

This document is received on 17 AUG 2022.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

**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/30
	Date Received 收到日期	17 AUG 2022

- 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)

Civil Engineering and Development Department, HKSAR Government

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)

Townland Consultants Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Various Lots in D.D. 51, D.D. 52, D.D.83 and FSSTL and Adjoining Government Land in Fanling North, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 257,904 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,460,465 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	..... 57,414 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Fanling North Outline Zoning Plan No. S/FLN/2
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group A)", "Residential (Group B)", "Residential (Group C)" and "Other Specified Uses" annotated "Commercial/Residential Development with Public Transport Interchange"
(f) Current use(s) 現時用途	Agricultural Lands, Open Storage and Squatters (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"^{1,2} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{1,2} (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"^{1,2} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{1,2} (請夾附業權證明文件)。
- ☒ is not a "current land owner"¹.
並不是「現行土地擁有人」¹。

- ☐ 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)"^{1,2}.
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」^{1,2}。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"^{1,2}.
已取得 名「現行土地擁有人」^{1,2} 的同意。

Details of consent of "current land owner(s)" ^{1,2} obtained 取得「現行土地擁有人」 ^{1,2} 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. 如上述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 17/08/2022 (DD/MM/YYYY)[&]
於 17/08/2022 (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
17/08/2022 (DD/MM/YYYY)[&]
於 17/08/2022 (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 17/08/2022 (DD/MM/YYYY)[&]
於 17/08/2022 (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[&]一或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.
註：可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one '✓'.

註 1: 可在多於一個方格內加上「✓」號

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

註 2: 如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

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

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

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

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

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

- ☒ Plot ratio restriction From 由 2-6 to 至 2.4-7.8
地積比率限制
- ☐ Gross floor area restriction From 由 sq. m 平方米 to 至 sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由 % to 至 %
上蓋面積限制
- ☒ Building height restriction From 由 m 米 to 至 m 米
建築物高度限制
From 由 55-120 mPD 米 (主水平基準上) to 至 55-140 mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction From 由 m to 至 m
非建築用地限制
- ☐ Others (please specify)
其他 (請註明)

(v) For Type (v) application 供第(v)類申請

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

Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Public and Private Housing Developments; and Proposed Social Welfare Facilities, Shop and Services and Eating Place within Public Housing Developments

(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	..... 1,460,465 sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	..... 2.4-7.8	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	..... N/A %	<input type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	..... N/A	
Proposed no. of storeys of each block 每座建築物的擬議層數	..... N/A storeys 層	
	<input type="checkbox"/> include 包括 storeys of basements 層地庫	
	<input type="checkbox"/> 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	..... 55-140 mPD 米 (主水平基準上)	<input checked="" type="checkbox"/> About 約
	..... N/A m 米	<input type="checkbox"/> About 約

☒ Domestic part 住用部分

GFA 總樓面面積 1,297,971 sq. m 平方米 ☒ About 約
 number of Units 單位數目 24,929
 average unit size 單位平均面積 52.1 sq. m 平方米 ☒ About 約
 estimated number of residents 估計住客數目 66,327

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約
☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約
☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☒ 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)

Social Welfare Facilities: 32,837 sq.m

☒ other(s) 其他

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

Including but not limited to retail, kindergarten.....
 and other permitted non-domestic uses: 129,657.....
 sq.m.....

☒ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☒ private open space 私人休憩用地 66,327 sq. m 平方米 ☐ Not less than 不少於
☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
N/A	N/A	N/A
.....
.....
.....
.....

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

N/A

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)

The housing developments are expected to be completed between 2029 and 2031 for population intake.

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

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>.....</p> <p><input checked="" type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p>																
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是 No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示</p> <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>-</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td>-</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td>-</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td>-</td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td>-</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>-</td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> </table>	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)	-	_____	_____	_____	_____
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_____	_____																	
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是 No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示</p> <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td>-</td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td>-</td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td>-</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td>-</td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td>-</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>-</td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> </table>	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)	-	_____	_____	_____	_____
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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。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註: 如申請涉及第(ii)類申請, 請跳至下一條問題。)</p>	<p>Yes 是</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p>*The Proposed Minor Relaxation will not involve additional site formation apart from the scheduled site formation for the NDA development</p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>No 否</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木, 請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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10. Justifications 理由

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

Please see attached Supplementary 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

VINCENT LAU

Associate Director

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 RTPI

on behalf of
代表

Townland Consultants Limited

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

Date 日期

05/08/2022

(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號北角政府台署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^⑥

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

⑥ Ash interment capacity in relation to a columbarium means –
就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要			
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Various Lots in D.D. 51, D.D. 52, D.D.83 and FSSTL and Adjoining Government Land in Fanling North, New Territories 新界粉嶺北丈量約份第51、52及83約和粉嶺上水市地段多幅地段及鄰近政府土地		
Site area 地盤面積	257,904 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 57,414 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
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	"Residential (Group A)", "Residential (Group B)", "Residential (Group C)" and "Other Specified Uses" annotated "Commercial/Residential Development with Public Transport Interchange" 「住宅(甲類)」、「住宅(乙類)」、「住宅(丙類)」及「其他指定用途(商業/住宅發展暨公共交通交匯處)」地帶		
Applied use/ development 申請用途/發展	Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Public and Private Housing Developments; and Proposed Social Welfare Facilities, Shop and Services and Eating Place within Public Housing Developments 擬議略為放寬地積比率及建築物高度限制以作准許的公營及私營房屋發展, 及在公營房屋發展內作社會福利設施、商店及服務行業及食肆用途		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	1,297,971 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	2.4-6.5 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	162,494 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.29-1.3 <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	-	
	Composite 綜合用途	-	

(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)	
		55-120 (for Private Housing Sites) mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		- Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括) <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
	Non-domestic 非住用	- m 米 <input type="checkbox"/> (Not more than 不多於)	
		- mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		- Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括) <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
	Composite 綜合用途	<input type="checkbox"/> - m 米 <input type="checkbox"/> (Not more than 不多於)	
		95-135 (for Public Housing Sites) mPD 米(主水平基準上) 80-140 (for Private Housing Sites) <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)	
(iv) Site coverage 上蓋面積	- % <input type="checkbox"/> About 約		
(v) No. of units 單位數目	24,929		
(vi) Open space 休憩用地	Private 私人	66,327	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)	- - - - - -
	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)	- - - - - -

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 checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input 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 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 checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>
Air Ventilation Assessment (Expert Evaluation), Water Supplies Impact Assessment		

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。

Demarcation District and Lot No. of the Application Sites

Fanling North New Development Area (NDA)

Site No.	Lot	Lot Number
A1	DD52	398 RP (Portion), 354 (Portion), 356 (Portion), 358 (Portion), 359, 360 (Portion), 371, 375 RP (Portion), 376 (Portion), 377 S.A RP (Portion), 377 S.B RP (Portion), 378, 379 (Portion), 380 (Portion), 399 (Portion), 400 (Portion), 401, 404 (Portion), 428 (Portion), 429 (Portion), 437 (Portion), 438 (Portion), 439 (Portion), 440, 441 (Portion), 442, 443 (Portion), 444 (Portion), 478 (Portion), 484 S.A & S.B (Portion)
A2	DD52	318, 319 RP, 320 RP (Portion), 321 (Portion), 337 (Portion), 346 (Portion), 347 (Portion), 348 (Portion), 352 (Portion), 353 S.A (Portion), 353 RP (Portion), 365 RP (Portion), 366 RP, 372 RP (Portion), 373 (Portion), 459, 1380, 1381 RP (Portion)
	-	Government Land
A3	DD52	337 (Portion), 342 (Portion), 343 (Portion), 344 (Portion), 345 (Portion), 346 (Portion), 347 (Portion), 350, 351 (Portion), 352 (Portion), 364, 373 (Portion), 374, 452 (Portion), 454 S.A (Portion), 457 (Portion)
A4	DD51	447 (Portion), 448 (Portion), 451, 452 (Portion), 453 (Portion), 457 (Portion)
	DD52	321 (Portion), 330 RP (Portion), 331 S.A RP (Portion), 331 RP (Portion), 332 RP (Portion), 333 RP (Portion), 334 (Portion), 335 (Portion), 336 (Portion), 338 (Portion), 339 (Portion)
	-	Government Land
A5	DD51	248 (Portion), 257 (Portion), 258 (Portion), 358 (Portion), 425 (Portion), 428 (Portion), 429 (Portion), 430, 431 (Portion), 432 (Portion), 433 (Portion), 434 (Portion), 450 (Portion)
	DD52	335 (Portion), 339 (Portion), 340 (Portion), 341 (Portion), 806 (Portion)
	-	Government Land
A6	DD51	608 (Portion), 609 (Portion), 611 RP (Portion), 612 (Portion), 613 RP (Portion), 614 RP (Portion), 619 RP (Portion), 620 RP, 622 S.B ss.1 (Portion), 624 S.A (Portion), 626 (Portion), 2042 S.A (Portion), 2042 S.B (Portion), 2043 (Portion), 2044 S.A (Portion), 2066, 2067, 2069 RP (Portion), 2070 RP (Portion), 2071, 2072, 2073, 2074 (Portion), 2075, 2076, 2077 (Portion), 2078, 2080 S.A (Portion)
	-	Government Land
A7	DD51	2021 (Portion), 2022 S.A (Portion), 2080 S.A (Portion), 4644 (Portion)
	FSSTL	182 RP (Portion)
	-	Government Land

Site No.	Lot	Lot Number
A8	DD83	1130 RP (Portion), 1131 RP (Portion), 1132, 1133, 1134 (Portion), 1135 S.B (Portion), 1136 S.A ss.1 (Portion), 1136 RP, 1157 S.C (Portion)
	-	Government Land
A9	DD51	2013 S.A RP (Portion), 2013 S.B RP (Portion), 2013 S.C RP (Portion), 2014, 2015 (Portion), 2016 S.A RP (Portion), 2016 S.B RP (Portion), 2017 S.A RP (Portion), 2018 S.A (Portion), 2018 S.B (Portion), 2018 RP, 2019 S.A (Portion), 2019 RP (Portion), 2020 (Portion), 2033 (Portion), 2034 (Portion), 2035 S.A, 2035 S.B (Portion), 2036 (Portion), 2037 (Portion), 2038 (Portion), 2124 RP (Portion), 2128, 2129, 2130 S.A (Portion)
	FSSTL	182 RP (Portion)
	-	Government Land
B1	-	Government Land (GLA-TDN 3073)
B2	DD51	256 (Portion), 435 (Portion), 437 RP, 442 (Portion), 443, 444 (Portion), 445, 446, 447 (Portion), 452 (Portion), 453 (Portion), 455 (Portion), 456 RP (Portion), 457 (Portion)
	-	Government Land
B3	DD51	247, 254 (Portion), 255 (Portion), 257 (Portion), 266 (Portion), 267, 359 (Portion), 406 (Portion), 408 (Portion), 409, 410 (Portion), 414 (Portion), 415 (Portion), 416 (Portion), 418 (Portion), 420 (Portion), 424 (Portion), 425 (Portion), 426 (Portion), 427 (Portion), 434 (Portion), 435 (Portion)
	-	Government Land
B4	DD51	227 (Portion), 235 (Portion), 239 (Portion), 240 (Portion), 241 (Portion), 242 (Portion), 270 (Portion), 334 (Portion), 335 (Portion), 421 (Portion), 422, 4666 (Portion)
	-	Government Land
B5	DD51	2044 RP, 2046 S.B, 2047 S.B, 2048, 2049 RP, 2050 RP, 2052 RP, 2053 S.B, 2080 RP, 4541 RP, 622 S.A RP, 622 S.B RP, 624 RP, 625 RP
	DD83	1135 RP, 1136 S.A RP, 1149 RP, 1152 RP, 1153 RP, 1154 RP, 1156 RP, 1157 S.A ss. 2
	-	Government Land
B6	DD51	610 RP (Portion), 627 RP, 628 RP (Portion), 636 RP
	FSSTL	182 RP (Portion)
	-	Government Land

