

2025年06月19日

此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

Appendix I of RNTPC
Paper No. A/HSK/573

19 JUN 2025

This document is received on
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:**

- (i) **Construction of “New Territories Exempted House(s)”;
興建「新界豁免管制屋宇」;**
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in
rural areas or Regulated Areas; and
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時
用途/發展;及**
- (iii) **Renewal of permission for temporary use or development in rural areas or
Regulated Areas
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期**

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:
https://www.tpb.gov.hk/tc/plan_application/apply.html

**General Note and Annotation for the Form
填寫表格的一般指引及註解**

- # “Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
 - & Please attach documentary proof 請夾附證明文件
 - ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill “NA” for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2501320

17/6

By Hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/Hsk/573
	Date Received 收到日期	19 JUN 2025

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有)，送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張，然後填寫此表格。該份文件可從委員會的網頁下載 (網址：<http://www.tpb.gov.hk/>)，亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話：2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線：2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全，委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

MTR Corporation Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

N.A.

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Government Land at Planning Areas 28A and 28B of Hung Shui Kiu/Ha Tsuen New Development Area
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<p>Planning Area 28A: 43,001 <input checked="" type="checkbox"/> Site area 地盤面積 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Planning Area 28B: 39,026</p> <p>Planning Area 28A: 301,007 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Planning Area 28B: 273,182</p>
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	<p>Planning Area 28A: 43,001 Planning Area 28B: 39,026 sq.m 平方米 <input checked="" type="checkbox"/> About 約</p>

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	"Other Specified Uses" annotated "Mixed Use" Zone
(f) Current use(s) 現時用途	Temporary open storage, temporary structures and vacant land (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☒ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified “current land owner(s)”[#]
已通知 名「現行土地擁有人」[#]。

Details of the “current land owner(s)”[#] notified 已獲通知「現行土地擁有人」[#]的詳細資料

No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the “current land owner(s)” on _____ (DD/MM/YYYY)^{#&}
於_____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☒ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道		
	<input type="checkbox"/> Filling of pond 填塘		
	Area of filling 填塘面積	sq.m 平方米	<input type="checkbox"/> About 約
	Depth of filling 填塘深度	m 米	<input type="checkbox"/> About 約
	<input type="checkbox"/> Filling of land 填土		
	Area of filling 填土面積	sq.m 平方米	<input type="checkbox"/> About 約
	Depth of filling 填土厚度	m 米	<input type="checkbox"/> About 約
	<input type="checkbox"/> Excavation of land 挖土		
	Area of excavation 挖土面積	sq.m 平方米	<input type="checkbox"/> About 約
	Depth of excavation 挖土深度	m 米	<input type="checkbox"/> About 約
(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))			
(b) Intended use/development 有意進行的用途/發展			

(iii) For Type (iii) application 供第(iii)類申請

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置													
	<input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置													
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度													
	<table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)										
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)														

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☒ Plot ratio restriction From 由 Domestic plot ratio: 4.5 Non-domestic plot ratio: 2.5 to 至 Domestic plot ratio: 5 Non-domestic plot ratio: 2 (Total plot ratio remains unchanged.)
地積比率限制
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由% to 至 %
上蓋面積限制
- ☐ Building height restriction From 由m 米 to 至 m 米
建築物高度限制
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction From 由m to 至 m
非建築用地限制
- ☐ Others (please specify)
其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

Proposed Minor Relaxation of Domestic Plot Ratio Restriction (From 4.5 to 5) for Mixed Use Development

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積

Planning Area 28A: 301,007

Planning Area 28B: 273,182 sq.m 平方米

☒ About 約

Proposed plot ratio 擬議地積比率

Domestic: 5

Non-domestic: 2.....

☐ About 約

Proposed site coverage 擬議上蓋面積

Not more than 65. %

☐ About 約

Proposed no. of blocks 擬議座數

Planning Area 28A: 8 Residential Towers Planning Area 28B: 8 Residential Towers

Proposed no. of storeys of each block 每座建築物的擬議層數

About 38 to 41 storeys (excluding storeys 層 podium, residential lobby and refuge floor)

☐ include 包括 storeys of basements 層地庫

☒ exclude 不包括 storeys of basements 層地庫

Proposed building height of each block 每座建築物的擬議高度

Not more than 180mPD 米(主水平基準上) ☐ About 約

..... m 米

☐ About 約

* Planning Area 28A: 301,007 sq.m and Planning Area 28B: 273,182 sq.m

☒ Domestic part 住用部分

GFA 總樓面面積

number of Units 單位數目

average unit size 單位平均面積

estimated number of residents 估計住客數目

Planning Area 28A: 215,005

Planning Area 28B: 195,130 sq. m 平方米

Planning Area 28A: 4,300

Planning Area 28B: 3,902

50

Planning Area 28A: 12,040

Planning Area 28B: 10,926

☒ About 約☒ About 約☒ Non-domestic part 非住用部分☐ eating place 食肆☐ hotel 酒店☐ office 辦公室☐ shop and services 商店及服務行業☐ Government, institution or community facilities

政府、機構或社區設施

GFA 總樓面面積

..... sq. m 平方米

☐ About 約

..... sq. m 平方米

☐ About 約

(please specify the number of rooms

請註明房間數目)

..... sq. m 平方米

☐ About 約

..... sq. m 平方米

☐ About 約

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

.....

.....

.....

☒ other(s) 其他

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

Total non-domestic GFA of Planning Area 28A (about): 86,002 sq.m

Total non-domestic GFA of Planning Area 28B (about): 78,052 sq.m

.....

☐ Open space 休憩用地☐ private open space 私人休憩用地☐ public open space 公眾休憩用地

(please specify land area(s) 請註明地面面積)

..... sq. m 平方米 ☐ Not less than 不少於..... sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number]

[座數]

[Floor(s)]

[層數]

[Proposed use(s)]

[擬議用途]

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(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

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7. Anticipated Completion Time of the Development Proposal**擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

By 2037 (tentative)

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行車通道安排**

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	<input checked="" type="checkbox"/> are planned accesses There is an existing access . (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) (1) Road L12, (2) Road L15 and (3) Road L16 <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是 No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) Park-and-ride Parking Spaces <div style="text-align: right;">Adequate parking spaces will be provided in accordance with the parking standards in Chapter 8 of the Hong Kong Planning Standards and Guidelines. 1,050</div>
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是 No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <div style="text-align: right;">Adequate loading/unloading spaces will be provided in accordance with the relevant standards in Chapter 8 of the Hong Kong Planning Standards and Guidelines.</div>

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/></p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>Please refer to the technical appraisals appended in the Planning Statement which have demonstrated that the Proposed Development is acceptable and satisfactory in traffic, environmental, air ventilation, visual, sewerage, drainage ... and water supply aspects.</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

The Proposed Development has achieved the following planning justifications in support of this application:

1. In line with Development Bureau's Announcement on Allowing a Conversion of Up to 20% of the Non-domestic Floor Area to Domestic Use on the Commercial and Mixed-use Land on Both Sides of the Hung Shui Kiu Station
2. In Line with Government's Policy to Address Housing Needs
3. In Line with Government's Policy on Creating a Focal Point at Hung Shui Kiu/Ha Tsuen New Development Area without Affecting the Function of the Town Centre of the Regional Hub
4. In Line with the Planning Intention of the "Other Specified Uses" annotated "Mixed Use" Zone
5. Proposed Minor Relaxation of Plot Ratio Restriction with Total Plot Ratio Unchanged
6. Providing Planning and Design Merits
7. Technically Feasible with No Adverse Impact to the Planned Infrastructure Capacity in the Area

Please refer to the Planning Statement for details.

[illegible]

11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



☒ Applicant 申請人 / ☐ Authorised Agent 獲授權代理人

SHARON LIU

General Manager – Town Planning

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☒ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

MTR Corporation Limited



☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

17 June 2025 (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Government Land at Planning Areas 28A and 28B of Hung Shui Kiu/Ha Tsuen New Development Area		
Site area 地盤面積	Planning Area 28A: 43,001 sq. m 平方米 <input checked="" type="checkbox"/> About 約 Planning Area 28B: 39,026 (includes Government land of 包括政府土地 <small>Planning Area 28A: 43,001 sq. m 平方米 <input checked="" type="checkbox"/> About 約</small> <small>Planning Area 28B: 39,026</small>		
Plan 圖則	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2		
Zoning 地帶	"Other Specified Use" annotated "Mixed Use" Zone		
Applied use/ development 申請用途/發展	Proposed Minor Relaxation of Domestic Plot Ratio Restriction (From 4.5 to 5) for Mixed Use Development		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input checked="" type="checkbox"/> About 約 <small>Planning Area 28A: 215,005</small> <input type="checkbox"/> Not more than <small>Planning Area 28B: 195,130</small> 不多於	5 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input checked="" type="checkbox"/> About 約 <small>Planning Area 28A: 86,002</small> <input type="checkbox"/> Not more than <small>Planning Area 28B: 78,052</small> 不多於	2 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途	Planning Area 28A: 8 Residential Towers Planning Area 28B: 8 Residential Towers	

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	m 米 <input type="checkbox"/> (Not more than 不多於)
		180 mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		Residential: About 38 to 41 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input checked="" type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 <input checked="" type="checkbox"/> Refuge Floor 防火層 <input checked="" type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	Not more than 65 % <input type="checkbox"/> About 約	
(v) No. of units 單位數目	Planning Area 28A: 4,300 Planning Area 28B: 3,902	
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <u>Park-and-ride Parking Spaces</u> <hr/>	Adequate parking spaces will be provided in accordance with the parking standards in Chapter 8 of the Hong Kong Planning Standards and Guidelines 1,050
	Total no. of vehicle loading/unloading bays/lays 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/>	Adequate loading/unloading spaces will be provided in accordance with the relevant standards in Chapter 8 of the Hong Kong Planning Standards and Guidelines.

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/ Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Traffic Statement, Environmental Appraisal, Air Ventilation Appraisal, Visual Appraisal,</u>		
<u>Sewerage Appraisal, Drainage Appraisal, Water Supply Appraisal</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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MTR Corporation Limited
香港鐵路有限公司

www.mtr.com.hk

Our ref: TPD 2.23.10/SL/13480

Your ref:



17 June 2025

BY HAND

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

Dear Sir / Madam,

Application for Permission under Section 16 of the Town Planning Ordinance for Proposed Minor Relaxation of Plot Ratio Restriction (20% of Non-domestic Plot Ratio Conversion to Domestic Plot Ratio. Total Plot Ratio Remains Unchanged.) for Mixed Use Development at Planning Areas 28A and 28B, Hung Shui Kiu

We submit herewith a planning application under Section 16 of the Town Planning Ordinance seeking planning permission for the proposed minor relaxation of plot ratio restriction (20% of non-domestic plot ratio conversion to domestic plot ratio. Total plot ratio remains unchanged.) for mixed use development (the Proposed Development) at Planning Areas 28A and 28B, Hung Shui Kiu (the Application Sites).

The Proposed Development comprises Planning Areas 28A and 28B. A domestic plot ratio of 5 and a non-domestic plot ratio of 2 are proposed. The Proposed Development will be a comprehensive mixed-use development reinforcing the town centre's function as a focal point of the regional hub for the North West New Territories.

Under the approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2, minor relaxation of the plot ratio restriction may be considered by the Town Planning Board (TPB) on application under section 16 of the Town Planning Ordinance. In addition, it was announced by the Development Bureau in August 2024 that without compromising the positioning and functionality of the Hung Shui Kiu/Ha Tsuen New Development Area, the commercial and mixed-use land on both sides of the Hung Shui Kiu Station may conditionally allow for a conversion of up to 20% of the non-domestic floor area to domestic use. Any proposed changes must be supported by technical appraisals and submitted to the TPB for approval. The indicative scheme and materials of the Proposed Development are presented in the enclosed Planning Statement including the Executive Summary, the indicative Block Plan and supporting technical appraisals. Future development of the Application Sites should be governed by Master Layout Plan submission, as an administrative measure under the lease, by the Applicant to ensure proper design of the development.

We look forward to receiving the Board's favourable consideration and approval of this planning application to facilitate timely implementation of the project. Should you have any queries, please feel free to contact the undersigned or our Ms. Zoe Lau at 2993 3430.

