

2021年 4月 2 日

此文件在 收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

Appendix I of RNTPC  
Paper No. A/FSS/282C

This document is received on 22 APR 2021.  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-1  
表格第 S16-1 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

- (i) **Construction of "New Territories Exempted House(s)";**  
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas; and**  
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas**  
位於鄉郊地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/en/plan_application/apply.html)

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:  
[https://www.info.gov.hk/tpb/tc/plan\\_application/apply.html](https://www.info.gov.hk/tpb/tc/plan_application/apply.html)

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/FSS/282
	Date Received 收到日期	22 APR 2021

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會 (下稱「委員會」) 秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

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

Swift Millions 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)

Llewelyn-Davies Hong Kong Ltd.

### 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)	Lot 5045 in D.D. 51, No. 1 Luen Fat Street, Fanling
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 630 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 3,502.5 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Fanling / Sheung Shui ("OZP") No. S/FSS/24
(e) Land use zone(s) involved 涉及的土地用途地帶	"Commercial/Residential" zone
(f) Current use(s) 現時用途	The Application Site is currently vacant.  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

#### 4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☒ is the sole "current land owner"<sup>#</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#</sup> (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。
- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

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 .....08/04/2021..... (DD/MM/YYYY), this application involves a total of .....1..... "current land owner(s)"<sup>#</sup>.  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 –

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified ..... "current land owner(s)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):  
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on ..... (DD/MM/YYYY)<sup>#</sup>  
於 ..... (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on ..... (DD/MM/YYYY)<sup>&</sup>  
於 ..... (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on ..... (DD/MM/YYYY)<sup>&</sup>  
於 ..... (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on ..... (DD/MM/YYYY)<sup>&</sup>  
於 ..... (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

**6. Type(s) of Application 申請類別**

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

⑥ For Type ⑥ Application 第 ⑥ 類			
(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 .....		sq.m 平方米 □About 約
	Non-domestic part 非住用部分.....		sq.m 平方米 □About 約
	Total 總計 .....		sq.m 平方米 □About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

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

(iii) For Type (iii) application 供第(iii)類申請													
(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate            請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)											

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

(a) Please specify the proposed minor relaxation of stated development restriction(s) and also fill in the proposed use/development and development particulars in part (v) below –

請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☒ Plot ratio restriction 地積比率限制 From 由 ..... 5/9.5 ..... to 至 ..... 5.22/9.5 .....
- ☐ 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 ..... mPD 米 (主水平基準上) to 至 ..... 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 Plot Ratio Restriction  
in support of a Permitted Residential Development with Commercial Uses

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

**(b) Development Schedule 發展細節表**

- Proposed gross floor area (GFA) 擬議總樓面面積 ..... 3,502.5 ..... sq. m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率 Domestic: not more than 5.22 / Non-domestic: not more than 9.5 ☒ About 約
- Proposed site coverage 擬議上蓋面積 ..... Not more than 40 ..... % ☒ About 約
- Proposed no. of blocks 擬議座數 ..... 1 .....
- Proposed no. of storeys of each block 每座建築物的擬議層數 16 (excluding transfer plate) storeys 層  
☐ include 包括 ..... storeys of basements 層地庫  
☐ exclude 不包括 ..... storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 about 78.5... 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 ..... 3,030 ..... sq. m 平方米 ☒ About 約  
 number of Units 單位數目 ..... 120 .....  
 average unit size 單位平均面積 ..... 25.25 ..... sq. m 平方米 ☒ About 約  
 estimated number of residents 估計住客數目 ..... 150 .....

