

is received on 2 AUG 2023  
ing Board will formally acknowledge  
ipt of the application only upon receipt  
required information and documents.

Form No. S16-I  
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

## General Note and Annotation for the Form 填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TSS 129
	Date Received 收到日期	2 AUG 2023

- 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 )

Faith Luck Corporation Limited and Win Million International 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 Limited

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Various Lots in D.D. 51 and Adjoining Government Land at Ma Sik Road, Fanling, New Territories  (Please refer to attached Sheet 1 for full address)
(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 ..... 13,232* ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 81,774 ..... 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)	..... 2,963* ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約

\*The entire application site will be known as FSSTL 294 with the draft lease currently under processing by Lands Department



(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Fanling / Sheung Shui Outline Zoning Plan No. S/FSS/27
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group A) 12"
(f) Current use(s) 現時用途	Temporary public vehicle park with some temporary structures  (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 ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s)"<sup>#&</sup>:  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



**6. Type(s) of Application 申請類別**

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

Note 1: May insert more than one 「✓」.

註 1: 可在多於一個方格內加上「✓」號

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

註 2: 如發展涉及靈灰安置用途, 請填妥於附件的表格。

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

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

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

<p>(a) Operation involved 涉及工程</p>	<p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘  Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約  Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土  Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約  Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土  Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約  Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</p> <p>(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>
<p>(b) Intended use/development 有意進行的用途/發展</p>	

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

<p>(a) Nature and scale 性質及規模</p>	<p><input type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p> <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" data-bbox="502 1344 1460 1848"> <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 .....5.18\*..... to 至 .....about 6.18#.....
- ☐ 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 .....110..... mPD 米 (主水平基準上) to 至  
.....132..... 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

Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Residential Development with Social Welfare Facilities

(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 .....81,774..... sq.m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率 .....6.18#..... ☒ About 約
- Proposed site coverage 擬議上蓋面積 .....Not more than 100% (Podium Portion)..... ☒ About 約
- Proposed no. of blocks 擬議座數 .....Not more than 37.5% (Residential Towers)..... ☒ About 約
- Proposed no. of storeys of each block 每座建築物的擬議層數 .....5.....
- Proposed no. of storeys of each block 每座建築物的擬議層數 .....Not more than 37@..... storeys 層
- ☐ include 包括 .....storeys of basements 層地庫
- ☒ exclude 不包括 .....2..... storeys of basements 層地庫 (also exclude transfer plate & E&M facilities)
- Proposed building height of each block 每座建築物的擬議高度 .....132..... mPD 米 (主水平基準上) ☒ About 約
- .....m 米 ☐ About 約

\*Including a maximum domestic plot ratio of 5.0 & non-domestic plot ratio of 0.18

#Including a domestic plot ratio of about 6.0 & a non-domestic plot ratio (for a 120-place Residential Care Homes for the Elderly) of about 0.18

@ Please refer to attached Sheet 2 for the breakdown of no. of storeys of each blocks

**Part 6 (Cont'd) 第6部分 (續)**

☒ Domestic part 住用部分

GFA 總樓面面積

79,392\* sq. m 平方米

☒ About 約

number of Units 單位數目

1,898

average unit size 單位平均面積

41.8 sq. m 平方米

☒ About 約

estimated number of residents 估計住客數目

about 5,125 (based on a Person-Per-Flat ratio of 2.7)

☒ 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)

a 120-place Residential Care Home for the Elderly .....

(GFA: about 2,382 sq. m) .....

☒ other(s) 其他

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

Resident's Recreational Facilities (GFA: about 3,000 sq. m)

Neighbourhood Elderly Centre (GFA: about 722 sq. m) ..

(Both Exempted from Plot Ratio calculation) .....

☒ 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

1,898 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]
.....	.....	Please refer to attached Sheet 2 for the breakdown of use(s) of ...
.....	.....	different floors
.....	.....	.....
.....	.....	.....
.....	.....	.....

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

Landscape Area, Outdoor Swimming Pool, Vehicular and Pedestrian Access .....

.....

.....

.....

.....



### 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 2029

## 8. Vehicular Access Arrangement of the Development Proposal

### 擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building?          是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><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))</p> <p><u>Ma Sik Road</u></p> <p><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)</p> <p><input type="checkbox"/></p>																		
<p>Any provision of parking space for the proposed use(s)?          是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)          請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>547*</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td>19</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td></td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td></td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> <tr> <td><u>Bicycle Parking Spaces</u></td> <td>126</td> </tr> <tr> <td><u>Light Bus Parking Spaces</u></td> <td>1</td> </tr> </table> <p>*Including 100 private car parking spaces at public vehicle park</p> <p><input type="checkbox"/></p>	Private Car Parking Spaces 私家車車位	547*	Motorcycle Parking Spaces 電單車車位	19	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)		<u>Bicycle Parking Spaces</u>	126	<u>Light Bus Parking Spaces</u>	1		
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<p>Any provision of loading/unloading space for the proposed use(s)?          是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)          請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td></td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td></td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td></td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td></td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> <tr> <td><u>Loading/Unloading Bays</u></td> <td>6</td> </tr> <tr> <td><u>Ambulance lay-by</u></td> <td>1</td> </tr> <tr> <td><u>Taxi / Private Car lay-by</u></td> <td>1</td> </tr> </table> <p><input type="checkbox"/></p>	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)		<u>Loading/Unloading Bays</u>	6	<u>Ambulance lay-by</u>	1	<u>Taxi / Private Car lay-by</u>	1
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**9. Impacts of Development Proposal 擬議發展計劃的影響**

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.  
 如需要的話，請另頁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           No 否	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... ..... ..... .....																														
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是           No 否	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約																														
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?		<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>	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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		Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可) Please refer to the attached Planning Statement..... ..... ..... ..... .....																														



**10. Justifications 理由**

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

Please refer to the attached 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

Winnie W.Y. Wu

Planning 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

Llewelyn-Davies

Hong Kong Limited  
Authorized Signature

on behalf of  
代表

Llewelyn-Davies 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

30/06/2023

(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<sup>@</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>@</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	Various Lots in D.D. 51 and Adjoining Government Land at Ma Sik Road, Fanling, New Territories 新界粉嶺馬適路丈量約份第51約多個地段及毗連政府土地  (Please refer to attached Sheet 1 for full address) (完整地址請參閱附表 1)		
Site area 地盤面積	13,232*	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	2,963*	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Draft Fanling / Sheung Shui Outline Zoning Plan No. S/FSS/27 粉嶺/上水分區計劃大綱草圖編號S/FSS/27		
Zoning 地帶	"Residential (Group A) 12" 「住宅(甲類)12」		
Applied use/ development 申請用途/發展	Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Residential Development with Social Welfare Facilities 擬議略為放寬地積比率及建築物高度限制以作准許的住宅發展連社會福利設施		
(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	79,392 <sup>#</sup>	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	6.0 <sup>#</sup> <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
Non-domestic 非住用	2,382 <sup>@</sup>	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.18 <sup>@</sup> <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	4	
	Non-domestic 非住用		
	Composite 綜合用途	1	

\*整個申請地盤將作為粉嶺上水地段第294號，地政總署正處理相關草擬地契

The entire application site will be known as FSSL 294 with the draft lease currently under processing by Lands Department

<sup>#</sup>不包括於聯合作業備考第八號下，10%採用「組裝合成」建築法，不作總樓面面積計算的樓面面積

Excluding 10% of the MiC floor area which shall be disregarded from GFA calculation as per JPN No. 8

<sup>@</sup>包括120個宿位安老院舍的非住用樓面面積

14

Including the non-domestic floor area for a 120-place Residential Care Homes for the Elderly

For Form No. S.16-I 供表格第 S.16-I 號用



(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)
		About 132	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		37*	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)  ( <input type="checkbox"/> Include 包括/ <input checked="" type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)  (亦不包括轉換層和機電設施 also exclude transfer plate & E&M facilities)
	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		m 米 <input type="checkbox"/> (Not more than 不多於)
		About 132	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		37*	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)  ( <input type="checkbox"/> Include 包括/ <input checked="" type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)  (亦不包括轉換層和機電設施 also exclude transfer plate & E&M facilities)
(iv) Site coverage 上蓋面積	不多於100% (平台部分) ; 不多於37.5% (住宅樓宇) <input checked="" type="checkbox"/> About 約 Not more than 100% (Podium Portion) ; Not more than 37.5% (Residential Towers)		
(v) No. of units 單位數目	1,898		
(vi) Open space 休憩用地	Private 私人	1,898	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

\*每座建築物的擬議層數詳情請參閱附表 2

Please refer to attached Sheet 2 for the breakdown of no. of storeys of each blocks

(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	693
	Private Car Parking Spaces 私家車車位	547*
	Motorcycle Parking Spaces 電單車車位	19
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	
	Others (Please Specify) 其他 (請列明)	
	Bicycle Parking Spaces 單車泊車位	126
	Light Bus Parking Spaces 小型巴士泊車位	1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	8
	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)	
	Loading/Unloading Bays 上落客貨車停車處	6
	Ambulance lay-by 救護車停車處	1
	Taxi / Private Car lay-by 的士/私家車停車處	1

\*包括公眾停車場內100個私家車車位 Including 100 private car parking spaces at public vehicle park

### 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 checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Extract of Draft Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/27 粉嶺/上水分區計劃大綱草圖編號S/FSS/27提要圖, Location Plan 位置圖 Site Context Plan 申請地點狀況圖, Surrounding Context Plan 周圍狀況圖, Landholding Plan 土地範圍圖, Building Height Profile of the Surrounding Developments Plan 周邊發展建築物高度輪廓圖, Plot Ratio Profile of the Surrounding Developments Plan 周邊發展地積比率輪廓圖		
<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 checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape Master Plan 園境設計總圖, Drainage and Sewerage Impact Assessment 排水及排污影響評估		
Air Ventilation Assessment 空氣流通影響評估, Water Supplies Impact Assessment 供水影響評估		

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。

Full address of the Application Site:

Lots 664 S.A, 664 S.B, 664 S.C, 664 S.D, 664 S.E, 664 RP, 666 S.A, 666 RP, 667 S.A, 667 S.B, 667 S.C, 667 S.D, 667 S.E, 667 S.F, 667 S.G, 667 S.H, 667 S.I, 667 S.J, 667 S.K, 667 S.L, 667 S.M, 667 S.N, 667 RP, 698 S.A, 698 S.B, 698 S.C, 698 RP, 702 S.A, 702 S.B, 702 S.C, 702 S.D, 702 S.E, 702 S.F, 702 S.G, 702 S.H, 702 RP, 703 S.A, 703 S.B, 703 S.C, 703 S.D, 703 S.E, 703 S.F, 703 RP, 704 S.A, 704 S.B, 704 RP, 705 S.A, 705 S.B, 705 S.C, 705 S.D, 705 S.E, 705 RP, 706 S.A ss.1, 706 S.A ss.2, 706 S.A ss.3, 706 S.A ss.4, 706 S.A ss.5, 706 S.A ss.6, 706 S.A RP, 706 S.B, 706 S.C, 706 S.D, 706 RP, 707 S.A, 707 S.B, 707 S.C, 707 S.D, 707 S.E, 707 S.F, 707 S.G, 707 S.H, 707 RP, 708 S.A, 708 S.B, 708 S.C, 708 S.D, 708 S.E, 708 S.F, 708 S.G, 708 RP, 709 S.A, 709 S.B, 709 S.C, 709 S.D, 709 RP, 722 RP, 723 S.A ss.1, 723 S.A RP, 723 S.B, 723 S.C, 723 S.D, 723 RP, 724 RP, 725 S.A, 725 RP, 1977 S.A, 1977 S.B, 1977 S.C, 1977 S.D, 1977 S.E, 1977 S.F (part), 1977 RP, 1981 RP (part), 1983 S.A, 1983 S.B, 1983 S.C, 1983 RP, 1984, 1985 S.A, 1985 S.B, 1985 S.C, 1985 S.D, 1985 S.E, 1985 RP, 1987 S.A, 1987 S.B and 1987 RP in D.D. 51 and Adjoining Government Land at Ma Sik Road, Fanling, the New Territories



**Table 1 - Proposed Number of Storeys of Each Block**

Block Number	Building Height (no. of storeys)	Building Height in mPD (to the main roof)
T1, T3, T4 & T5	Not more than 37 storeys (excluding 2 storeys basements, Transfer Plate & E&M floor)	About 132mPD
T2	Not more than 36 storeys (excluding 2 storeys basements, Transfer Plate & E&M floor)	About 132mPD

**Table 2 - Use(s) of different floors**Basement Floors

Basement Floors	B2/F	EVA / Car Ramp, Carpark, Residential Lobby with associated E&M
	B1/F	EVA / Car Ramp, Carpark, Residential Lobby with associated E&M, Loading / Unloading Bay for RCHE

Tower Blocks aboveground (5 blocks)

T1	G/F	RCHE and NEC
	1/F	RCHE, NEC and Residents' Recreational Facilities with associated E&M
	2/F	RCHE and Residents' Recreational Facilities with associated E&M
	3/F	Landscape Area and Residents' Recreational Facilities with associated E&M
	4/F	Transfer Plate & E&M floor
	5/F – 37/F	Flats
T2	G/F	Residential Lobby and Residents' Recreational Facilities with associated E&M
	1/F	Residents' Recreational Facilities with associated E&M
	2/F	Landscape Area and Residents' Recreational Facilities with associated E&M
	3/F	Transfer Plate & E&M floor
	4/F – 36/F	Flats
T3	G/F	Flats, Residential Lobby and Residents' Recreational Facilities with associated E&M
	1/F	Transfer Plate & E&M floor
	2/F – 37/F	Flats
T4 & T5	G/F	Flats, Residential Lobby
	1/F	Transfer Plate & E&M floor
	2/F – 37/F	Flats

30 June 2023

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

**By Hand**

Dear Sir

**S16 Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Residential Development with Social Welfare Facilities at Various Lots in D.D. 51 and Adjoining Government Land at Ma Sik Road, Fanling, New Territories**

We act on behalf of Faith Luck Corporation Limited and Win Million International Limited (the Applicants) to submit this planning application for minor relaxation of plot ratio and building height restrictions for permitted residential development with social welfare facilities at various lots in D.D. 51 and adjoining Government land at Ma Sik Road, Fanling, New Territories (the Application Site) under Section 16 (S16) of the Town Planning Ordinance (the Ordinance) (CAP. 131).

Please find enclosed the following documents for your consideration:

- 1 signed original copy of the Application Form; and
- 70 copies of the supplementary Planning Statement

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at 2957 9602 or our Mr. Man Ho at 2957 9651 / Mr. Boris Lai at 2957 9662.

Yours faithfully  
for Llewelyn-Davies Hong Kong Ltd



Winnie Wu  
Planning Director

WW/MH/bl

Encl

**Llewelyn-Davies**  
Hong Kong Limited  
Authorized Signature

2023年 8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。

2 AUG 2023

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

S:\13540 Ma Sik Road Minor Relaxation (S16)\corr\to TPB\20230630\_letter to TPB\_S16 submission.doc



27 July 2023

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

**By Hand and Email**

Dear Sir

**S16 Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Residential Development with Social Welfare Facilities at Various Lots in D.D. 51 and Adjoining Government Land at Ma Sik Road, Fanling, New Territories**

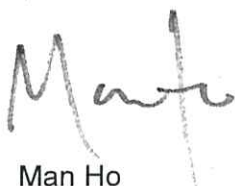
Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 30 June 2023 and our subsequent tele-cons (KWAN/LAI) with the Board.

The Applicant now wishes to clarify that the Application Site would not involve any additional private lots on top of those mentioned in the Application Form. No private lots under 3<sup>rd</sup> parties' ownership would be included in the proposed Application Site. Enclosed please find an updated set of Indicative Layout Plans with reference to the latest Lot Index Plan in support of the captioned planning application for consideration. It should be highlighted that the revisions are only graphical rectifications with no change of the submitted site area of the Application Site (i.e. about 13,232m<sup>2</sup>), which would be subject to detailed land survey at subsequent land exchange stage.

We would like to highlight that the current submission only serves as technical clarification purpose, with no changes made to the proposed development parameters and all supporting technical assessments of the captioned planning application submitted to the Board on 30 June 2023. The Applicant sincerely requests the Board to process and consider the captioned application at the soonest.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at 2957 9651 or our Mr Boris Lai at 2957 9662.

Yours faithfully  
for Llewelyn-Davies Hong Kong Ltd



Man Ho  
Associate Director

MH/bl

S:\13540 Ma Sik Road Minor Relaxation (S16)\corr\to TPB\20230727\_Jetter to TPB\_S16 clarification.doc

2023年 8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。

2 AUG 2023

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

1 August 2023

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

***By Hand and Email***

Dear Sir

**S16 Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Residential Development with Social Welfare Facilities at Various Lots in D.D. 51 and Adjoining Government Land at Ma Sik Road, Fanling, New Territories**

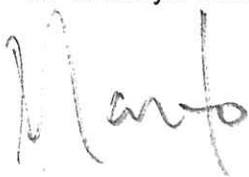
Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 30 June 2023, our subsequent tele-cons (KWAN/LAI) with the Board, and Clarification submitted to the Board on 27 July 2023.

The Applicant now wishes to further clarify that the Application Site would only fall within "Residential (Group A) 12" zone on the draft Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/27. To illustrate the clarification, the Applicant also wishes to submit herewith the revised Executive Summary to support the captioned planning application. It should be highlighted that the revision will not change the submitted site area (i.e. about 13,232m<sup>2</sup>) and boundary of the Application Site, which would be subject to detailed land survey at subsequent land exchange stage.

We would like to highlight that the current submission only serves as technical clarification purpose, with no changes made to the application site boundary, proposed development parameters and all supporting technical assessments of the captioned planning application submitted to the Board on 30 June 2023. The Applicant sincerely requests the Board to process and consider the captioned application at the soonest.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at 2957 9651 or our Mr Boris Lai at 2957 9662.

Yours faithfully  
for Llewelyn-Davies Hong Kong Ltd



Man Ho  
Associate Director

MH/bl

2023年 8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。

This document is received on 2 AUG 2023  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

S:\13540 Ma Sik Road Minor Relaxation (S16)\corr\to TPB\20230801\_letter to TPB\_S16 2nd clarification.doc



**Llewelyn  
davies**

ARCHITECTS PLANNERS DESIGNERS  
Llewelyn-Davies Hong Kong Ltd

26 April 2024

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

*By Hand and Email*

Dear Sir

**S16 Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Residential Development with Social Welfare Facilities at Various Lots in D.D. 51 and Adjoining Government Land at Ma Sik Road, Fanling, New Territories (Application No. A/FSS/294)**


Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 30 June 2023. The captioned application has been deferred for consideration by the Board on 22 September 2023 as the zoning of the application on the corresponding draft Fanling / Sheung Shui Outline Zoning Plan (OZP) No. S/FSS/27 was still subject to representations yet to be submitted in Chief Executive in Council (CE in C) for consideration.

With the draft OZP including the proposed amendments, which include the rezoning of the Subject Site at Ma Sik Road and Fan Leng Lau Road from "Village Type Development" to "Residential (Group A)12", has already been approved by CE in C on 19 April 2024, the Applicant would like to reactivate the captioned planning application by submitting herewith 70 copies of the revised Consolidated Planning Statement (with updates based on previous communications with relevant Government departments).

As there should be no outstanding departmental concerns on the captioned planning application, the Applicant sincerely requests the captioned planning application to be considered by the Board at the soonest.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at 2957 9651 or our Mr. Boris Lai at 2957 9662.

Yours faithfully  
for Llewelyn-Davies Hong Kong Ltd

  
Man Ho  
Associate Director

MH/bl

Encl.

S:\13540 Ma Sik Road Minor Relaxation (S16)\corr\to TPB\20240426\_letter to TPB\_FI(1) (consolidated).doc

cc

DPO/FSYLE

Attn: Ms Winsome Lee

(by email)



14 June 2024

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

***By Hand and Email***

Dear Sir

**S16 Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Residential Development with Social Welfare Facilities at Various Lots in D.D. 51 and Adjoining Government Land at Ma Sik Road, Fanling, New Territories  
(Application No. A/FSS/294)**

Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 30 June 2023 and the subsequent Further Information (FI) enclosing the consolidated planning statement submitted to the Board on 26 April 2024.