Yours faithfully,

Sharon Liu
General Manager – Town Planning

Encl. 1 copy of Section 16 application form and 4 copies of Planning Statement

寄件者: LAU Zoe Nga Yee (劉雅宜)
寄件日期: 2025年07月29日星期二 11:00
收件者: tpbpd/PLAND
副本: Carman Chui Ying CHEUNG/PLAND; Charlotte Cheuk Ying LAM/PLAND; Tony Tsz Ying LAM/PLAND; LIU Sharon Chung Gay (廖頌基); TANG Colman Ho Man (鄧皓旻)
主旨: Planning Application No. A/HSK/573 - Submission of Further Information
附件: 20250729_A_HSK_573_FI(1).pdf
類別: Internet Email

Dear Sir/Madam,

We refer to the comments received regarding the captioned planning application from Planning Department on 8 July 2025; from Buildings Department and Water Supplies Department on 22 July 2025; and from Environmental Protection Department on 25 July 2025.

Enclosed herewith the further information to facilitate the considerations of the relevant Government departments and the Town Planning Board.

Should you have any queries, please do not hesitate to contact us. Thank you for your attention.

Best Regards,
Zoe Lau
Acting Town Planning Manager
Hong Kong Property
MTR Corporation Limited



www.mtr.com.hk

E-mail Disclaimer

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Proposed Minor Relaxation of Domestic Plot Ratio (PR) Restriction (From 4.5 to 5)
for Mixed Use Development in “Other Specified Uses” annotated “Mixed Use” (“OU(MU)”) Zone
Government Land at Planning Areas 28A and 28B of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA)
(s.16 Planning Application No. A/HSK/573)
Response-to-comments received from Government Bureaux / Departments

	Comments received from Government	Responses
Comments from Tuen Mun and Yuen Long West District Planning Office, PlanD (Officer: Ms. Charlotte LAM Tel: 2158 6294) Received on 8 July 2025		
1.	I refer to the subject Planning Application No. A/HSK/573. Please find the appended comments from District Planning Officer/Tuen Mun and Yuen Long West, Planning Department (contact person: Ms. Charlotte LAM; tel: 2158 6294) for your information and necessary action:	Noted.
2.	(1) Supporting Planning Statement (SPS) Section 3.4 and Figure 3.10: Please supplement/illustrate the continuity of circulation through elevated Multi-level Economic Spine which should span across the road between Planning Area 28B and Planning Area 27B, providing elevated access to the communities to the further east of the application site according to the Urban Design Guidelines for Future Town Centre and District Commercial Node (UDG) and Urban and Green Design Requirements Brief for Private Development Sites (UDB).	Para. 3.4.7 of the Supplementary Planning Statement (SPS) has been supplemented as “Subject to detailed design, the continuity of circulation through elevated Multi-level Economic Spine will span across the road between Planning Area 28B and Planning Area 27B, with connection provided by others to the communities to the further east of the Application Sites.” and Figure 3.10 Indicative Plan to Illustrate the Urban Design Concepts and Measures of the SPS has been revised accordingly . Please see the replacement pages of the SPS in Appendix 1 .
3.	(2) Water Supply Appraisal and SPS Table 3.1: It is noted that breakdown of the non-domestic GFAs has been shown in the Traffic Statement (TS), Sewerage Appraisal (SA) and Water Supply Appraisal (WSA). While both TS and SA have adopted the same breakdown of the non-domestic GFAs, the WSA is slightly different by including the park-and-ride facilities under commercial uses in paragraph 3.1.2 (Pages 3 and 4). Please ensure the consistency between the different assessments and provide details of the composition of non-domestic GFA including the proposed uses (e.g., retail, office, etc.) in Table 3.1 of the SPS for sake of clarity.	Paragraph 3.1.2 (Pages 2 to 4) of the Water Supply Appraisal has been revised accordingly and a remark has been supplemented in Table 3.1 of the SPS as “(6) For technical appraisal assumption purpose, the non-domestic use of the Proposed Development comprises retail, office, PTI and park-and-ride facilities.”. Please see the replacement pages of the SPS in Appendix 1 and the replacement pages of the Water Supply Appraisal in Appendix 2 .
4.	(3) Please supplement/illustrate the private open space to be provided.	Para. 3.3.1 of the SPS has been supplemented as “...landscape areas in form of private open space of about 13,000m ² for Planning Area 28A and 12,000m ² for Planning Area 28B have been proposed at both the at-grade and podium levels.”. Please see the replacement pages of the SPS in Appendix 1 .

**Proposed Minor Relaxation of Domestic Plot Ratio (PR) Restriction (From 4.5 to 5)
for Mixed Use Development in “Other Specified Uses” annotated “Mixed Use” (“OU(MU)”) Zone
Government Land at Planning Areas 28A and 28B of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA)
(s.16 Planning Application No. A/HSK/573)
Response-to-comments received from Government Bureaux / Departments**

	Comments received from Government	Responses
5.	(4) Please supplement if there are any proposed cycling facilities to be integrated into the surrounding cycling network.	Para. 3.4.9 of the SPS has been supplemented as “Adequate parking spaces, loading/unloading spaces and bicycle parking spaces will be provided in accordance with the relevant standards in Chapter 8 of the Hong Kong Planning Standards and Guidelines (HKPSG). The exact number of parking spaces, loading/unloading spaces and bicycle parking spaces will be determined during the detailed design stage.”. Please see the replacement pages of the SPS in Appendix 1 .
Comments from BD (Officer: Mr. Allen HUNG Tel: 2626 1569) Received on 22 July 2025		
6.	He has no in-principle objection under the Buildings Ordinance (BO) to the captioned application minor relaxation of domestic PR subject to the following comments:	Noted.
7.	(1) The applicant is required to clarify the Site classifications of the 2 development sites and demonstrate that the proposed domestic site coverage does not exceed the permissible limits under the First Schedule of Building (Planning) Regulations.	Please be clarified the Site Classification of the 2 development sites are Class C. The proposed development shall comply and will not exceed the permissible limit of domestic site coverage (40%) for height of building (over 61m) (under the First Schedule of Building (Planning) Regulations).
8.	(2) The applicant’s attention should be drawn to the policy on gross floor area (GFA) concessions under PNAP APP-151 in particular the 10% overall cap on GFA concessions and, where appropriate, the SBD requirements under PNAP APP-152.	Noted. The GFA concession applied for under PNAP APP151 shall remain within the stipulated 10% limit of the total permissible GFA of the development; and compliance with the SBD guidelines under PNAP APP-152, as pre-requisites for the granting GFA concession, will be achieved. Both aspects will be demonstrated in the General Building Plan Submission Stage.
9.	(3) PNAP APP-2, Hong Kong Planning Standards and Guidelines and the advice of Commissioner for Transport will be referred to when determining exemption of GFA calculation for carparking spaces.	Noted.
10.	(4) Exemption of Public Transport Terminus from GFA calculations under the BO will be considered on a case-by-case basis. The decision will be aligned with Lands Department and Planning Department under JPN 4.	Noted.

Proposed Minor Relaxation of Domestic Plot Ratio (PR) Restriction (From 4.5 to 5)
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(s.16 Planning Application No. A/HSK/573)
Response-to-comments received from Government Bureaux / Departments

	Comments received from Government	Responses
11.	(5) Detailed comments under the BO will be provided at the building plan submission stage.	Noted.
Comments from WSD (Officer: Mr. Billy WONG Tel: 2152 5719) Received on 22 July 2025		
	General Comments	
12.	(1) Existing water mains will be affected as shown on the plan (Appendix I). The cost of any necessary diversion shall be borne by the proposed development.	<p>Noted. The given water main layouts in Appendix I, dwg# W67880/6-NW-12C & 17A, have been considered under the current situation. They do not tally with future regional planning or layouts.</p> <p>As per CEDD's info to this regional utility layouts in future, all the water mains and utilities will be revised to suit for new HSK district development, and supposed no public utilities will be within the provide lot boundary. Please refer to the attached Fresh Water Supply Works Layout Plan in Appendix 3 showing Dwg #278463/C3/WS/1116(01), 1119(02), 1316(00) & 1319(01).</p>
13.	(2) In case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the center line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. 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.	Noted. As per reply in #12 mentioned above, all the water mains and utilities, as per CEDD info, will be located outside the captioned lot boundary.
14.	(3) No trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main shown on the plan.	Noted. In future detail design development of the projects, landscape design will be taken into consideration if any planter near existing underground water main or utilities.
15.	(4) Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site.	Noted. In future detail design development of the projects, if any water main still be within lot boundary, suitable protection shall be provided.

**Proposed Minor Relaxation of Domestic Plot Ratio (PR) Restriction (From 4.5 to 5)
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(s.16 Planning Application No. A/HSK/573)
Response-to-comments received from Government Bureaux / Departments**

Comments received from Government			Responses																					
Comments on Appendix 7 (Water Supply Appraisal)																								
16.	(5) Please provide justifications for your proposed fresh water demand unit of 230 L/head/day and 130 L/head/day for the employee of commercial use (retail) and transport facilities respectively.		<p>We had applied the criteria of residential water consumption in Type R1 under Table 1 of WSD DI-1309, were adopted fresh water portion in 230 L/head/day for Residential Type R1.</p> <p>A reasonable estimation for commercial area was taken (which was based on retail with F&B area with kitchens and different retail shops and general ablution for office) using fresh water demand units (230 L/head/day) for Retail.</p> <p>The proposed fresh water demand (130 L/head/day) for Transport Facility has taken into account for general cleansing and general ablution.</p>																					
17.	(6) Your proposed lead-in connection mains are relatively large, please consider the following sizes:		<p>We have no adverse comment to adopt the listed lead-in pipe sizes to each of the phase. Also, the proposed pipe sizes for Phase 7 will be in DN 150mm (Fresh) and DN80mm (Flushing), although a little bit marginal for Phase 4 fresh water supply pipe.</p> <p>Please be informed that the exact number, size and allocation of incoming water supply pipes shall be subject to future design development and submission to authorities.</p> <p>Please see the replacement pages of the Water Supply Appraisal in Appendix 2.</p>																					
<table><tr><th>Phase</th><th>Fresh water lead-in connection main</th><th>Flushing water lead-in connection main</th></tr><tr><td>1</td><td>DN100</td><td>DN50</td></tr><tr><td>2</td><td>DN100</td><td>DN50</td></tr><tr><td>3</td><td>DN80</td><td>DN50</td></tr><tr><td>4</td><td>DN100</td><td>DN50</td></tr><tr><td>5</td><td>DN150</td><td>DN80</td></tr><tr><td>6</td><td>DN150</td><td>DN80</td></tr></table>				Phase	Fresh water lead-in connection main	Flushing water lead-in connection main	1	DN100	DN50	2	DN100	DN50	3	DN80	DN50	4	DN100	DN50	5	DN150	DN80	6	DN150	DN80
Phase	Fresh water lead-in connection main	Flushing water lead-in connection main																						
1	DN100	DN50																						
2	DN100	DN50																						
3	DN80	DN50																						
4	DN100	DN50																						
5	DN150	DN80																						
6	DN150	DN80																						
Government Bureau/ Departments Have No Adverse Comment on/ No Objection to the Application Received on 22 July 2025																								
18.	<ul style="list-style-type: none">Land Transport Planning Section of Transport and Logistics BureauChief Town Planner/ Urban Design and Landscape, Planning DepartmentChief Estate Surveyor/Railway Development, Lands DepartmentChief Highway Engineer/Northern Metropolis Railway, Highways		<p>Noted Transport and Logistics Bureau, Urban Design and Landscape, Planning Department, Lands Department, Highways Department, Home Affairs Department, Fire Services Department, Architectural Services Department, Hong Kong Police Force and Food and Environmental Hygiene Department have no adverse comment on/ no objection to the application.</p>																					

Proposed Minor Relaxation of Domestic Plot Ratio (PR) Restriction (From 4.5 to 5)
for Mixed Use Development in “Other Specified Uses” annotated “Mixed Use” (“OU(MU)”) Zone
Government Land at Planning Areas 28A and 28B of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA)
(s.16 Planning Application No. A/HSK/573)
Response-to-comments received from Government Bureaux / Departments

	Comments received from Government	Responses
	Department <ul style="list-style-type: none"> • District Officer (Yuen Long), Home Affairs Department • Director of Fire Services, Fire Services Department • Chief Architect/Advisory & Statutory Compliance, Architectural Services Department • Commissioner of Police, Hong Kong Police Force • Director of Food and Environmental Hygiene, Food and Environmental Hygiene Department 	
Comments from EPD (Officer: Ms. Yvette LI Tel: 2835 2390) Received on 25 July 2025		
19.	<ul style="list-style-type: none"> • <u>Please commit and state clearly under Section 3.6 of the "Environmental Appraisal" that a NIA will be submitted under land grant or other statutory procedures</u> for the review, exploration, demonstration and implementation of appropriate noise mitigation measures to ensure full compliance with the relevant noise criteria and requirements under Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PNs), Hong Kong Planning Standards and Guidelines (HKPSG) and Noise Control Ordinance (NCO) during the operational phase of the proposed development. 	Noted. S.3.6.5 is added to include the concerned wordings. Please see the replacement page of the Environmental Appraisal in Appendix 4 .
Government Bureau/ Departments Have No Adverse Comment on/ No Objection to the Application Received on 25 July 2025		
20.	<ul style="list-style-type: none"> • Landscape Unit, Chief Town Planner/ Urban Design and Landscape, Planning Department • Chief Highway Engineer/New Territories West District, Highways Department 	Noted Landscape Unit, Planning Department and Highways Department have no adverse comment on/ no objection to the application.

