

2021年 12月 2 0日

Appendix I of RNTPC
Paper No. A/FLN/28

此文件在 收到 - 城市規劃委員會
已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。

20 DEC 2021

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

Form No. S16-1
表格第 S16-1 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/FLN/28
	Date Received 收到日期	20 DEC 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 Authority

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)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable)
詳細地址/地點/丈量約份及地段號碼 (如適用)

Government Land at Area 15 East, Fanling North New Development Area

(b) Site area and/or gross floor area involved
涉及的地盤面積及/或總樓面面積

Gross Site Area: 45,400
☒ Site area 地盤面積 Net Site Area: 45,400 sq.m 平方米 ☐ About 約
☒ Gross floor area 總樓面面積 276,486 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)45,400 sq.m 平方米 ☐ 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 Fanling North Outline Zoning Plan No. S/FLN/2
(e) Land use zone(s) involved 涉及的土地用途地帶	"Other Specified Uses" annotated "Commercial/Residential Development with Public Transport Interchange (1)"
(f) Current use(s) 現時用途	Under site formation (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。

(a) For Type (v) application 供第(v)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	<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 <p>(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))</p>
(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 <p>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</p> <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> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	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 5 to 至 6.09
- ☐ 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
125 (west) /
From 由 105 (east) mPD 米 (主水平基準上) to 至
137 (west) / 128 (east) mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☒ Others (please specify) 其他 (請註明) To relax the non-building area for a proposed footbridge over Road L1.
.....
.....

(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 Maximum Total Plot Ratio and Building Height Restrictions for Permitted Public Housing Development

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

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積 Not more than 276,486 sq.m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率 6.09 ☐ About 約
- Proposed site coverage 擬議上蓋面積 33 (domestic) & 60 (non-domestic)% ☒ About 約
- Proposed no. of blocks 擬議座數 6 domestic blocks and 1 welfare block
- Proposed no. of storeys of each block 每座建築物的擬議層數 36 to 41 (domestic blocks) and 7 (welfare block)
..... 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 not more than 137 (west), not more than 128 (east)
..... mPD 米 (主水平基準上) ☐ About 約
..... m 米 ☐ About 約

<input checked="" type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積 244,560 sq. m 平方米	<input checked="" type="checkbox"/> About 約	
number of Units 單位數目 6,168 (about)		
average unit size 單位平均面積 40 (about) sq. m 平方米	<input checked="" type="checkbox"/> About 約	
estimated number of residents 估計住客數目 15,525 (about)		
<input checked="" type="checkbox"/> Non-domestic part 非住用部分		
GFA 總樓面面積		
<input type="checkbox"/> eating place 食肆 sq. m 平方米	<input type="checkbox"/> About 約	
<input type="checkbox"/> hotel 酒店 sq. m 平方米	<input type="checkbox"/> About 約	
(please specify the number of rooms 請註明房間數目)		
<input type="checkbox"/> office 辦公室 sq. m 平方米	<input type="checkbox"/> About 約	
<input type="checkbox"/> shop and services 商店及服務行業 sq. m 平方米	<input type="checkbox"/> About 約	
<input checked="" type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施		
(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) Welfare facilities of about 12,600 sqm GFA (Residential Care Home for the Elderly, Day Care Centre for the Elderly, Child Care Centre, District Support Centre for Persons with Disabilities, One team of Home Care Services for Frail Elderly Persons and Neighbourhood Elderly Centre) and about 6,100 sq.m. GFA of Public Transport Interchange		
<input checked="" type="checkbox"/> other(s) 其他		
area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積 Retail and Commercial facilities, Kindergarten, Estate Management and Ancillary Facilities..... (Not more than 13,226 sqm GFA)		
<input checked="" type="checkbox"/> Open space 休憩用地		
(please specify land area(s) 請註明地面面積)		
<input checked="" type="checkbox"/> private open space 私人休憩用地 15,525 sq. m 平方米	<input checked="" type="checkbox"/> Not less than 不少於	
<input type="checkbox"/> public open space 公眾休憩用地 sq. m 平方米	<input type="checkbox"/> 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]
Block 1 & 3	G/F to 5/F / 6/F or above	Entrance lobby, retail, parking area, podium garden, management offices, covered amenity area / Residential flats
Block 2	G/F / 1/F or above	Entrance lobby, kindergarten / Residential flats
Block 4	G/F to 3/F / 4/F or above	Entrance lobby, parking area, podium garden, covered amenity area / Residential flats
Block 5 & 6	G/F to 2/F / 3/F or above	Entrance lobby, retail, public transport interchange, management offices, covered amenity area / Residential flats
Welfare Block	G/F to 6/F	Welfare facilities
(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途		
Podium garden, sitting-out area, communal play area, estate road, EVA, circulation area, parking area, recreational facilities		

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)

2026/27

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

Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 No 否	<input 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)) <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)
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?	Yes 是 No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 Private Car Parking Spaces 私家車車位 661 Motorcycle Parking Spaces 電單車車位 44 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 19 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) Bicycle Parking 412 Light Bus Parking 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	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 19 Others (Please Specify) 其他 (請列明)

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 No 否	<input type="checkbox"/> Please provide details 請提供詳情																																				
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 No 否	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <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																																				
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)	<table border="0"> <tr> <td>Yes 會</td><td><input type="checkbox"/></td> <td>No 不會</td><td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td><td><input type="checkbox"/></td> <td>No 不會</td><td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td><td><input type="checkbox"/></td> <td>No 不會</td><td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td><td><input type="checkbox"/></td> <td>No 不會</td><td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td><td><input type="checkbox"/></td> <td>No 不會</td><td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td><td><input type="checkbox"/></td> <td>No 不會</td><td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td><td><input type="checkbox"/></td> <td>No 不會</td><td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td><td><input type="checkbox"/></td> <td>No 不會</td><td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td><td><input type="checkbox"/></td> <td>No 不會</td><td><input checked="" type="checkbox"/></td> </tr> </table>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>
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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 Supporting Planning Statement.																																						

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 Supporting 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. 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 /

☒ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

Hong Kong Housing Authority

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

Date 日期

15 December 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.
在該靈灰安置所內，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	Government Land at Area 15 East, Fanling North New Development Area 位於粉嶺北第15區東地盤的政府用地		
Site area 地盤面積	Gross Site Area 總地盤面積: 45,400 sq. m 平方米 <input checked="" type="checkbox"/> About 約 Net Site Area 地盤淨面積: 45,400 sq. m 平方米 <input type="checkbox"/> About 約 (includes Government land of 包括政府土地		
Plan 圖則	Approved Fanling North Outline Zoning Plan No. S/FLN/2 粉嶺北分區計劃大綱核准圖編號 S/FLN/2		
Zoning 地帶	"Other Specified Uses" annotated "Commercial/Residential Development with Public Transport Interchange (1)" 「其他指定用途」註明「商業/住宅發展暨公共交通交匯處(1)」		
Applied use/ development 申請用途/發展	Proposed Minor Relaxation of Maximum Total Plot Ratio and Building Height Restrictions for Permitted Public Housing Development 擬議略為放寬地積比率及建築物高度限制作准許的公營房屋發展		
(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	244,560 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	5.39 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	31,926 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.7 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	1	
	Composite 綜合用途	6	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	24	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		37.85	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		7	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
		128 (eastern part) 137 (western part)	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	33 (domestic) and 60 (non-domestic) % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	6,168		
(vi) Open space 休憩用地	Private 私人	15,525	sq.m 平方米 <input checked="" type="checkbox"/> Not less than 不少於
	Public 公眾		sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) Bicycle Parking Light Bus Parking	661 44 19 412 10
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數	
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	19

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及/或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Review of visual appraisal, qualitative statement on air ventilation assessment, review of traffic impact, review of sewerage impact and review of water supply.		

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

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

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

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新國
San Wai



**HOUSING DEPARTMENT
PLANNING SECTIONS**

DATE :
22. 6. 2021

S16 PLANNING APPLICATION
APPROVED FANLING NORTH OZP NO. S/FLN/2

**Proposed Minor Relaxation of Maximum
Total Plot Ratio and Building Height
Restriction for Proposed Public Housing
Development at Area 15 East, Fanling North
New Development Area**

SUPPORTING PLANNING STATEMENT

December 2021



香港房屋委員會
Hong Kong Housing Authority

Executive Summary

The Planning Application is submitted by the Hong Kong Housing Authority (HA) to seek approval from the Town Planning Board (TPB) under Section 16 of the Town Planning Ordinance for minor relaxation of maximum total Plot Ratio (PR) from 5.0 to 6.09 (+ around 21.8%) and building height restriction (BHR) of the western part from 125mPD to 137mPD (+around 9.6%), eastern part from 105mPD to 128mPD (+around 21.9%), free-standing non-domestic building from five storeys to seven storeys and the non-building area (NBA) restrictions for the proposed footbridge over the NBA for the public housing development at Area 15 East, Fanling North (FLN) New Development Area (NDA), New Territories (the Application Site). With the proposed increase in development intensity, welfare facilities equivalent to about 5% of the total attainable domestic Gross Floor Area (GFA) in response to the 2020 Policy Address, and high-end provision of ancillary parking facilities in accordance with the latest Hong Kong Planning Standards and Guidelines (HKPSG) promulgated in August 2021 will be provided.

The Application Site falls under the Approved FLN Outline Zoning Plan No. S/FLN/2 (the OZP), zoned as “Other Specified Uses” annotated “Commercial/Residential Development with Public Transport Interchange (1)” (“OU(CRDPTI(1)”). It is subject to a maximum total PR of 5.0 and BHRs of 125mPD, 105mPD and five storeys for the western part, eastern part and free-standing non-domestic building respectively and a NBA bisecting the site into northern and southern parts.

On 16 November 2018, the TPB approved the Civil Engineering and Development Department (CEDD)’s planning application No. A/KTN/54 for minor relaxation of PR and BHRs of the Application Site, among others, with a view to optimizing the development intensity of some public housing site in Kwu Tung North (KTN)/Fanling North (FLN) NDA for higher public housing flat production. In this regard, the maximum total PR of the Site has been relaxed from 5.0 to 6.0 while the maximum building heights of the western and eastern parts have been relaxed from 125mPD to 130mPD and 105mPD to 120mPD respectively.

The proposed minor relaxation of maximum total PR and BHRs is in line with Government’s policy to address the space shortfall of the welfare sector, the latest HKPSG to meet the anticipated parking demand and enhance pedestrian connectivity. According to the review of relevant technical assessments, the proposed minor relaxation will not generate any adverse impacts on visual, landscape, air ventilation, traffic, sewerage and water supply aspects.

In view of the above, the TPB is requested to give favorable consideration on the proposed minor relaxation of maximum total PR and BHR of the Application Site.

行政摘要

(聲明：此中文譯本僅供參考，如中文譯本和英文原文有差異時，應以英文原文為準。)

本規劃申請是由香港房屋委員會（下稱「房委會」）向城市規劃委員會（下稱「城規會」）提出，旨在根據《城市規劃條例》第 16 條，向城規會申請規劃許可，略為放寬於粉嶺北第 15 區東公營房屋發展計劃（下稱「申請地盤」）的最高總地積比率由 5.0 倍增加至 6.09 倍（+約 21.8%）以及略為放寬建築物高度限制由主水平基準以上 125 米增加至主水平基準以上 137 米（西部）（+約 9.6%），和主水平基準以上 105 米增加至主水平基準以上 128 米（東部）（+約 21.9%），及於一幢非住用建築物的建築物高度限制由五層放寬至七層，並略為放寬非建築用地限制以提供擬議興建的行人天橋。擬議的增加發展密度將配合《2020 年施政報告》的建議提供等同約 5% 總住用樓面面積的處所作福利用途及按已更新的《香港規劃標準與準則》(2021 年 8 月版)所訂的上限提供附屬泊車設施。

申請地盤位於《粉嶺北分區計劃大綱核准圖編號S / F LN/ 2》（下簡稱「大綱核准圖」）上的「其他指定用途」註明「商業／住宅發展暨公共交通交匯處（1）」地帶內，受限於最高總地積比率 5 倍以及建築物高度限制的主水平基準以上 125 米（西部），主水平基準以上 105 米（東部），五層高的非住用建築物和貫穿地盤成北部和南部的非建築用地。

城市規劃委員會（下稱「城規會」）於 2018 年 11 月 16 日批准土拓署提出的規劃申請（編號A/KTN/54），當中包括略為放寬地盤的最高准許地積比率由 5.0 倍至 6.0 倍以及建築物高度限制東、西兩個部分分別由主水平基準以上 105 米增至 120 米和由主水平基準以上 125 米增至 130 米，以期盡量提高古洞北／粉嶺北新發展區公營房屋用地的發展密度，從而增加公營房屋的建屋量。

擬議略為放寬總地積比率及建築物高度限制符合政府政策，應付社福設施和泊車位的殷切需求，以及提升行人易行度。是項放寬限制申請的方案不會在視覺、景觀、空氣流通、交通、排污、及供水方面構成負面影響。

基於以上各點，懇請城規會從優考慮略為放寬申請地盤的最高總地積比率及建築物高度限制。

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1. INTRODUCTION

- 1.1. This application seeks the Town Planning Board (TPB)'s permission under Section 16 of the Town Planning Ordinance for the proposed minor relaxation of maximum total plot ratio (PR) from 5.0 to 6.09 and building height restriction (BHR) from 125mPD to 137mPD for western part, 105mPD to 128mPD for eastern part, five storeys to seven storeys for the free-standing non-domestic building and the non-building area (NBA) restrictions for the proposed footbridge over the NBA for the public housing development (the Proposed Development) at Area 15 East, FLN NDA, New Territories (**Figure 1**) (the Application Site).

2. SITE CONTEXT

Planning Context

- 2.1. The Application Site, with a gross area of about 4.54 ha, is located next to the eastern entrance of the cruciform open space spine (known as Town Plaza) in FLN NDA (**Figure 1** refers). It is currently under site formation by the Civil Engineering and Development Department (CEDD). The Application Site is zoned "Other Specified Uses" annotated "Commercial/Residential Development with Public Transport Interchange (1)" ("OU(CRDPTI(1))" on the approved Fanling North Outline Zoning Plan No. S/FLN/2 (the OZP), subject to a maximum total PR of 5.0 and BHR of 125mPD (West), 105mPD (East), five storeys (free-standing non-domestic building) and a NBA (bisecting the northern and southern parts). 'Flat', 'Social Welfare Facility', 'Eating Place' and 'Shop and Services' uses are always permitted under "OU(CRDPTI(1))" zone. Relevant OZP was approved by the Chief Executive in Council (CE in C) in June 2015.
- 2.2. On 16 November 2018, the Town Planning Board approved CEDD's planning application No. A/KTN/54 for minor relaxation of PR and BHRs of the Site, amongst others, with a view to optimizing the development intensity of some public housing sites in KTN/ Fanling North (FLN) NDA for higher public housing flat production. In this regard, the maximum total PR of the Site has been increased from 5 to 6 while the maximum building heights of the western and eastern parts have been increased from 125mPD to 130mPD and from 105mPD to 120mPD respectively.

