

2020年12月14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  
MPC Paper No. A/K14/797A

This document is received on DEC 2020  
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; 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](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](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/K14/797
	Date Received 收到日期	16 DEC 2020

- 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。

<b>1. Name of Applicant 申請人姓名/名稱</b>
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input checked="" type="checkbox"/> Organisation 機構)
The Hong Kong Housing Authority

<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
N/A

<b>3. Application Site 申請地點</b>	
(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)	Anderson Road Quarry Sites R2-5 and R2-8, Sai Kung
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 R2-5: 14,210 R2-8: 16,900 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 R2-5: 61,814 R2-8: 71,825 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	R2-5: 14,210 R2-8: 16,900 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kwun Tong (North) Outline Zoning Plan No. S/K14N/15
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group B) 3"
(f) Current use(s) 現時用途	Under site formation by CEDD  (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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☒ 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

N/A

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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

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		
	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 –

- R2-5: Maximum Overall 4.0      R2-5: Maximum Overall 4.35  
R2-8: Maximum Overall 4.0      R2-8: Maximum Overall 4.25
- ☒ Plot ratio restriction      From 由 .....sq. m 平方米 to 至 .....sq. m 平方米  
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  
R2-5: 260 (eastern part), R2-8: 255 (eastern part)  
From 由 ..... mPD 米 (主水平基準上) to 至  
R2-5: 273 (eastern part), R2-8: 266 (eastern part)  
.....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 social welfare facility (Neighbourhood Elderly Centre), school (not elsewhere specified), school (kindergarten), shop and services, eating place, institutional use (not elsewhere specified) and place of entertainment uses with minor relaxation of plot ratio and building height restriction

(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      R2-5: Not more than 61,814  
R2-8: Not more than 71,825 sq. m 平方米      ☒ About 約
- Proposed plot ratio 擬議地積比率      R2-5: 4.35 R2-8: 4.25      ☐ About 約
- Proposed site coverage 擬議上蓋面積      R2-5: 50% R2-8: 20% %      ☒ About 約
- Proposed no. of blocks 擬議座數      R2-5: 2 R2-8: 3
- Proposed no. of storeys of each block 每座建築物的擬議層數      R2-5: 16-29 R2-8: 12-27  
..... storeys 層
- ☒ include 包括...1...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      R2-5: Not more than 273 R2-8: Not more than 266  
..... mPD 米(主水平基準上) ☒ About 約  
R2-5: 84 R2-8: 80 ..... m 米      ☒ About 約

<input checked="" type="checkbox"/> 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 .....	R2-5: 56,840 R2-8: 67,600 ..... sq. m 平方米 <input checked="" type="checkbox"/> About 約 R2-5: about 1,140 R2-8: about 1,380 R2-5: 50 R2-8: 49 .....sq. m 平方米 <input checked="" type="checkbox"/> About 約 R2-5: 3,200 R2-8: 3,860 .....
<input checked="" type="checkbox"/> Non-domestic part 非住用部分 <input checked="" type="checkbox"/> eating place 食肆 ..... <input type="checkbox"/> hotel 酒店 .....  <input type="checkbox"/> office 辦公室 ..... <input checked="" type="checkbox"/> shop and services 商店及服務行業 .....  <input checked="" type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施 .....	GFA 總樓面面積 R2-5: 750 ..... sq. m 平方米 <input checked="" type="checkbox"/> About 約 N/A ..... sq. m 平方米 <input type="checkbox"/> About 約 (please specify the number of rooms 請註明房間數目) ..... N/A ..... sq. m 平方米 <input type="checkbox"/> About 約 R2-5: 450 ..... sq. m 平方米 <input checked="" type="checkbox"/> About 約 (including school and other retail uses such as place of entertainment & institutional uses) (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) R2-5: Neighbourhood Elderly Centre - about 550 sqm ..... R2-8: Neighbourhood Elderly Centre and Kindergarten - about 2,050 sqm ..... .....  <input checked="" type="checkbox"/> 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) R2-5: Ancillary uses including estate management office, ancillary office/workshop and circulation space - about 3,224sqm ..... R2-8: Ancillary uses including estate management office, ancillary office/workshop and circulation space - about 2,175sqm .....  <input checked="" type="checkbox"/> Open space 休憩用地 ..... <input checked="" type="checkbox"/> private open space 私人休憩用地 ..... <input type="checkbox"/> public open space 公眾休憩用地 .....