Recent departmental comments from Transport Department and Fanling, Sheung Shui and Yuen Long East District Planning Office of Planning Department were received in May and June 2024. In response to the departmental concerns, we would like to provide the corresponding clarifications below. It should be highlighted that the current FI submission should only serve as technical clarifications to resolve departmental concerns in particular on traffic engineering, transport operation and bus development perspectives. There are no revisions of the Proposed Scheme and proposed development parameters, and hence the consolidated planning statement and the supporting technical assessments dated 26 April 2024 shall remain valid.

**1. Proposed Building Height and Floors with Adoption of Modular Integrated Construction (MiC)**

We would like to clarify that the proposed increase of building height from 110mPD to 132mPD (i.e. by 22m or 20%) under the subject S16 planning application is the overall result of both (i) the proposed increase of domestic plot ratio from 5.0 to 6.0 and (ii) the proposed adoption of MiC at all domestic floors above the transfer plate of each tower. In particular, with reference to Joint Practice Note No. 8, to facilitate the adoption of MiC, favourable consideration may be given to an increase of building height up to 4% of the total storey height of MiC floors (***i.e. equivalent to about a height of about 4m to 5m at each tower under the current Proposed Scheme***). Overall speaking, as demonstrated by the submitting supporting technical assessments, the resultant development bulk is considered proportionate and comparable with the local and surrounding contexts

**2. Departmental Comments from Transport Department**

Departmental comments from Transport Department were received from 24 May 2024 to 13 June 2024. Enclosed please find the responses-to-comments as well as the revised Traffic Impact Assessments for consideration (see **Attachment A**).

.../2



### 3. Proposed Development Intensity

The Application Site was the subject of a previous S12A rezoning application (no. Y/FSS/18) submitted by the same Applicants in April 2021 to rezone the Subject Site previously zoned as "Village Type Development" to "R(A)12" zone with a maximum domestic plot ratio of 5. The land-use zoning and development intensity were considered appropriate and subsequently approved by the Town Planning Board in view of its **compatibility with the local development profile at that point** namely the "R(A)1" zone in FLN NDA to the north (i.e. PR 6), Wing Fok Centre and etc. (i.e. PR 5) to the south and east, and Fan Garden Junior Police Married Quarters to the south (PR 7). The approved development intensity was then reflected on the corresponding OZP gazetted in May 2023, which form the statutory basis of the subject S16 planning application for minor relaxation of plot ratio and building height restrictions.

Up until now, the development intensities of various development sites in the vicinity within FLN NDA district centre have been subject to further intensification submitted by CEDD and HKHA. The resultant PRs of these development sites have been relaxed by at least 20% to as much as 7.2, and the BHs as high as 140mPD. As such, the current proposed PR and BH of 6.0 and 132mPD well echoes with the Government's recent initiatives and effort to optimise the development potential for housing in the Fanling area.

### 4. Planning and Design Merits

To support the proposed minor relaxation of building height and plot ratio restrictions by 20%, the current Proposed Scheme has further enhanced the planning gains and design merits in the Indicative Scheme under previous S12A planning approval (No. Y/FSS/18):-

- The subject S16 planning application is in line with the overall Government's policy directives on increasing the maximum domestic PR generally by 20% for housing sites to enhance and expedite housing land supply. As compared to the existing maximum permissible domestic PR of 5 under the extant OZP, the subject development proposal could lead to an increase of about 316 nos. of flats (*based on the average flat size of the current Proposed Scheme of about 41.8m<sup>2</sup>*);
- The proposed adoption of MiC for all domestic floors above transfer plate under the current Proposed Scheme echoes with the Government's appeal in promoting the use of MiC as a solution to various challenges faced by the construction industry in Hong Kong. In return, there will be certain benefits in lowering the construction time and development costs while increasing the on-site productivity.
- In spite of having increased development intensity under the current Proposed Scheme, the Applicants have tried their best effort to enhance the scheme design as compared to the indicative scheme under previous S12A rezoning approval (No. Y/FSS/18). To promote visual and air ventilation permeability, no podium is currently proposed for T3 to T5 with the clubhouses relocated to T1 and T2. Building separations between T2 and T3 (not less than 20m) & between T3 and T4 (not less than 15m) are also widened, especially at the ground level. The building setbacks of residential towers from the site boundary facing Ma Sik Road and Fan Leng Lau Road can also be generally maintained. The indicative plan highlighting the building separations and building setbacks is enclosed in **Attachment B**;

- Provision of a 120-place Residential Care Home for the Elderly (RCHE) in view of the growing aging population and the high service demand for residential care services over the territory;
- Provision of a Neighbourhood Elderly Centre (NEC) to meet shortage in the Fanling and Sheung Shui area;
- Provision of a public vehicle park with 100 nos. of private car parking spaces to partially meet the parking demand of the area and replace the parking spaces currently provided on-site;
- The EVA would also serve as right-of-way with separate accesses to the 3<sup>rd</sup> party lots situated within the same "R(A)12" zone; and
- The proposed development is technically feasible with no insurmountable problems in landscape, visual, traffic, environmental, air ventilation, sewerage and water supplies terms.

5. Proposed Green Coverage

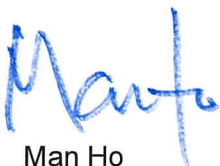
In accordance with PNAP APP-152, the site coverage of greenery for the Application Site shall not be less than 20%. The current Proposed Scheme under the subject S16 planning application can meet such requirement with provision of a greenery coverage of about 22% (including not less than 10% within the 15m of mean street level).

6. Relocation of Bus Lay-by along Ma Sik Road

It should be clarified that the relocation of the bus lay-by along Ma Sik Road will be constructed by the Applicants at their own cost. Upon completion, it will be handed over to respective Government departments for maintenance and management.

Since the Applicants should have already addressed all outstanding departmental concerns, the Board is cordially invited to consider the captioned planning application as scheduled on 21 June 2024. Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at 2957 9651 or our Mr Boris Lai at 2957 9662.

Yours faithfully  
for Llewelyn-Davies Hong Kong Ltd



Man Ho  
Associate Director

Encl.

MH/bl

cc  
DPO/FSYLE

Attn: Mr Patrick Fung / Ms Winsome Lee

(by email)

**Previous Applications covering the Site**

**Approved Applications**

	<b>Application No.</b>	<b>Proposed Use(s) / Development(s)</b>	<b>Zoning</b>	<b>Date of Consideration</b>	<b>Approval Conditions</b>
1.	A/FSS/270	Proposed House and Social Welfare Facility (Residential Care Home for the Elderly) and Minor Relaxation of Building Height Restriction	“V”	6.9.2019	(a) to (e)
2.	A/FSS/276	Proposed House and Social Welfare Facility (Residential Care Home for the Elderly) and Minor Relaxation of Building Height Restriction	“V”	6.11.2020	(a) to (g)

**Approval Conditions**

- (a) The submission and/or implementation of landscape proposal.
- (b) The submission of a Noise Impact Assessment and/or the implementation of the mitigation measures.
- (c) The submission of a revised Sewerage Impact Assessment and/or the implementation of a sewerage connection proposal identified in the Sewerage Impact Assessment.
- (d) The submission and/or implementation of a drainage proposal.
- (e) The provision of fire service installations and water supplies for fire-fighting.
- (f) The design and provision of vehicular access and parking facilities.
- (g) The design and provision of traffic measures at junction of Jockey Club Road/Ma Sik Road/So Kwun Po Road and junction of Ma Sik Road/Tin Ping Road and the design and modification/relocation of the general lay-by at Ma Sik Road west bound outside the site.



**Similar Applications within the “Residential (Group A)” Zones in the Vicinity of the Site**

**Approved Applications**

	<b>Application No.</b>	<b>Proposed Use(s) / Development(s)</b>	<b>Date of Consideration</b>	<b>Approval Conditions</b>
1.	A/FSS/223	Minor Relaxation of Maximum Gross Floor Area and Building Height Restrictions for Permitted Residential Development	12.9.2014	(a), (b)
2.	A/FSS/236	Minor Relaxation of Maximum Gross Floor Area and Building Height Restrictions for Permitted Residential Development	7.8.2015	(a), (c) to (e)
3.	A/FSS/280	Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Public Housing Development	14.5.2021	(b)
4.	A/FSS/295	Proposed Minor Relaxation of Gross Floor Area and Building Height Restrictions for Permitted Public Housing Development	12.1.2024	-

**Approval Conditions**

- (a) The submission and implementation of landscape proposal.
- (b) The provision of water supplies for firefighting and fire service installations.
- (c) The design and provision of car parking spaces and loading and unloading facilities.
- (d) The submission and implementation of traffic improvement measures.
- (e) The submission and implementation of environmental mitigation measures.

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

參考編號

Reference Number:

230817-120155-22743

提交限期

Deadline for submission:

05/09/2023

提交日期及時間

Date and time of submission:

17/08/2023 12:01:55

有關的規劃申請編號

The application no. to which the comment relates:

A/FSS/294

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. B Chan

意見詳情

Details of the Comment :

支持發展北都區。

002

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

參考編號

Reference Number:

230817-120042-87955

提交限期

Deadline for submission:

05/09/2023

提交日期及時間

Date and time of submission:

17/08/2023 12:00:42

有關的規劃申請編號

The application no. to which the comment relates: A/FSS/294

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. S Lam

意見詳情

Details of the Comment :

贊成，提供多些單位，解決年輕人置業困難。



003

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

參考編號

Reference Number:

230817-141927-99620

提交限期

Deadline for submission:

05/09/2023

提交日期及時間

Date and time of submission:

17/08/2023 14:19:27

有關的規劃申請編號

The application no. to which the comment relates:

A/FSS/294

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Wong po chun

意見詳情

Details of the Comment :

本人支持上述項目的發展，贊成及支持提升地積比率，增加房屋供應，解決香港的住屋問題，促使社會和諧融洽。

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

參考編號

**Reference Number:**

230817-172949-37685

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

17/08/2023 17:29:49

有關的規劃申請編號

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

A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss LUK PO CHUN

意見詳情

**Details of the Comment :**

同意增加該地地積比率使項目更能多元化發展並提供有助社會團結的設施以增加社區共融的生活環境。

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

參考編號

**Reference Number:**

230817-173105-31972

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

17/08/2023 17:31:05

有關的規劃申請編號

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

A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Leung

意見詳情

**Details of the Comment :**

It's good to have a raised FSR given it could benefit the community. Support.



