



VISION PLANNING CONSULTANTS LTD.
弘域城市規劃顧問有限公司

Appendix I of
MPC Paper No. A/H15/286A

Our Ref: YKT/TFS/LTL/19-10
Date: 19 November, 2021

By Hand

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

A/H15/286

Dear Sirs,

Proposed Minor Relaxation of Building Height Restrictions in Support of Yue Kwong Chuen Redevelopment in "Residential (Group A)" Zone at Aberdeen Inland Lot No. 260, Aberdeen, Hong Kong

On behalf of Hong Kong Housing Society, the Applicant of the captioned application, we submit herewith a total of 70 copies of the Planning Statement in two volumes (i.e. Volume 1 and Volume 2) and 5 copies of the Application Form with respect to the captioned planning application for the consideration of the Town Planning Board.

An authorization letter issued by the Applicant and a copy of the land registry record with respect to the Subject Site are attached for your record.

Should you have any queries with regard to the above, please do not hesitate to contact our Mr Chris LEUNG or the undersigned at 2566 9988.

Thank you very much for your kind attention.

Yours faithfully,
for and on behalf of
VISION PLANNING CONSULTANTS LTD.

Kim On CHAN
Managing Director

c.c. HKHS (By Hand & Email) (w/ encl.)
Client (By Hand & Email) (w/ encl.)
Project Team (By Email) (w/ encl.)

[YKT/TFS/LTL/19-10] [KC/CL]

2021年11月23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。

This document is received on 23 NOV 2021
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

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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; and**
位於鄉郊地區土地上及/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**
位於鄉郊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.info.gov.hk/tpb/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.info.gov.hk/tpb/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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/H115/286
	Date Received 收到日期	23 NOV 2021

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>)。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)

Hong Kong Housing Society

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)

Vision Planning Consultants 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)	22 - 30 (even numbers only), Aberdeen Reservoir Road, Aberdeen Inland Lot No. 260, Aberdeen, Hong Kong
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 15,189 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 153,530 (Note 1) sq.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)	 sq.m 平方米 ☐ About 約

Note 1: This excludes the GFA for Social Welfare Facilities of about 7,547m² (i.e. about 5.1% of the total domestic GFA of the Subject Development) which is assumed to be exempted from GFA calculation in accordance with Government's latest policy

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Aberdeen & Ap Lei Chau Outline Zoning Plan No.: S/H15/33
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group A)" Zone
(f) Current use(s) 現時用途	"Flat" use (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。

(d) For Type (i) application 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 ☐ About 約
	Non-domestic part 非住用部分		sq.m 平方米 ☐ About 約
	Total 總計		sq.m 平方米 ☐ 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	☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ 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	☐ Public utility installation 公用事業設施裝置 ☐ 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> (Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)	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)											

(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 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至
- ☒ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 120 & 140 mPD 米 (主水平基準上) to 至 152.5 & 168.5 mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至
- ☐ 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 Building Height Restrictions for permitted "Flat", "Social Welfare Facility", "Eating Place" and "Shop and Services" uses

(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	153,530 (Note 2) sq. m 平方米	☒ About 約
Proposed plot ratio 擬議地積比率	10.108	☒ About 約
Proposed site coverage 擬議上蓋面積	Above 15m: 38.89% Below 15m: 62.25%	☒ About 約
Proposed no. of blocks 擬議座數	5	
Proposed no. of storeys of each block 每座建築物的擬議層數	(Please refer to ATTACHMENT A for details) storeys 層	
	☐ 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	(Please refer to ATTACHMENT A for details) mPD 米(主水平基準上)	☐ About 約
	 m 米	☐ About 約

Note 2: This excludes the GFA for Social Welfare Facilities of about 7,547m² (i.e. about 5.1% of the total domestic GFA of the Subject Development) which is assumed to be exempted from GFA calculation in accordance with Government's latest policy

☒ Domestic part 住用部分

GFA 總樓面面積 148,530 sq. m 平方米 ☒ About 約
 number of Units 單位數目 2,929
 average unit size 單位平均面積 50.7 sq. m 平方米 ☒ About 約
 estimated number of residents 估計住客數目 about 8,321

☒ Non-domestic part 非住用部分

☒ eating place 食肆 5,000 (Note 3) sq. m 平方米 ☒ About 約
☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約

☒ shop and services 商店及服務行業 (Please refer to Note 3) sq. m 平方米 ☐ About 約

☒ Government, institution or community facilities (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)
 政府、機構或社區設施

About 7,547 sq.m for for 150-place Residential Care Home for the Elderly (RCHE) cum 30-place Day Care Unit for the Elderly (DCU), One team of Home Care Services (HCS) for Elderly Persons (3-team size non-kitchen based); 120-place Day Care Centre for the Elderly (DE) and 60-place Special Child Care Centre (SCCC). (Note 4)

☐ 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)

☒ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☒ private open space 私人休憩用地 8,321 sq. m 平方米 ☒ Not less than 不少於

☐ public open space 公眾休憩用地 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]
.....		Please refer to ATTACHMENT B for details
.....		
.....		
.....		
.....		

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

Footpath, Private Open Space, Landscape Area, Driveway/EVA, Loading/Unloading Bays,
 Footbridge/Lift Towers

Note 3: GFA of about 5,000 m² is proposed for "Eating Place" and "Shop and Services" uses. Detailed breakdown between "Eating Place" and "Shop and Services" will be provided at detailed design stage.

Note 4: Size of the social welfare facilities under the Proposed Scheme is 8 provided in accordance with the Schedules of Accommodation provided by Social Welfare Department.

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)

Phase 1: 2031; Phase 2: 2037

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	☒ 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)) Aberdeen Reservoir Road ☒ 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) Aberdeen Reservoir Road & Yue Kwong Road ☐ (Please refer to the attached planning statement.)
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	☒ (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 318 Motorcycle Parking Spaces 電單車車位 26 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) Light Bus Parking Spaces 9 Coach Parking Space 1 "Shared-use" LGV & Light Bus Parking Spaces 9 ☐ "Shared-use" M/HGV & Coach Parking Spaces (Note 5) 10
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	☒ (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 4 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 3 Others (Please Specify) 其他 (請列明) Light Bus or Ambulance Laybys 2 Light Bus Layby 1 (Please also refer to Note 5) ☐

Note 5: Also for "Shared-use" M/HGV & Coach loading and unloading.

