Form No. S16-I
表格第 S16-I 號

APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131)

根據《城市規劃條例》(第131章)第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

(i) Construction of "New Territories Exempted House(s)";
興建「新界豁免管制屋宇」;

(ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and
位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas
位於鄉郊地區或受規管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.tpb.gov.hk/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.tpb.gov.hk/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

240 2018 16/8 By hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/FLN/ 37
	Date Received 收到日期	20 AUG 2024

1. 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。

2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at http://www.tpb.gov.hk/. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張，然後填寫此表格。該份文件可從委員會的網頁下載（網址：http://www.tpb.gov.hk/），亦可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓 – 電話：2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線：2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。

3. 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)

Sun Prosper Company Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）

(☐Mr. 先生 /☐Mrs. 夫人 /☐Miss 小姐 /☐Ms. 女士 /☑Company 公司 /☐Organisation 機構)

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）	FSSTL 182 S.A, Lot Nos. 2020 S.A and 2021 S.B in D.D. 51 and Adjoining Government Land at Wu Nga Lok Yeung, Fanling, New Territories (New Lot to be known as FSSTL No. 297)
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	☑Site area 地盤面積 14,432 sq.m 平方米 ☑About 約 ☑Gross floor area 總樓面面積 Not more than 103,910.4 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）	139.2 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/4
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group A)1"
(f) Current use(s) 現時用途	Formerly used as community isolation facility (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 – N/A

☐ 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)
	N/A	

(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) 第(i)類	Change of use within existing building or part thereof 更改現有建築物或其部分內的用途
☐	Type (ii) 第(ii)類	Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s) 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) 第(iii)類	Public utility installation / Utility installation for private project 公用事業設施裝置/私人發展計劃的公用設施裝置
☑	Type (iv) 第(iv)類	Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s) 略為放寬於法定圖則《註釋》內列明的發展限制
☑	Type (v) 第(v)類	Use / development other than (i) to (iii) above 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	N/A (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 ..... sq.m 平方米 ☐About 約		
	Non-domestic part 非住用部分..... sq.m 平方米 ☐About 約		
	Total 總計 ..... sq.m 平方米 ☐About 約		

(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

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

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

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

(a) Nature and scale
性質及規模

☐ Public utility installation 公用事業設施裝置

☐ Utility installation for private project 私人發展計劃的公用設施裝置

Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate
請註明有關裝置的性質及數量，包括每座建築物/構築物(倘有)的長度、高度和闊度

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 地積比率限制	From 由 Total PR: 6.0 DPR: 5.0 NDPR: 1.0 to 至 Total PR: 7.2 DPR: 6.0 NDPR: 1.2
☐	Gross floor area restriction 總樓面面積限制	From 由 .....sq. m 平方米 to 至 .....sq. m 平方米
☐	Site coverage restriction 上蓋面積限制	From 由 .....% to 至 ..... %
☑	Building height restriction 建築物高度限制	From 由 .....m 米 to 至 ..... m 米 From 由 115 ..... mPD 米 (主水平基準上) to 至 144.14 .....mPD 米 (主水平基準上) From 由 ..... storeys 層 to 至 ..... storeys 層
☐	Non-building area restriction 非建築用地限制	From 由 .....m to 至 ..... m
☐	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 Maximum Building Height and Plot Ratio Restrictions for Permitted Composite Residential Development - Minor Relaxation of Permitted Building Height Approved under TPB No. A/FLN/30 to facilitate adoption of Modular Integrated Construction (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	Total GFA: Not more than 103,910.4 Domestic GFA: Not more than 86,592 Non-domestic GFA: Not more than 17,318.4 sq.m 平方米	☐About 約
Proposed plot ratio 擬議地積比率	Total PR: Not more than 7.2; Domestic PR: Not more than 6.0 Non-domestic PR: Not more than 1.2	☐About 約
Proposed site coverage 擬議上蓋面積	Domestic SC: Not more than 37.5% Non-domestic SC: Not more than 62.5 %	☐About 約
Proposed no. of blocks 擬議座數	4 residential blocks	
Proposed no. of storeys of each block 每座建築物的擬議層數	32 storeys atop 4 levels of Podium ☐ include 包括.....storeys of basements 層地庫 ☑ exclude 不包括 2 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 144.14 ..... mPD 米(主水平基準上)	☐About 約
	..... m 米	☐About 約

☑ Domestic part 住用部分

GFA 總樓面面積	Not more than 86,592 sq. m 平方米	☐About 約
number of Units 單位數目	About 2,300	
average unit size 單位平均面積	38.76 sq. m 平方米	☑About 約
estimated number of residents 估計住客數目	About 6,440	

☑ 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)

.....

.....

.....

☑ 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)

Commercial uses (e.g. Shop and Services and Eating Place): Not more than 17,318.4 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	About 6,440sq.m (Not less than 1sq.m per person)
☐ 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]

Tower 1-3&5

.....

.....

.....

.....

.....

ACCOMMODATION SCHEDULE		
Basement	B1/F & B2/F	L/UL, Carparking, Residential Lift/ Circulation Core, Retail Lift/ Circulation Core
Podium	G/F	EVA/ Driveway, Landscape Area, Retail, Residential Lift/ Circulation Core
	1/F	Retail, Residential Lift/ Circulation Core
	2/F	Resident's Clubhouse, Landscape Area, E&M, Residential Lift/ Circulation Core
	3/F	Residential Lift Lobby, Resident's Clubhouse, Landscape Area, E&M, Residential Lift/ Circulation Core
Residential Floors	5/F-40/F (excludes 4/F, 13/F, 14/F, 24/F, 34/F)	Flats, Refuge Floor cum Sky Garden on 17/F

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

Landscape Area, EVA/Driveway

.....

.....

.....

.....

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)

Tentatively 2029

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	☑ 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)) Ma Sik Road ☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。（請在圖則顯示，並註明車路的闊度）
	No 否	☐
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	☑ (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: 576 (including 5 disabled parking) Motorcycle Parking Spaces 電單車車位: 36 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): Bicycles: 154
	No 否	☐
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	☑ (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: 26 Others (Please Specify) 其他 (請列明):
	No 否	☐

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，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	☐ Please provide details 請提供詳情 ....
	No 否	☑
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是	☑ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填塘深度 ..... m 米 ☐About 約 ☐ Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填土厚度 ..... m 米 ☐About 約 ☑ Excavation of land 挖土 Area of excavation 挖土面積 13,443* sq.m 平方米 ☑About 約 Depth of excavation 挖土深度 12.6* m 米 ☑About 約 *Area and depth of excavation is subject to detailed design.
	No 否	☐

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	Yes 會 ☐	No 不會 ☑
	On traffic 對交通	Yes 會 ☐	No 不會 ☑
	On water supply 對供水	Yes 會 ☐	No 不會 ☑
	On drainage 對排水	Yes 會 ☐	No 不會 ☑
	On slopes 對斜坡	Yes 會 ☐	No 不會 ☑
	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☑
	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☑
	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☑
	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☑
	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☐
	_____		
	_____		

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)

N/A
.....
.....
.....
.....
.....

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 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 this application 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

LAU, VINCENT CHI KING
Name in Block Letters
姓名（請以正楷填寫）

Associate Director
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 (RPP No. 378)
Others 其他 .....

on behalf of
代表 Townland Consultants Limited

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

Date 日期 16/08/2024 (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application 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@

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 _____

N/A

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 _____

_____

@ 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 available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	FSSTL 182 S.A, Lot Nos. 2020 S.A and 2021 S.B in D.D. 51 and Adjoining Government Land at Wu Nga Lok Yeung, Fanling, New Territories (New Lot to be known as FSSTL No. 297) 新界粉嶺烏鴉落陽粉嶺上水市地段第182號 S.A 、丈量約份第51約地段第2020 號S.A及第2021號 S.B和毗鄰的政府土地 (新地段將稱為粉嶺上水市地段第297號)
Site area 地盤面積	14,432 sq. m 平方米 ☑ About 約 (includes Government land of 包括政府土地 139.2 sq. m 平方米 ☑ About 約)
Plan 圖則	Approved Fanling North Outline Zoning Plan No. S/FLN/4 粉嶺北分區計劃大綱核准圖編號S/FLN/4
Zoning 地帶	"Residential (Group A)1" 「住宅(甲類)1」
Applied use/ development 申請用途/發展	Proposed Minor Relaxation of Maximum Building Height and Plot Ratio Restrictions for Permitted Composite Residential Development - Minor Relaxation of Permitted Building Height Approved under TPB No. A/FLN/30 to facilitate adoption of Modular Integrated Construction 擬議略為放寬最高建築物高度及地積比率限制, 以作准許的綜合住宅發展 - 略為放寬已獲許可之申請編號A/FLN/30所核准之建築物高度，以便採用「組裝合成」建築法

		sq.m 平方米		Plot Ratio 地積比率	
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率	Domestic 住用	86,592	☐ About 約 ☑ Not more than 不多於	6.0	☐ About 約 ☑ Not more than 不多於
	Non-domestic 非住用	17,318.4	☐ About 約 ☑ Not more than 不多於	1.2	☐ About 約 ☑ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用				
	Non-domestic 非住用				
	Composite 綜合用途	4 blocks of residential towers atop 4 levels of Podium excluding 2 basement floors			

(iii)	Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 ☐ (Not more than 不多於)
				mPD 米(主水平基準上) ☐ (Not more than 不多於)
				Storeys(s) 層 ☐ (Not more than 不多於) (☐*Include 包括*/☐ *Exclude 不包括* ☐ *Carport 停車間* ☐ *Basement 地庫* ☐ *Refuge Floor 防火層* ☐ *Podium 平台)*
		Non-domestic 非住用		m 米 ☐ (Not more than 不多於)
				mPD 米(主水平基準上) ☐ (Not more than 不多於)
				Storeys(s) 層 ☐ (Not more than 不多於) (☐*Include 包括*/☐ *Exclude 不包括* ☐ *Carport 停車間* ☐ *Basement 地庫* ☐ *Refuge Floor 防火層* ☐ *Podium 平台)*
		Composite 綜合用途	132.99	m 米 ☑ (Not more than 不多於)
			144.14	mPD 米(主水平基準上) ☑ (Not more than 不多於)
			32	Storeys(s) 層 ☑ (Not more than 不多於) (☐*Include 包括*/☑ *Exclude 不包括* ☐ *Carport 停車間* 2 ☑ *Basement 地庫* ☐ *Refuge Floor 防火層* 4 ☑ *Podium 平台)*
(iv)	Site coverage 上蓋面積	Domestic: Not more than 37.5% Non-domestic" Not more than 62.5% 住宅：不多於37. 5% 非住宅：不多於62. 5%		☐ About 約
(v)	No. of units 單位數目	About 2,300 約2, 300		
(vi)	Open space 休憩用地	Private 私人	About 6,440sq.m (Not less than 1 sqm per person) 約6,440平方米 (不少於每人1平方米)	
		Public 公眾	N/A	sq.m 平方米 ☐ Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	766
	Private Car Parking Spaces 私家車車位	576 (including 5 disabled car parking)
	Motorcycle Parking Spaces 電單車車位	36
	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) Bicycles	154
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	26
	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 中型貨車位	
	Heavy Goods Vehicle Spaces 重型貨車車位	26
	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	☐	☐
Block plan(s) 樓宇位置圖	☐	☑
Floor plan(s) 樓宇平面圖	☐	☑
Sectional plan(s) 截視圖	☐	☑
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☑
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☐
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☑
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明） Visual Appraisal	☐	☑
N/A		

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。

此為空白頁。

This is a blank page.

TOWNLAND CONSULTANTS LTD.
URBAN AND REGIONAL PLANNING, DEVELOPMENT CONSULTANCY, MASTER PLANNING, URBAN DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, PROJECT MANAGEMENT AND SOCIAL DEVELOPMENT

By HAND only

Reference WNLYFN/AGNES/01
Date 16 August 2024

The Secretary, Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road, North Point, HONG KONG

Dear Sir / Madam,

SECTION 16 PLANNING APPLICATION
THE TOWN PLANNING ORDINANCE (CHAPTER 131)

PROPOSED MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT AND PLOT RATIO RESTRICTIONS FOR PERMITTED COMPOSITE RESIDENTIAL DEVELOPMENT AT WU NGA LOK YEUNG, FANLING, NEW TERRITORIES
-
MINOR RELAXATION OF PERMITTED BUILDING HEIGHT APPROVED UNDER TPB NO. A/FLN/30 TO FACILITATE ADOPTION OF MODULAR INTEGRATED CONSTRUCTION

(FSSTL 182 S.A, LOT NOS. 2020 S.A AND 2021 S.B IN D.D. 51 AND ADJOINING GOVERNMENT LAND)
[NEW LOT TO BE KNOWN AS FSSTL NO. 297]

We are instructed by the Applicant, Sun Prosper Company Limited, to seek the BOARD's permission for the captioned Application under Section 16 of the Town Planning Ordinance.

Please find enclosed one (1) original copy of the Section 16 Planning Application Form duly completed, together with 4 hard copies of the Supplementary Planning Statement (SPS) for Government Departmental circulation and distribution to Members of the BOARD.

Should there be any queries, please do not hesitate to contact the undersigned or Ms Agnes Leung.

Yours faithfully,
FOR AND ON BEHALF OF
TOWNLAND CONSULTANTS LIMITED

Vincent Lau
Associate Director

VIN/AGNES/yv

Enc Application Form – 1 copy
SPS – 4 hard copies
cc Client / Team

城市規劃顧問

MAIN HONG KONG OFFICE :
2801, 28th Floor, 148 Electric Road, North Point, Hong Kong
Telephone : (852) 2521 2911 Facsimile : (852) 2521 6631
E-mail address : tcltd@townland.com Website : www.townland.com

CHINA OFFICE :
Room 1111, Building 1, Yagang Industry and Trade Building, No.18 Fuan Avenue, Hehua Community, Pinghu Street, Longgang District, Shenzhen, PRC. Postal Code 518111
Telephone : (86) 181 2417 9366
E-mail address : tcltd@townland.com

INDIA OFFICE :
Coworking Space Ministry of New, 3rd Floor, Kitab Mahal, 192 Dr Dadabhai Naoroji Road, Azad Maidan, Fort, Mumbai, India
Telephone : (91) 9819919804
E-mail address : tcpl@townland.com

INDONESIA OFFICE :
Gedung Menara Anugrah, Lantai 21
Kantor Taman E.3.3, Jl. DR. Ide Anak Agung Gde Agung Lot.8.6-8.7
Kawasan Mega Kuningan, Jakarta Selatan 12950, Indonesia
Telephone : (62 21) 2941 0621
E-mail address : tcljkt@townland.com

ASSOCIATED COMPANIES :
TOWNLAND CONSULTANTS (INTERNATIONAL) LIMITED (International)
TOWNLAND CONSULTANTS (SHENZHEN) LIMITED (China)
TOWNLAND CONSULTANTS PVT. LIMITED (India)
PT TOWNLAND INTERNATIONAL (Indonesia)
HOWARD & SEDDON PARTNERSHIP (United Kingdom)

ISO 9001: 2015
Certificate No.: CC844

TOWNLAND CONSULTANTS LTD.
URBAN AND REGIONAL PLANNING, DEVELOPMENT CONSULTANCY, MASTER PLANNING, URBAN DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, PROJECT MANAGEMENT AND SOCIAL DEVELOPMENT

Reference WNLYFN/AGNES/02
Date 20 August 2024

By HAND and EMAIL

The Secretary, Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road, North Point, HONG KONG

Dear Sir / Madam,

SECTION 16 PLANNING APPLICATION
THE TOWN PLANNING ORDINANCE (CHAPTER 131)

PROPOSED MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT AND PLOT RATIO RESTRICTIONS FOR PERMITTED COMPOSITE RESIDENTIAL DEVELOPMENT AT WU NGA LOK YEUNG, FANLING, NEW TERRITORIES
-
MINOR RELAXATION OF PERMITTED BUILDING HEIGHT APPROVED UNDER TPB NO. A/FLN/30 TO FACILITATE ADOPTION OF MODULAR INTEGRATED CONSTRUCTION

(FSSTL 182 S.A, LOT NOS. 2020 S.A AND 2021 S.B IN D.D. 51 AND ADJOINING GOVERNMENT LAND)
[NEW LOT TO BE KNOWN AS FSSTL NO. 297]

We write regarding the captioned Planning Application submitted to the Town Planning Board ("**TPB**") on 16 August 2024.

Please find enclosed replacement pages (B1/F & B2/F Plan) of Appendix 1: Architectural Drawings for your onward processing.

Should there be any queries, please do not hesitate to contact the undersigned or Ms Agnes Leung.

Yours faithfully,
FOR AND ON BEHALF OF
TOWNLAND CONSULTANTS LIMITED

Vincent Lau
Associate Director

VIN/AGNES/yv

Enc Replacement Pages of Architectural Drawings (B1/F & B2/F Plan)

cc Client / Team

城市規劃顧問

MAIN HONG KONG OFFICE :
2801, 28th Floor, 148 Electric Road, North Point, Hong Kong
Telephone : (852) 2521 2911 Facsimile : (852) 2521 6631
E-mail address : tcltd@townland.com Website : www.townland.com

CHINA OFFICE :
Room 1111, Building 1, Yagang Industry and Trade Building, No.18 Fuan Avenue, Hehua Community, Pinghu Street, Longgang District, Shenzhen, PRC. Postal Code 518111
Telephone : (86) 181 2417 9366
E-mail address : tcltd@townland.com

INDIA OFFICE :
Coworking Space Ministry of New, 3rd Floor, Kitab Mahal, 192 Dr Dadabhai Naoroji Road, Azad Maidan, Fort, Mumbai, India
Telephone : (91) 9819919804
E-mail address : tcpl@townland.com

INDONESIA OFFICE :
Gedung Menara Anugrah, Lantai 21
Kantor Taman E.3.3, Jl. DR. Ide Anak Agung Gde Agung Lot.8.6-8.7
Kawasan Mega Kuningan, Jakarta Selatan 12950, Indonesia
Telephone : (62 21) 2941 0621
E-mail address : tcljkt@townland.com

ASSOCIATED COMPANIES :
TOWNLAND CONSULTANTS (INTERNATIONAL) LIMITED (International)
TOWNLAND CONSULTANTS (SHENZHEN) LIMITED (China)
TOWNLAND CONSULTANTS PVT. LIMITED (India)
PT TOWNLAND INTERNATIONAL (Indonesia)
HOWARD & SEDDON PARTNERSHIP (United Kingdom)

ISO 9001: 2015
Certificate No.: CC844

SECTION 16 PLANNING APPLICATION TOWN PLANNING ORDINANCE (CAP. 131)

PROPOSED MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT AND PLOT RATIO RESTRICTIONS FOR PERMITTED COMPOSITE RESIDENTIAL DEVELOPMENT AT WU NGA LOK YEUNG, FANLING, NEW TERRITORIES

-

MINOR RELAXATION OF PERMITTED BUILDING HEIGHT APPROVED UNDER TPB NO. A/FLN/30 TO FACILITATE ADOPTION OF MODULAR INTEGRATED CONSTRUCTION

- Supplementary Planning Statement -

TOWNLAND CONSULTANTS LIMITED

PROPOSED MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT AND PLOT RATIO RESTRICTIONS FOR PERMITTED COMPOSITE RESIDENTIAL DEVELOPMENT AT WU NGA LOK YEUNG, FANLING, NEW TERRITORIES

-

MINOR RELAXATION OF PERMITTED BUILDING HEIGHT APPROVED UNDER TPB NO. A/FLN/30 TO FACILITATE ADOPTION OF MODULAR INTEGRATED CONSTRUCTION

SECTION 16 PLANNING APPLICATION

Supplementary Planning Statement

Applicant	Sun Prosper Company Limited
Planning Consultant, Visual Impact Specialist & Submitting Agent	Townland Consultants Limited
Architect	LWK & Partners Limited

File Reference: WNLYFN

For and on behalf of Townland Consultants Limited

Approved by : _____

Position : Associate Director

Date : 16 August 2024

16 August 2024

CONTENTS

EXECUTIVE SUMMARY

This Section 16 Planning Application is submitted on behalf of Sun Prosper Company Limited (the **"Applicant**") to seek permission from the Town Planning Board ("**TPB**"/ "the **BOARD**") for the Proposed Minor Relaxation of maximum Building Height ("**BH**") and Plot Ratio ("**PR**") restrictions for a permitted Composite Residential Development ("**Proposed Development**") in Fanling Sheung Shui Town Lot ("**FSSTL**") 182 S.A, Lot Nos. 2020 S.A and 2021 S.B in D.D. 51 and adjoining Government Land at Wu Nga Lok Yeung, Fanling, New Territories ("**Application Site**"). The main purpose of this application is to seek a minor relaxation of the permitted BH to adopt Modular Integrated Construction ("**MiC**"), while there is no actual increase in the permitted development intensity per se.

The Application Site is zoned "Residential (Group A) 1" ("**R(A)1**") on the Approved Fanling North Outline Zoning Plan No. S/FLN/4 ("**Approved OZP**"), in which "Flat" use, as well as commercial uses e.g. 'Shop and Services', 'Eating Place', etc. on the lowest two floors of the building excluding basement, are always permitted. The Application Site is subject to a total maximum PR restriction of 6.0 and maximum BH restriction of 115mPD.

On 17 August 2022, the Civil Engineering and Development Department ("**CEDD**") submitted a S16 Planning Application (TPB No. A/FLN/30) to seek minor relaxation of PR and BH restrictions for various permitted public and private housing developments sites, including the Application Site (i.e. Site B7), to optimise the use of developable land and increase flat production. The S16 Planning Application was approved by the TPB on 23 September 2022. Under the Approved S16, the maximum total PR on the Application Site has already been relaxed to 7.2 (Max. domestic PR of 6.0 and non-domestic PR of 1.2), whilst the maximum BH is relaxed to 140mPD. General Building Plans ("**GBP**") to accommodate the permitted uses under these parameters were approved on 27 May 2024.

In response to Government's Policy Initiatives and in line with the promulgated 'Enhanced Facilitation Measures for Buildings Adopting Modular Integrated Construction' under Joint Practice Note No.8 ("**JPN No. 8**"), the Applicant has proposed adoption of MiC to enhance the speed, efficiency and quality of the construction. A very minor relaxation of the BH further to 144.14mPD (approx. +2.96% increase from 140mPD approved under TPB No. A/FLN/30) is therefore sought to facilitate the adoption of MiC involving double slabs between storeys and slight increase in slab thickness against traditional construction method at the Application Site, <u>while the Approved PR under TPB No. A/FLN/30 is maintained.</u>

The Proposed Development is justified on the following grounds:

- In line with Government's Policy initiatives in actively promoting and encouraging the adoption of MiC in the construction industry;
- Facilitate the adoption of MiC in line with JPN No. 8;
- Will not impact the stepped height profile in the Area and will not jeopardise the urban design concept of Fanling North New Development Area;
- The increase in BH restriction is considered very minor in nature and acceptable in terms of visual impact;
- No adverse infrastructural impacts are anticipated with no increase in the permitted development intensity; and
- The slight increase in BH restriction to facilitate the adoption of MiC is considered appropriate and a desirable precedent.

Based on the above justifications and as detailed in this Supplementary Planning Statement, we respectfully request the Board to give favourable consideration to this Application.

行政摘要

（內文如有差異，以英文版本為準）

根據城市規劃條例第十六條，我司代表泰陽有限公司（下稱「**申請人**」）向城市規劃委員會（下稱「**城規會**」）呈交規劃申請書，要求就位於新界粉嶺烏鴉落陽粉嶺上水市地段第 182 號 S.A 、丈量約份第 51 約地段第 2020 號 S.A 及 第 2021 號 S.B 和毗鄰的政府土地（下稱「**申請地點**」）的擬議略為放寬最高建築物高度及地積比率限制，以作准許的綜合住宅發展（下稱「**擬議發展**」）。此申請旨在輕微放寬已核准之最高建築物高度，以便採用「組裝合成」建築法，而申請并沒有建議對實際已核准之發展密度做出任何增加。

申請地點座落於《粉嶺北分區計劃大綱核准圖編號 S/FLN/4》（下稱「**核准圖**」）中的「住宅（甲類）1」地帶，其中「分層住宅」以及位於建築物的最低兩層（不包括地庫）的商業用途，例如「商店及服務行業」和「食肆」，為經常准許的用途。申請地點的最高總地積比率和建築物高度限制分別為 6.0 倍及主水平基準以上 115 米。

土木工程拓展署於 2022 年 8 月 17 日提交第十六條規劃申請（申請編號：A/FLN/30），要求略爲放寬包括申請地點在內（即 B7 地盤）的多幅公營及私營房屋地盤的地積比率及建築物高度限制，以善用可發展土地及增加房屋供應，而該第十六條規劃申請已於 2022 年 9 月 23 日獲城規會批給許可。根據獲批准的第十六條規劃申請，申請地盤的最高總地積比率已被放寬至 7.2 倍（住用部分地積比率最高為 6.0 倍，非住用地積比率最高為 1.2 倍），最高建築物高度限制亦放寬至主水平基準以上 140 米。具以上發展參數及准許用途的建築圖則已於 2024 年 5 月 27 日獲得批核。

爲回應政府政策措施及配合《聯合作業備考》第八號「推廣環保及創新的樓宇鼓勵措施: 進一步促進建築物採用『組裝合成』建築法的措施」（下稱「**聯合作業備考第八號**」），申請人提出採用「組裝合成」建築法，以提高施工速度、效率和質素。爲此，申請人要求進一步輕微放寬建築物高度限制至主水平基準以上 144.14 米（較獲批准的申請編號 A/FLN/30 的主水平基準以上 140 米增加約+2.96%），以容納因採用「組裝合成」建築法而比傳統建築方法需要之雙層樓板及輕微增加之樓板厚度;而獲批准的申請編號 A/FLN/30 的總地積比率則維持不變。

擬議發展具備以下充分理據的支持：

- 符合政府積極推動及鼓勵建造業採用「組裝合成」建築法的政策措施；
- 迎合採用「組裝合成」建築法，並與聯合作業備考第八號一致；
- 不會影響當區梯級式建築物高度輪廓和粉嶺北新發展區的城市設計概念；
- 放寬建築物高度限制的幅度非常輕微，與四周發展相容；
- 維持已核准的發展密度，故不會對基礎設施構成不良影響；以及
- 為迎合採用「組裝合成」建築法而輕微放寬建築物高度限制為適當及有利的先例。

基於上述支持理據及此補充規劃文件內的詳述資料，懇請城規會委員對是項申請作出正面的考慮。

Reference: WNLYFN/AGNES/01
Date: 16 August 2024

TO THE TOWN PLANNING BOARD:

SECTION 16 PLANNING APPLICATION
THE TOWN PLANNING ORDINANCE (CHAPTER 131)

PROPOSED MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT AND PLOT RATIO RESTRICTIONS FOR PERMITTED COMPOSITE RESIDENTIAL DEVELOPMENT AT WU NGA LOK YEUNG, FANLING, NEW TERRITORIES
-
MINOR RELAXATION OF PERMITTED BUILDING HEIGHT APPROVED UNDER TPB NO. A/FLN/30 TO FACILITATE ADOPTION OF MODULAR INTEGRATED CONSTRUCTION

1. INTRODUCTION

1.1 We are instructed by the Sun Prosper Company Limited (the "**Applicant**") to submit this Section 16 ("**S16**") Planning Application to seek permission from the Town Planning Board ("**TPB**"/ the "**BOARD**") for Minor Relaxation of Maximum Building Height ("**BH**") and Plot Ratio ("**PR**") Restrictions for a permitted Composite Residential Development at Wu Nga Lok Yeung, Fanling, New Territories (the "**Site**" or "**Application Site**"). This Planning Application aims to mainly seek Minor Relaxation of the permitted BH approved under TPB No. A/FLN/30 in order to facilitate the adoption of Modular Integrated Construction ("**MiC**").

1.2 The Application Site is currently zoned "Residential (Group A) 1" ("**R(A)1**") on the Approved Fanling North Outline Zoning Plan No. S/FLN/4 ("**Approved OZP**"). Under the Approved OZP, the Application Site is subject to a total maximum PR Restriction of 6.0 (of which the domestic PR should not exceed 5.0). In addition, the Application Site is subject to a maximum BH Restriction of 115mPD. 'Flat' is a Column 1 use that are always permitted within "R(A)1" zone. Retail use such as 'Shop and Services' and 'Eating Place' are always permitted (a) on the lowest two floors of a building excluding basements, or (b) in a free-standing purpose-designed non-domestic building up to five storeys.

1.3 On 17 August 2022, the Civil Engineering and Development Department ("**CEDD**") submitted a S16 Planning Application (TPB No. A/FLN/30) to seek minor relaxation of PR and BH Restrictions for various Permitted Public and Private Housing Developments Sites, including the Application Site (i.e. Site B7), to optimise the use of developable land and increase flat production. The S16 Planning Application was approved by the TPB on 23 September 2022. Under the Approved S16, the total maximum PR on the Application Site is relaxed to 7.2 (Max. domestic PR of 6.0 and non-domestic PR of 1.2), whilst the maximum BH is relaxed to 140mPD. General Building Plans ("**GBP**") under these parameters were approved on 27 May 2024.

1.4 In response to current Government's initiative in promoting green and innovative buildings and adopting MiC, the Applicant intends to seek further relaxation of the BH to 144.14mPD (further approx. +2.96% increase from 140mPD approved under TPB No. A/FLN/30) as per the Joint Practice Note ("**JPN**") No. 8 to facilitate the adoption of MiC at the Application Site, while the approved PR under TPB No. A/FLN/30 is maintained.

1.5 This Supplementary Planning Statement ("**SPS**") provides relevant information on the Application to facilitate the BOARD's consideration including justifications on planning, design and technical grounds.

2. SITE CONTEXT

2.1 Site Location and Existing Use

2.1.1 The Application Site is located on Ma Sik Road in Wu Nga Lok Yeung, Fanling (***Figures 2.1*** and ***2.2*** refer) and was formerly used as community isolation facility.

2.2 Surrounding Land Uses

2.2.1 The Application Site is predominantly surrounded by planned and existing high-rise residential developments and low-rise residential development and villages. Various bus stops and Green Minibus stops along Ma Sik Road (***Figure 2.2*** refers).

- The Application Site is located within the District Centre at the eastern part of Fanling North New Development Area ("**FLN NDA**"). To the immediate north, east and west of the Application Site are the planned high-rise public and private residential developments in Wu Nga Lok Yeung and Ma Shi Po. To the further north east of the Application Site is the planned public housing development (TPB No. A/FLN/28).

- To the further north of the Application Site is Ng Tung River and village houses, residential dwellings/ temporary structures with hilly terrain;

- To the further southeast of the Application Site across Ma Sik Road is a cluster of high-rise residential developments ranging from approx. 81mPD to 118mPD, including Wing Fok Centre, Wing Fai Centre, Union Plaza and Mount One. Fanling Lau Road Playground and Wu Muk Road Playground are also located to the further southeast of the Application Site.

- To the immediate south of the Application Site is a site currently occupied by open-air carpark that will be developed for a planned private high-rise residential development (TPB No. A/FSS/294) located at the intersection of Ma Sik Road and Fanling Lau Road. To the further south of the Application Site are Fan Garden and Fanling Garden along Fan Leng Lau Road.

- To the immediate southwest of the Application Site across Ma Sik Road is a cluster of low-rise village houses, residential dwellings/temporary structures including Good View New Village and Ling Shan Tsuen in Ling Hill.

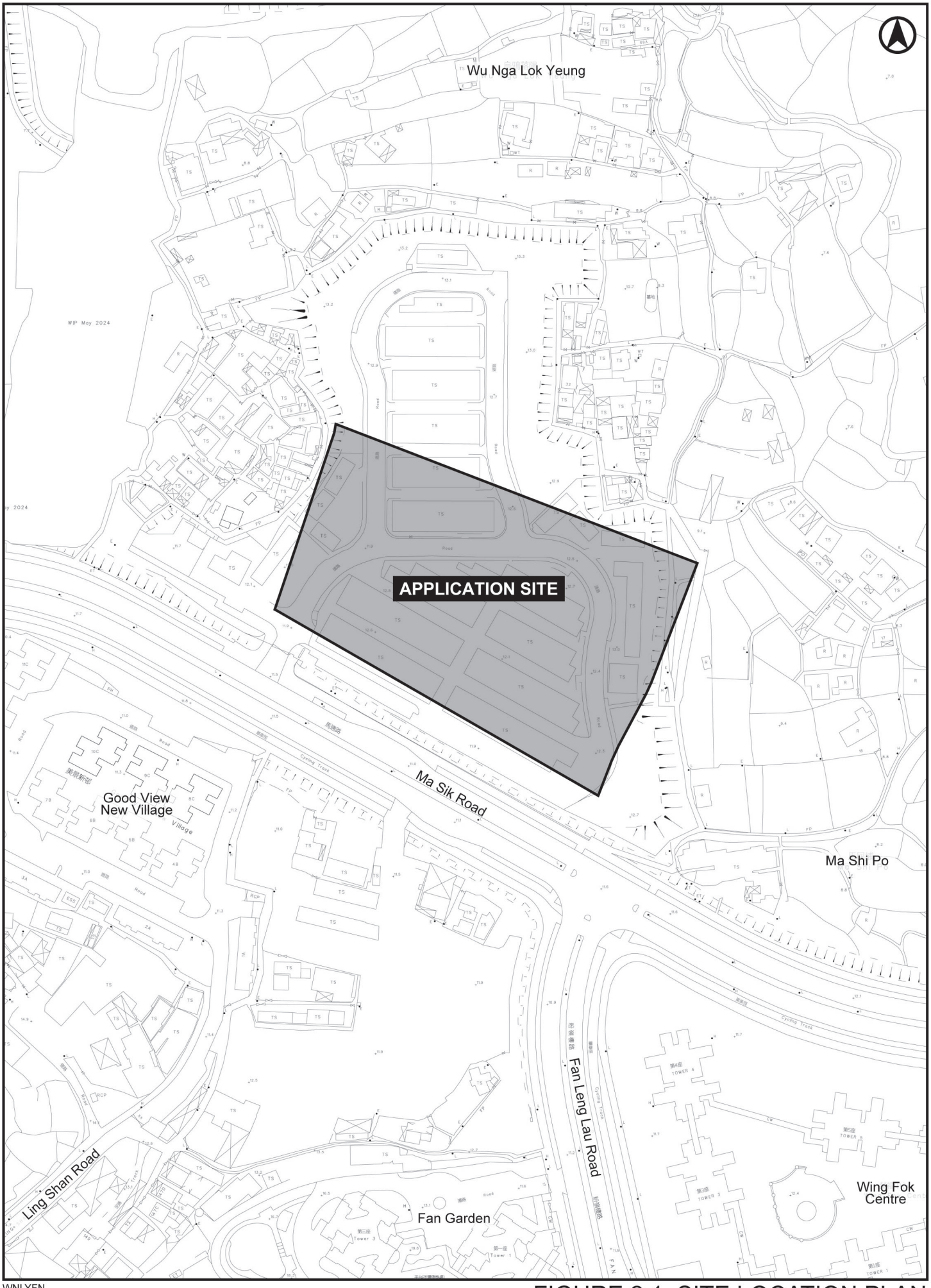
- To the further west of the Site consists of low to medium rise residential developments, including Shek Wu San Tsuen and Noble Hill.

2.3 Land Status

2.3.1 The Application Site currently occupies Fanling Sheung Shui Town Lot ("**FSSTL**") 182 S.A, Lot Nos. 2020 S.A and 2021 S.B in D.D. 51 (of which the Applicant is the current Landowner) and adjoining Government Land. The Application Site is currently undergoing Land Exchange. Upon completion, the new lot is to be known as FSSTL No. 297.