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

參考編號

**Reference Number:**

230817-190056-00926

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

17/08/2023 19:00:56

有關的規劃申請編號

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

A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Ng

意見詳情

**Details of the Comment :**

Generally in support of A/FSS/294

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

參考編號

**Reference Number:**

230817-193232-40224

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

17/08/2023 19:32:32

有關的規劃申請編號

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

A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Wong Sui Pang

意見詳情

**Details of the Comment :**

香港地少人多，絕對應該提升地積比以增加大量供應房屋
---------------------------

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

參考編號

**Reference Number:**

230818-092955-11479

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

18/08/2023 09:29:55

有關的規劃申請編號

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

A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Emily Lam

意見詳情

**Details of the Comment :**

讚成放寬地積比率及建築物高度限制作准許的分層住宅及社會福利設施, 以供更多人可居住及享受設施



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

參考編號

**Reference Number:**

230818-100816-50474

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

18/08/2023 10:08:16

有關的規劃申請編號

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

A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Roy Lee

意見詳情

**Details of the Comment :**

支持區內新發展以減輕房屋壓力

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

參考編號

**Reference Number:**

230818-144903-12349

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

18/08/2023 14:49:03

有關的規劃申請編號

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

A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. W Chan

意見詳情

**Details of the Comment :**

支持北部都會區發展

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

參考編號

**Reference Number:**

230818-145005-51253

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

18/08/2023 14:50:05

有關的規劃申請編號

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

A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. H Wong

意見詳情

**Details of the Comment :**

支持大力發展北部都會區及創科發展，需要更多房屋供應



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

參考編號

**Reference Number:**

230821-071828-96746

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

21/08/2023 07:18:28

有關的規劃申請編號

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

A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Elton Lam

意見詳情

**Details of the Comment :**

I am writing to express my support for the increase in plot ratio from 5 to 6 for the mentioned development. This adjustment is necessary to fulfill Hong Kong's current housing needs and holds significant benefits for the future development of the surrounding community.

Increasing the plot ratio to 6 would optimize land utilization and allow for the integration of public amenities, open spaces, and green areas within the development. This would greatly contribute to the overall livability of the neighborhood.

Taking these factors into consideration, I have nothing to against but rather strongly encourage the increase in plot ratio for the mentioned development. I believe it will lead to an economically viable development that greatly benefits the community."

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

230821-173854-03427

**提交限期****Deadline for submission:**

05/09/2023

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

21/08/2023 17:38:54

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

A/FSS/294

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

女士 Ms. HE BINGYING

**意見詳情****Details of the Comment :**

The proposed planning changes will help achieve the Government's objective of making better use of limited land resources to increase housing supply. It will also provide a 120-place Residential Care Home for the elderly and a Sub-base for Neighbourhood Elderly Centre in the district to enhance municipal facilities in the district. To sum up, this application of land planning adjustment will have a positive impact on the living environment in the region, so I support this planning application.

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

參考編號

Reference Number:

230822-154454-55706

提交限期

Deadline for submission:

05/09/2023

提交日期及時間

Date and time of submission:

22/08/2023 15:44:54

有關的規劃申請編號

The application no. to which the comment relates:

A/FSS/294

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Mandy

意見詳情

Details of the Comment :

我十分支持此放寬住宅用地密度的申請。政府近年積極在全香港覓地作住宅發展，此規劃申請的發展地盤已為住宅用地，此放寬用地密度的申請能真正發揮土地的真正價值，物盡其用，提供更多私人住宅單位，有效解決現時市民最迫切渴求的房屋問題。



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

參考編號

**Reference Number:**

230823-175825-68888

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

23/08/2023 17:58:25

有關的規劃申請編號

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

A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Janey YU

意見詳情

**Details of the Comment :**

支持馬識路

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

參考編號

**Reference Number:**

230823-175940-57748

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

23/08/2023 17:59:40

有關的規劃申請編號

**The application no. to which the comment relates:** A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Heng YI

意見詳情

**Details of the Comment :**

支持馬識路

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

參考編號

**Reference Number:**

230823-180026-64340

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

23/08/2023 18:00:26

有關的規劃申請編號

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

A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Lillian

意見詳情

**Details of the Comment :**

支持馬識路



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

參考編號

**Reference Number:**

230823-180103-45573

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

23/08/2023 18:01:03

有關的規劃申請編號

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

A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. IVY

意見詳情

**Details of the Comment :**

支持馬識路

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

參考編號

**Reference Number:**

230823-180217-74870

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

23/08/2023 18:02:17

有關的規劃申請編號

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

A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Lau

意見詳情

**Details of the Comment :**

支持馬識路

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

參考編號  
**Reference Number:** 230823-180320-33560

提交限期  
**Deadline for submission:** 05/09/2023

提交日期及時間  
**Date and time of submission:** 23/08/2023 18:03:20

有關的規劃申請編號  
**The application no. to which the comment relates:** A/FSS/294

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

意見詳情  
**Details of the Comment :**

支持馬識路



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

參考編號

**Reference Number:**

230823-180404-27534

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

23/08/2023 18:04:04

有關的規劃申請編號

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

A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Pearl

意見詳情

**Details of the Comment :**

支持馬識路

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

參考編號

**Reference Number:**

230823-180540-48520

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

23/08/2023 18:05:40

有關的規劃申請編號

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

A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Tsui Sze Wing

意見詳情

**Details of the Comment :**

支持馬識路

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

參考編號  
**Reference Number:** 230823-180545-36303

提交限期  
**Deadline for submission:** 05/09/2023

提交日期及時間  
**Date and time of submission:** 23/08/2023 18:05:45

有關的規劃申請編號  
**The application no. to which the comment relates:** A/FSS/294

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

意見詳情  
**Details of the Comment :**

支持起屋为民造福。

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

參考編號

**Reference Number:**

230823-180559-86226

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

23/08/2023 18:05:59

有關的規劃申請編號

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

A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Yung Ka Yue

意見詳情

**Details of the Comment :**

贊成起屋為民造福



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

參考編號

**Reference Number:**

230823-180638-35397

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

23/08/2023 18:06:38

有關的規劃申請編號

**The application no. to which the comment relates:** A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Carol

意見詳情

**Details of the Comment :**

支持

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

參考編號  
**Reference Number:** 230823-180709-91000

提交限期  
**Deadline for submission:** 05/09/2023

提交日期及時間  
**Date and time of submission:** 23/08/2023 18:07:09

有關的規劃申請編號  
**The application no. to which the comment relates:** A/FSS/294

「提意見人」姓名/名稱  
**Name of person making this comment:** 女士 Ms. Carol Ho

意見詳情  
**Details of the Comment :**

支持起屋造福人民

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

參考編號

**Reference Number:**

230823-180733-89794

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

23/08/2023 18:07:33

有關的規劃申請編號

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

A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Joel

意見詳情

**Details of the Comment :**

支持

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

參考編號

**Reference Number:**

230823-180800-11417

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

23/08/2023 18:08:00

有關的規劃申請編號

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

A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Chung

意見詳情

**Details of the Comment :**

贊成



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

參考編號  
**Reference Number:** 230823-180853-67179

提交限期  
**Deadline for submission:** 05/09/2023

提交日期及時間  
**Date and time of submission:** 23/08/2023 18:08:53

有關的規劃申請編號  
**The application no. to which the comment relates:** A/FSS/294

「提意見人」姓名/名稱  
**Name of person making this comment:** 先生 Mr. Donix Yung

意見詳情  
**Details of the Comment :**

讚成起屋為民造福

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

參考編號

**Reference Number:**

230823-181026-69085

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

23/08/2023 18:10:26

有關的規劃申請編號

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

A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Ho Mang Ming

意見詳情

**Details of the Comment :**

支持起屋為民造福

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

參考編號  
**Reference Number:** 230823-181134-07245

提交限期  
**Deadline for submission:** 05/09/2023

提交日期及時間  
**Date and time of submission:** 23/08/2023 18:11:34

有關的規劃申請編號  
**The application no. to which the comment relates:** A/FSS/294

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

意見詳情  
**Details of the Comment :**

支持

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

參考編號  
**Reference Number:** 230823-181245-69785

提交限期  
**Deadline for submission:** 05/09/2023

提交日期及時間  
**Date and time of submission:** 23/08/2023 18:12:45

有關的規劃申請編號  
**The application no. to which the comment relates:** A/FSS/294

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

意見詳情  
**Details of the Comment :**

支持



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

參考編號

**Reference Number:**

230823-181813-15297

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

23/08/2023 18:18:13

有關的規劃申請編號

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

A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Ray

意見詳情

**Details of the Comment :**

支持

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

參考編號

**Reference Number:**

230823-182216-85631

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

23/08/2023 18:22:16

有關的規劃申請編號

**The application no. to which the comment relates:** A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Fion Tsang

意見詳情

**Details of the Comment :**

支持

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

參考編號  
**Reference Number:** 230823-183253-89210

提交限期  
**Deadline for submission:** 05/09/2023

提交日期及時間  
**Date and time of submission:** 23/08/2023 18:32:53

有關的規劃申請編號  
**The application no. to which the comment relates:** A/FSS/294

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

意見詳情  
**Details of the Comment :**

支持

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

參考編號

**Reference Number:**

230823-183407-30300

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

23/08/2023 18:34:07

有關的規劃申請編號

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

A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Cathy

意見詳情

**Details of the Comment :**

支持



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

參考編號

**Reference Number:**

230904-222746-26639

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

04/09/2023 22:27:46

有關的規劃申請編號

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

A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Poon Kwok ling cammy

意見詳情

**Details of the Comment :**

本人支持上述申請。本人親友居於申請上地附近, 本人經常出入該地點, 清楚知道此地塊多年來只用作停車場用途, 而且香港寸金尺土, 此申請放寬此住宅用途地帶的密度及建築物高度, 能更有效利用土地資源, 增加房屋供應, 滿足市民住屋需要。本人希望政府及城規會能從善如流, 盡快批准這個申請, 增加房屋供應, 造福市民。

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

參考編號

**Reference Number:**

230904-224028-98652

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

04/09/2023 22:40:28

有關的規劃申請編號

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

A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Hana Miming

意見詳情

**Details of the Comment :**

I support as Hong Kong really has no enough land for housing. A lot of people has no home. Should build more flats than carparks.