(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 the attached Planning Statement.		

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

Please refer to the attached Planning Statement.



## 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)

Public housing developments: 2024/25

Neighbourhood Elderly Centres: 2024/25

## 8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行车通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是          No 否</p>	<p><input type="checkbox"/> 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))</p> <p>.....</p> <p><input checked="" 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) Please refer to the attached Planning Statement.</p> <p><input type="checkbox"/></p>																								
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是          No 否</p>	<p><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)</p> <table border="0"> <tr> <td></td> <td>R2-5</td> <td>R2-8</td> </tr> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>108</td> <td>136</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td>11</td> <td>13</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td>5</td> <td>6</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td>Nil</td> <td>Nil</td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td>Nil</td> <td>Nil</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> <td></td> </tr> <tr> <td>Bicycle Parking</td> <td>76</td> <td>92</td> </tr> </table> <p><input type="checkbox"/></p>		R2-5	R2-8	Private Car Parking Spaces 私家車車位	108	136	Motorcycle Parking Spaces 電單車車位	11	13	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	5	6	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil	Nil	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil	Nil	Others (Please Specify) 其他 (請列明)			Bicycle Parking	76	92
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<p>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？</p>	<p>Yes 是          No 否</p>	<p><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)</p> <table border="0"> <tr> <td></td> <td>R2-5</td> <td>R2-8</td> </tr> <tr> <td>Taxi Spaces 的士車位</td> <td>Nil</td> <td>Nil</td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td>Nil</td> <td>Nil</td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td>Nil</td> <td>1@</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td>6*</td> <td>6#</td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td>Nil</td> <td>Nil</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> <td></td> </tr> </table> <p><input type="checkbox"/></p> <p>*4 for residential and 2 for retail and commercial at Site R2-5 @ For shared use by non-domestic facilities at Site R2-8 # For residential at Site R2-8</p>		R2-5	R2-8	Taxi Spaces 的士車位	Nil	Nil	Coach Spaces 旅遊巴車位	Nil	Nil	Light Goods Vehicle Spaces 輕型貨車車位	Nil	1@	Medium Goods Vehicle Spaces 中型貨車車位	6*	6#	Heavy Goods Vehicle Spaces 重型貨車車位	Nil	Nil	Others (Please Specify) 其他 (請列明)					
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### 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。

<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 checked="" 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 checked="" type="checkbox"/> Excavation of land 挖土 R2-5: 9,100 Area of excavation 挖土面積 R2-8: 9,400 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 R2-5: 4.5 ..... m 米 <input checked="" type="checkbox"/> About 約 R2-8: 3.8 to 11.3</p> <p><input type="checkbox"/></p>																																
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## 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

CHAN King Kong, Theron

Chief Planning Officer/1

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

Others 其他 RPP

on behalf of  
代表

The Hong Kong Housing Authority

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

Date 日期

30 November 2020

(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。

**Section 16 Planning Application for Proposed Non-domestic Facilities  
and Minor Relaxation of Plot Ratios and Building Height  
Restrictions for the Proposed Public Housing Developments at  
Anderson Road Quarry Sites R2-5 and R2-8, Sai Kung**

---

**Planning Statement**

**November 2020**



**Hong Kong Housing Authority**



本署檔號 Our Ref. HD(P) 8/3/KLN/18

電話 Tel No. 2761 7139

來函檔號 Your Ref.

