
From: Wilson Man <[REDACTED]>
Sent: 2025-12-12 星期五 16:41:16
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Gladys Ng <[REDACTED]>; Steven Kang Shun MA/PLAND <sksma@pland.gov.hk>; Yan Yan LAM/PLAND <yylam@pland.gov.hk>
Subject: RE: Supplementary Information of S.16 Planning Application No. A/TM-LTY Y/502
Attachment: 20251212_Replacement Pages of A_TM-LTY Y_502.zip

Dear Sir/Madam,

We would like to supersede the below email sent to the Town Planning Board on 11 December 2025.

Please find attached the replacement pages of the Application Form, Supporting Planning Statement and relevant Appendices of the captioned S16 Planning Application for your consideration.

Should you have any queries, please feel free to contact me. Thank you for your kind attention.

Regards,
Wilson Man
Town Planner

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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)

Free Ocean Investments 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)

KTA Planning Limited

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)	Lots 531RP, 532 S.D RP and 532 RP in D.D. 130 and the Adjoining Government Land, Lam Tei, Tuen Mun
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	Application Site: 3,936.347 Development Site: 2,200.338 ☒ Site area 地盤面積sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 11,001.69sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	Application Site: 3,287.847 Development Site: 1,551.838 sq.m 平方米 ☒ About 約

Gist of Application 申請摘要			
(Please provide details in both English and Chinese <u>as far as possible</u> . 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	Lots 531RP, 532 S.D RP and 532 RP in D.D. 130 and the Adjoining Government Land, Lam Tei, Tuen Mun		
Site area 地盤面積	Application Site: 3,936.347 sq. m 平方米 ☒ About 約 Development Site: 2,200.338 Application Site: 3,287.847 (includes Government land of 包括政府土地 Development Site: 1,551.838 sq. m 平方米 ☒ About 約)		
Plan 圖則	Draft Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTTY/13		
Zoning 地帶	"Commercial" ("C")		
Applied use/ development 申請用途／發展	Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for the Proposed Residential Development (Flat) with Shop and Services		
(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	10,936.69 ☒ About 約 ☐ Not more than 不多於	4.97 ☒ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	65 ☒ About 約 ☐ Not more than 不多於	0.03 ☒ About 約 ☐ 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	1	

2.2 Land Status

- 2.2.1 The Application Site comprises three private lots, including Lots 531 RP, 532 S.D. RP and 532 RP in DD130 and some Government Land (**Figure 2.2** refers). The said private lots have a total area of about 648.5m² (subject to detailed survey of lot boundaries). All the private lots are held under old schedule agricultural lots and the Applicant is the sole current land owner of these private lots. The total area of Government Land within the Application Site and Development Site is about 3,287.847m² and 1,551.838m² respectively.
- 2.2.2 Subsequent to the approval of the previous planning application (TPB Ref.: A/TM-LTTY/426), the Applicant has lodged the land exchange application to the Lands Department. The current site boundary (for land exchange), with an area of about 2,906.388m², includes additional unmanned and inaccessible Government Land of irregular shape, which could not be developed on its own.