- 2.3. In helping to address the space shortfall of the welfare sector, the 2020 Policy Address has recommended HA to explore in the future public housing projects that a gross floor area (GFA) equivalent to about 5% attainable domestic GFA can be set aside for the provision of social welfare facilities. Without affecting the flat production of the project, social welfare facilities equivalent to about 5% of the total attainable domestic GFA will be provided in the Application Site subject to Social Welfare Department's confirmation on funding and detailed design to accommodate the welfare facilities. Besides, the development scheme is enhanced to accommodate the ancillary parking spaces in accordance with the latest parking standards under the HKPSG promulgated in August 2021 and the footbridge over the NBA linking the northern part and southern part of the development to enhance the pedestrian connectivity. In order to incorporate the above without compromising the flat production, it is proposed to increase total GFA through minor relaxation of the maximum total PR from 5.0 to 6.09 and BHR from 125mPD to 137mPD at the western part, 105mPD to 128mPD at the eastern part and five storeys to seven storeys for the free standing non-domestic building. According to the OZP, based on the individual merits of the development proposal, minor relaxation of the PR and BHR may be considered by the TPB on application under Section 16 of the Town Planning Ordinance.

Surrounding Land Uses

- 2.4. The Application Site located next to the eastern entrance of the cruciform open space spine (known as Town Plaza) in FLN NDA (**Figure 1**), is one of the designated public housing sites in FLN NDA to address the housing demand in the medium term. FLN NDA together with KTN NDA will be developed as extension of the Fanling/ Sheung Shui New Town to form Fanling/ Sheung Shui/ Kwu Tung New Town.
- 2.5. The planned surrounding areas have the following characteristics:
- (a) to the immediate north, south east and northwest is the open space serving as major pedestrian connector for residential sites linking up the major activity nodes in the area to the public transport interchange (PTI) in the Application Site;
 - (b) to the east across the planned regional open space is Ma Wat River;
 - (c) to the west across the planned district open space is the planned public housing site in Area 15 West (BH of 90mPD);

- (d) to the south across the planned local open space is the planned private housing site in Area 18 (BH of 60mPD to 75mPD);
- (e) to the southwest across the planned Road L1 is the proposed Town Plaza comprising open space corridors across the core area of the District Centre, with planned private housing sites (BH of 110mPD) in Area 16.

3. DEVELOPMENT PROPOSAL

Proposed Scheme

- 3.1. The Proposed Scheme adopts a maximum BH not exceeding 137mPD for western part, 128mPD for eastern part and seven storeys for the free standing welfare block, a maximum PR of 6.09 and a footbridge over the non-building area (NBA). The Proposed Scheme would provide about 6,168 flats with a design population of about 15,525 persons, which are subject to detailed design. The differences in key parameters of the Proposed Scheme as compared against the OZP and Current Scheme which is the scheme as approved in application no. A/KTN/54 are summarized in Table 1 below.

Table 1 Comparison between the OZP Scheme, Current Scheme and Proposed Scheme

Development Parameters	OZP	Current Scheme* [A]	Proposed Scheme [B]	Difference [B] – [A]
Maximum Total PR	5.0	6.0	6.09	Overall: +0.09 (+1.5%)
Maximum Building Height (main roof level)	Not exceeding +125mPD (West)/ +105mPD (East)/ 5 storeys (free standing non-domestic building)	Not exceeding +130mPD (West)/ +120mPD (East)	Not exceeding +137mPD (West)/ +128mPD (East)/ 7 storeys (free standing non-domestic building)	+7m (5.4%) (West)/ +8m (6.7%) (East)/ + 3 storeys (free standing non-domestic building)

* Current Scheme is the scheme approved under application no. A/KTN/54

- 3.2. Western part of the development comprises three housing blocks (about 35 to 38 domestic storeys) sitting on podiums (about 2 to 5 storeys) which will accommodate

public transport interchange, social welfare and retail facilities, estate/tenancy management offices, carpark and other associated ancillary facilities. Eastern part of the development comprises three housing blocks (about 32 to 40 domestic storeys) sitting on podiums (about 3 to 5 storeys) which will accommodate kindergarten, social welfare, carpark and other associated ancillary facilities, adjoined by one 7-storey welfare block. A footbridge linking the podiums at the norther part and southern part of the development across the planned Road L1 over the NBA is proposed to enhance the walkability. Subject to the design population, not less than 15,525m² local open space in accordance with the HKPSG requirement of 1 m² per person will be provided in the Application Site. Podium gardens and recreational facilities including two basketball courts, two badminton courts, two table tennis tables and children's play areas will also be provided in the public housing development. A set of schematic drawings illustrating the layout and design of the Proposed Development are provided in **Figures 1 to 4**.

- 3.3. The key development parameters of the Proposed Development and Development Provision are summarized in **Table 2** below.

Table 2 Key Development Parameters of the Proposed Housing Development

Development Parameters	Proposed Scheme
Site Area ¹	About 4.54 ha
Maximum PR	6.09
Maximum GFA ²	276,486m ²
Maximum Building Height (main roof level)	+137mPD (West) +128mPD (East) 7 storeys (Welfare Block)
No. of Storey of Housing Blocks	<p><i>(Western Part)</i></p> <p><u>Block 1</u>: 41 storeys including 5 storeys of podium</p> <p><u>Blocks 5 & 6</u>: 41 storeys including 2 storeys of podium</p> <p><i>(Eastern Part)</i></p> <p><u>Block 2</u>: 41 storeys</p> <p><u>Block 3</u>: 38 storeys including 5 storeys of podium</p> <p><u>Block 4</u>: 36 storeys including 3 storeys of podium</p>

Development Parameters	Proposed Scheme
Flat Production	About 6,168
Estimated Design population³	About 15,525
Green Coverage (% of Gross Site Area)	At least 30%
Education Facilities	
Kindergarten	Two (6-classroom each)
Recreation Facilities	
Local Open Space	Not less than 15,525m ²
Children Play Area	Not less than 1,242m ²
Basketball Court	2
Badminton Court	2
Table Tennis Table	2
Social Welfare Facilities	
150-p Residential Care Home for the Elderly	2 (about 1,913m ² NOFA each)
120-p Day Care Centre for the Elderly ⁴	1 (about 711m ² NOFA)
100-p Child Care Centre ⁵	1 (about 530m ² NOFA)
District Support Centre for Persons with Disabilities ⁵	1 (about 471.4m ² NOFA)
One team of Home Care Services for Frail Elderly Persons (1-team size non-kitchen based) ⁵	1 (about 86.2m ² NOFA)
Neighbourhood Elderly Centre ⁵	1 (about 303m ² NOFA)
<i>Total GFA for welfare facilities:</i>	<i>About 12,600m² (About 5.2% of total attainable domestic GFA of about 244,560m²)</i>
Retail and Commercial (R&C) Facilities	About 4,800m ²
Parking Facilities⁶	
Car Parking Space (Domestic)	599
Car Parking Space (Visitors)	30
Car Parking Space (R&C)	32
Motorcycle Parking Space	44
Light Goods Vehicle Parking Space (Domestic)	19
Loading/Unloading (L/UL) Bay (Domestic)	12
L/UL (R&C)	6
Bicycle Parking Space (Domestic)	412
Parking (Welfare)	10

Development Parameters	Proposed Scheme
L/UL Bay (Welfare)	1

Note

- 1 The site area is subject to detailed survey.
- 2 Calculation based on the net site area of 4.54 ha.
- 3 Based on actual flat mix.
- 4 The originally proposed 60-p DE is replaced by a 120-p DE in response to the 5% initiative.
- 5 Additional welfare facilities as requested and agreed by Social Welfare Department (SWD) in response to the 5% initiative.
- 6 Full GFA exemption for all parking spaces. Provision in accordance with the HKPSG as advised by the Transport Department (TD). The parking provisions are subject to the finalized flat mix.

Implementations Programme

- 3.4. Foundation works of the Application Site is scheduled to be commenced by HA in 2022/23 for building completion in 2026/27 tentatively.

4. JUSTIFICATIONS AND PLANNING MERITS

In line with Government's Policy to Address the Space Shortfall of the Welfare Sector

- 4.1. The 2020 Policy Address has recommended inviting HA to explore setting aside a GFA equivalent to about 5% of attainable domestic GFA in the future public housing projects for the provision of welfare facilities to address the space shortfall of the welfare sector. In response to the 5% initiative, social welfare facilities of about 12,600m² equivalent to about 5.2% of the total attainable domestic GFA will be provided as per SWD's advice and subject to SWD's confirmation on funding and detailed design to accommodate the welfare facilities.

Optimise Development Potential and Timely Provision of Public Housing

- 4.2. With a view to optimise the development intensity of some public housing sites in KTN/FLN NDA for higher public housing flat production, the TPB approved CEDD's planning application No. A/KTN/54 for minor relaxation of PR and BHR of the Site, amongst other public housing sites. The maximum total PR of the Site has been increased from 5.0 to 6.0 while the maximum BH of the western and eastern parts have been increased from 125mPD to 130mPD and from 105mPD to 120mPD respectively.

- 4.3. The further increase of PR from 6.0 to 6.09 (+1.5%) under this application is mainly to accommodate the additional GFA for social welfare facilities where the previously approved PR, which was intended to optimizing available land resource in addressing the pressing housing demand, would be maintained for the timely provision of the planned public housing development.
- 4.4. In order to deliver the public housing development in a more cost-effective and timely manner, excavation works for underground car park would be minimized. With the higher car parking spaces provision requirement under latest promulgated HKPSG, minor relaxation of BH to accommodate the car parking spaces as well as the additional GFA for welfare facilities is required.
- 4.5. To better facilitate the residents' access to various facilities and services as well as pedestrian circulation in the area, a footbridge across the planned Road L1 over the NBA linking up the northern and southern parts of the housing development is proposed and minor relaxation of the NBA restrictions is required.

Minimise Implications on Building Height

- 4.6. In order to minimise the implications on the building height of the housing blocks from the additional GFA for social welfare facilities and high-end parking standard of the latest HKPSG with consideration of the planning intention to generally adopt two-storey podium design to improve wind penetration at pedestrian level, some of the social welfare facilities are proposed to be accommodated in the free-standing non-domestic building. As a result, minor relaxation of the free-standing non-domestic building from five to seven storeys and increase of the maximum BH of the housing blocks by 7m in the western part and 8m in the eastern part of the development as compared with the approved current scheme (+5.4% (west) and +6.7% (east)) are proposed.

Meet Acute Demand for Public Housing

- 4.7. As per the Long Term Housing Strategy Annual Progress Report 2021, the supply target for public housing is 301,000 for the ten year from 2022/23 to 2031/32 with the split ratio of public / private housing maintaining at 70:30. As at end-September 2021, the average waiting time for general applicants was 5.9 years. This application would

not adversely affect the planned public housing production in order to meet the imminent public housing need.

Compatible with Surrounding Development Context

- 4.8. With higher proposed BH at the western part of the Application Site, the building height profile, stepping down from the west to the east, would be maintained so as to achieve a better interface and relationship with the town plaza, respecting the established urban planning and design framework of FLN NDA and compatible with the surrounding high-density developments.

No Adverse Visual, Landscape, Air Ventilation and Technical Implications

No Adverse Impact on Visual Aspect

- 4.9. The proposed BH and the building mass of the Proposed Scheme is compatible with planned high-rise residential development in the vicinity. The Proposed Scheme is visually compatible with the surroundings. As demonstrated in the broad-brush review of Visual Appraisal (VA) (**Appendix 1** refers), the proposed revision in building mass and height comparing to the Current Scheme is considered slight and is unlikely to cause any significant adverse visual impact.

No Adverse Impact on Landscape Aspect

- 4.10. The tree planting will meet the provision of minimum of 3 trees per 100m² of the total green coverage. No adverse landscape impact is anticipated. Local open space and play areas for the residents will be provided based on the ratios and provisions mentioned in the approved planning brief. The schematic landscape plans are shown in **Figures 5 and 6**.

No Adverse Impact on Air Ventilation Aspect

- 4.11. A review on air ventilation aspect has been conducted (**Appendix 2** refers) to assess the ventilation performance of the Current Scheme and Proposed Scheme. With wind enhancement features incorporated in the Proposed Development including 15m wide air paths along prevailing wind directions, building setback, ground floor empty bays and open design of the proposed footbridge, no adverse air ventilation impact is anticipated to the surrounding pedestrian wind environment under the proposal.

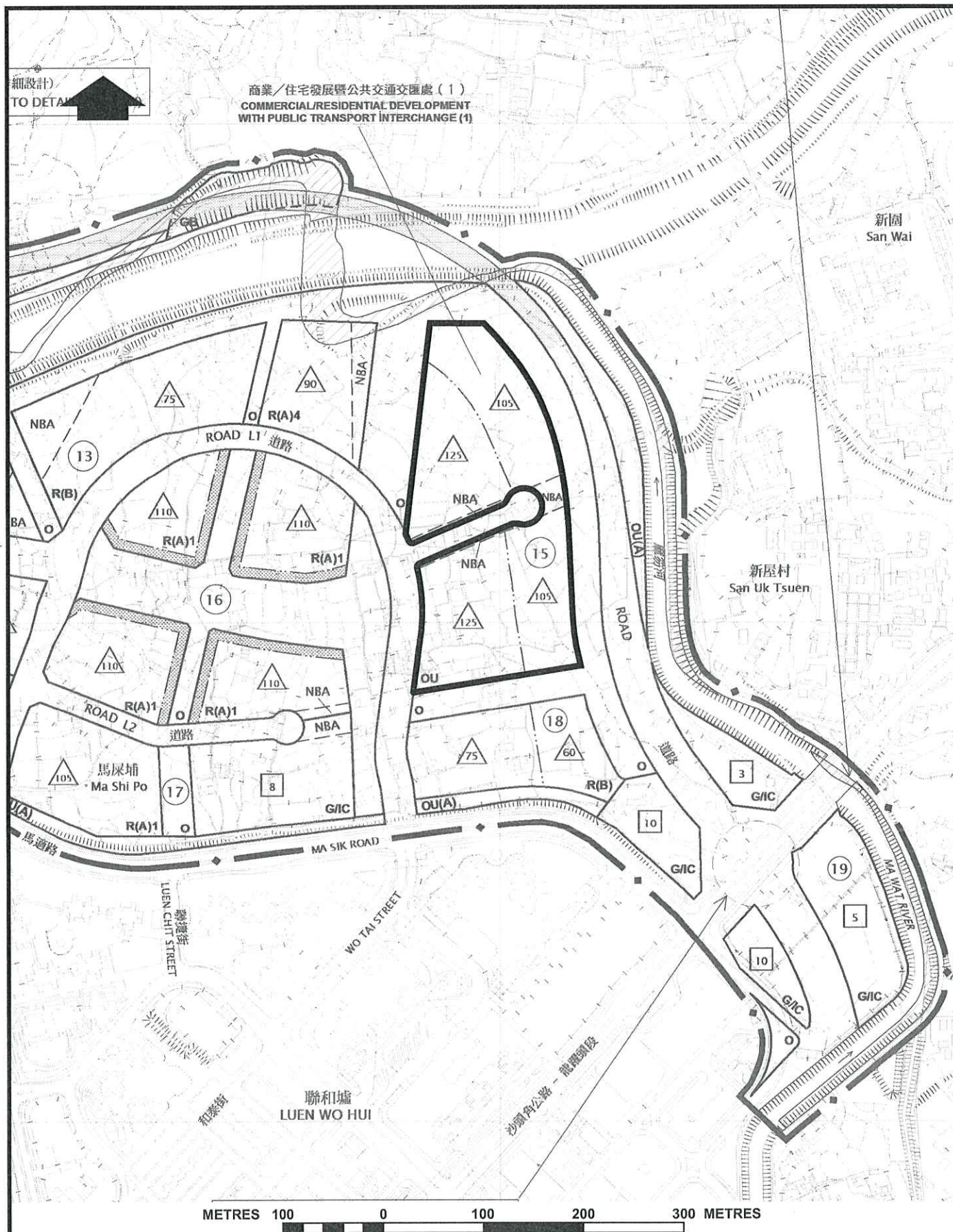
No Adverse Technical Implications

A review on traffic, sewerage and water supply aspects has been conducted (**Appendices 3-5** refer) and no insurmountable problem is envisaged. The relevant departments including TD, CEDD, Drainage Services Department (DSD), Water Supplies Department (WSD) and Environmental Protection Department (EPD) have been consulted.