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

參考編號

**Reference Number:**

230904-224125-85695

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

04/09/2023 22:41:25

有關的規劃申請編號

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

A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Tse Kwok Wai

意見詳情

**Details of the Comment :**

贊成提高房屋供應

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

參考編號

**Reference Number:**

230904-224612-05651

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

04/09/2023 22:46:12

有關的規劃申請編號

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

A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. CY Lam

意見詳情

**Details of the Comment :**

支持提高房屋供應



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

參考編號  
**Reference Number:** 230904-224846-74372

提交限期  
**Deadline for submission:** 05/09/2023

提交日期及時間  
**Date and time of submission:** 04/09/2023 22:48:46

有關的規劃申請編號  
**The application no. to which the comment relates:** A/FSS/294

「提意見人」姓名/名稱  
**Name of person making this comment:** 先生 Mr. PT Lam

意見詳情  
**Details of the Comment :**

支持增加土地供應

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

參考編號

**Reference Number:**

230904-225106-16852

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

04/09/2023 22:51:06

有關的規劃申請編號

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

A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. LW Cheng

意見詳情

**Details of the Comment :**

贊成提供更多土地

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

參考編號  
**Reference Number:** 230904-225406-73792

提交限期  
**Deadline for submission:** 05/09/2023

提交日期及時間  
**Date and time of submission:** 04/09/2023 22:54:06

有關的規劃申請編號  
**The application no. to which the comment relates:** A/FSS/294

「提意見人」姓名/名稱  
**Name of person making this comment:** 女士 Ms. PY Lau

意見詳情  
**Details of the Comment :**

支持提高房屋供應

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

參考編號

**Reference Number:**

230904-225655-69800

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

04/09/2023 22:56:55

有關的規劃申請編號

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

A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Au Fung Shan

意見詳情

**Details of the Comment :**

支持建屋為居民造福

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

參考編號  
**Reference Number:** 230904-225754-70989

提交限期  
**Deadline for submission:** 05/09/2023

提交日期及時間  
**Date and time of submission:** 04/09/2023 22:57:54

有關的規劃申請編號  
**The application no. to which the comment relates:** A/FSS/294

「提意見人」姓名/名稱  
**Name of person making this comment:** 先生 Mr. WI Lau

意見詳情  
**Details of the Comment :**

贊成發展閑置土地



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

參考編號  
**Reference Number:** 230904-225935-05860

提交限期  
**Deadline for submission:** 05/09/2023

提交日期及時間  
**Date and time of submission:** 04/09/2023 22:59:35

有關的規劃申請編號  
**The application no. to which the comment relates:** A/FSS/294

「提意見人」姓名/名稱  
**Name of person making this comment:** 先生 Mr. KK Lau

意見詳情  
**Details of the Comment :**

支持發展新界土地

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

參考編號

**Reference Number:**

230904-230347-17489

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

04/09/2023 23:03:47

有關的規劃申請編號

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

A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

夫人 Mrs. HM Lee

意見詳情

**Details of the Comment :**

支持善用閑置土地

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

參考編號  
**Reference Number:** 230904-230438-86076

提交限期  
**Deadline for submission:** 05/09/2023

提交日期及時間  
**Date and time of submission:** 04/09/2023 23:04:38

有關的規劃申請編號  
**The application no. to which the comment relates:** A/FSS/294

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

意見詳情  
**Details of the Comment :**

Totally agree

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

參考編號

**Reference Number:**

230904-230553-10670

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

04/09/2023 23:05:53

有關的規劃申請編號

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

A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. S Cheung

意見詳情

**Details of the Comment :**

支持增加土地供應

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

參考編號  
**Reference Number:** 230904-231233-98395

提交限期  
**Deadline for submission:** 05/09/2023

提交日期及時間  
**Date and time of submission:** 04/09/2023 23:12:33

有關的規劃申請編號  
**The application no. to which the comment relates:** A/FSS/294

「提意見人」姓名/名稱  
**Name of person making this comment:** 小姐 Miss Kwok Yee Lam

意見詳情  
**Details of the Comment :**

十分支持，起屋為民造福!!



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

參考編號  
**Reference Number:** 230904-231254-53772

提交限期  
**Deadline for submission:** 05/09/2023

提交日期及時間  
**Date and time of submission:** 04/09/2023 23:12:54

有關的規劃申請編號  
**The application no. to which the comment relates:** A/FSS/294

「提意見人」姓名/名稱  
**Name of person making this comment:** 女士 Ms. SF Lee

意見詳情  
**Details of the Comment :**

支持增加社會福利設施

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

參考編號  
**Reference Number:** 230904-231458-59757

提交限期  
**Deadline for submission:** 05/09/2023

提交日期及時間  
**Date and time of submission:** 04/09/2023 23:14:58

有關的規劃申請編號  
**The application no. to which the comment relates:** A/FSS/294

「提意見人」姓名/名稱  
**Name of person making this comment:** 女士 Ms. 何愛如

意見詳情  
**Details of the Comment :**

歡迎土地供應增加

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

參考編號  
**Reference Number:** 230904-232043-53403

提交限期  
**Deadline for submission:** 05/09/2023

提交日期及時間  
**Date and time of submission:** 04/09/2023 23:20:43

有關的規劃申請編號  
**The application no. to which the comment relates:** A/FSS/294

「提意見人」姓名/名稱  
**Name of person making this comment:** 先生 Mr. Gary Tang

意見詳情  
**Details of the Comment :**

支持改善香港土地供應

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

參考編號

**Reference Number:**

230904-232433-45770

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

04/09/2023 23:24:33

有關的規劃申請編號

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

A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Agnes Wong

意見詳情

**Details of the Comment :**

支持改善香港人居住環境

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

參考編號

**Reference Number:**

230904-232742-17325

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

04/09/2023 23:27:42

有關的規劃申請編號

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

A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Carol Tse

意見詳情

**Details of the Comment :**



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

參考編號

**Reference Number:**

230904-232937-80996

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

04/09/2023 23:29:37

有關的規劃申請編號

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

A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. ivan Lam

意見詳情

**Details of the Comment :**

同意改變用途
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**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

230904-233459-08673

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

04/09/2023 23:34:59

有關的規劃申請編號

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

A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Cindy Lee

意見詳情

**Details of the Comment :**

支持

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

參考編號

**Reference Number:**

230904-234032-60076

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

04/09/2023 23:40:32

有關的規劃申請編號

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

A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Candy Liang

意見詳情

**Details of the Comment :**

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

參考編號

**Reference Number:**

230904-234053-41309

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

04/09/2023 23:40:53

有關的規劃申請編號

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

A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Tang tung fat

意見詳情

**Details of the Comment :**

支持政府增加房屋供應，惠澤民生，解決房屋問題

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

參考編號

**Reference Number:**

230904-234257-74999

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

04/09/2023 23:42:57

有關的規劃申請編號

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

A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Wong po hang

意見詳情

**Details of the Comment :****強烈支持增加房屋供應，解決住房問題**



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

參考編號

**Reference Number:**

230904-234542-01695

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

04/09/2023 23:45:42

有關的規劃申請編號

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

A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. KF Dai

意見詳情

**Details of the Comment :**

贊成

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

參考編號

**Reference Number:**

230904-234616-55894

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

04/09/2023 23:46:16

有關的規劃申請編號

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

A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Tang oi yi

意見詳情

**Details of the Comment :**

支持增加房屋供應，配合周邊房屋發展，優化社區的發展
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**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

230904-234719-48854

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

04/09/2023 23:47:19

有關的規劃申請編號

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

A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. AC Lau

意見詳情

**Details of the Comment :**

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

參考編號  
**Reference Number:** 230904-235814-66255

提交限期  
**Deadline for submission:** 05/09/2023

提交日期及時間  
**Date and time of submission:** 04/09/2023 23:58:14

有關的規劃申請編號  
**The application no. to which the comment relates:** A/FSS/294

「提意見人」姓名/名稱  
**Name of person making this comment:** 女士 Ms. AP Zhao

意見詳情  
**Details of the Comment :**

認同用途更改

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

參考編號

**Reference Number:**

230905-000841-20042

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

05/09/2023 00:08:41

有關的規劃申請編號

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

A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. E Suen

意見詳情

**Details of the Comment :**

非常同意



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

參考編號

**Reference Number:**

230905-002004-88534

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

05/09/2023 00:20:04

有關的規劃申請編號

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

A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss K. Y. Fok

意見詳情

**Details of the Comment :**

本人支持上述規劃申請略為放寬地積比率及建築物高度限制，本人認為此申請計劃符合我們社區的目標和願景，並將為粉嶺區帶來眾多好處。以下為本人觀點：-

**1. 盡用可建土地，解決實際住房需求**

在有限可建土地，通過允許更高的住宅地積比，可以更有效利用住宅用地，滿足我們社區日益增長的房屋需求。而且通過允許更高密度的開發，我們更能有效利用有限的土地資源，減少城市過度擴張，減少不必要的開發成本，更可保留區內寶貴的綠化地帶並保護周圍環境。

**2. 社區設施及安老服務**

住宅地積比提高下，能兼容公眾停車位，老人院及安老設施，為增加的人口提供充足的社區設施及安老服務，有效為當前和未來的居民創建一個有活力且宜居的社區。

**3. 有助經濟增長和創造就業機會**

提升住宅密度可以吸引更多企業、零售商和服務提供商進駐，配合政府推行北部都會區發展。更高密度項目的開發和社區建設活動將創造更多就業機會，使社區及居民受益。而且可增加政府稅收，促進社區發展。

**4. 可持續發展可能性**

申請人提議使用組裝合成的建築技術，減少建築廢料及不必要能源消耗，減輕城市發展對環境的影響，有助社區的可持續發展目標實踐。

總之，本人完全支持上述規劃申請放寬地積比率及建築物高度限制。此舉解決住房需求，優化土地利用，加強社區設施及安老服務，促進經濟增長創造就業機會，並可為持續發展做出貢獻。懇請規劃部門能認真考慮此規劃申請對社區帶來的積極影響，並批准此項申請。

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

參考編號

**Reference Number:**

230905-083153-61170

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

05/09/2023 08:31:53

有關的規劃申請編號

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

A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Yau Suk Man

意見詳情

**Details of the Comment :**

Support to provide more residential unit in that area.