2.4 Accessibility

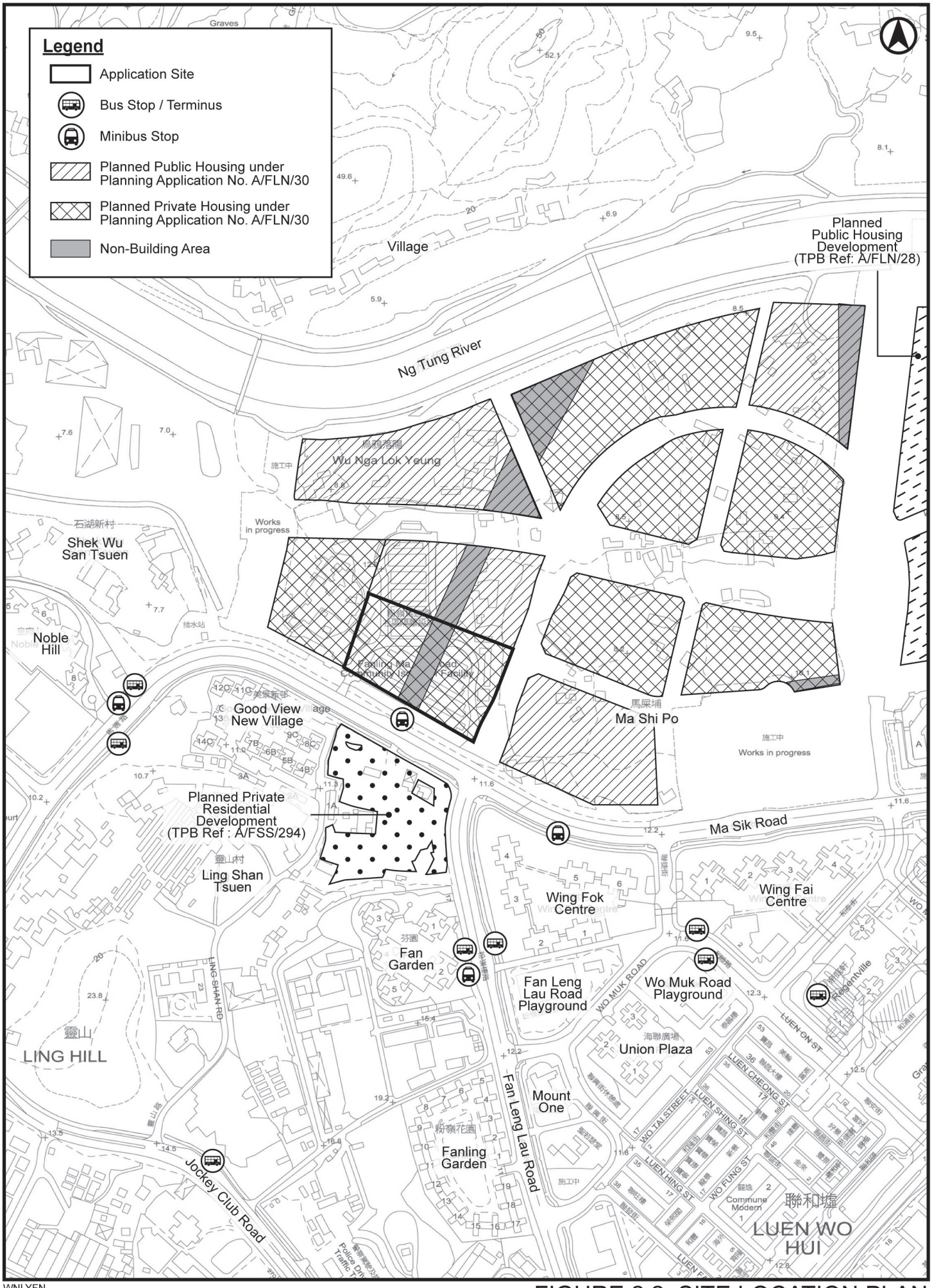
2.4.1 Vehicular and pedestrian access to the Application Site is at Ma Sik Road. The Application Site is currently served by franchised bus and GMB routes on Ma Sik Road (**Figure 2.2** refers). A Public Transport Interchange is planned in Area 15 of FLN NDA to serve future residents of the Area and cycle paths are planned to connect the Application Site. A series of footbridges is also planned near Area 15, 16 and 18 to connect the developments in FLN NDA to Fanling/ Sheung Shui New Town.



WNLYFN

FIGURE 2.1 SITE LOCATION PLAN

SCALE 1 : 2,000



WNLYFN

FIGURE 2.2 SITE LOCATION PLAN

SCALE 1 : 5,000

3. PLANNING CONTEXT

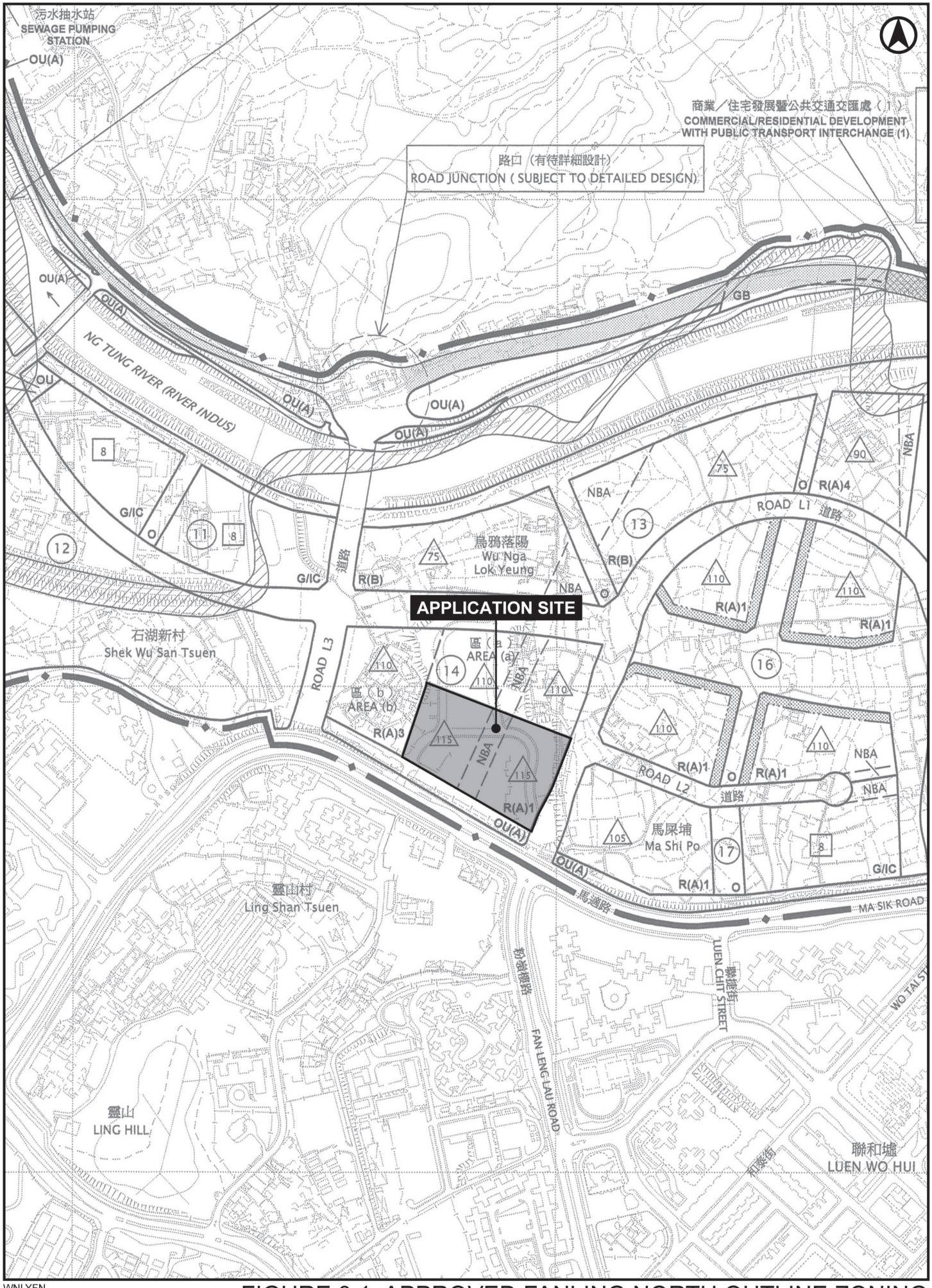
3.1 Statutory Planning Context

Approved Fanling North Outline Zoning Plan No. S/FLN/4

3.1.1 The Application Site is zoned "R(A)1" on the Approved OZP (***Figures 3.1 and 3.2*** refer). According to the Approved OZP, the "R(A)1" zone is intended "*primarily for high-density residential developments. Commercial uses are always permitted on the lowest two floors of a building excluding basements, or in a free-standing purpose-designed non-domestic building up to five storeys*." 'Flat' is a Column 1 use that are always permitted within this zone. Various commercial uses such as 'Shop and Services' and 'Eating Place' are always permitted (a) on the lowest two floors of a building excluding basements, or (b) in a free-standing purpose-designed non-domestic building up to five storeys.

3.1.2 Under the Approved OZP, the "R(A)1" zone is subject to a maximum PR Restriction of 6.0 (of which the domestic PR should not exceed 5.0), or the PR of the existing building, whichever is greater, on the Approved OZP. The Application Site is also subject to a maximum BH Restriction of 115mPD on the Approved OZP. A Non-Building Area ("**NBA**") is designated within the Application Site to facilitate wind penetration to the Fanling area. As indicated in the Statutory Notes of the Approved OZP, based on the individual merits of a development proposal, minor relaxation of the plot ratio and/or building height restrictions may be considered by the TPB on application under section 16 of the Town Planning Ordinance ("**TPO**"). Each planning application will be considered on its individual merits.

3.1.3 On 17 August 2022, CEDD submitted a S16 Planning Application (TPB No. A/FLN/30) to seek minor relaxation of PR and BH Restrictions for various Permitted Public and Private Housing Developments Sites, including the Application Site (i.e. Site B7), to optimise the use of developable land and increase flat production. Plan A-2 of RNTPC Paper No. A/FLN/30 is provided in ***Figure 3.3*** annotating the then proposed (now approved) BHs. The S16 Planning Application was approved by the TPB on 23 September 2022. Under the Approved S16, the total maximum PR on the Application Site is relaxed to 7.2 (Max. domestic PR of 6.0 and non-domestic PR of 1.2), whilst the maximum BH is relaxed to 140mPD.



WNLYFN

FIGURE 3.1 APPROVED FANLING NORTH OUTLINE ZONING PLAN NO. S/FLN/4

SCALE 1 : 5,000

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Flat Government Use (not elsewhere specified) House Library Market Place of Recreation, Sports or Culture Public Clinic Public Transport Terminus or Station (excluding open-air terminus or station) Residential Institution School (in free-standing purpose-designed building only) Social Welfare Facility Utility Installation for Private Project	Commercial Bathhouse/ Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Hospital Hotel Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Office Petrol Filling Station Place of Entertainment Private Club Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution School (not elsewhere specified) Shop and Services (not elsewhere specified) Training Centre
In addition, the following uses are always permitted (a) on the lowest two floors of a building excluding basements, or (b) in a free-standing purpose-designed non-domestic building up to five storeys :	
Eating Place Educational Institution Institutional Use (not elsewhere specified) Off-course Betting Centre Office Place of Entertainment Private Club Public Convenience Recyclable Collection Centre School Shop and Services Training Centre	

(Please see next page)

WNLYFN

FIGURE 3.2 STATUTORY NOTES OF APPROVED FANLING NORTH OUTLINE ZONING PLAN NO. S/FLN/4 (EXTRACT)

RESIDENTIAL (GROUP A) (Cont'd)

Planning Intention

This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest two floors of a building excluding basements, or in a free-standing purpose-designed non-domestic building up to five storeys. For the "Residential (Group A) 3" ("R(A)3") and "Residential (Group A) 4" ("R(A)4") zone, the planning intention is purely for residential development.

Remarks

(a) On land designated "R(A)1", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a total maximum plot ratio of 6 (of which the domestic plot ratio should not exceed 5), or the plot ratio of the existing building, whichever is the greater.

(b) On land designated "R(A)2", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a total maximum plot ratio of 5 (of which the domestic plot ratio should not exceed 4), or the plot ratio of the existing building, whichever is the greater.

(c) On land designated "R(A)3", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5, or the plot ratio of the existing building, whichever is the greater.

(d) On land designated "R(A)4", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 4, or the plot ratio of the existing building, whichever is the greater.

(e) On land designated "R(A)5", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 4.85, or the plot ratio of the existing building, whichever is the greater.

(f) On land designated "R(A)6", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 6.5, or the plot ratio of the existing building, whichever is the greater.

(g) On land designated "R(A)1", "R(A)2", "R(A)3", "R(A)4", "R(A)5" and "R(A)6", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(h) On land designated 'Terraced Podium' in the "R(A)1", "R(A)2" and "R(A)6" zones, the terraced podium is subject to a maximum building height of 5m.

(Please see next page)

WNLYFN FIGURE 3.2 (CONT'D) STATUTORY NOTES OF APPROVED FANLING NORTH OUTLINE ZONING PLAN NO. S/FLN/4 (EXTRACT)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

(i) In determining the maximum plot ratio for the purposes of paragraphs (a) to (f) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

(j) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restrictions stated in paragraphs (a) to (h) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(k) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

WNLYFN FIGURE 3.2 (CONT'D) STATUTORY NOTES OF APPROVED FANLING NORTH OUTLINE ZONING PLAN NO. S/FLN/4 (EXTRACT)

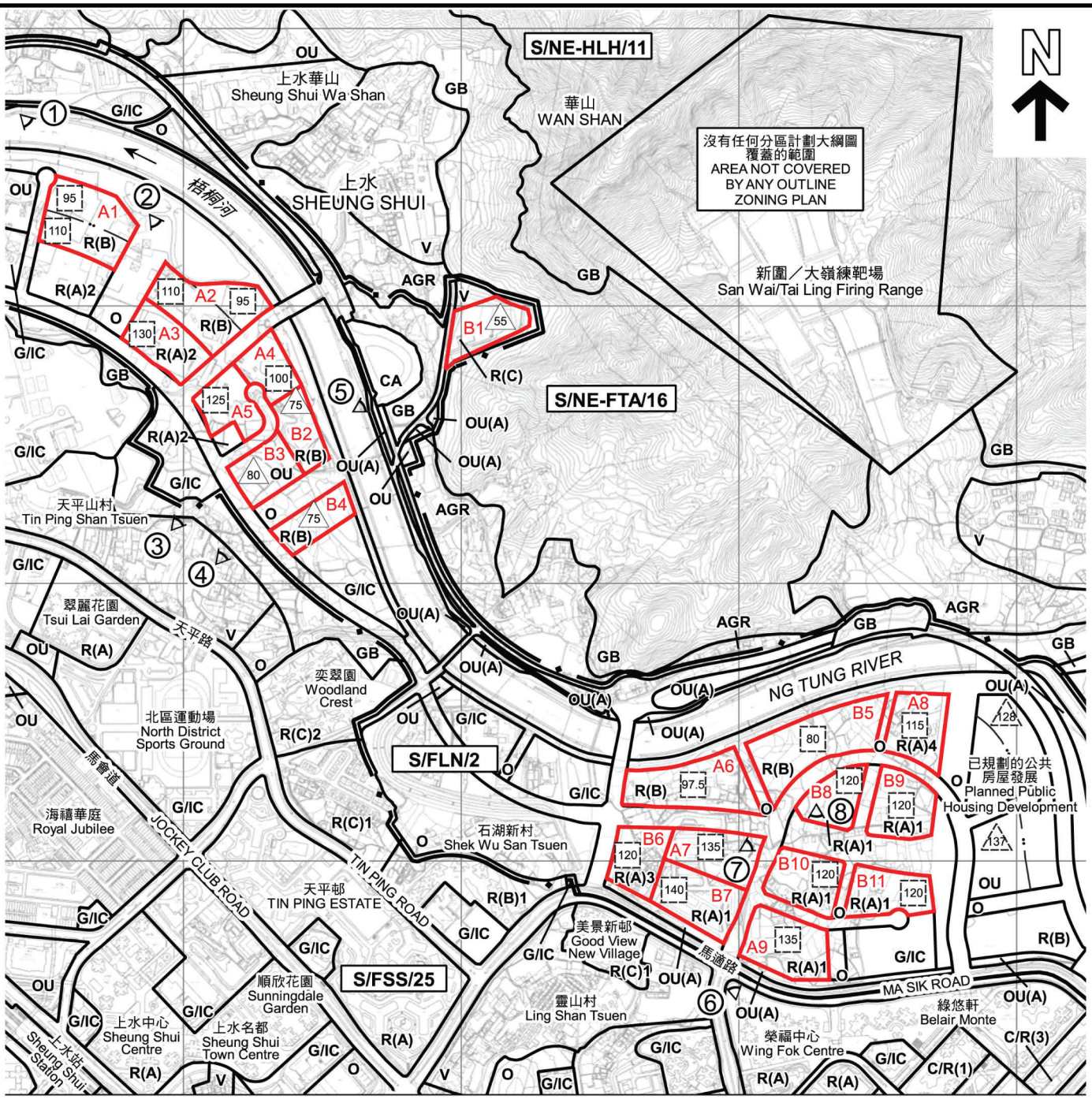


圖 例 LEGEND

	申請地點（界線只作識別用） APPLICATION SITES (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)	O	休憩用地 OPEN SPACE
C/R	商業 / 住宅 COMMERCIAL / RESIDENTIAL	OU(A)	其他指定用途（美化市容地帶） OTHER SPECIFIED USES (AMENITY)
R(A)	住宅(甲類) RESIDENTIAL (GROUP A)	OU	其他指定用途 OTHER SPECIFIED USES
R(B)	住宅(乙類) RESIDENTIAL (GROUP B)	AGR	農業 AGRICULTURE
R(C)	住宅(丙類) RESIDENTIAL (GROUP C)	GB	綠化地帶 GREEN BELT
V	鄉村式發展 VILLAGE TYPE DEVELOPMENT	CA	自然保育區 CONSERVATIVE AREA
G/IC	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY	①	實地照片的觀景點 VIEWING POINT OF SITE PHOTO

以下建築物高度限制為主水平基準上若干米
BUILDING HEIGHT RESTRICTION BELOW IN METRES ABOVE PRINCIPAL DATUM (mPD)

80	在分區計劃大綱圖上建築物高度限制 BUILDING HEIGHT RESTRICTION ON OZP
151	在第16條規劃申請獲批的建築物高度限制 BUILDING HEIGHT RESTRICTION ON APPROVED BY S.16 APPLICATION
130	擬議建築物高度限制 PROPOSED BUILDING HEIGHT RESTRICTION

本摘要圖於2022年9月16日擬備，
所根據的資料為測量圖編號3-NW-21D、22C、22D 及 23C 及 3-SW-1B、1D、2A、2B、2C、2D、3A、3C、6B、6D、7A、7B、7C、7D、8A 及 8C
EXTRACT PLAN PREPARED ON 16.9.2022 BASED ON SURVEY SHEETS No. 3-NW-21D, 22C, 22D & 23C AND 3-SW-1B, 1D, 2A, 2B, 2C, 2D, 3A, 3C, 6B, 6D, 7A, 7B, 7C, 7D, 8A & 8C

平面圖 SITE PLAN

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
新界粉嶺北丈量約份第51約、第52約、第83約及
粉嶺上水市地段多幅地段和毗連政府土地
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
VARIOUS LOTS IN D.D. 51, D.D. 52, D.D. 83 AND FSSTL AND
ADJOINING GOVERNMENT LAND, FANLING NORTH, NEW TERRITORIES

SCALE 1 : 10 000 比例尺

米 METRES 100 0 100 200 300 400 500 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
A/FLN/30

圖 PLAN
A-2

WNLYFN

FIGURE 3.3 APPROVED BUILDING HEIGHTS UNDER PLANNING APPLICATION NO. A/FLN/30 (EXTRACTED FROM RNTPC PAPER NO. A/FLN/30)

3.2 Non-Statutory Planning Context

Policy Address to advocate optimisation of MiC approach to enhance speed, efficiency and quality

3.2.1 As announced in the Chief Executive's ("**CE**") Policy Address over the past four years (i.e. 2021-2024), the Government encouraged a wider adoption of MiC method and other innovative construction approach in both public and private projects to shorten construction time, expedite the overall housing supply, reduce manpower in construction industry and enhance on-site safety.

3.2.2 The CE also mentioned in his 2022 Policy Address that a cross-departmental steering committee would be established for coordinating the development of high productivity construction methods such as MiC, and streamlining of related approval processes. In addition to expediting housing supply, it will strengthen the leading regional position of Hong Kong's construction industry in the adoption of MiC.

Joint Practice Note No. 8 – Incentive to Promote Green and Innovative Buildings "Enhanced Facilitation Measures for Buildings Adopting Modular Integrated Construction"

3.2.3 In July 2022, the Buildings Department ("**BD**"), Planning Department ("**PlanD**") and Lands Department ("**LandsD**") issued the joint practice note for the Enhanced Facilitation for Buildings Adopting Modular Integrated Construction with a view to enhance facilitation measures for promoting wider adoption of MiC in new buildings by (a) granting of Gross GFA and Site Coverage concessions and (b) supporting applications for minor relaxation of BH restriction.

3.2.4 Under current technology, the adoption of MiC normally involves thickened/ double slabs between MiC modules, resulting in an increase in storey height of MiC floor and hence in the overall BH of the building. To facilitate the adoption of MiC, favourable consideration may be given to an increase of BH up to 4% of the total storey height of MiC floors. Support to such minor relaxation of BH restriction would be up to 4% of the total storey height of MiC floors, irrespective of the actual additional vertical space taken up arising from the adoption of MiC.

4. THE PROPOSED DEVELOPMENT

4.1 The Proposed Development

4.1.1 Based on the total maximum PR of 7.2 and maximum BH of 140mPD approved under TPB No. A/FLN/30, GBP approval was sought on 27 May 2024 for a Composite Residential Development with car parking facilities on two basement floors; retail on G/F and 1/F and resident's recreational facilities at 2/F in the podium; with four 32-storeys residential towers on top. ("**Approved GBP Scheme**").

4.1.2 In response to current Government's initiative in promoting green and innovative buildings and adopting MiC, the Applicant intends to seek a minor relaxation of the BH approved under TPB No. A/FLN/30 to 144.14mPD (approx. +2.96% increase from 140mPD approved under TPB No. A/FLN/30) to facilitate the adoption of MiC at the Application Site, while the approved PR under TPB No. A/FLN/30 is maintained. The proposed increase in BH sought solely for the adoption of MiC is in line with JPN No. 8, namely 4% of the total storey height of MiC floors (i.e. 30 residential floors)[1].

4.1.3 The Proposed Development mainly follows the Approved GBP Scheme and consists of a Composite Residential Development with car parking facilities on two basement floors; retail uses on G/F and 1/F as compliant with the OZP requirement, and resident's recreational facilities at 2/F and 3/F in the podium; with four 32-storeys residential towers on top for provision of about 2,300 flats. A refuge floor cum sky garden is provided on 17/F for resident's enjoyment and to meet the fire safety requirements. The Architectural Drawings of the Proposed Development are provided in ***Appendix 1***.

Internal Transport Arrangement

4.1.4 Vehicular access to the Application Site is from Ma Sik Road. Internal Transport Provision will be provided in accordance with the Land Grant requirements.

Greening and Open Space Provision

4.1.5 Private Open Space of not less than 1m^2 per person (About 6,440m^2) will be provided at the Application Site for resident's enjoyment according to Hong Kong Planning Standards and Guidelines ("**HKPSG**"). The Proposed Development will comply with the Sustainable Building Design Guidelines (PNAP APP-152) ("**SBDG**") and the landscape design will aim to improve the quality of residents and to improve the environmental quality of the urban space, in particular at the pedestrian and podium level and to mitigate heat island effect. A minimum 20% overall site coverage of greenery will be provided in accordance with SBDG.

4.2 Technical and Accommodation Schedule

4.2.1 The Technical and Accommodation Schedule at **Table 4.1** summarises the major development parameters of the Proposed Development:

Table 4.1 Technical and Accommodation Schedule

TECHNICAL SCHEDULE FOR PROPOSED DEVELOPMENT	
Site Area	Approx. 14,432m^2
Mean Site Level	11.15mPD
Total PR[*1]	Not more than 7.2
Domestic	Not more than 6.0
Non-domestic	Not more than 1.2

[1] *Storey height of MiC floor should be measured from the lowest level of the MiC module to the highest level of the MiC module, including the thickness of slab(s), on that MiC floor together with the associated construction joints below.*

Proposed Total GFA[*1]	Not more than 103,910.4m^2
Domestic	Not more than 86,592m^2
Non-domestic	Not more than 17,318.4m^2
Site Coverage ("SC")	
Podium	Not more than 62.5%
Residential Tower	Not more than 37.5%
Building Height: Main Roof (mPD)	Not more than +144.14mPD
No. of Residential Blocks	4
No. of Residential Units	About 2,300
No. of Storeys[*2]	32 storeys atop 4 levels of Podium excluding 2 basement floors
Private Open Space	About 6,440 m^2 (Not less than 1m^2 per person)
Minimum Site Coverage of Greenery	Not less than 20%
Internal Transport Provision[*3]	
Total no. of Private Cars (includes Residents, Visitors, and Retail Parking)	576 (including 5 disabled parking)
Total no. of Motorcycles (includes Residential and Retail Parking)	36
Total No. of Bicycles	154
Total No. of Loading/Unloading bays (Residential and Retail)	26

*[*1] GFA based on permitted PR of 7.2 (of which Domestic PR is 6.0 and Non-Domestic PR is 1.2) approved under TPB No. A/FLN/30. GFA excludes 10% of MiC floor area which could be disregarded from calculation of GFA and plot ratio as per Joint Practice Note No. 8 and possible GFA exemptions/concessions allowable under BO*
*[*2] including 30 no. of MiC storeys for residential use*
*[*3] Internal Transport Provision provided in accordance with Land Grant requirement*

ACCOMMODATION SCHEDULE		
Basement	B1/F & B2/F	L/UL, Carparking, Residential Lift/ Circulation Core, Retail Lift/ Circulation Core
Podium	G/F	EVA/ Driveway, Landscape Area, Retail, Residential Lift/ Circulation Core
	1/F	Retail, Residential Lift/ Circulation Core
	2/F	Resident's Clubhouse, Landscape Area, E&M, Residential Lift/ Circulation Core
	3/F	Residential Lift Lobby, Resident's Clubhouse, Landscape Area, E&M, Residential Lift/ Circulation Core
Residential Floors	5/F-40/F (excludes 4/F, 13/F, 14/F, 24/F, 34/F)	Flats, Refuge Floor cum Sky Garden on 17/F

5 PLANNING JUSTIFICATIONS

5.1 In Line with Government Policy

5.1.1 Since 2017, the Government has been actively promoting the adoption of MiC in building projects with a view to enhancing the industry's productivity and cost effectiveness. The Chief Executive's Policy Addresses in recent years reaffirms the Government commitment to promoting the adoption of green, sustainable and innovative technologies in the development process. The Government has further reaffirmed the initiative by wider adoption of MiC methods in multi-sectors, establishing cross-departmental steering committee for coordinating the development and streamlining of related approval process for MiC.

5.1.2 MiC is a construction method that involves manufacturing freestanding volumetric modules, complete with finishes, fixtures, and fittings, off-site. These modules are then transported to the construction site for assembly. This approach enhances quality control, shortens the construction period, and minimizes disturbance and nuisance to the surrounding neighbourhood. Additionally, as a green and innovative feature, MiC simplifies the construction process and reduces waste.

5.1.3 To encourage a wider use of MiC in new buildings, the enhanced facilitation measures promulgated in JPN No. 8 in 2022, which outline supporting applications for minor relaxation of BH up to 4% of the total storey height of MiC floors.

5.1.4 The proposed minor relaxation of BH for the adoption of MiC at the permitted composite residential development is fully in line with Government's policy initiative in actively promoting and encouraging the adoption of MiC in the construction industry.

5.2 In Line with Statutory Planning Intention and No Increase in Permitted Development Intensity

5.2.1 The Proposed Development is in line with the Statutory Planning Intention in respect of the "R(A)" zone primarily for high-density residential developments, and where commercial uses are always permitted on the lowest two floors of a building excluding basements. The proposed uses (e.g. flats, retail uses at podium level) are also always permitted.

5.2.2 The planned high-density residential character and overall amenities of the 'Riverside Community' with a mixed of uses and facilities will be maintained in the context of this Application. The Proposed Development is fully compatible with the high-density residential area.

5.2.3 Furthermore, the proposed PR/GFA is in line with the PR/GFA approved by TPB under TPB No. A/FLN/30. Therefore, the Proposed Development will not result in increased development intensity as approved.

5.3 Increase in Building Height solely arising from Adoption of MiC

5.3.1 The Approved GBP scheme fully utilises the permitted BH of 140mPD to accommodate the permitted uses without MiC adoption. As the Government has proactively promoted the adoption of MiC as an innovative and efficient construction approach, the Applicant takes the opportunity to adopt the use of MiC not only echoes to the Government's initiative for wider adoption of the technology but also enhances the construction efficiency to enable timely housing production.

5.3.2 Each MiC module is a freestanding volumetric module comprises of ceiling structure, floor slab and wall (in compliance with requirement as stipulated in PNAP ADV-36). The residential towers will be constructed by stacking MiC modules on site. Due to the adoption of MiC construction method for the Proposed Development, the stacking of MiC modules in constructing the residential tower will form a double slab between two storeys (i.e. ceiling structure of MiC module on the floor below and floor slab of MiC module on the floor above). As a result, the overall thickness of slab is increased comparing with traditional construction method of which only single layer of slab, and therefore, there is a minor increase in the overall BH of the building.

5.3.3 The proposed increase in BH sought solely for the adoption of MiC is in line with JPN No. 8, namely 4% of the total storey height of MiC floors (i.e. 30 residential floors). The Proposed Development would not cause an increase in development intensity exceeding the approved PR under TPB No. A/FLN/30.

5.4 Stepped Building Height Profile is Preserved

5.4.1 As indicated in the Explanatory Statement of the Approved OZP, a stepped BH concept is adopted with BH profile stepping down from district nodes (including Application Site in the District Centre) towards the periphery and riverside to allow better integration with the adjacent rural setting. The proposed minor increase in BH of merely 2.96% as a result of MiC adoption is minor in nature and will not impact the stepped height profile and will not jeopardise the urban design concept (**Figure 5.1** refers). The Proposed Development remains compatible with the surrounding high-rise residential developments in the vicinity

5.5 No Adverse Visual Impact

5.5.1 A Visual Appraisal ("**VA**") has been prepared to assess the potential visual impact of the Proposed Development against the permitted development parameters approved under TPB No. A/FLN/30 to its surroundings areas and to visualize the three-dimensional relationship of the Proposed Development with the surrounding context (***Appendix 2*** refers). Based on the VA, with the very minor increase in BH of only 4.14m from the approved BH of 140mPD, the proposed increase in BH for the adoption of MiC is considered acceptable in terms of visual impact.

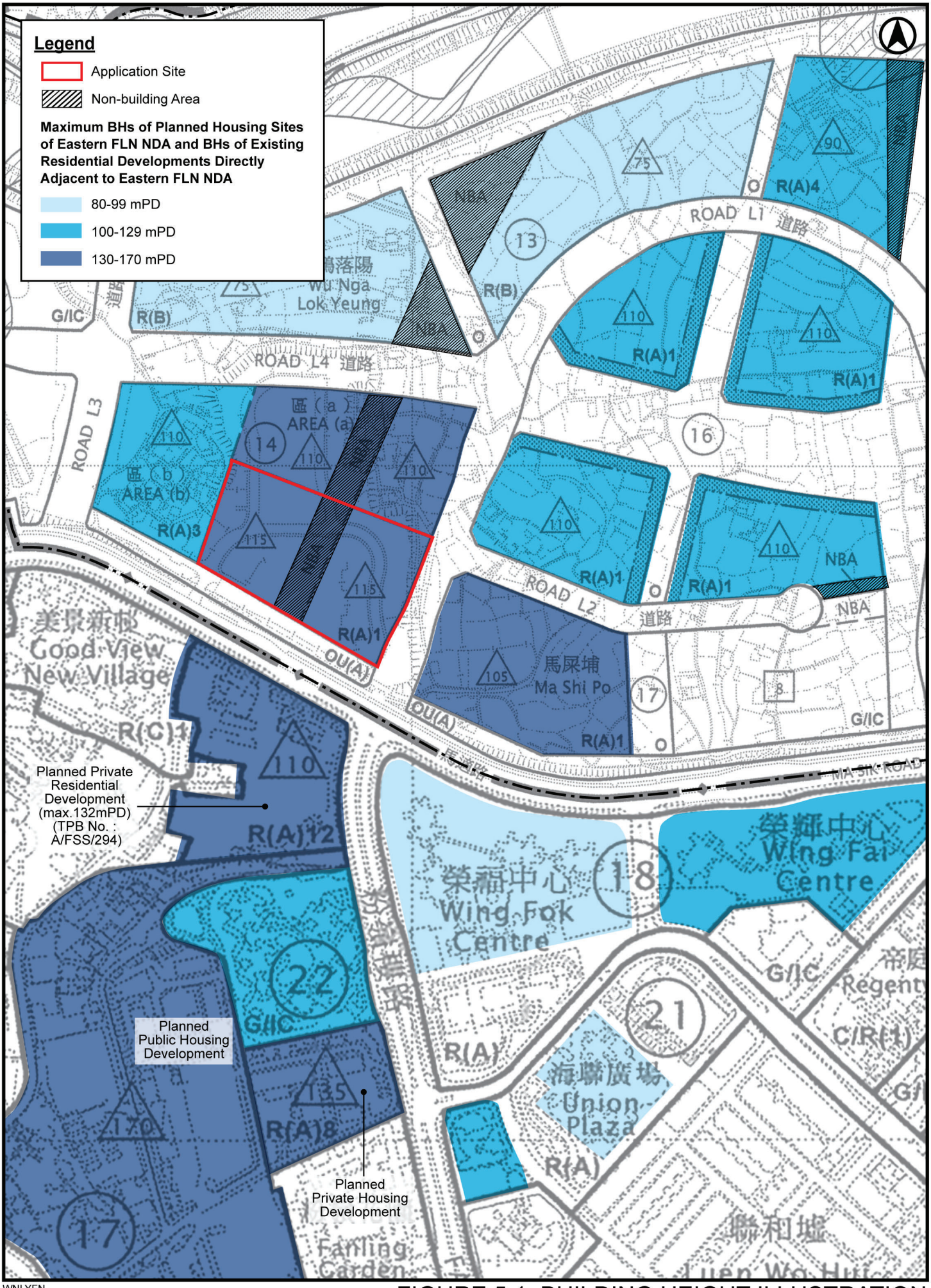
5.6 No Adverse Infrastructural Impacts

5.6.1 In support of TPB No. A/FLN/30, various technical assessments have already been undertaken and concluded that the proposed increase in development intensity would not have significant adverse impacts on traffic, sewerage, drainage, water supply, environmental, visual, landscape, air ventilation aspects, and the proposal is technically feasible.

5.6.2 As the S16 Planning Application only seeks to seek further relaxation of the BH by 4.14m from the Approved BH under TPB No. A/FLN/30 to facilitate the adoption of MiC at the Application Site with no change to the PR/GFA, no adverse impact on the road network or other infrastructural provision is expected as a result of the increase in BH.

5.7 Desirable Precedent for MiC adoption

5.7.1 Given the current Government Policy Initiatives in expediting housing supply through wider use of MiC methods, the relaxation of BH to enable the application of MiC technology is considered to be appropriate and beneficial to the overall Proposed Development, the construction industry and environment. The approval of this Application is crucial for enabling the adoption of MiC to accelerate construction speed to ensure timely flat production. It will bring a significant positive impact to the housing sector as well as public benefits.



WNLYFN

FIGURE 5.1 BUILDING HEIGHT ILLUSTRATION

SCALE 1 : 3,600

6 CONCLUSION

6.1 This Section 16 Planning Application seeks to allow for further relaxation of the BH to 144.14mPD to facilitate the adoption of MiC at the Application Site from the allowed BH of 140mPD approved by the TPB under S16 Planning Application No. A/FLN/30. There is no change to the approved PR under TPB No. A/FLN/30. It has been demonstrated in this SPS that the Proposed Development is justified on the following grounds:

- In line with Government's Policy initiatives in actively promoting and encouraging the adoption of MiC in the construction industry;
- Solely to facilitate the adoption of MiC and the magnitude of the minor relaxation in BH restriction is in line with JPN No.8;
- The slight increase in BH as a result of MiC adoption will not impact the stepped height profile in the Area and will not jeopardise the urban design concept of Fanling North New Development Area;
- The slight increase in BH is considered very minor in nature and deemed acceptable in terms of visual impact;
- No adverse infrastructural impacts are anticipated; and
- The slight increase in BH to facilitate the adoption of MiC is considered appropriate and a desirable precedent.

6.2 In light of the justifications and planning merits put forth in this SPS, we sincerely request the BOARD to give favourable consideration to this Application.