Site No.	Lot	Lot Number
B7	DD51	2020 (Portion), 2021 (Portion)
	FSSTL	182 RP (Portion)
	-	Government Land
B8	DD51	2046 RP, 2047 RP, 2053 RP, 2054, 2055 RP, 2056, 2057, 2058, 2059 RP, 2060 RP, 2061 RP, 2062 S.B (Portion), 4849 S.E RP
	DD83	1156 S.B, 1157 S.A RP, 1158 S.A RP
	-	Government Land
B9	DD51	2062 RP, 2063 RP, 2094 RP, 2095 RP, 4849 RP
	DD83	1157 S.B RP, 1157 S.D RP, 1157 S.D ss.1, 1157 S.E, 1157 RP, 1158 S.B RP, 1158 RP, 1159 S.A, 1159 RP, 1160 S.A RP, 1160 RP, 1161 S.A, 1161 RP, 1162 S.A RP, 1162 S.B, 1162 S.C ss. 1, 1162 S.C ss. 2 RP, 1162 S.D RP, 1175 RP, 1176, 1177 RP
	-	Government Land
B10	DD51	2022 S.B, 2022 RP, 2023, 2024, 2025, 2026, 2027 S.A, 2027 S.B, 2028, 2029 RP, 2030 RP, 2031 RP, 2032 RP, 2035 RP (Portion), 2039 RP, 2041, 2081 RP, 2082 RP, 2083 S. A, 2083 S.B, 2087 RP, 2088 RP, 2130 S.B, 4849 S.D RP
	-	Government Land
B11	DD51	2083 S.C, 2085 RP, 2086 RP, 2088 S. B, 2089 RP, 2090, 2091 RP, 2096 S.A RP, 2096 RP, 2097 RP, 2130 RP, 2133 RP, 2134 RP, 2135, 2136 RP, 2137 RP, 2138 RP, 2139 RP, 2140, 2141 RP, 2144 RP
	-	Government Land

Table 3.2.1 Overview of Planned Housing Sites in Remaining Phase after Intensification of Development Intensity

Site No.	Location	Site Area	Statutory Zoning	Permissible Development Intensity	Proposed Development Intensity (% of Relaxation)	Permissible BH	Proposed BH (% of Relaxation)	Planned Flat Production	Proposed Flat Production	Net Increase
Public Housing Sites										
A1	Northwest of Area 6	1.87ha	"R(B)"	DPR: 3.50	DPR: 4.55 (30%) NDPR: 0.30 (N/A)	75-90mPD	95-110mPD (22.7-26.7%)	1,638	2,130	492
A2	Northeast of Area 6	1.86ha	"R(B)"	DPR: 3.50	DPR: 4.55 (30%) NDPR: 0.34 (N/A)	75-90mPD	95-110mPD (22.7-26.7%)	1,626	2,114	488
A3*	Southeast of Area 6	1.23ha	"R(A)2"	DPR: 4.00 NDPR: 1.00	DPR: 5.20 (30%) NDPR: 1.30 (30%)	120mPD	130mPD (8.3%)	1,226	1,593	367
A4	North of Area 8	0.84ha	"R(B)"	DPR: 3.50	DPR: 4.55 (30%) NDPR: 0.29 (N/A)	90mPD	100mPD (11.1%)	734	958	224
A5*	South of Area 8	0.98ha	"R(A)2"	DPR: 4.00 NDPR: 1.00	DPR: 5.20 (30%) NDPR: 1.30 (30%)	120mPD	125mPD (4.2%)	981	1,271	290
A6	West of Area 13	1.89ha	"R(B)"	DPR: 3.50	DPR: 4.55 (30%) NDPR: 0.33 (N/A)	75mPD	97.5mPD (30%)	1,470	1,908	438 [^]
A7*	Northeast of Area 14	1.31ha	"R(A)3"	DPR: 5.00	DPR: 6.50 (30%) NDPR: 0.48 (N/A)	110mPD	135mPD (22.7%)	1,444	1,887	443
A8*	West of Area 15	1.23ha	"R(A)4"	DPR: 4.00	DPR: 5.20 (30%) NDPR: 0.38 (N/A)	90mPD	115mPD (27.8%)	1,229	1,598	369
A9*	Southwest of Area 17	1.53ha	"R(A)1"	DPR: 5.00 NDPR: 1.00	DPR: 6.50 (30%) NDPR: 1.30 (30%)	105mPD	135mPD (28.6%)	1,908	2,480	572
Sub-total								12,256	15,939	3,683

Remark (*): Sites A3, A5, A7, A8 and A9 also applied for 'Shop and Services' and 'Eating Place' on the third floor.

Remark (^): The Net Increase is based on the difference between the permissible development intensity on the OZP and the proposed development intensity in this Planning Application instead of the difference with the Planning Application No. A/KTN/54.



Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Public and Private Housing Developments; and Proposed Social Welfare Facilities, Shop and Services and Eating Place Within Public Housing Developments at Various Lots in D.D.51, D.D.52, D.D.83 and FSSTL and Adjoining Government Land in Fanling North, New Territories

Site No.	Location	Site Area	Statutory Zoning	Permissible Development Intensity	Proposed Development Intensity (% of Relaxation)	Permissible BH	Proposed BH (% of Relaxation)	Planned Flat Production	Proposed Flat Production	Net Increase
Private Housing Sites										
B1	Area 7	1.04ha	"R(C)"	DPR: 2.00	DPR: 2.40 (20%)	55mPD	55mPD (0%)	161	192	31
B2	North of Area 10	0.87ha	"R(B)"	DPR: 3.50	DPR: 4.20 (20%)	75mPD	75mPD (0%)	434	520	86
B3	Northwest of Area 10	0.99ha	"OU(CRDP1)(2)"	DPR: 2.18 NDPR: 0.87	DPR: 2.62 (20%) NDPR: 1.04 (20%)	80mPD	80mPD (0%)	307	369	62
B4	East of Area 10	0.88ha	"R(B)"	DPR: 3.50	DPR: 4.20 (20%)	75mPD	75mPD (0%)	439	526	87
B5	East of Area 13	2.22ha	"R(B)"	DPR: 3.50	DPR: 4.20 (20%)	75mPD	80mPD (6.7%)	1,110	1,331	221
B6	West of Area 14	1.05ha	"R(A)3"	DPR: 5.00	DPR: 6.00 (20%)	110mPD	120mPD (9.1%)	758	900	142
B7	Southeast of Area 14	1.45ha	"R(A)1"	DPR: 5.00 NDPR: 1.00	DPR: 6.00 (20%) NDPR: 1.20 (20%)	115mPD	140mPD (21.7%)	1,034	1,240	206
B8	Northwest of Area 16	0.93ha	"R(A)1"	DPR: 5.00 NDPR: 1.00	DPR: 6.00 (20%) NDPR: 1.20 (20%)	110mPD	120mPD (9.1%)	662	794	132
B9	Northeast of Area 16	1.25ha	"R(A)1"	DPR: 5.00 NDPR: 1.00	DPR: 6.00 (20%) NDPR: 1.20 (20%)	110mPD	120mPD (9.1%)	891	1,069	178
B10	Southwest of Area 16	1.24ha	"R(A)1"	DPR: 5.00 NDPR: 1.00	DPR: 6.00 (20%) NDPR: 1.20 (20%)	110mPD	120mPD (9.1%)	882	1,059	177
B11	Southeast of Area 16	1.16ha	"R(A)1"	DPR: 5.00 NDPR: 1.00	DPR: 6.00 (20%) NDPR: 1.20 (20%)	110mPD	120mPD (9.1%)	828	990	162
Sub-total								7,506	8,990	1,484
Total								19,762	24,929	5,167

Previous Applications

Approved Applications

Application No.	Uses/Developments	Date of Consideration	Approval Conditions
A/FSS/31	Low-Density Residential Development	22.5.1992	(a), (b), (c), (d), (e), (f)
A/FSS/52	Low-Density Residential Development	20.5.1994	(a), (d), (g), (h), (i), (j), (k)
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

Approval Conditions:

- (a) the submission and implementation of a master layout plan to the satisfaction of the Director of Planning or of the Town Planning Board
- (b) the submission and implementation of a master landscape plan to the satisfaction of the Director of Planning or the Town Planning Board
- (c) the incorporation of noise mitigation measures within the design of the buildings to the satisfaction of the Director of Environmental Protection or of the Town Planning Board
- (d) the provision of sewage treatment and disposal facilities to the satisfaction of the Director of Environmental Protection or of the Town Planning Board
- (e) the submission of a drainage impact assessment report and the provision of drainage facilities and flood mitigation measures to the satisfaction of the Director of Drainage Services or of the Town Planning Board
- (f) the provision of vehicular access as well as on-site parking and loading/unloading spaces to the satisfaction of the Commissioner for Transport or of the Town Planning Board
- (g) the provision of noise mitigation measures to the satisfaction of the Director of Environmental Protection or of the Town Planning Board
- (h) the adjustment of the proposed vehicular ingress/egress, the lay-by and road side amenity strip to ensure adequate provision of sightline to the satisfaction of the Commissioner for Transport or of the Town Planning Board

- (i) the provision of turning facilities for emergency vehicles at the eastern and western ends of the access roads to the satisfaction of the Director of Fire Services or of the Town Planning Board
- (j) the provision of drainage facilities to the satisfaction of the Director of Drainage Services or of the Town Planning Board
- (k) the provision of a comprehensive and nuisance free system of refuse collection and disposal to the satisfaction of the Director of Regional Services or of the Town Planning Board

Similar Applications

Approved Applications

Application No.	Uses/Developments	Date of Consideration	Approval Conditions
A/FLN/17	Proposed Minor Relaxation of Maximum Plot Ratio for Permitted Residential Development	17.5.2019	(a)
A/FLN/28	Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Public Housing Development	18.2.2022	(b), (c)

Approval Conditions:

- (a) the additional gross floor area of 246.536m² allowed is only for the provision of the 6m-wide covered pedestrian walkway at the site
- (b) the provision of water supplies for firefighting and fire service installations to the satisfaction of the Director of Fire Services or of the Town Planning Board
- (c) the design and provision of vehicular access, car parking and loading/unloading facilities for the proposed development to the satisfaction of the Commissioner for Transport or of the Town Planning Board

Rejected Application

Application No.	Uses/Developments	Date of Consideration
A/FLN/19	Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Residential Development	6.12.2019 (Rejected on review)

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REDA's Comments on Planning Application No. A/FLN/30

09/09/2022 12:53

From:

To: <tpbpd@pland.gov.hk>

File Ref:

2 attachments



REDA's Comments on Planning Application A-FLN-30.pdf HKID.pdf

To: Secretary, Town Planning Board

Date: 9 September 2022

Subject: S. 16 Planning Application No. A/FLN/30

Dear Sirs,

I attach our comments on the captioned Planning Application for the consideration of the members of the Town Planning Board.