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

參考編號

**Reference Number:**

230905-094230-18861

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

05/09/2023 09:42:30

有關的規劃申請編號

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

A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. HENRY YIP

意見詳情

**Details of the Comment :**

支持

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

參考編號

**Reference Number:**

230905-095957-84406

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

05/09/2023 09:59:57

有關的規劃申請編號

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

A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. fung kai man

意見詳情

**Details of the Comment :**

支持

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

參考編號

**Reference Number:**

230905-100357-17601

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

05/09/2023 10:03:57

有關的規劃申請編號

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

A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. MingLee

意見詳情

**Details of the Comment :**

支持



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

參考編號

**Reference Number:**

230905-101411-06074

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

05/09/2023 10:14:11

有關的規劃申請編號

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

A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss LEE

意見詳情

**Details of the Comment :**

贊成

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

參考編號

**Reference Number:**

230905-102220-15125

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

05/09/2023 10:22:20

有關的規劃申請編號

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

A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Pau

意見詳情

**Details of the Comment :**

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

參考編號

**Reference Number:**

230905-102345-37370

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

05/09/2023 10:23:45

有關的規劃申請編號

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

A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. seto

意見詳情

**Details of the Comment :**

贊成

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

參考編號

**Reference Number:**

230905-103701-14048

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

05/09/2023 10:37:01

有關的規劃申請編號

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

A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Eric

意見詳情

**Details of the Comment :**

贊成

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

參考編號

**Reference Number:**

230905-103837-17151

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

05/09/2023 10:38:37

有關的規劃申請編號

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

A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Edmond

意見詳情

**Details of the Comment :**



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

參考編號

**Reference Number:**

230905-152118-46884

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

05/09/2023 15:21:18

有關的規劃申請編號

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

A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. 吳燦禪

意見詳情

**Details of the Comment :**

支持該項規劃申請

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

參考編號

**Reference Number:**

230905-155626-70215

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

05/09/2023 15:56:26

有關的規劃申請編號

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

A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Chung

意見詳情

**Details of the Comment :**

我十分贊同申請人申請放寬這地塊住宅用地的密度。多年來這片土地只用作停車場用途，城規會理應一早重新審視如何優化這片土地的長遠用途。幸而，申請人在文件中申請將住宅用地作私人房屋發展部分用地密度及建築物高度放寬，能增加粉嶺區住宅供應，舒緩住宅供應緊絀的問題。本人促請城規會盡快批准這個申請，以回應大眾訴求。

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

參考編號

**Reference Number:**

230905-160807-70511

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

05/09/2023 16:08:07

有關的規劃申請編號

**The application no. to which the comment relates:** A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. CLARA LAU

意見詳情

**Details of the Comment :**

我十分贊同申請人申請放寬這地塊住宅用地的密度。多年來這片土地只用作停車場用途，城規會理應一早重新審視如何優化這片土地的長遠用途。幸而，申請人在文件中申請將住宅用地作私人房屋發展部分用地密度及建築物高度放寬，能增加粉嶺區住宅供應，舒緩住宅供應緊絀的問題。本人促請城規會盡快批准這個申請，以回應大眾訴求。

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

參考編號

**Reference Number:**

230905-161147-99357

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

05/09/2023 16:11:47

有關的規劃申請編號

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

A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Ma

意見詳情

**Details of the Comment :**

本人十分贊成以上規劃申請，它不但合符政府積極供應住宅的政策，放寬住宅用地的密度，一方面可有效增多住宅供應數量。香港土地資源相當缺乏，如申請人提議能優化土地用途，提供更多可發展住宅空間，滿足房屋和社會且發展的需要，本人認為一切有利增加本港土地供應的措施都應加以支持。

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

參考編號

**Reference Number:**

230905-161257-72068

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

05/09/2023 16:12:57

有關的規劃申請編號

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

A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss cheung

意見詳情

**Details of the Comment :**

本人支持上述放寬住宅用地密度及高度的申請。政府爭取積極爭取更多住宅單位供應，上述申請人放寬地塊住宅用地的密度，增加約 200 個私人住宅單位，更有效善用可住宅發展用地，幫助舒緩房屋短缺，穩定樓價。

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

參考編號  
**Reference Number:** 230905-161602-86787

提交限期  
**Deadline for submission:** 05/09/2023

提交日期及時間  
**Date and time of submission:** 05/09/2023 16:16:02

有關的規劃申請編號  
**The application no. to which the comment relates:** A/FSS/294

「提意見人」姓名/名稱  
**Name of person making this comment:** 女士 Ms. FONG MEI LING

意見詳情  
**Details of the Comment :**

我十分贊同申請人申請放寬這地塊住宅用地的密度。多年來這片土地只用作停車場用途，城規會理應一早重新審視如何優化這片土地的長遠用途。幸而，申請人在文件中申請將住宅用地作私人房屋發展部分用地密度及建築物高度放寬，能增加粉嶺區住宅供應，舒緩住宅供應緊絀的問題。本人促請城規會盡快批准這個申請，以回應大眾訴求。



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

參考編號

**Reference Number:**

230905-161813-81150

提交限期

**Deadline for submission:**

05/09/2023

提交日期及時間

**Date and time of submission:**

05/09/2023 16:18:13

有關的規劃申請編號

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

A/FSS/294

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. JOE MAK

意見詳情

**Details of the Comment :**

本人十分贊成以上規劃申請，它不但符合政府積極供應住宅的政策，放寬住宅用地的密度，一方面可有效增多住宅供應數量。香港土地資源相當缺乏，如申請人提議能優化土地用途，提供更多可發展住宅空間，滿足房屋和社會且發展的需要，本人認為一切有利增加本港土地供應的措施都應加以支持。

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

P-274

敬啟者：

貴署檔號：TPB/A/FSS/294

新界粉嶺馬適路丈量約份第 51 約多個地段和毗連政府土地  
提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及社會福利設施  
(申請編號：A/FSS/294)

近年本會接獲本鄉(粉嶺)居民/村民反映，區內交通經常擠塞、噪音及空氣等問題的個案上升，現時正影響到民生。

而本會近日發覺好多北部地段已做申請規劃(住宅、社會福利)，申請全屬商業性質，融合「北部都會發展」內，正面來說是好事，但另一方面看到急促倍增的申請太多了，會對區內造成很大不便，大型機建、增多了重型車輛往來、改道、修窄行車線、雙線改為單線行車及路面上不斷進行大小工程，因此本會作出 強烈反對 上述申請個案。

「新界北部都會區」的進行已迅速發展中，懇請 貴處考慮周邊環境及村民所受困擾，容後處理上述這類申請，優先處理政府建設，如改善渠務、道路、水、電)，與民生有密切關係的改善項目，舒緩民怨，有待發展成形後，才接受政府以外的申請。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



敬上

(李國鳳)

2023 年 9 月 5 日

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

085

P-3/4

敬啟者：

貴署檔號：TPB/A/FSS/294

新界粉嶺馬適路丈量約份第 51 約多個地段和毗連政府土地  
提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及社會福利設施  
(申請編號：A/FSS/294)

近年本會接獲本鄉(粉嶺)居民/村民反映，區內交通經常擠塞、噪音及空氣等問題的個案上升，現時正影響到民生。

而本會近日發覺好多北部地段已做申請規劃(住宅、社會福利)，申請全屬商業性質，融合「北部都會發展」內，正面來說是好事，但另一方面看到急促倍增的申請太多了，會對區內造成很大不便，大型機建、增多了重型車輛往來、改道、修窄行車線、雙線改為單線行車及路面上不斷進行大小工程，因此本會作出 強烈反對 上述申請個案。

「新界北部都會區」的進行已迅速發展中，懇請 貴處考慮周邊環境及村民所受困擾，容後處理上述這類申請，優先處理政府建設，如改善渠務、道路、水、電)，與民生有密切關係的改善項目，舒緩民怨，有待發展成形後，才接受政府以外的申請。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

粉嶺區鄉事委員會首副主席



劉永安

敬上

(劉永安)

2023 年 9 月 5 日



086

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

P-4/4

敬啟者：

貴署檔號：TPB/A/FSS/294

新界粉嶺馬適路丈量約份第 51 的多個地段和毗連政府土地  
提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及社會福利設施  
(申請編號：A/FSS/294)

近年本會接獲本鄉(粉嶺)居民/村民反映，區內交通經常擠塞、噪音及空氣等問題的個案上升，現時正影響到民生。

而本會近日發覺好多北部地段已做申請規劃(住宅、社會福利)，申請全屬商業性質，融合「北部都會發展」內，正面來說是好事，但另一方面看到急促倍增的申請太多了，會對區內造成很大不便，大型機建、增多了重型車輛往來、改道、修窄行車線、雙線改為單線行車及路面上不斷進行大小工程，因此本會作出 強烈反對 上述申請個案。

「新界北部都會區」的進行已迅速發展中，懇請 貴處考慮周邊環境及村民所受困擾，容後處理上述這類申請，優先處理政府建設，如改善渠務、道路、水、電)，與民生有密切關係的改善項目，舒緩民怨，有待發展成形後，才接受政府以外的申請。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

鄧志佳

(鄧志佳)