Edited &
Approved by: Vincent Lau
Prepared by: Agnes Leung

Date: 16 August 2024
File Ref: WNLYFN

Appendix 1

CONCEPTUAL ARCHITECTURAL DRAWINGS

N

144.14 mPD
TOWER 3

TOWER 3
TOP ROOF

TOWER 3
144.14 mPD

TOWER 3
144.14 mPD
TOWER 5

TOWER 5
144.14 mPD

TOWER 5
TOP ROOF

144.14 mPD
TOWER 5

EVA/DRIVEWAY

NON
BUILDING
AREA

144.14 mPD
TOWER 1

TOWER 1
TOP ROOF

TOWER 1
144.14 mPD

TOWER 1

144.14 mPD
TOWER 2

TOWER 2

TOWER 2
144.14 mPD

TOWER 2
TOP ROOF

144.14 mPD
TOWER 2

DROP-OFF AREA

Y
Z
X
RUN-IN/OUT
CONNECTING TO
PLANNED ROAD L1

PLANNED ROAD L1

11.5
11.0
MA SIK ROAD
馬適路
Cycling Track

LEGEND

- SITE BOUNDARY
- LANDSCAPE AREA
- E&M
- RESIDENTIAL
- EVA / DRIVEWAY

PROPOSED MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT AND PLOT RATIO RESTRICTIONS FOR
PERMITTED COMPOSITE RESIDENTIAL DEVELOPMENT AT WU NGA LOK YEUNG, FANLING, NEW TERRITORIES
MINOR RELAXATION OF PERMITTED BUILDING HEIGHT APPROVED UNDER TPB NO. A/FLN/30 TO FACILITATE ADOPTION OF MODULAR INTEGRATED CONSTRUCTION
Proposed Scheme - Block Plan
30-07-2024
1:600 (A3)

LWK
+PARTNERS

N

AREA OF EXCAVATION IS SUBJECT TO DETAILED DESIGN

UNEXCAVATED

CARPARK
1.15 mPD

CARPARK
2.35 mPD

RAMP UP

LEGEND

- SITE BOUNDARY
- AREA OF EXCAVATION
- CARPARK AND RAMP
- RESIDENTIAL LIFT / CIRCULATION CORE
- RETAIL LIFT / CIRCULATION CORE

PROPOSED MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT AND PLOT RATIO RESTRICTIONS FOR
PERMITTED COMPOSITE RESIDENTIAL DEVELOPMENT AT WU NGA LOK YEUNG, FANLING, NEW TERRITORIES
MINOR RELAXATION OF PERMITTED BUILDING HEIGHT APPROVED UNDER TPB NO. A/FLN/30 TO FACILITATE ADOPTION OF MODULAR INTEGRATED CONSTRUCTION
Proposed Scheme - B2 Floor Plan
30-07-2024
1:600 (A3)

LWK + PARTNERS

N

L / UL

5.15 mPD

CARPARK

6.35 mPD

RAMP UP

RAMP DOWN

UNEXCAVATED

LEGEND

- SITE BOUNDARY
- AREA OF EXCAVATION
- CARPARK AND RAMP
- RESIDENTIAL LIFT / CIRCULATION CORE
- RETAIL LIFT / CIRCULATION CORE

PROPOSED MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT AND PLOT RATIO RESTRICTIONS FOR PERMITTED COMPOSITE RESIDENTIAL DEVELOPMENT AT WU NGA LOK YEUNG, FANLING, NEW TERRITORIES

MINOR RELAXATION OF PERMITTED BUILDING HEIGHT APPROVED UNDER TPB NO. A/FLN/30 TO FACILITATE ADOPTION OF MODULAR INTEGRATED CONSTRUCTION

Proposed Scheme - B1 Floor Plan

30-07-2024

1:600 (A3)

LWK + PARTNERS

N

EVA/DRIVEWAY

11.15 mPD

EVA/DRIVEWAY

11.15 mPD

RETAIL

ATRIUM

NON
BUILDING
AREA

11.15 mPD

RAMP DN

ATRIUM

RETAIL

PLANNED ROAD L1

11.15 mPD

Y

Z

X

RUN-IN/OUT
CONNECTING TO
PLANNED ROAD L1

DROP-OFF AREA

11.5

11.0

馬適路

MA SIK ROAD

ycling Track

LEGEND

- SITE BOUNDARY
- RETAIL
- LANDSCAPE AREA
- RESIDENTIAL LIFT / CIRCULATION CORE

PROPOSED MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT AND PLOT RATIO RESTRICTIONS FOR
PERMITTED COMPOSITE RESIDENTIAL DEVELOPMENT AT WU NGA LOK YEUNG, FANLING, NEW TERRITORIES

MINOR RELAXATION OF PERMITTED BUILDING HEIGHT APPROVED UNDER TPB NO. A/FLN/30 TO FACILITATE ADOPTION OF MODULAR INTEGRATED CONSTRUCTION

Proposed Scheme - GF Plan

30-07-2024

1:600 (A3)

LWK
+PARTNERS

N

RETAIL

ATRIUM BELOW

RETAIL

ATRIUM BELOW

PLANNED ROAD L1

Y

Z

X

11.5

11.0

MA SIK ROAD

馬適路

Cycling Track

LEGEND

- SITE BOUNDARY
- RETAIL
- RESIDENTIAL LIFT / CIRCULATION CORE

PROPOSED MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT AND PLOT RATIO RESTRICTIONS FOR
PERMITTED COMPOSITE RESIDENTIAL DEVELOPMENT AT WU NGA LOK YEUNG, FANLING, NEW TERRITORIES

MINOR RELAXATION OF PERMITTED BUILDING HEIGHT APPROVED UNDER TPB NO. A/FLN/30 TO FACILITATE ADOPTION OF MODULAR INTEGRATED CONSTRUCTION

Proposed Scheme - 1F Plan

30-07-2024

1:600 (A3)

LWK + PARTNERS

N

E&M

CLUBHOUSE

LANDSCAPE AREA

ATRIUM BELOW

LANDSCAPE AREA

ATRIUM BELOW

E&M

CLUBHOUSE

LANDSCAPE AREA

PLANNED ROAD L1

Y

Z

X

11.5

11.0

馬適路

MA SIK ROAD

ycling Track

LEGEND

- SITE BOUNDARY
- RESIDENT'S CLUBHOUSE
- LANDSCAPE AREA
- E&M
- RESIDENTIAL LIFT / CIRCULATION CORE

PROPOSED MINOR RELAXATION OF BUILDING MAXIMUM HEIGHT AND PLOT RATIO RESTRICTIONS FOR PERMITTED COMPOSITE RESIDENTIAL DEVELOPMENT AT WU NGA LOK YEUNG, FANLING, NEW TERRITORIES

MINOR RELAXATION OF PERMITTED BUILDING HEIGHT APPROVED UNDER TPB NO. A/FLN/30 TO FACILITATE ADOPTION OF MODULAR INTEGRATED CONSTRUCTION

Proposed Scheme - 2F Plan

30-07-2024

1:600 (A3)

LWK + PARTNERS

PROPOSED MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT AND PLOT RATIO RESTRICTIONS FOR
PERMITTED COMPOSITE RESIDENTIAL DEVELOPMENT AT WU NGA LOK YEUNG, FANLING, NEW TERRITORIES

MINOR RELAXATION OF PERMITTED BUILDING HEIGHT APPROVED UNDER TPB NO. A/FLN/30 TO FACILITATE ADOPTION OF MODULAR INTEGRATED CONSTRUCTION

Proposed Scheme - 3F Plan

30-07-2024

1:600 (A3)

LWK + PARTNERS

N

TOWER 3

TOWER 5

TOWER 1

TOWER 2

PLANNED ROAD L1

11.5

11.0

馬適路

MA SIK ROAD

LEGEND

SITE BOUNDARY

RESIDENTIAL

PROPOSED MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT AND PLOT RATIO RESTRICTIONS FOR
PERMITTED COMPOSITE RESIDENTIAL DEVELOPMENT AT WU NGA LOK YEUNG, FANLING, NEW TERRITORIES

MINOR RELAXATION OF PERMITTED BUILDING HEIGHT APPROVED UNDER TPB NO. A/FLN/30 TO FACILITATE ADOPTION OF MODULAR INTEGRATED CONSTRUCTION

Proposed Scheme - Typical Floor Plan

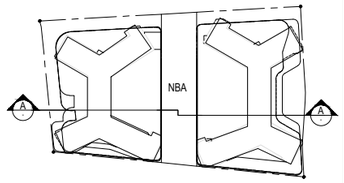
30-07-2024

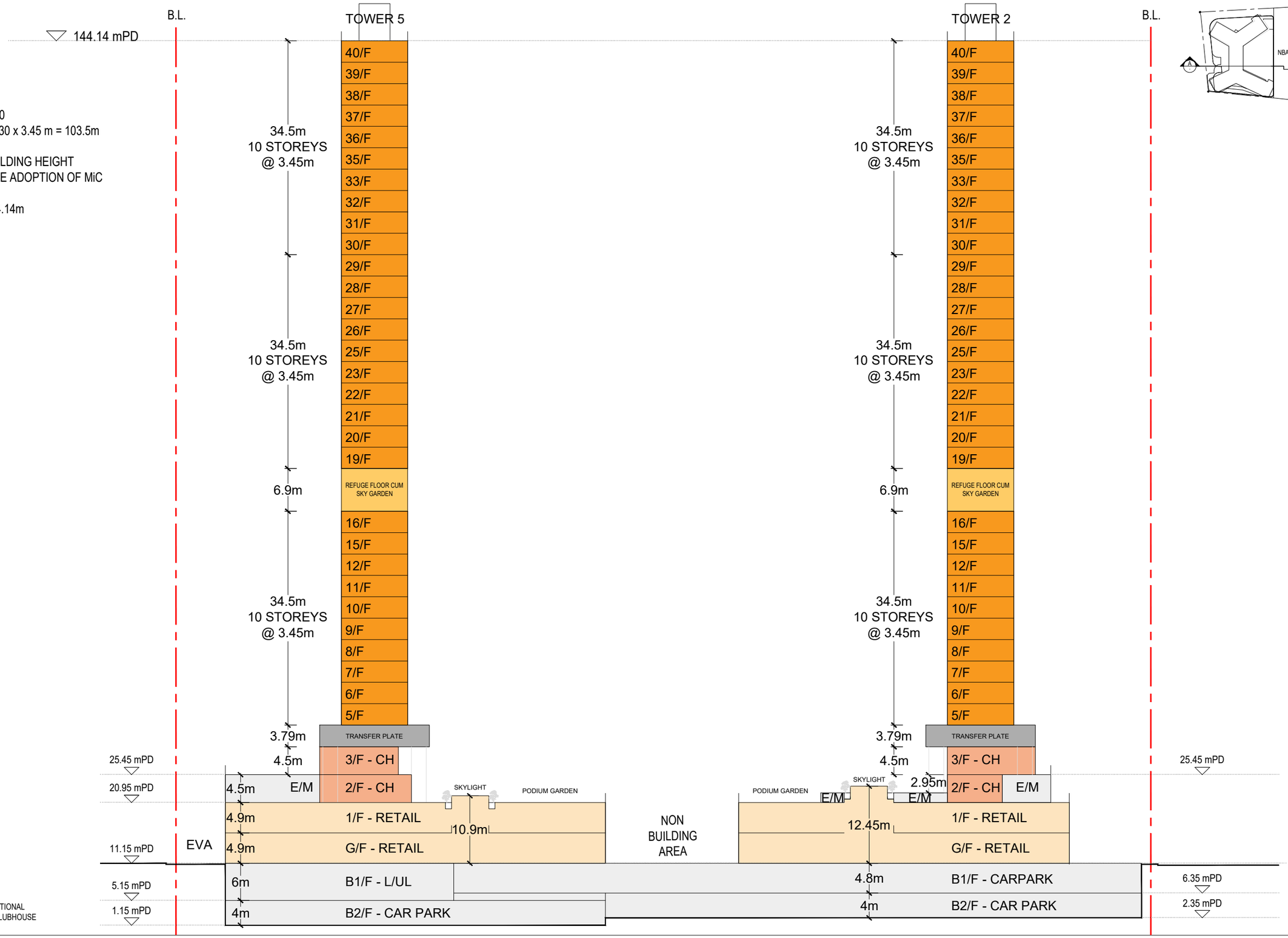
1:600 (A3)

LWK + PARTNERS

MiC STOREYS : 30
TOTAL HEIGHT : 30 x 3.45 m = 103.5m

INCREASE IN BUILDING HEIGHT
SOUGHT FOR THE ADOPTION OF MiC
PER JPN NO. 08
= 103.5m x 4% = 4.14m





CH: RESIDENT'S RECREATIONAL FACILITIES/ANCILLARY CLUBHOUSE

PROPOSED MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT AND PLOT RATIO RESTRICTIONS FOR PERMITTED COMPOSITE RESIDENTIAL DEVELOPMENT AT WU NGA LOK YEUNG, FANLING, NEW TERRITORIES

MINOR RELAXATION OF PERMITTED BUILDING HEIGHT APPROVED UNDER TPB NO. A/FLN/30 TO FACILITATE ADOPTION OF MODULAR INTEGRATED CONSTRUCTION

Proposed Scheme - Section A-A
30-07-2024
1:600 (A3)

LWK + PARTNERS

Appendix 2

VISUAL APPRAISAL

VISUAL APPRAISAL IN SUPPORT OF THE SECTION 16 PLANNING APPLICATION FOR PROPOSED MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT AND PLOT RATIO RESTRICTIONS FOR PERMITTED COMPOSITE RESIDENTIAL DEVELOPMENT AT WU NGA LOK YEUNG, FANLING, NEW TERRITORIES

-

MINOR RELAXATION OF PERMITTED BUILDING HEIGHT APPROVED UNDER TPB NO. A/FLN/30 TO FACILITATE ADOPTION OF MODULAR INTEGRATED CONSTRUCTION

TOWNLAND CONSULTANTS LIMITED

CONTENTS

LIST OF FIGURES

1 INTRODUCTION

1.1 This Visual Appraisal ("**VA**") is prepared for Sun Prosper Company Limited **(the "Applicant")** in support of a S16 Planning Application for Minor Relaxation of Maximum Building Height and Plot Ratio Restrictions for a permitted Composite Residential Development at Wu Nga Lok Yeung, Fanling, New Territories (the "**Site"/ "Application Site**"). The S16 Planning Application aims to mainly seek Minor Relaxation of the permitted BH approved under TPB No. A/FLN/30 in order to facilitate the adoption of Modular Integrated Construction ("**MiC"**).

1.2 The Application Site has an area of approx. 14,432m^2 and is currently zoned "Residential (Group A) 1" ("**R(A)1**") on the Approved Fanling North Outline Zoning Plan No. S/FLN/4 ("**Approved OZP**"). Under the Approved OZP, the Application Site is subject to a total maximum PR Restriction of 6.0 (of which the domestic PR should not exceed 5.0). In addition, the Application Site is subject to a maximum BH Restriction of 115mPD (***Figure 1*** refers).

1.3 On 17 August 2022, the Civil Engineering and Development Department ("**CEDD**") submitted a S16 Planning Application (TPB No. A/FLN/30) to seek minor relaxation of PR and BH Restrictions for various Permitted Public and Private Housing Developments Sites, including the Application Site (i.e. Site B7), to optimise the use of developable land and increase flat production. The S16 Planning Application was approved by the TPB on 23 September 2022. Under the Approved S16, the total maximum PR on the Application Site is relaxed to 7.2 (Max. domestic PR of 6.0 and non-domestic PR of 1.2), whilst the maximum BH is relaxed to 140mPD.

1.4 In response to current Government's initiative in promoting green and innovative buildings and adopting MiC, the Applicant intends to seek further relaxation of the BH to 144.14mPD (further approx. 2.96% increase from 140mPD approved under TPB No. A/FLN/30) as per the Joint Practice Note ("**JPN**") No. 8 to facilitate the adoption of MiC at the Application Site, while the approved PR under TPB No. A/FLN/30 is maintained.

1.5 This VA is submitted accordingly to mainly assess the potential visual impact of the latest scheme with MiC Adoption ("**Proposed Scheme**") against the Approved Development Parameters under TPB No. A/FLN/30 ("**Approved Scheme**"). This VA assesses the anticipated visual impacts of the Proposed Scheme from three (3) public Viewpoints ("**VP**s"). Reference has been made to the *Town Planning Board Guidelines on Submission of Visual Impact Assessment for Planning Applications to the Town Planning Board ("**TPB PG- No. 41**")* in preparing this VA.

2 VISUAL CONTEXT AND VISUAL ELEMENTS

2.1 The Application Site is located in Area 14 of Fanling North New Development Area ("**FLN NDA**"). The FLN NDA is now undergoing site formation and engineering infrastructure works in phases by the Civil Engineering and Development Department ("**CEDD**"). The Application Site is currently paved and occupied by building structures that were formerly used as community isolation facility.

2.2 Key visual elements surrounding the Site are summarised below (***Figure 1 and 2*** refers):

- The Application Site is immediately surrounded by various planned high-rise public and private residential developments (neutral visual elements) with BH ranging from 80mPD to 137mPD. In general, there is a stepped BH profile from the south to the north.
- To the north of the Application Site are Ng Tung River (positive visual element), rural settlements at Wa Shan (neutral visual element) and the mountain backdrop (positive visual element) of FLN NDA. A riverside promenade (positive visual element) is planned along Ng Tung River.
- Area to the northeast of the Application Site is planned for a district open space (positive visual element) that will form the district node at the eastern of FLN NDA. Two schools are planned to the further east of the Application Site.
- To the southeast of the Application Site across Ma Sik Road is a cluster of high-rise residential developments (neutral visual elements) at Luen Wo Hui, including Wing Fok Centre (approx. 92mPD), Wing Fai Centre (approx. 108mPD), Union Plaza (approx. 81mPD) and Mount One (approx. 118mPD). Fan Leng Lau Road Playground and Wo Muk Road Playground (positive visual elements) are also located to the further southeast of the Application Site. A planned private residential development (TPB No. A/FSS/294) (approx. 132mPD), Fan Garden (approx. 110mPD) and Fanling Garden (4 storeys) (neutral visual elements) are located to the south of the Application Site.
- To the immediate southwest of the Application Site across Ma Sik Road is a cluster of low-rise residential developments, including Ling Shan Tsuen (3 storeys) and Good View New Village (3 storeys) (neutral visual elements). Noble Hill (up to approx. 82mPD) and Tin Ping Estate (up to approx. 108.6mPD) (neutral visual elements) are also located to the further southwest

of the Site. A Central Park (positive visual element) is planned to the further west of the Site to serve as visual and spatial relief in the area.

3 THE PROPOSED SCHEME

3.1 In response to current Government's initiative in promoting green and innovative buildings and adopting MiC, the Applicant intends to seek permission for a slight relaxation of the BH approved under TPB No. A/FLN/30 to 144.14mPD (+4.14mPD or approx. +2.96% increase from the Approved Scheme) to facilitate the adoption of MiC at the Application Site, while the approved PR under TPB No. A/FLN/30 is maintained. The proposed increase in BH sought solely for the adoption of MiC is in line with JPN No. 8, namely 4% of the total storey height of MiC floors (i.e. 30 residential floors).

3.2 The Proposed Scheme consists of a Composite Residential Development with car parking facilities on two basement floors; retail on G/F and 1/F and resident's recreational facilities at 2/F and 3/F in the podium; with four 32-storeys residential towers on top for provision of about 2,300 flats. A refuge floor cum sky garden is provided on 17/F (***Appendix 1: Architectural Drawings of the Supplementary Planning Statement*** refers).

4 ASSESSSMENT AREA

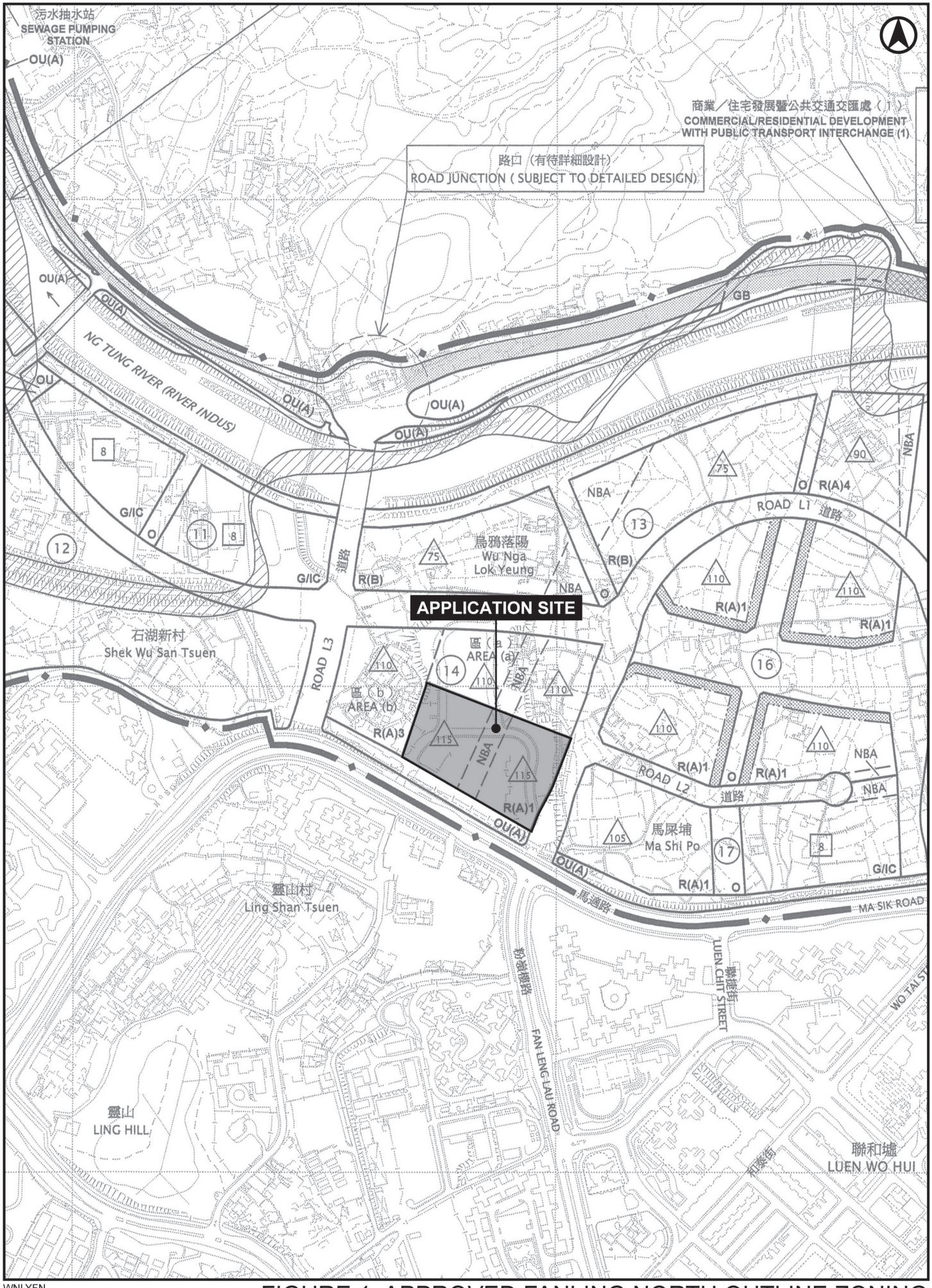
4.1 An Assessment Area is delineated from the VA according to TPB PG No. 41 which is equivalent to approximately three (3) times the overall BH of the Proposed Development (i.e.BH of 132.99m with the mean site level at 11.15mPD). Since the Proposed Development's building height (at main roof level) will be 132.99m, a radius of approximately 398.97m (i.e. 132.99m x 3) from the Application Site is defined as the Assessment Area (***Figure 3*** refers).

5 IDENTIFICATION OF VIEWPOINTS

5.1 With reference to para. 4.5 of TPB PG No. 41, the VA is based on public views and local vantage points that are easily accessible and popular to the public, e.g. key pedestrian nodes, public areas for outdoor facilities, recreation, rest, leisure, walking and prominent travel routes which are easily accessible by the public. Reference is also made to the Visual Impact Assessment ("**VIA**") in support of the S16 Planning Application (TPB No. A/FLN/30) to seek minor relaxation of PR and BH Restrictions for various Permitted Public and Private Housing Developments Sites, including the Application Site (i.e. Site B7). In view that the VIA in support of the Approved S16 is directly applicable to the current S16, reference was made to VPs relevant to the Application Site, namely Viewpoint A5 (VPA5) (View from Ling Shan Road) and Viewpoint F3 (VPF3) (View from Tsung Shan, High Hill). As the Application Site is located with the District Centre of the FLN NDA and the surrounding area consists of various planned high-rise public and private residential developments forming a high rise residential cluster, an additional short-range public viewpoint was selected to allow for better assessment of the potential visual impact compared to an additional medium-or-longer range VP where the minor increase in BH seen at a farther distance may be visually less distinct.

5.2 In this regard, three (3) public VPs were identified in the vicinity of the Site (***Figure 3*** refers).

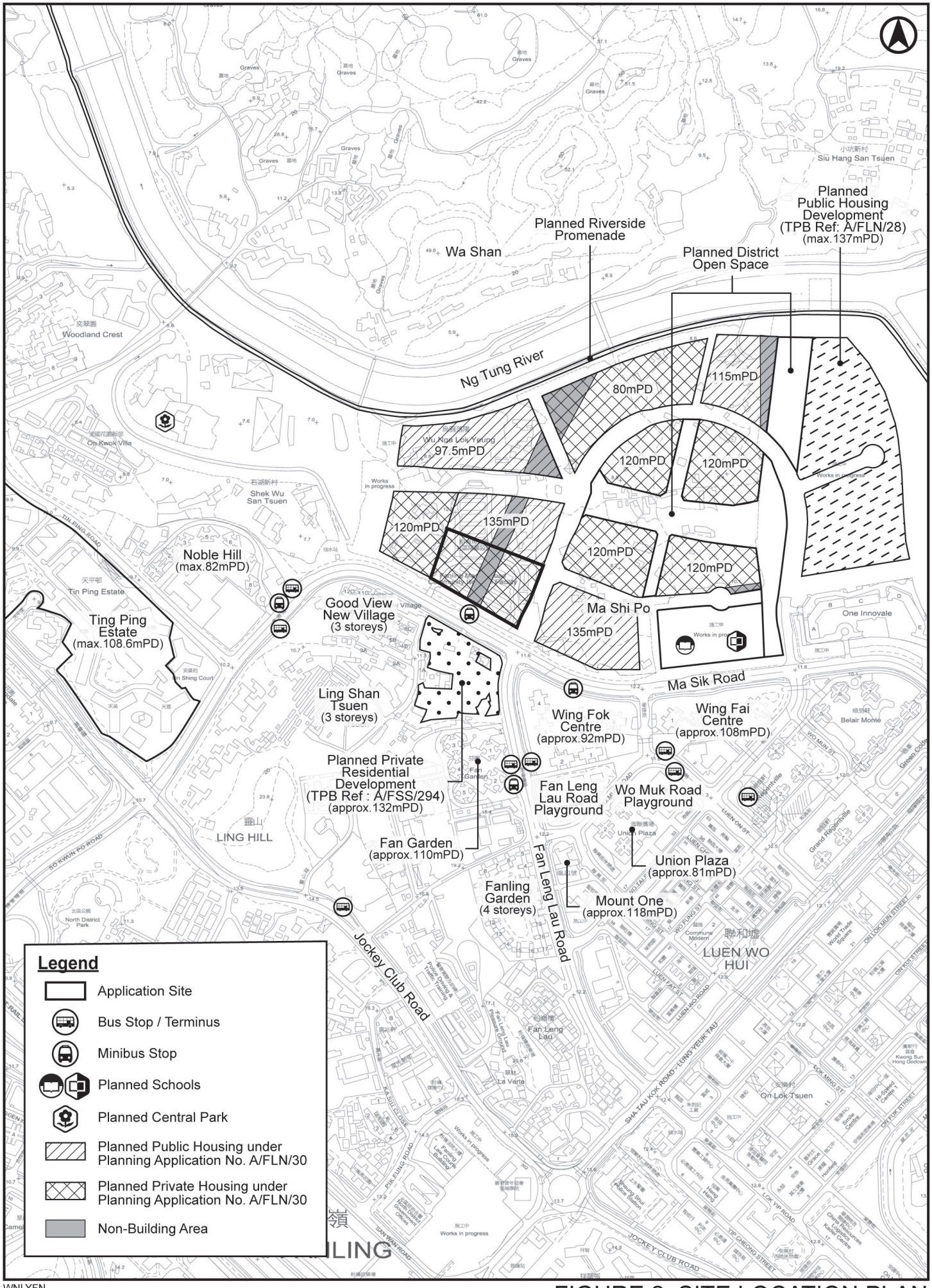
- **Viewpoint A5 (VPA5) View from View from Ling Shan Road** – This is a short-range static VP located approx. 215m southwest of the Site near Good View New Village and adjacent to the village houses/residential dwellings/temporary structures of Ling Shan Tsuen and an existing open-air carpark that will be developed into a planned private residential development with a max BH of 132mPD. This VP represents the pedestrian passers-by, workers of the open-air carpark, and nearby residents/villagers. Although this VP has a direct sightline to the Site, the visual sensitivity of this VP is considered **medium** due to the clustering of the planned residential developments in the proximity and the screening effect of the dense vegetation in the middle ground (***Figure 4*** refers).
- **Viewpoint F3 (VPF3): View from Tsung Shan, High Hill** – This is a long-range static VP located approx. 1.42km northeast of the at Tsung Shan of High Hill, offering a panoramic view of eastern portion of FLN NDA with Ng Tung River, mountain backdrop and open sky. This VP is publicly accessible to users of the hiking trail who wish to enjoy the view of Fanling and for resting and leisure purposes. Although this VP has a direct, albeit distant, sightline to the Site, and as such, the visual sensitivity of this VP is considered as **low** (***Figure 5*** refers).
- **Viewpoint 3 (VP3): View from Fan Leng Lau Road Playground** – This is a short-range static VP located approx. 315m to the southeast of the Site, within the recreational playground on Fan Leng Lau Road. This VP represents the users and visitors of the open space for resting, sitting-out, leisure and carrying out recreational activities in the playground. Given that the Application Site is partly screened by the residential towers and landscape features in the foreground, the visual sensitivity of this VP is considered **medium** (***Figure 6*** refers).



WNLYFN

FIGURE 1 APPROVED FANLING NORTH OUTLINE ZONING PLAN NO. S/FLN/4

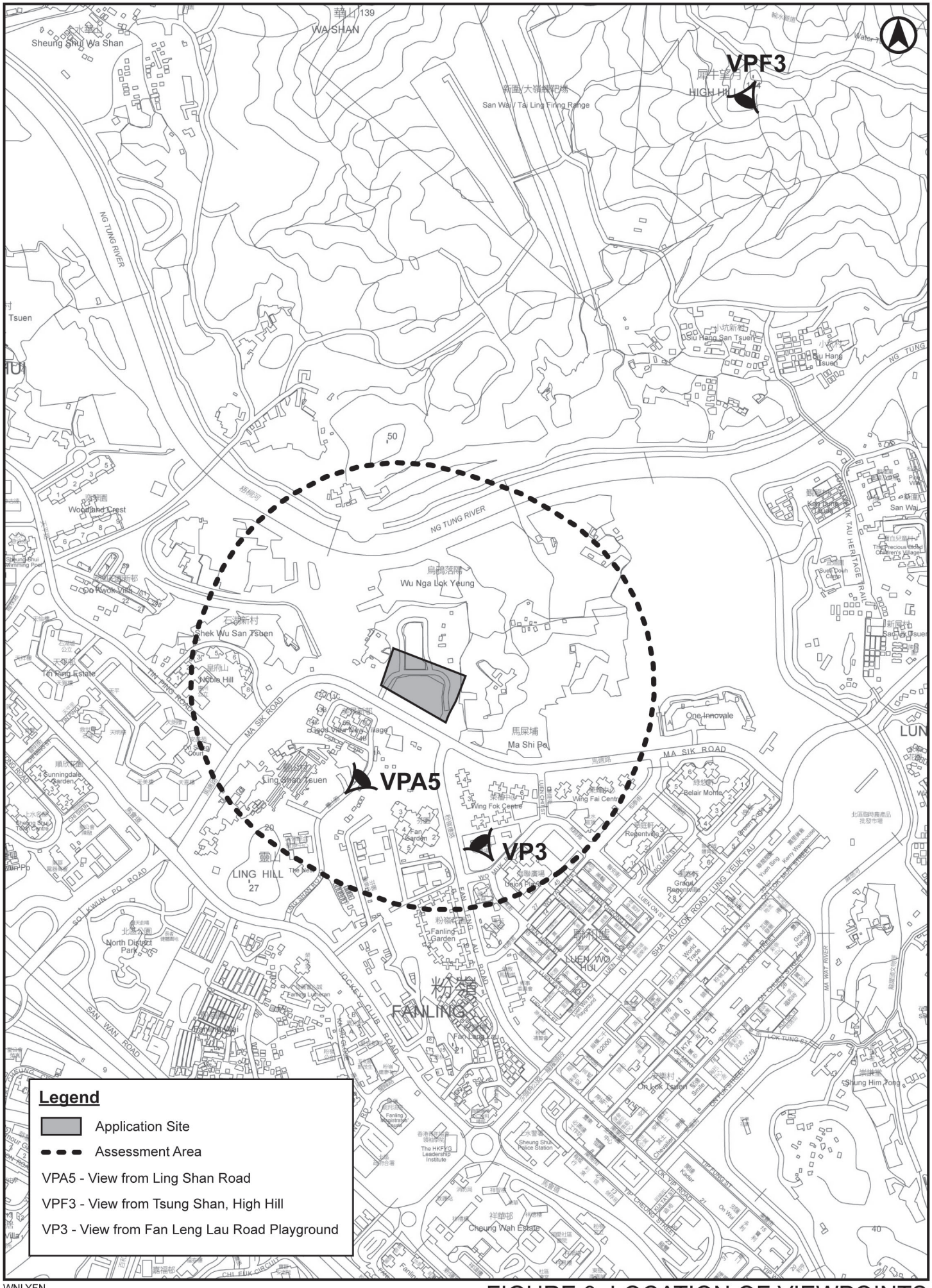
SCALE 1 : 5,000



WNLYFN

FIGURE 2 SITE LOCATION PLAN

SCALE 1 : 7,500



WNLYFN

FIGURE 3 LOCATION OF VIEWPOINTS

SCALE 1 : 10,000

6 ASSESSMENT OF VISUAL IMPACTS

VPA5: View from View from Ling Shan Road (***Figure 4*** refers)

6.1 The major visual elements within this VP include vegetation (positive visual element) and abandoned materials along Ling Shan Road (negative visual element) in the middle ground as well as open sky and mountain (positive visual elements) in the background.

6.2 While both the Approved Scheme and Proposed Scheme are visible from this VP, the obstruction to the open sky backdrop as a result of the MiC adoption is considered insignificant. When compared with the Approved Scheme, the building bulk and disposition of the Proposed Scheme remains generally the same. Similar to the Approved Scheme, the Proposed Scheme will be compatible to the existing and planned high-rise residential building developments zoned "Residential (Group A)" along Ma Sik Road. There is no change to the character of the high density residential neighbourhood.

6.3 In light of the above, the resultant visual impact of the Proposed Development compared to the Approved Scheme is **negligible** in VPA5.

VPF3: View from Tsung Shan, High Hill (***Figure 5*** refers)

6.4 The view is characterised by its panoramic expanse and occupied by a intermix of natural landscape features (positive visual element), Ng Tung River (positive visual element), and a cluster of built and planned development (natural visual element) in the middle ground and the open sky and mountain at the background (positive visual elements).

6.5 Both the Approved Scheme and Proposed Scheme blend in the existing built landscape of similar massing, scale, and height. The disposition, scale, building height and character of both Schemes are in harmony with the existing and planned developments of FLN NDA. When comparing the Proposed Scheme with the Approved Scheme, the increase in BH from MiC adoption is negligible and would not result in any degradation to the visual quality and character or openness at this VP. The open sky and mountain backdrop has been maintained.

6.6 In this regard, the increase in BH due to the adoption of MiC for the permitted Composite Residential Development will have **negligible** impact in VPF3.

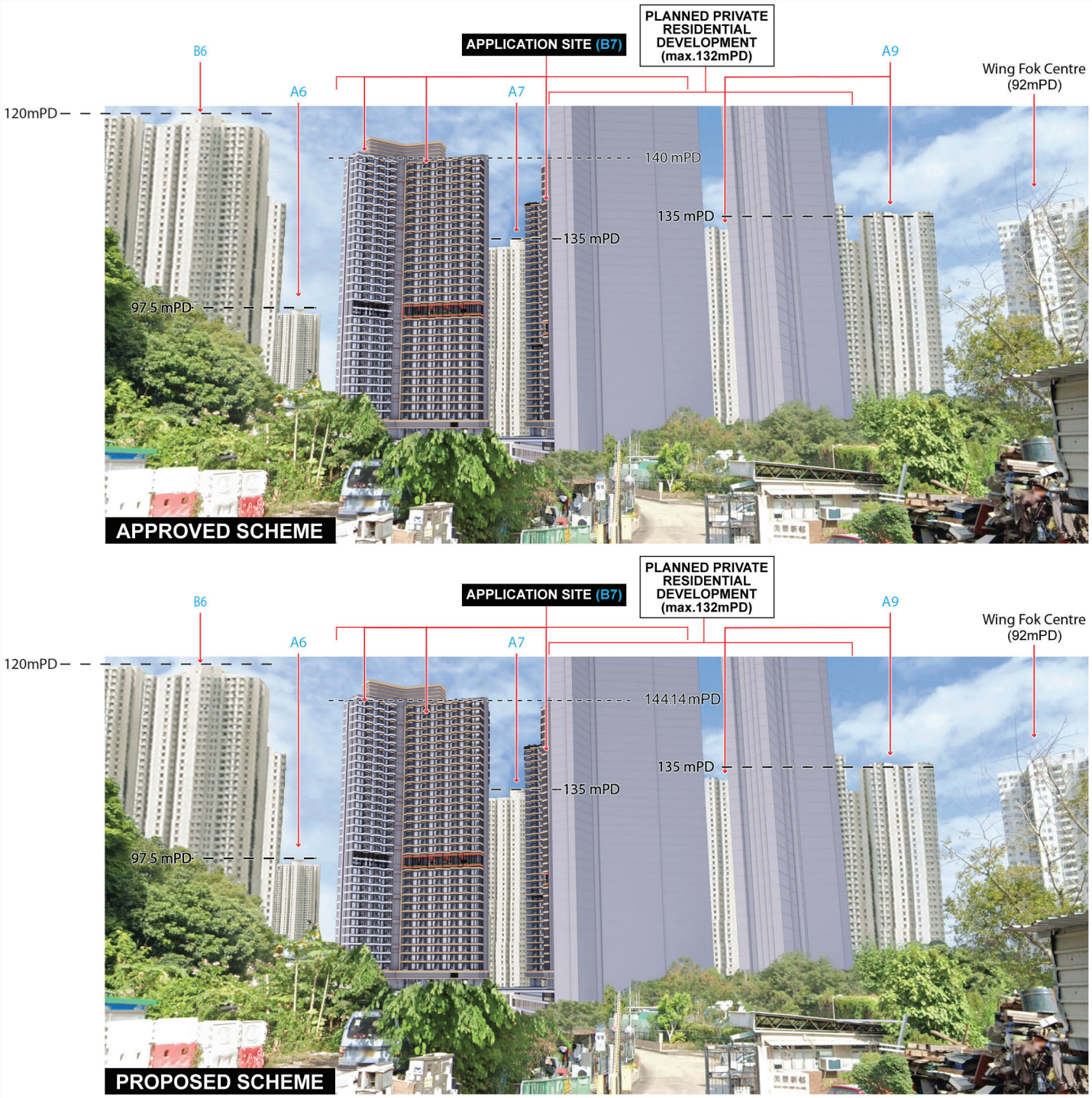
VP 3: View from Fan Leng Lau Road Playground (***Figure 6*** refers)

6.7 Major visual elements from this VP include the recreational facilities (neutral visual element) landscape features (positive visual element) and sheltered sitting-out area (neutral visual element) within the Playground in the foreground, and the roadside trees along Fan Leng Lau Road (positive visual element) in the middle ground. Various high-rise existing residential blocks including Fan Garden, Wing Fok Centre and the planned private residential development (neutral visual element) along Fan Leng Lau Road, and the open sky (positive visual element) in the background.