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，請另頁表示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。

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?	Yes 是 ☐ Please provide details 請提供詳情 No 否 ☒																														
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。)	Yes 是 ☒ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☒ Excavation of land 挖土 Area of excavation 挖土面積 12,370 sq.m 平方米 ☒ About 約 Depth of excavation 挖土深度 5-20m 米 ☒ About 約 No 否 ☐																														
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tbody> <tr> <td>On environment 對環境 (Note 6)</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> <tr> <td>On traffic 對交通</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> <tr> <td>On water supply 對供水</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> <tr> <td>On drainage 對排水</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> <tr> <td>On slopes 對斜坡</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> <tr> <td>Affected by slopes 受斜坡影響</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> <tr> <td>Landscape Impact 構成景觀影響</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> <tr> <td>Tree Felling 砍伐樹木</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> <tr> <td>Visual Impact 構成視覺影響</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> </tbody> </table> Sewerage, Air Ventilation and Geotechnical Impacts 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) Please refer to the attached Planning Statement. 	On environment 對環境 (Note 6)	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒
On environment 對環境 (Note 6)	Yes 會 ☐	No 不會 ☒																													
On traffic 對交通	Yes 會 ☐	No 不會 ☒																													
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On slopes 對斜坡	Yes 會 ☐	No 不會 ☒																													
Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒																													
Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒																													
Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒																													
Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒																													
Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒																													

Note 6: On air quality, noise, water quality and waste management.

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。

Please refer to the attached Planning Statement.

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 an application to the Board 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

Mr. Kim On CHAN

Managing Director

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☒ Fellow of 資深會員

專業資格

☒ 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 /

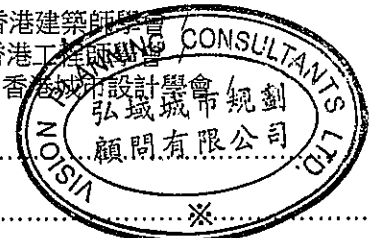
☐ HKIUD 香港園境師學會

☒ RPP 註冊專業規劃師 #29

Others 其他

on behalf of
代表

Vision Planning Consultants Limited



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

Date 日期

19 NOV 2021

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board 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。

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^②

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

② 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。

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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	22 - 30 (even numbers only), Aberdeen Reservoir Road, Aberdeen Inland Lot No. 260, Aberdeen, Hong Kong		
Site area 地盤面積	15,189	sq. m 平方米	☒ About 約
	(includes Government land of 包括政府土地	sq. m 平方米	☐ About 約)
Plan 圖則	Approved Aberdeen & Ap Lei Chau Outline Zoning Plan No. S/H15/33 香港仔及鴨脷洲分區計劃大綱核准圖編號S/H15/33		
Zoning 地帶	"Residential (Group A)" Zone 「住宅（甲類）」地帶		
Applied use/ development 申請用途/發展	Proposed Minor Relaxation of Building Height Restrictions for permitted "Flat", "Social Welfare Facility", "Eating Place" and "Shop and Services" uses 擬議略為放寬最高建築物高度限制作經常准許的“分層住宅”，“社會福利設施”， “食肆”及“商店及服務行業”用途		
(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	148,530 ☒ About 約 ☐ Not more than 不多於	9.779 ☒ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	5,000 (Note 7) ☒ About 約 ☐ Not more than 不多於	0.329 ☒ About 約 ☐ Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途	5	

Note 7: This excludes the GFA for Social Welfare Facilities of about 7,547m² (i.e. about 5.1% of the total domestic GFA of the Subject Development) which is assumed to be exempted from GFA calculation in accordance with Government's latest policy

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)	
		mPD 米(主水平基準上) ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)	
	Non-domestic 非住用	m 米 ☐ (Not more than 不多於)	
		mPD 米(主水平基準上) ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)	
	Composite 綜合用途	m 米 ☐ (Not more than 不多於)	
		(Please refer to ATTACHMENT A) mPD 米(主水平基準上) ☐ (Not more than 不多於)	
		(Please refer to ATTACHMENT A) Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)	
(iv) Site coverage 上蓋面積	Above 15m: 38.89% Below 15m: 62.25% % ☒ About 約		
(v) No. of units 單位數目	About 2,929		
(vi) Open space 休憩用地	Private 私人	8,321	sq.m 平方米 ☒ Not less than 不少於
	Public 公眾		sq.m 平方米 ☐ 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	373
	Private Car Parking Spaces 私家車車位	318
	Motorcycle Parking Spaces 電單車車位	26
	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)	9
	Light Bus Parking Spaces	1
	Coach Parking Spaces	9
	"Shared-use" LGV & Light Bus Parking Spaces	10
	"Shared-use" M/HGV Parking Spaces (Note 8)	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	20
	Taxi Spaces 的士車位	
	Coach Spaces 旅遊巴車位	
	Light Goods Vehicle Spaces 輕型貨車車位	4
	Medium Goods Vehicle Spaces 中型貨車位	
	Heavy Goods Vehicle Spaces 重型貨車車位	3
	Others (Please Specify) 其他 (請列明)	
	Light Bus and Ambulance Laybys	2
	Light Bus Layby (Please also refer to Note 8)	1

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	☐	☐
Block plan(s) 樓宇位置圖	☐	☒
Floor plan(s) 樓宇平面圖	☐	☒
Sectional plan(s) 截視圖	☐	☒
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☒
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☒
Others (please specify) 其他 (請註明)	☐	☐
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) (Note 9) 環境評估 (噪音、空氣及／或水的污染)	☐	☒
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☒
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☒
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☒
Geotechnical impact assessment 土力影響評估	☐	☒
Drainage impact assessment 排水影響評估	☐	☒
Sewerage impact assessment 排污影響評估	☐	☒
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他 (請註明)	☐	☒
Water Supply Impact Assessment; Air Ventilation Assessment and Landscape Master Plan and Tree Preservation Proposal		

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

Note 8: Also for "Shared-use" M/HGV & Coach loading and unloading.

