

2023年 5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 MAY 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.

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/HSK/452
	Date Received 收到日期	- 2 MAY 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 )

West Development Office, Civil Engineering and Development Department  
土木工程拓展署西拓展處

### 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 )

Ove Arup & Partners Hong Kong Limited 奧雅納工程顧問

### 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. 124 and D.D. 125 and Adjoining Government Land in Yuen Long, and Various Lots in D.D. 130 and Adjoining Government Land in Tuen Mun, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<div>Public Housing Sites: 186,676; Private Housing Sites: 28,113</div> <div><input checked="" type="checkbox"/> Site area 地盤面積 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約</div> <div><input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... sq.m 平方米 <input type="checkbox"/> About 約</div> <div>Public Housing Sites: Not more than 1,269,396; Private Housing Sites: Not more than 182,741</div>
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	<div>Public Housing Sites: 24,633; Private Housing Sites: 648</div> <div>..... sq.m 平方米 <input checked="" type="checkbox"/> About 約</div>



(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group A)2", "Residential (Group A)3" and area shown as 'Road'
(f) Current use(s) 現時用途	Open storage yards, warehouses, workshops, temporary structures, farm, residential structures and vacant land  (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 (To be updated)

- (a) According to the record(s) of the Land Registry as at 15.3.2023 (DD/MM/YYYY), this application involves a total of 199 "current land owner(s)"<sup>#</sup>.  
根據土地註冊處截至 1999 年 3 月 15 日的記錄，這宗申請共牽涉 199 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 "current land owner(s)"<sup>#</sup> 的同意。

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

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

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

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

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

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

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

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

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

- ☒ published notices in local newspapers on 12/04/2023 (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  
12/04/2023 (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所用途，請填妥於附件的表格。

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

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



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

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

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

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

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

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

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

- |  |   |   |   |
|--|---|---|---|
| <input checked="" type="checkbox"/> Plot ratio restriction<br>地積比率限制       | From 由 ..... to 至 .....                                       | Public Housing Sites: 5.5/6.0<br>Private Housing Sites: 6.0 | Public Housing Sites: 6.8<br>Private Housing Sites: 6.5 |
| <input type="checkbox"/> Gross floor area restriction<br>總樓面面積限制           | From 由 .....sq. m 平方米 to 至 .....sq. m 平方米                     |   |   |
| <input type="checkbox"/> Site coverage restriction<br>上蓋面積限制               | From 由 .....% to 至 .....%                                     |   |   |
| <input checked="" type="checkbox"/> Building height restriction<br>建築物高度限制 | From 由 .....m 米 to 至 ..... m 米                                |   |   |
|  | From 由 120 - 180 mPD 米 (主水平基準上) to 至 135 - 180 mPD 米 (主水平基準上) |   |   |
|  | From 由 ..... storeys 層 to 至 ..... storeys 層                   |   |   |
| <input type="checkbox"/> Non-building area restriction<br>非建築用地限制          | From 由 .....m to 至 ..... m                                    |   |   |
| <input type="checkbox"/> Others (please specify)<br>其他 (請註明)               | .....   |   |   |

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

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

Proposed Minor Relaxation of Plot Ratio and/or Building Height Restrictions for Proposed/Permitted Public and Private Housing Developments, Proposed Social Welfare Facilities, and Proposed Shop and Services, Eating Place, School, Office, Educational Institution, Institutional Use, Off-Course Betting Centre, Place of Entertainment, Private Club, Public Convenience, Recyclable Collection Centre and Training Centre at Non-Domestic Podium Within Public Housing Developments

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

**(b) Development Schedule 發展細節表**

- |   |   |                                  |
|---|---|----------------------------------|
| Proposed gross floor area (GFA) 擬議總樓面面積           | ..... sq.m 平方米  | <input type="checkbox"/> About 約 |
| Proposed plot ratio 擬議地積比率                        | Public Housing Sites: Not more than 6.8, Private Housing Sites: Not more than 6.5 | <input type="checkbox"/> About 約 |
| Proposed site coverage 擬議上蓋面積                     | ..... %   | <input type="checkbox"/> About 約 |
| Proposed no. of blocks 擬議座數                       | 51  |                                  |
| Proposed no. of storeys of each block 每座建築物的擬議層數  | 35-51   |                                  |
|   | <input type="checkbox"/> include 包括 ..... storeys of basements 層地庫                |                                  |
|   | <input type="checkbox"/> exclude 不包括 ..... storeys of basements 層地庫               |                                  |
| Proposed building height of each block 每座建築物的擬議高度 | Not more than 135-180 mPD 米(主水平基準上)   | <input type="checkbox"/> About 約 |
|   | ..... m 米   | <input type="checkbox"/> About 約 |

☒ Domestic part 住用部分

GFA 總樓面面積

number of Units 單位數目

average unit size 單位平均面積

estimated number of residents 估計住客數目

Public Housing Sites: Not more than 1,213,394

Private Housing Sites: Not more than 168,684

..... sq. m 平方米

☒ About 約

Public Housing Sites: 24,267; Private Housing Sites: 2,595

.....

Public Housing Sites: 50; Private Housing Sites: 65

..... sq. m 平方米

☒ About 約

Public Housing Sites: 65,523; Private Housing Sites: 7,007

.....

☒ Non-domestic part 非住用部分☐ eating place 食肆☐ hotel 酒店☐ office 辦公室☐ shop and services 商店及服務行業☒ Government, institution or community facilities

政府、機構或社區設施

GFA 總樓面面積

..... sq. m 平方米

☐ About 約

..... sq. m 平方米

☐ About 約

(please specify the number of rooms

請註明房間數目) .....

..... sq. m 平方米

☐ About 約

..... sq. m 平方米

☐ About 約

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

Social welfare facilities in public housing sites will be determined in detail design stage

(GFA exempted)

.....

.....

☒ 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)

Public housing sites' non-domestic facilities for uses such as shops and services, eating place, and ancillary facilities will be determined in the detailed design stage (GFA) (not more than 56,002 sq m)

Private housing sites' non-domestic facilities for uses such as shops and services, eating place, and ancillary facilities will be determined in the detailed design stage (GFA) (not more than 14,057 sq m)

.....