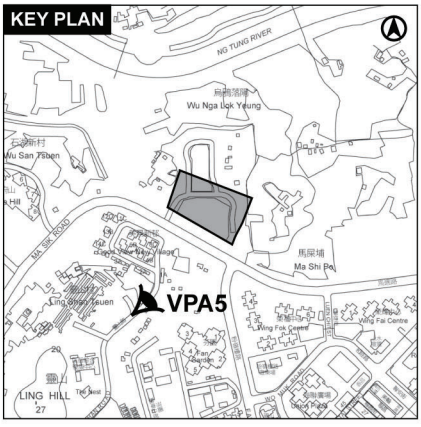
6.8 Due to the close distance between the Site and this VP, both the Approved Scheme and the Proposed Scheme will result in a high rise residential development visible from this VP. While Fan Garden and the planned private residential development along Fan Leng Lau Road partly blocks the Application Site, a portion of both the Approved Scheme and Proposed Scheme can be seen. Nonetheless, both the Approved Scheme and Proposed Scheme are considered compatible with the surrounding high-rise residential developments in terms of scale, height and character.

6.9 While comparing the Proposed Scheme with the Approved Scheme, the obstruction to the open sky backdrop is minimal and insignificant due to the marginal increase in BH arising from the adoption of MiC. The effect of visual change is considered minor and acceptable.

6.10 In light of the above, the resultant visual impact of the Proposed Scheme against the Approved Scheme is considered **negligible** from in VP3.

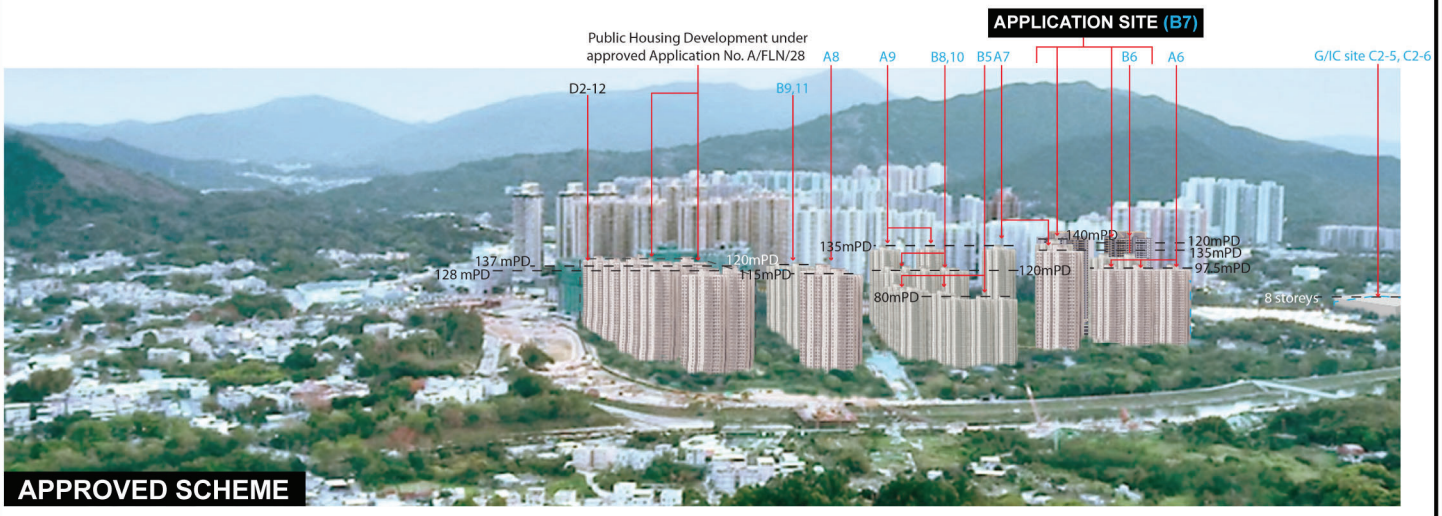


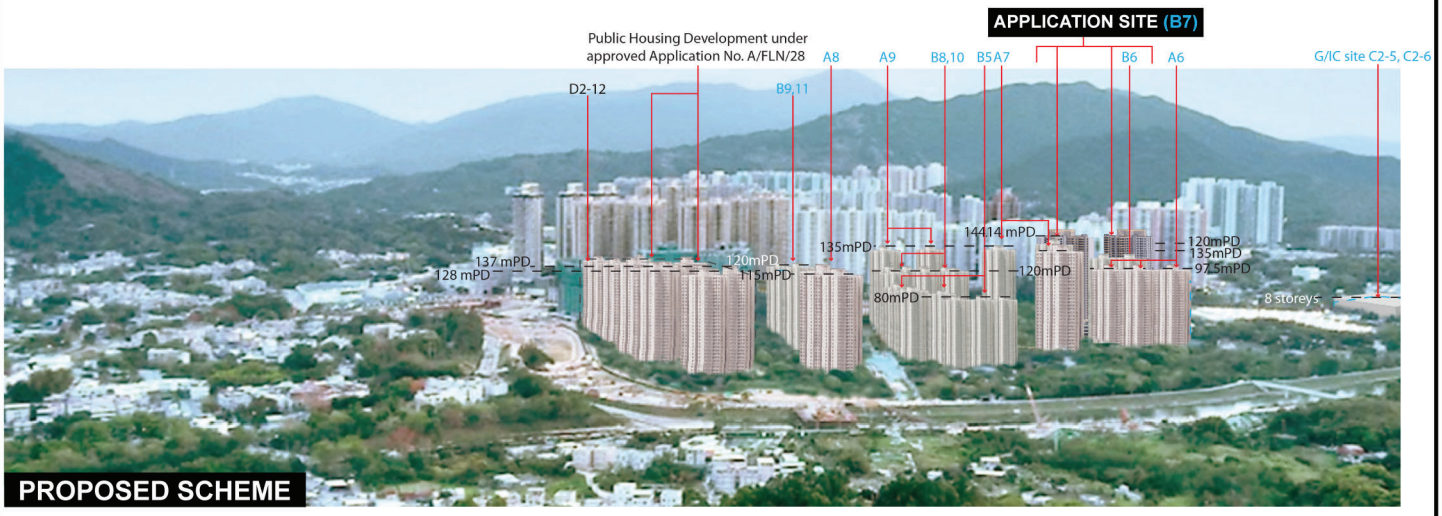
Sites involved in S16 Planning Application No. A/FLN/30



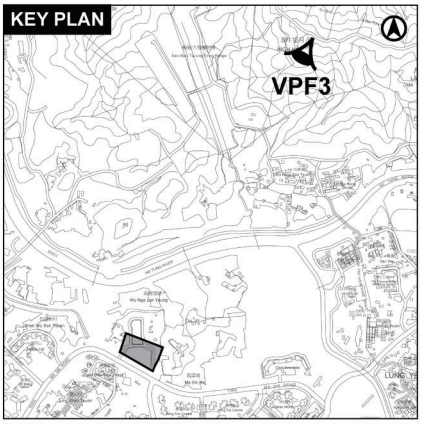
WNLYFN

FIGURE 4 VIEWPOINT A5 : VIEW FROM LING SHAN ROAD





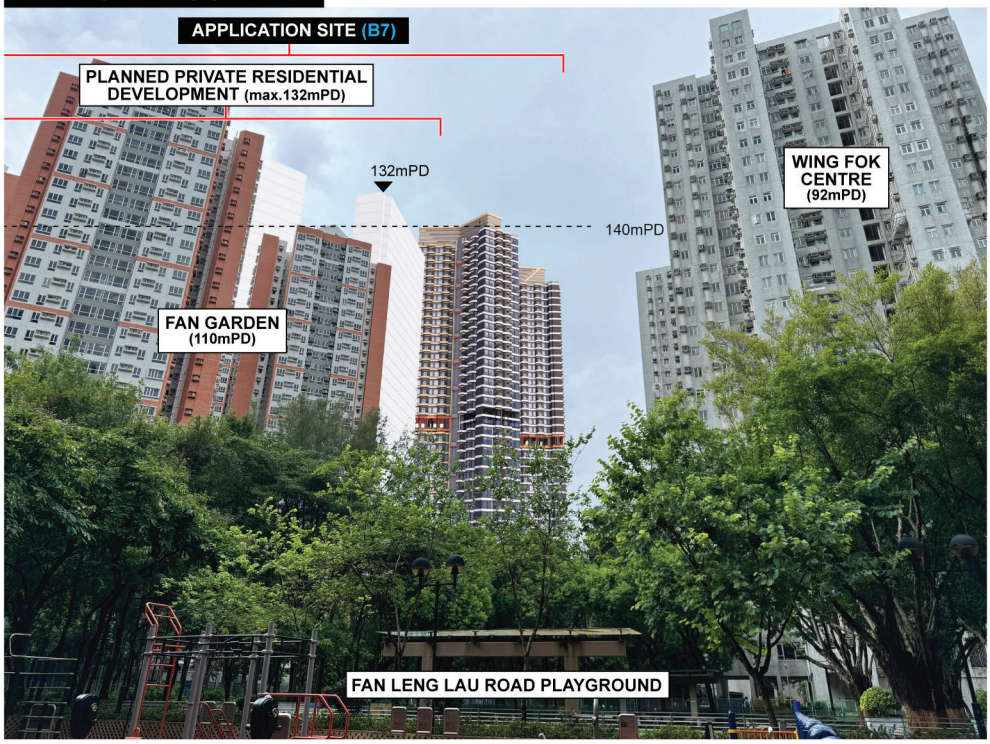
Sites involved in S16 Planning Application No. A/FLN/30



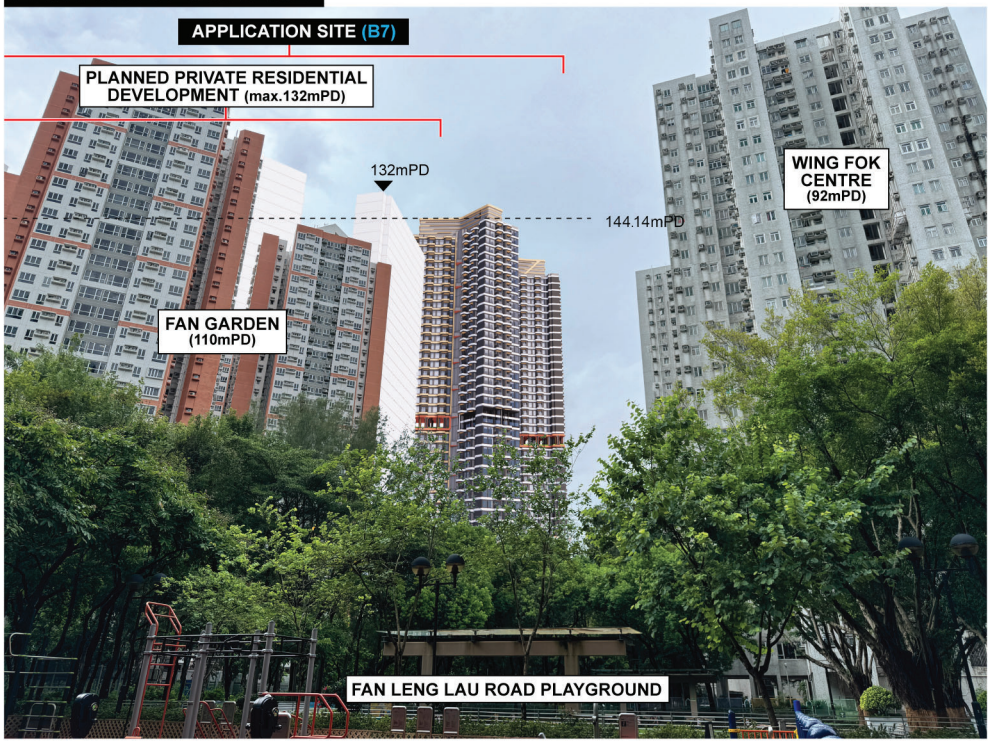
WNLYFN

FIGURE 5 VIEWPOINT F3 : VIEW FROM TSUNG SHAN, HIGH HILL

APPROVED SCHEME

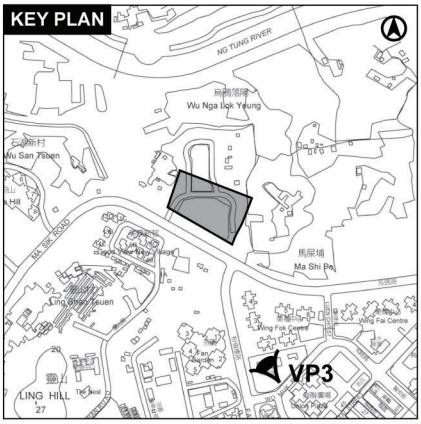


PROPOSED SCHEME



Sites involved in S16 Planning Application No. A/FLN/30

KEY PLAN



WNLYFN

FIGURE 6 VIEWPOINT 3 : VIEW FROM FAN LENG LAU ROAD PLAYGROUND

7 Conclusion

7.1 This VA is prepared in support of the further relaxation of the BH of a permitted Composite Residential Development at Wu Nga Lok Yeung, Fanling, New Territories to facilitate the adoption of MiC. A total of three (3) VPs were identified for assessment.

7.2 As demonstrated in the VA, when compared with the Approved Scheme, the Proposed Scheme with the adoption of MiC would not result any significant or adverse visual impact from the public viewpoints. ***Table 7.1*** summarises the overall visual impact by the Proposed Scheme. In conclusion, the visual impact of the Proposed Scheme is considered **acceptable**.

Table 7.1 – Summary Table of Visual Impact of the Proposed Development

Viewpoints Assessed	Visual Sensitivity	Resultant Visual Impact
VPA5: View from View from Ling Shan Road	Medium	Negligible
VPF3: View from Tsung Shan, High Hill	Low	Negligible
VP 3: View from Fan Leng Lau Road Playground	Medium	Negligible

Edited &
Approved by: Vincent Lau
Prepared by: Agnes Leung

File Ref: WNLYFN
Date: 16 August 2024

TOWNLAND CONSULTANTS LTD.
URBAN AND REGIONAL PLANNING, DEVELOPMENT CONSULTANCY, MASTER PLANNING, URBAN DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, PROJECT MANAGEMENT AND SOCIAL DEVELOPMENT

Reference WNLYFN/AGNES/03
Date 20 September 2024

By FAX and EMAIL

The Secretary, Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road, North Point, HONG KONG

Dear Sir / Madam,

Section 16 Planning Application
The Town Planning Ordinance (Chapter 131)

Proposed Minor Relaxation of Maximum Building Height and Plot Ratio Restrictions for Permitted Composite Residential Development at Wu Nga Lok Yeung, Fanling, New Territories
-
Minor Relaxation of Permitted Building Height Approved under TPB No. A/FLN/30 to Facilitate Adoption of Modular Integrated Construction (TPB Ref: A/FLN/32)

(FSSTL 182 S.A, Lot Nos. 2020 S.A and 2021 S.B in D.D. 51 and Adjoining Government Land) [New Lot to be known as FSSTL No. 297]

We write regarding the captioned Planning Application submitted to the Town Planning Board ("**TPB**") on 16 August 2024 and comments from various Government Departments were received, including Transport Department ("**TD**") and Water Services Department ("**WSD**") on 9 September 2024, Environmental Protection Department ("**EPD**") on 16 September 2024 and Drainage Services Department ("**DSD**") 19 September 2024.

Please find attached the Responses-to-Comments ("**R-to-C**") table in ***Attachment 1*** which has fully addressed the comments received. Please note that these responses are clarifications only and there are no changes to the S16 Planning Application.

Should there be any queries, please do not hesitate to contact Ms Agnes Leung or the undersigned.

Yours faithfully,
FOR AND ON BEHALF OF
TOWNLAND CONSULTANTS LIMITED

Vincent Lau
Associate Director
VIN/AGNES/yv

Enc – SIP

cc Client / Team
Ms. LEE Wing Sum, Winsome TP/ FSSDPO

城市規劃顧問

MAIN HONG KONG OFFICE :
2801, 28th Floor, 148 Electric Road, North Point, Hong Kong
Telephone : (852) 2521 2911 Facsimile : (852) 2521 6631
E-mail address : tcltd@townland.com Website : www.townland.com

CHINA OFFICE :
Room 1111, Building 1, Yagang Industry and Trade Building, No.18 Fuan Avenue, Hehua Community, Pinghu Street, Longgang District, Shenzhen, PRC. Postal Code 518111
Telephone : (86) 181 2417 9366
E-mail address : tcltd@townland.com

INDIA OFFICE :
Coworking Space Ministry of New, 3rd Floor, Kitab Mahal, 192 Dr Dadabhai Naoroji Road, Azad Maidan, Fort, Mumbai, India
Telephone : (91) 9819919804
E-mail address : tcpl@townland.com

INDONESIA OFFICE :
Gedung Menara Anugrah, Lantai 21
Kantor Taman E.3.3, Jl. DR. Ide Anak Agung Gde Agung Lot.8.6-8.7
Kawasan Mega Kuningan, Jakarta Selatan 12950, Indonesia
Telephone : (62 21) 2941 0621
E-mail address : tcljkt@townland.com

ASSOCIATED COMPANIES :
TOWNLAND CONSULTANTS (INTERNATIONAL) LIMITED (International)
TOWNLAND CONSULTANTS (SHENZHEN) LIMITED (China)
TOWNLAND CONSULTANTS PVT. LIMITED (India)
PT TOWNLAND INTERNATIONAL (Indonesia)
HOWARD & SEDDON PARTNERSHIP (United Kingdom)

ISO 9001: 2015
Certificate No.: CC844

PROPOSED MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT AND PLOT RATIO RESTRICTIONS FOR PERMITTED COMPOSITE RESIDENTIAL DEVELOPMENT AT WU NGA LOK YEUNG, FANLING, NEW TERRITORIES

-

MINOR RELAXATION OF PERMITTED BUILDING HEIGHT APPROVED UNDER TPB NO. A/FLN/30 TO FACILITATE ADOPTION OF MODULAR INTEGRATED CONSTRUCTION (TPB REF: A/FLN/32)

Comments/ Suggestions		**Applicant's Responses**
A.	**Comments received from Transport Department on 9.9.2024 (Contact Person: Mr Hoffman Chu (Tel.: 2399 6933):**	
1.	It is understood that the proposed development would provide about 2,300 flats under the current application, which is about +85.5% or 1,060 flats compared with the approved application No. A/FLN/30. In this connection, would the Applicant please carry out a traffic impact assessment to support the application.	Please be clarified that the subject S16 Planning Application solely seeks for Minor Relaxation of the permitted Building Height approved under Planning Application No. A/FLN/30 for a Permitted Composite Residential Development to facilitate adoption of Modular Integrated Construction ("MiC"). Specifically, this application is submitted under Clause 11 of the Joint Practice Note No.8: https://www.bd.gov.hk/doc/en/resources/codes-and-references/practice-notes-and-circular-letters/joint/JPN08.pdf Please also note that the Site is zoned "Residential (Group A)1" on the prevailing Outline Zoning Plan, and no increase to the approved Plot Ratio of 7.2 (of which 6.0 is domestic) is proposed under this S16 Planning Application, in which no adverse traffic impact is anticipated. Please also note that the Permitted Composite Residential Development is subject to General Building Plans ("**GBP**") Approval (latest Amendment 1) approved on 25 July 2024, of which the development is approved for the development of about 2,300 flats. Accordingly, all internal transport provisions will be provided in accordance with the Land Grant requirements. Notwithstanding, a Traffic Review has been conducted to evaluate the traffic impact due to the change of the number of flats from 1,240 to 2,300 (***Attachment 2*** *refers)*. The Traffic Review concludes that the traffic impact on critical junctions and road links in the vicinity of the Permitted Composite Residential Development taking into account the traffic generation and attraction induced by the change of the number of flats from 1,240 to 2,300 (correspondingly a drop of average flat size) would be insignificant and could be absorbed by the adjacent road networks. Hence, it is anticipated there will be no adverse traffic impact due to the Permitted Composite Residential Development from traffic engineering point of view.

PROPOSED MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT AND PLOT RATIO RESTRICTIONS FOR PERMITTED COMPOSITE RESIDENTIAL DEVELOPMENT AT WU NGA LOK YEUNG, FANLING, NEW TERRITORIES

-

MINOR RELAXATION OF PERMITTED BUILDING HEIGHT APPROVED UNDER TPB NO. A/FLN/30 TO FACILITATE ADOPTION OF MODULAR INTEGRATED CONSTRUCTION (TPB REF: A/FLN/32)

Comments/ Suggestions		Applicant's Responses
B.	**Comments received from Construction Division of Water Supplies Department on 9.9.2024 (Contact Person: Mr Nelson C C Lo (Tel.:2152 5748):**	
1.	**Major Comments on the Application/Main Reasons of Objection:**	
a.	(a) Please provide the population intake date;	Please note that the date of population intake is tentatively 2029.
b.	(b) Please include a water main connection proposal in your submission.	Please be clarified that the subject S16 Planning Application solely seeks for Minor Relaxation of Permitted Building Height approved under Planning Application No. A/FLN/30 for a Permitted Composite Residential Development to facilitate MiC adoption. Besides the increase in Building Height, no other changes to the approved GBP scheme is anticipated under this S16 Planning Application submitted in line with Clause 11 of Joint Practice Note No. 8 on Enhanced Facilitation Measures for Buildings Adopting Modular Integrated Construction. Relevant submissions to Relevant Government Departments, including Water Main Connection Proposal will be made during the detailed design stage as required and WSD's approval will be sought should there be any relocation of the existing Government Water Mains in accordance to the Land Grant Conditions.
2.	**Other Detailed Comments (if applicable):**	
	Existing water mains inside the proposed site as shown in the MRP may be affected. The applicant is required to either divert or protect the water mains found on site. If diversion is required, existing water mains inside the proposed site areas are needed to be diverted outside the site boundary of the proposed site 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 applicant; and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence. If diversion is not required, the following conditions shall apply:	Noted.

PROPOSED MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT AND PLOT RATIO RESTRICTIONS FOR PERMITTED COMPOSITE RESIDENTIAL DEVELOPMENT AT WU NGA LOK YEUNG, FANLING, NEW TERRITORIES

-

MINOR RELAXATION OF PERMITTED BUILDING HEIGHT APPROVED UNDER TPB NO. A/FLN/30 TO FACILITATE ADOPTION OF MODULAR INTEGRATED CONSTRUCTION (TPB REF: A/FLN/32)

Comments/ Suggestions		**Applicant's Responses**
a.	Existing water mains are affected as indicated on the site plan and no development which requires resiting of water mains will be allowed.	Noted.
b.	Details of site formation works shall be submitted to the Director of Water Supplies for approval prior to commencement of works.	Noted.
c.	No structures shall be built or materials stored within 1.5 metres from the centre line(s) of water main(s) shown on the 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.	Noted.
d.	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.	Noted.
e.	No planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 metres around the cover of any valve or within a distance of 1 metre from any hydrant outlet.	Noted.
f.	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.	Noted.
C.	**Comments received from Environmental Protection Department on 16.9.2024 (Contact Person: Ms Trista Lau (Tel.:2835 1152):**	
1.	The standard Noise Impact Assessment and Sewerage Impact Assessment clauses have been incorporated into the relevant land exchange documents. EPD has no in-principle objection to the planning application from environmental planning perspective.	Noted.

2.	Due to significant increase in the flat numbers, the applicant is required to briefly elaborate if adverse environmental impact (in particular sewage, noise) will happen or not for the sake of better presentation.	Please note that the subject S16 Planning Application solely seeks for Minor Relaxation of the permitted Building Height approved under Planning Application No. A/FLN/30 for a Permitted Composite Residential Development to facilitate MiC adoption. No adverse environmental impacts are anticipated arising from the relaxation of the BH from 140mPD approved Planning Application No. A/FLN/30 to 144.14mPD (i.e. +2.96% increase) to facilitate MiC adoption. <u>There is no change to the approved PR under Planning Application No. A/FLN/30.</u> Please note that per the Land Grant Conditions, a Sewage Impact Assessment ("**SIA**") has been separately conducted to the satisfaction of Sewage Infrastructure Group of Drainage Services Department ("**DSD**"). As the capacity of the existing sewage pipe along Ma Sik Road is limited, it is advised that there will be another sewage pipe at the east of the Site after coordination with DSD and Civil and Engineering and Development Department ("**CEDD**"). Subject to the increase of flat numbers and the corresponding increment on sewerage flow generated, two discharge outlet points will be adopted (Existing pipe at Ma Sik Road and proposed pipe at the eastern portion of the Site) to reduce the flow for each pipe. As such, it is anticipated there will not be an adverse impact in terms of sewerage aspect after distributing the generated sewerage to two discharge points. In respect to potential noise impacts, as indicated in A/FLN/30, the Noise Impact Assessment concluded that no exceedance of the traffic noise standard was predicated with the adoption of a number of committed and proposed noise mitigation measures at adjacent roads, i.e. Mak Sik Road and Road L1, and with at-source mitigation measures in place. As per the Land Grant Conditions, a Noise Impact Assessment will be conducted to EPD's satisfaction at the detailed design stage to further evaluate the potential noise impacts. Noise mitigation measure (e.g. baffle type acoustic window) and the proposed at-source mitigation measures mentioned in A/FLN/30 will be reviewed and updated as necessary upon detailed design to ensure compliance to relevant noise standards. With the insignificant change of traffic attraction/generation as mentioned in Item A1 above, no adverse noise impacts are expected. Furthermore, while MiC adoption can help to reduce nuisances arising from on-site construction due to the reduced site works, the construction noise during development will be controlled through contract clauses with noise mitigation measures and good site practices implemented where necessary to ensure the compliance of Noise Control Ordinance (Cap. 400). In this regard,

PROPOSED MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT AND PLOT RATIO RESTRICTIONS FOR PERMITTED COMPOSITE RESIDENTIAL DEVELOPMENT AT WU NGA LOK YEUNG, FANLING, NEW TERRITORIES

-

MINOR RELAXATION OF PERMITTED BUILDING HEIGHT APPROVED UNDER TPB NO. A/FLN/30 TO FACILITATE ADOPTION OF MODULAR INTEGRATED CONSTRUCTION (TPB REF: A/FLN/32)

Comments/ Suggestions		Applicant's Responses
		construction noise impact is anticipated to be insignificant.
D.	**<u>Comments received from Drainage Services Department on 19.9.2024 (Contact Person: Mr Keith Liu (Tel.: 2300 1595):</u>**	
1.	No in-principle objection on the application from public drainage point of view.	
2.	Owing to the significant increase in the flat numbers (+85.5%), the applicant is required to briefly elaborate if adverse sewage impact will be incurred or not in the application for better clarity.	Please note that the subject S16 Planning Application solely seeks for Minor Relaxation of the permitted Building Height approved under Planning Application No. A/FLN/30 for a Permitted Composite Residential Development to facilitate MiC adoption. No adverse environmental impacts are anticipated arising from the relaxation of the BH from 140mPD approved Planning Application No. A/FLN/30 to 144.14mPD (i.e. +2.96% increase) to facilitate MiC adoption. <u>There is no change to the approved PR under Planning Application No. A/FLN/30.</u> Please note that per the Land Grant Conditions, a SIA has been separately conducted to the satisfaction of Sewage Infrastructure Group of DSD. As the capacity of the existing sewage pipe along Ma Sik Road is limited, it is advised that there will be another sewage pipe at the east of the Site after coordination with DSD and CEDD. Subject to the increase of flat numbers and the corresponding increment on sewerage flow generated, two discharge outlet points will be adopted (Existing pipe at Ma Sik Road and proposed pipe at the eastern portion of the Site) to reduce the flow for each pipe. As such, it is anticipated there will not be an adverse impact in terms of sewerage aspect after distributing the generated sewerage to two discharge points.

It is noted that the following Government Departments has no objections to /no adverse comments to the S16 Planning Application:

- Highways Department
- Hong Kong Police Force
- Social Welfare Department

Date: 20 September 2024
File Ref: WNLYFN

Attachment 2

TRAFFIC REVIEW

Appendix 1 – Traffic Review

In order to evaluate the traffic impact due to the change of the number of flats from 1,240 to 2,300 under Current Planning Application (A/FLN/32), mean trip rates as stipulated in Transport Planning and Design Manual (TPDM) have been adopted to review the changes of traffic generation and attraction which is detailed in below **Table 1**.

Table 1 Adopted Traffic Generation and Attraction Rates (in pcu/hr/flat)

No. of Flats	Average Flat Size	AM		PM	
		Gen	Att	Gen	Att
1,240 Approved Planning Application (A/FLN/30)	70m^2	0.0888 (1)	0.0515 (1)	0.0356 (1)	0.0480 (1)
2,300 Current Planning Application (A/FLN/32)	< 40m^2	0.0718 (2)	0.0425 (2)	0.0286 (2)	0.0370 (2)

Notes: (1) Based on mean trip rates for private development – high density / R(A) of average flat size of 70m^2 as stipulated in Volume 1 Chapter 3 Appendix Table 1 of Transport Planning and Design Manual (TPDM).

(2) Based on mean trip rates for private development – high density / R(A) of average flat size of 60m^2 as stipulated in Volume 1 Chapter 3 Appendix Table 1 of Transport Planning and Design Manual (TPDM). Also, there are no mean trip rates in TPDM for private development – high density / R(A) of average flat size of 40m^2. Hence mean trip rates for private development – high density / R(A) of average flat size of 60m^2 have been adopted as conservative approach.

Based on the number of flats and the adopted trip rates as shown in above **Table 1**, the changes of traffic generation and attraction under Approved Planning Application (A/FLN/30) and Current Planning Application (A/FLN/32) are summarized and compared in below **Table 2**.

Table 2 Comparison of Traffic Generation and Attraction under Approved Planning Application (A/FLN/30) and Current Planning Application (A/FLN/32)

No. of Flats	Average Flat Size	AM		PM	
		Gen	Att	Gen	Att
1,240 Approved Planning Application (A/FLN/30) [A]	70m^2	111	64	45	60
2,300 Current Planning Application (A/FLN/32) [B]	< 40m^2	166	98	66	86
Net Difference [B]-[A] :		**+55**	**+34**	**+21**	**+26**

Taking into consideration the completion year of the proposed development will be at year 2029 tentatively, the net difference of traffic flows in above **Table 2** was then distributed onto the future road networks to derive the design year 2036 traffic forecasts.

Operational performance of critical junctions and road links in the vicinity of the proposed development has been assessed based on the latest design year 2036 traffic forecasts and compared with that in the approved Planning Application - A/FLN/30 which is summarized in below **Tables 3** and **4**.

Table 3 Comparison of Operational Performance of Critical junctions in Design Year 2036

Critical Junction	Design Year 2036 (With Proposed Development) Reserve Capacity (RC) / Design Flow to Capacity (DFC)			
	Approved Planning Application (A/FLN/30)		Current Planning Application (A/FLN/32)	
	AM Peak	PM Peak	AM Peak	PM Peak
FLN Road L3/Ma Sik Road (FJ27)	+25%	+39%	+24%	+39%
FLN Road L1/Ma Sik Road/Fan Leng Lau Road (FJ28)	+20%	+22%	+18%	+22%
FLN Road L1/Ma Sik Road/Wo Tai Street (FJ29)	+52%	+73%	+52%	+73%
Lung Yeuk Tau Roundabout (FJ20)	0.67	0.66	0.67	0.66

Table 4 Comparison of Operational Performance of Critical Road Links in Design Year 2036

Critical Road Link	Direction	Capacity (pcu/hr)	Design Year 2036 (With Proposed Development) Volume to Capacity (V/C) Ratio							
			Approved Planning Application (A/FLN/30)				Current Planning Application (A/FLN/32)			
			AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
			Flow (pcu/hr)	V/C	Flow (pcu/hr)	V/C	Flow (pcu/hr)	V/C	Flow (pcu/hr)	V/C
Fanling North NDA FLN Road L4 (between FLN Road L3 and FLN Road L1) (FL28)	EB	1,250	770	0.62	700	0.52	795	0.64	720	0.58
	WB	1,250	645	0.52	475	0.38	685	0.55	490	0.39
Fang Leng Lau Road near Ma Sik Road (FL39)	NB	2,800	590	0.21	560	0.20	595	0.21	565	0.20
	SB	2,800	330	0.12	340	0.12	345	0.12	345	0.12

Based on the results in above **Tables 3** and **4**, it is envisaged that the traffic impact on critical junctions and road links in the vicinity of the proposed development due to the increase of traffic generation and attraction induced by the change of the number of flats from 1,240 to 2,300 would be insignificant and could be absorbed by the adjacent road networks. Hence it is concluded that this planning application is technically justified and support from traffic engineering point of view.

TOWNLAND

TOWNLAND CONSULTANTS LTD.
URBAN AND REGIONAL PLANNING, DEVELOPMENT CONSULTANCY, MASTER PLANNING, URBAN DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, PROJECT MANAGEMENT AND SOCIAL DEVELOPMENT

By HAND and EMAIL

Reference WNLYFN/AGNES/04
Date 23 September 2024

The Secretary, Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road, North Point, HONG KONG

Dear Sir / Madam,

Section 16 Planning Application
The Town Planning Ordinance (Chapter 131)

Proposed Minor Relaxation of Maximum Building Height and Plot Ratio Restrictions for Permitted Composite Residential Development at Wu Nga Lok Yeung, Fanling, New Territories
-
Minor Relaxation of Permitted Building Height Approved under TPB No. A/FLN/30 to Facilitate Adoption of Modular Integrated Construction (TPB Ref: A/FLN/32)

[FSSTL 182 S.A, Lot Nos. 2020 S.A and 2021 S.B in D.D. 51 and Adjoining Government Land) [New Lot to be known as FSSTL No. 297]

We write regarding the captioned Planning Application submitted to the Town Planning Board ("**TPB**") on 16 August 2024 and comments received from various Government Departments, including Urban Design and Landscape Unit and District Planning Office of Planning Department on 19 September 2024.

Please find attached the Responses-to-Comments ("**R-to-C**") table in ***Attachment 1*** which has fully addressed the comments received. Please note that these responses are clarifications only and there are no changes to the S16 Planning Application.

Should there be any queries, please do not hesitate to contact Ms Agnes Leung or the undersigned.