5. CONCLUSION

- 5.1. This Application is submitted under Section 16 of the Town Planning Ordinance for the proposed minor relaxation of maximum total PR from 5.0 to 6.09 and BHRs from 125mPD to 137mPD (West), 105mPD to 128mPD (East), free-standing non-domestic building from five storeys to seven storeys and the NBA restrictions for the proposed footbridge over the NBA for public housing developments at FLN NDA Area 15 East.
- 5.2. The Proposed Development is in line with the Government's initiative on addressing the space shortfall of the welfare sector, meeting the anticipated parking demand and enhancing pedestrian connectivity and is also compatible with the surrounding developments. As demonstrated in the technical assessments, the proposal will have no insurmountable impacts on visual, landscape, air ventilation, traffic, sewerage and water supply aspects.
- 5.3. In view of the above, the TPB is sincerely requested to give favorable consideration on the proposed minor relaxation of maximum total PR and BHR of the Application Site.

Figure 1



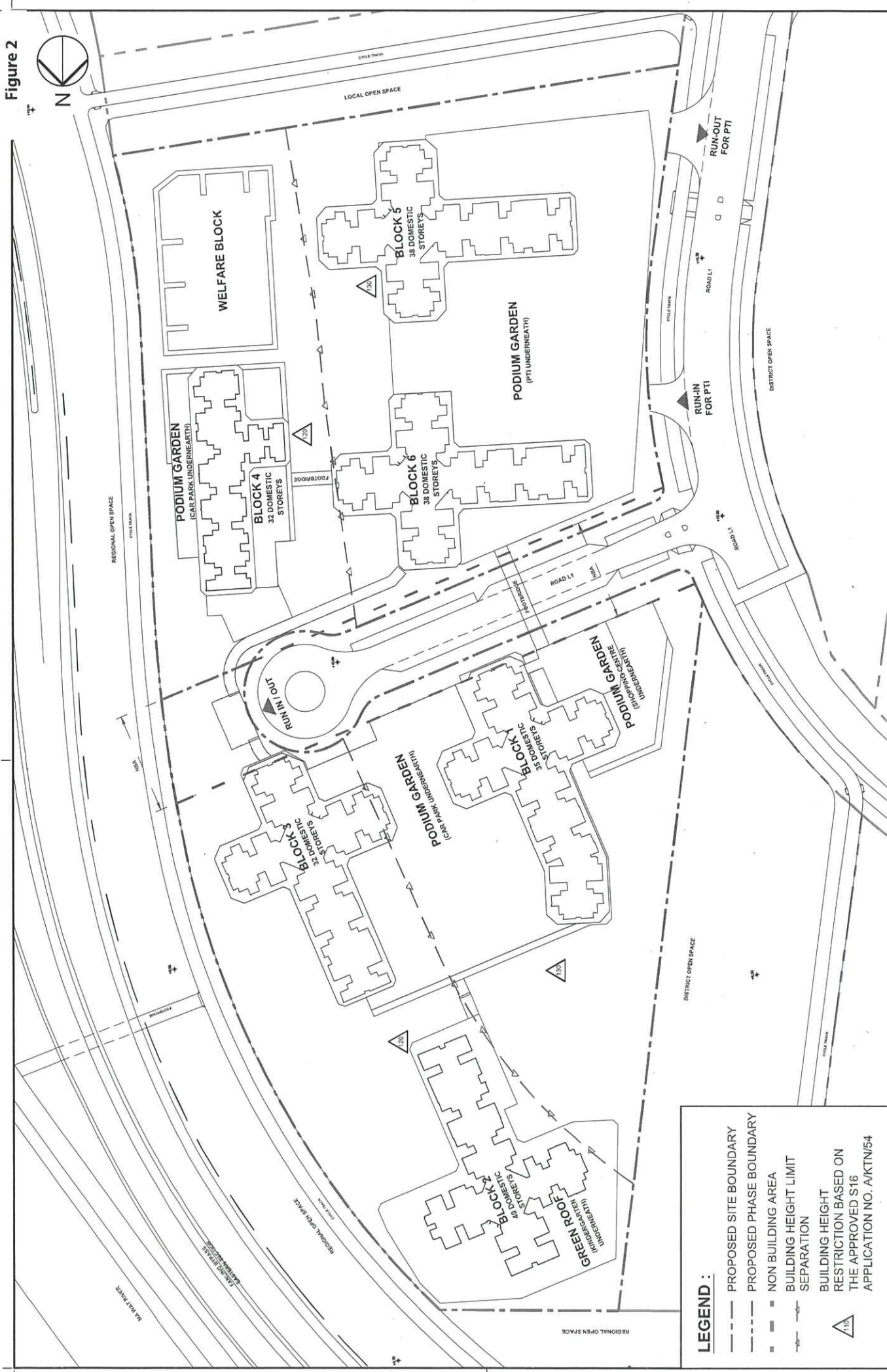
**LOCATION PLAN
PUBLIC HOUSING DEVELOPMENT AT
FANLING NORTH AREA 15 EAST**

HOUSING DEPARTMENT
PLANNING SECTIONS

Figure 1

DATE :
22. 6. 2021

Figure 2



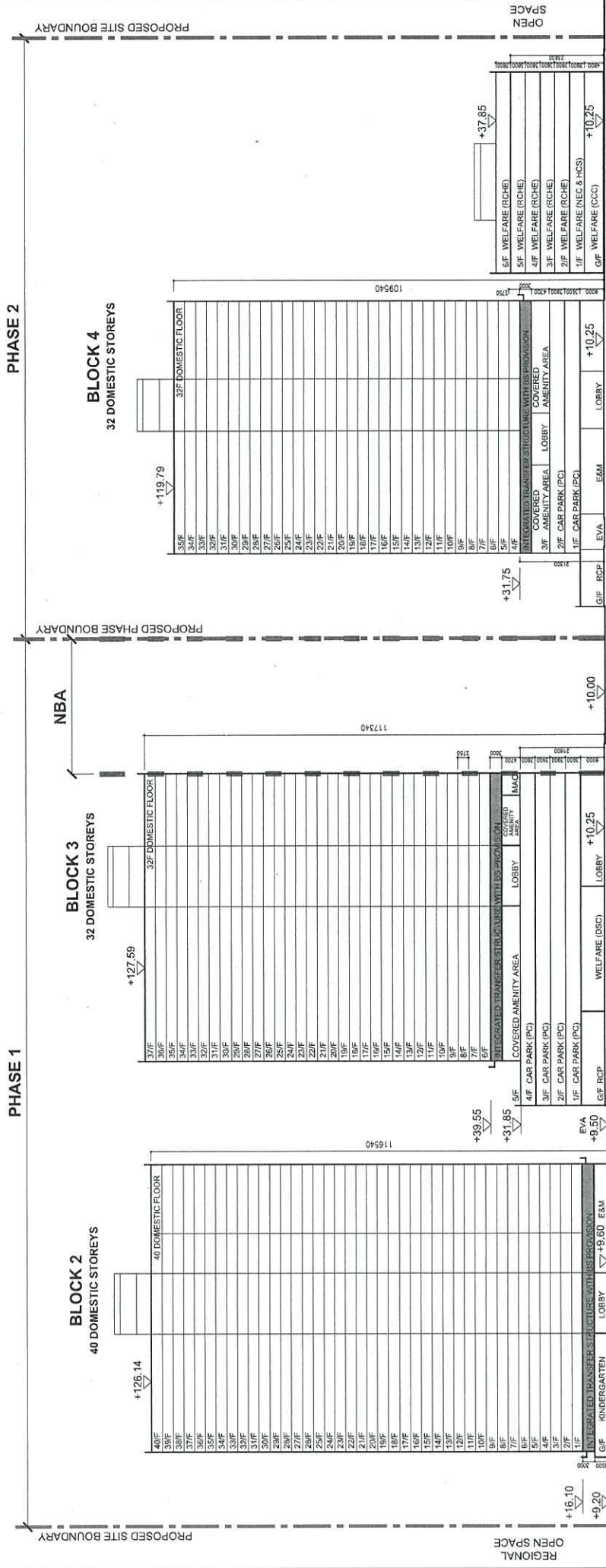
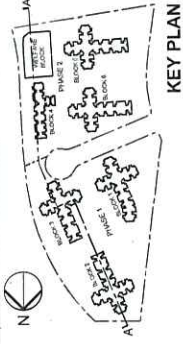
**PROPOSED HOUSING DEVELOPMENT AT FANLING NORTH AREA 15 EAST PHASE 1 AND PHASE 2
MASTER LAYOUT PLAN**

DRAWING NO. NR11/S16/A/LO-01	
SCALE 1:1000 (A3)	DATE 10/12/2021



房屋署
HOUSING DEPARTMENT

Figure 3



PROPOSED HOUSING DEVELOPMENT AT FANLING NORTH AREA 15 EAST PHASE 1 AND PHASE 2
SITE SECTION A-A

DRAWING NO.
NR11/S16/A/LO-02

SCALE
1:1000(A3)

DATE
10/12/2021



房屋署
HOUSING DEPARTMENT

KEY PLAN

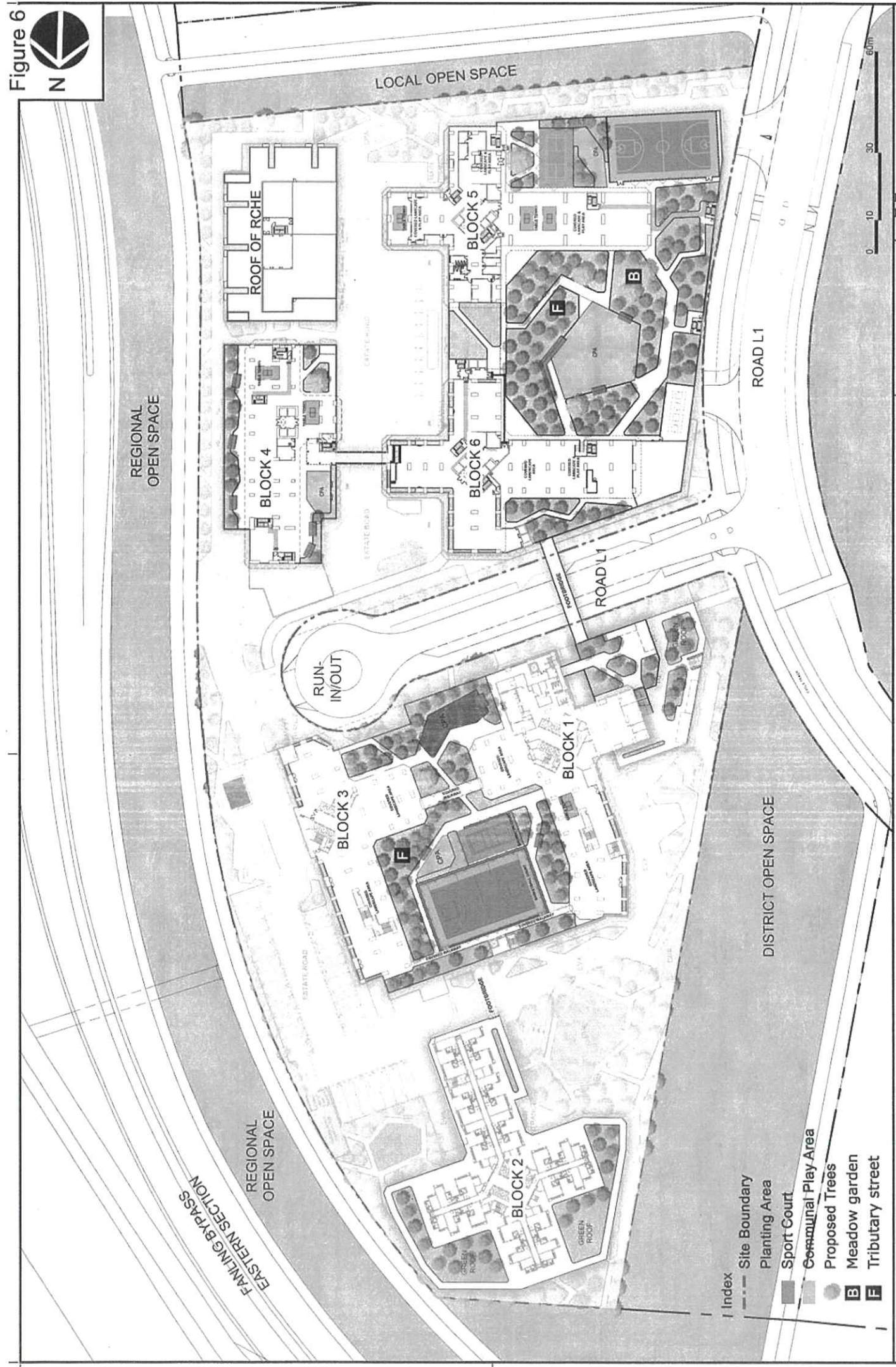
The key plan shows the location of the study site (Study Site) within the study area. The study site is located in the north-eastern part of the study area, near the border with the district of ... The study area is bounded by the ... and the ... The map includes a north arrow and a scale bar.