.....

☒ Open space 休憩用地☒ private open space 私人休憩用地☐ public open space 公眾休憩用地

(please specify land area(s) 請註明地面面積)

Public Housing Sites: Not less than 65,523; Private Housing Sites: Not less than 7,007

..... sq. m 平方米

☒ Not less than 不少於

..... 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]
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....

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

.....

.....

.....

.....

.....



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

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

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

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

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

Tentatively from 2030/31

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

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是          No 否	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))  <input checked="" type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是          No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 3,727 Motorcycle Parking Spaces 電單車車位 280 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) Visitor Parking Spaces 訪客私家車泊車位 255 Bicycle Parking Spaces 單車泊位 564 "Shared-use" Light Goods Vehicle and Light Bus Parking Spaces 輕型貨車及小型巴士「共用」泊車位 92
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是          No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 -- Coach Spaces 旅遊巴士車位 -- Light Goods Vehicle Spaces 輕型貨車車位 42 Medium Goods Vehicle Spaces 中型貨車車位 -- Heavy Goods Vehicle Spaces 重型貨車車位 22 Others (Please Specify) 其他 (請列明) -- "Shared-use" Coaches/Buses and Medium Goods Vehicle/Heavy Goods Vehicle Spaces 中型／重型貨車及旅遊車／巴士「共用」車位 94

## 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。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 141,107 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... 1-3 ..... m 米 <input checked="" type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... 73,682 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... 1-4 ..... m 米 <input checked="" type="checkbox"/> About 約</p> <p><input type="checkbox"/></p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>Please refer to the Supporting Planning Statement for more details. ....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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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"/>																													



**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。

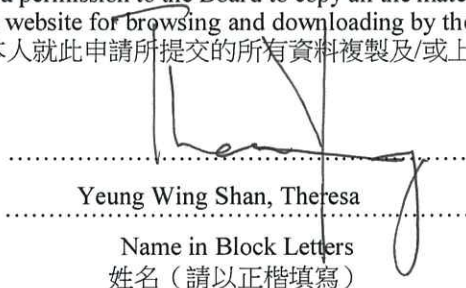
Please refer to the Supporting Planning Statement for more details.

**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

  
.....  
Yeung Wing Shan, Theresa  
.....  
Name in Block Letters  
姓名（請以正楷填寫）

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

Director  
.....

Position (if applicable)  
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☒ Fellow of 資深會員

專業資格

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /  
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /  
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....

MRTPI .....

on behalf of  
代表

Ove Arup & Partners Hong Kong Limited

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



Date 日期

14/04/2023

..... (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. 124 and D.D. 125 and Adjoining Government Land in Yuen Long, and Various Lots in D.D. 130 and Adjoining Government Land in Tuen Mun, New Territories 新界元朗丈量約份第 124 約及第 125 約多個地段及毗連政府土地和新界屯門丈量約份第 130 約多個地段及毗連政府土地		
Site area 地盤面積	Public Housing Sites 公營房屋用地: 186,676; Private Housing Sites 私營房屋用地: 28,113; sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Public Housing Sites 公營房屋用地: 24,633; Private Housing Sites 私營房屋用地: 648 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2 洪水橋及厦村分區計劃大綱核准圖編號 S/HSK/2		
Zoning 地帶	“Residential (Group A)2”, “Residential (Group A)3”, and area shown as ‘Road’ 「住宅(甲類)2」、「住宅(甲類)3」、及顯示為「道路」的地方		
Applied use/ development 申請用途／發展	Proposed Minor Relaxation of Plot Ratio and/or Building Height Restrictions for Proposed/Permitted Public and Private Housing Developments, Proposed Social Welfare Facilities, and Proposed Shop and Services, Eating Place, School, Office, Educational Institution, Institutional Use, Off-Course Betting Centre, Place of Entertainment, Private Club, Public Convenience, Recyclable Collection Centre and Training Centre at Non-Domestic Podium Within Public Housing Developments 擬議略為放寬地積比率及／或建築物高度限制，以作擬議／准許的公營及私營房屋發展，擬議社會福利設施及在公營房屋發展的非住用平台內作擬議商店及服務行業、食肆、學校、辦公室、教育機構、機構用途、場外投注站、娛樂場所、私人會所、公廁設施、可循環再造物料回收中心和訓練中心用途		
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	Public Housing Sites 公營房屋用地: 1,213,394 Private Housing Sites 私營房屋用地: 168,684 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	Public Housing Sites 公營房屋用地: 6.5 Private Housing Sites 私營房屋用地: 6.0 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	Public Housing Sites 公營房屋用地: 56,002 Private Housing Sites 私營房屋用地: 14,057 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	Public Housing Sites 公營房屋用地: 0.3 Private Housing Sites 私營房屋用地: 0.5 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	-	
	Composite 綜合用途	51	



(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
		135-180	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		35-51	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) ( <input checked="" type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input checked="" type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input checked="" type="checkbox"/> Refuge Floor 防火層 <input checked="" type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約		
(v) No. of units 單位數目	Public Housing Sites 公營房屋用地: 24,267 Private Housing Sites 私營房屋用地: 2,595		
(vi) Open space 休憩用地	Private 私人	Public Housing Sites 公營房屋用地: 65,523 Private Housing Sites 私營房屋用地: 7,007	sq.m 平方米 <input checked="" type="checkbox"/> Not less than 不少於
	Public 公眾		sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	Total: 4,918
	Private Car Parking Spaces 私家車車位	3,727
	Motorcycle Parking Spaces 電單車車位	280
	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)	255
	<u>Visitor Parking Spaces 訪客私家車泊車位</u>	564
	<u>Bicycle Parking Spaces 單車泊位</u>	92
	<u>"Shared-use" Light Goods Vehicle and Light Bus Parking Spaces 輕型貨車及小型巴士「共用」泊車位</u>	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	Total: 158
	Taxi Spaces 的士車位	--
	Coach Spaces 旅遊巴車位	--
	Light Goods Vehicle Spaces 輕型貨車車位	42
	Medium Goods Vehicle Spaces 中型貨車位	--
	Heavy Goods Vehicle Spaces 重型貨車車位	22
	Others (Please Specify) 其他 (請列明)	--
	<u>"Shared-use" Coaches/Buses and Medium Goods Vehicle/Heavy Goods Vehicle Spaces 中型／重型貨車及旅遊車／巴士「共用」車位</u>	94

### Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<b><u>Reports 報告書</u></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 checked="" 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 checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Water Supply Impact Assessment 水質影響評估, Air Ventilation Assessment 空氣流通評估</u>		

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。

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



**Clarification on Submission of Further Information Dated 16.6.2023**

16/06/2023 17:53

From: Steven Ma [REDACTED]  
To: "cckkcheung@pland.gov.hk" <cckkcheung@pland.gov.hk>  
Cc: "sphchan@pland.gov.hk" <sphchan@pland.gov.hk>, "klkan@pland.gov.hk" <klkan@pland.gov.hk>, "cshtsui@pland.gov.hk" <cshtsui@pland.gov.hk>, "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>, Erica Hui [REDACTED]  
Sent by: [REDACTED]  
File Ref: [REDACTED]

Dear Carmen,

I refer to the submission of Further Information dated 16.6.2023 (Our Ref. No. 284956/01/WTY/WLL/MCSK/KSSM/05080), we would like to clarify that the consolidated submission of final Supporting Planning Statement and Technical Assessments would supersede previous submissions of further information.

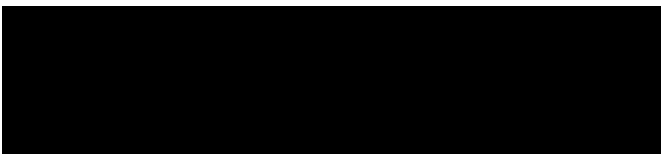
We sincerely seek for the favourable consideration from the Town Planning Board to approve this S16 Planning Application.

Should you have any queries, please contact the undersigned, our [REDACTED]  
[REDACTED]

Regards,

**Steven Ma**  
Assistant Town Planner | Planning

**Arup**



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Follow Arup on [LinkedIn](#) [Twitter](#) [Instagram](#) [YouTube](#) [Facebook](#) [WeChat](#) [Weibo](#)

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Electronic mail messages entering and leaving Arup business systems are scanned for viruses and acceptability of content.



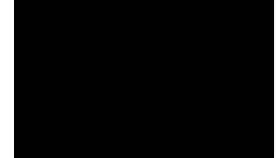
05080\_WSTY\_Submission of Consolidated Report\_20230616\_signed.pdf



**By Hand and Email (tpbpd@pland.gov.hk)**

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

Level 5, Festival Walk  
80 Tat Chee Avenue  
Kowloon Tong  
Kowloon  
Hong Kong



16 June 2023

Dear Sir/Madam,

**Application for Permission under Section 16 of the Town Planning Ordinance (Cap.131) for the Proposed Minor Relaxation of Plot Ratio and/or Building Height Restrictions for Proposed/Permitted Public and Private Housing Developments, Proposed Social Welfare Facilities, and Proposed Shop and Services, Eating Place, School, Office, Educational Institution, Institutional Use, Off-Course Betting Centre, Place of Entertainment, Private Club, Public Convenience, Recyclable Collection Centre and Training Centre at Non-Domestic Podium Within Public Housing Developments in Hung Shui Kiu/Ha Tsuen New Development Area**

**(Planning Application No. A/HSK/452)**

**Submission of Further Information**

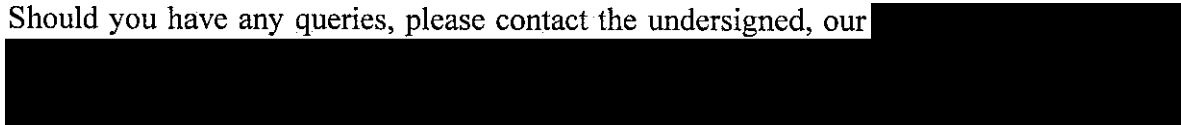
We refer to the captioned S16 Planning Application to the Town Planning Board received on 2 May 2023.

We are pleased to provide a consolidated submission of final Supporting Planning Statement and Technical Assessments.

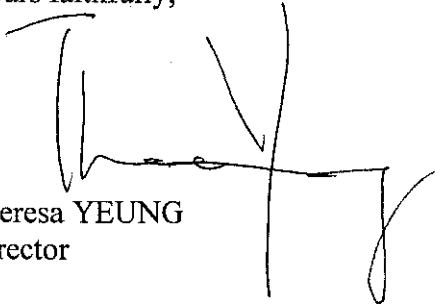
Please note that this submission does not involve changing the scheme or involving the submission of a new technical assessment, and thus should be exempted from recounting requirement.

We sincerely seek for the favourable consideration from the Town Planning Board to approve this S16 Planning Application.

Should you have any queries, please contact the undersigned, our



Yours faithfully,



Theresa YEUNG  
Director

Encl. - Consolidated submission of final Supporting Planning Statement and Technical Assessments  
c.c. - Client  
- DPO/TMYLW, PlanD (Attn.: Mr. CHAN Pak Hay, Simon) (Email: sphchan@pland.gov.hk)



**Application for Permission under Section 16 of the  
Town Planning Ordinance (Cap.131) for the  
Proposed Minor Relaxation of Plot Ratio and/or  
Building Height Restrictions for  
Proposed/Permitted Public and Private Housing  
Developments, Proposed Social Welfare Facilities,  
and Proposed Shop and Services, Eating Place,  
School, Office, Educational Institution,  
Institutional Use, Off-Course Betting Centre, Place  
of Entertainment, Private Club, Public  
Convenience, Recyclable Collection Centre and  
Training Centre at Non-Domestic Podium Within  
Public Housing Developments in Hung Shui  
Kiu/Ha Tsuen New Development Area**

**Supporting Planning Statement**

June 2023

**VOLUME 1**

This report takes into account the particular  
instructions and requirements of our client.