Yours faithfully,
FOR AND ON BEHALF OF
TOWNLAND CONSULTANTS LIMITED

Vincent Lau
Associate Director
VIN/AGNES/yv

Enc – SIP

cc Client / Team
Ms. LEE Wing Sum, Winsome TP/ FSSDPO

RECEIVED
24 SEP 2024
Town Planning Board

城市規劃顧問

MAIN HONG KONG OFFICE :
2801, 28th Floor, 148 Electric Road, North Point, Hong Kong
Telephone : (852) 2521 2911 Facsimile : (852) 2521 6631
E-mail address : tcltd@townland.com Website : www.townland.com

CHINA OFFICE :
Room 1111, Building 1, Yagang Industry and Trade Building, No.18 Fuan Avenue, Hehua Community, Pinghu Street, Longgang District, Shenzhen, PRC. Postal Code 518111
Telephone : (86) 181 2417 9366
E-mail address : tcltd@townland.com

INDIA OFFICE :
Coworking Space Ministry of New, 3rd Floor, Kitab Mahal, 192 Dr Dadabhai Naoroji Road, Azad Maidan, Fort, Mumbai, India
Telephone : (91) 9819919804
E-mail address : tcpl@townland.com

INDONESIA OFFICE :
Gedung Menara Anugrah, Lantai 21
Kantor Taman E.3.3, Jl. DR. Ide Anak Agung Gde Agung Lot.8.6-8.7
Kawasan Mega Kuningan, Jakarta Selatan 12950, Indonesia
Telephone : (62 21) 2941 0621
E-mail address : tcljkt@townland.com

ASSOCIATED COMPANIES :
TOWNLAND CONSULTANTS (INTERNATIONAL) LIMITED (International)
TOWNLAND CONSULTANTS (SHENZHEN) LIMITED (China)
TOWNLAND CONSULTANTS PVT. LIMITED (India)
PT TOWNLAND INTERNATIONAL (Indonesia)
HOWARD & SEDDON PARTNERSHIP (United Kingdom)

ISO 9001: 2015
Certificate No.: CC844

PROPOSED MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT AND PLOT RATIO RESTRICTIONS FOR PERMITTED COMPOSITE RESIDENTIAL DEVELOPMENT AT WU NGA LOK YEUNG, FANLING, NEW TERRITORIES

-

MINOR RELAXATION OF PERMITTED BUILDING HEIGHT APPROVED UNDER TPB NO. A/FLN/30 TO FACILITATE ADOPTION OF MODULAR INTEGRATED CONSTRUCTION (TPB REF: A/FLN/32)

Comments/ Suggestions		**Applicant's Responses**
A.	**Comments received from Urban Design and Landscape Unit of Planning Department on 19.9.2024 (Contact Person: Ms Nicole Lee (Tel.: 3565 3945)):**	
1.	Our comments on the visual appraisal relating to the assessment area and selected VPs previously raised during the pre-submission stage are not duly addressed.	PlanD's comment that "VPs which are publicly accessible and providing long-range, medium-range and close-range views would be appropriate" and that "they should be determined with reference to the setting of the project and views of local significance" is noted. With reference to the Approved TPB No. A/FLN/30 (which includes the Site as part of its Application) and in determining the VPs to be appraised, three (3) public viewing points that are easily accessible to the public, such as key pedestrian nodes, public areas for outdoor facilities, recreation, rest, leisure, walking, and travel routes were identified. Two VPs were selected from the VIA in support of the Approved S16 Application TPB No. A/FLN/30 relevant to the Application Site were selected, namely VPA5 (View from Ling Shan Road), a short-range static VP that represents the vantage points of pedestrian passers-by, workers of the open-air carpark and nearby residents; and VPF3 (View from Tsung Shan, High Hill), a long-range static VP that represents the viewpoints of visitors of the hiking trail who wish to enjoy the panoramic view of Fanling North New Development Area ("**FLN NDA**"). In view that the VA is conducted in support of the subject S16 Planning Application which solely seeks for Minor Relaxation of the permitted Building Height of 140mPD approved under Planning Application No. A/FLN/30 to 144.14mPD (i.e. +2.96% increase) for a Permitted Composite Residential Development to facilitate MiC adoption, an additional short-range public viewpoint (VP3) was selected to allow for better assessment of the potential visual impact compared to an additional medium-or-longer range VP where the minor increase in BH seen at a farther distance may be visually less distinct. VP3 is a short-range static VP located within the Fen Leng Lau Road Playground, which is considered a highly accessible public area for users and visitors to rest, sitting out, leisure and carry out recreational activities. As demonstrated in Figure 6 of the VA, the Proposed Development can be visible, in addition to other residential developments (including Fan Garden, Wing Fok Centre, and a Planned Residential Development).

PROPOSED MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT AND PLOT RATIO RESTRICTIONS FOR PERMITTED COMPOSITE RESIDENTIAL DEVELOPMENT AT WU NGA LOK YEUNG, FANLING, NEW TERRITORIES

-

MINOR RELAXATION OF PERMITTED BUILDING HEIGHT APPROVED UNDER TPB NO. A/FLN/30 TO FACILITATE ADOPTION OF MODULAR INTEGRATED CONSTRUCTION (TPB REF: A/FLN/32)

Comments/ Suggestions		Applicant's Responses
2.	The definition of assessment area as stated in paragraph 4.1 is not accurate. According to the TPB PG-No. 41, the assessment area is expected to cover the area of visual influence within which the proposed development is pronouncedly visible from key sensitive viewers. The actual assessment area, i.e. the visual envelope, should be determined having regard to the size of the proposed development, the distance of the development and its potential visibility from the selected viewing points, and the actual site and surrounding topographical conditions by ground inspection. Please review the defined assessment area.	It is noted that the Assessment Area for Visual Impact Assessments is expected to cover the area of visual influence within which the proposed development is pronouncedly visible from key sensitive viewers. The actual assessment area, i.e. the visual envelope, should be determined having regard to the size of the proposed development, the distance of the development and its potential visibility from the selected viewing points, and the actual site and surrounding topographical conditions by ground inspection. This Visual Appraisal adopts an "Initial Assessment Area Boundary" which is equivalent to approximately three (3) times the overall BH of the Proposed Development which is considered appropriate for the purpose of this Appraisal. Updated Paragraph 4.1 and Figure 3 of the VA is provided in ***Attachment 2***.
3.	The applicant is required to indicate the BH permitted under OZP and approved application No. A/FLN/30 on the photomontages of the proposed scheme for easy reference.	Figures 4 to 6 of the VA are updated accordingly (***Attachment 2*** refers).
4.	Existing views of the selected VPs should be provided for easy reference.	Figures 4 to 6 of the VA are updated accordingly (***Attachment 2*** refers).
5.	The current presentation of the photomontages is quite confusing, the consultant may wish to indicate the application site in different colour.	Figures 4 to 6 of the VA are updated accordingly (***Attachment 2 refers***).
6.	VPA5 – according to the viewing angle, view fan and VP location as shown in figure 3, the proposed development should be located towards the left edge of the photomontage. The accuracy of the photomontage and/or VP location is in doubt, please review.	The location of VP has been updated accordingly (***Updated Figures 3 and 4 of the VA in Attachment 2*** refers).
7.	VP3 – according to the viewing angle, view fan and VP location as shown in figure 3, the proposed development should be located towards the right of the photomontage. The accuracy of the photomontage and/or VP location is in doubt, please review.	The location of VP has been updated accordingly (***Updated Figures 3 and 6 of the VA in Attachment 3*** refers).

PROPOSED MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT AND PLOT RATIO RESTRICTIONS FOR PERMITTED COMPOSITE RESIDENTIAL DEVELOPMENT AT WU NGA LOK YEUNG, FANLING, NEW TERRITORIES

-

MINOR RELAXATION OF PERMITTED BUILDING HEIGHT APPROVED UNDER TPB NO. A/FLN/30 TO FACILITATE ADOPTION OF MODULAR INTEGRATED CONSTRUCTION (TPB REF: A/FLN/32)

Comments/ Suggestions		**Applicant's Responses**
B.	**Comments received from District Planning Office of Planning Department on 19.9.2024 (Contact Person: Ms Winsome Lee (Tel.: 3168 4044):**	
1.	Please confirm the population and tentative completion year of the proposed development; and the increase in flat production compared with the PR and BH permitted under the OZP.	While the Approved S16 Planning Application No. A/FLN/30 assumed an indicative flat production of 1,240 units, General Building Plans ("**GBP**") Approval (latest Amendment 1) approved on 25 July 2024, of which the development is approved for the development of about 2,300 flats (correspondingly a drop of average flat size). Similarly, the Permitted Composite Residential Development under this Application assumes the production of about 2,300 units and is anticipated to be completed in 2029. No increase to the approved Plot Ratio of 7.2 (of which 6.0 is domestic) is proposed under this S16 Planning Application
2.	Please provide plans showing the landscape treatment, open space provision and greenery provision of the proposed development for indicative purpose.	An indicative Landscape Plan is provided in ***Attachment 3.*** Private Open Space of not less than 1m^2 per person (About 6,440m^2) will be provided at the Application Site for resident's enjoyment according to Hong Kong Planning Standards and Guidelines. A minimum 20% overall site coverage of greenery will be provided in accordance with Sustainable Building Design Guidelines ("**SBDG**") (PNAP APP-152). The Landscape Design is indicative only and will be further refined during the detailed design stage, will adopt the principles of improving the quality of residents and the environmental quality of the urban space, in particular at the pedestrian and podium level and to mitigate heat island effect.
3.	Please elaborate the planning and design merits to be provided for the proposed development to support the minor relaxation of PR and BH. Please confirm if there is building setback and building separation to be provided in accordance with the Sustainable Building Gridlines/Hong Kong Planning Standards and Guidelines and indicate on the relevant plans.	This S16 Planning Application solely seeks for a very minor relaxation of the BH from 140mPD to 144.14mPD (approx. +4.14m or +2.96% increase from 140mPD approved under TPB No. A/FLN/30) to facilitate MiC adoption. There is no change to the approved PR under TPB No. A/FLN/30. This is fully in line with Government's policy initiative and JPN No. 8 in actively promoting and encouraging the adoption of MiC in the construction industry. This Application also set a desirable precedent case for promoting MiC application in new developments and is considered to be appropriate and beneficial to the overall Proposed Development, the construction industry and environment. The minor increase in BH is also considered compatible with the surrounding developments without compromising the original planning and urban design principles of Fanling North NDA and continues to respect the

PROPOSED MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT AND PLOT RATIO RESTRICTIONS FOR PERMITTED COMPOSITE RESIDENTIAL DEVELOPMENT AT WU NGA LOK YEUNG, FANLING, NEW TERRITORIES

-

MINOR RELAXATION OF PERMITTED BUILDING HEIGHT APPROVED UNDER TPB NO. A/FLN/30 TO FACILITATE ADOPTION OF MODULAR INTEGRATED CONSTRUCTION (TPB REF: A/FLN/32)

Comments/ Suggestions		Applicant's Responses
		intended stepped building height profile of the area, stepping down from district nodes towards the periphery and riverside to allow better integration with the adjacent rural setting as well as maintain the height variations within the area. Furthermore, the Non-Building Area ("**NBA**") imposed on the Application Site on the Approved OZP is maintained, which preserves the prominent breezeway and continues to allow the diversion and penetration of prevailing annual wind from the eastern quadrant and the prevailing summer wind from the south-western quadrant through NBA on the Site to the wider Fanling area. In addition, the Committed Composite Residential Development will prioritize a Sustainable and Quality Living Environment by incorporating a range of planning and urban design elements, including integration of multi-level greenery, hard and soft landscaped areas and spaces, prioritising pedestrian connectivity through the Site, and energy-efficient building design where applicable. By adopting these strategies, the Applicant intends to create a vibrant community that fosters both environmental sustainability and a high quality of life for residents. Please also be clarified that the Proposed Development will comply with SBDG, including building separation, building setback and site coverage of greenery (SCG) requirements (minimum 20% overall site coverage of greenery). The following aspects are reflected in the General Building Plans approved by Buildings Department: Building Separation: The actual projected façade length (Lp) of low zone and high zone are smaller than the maximum Lp of 164.160m and 89.50m respectively, i.e. the building separation requirement is complied. Building Setback: Since the width of Ma Sik Road and Planned Road L1 is 48m and 22.5m while no part of the building up to level of 15m above the street level would be within 7.5m from the centreline of the street, the setback requirement of the building fronting the streets was not imposed, i.e. the setback requirement is complied. Site Coverage of Greenery: The proposed design demonstrated both primary zone and overall site coverage of greenery have fulfilled the requirement of minimum overall site coverage of greenery (approx. 2886.4 sq.m.) and the greenery area at primary zone (approx. 1443.2 sq.m).

PROPOSED MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT AND PLOT RATIO RESTRICTIONS FOR PERMITTED COMPOSITE RESIDENTIAL DEVELOPMENT AT WU NGA LOK YEUNG, FANLING, NEW TERRITORIES

-

MINOR RELAXATION OF PERMITTED BUILDING HEIGHT APPROVED UNDER TPB NO. A/FLN/30 TO FACILITATE ADOPTION OF MODULAR INTEGRATED CONSTRUCTION (TPB REF: A/FLN/32)

Comments/ Suggestions		Applicant's Responses
		The above will be further refined as required in subsequent building submissions during detailed design stage. In any event, SBDG will be complied with.
4.	Please elaborate the mitigation measures to be provided in order to address any potential visual and air ventilation impacts.	Please note that this S16 Planning Application for Minor Relaxation of permitted Building Height approved under A/FLN/30 from 140mPD to 144.14mPD (+2.96% increase) for the Permitted Composite Residential Development is to solely facilitate MiC adoption. As demonstrated in the VA in support of this S16 Planning Application, when compared with the Approved Scheme, the Proposed Scheme with the adoption of MiC would not result any significant or adverse visual impact from the public viewpoints. The minor increase in BH is marginal and would not result in degradation to the visual quality and character of the high-density residential neighbourhood. The Proposed Development is considered compatible with the surrounding high-rise residential developments in terms of scale, height and character. The proposed minor increase in BH for MiC adoption does not lead to a significant increase in the building's bulkiness. No increase to the approved Plot Ratio of 7.2 (of which 6.0 is domestic) is proposed under this S16 Planning Application. The Proposed Development maintains the NBA stipulated on the Application Site on the Approved OZP which continues to allow the diversion and penetration of the prevailing annual wind from the eastern quadrant and the prevailing summer wind from the south-western quadrant through the NBA as the breezeway that facilitate the airflow to the wider Fanling area. The minor increase in BH is unlikely to result in any adverse air ventilation impacts. Furthermore, quality and sustainable building design requirements as stipulated in PNAP APP-151 and APP-152 are complied with to improve air ventilation, enhance the environmental quality at pedestrian level and mitigate heat island effects arising from the undesirable screening effect of long buildings at different levels and building sites.

Date: 23 September 2024
File Ref: WNLYFN

Attachment 2

REPLACEMENT PAGES FOR VISUAL APPRAISAL

CONTENTS

LIST OF FIGURES

of the Site. A Central Park (positive visual element) is planned to the further west of the Site to serve as visual and spatial relief in the area.

3 THE PROPOSED SCHEME

3.1 In response to current Government's initiative in promoting green and innovative buildings and adopting MiC, the Applicant intends to seek permission for a slight relaxation of the BH approved under TPB No. A/FLN/30 to 144.14mPD (+4.14mPD or approx. +2.96% increase from the Approved Scheme) to facilitate the adoption of MiC at the Application Site, while the approved PR under TPB No. A/FLN/30 is maintained. The proposed increase in BH sought solely for the adoption of MiC is in line with JPN No. 8, namely 4% of the total storey height of MiC floors (i.e. 30 residential floors).

3.2 The Proposed Scheme consists of a Composite Residential Development with car parking facilities on two basement floors; retail on G/F and 1/F and resident's recreational facilities at 2/F and 3/F in the podium; with four 32-storeys residential towers on top for provision of about 2,300 flats. A refuge floor cum sky garden is provided on 17/F (***Appendix 1: Architectural Drawings of the Supplementary Planning Statement*** refers).

4 INITIAL ASSESSMENT AREA BOUNDARY

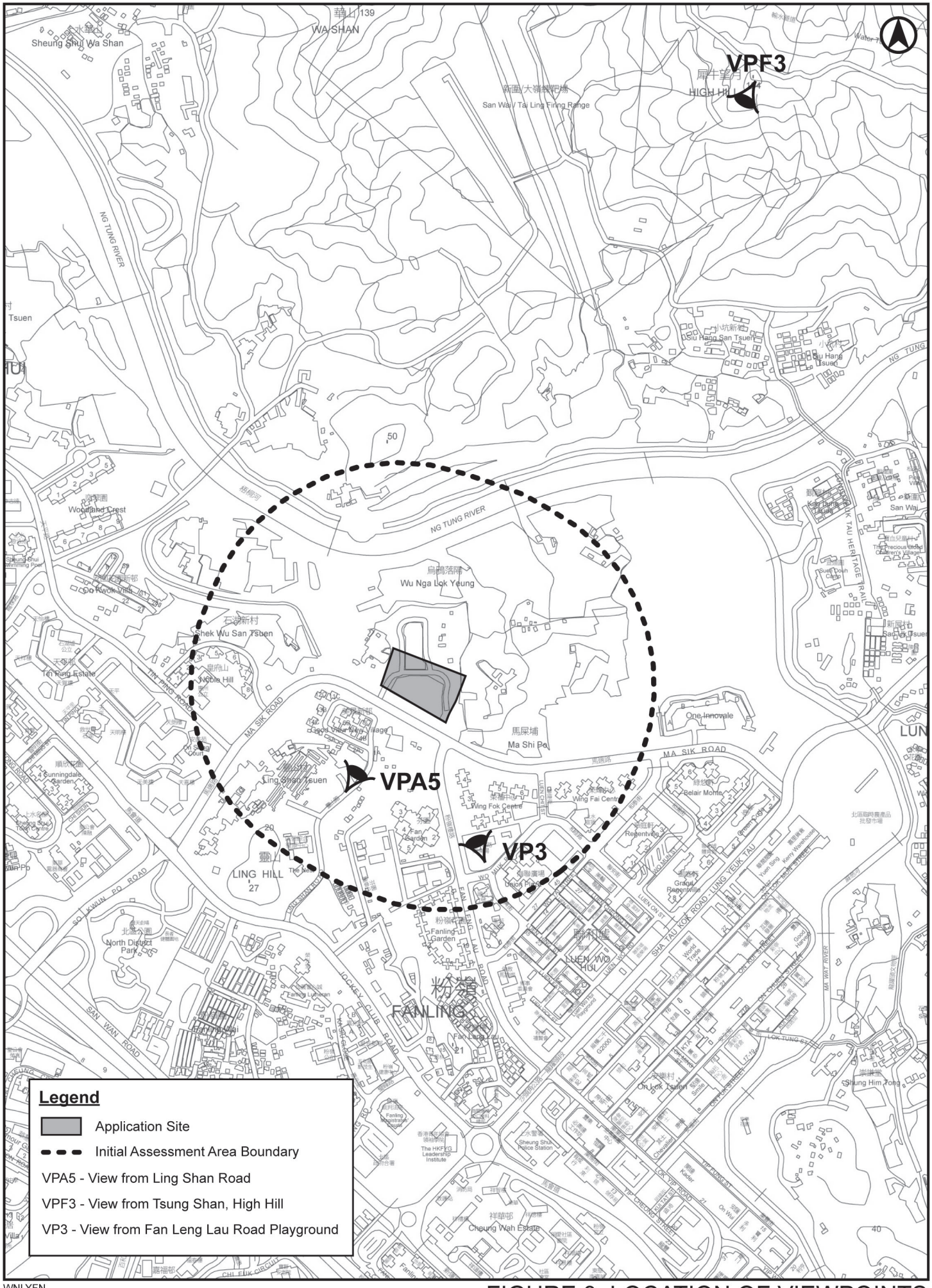
4.1 An Initial Assessment Area Boundary is delineated for the VA with reference to TPB PG No. 41, equivalent to approximately three (3) times the overall BH of the Proposed Development (i.e.BH of 132.99m with the mean site level at 11.15mPD). Since the Proposed Development's building height (at main roof level) will be 132.99m, a radius of approximately 398.97m (i.e. 132.99m x 3) from the Application Site is defined as the Initial Assessment Area Boundary (***Figure 3*** refers).

5 IDENTIFICATION OF VIEWPOINTS

5.1 With reference to para. 4.5 of TPB PG No. 41, the VA is based on public views and local vantage points that are easily accessible and popular to the public, e.g. key pedestrian nodes, public areas for outdoor facilities, recreation, rest, leisure, walking and prominent travel routes which are easily accessible by the public. Reference is also made to the Visual Impact Assessment ("**VIA**") in support of the S16 Planning Application (TPB No. A/FLN/30) to seek minor relaxation of PR and BH Restrictions for various Permitted Public and Private Housing Developments Sites, including the Application Site (i.e. Site B7). In view that the VIA in support of the Approved S16 is directly applicable to the current S16, reference was made to VPs relevant to the Application Site, namely Viewpoint A5 (VPA5) (View from Ling Shan Road) and Viewpoint F3 (VPF3) (View from Tsung Shan, High Hill). As the Application Site is located with the District Centre of the FLN NDA and the surrounding area consists of various planned high-rise public and private residential developments forming a high rise residential cluster, an additional short-range public viewpoint was selected to allow for better assessment of the potential visual impact compared to an additional medium-or-longer range VP where the minor increase in BH seen at a farther distance may be visually less distinct.

5.2 In this regard, three (3) public VPs were identified in the vicinity of the Site (***Figure 3*** refers).

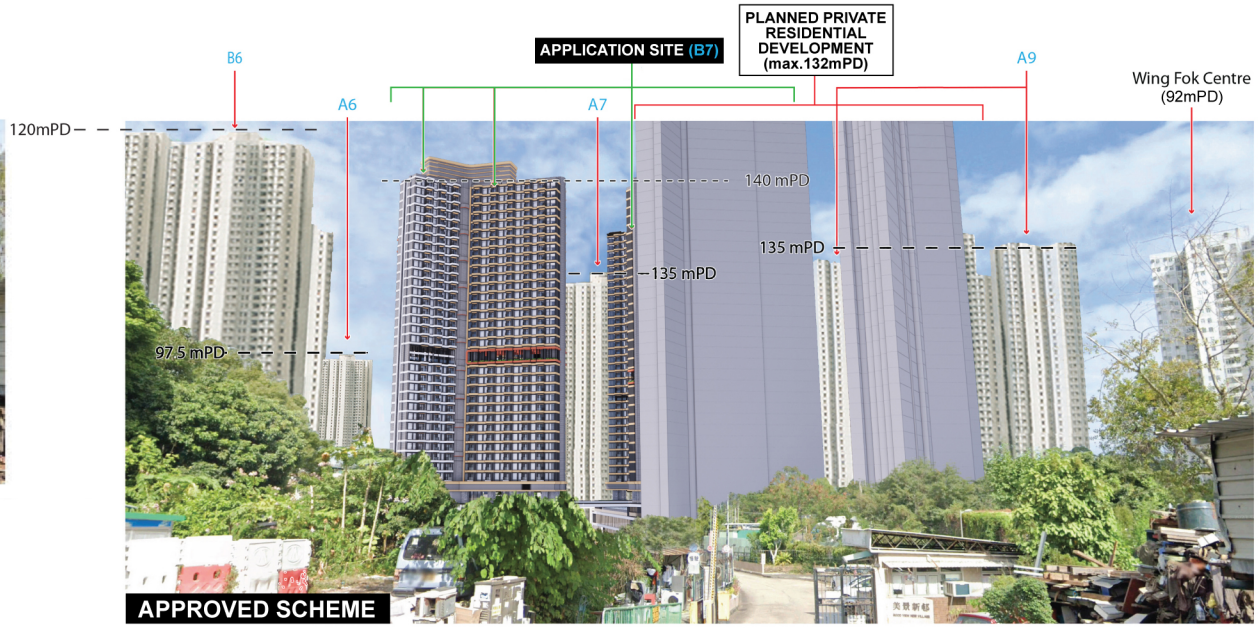
- **Viewpoint A5 (VPA5) View from Ling Shan Road** – This is a short-range static VP located approx. 215m southwest of the Site near Good View New Village and adjacent to the village houses/residential dwellings/temporary structures of Ling Shan Tsuen and an existing open-air carpark that will be developed into a planned private residential development with a max BH of 132mPD. This VP represents the pedestrian passers-by, workers of the open-air carpark, and nearby residents/villagers. Although this VP has a direct sightline to the Site, the visual sensitivity of this VP is considered **medium** due to the clustering of the planned residential developments in the proximity and the screening effect of the dense vegetation in the middle ground (***Figure 4*** refers).
- **Viewpoint F3 (VPF3): View from Tsung Shan, High Hill** – This is a long-range static VP located approx. 1.42km northeast of the at Tsung Shan of High Hill, offering a panoramic view of eastern portion of FLN NDA with Ng Tung River, mountain backdrop and open sky. This VP is publicly accessible to users of the hiking trail who wish to enjoy the view of Fanling and for resting and leisure purposes. Although this VP has a direct, albeit distant, sightline to the Site, and as such, the visual sensitivity of this VP is considered as **low** (***Figure 5*** refers).
- **Viewpoint 3 (VP3): View from Fan Leng Lau Road Playground** – This is a short-range static VP located approx. 315m to the southeast of the Site, within the recreational playground on Fan Leng Lau Road. This VP represents the users and visitors of the open space for resting, sitting-out, leisure and carrying out recreational activities in the playground. Given that the Application Site is partly screened by the residential towers and landscape features in the foreground, the visual sensitivity of this VP is considered **medium** (***Figure 6*** refers).

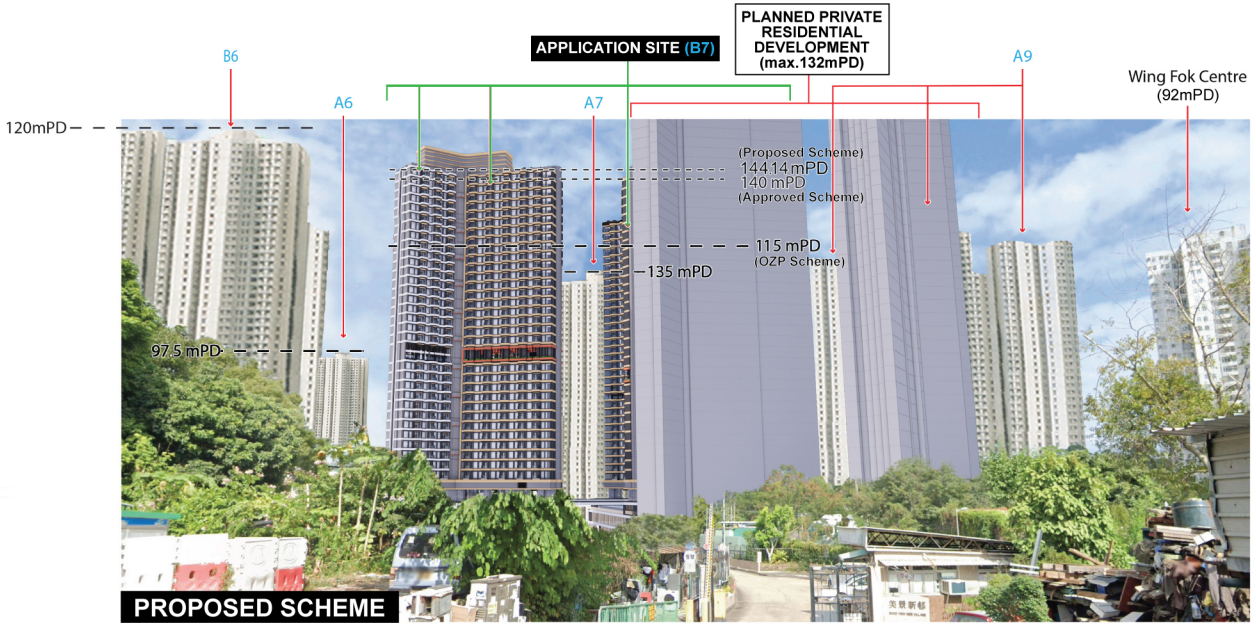


WNLYFN

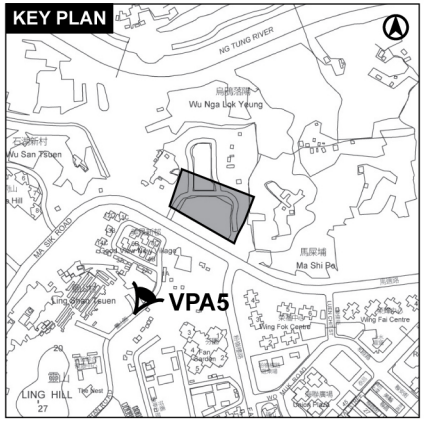
FIGURE 3 LOCATION OF VIEWPOINTS

SCALE 1 : 10,000



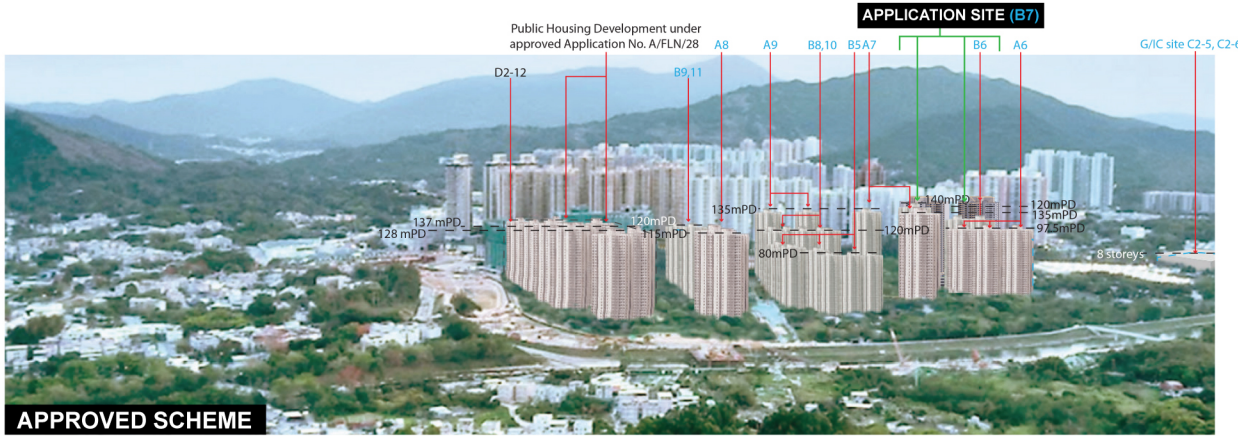


Sites involved in S16 Planning Application No. A/FLN/30

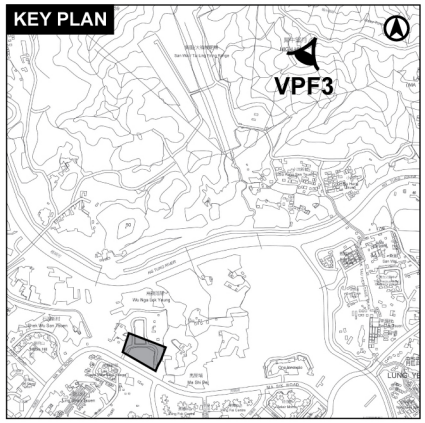


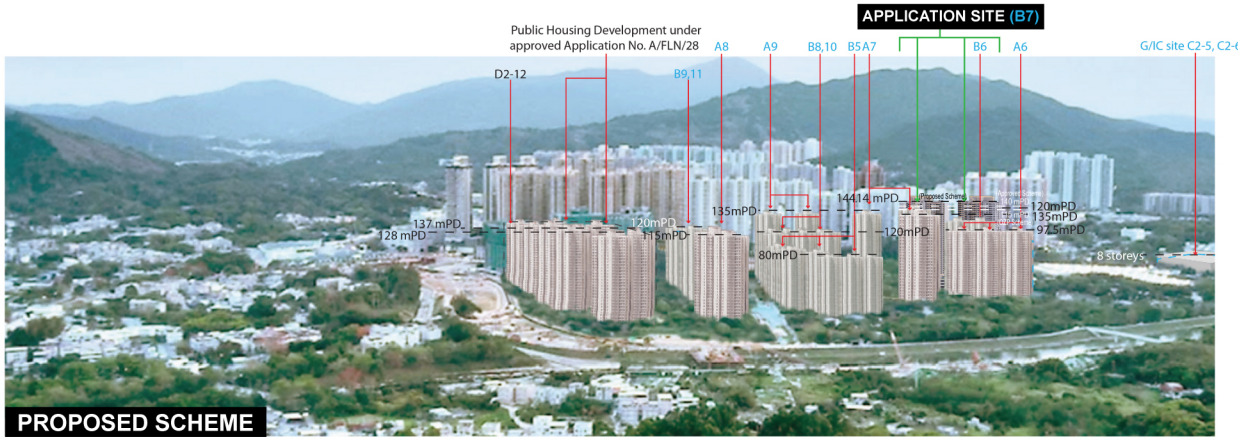
WNLYFN

FIGURE 4 VIEWPOINT A5 : VIEW FROM LING SHAN ROAD



Sites involved in S16 Planning Application No. A/FLN/30



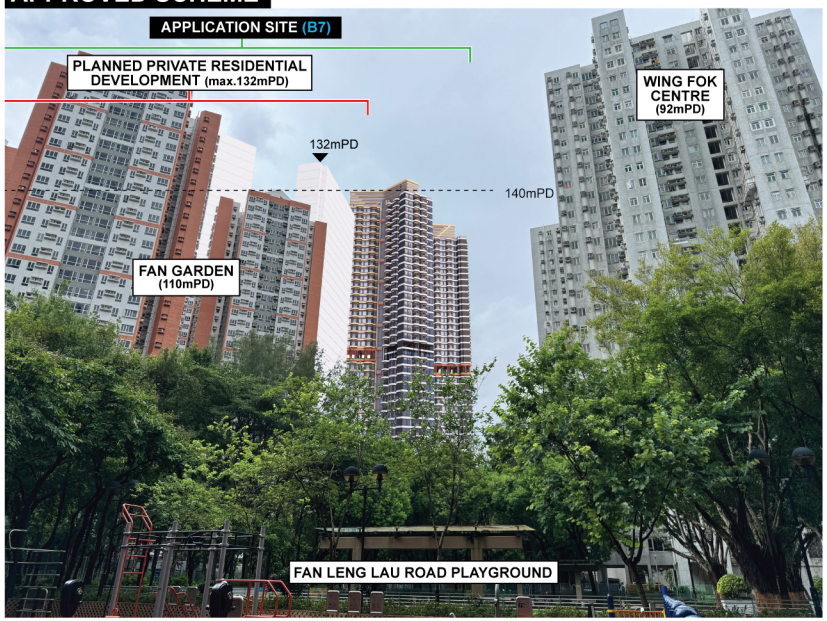


WNLYFN

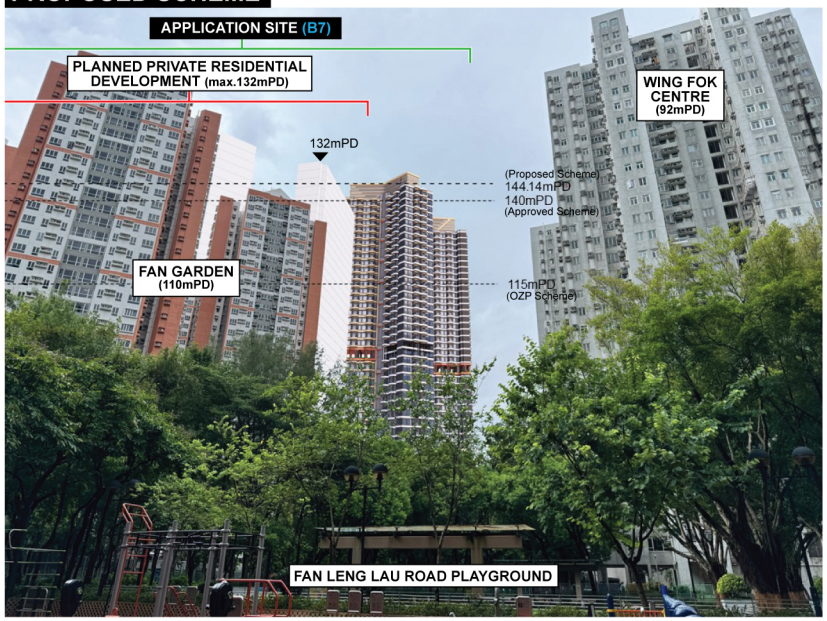
FIGURE 5 VIEWPOINT F3 : VIEW FROM TSUNG SHAN, HIGH HILL

EXISTING CONDITION

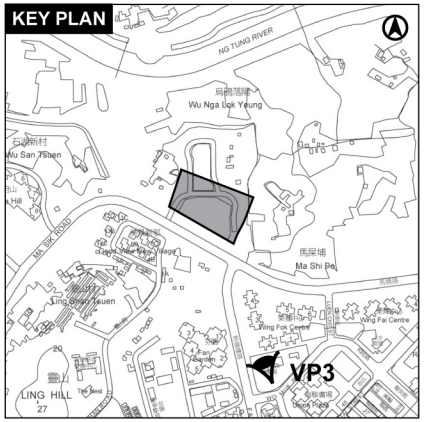
APPROVED SCHEME



PROPOSED SCHEME



Sites involved in S16 Planning Application No. A/FLN/30



WNLYFN

FIGURE 6 VIEWPOINT 3 : VIEW FROM FAN LENG LAU ROAD PLAYGROUND

Attachment 3

INDICATIVE LANDSCAPE PLAN

Indicative only

N

EVA/DRIVEWAY

11.15 mPD

RETAIL

ATRIUM

EVA/DRIVEWAY

11.15 mPD

NON BUILDING AREA

11.15 mPD

RAMP DN

ATRIUM

RETAIL

11.15 mPD

Y

Z

X

RUN-IN/OUT CONNECTING TO PLANNED ROAD L1

DROP-OFF AREA

PLANNED ROAD L1

11.5

11.0

馬適路

MA SIK ROAD

LEGEND

- SITE BOUNDARY
- RETAIL
- LANDSCAPE AREA
- HARD-PAVED AREA
- RESIDENTIAL LIFT / CIRCULATION CORE

PROPOSED MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT AND PLOT RATIO RESTRICTIONS FOR PERMITTED COMPOSITE RESIDENTIAL DEVELOPMENT AT WU NGA LOK YEUNG, FANLING, NEW TERRITORIES

MINOR RELAXATION OF PERMITTED BUILDING HEIGHT APPROVED UNDER TPB NO. A/FLN/30 TO FACILITATE ADOPTION OF MODULAR INTEGRATED CONSTRUCTION

Proposed Scheme - GF Plan

30-07-2024

1:600 (A3)

LWK +PARTNERS

Indicative only

N

E&M

CLUBHOUSE

ATRIUM BELOW

LANDSCAPE AREA

LANDSCAPE AREA

ATRIUM BELOW

E&M

CLUBHOUSE

LANDSCAPE AREA

Y

Z

X

PLANNED ROAD L1

MA SIK ROAD

馬適路

11.5

11.0

LEGEND

- SITE BOUNDARY
- RESIDENT'S CLUBHOUSE
- LANDSCAPE AREA
- HARD-PAVED AREA
- E&M
- RESIDENTIAL LIFT / CIRCULATION CORE

PROPOSED MINOR RELAXATION OF BUILDING MAXIMUM HEIGHT AND PLOT RATIO RESTRICTIONS FOR PERMITTED COMPOSITE RESIDENTIAL DEVELOPMENT AT WU NGA LOK YEUNG, FANLING, NEW TERRITORIES

MINOR RELAXATION OF PERMITTED BUILDING HEIGHT APPROVED UNDER TPB NO. A/FLN/30 TO FACILITATE ADOPTION OF MODULAR INTEGRATED CONSTRUCTION

Proposed Scheme - 2F Plan

30-07-2024

1:600 (A3)

LWK + PARTNERS

Indicative only

N

LANDSCAPE AREA

TOWER 3 LIFT LOBBY

E&M

CLUBHOUSE

E&M

TOWER 5 LIFT LOBBY

LANDSCAPE AREA

TOWER 1 LIFT LOBBY

E&M

LANDSCAPE AREA

ATRIUM BELOW

CLUBHOUSE

LANDSCAPE AREA

TOWER 2 LIFT LOBBY

E&M

PLANNED ROAD L1

Y

Z

X

馬適路 MA SIK ROAD

11.5

11.0

LEGEND

- SITE BOUNDARY
- RESIDENTIAL LIFT / CIRCULATION CORE
- RESIDENT'S CLUBHOUSE
- LANDSCAPE AREA
- HARD-PAVED AREA
- E&M
- RESIDENTIAL

PROPOSED MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT AND PLOT RATIO RESTRICTIONS FOR PERMITTED COMPOSITE RESIDENTIAL DEVELOPMENT AT WU NGA LOK YEUNG, FANLING, NEW TERRITORIES

MINOR RELAXATION OF PERMITTED BUILDING HEIGHT APPROVED UNDER TPB NO. A/FLN/30 TO FACILITATE ADOPTION OF MODULAR INTEGRATED CONSTRUCTION

Proposed Scheme - 3F Plan

30-07-2024

1:600 (A3)

LWK + PARTNERS

TOWNLAND CONSULTANTS LTD.
URBAN AND REGIONAL PLANNING, DEVELOPMENT CONSULTANCY, MASTER PLANNING, URBAN DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, PROJECT MANAGEMENT AND SOCIAL DEVELOPMENT

Reference WNLYFN/AGNES/05
Date 27 September 2024

By FAX and EMAIL

The Secretary, Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road, North Point, HONG KONG

Dear Sir / Madam,

Section 16 Planning Application
The Town Planning Ordinance (Chapter 131)

Proposed Minor Relaxation of Maximum Building Height and Plot Ratio Restrictions for Permitted Composite Residential Development at Wu Nga Lok Yeung, Fanling, New Territories
-
Minor Relaxation of Permitted Building Height Approved under TPB No. A/FLN/30 to Facilitate Adoption of Modular Integrated Construction (TPB Ref: A/FLN/32)

(FSSTL 182 S.A, Lot Nos. 2020 S.A and 2021 S.B in D.D. 51 and Adjoining Government Land) [New Lot to be known as FSSTL No. 297]

We write regarding the captioned Planning Application submitted to the Town Planning Board ("**TPB**") on 16 August 2024.