16

Note 9: Environmental Assessment on air quality, noise, water quality and waste management impacts. For Form No. S.16-I 供表格第 S.16-I 號用

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。

PROPOSED BUILDING HEIGHT AND NUMBER OF STOREYS OF EACH BLOCK

Block No.	Proposed Building Height (in mPD)	Proposed No. of Storeys
Block 1 and Block 2	Not more than 137.6 mPD	29 no. of domestic storeys above 1 level of residential lobby and 4 levels of podium, excluding 1 level of basement and transfer plate
Block 3	Not more than 152.5 mPD	33 no. of domestic storeys above 1 level of residential lobby and 4 levels of podium, excluding 1 level of basement and transfer plate
Block 4	Not more than 168.5 mPD	37 no. of domestic storeys above 2 levels of residential lobby and 2 levels of podium, excluding transfer plate
Block 5	Not more than 168.5 mPD	37 no. of domestic storeys above 2 levels of residential lobby (with portion for clubhouse) and 2 levels of podium, excluding transfer plate

USES OF DIFFERENT FLOORS ⁽¹⁾

Block No.	Floor(s)	Proposed Use(s)
1	B/F	Car Park, E/M Facilities
	UG1/F	Car Park, Shop and Services, Eating Place, E/M Facilities, Covered Landscape Area
	UG2/F	Car Park, Shop and Services, Eating Place, E/M Facilities
	UG3/F	Social Welfare Facilities, E/M Facilities, Covered Landscape Area
	UG4/F	Social Welfare Facilities, E/M Facilities, Covered Landscape Area
	P1/F	Residential Lobby, Covered Landscape Area
	1 - 29/F	Residential Flats
2	B/F	Car Park, Refuse Room
	UG1/F	Shop and Services, Eating Place, Covered Landscape Area
	UG2/F	Shop and Services, Eating Place, Car Park
	UG3/F	Social Welfare Facilities, Car Park, Covered Landscape Area
	UG4/F	Social Welfare Facilities, Car Park, Covered Landscape Area
	P1/F	Residential Lobby, Covered Landscape Area
	1 - 29/F	Residential Flats
3	B/F	Car Park, E/M Facilities
	UG1/F	Car Park
	UG2/F	Car Park, E/M Facilities
	UG3/F	Car Park, Social Welfare Facilities, E/M Facilities, Covered Landscape Area
	UG4/F	Car Park, Social Welfare Facilities, E/M Facilities
	P1/F	Residential Lobby, Covered Landscape Area
	1 - 33/F	Residential Flats
4	UG3/F	Car Park
	UG4/F	Car Park, E/M Facilities
	P1	Residential Lobby, Covered Landscape Area, E/M Facilities
	P2/F	Residential Lobby, Covered Landscape Area, E/M Facilities
	P3/F or 1/F ⁽²⁾	Residential Flats, Covered Landscape Area
	2 - 37/F	Residential Flats
5	UG3/F	Car Park
	UG4/F	Car Park
	P1	Residential Lobby, Covered Landscape Area, E/M Facilities
	P2/F	Residential Lobby, Clubhouse, Covered Landscape Area
	P3/F or 1/F ⁽²⁾	Residential Flats, Covered Landscape Area
	2 - 37/F	Residential Flats

Remarks:

⁽¹⁾ Excluding transfer plate.⁽²⁾ Level P3 and 1/F are located on the same level.



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Appendix Ib of
MPC Paper No. A/H15/286A

Our Ref: YKT/TFS/LTL/19-15
Your Ref: TPB/A/H15/286
Date: 11 March 2022

By Hand and Email

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

Dear Sirs,

Proposed Minor Relaxation of Building Height Restrictions in Support of Yue Kwong Chuen Redevelopment in "Residential (Group A)" Zone at Aberdeen Inland Lot No. 260, Aberdeen, Hong Kong (Application No. A/H15/286)

Reference is made to the captioned S.16 planning application which was submitted to the Town Planning Board on 22 November 2021.

On behalf of the Applicant, we would like to submit herewith, a total of 70 copies of the following Further Information to respond to the comments raised by relevant Government departments on the captioned planning application received during the period from 8 December 2021 to 25 January 2022, as well as the public comments received during the public inspection period from 30 November 2021 to 21 December 2021:

- i. Responses-to-Comments ("R-to-C") Table dated 11.3.2022 (Table A);
- ii. Replacement pages of Air Ventilation Assessment – Expert Evaluation (Appendix A);
- iii. Replacement pages of Geotechnical Planning Review Report (Appendix B);
- iv. Replacement pages of Landscape Proposals (Appendix C);
- v. Replacement pages of Sewerage Impact Assessment (Appendix D);
- vi. Replacement pages of Drainage Impact Assessment (Appendix E);
- vii. Replacement pages of Application Form No. S16-I and Planning Statement (Appendix F);
- viii. Replacement pages of Environmental Assessment (Appendix G); and
- ix. Replacement pages of Traffic Impact Assessment (Appendix H).

In addition, the Applicant would like to clarify the followings:

- A. Rationale for the proposed housing split in terms Public Rental Housing ("PRH") and Subsidised Sale Flat ("SSF") units

Under the Proposed Scheme, two blocks of PRH (Blocks 1 & 2) and three blocks



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of SSF (Blocks 3, 4 & 5) are proposed, comprising a total of 870 PRH units and 2,059 SSF units. The proposed split between PRH and SSF is a result of careful consideration, taking into account the 600 PRH units to be provided at the Shek Pai Wan Road site, which will serve as the decanting site for accommodating the existing tenants at Yue Kwong Chuen prior to the commencement of the proposed redevelopment.

Together with the Shek Pai Wan Road site, the total number of PRH units available upon redevelopment of Yue Kwong Chuen is 1,470 (i.e. 870 + 600), which is slightly more than the total number of PRH units at the existing Yue Kwong Chuen (i.e. 1,144 units). The remaining domestic units achievable on the site are proposed to take the form of SSF, which is an important part of the housing ladder to meet the community's aspiration for home ownership.

B. Flat Size for PRH and SSF

Subject to detailed design, the Internal Floor Area (IFA) for the PRH units would range from about 21m² to 46m², and the Saleable Floor Area (SFA) for the SSF units would range from about 31m² to 60m².

C. PNAP APP-152 and BEAM Plus Rating

The Applicant intends to pursue both PNAP APP 152 and BEAM Plus Rating in this redevelopment project. The target for BEAM Plus rating would be determined at the detailed design stage.

Should you have any queries with regard to the above, please do not hesitate to contact our Mr Chris LEUNG or the undersigned at 2566 9988.

Thank you very much for your kind attention.