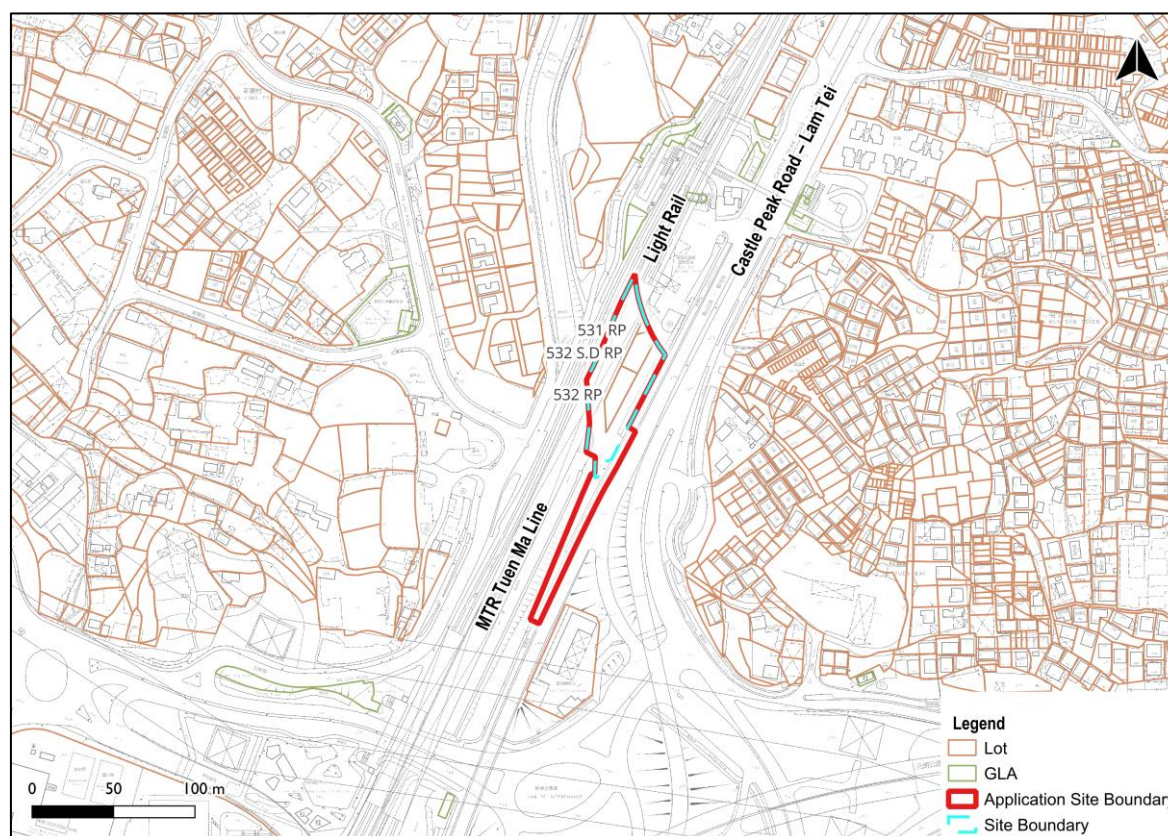


Figure 2.2 Lot Index Plan

3.3 Access Arrangement and Internal Transport Provisions

- 3.3.1 Vehicular access to the Proposed Residential Development will be provided via the ingress/egress point off Castle Peak Road – Lam Tei section (southern boundary the Site). It is proposed to have a total of 50 nos. of private car parking spaces, of which 10 nos. of private car parking spaces, including 5 nos. of visitor parking spaces, are on the ground floor, while 40 nos. of parking spaces are on the 1/F. A total of 15 spaces is with the use of double deck parking. Moreover, the Proposed Residential Development would provide 5 nos. of motor-cycle parking spaces and 4 nos. of loading/unloading bays for goods vehicles, while 35 nos. of bicycle parking spaces would be provided on the G/F. The internal transport facilities provision is detailed in **Table 3.3**.

Table 3.3 Internal Transport Facilities Provision

Types of Facilities	Proposed Provision
Car Parking Spaces	
• Residential	45 nos.
• Visitor	5 nos.
Total	50 nos.*
Motorcycle Parking Spaces	
• Residential	5 nos.
Total	5 nos.
Loading/Unloading Bays for Goods Vehicle	
• Residential	Light Goods Vehicle: 2 nos.
• Retail	Light Goods Vehicle: 2 nos.
Total	4 nos.
Bicycle Parking Spaces	
Total	35 nos.

Note: *Including 1 accessible parking space.

3.4 Environmental Considerations

- 3.4.1 As detailed in the Noise Impact Assessment (**Appendix 6** refers), while the Site is located in close proximity along the Castle Peak Road – Lam Tei Section and MTR Tuen Ma Line and Light Rail, the building design has carefully addressed the traffic noise and railway noise impact with the implementation of various noise mitigation measures, including 0.2m - 1.5m acoustic fins with sound absorption material, acoustic window, enhanced acoustic balcony, 1.5m high solid wall, self-closing door, fixed glazing with maintenance window and sound absorption material, to ensure that the Proposed Residential Development would not subject to any adverse noise impact.

services)¹, thereby creating a comprehensive and self-sufficient living environment for future residents.