Further comments from Water Services Department were received on 26 September 2024. Please find attached the Responses-to-Comments ("**R-to-C**") table in ***Attachment 1*** which has fully addressed the comments received. Please note that these responses are clarifications only and there are no changes to the S16 Planning Application.

Should there be any queries, please do not hesitate to contact Ms Agnes Leung or the undersigned.

Yours faithfully,
FOR AND ON BEHALF OF
TOWNLAND CONSULTANTS LIMITED

Vincent Lau
Associate Director

VIN/AGNES/yv

Enc – SIP

cc Client / Team
Ms. LEE Wing Sum, Winsome TP/ FSSDPO

城市規劃顧問

MAIN HONG KONG OFFICE :
2801, 28th Floor, 148 Electric Road, North Point, Hong Kong
Telephone : (852) 2521 2911 Facsimile : (852) 2521 6631
E-mail address : tcltd@townland.com Website : www.townland.com

CHINA OFFICE :
Room 1111, Building 1, Yagang Industry and Trade Building, No.18 Fuan Avenue, Hehua Community, Pinghu Street, Longgang District, Shenzhen, PRC. Postal Code 518111
Telephone : (86) 181 2417 9366
E-mail address : tcltd@townland.com

INDIA OFFICE :
Coworking Space Ministry of New, 3rd Floor, Kitab Mahal, 192 Dr Dadabhai Naoroji Road, Azad Maidan, Fort, Mumbai, India
Telephone : (91) 9819919804
E-mail address : tcpl@townland.com

INDONESIA OFFICE :
Gedung Menara Anugrah, Lantai 21
Kantor Taman E.3.3, Jl. DR. Ide Anak Agung Gde Agung Lot.8.6-8.7
Kawasan Mega Kuningan, Jakarta Selatan 12950, Indonesia
Telephone : (62 21) 2941 0621
E-mail address : tcljkt@townland.com

ASSOCIATED COMPANIES :
TOWNLAND CONSULTANTS (INTERNATIONAL) LIMITED (International)
TOWNLAND CONSULTANTS (SHENZHEN) LIMITED (China)
TOWNLAND CONSULTANTS PVT. LIMITED (India)
PT TOWNLAND INTERNATIONAL (Indonesia)
HOWARD & SEDDON PARTNERSHIP (United Kingdom)

ISO 9001: 2015
Certificate No.: CC844

PROPOSED MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT AND PLOT RATIO RESTRICTIONS FOR PERMITTED COMPOSITE RESIDENTIAL DEVELOPMENT AT WU NGA LOK YEUNG, FANLING, NEW TERRITORIES

-

MINOR RELAXATION OF PERMITTED BUILDING HEIGHT APPROVED UNDER TPB NO. A/FLN/30 TO FACILITATE ADOPTION OF MODULAR INTEGRATED CONSTRUCTION (TPB REF: A/FLN/32)

Comments/ Suggestions		Applicant's Responses
A.	**Comments received from Construction Division of Water Supplies Department on 26.9.2024 (Contact Person: Mr Nelson C C Lo (Tel.:2152 5748):**	
	Major Comments on the Application/Main Reasons of Objection:	
1.	As the population intake year will be in 2029 and before the commissioning of the waterworks infrastructure works (i.e. the proposed FW distribution main, the proposed Table Hill no. 3 FWSR) provided by CEDD, your water main connection proposals are required including, a) A interim water main connection proposal in 2029 to provide water supply from Ma Sik Road to your site; b) A switching proposal after 2029 to provide water supply from the proposed Table Hill no.3 FWSR to your site.	Noted. Please be clarified that the subject S16 Planning Application solely seeks for Minor Relaxation of Permitted Building Height approved under Planning Application No. A/FLN/30 for a Permitted Composite Residential Development to facilitate MiC adoption. Besides the increase in Building Height, no other changes to the approved GBP scheme are anticipated under this S16 Planning Application submitted in line with Clause 11 of Joint Practice Note No. 8 on Enhanced Facilitation Measures for Buildings Adopting Modular Integrated Construction (https://www.bd.gov.hk/doc/en/resources/codes-and-references/practice-notes-and-circular-letters/joint/JPN08.pdf). Water Main Connection Proposals, as required, will be made to WSD during the detailed design stage for approval.
2.	**Other Detailed Comments (if applicable):**	
	Existing water mains inside the proposed site as shown in the MRP may be affected. The applicant is required to either divert or protect the water mains found on site.	Noted.
	If diversion is required, existing water mains inside the proposed site areas are needed to be diverted outside the site boundary of the proposed site 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 applicant; and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence.	
	If diversion is not required, the following conditions shall apply:	
a.	Existing water mains are affected as indicated on the site plan and no development which requires resiting of water mains will be allowed.	Noted.

PROPOSED MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT AND PLOT RATIO RESTRICTIONS FOR PERMITTED COMPOSITE RESIDENTIAL DEVELOPMENT AT WU NGA LOK YEUNG, FANLING, NEW TERRITORIES

-

MINOR RELAXATION OF PERMITTED BUILDING HEIGHT APPROVED UNDER TPB NO. A/FLN/30 TO FACILITATE ADOPTION OF MODULAR INTEGRATED CONSTRUCTION (TPB REF: A/FLN/32)

Comments/ Suggestions		Applicant's Responses
b.	Details of site formation works shall be submitted to the Director of Water Supplies for approval prior to commencement of works.	Noted.
c.	No structures shall be built or materials stored within 1.5 metres from the centre line(s) of water main(s) shown on the 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.	Noted.
d.	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.	Noted.
e.	No planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 metres around the cover of any valve or within a distance of 1 metre from any hydrant outlet.	Noted.
3.	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.	Noted.

Date: 27 September 2024
File Ref: WNLYFN

TOWNLAND CONSULTANTS LTD.
URBAN AND REGIONAL PLANNING, DEVELOPMENT CONSULTANCY, MASTER PLANNING, URBAN DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, PROJECT MANAGEMENT AND SOCIAL DEVELOPMENT

Reference WNLYFN/AGNES/07
Date 25 October 2024

By FAX & EMAIL

The Secretary, Town Planning Board
c/o Planning Department

15/F North Point Government Offices
333 Java Road, North Point, HONG KONG

Dear Sir / Madam,

Section 16 Planning Application
The Town Planning Ordinance (Chapter 131)

Proposed Minor Relaxation of Maximum Building Height and Plot Ratio Restrictions for Permitted Composite Residential Development at Wu Nga Lok Yeung, Fanling, New Territories
-
Minor Relaxation of Permitted Building Height Approved under TPB No. A/FLN/30 to Facilitate Adoption of Modular Integrated Construction (TPB Ref: A/FLN/32)
(FSSTL 182 S.A, Lot Nos. 2020 S.A and 2021 S.B in D.D. 51 and Adjoining Government Land) [New Lot to be known as FSSTL No. 297]

We write regarding the captioned Planning Application submitted to the Town Planning Board ("**TPB**") on 16 August 2024.

Further comment from Transport Department was received on 2 October 2024. Please find attached in ***Attachment 1*** the Responses-to-Comments ("**R-to-C**") table providing our minor supplementary technical clarifications which as fully addressed the comment received. There is no major change in methodology and in the findings of the Traffic Review. Please note that these responses are minor clarifications only and there are no changes to the Application. Further, given the purpose of this Application is only for minor relaxation of permitted building height by 4.14m for adopting Modular Integrated Construction (MiC) under JPN No. 8 on the basis of the already approved General Building Plan, we kindly request that the TPB consider the Application at the earliest TPB meeting for facilitating and expediting the MiC construction.

Should there be any queries, please do not hesitate to contact Ms Agnes Leung or the undersigned.

Yours faithfully,
FOR AND ON BEHALF OF
TOWNLAND CONSULTANTS LIMITED

Vincent Lau
Associate Director
Vin/AGNES/yv
cc Client / Team
Mr. TO Yuen Gwun, Adrian STP/ FSSDPO
Ms. LEE Wing Sum, Winsome TP/ FSSDPO

城市規劃顧問

MAIN HONG KONG OFFICE :
2801, 28th Floor, 148 Electric Road, North Point, Hong Kong
Telephone : (852) 2521 2911 Facsimile : (852) 2521 6631
E-mail address : tcltd@townland.com Website : www.townland.com

CHINA OFFICE :
Room 1111, Building 1, Yagang Industry and Trade Building, No.18 Fuan Avenue, Hehua Community, Pinghu Street, Longgang District, Shenzhen, PRC. Postal Code 518111
Telephone : (86) 181 2417 9366
E-mail address : tcltd@townland.com

INDIA OFFICE :
Coworking Space Ministry of New, 3rd Floor, Kitab Mahal, 192 Dr Dadabhai Naoroji Road, Azad Maidan, Fort, Mumbai, India
Telephone : (91) 9819919804
E-mail address : tcpl@townland.com

INDONESIA OFFICE :
Gedung Menara Anugrah, Lantai 21
Kantor Taman E.3.3, Jl. DR. Ide Anak Agung Gde Agung Lot.8.6-8.7
Kawasan Mega Kuningan, Jakarta Selatan 12950, Indonesia
Telephone : (62 21) 2941 0621
E-mail address : tcljkt@townland.com

ASSOCIATED COMPANIES :
TOWNLAND CONSULTANTS (INTERNATIONAL) LIMITED (International)
TOWNLAND CONSULTANTS (SHENZHEN) LIMITED (China)
TOWNLAND CONSULTANTS PVT. LIMITED (India)
PT TOWNLAND INTERNATIONAL (Indonesia)
HOWARD & SEDDON PARTNERSHIP (United Kingdom)

ISO 9001: 2015
Certificate No.: CC844

PROPOSED MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT AND PLOT RATIO RESTRICTIONS FOR PERMITTED COMPOSITE RESIDENTIAL DEVELOPMENT AT WU NGA LOK YEUNG, FANLING, NEW TERRITORIES

-

MINOR RELAXATION OF PERMITTED BUILDING HEIGHT APPROVED UNDER TPB NO. A/FLN/30 TO FACILITATE ADOPTION OF MODULAR INTEGRATED CONSTRUCTION (TPB REF: A/FLN/32)

Comments/ Suggestions		**Applicant's Responses**
A.	**Comments received from Transport Department on 2.10.2024 (Contact Person: Mr Hoffman Chu (Tel.: 2399 6933):**	
1.	The Further Information only contains the result of the traffic impact assessment. The Applicant should provide some relevant information, such as assumptions for the assessment and calculation, for our reference.	Please refer to ***Attachment 2*** for the minor clarifications on the revised Traffic Review.

Date: 25 October 2024
File Ref: WNLYFN

Attachment 2

REVISED TRAFFIC REVIEW

Appendix 1 – Traffic Review

In order to evaluate the traffic impact due to the change of the number of flats from 1,240 to 2,300 under Current Planning Application (A/FLN/32), mean trip rates as stipulated in Transport Planning and Design Manual (TPDM) have been adopted to review the changes of traffic generation and attraction, which is detailed in below **Table 1**.

Table 1 Adopted Traffic Generation and Attraction Rates (in pcu/hr/flat)

No. of Flats	Average Flat Size	AM		PM	
		Gen	Att	Gen	Att
1,240 Approved Planning Application (A/FLN/30)	70m^2	0.0888 (1)	0.0515 (1)	0.0356 (1)	0.0480 (1)
2,300 Current Planning Application (A/FLN/32)	< 40m^2	0.0718 (2)	0.0425 (2)	0.0286 (2)	0.0370 (2)

Notes: (1) Based on mean trip rates for private development – high density / R(A) of average flat size of 70m^2 as stipulated in Volume 1 Chapter 3 Appendix Table 1 of Transport Planning and Design Manual (TPDM).

(2) Based on mean trip rates for private development – high density / R(A) of average flat size of 60m^2 as stipulated in Volume 1 Chapter 3 Appendix Table 1 of Transport Planning and Design Manual (TPDM). Also, there are no mean trip rates in TPDM for private development – high density / R(A) of average flat size of 40m^2. Hence mean trip rates for private development – high density / R(A) of average flat size of 60m^2 have been adopted as conservative approach.

Based on the number of flats and the adopted trip rates as shown in above **Table 1**, the changes of traffic generation and attraction under Approved Planning Application (A/FLN/30) and Current Planning Application (A/FLN/32) are summarized and compared in below **Table 2**.

Table 2 Comparison of Traffic Generation and Attraction under Approved Planning Application (A/FLN/30) and Current Planning Application (A/FLN/32)

No. of Flats	Average Flat Size	AM		PM	
		Gen	Att	Gen	Att
1,240 Approved Planning Application (A/FLN/30) [A]	70m^2	111	64	45	60
2,300 Current Planning Application (A/FLN/32) [B]	< 40m^2	166	98	66	86
Net Difference [B]-[A] :		**+55**	**+34**	**+21**	**+26**

Taking into consideration the completion year of the proposed development will be at year 2029 tentatively, year 2036 was adopted as design year for traffic assessment. The net difference of traffic flows in above **Table 2** was then distributed and superimposed onto the year 2036 traffic forecasts of the future road networks (under TPB No. A.FLN/30) in accordance with the trip distribution of BDTM (details see below and illustrated diagrammatically in **Figure Nos. TR-1** and **TR-2**) to derive the design year 2036 traffic forecasts.

Traffic Generation:

- 60% traffic (to HK/Kowloon/NENT) towards Fanling Highway EB/SB via junctions along Ma Sik Road EB (i.e. Junctions FJ28, FJ29 & FJ20) and Fanling Bypass Eastern Section EB/SB
- 10% traffic (to Fanling) towards Fan Leng Lau Road SB via Junction FJ38 & FJ28
- 30% traffic (to NWNT) towards Fanling Highway WB via junctions along Ma Sik Road WB (i.e. Junctions FJ28, FJ27, FJ55, FJ6 & FJ7)

Traffic Attraction:

- 60% traffic (from HK/Kowloon/NENT) from Fanling Highway WB/NB via Fanling Bypass Eastern Section WB/NB and junctions along Roads L3, L4 & L1 (i.e. Junctions FJ21, FJ25 & FJ26)
- 10% traffic (from Fanling) from Fan Leng Lau Road NB via Junction FJ38 & FJ28
- 30% traffic (from NWNT) from Fanling Highway EB via junctions along Ma Sik Road EB (i.e. Junctions FJ7, FJ6, FJ55, FJ27 & FJ28)

Operational performance of critical junctions and road links in the vicinity of the proposed development has been assessed based on the latest design year 2036 traffic forecasts and compared with that in the approved Planning Application - A/FLN/30 which is summarized in below **Tables 3** and **4** respectively and corresponding junction calculation sheets are enclosed.

Table 3 Comparison of Operational Performance of Critical junctions in Design Year 2036

Critical Junction	Design Year 2036 (With Proposed Development) Reserve Capacity (RC) / Design Flow to Capacity (DFC)			
	Approved Planning Application (A/FLN/30) (1)		Current Planning Application (A/FLN/32) (2)	
	AM Peak	PM Peak	AM Peak	PM Peak
Jockey Club Road / So Kwun Po Road / Ma Sik Road (FJ6)	+28%	+45%	+25%	+44%
So Kwun Po Interchange (FJ7)	0.72	0.70	0.73	0.70
Lung Yeuk Tau Roundabout (FJ20)	0.67	0.66	0.69	0.66
Fanling Bypass / FLN Road L3 (FJ21)	0.44	0.44	0.44	0.44
FLN Road L3 / FLN Road L4 (FJ25)	+32%	+42%	+32%	+42%
FLN Road L1 / FLN Road L4 (FJ26)	+45%	+49%	+43%	+48%
FLN Road L3/Ma Sik Road (FJ27)	+25%	+39%	+24%	+39%
FLN Road L1/Ma Sik Road/Fan Leng Lau Road (FJ28)	+20%	+22%	+15%	+19%
FLN Road L1/Ma Sik Road/Wo Tai Street (FJ29)	+52%	+73%	+51%	+71%
Ma Sik Road / Tin Ping Road (FJ55)	+33%	+32%	+32%	+31%

Notes: *(1) Results are based on final report of Approved Planning Application (TPB No. A/FLN/30).*

(2) Junction calculation sheets are attached.

Table 4 Comparison of Operational Performance of Critical Road Links in Design Year 2036

Critical Road Link	Direction	Capacity (pcu/hr)	Design Year 2036 (With Proposed Development) Volume to Capacity (V/C) Ratio							
			Approved Planning Application (A/FLN/30)				Current Planning Application (A/FLN/32)			
			AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
			Flow (pcu/hr)	V/C	Flow (pcu/hr)	V/C	Flow (pcu/hr)	V/C	Flow (pcu/hr)	V/C
Fanling Bypass Eastern Section (Between FLN Road L3 and Sha Tau Kok Road) (FL25)	EB	3,000	1,215	0.41	1,155	0.39	1,215	0.41	1,155	0.39
	WB	3,000	1,190	0.40	1,380	0.46	1,210	0.40	1,395	0.47
Fanling North NDA FLN Road L4 (between FLN Road L3 and FLN Road L1) (FL28)	EB	1,250	770	0.62	700	0.52	790	0.63	715	0.57
	WB	1,250	645	0.52	475	0.38	645	0.52	475	0.38
So Kwun Po Road between San Wan Road and Jockey Club Road) (FL38)	NB	2,800	1,980	0.71	2,055	0.73	1,990	0.71	2,065	0.74
	SB	2,800	2,270	0.81	1,760	0.63	2,285	0.82	1,765	0.63
Fan Leng Lau Road near Ma Sik Road (FL39)	NB	2,800	590	0.21	560	0.20	595	0.21	565	0.20
	SB	2,800	330	0.12	340	0.12	335	0.12	340	0.12

Based on the results in above **Tables 3** and **4**, it is envisaged that the traffic impact on critical junctions and road links in the vicinity of the proposed development due to the increase of traffic generation and attraction induced by the change of the number of flats from 1,240 to 2,300 would be insignificant and could be absorbed by the adjacent road networks. Hence it is concluded that this planning application is technically justified and supported from traffic engineering point of view.

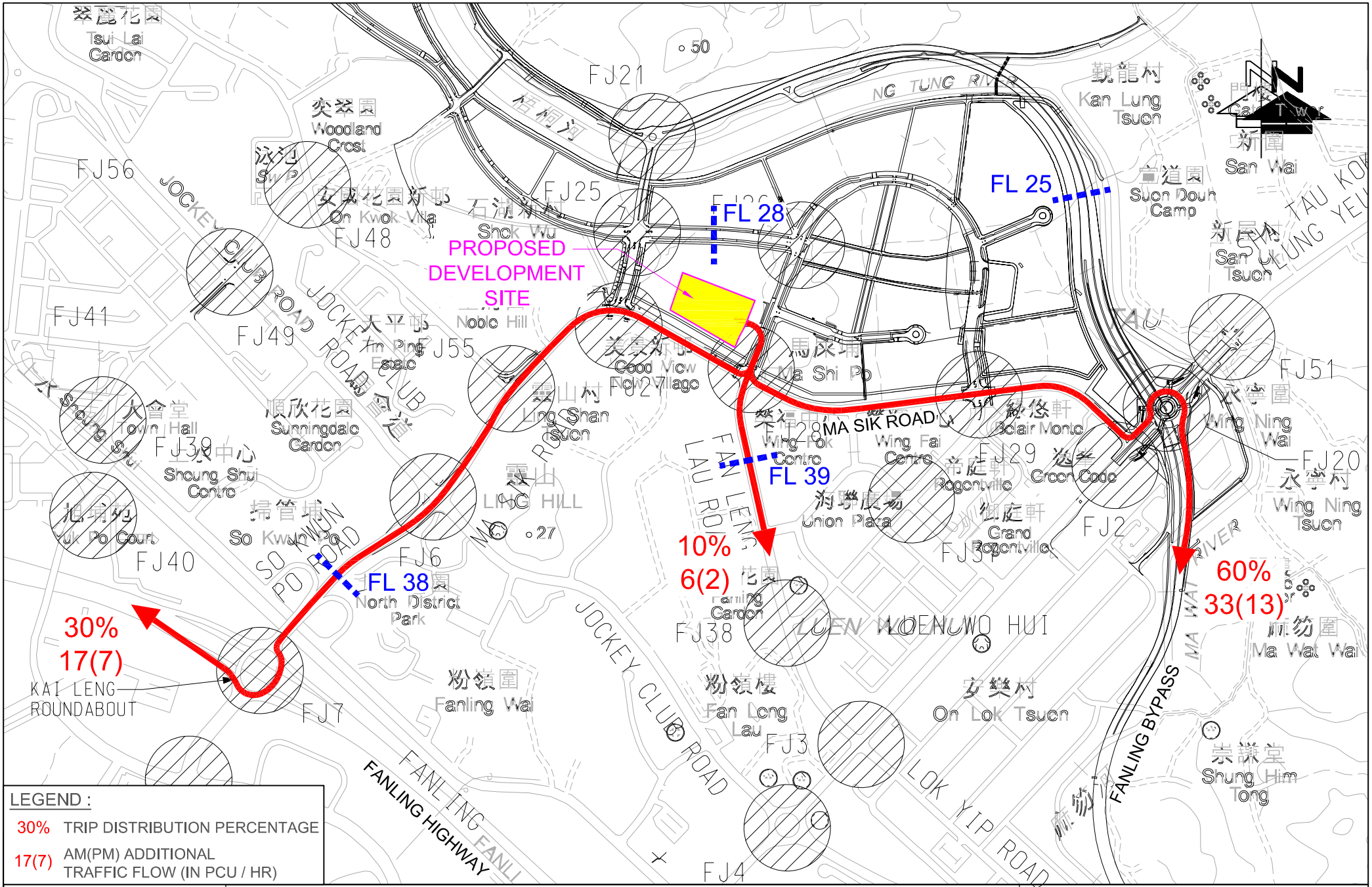


FIGURE NO.: TR-1	PROJECT TITLE:	Proposed Residential Composite Development at Wu Nga Lok Yeung, Fanling FSSTL 297 (Planning Application No. A / FLN / 32)
PROJECT NO.: 24044HK-WNLY	DRAWING TITLE:	ADDITIONAL TRAFFIC GENERATION & DISTRIBUTION OF PROPOSED DEVELOPMENT
SCALE: N.T.S @A4 / DATE: 14 OCT 2024		

CTA Consultants Limited
志達顧問有限公司

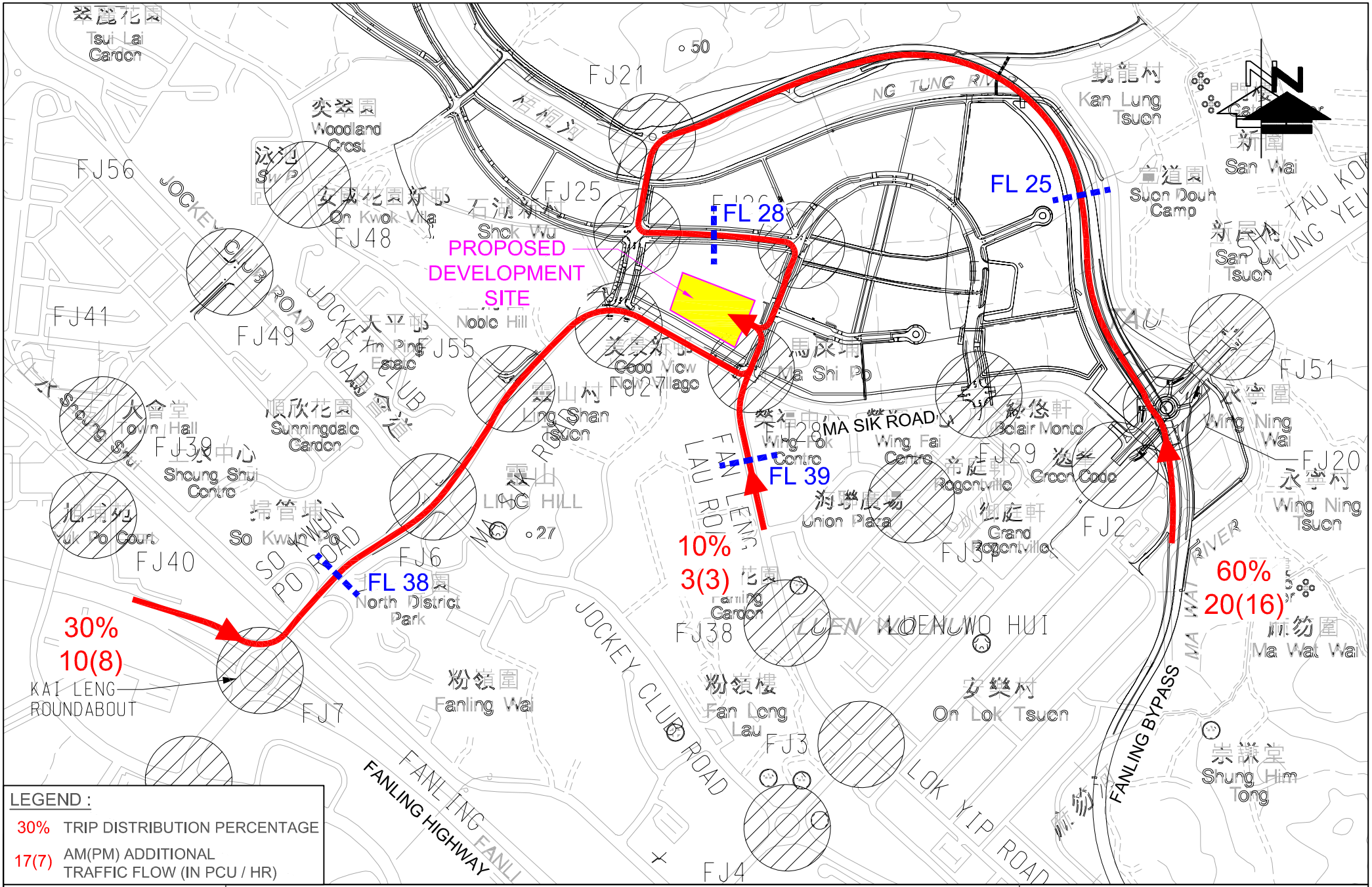


FIGURE NO.: TR-2	PROJECT TITLE:	Proposed Residential Composite Development at Wu Nga Lok Yeung, Fanling FSSTL 297 (Planning Application No. A / FLN / 32)
PROJECT NO.: 24044HK-WNLY	DRAWING TITLE:	ADDITIONAL TRAFFIC ATTRACTION & DISTRIBUTION OF PROPOSED DEVELOPMENT
SCALE: N.T.S @A4 / DATE: 14 OCT 2024		

CTA Consultants Limited
志達顧問有限公司

TRAFFIC SIGNALS CALCULATION Job No: 23044HK WNLY **CTA Consultants Ltd.**

Junction: **FJ 6 - Jockey Club Road / So Kwun Po Road**

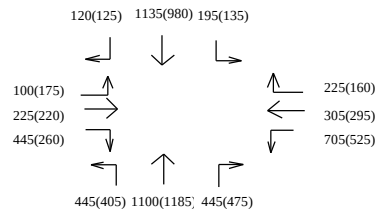
Description: **2036 Design Traffic Flows (30% WB + 60%EB + 10% SB)**

Approach	Direction	Movement notation	Phase	Stage	Width (m)	Radius (m)		Nearside 0/1	Pro. Turning (%)		Saturation Flow (pcu/hr)	Total Saturation Flow (pcu/hr)	Revised Saturation Flow (pcu/hr)		Total Revised Saturation Flow (pcu/hr)		A.M. Peak			P.M. Peak		
						Left	Right		A.M.	P.M.			A.M.	P.M.	A.M.	P.M.	Flow (pcu/hr)	y Value	Critical y	Flow (pcu/hr)	y Value	Critical y
Jockey Club Road	NW		1	C	3.0	40	0	1	100%	100%	1915	3970	1845	1845	3835	3835	339	0.184	0.184	253	0.137	
Jockey Club Road	NW		1	C	3.0	45	0	0	100%	100%	2055	0	1990	1990	0	0	366	0.184		272	0.137	
Jockey Club Road	NW		1	C	3.4	0	0	0	0%	0%	2095	6285	2095	2095	6120	6150	181	0.087		155	0.074	0.074
Jockey Club Road	NW		1	C	3.4	0	20	0	30%	9%	2095	0	2050	2080	0	0	177	0.087		154	0.074	
Jockey Club Road	NW		1	C	3.4	0	25	0	100%	100%	2095	0	1975	1975	0	0	171	0.087		146	0.074	
Ma Sik Road	SW		2	D	3.3	0	20	0	45%	37%	2085	0	2015	2030	0	0	434	0.215	0.215	365	0.180	0.180
Ma Sik Road	SW		2	D	3.3	0	0	0	0%	0%	2085	0	2085	2085	0	0	448	0.215		375	0.180	
Ma Sik Road	SW		2	D	3.3	20	0	0	0%	0%	2085	0	2085	2085	0	0	448	0.215		375	0.180	
Ma Sik Road	SW		2	D	3.3	15	0	1	100%	100%	1945	8200	1770	1770	7955	7970	120	0.068		125	0.071	
Jockey Club Road	SE		3	A	3.3	15	0	1	100%	100%	1945	6115	1770	1770	5935	5875	97	0.055		119	0.067	0.067
Jockey Club Road	SE		3	A	3.3	20	0	0	3%	41%	2085	0	2080	2020	0	0	114	0.055		136	0.067	
Jockey Club Road	SE		3	A	3.3	0	0	0	0%	0%	2085	0	2085	2085	0	0	114	0.055		140	0.067	
Jockey Club Road	SE		3	A	3.3	0	25	0	100%	100%	2085	4170	1965	1965	3905	3905	224	0.114		131	0.067	
Jockey Club Road	SE		3	A	3.3	0	20	0	100%	100%	2085	0	1940	1940	0	0	221	0.114		129	0.067	
So Kwun Po Road	NE		5	A, B	5.0	50	0	1	100%	100%	2115	2115	2055	2055	2055	2055	445	0.217	0.217	405	0.197	
So Kwun Po Road	NE		4	B	3.5	0	0	0	0%	0%	2105	8420	2105	2105	8250	8250	394	0.187		424	0.201	0.201
So Kwun Po Road	NE		4	B	3.5	0	0	0	0%	0%	2105	0	2105	2105	0	0	394	0.187		424	0.201	
So Kwun Po Road	NE		4	B	3.5	0	25	0	20%	19%	2105	0	2080	2080	0	0	390	0.187		419	0.201	
So Kwun Po Road	NE		4	B	3.5	0	20	0	100%	100%	2105	0	1960	1960	0	0	367	0.187		394	0.201	

6p	B	Min. Crossing Time = 5Gm + 10FGm =15s
7p	A, C, D	Min. Crossing Time = 6Gm + 11FGm =17s
8p	B	Min. Crossing Time = 13Gm + 14FGm =27s
9p	C, D	Min. Crossing Time = 7Gm + 7FGm =14s

Notes:

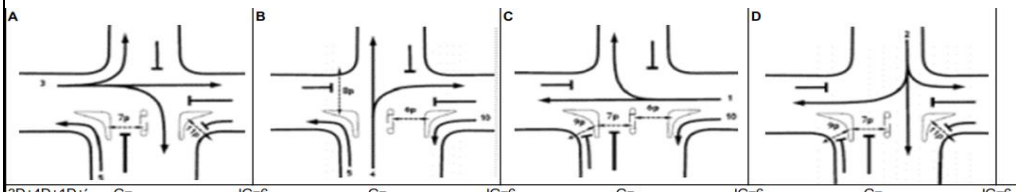
Traffic Flow (pcu / hr) AM(PM)



A.M. Check Phase	
εy	0.616
L (sec)	17
C (sec)	120
y pract.	0.773
R.C. (%)	25%

P.M. Check Phase	
εy	0.522
L (sec)	20
C (sec)	120
y pract.	0.750
R.C. (%)	44%

Stage / Phase Diagrams



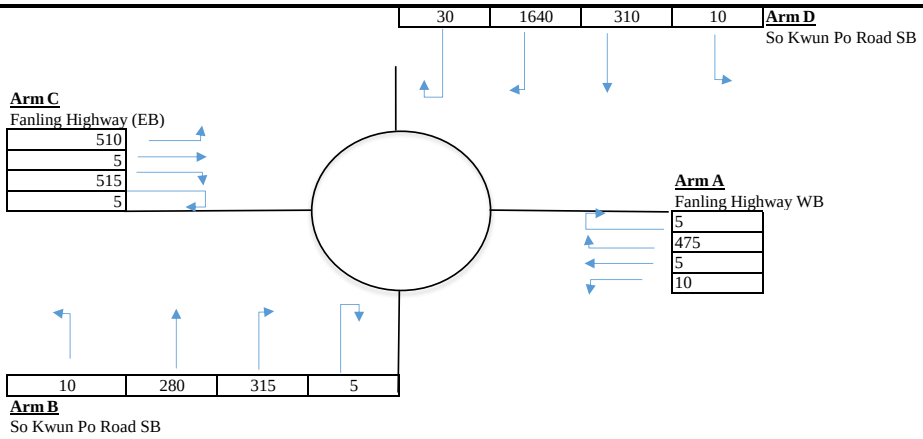
Roundabout Junction Calculation

Job No: **23044HK WNLY**

Roundabout Junction : **FJ 7 - So Kwun Po Interchange (Kai Leng Roundabout)**

Design Year : **2036 Design Traffic Flows (30% WB + 60%EB + 10% SB)**

Scenario : **AM Peak Hour**



Input Parameters			Arm A	Arm B	Arm C	Arm D
V	=	Approach half width (m)	7.3	7.3	5	7.3
E	=	Entry width (m)	7.3	11	8	12.2
L	=	Effective length of flare (m)	25	20	25	25
R	=	Entry radius	55	25	60	35
D	=	Inscribed circle diameter (m)	85	85	85	85
A	=	Entry angle (degree)	15	15	15	15
Q	=	Entry flow (pcu/hr)	495	610	1035	1990
Qc	=	Circulating flow across entry (pcu/hr)	2505	2160	1110	850

Output Parameters			Arm A	Arm B	Arm C	Arm D
S	=	Sharepness of flare = 1.6*(E-V)/L	0.00	0.30	0.19	0.31
K	=	1-0.00347*(A-30)-0.978*(1/R-0.05)	1.08	1.06	1.08	1.07
X_2	=	V+((E-V)/(1+2*S))	7.30	9.62	7.17	10.31
M	=	Exp((D-60)/10)	12.18	12.18	12.18	12.18
F	=	303*X_2	2211.90	2916.11	2171.79	3124.33
Td	=	1+(0.5/(1+M))	1.04	1.04	1.04	1.04
Fc	=	0.21*Td*(1+0.2*X_2)	0.54	0.64	0.53	0.67
Qe	=	Capacity = K*(F-Fc*Qc)	940.98	1634.25	1717.02	2743.66
DFC	=	Entry Flow/Capacity = Q/Qe	0.53	0.37	0.60	0.73

DFC of Critical Approach **=** **0.73**

CTA Consultants Ltd.