圖文傳真 Fax No. 2761 5870

27 January 2021

By Email

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

Dear Sir/Madam,

**Section 16 Planning Application for Proposed Non-domestic Facilities and Minor Relaxation of Plot Ratios and Building Height Restrictions for the Proposed Public Housing Developments at Anderson Road Quarry Sites R2-5 and R2-8, Sai Kung**  
(Application no. A/K14/797)

Reference is made to the captioned Section 16 application received by the Town Planning Board on 14.12.2020 and the comments received from Planning Department dated 18.1.2021 on the Visual Impact Assessment. We submit herewith the Response to comments table as well as the revised pages and Figure 5 of the VIA to substantiate the application.

Should you have any queries or need further information, please contact the undersigned or Ms. Edith Fung at 2761 5307. Thank you.

Yours faithfully,

(Lily SZE)  
for Director of Housing

Encl.

**Section 16 Planning Application for Proposed Non-domestic Facilities and Minor Relaxation of Plot Ratios and Building Height Restrictions for the Proposed Public Housing Developments at Anderson Road Quarry Sites R2-5 and R2-8, Sai Kung (Application no. A/K14/797)**

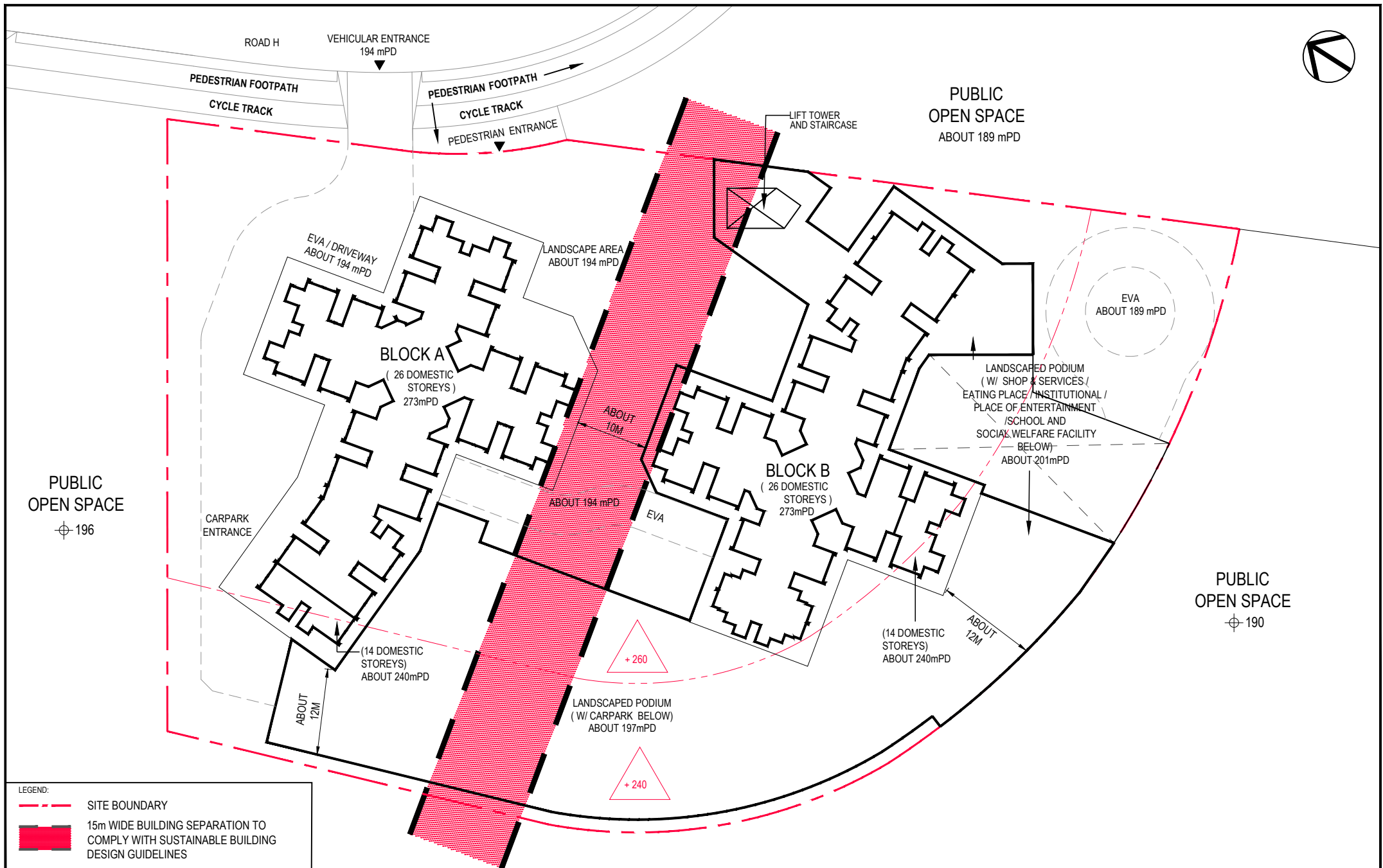
**Response-to-Comments from Urban Design and Landscape Section of Planning Department dated 18 January 2021**