4.7 The Proposal Involves Amendments to the Previously Approved Application and the Development Quantum is Considered Appropriate

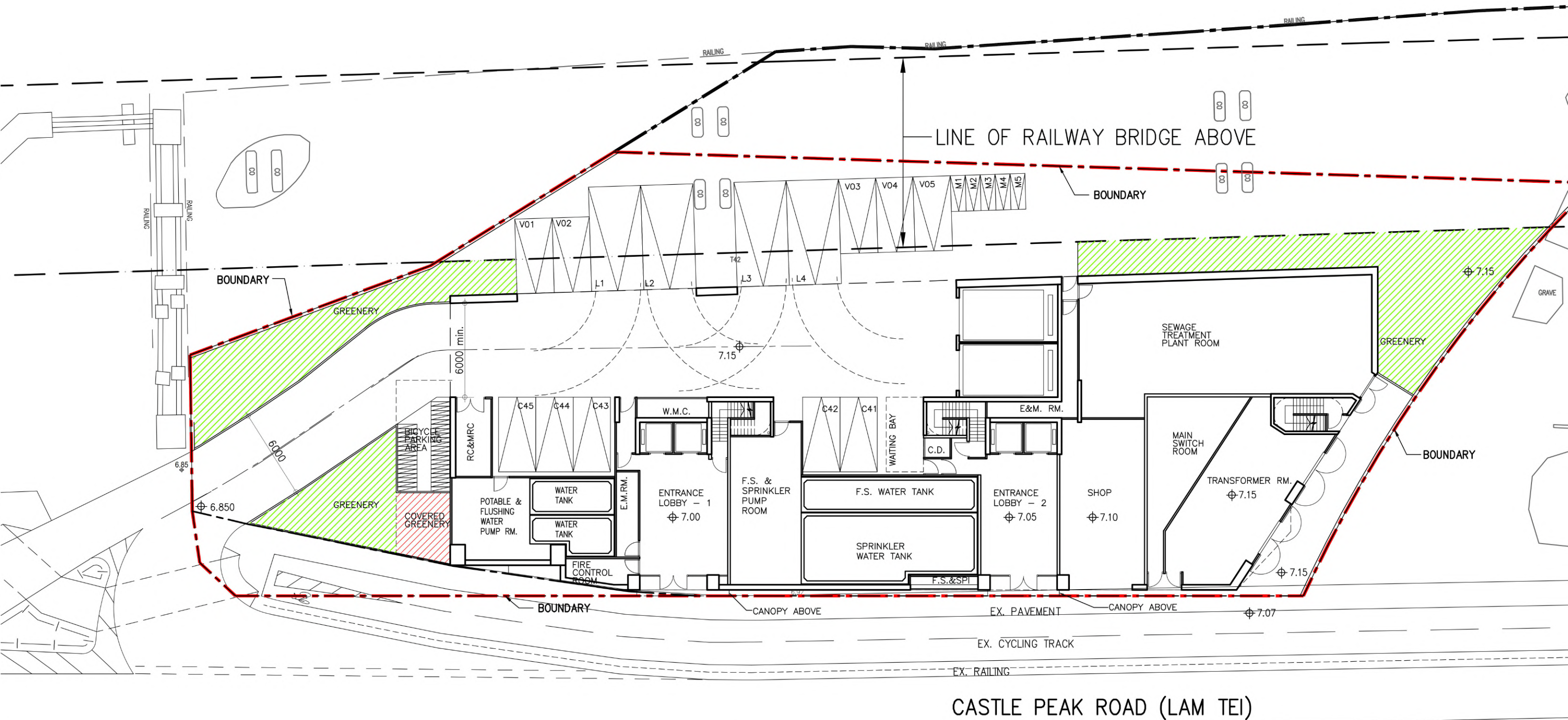
4.7.1 Compared with the Approved Scheme under Application No. A/TM-LTTY/426, the proposed plot ratio and number of blocks of the Revised Development Scheme remain unchanged. Additionally, the site coverage of the current scheme is reduced from 35% to 33.3%. While the number of storeys has increased by one (from 19 to 20) and the building height has risen by 9.975m (from +64.45mPD to +74.425mPD), these changes are justified as the additional building height absorbs the GFA contributed from the enlarged Development Site area and reflects the new policy on aboveground carpark. The additional storey enables the provision of 336 flats, an increase of 152 units compared to the approved scheme, which help alleviating the pressing housing demand without compromising the overall development intensity. Moreover, the revised layout replaces the single-aspect design with a double-loading configuration, which optimises ventilation and natural light penetration for the future residents.

4.7.2 Considering the surrounding context, the Proposed Residential Development of medium-rise is also considered compatible in terms of development intensity. To the north, and west of the Site are areas zoned “R(A)”, “R(A)1”, “R(A)2” and “R(A)28” for future residential developments. The development parameters of the relevant zonings are listed in **Table 4.1**. Given the Site is situated within an urban fringe setting of development density from sub-urban area to urban area (i.e. Tuen Mun New Town), the Proposed Residential Development would continue to create a stepped building height profile along Castle Peak Road – Lam Tei from north to south.