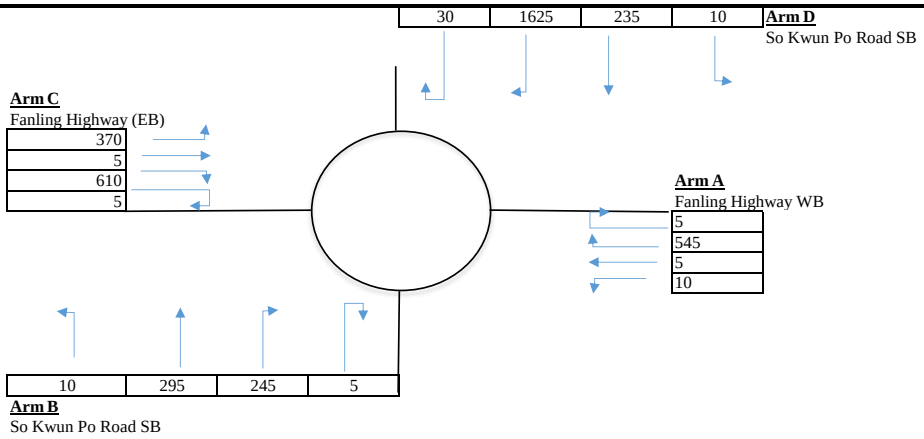
Roundabout Junction Calculation

Job No: **23044HK WNLY**

Roundabout Junction : **FJ 7 - So Kwun Po Interchange (Kai Leng Roundabout)**

Design Year : **2036 Design Traffic Flows (30% WB + 60%EB + 10% SB)**

Scenario : **PM Peak Hour**



Input Parameters			Arm A	Arm B	Arm C	Arm D
V	=	Approach half width (m)	7.3	7.3	5	7.3
E	=	Entry width (m)	7.3	11	8	12.2
L	=	Effective length of flare (m)	25	20	25	25
R	=	Entry radius	55	25	60	35
D	=	Inscribed circle diameter (m)	85	85	85	85
A	=	Entry angle (degree)	15	15	15	15
Q	=	Entry flow (pcu/hr)	565	555	990	1900
Qc	=	Circulating flow across entry (pcu/hr)	2510	2215	1125	875

Output Parameters			Arm A	Arm B	Arm C	Arm D
S	=	Sharepness of flare = 1.6*(E-V)/L	0.00	0.30	0.19	0.31
K	=	1-0.00347*(A-30)-0.978*(1/R-0.05)	1.08	1.06	1.08	1.07
X_2	=	V+((E-V)/(1+2*S))	7.30	9.62	7.17	10.31
M	=	Exp((D-60)/10)	12.18	12.18	12.18	12.18
F	=	303*X_2	2211.90	2916.11	2171.79	3124.33
Td	=	1+(0.5/(1+M))	1.04	1.04	1.04	1.04
Fc	=	0.21*Td*(1+0.2*X_2)	0.54	0.64	0.53	0.67
Qe	=	Capacity = K*(F-Fc*Qc)	938.08	1597.02	1708.39	2725.75
DFC	=	Entry Flow/Capacity = Q/Qe	0.60	0.35	0.58	0.70

DFC of Critical Approach = 0.70

CTA Consultants Ltd.

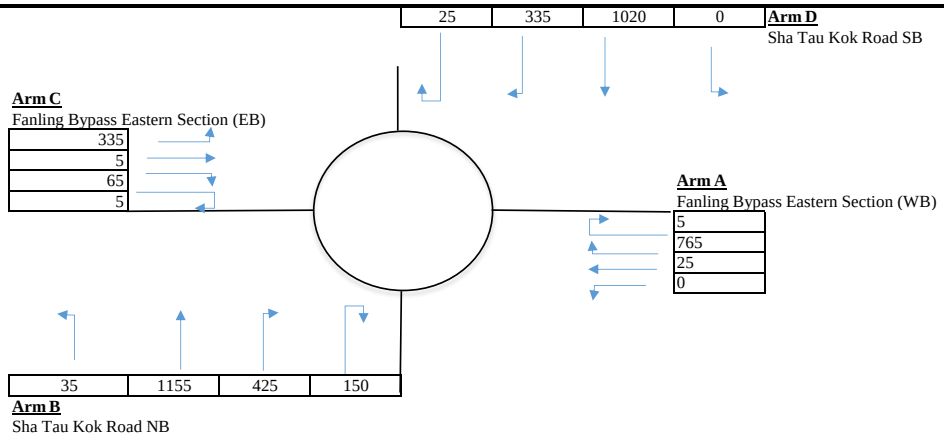
Roundabout Junction Calculation

Job No: **23044HK WNLY**

Roundabout Junction : **FJ 20 - Lung Yeuk Tau Roundabout**

Design Year : **2036 Design Traffic Flows (30% WB + 60%EB + 10% SB)**

Scenario : **AM Peak Hour**



Input Parameters			Arm A	Arm B	Arm C	Arm D
V	=	Approach half width (m)	4.5	7.3	5	7.3
E	=	Entry width (m)	8	11.8	7	10
L	=	Effective length of flare (m)	25	35	10	15
R	=	Entry radius	10	50	20	20
D	=	Inscribed circle diameter (m)	75	75	75	75
A	=	Entry angle (degree)	25	10	25	20
Q	=	Entry flow (pcu/hr)	795	1765	410	1380
Qc	=	Circulating flow across entry (pcu/hr)	1600	1160	2525	655

Output Parameters			Arm A	Arm B	Arm C	Arm D
S	=	Sharepness of flare = 1.6*(E-V)/L	0.22	0.21	0.32	0.29
K	=	1-0.00347*(A-30)-0.978*(1/R-0.05)	0.97	1.10	1.02	1.03
X_2	=	V+((E-V)/(1+2*S))	6.92	10.49	6.22	9.01
M	=	Exp((D-60)/10)	4.48	4.48	4.48	4.48
F	=	303*X_2	2095.89	3177.94	1884.51	2731.00
Td	=	1+(0.5/(1+M))	1.09	1.09	1.09	1.09
Fc	=	0.21*Td*(1+0.2*X_2)	0.55	0.71	0.51	0.64
Qe	=	Capacity = K*(F-Fc*Qc)	1183.46	2587.01	596.33	2390.50
DFC	=	Entry Flow/Capacity = Q/Qe	0.67	0.68	0.69	0.58

DFC of Critical Approach **=** **0.69**

CTA Consultants Ltd.

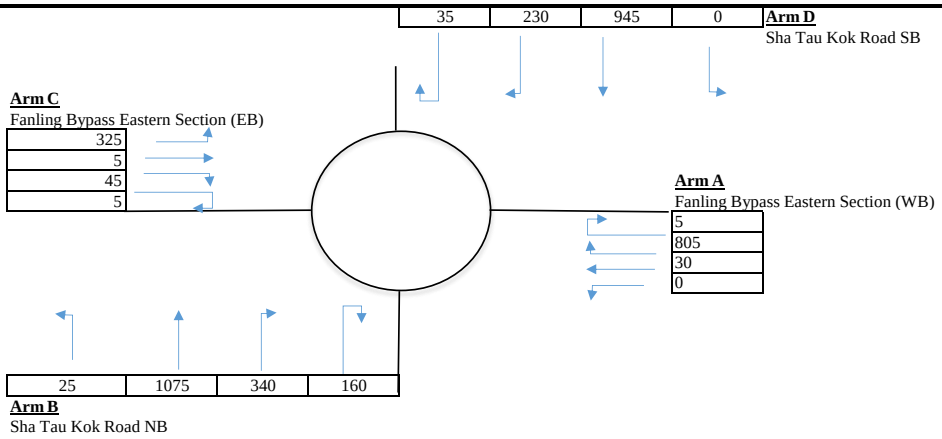
Roundabout Junction Calculation

Job No: **23044HK WNLY**

Roundabout Junction : **FJ 20 - Lung Yeuk Tau Roundabout**

Design Year : **2036 Design Traffic Flows (30% WB + 60%EB + 10% SB)**

Scenario : **PM Peak Hour**



Input Parameters			Arm A	Arm B	Arm C	Arm D
V	=	Approach half width (m)	4.5	7.3	5	7.3
E	=	Entry width (m)	8	11.8	7	10
L	=	Effective length of flare (m)	25	35	10	15
R	=	Entry radius	10	50	20	20
D	=	Inscribed circle diameter (m)	75	75	75	75
A	=	Entry angle (degree)	25	10	25	20
Q	=	Entry flow (pcu/hr)	840	1600	380	1210
Qc	=	Circulating flow across entry (pcu/hr)	1420	1110	2420	560

Output Parameters			Arm A	Arm B	Arm C	Arm D
S	=	Sharepness of flare = 1.6*(E-V)/L	0.22	0.21	0.32	0.29
K	=	1-0.00347*(A-30)-0.978*(1/R-0.05)	0.97	1.10	1.02	1.03
X_2	=	V+((E-V)/(1+2*S))	6.92	10.49	6.22	9.01
M	=	Exp((D-60)/10)	4.48	4.48	4.48	4.48
F	=	303*X_2	2095.89	3177.94	1884.51	2731.00
Td	=	1+(0.5/(1+M))	1.09	1.09	1.09	1.09
Fc	=	0.21*Td*(1+0.2*X_2)	0.55	0.71	0.51	0.64
Qe	=	Capacity = K*(F-Fc*Qc)	1278.67	2626.01	651.25	2453.63
DFC	=	Entry Flow/Capacity = Q/Qe	0.66	0.61	0.58	0.49

DFC of Critical Approach **=** **0.66**

CTA Consultants Ltd.

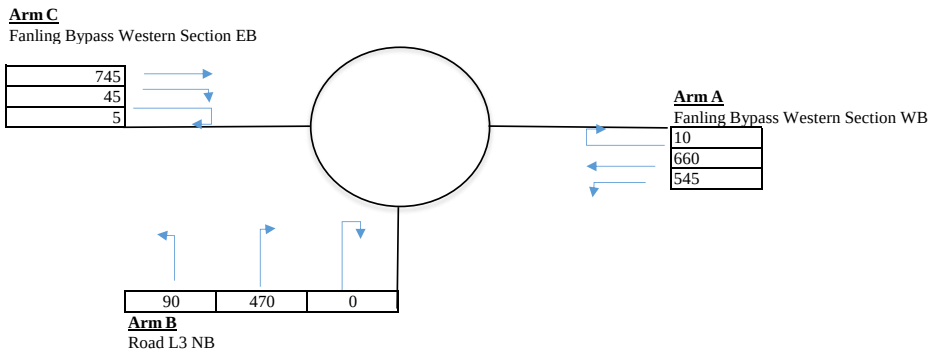
Roundabout Junction Calculation

Job No: **23044HK WNLY**

Roundabout Junction : **FJ 21 - Fanling Bypass / FLN Road L3**

Design Year : **2036 Design Traffic Flows (30% WB + 60%EB + 10% SB)**

Scenario : **AM Peak Hour**



Input Parameters			Arm A	Arm B	Arm C
V	=	Approach half width (m)	7.3	7.3	5
E	=	Entry width (m)	11	10	7
L	=	Effective length of flare (m)	20	10	25
R	=	Entry radius	60	25	50
D	=	Inscribed circle diameter (m)	40	40	40
A	=	Entry angle (degree)	8	20	15
Q	=	Entry flow (pcu/hr)	1215	560	795
Qc	=	Circulating flow across entry (pcu/hr)	50	675	480

Output Parameters			Arm A	Arm B	Arm C
S	=	Sharepness of flare = 1.6*(E-V)/L	0.30	0.43	0.13
K	=	1-0.00347*(A-30)-0.978*(1/R-0.05)	1.11	1.04	1.08
X_2	=	V+((E-V)/(1+2*S))	9.62	8.75	6.59
M	=	Exp((D-60)/10)	0.14	0.14	0.14
F	=	303*X_2	2916.11	2650.79	1997.48
Td	=	1+(0.5/(1+M))	1.44	1.44	1.44
Fc	=	0.21*Td*(1+0.2*X_2)	0.88	0.83	0.70
Qe	=	Capacity = K*(F-Fc*Qc)	3184.73	2182.31	1796.04
DFC	=	Entry Flow/Capacity = Q/Qe	0.38	0.26	0.44

DFC of Critical Approach **=** **0.44**

CTA Consultants Ltd.

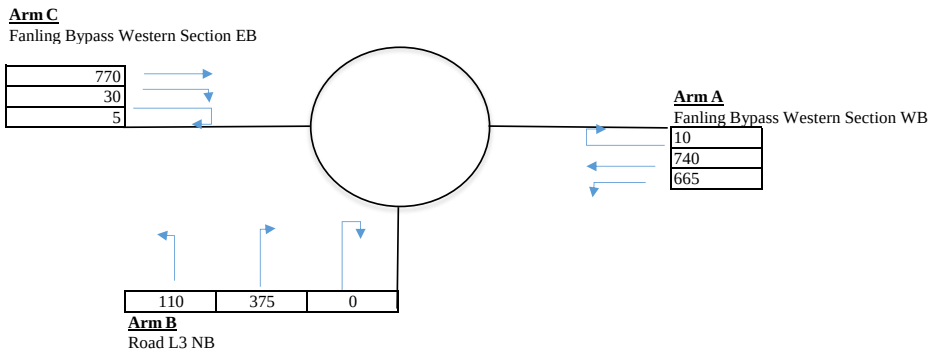
Roundabout Junction Calculation

Job No: **23044HK WNLY**

Roundabout Junction : **FJ 21 - Fanling Bypass / FLN Road L3**

Design Year : **2036 Design Traffic Flows (30% WB + 60%EB + 10% SB)**

Scenario : **PM Peak Hour**



Input Parameters			Arm A	Arm B	Arm C
V	=	Approach half width (m)	7.3	7.3	5
E	=	Entry width (m)	11	10	7
L	=	Effective length of flare (m)	20	10	25
R	=	Entry radius	60	25	50
D	=	Inscribed circle diameter (m)	40	40	40
A	=	Entry angle (degree)	8	20	15
Q	=	Entry flow (pcu/hr)	1415	485	805
Qc	=	Circulating flow across entry (pcu/hr)	35	755	385

Output Parameters			Arm A	Arm B	Arm C
S	=	Sharepness of flare = 1.6*(E-V)/L	0.30	0.43	0.13
K	=	1-0.00347*(A-30)-0.978*(1/R-0.05)	1.11	1.04	1.08
X_2	=	V+((E-V)/(1+2*S))	9.62	8.75	6.59
M	=	Exp((D-60)/10)	0.14	0.14	0.14
F	=	303*X_2	2916.11	2650.79	1997.48
Td	=	1+(0.5/(1+M))	1.44	1.44	1.44
Fc	=	0.21*Td*(1+0.2*X_2)	0.88	0.83	0.70
Qe	=	Capacity = K*(F-Fc*Qc)	3199.45	2112.81	1868.08
DFC	=	Entry Flow/Capacity = Q/Qe	0.44	0.23	0.43

DFC of Critical Approach **=** **0.44**

CTA Consultants Ltd.

TRAFFIC SIGNALS CALCULATION Job No: 23044HK WNLY **CTA Consultants Ltd.**

Junction: **FJ 25 - FLN Road L3 / FLN Road L4**

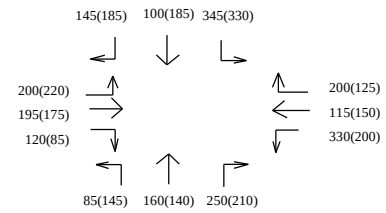
Description: **2036 Design Traffic Flows (30% WB + 60%EB + 10% SB)**

Approach	Direction	Movement notation	Phase	Stage	Width (m)	Radius (m)		Nearside 0/1	Pro. Turning (%)		Saturation Flow (pcu/hr)	Total Saturation Flow (pcu/hr)	Revised Saturation Flow (pcu/hr)		Total Revised Saturation Flow (pcu/hr)		A.M. Peak			P.M. Peak		
						Left	Right		A.M.	P.M.			A.M.	P.M.	A.M.	P.M.	Flow (pcu/hr)	y Value	Critical y	Flow (pcu/hr)	y Value	Critical y
FLN Road L3	S		1	B, C	3.5	0	15	0	100%	100%	2105	2105	1915	1915	1915	1915	145	0.076	0.076	185	0.097	0.097
FLN Road L3	S		1	C	3.5	0	0	0	0%	0%	2105	2105	2105	2105	2105	2105	100	0.048		185	0.088	
FLN Road L3	S		1	C	3.5	12	0	1	100%	100%	1965	1965	1745	1745	1745	1745	345	0.198		330	0.189	
FLN Road L4	E		2	C, D	3.3	15	0	1	100%	100%	1945	1945	1770	1770	1770	1770	200	0.113		220	0.124	
FLN Road L4	E		2	D	3.5	0	0	0	0%	0%	2105	4210	2105	2105	4055	4075	164	0.078	0.078	134	0.064	0.064
FLN Road L4	E		2	D	3.5	0	15	0	79%	68%	2105	0	1950	1970	0	0	152	0.078		126	0.064	
FLN Road L3	N		3	A	3.3	10	0	1	100%	100%	1945	1945	1690	1690	1690	1690	85	0.050		145	0.086	
FLN Road L3	N		3	A	3.3	0	20	0	25%	23%	2085	4170	2045	2050	3940	3945	213	0.104	0.104	182	0.089	0.089
FLN Road L3	N		3	A	3.3	0	15	0	100%	100%	2085	0	1895	1895	0	0	197	0.104		168	0.089	
FLN Road L4	W		4	B	3.5	0	20	0	63%	45%	2105	2105	2010	2035	2010	2035	315	0.157	0.157	275	0.135	0.135
FLN Road L4	W		8	A, B	3.5	15	0	1	100%	100%	1965	1965	1785	1785	1785	1785	330	0.185		200	0.112	

5p	E	Min. Crossing Time = 12Gm + 11FGm =23s
7p	E	Min. Crossing Time = 12Gm + 10FGm =22s
9p	E	Min. Crossing Time = 12Gm + 11FGm =23s
11p	E	Min. Crossing Time = 13Gm + 12FGm =25s

Notes:

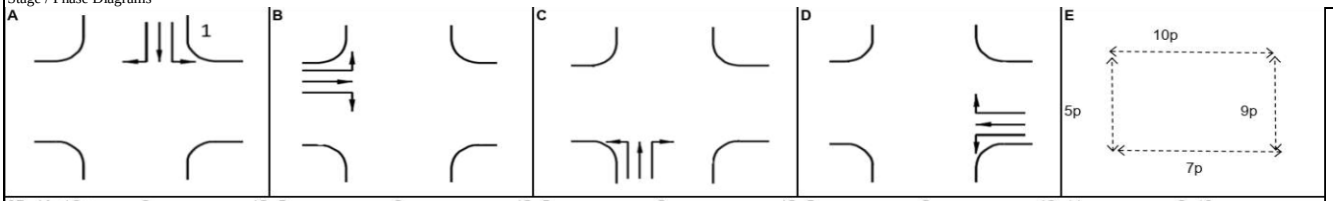
Traffic Flow (pcu / hr) AM(PM)



A.M. Check Phase	
εy	0.414
L (sec)	47
C (sec)	120
y pract.	0.548
R.C. (%)	32%

P.M. Check Phase	
εy	0.384
L (sec)	47
C (sec)	120
y pract.	0.548
R.C. (%)	42%

Stage / Phase Diagrams



3B+4A+1C+	G=	IG=5	G=	IG=5	G=	IG=5	G=	IG=11	G=12		
3B+4A+1C+2B+7p	G=	IG=5	G=	IG=5	G=	IG=5	G=	IG=11	G=12		

TRAFFIC SIGNALS CALCULATION Job No: 24044HK (WNLY) **CTA Consultants Ltd.**

Junction: **FJ 26 - FLN Road L1 /FLN Road L4**

Description: **2036 Design Traffic Flows (30% WB + 60%EB + 10% SB)**

Approach	Direction	Movement notation	Phase	Stage	Width (m)	Radius (m)		Nearside 0/1	Pro. Turning (%)		Saturation Flow (pcu/hr)	Total Saturation Flow (pcu/hr)	Revised Saturation Flow (pcu/hr)		Total Revised Saturation Flow (pcu/hr)		A.M. Peak			P.M. Peak		
						Left	Right		A.M.	P.M.			A.M.	P.M.	A.M.	P.M.	Flow (pcu/hr)	y Value	Critical y	Flow (pcu/hr)	y Value	Critical y
FLN Road L4	E		1	A	3.5	10	0	1	100%	100%	1965	4070	1710	1710	3625	3625	342	0.200	0.200	368	0.215	0.215
FLN Road L4	E		1	A	3.5	15	15	0	)% / 60	5% / 55	2105	0	1915	1915	0	0	383	0.200		412	0.215	
FLN Road L1	N		2	B	3.5	10	0	1	69%	59%	1965	4070	1780	1805	3885	3910	131	0.073	0.073	111	0.061	0.061
FLN Road L1	N		2	B	3.5	0	0	0	0%	0%	2105	0	2105	2105	0	0	154	0.073		129	0.061	
FLN Road L1	S		3	C	3.5	0	15	1	63%	61%	1965	4070	1850	1855	3810	3815	260	0.140	0.140	228	0.123	0.123
FLN Road L1	S		3	C	3.5	0	20	0	100%	100%	2105	0	1960	1960	0	0	275	0.140		242	0.123	

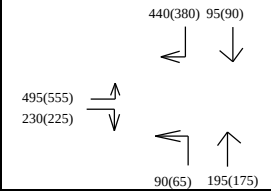
4p D Min. Crossing Time = 8Gm + 7FGm =15s

5p D Min. Crossing Time = 8Gm + 7FGm =15s

6p D Min. Crossing Time = 8Gm + 7FGm =15s

Notes:

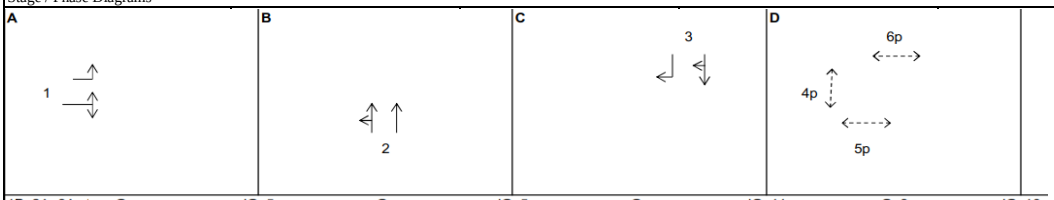
Traffic Flow (pcu / hr) AM(PM)



A.M. Check Phase	
εy	0.414
L (sec)	36
C (sec)	105
y pract.	0.591
R.C. (%)	43%

P.M. Check Phase	
εy	0.400
L (sec)	36
C (sec)	105
y pract.	0.591
R.C. (%)	48%

Stage / Phase Diagrams



1B+2A+3A+4	G=	IG=5	G=	IG=5	G=	IG=11	G=8	IG=10			
1A+2A+3A+4p	G=	IG=5	G=	IG=5	G=	IG=11	G=8	IG=10			

TRAFFIC SIGNALS CALCULATION Job No: 24044HK (WNLY) **CTA Consultants Ltd.**

Junction: **FJ 27 - FLN Road L3 / Ma Sik Road**

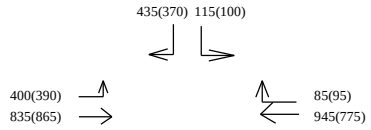
Description: **2036 Design Traffic Flows (30% WB + 60%EB + 10% SB)**

Approach	Direction	Movement notation	Phase	Stage	Width (m)	Radius (m)		Nearside 0/1	Pro. Turning (%)		Saturation Flow (pcu/hr)	Total Saturation Flow (pcu/hr)	Revised Saturation Flow (pcu/hr)		Total Revised Saturation Flow (pcu/hr)		A.M. Peak			P.M. Peak		
						Left	Right		A.M.	P.M.			A.M.	P.M.	A.M.	P.M.	Flow (pcu/hr)	y Value	Critical y	Flow (pcu/hr)	y Value	Critical y
Ma Sik Road	E		2	B	3.3	10	0	1	100%	100%	1945	1945	1690	1690	1690	1690	400	0.237	0.237	390	0.231	0.231
Ma Sik Road	E		2	B	3.3	0	0	0	0%	0%	2085	4030	2085	2085	4030	4030	432	0.207		448	0.215	
Ma Sik Road	E		2	B	3.3	0	0	1	0%	0%	1945	0	1945	1945	0	0	403	0.207		417	0.215	
Ma Sik Road	W		3	C	3.7	0	20	0	17%	22%	2120	0	2095	2085	0	0	512	0.244	0.244	431	0.207	0.207
Ma Sik Road	W		3	C	3.7	0	0	0	0%	0%	2120	4240	2120	2120	4215	4205	518	0.244		439	0.207	
FLN Road L3	S		1	A	3.7	15	20	1	3% / 57	4% / 56	1980	4100	1825	1825	3750	3750	268	0.147	0.147	229	0.125	0.125
FLN Road L3	S		1	A	3.7	0	15	0	100%	100%	2120	0	1925	1925	0	0	282	0.147		241	0.125	

4p	B,C	Min. Crossing Time = 8Gm + 5FGm =13s
5p	A	Min. Crossing Time = 5Gm + 6FGm =11s
6p	A,C	Min. Crossing Time = 5Gm + 7FGm =12s
7p	B	Min. Crossing Time = 5Gm + 8FGm =13s
8p	A,B	Min. Crossing Time = 5Gm + 7FGm =12s
9p	C	Min. Crossing Time = 5Gm + 8FGm =13s

Notes:

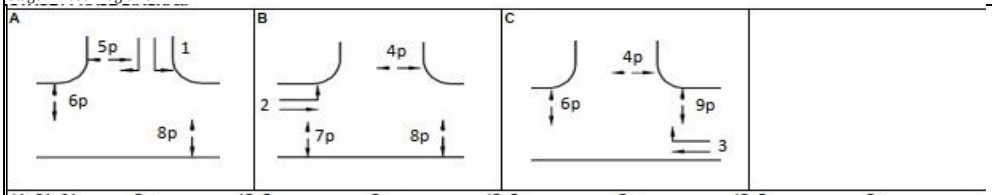
Traffic Flow (pcu / hr) AM(PM)



A.M. Check Phase	
εy	0.628
L (sec)	12
C (sec)	90
y pract.	0.780
R.C. (%)	24%

P.M. Check Phase	
εy	0.563
L (sec)	12
C (sec)	90
y pract.	0.780
R.C. (%)	39%

Stage / Phase Diagrams



1A+2A+3A	G=	IG=5	G=	IG=5	G=	IG=5	G=	
1A+2A+3B	G=	IG=5	G=	IG=5	G=	IG=5	G=	

TRAFFIC SIGNALS CALCULATION Job No: 23044HK WNLY **CTA Consultants Ltd.**

Junction: **FJ 28 - FLN Road L1 / Ma Sik Road / Fan Leng Lau Road**

Description: **2036 Design Traffic Flows (30% WB + 60%EB + 10% SB)**

Approach	Direction	Movement notation	Phase	Stage	Width (m)	Radius (m)		Nearside 0/1	Pro. Turning (%)		Saturation Flow (pcu/hr)	Total Saturation Flow (pcu/hr)	Revised Saturation Flow (pcu/hr)		Total Revised Saturation Flow (pcu/hr)		A.M. Peak			P.M. Peak		
						Left	Right		A.M.	P.M.			A.M.	P.M.	A.M.	P.M.	Flow (pcu/hr)	y Value	Critical y	Flow (pcu/hr)	y Value	Critical y
Ma Sik Road	E		1	C	3.3	10	0	1	100%	100%	1940	1940	1685	1685	1685	1685	225	0.134	0.134	270	0.160	0.160
Ma Sik Road	E		1	C	3.3	0	0	0	0%	0%	2080	6240	2080	2080	6120	6105	246	0.118		238	0.115	
Ma Sik Road	E		1	C	3.3	0	0	0	0%	0%	2080	0	2080	2080	0	0	246	0.118		238	0.115	
Ma Sik Road	E		1	C	3.3	0	20	0	82%	92%	2080	0	1960	1945	0	0	232	0.118		223	0.115	
Ma Sik Road	W		3	A	3.5	15	0	0	5%	6%	2105	4210	2095	2095	4130	4115	195	0.093	0.093	181	0.086	0.086
Ma Sik Road	W		3	A	3.5	0	20	0	47%	54%	2105	0	2035	2020	0	0	190	0.093		174	0.086	
Fan Leng Lau Road	N		2	D	3.5	15	0	1	100%	100%	1965	4070	1785	1785	3745	3745	229	0.128	0.128	200	0.112	0.112
Fan Leng Lau Road	N		2	D	3.5	20	0	0	100%	100%	2105	0	1960	1960	0	0	251	0.128		220	0.112	
Fan Leng Lau Road	N		2	D	3.5	0	15	0	9%	7%	2105	2105	2085	2090	2085	2090	115	0.055		145	0.069	
FLN Road L1	S		4	B	3.7	0	15	0	100%	100%	2120	0	1925	1925	0	0	231	0.120	0.120	192	0.100	0.100
FLN Road L1	S		4	B	3.7	15	20	0	1% / 14	2% / 7%	2120	4240	2035	2045	3960	3970	244	0.120		203	0.099	

5p E Min. Crossing Time = 13Gm + 10FGm =23s

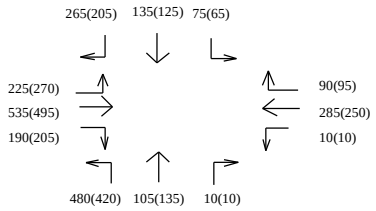
6p E Min. Crossing Time = 16Gm + 13FGm =29s

7p E Min. Crossing Time = 12Gm + 10FGm =22s

8p E Min. Crossing Time = 10Gm + 9FGm =19s

Notes:

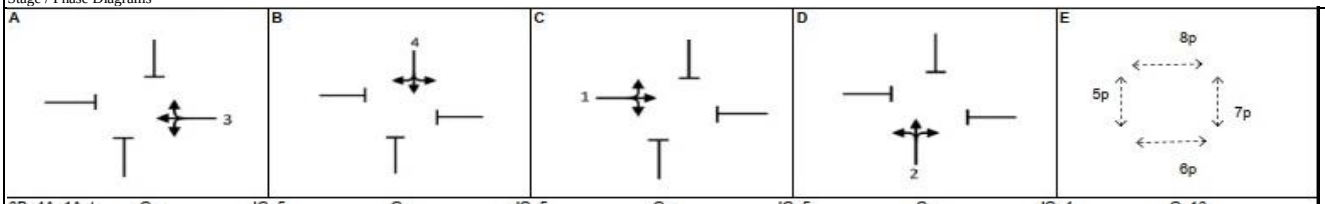
Traffic Flow (pcu / hr) AM(PM)



A.M. Check Phase	
εy	0.475
L (sec)	47
C (sec)	120
y pract.	0.548
R.C. (%)	15%

P.M. Check Phase	
εy	0.458
L (sec)	47
C (sec)	120
y pract.	0.548
R.C. (%)	19%

Stage / Phase Diagrams



3B+4A+1A+	G=	IG=5	G=	IG=5	G=	IG=5	G=	IG=4	G=16
3A+4B+1A+2B+8p	G=	IG=5	G=	IG=5	G=	IG=5	G=	IG=4	G=16

TRAFFIC SIGNALS CALCULATION | Job No: 23044HK WNLY | **CTA Consultants Ltd.**

Junction: **FJ 29 - FLN Road L1 / Ma Sik Road / Wo Tai Street**

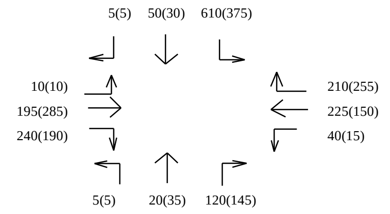
Description: **2036 Design Traffic Flows (30% WB + 60%EB + 10% SB)**

Approach	Direction	Movement notation	Phase	Stage	Width (m)	Radius (m) Left	Radius (m) Right	Nearside 0/1	Pro. Turning (%) A.M.	Pro. Turning (%) P.M.	Saturation Flow (pcu/hr)	Total Saturation Flow (pcu/hr)	Revised Saturation Flow (pcu/hr) A.M.	Revised Saturation Flow (pcu/hr) P.M.	Total Revised Saturation Flow (pcu/hr) A.M.	Total Revised Saturation Flow (pcu/hr) P.M.	A.M. Peak Flow (pcu/hr)	A.M. Peak y Value	A.M. Peak Critical y	P.M. Peak Flow (pcu/hr)	P.M. Peak y Value	P.M. Peak Critical y
Ma Sik Road	E		2	B	3.5	12	0	1	5%	4%	1965	4070	1955	1955	3915	3945	205	0.105	0.122	240	0.123	0.123
Ma Sik Road	E		2	B	3.5	0	20	0	100%	78%	2105	0	1960	1990	0	0	240	0.122		245	0.123	
Ma Sik Road	W		4	D	3.5	15	0	1	17%	9%	1965	4070	2080	2070	4005	3995	235	0.113	0.125	165	0.080	0.132
Ma Sik Road	W		4	D	3.5	0	20	0	87%	100%	2105	0	1925	1925	0	0	240	0.125		255	0.132	
Wo Tai Street	N		3	C	4.0	15	0	1	20%	13%	2015	2015	1975	1990	1975	1990	25	0.013		40	0.020	
Wo Tai Street	N		3	C	4.0	0	20	0	100%	100%	2155	2155	2005	2005	2005	2005	120	0.060		145	0.072	0.072
FLN Road L1	S		4	D	3.5	12	0	1	100%	100%	1965	4070	1745	1745	3685	3685	315	0.180	0.180	194	0.111	0.111
FLN Road L1	S		4	D	3.5	15	25	0	34% / 1	34% / 2	2105	0	1940	1940	0	0	350	0.180		216	0.111	

5p	B, C, D	Min. Crossing Time = 5Gm + 8FGm =13s
6p	A	Min. Crossing Time = 5Gm + 8FGm =13s
7p	A, C, D	Min. Crossing Time = 5Gm + 8FGm =13s
8p	B	Min. Crossing Time = 5Gm + 8FGm =13s
9p	A, B, D	Min. Crossing Time = 5Gm + 8FGm =13s
10p	C	Min. Crossing Time = 5Gm + 8FGm =13s
11p	A, B, C	Min. Crossing Time = 5Gm + 8FGm =13s
12p	D	Min. Crossing Time = 5Gm + 8FGm =13s

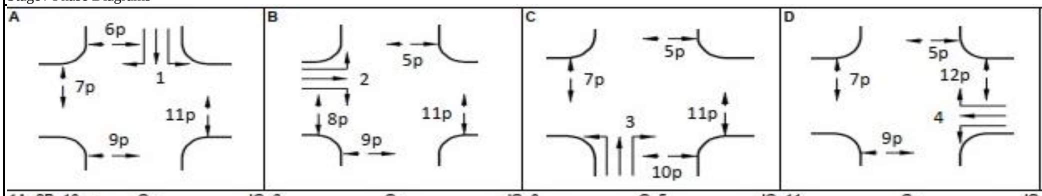
Notes:

Traffic Flow (pcu / hr) AM(PM)



A.M. Check Phase		P.M. Check Phase	
εy	0.428	εy	0.439
L (sec)	32	L (sec)	18
C (sec)	113	C (sec)	108
y pract.	0.645	y pract.	0.750
R.C. (%)	51%	R.C. (%)	71%

Stage / Phase Diagrams



1A+2B+10p+	G=	IG=6	G=	IG=8	G=5	IG=11	G=	IG=5
1B+2B+3B+4B	G=	IG=6	G=	IG=5	G=	IG=6	G=	IG=5

TRAFFIC SIGNALS CALCULATION Job No: 23044HK WNLY **CTA Consultants Ltd.**

Junction: **FJ 55 - Ma Sik Road / Tin Ping Road**

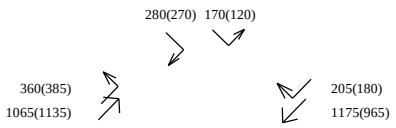
Description: **2036 Design Traffic Flows (30% WB + 60%EB + 10% SB)**

Approach	Direction	Movement notation	Phase	Stage	Width (m)	Radius (m) Left	Radius (m) Right	Nearside 0/1	Pro. Turning (%) A.M.	Pro. Turning (%) P.M.	Saturation Flow (pcu/hr)	Total Saturation Flow (pcu/hr)	Revised Saturation Flow (pcu/hr) A.M.	Revised Saturation Flow (pcu/hr) P.M.	Total Revised Saturation Flow (pcu/hr) A.M.	Total Revised Saturation Flow (pcu/hr) P.M.	A.M. Peak Flow (pcu/hr)	A.M. Peak y Value	A.M. Peak Critical y	P.M. Peak Flow (pcu/hr)	P.M. Peak y Value	P.M. Peak Critical y
Ma Sik Road	NE		1	A, B	3.7	10	0	1	55%	55%	1980	4100	1830	1830	3950	3950	660	0.361	0.361	704	0.385	0.385
Ma Sik Road	NE		1	A, B	3.7	0	0	0	0%	0%	2120	0	2120	2120	0	0	765	0.361		816	0.385	
Tin Ping Road	SE		2	D	3.7	0	20	0	100%	100%	2120	2120	1970	1970	1970	1970	280	0.142	0.142	270	0.137	0.137
Ma Sik Road	SW		3	B, C	3.7	0	0	1	0%	0%	1980	0	1980	1980	0	0	567	0.287		466	0.235	
Ma Sik Road	SW		3	B, C	3.7	0	0	0	0%	0%	2120	4100	2120	2120	4100	4100	608	0.287		499	0.235	
Ma Sik Road	SW		10	C	3.5	0	15	0	100%	100%	2105	2105	1915	1915	1915	1915	205	0.107	0.107	180	0.094	0.094

4p	A	Min. Crossing Time = 5Gm + 7FGm =12s
5p	C, D	Min. Crossing Time = 5Gm + 7FGm =12s
6p	A, D	Min. Crossing Time = 5Gm + 7FGm =12s
7p	C, D	Min. Crossing Time = 5Gm + 8FGm =13s
8p	D	Min. Crossing Time = 5Gm + 7FGm =12s
9p	A, B, C	Min. Crossing Time = 5Gm + 7FGm =12s

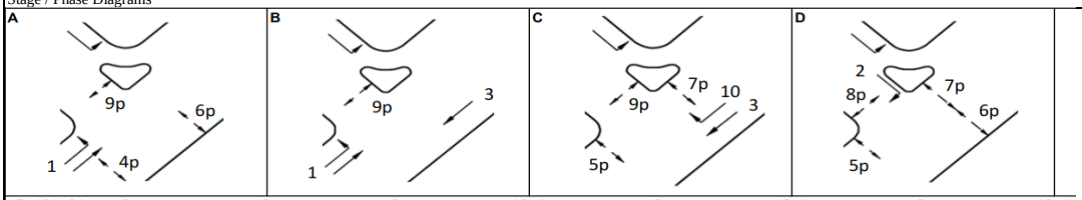
Notes:

Traffic Flow (pcu / hr) AM(PM)



A.M. Check Phase		P.M. Check Phase	
εy	0.610	εy	0.616
L (sec)	12	L (sec)	12
C (sec)	116	C (sec)	116
y pract.	0.807	y pract.	0.807
R.C. (%)	32%	R.C. (%)	31%

Stage / Phase Diagrams



1B+10A+2A	G=	IG=	G=	IG=5	G=	IG=5	G=	IG=5
1A+10A+2A	G=	IG=	G=	IG=5	G=	IG=5	G=	IG=5

TOWNLAND CONSULTANTS LTD.
URBAN AND REGIONAL PLANNING, DEVELOPMENT CONSULTANCY, MASTER PLANNING, URBAN DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, PROJECT MANAGEMENT AND SOCIAL DEVELOPMENT

Reference WNLYFN/AGNES/08 By HAND & EMAIL
Date 18 November 2024

The Secretary, Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road, North Point, HONG KONG

Dear Sir / Madam,

Section 16 Planning Application
The Town Planning Ordinance (Chapter 131)

Proposed Minor Relaxation of Maximum Building Height and Plot Ratio Restrictions for Permitted Composite Residential Development at Wu Nga Lok Yeung, Fanling, New Territories
-
Minor Relaxation of Permitted Building Height Approved under TPB No. A/FLN/30 to Facilitate Adoption of Modular Integrated Construction (TPB Ref: A/FLN/32)
(FSSTL 182 S.A, Lot Nos. 2020 S.A and 2021 S.B in D.D. 51 and Adjoining Government Land) [New Lot to be known as FSSTL No. 297]

We write regarding the captioned Planning Application submitted to the Town Planning Board ("**TPB**") on 16 August 2024.