☒ Non-domestic part 非住用部分

☐ eating place 食肆 ..... GFA 總樓面面積 ..... 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 (please specify the use(s) and concerned land  
 政府、機構或社區設施 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)

Clubhouse - about 151.5 (see remarks)

## Remarks:

Clubhouse GFA is exempted from plot ratio calculation; the  
 provision of clubhouse GFA will be in accordance with the  
 sliding scale under PNAP APP-104

'Places of Entertainment', 'Eating Place' and

'Shop & Services (except motor-vehicle showroom) uses -  
 about 472.5sqm

☒ 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 ..... 63 ..... sq. m 平方米 ☒ Not less than 不少於  
☐ public open space 公眾休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
1	G/F	Lift lobby, Commercial Uses, E&M, Open Area
	1/F	E&M
	2/F	Sky Garden
	3/F	Clubhouse
	4/F-15/F	Flats

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

Open area, sky garden on 2/F, planters on 1/F and 2/F



**7. Anticipated Completion Time of the Development Proposal****擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

The Proposed Development is tentatively scheduled for completion in the third quarter of year 2025.

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

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

### 9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘</p> <p>Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約</p> <p>Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土</p> <p>Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約</p> <p>Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土</p> <p>Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約</p> <p>Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>No 否</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														

## 10. Justifications 理由

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

Please refer to the attached Planning Statement.

**11. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.  
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Dickson Hui

Director

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☒ HKIUD 香港城市設計學會 /

☒ RPP 註冊專業規劃師

Others 其他 MRTPI

on behalf of  
代表

Llewelyn-Davies Hong Kong Ltd.

Hong Kong Limited

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

Date 日期

14/04/2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in an application to the Board and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第486章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道333號北角政府合署15樓。

**For Developments involving Columbarium Use, please also complete the following:**  
**如發展涉及靈灰安置所用途，請另外填妥以下資料：**

**Ash interment capacity 骨灰安放容量<sup>②</sup>**

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

**Total number of niches 龕位總數**

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

**Proposed operating hours 擬議營運時間**

<sup>②</sup> Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

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

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)				
Location/address 位置/地址	Lot 5045 in D.D.51, No.1 Luen Fat Street, Fanling 粉嶺聯發街1號丈量約份第51約地段第5045號				
Site area 地盤面積	630 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)				
Plan 圖則	Approved Fanling / Sheung Shui Outline Zoning Plan No. S/FSS/24 粉嶺/上水 分區計劃大綱核准圖編號S/FSS/24				
Zoning 地帶	"Commercial/Residential" 「商業 / 住宅」				
Applied use/ development 申請用途/發展	Proposed Minor Relaxation of Plot Ratio Restriction In support of a Permitted Residential Development with Commercial Uses 擬議略為放寬地積比率限制作容許的住宅發展和商業用途				
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米		Plot Ratio 地積比率	
	Domestic 住用	3,030	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	5.22	<input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	472.5	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	9.5	<input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用				
	Non-domestic 非住用				
	Composite 綜合用途	1			

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
	Non-domestic 非住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
	Composite 綜合用途	About 78.5	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		16 (excluding transfer plate)	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
(iv) Site coverage 上蓋面積	Not more than 40 % <input type="checkbox"/> About 約		
(v) No. of units 單位數目	About 120		
(vi) Open space 休憩用地	Private 私人	63	sq.m 平方米 <input checked="" type="checkbox"/> Not less than 不少於
	Public 公眾		sq.m 平方米 <input type="checkbox"/> Not less than 不少於

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

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

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。



**Llewelyn  
davies**

ARCHITECTS PLANNERS DESIGNERS  
Llewelyn-Davies Hong Kong Ltd

24 January 2022

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

*By Hand*

Dear Sir

**Section 16 Planning Application for Minor Relaxation of Plot Ratio Restriction  
in support of a Permitted Residential Development with Commercial Uses at  
No.1 Luen Fat Street, Fanling  
(Application No.: A/FSS/282)**

Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 14 April 2021 and the subsequent Further Information submitted on 14 July, 8 October and 13 December 2021.