2023 年 9 月 5 日

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

P. 2 of 4

敬啟者：

貴署檔號：TPB/A/FSS/294

新界粉嶺馬適路丈量約份第51約多個地段和毗連政府土地  
提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及社會福利設施  
(申請編號：A/FSS/294)

此是第2次反對。

本會再次頃接本鄉(粉嶺區)村民求助及反映以下問題，並對上述申請作出  
強烈反對，理由是：

- i/ 沙頭角公路交通擠塞、繁忙是不變的事實，未來十年八年仍會影響區內交通問題。
- ii/ 現受到「新界北部都會發展」區的迅速發展下，粉嶺馬適路、馬屎埔一帶的規劃發展項目眾多，大量工程車出入、重型車輛出入、道路改道，交通經常擠塞，牽涉到連接沙頭角公路的交通更繁忙，塞車情況更嚴重。
- iii/ 另外在發展區範圍內有皇后山公屋及居者有期屋、蓮塘口岸通關等，不論是人口往來或車輛流量相對暴增，沙頭角公路、馬適路成為唯一往來的主要幹道，因此造成沙頭角公路交通嚴重超出負荷，有增無減，形成今日的繁忙擠塞問題。
- iv/ 現時新界北地段已有好多規劃申請個案(住宅、社會福利用途)，大多申請是屬商業(私人)性質，與「北部都會發展」計劃融合一起，正面來說是好事，但另一方面太多急促發展的申請個案，同期與政府之規劃項目同步進行，大型機建同步動工，引致本區內(包括上水龍琛路一帶)交通受到嚴重的擠塞影響及滋擾民生，造成很大的不便。
- v/ 噪音及空氣污染等問題影響民生，有待改善。

懇請 貴處理解村民的反對聲音及考慮周邊的問題，希望能容後處理上述這類申請，舒緩民怨。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



2024年5月21日



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

敬啟者：

貴署檔號：TPB/A/FSS/294

新界粉嶺馬適路丈量約份第51約多個地段和毗連政府土地  
提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及社會福利設施  
(申請編號：A/FSS/294)

此是第2次反對。

本會再次頃接本鄉(粉嶺區)村民求助及反映以下問題，並對上述申請作出  
強烈反對，理由是：

- i/ 沙頭角公路交通擠塞、繁忙是不變的事實，未來十年八年仍會影響區內交通問題。
- ii/ 現受到「新界北部都會發展」區的迅速發展下，粉嶺馬適路、馬屎埔一帶的規劃發展項目眾多，大量工程車出入、重型車輛出入、道路改道，交通經常擠塞，牽涉到連接沙頭角公路的交通更繁忙，塞車情況更嚴重。
- iii/ 另外在發展區範圍內有皇后山公屋及居者有期屋、蓮塘口岸通關等，不論是人口往來或車輛流量相對暴增，沙頭角公路、馬適路成為唯一往來的主要幹道，因此造成沙頭角公路交通嚴重超出負荷，有增無減，形成今日的繁忙擠塞問題。
- iv/ 現時新界北地段已有好多規劃申請個案(住宅、社會福利用途)，大多申請是屬商業(私人)性質，與「北部都會發展」計劃融合一起，正面來說是好事，但另一方面太多急促發展的申請個案，同期與政府之規劃項目同步進行，大型機建同步動工，引致本區內(包括上水龍琛路一帶)交通受到嚴重的擠塞影響及滋擾民生，造成很大的不便。
- v/ 噪音及空氣污染等問題影響民生，有待改善。

懇請 貴處理解村民的反對聲音及考慮周邊的問題，希望能容後處理上述這類申請，舒緩民怨。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

粉嶺區鄉事委員會首副主席

劉永安  
(劉永安)

敬上



2024年5月21日



粉嶺區鄉事會

FDRC

## 香港新界粉嶺區鄉事委員會

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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

鄧志佳

(鄧志佳)

敬上



2024年5月21日

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



**A/FSS/294 DD 51, Ma Sik Road, Fanling**

05/09/2023 02:56

From:

To:

File Ref:

[REDACTED]  
tpbpd <tpbpd@pland.gov.hk>

A/FSS/294

Various Lots in D.D. 51 and Adjoining Government Land, Ma Sik Road, Fanling

Site area: About 13,232sq.m Includes Government Land of about 2,963sq.m

Zoning: "Res (Group A) 12"

Applied development: 5 Blocks – 1,898 Units / Relaxation of PR 6.18 (5.00) and BHR 132Mph (110) / SC 100% / OS 1,898sq.m / 120 Bed RCHE / NEC / 456 Vehicle Parking / 100 Public Vehicle Parking

Dear TPB Members,

Strong Objections. The development has morphed from 50 villas approved under 276 to 5 towers. But the developer is still looking for more.

Y/FSS/18 Approved 10 June 2022

There is NO URGENT NEED FOR RESIDENTIAL UNITS. The market is in free fall, there are thousands of vacant units. That justification for additional PR and BHR can no longer be approved under that mantra.

High towers require a lot of energy and should not be developed if the territory is to fulfill its obligations to combat climate change.

There are issues with the site as there are pockets of land outside its footprint.

One small RCHE and an NEC are nothing like sufficient as almost 3,000sq.m of government land is included in the footprint. This area could be developed separately into a multi-storey community node.

A public car parking is not a genuine community use as users pay, it is high time that they be counted as commercial space.

**1,898 residential units to accommodate an anticipated population of about 5,125. But the OS is merely 1sq.m per UNIT. It should be 5,124 plus 120 to**

**provide OS for the residents of the RCHE.**

That the number of parking has grown from 225 to 556 is also unacceptable. Our roads are already saturated. Developments with access to MTR should not include large parking facilities as this discourages use of public transport.

Members must reject this application.

Mary Mulvihill

**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Friday, 4 March 2022 2:13 AM CST  
**Subject:** Re: Y/FSS/18 DD 51 Fanling Rezoning VEA

Y/FSS/18

Various Lots in D.D. 51, Fanling

Site area : About 14,750sq.m Includes Government Land of about 3,425sq.m

Zoning : "VTD"

Applied use : Rezone to "Res (Group A) 7" - 5 Towers – 1,638 Units (1,707) / PR 5 / BH 110mPD / 120 Bed RICHE / Club House / OS 4,586sq.m (4,780) / 345 (225) Vehicle Parking

Dear TPB Members,

Apart from the lack of bang for our bucks with regard to the small amount of GIC facilities, location of towers 5 and 1 right at the periphery of the site should be a matter of concern and the lack of space between towers 4 and 5. Either the towers would have no windows on one side or there would be serious issues of privacy.

Previous objections upheld.

Mary Mulvihill

**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Thursday, 24 June 2021 3:55 AM CST  
**Subject:** Y/FSS/18 DD 51 Fanling Rezoning VEA

Y/FSS/18

Various Lots in D.D. 51, Fanling

Site area : About 14,750sq.m Includes Government Land of about 3,425sq.m



Zoning : "VTD"

Applied use : Rezone to "Res (Group A) 7" - 5 Towers – 1,707 Units / PR 5 / BH 110mpd / 120 Bed RICHE / Club House / OS Not less than 4,780sq.m / 225 Vehicle Parking

Dear TPB Members,

So now the real intention is revealed. a large private development with a RICHE thrown in to garner brownie points. The elderly friendly village is out the window. At least the RICHE is no longer located beside the RCP.

This is a dramatic increase on the approved scheme:

*"Compared with the approved scheme, the proposed amendments mainly involved a slight increase in site area by incorporating two additional land lots, corresponding increase in the total GFA, increase in number of proposed houses, reduction in the average house unit size and change in layout and disposition of houses while the total plot ratio (PR), site coverage and BH remained the same as the previous planning approval. Although the proposed development was not entirely in line with the planning intention of the "V" zone, **the proposed houses and residential care home of the elderly (RCHE) were in low-rise and low-density character which were not incompatible with the adjacent residential use.** The proposed RCHE could help address the shortfall for elderly facilities and meet the demand of ageing population in the community."*

While the application site fell within the "V" zone which was subject to a maximum BH of 3 storeys (8.23m). PR .8 *"The Chairman responded that the BH restriction was proposed to be relaxed from 3 storeys to 4 storeys. Further relaxation of BH restriction should be justified by a comprehensive assessment to ascertain technical feasibility **and no adverse impacts on the surrounding area ."***

But now the developer is proposing a full blown high rise estate, hence the 12A rezoning.

But the interesting issue is that **"The application site fell within "V" zone but not covered by village 'environ' of any recognized village.** The Site falls within the proposed Ling Hill Village Expansion Area (VEA). Under the VEA Scheme introduced in 1981, through resuming private land and assembling government land within an area proposed for implementation of a VEA, and thereafter conducting site formation and other relevant public works therein, the Government would provide land within the VEA for indigenous villagers to build small houses in a more orderly manner and in so doing provide for better planning of village developments.

In February 1999, in view of the review of the Small House Policy, **the Government decided to suspend the implementation of designated VEA projects for which the related public works had not commenced at that time. At present, Ling Hill VEA project is one of the projects so suspended;**

<https://www.info.gov.hk/gia/general/201811/14/P2018111400418.htm>

Indeed. The VEA scheme was scandalous as it diverted public land to Small House use when that policy was restricted to "VE refers to a **300-feet** radius from the edge of the last village type **house** built before the introduction of the **Policy** on December 1, 1972"

So the government land should not have been zoned "V" in the first place.

Members should question with the suspension of the VEA Scheme if high rise is to be allowed on these lots, then why has the government not resumed the private lots to build much need public housing.

Alternative the 3,425sq.m Government Land can be rezoned to "GIC" to provide much larger community premises than those proposed by the developer.

The Public Car Park element is dubious. Why would non residents walk all that way to pick up their car?

Members, lots of questions for PlanD please.

Mary Mulvihill

From [REDACTED]

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent: Monday, April 13, 2020 3:21:27 AM

Subject: Re: A/FSS/270 DD 51 Fanling Elderly Care Facility

A/FSS/276

Various Lots in D.D. 51, Fanling

Site area : About 9,987sq.m

Zoning : "VTD"

Applied use : 60 Bed RICHE / Club House / 50 Residential Units / 98 Vehicle Parking

Dear TPB Members,

Like others I was misled by original application into thinking that this was to be an elderly focus development, like Tanner Hill but with the residential units in houses. However it is clear that the modest increase in the size of the site accompanied by more than a doubling in the number of units but with no increase in the number of RICHE beds that this is nothing more than a money grubbing development making use of the elderly care facility to overcome the zoning.