Yours sincerely

Maggie Lau

REDA Secretariat

Tel: 2826 0126



香港地產建設商會

THE REAL ESTATE DEVELOPERS ASSOCIATION OF HONG KONG

香港中環德輔道中19號環球大廈1403室
1403 World-Wide House, 19 Des Voeux Road Central, Hong Kong
Tel 2826 0111 Fax 2845 2521 www.reda.hk

9 September 2022

By email (tpbpd@pland.gov.hk)

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

Dear Sir

Comment on S16 Planning Application No. A/FLN/30

This is to provide comment on behalf of the Real Estate Developers of Hong Kong (REDA) on the captioned planning application by the Government.

General

The application relates to a large number of sites which are covered by the Fanling North OZP No. S/FLN/2. It proposes minor relaxation of Plot Ratios (PRs) and Building Height Restrictions (BHRs) for permitted public and private housing developments. It also proposes Social Welfare Facilities (SW Facilities), Shop and Services and Eating Place within the public housing developments.

The application is generally supported for the following reasons:

1. There is a need to optimise the flat output from all residential sites in order to address the acute demand for housing. The increases in PRs will increase housing supply and help alleviate the undersupply situation.
2. The provision of SW Facilities in the public housing developments will help address the local and district needs for the facilities and help with the development of a more balanced community.



香港地產建設商會

THE REAL ESTATE DEVELOPERS ASSOCIATION OF HONG KONG

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3. The inclusion of additional non-domestic PR for public housing developments which presently have not been planned with such uses will offer more convenience to future residents. This will also provide scope to add more variety and interest to the new urban development.

Insufficient Relaxation for Private Housing Sites

However, it is considered that the BHR for the core of the District Centre should be higher. As seen from Figure 4 of the Explanatory Statement of the OZP (which is attached), there are several private housing sites in the vicinity of a planned focal point at the core of the District Centre. This focal point will be the confluence of pedestrian and community activities. Higher BHRs should be accorded to these private housing sites so that design flexibility and incorporation of innovative elements will be allowed to establish a landmark precinct and to help create a special identity for the District Centre.

Public housing developments are an integral part of Hong Kong's cityscape and urban scene. Due to the consideration of judicious use of public funding, the drive for speedy and cost-effective delivery of these public housing buildings will be strong and the potential for innovation to building design may be confined. The resultant buildings are therefore generally of a standard form with limited variations. It is important to create flexibility in the BHR for the development of private sites which can add interest and variety to the cityscape.

The lack of supply of private housing sites for sale means that these sites which are about to come on stream should optimise the production of private flats. There is no evident planning reason why public housing should have a higher plot ratio than private housing when they are located in proximity to each other. Also the new capacity of government infrastructure should be fully utilized.

Proposed Additional Increase in BHR and PR for Private Development Sites

It is proposed that the BHR of some of the private housing sites, namely sites numbered B8, B9, B10 and B11 near the FLN District Centre, should be relaxed to 150mPD (see attached plan Fig 3.2.2 from the application). This is not excessive



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given that the maximum BHR in Kwu Tung North is proposed to be 175mPD in application No. A/KTN/93. Also, many residential developments in the Fotan area of Shatin have a BH of about 160mPD. The proposed 150mPD BHR will help accentuate the character of the focal point and create a stepped building height profile for the FLN District Centre.

With this increase in BHR, there is capacity for allowing additional plot ratio on these sites. It is proposed that similar to the Public Housing sites, the increase in plot ratio for these private lots should also be increased by 30% so that the flat production figures are increased.

Need for Quality Development in the Public Realm

REDA supports the goal of creating quality and sustainable developments in Hong Kong to provide residents with a high standard of living. It is important that with the new development taking place in FLN, the connectivity of the area to adjacent areas by road and for pedestrians be given an emphasis. Also, greening and walkability within the development area should be a priority, especially in the treatment of ground level spaces where development sites are separated by busy roads.

Yours sincerely

Maggie Lau
Executive Secretary

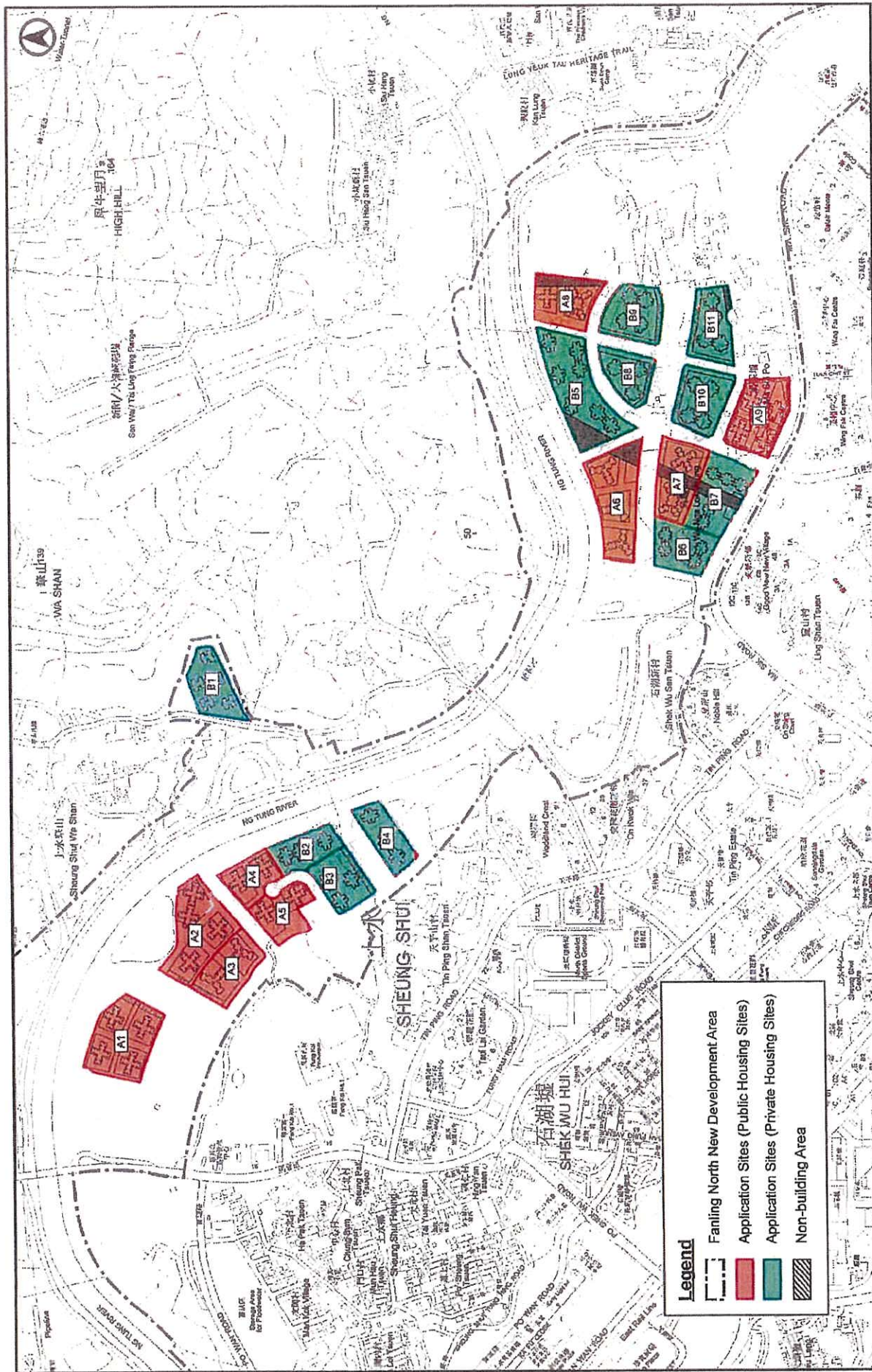


FIGURE 3.2.2 INDICATIVE MASTER LAYOUT PLAN OF THE APPLICATION SITES
SCALE 1 : 10,000

CEOD/FNDA

申請編號 Application No. : A / FLN / 30

此頁摘自申請人提交的文件

This page is extracted from applicant's submitted documents.

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/30

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

We provide comments on the subject planning application.

Enclosed please find our comments for TPB's consideration.

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

簽署 Signature Keep York Limited

日期 Date 9 September 2022



Comments on Planning Application No. A/FLN/30 Submitted by CEDD on 17 August 2022

1. Introduction

- 1.1. Reference is made to the Civil Engineering and Development Department's (CEDD) Section 16 planning application (No. A/FLN/30) seeking permission from the Town Planning Board (TPB) to relax plot ratio (PR) and building height (BH) restrictions for twenty planned housing sites in Fanling North New Development Area (FLN NDA).
- 1.2. We are writing on behalf of Keep York Limited, the current land owner of private lots that fall within the site annotated as "**Site No. B3**" (**Plan 1** referred) under the CEDD's planning application, to provide comments for TPB's consideration.

2. Comments on Site No. B3 for TPB's Consideration

- 2.1. In view of the acute shortage of housing land supply in the Territory, we welcome the government's initiatives in increasing PR and BH at suitable sites so as to increase flat supply in the short to medium term. Being planned as a new development area (NDA), with adequate infrastructural capacity provided in future, it is considered technically feasible to allow for a minor relaxation of both PR and BH restrictions at these planned housing sites in FLN NDA. Hence, we generally support the subject planning application.
- 2.2. At Site No. 3B, with a site area of about 9,894 m², CEDD proposed to increase the domestic PR (DPR) by 20% (i.e. from 2.18 to 2.62) and the non-domestic PR (NPR) by 20% (i.e. from 0.87 to 1.04). As a result, the domestic GFA (DGFA) would be increased to about 25,922 m² and the non-domestic GFA (NGFA) to about 10,290 m² [including the provision of a public transport interchange (PTI) of not less than 5,000 m², as required under the Explanatory Statement of the Outline Zoning Plan (OZP)]. However, the BH remains unchanged at 80mPD under CEDD's S.16 planning application. The table below shows the key development parameters of Site No. B3 as permitted under the current FLN OZP and proposed under CEDD's S.16 planning application.