As requested by Fanling, Sheung Shui & Yuen Long East District Planning Office of Planning Department (DPO / FSS&YLE, PlanD), we are pleased to submit herewith 35 hard copies of a consolidated submission entailing:-

- Planning Statement under original submission dated 14 April 2021 (with replacement pages dated 23 April 2021 incorporated)
- Further Information 1 dated 14 July 2021
- Further Information 2 dated 8 October 2021 (with letter of clarification dated 12 November 2021 incorporated)
- Further Information 3 dated 13 December 2021

Please note that the Indicative Development Schedule, Indicative Master Layout Plan and relevant plans / illustrations submitted under FI 3, serve to supersede those submitted previously in the Planning Statement, Further Information 1 and 2.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at \_\_\_\_\_ and our Miss Jessie Lau at \_\_\_\_\_

Yours faithfully  
for Llewelyn-Davies Hong Kong Ltd



Man Ho  
Associate

MH/jl  
Encl

**Similar s.16 Applications within the "C/R" zones on the  
Approved Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/24**

**Approved Application**

Application No.	Proposed Developments	Date of Consideration
A/FSS/220	Proposed Minor Relaxation of Maximum Domestic Plot Ratio Restriction from 5 to 6 for Permitted Commercial/Residential Development with Provision of Public Car Parking Spaces	13.6.2014

**Rejected Application**

Application No.	Uses/Developments	Date of Consideration	Rejection Reason
A/FSS/210	Proposed Minor Relaxation of Non-Domestic Plot Ratio Restriction for Permitted Commercial / Residential Development	20.12.2013 upon review	R1

**Reject Reason**

- R1      The applicant had failed to demonstrate that there is no alternative design of the proposed 24-hour public pedestrian walkway and the proposed minor relaxation of non-domestic plot ratio is necessary to facilitate the provision of the proposed 24-hour pedestrian walkway within the site. Considering that the 24-hour public pedestrian walkway could still be provided without the need for the GFA exemption, there was no strong planning justification to merit the approval of minor relaxation of the non-domestic plot ratio for the proposed development.



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

參考編號

Reference Number:

210723-112419-01757

提交限期

Deadline for submission:

13/08/2021

提交日期及時間

Date and time of submission:

23/07/2021 11:24:19

有關的規劃申請編號

The application no. to which the comment relates:

A/FSS/282

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. Chan

意見詳情

Details of the Comment :

I am in 100% support of this planning application. More housing units mean more people could realize their home ownership aspiration.

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

210723-151619-85257

**Reference Number:****提交限期**

13/08/2021

**Deadline for submission:****提交日期及時間**

23/07/2021 15:16:19

**Date and time of submission:****有關的規劃申請編號**

A/FSS/282

**The application no. to which the comment relates:****「提意見人」姓名/名稱**

先生 Mr. Jan Wong

**Name of person making this comment:****意見詳情****Details of the Comment :**

本人非常支持這個規劃申請。這項申請不但符合此地區的長遠規劃，也會提供一系列規劃增益，包括照顧與周邊發展的相容性及在地面提供開放區域給行人使用，以達致最佳的行人環境。因此，本人希望城規會能儘快通此申請。

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

參考編號

Reference Number:

210810-113112-52057

提交限期

Deadline for submission:

13/08/2021

提交日期及時間

Date and time of submission:

10/08/2021 11:31:12

有關的規劃申請編號

The application no. to which the comment relates: A/FSS/282

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Chan

意見詳情

Details of the Comment :

I am in full support of this planning proposal. This planning application obviously respects the extant OZP and the Government's policy on increasing housing supply as far as practicable. I see no reason why this application would be rejected by the TPB.



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

參考編號

Reference Number:

210804-104851-02637

提交限期

Deadline for submission:

13/08/2021

提交日期及時間

Date and time of submission:

04/08/2021 10:48:51

有關的規劃申請編號

The application no. to which the comment relates:

A/FSS/282

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. 陳婉凌

意見詳情

Details of the Comment :

本人非常支持這個規劃申請。這項申請不但符合此地區的長遠規劃，也會提供一系列規劃增益，包括照顧與周邊發展的相容性及在地面提供開放區域給行人使用，以達致最佳的行人環境。因此，本人希望城規會能儘快通此申請。