Appendix 1

Replacement Pages of the Supplementary Planning Statement

Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio Restriction (20% of Non-domestic Plot Ratio Conversion to Domestic Plot Ratio. Total Plot Ratio Remains Unchanged.) for Mixed Use Development at Planning Areas 28A and 28B, Hung Shui Kiu

comparison of major development parameters between the provision under OZP and the Proposed Development.

Table 3.1 Proposed Development Parameters

	Application Sites	
	Planning Area 28A ⁽¹⁾	Planning Area 28B ⁽¹⁾
Site Area (about)	43,001m ²	39,026m ²
Maximum Total Plot Ratio	7	7
Maximum Domestic Plot Ratio	5	5
Maximum Non-domestic Plot Ratio	2	2
Total Gross Floor Area (about)	301,007m ²	273,182m ²
Domestic Gross Floor Area (about)	215,005m ²	195,130m ²
Non-domestic Gross Floor Area (about) ⁽⁶⁾	86,002m ² ⁽²⁾ ⁽³⁾	78,052m ² ⁽³⁾
Maximum Building Height	<u>Western Portion:</u> Not more than 60mPD <u>Eastern portion:</u> Not more than 180mPD	Not more than 180mPD
Number of Residential Storeys (excluding podium, residential lobby and refuge floor)	About 38 to 41 storeys	About 38 to 41 storeys
No. of Blocks	8	8
Site Coverage	Not more than 65%	Not more than 65%
No. of Flat (about) ⁽⁴⁾	4,300	3,902
Anticipated Population (about) ⁽⁵⁾	12,040	10,926
Notes		
(1) Future developments in Planning Areas 28A and 28B will be bound by the proposed plot ratio, should the application be approved. The maximum building height of the Proposed Development is determined by the OZP stipulation, while other development parameters are indicative only. Future developments of Planning Areas 28A and 28B will be governed by MLP submission, as an administrative measure under the lease.		
(2) Including a PTI with GFA of not less than 10,000m ² in Planning Area 28A. Details to be determined in the MLP submission under the lease.		
(3) Planning Areas 28A and 28B in total will provide a maximum 1,050 number of park-and-ride parking spaces. Details to be determined in the MLP submission under the lease.		
(4) An average flat size of 50m ² is adopted for residential use.		
(5) A Person Per Occupied Flat of 2.8 is assumed based on the average domestic household size in Yuen Long District as reported in the 2021 Population Census by the Census and Statistics Department.		
(6) For technical appraisal assumption purpose, the non-domestic use of the Proposed Development comprises retail, office, PTI and park-and-ride facilities.		

3.3 Landscape

- 3.3.1 An Indicative Landscape Master Plan has been prepared, as shown in **Figure 3.9**. To provide a quality and sustainable environment with adequate landscape area for the enjoyment of the future users of the Proposed Development, landscape areas in form of private open space of about 13,000m² for Planning Area 28A and 12,000m² for Planning Area 28B have been proposed at both the at-grade and podium levels. A range of soft and hard landscape treatments will be provided subject to detailed design. A sensitive design approach will be applied to the landscape treatment proposed for the development. Sensitive design and generous planting of the associated landscape areas will be implemented to ensure the quality of the proposed landscape treatment.
- 3.3.2 The Proposed Development will meet the Sustainable Building Design Guidelines (SBDG) (PNAP APP-152) by providing not less than 30% of the site area as greenery. Details will be studied in the detailed design stage.

3.4 Site Connectivity

Vehicular Connectivity

- 3.4.1 In Planning Areas 28A and 28B, development vehicular access points are located on Road L12, Road L15 and Road L16, vehicular access points of the park-and-ride facilities are located on Road L12, Road L15 and Road L16, and PTI vehicular access points are located on Road L15.
- 3.4.2 Please refer to **Drawing No. 1 of Appendix 1** for the location of the proposed vehicular access points.

Pedestrian Connectivity

- 3.4.3 A multilevel pedestrian connection system is proposed to enhance east-west pedestrian access and connectivity between Planning Areas 28A and 28B, as well as to surrounding developments and facilities, including the HSK Station.
- 3.4.4 On the second floor, footbridge connections will create linkages between: (i) Planning Area 28A and the HSK Station; (ii) Planning Area 28B and the HSK Station; and (iii) Planning Areas 28A and 28B.

Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio Restriction (20% of Non-domestic Plot Ratio Conversion to Domestic Plot Ratio. Total Plot Ratio Remains Unchanged.) for Mixed Use Development at Planning Areas 28A and 28B, Hung Shui Kiu

- 3.4.5 On the ground floor, pedestrian access points will be provided to connect the Proposed Development in Planning Areas 28A and 28B with the Regional Plaza in Planning Area 30, the “Residential (Group A) 2” site in Planning Area 27A, and the surrounding developments and facilities.
- 3.4.6 An opening on Basement Level in Planning Area 28A is reserved for a potential pedestrian connection for the proposed underground corridor to the HSWRL, which will be developed by others and is subject to change.
- 3.4.7 Subject to detailed design, the continuity of circulation through elevated Multi-level Economic Spine will span across the road between Planning Area 28B and Planning Area 27B, with connection provided by others to the communities to the further east of the Application Sites.
- 3.4.8 Please refer to **Drawing No. 2** of **Appendix 1** for the Indicative Pedestrian Connectivity Plan.

Internal Transport Facilities

- 3.4.9 Adequate parking spaces, loading/unloading spaces and bicycle parking spaces will be provided in accordance with the relevant standards in Chapter 8 of the Hong Kong Planning Standards and Guidelines (HKPSG). The exact number of parking spaces, loading/unloading spaces and bicycle parking spaces will be determined during the detailed design stage.

3.5 Tentative Implementation Programme

- 3.5.1 Subject to site availability, market conditions and construction work progress, the Proposed Development will be implemented in phases, with estimated completion by 2037.
- 3.5.2 While the Project Agreement has been signed between MTR and the Government for the HSK Station Project in September 2024, the timely submission and approval of the section 16 planning application will facilitate the implementation of project work.

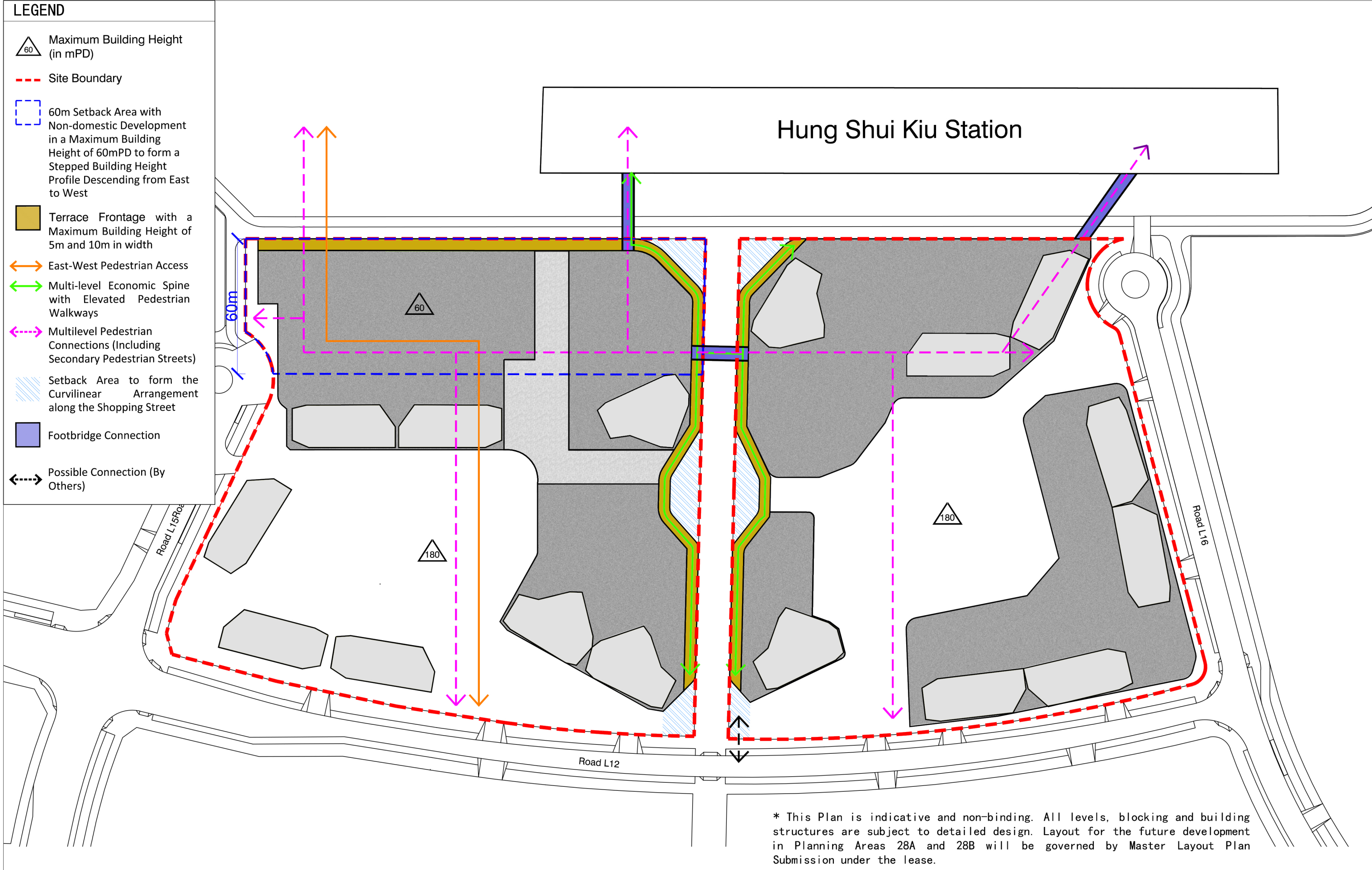


Figure 3.10

Scale 0 15 30 45 75m

MAR 2025

INDICATIVE PLAN TO ILLUSTRATE THE URBAN DESIGN CONCEPTS AND MEASURES HUNG SHUI KIU PLANNING AREAS 28A AND 28B



Appendix 2

Replacement Pages of the Water Supply Appraisal

Project Title: Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio Restriction (20% of Non-domestic Plot Ratio Conversion to Domestic Plot Ratio. Total Plot Ratio Remains Unchanged) for Mixed Use Development at Planning Areas 28A and 28B, Hung Shui Kiu

Revision 0	Date: Description:	Dec 2024 First Issue	By: Check: Approved:	T C Choi Dave Chung Ben Yuen
Revision 1	Date: Description:	Dec 2024 First Issue	By: Check: Approved:	T C Choi Dave Chung Ben Yuen
Revision 2	Date: Description:	Dec 2024 First Issue	By: Check: Approved:	T C Choi Dave Chung Ben Yuen
Revision 3	Date: Description:	Dec 2024 First Issue	By: Check: Approved:	T C Choi Dave Chung Ben Yuen
Revision 4	Date: Description:	May 2025 2 nd Issue	By: Check: Approved:	T C Choi Dave Chung Ben Yuen
Revision 5	Date: Description:	July 2025 3 rd Issue	By: Check: Approved:	T C Choi Dave Chung Ben Yuen
Revision 6	Date: Description:	July 2025 4 th Issue	By: Check: Approved:	T C Choi Dave Chung Ben Yuen

Table 2.1.1 Assumed GFA Breakdown of the Water Supply Appraisal for the Proposed Development in Planning Areas 28A and 28B

	Residential GFA (m ²)	No. of Flat Units*	Person per Occupied Flat^	Population	Non-Domestic GFA (m ²)
Area 28A	215,005	4,300	2.8	12,040	86,002
Area 28B	195,130	3,902		10,926	78,052
Total	410,135	8,202		22,966	164,054

* An average flat size of 50m² is adopted.