Site No. B3	Original Restrictions (OZP No. S/FLN/2)	CEDD's Application (No. A/FLN/30)
Site Area	About 9,894 m ²	About 9,894 m ²
PR		
- domestic	2.18	2.62
- non-domestic	0.87 (including PTI)	1.04 (including PTI)
GFA		
- domestic	About 21,569 m ²	About 25,922 m ²
- non-domestic	About 8,608 m ² (including 5,000 m ² PTI)	About 10,290 m ² (including 5,000 m ² PTI)
BH	80mPD	80mPD

- 2.3. While the CEDD's proposal for minor relaxation of the PR of Site No. B3 is supportable, we, after taking account the site conditions, planning intention and design requirement of the subject site, would like to holistically propose the following additional enhancements for TPB's consideration. The proposed enhancements would allow better utilization of the valuable land resources and development potential of Site No. B3 which is the only site with a planned PTI at the northern residential cluster of FLN NDA (**Plan 2** referred) and is intended to serve as an activity node under both the FLN OZP and Outline Development Plan (ODP), reinforcing the planned intent of creating a 'Pedestrian Shopping Street' in the area to add vibrancy to the adjacent regional public open space network linking with the riverside promenade (**Plan 3** referred).

(A) Increase in DPR by 20% is supported

- 2.4. CEDD proposed to increase the DPR at Site No. B3 by 20%. We fully support this proposal by CEDD.

(B) Increase in NPR by 20% should all contribute to the Commercial / Retail Provision

- 2.5. CEDD proposed to increase the NPR at Site No. B3 by 20%. The total NGFA will then become 10,290 m². As required under the Explanatory Statement of the OZP, such NGFA will have to include not less than 5,000 m² for the provision of a PTI. It means the residual NGFA for commercial / retail uses would only be about 5,290 m² which is far below the standard of being a neighbourhood shopping mall, as compared to other reference cases in other parts of Hong Kong, e.g. Plaza Ascot in Fo Tan (about 9,300 m²), Sun Tuen Mun Shopping Mall in Tuen Mun (about 14,000 m²), Laguna Plaza in Lam Tin (about 15,200 m²) and Luk Yeung Sun Chuen Shopping Mall in Tsuen Wan (about 15,500 m²).
- 2.6. Such a small quantum of NGFA left for commercial / retail provision at Site No. B3 would fail to foster the vibrancy and vitality of the subject site to serve as a local transportation hub as well as a key district/activity node in the northern residential cluster of the FLN NDA as originally intended under the OZP. It is totally insufficient to accommodate diversified uses such as shops, restaurant, nursery/kindergarten, children playgroup, ice skating rink and bowling-alley, etc. to create the intended key district / activity node. With reference to the floor space requirements for those essential commercial / retail uses that are commonly found in other neighbourhood shopping malls, a typical supermarket usually takes up about 1,000m² of floor space, a Chinese restaurant normally takes up another 1,200m², therefore the residual GFA for other commercial / retail uses within the site would be only about 3,000m², including the provision of a nursery and kindergarten [as required under the Outline Development Plan (ODP) for the subject site], which is clearly insufficient for other supporting retail provisions.

- 2.7. While we fully support the CEDD's proposal to increase the NPR at Site No. B3, we suggest that the NPR should be fully accountable towards the commercial / retail portion of the site.

Site No. B3	CEDD's Application (No. A/FLN/30)	Commenter's Suggestion
Site Area	About 9,894 m ²	About 9,894 m ²
PR		
- domestic	2.62	2.62
- non-domestic	1.04 (including PTI)	1.04 (excluding PTI)
GFA		
- domestic	About 25,922 m ²	About 25,922 m ²
- non-domestic	About 10,290 m ² (including 5,000 m ² PTI)	About 10,290 m ² (all proposed for commercial use)

- 2.8. This would help contribute to increasing the limited commercial / retail floor space at Site No. B3, which as previously mentioned, is the only site with a planned PTI at the northern residential cluster of FLN NDA. With the increase in NPR by 20% all contributing to commercial / retail provision, and hence creating a critical mass, it would help make the site become an activity node, reinforcing the planned intent of creating a 'Pedestrian Shopping Street' in the area to add vibrancy to the adjacent public open space network, and hence contributing to a vibrant key district / activity node for the northern residential cluster of the FLN NDA.

(C) Provision of PTI should be exempted from PR Calculation

- 2.9. In addition to increasing the NPR by 20% and making it all accountable towards the commercial / retail portion of the site, we further suggest that the provision of PTI, which is a requirement by the government, shall be exempted from PR calculation. In fact, in many other cases such as large-scale developments in "Comprehensive Development Areas" ("CDAs"), it is quite common for the provision of PTI, as required by the government, to be exempted from PR calculation as stipulated on the OZP. As such, we consider that the provision of PTI at Site No. B3, as required by the government, shall follow the same rule and be exempted from PR calculation.

- 2.10. If the required PTI is exempted from the NPR calculation, all NGFA permissible for the site could be allocated for commercial use to reach a critical mass of a neighbourhood shopping mall as intended by the government for this part of the FLN NDA to serve the future population.

Site No. B3	CEDD's Application (No. A/FLN/30)	Commenter's Suggestion
Site Area	About 9,894 m ²	About 9,894 m ²
PR - domestic - non-domestic	2.62 1.04 (including PTI)	2.62 1.04 (excluding PTI)
GFA - domestic - non-domestic	About 25,922 m ² About 10,290 m ² (including 5,000 m ² PTI)	About 25,922 m ² About 10,290 m ² (all proposed for commercial use)
PTI Provision	Included in non-domestic PR calculation	PTI, as required by government, to be exempted from PR calculation

(D) BH should be Increased by 20% as well to Accommodate the Increase in PR

- 2.11. Under the CEDD's application, while both DPR and NPR are proposed to be increased by 20% for Site No. 3B, there is no corresponding increase in BH proposed for the site. The BH restriction remains at 80mPD as stipulated on the extant OZP. We consider the BH restriction should also be slightly relaxed to allow design flexibility to accommodate the increase in development bulk due to the increase in PR.
- 2.12. In view of the discussion above, there are quite a number of specific site requirements for Site No. B3 which the project proponent has to incorporate in the future development. According to the Explanatory Statement of the OZP, Site No. B3 has to incorporate: (i) a PTI of not less than 5,000 m², (ii) a pedestrian shopping street with retail frontage along the site boundary abutting the adjacent public open space, as well as (iii) a terraced podium with retail frontage along the site boundary abutting the adjacent public open space. All these specific site requirements would require relatively higher headroom and careful design layout, and therefore would inevitably be imposing constraints to future design of the proposed development at this site.
- 2.13. In order to effectively accommodate the increased development bulk, we strongly suggest that the BH restriction at this site should be relaxed concurrently. In fact, for many other sites in FLN NDA, it is noted that CEDD has proposed an increase in the BH correspondingly with the increase in PR. Under the same token, the BH restriction at Site No. B3 should also be relaxed correspondingly to accommodate the increase in PR. With an increase in PR by 20%, we suggest that the BH at Site No. B3 be increased by 20% as well, i.e. from 80mPD to 96mPD. A slightly higher building height is also appropriate for the area to indicate its importance as a key district / activity node with PTI/retail functions.

- 2.14. Along the same Road L4, CEDD has already proposed to increase the BH of Site No. A3 and Site No. A5 to a maximum BH of 130mPD and 125mPD respectively (**Plan 4** referred). The proposed maximum BH of 96mPD at Site No. B3 would still be compatible with its surrounding developments.

Site No. B3	CEDD's Application (No. A/FLN/30)	Commenter's Suggestion
Site Area	About 9,894 m ²	About 9,894 m ²
PR - domestic - non-domestic	2.62 1.04 (including PTI)	2.62 1.04 (excluding PTI)
GFA - domestic - non-domestic	About 25,922 m ² About 10,290 m ² (including 5,000 m ² PTI)	About 25,922 m ² About 10,290 m ² (all proposed for commercial use)
PTI Provision	Included in non-domestic PR calculation	PTI, as required by government, to be exempted from PR calculation
BH Restriction	80mPD	96mPD

3. Conclusion

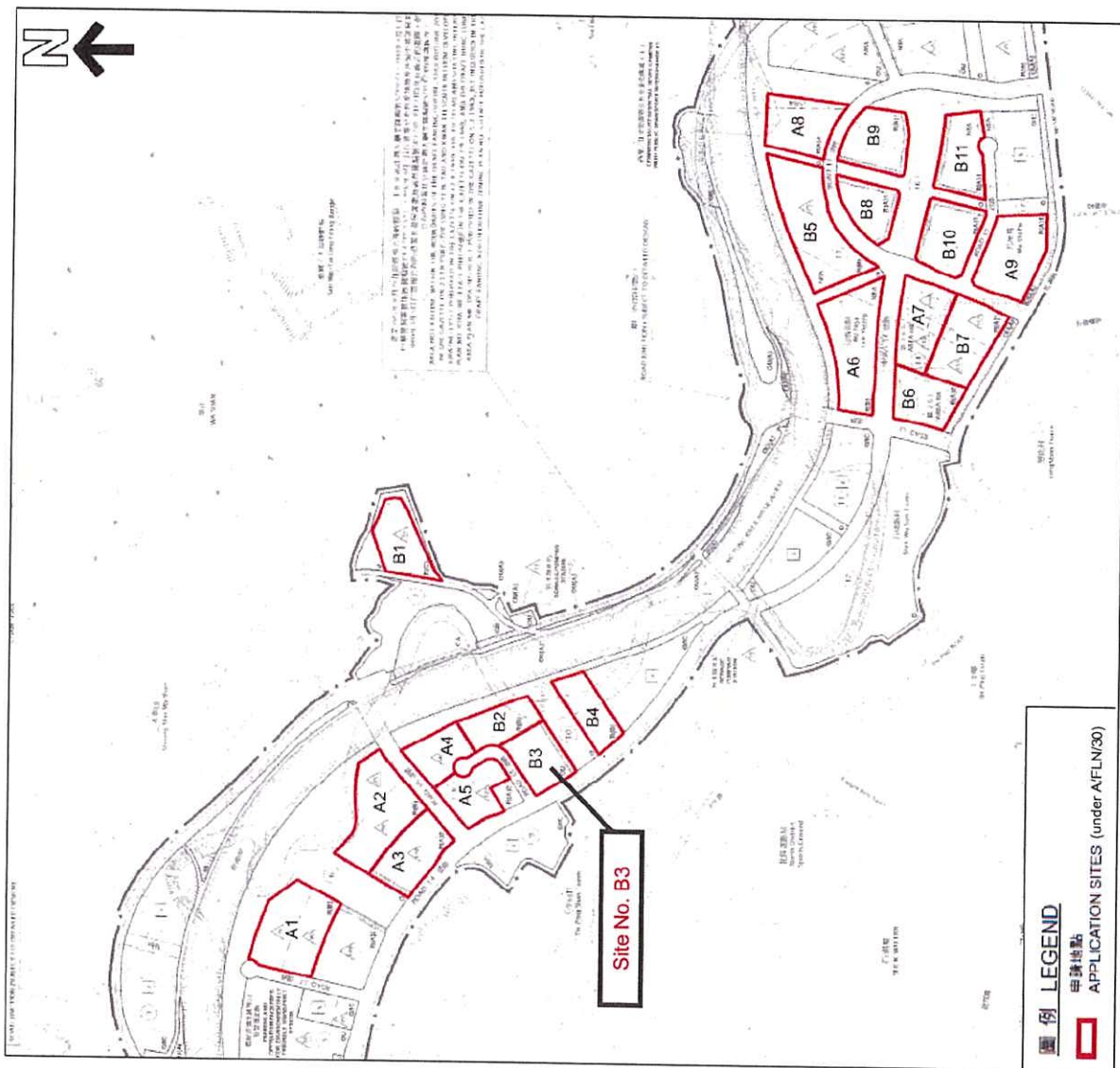
3.1. We generally support the subject planning application submitted by CEDD proposing to relax both DPR and NPR by 20% respectively at Site No. B3. In addition, we suggest the following enhancements to the overall planning of Site No. B3 for TPB's consideration:

- The increase in NPR by 20% should all be accountable towards the commercial portion of the site;
- The provision of PTI, which is a requirement by the government, shall be exempted from PR calculation; and
- The BH restriction should be relaxed by 20% correspondingly with the increase in PR.