Yours faithfully,
for and on behalf of

VISION PLANNING CONSULTANTS LTD.

Kim On CHAN
Managing Director

c.c. HKHS (By Hand & Email)	(w/ encl.)
Client (By Hand & Email)	(w/ encl.)
Project Team (By Email)	(w/ encl.)

[YKT/TFS/LTL/19-15] [KC/CL]

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&pu



RE: (YKC) Planning Application No.: A/H15/286 - Proposed Minor Relaxation of BHRs for Redevelopment of Yue Kwong Cheun - FI01

15/03/2022 16:43

From: <chrisleung@visionplanning.com.hk>
To: <tpbpd@pland.gov.hk>
Cc: "kimchan" <kimchan@visionplanning.com.hk>, <rwktsang@pland.gov.hk>, <rtjuk@pland.gov.hk>
File Ref:

1 attachment



ltr16_FI01 - Submission to TPB Clarification Letter (Signed).pdf

Dear Sir/Madam,

Further to our FI submission for the captioned application dated 11.3.2021, please find the clarification letter attached for your information.

Feel free to call me for discussion. Many thanks!

Best Regards,
Chris Leung
Vision Planning Consultants Limited

Tel.: 2566 9935

Fax: 2566 9978

From: chrisleung@visionplanning.com.hk <chrisleung@visionplanning.com.hk>
Sent: Friday, March 11, 2022 5:33 PM
To: 'tpbpd@pland.gov.hk' <tpbpd@pland.gov.hk>
Cc: 'kimchan' <kimchan@visionplanning.com.hk>; 'rwktsang@pland.gov.hk' <rwktsang@pland.gov.hk>; 'rtjuk@pland.gov.hk' <rtjuk@pland.gov.hk>
Subject: (YKC) Planning Application No.: A/H15/286 - Proposed Minor Relaxation of BHRs for Redevelopment of Yue Kwong Cheun - FI01

Dear Sir/Madam,

On behalf of the Applicant, we would like to submit Further Information to respond to the comments raised by relevant Government departments on the captioned planning application received during the period from 8 December 2021 to 25 January 2022, as well as the public comments received during the public inspection period from 30 November

2021 to 21 December 2021 on the captioned planning application.

Please refer to the link for the attachment for your easy action.

https://drive.google.com/drive/folders/1f_1LdrR2NfxS9ETuy5otRKqPSTenlckC?usp=sharing

Thank you for your kind attention and feel free to call me at the undersigned for discussion.
Many thanks!

Best Regards,
Chris Leung
Vision Planning Consultants Limited

Tel.: 2566 9935

Fax: 2566 9978



VISION PLANNING CONSULTANTS LTD.
弘域城市規劃顧問有限公司

Our Ref: YKT/IFS/LTL/19-16
Your Ref: TPB/A/H15/286
Date: 15 March 2022

By Email

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

Dear Sirs,

Proposed Minor Relaxation of Building Height Restrictions in Support of Yue Kwong Chuen Redevelopment in "Residential (Group A)" Zone at Aberdeen Inland Lot No. 260, Aberdeen, Hong Kong (Application No. A/H15/286)

Further our submission of Further Information ("FI") made to the Town Planning Board ("the Board") on 11 March 2022, the Applicant would like to clarify the following two items:

A. Emergency Vehicular Assess ("EVA")

In the revised Landscape Master Plan, the areas behind the crash gate between Blocks 2 and 4, and Blocks 1 and 2, respectively, are proposed for yoga/dance/tai chi plaza areas (pink hatched area in Figure FS01). In the event of emergency, all the recreational activities within the EVA will be stopped at once. Since there will not be any fixtures in these areas blocking the movement of emergency vehicles in case of emergency, the layout of the EVA under the FI submission dated 11 March 2022 remains unchanged/unaffected.

B. Traffic Impact Assessment ("TIA")

Information provided in the responses to Transport Department's comments in the Response-to-comment ("R-to-C") table dated 11 March 2022 will be incorporated into a consolidated TIA report which, upon receipt of TD's confirmation of "no further comment", will be submitted to the TPB in accordance with the Town Planning Board Guidelines on "Submission of Further Information in Relation to Applications for Amendment of Plan, Planning Permission and Review" ("TPB PG-No. 32A").

Should you have any queries with regard to the above, please do not hesitate to contact our Mr Chris LEUNG or the undersigned at 2566 9988.

Thank you very much for your kind attention.

Yours faithfully,
for and on behalf of
VISION PLANNING CONSULTANTS LTD.

Kim On CHAN
Managing Director

c.c. HKHS (By Email)
Client (By Email)
Project Team (By Email)

[YKT/IFS/LTL/19-16] [KCKL]

香港北角觀鯉街 9-23 號 秀明中心 20 樓 C 室
Unit C, 20/F, Seabright Plaza, 9-23 Shell Street, North Point, Hong Kong.

Tel: (852) 2566 9988 Fax: (852) 2566 9978

Email: vision@visionplanning.com.hk Website: www.visionplanning.com.hk





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弘域城市規劃顧問有限公司

Appendix Ic of
MPC Paper No. A/H15/286A

Our Ref: YKT/TFS/LTL/19-17
Your Ref: TPB/A/H15/286
Date: 22 April 2022

By Hand and Email

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

Dear Sirs,

RECEIVED
2022 APR 25 A 10:58
TOWN PLANNING BOARD

Proposed Minor Relaxation of Building Height Restrictions in Support of Yue Kwong Chuen Redevelopment in "Residential (Group A)" Zone at Aberdeen Inland Lot No. 260, Aberdeen, Hong Kong (Application No. A/H15/286)

Reference is made to the captioned S.16 planning application which was submitted to the Town Planning Board on 22 November 2021.

On behalf of the Applicant, we would like to submit herewith, a total of 70 copies of the following Further Information to respond to the comments raised by relevant Government departments on the captioned planning application received during the period from 28 March to 12 April 2022:

- i. Responses-to-Comments ("R-to-C") Table dated 21.4.2022 (Table A);
- ii. Replacement pages of Landscape Proposals (Appendix A);
- iii. Replacement page of Geotechnical Planning Review Report (Appendix B);
- iv. Replacement pages of Sewerage Impact Assessment (Appendix C); and
- v. Revised Traffic Impact Assessment (Appendix D).