^ Based on the average domestic household size in Yuen Long District as reported in the 2021 Population Census by the Census and Statistics Department.

3. WATER SUPPLY ASSESSMENT

3.1 Fresh Water Supply

3.1.1 Total fresh water and flushing water demands upon full completion of the Proposed Development are estimated to be about 5,932 m³/day and 1,802 m³/day respectively, based on criteria under Water Supplies Department (WSD)'s Departmental Instruction (DI) No.1309.

3.1.2 Existing WSD water supply mains record plans and new CEDD fresh water and flushing water supply mains drawings are shown in Appendix A and Appendix B respectively.

Area 28A

Area 28A comprises residential use, commercial use, park-and-ride facilities and a PTI. Fresh water and flushing water will be provided to Area 28A and the water consumption is 3,156m³/day and 940m³/day respectively. The breakdown of the water consumption is listed as below:

-

Type of Usage	GFA (m ²)	Potable water daily consumption (m ³ /day)	Flushing water daily consumption (m ³ /day)
Residential	215,005	2,769	843
Commercial (Retail)	45,702	313	68
PTI *	15,000	74	29
Park-and-Ride Facilities #	# (see Remarks)	0	0
Daily Water Consumption of Area 28A (m³/day)		3,156	940

Remarks:

- * A PTI GFA of about 15,000m² in Area 28A is assumed, serving only as an assumption for the Water Supply Appraisal.
- # Park-and-Ride Facilities of about 52,500m² in Areas 28A and 28B is assumed. There is no fresh and flushing water demand generated from Park-and-Ride Facilities. Therefore, the area for Park-and-Ride Facilities is excluded in Water Supply Appraisal.

The detailed breakdown of the estimated potable water and flushing water demand are summarized in Appendix C.

Proposed water lead-in for Area 28A will be branch off from the new water mains at road L15 and road L12. The proposed water mains size for Area 28A will be in form of 1xDN40, 1xDN100 and 2xDN150 (for potable water) and 1xDN40, 1xDN50 and 2xDN80 (for flushing water) to suit future design development layout in Appendix D.

Tentative phasing layout of the Mixed Use Development at Planning Areas 28A and 28B of Hung Shui Kiu in Appendix E is attached for your reference.

Area 28B

Area 28B comprises residential, commercial use, office and park-and-ride facilities. Fresh water and flushing water will be provided to Area 28B and the water consumption will be 2,776m³/day and 862m³/day respectively. The breakdown of the water consumption is listed as below: -

Type of Usage	GFA (m ²)	Potable water daily consumption (m ³ /day)	Flushing water daily consumption (m ³ /day)
Residential	195,130	2,513	765
Commercial (Retail)	34,348	235	51
Office	16,504	28	46
Park-and-Ride Facilities #	# (see Remarks)	0	0
Daily Water Consumption of Area 28B (m³/day)		2,776	862

Remarks:

- # Park-and-Ride Facilities of about 52,500m² in Areas 28A and 28B is assumed. There is no fresh and flushing water demand generated from Park-and-Ride Facilities. Therefore, the area for Park-and-Ride Facilities is excluded in Water Supply Appraisal.

The detailed breakdown of the estimated potable water and flushing water demand are summarized in Appendix C.

Proposed water lead-in for Area 28B will be branch off from the newly water mains at Road L12 and road L16. The proposed water mains size for Area 28B will be in form of 1xDN150, 2xDN100 and 1xDN80 (for potable water) and 3xDN50 and 1xDN80 (for flushing water) to suit future design development layout in Appendix D.

Summary of Water Consumption Estimation

	Area 28A	Area 28B
Estimated mean daily fresh water demand (m³)	3,156	2,776
Proposed dia. of fresh water lead-in connection	2x DN150mm 1x DN100mm 1x DN40mm	1x DN150mm 2x DN100mm 1x DN80mm
Estimated mean daily Flushing water demand (m³)	940	862
Proposed dia. of flushing water lead-in connection	2x DN80mm 1x DN50mm 1x DN40mm	1x DN80mm 3x DN50mm

4 CONCLUSION

The daily water consumption of the Proposed Development (Areas 28A and 28B), as well as the proposed fresh water and flushing water lead-in sizes and locations have been reviewed and discussed in Section 3 above.

Fresh Water Supply:

Based on the average domestic household size in Yuen Long District as reported in the 2021 Population Census by the Census and Statistics Department, overall fresh water and flushing water demand upon full completion of the Proposed Development (Areas 28A and 28B) is approximately 5,932 m³/day and 1,802 m³/day respectively; i.e. peak mean flow of potable water is 206 l/s and flushing water is 42 l/s.

For the potable water supply, as a completely new fresh water supply network will be provided by government department for the distribution to the proposed new Planning development Areas 28A and 28B at Hung Shui Kiu. In this connection, taking into consideration of the newly fresh water supply main around the Proposed Development:

Hung Shui Kiu Planning Area 28A & 28B

Fresh Water and Flushing Water Consumption in Estimation

Print Date: 24 July 2025	Units	Area 28A	Area 28B
1) Residential			
No. of units	No.	4300	3902
Factor		2.8	2.8
Population of Area	Head	12040	10926
Refer to WSD D.I. no. 1309 - R1			
Mean daily fresh water demand per person	L / Head / Day	230	230
Mean daily fresh water demand for residential	L / Day	2769200	2512980
	m ³ / day	2769	2513
2) Commercial			
Retail Area	m ²	45702	34348
Refer to CIFSUS Table 8, 3.5 employee per 100m ² (Based on 85% efficiency)			
Total of employee for retails	employee	1360	1023
Proposed mean daily fresh water demand	L / Head / Day	230	230
Mean daily fresh water demand for retails	m ³ / day	312.8	235.3
Proposed mean daily flushing water demand	L / Head / Day	50	50
Mean daily flushing water demand for retails	m ³ / day	68	51.2
Office Area	m ²	0	16504
Refer to CIFSUS Table 8, 5.5 employee per 100m ²			
Total of employee for office	employee	0	908
Proposed mean daily fresh water demand	L / Head / Day	30	30
Mean daily fresh water demand for office	m ³ / day	0	27.2
Proposed mean daily flushing water demand	L / Head / Day	50	50
Mean daily flushing water demand for office	m ³ / day	0	45.4
Total mean daily fresh water demand for commercial	m ³ / day	312.8	262.5
Total mean daily flushing water demand for commercial	m ³ / day	68	97
3) Transport Facilities			
Transport Facilities Area	m ²	15000	N/A
Refer to CIFSUS Table 8, 3.8 employee per 100m ²			
Total of employee for Transport Facilities	employee	570	N/A
Proposed Mean daily fresh water demand	L / Head / Day	130	130
Mean daily fresh water demand for Transport Facilities	m ³ / day	74	N/A
Proposed mean daily Flushing water demand	L / Head / Day	50	50
Mean daily flushing water demand for Transport Facilities	m ³ / day	28.5	N/A
4) Proposed fresh water Consumption			
Mean daily fresh water demand for residential	m ³ / day	2769	2513
Mean daily fresh water demand for commercial	m ³ / day	313	263
Mean daily fresh water demand for transport facilities	m ³ / day	74	N/A
Total mean daily fresh water demand	m ³ / day	3156	2776
The peak mean daily fresh water demand = 3 x mean daily demand	m ³ / day l/s	9468 110	8328 96
5) Proposed flushing water Consumption			
Population of Area	Head	12040	10926
Refer to WSD D.I. no. 1309 - R1			
Mean daily flushing water demand per person for residential	L / Head / Day	70	70
Mean daily flushing water demand for residential	m ³ / day	843	765
Mean daily flushing water demand for commercial	m ³ / day	68	97
Mean daily flushing water demand for transport facilities	m ³ / day	29	N/A
Total mean daily flushing water demand	m ³ / day	940	862
The peak mean daily flushing water demand = 2 x mean daily demand	m ³ / day l/s	1880 22	1724 20

Hung Shui Kiu Planning Area 28A (Phase 4, 5 & 6)

Fresh Water and Flushing Water Consumption in Estimation

Print Date: 24 July 2025	Units	Phase 4	Phase 5	Phase 6
1) Residential				
No. of units	No.	1148	1535	1617
Factor		2.8	2.8	2.8
Population of Area 28A	Head	3214	4298	4528
Refer to WSD D.I. no. 1309 - R1				
Mean daily fresh water demand per person	L / Head / Day	230	230	230
Mean daily fresh water demand for residential	L / Day	739220	988540	1041440
	m ³ / day	739.2	989.0	1041.4
2) Commercial				
Retail Area on 28A	m ²	N/A	2000	43702
Refer to CIFSUS Table 8, 3.5 employee per 100m ² (Based on 85% efficiency)				
Total of employee for retails	employee	N/A	60	1300
Proposed mean daily fresh water demand	L / Head / Day	230	230	230
Mean daily fresh water demand for retails	m ³ / day	N/A	13.8	299.0
Proposed mean daily flushing water demand	L / Head / Day	50	50	50
Mean daily flushing water demand for retails	m ³ / day	N/A	3	65
Office Area on 28A	m ²	N/A	0	0
Refer to CIFSUS Table 8, 5.5 employee per 100m ²				
Total of employee for office	employee	N/A	0	0
Proposed mean daily fresh water demand	L / Head / Day	30	30	30
Mean daily fresh water demand for office	m ³ / day	N/A	0	0
Proposed mean daily flushing water demand	L / Head / Day	50	50	50
Mean daily flushing water demand for office	m ³ / day	N/A	0	0
Total mean daily fresh water demand for commercial	m ³ / day	N/A	13.8	299.0
Total mean daily flushing water demand for commercial	m ³ / day	N/A	3.0	65.0
3) Transport Facilities				
Transport Facilities Area on 28A	m ²	0	15000	0
Refer to CIFSUS Table 8, 3.8 employee per 100m ²				
Total of employee for Transport Facilities	employee	0	570	0
Proposed Mean daily fresh water demand	L / Head / Day	130	130	130
Mean daily fresh water demand for Transport Facilities	m ³ / day	0.0	74	0.0
Proposed mean daily Flushing water demand	L / Head / Day	50	50	50
Mean daily flushing water demand for Transport Facilities	m ³ / day	0	28.5	0
4) Proposed fresh water Consumption				
Mean daily fresh water demand for residential	m ³ / day	739.2	989.0	1041.4
Mean daily fresh water demand for commercial	m ³ / day	N/A	13.8	299.0
Mean daily fresh water demand for transport facilities	m ³ / day	0.0	74	0.0
Total mean daily fresh water demand	m ³ / day	739	1077	1340
The peak mean daily fresh water demand = 3 x mean daily demand	m ³ / day	2217	3231	4020
	l/s	25.7	37.4	46.5
Proposed fresh water lead-in diameter	mm	100	150	150
Water flow velocity	m/s	3.5	2.0	2.5
5) Proposed flushing water Consumption				
Population of Area on 28A	Head	3214	4298	4528
Refer to WSD D.I. no. 1309 - R1				
Mean daily flushing water demand per person for residential	L / Head / Day	70	70	70
Mean daily flushing water demand for residential	m ³ / day	225.0	301.0	317.0
Mean daily flushing water demand for commercial	m ³ / day	N/A	3.0	65.0
Mean daily flushing water demand for transport facilities	m ³ / day	0.0	29	0.0
Total mean daily flushing water demand	m ³ / day	225	333	382
The peak mean daily flushing water demand = 2 x mean daily demand	m ³ / day	450	666	764
	l/s	5.2	7.7	8.8
Proposed flushing water lead-in diameter	mm	50	80	80
Water flow velocity	m/s	2.4	1.6	2.0

Hung Shui Kiu Planning Area 28B (Phase 1, 2, 3 & 7)