NIST



Figure 6



S16 PLANNING APPLICATION
APPROVED FANLING NORTH OZP NO. S/FLN/2

Proposed Minor Relaxation of Maximum Total Plot Ratio and
Building Height Restriction for Proposed Public Housing
Developments at Fanling North Area 15 East

Review of Visual Appraisal

November 2021

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1. Review of Visual Appraisal

- 1.1 The objective of this broad-brush review of Visual Appraisal (VA) is to evaluate the visual impact of the proposed minor relaxation of maximum total plot ratio (PR) from 5 to 6.09, building height restriction (BHR) from 105mPD to 128mPD (east) and from 125mPD to 137mPD (west), BHR of the standalone non-domestic building from 5 storeys to 7 storeys and relaxation of the non-building area (NBA) restrictions for the proposed footbridge over the NBA, with reference to the relaxed total PR of 6 and BHR of 120mPD (east) and 130mPD (west) approved under s16 application no. A/KTN/54. Five photomontages are prepared to illustrate the visual changes between the Proposed Scheme and Current Scheme at the viewpoints (VPs) **(Plan 1 refers)**.

VP1: Ng Tung River and Ma Wat River Near Kan Lung Tsuen (Plan 2 refers)

- 1.2 This VP is located to the northeast of the Site at Kan Lung Tsuen with a direct view to the Site. It captures view of leisure travellers to Ng Tung River and Ma Wat River and residents from Kan Lung Tsuen. The visual context consists of the residential buildings at FLN Areas 13 and 15 on the right with vegetation and Ma Wat River in the foreground.
- 1.3 The proposed minor relaxation of BHR by 12m to 23m (7m to 8m as compared with the BHR under s16 application no. A/KTN/54) and plot ratio by 21.8% (1.5% as compared with the PR under s16 application no. A/KTN/54) which create changes in building footprint and layout of the Site would result in minor obstruction to the sky view and change in the skyline of the development. However, the scale of the proposed development is similar to the surrounding residential developments and the stepped building height profile towards Ma Wat River will be maintained. The building height and massing of the proposed development are compatible with overall townscape and will not result in significant visual impact to the surrounding.

VP2: Open area near Wing Ning Tsuen (Plan 3 refers)

- 1.4 This VP is located at an open area near Wing Ning Tsuen with distant view to the Site. It captures view of the existing residents of Wing Ning Wai, Wing Ning Tsuen and Ma Wat Wai. The visual context consists of North District Temporary Wholesale Market for Agricultural Products under construction, footbridge across Ma Wat River and the planned residential development at FLN Area 16.
- 1.5 As illustrated in the photomontages, the lower part of the development is screened off by North District Temporary Wholesale Market for Agricultural Products under construction in the foreground and the surrounding residential developments situated

in the back will be of similar scale and height. The proposed development is considered compatible in the setting and will not result in significant visual impact.

VP3: Intersection of Wo Tai Street and Ma Sik Road (**Plan 4** refers)

- 1.6 This VP is located at the intersection of Wo Tai Street and Ma Sik Road, frequented by residents from Luen Wo Hui with direct view to the Site. The visual context consists of the residential development at FLN Area 18 under construction and some vegetation along Ma Sik Road.
- 1.7 This VP is dominated by the high-rise residential development at FLN Area 18 under construction in the foreground and some vegetation. Visual changes between the Current Scheme and Proposed Scheme are minor with similar impacts on the visual composition and obstruction of visual resources. The visual impact from the minor relaxation is slight from this VP.

VP4: Bus terminus at Tin Ping Road (**Plan 5** refers)

- 1.8 This VP is located at the bus terminus at Tin Ping Road with distant view to the Site. It captures the view of travellers and users of the bus terminus. This VP is characterized by the lush greenery and Tin Ping Road in the foreground and the residential developments at FLN Areas 13 and 16 at the back.
- 1.9 As the existing dense vegetation along Tin Ping Road will screen off most of the proposed development with a small portion visible, the resulting change from the proposed minor relaxation of PR and BHR is not readily apparent from this VP. The visual impact of the proposed development will be negligible.

VP5: District open space at Fanling North Town Plaza (**Plan 6** refers)

- 1.10 This VP is located at the planned district public open space at FLN Town Plaza with a close and direct view to the Site. It captures the view of future residents at FLN NDA and travellers to the future district open space at town plaza. The view will be dominated by the busy road traffic at town plaza and roadside landscape in future.
- 1.11 The proposed development including the footbridge above the NBA would create obstruction to the sky view and slightly reduce the visual openness. However, the proposed changes of the layout with a more open view to the eastern part of the development will blend in well with the nearby high-rise residential development at FLN Area 16 and serve as an extension of the high-rise building clusters around the FLN Town Plaza. The proposed development is considered visually compatible with

the surrounding environment in future and no significant visual impact will be resulted.

2. Mitigation Measures

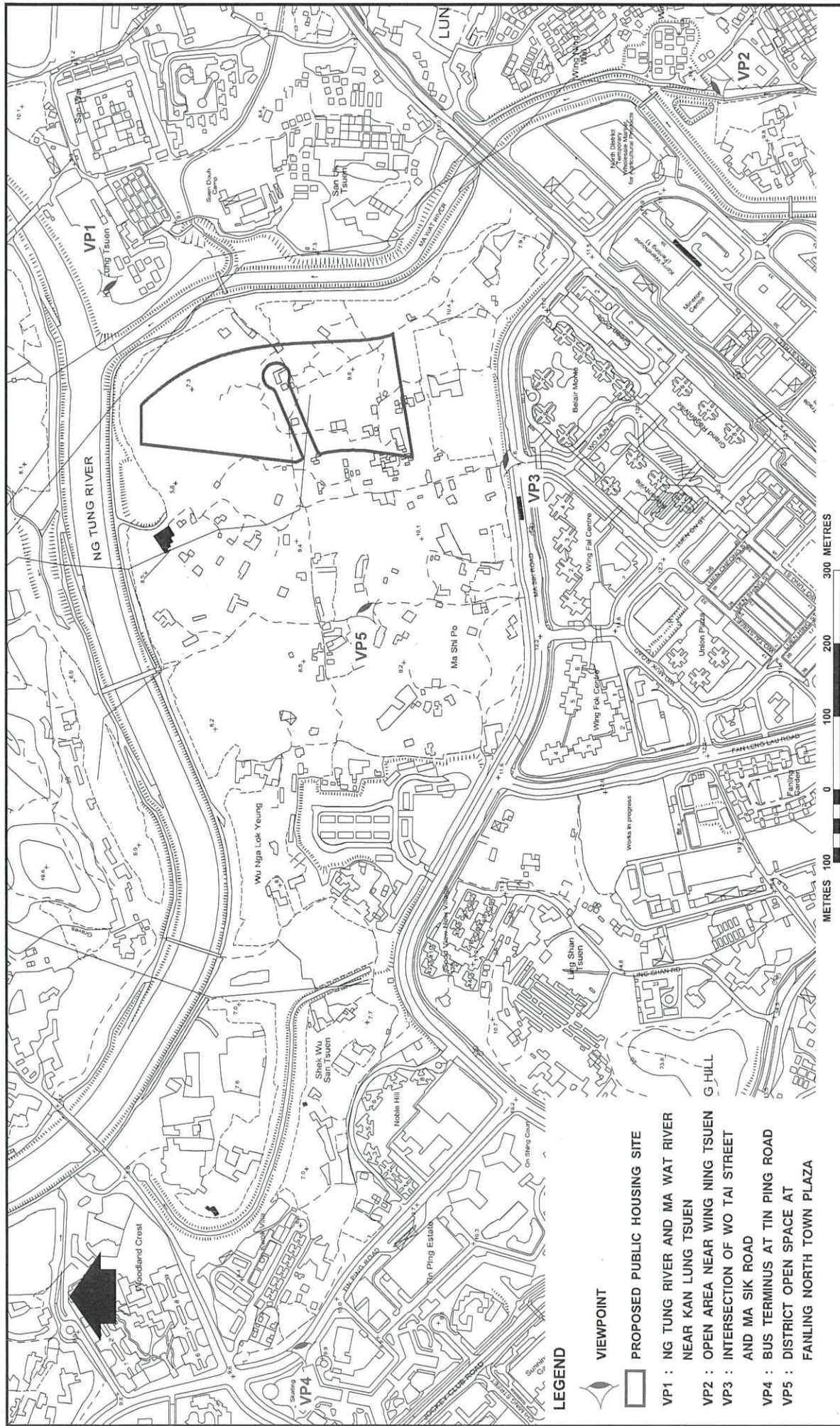
2.1 Efforts will be made to mitigate the impact to a more acceptable level. The design measures to improve the schemes are summarized as below-

- (a) The footprint of development components and the works area should be kept to a practical minimum and the detailed design of development components for construction stage should follow the Sustainable Building Design Guidelines;
- (b) Designs should be aesthetically pleasing and treatment of structures should improve visual amenity;
- (c) Planting of climbers to grow up vertical surfaces are recommended to break up uniform surfaces and provide visual amenity;
- (d) Roof greening where appropriate should be established on proposed buildings;
- (e) Tall screen/buffer trees and shrubs should be planted to screen proposed structures; and
- (f) An overall green coverage target of 30% of the gross site area will be provided with half at grade or on levels easily assessable to pedestrians. Associated green types will be contributed in suitable locations to fulfil the greening requirement.

3. Conclusion

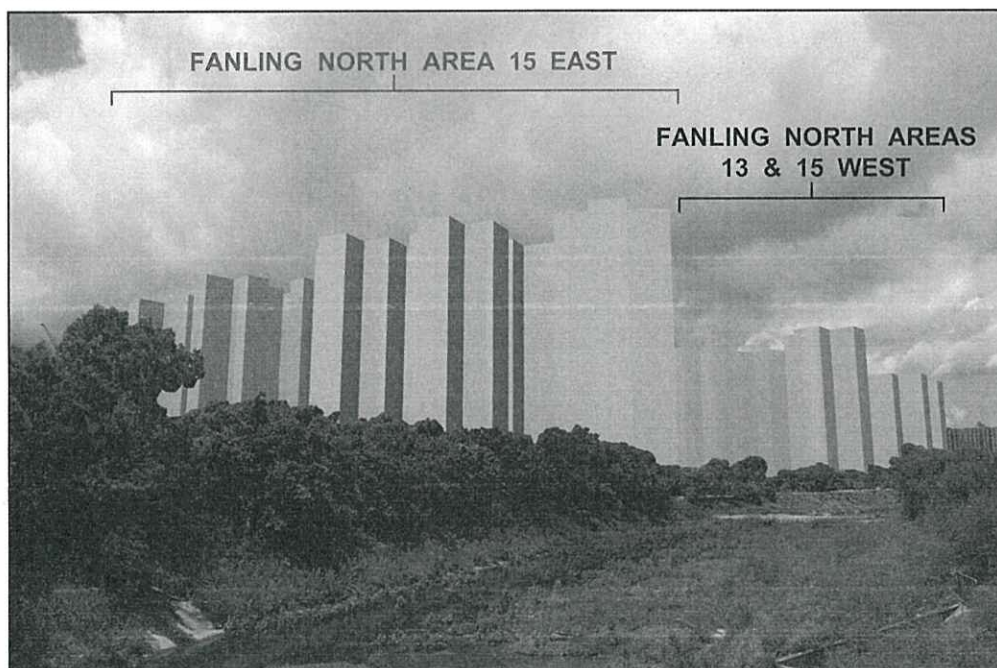
3.1 This review of VA is prepared in support of a Section 16 Planning Application for minor relaxation of maximum total PR from 5 to 6.09 and BHR from 105mPD to 128mPD (east) and from 125mPD to 137mPD (west), BHR of the standalone non-domestic building from 5 storeys to 7 storeys and relaxation of the NBA restrictions for the proposed footbridge for the public housing development at FLN Area 15 East. The five VPs chosen for this VA are consistent with those in the previously approved Visual Impact Assessment of s.16 application no. A/KTN/54.

3.2 According to the above appraisal, the visual impact of the proposed development will be negligible as viewed from VP4 and slightly adverse as viewed from VP1, VP2, VP3 and VP5. The overall visual changes of the proposal are considered as slight and it will not result in significant visual impact to the surrounding. Appropriate landscape / design measures at the detailed design stage will be considered to further enhance the visual quality of the proposed public housing development.

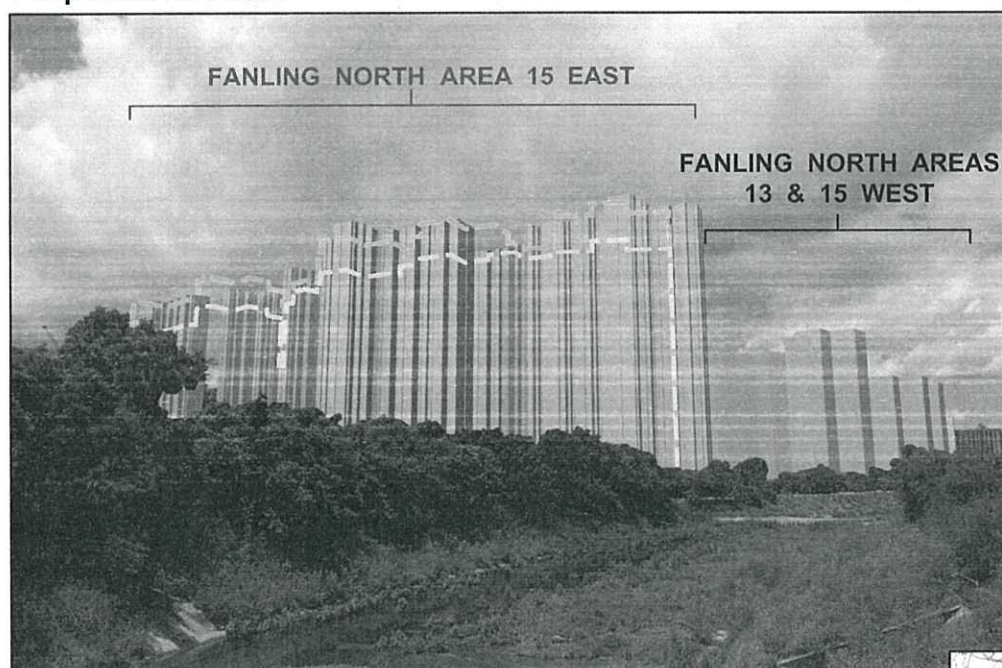


VIEWPOINTS LOCATION PLAN FANLING AREA 15 EAST





Current Scheme

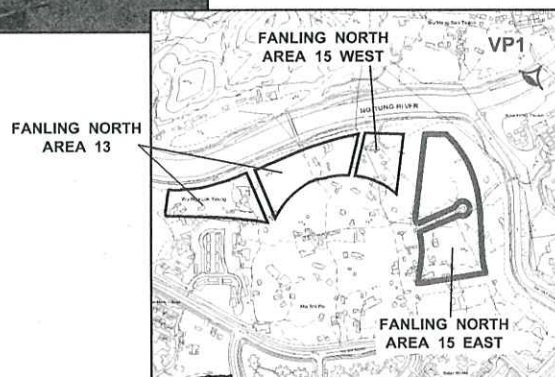


Proposed Scheme



LEGEND:

-  Differences between approved s16 application no. A/KTN/54 (Current Scheme) and Proposed Scheme
-  Differences between the OZP Scheme and Proposed Scheme
-  Planned Public Housing Site at Fanling North NDA (Not part of this application and subject to detailed design)
-  Application Site



**PHOTOMONTAGE AT VIEWING POINT 1
(VIEW FROM NG TUNG RIVER AND MA WAT
RIVER NEAR KAN LUNG TSUEN)**

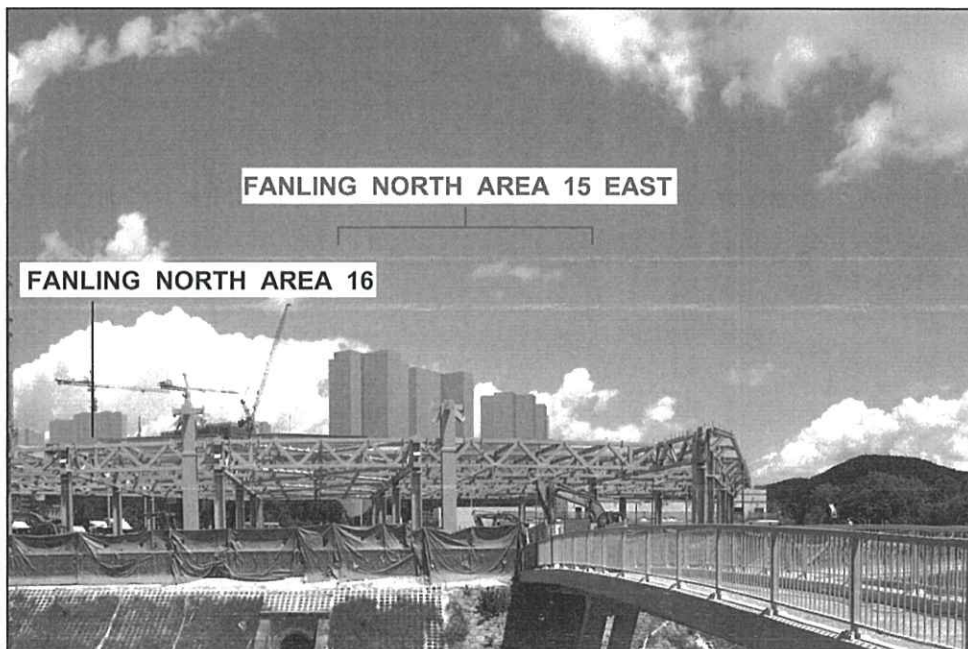


**HOUSING DEPARTMENT
PLANNING SECTIONS**

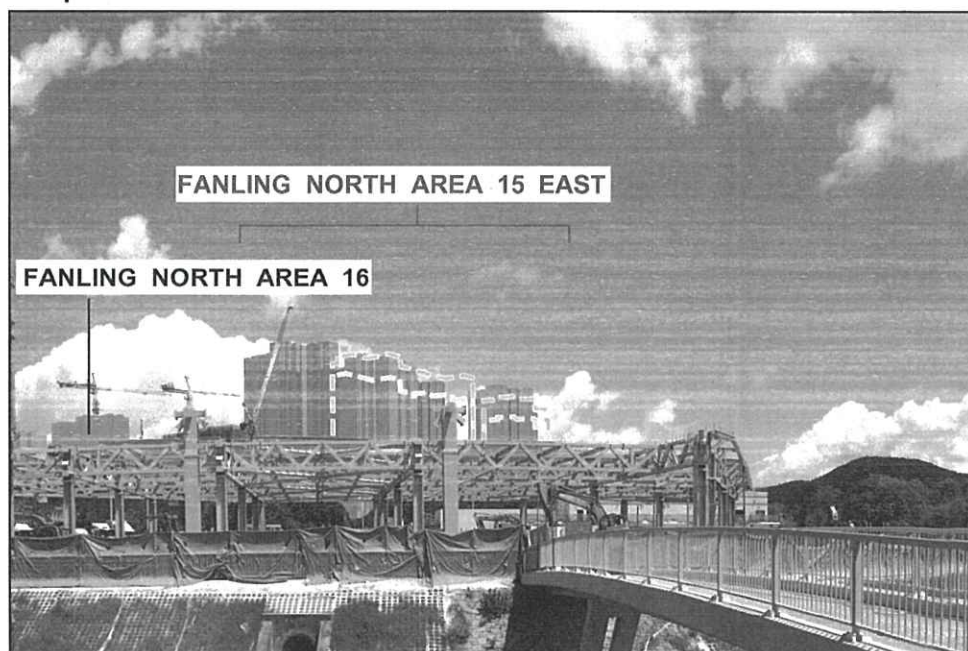
PLAN 2

**DATE :
6. 12. 2021**

Current Scheme



Proposed Scheme



LEGEND:



Differences between approved s16 application no. A/KTN/54 (Current Scheme) and Proposed Scheme



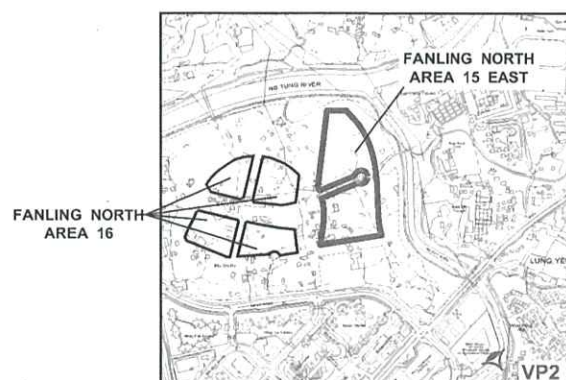
Differences between the OZP Scheme and Proposed Scheme



Planned Public Housing Site at Fanling North NDA (Not part of this application and subject to detailed design)



Application Site



**PHOTOMONTAGE AT VIEWING POINT 2
(VIEW FROM OPEN AREA NEAR
WING NING TSUEN)**

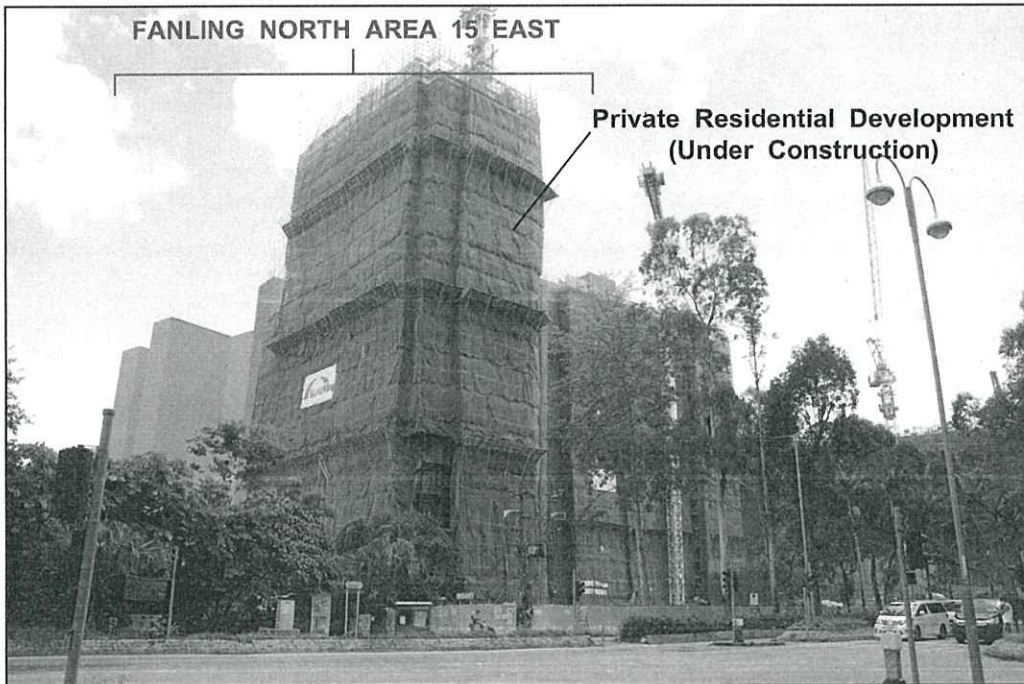


**HOUSING DEPARTMENT
PLANNING SECTIONS**

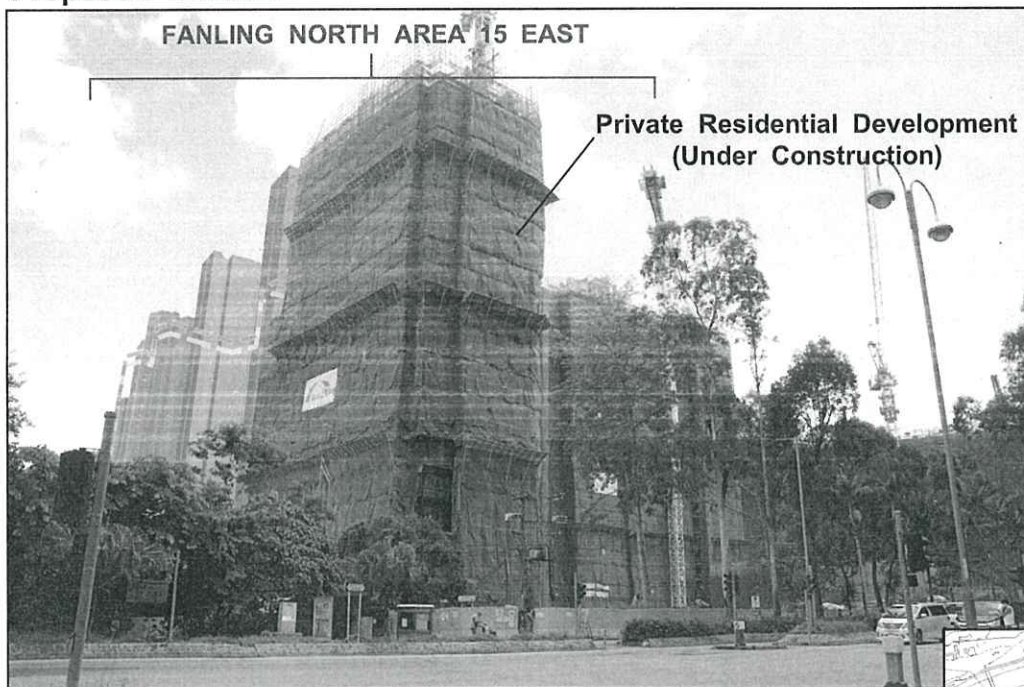
PLAN 3

**DATE :
6. 12. 2021**

Current Scheme



Proposed Scheme



LEGEND:



Differences between approved s16 application no. A/KTN/54 (Current Scheme) and Proposed Scheme



Differences between the OZP Scheme and Proposed Scheme



Application Site



**PHOTOMONTAGE AT VIEWING POINT 3
(VIEW FROM INTERSECTION OF
WO TAI STREET AND MA SIK ROAD)**

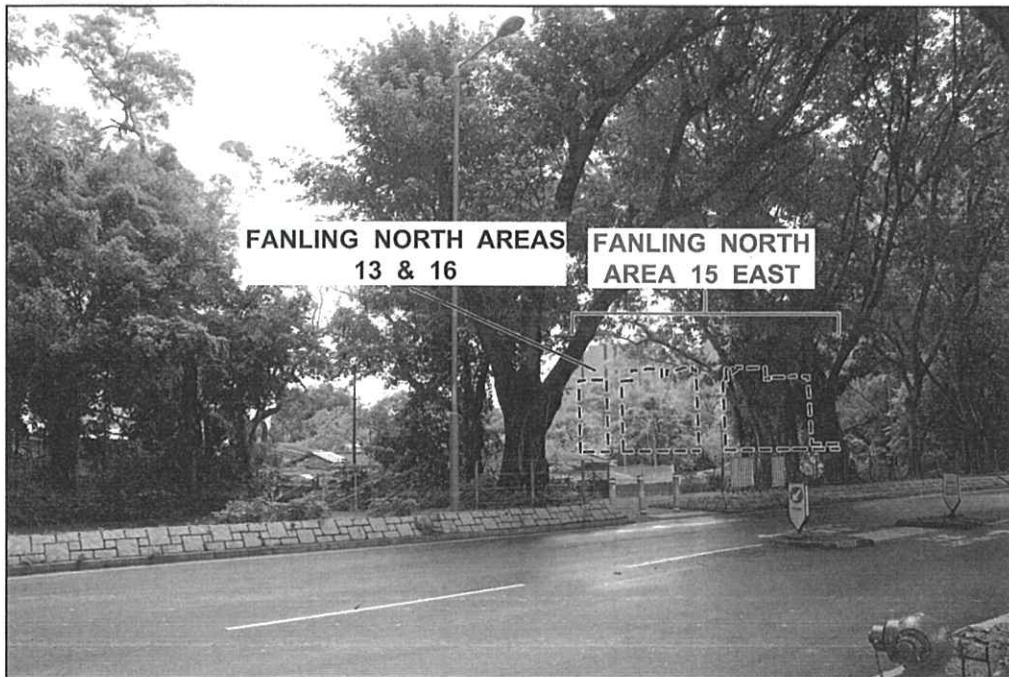


**HOUSING DEPARTMENT
PLANNING SECTIONS**

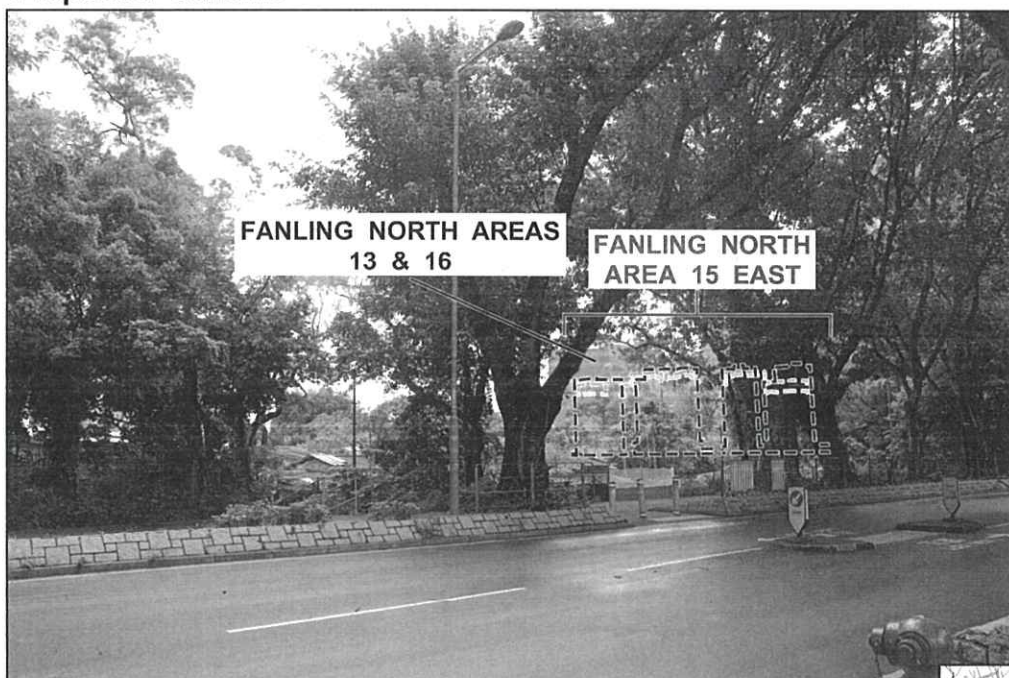
PLAN 4

**DATE :
6. 12. 2021**





Current Scheme

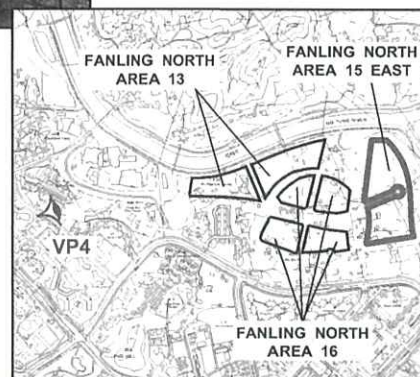


Proposed Scheme



LEGEND:

-  Differences between approved s16 application no. A/KTN/54 (Current Scheme) and Proposed Scheme
-  Differences between the OZP Scheme and Proposed Scheme
-  Planned Public Housing Site at Fanling North NDA (Not part of this application and subject to detailed design)
-  Application Site



**PHOTOMONTAGE AT VIEWING POINT 4
(VIEW FROM BUS TERMINUS
AT TIN PING ROAD)**

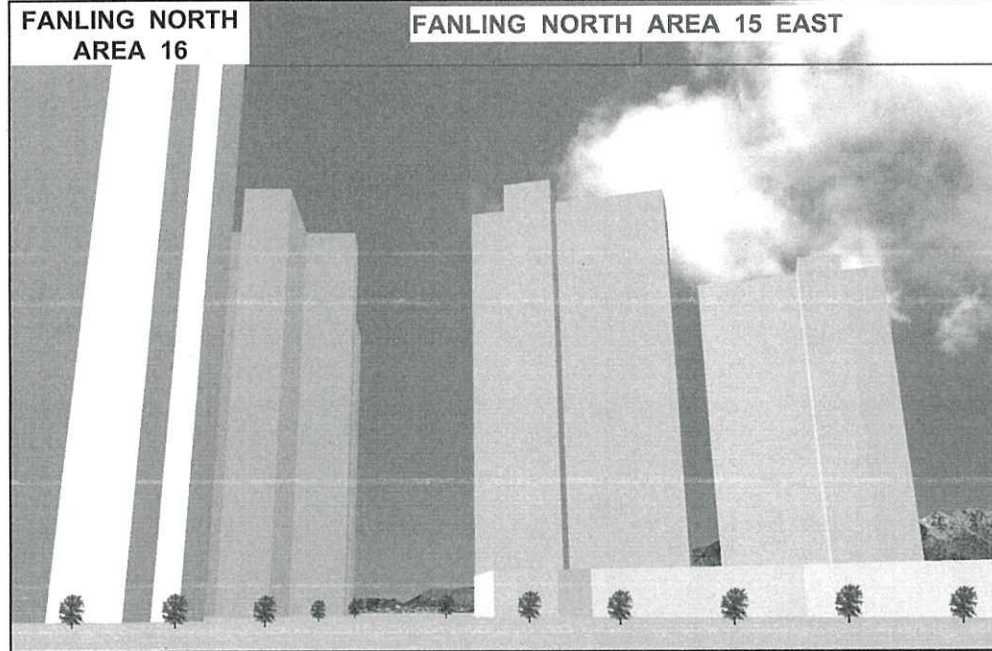


**HOUSING DEPARTMENT
PLANNING SECTIONS**

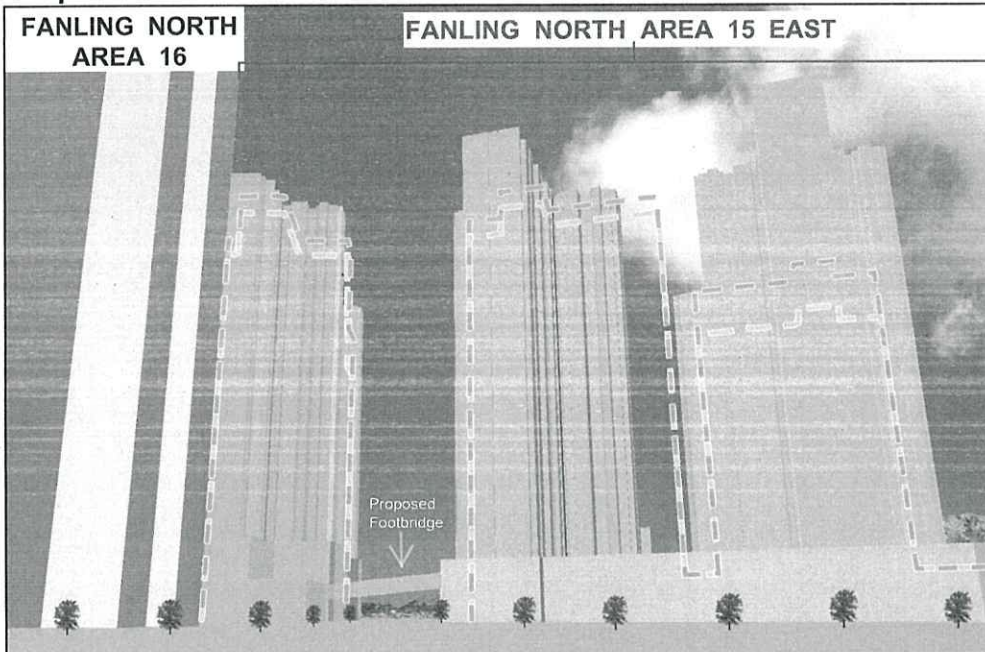
PLAN 5

**DATE :
6. 12. 2021**




Current Scheme

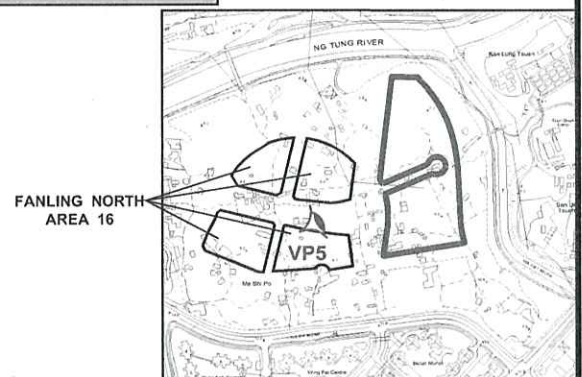


Proposed Scheme



LEGEND:

-  Differences between approved s16 application no. A/KTN/54 (Current Scheme) and Proposed Scheme
-  Differences between the OZP Scheme and Proposed Scheme
-  Planned Public Housing Site at Fanling North NDA (Not part of this application and subject to detailed design)
-  Application Site



**PHOTOMONTAGE AT VIEWING POINT 5
(VIEW FROM DISTRICT OPEN SPACE AT
FANLING NORTH TOWN PLAZA)**



**HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 6

**DATE :
6. 12. 2021**

Qualitative Statement on Air Ventilation Assessment

No Adverse Impact on Air Ventilation Aspect

- The Proposed Scheme has a building height increase in ~ 8m (2 storeys) in Block 2 to 4, ~7m (2 storeys) in Block 1, 5 and 6, as well as a 1 storey in the welfare block, when compared to the current scheme, which would be a minor change in building height for high-rise buildings (All towers of the current scheme are at +120mPD or above). The plot ratio would be increased by 0.09 to 6.09 in the Proposed Scheme.
- There would also be a footbridge over the NBA in the Proposed Scheme at ~6m above ground.
- Under annual condition, localised ventilation impact could be found to the west of the site where future surroundings of the Fanling North New Development Area would be located. Under summer condition, ventilation impact could be found at localised areas to the northwest and east of the site, where future surroundings of the Fanling North New Development Area and some existing development such as villages would be located. Wind enhancement features has been incorporated in the Proposed Scheme to ensure that the potential ventilation impacts would be addressed, which are illustrated in Figure 1 and summarised below:
 - Provide full-height and tower level separations that are at least 15m wide in north-south and east-west directions, channelling prevailing wind towards leeward areas under both annual and summer prevailing wind condition, generally the future surroundings to the west and east of the site, as well as some existing development to the east of the site.
 - Podium and tower setback from site boundaries to enhance east-west and north-south air flow along district & regional open spaces, and NBA
 - The footbridge over the NBA in the Proposed Scheme has an open design, presenting no adverse impact on the air flow through the NBA
 - In general, the NBA has been respected and its air ventilation performance would be enhanced
 - The Public Transport Interchange (PTI) and the Bicycle Parking Area at G/F would be naturally ventilated with a permeable design, which would enhance the pedestrian level permeability
- Overall, the Proposed Scheme shall maintain a similar performance as compared to the Current Scheme.
- Air Ventilation Assessment would be carried out internally at the detailed design stage to optimise the building design for an enhanced ventilation performance.

Qualitative Statement on Air Ventilation Assessment

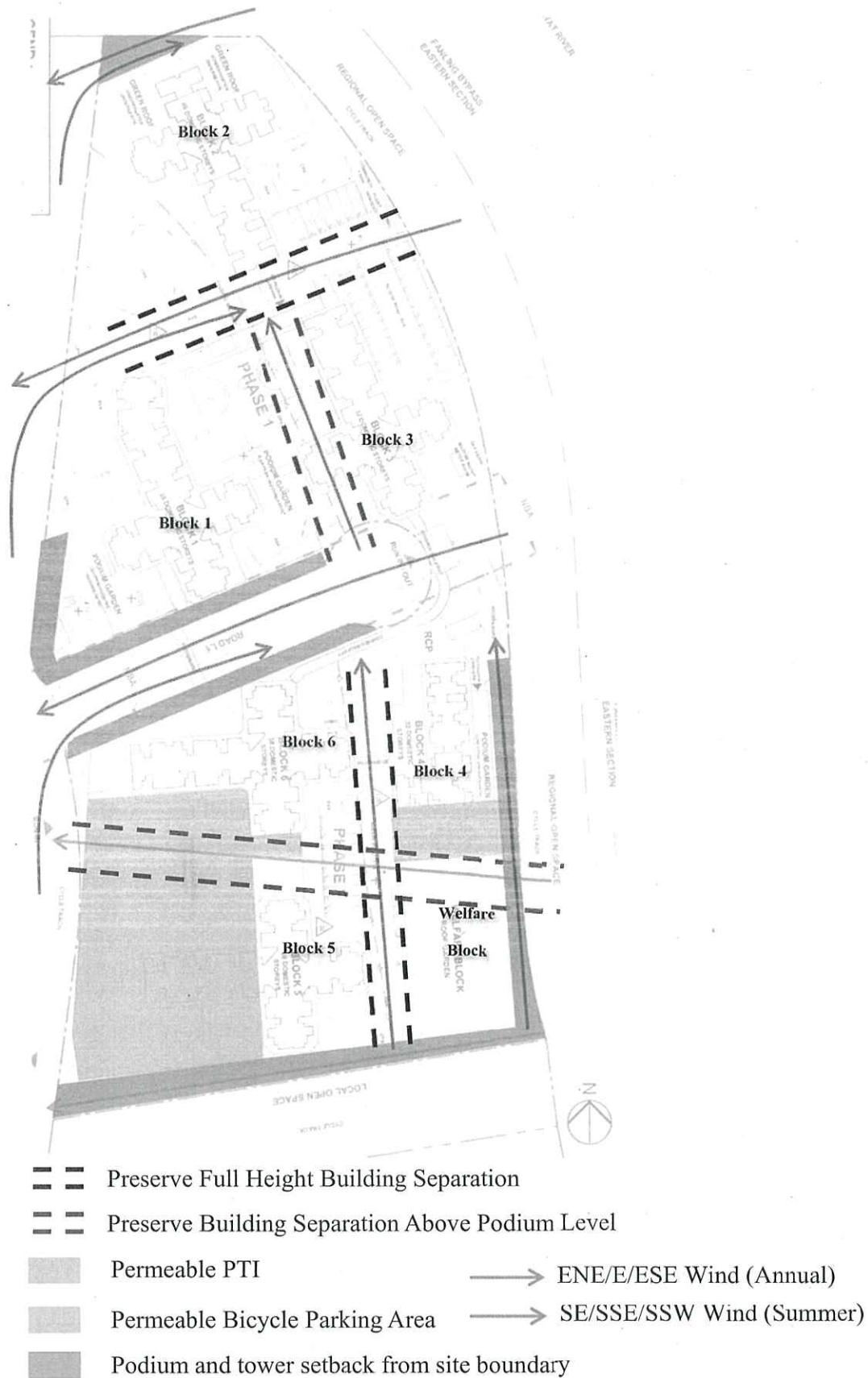


Figure 1 Wind Enhancement Features

FLN15E – One-page Review of Traffic

Background

The 2020 Policy Address announced that the Government would invite the Housing Authority (HA) to consider setting aside a 5% of the total attainable gross floor area (GFA) for social welfare facilities in future public housing projects. This new initiative should apply to the Public Housing Development at the FLN15E site, subject to reviews/studies on traffic, sewerage and water supply.

Traffic Review

CEDD conducted the Traffic and Transport Impact Assessments (TTIA) under Agreement No. CE 13/2014(CE) - KTN & FLN NDA (Phase 1) in 2018. The results of the TTIA indicated that the proposed KTN and FLN NDA developments would not induce adverse traffic impact on the surrounding road networks.

According to the cross-bureaux meeting held on 23 March 2021 on streamlining the review of technical assessments for facilitating implementation of the 5% GFA initiative, as the increase in GFA for social welfare facilities at the FLN15E site will be less than 3,700 sq.m., the FLN15E site is not included in the *'Identified Sites requiring further traffic assessment for the increase in Social Welfare GFA'*. Therefore, the conclusion of the TTIA that there would be “*no insurmountable traffic impacts*” would remain valid, and a review/re-run of the completed TTIA is not considered necessary.

