

Recommended Advisory Clauses

- (a) to note the comments of the Chief Architect/ASC, Architectural Services Department (CA/ASC, ArchSD) that:

the applicant is suggested to consider measures (such as adoption of vertical greening, podium garden, etc.) to minimise potential visual impact and to enhance the environment at street level as far as possible for well integration with the neighbourhood;

- (b) to note the comments of the Chief Highway Engineer/New Territories West, HyD (CHE/NTW, HyD) that:

(i) any proposed road/traffic improvement works on public roads shall be carried out by the applicant at their own expenses according to the latest Transport Planning & Design Manual (TPDM) and HyD Standards;

(ii) if the proposed accesses are approved by the Transport Department (TD), the applicant should ensure a run-in/out is constructed in accordance with the latest version of HyD Standard Drawings no. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement; and

(iii) adequate drainage measures should be provided to prevent surface water running from the application site (the Site) to nearby public roads and drains;

- (c) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that:

the approval of s.16 application under Town Planning Ordinance 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) that:

according to Building (Planning) Regulation (B(P)R) 23(2)(a), for the purpose of determining the area of a site for the permitted site coverage and plot ratio of a development under the Building Ordinance (BO), no account shall be taken of any part of any street (private or public) or service lane;

- (e) to note the comments of the Director of Fire Services that:

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;

- (f) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that:

(i) the applicant is reminded to submit plans of the proposed building works to BD for approval as required under the provisions of the BO; and

- (ii) the Site is located within Scheduled Area No. 2 and may be underlain by cavernous marble. Depending on the nature of foundation, if necessary, of the new development proposed at the Site, extensive geotechnical investigation may be required. This would require a high-level involvement of experienced geotechnical engineer(s) both in the design and supervision of geotechnical aspects of the works required to be carried out on the Site; and
- (g) to note the comments of Director of Food and Environmental Hygiene (DFEH) that:
 - (i) No Food and Environmental Hygiene Department's (FEHD) facilities will be affected. If any 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 us;
 - (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 us;
 - (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 domestic waste collection service of FEHD is required in future, prior comments from this Department on the waste collection plan, including the accessibility and maneuverability of RCV to 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;
 - (vi) Proper licence / permit issued by this 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:
 - i. Under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop), a food business licence from the FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for licence, if acceptable by the FEHD, will be referred to relevant government departments such as the Buildings Department, Fire Services Department and Planning Department for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements.
 - ii. 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:
 - (a) if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;

- (b) if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained;
 - (c) 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.
 - (d) if milk, frozen confections, non-bottled drinks, cut fruit etc. are to be sold, relevant restricted food permits should be obtained.
- iii. 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.
- (vii) Proper licence issued by this Department is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public entertainment (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; and
- (viii) 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 organization. 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.

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屏山鄉鄉事委員會
09/10/2023 14:20

From:

To: [REDACTED]
tpbpd@pland.gov.hk

1 attachment



doc03869620231009141611.pdf

致：城市規劃委員會
城市規劃委員會主席
何珮玲 女士 J.P

何主席：

你好，請查收文件，如有疑問，歡迎致電屏山鄉鄉事委員會總務張錦福先生。
生 [REDACTED]

Best regards,

Rainy Wong
Council Assistant [REDACTED]

屏山鄉鄉事委員會
Ping Shan Heung Rural Committee



屏山鄉鄉事委員會

Ping Shan Heung Rural Committee

城市規劃委員會
城市規劃委員會主席
何珮玲女士, J.P.:

新界元朗橋頭圍丈量約份第 127 約地段第 361 號 A 分段(部分)、第 362 號(部分)及第 422 號(部分)和毗連政府土地
擬議略為放寬地積比率限制，以作准許的住宅及商業發展
(申請編號：A/HSK/474, 申請人提交的進一步資料)

本會收到橋頭圍及洪屋村村代表及村民求助，就上述標題的規劃申請興建五幢樓高 47 層的私人房屋，他們提出反對意見如下：

- (1) 申請地點太接近現有村民，產生通風不足問題，嚴重影響村民的日常生活，申請人未有提供通風評估。
- (2) 申請人必須要提供地基評估及岩土報告，以確保地基穩固，可適合興建多層樓宇。否則，如日後該些樓宇引起橋頭圍及洪屋村的地下下陷，必定追究責任。
- (3) 一眾村代表及村民要求 貴委員會考慮批准興建樓宇的數目及樓層，由五幢樓宇改為三幢樓宇，以及樓高 47 層減少一半數量。
- (4) 申請人必須向政府提交環境評估，以作審批。如日後因拆卸工程或興建施工期間，引起鄰近的村屋出現裂縫等情況，相關承建商必須要承擔責任。
- (5) 興建多幢住宅樓宇將會增加區內人口，引起交通問題，例如交通擠塞申請人未有提交有關交通評估。