Fresh Water and Flushing Water Consumption in Estimation

Print Date: 24 July 2025	Units	Phase 1	Phase 2	Phase 3	Phase 7
1) Residential					
No. of units	No.	958	958	500	1486
Factor		2.8	2.8	2.8	2.8
Population of Area 28B	Head	2682	2682	1400	4161
Refer to WSD D.I. no. 1309 - R1					
Mean daily fresh water demand per person	L / Head / Day	230	230	230	230
Mean daily fresh water demand for residential	L / Day	616860	616860	322000	957030
	m ³ / day	617	617	322	957
2) Commercial					
Retail Area on 28B	m ²	N/A	N/A	1400	32948
Refer to CIFSUS Table 8, 3.5 employee per 100m ² (Based on 85% efficiency)					
Total of employee for retails	employee	N/A	N/A	42	981
Proposed mean daily fresh water demand	L / Head / Day	N/A	N/A	230	230
Mean daily fresh water demand for retails	m ³ / day	N/A	N/A	9.7	225.6
Proposed mean daily flushing water demand	L / Head / Day	N/A	N/A	50	50
Mean daily flushing water demand for retails	m ³ / day	N/A	N/A	2	49
Office Area on 28B	m ²	N/A	N/A	16504	0
Refer to CIFSUS Table 8, 5.5 employee per 100m ²					
Total of employee for office	employee	N/A	N/A	908	0
Proposed mean daily fresh water demand	L / Head / Day	N/A	N/A	30	30
Mean daily fresh water demand for office	m ³ / day	N/A	N/A	27.2	0.0
Proposed mean daily flushing water demand	L / Head / Day	N/A	N/A	50	50
Mean daily flushing water demand for office	m ³ / day	N/A	N/A	45.4	0
Total mean daily fresh water demand for commercial	m ³ / day	N/A	N/A	36.9	225.6
Total mean daily flushing water demand for commercial	m ³ / day	N/A	N/A	47.5	49.1
3) Proposed fresh water Consumption					
Mean daily fresh water demand for residential	m ³ / day	616.9	616.9	322.0	957.0
Mean daily fresh water demand for commercial	m ³ / day	N/A	N/A	36.9	225.6
Total mean daily fresh water demand	m ³ / day	617	617	359	1183
The peak mean daily fresh water demand = 3 x mean daily demand	m ³ / day l/s	1851 21.4	1851 21.4	1077 12.5	3549 41.1
Proposed fresh water lead-in diameter	mm	100	100	80	150
Water flow velocity	m/s	2.6	2.6	2.5	2.2
4) Proposed flushing water Consumption					
Population of Area 28B	Head	2682	2682	1400	4161
Refer to WSD D.I. no. 1309 - R1					
Mean daily flushing water demand per person for residential	L / Head / Day	70	70	70	70
Mean daily flushing water demand for residential	m ³ / day	187.7	187.7	98.0	291.3
Mean daily flushing water demand for commercial	m ³ / day	N/A	N/A	47.5	49.1
Total mean daily flushing water demand	m ³ / day	188	188	146	340
The peak mean daily flushing water demand = 2 x mean daily demand	m ³ / day l/s	376 4.4	376 4.4	292 3.4	680 7.9
Proposed flushing water lead-in diameter	mm	50	50	50	80
Water flow velocity	m/s	2.0	2.0	1.6	1.8

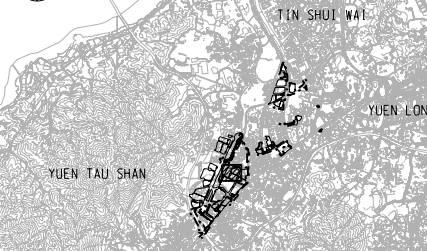
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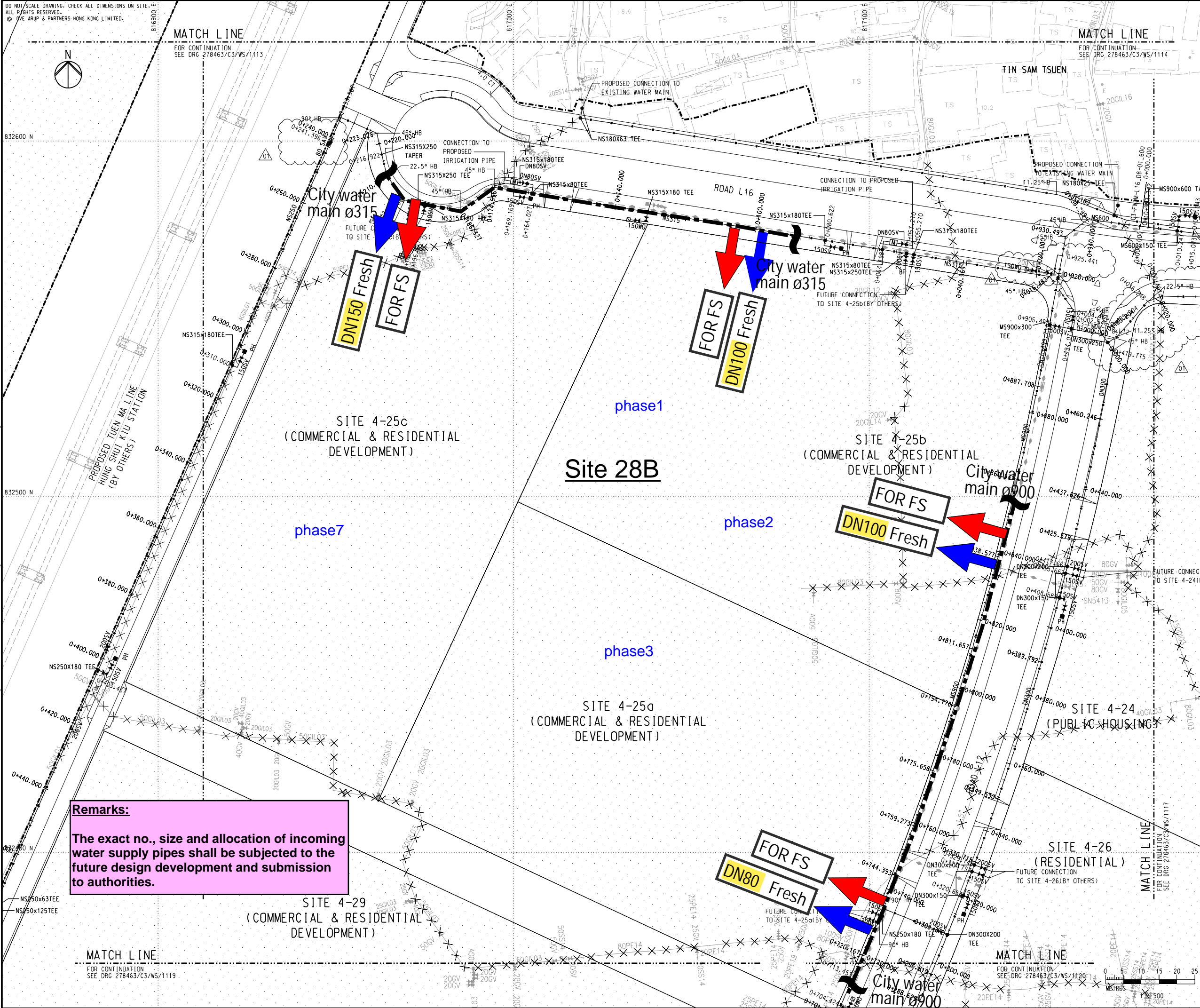
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LEGEND:

- LEAD-IN CONNECTION
(FRESH WATER)
- LEAD-IN CONNECTION
(FS WATER)



Remarks:

The exact no., size and allocation of incoming
water supply pipes shall be subjected to the
future design development and submission
to authorities.

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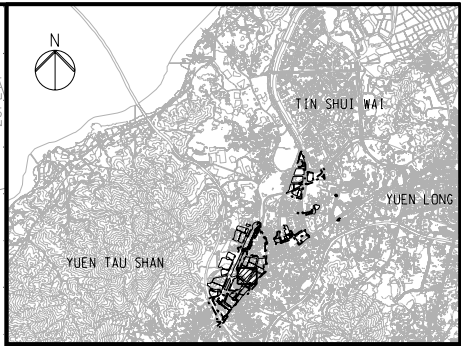
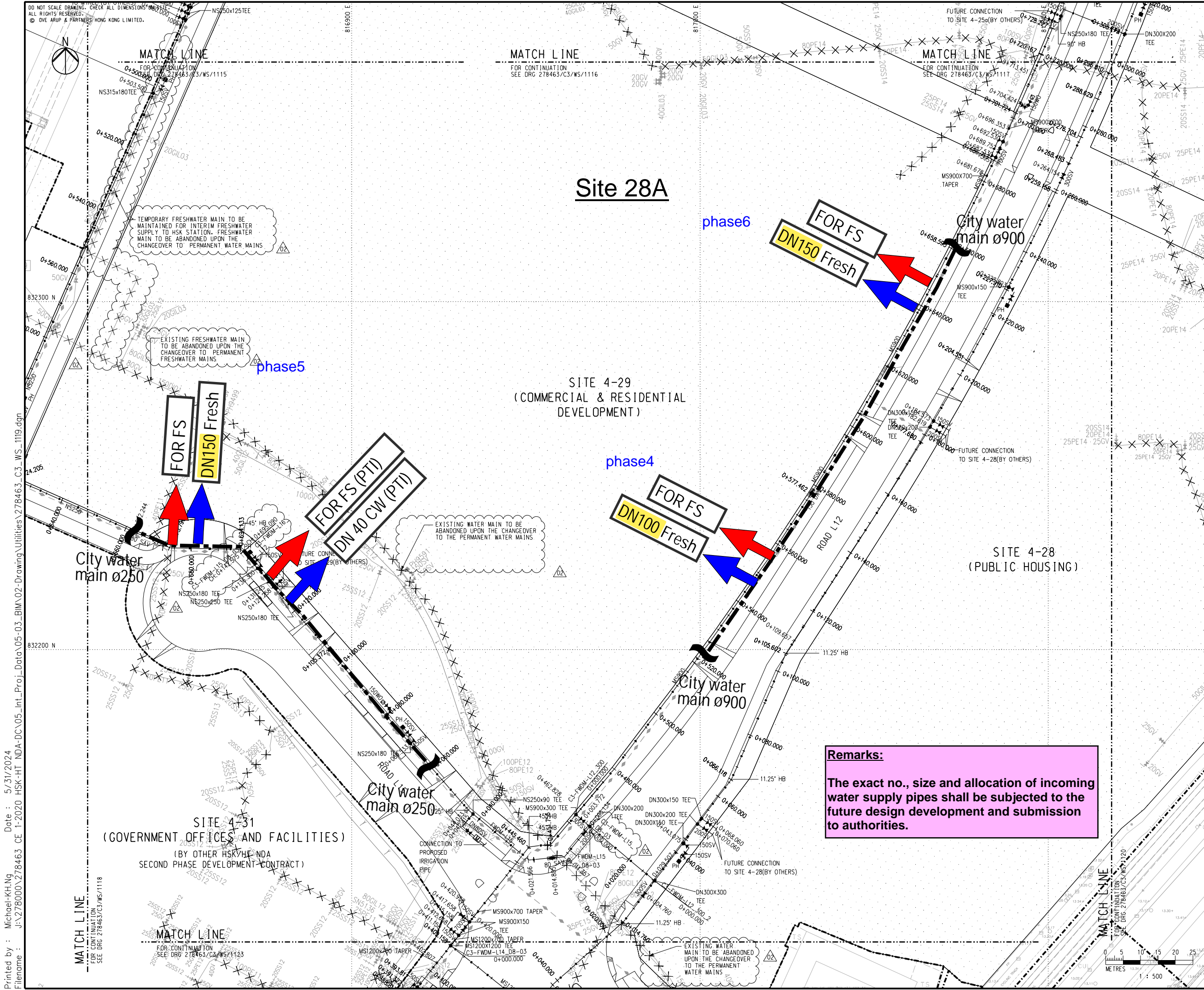
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LEGEND:

← LEAD-IN CONNECTION (FRESH WATER)

← LEAD-IN CONNECTION (FS WATER)

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LEGEND:

← LEAD-IN CONNECTION
(SALT WATER)