Date	Department	Department's Comments	HD's Response
18 Jan 2021	UD&L, PlanD	<p>I refer to your above-quoted memo enclosing a copy of the subject application and the supplementary planning statement. Please find below our observations/comments from urban design, visual impact and air ventilation perspectives for your consideration.</p>	Noted.
		<p><b><u>Urban Design and Visual</u></b></p> <p>2. The applicant seeks planning permission for minor relaxation of building height (BH) and plot ratio (PR) restrictions of Site R2-5 at ARQ from 260mPD to 273mPD (eastern part) and from 4 to 4.35 respectively, and those of Site R2-8 from 255mPD to 266mPD (eastern part) and from 4 to 4.25 respectively, as well accommodating non-domestic facilities (including neighbourhood elderly centre, kindergarten and retail &amp; commercial facilities) at the sites.</p>	Noted.
		<p>3. For Site R2-5, the proposed development comprises of two 26-storey domestic blocks integrated with a 2-storey non-domestic podium and a storey of semi-basement carpark. For Site R2-8, the proposed development comprised of three 25-storey domestic blocks integrated with a storey of non-domestic podium and a storey of semi-basement carpark. The</p>	Noted.

Date	Department	Department's Comments	HD's Response
		<p>proposed domestic blocks have adopted a stepping design, which is in general respecting the intended stepped height profile for the sites. Accommodation of the proposed development would unlikely cause any significant adverse visual impact.</p> <p>4. With reference to the master layout plan and landscape master plan provided, some landscape treatments (e.g. landscape area and periphery planting) and design features (e.g. children play area and badminton court) will be incorporated at the lower levels of the proposed development at both sites.</p> <p>5. As to the additional PR, it is intended for accommodating the additional non-domestic facilities to serve the community. We have generally no comments on this aspect from urban design and visual perspectives.</p> <p>6. Notwithstanding, the applicant might wish to note the following minor comments:</p> <ul style="list-style-type: none"> <li>• <b>Para. 4.4 Bullet Point 1</b> – it is noted that a 15m separation/building gap between the domestic blocks at Site R2-5 will be proposed. Please consider indicating such building gap on the relevant plan(s).</li> </ul>	<p>Noted.</p> <p>Noted.</p> <p>Noted. The 15m separation/building gap has been incorporated. Please find enclosed revised Figure 5 of the VIA.</p>



Date	Department	Department's Comments	HD's Response
		<p>7. While we have no grave concern on the general conclusion of the VIA, we have the following comments/suggestions:</p> <ul style="list-style-type: none"> <li>• <b>Para. 7.41 VP8 &amp; Table 2</b> – with reference to Para. 6.2 VP8, the visual sensitivity at this viewpoint should read as “medium to high”.</li> </ul>	<p>Noted. The texts have been revised. Please find enclosed revised page 21 and 22 of the VIA.</p>