本會立場是聽取民意，現特函向 貴委員會反映意見，希望 貴委員會再三考慮有關申請。



屏山鄉鄉事委員會

主 席：

鄧志強

鄧志強, MH

首副主席：

林 權

林 權

副主席：

黃國榮

黃國榮

附件

副本送：規劃署署長

2023 年 10 月 9 日

Appendix III-2 of RNTPC
Paper No. A/HSK/474

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/474

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

我們書面提出反對，共3頁紙，1張附圖。

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

鄧甘澤, 鄧錦源, 鄧文龍, 鄧錦興

簽署 Signature

馬國榮, 鄧金慶

日期 Date

22-7-2023

T: 2158 6333

致：屯門及元朗西規劃處城市規劃師(經辦人章嘉芳)

關於申請編號 A/HSK/474 的申請，本村屏山洪屋村村民書面提出反對。霎時間在本村附近人口多了萬多人，而車輛突然多了4至5千輛，用什麼配套來解決以下問題或其他問題呢？

①排水問題——根據渠務條例，污水渠、雨水渠、鹹水渠是否須要獨立排出，結構流向是怎樣？

②交通與車流問題——主要出入口近防洪渠，只有一支交通燈，現在我們日常生活在那忙時，間都會有塞車情況出現，我們村裡大約300人，突然多了4、5千輛出入每日幾次來回，請問用什麼配套來解決危險性、車流吞吐量呢？

③環境問題——施工期間怎樣保證環境無此架“打莊”所做的我的，噪音問題？我們的家園會否被震到，將會打多少支“莊”？廢料怎樣處理，廢料對公眾人仕會否做成危險？

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④人口問題—霎時間多了萬多人出入，人流相對地也複雜，對村民治安也有影響，怎樣解決治安、消防、公眾醫療配套？

⑤風水雙平風效應問題—興建5幢4層高的樓宇在村民側邊，例如土支大杉梅在我們側邊，而且通風問題也直接做成影響？

⑥連鎖效應—如該5幢4層高成功建成，我們恐怕附近的工廠也能成功，這些工廠正正包圍本村的，請見你們的附圖（左中下斜數的位置）從前這些工廠與本村互相互惠、互為，做就村民工作，現在可能做永久性的影響。（當然每幢是3層，相信村民的反應不會太強烈）。