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

210804-105120-74215

**提交限期****Deadline for submission:**

13/08/2021

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

04/08/2021 10:51:20

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

A/FSS/282

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

先生 Mr. 詹

**意見詳情****Details of the Comment :**

本人十分贊成以上規劃申請，它不但符合政府近年積極重建陳舊大廈的政策，亦提供一連串的規劃增益及設計上的優點，改善現有行人環境。本人認為一切有利增加本港房屋供應的規劃申請都應加以大力支持，故懇請城市規劃委員會能通過這申請。

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

參考編號

**Reference Number:**

210810-113210-66008

提交限期

**Deadline for submission:**

13/08/2021

提交日期及時間

**Date and time of submission:**

10/08/2021 11:32:10

有關的規劃申請編號

**The application no. to which the comment relates:**

A/FSS/282

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Bonnie Kwok

意見詳情

**Details of the Comment :**

I support this planning application. This planning application is not only in line with the long-term planning intention of the area intended primarily for residential development with commercial uses, but also provides planning gains to the community such as an open area to allow smooth pedestrian flow. I thus hope the Town Planning Board can approve the application so that these planning benefits could be realized as soon as possible.



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

敬啟者：

貴署檔號：TPB/A/FSS/282

新界粉嶺聯發街 1 號 丈量約份第 51 約地段第 5045 號  
擬議略為放寬住用地積比率限制，以作准許的住宅發展及商業用途  
(申請編號：A/FSS/282)

本會頃接本區居民對上述個案之申請提出 強烈反對，並要求本會向貴處轉述其反對意見如下：

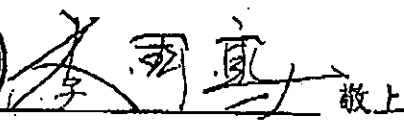
- 1) 將會人口劇增，人流密集，整個新界粉嶺聯和墟地方有限，造成非常擠迫。
- 2) 上述周邊街路狹窄，已經常交通阻塞，車主響按噪音造成滋擾，影響居民生活，將來交通阻塞勢必更嚴重。

懇請 貴處理解居民之憂慮，慎重處理上述申請。肅此奉達，敬祈亮察！

此致  
規劃署粉嶺、上水及元朗東規劃專員

粉嶺區鄉事委員會主席



  
(李國鳳) 敬上

2021 年 5 月 21 日

tpbpd@pland.gov.hk

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寄件者:  
寄件日期: 2021年05月18日星期二 16:05  
收件者: tpbpd@pland.gov.hk  
主旨: Comment to the Town Planning Board  
附件: 20210518152707167.pdf

"The application no. to which the comment relates: A/FSS/282"

Details of the comment:

We are writing on behalf of the Fanling Rhenish Church Secondary School to express our comment on the above-quoted application. We would like to restate our opposition to the commercial/residential land use at the site of that application. Our primary concern is the increase in the traffic flow because of the commercial floor space provided by that development. The limited car park spaces in Luen Wo Hui have already caused severe problems such as illegal parking and traffic congestion. As that development will not provide any parking spaces on its own, this will make the problem worse. Our school has already suffered from long years of illegal parking. There are some occasions that our car park exit was blocked by illegally parked vehicles during day and night time. Those vehicles parked in the daytime, especially early morning and lunchtime, outside the main school entrance also threaten the safety of pedestrians, mostly our students, as the view of drivers have been blocked by illegally-parked vehicles, mostly large trucks. On the other hand, the traffic flow in the Luen Wo Hui has already exceeded the traffic capacity of the narrow streets, together with the problem of illegal parking. In so many times the traffic along the Luen Wo Road, Luen Yick Street, and Luen Fat Street was seriously jammed. This problem further caused noise pollution from the horn of vehicles and air pollution from congestion. On some occasions, such as the school picnic day when our students need to travel to other destinations with coaches, it is impossible for the coaches to enter or leave the area near the school because of the blockage by illegal parking.

Therefore, the application for further relaxation of plot ratio in that development with commercial uses, no matter how minor it would be, will bring safety threat to our students and negative impacts to the school operation. Our school opposes that application.