FLN15E – One-page Review of Sewerage

Background

The 2020 Policy Address has announced that the Government would invite the Housing Authority (HA) to consider setting aside a 5% of the total attainable gross floor area (GFA) for social welfare facilities in future public housing projects. This new initiative should apply to the Public Housing Development at the FLN15E site subject to reviews/studies on traffic, sewerage and water supply.

Sewerage Review

CEDD conducted the Sewerage Impact Assessment (SIA) under Agreement No. CE 13/2014(CE) - KTN & FLN NDA (Phase 1) in 2016. The results of the SIA indicated that the proposed KTN and FLN NDA developments would not induce adverse impact on the public sewerage network.

According to the cross-bureaux meeting held on 23 March 2021 on streamlining the review of technical assessments for facilitating implementation of the 5% GFA initiative, EPD advised that from the perspective of sewerage planning, the overall impact of the 5% initiative on the district-wide sewerage system was insignificant; whilst the sewerage design of individual projects might need to be revised to accommodate the additional flow. DSD advised that the additional hostel population from the 5% initiative should be taken into account when considering the impact.

According to HD's sewage flow estimation based on the latest development parameters (including the provision of additional welfare facilities) for the subject site, as compared to CEDD's SIA in 2016, the design sewerage capacity could still cover the sewage flow generation from the subject site based on the latest development parameters (**Attachment 2** refers). Therefore, the conclusion of the SIA that there would be "*no insurmountable sewerage impacts*" would remain valid; and a review/re-run of the completed SIA is not considered necessary. Nevertheless, the project proponent will keep coordinating with the relevant parties such as CEDD and DSD on all necessary sewerage information (i.e. peak flow, discharge manhole, etc).

FLN Area 15E - Preliminary Review of Sewerage Capacity in relation to Additional Welfare Facilities

	HD's estimation (Aug 2021)					CEDD's SIA under KTN & FLN NDA (2016)			
Type	GFA	Head per 100m2	Population	UFF	ADWF	Population	UFF	ADWF	with buffer
	m2		head	m3/day/head	m3/day	head	m3/day/head	m3/day	m3/day
Domestic (resident)	-	-	15250	0.19	2898	15323	0.19	2911	x 1.05 3057
Office (employee)	1409	5.5	78	0.28	22				
Retail (employee)	2972	2.5	75	0.28	21	1088	0.28	305	x 1.1 335
Welfare (resident)	-	-	300	0.19	57				
Welfare (employee)	-	-	283	0.19	54				
Restaurant (employee)	1800	5.1	92	1.58	145				
Kindergarten (student)	-	-	325	0.04	13	420	0.04	17	x 1 17
Kindergarten (employee)	-	-	12	0.28	3				
Total:					3213			3233	3409

FLN15E – One-page Review of Water Supply

Background

The 2020 Policy Address has announced that the Government would invite the Housing Authority (HA) to consider setting aside a 5% of the total attainable gross floor area (GFA) for social welfare facilities in future public housing projects. This new initiative should apply to the Public Housing Development at the FLN15E site subject to reviews/studies on traffic, sewerage and water supply.

Water Supply Review

CEDD conducted the Water Supply Impact Assessment (WSIA) under Agreement No. CE 13/2014(CE) - KTN & FLN NDA (Phase 1) in 2018. The results of the WSIA indicated that the proposed KTN and FLN NDA developments would not induce adverse impact on the public water supply network.

According to the cross-bureaux meeting held on 23 March 2021 on streamlining the review of technical assessments for facilitating the implementation of the 5% GFA initiative, WSD advised that the impact of the 5% initiative on water supply was minimal and agreed that full review of the completed assessments was not necessary.

According to HD's estimation of water supply demand based on the latest development parameters (including the provision of additional welfare facilities) for the subject site, as compared to CEDD's WSIA in 2018, the latest salt water demand is still within the allowance in CEDD's WSIA and the additional fresh water demand is less than 0.01% which is considered very minimal and insignificant impact due to the 5% additional welfare facilities in the subject housing development is anticipated (**Attachment 3** refers). Therefore, the conclusion of the WSIA that there would be "*no insurmountable water supply impacts*" would remain valid, and a review/re-run of the completed WSIA is not considered necessary.

FLN Area 15E - Preliminary Review of Water Supply Capacity in relation to Additional Welfare Facilities

Type	Housing Development at FLN15E - Estimation of Water Supply Demand					CEDD's WSIA (2018)				
	HD's estimation (Aug 2021)									
	GFA	Person per 100m2	Population	Fresh water unit demand	Salt water unit demand	Population	Fresh water unit demand	Salt water unit demand	Fresh water demand	Salt water demand
Phase 1 and Phase 2										
Domestic (resident)	-	-	15250	0.140	0.104	15323	0.14	0.104	2145	1594
Office (staff)	1409	5.5	78	0.040	0.070	1088	0.04	0.07	44	76
Retail (staff)	4772	2.5	120	0.040	0.070					
Welfare (resident)	-	-	300	0.140	0.104					
Welfare (staff)	-	-	283	0.040	0.070					
Kindergarten (student)	-	-	325	0.025	0.025	13	0.025	0.025	0	0
Kindergarten (staff)	-	-	12	0.025	0.025	48	0.025	0.025	1	1
Total:							2205	1659	2190	1671

Note: According to CEDD's WSIA Para. 7.4.4 & 7.4.8, a 10% buffer has been allowed in the design capacity of FLN FWSR & FLWSR for variation of population intake.



本署檔號 Our Ref. HD(P)8/3/FL25
來函檔號 Your Ref.

電話 Tel No.
圖文傳真 Fax No.

14 February 2022

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 Minor Relaxation of Plot Ratio and
Building Height Restrictions for Permitted Public Housing Development
at Area 15 East, Fanling North New Development Area**

Reference is made to the above Section 16 application received by the Town Planning Board on 20.12.2021 and the comments received from Planning Department on 24.12.2021, 21.1.2022, 4.2.2022 and 8.2.2022. We submit herewith the table summarizing the responses to comments as well as the revised plans to substantiate the application.

Should you have any enquiries or need further information, please contact me or Ms. Alice Lo at Thank You.

Yours faithfully,

(Ada Wong)
for Director of Housing

Encl.

S.16 Application No. A/FLN/28

**Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions
for Permitted Public Housing Development
at Area 15 East, Fanling North New Development Area
Responses to Comments**

	Comments	Responses
	<u>Urban Design and Landscape Section, Planning Department (24.12.2021)</u>	
1.	(i) Approximate number of existing trees to be affected due to the proposed development and proposed new tree planting should be provided in the application.	There is no existing tree to be handed over to HA after foundation work by CEDD. New tree planting principle will meet the provision of minimum of 3 trees per 100m ² of the total green coverage as stated in the approved planning brief.
2.	(ii) Since site formation work is carrying out by CEDD, the applicant is advised to clarify if the Tree Preservation and Removal Proposal (TPRP) was previously approved, and there is no further landscape impact due to the currently proposed minor relaxation.	As advised by CEDD's consultant, the TPRP submitted by CEDD was approved. Please note that there is no further landscape impact due to the currently proposed minor relaxation.
3.	(iii) Typical landscape details, sections / elevations with major dimensions for the proposed works and planting arrangement etc. should be provided in the application to demonstrate the viability of the proposal.	With reference to application no. A/KTN/54, only a Landscape Master Plan was appended to support the landscape aspects of the application for relaxing the BHR and PR for the eight public housing sites including FLN15E. Also, it was agreed by the relevant Government Bureaux and Departments on facilitating the implementation of the 5% GFA initiative on 23.3.2021 that a streamlined approach should be adopted given the negligible impacts likely arising from the additional welfare GFA and to avoid impacting on public housing programme. As stated in the planning statement, no landscape impact is anticipated due to the proposal and the landscape design will be based on relevant

	Comments	Responses
		design guideline/requirement. No special landscape treatment is required.
4.	(iv) Retained trees, if any, spot levels, vehicular and pedestrian entrances should be clearly indicated on the plans.	There is no retained tree within our site development.
5.	(v) The applicant is advised to review if the term 'Tributary Street' for Area 'F' as indicated on MLP - G/F and MLP - Podium Floor Level is appropriate.	Noted. The Landscape Master Plans (i.e. Figures 5 and 6) have been revised accordingly as attached.
6.	(vi) For MLP - Podium Floor Level, covered landscape and play areas at Block 1, 3, 5 and 6 are noted and no recreational facilities are observed. More information for the concerned areas should be provided.	Recreational facilities such as Chess table and CPA equipment etc. will be provided in the site. As discussed with your UD&L Section, "covered landscape and play areas" has been removed in the revised LMPs.
7.	(vii) More seating should be considered and indicated on plans for residents' enjoyment.	As most of the planter walls type is designed as seat wall planter, therefore it is not necessary to provide the seat bench in every landscape area.
8.	(viii) As indicated in Table 2 of the PS, it is indicated that about 15,525 sq.m local open space (LOS) would be provided for the estimated population of 15,525. The area for countable open space and the estimated population should be indicated on Open Space Demarcation Plan to demonstrate the provision of LOS has met the minimum requirement under Chapter 4 of HKPSG. The applicant is also reminded that countable open space should provide open-air outdoor recreation.	With reference to application no. A/KTN/54, only a Landscape Master Plan was appended to support the landscape aspects of the application for relaxing the BHR and PR for the eight public housing sites including FLN15E. Also, it was agreed by the relevant Government Bureaux and Departments on facilitating the implementation of the 5% GFA initiative on 23.3.2021 that a streamlined approach should be adopted given the negligible impacts likely arising from the additional welfare GFA and to avoid impacting on public housing programme. As discussed with your UD&L Section, a remark has been added to the revised LMPs. The proposed local open space will include landscape area and the area can be accessed by the residents of the development, etc.

	Comments	Responses
9.	(ix) The applicant should also clarify if all proposed landscape areas are for communal use only or partly accessible by public, and indicate on plans for reference.	Most of the proposed local open landscape areas can be accessed by the residents of the development.
	<u>Hong Kong Police Force (21.1.2022)</u>	
10.	Sheung Shui Division would like to highlight that requirement shall be made to the applicant to provide extra parking facilities for the proposed additional residential households to prevent further deterioration of the current illegal parking problem.	The parking facilities are proposed according to the updated Hong Kong Planning Standards and Guidelines promulgated in Aug 2021 and agreed by the Transport Department.
	<u>North Development Office, Civil Engineering and Development Department (21.1.2022)</u>	
11.	Figure 2 - Master Layout Plan referred, it is noted that the site boundary between Phase 1 and Phase 2 Developments at the proposed culdesac at the end of Road L1 is deviated from which specified in CEDD Contract No. ND/2019/07 (see attached Contract Drawing No. 60335576/C7/C00/1041). Please rectify accordingly.	Please note that this s.16 application does not involve any application for phasing boundary. The phases boundary line as currently shown in Figure 2 is indicative only and subject to further liaison with concerned departments.
	<u>Urban Design and Landscape Section, Planning Department (21.1.2022)</u>	
12.	She has no objection to the application from landscape planning perspective. However, please find below advisory comments for improvement of the Master Landscape Plan: (i) Since site formation works are now being carried out by CEDD, the applicant is advised to clearly indicate in para. 4.10 of the Planning Statement (PS) if there is no existing tree(s) to be affected and hence no further landscape impact due to the currently proposed minor relaxation. Besides, any existing trees proposed to be retained and the proposed quantity of new tree planting should also be clearly indicated;	As per our reply on 30.12.2021 (Items 1 and 2 above), there are no existing trees to be affected on site according to CEDD's foundational work information. The proposed quantity of new tree planting will meet the provision of minimum of 3 trees per 100m ² of the total green coverage as stated in the approved planning brief.
13.	(ii) More information is advised to be provided in the application to demonstrate the viability of	As per our reply on 30.12.2021 (Item 3 above), no landscape impact is anticipated

	Comments	Responses
	the proposal (e.g. typical landscape details with major dimensions or descriptions in the PS for the proposed works and planting arrangement, etc.);	due to the proposal and the landscape design will be based on all relevant design guidelines/ requirements. No special landscape treatment is required.
14.	(iii) According to para. 4.10 of PS, it is noted that local open space and play areas for the residents are proposed. The applicant should clarify in the concerned paragraph if all proposed landscape areas are for communal use only or partly accessible by public for reference.	As per our reply on 30.12.2021 (Item 9 above), most of the proposed local open landscape areas can be accessed by the residents of the development.
<u>Urban Design and Landscape Section, Planning Department (4.2.2022)</u>		
15.	Having reviewed the FI, it is observed that her comments (i.e. items (3)(i) to (iii) of PlanD's email dated 21.1.2022) should still be valid, since the concerned landscape related information is not yet incorporated into the submission to support the application.	Our clarifications provided on 30.12.2021 and 27.1.2022 (Items 12 to 14 above) are considered sufficient and we have no further supplementary information on landscape. We would like to reiterate that it was agreed by the relevant Government Bureaux and Departments on facilitating the implementation of the 5% GFA initiative on 23.3.2021 that a streamlined approach should be adopted given the negligible impacts likely arising from the additional welfare GFA and to avoid impacting on public housing programme.
<u>District Planning Division, Planning Department (4.2.2022)</u>		
16.	Please clarify the following: (i) the difference of flat production between the current application and the previously approved scheme under the application No. A/KTN/54	Under application no. A/KTN/54, indicative schemes were prepared for the sites with domestic and non-domestic PRs for technical assessment purposes and they are subject to change at detailed design stage. According to CEDD's memo dated 20.10.2020 and the RODP prepared by CEDD's consultant in July 2019, the estimated flat production under application no. A/KTN/54 is 6,129. The difference