It is not intended for and should not be relied  
upon by any third party and no responsibility  
is undertaken to any third party.

Application for Permission under Section 16 of the Town Planning Ordinance (Cap.131) for the Proposed Minor Relaxation of Plot Ratio and/or Building Height Restrictions for Proposed/Permitted Public and Private Housing Developments, Proposed Social Welfare Facilities, and Proposed Shop and Services, Eating Place, School, Office, Educational Institution, Institutional Use, Off-Course Betting Centre, Place of Entertainment, Private Club, Public Convenience, Recyclable Collection Centre and Training Centre at Non-Domestic Podium Within Public Housing Developments in Hung Shui Kiu/Ha Tsuen New Development Area

## Supporting Planning Statement

June 2023

### VOLUME 2

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.



**Lot No. of the Application Sites**

Site 1	Lots 1375 (Part), 1376 (Part), 1384 (Part), 1385 (Part), 1387 (Part), 1391 (Part), 1392 (Part), 1393, 1394 (Part), 1425 (Part), 1426 (Part), 1427 (Part), 1428 (Part), 1429, 1430, 1431 (Part), 1432 (Part), 1433 (Part), 1434 (Part), 1435, 1436 (Part), 1437 (Part), 1438 (Part), 1439 (Part), 1440 (Part) and 1441 (Part) in D.D. 124
Site 2	Lots 1412 (Part), 1413, 1414, 1415 (Part), 1416 (Part), 1417 (Part), 1421 (Part), 1423 (Part), 1425 (Part), 1426 (Part), 1427 (Part), 1431 (Part), 1432 (Part), 1433 (Part), 1434 (Part), 1436 (Part), 1437 (Part), 1438 (Part), 1468 (Part), 1469 (Part), 1472 (Part), 1473 (Part), 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486 (Part), 1487 (Part), 1488 (Part), 1489, 1490, 1491, 1492, 1493 (Part), 1494 (Part), 1495 (Part), 1496 (Part), 1499 RP (Part), 1507 RP (Part), 1562 RP (Part), 1563 (Part), 1564 (Part), 1568 (Part), 1592 (Part), 1593 (Part), 1594 (Part), 1595 (Part), 1596 (Part), 1597, 1598, 1599, 1600 (Part) and 1602 (Part) in D.D. 124 and Adjoining Government Land
Site 3	Lots 1547 RP (Part), 1548 S.A (Part), 1548 S.B RP (Part), 1562 RP (Part), 1563 (Part), 1564 (Part), 1565 (Part), 1566, 1567, 1568 (Part), 1569, 1570, 1571, 1572, 1573, 1574 (Part), 1575 (Part), 1576 (Part), 1580 (Part), 1581 (Part), 1582 (Part), 1583 (Part), 1585 (Part), 1588 (Part), 1589 (Part), 1590, 1591 (Part), 1592 (Part), 1593 (Part), 1594 (Part), 1595 (Part), 1596 (Part) and 1602 (Part) in D.D. 124 and Adjoining Government Land
Site 4	Lots 1353 (Part), 1354 (Part), 1355 (Part), 1363 (Part), 1367 (Part), 1370 (Part), 1374 (Part), 1449 (Part), 1450 (Part), 1451, 1452, 1453 (Part), 1454 RP (Part), 1643 (Part), 1663 (Part), 1669 (Part), 1671 S.A (Part), 1671 S.B (Part) and 1671 RP (Part) in D.D. 124 and Adjoining Government Land
Site 5	Lots 1674 RP (Part), 1767 RP (Part), 1768 RP (Part), 1896 RP (Part), 1898 (Part), 1900 (Part), 1901 (Part), 1902, 1903 RP (Part), 1904 RP, 1905 RP, 1906 RP, 1907 RP, 1908 RP, 1909, 1910, 1911, 1912, 1913 (Part), 1914 (Part), 1915, 1916, 1917, 1918 (Part), 1919, 1920, 1921, 1922, 1923, 1924, 1925 (Part), 1926, 1927 (Part), 1928, 1929 RP, 1930 RP (Part), 1936 (Part), 1937 (Part), 1938 (Part), 1942 (Part), 1943, 1944, 1945, 1946, 1947, 1948 (Part), 1949 (Part), 1950 (Part), 1951 (Part), 2063 S.B RP (Part), 2064 RP, 2064 S.B. RP, 2064 S.B ss.2, 2064 S.B ss.3, 2064 S.B ss.4 RP, 2064 S.D RP, 2064 S.E, 2064 S.F, 2064 S.G RP, 2102 RP, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114 (Part), 2115 (Part), 2116 (Part), 2117 (Part), 2118, 2119 (Part), 2120 (Part), 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128 (Part), 2129 (Part), 2130, 2131, 2132 S.A, 2132 RP, 2133 RP, 2134 RP, 2140 RP, 2141, 2180 (Part), 2759 and 2760 in D.D. 130 and Adjoining Government Land
Site 6	Lots 2033 (Part), 2164 (Part), 2165 (Part), 2166, 2167 (Part), 2169 (Part), 2202 (Part), 2203 (Part), 2204, 2205, 2206, 2207 S.A RP (Part), 2207 S.A ss.1 RP, 2207 S.A ss.1 S.A, 2207 S.A ss.2 RP (Part), 2207 S.A ss.3, 2207 S.A ss.4, 2207 S.A ss.5 (Part), 2207 S.A ss.6, 2207 S.A ss.7 (Part), 2207 S.A ss.8 (Part), 2207 S.A ss.9, 2207 S.A ss.10 RP (Part), 2207 S.A ss.10 S.A, 2208, 2209 S.A RP (Part), 2209 S.B ss.1 S.B (Part), 2209 S.B ss.1 RP (Part), 2210, 2212 RP (Part), 2213 RP (Part), 2214 RP (Part), 3086 S.A RP (Part), 3086 S.A ss.1, 3088 RP (Part), 4102 (Part) and 7001 in D.D. 124 and Adjoining Government Land