Name of company making this comment: Fanling Rhenish Church Secondary School"



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

3/4  
0041

敬啟者：

貴署檔號：TPB/A/FSS/282

新界粉嶺聯發街 1 號 丈量約份第 51 約地段第 5045 號  
擬議略為放寬住用地積比率限制，以作准許的住宅發展及商業用途  
(申請編號：A/FSS/282 - 申請人提交的進一步資料)

本區居民多次對上述個案之中請提出 強烈反對，並希望本會向 貴處轉述其反對意見如下：

- 1) 將引入大量人口，人流密集，整個新界粉嶺聯和墟聯發街地方有限，非常擠迫。
- 2) 上述地段周邊之街道十分狹窄，已經常交通阻塞，車輛嚮車按之噪音造成滋擾，影響居民生活，將來交通阻塞勢必更嚴重。

懇請 貴處理解居民之憂慮，慎重處理上述申請。肅此奉達，敬祈亮察！

此致  
規劃署粉嶺、上水及元朗東規劃專員

粉嶺區鄉事委員會副主席



李廣明

(李廣明)

敬上

2021 年 8 月 11 日



0042

44



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

敬啟者：

貴署檔號：TPB/A/FSS/282

新界粉嶺聯發街1號丈量約份第51約地段第5045號  
擬議略為放寬住用地積比率限制，以作准許的住宅發展及商覺業用途  
(申請編號：A/FSS/282 - 申請人提交的進一步資料)

本區居民多次對上述個案之申請提出 強烈反對，並希望本會向 貴處轉述其反對意見如下：

- 1) 將引入大量人口，人流密集，整個新界粉嶺聯和墟聯發街地方有限，非常擠迫。
- 2) 上述地段周邊之街道十分狹窄，已經常交通阻塞，車輛嚮車按之噪音造成滋擾，影響居民生活，將來交通阻塞勢必更嚴重。

懇請 貴處理解居民之憂慮，慎重處理上述申請。肅此奉達，敬祈亮察！

此致

規劃署粉嶺、上水及元朗東規劃專員

粉嶺區鄉事委員會副主席



劉永安 敬上  
(劉永安)

2021年8月11日

RECEIVED

11 AUG 2021

Town Planning  
Board

tpbpd@pland.gov.hk

---

寄件者: [REDACTED]  
 寄件日期: 2021年08月13日星期五 3:00  
 收件者: tpbpd  
 主题: Re: A/FSS/282 DD 51, 1 Luen Fat Street, Fanling

A/FSS/282  
 Lot 5045 in D.D. 51, 1 Luen Fat Street, Fanling  
 Site area : About 630sq.m  
 Zoning : "Commercial/Residential"  
 Applied development : MR Domestic PR 5.43 / 120 Units / 63sq.m OS / 16 Parking

Dear TPB Members,

So a small reduction in PR, but no change in the number of units and no layout plan provided to show how TEN units could be squeezed into  $630 \times .40\%SC = 250sq.m$  and that includes corridors, lifts, etc.

There have to be curbs on the proliferation of nano units as they are little more than dog kennels and certainly a deterrent to any increase in our fertility rates. Note today's news "Official figures show that Hong Kong's population fell by 87,000 people over the past year, or about 1.2 percent, to 7,394,700".

No increase in the OS that should be at least 200sq.m for 120 units.

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The only greenery is some potted plants on ledges.

This plan is developer greed personified.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Friday, May 21, 2021 3:08:20 AM  
**Subject:** A/FSS/282 DD 51, 1 Luen Fat Street, Fanling

A/FSS/282  
 Lot 5045 in D.D. 51, 1 Luen Fat Street, Fanling  
 Site area : About 630sq.m  
 Zoning : "Commercial/Residential"  
 Applied development : MR Domestic PR 5.56 / 120 Units / 63sq.m OS / ??? Parking

Dear TPB Members,

This application is truly shocking. 120 Units on 10 floors with DC of 40%. Do the maths, that is 10 units with a total GFA per floor of 250sq.mts. Take away the hall ways/lifts/staircases and that translates to less than 20sq.m per unit. In fact the exempt balconies are almost as large as the units.