In addition, the Applicant would like to clarify the followings:

A. Rationales behind the currently proposed relaxation of Building Height Restrictions ("BHRs") under subject application

- A1. Please refer to Para. 6.2 and Item (e) in Table 8 of the Planning Statement for the logic and rationale of not seeking further relaxation of BHRs than currently proposed.
- A2. It should be noted that the current proposed redevelopment scheme represents the best balance for maximizing public housing unit production within the Subject Site while (i) maximizing the domestic plot ratio ("PR") of 9.779 attainable under the Building (Planning) Regulations ("B(P)R") (N.B. Please note that the maximum PR permissible for the Site under the B(P)R is 9.781), (ii) respecting the surrounding building height profile as mentioned in para.



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6.2 of the Planning Statement, and (iii) fulfilling the mandatory prescribed window requirements stipulated by the Buildings Department as mentioned in Item (e) in Table 8 of the Planning Statement.

A3. While further relaxation of building height restrictions ("BHR") for the Site could be sought, the difference in flat production brought about by the further increases in building height would only be minimal (i.e. about +0.002 domestic PR or about +30m² of domestic GFA). Meanwhile, a higher building height not only increases the construction cost of the redevelopment project, it will be incompatible with the building height profile of the surrounding context, in particular the adjacent Shek Pai Wan Estate with a BHR of 170mPD. For these reasons, the proposed magnitude of relaxation of BHRs under application from 120mPD to 137.6mPD and 152.5mPD, and 140mPD to 168.5mPD (i.e. increases of about 14.7%, 27.1% and 20.4% respectively) are considered most appropriate for the subject site. As such, further relaxation in BHRs than currently proposed is not pursued.

B. Location of Refuge floor(s)

B1. The refuge floor is located at the main roof of each residential block in accordance with the Code of Practice for Fire Safety in Buildings 2011 issued by Buildings Department.

Should you have any queries with regard to the above, please do not hesitate to contact our Mr Chris LEUNG or the undersigned at 2566 9988.

Thank you very much for your kind attention.

Yours faithfully,
for and on behalf of
VISION PLANNING CONSULTANTS LTD.

Kim On CHAN
Managing Director

c.c. HKHS (By Hand & Email)	(w/ encl.)
Client (By Hand & Email)	(w/ encl.)
Project Team (By Email)	(w/ encl.)

[YKT/TFS/LTL/19-17] [KC/CL]



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弘域城市規劃顧問有限公司

Appendix Id of
MPC Paper No. A/H15/286A

Our Ref: YKT/TFS/LTL/19-18
Your Ref: TPB/A/H15/286
Date: 2 June 2022

By Hand and Email

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

Dear Sirs,

Proposed Minor Relaxation of Building Height Restrictions in Support of Yue Kwong Chuen Redevelopment in "Residential (Group A)" Zone at Aberdeen Inland Lot No. 260, Aberdeen, Hong Kong (Application No. A/H15/286)

Reference is made to the captioned S.16 planning application which was submitted to the Town Planning Board on 22 November 2021.

On behalf of the Applicant, we would like to submit herewith, a total of 70 copies of the following Further Information to respond to the comments raised by relevant Government departments on the captioned planning application received during the period from 12 to 18 May 2022:

- i. Responses-to-Comments ("R-to-C") Table dated 2.6.2022 (Table A);
- ii. Replacement pages of the Geotechnical Planning Review Report (Annex A);
- iii. Natural terrain area overlooking the site (Annex B);
- iv. Replacement pages of the Traffic Impact Assessment (Annex C);
- v. Replacement page of the R-to-C table dated 22.4.2022 (Annex D); and
- vi. Replacement pages of the Sewage Impact Assessment (Annex E).

Should you have any queries with regard to the above, please do not hesitate to contact our Mr Chris LEUNG or the undersigned at 2566 9988.

Thank you very much for your kind attention.

Yours faithfully,
for and on behalf of
VISION PLANNING CONSULTANTS LTD.

Kim On CHAN
Managing Director

Encl.

c.c. HKHS (By Hand & Email)
Project Team (By Email)

(w/ encl.)
(w/ encl.)

[YKT/TFS/LTL/19-18] [KC/CL]

香港北角蜆殼街 9-23 號 秀明中心 20 樓 C 室
Unit C, 20/F, Seabright Plaza, 9-23 Shell Street, North Point, Hong Kong.
Tel : (852) 2566-9988 Fax: (852) 2566 9978
Email: vision@visionplanning.com.hk Website: www.visionplanning.com.hk

TOWN PLANNING BOARD

2022 JUN -6 A 11:49

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VISION PLANNING CONSULTANTS LTD.
弘域城市規劃顧問有限公司

Our Ref: YKT/IFS/LTL/19-19
Your Ref: TPB/A/H15/286
Date: 7 June 2022

By Email

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

Dear Sirs,

Proposed Minor Relaxation of Building Height Restrictions in Support of Yue Kwong Chuen Redevelopment in "Residential (Group A)" Zone at Aberdeen Inland Lot No. 260, Aberdeen, Hong Kong (Application No. A/H15/286)

On behalf of the Applicant, we would like to submit herewith a revised page 16 in **Annex C** previously submitted to the Town Planning Board on 2.6.2022 (Our ref: YKT/IFS/LTL/19-18) to replace its original one.

Should you have any queries with regard to the above, please do not hesitate to contact our Mr Chris LEUNG or the undersigned at 2566 9988.

Thank you very much for your kind attention.

Yours faithfully,
for and on behalf of
VISION PLANNING CONSULTANTS LTD.

Kim On CHAN
Managing Director

Encl.

c.c. HKHS (By Hand & Email)
Project Team (By Email)

(w/ encl.)

(w/ encl.)

[YKT/IFS/LTL/19-19] [KC/CL]



S16 Planning Application for
Proposed Minor Relaxation of Building Height Restrictions
Yue Kwong Chuen Redevelopment
Aberdeen Inland Lot ("AIL") No. 260, Aberdeen, Hong Kong

Traffic Impact Assessment

Traffic Generation for YKC Redevelopment with the Compliance-Based Scheme

- 4.9 Based on the traffic generation rates presented in Tables 4.2 – 4.4, the traffic generation associated with the YKC Redevelopment with the Compliance-Based Scheme is estimated, and summarized in Table 4.6.