Site 7	Lots 2840 RP, 2842 S.A, 2842 RP, 2843, 2844, 2845, 2846, 2847 RP, 2848 RP (Part), 2849 RP, 2850, 2851 RP, 2852 RP, 2942, 2943, 2944, 2945, 2946 (Part), 2947 (Part), 2949 S.A (Part), 2950 (Part), 2951 (Part), 2952, 2953 S.A (Part), 2953 S.B (Part), 2960 (Part), 2961 (Part), 2962, 2963, 2964, 2965 RP, 2966, 2967 RP, 2968 S.B RP, 2969 S.B ss.3, 2969 S.B ss.4, 2969 S.B RP, 2972 RP (Part), 2973 RP (Part), 2974 RP, 3099 (Part), 3100 (Part), 3102 (Part), 3558 (Part) and 4075 RP in D.D. 124 and Adjoining Government Land
Site 8	Lots 635 (Part) and 636 S.B RP (Part) in D.D. 124 and Adjoining Government Land
Site 9	Lots 609 RP (Part), 610 (Part), 611, 612, 614, 615, 616, 617 (Part), 619 (Part), 622 (Part), 623 (Part), 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634 (Part), 636 S.B RP (Part), 637 RP (Part), 638 RP (Part), 639 RP (Part), 649 RP (Part) and 650 (Part) in D.D. 124 and Adjoining Government Land; and Lots 2001 (Part) and 2002 (Part) in D.D. 125 and Adjoining Government Land
Site 10	Lots 1454 RP (Part), 1585 (Part), 1604 (Part), 1607 (Part), 1608 RP (Part), 1609, 1610, 1611, 1612, 1613 (Part), 1614 RP (Part), 1615 RP (Part), 1616 RP (Part), 1617, 1618, 1619, 1620, 1621 (Part), 1623(Part), 1624 (Part), 1625 (Part), 1626 RP (Part), 1627 (Part), 1628, 1629 RP (Part) in D.D. 124
Site 11	Lots 2207 S.A RP (Part), 2207 S.A ss.2 S.A ss.1 (Part), 2207 S.A ss.2 RP (Part), 2207 S.A ss.2 S.A RP (Part), 2207 S.A ss.8 (Part), 2207 S.A ss.10 RP (Part), 2948 (Part), 2949 S.A (Part), 2949 S.B (Part), 2953 S.A (Part), 2953 S.B (Part), 2953 RP (Part), 2954, 2955, 2956, 2957, 2958, 2959 (Part), 2960 (Part), 2973 RP (Part), 2984 RP (Part), 2985 (Part), 2986, 2987, 2988, 2989 S.A RP, 3084 S.A, 3085, 3086 S.A RP (Part), 3087, 3088 S.A, 3088 RP (Part), 3089, 3090 (Part), 3091 (Part), 3092 (Part) in D.D. 124 and Adjoining Government Land

**Similar s.16 application within “Residential (Group A) 2” and**  
**“Residential (Group A) 3” zones**  
**on the Hung Shui Kiu & Ha Tsuen Zoning Plan in the Past Five Years**

*Approved Application*

<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/Development(s)</u></b>	<b><u>Date of Consideration</u></b> <b><u>(RNTPC)</u></b>	<b><u>Approval</u></b> <b><u>Conditions</u></b>
A/HSK/253	Proposed Minor Relaxation of Plot Ratio Restriction for the Public Housing Sites (Dedicated Rehousing Estate)	6.11.2020	(a) and (b)

**Approval Conditions:**

- (a) the design and provision of vehicular access, parking facilities, loading/unloading spaces and laybys for the proposed development to the satisfaction of the Commissioner for Transport or of the Town Planning Board (TPB);
- (b) the implementation of drainage proposals as recommended in the Drainage Impact Assessment and Sewerage Impact Assessment to the satisfaction of the Director of Drainage Services or of the TPB.



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

參考編號

Reference Number:

230529-130041-60394

提交限期

Deadline for submission:

30/05/2023

提交日期及時間

Date and time of submission:

29/05/2023 13:00:41

有關的規劃申請編號

The application no. to which the comment relates:

A/HSK/452

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 陳莫軒

意見詳情

Details of the Comment :

反對加密。

原因如下

1) 講試試於早上7:30坐751 輕鐵到天水圍 或 peak hour 坐輕鐵。一定唔得，好多人處理唔到。

2) 根本屯門基建已盡。

丹桂村又有高樓公屋

為何poor people 冇反對

而香港島... 也唔起多d公屋

加密d

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

230518-194809-05048

**提交限期****Deadline for submission:**

30/05/2023

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

18/05/2023 19:48:09

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

A/HSK/452

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

先生 Mr. Frank

**意見詳情****Details of the Comment :**

公屋太多，九俾一  
明顯就會造成悲情城市。

自給自足根本有可能做到，冇商業。  
完全冇配套。完全為咗做條數做大公屋數量。

應該擴大地積比，位置之前嘅數量。

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

參考編號

230519-225706-65235

Reference Number:

提交限期

30/05/2023

Deadline for submission:

提交日期及時間

19/05/2023 22:57:06

Date and time of submission:

有關的規劃申請編號

A/HSK/452

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Chung win kwong

Name of person making this comment:

意見詳情

Details of the Comment :

1) 鍾屋村廣田街對出巴士站 去 未來洪水橋站嗰個位應該保持路

2) 另外，地積比都唔應該增加。九成公屋太多，也太多人。摩天大廈更加令到交通負荷唔到。全部人第時會去市區返工，完全唔得。唔好講CBD  
生存都難



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

230525-064609-04953

**提交限期****Deadline for submission:**

30/05/2023

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

25/05/2023 06:46:09

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

A/HSK/452

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

先生 Mr. Chewing Tat Tang

**意見詳情****Details of the Comment :**

洪水橋公屋比例太高，唔應該9:1

沒有任何商機，只會惡性循環，交通根本負荷唔到。

轉移高官，或者發展局，係交通時間高峰嘅時間答呀輕鐵，西鐵，好明顯已經超出負荷。

青田，和田，加上無端端加埋嘅簡約公屋

根本說不過去。建議如果981，全港所有新嘅樓盤全部變晒9:1  
包括香港島

屯門人覺得被歧視

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



**A/HSK/452 DD 124, 125 and 130 Tuen Mun PR BH**

30/05/2023 02:43

From:

To:

tpbpd <tpbpd@pland.gov.hk>

File Ref:

A/HSK/452

Various Lots in D.D. 124 and 125 and Adjoining Government Land in Yuen Long,  
and Various Lots in D.D. 130 and Adjoining Government Land in Tuen Mun

Public Housing Sites: About 186,676sq.m Includes Government Land of about  
24,633sq.m

Private Housing Sites: About 28,113sq.m Includes Government Land of about  
648sq.m

Zoning: "Res (Group A) 2", "Res (Group A) 3" and area shown as 'Road'

Applied Development: 24,267 Public Housing Units (65,523) / 2,595 Private Housing  
Units (7,007)

	PR	Increase	BH	Increase
Site 1	5.5	6.8	160mPD	160mPD
Site 2	6	6.8	160mPD	160mPD
Site 3	6	6.8	180mPD	180mPD
Site 4	5.5	6.8	160mPD	160mPD
Site 5	6	6.8	130mPD	173mPD
Site 6	5.5	6.8	160mPD	160mPD
Site 7	6	6.8	160mPD	175mPD
Site 8	5.5	6.8	180mPD	180mPD
Site 9	6	6.8	120mPD	135mPD
Site 10	6	6.5	120mPD	145mPD
Site 11	6	6.5	160mPD	165mPD

Dear TPB Members,

More pack 'em in increases. This for developments that are almost all podium  
based indicating that the Open Space will have zero natural elements. The increase  
in bulk will further impact the quality of OS.

The inevitable outcome will be an escalation in mental illness, obesity and myopia as  
the facilities will be covered, in the shade and consist of awkward angles, terraces

and lots of potted plants. Opportunities for residents to exercise outdoors will be extremely limited.

In addition while it is quite clear that temperatures are rising and the New Territories record higher figures than Kowloon and HKI, the implications of the differences between the districts is ignored. Wall effect and reduced ventilation and penetration of natural light will therefore be a more serious issue in the Northern districts going forward.

The blanket increase in PR and BH introduced in the Policy Address ignores the difference in terrain, much of NT is landlocked while much of KLN and HKI is close to the ocean and therefore enjoy the benefits of proximity to superior ventilation.

But as we all know, this is not about good planning and better living conditions but a box ticking exercise.

Mary Mulvihill



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates  
A/HSK/452

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

請參考附件

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

陶錫源

簽署 Signature

陶錫源

日期 Date

29/5/2023

回覆有關規劃申請編號 A/HSK/452

首先，本人在大方向上支持此計畫，但上述工程及放寬地積比率牽涉大量土地，但政府部門直今仍未有任何收地行動，是否有偷步之嫌？再者，上述申請範圍只是「斬件式」工程，未有提及任何配套設施工程，例如交通等安排，因此，這個申請計畫十分含糊及有為不完整。請詳細補回有關詳情以便更好聆聽民意及制定方案。

有見及此，為配合更好的發展，應該架空藍地、泥圍等有關輕鐵站（藍地段至洪水橋）以釋放更多土地以擴闊土地增加青山公路（藍地段至洪水橋）行車線，避免交通未能負荷以致配合不到整個洪水橋發展。更甚可以將現時之四十萬伏特高壓電纜金屬塔改以隧道形式輸電，釋放土地資源以及保持環境開陽。

城市規劃委員會 台鑒

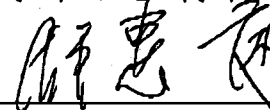
敬啟者：

就新界元朗丈量約份第124約及第125約多個地段和毗連政府土地，及屯門丈量約份第130約多個地段和毗連政府土地擬議略為放寬地積比率及／或建築物高度限制，以作擬議／准許的公營及私營房屋發展、擬議社會福利設施，及在公營房屋發展的非住用平台內作擬議商店及服務行業、食肆、學校、辦公室、教育機構、機構用途、場外投注站、娛樂場所、私人會所、公廁設施、可循環再造物料回收中心和訓練中心用途(A/HSK/452)

發表意見

有關上述申請，吾人等均歡迎政府擬議社會福利設施，但必須注意本村的風水問題，千萬不要有阻擋本村牌樓對面的情況，影響本村幾百年來的風水，敬希政府尊重民意，放眼未來，以免影響村民的和諧生活為盼。

屯門鄉鍾屋村村代表



鍾惠庭 謹啟

2023 年 5 月 29 日



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

230523-174516-00684

**提交限期****Deadline for submission:**

30/05/2023

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

23/05/2023 17:45:16

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

A/HSK/452

**「提意見人」姓名/名稱****Name of person making this comment:**先生 Mr. Edmond Fong for  
The Hong Kong and China Gas Company Limited**意見詳情****Details of the Comment :**

Since the proposed development is in the close vicinity to our planned Hung Shui Kiu Offtake Station (approved by Town Planning Board) near Ping Ha Road, the project proponent is required to conduct Quantitative Risk Assessment to evaluate the potential risk and determine the necessary mitigation measures if required. The project proponent is suggested to consult our company in design stage and closely coordinate with our company during construction stage and provide protective measures.