The 2019 minutes :



Based on the Hong Kong Planning Standards and Guidelines, **there was a deficit of about 530 RCHE subsidised beds in the Fanling/Sheung Shui area.** The proposed RCHE **could help address** the shortfall for elderly facilities and meet the demand of ageing population in the community.

But the small area allocated to the GIC facility is not sufficient recompense for the benefits the developer is seeking.

The RICHE is located on the periphery next to the RCP, the most unattractive position, with no Open Space except for a small pocket at the hammerhead, no garden, exercise or recreational facilities for the residents.

The approval conditions are also alarming as there is no condition imposed that ensures that the RICHE would actually be a compulsory facility. This makes it very easy for the developer to drop it later.

Also no indication as to what party would manage the facility and if it would be affordable.

Hopefully members will take the time to carefully examine the details of this application that both the public and board were remiss in not focusing on first time around.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Wednesday, May 23, 2018 1:59:06 AM  
**Subject:** A/FSS/270 DD 51 Fanling Elderly Care Facility  
 A/FSS/270  
 Various Lots in D.D. 51, Fanling  
 Site area : 9,098 m<sup>2</sup>  
 Zoning : "VTD"  
 Applied Use : / Elderly Care Home 22 Blocks / 61 Parking

Dear TPB Members,

This is an excellent use of VTD zoning as there are many elderly folk living in NT who can benefit from custom build elderly care facilities.

It is also in line with Sec for Welfare, Law Chi-Kwong's, recently announced plans to engage the private sector in providing such facilities as for some unfathomable reason the private sector can get facilities built much more quickly than his department can.

TPB must do its part in expediting the project as there is urgent need for such amenities.

Mary Mulvihill

015

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

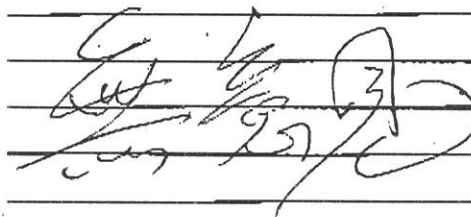
**To : Secretary, Town Planning Board**

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

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**有關的規劃申請編號 The application no. to which the comment relates**  
**A/FSS/294****意見詳情 (如有需要，請另頁說明)****Details of the Comment (use separate sheet if necessary)**

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

簽署 Signature



日期 Date

2023.08.18

seg 1 058

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

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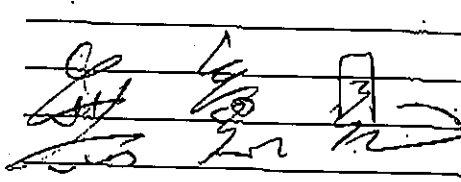
By e-mail : tpbpd@pland.gov.hk

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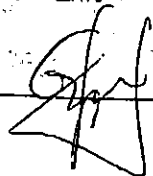
A/FSS/294 Received on 29/04/2024

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

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

簽署 Signature



日期 Date

2024.5.8

**Recommended Advisory Clauses**

- (a) to note the comments of the Chief Estate Surveyor/Land Supply and the District Lands Officer/North, Lands Department (LandsD) that:
  - (i) should approval be given to the subject planning application, the applicants will need to apply to LandsD for a land exchange for the proposed development. Such application will be considered by LandsD acting in the capacity as the landlord at its sole discretion and there is no guarantee that such application, including the granting of any Government land, will be approved. If such application is approved, it will be subject to such terms and conditions including among others, the payment of such appropriate fees and premium, as may be imposed by LandsD;
  - (ii) there are five private lots owned by third party nearby which are not included in the Site and accesses to these lots have been proposed within the Site. The applicants should seek comments from the concerned lot owners/occupiers as appropriate and reserve accesses to the concerned lot owners/occupiers during construction stage as well; and
  - (iii) the proposed run-in/out and bus lay-by along Ma Sik Road will overlap with the gazetted resumption limits for the PWP Item Nos. B868CL, 7747CL and 7828CL under the Civil Engineering and Development Department (CEDD)'s purview and the Simplified Temporary Land Allocation No. GLA-TDN 4207 allocated to CEDD under PWP Item No. 7747CL. The applicants are advised to liaise with CEDD for sorting out any possible interface issue(s);
- (b) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (HyD) that the proposed access arrangement and the Traffic Impact Assessment for the run-in/out at Ma Sik Road should be commented and approved by the Transport Department (TD); the run-in/out should be designed and constructed in accordance with the prevailing HyD's standard drawing to the satisfaction of HyD and TD; and adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.
- (c) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that the applicants are advised that approval of the application does not imply approval of trees works. If any, such as pruning, transplanting and felling. Application for any tree works should be submitted direct to relevant authority(ies) for approval;
- (d) to note the comments of the Chief Architect/Advisory and Statutory Compliance, Architectural Services Department that to avoid adverse impact on the ventilation and air permeability, the applicants are reminded to comply with the building separation requirements and the sustainable design guidelines promulgated under PNAP APP-152, particularly for T1 and T2;
- (e) to note the comments of the Director of Leisure and Cultural Services that the relevant parties should ensure sufficient loading and unloading area and/or temporary traffic arrangement should be provided for routine vegetation maintenance when designing a



new roadside planter along roads; since there is quite a number of roadside trees would be affected by the future development at the Site, the Leisure and Cultural Services Department would reserve the right to provide further comments for the Tree Preservation and Removal Proposal (TPRP). The TPRP should be prepared in accordance with the prevailing Development Bureau Technical Circular (Works) No. 4/2020;

- (f) to note comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- (i) presumably the Site abuts on more than one specified street of not less than 4.5 wide, and as such, the development intensity shall not exceed the permissible as stipulated under the First Schedule of Building (Planning) Regulations (B(P)R). The applicants' attention is drawn to the compliance with B(P)R 18A and 20 and the First Schedule of B(P)R, in particular the permitted site coverage for the proposed development (the maximum site coverage for domestic buildings over 61m high for Class A site under the First Schedule of B(P)R is only 33.33%);
  - (ii) regarding the adaption of the Modular Integrated Construction (MiC) as construction method for the proposed development, attention is drawn to PNAP ADV-36 and JPN No. 8 for relevant design considerations and requirements for compliance with the Buildings Ordinance (BO);
  - (iii) if the existing structures are erected on leased land without approval of BD (not being a New Territories Exempted House), they are unauthorised under the BO and should not be designed for any use under the subject application;
  - (iv) before any new building works are to be carried out on the Site, the prior approval and consent from the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System. Otherwise, they are Unauthorised Building Works (UBW). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - (v) for 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;
  - (vi) if the proposed use under application is subject to the issue of a licence, the applicants are reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
  - (vii) if the proposed residential are home for the elderly (RCHE) and neighbourhood elderly centre (NEC) are Government Accommodations required under the lease, they are gross floor area accountable under the BO unless exempted. The applicants attention is drawn to the RCHE, which is for habitation, is of domestic use under the BO and should comply with the requirements in respect of

domestic use under B(P)R 20, 21, 25, 28, 30 and 32 while the NEC is considered as non-domestic use under the BO;

- (viii) if the applicants are required to provide a right-of-way (ROW) for access to adjacent lots or public passage under lease and the ROW falls within the definition of street under B(P)R, such ROW may deduct from the site area for the purpose of plot ratio and site coverage calculation under the BO. Attention is drawn to BO 31(1) if structures are to be built over or under the ROW;
  - (ix) the Site shall be provided with emergency vehicular access (EVA) in accordance with B(P)R 41D and subsection D22 of Code of Practice for Fire Safety in Building 2011, in particular the width and clear headroom of the EVA;
  - (x) criteria under PNAP APP-2 Appendix C shall be compiled with if gross floor area (GFA) of the car parking, loading and unloading areas (for both private carparking spaces and the public vehicle park) under B(P)R 23(3)(b) is to be excluded;
  - (xi) the applicants' attention is drawn to the provision under Regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of foul water and surface water respectively; and
  - (xii) formal submission under the BO is required for any proposed new works, including any temporary structures, site formation works like filling of ponds and land and site formation drainage works. Detailed comments under the BO on individual sites for private developments such as permissible plot ratio, site coverage, EVA, private streets and/or access roads, barrier free access and facilities, compliance with the Sustainable Building Design Guidelines etc., would be formulated at the formal building plan submission stage;
- (g) to note the comments of the Director of Fire Services that:
- (i) 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. Requirements as stipulated in the latest Code of Practice for RCHE should be strictly followed; and
  - (ii) the EVA 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 BD. The height restrictions as stipulated in Section 20 of Residential Care Homes (Elderly Persons) Regulation, Cap 459A should be observed;
- (h) to note the Comments of the Chief Engineer/Construction, Water Supplies Department (WSD) that:
- (i) the existing water mains are inside the Site may be affected. The applicants are required to either divert or protect the water mains found on the Site;

- (ii) 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 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 applicants; and the applicants shall submit all the relevant proposal to WSD for consideration and agreement before the works commence;
- (iii) 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 structures 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.
- (i) 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 FEHD is required if there is any food business / catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public;
  - (iii) proper licence issued by FEHD 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) a swimming pool licence must be obtained from FEHD for any artificially constructed pool used for swimming or bathing and to which the public have access (whether on payment or otherwise) or which is operated by any club, institution, association or other organisation. A swimming pool licence is not required for any swimming pool which serves not more than 20 residential units and to which the public have no access;
- (v) 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 applicants should arrange disposal properly at their own expenses;
- (vi) 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
- (vii) if domestic waste collection service of FEHD is required in future, prior comments from FEHD on the waste collection plan, including the accessibility and manoeuvrability of refuse collection vehicle to refuse collection point (RCP), should be sought. The refuses collection points of domestic waste and the commercial waste should be clearly separated. The share use of RCP for both domestic and commercial waste is not recommended.