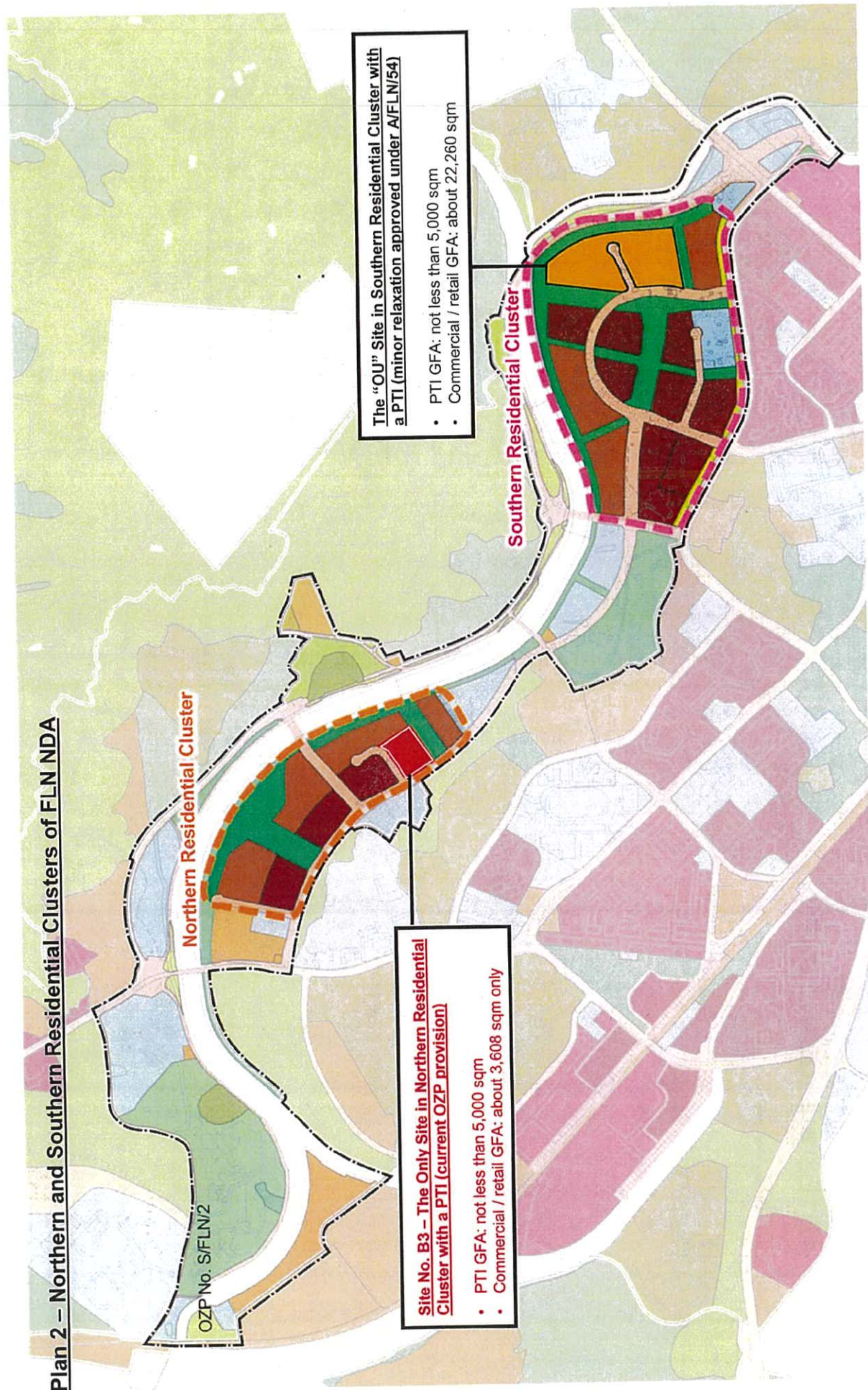
3.2. A summary table of all our suggestions discussed in the sections above is shown below for TPB's consideration:

Site No. B3	Original OZP Restriction	CEDD's Application (No. A/FLN/30)	Commenter's Suggestion
Site Area	About 9,894 m ²	About 9,894 m ²	About 9,894 m ²
PR - domestic - non-domestic	2.18 0.87 (including PTI)	2.62 1.04 (including PTI)	2.62 1.04 (excluding PTI)
GFA - domestic - non-domestic	About 21,569 m ² About 8,608 m ² (including 5,000 m ² PTI)	About 25,922 m ² About 10,290 m ² (including 5,000 m ² PTI)	About 25,922 m ² About 10,290 m ² (all proposed for commercial use)
PTI Provision	No exemption	No exemption	PTI, as required by government, to be exempted from PR calculation
BH Restriction	80mPD	80mPD	96mPD