<p>PROJECT TITLE</p> <p><b>PROPOSED PUBLIC HOUSING DEVELOPMENT AT ANDERSON ROAD QUARRY SITE R2-5</b></p>	<p>DRAWING TITLE</p> <p><b>MASTER LAYOUT PLAN</b></p> <p>0 10 20 30m SCALE</p>	<p> 房屋署 HOUSING DEPARTMENT</p> <table><tr><td>DRAWING NO. <b>FIGURE 5</b></td><td>SCALE <b>1:750(A4)</b></td><td>DATE <b>JAN/2021</b></td></tr></table>	DRAWING NO. <b>FIGURE 5</b>	SCALE <b>1:750(A4)</b>	DATE <b>JAN/2021</b>
DRAWING NO. <b>FIGURE 5</b>	SCALE <b>1:750(A4)</b>	DATE <b>JAN/2021</b>			

into the existing urban landscape which will not affect the visual experience of the VSRs. The obstruction of view towards hillside amenity of Jordan Valley by the proposed development at Site R2-4 also have minimal effect on the VSRs given the key visual resources are still being retained.

- 7.40 **Effect on visual resources:** As evident from the renderings, the key visual resources are being preserved with the compatible scale and massing of the Proposed Developments. Only Site R2-4 will result in marginal blockage of view towards the Jordan Valley under Scenario 2. Nevertheless, the Proposed Developments would be carefully designed at detailed design stage with consideration on the building façade, colour, and treatment so that they will be compatible with the surroundings.
- 7.41 Considering the medium to high sensitivity, the cumulative visual impact of the Proposed Development is considered **slightly adverse**.

## 8 CONCLUSION

- 8.1 The VIA supports the Section 16 Planning Application for the proposed non-domestic facilities and minor relaxation of PRs and BHRs from 4.0 to 4.35 and 260mPD to 273mPD in the eastern part for Site R2-5 at ARQ and from 4.0 to 4.25 and 255mPD to 266mPD in the eastern part for Site R2-8 at ARQ to facilitate the proposed public housing developments. The Proposed Development of Site R2-4 under a separate s.16 Planning Application to be submitted by HKHS is also incorporated to assess the cumulative visual impact through an extra scenario. A total of 8 VPs are selected for assessment through comparison of photomontages and renderings of the proposed schemes with the baseline schemes under 3 scenarios.
- 8.2 Based on the analysis on the appraisal of visual impact on Visual Composition, Visual Obstruction, Effect on Public Views and Effect on Visual Resources, **Table 2** below presents the overall cumulative visual impact caused by the Proposed Developments.

**Table 2 - Summary Table of Visual Impact**

Viewpoints assessed	Visual Sensitivity	Resultant Visual Impact
VP1: Hong Kong Convention and Exhibition Centre	Medium	Negligible
VP2: Jordan Valley	Low to medium	Slightly adverse
VP3: Jordan Valley Morning Trail	Low	Negligible to slightly adverse
VP4: Wilson Trail Section 3	Low	Negligible
VP5: Planned Green Promenade	Medium to high	Slightly to moderately adverse
VP6: Planned Open Space	Medium	Slightly to moderately adverse
VP7: Planned Viewing Deck at +310mPD	High	Slightly to moderately adverse
VP8: Planned Lookout at +310mPD	Medium to high	Slightly adverse

8.3 In summary, after adopting the sensitive design/mitigation measures, the residual cumulative visual impact of the Proposed Developments under Scenarios 1 and 2 is considered to be acceptable (from negligible to moderately adverse) (*Table 2* refers).



本署檔號 Our Ref. HD(P) 8/3/KLN/18

電話 Tel No. 2761 7139

來函檔號 Your Ref.

圖文傳真 Fax No. 2761 5870

4 March 2021

By Hand

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

Dear Sir/Madam,

**Section 16 Planning Application for Proposed Non-domestic Facilities and Minor Relaxation of Plot Ratios and Building Height Restrictions for the Proposed Public Housing Developments at Anderson Road Quarry Sites R2-5 and R2-8, Sai Kung**  
(Application no. A/K14/797)

Reference is made to the captioned Section 16 application received by the Town Planning Board on 14.12.2020 and the comments received from Planning Department dated 18.1.2021 and 25.1.2021 on the Air Ventilation Assessment (AVA) and Planning Statement. We submit herewith the Response to comments table as well as the revised figures and revised AVA to substantiate the application.