如未能接納本信內容，我們要求會面查詢，相信貴處能夠做到公平、公正、公開的。

鄧昇華 鄧昇華 鄧錦華 鄧甘澤 鄧甘澤

（居民） 21-7-2023 （居民代表） 21-7-2023

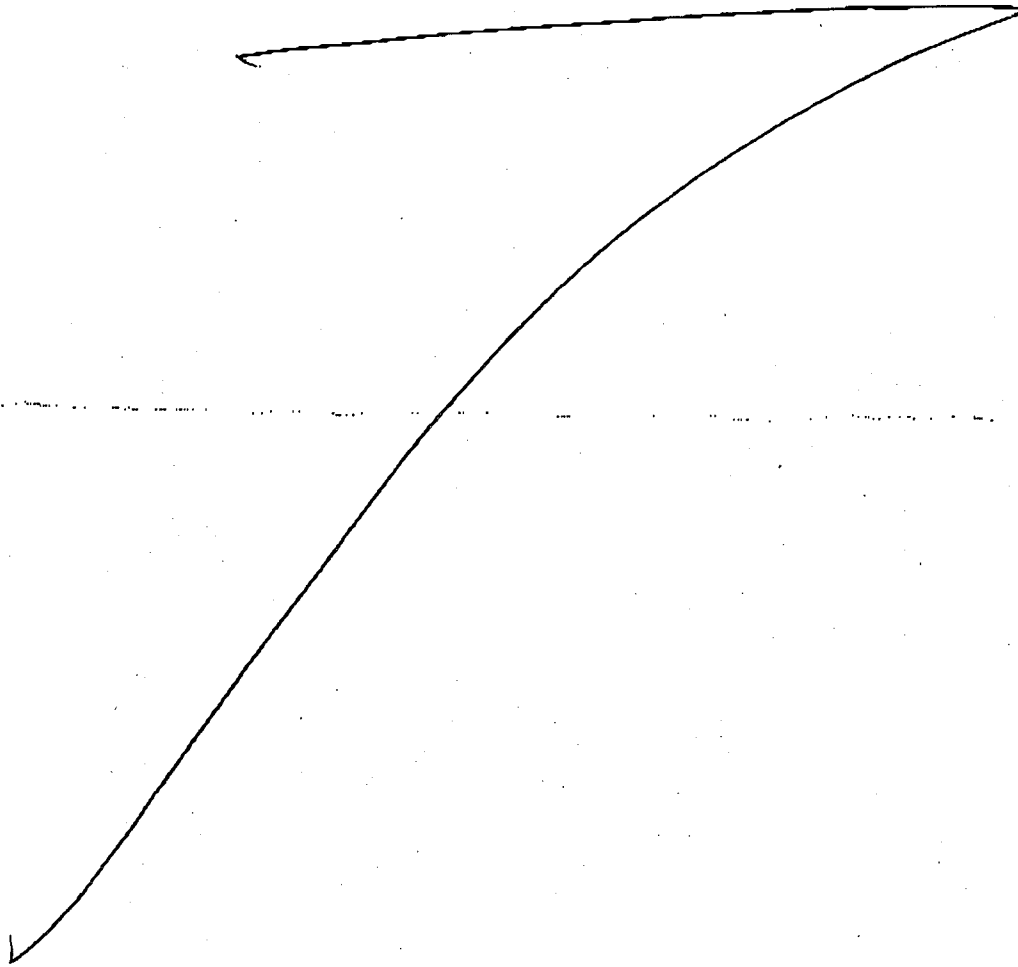
本村反對人仕：鄧錦華 鄧錦華 鄧錦華 鄧錦華 鄧錦華

P.2

聯絡地址:

電話:

21-7-2023



敬啟者：

28

A / HSK / 474

有關元朗屏山橋頭圍 D.D.127 LOT 361A 分段(部份)，第 362 號(部份)及 422 號(部分)和毗連政府土地擬議略為放寬地積比率限制，以作准許的住宅及商業發展。

本村村民反對上述發展：理由如下：

- 一.上述地權發展之 949 個停車位車輛出入橋旺街，嚴重影響橋頭圍和洪屋村村民使用橋旺街、橋盛街，更使橋頭圍村民出入橋洪路更加困難，發展商並無指引使橋頭圍和洪屋村不受影響。橋頭圍和橋頭圍工業邨祇有一個交通燈路口，不能負荷 2000 多個住宅單位和 7 層大型商場等 6000 多人口的交通出入。發展商指 2045 年才有大型交通配套，但未來 10 年至 20 年間村民無法忍受交通擠塞的痛苦。
- 二.自從屏欣苑落成後，屏山三圍六村村民使用坑尾站輕鐵出入已感困難，若上述發展 1850 個住宅約 6000 人口，再加上大型商場之流動人口出入，道路及交通實難以負荷，鄉村的寧靜環境會嚴重受到破壞。
- 三.上述發展有 50 層高，嚴重阻擋橋頭圍西面及北面空氣流通及景觀，橋頭圍更難有新鮮空氣，造成屏風樓效應。
- 四.申請者在 2015 年清拆地盤建築物引致橋頭圍 38 間村屋破裂及引致一名村婦死亡，八年前的不幸事件使村民惶惶不可終日，村民記憶猶新，八年前的惶恐過後，又再面臨近距離地盤再清拆建築物及打樁再次引起村屋破裂及村眾傷亡，後果不堪設想。申請者並無清楚指引不會歷史重演。
- 五.發展商沒提交土地勘探報告和地基建造成計劃。屏山鄉一向都有溶洞，發展商須

提交新樓及建築是否打樁及需要保障橋頭圍的村屋不受影響，否則如日後該些樓宇引起橋頭圍的地下下陷，必定追究責任。

六.上述申請建屋太高，破壞屏山鄧族之風水，影響屏山鄧氏宗祠坐向望渡山之風水線。

七.申請地盤太接近毗鄰之美珍醬園，醬油氣味嚴重影響樓宇居住者健康，不適宜居民居住。

八.洪水橋之發展大綱圖有道路由洪屋邨往橋盛街，若提早通車會解決橋頭圍包括工業邨的水浸情況和紓緩交通擠塞問題。

橋頭圍村民：

鄧子榮、鄧岸榮、鄧雲龍、鄧根為
鄧桂雄、鄧俊豪、鄧子健、鄧鑄文
鄧萬和、鄧貴聖、鄧振邦、鄧
鄧國華、鄧林福、鄧協和
鄧楚儀、鄧聰賢、鄧志新

謹呈

城市規劃委員會

元朗民政事務處

元朗屏山橋頭圍村代表

鄧同發

鄧同發

鄧橋南

鄧橋南

2023 年 12 月 27 日

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

參考編號

Reference Number:

230725-023328-67650

提交限期

Deadline for submission:

25/07/2023

提交日期及時間

Date and time of submission:

25/07/2023 02:33:28

有關的規劃申請編號

The application no. to which the comment relates:

A/HSK/474

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss TANG SO SHA
N

意見詳情

Details of the Comment :

背景

本人為橋頭圍「下稱 本村」的原居民，根據“洪水橋及厦村發展大綱「下稱大綱」”本村文化遺產豐富，有法定古蹟、有數幢已獲評級歷史建築及具考古研究價值的地點(大綱3.8)(附件A2-3)，而根據典籍本村已有700多年歷史(附件)。

而我與家人現居於上述地段「下稱 上址」旁邊池塘邊的村屋，我屋與上址只有一個池塘之隔，約10米之距(附件A4-5)，而上址為L型完全包圍本村的東及北方向，我屋正位於轉角位，即東及北方兩面均被上址L型兩面包裹着，正首當其衝，故“強烈反對”批准上述申請，並希望週邊建築物保持現在狀態，希望原有居民得到公平對待，決不可藉口發展其他住宅而剝奪我們的原有恬靜生活，現提出多項原因如下：

Part A – 公眾意見的性質

“強烈反對”批准上述申請

Part B – 規劃意向、土地用途的協調及影響

1. 橋頭圍已在低窪地帶，比一般道路低約4米，旁邊興建“高樓大廈”，引至嚴重屏風效應，阻礙自然風進出，氣溫升高，破壞空氣質素影響村民健康，阻擋景觀及自然光，除此，在夜間1850個住宅單位發出單位燈光向着本村，夜間燈光光害正衝

2. 將會引伸一連串對地方社區產生嚴重的負面影響如下:-

a) 拆卸及建造的過程產生的嚴重震動及噪音

人口數字

b) 根2021年人口普查的主要結果報告9.5 (附件B1)，天水圍新市鎮人口密度是新市鎮當中最高，每平方公里有 68 368 人，而本村居民一向都是共用天水圍區的交通及康樂設施。由於人口急增，現時本小區內的各項公共設施已進入供不應求的狀態，如現有的公共交通工具設施；道路、附近的公眾/私營停車場；醫療/緊急治療；警方/消防/救護車服務；休閒康樂設施 (如運動館、泳池、圖書館)；購物飲食的提供；若再暴增人口 (假設每戶有4人x

1,850 個住宅=7,400人)及594架車輛數量，確信本小區的設施未可消化，不可再增加本區設施負擔。

c) 留意：上址的娛樂消遣區、泳池、Gathering 庭園、健身公園、多功能草坪、步行徑、兒童遊樂場，均設置於“內L型”位置(附件B2)，十分近距離貼近面向本村，即是此屋苑全部的嘈音喧嘩區域都集中面對住本村。

而且上址5幢47層大量的家居噪音：如HiFi音響、電視、家人糾紛嘈吵、一般娛樂卡拉OK、樂器、打麻將等等，嚴重滋擾我們原來平靜的生活

3. 根據“洪水橋及厦村發展大綱2017”需保留天然園景景物，避免發展對生態美學價值及天然生境造成負面影響(大綱3.15)(附件B3)，本村原有面貌休閒恬靜、有池塘圍繞、四周景觀開揚，樹影婆娑，週邊更無高的建築物(附件B4-11)，由本村至青山道；及洪天路一帶都是村落平房區。而申請人提供週邊較高的建築是“屏欣苑”，相距本村頗遠，約180米，之間相隔了橋發街、橋旺街、停車場及工業大廈(附件B12-13)，因此“屏欣苑”對本村無大影響，相反上址距離本村只有10米，對本村影響“極大”。上址的現時有大量雀鳥每天都在本村週邊池塘邊及樹蔭棲息(附件B14-17)，若被本村被屏風樓包圍，阻擋陽光及自然風交流通過，空氣悶熱雀鳥將無法生存。