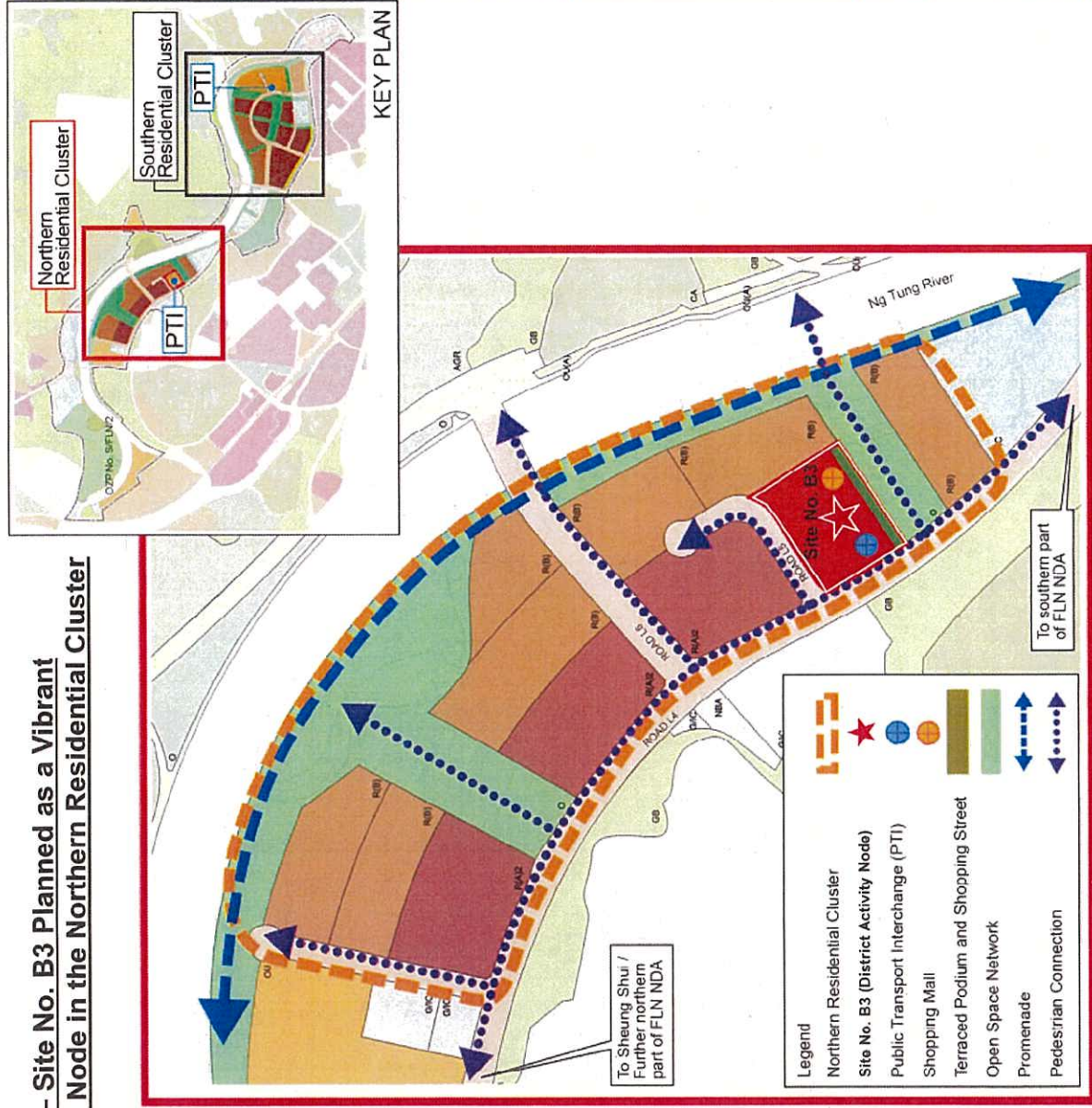
Plan 1 – Location Plan



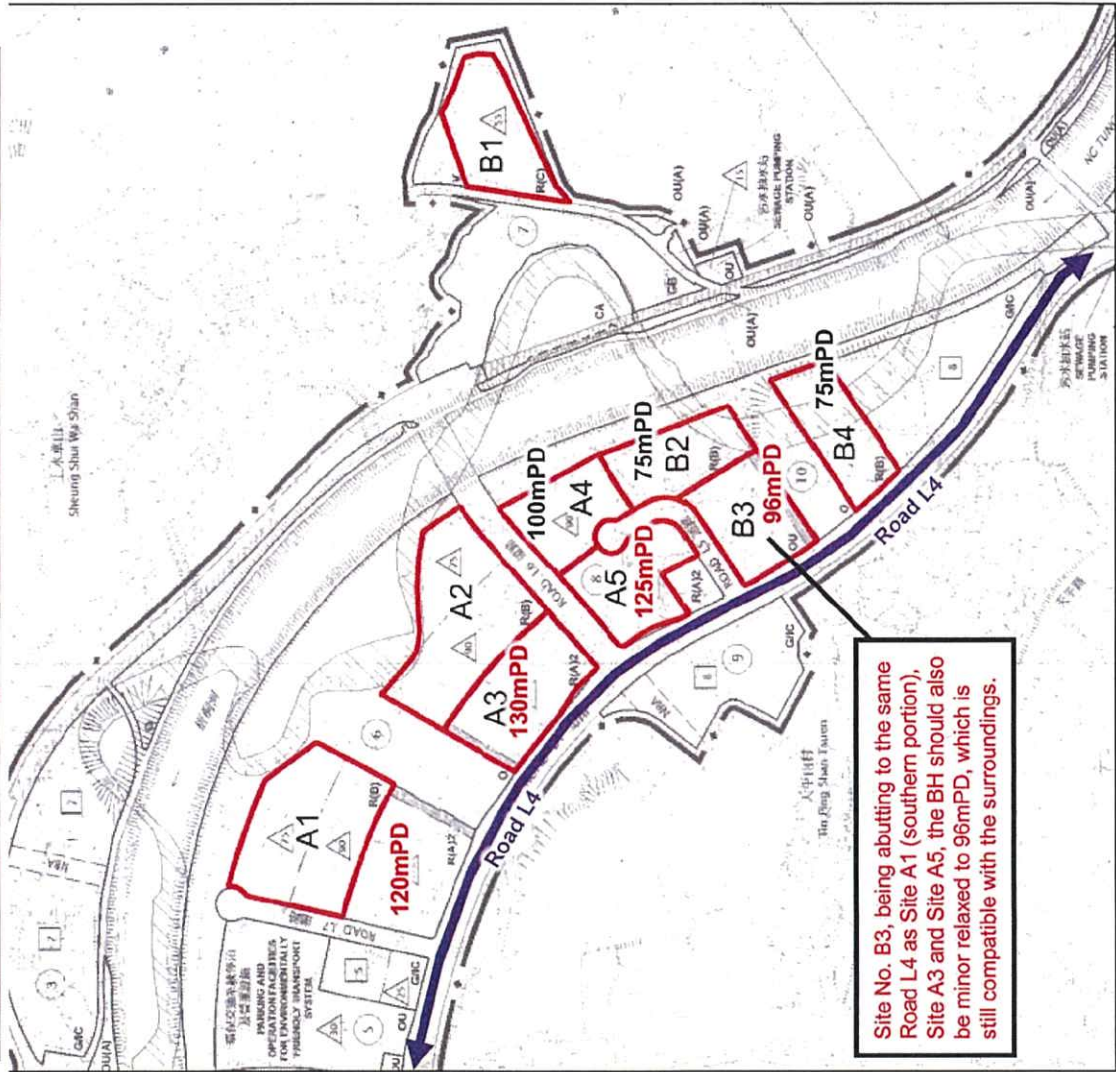
Plan 2 – Northern and Southern Residential Clusters of FLN NDA



Plan 3 – Site No. B3 Planned as a Vibrant District Node in the Northern Residential Cluster



Plan 4 – Building Height of Surrounding Developments along Road L4



Site No. B3, being abutting to the same Road L4 as Site A1 (southern portion), Site A3 and Site A5, the BH should also be minor relaxed to 96mPD, which is still compatible with the surroundings.

019

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

參考編號

Reference Number:

220830-145319-29180

提交限期

Deadline for submission:

09/09/2022

提交日期及時間

Date and time of submission:

30/08/2022 14:53:19

有關的規劃申請編號

The application no. to which the comment relates:

A/FLN/30

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Yue Lit Fung Owen

意見詳情

Details of the Comment :

The proposed minor relaxation of plot ratio ("PR") and associated building height ("BH") restrictions for twenty (20) planned housing sites in the Fanling North New Development Area ("FLN NDA") is generally supported in principle.

However, there are two aspects (pedestrian link and building height) to be addressed in more details.

1. One missing link in the CEDD proposal regarding the pedestrian connectivity among housing sites and old and new town (e.g. MTR station to town centers and riverside):

It is about a 3 dimensional connection (i.e. at-grade, underground and footbridge system) for the contemporary town centre development. Though housing supply is essential, the liveability is equally important in particular for those with disadvantage walking and after allowing an increase in population. The pedestrian movement for the old and new town cannot be undermined and it is very essential if people is expected moving to and from for various daily functions. The current OZP has adopted the rural OZP principle that no 'road' is allowed in residential zones and open space etc. if it is under private initiative.

Although it has been mentioned very coarsely under para. 2.3.1 'A series of footbridges is also being planned near Area 15, 16 and 18 to connect the FLN NDA and F/SS New Town.' The situation is not specific enough to be built in the development control process (private footbridge system is not allowed by OZP). The community is expecting a similar pedestrian system in Tsuen Wan New Town to be incorporated in FLN to make life (pedestrian movement e.g. road safety for toddlers, physically disadvantage, aging population etc.) easier at this early stage of planning and land exchange.

2. Another concern is related to building height relaxation since the town centre building height for the 4 clusters (B8, B9, B10, and B11) is set at the same maximum 120mPD. This building height is not sufficient for just additional 10m increase. It is better to allow 130mPD for better design and accommodate ceiling height at 3.15m. This 'standardized BHR' urban design approach cannot present an impressive image of the town centre and it does not allow an iconic building height to label the FLN NDA. This sounds not reasonable and should adopt some landmark building (a sense of belong) for the new development area.

001

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

220825-010033-81655

提交限期**Deadline for submission:**

09/09/2022

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

25/08/2022 01:00:33

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

A/FLN/30

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

先生 Mr. PANG KA WING

意見詳情**Details of the Comment :**

你好, 本人為粉嶺南的居民, 即將搬到粉嶺北居住。近年樂意見政府大力推動北部都會區的發展, 見到北區陸續也起了不少政府的資助房屋。有見最近政府打算, 增加粉嶺北的房屋最高地積比率, 作為居民本人並不支持, 強烈反對。

目前, 上水及粉嶺區的配套大致上能夠應對目前的居民需要, 但未來面對粉嶺北的公營房屋及私營房屋計劃, 不禁令本人擔心目前粉嶺的社區設施及交通配套能否應付未來這麼大量的新居民, 尤其在這個方案主會加多5000伙的居屋入住粉嶺北區域。區內的交通及其他社區配套根本未能配合, 現時每天出九龍方向的公路已經經常塞車。政府提升公屋供應量固然重要, 但前提為該區能夠承受到。比如目前皇后山面對的情況一樣, 大量居民入住, 但區內學位不足, 而粉嶺南的巴士也因皇后山而受影響, 例子為277X, 被九巴減班次, 將巴士調配到皇后山, 影響本區居住的居民出入市區, 影響數以萬計的粉嶺南的居民出入九龍東。

本人在此反對放寬就「公營及私營房屋發展」的高度限制, 文中所指的放寬地積比和建築物高度的程度「輕微及可接受», 本人未能認同, 多了5000伙人是十分大的影響。

而就區內配套發展社會福利設施、商店及服務行業及食肆用途這個提議, 本人是十分讚成的, 一個社區的完善發展必須有配套支持。

001 附加

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

參考編號

Reference Number:

220902-012808-55829

提交限期

Deadline for submission:

09/09/2022

提交日期及時間

Date and time of submission:

02/09/2022 01:28:08

有關的規劃申請編號

The application no. to which the comment relates:

A/FLN/30

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. PANG KA WING

意見詳情

Details of the Comment :

「皇后山邨乏配套 開學日跨區出門塞爆」

反對政府申請放寬粉嶺北公私營住宅地的地積比，應該該原本的規劃行事，反對今天的我打倒昨天的我。作為粉嶺居民我認為，區內無法承載到這麼多的人口，目前新界北在未有任何產業之下，大家都要南下工作讀書，依賴港鐵及粉嶺大埔公路。政府一意加入粉嶺為加害本區居民的做法。

皇后山邨前車可鑑，政府離地規劃，未有從居民角度考慮該區交通情況！！！！

「東方傳媒機構(下稱「東方」)早前頭版報道，位於粉嶺皇后山公營房屋項目配套差，而皇后山邨及山麗苑已陸續入伙，區內學額不足，令邨內學童需跨區到上水上學，但又欠缺交通工具配合」

強烈反對政府將粉嶺北變成公屋密集地區，北部都會區並非為了容納更多人口而發展，應主力發展產業，社區配套，後才規劃更多樓宇。

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

參考編號

Reference Number:

220825-153540-93607

提交限期

Deadline for submission:

09/09/2022

提交日期及時間

Date and time of submission:

25/08/2022 15:35:40

有關的規劃申請編號

The application no. to which the comment relates: A/FLN/30

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Fung Kai Hei Isaac

意見詳情

Details of the Comment :

應減少住宅密度

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

參考編號

Reference Number:

220825-154902-91160

提交限期

Deadline for submission:

09/09/2022

提交日期及時間

Date and time of submission:

25/08/2022 15:49:02

有關的規劃申請編號

The application no. to which the comment relates: A/FLN/30

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Steven Hung

意見詳情

Details of the Comment :

反對放寬樓宇高度限制，建築物過高會影響周邊環境發展，而且多棟樓宇太高會形成屏風樓，嚴重影響地區氣溫。

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

參考編號

Reference Number:

220825-212515-51100

提交限期

Deadline for submission:

09/09/2022

提交日期及時間

Date and time of submission:

25/08/2022 21:25:15

有關的規劃申請編號

The application no. to which the comment relates: A/FLN/30

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Chau

意見詳情

Details of the Comment :

強烈反對 B8,B9,B10,B11 及附近地段增加高度限制，會影響附近已落成樓宇既景觀及空氣流通，更會令這一帶變成屏風樓，長遠影響環境及空氣質素

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

參考編號
Reference Number: 220826-162443-48068

提交限期
Deadline for submission: 09/09/2022

提交日期及時間
Date and time of submission: 26/08/2022 16:24:43

有關的規劃申請編號
The application no. to which the comment relates: A/FLN/30

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. 黃希文

意見詳情
Details of the Comment :

我是[]居民。
住了20多年。
房間坐向馬屎埔村。
我本人十分支持對面起公營房屋和其他配套發展（即使會失去了多年的開揚景觀和美境）。

(1)

我希望在建屋的同時，可以馬上同步建設相對應的交通配套。
包括道路工程，各個小巴，巴士的路線整合。
因為粉嶺北的鐵道肯定沒有那麼快動工。

現在這區的上下班時間，交通配套已經明顯出飽和（還沒有算對面新樓盤明年入伙後的情況）

可以考慮在新發展的這區，引入到上水火車站的路線
這樣可以分流一下兩邊的乘客。

(2)

我希望在建屋的同時。
可以考慮加入一點文娛區域。
粉嶺北的空氣和環境很好，可以考慮建造一定大少的休憩公園，也可以引入一些小商店/食店。
定期舉辦一些活動。給各位年齡階層的朋友參加。
一些小商店，給一個相宜的租金，給平地年輕人/小型創業者，一個創業的機會。
也可以令當區增添一些當地特色。
好像元朗錦上路的跳蚤市場就很好，可惜地理位置不理想，如果在粉嶺的文體公園也弄一個，一定可以讓上水，粉嶺哪怕大埔的朋友，都有一個新去處。
也可以引入以前的特色小販，創造一個擁有香港本地美食文化的小型市場/夜市。
在投標引入的時候，避免選擇一些本地的連鎖/大型飲食集團；多考慮年輕創業者/特色經營者。