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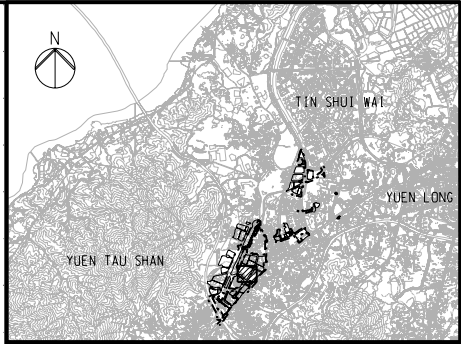
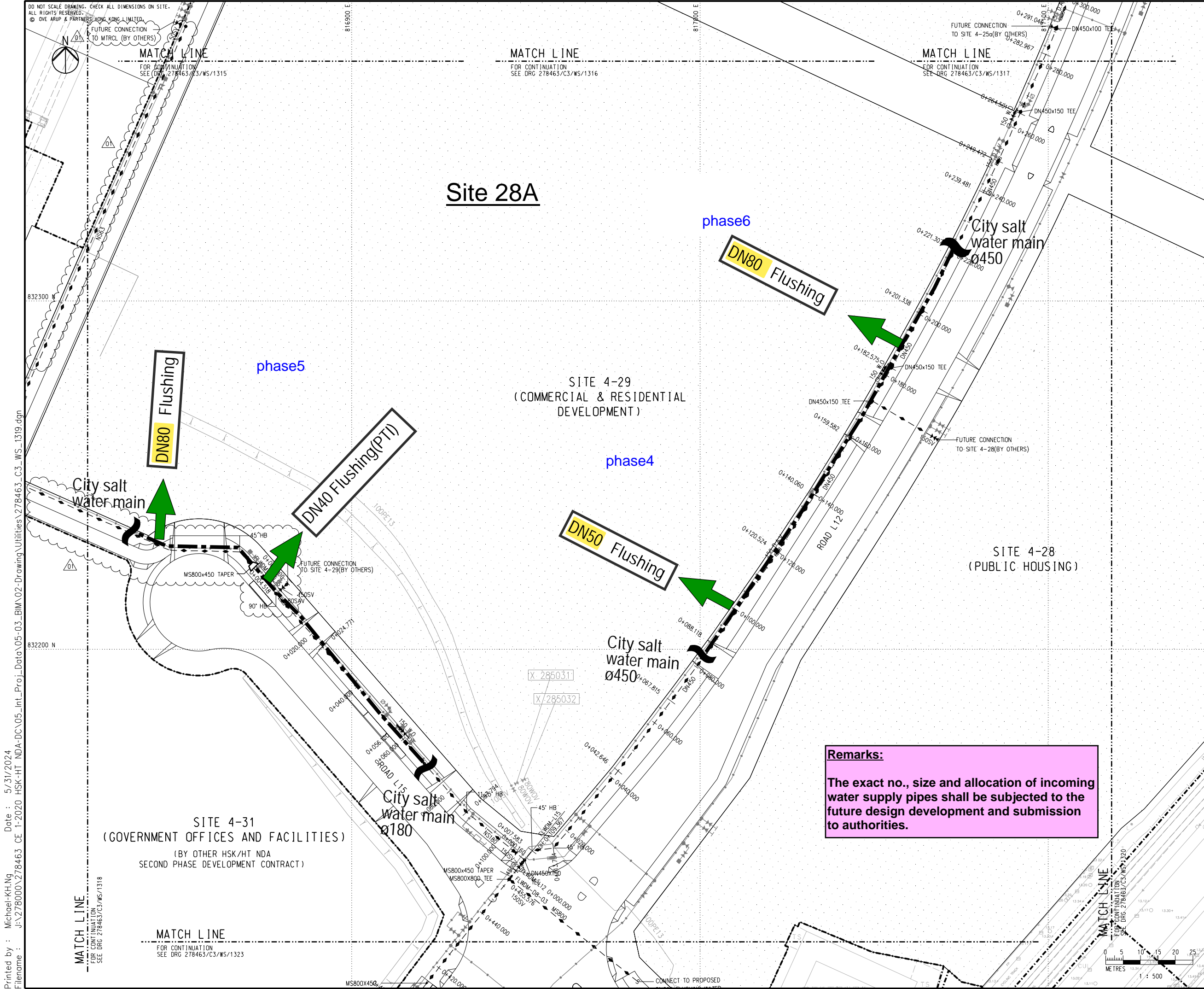
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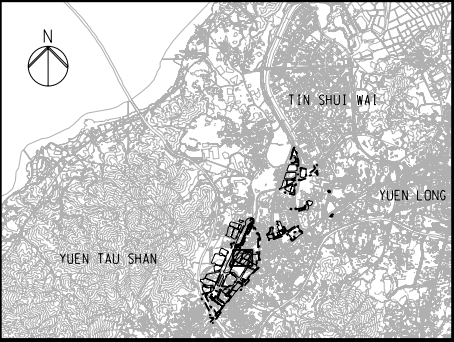
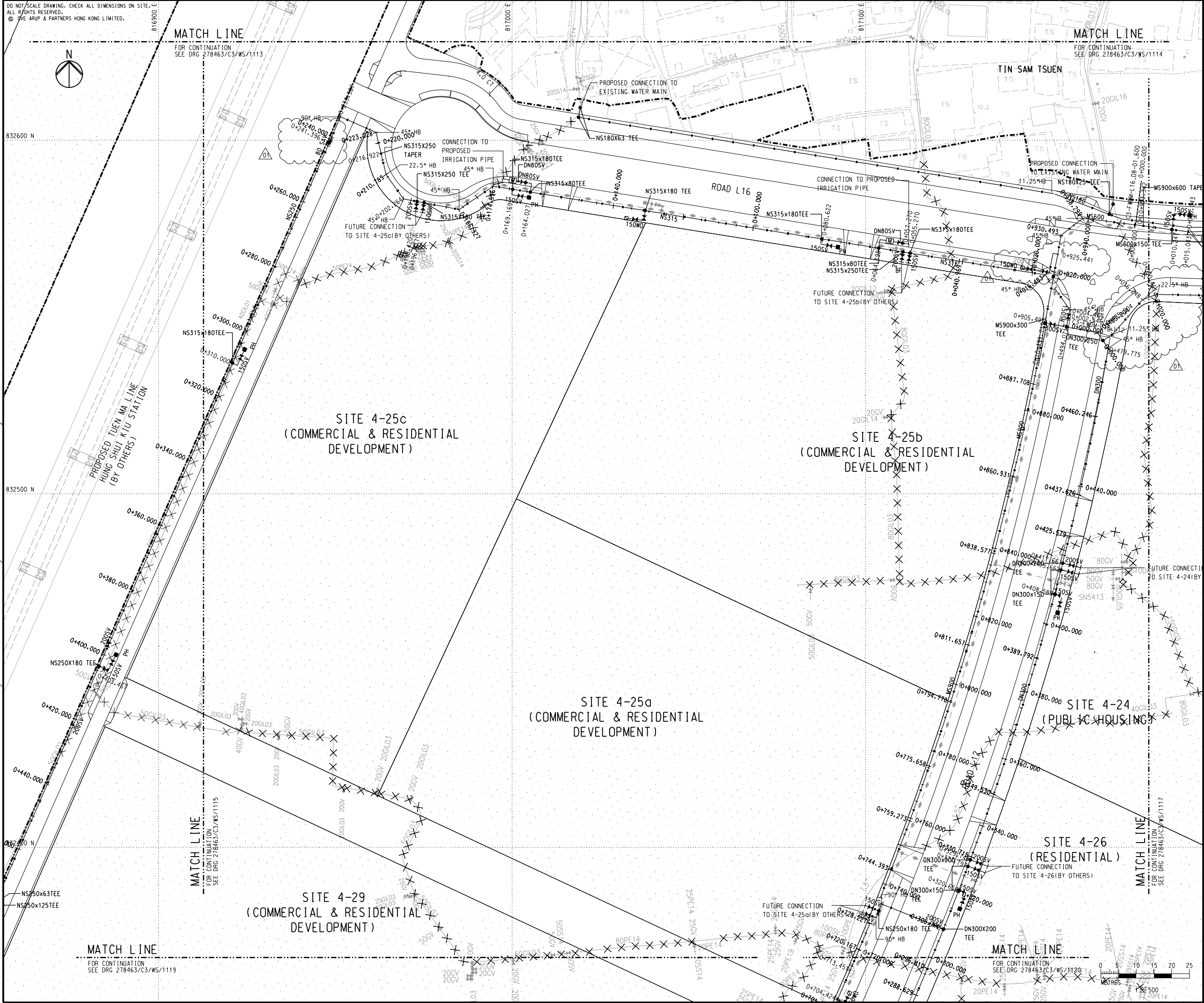
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Appendix 3

CEDD Fresh Water and Flushing Water Supply Works Layout Plans

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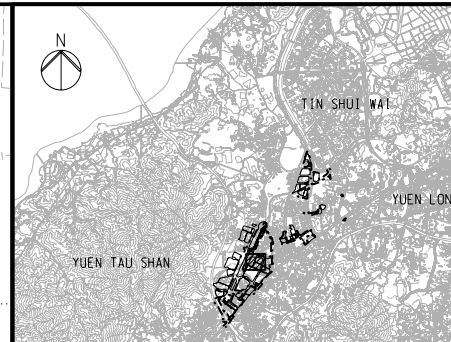


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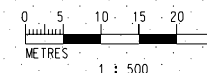
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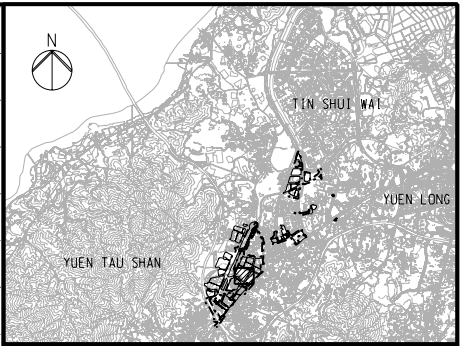
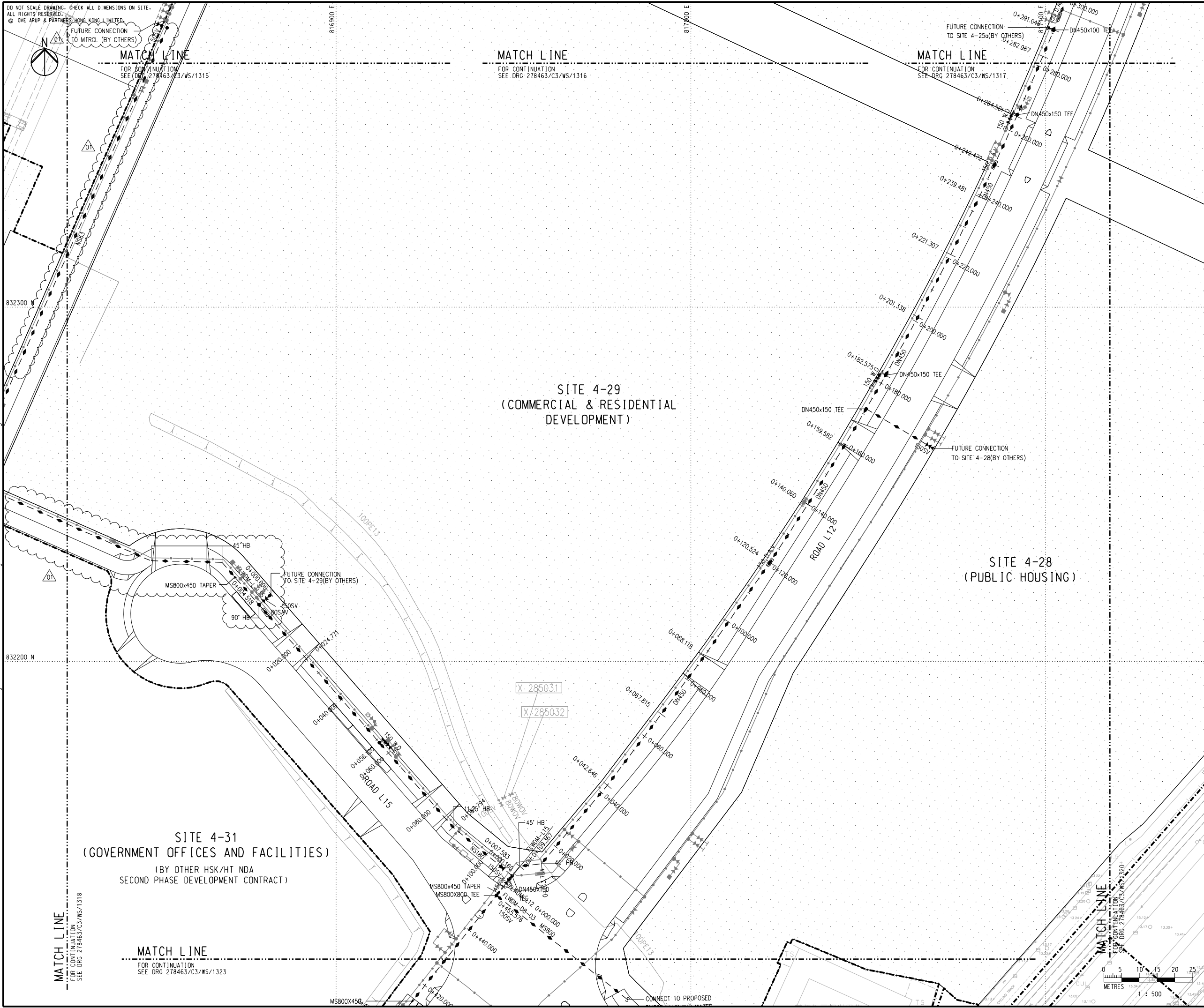
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Appendix 4

Replacement Pages of the Environmental Appraisal

- 3.6.4 The fixed plant noise impact from the planned fixed plant has been evaluated. No insurmountable adverse fixed plant noise impact from planned fixed plant noise is anticipated during the operation phase of the Proposed Development.
- 3.6.5 A Noise Impact Assessment Report will be submitted under land grant or other statutory procedures for the review, exploration, demonstration and implementation of appropriate noise mitigation measures to ensure full compliance with the relevant noise criteria and requirements under Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PNs), Hong Kong Planning Standards and Guidelines (HKPSG) and Noise Control Ordinance (NCO) during the operational phase of the proposed development.