Table 4.1 Permissible Plot Ratio and Building Height in Other Residential Sites in the Surrounding

Surrounding Residential Zoning	Permissible Plot Ratio	Permissible Building Height (mPD)
Residential (Group A)	6.5	160
Residential (Group A)1	6.5	160
Residential (Group A)2	5	108
Residential (Group A)28	6.5	-

¹ Source: https://www.districtcouncils.gov.hk/tm/doc/2020_2023/tc/dc_meetings_doc/23419/dc_2023_019.pdf



GROUND FLOOR PLAN

NOS. OF L/U/L BAYS FOR LGV = 4
 NOS. OF PRIVATE CAR PARKING = 5 NOS.
 NOS. OF MOTOR-CYCLE PARKING = 5 NOS.
 NOS. OF VISITOR'S CARPARK = 5

- GREENERY
- COVERED GREENERY
- DOUBLE DECK CAR PARKING
- BICYCLE PARKING SPACE

2. THE PROPOSED DEVELOPMENT

2.1 Site Location

2.1.1 The Application Site is located within part of Lots 531 RP, 532 S.D. RP and 532 RP in DD 130 and the adjoining Government Land, Lam Tei, Tuen Mun.

2.1.2 The site is bounded by Castle Peak Road - Lam Tei section to the east, Light Rail Transit (LRT) line and an elevated viaduct of MTR Tuen Ma Line to the west, the Lam Tei Vegetable Collection Centre (LTVCC) and some burial urns and graves to the north, and a nullah to the south.

2.1.3 The location of the Application Site is shown in **Figure 2.1**.

2.2 Development Schedule

2.2.1 The application site has an area of 3936.347m² (with 2200.338m² development site area) which is slightly larger than that of the previously Approved S16 Application in 2023.

2.2.2 The comparison of the 2023 approved development scheme and the current proposed development scheme is summarized in **Table 2.1**.

Table 2.1 Comparison of the Approved Development Scheme in 2023 and the Proposed Development Scheme

	Approved S16 Scheme in 2023 (a)	Proposed Scheme (b)	Changes (b) - (a)
Development use	Residential	Residential	No Change
Development Site Area (m ²)	1,569.02	2,200.338	+631.318
Plot Ratio	5	5	No Change
Site Coverage	35.0%	Not more than 33.3%	-1.7%
Total GFA (m ²)	7,845.10	11,001.69	+3,156.59
No. of Block	1	1	No Change
No. of Flat	184	336	+152
Average Flat Size (m ²)	30.58	32.55	+1.97
Retail GFA (m ²)	67.6	65	-2.6

2.2.3 The proposed flat mixes based on the increase in site area and flat numbers are summarized in **Table 2.2**.

Table 2.2 Proposed Development Schedule

Flat Size	Number of Units
<40 m ²	320
40 - 70m ²	16
Total	336

2.4 Car Parking and Loading/Unloading Provisions

2.4.1 The proposed internal car parking and loading/unloading provisions based on the latest HKPSG's requirements are summarized in **Table 2.3**.

Table 2.3 Proposed Internal Transport Provision

	Car Parking		Motorcycle		Loading/Unloading	
	HKPSG Requirement	Proposed	HKPSG Requirement	Proposed	HKPSG Requirement	Proposed
Residential (336 Flats)	26-45	45	3-4	5	1 [HGV]	2 [LGV]
Residential Visitor Parking (1 block)	5	5	0	0	0	0
Retail* (65m ² GFA)	0	0	0	0	1 [HGV]	2 [LGV]
Total	31-50	50	3-4	5	2 [HGV]	4 [LGV]
HKPSG Car Parking Requirement: Residential: GPS x R1 x R2 x R3 + 5 visitor car parking spaces GPS: 1 car space per 4 -7 flats; R1=0.5 for flat size < 40 m²; R1 = 1.2 for flat size > 40 m² and < 70 m²; R2 = 1 for development outside 500 radius of railway station; R3 = 1 for plot ratio between 2 to 5 Retail: 1 car space per 150-300m² GFA HKPSG Motorcycle Parking Requirement: Residential: 1 M/C space per 100 - 150 flats Retail: 5 to 10% of the total car parking space HKPSG Loading / Unloading Requirement: Residential: Min 1 L/UL bay Retail: 1 L/UL bay per 800-1200m², or part thereof, GFA (*) According to the "Remarks" under Section 3 in Table 11, Chapter 8 of HKPSG "Generally nil provision is permitted for small road-side retail shops which are mainly serving local residents". As the retail use within the site is only 65m² GFAs and is mainly serve for the locals. Hence nil car parking and nil motorcycle parking will be provided for the retail use.						