雖然我也是小小意見。
希望在發展房屋的同時，可以營造一個更好的生活環境給仍在香港奮鬥的各位。

多謝

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

參考編號

Reference Number:

220826-171923-46042

提交限期

Deadline for submission:

09/09/2022

提交日期及時間

Date and time of submission:

26/08/2022 17:19:23

有關的規劃申請編號

The application no. to which the comment relates: A/FLN/30

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Chu chi wai

意見詳情

Details of the Comment :

河畔社區部分低密度住宅（洋房烏鴉落陽）已放寬，黎緊上述新發展區都不停起樓，但係上址交通、基建只落實得咁少，明明政府早就講基建先行，跟本就無去做。原本訂立樓宇的上限已經好高，而且之前講係低密度住宅區，不應放寬太多樓宇密度。政府落實的房屋供應量不應只由這區域來負責。當局應盡快落實鐵路站去符合粉嶺北發展交通需求，以及將新鐵路延線接駁出市區及港島，疏導區內交通。

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

參考編號

Reference Number:

220826-185937-08465

提交限期

Deadline for submission:

09/09/2022

提交日期及時間

Date and time of submission:

26/08/2022 18:59:37

有關的規劃申請編號

The application no. to which the comment relates:

A/FLN/30

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Tina Chan

意見詳情

Details of the Comment :

就擬議略為放寬地積比率及建築物高度限制以作准許的公營及私營房屋發展，及在公營房屋發展內作社會福利設施、商店及服務行業及食肆用途，持反對意見

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

參考編號

Reference Number:

220826-190031-55008

提交限期

Deadline for submission:

09/09/2022

提交日期及時間

Date and time of submission:

26/08/2022 19:00:31

有關的規劃申請編號

The application no. to which the comment relates: A/FLN/30

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Tang

意見詳情

Details of the Comment :

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

參考編號

Reference Number:

220827-110440-23603

提交限期

Deadline for submission:

09/09/2022

提交日期及時間

Date and time of submission:

27/08/2022 11:04:40

有關的規劃申請編號

The application no. to which the comment relates: A/FLN/30

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. lam

意見詳情

Details of the Comment :

第一個問題就係起得太高有屏風樓

第二個問題就重點啦，交通現在已經爆曬你再有咁多居民居住請問交通配套未做好何來居住，而家火車已經好塞仲係得九卡你再比啲人入嚟 試問 啲人怎樣返學如返工。現在返工返學排隊等小巴出火車站已經好混亂好多人朝頭早要等四，五班先至可以上得車 火車又逼

第三 係區內嘅圖書館球場街市已經爆曬你再叫人人入嚟 只會令到當區更多居民有怨言。

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

參考編號

Reference Number:

220827-134905-35306

提交限期

Deadline for submission:

09/09/2022

提交日期及時間

Date and time of submission:

27/08/2022 13:49:05

有關的規劃申請編號

The application no. to which the comment relates: A/FLN/30

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Ben Cheung

意見詳情

Details of the Comment :

反對放寬粉嶺北公私營住宅地的地積比

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

參考編號

Reference Number:

220827-142555-08791

提交限期

Deadline for submission:

09/09/2022

提交日期及時間

Date and time of submission:

27/08/2022 14:25:55

有關的規劃申請編號

The application no. to which the comment relates:

A/FLN/30

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Jeffrey Cheung

意見詳情

Details of the Comment :

反對粉嶺北提高地積比

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

參考編號

220828-135946-77261

Reference Number:

提交限期

09/09/2022

Deadline for submission:

提交日期及時間

28/08/2022 13:59:46

Date and time of submission:

有關的規劃申請編號

A/FLN/30

The application no. to which the comment relates:

「提意見人」姓名/名稱

小姐 Miss 周芷嫻

Name of person making this comment:

意見詳情

Details of the Comment :

本人為新界居民，在上水粉嶺的中學擔任教師。

就政府申請放寬古洞北、粉嶺北規劃的住宅用地地積比，本人是反對的。

這次申請牽涉到增加大量的建屋量，而新界北並未有足夠交通及社區設施配套去滿足區內人的需要，尤其是目前新界北的就業機會不多，市民長期需要出九龍港島市區工作，現時政府一未盲目的增加地積比，將使粉嶺人流大增，區內交通設施特別停車區等一直欠缺，這次申請將大大影響住區內居民的生活。

其實本身的方案已經提供近數以萬計的住宅供應。政府並不應該犧牲當地居民未來生活質素的基礎，一未增加起樓量，原本的居民的權利也十分重要，作為大前提的考慮，我認為確保該區基礎設施配套足以支持如此多的居住人口。

總觀上述，本人反對政府放寬古洞北、粉嶺北規劃的住宅用地地積比；支持政府增加社區配套。

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

參考編號
Reference Number: 220828-141035-14533

提交限期
Deadline for submission: 09/09/2022

提交日期及時間
Date and time of submission: 28/08/2022 14:10:35

有關的規劃申請編號
The application no. to which the comment relates: A/FLN/30

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. 彭慎明

意見詳情
Details of the Comment :

反對政府再放寬就古洞北、粉嶺北37幅住宅地申放寬密度！！！！

本人為粉嶺的居民，政府先建設北區的產業及交通配套，後才談增加房屋供應！

大量人口入住新界，而現時政府未有合符該人口發展的社區配套支持，定必大大影響本區的生活素質。而關於放寬密度上，未來的樓越起越高，再放寬之下，樓再變高，更進一步影響住聯和墟及上水屋民的景觀，以及屏風效應。

北區不應淪為純粹解決房屋問題的居民區，政府盲目放寬密碼對公營交通產生更大壓力，北區市民未來活於苦海之中，每天人迫人上班，希望政府聆聽市民聲音，反對是次放寬就古洞北、粉嶺北37幅住宅地申放寬密度的申請。

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

參考編號

Reference Number:

220828-141848-85037

提交限期

Deadline for submission:

09/09/2022

提交日期及時間

Date and time of submission:

28/08/2022 14:18:48

有關的規劃申請編號

The application no. to which the comment relates: A/FLN/30

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. 劉偉旋

意見詳情

Details of the Comment :

本人住在 [REDACTED]，現時正申請公屋。

本人深明建多點房屋去回應房屋需要，但目前北區社區設施及交通並未能承擔這麼多人入住。

未能想像日後居民要面對數以十萬計的人遷入依賴9卡東鐵線及吐公的北區。

本人立場為反對放寬古洞北與粉嶺北兩區多塊住宅用地的地積比率及建築物高度限制。

政府目前應增加區內設施，應付皇后山的居民！

本人同意HK01報導的意見政府應開拓新土地，而非增加北區地積比。

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

參考編號

Reference Number:

220831-014314-20763

提交限期

Deadline for submission:

09/09/2022

提交日期及時間

Date and time of submission:

31/08/2022 01:43:14

有關的規劃申請編號

The application no. to which the comment relates:

A/FLN/30

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LEE SUN KUEN

意見詳情

Details of the Comment :

希望詳細 考慮粉嶺北 將來人口 交通配套和 環境 各方面 是否適合 這麼密的地積比呢？
希望 政府各決策人 不要為地產商的利益 以決定啊 謝謝！

021

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

參考編號

Reference Number:

220902-133639-73977

提交限期

Deadline for submission:

09/09/2022

提交日期及時間

Date and time of submission:

02/09/2022 13:36:39

有關的規劃申請編號

The application no. to which the comment relates:

A/FLN/30

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Tong

意見詳情

Details of the Comment :

唔贊成，因為會做成人多，配套設施唔足夠

022

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

參考編號

Reference Number:

220902-142903-69020

提交限期

Deadline for submission:

09/09/2022

提交日期及時間

Date and time of submission:

02/09/2022 14:29:03

有關的規劃申請編號

The application no. to which the comment relates: A/FLN/30

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. Milk wong

意見詳情

Details of the Comment :

反對

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

參考編號

Reference Number:

220906-094138-80867

提交限期

Deadline for submission:

09/09/2022

提交日期及時間

Date and time of submission:

06/09/2022 09:41:38

有關的規劃申請編號

The application no. to which the comment relates:

A/FLN/30

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss SIN Yee Wa

意見詳情

Details of the Comment :

Disagree. There are insufficient public services available in the district, particularly public transport. If more residents are moving in, there will be huge burden to the district.

It is genuinely observe that increase public transport frequency is not working at the moment, as manpower are short-handed for public services. There are news and public feedback showing that the transport service is in heavy demand but insufficient supply

With increasing demand in Queen's mountain, adding more resident in the district is not a good idea

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



A/FLN/30 DD 83 and FSSTL Fanling North move the goalposts

09/09/2022 03:15

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

A/FLN/30

Various Lots in D.D. 51, D.D. 52, D.D. 83 and FSSTL and Adjoining Government Land, Fanling North

Site area: About 257,904sq.m Includes Government Land of about 57,414sq.m

Zoning: "Res (Group A) 1" / (Group A) 2" / (Group A) 3" / (Group A) 4" / (Group B)" / (Group C)" and "Other Specified Uses" annotated "Commercial/Residential Development with PTI (2)"

Applied development : **Proposed MAJOR Relaxation of PR and BHR** for Permitted Public and Private Housing Developments; and Proposed Social Welfare Facilities, Shop and Services and Eating Place within Public Housing Developments: 20 Sites / 24,929 Units / PR 6.5 / 140mPD /

Dear TPB Members,

Blatant abuse of terms, these amendments are anything but minor.

The OZP was approved based on multiple reports, air, visual, traffic, etc. Many of these reports relied on MITIGATION in order to achieve a pass rate.

So now there is a 20-30% hike in density but no update to the assessments. Are we foolish enough to accept that the impacts will be negligible?

THE BROAD-BRUSH APPROACH IGNORES THE FACT THAT EACH SITE HAS PARTICULAR CONDITONS THAT SHOULD BE TAKEN INTO CONSIDERATION.

In addition the impact of "increase of PR of future public housing projects so that 5% of the attainable domestic GFA would be set aside for Social Welfare Facilities without affecting the flat production" is also brushed under the carpet. As these facilities are not counted then the ACTUAL increase to the REAL PR is not evaluated.

Of course these amendments will sail through. However it must be recorded for the benefit of future generations who will have to live with the consequences that these amendments are an ABUSE OF PROCESS with the core purpose of finding the most expedient way to tick boxes without any consideration of how they will cause irreversible damage to the environment and certainly degrade the quality of life of the future residents of the developments.