寄件者: LAU Zoe Nga Yee (劉雅宜)
寄件日期: 2025年08月11日星期一 9:56
收件者: tpbpd/PLAND
副本: Carman Chui Ying CHEUNG/PLAND; Charlotte Cheuk Ying LAM/PLAND; Tony Tsz Ying LAM/PLAND; LIU Sharon Chung Gay (廖頌基); TANG Colman Ho Man (鄧皓旻)
主旨: Planning Application No. A/HSK/573 - Submission of Further Information
附件: 20250807_A_HSK_573_FI(2).pdf
類別: Internet Email

Dear Sir/Madam,

We refer to the comments received regarding the captioned planning application from Planning Department on 6 August 2025 and from Transport Department on 7 August 2025.

Enclosed herewith the further information to facilitate the considerations of the relevant Government departments and the Town Planning Board.

Should you have any queries, please do not hesitate to contact us. Thank you for your attention.

Best Regards,

Zoe Lau

Acting Town Planning Manager

Hong Kong Property

MTR Corporation Limited

zoenylau@mtr.com.hk

Tel: 2993 3430



www.mtr.com.hk

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**Proposed Minor Relaxation of Domestic Plot Ratio (PR) Restriction (From 4.5 to 5)
for Mixed Use Development in “Other Specified Uses” annotated “Mixed Use” (“OU(MU)”) Zone
Government Land at Planning Areas 28A and 28B of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA)
(s.16 Planning Application No. A/HSK/573)
Response-to-comments received from Government Bureaux / Departments**

	Comments received from Government	Responses
Comments from PlanD (Officer: Ms. Charlotte LAM Tel: 2158 6294) Received on 6 August 2025		
1.	Drawing(s) to demonstrate the vertical relationship of the multi-level pedestrian connections should be provided with reference to paras. 3.4.3 to 3.4.8 of the Planning Statement. The in-text description of the Planning Statement should be consistent with the legend of the drawing(s), and the mentioned locations should be clearly illustrated, including the surrounding Planning Areas, the proposed HSWRL Station and the Regional Plaza. Also, in particular, the “multi-Level Economic Spine within each of the Other Specified Uses sites (i.e. Planning Areas 28A and 28B) with an elevated pedestrian walkway at each podium level and the Secondary Pedestrian Streets to connect to the Shopping Street etc.” as mentioned in para. 3.6.2 is not well-reflected in paras. 3.4.3 to 3.4.8.	<p>A drawing demonstrating the vertical relationship of the multi-level pedestrian connections with reference to paras. 3.4.3 to 3.4.8 of the Planning Statement is supplemented in Figure 3.11 of the Planning Statement. Locations including the surrounding Planning Areas, the proposed HSWRL Station and the Regional Plaza are illustrated in Figure 3.11 of the Planning Statement.</p> <p>Para. 3.4.6 of the Planning Statement has been supplement with in-text description to tally with the legends of Figures 3.10 and 3.11 of the Planning Statement and to reflect para. 3.6.2 of the Planning Statement. All pedestrian connections illustrated in Figures 3.10 and 3.11 of the Planning Statement have been demonstrated in the in-text descriptions provided in paras. 3.4.3 to 3.4.9 of the Planning Statement.</p> <p>Please refer to the replacement and supplementary pages of the Planning Statement.</p>
2.	You are advised to provide response to the public comment received by the Town Planning Board.	The Proposed Development in Planning Areas 28A and 28B form part of the planned strategic Transport Interchange Hub (TIH) in the HSK town centre, which includes a public transport interchange (PTI) with GFA of not less than 10,000 m ² , and 1,050 park-and-ride (PnR) spaces. The PTI and PnR spaces will serve the community as public transport facilities.
Comments from TD (Officer: Mr. Wilson Man Tel: 2399 2156) Received on 7 August 2025		
3.	The applicant has rightly pointed out that the proposed development sites 28A and 28B form a critical component of the planned strategic Transport Interchange Hub (TIH) in the HSK town centre, which includes a public transport interchange (PTI) with GFA of not less than not less than 10,000 m ² , and 1,050 park-and-ride (PnR) spaces. As part of a new generation of TIHs, this project embodies the principle of “single site, multiple use”, integrating transport, urban development, and community	<p>The recommendations, including the temperature-regulated passenger waiting areas, digital transport information systems and active transport supporting facilities for bicycle parking and storage facilities, for the TIH will be considered and reviewed in the detailed design stage.</p> <p>The M&M responsibilities of the PTI will be dealt with separately with relevant government departments.</p>

**Proposed Minor Relaxation of Domestic Plot Ratio (PR) Restriction (From 4.5 to 5)
for Mixed Use Development in “Other Specified Uses” annotated “Mixed Use” (“OU(MU)”) Zone
Government Land at Planning Areas 28A and 28B of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA)
(s.16 Planning Application No. A/HSK/573)
Response-to-comments received from Government Bureaux / Departments**

Comments received from Government	Responses
<p>needs to create a people-centric, multi-functional hub. To fully realise this vision, the TIH must not only provide infrastructure but also ensure seamless functionality, user comfort, and long-term sustainability. Beside the proposed PTI, PnR facilities and pedestrian connections, we strongly recommend the inclusion of:</p> <ul style="list-style-type: none"> • Temperature-regulated passenger waiting areas to enhance commuter comfort; • Digital transport information systems (e.g. real-time traffic flow detection, parking availability, and real-time public transport service displays) to improve efficiency; and • Active transport supporting facilities (e.g. bicycle parking and storage facilities) to promote sustainable mobility. <p>More importantly, while providing the facilities is essential, the success of the proposed TIH hinges not only on its infrastructure but on unified management and maintenance (M&M) by a single entity — ideally the future developer/property manager of Planning Areas 28A and 28B. A fragmented approach risks operational inefficiencies, inconsistent service standards, and missed synergies between transport and commercial functions. By contrast, a single management body ensures seamless coordination, enhancing commuter experience through optimised way-finding, real-time digital systems, and well maintained facilities (e.g., temperature-regulated waiting areas). This model also unlocks commercial potential: cohesive planning aligns transport flows with retail spaces. Additionally, it future-proofs the TIH by enabling adaptive responses to evolving mobility trends (e.g., smart parking and the potential use of EMDs). For the developer, assuming M&M duties is a strategic opportunity — not a burden — to elevate the site’s market position, streamline operations, and share in the long-term value creation. We therefore urge the applicant to adopt this role, ensuring the TIH delivers maximum community and economic benefits.</p>	

*Replacement and Supplementary Pages of
the Planning Statement*

3.3 Landscape

- 3.3.1 An Indicative Landscape Master Plan has been prepared, as shown in **Figure 3.9**. To provide a quality and sustainable environment with adequate landscape area for the enjoyment of the future users of the Proposed Development, landscape areas in form of private open space of about 13,000m² for Planning Area 28A and 12,000m² for Planning Area 28B have been proposed at both the at-grade and podium levels. A range of soft and hard landscape treatments will be provided subject to detailed design. A sensitive design approach will be applied to the landscape treatment proposed for the development. Sensitive design and generous planting of the associated landscape areas will be implemented to ensure the quality of the proposed landscape treatment.
- 3.3.2 The Proposed Development will meet the Sustainable Building Design Guidelines (SBDG) (PNAP APP-152) by providing not less than 30% of the site area as greenery. Details will be studied in the detailed design stage.

3.4 Site Connectivity

Vehicular Connectivity

- 3.4.1 In Planning Areas 28A and 28B, development vehicular access points are located on Road L12, Road L15 and Road L16, vehicular access points of the park-and-ride facilities are located on Road L12, Road L15 and Road L16, and PTI vehicular access points are located on Road L15.
- 3.4.2 Please refer to **Drawing No. 1 of Appendix 1** for the location of the proposed vehicular access points.

Pedestrian Connectivity

- 3.4.3 A multilevel pedestrian connection system is proposed to enhance east-west pedestrian access and connectivity between Planning Areas 28A and 28B, as well as to surrounding developments and facilities, including the HSK Station.
- 3.4.4 On the second floor, footbridge connections will create linkages between: (i) Planning Area 28A and the HSK Station; (ii) Planning Area 28B and the HSK Station; and (iii) Planning Areas 28A and 28B.

Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio Restriction (20% of Non-domestic Plot Ratio Conversion to Domestic Plot Ratio. Total Plot Ratio Remains Unchanged.) for Mixed Use Development at Planning Areas 28A and 28B, Hung Shui Kiu

- 3.4.5 On the ground floor, pedestrian access points will be provided to connect the Proposed Development in Planning Areas 28A and 28B with the Regional Plaza in Planning Area 30, the “Residential (Group A) 2” site in Planning Area 27A, and the surrounding developments and facilities.
- 3.4.6 OZP and ODP requirements are reflected in the Proposed Development, including building height restrictions, 60m setback area with non-domestic development in a maximum building height of 60mPD to form a stepped building height profile descending from east to west, terrace frontage with a maximum building height of 5m and 10m in width and east-west public pedestrian access. Meanwhile, major urban design concepts/measures and requirements under UDG and UDB are also reflected in the Proposed Development, including a Multi-Level Economic Spine within each of the Other Specified Uses sites (i.e. Planning Areas 28A and 28B) with an elevated pedestrian walkway at each podium level, the Secondary Pedestrian Streets to connect to the Shopping Street and the setback area to form the curvilinear arrangement along the Shopping Street.
- 3.4.7 An opening on Basement Level in Planning Area 28A is reserved for a potential pedestrian connection for the proposed underground corridor to the HSWRL, which will be developed by others and is subject to change.
- 3.4.8 Subject to detailed design, the continuity of circulation through elevated Multi-level Economic Spine will span across the road between Planning Area 28B and Planning Area 27B, with connection provided by others to the communities to the further east of the Application Sites.
- 3.4.9 Please refer to **Drawing No. 2** of **Appendix 1** for the Indicative Pedestrian Connectivity Plan and **Figures 3.10** and **3.11** for the Indicative Plan to Illustrate the Urban Design Concepts and Measures.

Internal Transport Facilities

- 3.4.10 Adequate parking spaces, loading/unloading spaces and bicycle parking spaces will be provided in accordance with the relevant standards in Chapter 8 of the Hong Kong Planning Standards and Guidelines (HKPSG). The exact number of parking spaces, loading/unloading spaces and bicycle parking spaces will be determined during the detailed design stage.