This trend is no longer acceptable. We are bombarded with tales of falling birth rates and it is no wonder when many units are not large enough for a double bed.

A mere 63sq.m OS??? And that seems to be mostly planter boxes.

No parking and not even an internal drive in drop off/pick up area provided. These mini units are nothing more than long stay hotel-style units and should be subject to the same conditions.

The naked greed of property developers is a festering sore on our community.



If TPB approves plans like this it is akin to engaging in joint enterprise with developers in producing homes that are nothing better than dog kennels.

Mary Mulvihill

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51

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

參考編號

Reference Number:

210430-150942-42595

提交限期

Deadline for submission:

21/05/2021

提交日期及時間

Date and time of submission:

30/04/2021 15:09:42

有關的規劃申請編號

The application no. to which the comment relates:

A/FSS/282

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Ken Au

意見詳情

Details of the Comment :

單位的平均面積才約20sqm，然而人類生活必需品的大少卻有一定體積不可能無限量縮小(坐廁、浴室、衣櫃、洗衣機、衣櫃、床鋪、雪櫃、基本煮食工具全部都是有最小的體積)，另外物業地址周邊並不是旺區，並且離粉嶺站有至少10分鐘沒有遮掩的步行距離，亦不能奢求住戶主下班後在物業的商場範圍處理好日常所需回家只是睡眠休息。

請規劃委員否決這個無視居住尊嚴的規劃申請，或要求發展商減少單位數量並提高單位平均面積，以配合政府及行政長官改革香港市民居住問題的方針

5-5

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

210507-193550-70150

**提交限期****Deadline for submission:**

21/05/2021

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

07/05/2021 19:35:50

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

A/FSS/282

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

小姐 Miss Man Chiu

**意見詳情****Details of the Comment :**

粉嶺戲院係粉嶺地標性歷史建築，儘管已結業良久，仍為不少電影/電視劇取景的地方，向大眾呈現舊時香港的一面。若如此富有歷史價值的地標被發展商發展成樓宇，將會破壞香港的歷史一面。本人認為不應只顧金公利益，盲目將富有歷史意義的建築重建。

**Advisory Clauses**

- (a) to note the comments of District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
  - (i) if the application is approved, the lot owner will need to apply to LandsD for a lease modification or land exchange to effect the proposed residential development with commercial uses. LandsD acting in the capacity of landlord will consider the application which, if approved, will be subject to such terms and conditions as considered appropriate including the payment of premium and administrative fee. There is no guarantee that such application will be approved;
  - (ii) in fact, the applicant has recently submitted a land exchange application to his office to redevelop the lot into a residential-cum-retail building and such land exchange application is under his processing. The land exchange application mainly involves changing the permitted use of "a cinema or theatre" and "shop" under the existing lease to "non-industrial (excluding office, hotel, godown and petrol filling station) purposes". The minor relaxation of PR restriction proposed under the application will only be considered for inclusion in the proposed modified conditions as appropriate if it is approved by the Board. The "possible lease condition conditions" mentioned in the FI are only proposed by the applicant. His office reserves comment on the same;
- (b) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
  - (i) if the existing structures are erected on leased land without approval of the BA (not being a New Territories Exempted House), they are unauthorized under the Building Ordinance (BO) and should not be designated for any approved use under the application;
  - (ii) before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent from the BA should be obtained, otherwise they are unauthorized building works (UBW). An authorized person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - (iii) for the UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be constructed as an acceptance of any existing building works or UBW on the Site under the BO;
  - (iv) if the Site does not abut on a specific street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the Building Planning Regulations (B(P)R) at the building plan

submission stage;

- (v) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the B(P)R respectively;
  - (vi) detailed comments under the BO would be provided at the building plan submission stage; and
- (c) to note the comments of Director of Fire Services (D of FS) that detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans; and the EVA provision in the Site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the Building (Planning) Regulation 41D which is administrated by the Buildings Department.