Due to typo error, please be clarified that the site coverage is 60% and 40% for Site R2-5 and Site R2-8, respectively.

Should you have any queries or need further information, please contact the undersigned or Ms. Edith Fung at 2761 5307. Thank you.

Yours faithfully,

(Lily SZE)  
for Director of Housing

Encl.



本署檔號 Our Ref. HD(P) 8/3/KLN/18

電話 Tel No. 2761 7139

來函檔號 Your Ref.

圖文傳真 Fax No. 2761 5870

13 April 2021

By Dispatch and Email

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

Dear Sir/Madam,

**Section 16 Planning Application for Proposed Non-domestic Facilities and Minor Relaxation of Plot Ratios and Building Height Restrictions for the Proposed Public Housing Developments at Anderson Road Quarry Sites R2-5 and R2-8, Sai Kung**  
(Application no. A/K14/797)

Reference is made to the captioned Section 16 application received by the Town Planning Board on 14.12.2020, the public comments received from Planning Department (PlanD) dated 19.3.2021, and the comments from PlanD received on the revised Air Ventilation Assessment (AVA) on 8.4.2021. We submit herewith the Response to comments table as well as the revised AVA to substantiate the application.

Please be clarified that while the total GFA of the non-domestic facilities are 4,974 sq.m. and 4,225 sq.m. for Site R2-5 and R2-8 respectively, the GFA for the Neighbourhood Elderly Centre (NEC) and ancillary facilities within the proposed developments are about 550 sq.m. @ (Site R2-5) and 1,175 sq.m. @ (Site R2-8).

@Subject to SWD's requirement at detailed design. As required by SWD, the NOFA of the NECs at both sites are 303 sq.m.

The breakdown of the site coverage of the proposed developments is also provided as follows:

Site coverage	Site R2-5	Site R2-8
Domestic	22%	30%
Non-domestic	38%	10%

Should you have any queries or need further information, please contact the undersigned or Ms. Edith Fung at 2761 5307. Thank you.

Yours faithfully,



(Lily SZE)  
for Director of Housing

Encl.



**Other Technical Comments from the Government Departments**

1. Comments of the Secretary for Education

- (a) Regarding the loading/unloading (L/UL) space for the kindergarten (KG) at Site R2-8, it is noted one L/UL space will be provided and ‘shared use by non-domestic facilities users including kindergarten’s users’. The applicant is reminded to make reference to Chapter 8 “Internal Transport Facilities” of the Hong Kong Planning Standards and Guidelines (Table 11 Section 2 refers). Among the other requirements of parking and L/UL space for KGs, a standard L/UL requirement of a minimum of 2 lay-bys for school buses is noted.
- (b) The applicant is reminded to note the following requirement:  
‘The requirement may be substituted by 5 lay-bys of size 3m x 7m for mini-bus /nanny van which can provide a total number of seats equivalent to that provided by 2 large school buses.’.

2. Comments of the Director of Environmental Protection

The applicant is reminded to implement all recommended environmental mitigation measures in the final Environmental Assessment Study (EAS) and the Sewerage Review Report (SRP). If there is any major change or proposed modification to the project scope and/or recommended mitigation measures, updated EAS and SRP should be submitted to Director of Environmental Protection for agreement.

3. Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department

- (a) **Potential air ventilation impacts beyond Assessment Area** (section 4.7) – Although the consultant has extended the Assessment Area and add overall test points in the extended region, it is still found that some of the potential air ventilation impacts have been identified beyond the Assessment Area under E wind. Thus, the average velocity ratio (SVR), local spatial average velocity ratio (LVR) and spatial AVR of some focus areas shown in Tables 4.1 and 4.2 may not fully reflect the actual air ventilation impacts on the pedestrian wind environment due to the proposed developments.
- (b) **NNE wind** (paragraphs 4.7.1, item c) – The simulation results show that the VR pattern in the highlighted area are quite similar under Baseline Scheme and Scenario. This is not tally with the discussion in text.
- (c) **NE wind** (paragraph 4.8.2, items a and b) – It is unclear which scheme is being discussed in these paragraphs.
- (d) **E wind** (paragraph 4.8.4, Item b) – The simulation results show Scenario B has lower VR in the circled area of item b when compared with the Scenario A. This is contradictory to the discussion in text.
- (e) **ESE wind** (paragraph 4.8.5) – The consultant is still not able to explain why the proposal at Site R2-4 would significantly affect the upstream pedestrian areas around the Site R2-4 and Site RS-1 under ESE wind. The consultant should ensure that the correct figures are presented to reflect the corresponding simulation results.



tpbpd@pland.gov.hk

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寄件者: [REDACTED]  
寄件日期: 2021年01月12日星期二 23:09  
收件者: tpbpd  
主旨: A/K14/797 Housing Society Sites R2-5 and R2-8 of Anderson Road Quarry

A/K14/797

Government Land in Sites R2-5 and R2-8 of Anderson Road Quarry Development, Kowloon Housing Society  
Site area : About 31,110sq.m (Site R2-5 About 14,210sq.m - Site R2-8 about 16,900sq.m)

Zoning : "Res (Group B) 3"

Applied development : 2,520 Units / Proposed Social Welfare Facilities, School (Kindergarten), School (not elsewhere specified), Shop and Services, Market, Eating Place, Institutional Use (not elsewhere specified) and Place of Entertainment, and Minor Relaxation of PR 4.35 and BHR 273mPD / SC 50% / OS 7060sq.m / 268 Vehicle Parking (2 Neighbourhood Elderly Centres ("NEC"), Kindergarten, Retail)

Dear TPB Members,

Strong objections to the community services being crammed into the lowest floor of one tower. So poor ventilation, little natural light and shared access to OS instead of dedicated spaces.

Why not a separate block like that for R2-4?

It appears that this HS development is to provide retail and community services for the entire area. This implies that the private blocks will avail of the services but themselves not have to contribute to the community facilities?

NEC – no details provided like number of places. Does this include residential care? If not why not?

This plan ignores lessons that should be learnt from the current health crisis, the importance of good ventilation, natural light and exercise, particularly for vulnerable groups like the elderly and kids.

The additional height will certainly impact the view of the ridge-line and the pleasure the natural panorama brings to so many.

Members, questions please.

Mary Mulvihill

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Sai Kung, Lands Department that the site availability for Site R2-8 is subject to the program of the site formation and infrastructural works by the Project Manager/East, Civil Engineering and Development Department;
- (b) to implement all recommended environmental mitigation measures in the final Environmental Assessment Study (EAS) and the Sewerage Review Report (SRS). If there is any major change or proposed modification to the project scope and/or recommended mitigation measures, updated EAS and SRS should be submitted to Environmental Protection Department for agreement.
- (c) to note the comments of Director of Fire Services that the arrangement of emergency vehicle access shall comply with Section 6, Part D of the “*Code of Practice for Fire Safety in Buildings 2011*” which is administered by the Buildings Department.
- (d) to note the comments of Director of Social Welfare (D of SW) to ensure meeting all his requirements regarding the welfare facilities (i.e. one Neighbourhood Elderly Centre (NEC) at Site R2-5 and one NEC at Site R2-8) and to arrange ongoing liaison with D of SW at detailed design stage.
- (e) to note the comments of Secretary for Education (S for Education) to ensure meeting all his requirements including Education Ordinance, Education Regulations, Operation Manual for Pre-primary Institutions (November 2019 Version 2.0) and other relevant statutory requirement) regarding the provision of a six-classroom kindergarten at Site R2-8 and to arrange ongoing liaison with S for Education.