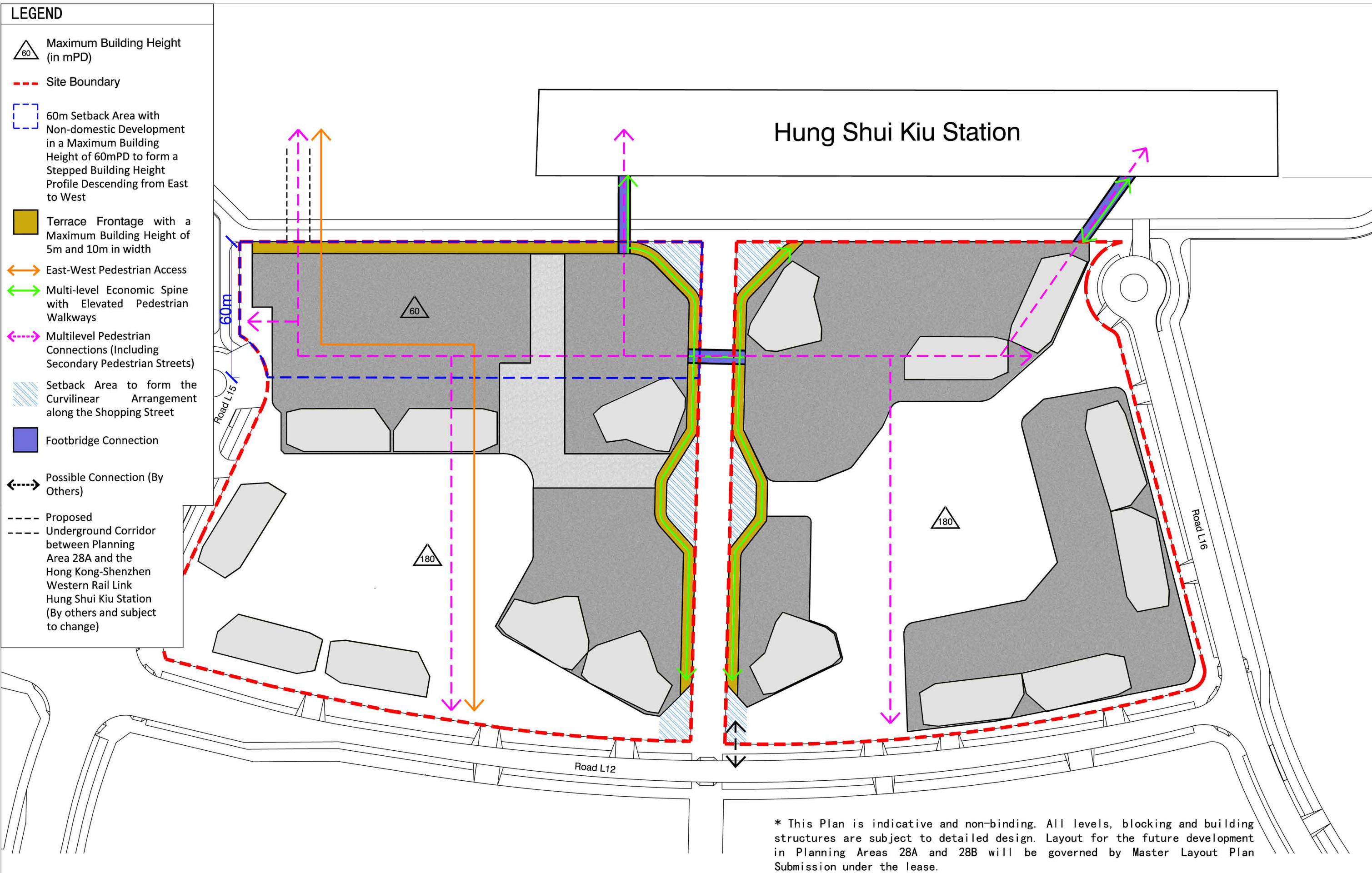


Figure 3. 10

Scale 0 15 30 45 75m

MAR 2025

INDICATIVE PLAN TO ILLUSTRATE THE URBAN DESIGN CONCEPTS AND MEASURES HUNG SHUI KIU PLANNING AREAS 28A AND 28B

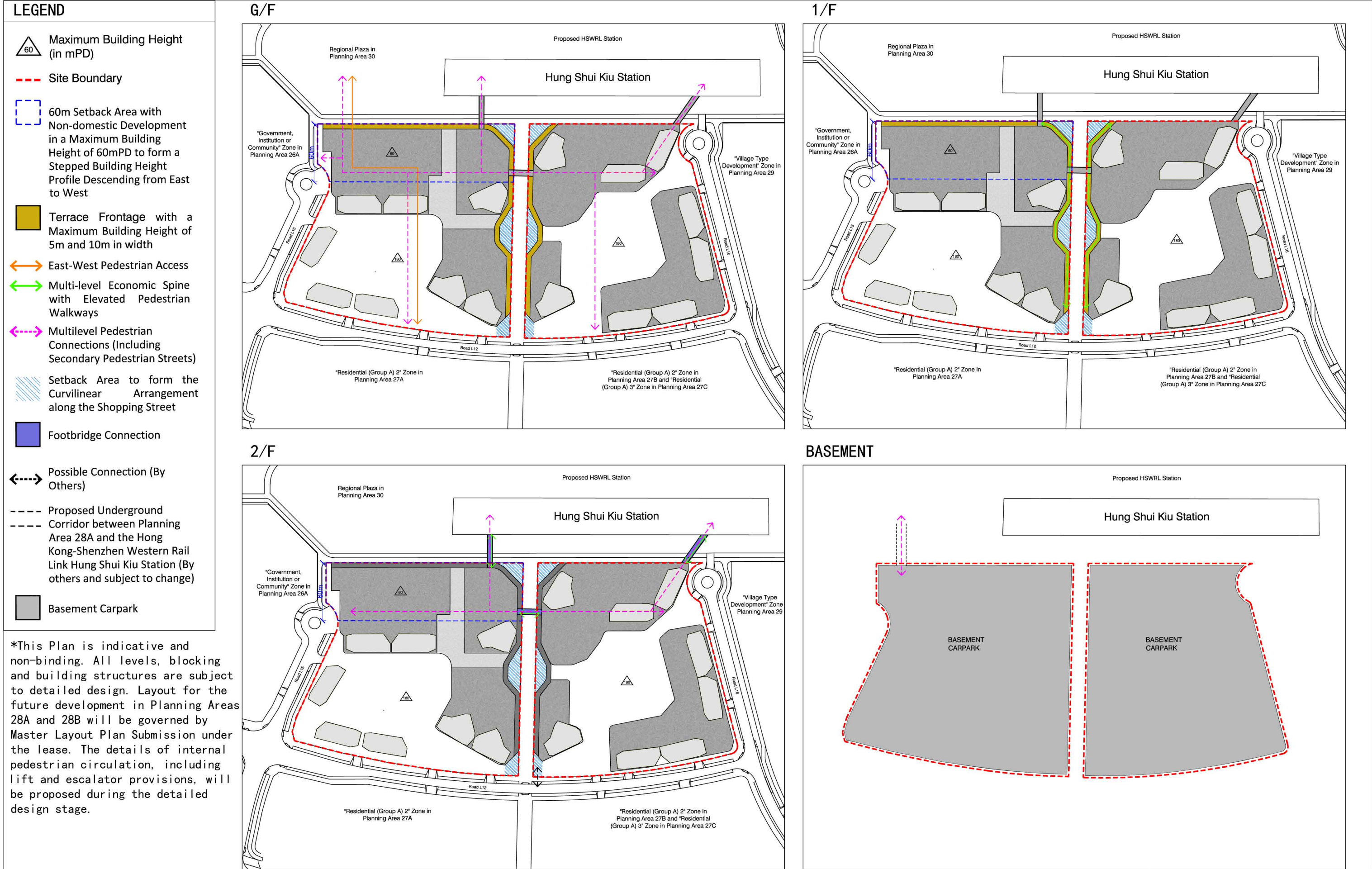


Figure 3.11

Scale N/A

AUG 2025

INDICATIVE PLAN TO ILLUSTRATE THE URBAN DESIGN CONCEPTS AND MEASURES HUNG SHUI KIU PLANNING AREAS 28A AND 28B

DLN

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Recommended Advisory Clauses

(a) to note the comments of the Commissioner for Transport (C for T) that:

regarding the strategic Transport Interchange Hub (TIH):

(i) the applicant has rightly pointed out that the proposed application site in Planning Areas 28A and 28B (the Site) form a critical component of the planned TIH in the Hung Shui Kiu town centre, which includes a public transport interchange (PTI) with GFA of not less than 10,000m², and 1,050 park-and-ride (PnR) spaces. As part of a new generation of TIHs, this project embodies the principle of “single site, multiple use”, integrating transport, urban development, and community needs to create a people-centric, multi-functional hub. To fully realise this vision, the TIH must not only provide infrastructure but also ensure seamless functionality, user comfort, and long-term sustainability. Beside the proposed PTI, PnR facilities and pedestrian connections, we strongly recommend the inclusion of:

- Temperature-regulated passenger waiting areas to enhance commuter comfort;
- Digital transport information systems (e.g. real-time traffic flow detection, parking availability, and real-time public transport service displays) to improve efficiency; and
- Active transport supporting facilities (e.g. bicycle parking and storage facilities) to promote sustainable mobility; and

(ii) more importantly, while providing the facilities is essential, the success of the proposed TIH hinges not only on its infrastructure but on unified management and maintenance (M&M) by a single entity - ideally the future developer/property manager of Planning Areas 28A and 28B. A fragmented approach risks operational inefficiencies, inconsistent service standards, and missed synergies between transport and commercial functions. By contrast, a single management body ensures seamless coordination, enhancing commuter experience through optimised way-finding, real-time digital systems, and well maintained facilities (e.g., temperature-regulated waiting areas). This model also unlocks commercial potential: cohesive planning aligns transport flows with retail spaces. Additionally, it future-proofs the TIH by enabling adaptive responses to evolving mobility trends (e.g., smart parking and the potential use of electric mobility devices). For the developer, assuming M&M duties is a strategic opportunity - not a burden - to elevate the Site’s market position, streamline operations, and share in the long-term value creation. We therefore urge the applicant to adopt this role, ensuring the TIH delivers maximum community and economic benefits;

(b) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that the applicant is reminded that approval of the s.16 application by the Town Planning Board does not imply approval of the site coverage of greenery requirements under Buildings Department (BD)’s PNAP APP-152 and/or under the lease. The site coverage of greenery calculation should be submitted separately to BD for approval. Similarly for any proposed tree preservation/removal scheme and compensatory proposal, the applicant should approach relevant authority direct to obtain necessary approval as appropriate;

(c) to note the comments of the Director of Fire Services (D of FS) that detailed fire safety requirements will be formulated upon receipt of a formal submission of short-term tenancy/short-term waiver, general building plans or referral of application via relevant

licensing authority. Furthermore, the emergency vehicular access provision in the captioned work shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the BD;

- (d) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
 - (i) existing water mains will be affected as shown on **Plan A-2a**. The cost of any necessary diversion shall be borne by the proposed development;
 - (ii) in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the center line of the water main shall be provided to his department. No structure shall be built or materials stored within this waterworks reserve. 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;
 - (iii) no trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water main as shown on the plan; and
 - (iv) the government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site; and
- (e) to note the comments of Director of Food and Environmental Hygiene (DFEH) that:
 - (i) if any Food and Environmental Hygiene Department (FEHD)'s facility is affected by the development, FEHD's prior consent must be obtained. Reprovisioning of the affected facilities by the project proponent up to the satisfaction of FEHD may be required. Besides, the project proponent may be required to provide sufficient amount of additional recurrent cost for management and maintenance of the reprovisioned facilities to FEHD;
 - (ii) if FEHD is requested to take up management responsibility of new facilities, 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;
 - (iii) 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;
 - (iv) no environmental nuisance should be generated to the surroundings. Also, for any waste generated from the operations and works, the project proponent should arrange its disposal properly at their own expenses;
 - (v) 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.;
 - (vi) if domestic waste collection service of FEHD is required in future, prior comments from FEHD on the waste collection plan, including the accessibility and maneuverability of Refuse Collection Vehicle to Refuse Collection Point (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;

- (vii) proper licence / permit issued by FEHD is required if there is any food business / catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. Pursuant to section 4 of the Food Business Regulation (Cap. 132X) (FBR), the expression of “food business” does not include any club; and
- (viii) proper licence issued by FEHD 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.

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From:
Sent: 2025-07-18 星期五 21:08:23
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/HSK/573 Areas 28A and 28B of Hung Shui Kiu/Ha Tsuen
NDA MTR

A/HSK/573

Government Land at Planning Areas 28A and 28B of Hung Shui Kiu/Ha Tsuen NDA

Site area: About 82,027sq.m

Zoning: "Other Specified Uses" annotated "Mixed Use"

Applied development: Proposed MR of Domestic PR from 4.5 to 5

Mixed Use Development: 16 Towers / 8,202 Units / 180mPD / PR 7 / Park and Ride 1.050

Dear TPB Nenbers,

There is only one mention of community facilities. Members should ensure that at least 5% of the non-domestic GFA be earmarked for this purpose.

Mary Mulvihill