而申請人提供的現有週邊相片，完全没有提供在旁邊本村的相片，居心可測，故本人現提供上址旁邊本村的相片予以參考

4. 根據“洪水橋及厦村發展大綱2017”，上址是“已落實/現有發展”範圍，即地區商業中心，主要目的包括商店、食肆及公眾停車場(大綱6.2.1)(附件B 18)，並不是納入為住宅區(附件B19)，不是申請人所述是為了配合政府的發展計劃，而且本區的設施並無預計上址的住戶人口(即上述估算約7,400人)。

5. 根據“洪水橋及厦村發展大綱2017”，顯示上址建築物高度在140-160米(圖6)(附件B2 0)，但要清醒注意這只是一個發展規劃綱領及指引，只是建築物高度概念 - 發展大綱2.1(附件B21)，未經深入探測，無法律效力，更不是已批准建築此高度，必須要通過多項評估(例如：土力影响評估、土地勘探報告、岩土工程評估等等)、向各政府申請及批准，才可通過執行。相反地，本村及上址的現有土地用途已介定為低至中密度的住宅發展高度主要為1至3層，(發展大綱3.2附件B22)

**大綱有岩土工程限制，新界西北指定地區第2號(包括上址)，進行發展時須特別留意與建築物及結構地基工程相關的潛在問題展開研究，須採取適當措施，確保對公眾造成風險(大綱11.1-2)(附件B23)。根據土木工程拓展署香港地質調查圖表報告第1號-元朗的地質(圖2)(附件B24)，屏山(即上址)正座落地區第2號。 **

Part C – 特別與擬議計劃有關的意見

1. 申請人為賺取更多私利，美其名借配合政府發展，但也斷不能罔顧週邊眾村民日常生活，他們只輕輕帶過“略為放寬地積”，竟然欺瞞村民混淆視聽，實則在古舊平房圍村旁邊興建“高樓大廈”，增加地積比率“7倍”之多和最高建築物高度為主水平基準上“160米”之高(即5幢47層住宅大廈，1,850 個住宅單位)，“54.85米”(即1幢零售設施)及949個私家車/電單車車位。嚴重影响景觀，好明顯3層平房與47高樓毗鄰，相距巨大，就算上址南邊後退6米，仍然顯得格格不入，破壞景觀，對環境造成負面影響，決不可創先例。

2. 申請建築物剛於2017年新落成，現在又拆卸再建造，將會二次對週邊居民做成嚴重傷害及影响，明顯申請人有計劃地鋪排，最終目的是完全改變建築物的用途，(即由工業>工商>商業>住宅)，他們一己私利的行徑，已嚴重影响村民生活。

3. 由於上述原因，故要求申請人提交以下文件/方案，讓城規會審慎研究

- a) 申請“沒有”提交土力影響評估、土地勘探報告、岩土工程評估(因新西北部地質有大型溶洞及上址在幾年前重建時已發生震裂附近的屋宇(包括我的屋宇)、視覺影響評估、風險評估及配合評估報告結果的地基建造方案，必須要申請人提交這數項報告及方案
- b) 建築物的建造日程計劃，包括計劃預計開始動工日期及需要建造多小工作年
- c) 申請人文件所述：考慮了申請地點的獨特環境、規劃及設計，是指什麼？請提供相關詳細內容文件
- d) 申請人申述不會對周圍環境造成負面影響，請提供相關詳細承諾內容的文件，倘若產生負面影響，他是否負責悉數賠償，不能隨口噏當秘笈
- e) 申請人必需提交解決風險方案，如拆卸舊址或建造新樓宇時引至週邊房屋損毀或產生裂痕，有那些應變方案
- f) 由於在2015年，工人同時使用三部機械拆卸上址，連續發出嚴重震盪，全幢村屋感到震動，看見露台鋼閘不斷震動，杯中水都震動(必要時我可提供短片)，多番投訴“19天後”屋宇署才有人處理(屋宇署投檔號 2-835691934)，未能即時制止拆卸工程，引致屋宇嚴重損毀(當時部份相片，附件C1-10)。申請人必須提交計劃有關拆卸舊址的方法、使用何種機械、同時最多可用多少部機械，如可監察使用了多少部機械、監察產生的施工震動及噪音數據的計劃，並需定時向公眾公開監察資料
- g) 申請人必須提交計劃有關建造地基的方案、使用何種機械、同時最多可用多少部機械，如可監察使用了多少部機械、監察產生的施震動及噪音數據的計劃，並需定時向公眾公開監察資料
- h) 要求公開會議，讓公眾即時了解規劃申請的過程和進度
- i) 煩請委員會書面通知及立刻口頭通知我有關城規會的決定