TABLE 4.6 TRAFFIC GENERATION FOR YKC REDEVELOPMENT WITH THE COMPLIANCE-BASED SCHEME

Use	Parameters	Traffic Generation Rates			
		AM Peak Hour		PM Peak Hour	
		Gen.	Att.	Gen.	Att.
Subsidised Housing (Public Rental Housing)	810 flats	26	17	16	21
Subsidised Housing (Subsidised Sale Flat)	1,766 flats	85	49	43	62
Retail	5,000 m ² GFA	11	12	16	18
Residential Care Home for Elderly cum Day Care Unit for the Elderly	3 light bus spaces ⁽¹⁾	5	5	5	5
Home Care Services for Frail Elderly Persons	2 light bus space ⁽²⁾	3	3	3	3
Day Care Centre for the Elderly (DE)	7 light bus space ⁽³⁾	11	11	11	11
Special Child Care Centre (SCCC)	1 coach parking space	3	3	3	3
TOTAL TRAFFIC GENERATIONS	-	144	100	97	123
EXISTING TRAFFIC GENERATION	(From Table 4.5)	36	23	22	29
ADDITIONAL TRAFFIC GENERATION	-	108	77	75	94
		185 (2-Way)		169 (2-Way)	

Note: (1) Including 2 light bus parking spaces, and 1 light bus / ambulance / other vehicle layby.
(2) Including 1 light bus parking spaces, and 1 light bus layby.
(3) Including 6 light bus parking spaces, and 1 light bus / ambulance layby.

- 4.10 Table 4.6 shows the YKC Redevelopment with the Compliance-Based Scheme would generate some additional 185 (2-way) pcu during the AM peak hour and 169 (2-way) pcu during the PM peak hour when comparing with the existing development.

Traffic Generation for YKC Redevelopment with the Proposed Scheme

- 4.11 Based on the traffic generation rates presented in Tables 4.2 – 4.4, the traffic generation associated with the YKC Redevelopment with the Proposed Scheme is estimated, and summarized in Table 4.7.

TABLE 4.7 TRAFFIC GENERATION FOR YKC REDEVELOPMENT WITH THE PROPOSED SCHEME

Use	Parameters	Traffic Generation Rates			
		AM Peak Hour		PM Peak Hour	
		Gen.	Att.	Gen.	Att.
Subsidised Housing (Public Rental Housing)	870 flats	28	19	17	23
Subsidised Housing (Subsidised Sale Flat)	2,059 flats	99	57	50	72
Retail	5,000 m ² GFA	11	12	16	18
Residential Care Home for Elderly cum Day Care Unit for the Elderly	3 light bus spaces ⁽¹⁾	5	5	5	5
Home Care Services for Frail Elderly Persons	2 light bus space ⁽²⁾	3	3	3	3
Day Care Centre for the Elderly ("DE")	7 light bus space ⁽³⁾	11	11	11	11
Special Child Care Centre ("SCCC")	1 coach parking space	3	3	3	3
TOTAL TRAFFIC GENERATIONS	-	160	110	105	135
EXISTING TRAFFIC GENERATION	(From Table 4.5)	36	23	22	29
ADDITIONAL TRAFFIC GENERATION	-	124	87	83	106
		211 (2-way)		189 (2-way)	

Note: (1) Including 2 light bus parking spaces, and 1 light bus / ambulance / other vehicle layby.
(2) Including 1 light bus parking spaces, and 1 light bus layby.
(3) Including 6 light bus parking spaces, and 1 light bus / ambulance layby.

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



RE: (YKC) Planning Application No.: A/H15/286 - Proposed Minor Relaxation of BHRs for Redevelopment of Yue Kwong Cheun - FI03
07/06/2022 10:16

From: <chrisleung@visionplanning.com.hk>
To: <tpbpd@pland.gov.hk>
Cc: <rwktsang@pland.gov.hk>, <rtyuk@pland.gov.hk>
File Ref:
1 attachment



ltr19_FI03r - Submission to TPB Covering Letter (Signed).pdf

Dear Sir/Madam,

On behalf of the Applicant, we would like to submit herewith a revised page 16 in Annex C previously submitted to the Town Planning Board on 2.6.2022 (Our ref: YKT/TFS/LTL/19-18) to replace its original one.

Thank you for your kind attention and feel free to call for discussion. Many thanks!

Best Regards,
Chris Leung
Vision Planning Consultants Limited

Tel.: 2566 9935
Fax: 2566 9978

From: chrisleung@visionplanning.com.hk <chrisleung@visionplanning.com.hk>
Sent: Thursday, June 2, 2022 5:38 PM
To: 'tpbpd@pland.gov.hk' <tpbpd@pland.gov.hk>
Cc: 'rwktsang@pland.gov.hk' <rwktsang@pland.gov.hk>; 'rtyuk@pland.gov.hk' <rtyuk@pland.gov.hk>; 'htkyip@pland.gov.hk' <htkyip@pland.gov.hk>
Subject: (YKC) Planning Application No.: A/H15/286 - Proposed Minor Relaxation of BHRs for Redevelopment of Yue Kwong Cheun - FI03

Dear Sir/Madam,

On behalf of the Applicant, we would like to submit herewith the attached Further Information ("FI") to respond to the comments raised by relevant Government departments on the captioned planning application received during the period from 12 to 18 May 2022. 70 hardcopies of the FI will be delivered to the TPB soon.

Thank you for your kind attention and feel free to call for discussion. Many thanks!

Best Regards,
Chris Leung
Vision Planning Consultants Limited

Tel.: 2566 9935

Fax: 2566 9978



VISION PLANNING CONSULTANTS LTD.

弘域城市規劃顧問有限公司

Our Ref: YKT/TFS/LTL/19-20

Your Ref: TPB/A/H15/286

Date: 9 June 2022

By Email

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

Dear Sirs,

Proposed Minor Relaxation of Building Height Restrictions in Support of Yue Kwong Chuen Redevelopment in "Residential (Group A)" Zone at Aberdeen Inland Lot No. 260, Aberdeen, Hong Kong (Application No. A/H15/286)

Reference is made to Item E4 of the Responses-to-Comments Table under Further Information ("FI") No. 2 submitted to the Town Planning Board on 22.4.2022 (our ref: YKT/TFS/LTL/19-17) concerning the potential traffic improvement works at the junction of Aberdeen Reservoir Road/ Aberdeen Main Road (the "proposed traffic improvement works") as identified in the Traffic Impact Assessment ("TIA").