MTR Corporation Limited  
香港鐵路有限公司  
www.mtr.com.hk



Appendix IV-9 of RNTPC  
Paper No. A/HSK/452

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

Our ref: T&ESD/F&IC/ES/EnvE/L1190

Date: 30 MAY 2023

By Post and Fax  
(Fax no.: 2877 0245 / 2522 8426)

Dear Sir/Madam,

**Comments on the Section 16 Planning Application regarding Proposed Minor Relaxation of Plot Ratio and/or Building Height Restrictions for Proposed/Permitted Public and Private Housing Developments in various Lots in D.D. 124 and 125 and Adjoining Government Land in Yuen Long, and various Lots in D.D. 130 and Adjoining Government Land in Tuen Mun, New Territories  
(Application No. A/HSK/452)  
Operational Railway Noise Concern**

The Corporation has, in general, no objection to the captioned Section 16 Planning Application (Application No. A/HSK/452) for a proposed minor relaxation of plot ratio and/or building height restrictions for proposed/ permitted public and private housing developments in various Lots in D.D. 124 and 125 and adjoining Government land in Yuen Long, and various Lots in D.D. 130 and adjoining Government land in Tuen Mun. As the proposed developments are situated in proximity to the MTR Tuen Ma Line (TML) and Light Rail Transit (LRT), noise from train operations could have a potential impact on any future occupants.

We understand that the applicant has already conducted a Preliminary Environmental Assessment, including a Railway Noise Impact Assessment (RNIA), which will be reviewed by the Environmental Protection Department (EPD) to ensure full compliance with the statutory requirements. From the RNIA, we noticed that the building layouts of the proposed developments are slightly shifted or changed with additional building blocks as compared with the approved *Environmental Impact Assessment (EIA) Report for the Hung Shui Kiu New Development Area* (AEIAR-203/2016) (approved EIA). The predicted noise levels at the noise sensitive receivers were just evaluated by making reference to the results in the approved EIA report with adjustment on the distance parameter in the calculation, and noise assessment was not carried out for some additional flats/ new building blocks (e.g. at Sites 5, 9 and 11). This may lead to an uncertainty about the overall noise compliance of the proposed developments. In order to have a more comprehensive and accurate estimate of the railway noise impact, we recommend the applicant's consultant to conduct a detailed noise review based on the latest building layouts of the proposed developments, together with the consideration of the latest train operation information, such as on-site noise source data, train speed, and locations of joints/turnout infrastructures among others.

Page 1 of 2

MTR Corporation Limited  
香港鐵路有限公司  
www.mtr.com.hk



Our ref: T&ESD/E&IC/ES/FnvE/L1190

Date: 30 MAY 2023

We have also noticed from the RNIA that key mitigation measures of railway noise impact include special building layout/orientation design and provision of architectural fins. Other than the above measures, there are development phasing requirement mentioned in the approved EIA report. In particular, Site 9 should be developed later after developing the adjacent commercial site (located between Site 9 and the TML) which would serve as noise protection for Site 9 through such phasing requirement. We strongly recommend that should a mismatch in the program timing occur, supplementary review and assessment on potential noise impact, which should be reviewed and approved by the EPD, be conducted by the future development proponent(s) to ensure noise compliance with statutory regulations.

Should approval be granted to the Section 16 Planning Application, we urge the Town Planning Board to include in the planning approval conditions requiring the future project proponent to conduct an Environmental Assessment Study including a RNIA during detailed design stage, to be reviewed and approved by the EPD and implement any necessary noise mitigation measures, at their own cost and to the satisfaction of the Director of Environmental Protection, to ensure that the future residents of the development will not be exposed to noise impacts from railway operations.

Should you have any queries, please feel free to contact our Lead Environmental Engineering Manager Ms. Catherine Leung at [REDACTED]

Yours faithfully,

  
PP Chan Hing Keung

Chief of Operations Engineering Service & Innovation

c.c Mr. TSANG Sai Wing, Terence	-	Assistant Director of EPD (Environmental Assessment)
Mr. LEE Chek Kwan	-	Principal Environmental Protection Officer (Assessment & Noise)

Page 2 of 2



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

參考編號

Reference Number:

230513-153615-26564

提交限期

Deadline for submission:

30/05/2023

提交日期及時間

Date and time of submission:

13/05/2023 15:36:15

有關的規劃申請編號

The application no. to which the comment relates:

A/HSK/452

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Ar

意見詳情

Details of the Comment :

建議加快洪水橋地鐵站及周邊商業建設，方便入住人群交通及生活

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

230516-105813-45081

**Reference Number:****提交限期**

30/05/2023

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

16/05/2023 10:58:13

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

A/HSK/452

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

先生 Mr. YIP

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

希望有關於DD124及DD125工程可盡快展開，DD124及DD125範圍的特惠津貼及收地賠償可盡快啟動，原因如下；

1. DD124及DD125屬於較早期工程範圍，有受影響居民希望盡快離開適應新生活環境。

2. DD124及DD125受影響居民，如不可抗原因例如颱風，導致現居住房屋結構受損，未能決定維修如否而導致意外。

3. DD124及DD125 受影響居民，因有大形寵物而未能安置上原區安置單位而該受影響居民決定自行尋找新居，應可優先或盡快安排啟動特惠津貼或收地賠償，因為該居民並不會佔用原區安置單位。

總結而言，希望特惠津貼及收地賠償的啟動能夠盡快實施，針對DD124和DD125地區的受影響居民。這將有助於他們適應新的生活環境，解決居住安置的問題。

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

參考編號

Reference Number:

230518-132051-64664

提交限期

Deadline for submission:

30/05/2023

提交日期及時間

Date and time of submission:

18/05/2023 13:20:51

有關的規劃申請編號

The application no. to which the comment relates: A/HSK/452

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Franco Chung

意見詳情

Details of the Comment :

原本是CBD

另外，就係區內居民可以於本區就業

問題1) 是否已取消CBD ? 因為1:9 明顯太多，也唔會發展到。

問題2) 其實54區 novoland 已超多人  
想問交通一定支援唔到

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

參考編號

Reference Number:

230527-144333-12464

提交限期

Deadline for submission:

30/05/2023

提交日期及時間

Date and time of submission:

27/05/2023 14:43:33

有關的規劃申請編號

The application no. to which the comment relates:

A/HSK/452

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Chung Ho Ip

意見詳情

Details of the Comment :

<https://www.facebook.com/100064145675201/posts/pfbid077YYsiPDjJdad5TjBWRNp2fhNGgraruJDycxhKq2XzD5tzAohqSGvtreutBAKY3Sl/?mibextid=afzh1R>