Mary Mulvihill

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



天平山村居民對粉嶺北新發展區的意見表達書(此計劃的申請編號是 A/FLN/30)
02/09/2022 14:29

From:

To: tpbpd@pland.gov.hk

Cc:

File Ref:

1 attachment



天平山村居民對粉嶺北新發展區的意見表達書.pdf

城市規劃委員會秘書

我們是天平山村居民。

請查收我們對粉嶺北新發展區的意見表達書。

此計劃的申請編號是 A/FLN/30。

對於粉嶺北新發展區的意見表達信

致 北區區議會各區議員、發展局、規劃署、渠務署及地政總署各官員：

我們是天平山村的居民，我們於2022年6月13日收到清拆前登記的通告，並在門口寫上
[REDACTED] 的編號，為讓各區議會及官員更了解我們居住的地段，現提供我們居所的寮屋編號：[REDACTED]。

收到清拆前登記的通告一段時間後，我們在北區區議會的會議記錄中得知現居地將會興建排污設備工程，竹園區神召會的社工主動向我們解釋區議會文件和現行清拆補償的政策，亦承諾我們會向土木工程拓展署反映我們不希望被拆遷的意願，但我們亦期望各區議員及其他官員尋找協助，故此去信給大家。

希望各區議會及官員回應我們以下的疑問：

1. 有關部門可否與居民講述興建排污設備工程範圍及詳細內容，讓我們這班受影響的街坊了解事情的進展。亦期望得知排污設備可否改至貼近「梧桐河」進行工程，以減低工程對天平山村居民的影響。
2. 我們在區議會的地圖得知現時的居所，屬興建污設備工程的範圍(見附件一的橙色箭嘴位置，可得知我們的居所位置)，就我們所見，我們的居所不屬主要工程的範圍，所以我們期望了解規劃可否作出調整的空間，以不清拆我們居所的大前提進行。因為我們已經在這裡居住了很長的時間，同現居範圍內亦有獨居長者自己居住，依賴我們鄰居的照料，同時我們已建立深厚的情誼，若拆遷除了會讓我們增加經濟壓力外，亦難以維系現時鄰里互相照料的生活。

盼各區議員及貴署官員回覆我們的疑問，我們聯絡電話為 [REDACTED]

天平山村居民聯署
譚廣明
朱允
廖惠勛

廖子頌
翟青麟

二零二二年八月三十一日

盼早日回覆.

謝謝.

對於粉嶺北新發展區的意見表達信

致 北區區議會各區議員、發展局、規劃署、渠務署及地政總署各官員：

我們是天平山村的居民，我們於 2022 年 6 月 13 日收到清拆前登記的通告，並在門口寫上 [REDACTED] 的編號，為讓各區議會及官員更了解我們居住的地段，現提供我們居所的寮屋編號：[REDACTED]。

收到清拆前登記的通告一段時間後，我們在北區區議會的會議記錄中得知現居地將會興建排污設備工程，竹園區神召會的社工主動向我們解釋區議會文件和現行清拆補償的政策，亦承諾我們會向土木工程拓展署反映我們不希望被拆遷的意願，但我們亦期望各區議員及其他官員尋找協助，故此去信給大家。

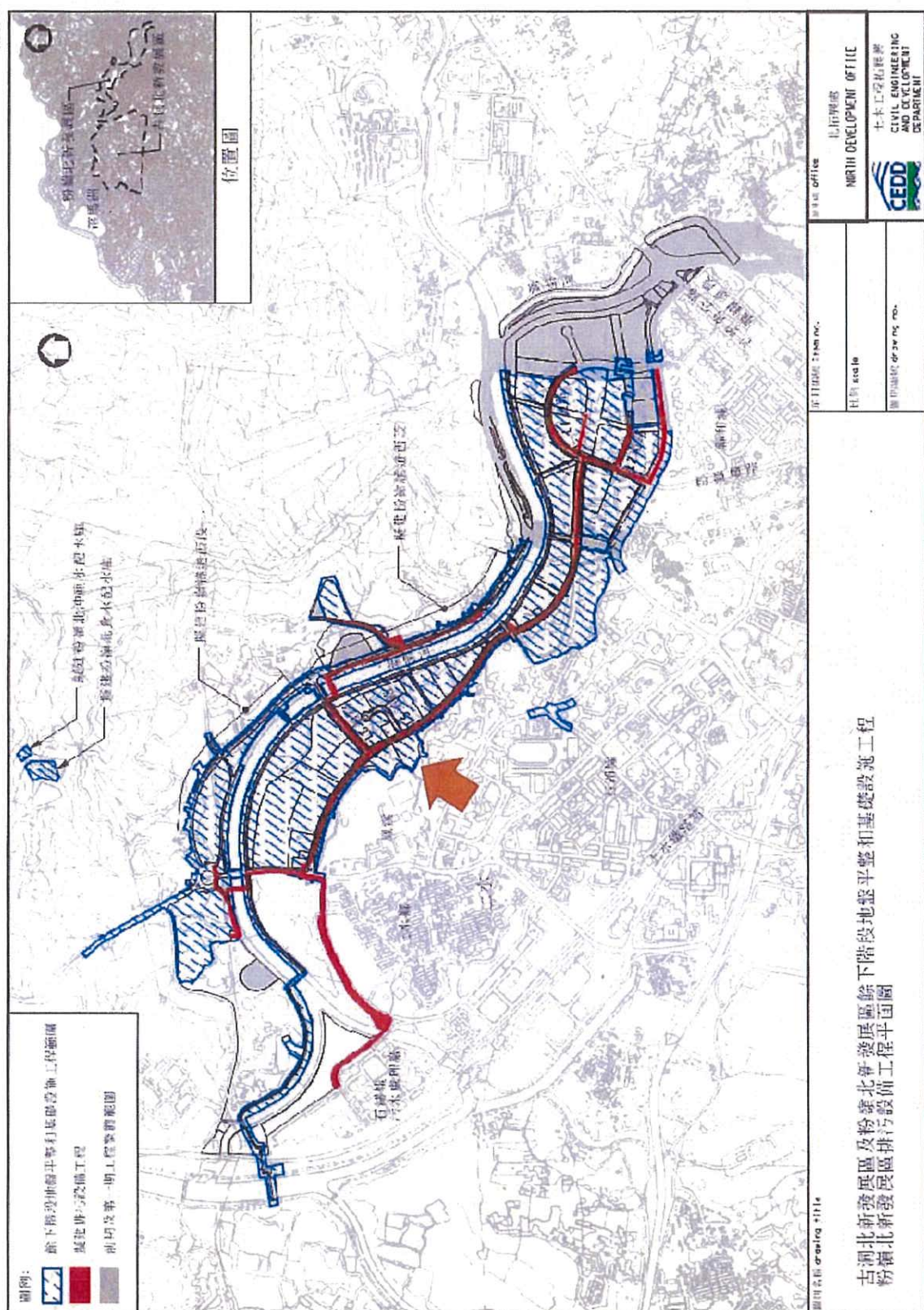
希望各區議會及官員回應我們以下的疑問：

1. 有關部門可否與居民講述興建排污設備工程範圍及詳細內容，讓我們這班受影響的街坊了解事情的進展。亦期望得知排污設備可否改至貼近「梧桐河」進行工程，以減低工程對天平山村居民的影響。
2. 我們在區議會的地圖得知現時的居所，屬興建污設備工程的範圍（見附件一的橙色箭嘴位置，可得知我們的居所位置），就我們所見，我們的居所不屬主要工程的範圍，所以我們期望了解規劃可否作出調整的空間，以不清拆我們居所的大前提進行。因為我們已經在這裡居住了很長的時間，同現居範圍內亦有獨居長者自己居住，依賴我們鄰居的照料，同時我們已建立深厚的情誼，若拆遷除了會讓我們增加經濟壓力外，亦難以維系現時鄰里互相照料的生活。

盼各區議員及貴署官員回覆我們的疑問，我們聯絡電話為 [REDACTED]

譚廣明 朱光 潘惠如 梁子頌
程青蓮

天平山村居民聯署
二零二二年八月三十一日



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

參考編號

220826-233835-62919

Reference Number:

提交限期

09/09/2022

Deadline for submission:

提交日期及時間

26/08/2022 23:38:35

Date and time of submission:

有關的規劃申請編號

A/FLN/30

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. 李

Name of person making this comment:

意見詳情

Details of the Comment :

針對新界粉嶺北公營及私營房屋放寬地積比率及建築物高度限制有以下意見：

首先，粉嶺北本身規劃可容納人約73,800新增人口，而區內本身規劃的交通基建只興建一條粉嶺繞道並不足夠支撐區內新增人口發展。而早前，政府已將梧桐河一帶多幅土地改劃為住宅地帶提供多4300伙公屋，令未來區內交通擠塞問題更加捉襟見肘。如果再放寬地積比率及建築物高度限制，增加區內人口，對於東鐵線、粉嶺公路、以及吐露港交通擠塞問題會更加嚴重。所以，在增加人口的同時必須提出相應解決交通問題的措施，否則不應再增加單位數目。

至於，在公營房屋發展內作社會福利設施、商店及服務行業及食肆用途，無疑是一項利民措施，因為本身區內民生基建不足，擴大商場的面積可以為市民提供日常生活基本設施。

另外，區內應在不同發展地皮中增設行人天橋，連接區內，增加區內的可達度。

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

參考編號

Reference Number:

220825-171805-09075

提交限期

Deadline for submission:

09/09/2022

提交日期及時間

Date and time of submission:

25/08/2022 17:18:05

有關的規劃申請編號

The application no. to which the comment relates:

A/FLN/30

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Karen Tong

意見詳情

Details of the Comment :

如批准開發時, 請必須注意交通道路流量及停泊問題不要過度發展住屋問題不顧及區內交通.

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

參考編號

Reference Number:

220825-130354-62086

提交限期

Deadline for submission:

09/09/2022

提交日期及時間

Date and time of submission:

25/08/2022 13:03:54

有關的規劃申請編號

The application no. to which the comment relates:

A/FLN/30

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Chung Pui ka

意見詳情

Details of the Comment :

希望除咗興建房屋之外，都可以建設其他設施，例如醫院，不要只掛住起屋，而放棄其他社區設施。新界北和新界西一帶，都沒有足夠的私家醫院，最近的只有大圍仁安醫院。在港島區都已經有四間不同的私家醫院，唯獨新界區只有一間仁安私家醫院。希望可以將此土地更改為醫療用途，興建醫院惠及市民。

致城市規劃委員會秘書：

002

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

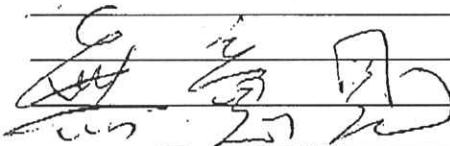
By e-mail : tpbpd@pland.gov.hk

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

A/FLN/30

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. 8.25

Advisory Clauses

- (a) To note the comments of the Director of Fire Services as follows:
- (i) Detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans.
 - (ii) The emergency vehicular access (EVA) provision in the Sites 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.
 - (iii) Shall the proposed work encroached into any licensed premises in the area, such as Petrol filling station or dangerous goods store, the applicant should make separate enquiry to his department to ensure work feasibility.