In this connection, we would like to clarify that upon further consideration, the Applicant is now prepared to take up the proposed traffic improvement works and will implement the works as soon as possible and hopefully complete it before the commencement of the Yue Kwong Chuen Redevelopment.

In spite of the above, it should be noted that in the eventuality that the necessary approvals for the proposed traffic improvement works cannot be obtained or the proposed traffic improvement works were subsequently found infeasible, the Applicant would have no choice but to fall back to the compliance-based scheme (which is always permitted under the OZP) for the redevelopment of Yue Kwong Chuen, rather than the current proposed redevelopment scheme in the subject S.16 planning application, at the expense of some 353 public housing units.

Should you have any queries with regard to the above, please do not hesitate to contact our Mr Chris LEUNG or the undersigned at 2566 9988.

Thank you very much for your kind attention.

Yours faithfully,
for and on behalf of
VISION PLANNING CONSULTANTS LTD.

Kim On CHAN
Managing Director

c.c. HKHS (By Hand & Email)

(w/ encl.)

Project Team (By Email)

(w/ encl.)

[YKT/TFS/LTL/19-20] [KC/CL]

香港北角規殼街 9-23 號 秀明中心 20 樓 C 室

Unit C, 20/F, Seabright Plaza, 9-23 Shell Street, North Point, Hong Kong.

Tel: (852) 2566 9988 Fax: (852) 2566 9978

Email: vision@visionplanning.com.hk Website: www.visionplanning.com.hk



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(YKC) Planning Application No.: A/H15/286 - Proposed Minor Relaxation of BHRs for Redevelopment of Yue Kwong Cheun - FI03
09/06/2022 12:41

From: <chrisleung@visionplanning.com.hk>
To: <tpbpd@pland.gov.hk>
Cc: <kimchan@visionplanning.com.hk>, <rwktsang@pland.gov.hk>, <rtiyuk@pland.gov.hk>, <htkyip@pland.gov.hk>

File Ref:

1 attachment



ltr20_FI04 - Submission to TPB Clarification Letter (Signed).pdf

Dear Sir/Madam,

On behalf of the Applicant, we would like to submit herewith the attached clarification letter for your consideration.

Thank you for your kind attention and feel free to call for discussion. Many thanks!

Best Regards,

Chris Leung

Vision Planning Consultants Limited

Tel.: 2566 9935

Fax: 2566 9978

Detailed Comments from Government Departments

1. Comments of the C for T:

- According to drawing no. YKC-MLP-01, a 3.5m height noise barrier facing Aberdeen Reservoir Road is proposed over public footpath. Initial comments on the proposed noise barrier are as follows:
 - the “Guidelines on Design of Noise Barriers” should be strictly followed;
 - nothing shall interfere with sight lines of motorists or pedestrians, obscure any traffic sign or traffic light signals, or obstruct pedestrian circulation;
 - all noise barrier erected over carriageways shall have a minimum vertical clearance of 5.1m and over any footpath should have a minimum vertical clearance of 3.5m;
 - no obstruction shall be caused to pedestrian or vehicular traffic;
 - temporary traffic arrangement for implementation of the proposed works should be submitted to relevant parties, including Police, HyD, and TD, for comments; and
 - the design of the proposed noise barrier should be submitted to TD and HyD for further consideration.

2. Comments of the CHE/HK, HyD:

- as a 3.5m high noise barrier facing Aberdeen Reservoir Road is proposed over public footpath, based on ETWB(W) No. 36/2004, submission to ACABAS is required;
- TD’s comments should be sought regarding the height of the proposed noise barrier over public footpath;
- the Lot owner should be responsible for the maintenance of the proposed noise barrier; and
- comments will be provided on the detailed design of the proposed noise barrier.

3. Comments of the H(GEO), CEDD:

- it is noted in the applicant's responses that they have reservation to include the hillside within the Aberdeen Country Park into the NTHS study area. However, please be advised that the portion of hillside concerned is within the same catchment with the proposed site and there are credible flow path to the site. It is envisaged that the required NTHS would ascertain if the proposed site would be affected by the natural terrain landslide hazard from this area. As such the entire upslope catchment, including the area within Aberdeen Country Park should be included in the study; and
- regarding the concern of NTHS and associated works within country park and the potential impact to the project programme, please be advised that the hazard mitigation measures, if found required in the study, could be carried out at the toe of the hillside or within the proposed site without encroaching onto the country park. Although, it is understood that some ground investigation (GI) works may be carried out as part of the NTHS, the scale of GI works is usually minimal and the location is flexible depending on the availability of information from other sources. In view of this, it is believed that the required NTHS would not cause delay to the project programme if proper planning of the NTHS is taken into account in the early stage of the project.

2-1

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

211201-092036-52966

提交限期

Deadline for submission:

21/12/2021

提交日期及時間

Date and time of submission:

01/12/2021 09:20:36

有關的規劃申請編號

The application no. to which the comment relates: A/H15/286

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 張

意見詳情

Details of the Comment :

此規劃項目應該於基座或山坡地層預留空間/結構予南港島綫(西段)鐵路設施通過。

寄件者: [REDACTED]
寄件日期: 2021年12月21日星期二 2:20
收件者: tpbpd
主旨: A/H15/286 Housing Society Yue Kwong Chuen, Aberdeen

A/H15/286 Housing Society

Yue Kwong Chuen, Aberdeen Inland Lot No. 260, Hong Kong

Site area : About 15,189sq.m

Zoning : "Res (Group A)"

Applied development : Proposed MAJOR Relaxation of BHR for Permitted Flat, Social Welfare Facility, Eating Place and Shop and Services Uses

5 Blocks / 870 PRH + 2,059 SSF units / Clubhouse / PR 10,108 / 152.5Mpd (+27.1%) and 168.5mPD (+20.4%) / 5,000m2 Retail / 7,547m2 GIC / OS 8,321sq.m / 367 Vehicle Parking

Dear TPB Members,

Strong objections. This is a Monster. The proposed PR is outrageous as social welfare facilities is assumed to be exempted from GFA calculation but would represent approx. and additional .5PR.

The podium would impact ventilation to the nearby estates and schools and block both views of the green panorama and natural light.