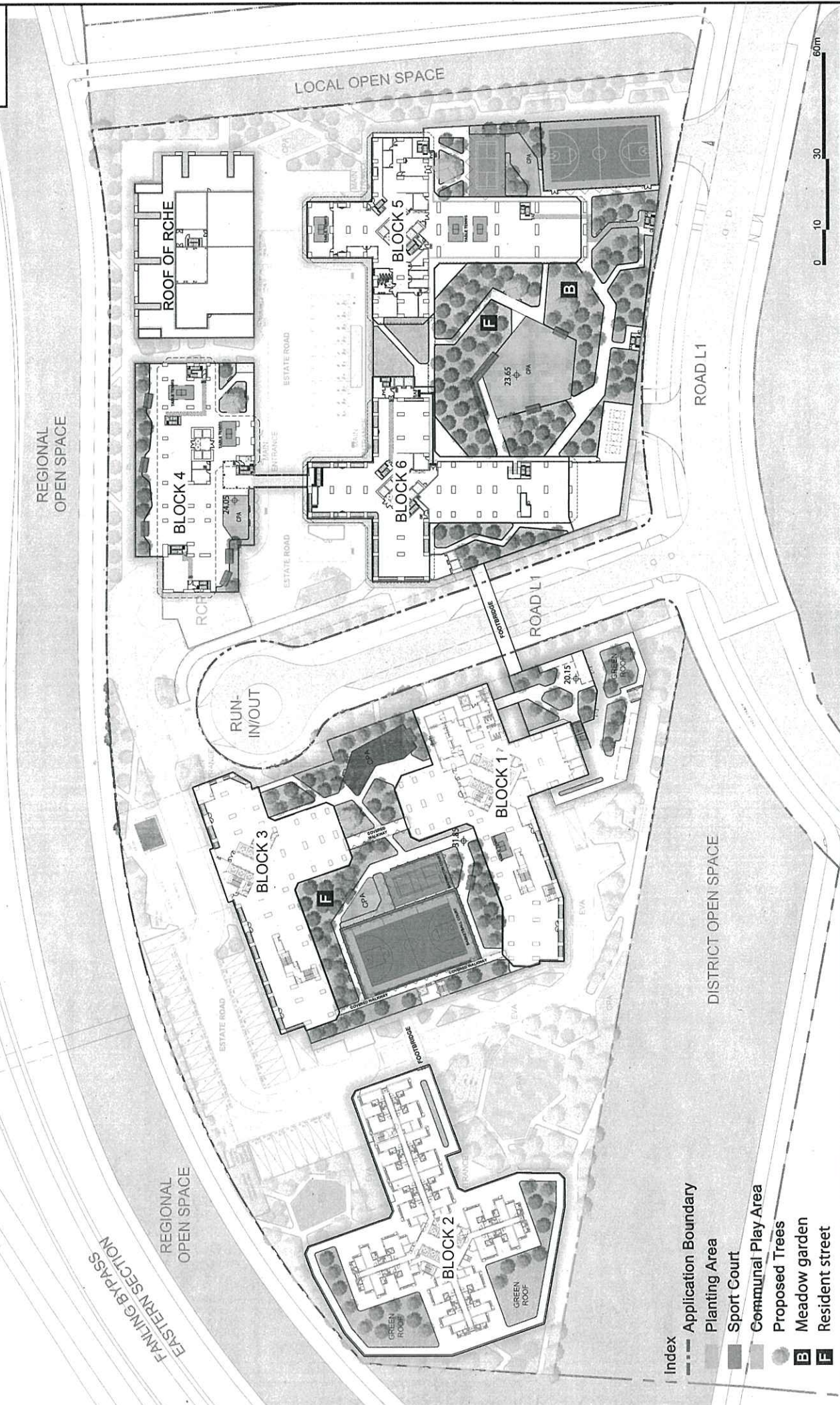
	Comments	Responses
		between the current application (6,168) and the application no. A/KTN/54 is 39, i.e. 0.6% only.
17.	(ii) the difference of estimated design population between the current application and the previously approved scheme under the application No. A/KTN/54	The difference of estimated design population between the current application (15,525) and the indicative scheme under application no. A/KTN/54 (15,323) is 202, i.e. 1.3% only.
<u>District Planning Division, Planning Department (8.2.2022)</u>		
18.	Please clarify the following: (i) the difference of parking facilities between the current application and the previously approved scheme under the application No. A/KTN/54;	The difference is due to the amendments to the relevant parking standards promulgated in August 2021 for the currently proposed flat production of about 6,168 in comparison with the old parking standards for the previously proposed flat production of about 6,129. Anyway, TD agreed to the parking facilities currently proposed.
19.	(ii) if the 'landmark building with retail facilities abutting Road L1 in the southern portion of the Site' as stipulated on the ES of OZP will be realised in the development; and	The "landmark building with retail facilities abutting Road L1 in the southern portion of the site" have been taken into account in the current design and details would be further developed at detailed design stage.

- End -

Figure 6



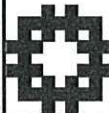
15,525 sq.m local open space (LOS) would be provided for the estimated population of 15,525.



- Index**
- Application Boundary
 - Planting Area
 - Sport Court
 - Communal Play Area
 - Proposed Trees
 - Meadow garden
 - Resident street

PROPOSED HOUSING DEVELOPMENT AT FANLING NORTH AREA 15 EAST PHASE 1 & 2
MASTER LANDSCAPE PLAN – PODIUM FLOOR LEVEL

DRAWING NO. NR11-/PDRC/L/PLO-02	
SCALE 1:1000 (A3)	DATE 02.12.2021



Previous s.16 Application

Approved Application

Application No.	Uses/Developments	Date of Consideration	Approval Conditions
A/KTN/54	Proposed Minor Relaxation of Plot Ratio and/or Building Height Restrictions for 8 Sites in Fanling North and Kwu Tung North New Development Areas and Proposed Residential, Commercial, Government, Institution or Community (GIC) and Market Development in 2 Areas shown as 'Road' in Site K1	16.11.2018	Nil

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

220108-213427-90623

提交限期**Deadline for submission:**

25/01/2022

提交日期及時間**Date and time of submission:**

08/01/2022 21:34:27

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

A/FLN/28

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

女士 Ms. Ms. Chor

意見詳情**Details of the Comment :**

反對，現時聯和墟接駁粉嶺火車站交通嚴重短缺，上下班時段尤其嚴重，興建新房屋增加居住人口令原有交通問題更嚴重。另外整個聯和墟只有一個小型足球場，聯和墟原有幾十萬名居民已不足夠康樂文娛設施。

5-5

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

參考編號

Reference Number:

220109-142636-80734

提交限期

Deadline for submission:

25/01/2022

提交日期及時間

Date and time of submission:

09/01/2022 14:26:36

有關的規劃申請編號

The application no. to which the comment relates:

A/FLN/28

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Cindy

意見詳情

Details of the Comment :

聯和墟已經沒有位置再容納更多嘅人, 在私人住宅旁邊起公屋, 會令環境改變. 樓層過高, 影響景觀. 交通道路上也不勝負荷. 這綠化的地區, 會被一一改變..... 懇請保留這區綠化環境.

寄件者: [REDACTED]
寄件日期: 2022年01月23日星期日 3:07
收件者: tpbpd
主旨: Area 15 East, Fanling NDA PH

A/FLN/28

Government Land in Area 15 East, Fanling North New Development Area HA

Site area : About 45,400sq.m

Zoning: "Other Specified Uses" annotated "Comm/Res Development with PT I (1)" and area shown as 'Road'

Applied development : 6 Towers / 6,168 PH Units / MR of PR 6.09 (5) and BHR / 1 Tower community / 137mPD (125mPD) and 128mPD (105) / OS 15,525sq.m / 690 Vehicle Parking / 19 Heavy Goods

Dear TPB Members,

Surely it is time to call a spade a spade and to do away with this mythical MINOR RELAXATION.

Bearing in mind that the site was part of a previous substantial and anything but minor hike the actual increase is around 40% and then there are all the bits and pieces thrown in that are not counted.

According to the blurb "The proposed minor relaxation of maximum total PR and BHRs is in line with Government's policy to address the space shortfall of the welfare sector, the latest HKPSG to meet the anticipated parking demand and enhance pedestrian connectivity."

However when you read through the document the core issue is **"In order to deliver the public housing development in a more cost-effective and timely manner, excavation works for underground car park would be minimized"**

This is absolutely shocking. Precious at grade space is to be devoted to parking vehicles. In order to tick the housing box all common sense and good practices are to be jettisoned. The MLP shows that most of the OS will be on podiums, The plan shows a lot of trees at this level but nobody is fooled.

The only trees that grown on podiums are those spindly, ornamental varieties that provide no shade and attract few birds, small animals and insects. The residents are thereby deprived of any contact with nature.

In addition building the parking over ground is contrary to the administration's stated policies. I would draw members attention to Legco July 7 2021

LCQ21: Car parking spaces provided in development projects

- Following is a question by the Hon Tony Tse and a written reply by the Secretary for Transport and Housing, Mr Frank Chan Fan, in the Legislative Council today (July 7)

<https://www.info.gov.hk/gia/general/202107/07/P2021070700367.htm>

*(4) In the light of the recommendations of the **Council for Sustainable Development** drawn up **after conducting extensive public consultation**, the Government introduced a series of measures in April 2011 to enhance the design standard of new **developments to foster a quality and sustainable built environment**. One of the measures was the revision of the gross floor area (GFA) concessions of private parking spaces **in response to the public concern about car parks being a contributor to building bulk and height**. Under the existing mechanism, private car parks provided underground with electric-vehicle (EV) charging-enabling facilities at each parking space in private residential development projects may be granted 100 per cent GFA concessions. For private car parks that are EV charging-enabling but are above-ground, 50 per cent GFA concessions may be granted. Exceptions may be considered for granting 100 per cent GFA concessions where the developer provides sufficient evidence to **prove that it is technically infeasible to construct the car park underground, or where an above-ground car park poses no adverse environmental or visual impact**. The Government's current practice is to offer GFA concessions as an incentive for developers to provide underground parking spaces. This arrangement has given balanced consideration to the **demand for parking spaces and the need for maintaining a sustainable built environment**.*

With regard to this development there is not proof that it is technical infeasible to construct the parking underground.

In addition with an underground parking facility not only would considerable at grade space be preserved, there would be no need for a footbridge as residents could cross the street.

The additional two floor in the community building would accommodate any increase in facilities.

While 5% of the GFA is quoted, the original plans would have included most of the planned services.

Members should reject this application as it is not about increasing housing and social services but about completing the project faster.

While this may be expeditious, it would set an alarming precedent that would have a strong negative impact going forward and would make a mockery of the pledges to work toward a more sustainable community.

Mary Mulvihill

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

220108-211748-70437

提交限期**Deadline for submission:**

25/01/2022

提交日期及時間**Date and time of submission:**

08/01/2022 21:17:48

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

A/FLN/28

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

先生 Mr. Raymond

意見詳情**Details of the Comment :**

放寬地積比率，要提供更多貨車及貨櫃車位置停泊，請把位置出入口要分開。因為本區太多違泊車輛，如可以提供超過100個貨車停泊位置。

5-4

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

220108-213817-87342

提交限期**Deadline for submission:**

25/01/2022

提交日期及時間**Date and time of submission:**

08/01/2022 21:38:17

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

A/FLN/28

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

夫人 Mrs. Chan

意見詳情**Details of the Comment :**

1. 聯和墟缺乏足夠設施配套容納這群忽然增加的龐大人口, 擔心資源不夠(例如: 包括但不限於診所, 學校, 休憩空間等)的情況下容易引發衝突。
2. 有關地段鄰近上水, 該區本已有大量住戶及成為水貨集散地, 人口密集, 但數十年來未有新增社區及文化設施。請貴局考慮該區的可承載能力, 設置足夠配套以應付住戶日常所需。
3. 聯和墟及上水大部分為住宅區, 現時已經沒有足夠工作機會, 住戶需花費大量時間以跨區工作。希望在提供大量單位收納新住戶的同時, 能改善該區的交通規劃及創造足夠就業機會, 令新舊住戶都能安居樂業。
4. 屏風樓設計遮擋景觀, 亦嚴重影響鄰近住宅樓宇的通風情況。

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

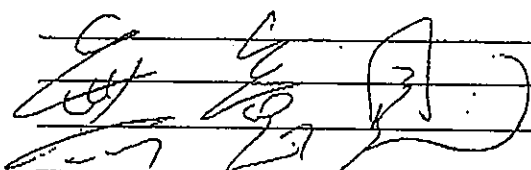
By Fax : 2877 0245 or 2522 8426

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/FLN/28

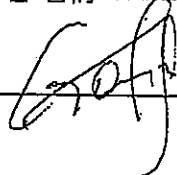
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



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

簽署 Signature



日期 Date

2022.1.7

Advisory Clauses

- (a) to note the comments of the Chief Estate Surveyor/New Development Area, Lands Department (CES/NDA, LandsD) that:
- (i) the Site falls within the first phase development of Fanling North New Development Area (FLN NDA). All the private lots within the Site were resumed and reverted to the government on 27.12.2019. The Site is currently held by Civil Engineering and Development Department (CEDD) under GLA-TDN 4207 for site formation and infrastructure works;
 - (ii) there is no comment on the key development parameters of the subject proposed housing development as listed in Table 2 under paragraph 3.3 of the supporting planning statement (SPS); and
 - (iii) it is noted that a footbridge across the planned Road L1 over the non-building area (NBA) linking up the northern and southern parts of the Site is proposed as specified in paragraph 4.5 of the SPS. The applicant shall ensure that necessary statutory procedures under the Roads (Works, Use and Compensation) Ordinance (Cap. 370) shall be observed and executed appropriately for all those associated road works, including road closure, etc. before commencement of the construction of the said proposed footbridge. Besides, the applicant has to maintain the said proposed footbridge after construction and have it to be covered by Vesting Order upon completion of the subject proposed housing development.
- (b) to note the comments of the Chief Architect/Central Management Division 2, Architectural Services Department (CA/CMD2, ArchSD) that:
- (i) some of the façade area at Block 4, Block 5 and Block 6 are facing west, solar control devices should be considered to reduce solar heat gain and avoid glare as far as practicable;
 - (ii) the length of the residential towers appear to be more than 60m, which may have adverse impact on air ventilation and visual permeability. The applicant is advised to comply with the building separation requirements of the design guidelines promulgated in PNAP APP-152; and
 - (iii) it is suggested to provide 20% greenery in accordance with PNAP APP-152.
- (c) to note the comments of the Chief Engineer/New Territories East, Water Supplies Department (CE/NTE, WSD) that:
- (i) existing water mains are located within the Site. The applicant is required to either divert or protect the water mains found on site;
 - (ii) if diversion is required, existing water mains inside the proposed lot are needed to be diverted outside the site boundary of the proposed development to lie in government land. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains

upon request will have to be borne by the grantee/applicant; and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence; and

- (iii) if diversion is not required, the following conditions shall apply:
 - (1) existing water mains are affected as indicated on the site plan and no development which requires resiting of water mains will be allowed;
 - (2) details of site formation works shall be submitted to the Director of Water Supplies for approval prior to commencement of works;
 - (3) no structures shall be built or materials stored within 1.5m from the centre line(s) of water main(s) shown on plan. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation maintenance and repair works;
 - (4) no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown on the plan. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the Director of Water Supplies. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;
 - (5) no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5m around the cover of any valve or within a distance of 1m from any hydrant outlet; and
 - (6) tree planting may be prohibited in the event that the Director of Water Supplies considers that there is any likelihood of damage being caused to water mains.
- (d) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) the emergency vehicular access (EVA) provision in the Site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the Building (Planning) Regulation 41D which is administered by the Buildings Department. Also, the EVA provision of the nearby buildings shall not be affected by the proposed work;
 - (ii) shall the proposed work affect any licensed premises in the area, such as petrol filling station or dangerous goods store, the consultant/applicant should make separate enquiry to this department to ensure work feasibility; and
 - (iii) any proposal with the nature of Residential Care Homes for the Elderly/Persons with Disabilities, School and Child Care Centre, the height restrictions as stipulated in the respective regulations and relevant Code of Practice shall be observed.