Further comments from Planning Department was received on 13 November 2024. Please find attached in ***Attachment 1*** the Responses-to-Comments ("**R-to-C**") table providing our consolidated and comprehensive response for your information. As demonstrated, this S16 Planning Application for minor relaxation of permitted building height by 4.14m for adopting Modular Integrated Construction (MiC) under JPN No. 8 on the basis of the already approved General Building Plan for the Permitted Composite Residential Development is well justified and warrants favourable consideration by the TPB.

Please note that these responses are consolidated justifications and minor clarifications only, and there are no changes to the S16 Planning Application. Since this Application is only for minor relaxation of building height to facilitate the MiC approach which is in line with the Government's initiatives in promoting the MiC and the Applicant endeavours to take the opportunity to implement such innovative technology in expediting the construction process and housing delivery as early as possible in addressing the acute housing needs of the community, we kindly request the TPB consider the Application at the earliest TPB meeting.

城市規劃顧問

MAIN HONG KONG OFFICE :
2801, 28th Floor, 148 Electric Road, North Point, Hong Kong
Telephone : (852) 2521 2911 Facsimile : (852) 2521 6631
E-mail address : tcltd@townland.com Website : www.townland.com

CHINA OFFICE :
Room 1111, Building 1, Yagang Industry and Trade Building, No.18 Fuan Avenue, Hehua Community, Pinghu Street, Longgang District, Shenzhen, PRC. Postal Code 518111
Telephone : (86) 181 2417 9366
E-mail address : tcltd@townland.com

INDIA OFFICE :
Coworking Space Ministry of New, 3rd Floor, Kitab Mahal, 192 Dr Dadabhai Naoroji Road, Azad Maidan, Fort, Mumbai, India
Telephone : (91) 9819919804
E-mail address : tcpl@townland.com

INDONESIA OFFICE :
Gedung Menara Anugrah, Lantai 21
Kantor Taman E.3.3, Jl. DR. Ide Anak Agung Gde Agung Lot.8.6-8.7
Kawasan Mega Kuningan, Jakarta Selatan 12950, Indonesia
Telephone : (62 21) 2941 0621
E-mail address : tcljkt@townland.com

ASSOCIATED COMPANIES :
TOWNLAND CONSULTANTS (INTERNATIONAL) LIMITED (International)
TOWNLAND CONSULTANTS (SHENZHEN) LIMITED (China)
TOWNLAND CONSULTANTS PVT. LIMITED (India)
PT TOWNLAND INTERNATIONAL (Indonesia)
HOWARD & SEDDON PARTNERSHIP (United Kingdom)

ISO 9001: 2015
Certificate No.: CC844

TOWNLAND

Reference WNLYFN/AGNES/08
Date 18 November 2024

The Secretary, Town Planning Board
c/o Planning Department

Should there be any queries, please do not hesitate to contact Ms Agnes Leung or the undersigned.

Yours faithfully,
FOR AND ON BEHALF OF
TOWNLAND CONSULTANTS LIMITED

Vincent Lau
Associate Director

Vin/AGNES/yv

Enc

cc Client / Team
Mr. TO Yuen Gwun, Adrian STP/ FSSDPO
Ms. LEE Wing Sum, Winsome TP/ FSSDPO

PROPOSED MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT AND PLOT RATIO RESTRICTIONS FOR PERMITTED COMPOSITE RESIDENTIAL DEVELOPMENT AT WU NGA LOK YEUNG, FANLING, NEW TERRITORIES

-

MINOR RELAXATION OF PERMITTED BUILDING HEIGHT APPROVED UNDER TPB NO. A/FLN/30 TO FACILITATE ADOPTION OF MODULAR INTEGRATED CONSTRUCTION (TPB REF: A/FLN/32)

Comments/ Suggestions		**Applicant's Responses**
A.	**Comments received from District Planning Office of Planning Department on 13.11.2024 (Contact Person: Ms Winsome Lee (Tel.: 3168 4044):**	
1.	Please consolidate the information regarding the development proposal with elaborations on the planning and design merits and mitigation measures to be provided to support the minor relaxation of PR and BH, such as building separation, building setback, provision of greenery features/tree planting, and how the NBA incorporated in the proposed development etc.	As previously indicated, there is no increase to the approved Plot Ratio of 7.2 (of which 6.0 is domestic) per se – vis-à-vis CEDD's approved S16 for the Fanling North New Development Area under TPB No. A/FLN/30 - is proposed under this S16 Planning Application. In fact, Land Grant Clauses have been formulated and relevant General Building Plan (GBP) has already been approved on the basis of the approved Plot Ratio of 7.2. This S16 Planning Application is solely a response to current Government's initiative in promoting green and innovative buildings and adopting MiC, seeking for a minor relaxation of the BH from 140mPD to 144.14mPD (approx. +4.14m or +2.96% increase from 140mPD approved under TPB No. A/FLN/30) to facilitate MiC adoption, amongst others, accommodating the thicker slabs needed by MiC. This S16 Planning Application is well justified on the following grounds: In Line with Government Policy and Desirable Precedent for MiC Adoption This S16 Planning Application is fully in line with Government's policy initiative and JPN No. 8 in actively promoting and encouraging the adoption of MiC in the construction industry. Given the MiC approach will manufacture the freestanding volumetric modules and complete with finishes, fixtures, and fittings offsite and the modules are then transported to the construction site for assembly, the approach would significantly uplift the quality control, enhance construction site safety, expedite the construction process, minimise the disturbance and nuisance to the area and reduce waste. To this end, the early approval of this Application will enable the adoption of MiC to accelerate the speed of construction for timely delivery of residential flats in addressing the prevailing acute housing needs of the community. It is considered that the Proposed Development will contribute notable positive impacts to housing sector and the public. It should be noted that Approved GBPs by the Building Authority has already been secured. In this regard, timely approval of this Application in view of the inherent need of the construction method will provide a clear message of supporting the MiC technically for the benefit of the industry and the public at large as aforementioned, or there is lack of incentives for

PROPOSED MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT AND PLOT RATIO RESTRICTIONS FOR PERMITTED COMPOSITE RESIDENTIAL DEVELOPMENT AT WU NGA LOK YEUNG, FANLING, NEW TERRITORIES

-

MINOR RELAXATION OF PERMITTED BUILDING HEIGHT APPROVED UNDER TPB NO. A/FLN/30 TO FACILITATE ADOPTION OF MODULAR INTEGRATED CONSTRUCTION (TPB REF: A/FLN/32)

Comments/ Suggestions		Applicant's Responses
		the industry to adopt such. It will set a desirable precedent for a wider adoption of MiC approach in future new developments. In Line with Statutory Planning Intention and No Increase in Permitted Development Intensity The Proposed Development is fully in line with the Statutory Planning Intention of the "R(A)" zone primarily for high-density residential developments and where commercial uses are always permitted on the lowest two floors of a building excluding basements. Furthermore, the Proposed Development is fully compatible with the surrounding high-density residential area. There is in increase in development intensity as approved under TPB No. A/FLN/30. Incorporation and Preservation of Non-Building Area within the Permitted Composite Residential Development As the fundamental design principle for this case, the Proposed Development has maintained the Non-Building Area ("**NBA**") as designated on the Application Site on the Approved OZP. The Proposed Development preserves the prominent breezeway in a northeast-southwest direction that allows the diversion and penetration of prevailing annual wind from the eastern quadrant, as well as the prevailing summer wind from the south-western quadrant through NBA on the Site to the wider Fanling area, as identified in the "Expert Evaluation on Air Ventilation Assessment" done by the Government in respect to this planning scheme area. In addition to facilitating wind penetration to the Fanling Area, the Proposed Development will incorporate suitable landscape greenery with a seamless and well-crafted design for the public enjoyment that is also aesthetically pleasing. As previously indicated, not less than 20% overall site coverage of greenery will be provided in accordance with Sustainable Building Design Guidelines ("**SBDG**") (PNAP APP-152). A refined Conceptual Landscape Proposal is provided in ***Attachment 2*** for reference. The Applicant will further review the landscape design during the detailed design stage to incorporate further greenery where practical. Maintaining the Stepped Building Height Profile The minor increase in BH is also considered compatible with the surrounding developments without compromising the original planning and urban design principles of Fanling North NDA and continues to respect the intended stepped building height profile of the area, stepping down from

PROPOSED MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT AND PLOT RATIO RESTRICTIONS FOR PERMITTED COMPOSITE RESIDENTIAL DEVELOPMENT AT WU NGA LOK YEUNG, FANLING, NEW TERRITORIES

-

MINOR RELAXATION OF PERMITTED BUILDING HEIGHT APPROVED UNDER TPB NO. A/FLN/30 TO FACILITATE ADOPTION OF MODULAR INTEGRATED CONSTRUCTION (TPB REF: A/FLN/32)

Comments/ Suggestions		Applicant's Responses
		district nodes towards the periphery and riverside to allow better integration with the adjacent rural setting as well as maintain the height variations within the area (***Figure 5.1 of the Supplementary Planning Statement*** refers). <u>Promotion of Environmental Sustainability and Maximising Greening Opportunities</u> Prioritising Sustainable and Quality Living Environment is one of the design concepts for the Permitted Composite Residential Development. As demonstrated in ***Attachment 2*****,** various planning and urban design elements have been incorporated into the planning and design of the Proposed Development, including integration of multi-level greenery with hard and soft landscaped areas and spaces at G/F and residents' recreational facilities at 2/F and 3/F podium to enhance the overall environment, promote sustainability, and foster a sense of community. Design of private open spaces will be welcoming and inviting so as to encourage movement of pedestrians along safe and attractive corridors and provide comfort and enjoyment to users. In addition, to improve the environmental quality of the urban space, in particular at the pedestrian level and to mitigate heat island effect. The Proposed Development also prioritising pedestrian connectivity through the Site at G/F through the Landscaped Areas and NBA and through thoughtful retail planning of the podium retail spaces to ensure seamless pedestrian circulation so that residents and visitors to the retail podium can move easily and comfortably across the site. During detailed retail planning design, thoughtful retail planning will incorporate wide, inviting entrances that lead directly from pedestrian pathways. Private car parking provision will be provided in accordance with HKPSG recommendations below grade to maximise the areas at G/F for pedestrians and greenery opportunities. This would also avoid additional bulk as a result of carparking should it be provided above grade. The space and greenery opportunities at pedestrian level may be compromised somehow unavoidably. Private Open Space of not less than 1m^2 per person (About 6,440m^2) will be provided at the Application Site for resident's enjoyment according to Hong Kong Planning Standards and Guidelines.

PROPOSED MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT AND PLOT RATIO RESTRICTIONS FOR PERMITTED COMPOSITE RESIDENTIAL DEVELOPMENT AT WU NGA LOK YEUNG, FANLING, NEW TERRITORIES

-

MINOR RELAXATION OF PERMITTED BUILDING HEIGHT APPROVED UNDER TPB NO. A/FLN/30 TO FACILITATE ADOPTION OF MODULAR INTEGRATED CONSTRUCTION (TPB REF: A/FLN/32)

Comments/ Suggestions		Applicant's Responses
		Energy-efficient building design will be considered during detailed design where applicable, such as the integration of energy-saving technologies, the careful selection of building materials, and the application of passive design strategies to optimize energy consumption and reduce the overall carbon footprint of the development. The Proposed Development will comply with SBDG, including building separation, building setback and site coverage of greenery (SCG) requirements (not less than 20% overall site coverage of greenery). As demonstrated, the Proposed Development with notable planning and design merits in addition to the benefits brought on by the adoption of MiC has reflected the Applicant's endeavours to create a vibrant community that foster both environmental sustainability and a high quality of life for residents.
2.	Please elaborate the mitigation measures to be provided in order to address any potential visual and air ventilation impacts. Please confirm if there is building setback and building separation to be provided in accordance with the Sustainable Building Guidelines/Hong Kong Planning Standards and Guidelines and indicate on the relevant plans (if any).	As demonstrated in the VA in support of this S16 Planning Application, when compared with the Approved Scheme, the Proposed Scheme with an increased BH as result of the adoption of MiC (increase in BH from 140mPD to 144.14mPD (+2.96% increase)) would not result any significant or adverse visual impact from the public viewpoints. The minor increase in BH is marginal and would not result in degradation to the visual quality and character of the high-density residential neighbourhood. The Proposed Development is considered compatible with the surrounding high-rise residential developments in terms of scale, height and character. Furthermore, the Applicant has strong intentions to enhance the visual interest of the Permitted Composite Residential Development by incorporating multi-level and vertical greenery, which help soften the building bulk, harmonise with its surroundings and integrate with the setting of Ng Tung River. The Proposed Development maintains the NBA stipulated on the Application Site on the Approved OZP which continues to allow the diversion and penetration of the prevailing annual wind from the eastern quadrant and the prevailing summer wind from the south-western quadrant through the NBA as the breezeway that facilitate the airflow to the wider Fanling area. This NBA also offers a visual connection through the Application Site promoting a sense of openness and transparency. The Applicant has strong intention to incorporate via the NBA and strives to maximise the opportunities to enhance air ventilation on the Application

PROPOSED MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT AND PLOT RATIO RESTRICTIONS FOR PERMITTED COMPOSITE RESIDENTIAL DEVELOPMENT AT WU NGA LOK YEUNG, FANLING, NEW TERRITORIES

-

MINOR RELAXATION OF PERMITTED BUILDING HEIGHT APPROVED UNDER TPB NO. A/FLN/30 TO FACILITATE ADOPTION OF MODULAR INTEGRATED CONSTRUCTION (TPB REF: A/FLN/32)

Comments/ Suggestions		Applicant's Responses
		Site as far as possible. The minor increase in BH is unlikely to result in any adverse air ventilation impacts. As indicated in our response in A(1), the building separation, building setback and site coverage of greenery (SCG) of the Permitted Residential Development will duly comply with SBDG requirements, which are also reflected in the approved General Building Plans.
3.	The justifications for the increase in flat number and change in average flat size, compared with the last approved application No. A/FLN/30.	It is understood that assumptions were made by the Government in the review of the development capacity of FLN NDA, including the Application Site with a view to enhancing development intensity. In this regard, the BH and PR restrictions imposed on the Application Site were relaxed under the Approved TPB No. A/FLN/30. A Plot Ratio of 7.2 (of which 6.0 is domestic) was approved for the Application Site. Under Government's NENT NDA Study and subsequent Planning and Engineering Review in 2014 and 2021, an average Flat Size of 70sqm (with 2.7 persons per flat) was assumed, resulting to an assumed flat production of 1,240. It is noted that this notional scheme in the indicative layout plan and its assumptions under TPB No. A/FLN/30 are prepared for technical assessment purposes in an area context and are subject to change at detailed design stage. Recognizing the urgent demand for housing and evolving market trends, the Applicant has undertaken comprehensive internal assessments to align the development with both current needs and future residential expectations. As a result of these analyses, the Applicant proposes an average flat size of approx. 38.76sqm resulting to approx. 2,300 units under the Proposed Development. General Building Plans ("**GBP**") Approval (latest Amendment 1) has already been sought on 25 July 2024, of which the development is approved for the development of about 2,300 flats. There is no increase to the approved Plot Ratio of 7.2 (of which 6.0 is domestic) is proposed under this S16 Planning Application. Moreover, no requirement in relation to the flat number and flat size are stipulated in the Land Grant requirements. It is also noted that the Site is zoned "Residential (Group A)1" on the prevailing Outline Zoning Plan and there is no statutory requirement on the flat number and flat size under the planning framework. Given these, a composite development can in fact be readily implemented, whilst this Application is indeed the Applicant's endeavour and incentive to adopt MiC without compromising the living quality of future residents.

PROPOSED MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT AND PLOT RATIO RESTRICTIONS FOR PERMITTED COMPOSITE RESIDENTIAL DEVELOPMENT AT WU NGA LOK YEUNG, FANLING, NEW TERRITORIES

-

MINOR RELAXATION OF PERMITTED BUILDING HEIGHT APPROVED UNDER TPB NO. A/FLN/30 TO FACILITATE ADOPTION OF MODULAR INTEGRATED CONSTRUCTION (TPB REF: A/FLN/32)

Comments/ Suggestions		Applicant's Responses
		This S16 Planning Application has demonstrated that the Permitted Composite Residential Development providing approx. 2,300 flats will not result in any adverse traffic and infrastructural impacts (Our Letters under Ref: WNLYFN/AGNES/03 and 07 refers).
4.	Please confirm whether the reason (ii) below is correct: The proposed increase of flat number from about 1,024 flats to about 2,300 flats is due to:	
(i)	a reduction in average flat size from 70 sqm to 40 sqm; and	Please refer to response to point 3 above.
(ii)	a 10% increase of MiC floor area (i.e. 86,592 sqm x 10%) which can be exempted according to JPN No. 8.	Please note that the adoption of MiC may involve repetitive double walls between MiC modules, thicker enclosure walls to cater for rigging and hoisting during transportation and assembly on site, as well as lengthened common corridors and internal doorways due to the double or thickened MiC walls, larger core structure, etc. Per JPN No. 08, GFA concessions may be granted under the Buildings Ordinance to facilitate the adoption of MIC and associated floor area that may be needed in MiC under the Building Regime. Under this S16 Planning Application, there is no change to the permitted Domestic GFA (Domestic PR of 6.0) approved under TPB No. A/FLN/30. Possible GFA exemptions / concessions allowable under BO which are predominantly to compensate for floor area required for the adoption of MiC is excluded from the calculation of the Accountable Domestic GFA of not more than 86,592m^2 (per Domestic PR of 6.0) and will be subject to approval by relevant Authorities during detailed design stage.

Date: 18 November 2024
File Ref: WNLYFN

Attachment 2

REFINED CONCEPTUAL LANDSCAPE PROPOSAL

N

EVA/DRIVEWAY

11.15 mPD

EVA/DRIVEWAY

11.15 mPD

RETAIL

ATRIUM

NON BUILDING AREA

RAMP DN

ATRIUM

RETAIL

PLANNED ROAD L1

Y

11.15 mPD

Z

RUN-IN/OUT CONNECTING TO PLANNED ROAD L1

X

DROP-OFF AREA

11.5

11.0

馬適路

MA SIK ROAD

LEGEND

- SITE BOUNDARY
- RETAIL
- LANDSCAPE AREA - LAWN
- HARD-PAVED AREA
- RESIDENTIAL LIFT / CIRCULATION CORE
- TREE
- SHRUB

PROPOSED MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT AND PLOT RATIO RESTRICTIONS FOR PERMITTED COMPOSITE RESIDENTIAL DEVELOPMENT AT WU NGA LOK YEUNG, FANLING, NEW TERRITORIES

MINOR RELAXATION OF PERMITTED BUILDING HEIGHT APPROVED UNDER TPB NO. A/FLN/30 TO FACILITATE ADOPTION OF MODULAR INTEGRATED CONSTRUCTION

Proposed Scheme - GF Plan

30-07-2024 (Indicative only)

1:600 (A3)

LWK +PARTNERS

N

E&M

CLUBHOUSE

ATRIUM BELOW

LANDSCAPE AREA

E&M

ATRIUM BELOW

CLUBHOUSE

LANDSCAPE AREA

Y

Z

X

PLANNED ROAD L1

馬適路

MA SIK ROAD

11.5

11.0

Cycling Track

LEGEND

- SITE BOUNDARY
- RESIDENT'S CLUBHOUSE
- LANDSCAPE AREA - LAWN
- HARD-PAVED AREA
- E&M
- RESIDENTIAL LIFT / CIRCULATION CORE
- SHRUB

PROPOSED MINOR RELAXATION OF BUILDING MAXIMUM HEIGHT AND PLOT RATIO RESTRICTIONS FOR PERMITTED COMPOSITE RESIDENTIAL DEVELOPMENT AT WU NGA LOK YEUNG, FANLING, NEW TERRITORIES

MINOR RELAXATION OF PERMITTED BUILDING HEIGHT APPROVED UNDER TPB NO. A/FLN/30 TO FACILITATE ADOPTION OF MODULAR INTEGRATED CONSTRUCTION

Proposed Scheme - 2F Plan

30-07-2024 (Indicative only)

1:600 (A3)

LWK + PARTNERS

N

LANDSCAPE AREA

TOWER 3 LIFT LOBBY

E&M

CLUBHOUSE

E&M

TOWER 5 LIFT LOBBY

TOWER 1 LIFT LOBBY

E&M

LANDSCAPE AREA

LANDSCAPE AREA

ATRIUM BELOW

CLUBHOUSE

LANDSCAPE AREA

TOWER 2 LIFT LOBBY

E&M

PLANNED ROAD L1

Y

Z

X

11.5

11.0

MA SIK ROAD

馬適路

LEGEND

- SITE BOUNDARY
- RESIDENTIAL LIFT / CIRCULATION CORE
- RESIDENT'S CLUBHOUSE
- LANDSCAPE AREA - LAWN
- HARD-PAVED AREA
- E&M
- RESIDENTIAL
- SHRUB

PROPOSED MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT AND PLOT RATIO RESTRICTIONS FOR PERMITTED COMPOSITE RESIDENTIAL DEVELOPMENT AT WU NGA LOK YEUNG, FANLING, NEW TERRITORIES

MINOR RELAXATION OF PERMITTED BUILDING HEIGHT APPROVED UNDER TPB NO. A/FLN/30 TO FACILITATE ADOPTION OF MODULAR INTEGRATED CONSTRUCTION

Proposed Scheme - 3F Plan

30-07-2024 (Indicative only)

1:600 (A3)

LWK +PARTNERS

Previous Applications involving the Site

Approved Applications

	Application No.	Proposed Use(s) / Development(s)	Zoning	Date of Consideration (RNTPC)
1.	A/FSS/31	Low-Density Residential Development	"GB"	22.5.1992
2.	A/FSS/52	Low-Density Residential Development	"GB"	20.5.1994
3.	A/FLN/30	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	"R(A)1"	23.9.2022

Rejected Applications

	Application No.	Proposed Use(s) / Development(s)	Zoning	Date of Consideration (RNTPC)	Rejection Reasons
1.	A/FSS/12	Residential Development	"GB"	12.1.1990	(1) to (4)
2.	A/FSS/19	Residential Development	"GB"	21.9.1990	(1) & (3)
3.	A/FSS/25	Low-density Residential Development	"GB"	23.8.1991	(5) to (7)

Rejection Reasons

(1) The scale, intensity and/or layout of the proposed development with a plot ratio of 0.6 are excessive and monotonous, and not in line with the rural and low-density character of the surrounding areas which the "Green Belt" zoning seeks to preserve.
(2) The proposed average flat size of 73m^2 is too small and appears incongruous for a low-rise and low-density residential development.
(3) The proposed development would overstrain the design capacity of the planned sewer system in the area and the traffic capacity of both the internal and external road networks.
(4) The flooding problem of the River Indus Basin might be aggravated by the proposed development.
(5) The layout of the proposed development is not satisfactory and requires modification to minimise traffic noise impacts from Road D3 on residential blocks.

(6) The provision of landscaped areas/separation in between the residential blocks is unsatisfactory.
(7) Drainage impact assessment and proposals for the provision of necessary flood mitigation measures are not submitted together with application.

Similar Application within the "Residential (Group A)" Zone in the Vicinity of the Site

Approved Application

Application No.	Proposed Use(s) / Development(s)	Date of Consideration
A/FSS/294	Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Flat Development with Social Welfare Facility and Public Vehicle Park	21.6.2024

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

參考編號 **Reference Number:**	240915-153213-92226
提交限期 **Deadline for submission:**	17/09/2024
提交日期及時間 **Date and time of submission:**	15/09/2024 15:32:13
有關的規劃申請編號 **The application no. to which the comment relates:**	A/FLN/32
「提意見人」姓名/名稱 **Name of person making this comment:**	先生 Mr. Anderson Lee

意見詳情
Details of the Comment :

本人為建築業界人士，特別想表達支持這申請。

組裝合成是現在大趨勢。現在北部大都會正在強大地發展，與內地接軌。新加坡亦推進了組裝合成一段長時間。很多發展商亦在研究組裝合成的詳細安排，否則在香港建築業人才短缺、而人才輸入需時的情況下，香港的發展將會停滯。

其實我非常贊成政府全力支持組裝合成，亦積極地配合組裝合成上一些技術需要，譬如樓面厚度、樓宇高度。規劃申請應得到支持性考慮，希望有關政府部門不要再拘泥於無關痛癢的小問題，勿拘泥幾分幾寸的高度而阻攔，尤其是這個申請差不多是私人業界組裝合成的先驅，應該樹立一個良好的典範。

經濟與發展是息息相關的，政府業界同心推行組裝合成，這可令經濟犁頭回復強勢。

粉嶺區鄉事會 FDRC

香港新界粉嶺區鄉事委員會

Hong Kong Fanling District Rural Committee

[redacted]

敬啟者：

貴署檔號：in HAD N DS/17/45/25/52/70/77 Pt. 55

新界粉嶺北新發展區第 14 區粉嶺上水市地段
第 182 號 A 分段、丈量約份第 51 約地段第 2020 號 A 分段
及第 2021 號分段和毗連政府土地
申請用途：擬議略為放寬地積比率及建築物高度限制作准許的分層住宅發展

本處接獲該段周邊村民對上述標題作出 強烈反對，其反對原因：

1) 近幾年北區粉嶺、沙頭角一帶迅速發展，未來數年沙頭角公路一帶仍然持續繁忙，現因交通配套不足，導致沙頭角公經常大擠塞，如再批出上述申請，屆時繁忙的交通問題必會更加嚴重，更牽連周邊的馬屎埔、馬適路一帶交通堵塞，這點是周邊村民 強烈反對 的原因之一。

2) 近日接獲沙頭角道近龍躍頭段的村民投訴 水壓、電壓已超出負荷，家中電燈經常「閃一下」，敬希 有關部門跟進水壓及電壓問題。

3) 請關注周邊污水問題、環境衛生問題，直接威脅村民之身心健康。

耑此奉達，敬祈亮察！

此致
北區民政事務處
北區民政事務專員

粉嶺區鄉事委員會主席

李國鳳 敬上

（李國鳳）

2024 年 9 月 11 日

4

粉嶺區鄉事會 FDRC

香港新界粉嶺區鄉事委員會

Hong Kong Fanling District Rural Committee

3/4

[redacted]

敬啟者：

貴署檔號：in HAD N DS/17/45/25/52/70/77 Pt. 55

新界粉嶺北新發展區第 14 區粉嶺上水市地段
第 182 號 A 分段、丈量約份第 51 約地段第 2020 號 A 分段
及第 2021 號分段和毗連政府土地
申請用途：擬議略為放寬地積比率及建築物高度限制作准許的分層住宅發展

本處接獲該段周邊村民對上述標題作出 強烈反對，其反對原因：

1) 近幾年北區粉嶺、沙頭角一帶迅速發展，未來數年沙頭角公路一帶仍然持續繁忙，現因交通配套不足，導致沙頭角公經常大擠塞，如再批出上述申請，屆時繁忙的交通問題必會更加嚴重，更牽連周邊的馬屎埔、馬適路一帶交通堵塞，這點是周邊村民 強烈反對 的原因之一。

2) 近日接獲沙頭角道近龍躍頭段的村民投訴 水壓、電壓已超出負荷，家中電燈經常「閃一下」，敬希 有關部門跟進水壓及電壓問題。

3) 請關注周邊污水問題、環境衛生問題，直接威脅村民之身心健康。

耑此奉達，敬祈亮察 ！

此致
北區民政事務處
北區民政事務專員

粉嶺區鄉事委員會首副主席

劉永安 敬上

（劉永安）

2024 年 9 月 11 日

5

粉嶺區鄉事會
FDRC

香港新界粉嶺區鄉事委員會
Hong Kong Fanling District Rural Committee

414

[redacted]

敬啟者:

貴署檔號：in HAD N DS/17/45/25/52/70/77 Pt.55

新界粉嶺北新發展區第 14 區粉嶺上水市地段
第 182 號 A 分段、丈量約份第 51 約地段第 2020 號 A 分段
及第 2021 號分段和毗連政府土地
申請用途：擬議略為放寬地積比率及建築物高度限制作准許的分層住宅發展

本處接獲該段周邊村民對上述標題作出 強烈反對，其反對原因：

1) 近幾年北區粉嶺、沙頭角一帶迅速發展，未來數年沙頭角公路一帶仍然持續繁忙，現因交通配套不足，導致沙頭角公經常大擠塞，如再批出上述申請，屆時繁忙的交通問題必會更加嚴重，更牽連周邊的馬屎埔、馬適路一帶交通堵塞，這點是周邊村民 強烈反對 的原因之一。

2) 近日接獲沙頭角道近龍躍頭段的村民投訴 水壓、電壓已超出負荷，家中電燈經常「閃一下」，故希 有關部門跟進水壓及電壓問題。

3) 請關注周邊污水問題、環境衛生問題，直接威脅村民之身心健康。

耑此奉達，敬祈亮察 ！

此致
北區民政事務處
北區民政事務專員

粉嶺區鄉事委員會副主席

鄧志佳
故上

（鄧志佳）

2024 年 9 月 11 日

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

7

From: [redacted]
Sent: 2024-09-17 星期二 02:42:01
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/FLN/32 DD 51 Fanling North Area NDA

A/FLN/32

Fanling/Sheung Shui Town Lot 182 S.A, Lots 2020 S.A and 2021 S.B in D. D. 51 and Adjoining Government Land at Area 14, Fanling North Area ND Area

Site area: About 14,432sq.m Includes Government Land of about 139.2sq.m

Zoning: "Res (Group A) 1"

Applied development: MAJOR Relaxation of PR and BHR / 4 Blocks – 2,300 Units / PR 7.12 (6.5) / 145mPD (115) / OS 6.440sq.mt / Retail / 602 Vehicle Parking

Dear TPB Members,

Strong Objections to another GIMME MORE application.

While A/FLN/30 was approved for Major Relaxation under 30, this is a private residential development with NO COMMUNITY FACILITIES INCLUDED.

The lots are still exhibited as having a building height limit of 115mPD so the application has to be considered on that basis. The increases are far from minor.

Moreover why should modular construction be considered as justification for further increases in PR? The OZP sets limits, it is up to the developer to work within them. The number of units and floors is up to them as long as they comply with the minimum requirements.

The application should be rejected, there is no community benefit.

Mary Mulvihill

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/32

意見詳情 (如有需要，請另頁說明)
Details of the Comment (use separate sheet if necessary)

無意見

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

簽署 Signature _____ 日期 Date 2024. 8. 30

2

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/32

意見詳情 (如有需要，請另頁說明)
Details of the Comment (use separate sheet if necessary)

反對意見！

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

簽署 Signature _____ 日期 Date 9/9/2024

Recommended Advisory Clauses

(a) to note that if Modular Integrated Construction (MiC) is not adopted for the proposed development as submitted under the application (the Proposed Development), the minor relaxation of building height restriction (i.e. 144.14mPD including 4.14m for MiC floors) as approved will not be applicable;

(b) to note the Comments of the Chief Engineer/Construction, Water Supplies Department (WSD) that:

(i) it is understood that the population intake year of the Proposed Development will be in 2029 and before the commissioning of the waterworks infrastructure works (i.e. the proposed fresh eater distribution main, the proposed Table Hill No. 3 Fresh Water Service Reservoir) provided by the Civil Engineering and Development Department. Therefore, the applicant is required to submit the Water Main Connection Proposals including the following submissions for WSD's consideration before commencement of works:

(1) an interim water main connection proposal on or before 2029 to provide water supply from Ma Sik Road to the application site (the Site);

(2) a water main connection proposal after 2029 to provide water supply from the proposed Table Hill No. 3 Fresh Water Service Reservoir to the Site, instead of from Ma Sick Road; and

(ii) the waterworks infrastructure may be required to be constructed by the applicant;

(iii) the existing water mains are inside the Site may be affected. The applicant is required to either divert or protect the water mains found on the Site;

(iv) if diversion is required, existing water mains inside the Site are needed to be diverted outside the site boundary of the proposed development to lie in the Government land. A strip of land of minimum of 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request would have to be borne by the applicant; and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence;

(v) if diversion is not required, the following conditions shall apply:

(1) existing water mains are affected and no development which requires resiting of water mains would be allowed;

(2) details of site formation works shall be submitted to the Director of Water Supplies (DWS) for approval prior to commencement of works;

(3) no structure shall be built or materials stored within 1.5m from the centre line(s) of the water main(s). Free access shall be made available at all times for staff of DWS 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). No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of DWS. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barriers 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 1.5 metres around the cover of any valve or within a distance of 1 metre from any hydrant outlet; and

(6) tree planting may be prohibited in the event that DWS considers that there is any likelihood of damage being caused to water mains.

(c) to note the comments of the Director of Fire Services that detailed fire services requirements will be formulated upon receipt of a formal submission of general building plans or referral of application via relevant licensing authority. The emergency vehicular access provision shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the Buildings Authority;

(d) to note the comments of Director of Food and Environmental Hygiene (DFEH):

(i) no Food and Environmental Hygiene Department's (FEHD) facilities will be affected;

(ii) proper licence/permit issued by this Department is required if there is any food business/catering service/activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. Under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop), a food business licence from the FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for licence, if acceptable by the FEHD, will be referred to relevant government departments such as the Buildings Department, Fire Services Department and Planning Department for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;

(iii) proper licence issued by this Department is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser

projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment;

(iv) there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/operation, the applicant should arrange disposal properly at their own expenses;

(v) if provision of cleansing service for new roads, streets, cycle tracks, footpaths, paved areas etc., is required, FEHD should be separately consulted. Prior consent from FEHD must be obtained and sufficient amount of recurrent cost may have to be provided to FEHD; and

(vi) if domestic waste collection service of FEHD is required in future, prior comments from this Department on the waste collection plan, including the accessibility and manoeuvrability of refuse collection vehicle to refuse collection point, should be sought. The refuses collection points of domestic waste and the commercial waste should be clearly separated. The share use of refuse collection point for both domestic and commercial waste is not recommended.