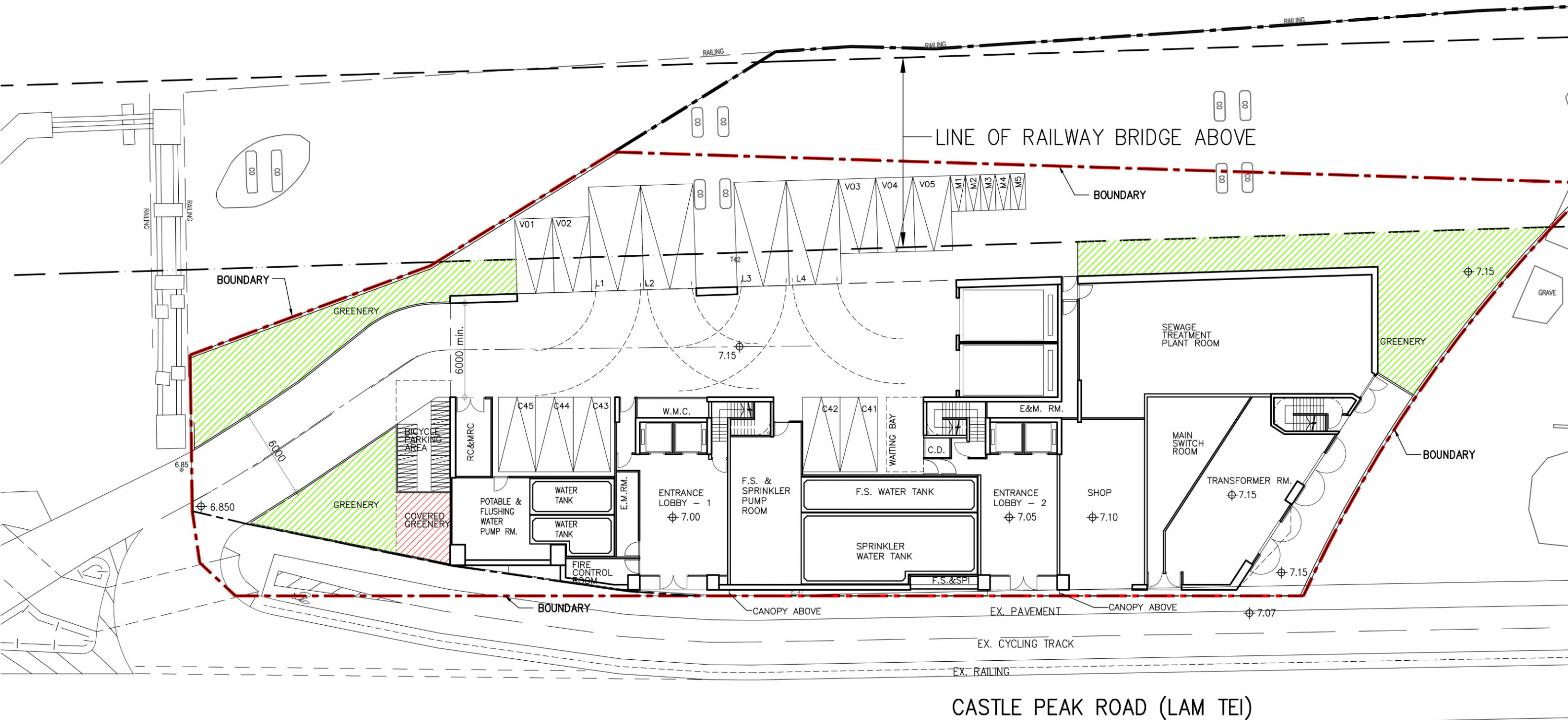
2.4.2 Under the HKPSG's requirement, 1 loading / unloading bay should be provided for each housing block. However due to the site constraint, it is not feasible to provide a 11m HGV loading / unloading bay within the site.

2.4.3 Since the provision of 2 LGV L/UL instead of 1 HGV L/UL for this development site had received no objection from Transport Department in the previous approved S16 Application in 2023 due to the site constraint. 4 nos. 7m LGV loading / unloading bays are provided within the site instead which is considered adequate to serve the small to medium households and the small retail shops.