Part D – 城規會認為適當的其他考慮因素

1. 申請人提及已獲屋宇署核准一套符合分區計劃大綱圖要求，申請人有否申報於2015年重建上述地段時，在拆卸舊有建築物時，由於與本村相距太近，已嚴重震裂本村多間屋宇，而我屋尤為嚴重，裂痕處處(相片附件C1-10)，地磚太部份出現空鼓，最後全幢屋宇內部要打針維修，拆了屋頂，更換天台陶瓷圍欄，更換地磚等等，但外牆無法維修因成本太高，所以現在每逢落大雨牆身就會滲水入內部，現在天花繼續剝落，牆身會積水。當時本村村民更到元朗民政署請願，我亦曾向屋宇署投訴(屋宇署投檔號 2-835691934)。如果是次批准申請，便會事件重演，再次破壞本村屋宇，前車可鑑！況且，上址新建築物比之前舊址的更龐大，要再次經歷上址拆卸及建造，估計本村屋宇(尤其是我屋)，將會遭受嚴重破壞或倒塌！

2. 於2023-05-12，我曾聯絡負責在申請建築物週邊土地勘探工程公司，即奧雅納工程顧問吳小姐(合約編號: YL/2021/05)(查詢檔號: 3-7706151039)，我亦有向她講述拆卸申請建築物舊址時，震裂本村多間屋宇的事實。而且本元朗區是三大溶洞區之一，建造高樓需要進行特別勘查及地基)，故該顧問公司應進行調查或深入研究。可是在提交的相關評估報告中，沒有提供土地勘探報告，未知是否報告中存在土地勘探問題，以至不便公開。希望申請人公開及提交此重要報告。

**** 以上多項原因，與申請人的申述大相逕庭，請城規會責無旁貸審慎研究，萬勿草了事****

**** 由於此表格未能加入附件，我將以電郵附件給城市規劃委員會秘書****

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

參考編號

Reference Number:

231001-044906-73338

提交限期

Deadline for submission:

10/10/2023

提交日期及時間

Date and time of submission:

01/10/2023 04:49:06

有關的規劃申請編號

The application no. to which the comment relates:

A/HSK/474

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Felix Chan

意見詳情

Details of the Comment :

本人“強烈反對”批准申請人“擬議略為放寬地積比率限制”。

原先申請人興建4幢43層及一幢7層商業大廈已是極限，因為本村橋頭圍(全部是3層平房及一些古舊磚屋)就位於申請地點旁邊。如此巨大對比，產生嚴重不協調情況，非常負面影響本村生活環境。如今更申請增大地積比率，更加劇影響上述情況。

環顧附近的居屋屏欣苑只有33層高，洪福村更是12至24層，而申請以南至青山道都是3層的平房村落，申請地點竟加建至47層高及增加建造多1幢47層，令屋苑密度再度增加，引至更差屏風效應、通風及視覺，嚴重影響本村居民身體健康及心理質素。

而申請人所述為本區增加活力，本村不以為言，反之對本區居民百害無一利，有利的只有申請人增加商業暴利，因該幢商廈有戶外設施及餐廳，其人為嘈雜噪音及燈光定必破壞本村寧靜環境及餐廳煮食油煙廢氣破壞原有空氣質素。而那5幢住宅的地下至1樓，即商舖及休戲娛樂設施是“相連貫”，完全阻擋大範圍地下至1樓高度的範圍空氣流動。

而申請人提交的環境報告、空氣報告、交通報告等等，當中有不少數字、意見、圖表等等，“好像”很有專業意見，但內容真能總結出事實嗎？還是用大量金錢聘請專業人士“堆砌的完美報告”呢？其實，有否影響，大家可幻想住在本村，旁邊被5幢47層高廈及1幢7層商廈包圍，有何感覺？便知最真實明白究竟有否影響了，根本不需那些“堆砌的完美報告”。而且，只有一條雙向單程的道路，真能容納2條鄉村的居民，1850個單位及一幢7層商廈的商舖嗎？正常人想想都知無可能的。

最後，在拆卸及建造上述樓宇，如引至本村屋宇損毀，申請人是否承諾負責全數賠償？

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

參考編號

Reference Number:

231122-225152-53534

提交限期

Deadline for submission:

24/11/2023

提交日期及時間

Date and time of submission:

22/11/2023 22:51:52

有關的規劃申請編號

The application no. to which the comment relates:

A/HSK/474

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Chan Shu Choi

意見詳情

Details of the Comment :

本人“強烈反對”批准申請人“擬議略為放寬地積比率限制”。

基於下列的指引、準則及法例，申請人好努力編寫一些有利、對週邊沒有負面影響的報告，同時刻意隱瞞了實際存在的負面影響如下：

- a) 申請人選了7個“明顯無影響的視覺點”(VPs)卻被考慮為“最受影響的”設為評估點，但“蓄意沒有”選擇在10米旁明顯最受負面影響的橋頭圍村。而且，完全沒有在東面、東北面、申請地點的旁邊的公眾設施，即行人路及休閒涼亭設置視覺點。
- b) 在空氣流動評估報告，申請人好聰明地將測試點設於橋頭圍村最遠處外圍(Test Point I D 0082-0088)(Fig. 3.5)及 P. 30，至於最接近上址的位置就“無任何測試點”，因此報告數字不能反映真實情況，附圖更“沒有標註”橋頭圍村的位置。內容更極小提及本村，只說無阻擋東北風吹橋頭圍路，但對“完全阻擋了北面及西面的風”有壞影響就隻字不提及不顯示。直至Fig. 4.9 描述吹東南風對橋頭圍村真正無影響，本村的位置才有機會被標示在附圖中。
- c) 在空氣流動評估報告，申請人自稱Good Design Features，事實為Bad Design，因為“5幢完全一樣47層高的大廈”，全完遮擋同一方向及高度的空氣流動，而且“全部5座的G/F及1/F是相連貫”，即低層的座與座之間不能通風及透光線。另加1座7層大面積全體商業大廈，即上址以南及以東“完全L形密封式包裹”橋頭圍村。嚴重負面影響橋頭圍村3層高的村屋通風。
- d) 申請人不肯提交土力影響評估、土地勘探報告、岩土工程評估，隱瞞地點的溶洞地質，亦不肯提交地基方案(因或許擔憂將會引發震盪及損壞橋頭圍村的古舊村屋)
- e) 申請人提供的全部相片皆非常清晰，唯獨橋頭圍村的相片黑漆漆，模糊不清，隱瞞橋頭圍就位於上址毗鄰相隔一池塘，距離只有10米
- f) 申請人聲稱配合政府提供大量住宅，申請增加住宅比率及減少商業比率，但對S/HSK/2

規劃在本區增加就業機會就隻字不提

g) 申請人提出不相當的例子錯誤引導城規會，即在頗為遠處的洪水橋DD125柏雨花園附近，擬議略為放寬地積比率限制(A/HSK/452)獲批核的例子。但A/HSK/452週邊並無3層平房，而大部份是待發展180mPD, 130mPD的樓宇，故斷不能相提並論，因每一個案都有不同環境，具有其獨特性的。

h) 申請人的環評報告繼續聲稱對週邊沒有負面影響，但事實完全無提及上址設計圖則對週邊居民 (P7-10) 空氣的影響。

1. 根據城規指引42章- 5.2

當局會充分考慮用地的本土特色，確保混合用途發展與區內現有和已規劃的土地用途“互相協調”

2. 根據城規指引42章- 6.4

發展／重建／改建「其他指定用途」註明「混合用途」地帶內的現有建築物後，應確保發展計劃不會因住宅及非住宅用途為鄰而產生協調問題，以“免對居民造成滋擾”。

3. 根據城規指引42章-8.1

評審規劃申請的考慮因素須證明擬議發展符合該地帶的規劃意向；與附近地區的土地用途並非不相協調；“不會對地區的特色與環境造成負面影響”；申請人亦應進行適當評估，證明擬議的混合用途發展不會對環境造成污染或滋擾。

4. 根據規劃署香港規劃標準與準則 第11章，城市設計指引 4(a)(b)

市區邊緣地區和鄉郊地區的結集程度和密度，避免興建與附近環境互“不協調的「突兀」建築物”。發展建築高度輪廓透過降低建築物的高度，配合鄰近低矮的發展。

5. 根據建築物條例 Cap. 123 S16(1)(e) (g)

建築事務監督可就以下條文“拒絕”就建築工程的任何圖則給予批准

(e) 建築事務監督未接獲規例所訂明的其他文件 (土力影響評估、土地勘探報告、岩土工程評估)

(g) 進行該等圖則所顯示的建築工程而建成的建築物，“在高度、設計、類型”或擬作用途方面，會“與緊鄰的建築物或先前在同一地點存在的建築物不同”

懇請主席、各委員 過目。

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



Re: A/HSK/474 DD 127 Kiu Tai Wai
27/12/2023 02:09

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent by: tpbpd@pland.gov.hk
File Ref:

Dear TPB Members,

Still no community facilities while adding 5,000 residents to the district. This is not acceptable when the zoning is 'Mixed Use'

Social Welfare Facility is one of the many community focus Col 1 uses indicating that the intention of the zoning is to provide land for the various basic needs in the community.