The claim that there would be 8,000+ OS is ridiculous as the master plan indicates that there would be very little greenery. In addition the outdoor active recreation space are totally inadequate for a community of almost 10,000.

Why a club house? This development is for subsidized housing. The location is in Aberdeen with countless gyms and other facilities available. Club houses are costly to maintain and place an additional monthly expenditure on households, some who may never use the facilities.

No bicycle parking but far too many car parking for an urban location with excellent public transport facilities.

The excuse of housing needs is now being manipulated to develop units for sale when Housing Society should be concentrating on providing homes for grass roots not some kids whose parents can gift them a unit.

- *The central-corridor design gives better privacy. The flats are designed with large windows to allow more sunlight*
- *2 of the buildings within the estate, Ching Hoy Lau and Hoy Au Lau were **rehabilitated in 2012** with refurbished exterior walls, more lifts as well as enhanced security, power and fire systems*

So well planned units that are in harmony with other developments and schools nearby are to be replaced with high rise boxes. Why not rehabilitate the other blocks?

Unfortunately all common sense and prudence has been abandoned and TPB is under pressure to approve every application that makes the administrations housing statistics look better.

Mary Mulvihill

5-3

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/H15/286

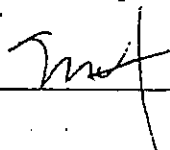
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

香港仔聖伯多祿天主教小學位於渣甸光邨毗鄰，現時週
邊環境寧靜舒適，空氣質素良好，在渣甸光邨重建後
學校各層大堂的景觀已被渣甸光邨的第二座完全遮擋，
相信還會出現風樓效應，影響空氣流通，加上會
群及停車場等設施的增設，相信環境及噪音污染
也會相應出現，本人建議如可行的話，在重建渣甸光邨
的規劃時，應小心考慮石塘咀及渣甸光邨毗鄰這間唯一
千禧校舍小學的學習環境是否受到破壞，影響學生的健康。

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature



日期 Date

21/12/2021

Seg 1 5-4.

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Re: A/H15/286 Housing Society Yue Kwong Chuen, Aberdeen
15/04/2022 02:46

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Cc: enquiry <enquiry@aud.gov.hk>, paul <paul@designinghongkong.com>
File Ref:

Dear TPB Members,

The applicant provides further information including responses to departmental comments with revised Traffic Impact Assessment, replacement pages of technical assessments (i.e. Air Ventilation Assessment - Expert Evaluation, Geotechnical Planning Review Report, Landscape Proposal, Sewerage Impact Assessment, Drainage Impact Assessment, Environmental Assessment), replacement pages of Application Form and Planning Statement; **response to public comments**; and **clarification on the proposed scheme**.

IT IS TOTALLY UNACCEPTABLE THAT NO SOFT COPY IS PROVIDED.

THIS APPLICATION INVOLVES LAND BELONGING TO THE GOVERNMENT THAT WILL ENTAIL CONSIDERABLE INVESTMENT THAT MAY OR MAY NOT BE RECOUPED ON SALE OF THE UNITS

THERE IS NO EXCUSE OR JUSTIFICATION FOR THE HOUSING SOCIETY TO WITHHOLD THE FURTHER INFO FROM THE COMMUNITY

PARTICIPATION ON THE PART OF THE TAX PAYER IS BEING DENIED EVEN BEFORE THESE RIGHTS ARE TO BE CURTAILED.

HOPEFULLY THE DISTRICT COUNCIL WILL PROTEST ON THE PART OF THE COMMUNITY.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 21 December 2021 2:19 AM CST
Subject: A/H15/286 Housing Society Yue Kwong Chuen, Aberdeen

A/H15/286 Housing Society

Yue Kwong Chuen, Aberdeen Inland Lot No. 260, Hong Kong

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Zoning : "Res (Group A)"

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Mary Mulvihill

Advisory Clauses

- (a) to apply to the DLO/HKW&S, LandsD for a lease modification for implementation of the proposal;
- (b) to note C for T's advice that the project proponent should assess the relevant traffic impact during construction phase of the project and submit the construction TIA to TD for comments prior to the commencement of works. Should the construction works affect public road or footpath, temporary traffic management scheme should be submitted to the Police and TD for consideration;
- (c) to note C for T's advice that as a 3.5m high noise barrier facing Aberdeen Reservoir Road is proposed over public footpath, the "Guidelines on Design of Noise Barriers" should be strictly followed; nothing shall interfere with sight lines of motorists or pedestrians, obscure any traffic sign or traffic light signals, or obstruct pedestrian circulation; all noise barrier erected over carriageways shall have a minimum vertical clearance of 5.1m and over any footpath should have a minimum vertical clearance of 3.5m; no obstruction shall be caused to pedestrian or vehicular traffic; temporary traffic arrangement for implementation of the proposed works should be submitted to relevant parties, including Police, HyD, and TD, for comments; and the design of the proposed noise barrier should be submitted to TD and HyD for further consideration;
- (d) to note C of P's advice that the proposed development should not cause adverse traffic obstruction in or beyond the site of works and each temporary traffic arrangement involving works on public carriageway and/or footpath, if any, has to be submitted to Road Management Office of the Police and other stakeholders for detailed comment prior to its implementation;
- (e) to note DHy's advice that as a 3.5m high noise barrier facing Aberdeen Reservoir Road is proposed over public footpath, based on ETWB(W) No. 36/2004, submission to ACABAS is required; TD's comments should be sought regarding the height of the proposed noise barrier over public footpath; and the Lot owner should be responsible for the maintenance of the proposed noise barrier;
- (f) to note DEP's advice that the proposed redevelopment will involve demolition of building structures and excavation works. In view of this, the applicant is reminded to minimise the generation of C&D materials, and reuse and recycle the C&D materials on-site as far as possible;
- (g) to note CA/CMD2, ArchSD's advice that as some of flats are facing west, solar control devices should be considered to reduce solar heat gain and avoid glare as far as practicable; and the applicant is encouraged to create a pedestrian-friendly environment by providing barrier-free access/facilities, adequate shading devices, more seating areas and greening/ planters, etc. to enhance public enjoyment;
- (h) to note CTP/UD&L, PlanD's advice that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. Tree removal applications should be submitted direct to relevant authority(ies) for approval; and
- (i) to note CE/C, WSD's advice that the applicant shall submit an updated WSIA separately to WSD in detailed design stage.