2.4.4 A total of 50 car parking spaces (including 5 visitor parking spaces), 5 motor-cycle parking spaces and 4 loading / unloading bays (LGV) are provided for this proposed development site based on the latest HKPSG requirement. In addition, 35 bicycle parking spaces are provided for this development site.

2.4.5 Two car-lifts with waiting bay will be provided for vehicles to access to/from G/F and 1/F.

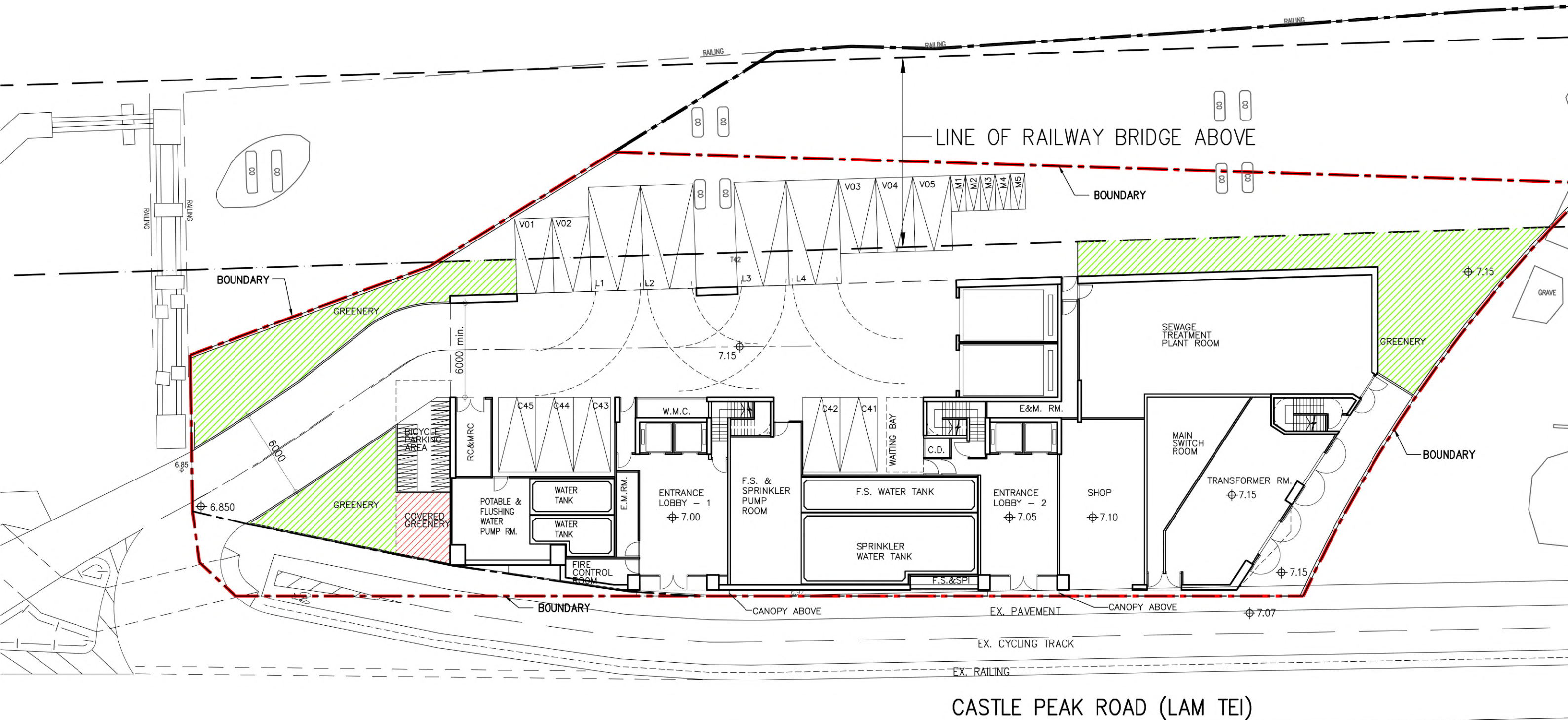
2.4.6 All loading / unloading facilities are provided at G/F and parking facilities are provided at G/F and 1/F of the development site as shown in **Figures 2.2** and **2.3** respectively and summarized in **Table 2.4**.



GROUND FLOOR PLAN

NOS. OF L/U/L BAYS FOR LGV = 4
 NOS. OF PRIVATE CAR PARKING = 5 NOS.
 NOS. OF MOTOR-CYCLE PARKING = 5 NOS.
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