網上討論，大家都話 CBD 是否取消

洪水橋

因9比1 太多公屋

為了只集中這邊，香港邊到有9:1 地方可以同區 或 附近區域返工？

太多，建議最多7:3



**Recommended Advisory Clauses**

- (a) to note the comments of the Commissioner for Transport that:
  - (i) the applicant is reminded to closely coordinate with other project teams of Civil Engineering and Development Department (CEDD) and relevant departments such as Railway Development Office of Highways Department (HyD) for the road works proposed by their projects in the vicinity of the proposed development; and
  - (ii) the applicant shall submit detailed design of the proposed road works to Transport Department (TD) and HyD for comment and agreement in the detailed design stage;
- (b) to note the comments of the Chief Highway Engineer/New Territories West, HyD (CHE/NTW, HyD) that:
  - (i) the project proponent should design and construct public roads in accordance with the latest version of TPDM and Highways Standards to the satisfaction of HyD and TD at his own expenses;
  - (ii) adequate drainage measures should be provided to prevent surface water running from the application sites (the Sites) to nearby public roads and drains;
  - (iii) Excavation Permit shall be obtained from his office prior to commencement of excavation works on public roads. For the works carried out on other unallocated Government Land, Excavation Permit shall be obtained from Lands Department;
  - (iv) the applicant should at his/her own expenses, and to the satisfaction to his department make good any damage done to the adjoining public roads, footpaths and street furniture due to his/her works;
  - (v) design of highway features including road works, geotechnical works, structural works, etc. should follow all relevant design standards and guidelines including but not limited to HyD standard drawings, HyD guidance notes, SDMHR, TPDM, Geoguides. Design reports and design calculations should be submitted by the applicant under his separate engineering consultancy assignment to relevant design checking authorities including but not limited to Bridges and Structures Division of HyD, Geotechnical Engineering Office of CEDD, TD for comment and agreement; and
  - (vi) his office should only take over roadworks and the associated street furnitures/structures for maintenance provided that they are designed and constructed to the satisfaction of TD and HyD pursuant to the prevailing TPDM and HyD standards, they will be managed by TD, and with sufficient RC for future maintenance. As such, the applicant is reminded to submit detailed engineering drawings, RC estimate, M&M matrix, BIM models for comment under his separate engineering consultancy assignment;
- (c) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that:
  - (i) the approval planning application by the Town Planning Board does not imply approval of the site coverage of greenery requirements under APP PNAP-152 and/or under the lease. The site coverage of greenery calculation should be submitted separately to Buildings Department (BD) for approval. Similarly for any proposed tree preservation/removal scheme and compensatory planting proposal, the applicant should approach relevant

authority direct to obtain necessary approval as appropriate;

- (d) to note the comments of the Chief Building Surveyor/New Territories West, BD (CBS/NTW, BD) on **Sites 10 and 11** that:
  - (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
  - (ii) if the Site does not abut on a specified street of not less than 4.5 m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
  - (iii) if there are existing structures which had been erected on the leased land without approval of the Building Authority (BA) (not being a New Territories Exempted House), they are unauthorized building works (UBW) under Building Ordinance (BO) and should not be designated for any proposed use under the captioned application;
  - (iv) for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
  - (v) before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
  - (vi) detailed comments under the BO will be provided at the building plan submission stage;
- (e) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
  - (i) existing water mains will be affected. The cost of any necessary diversion shall be borne by the proposed development;
  - (ii) in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5m from the centre line of the water main shall be provided to his department. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
  - (iii) no trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water main; and
  - (iv) government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site;
- (f) to note the comments of the Director of Fire Services that:
  - (i) detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans or referral from relevant licensing authority;
  - (ii) the Emergency Vehicular Access provision in the Site shall comply with the standard as

stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the B(P)R 41D which is administered by BD; and

- (iii) the potential emergency access points of the cycle track in facilitating efficient emergency service may also be taken into consideration during the design of the diversion/provision of utilities. In addition, detailed fire safety requirements for noise barriers will be formulated at detail design stage;
- (g) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
  - (i) if any Food and Environmental Hygiene Department's (FEHD) facility is affected by the development, FEHD's prior consent must be obtained. Reprovisioning of the affected facilities by the project proponent up to the satisfaction of FEHD may be required. Besides, the project proponent may be required to provide sufficient amount of additional recurrent cost for management and maintenance of the reprovisioned facilities to FEHD;
  - (ii) if FEHD is requested to take up management responsibility of new facilities, 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;
  - (iii) 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;
  - (iv) no environmental nuisance should be generated to the surroundings. Also, for any waste generated from the operations and works, the project proponent should arrange its disposal properly at their own expenses;
  - (v) if the captioned project will lead to significant population increase, sufficient amount of recurrent costs may have to be provided to FEHD in order to provide various types of environmental hygiene services for increased population, such as inspection to food premises, hawker control, handling of complaints, etc.;
  - (vi) if domestic waste collection service of FEHD is required in future, prior comments from his department on the waste collection plan, including the accessibility and maneuverability of refuse collection vehicle to refuse collection point, should be sought;
  - (vii) proper licence / permit issued by his department 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;
  - (viii) under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop), a food business licence from the FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for licence, if acceptable by the FEHD, will be referred to relevant government departments such as BD, Fire Services Department and Planning Department for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
  - (ix) depending on the mode of operation, generally there are several types of food business licence/permits that the operator of a convenience store may apply for under the Food

Business Regulation: if food is sold to customers for consumption on the premises, a restaurant licence should be obtained; if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained; if fresh, chilled or frozen beef, mutton, pork, reptiles (including live snake), fish (including live fish) and poultry is sold, a fresh provision shop licence should be obtained; and if milk, frozen confections, non-bottled drinks, cut fruit etc. are to be sold, relevant restricted food permits should be obtained;

- (x) the operation of the eating place must not cause any environmental nuisance to the surrounding. The refuse generated by the proposed eating place are regarded as trade refuse. The management or owner of the site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity; and
- (xi) 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 (PPE) 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.