No soft copy provided so Joe Public cannot determine if SWD has taken part in the consultation.

There is a glut of private residential units that will take years to dispose of whereas provision of community services in a district with a growing population and multiple deficits in various HKPSG mandated services is mor urgent than housing.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 25 July 2023 3:51 AM HKT
Subject: A/HSK/474 DD 127 Kiu Tai Wai

A/HSK/474

Lots 361 S.A (Part), 362 (Part) and 422 (Part) in D.D. 127 and Adjoining Government Land, Kiu Tau Wai, Yuen Long

Site area: About 15,394sq.m Includes Government Land of about 924sq.m

Zoning: "Other Specified Uses" annotated "Mixed Use"

Applied use: Proposed MR of PR for Permitted Residential and Commercial Development / 5 Blocks – 1,850 Units / Retail Block / PR 7 / 160mPD / OS 4,810sq.m / 584 Vehicle Parking

Dear TPB Members,

Effectively the developer intends to squeeze an additional tower onto the site under the mantra of "to cater with the pressing housing demand" that is now clearly no longer an issue as there is a glut of private residential units with more to come.

ZERO COMMUNITY FACILITIES. The shorter retail tower should certainly include a number of GIC operations. The government land of almost 1,000sq.mts would translate into around 6,000sq.mts and then there is the onus on new developments to contribute to the common prosperity in some form.

The number of parking spaces is alarming as the location is close to MTR station. No indication how many spaces for residents and how many to cater for the retail element.

Members cannot approve this plan as it provides no benefits for the community.

Mary Mulvihill

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

參考編號

Reference Number:

230717-163614-72432

提交限期

Deadline for submission:

25/07/2023

提交日期及時間

Date and time of submission:

17/07/2023 16:36:14

有關的規劃申請編號

The application no. to which the comment relates:

A/HSK/474

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. peterjohnson

意見詳情

Details of the Comment :

洪屋村和橋頭圍是低窪地區當雨季來臨的時候，時常受到水浸侵襲，橋頭圍興建了阻隔雨水的路壘和雨水泵房解決了水浸問題，洪屋村的低窪地變成了雨季來臨水浸嚴重的地方，現在該址興建5棟47層住宅及7層商場，大量增加了橋洪路旁邊去水渠排水的容量，當雨季來臨時橋洪路去水渠排水量大增，水位上升，去水渠的防洪閘關閉，洪屋村的雨水不能排出，造成洪屋村低窪地區水浸問題更加嚴重，希望洪屋村能夠興建雨水泵房像橋頭圍一樣解決困擾多年的水浸問題，令洪屋村居民的生命財產免受損失，該址才興建房屋

26 JUN 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.

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2301652 13.6.2023 By Hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/MSK/474
	Date Received 收到日期	26 JUN 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)

Anna Limited 安娜有限公司

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)

Arup Hong Kong Limited 奧雅納香港有限公司

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)	Lots 361 S.A (Part), 362 (Part) and 422 (Part) in D.D. 127 and Adjoining Government Land, Kiu Tau Wai, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 15,394 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 107,758 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) 924 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved 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	"Other Specified Uses" annotated "Mixed Use" Zone
(f) Current use(s) 現時用途	Industrial (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

☒ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。

☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

(a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

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

Details of consent of "current land owner(s)"[#] obtained 取得「現行土地擁有人」[#]同意的詳情

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

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

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)"[#] notified 已獲通知「現行土地擁有人」[#]的詳細資料

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- ☐ Type (i) 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

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

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

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

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

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

請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 – (Total maximum plot ratio not exceeding 7, remain unchanged)

- ☒ Plot ratio restriction 地積比率限制 From 由 Domestic plot ratio: 4.5 to 至 Domestic plot ratio: 5.625
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至%
- ☐ Building height restriction 建築物高度限制 From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

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

Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Residential and Commercial Development

(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 107,758 sq.m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率 7 ☒ About 約
- Proposed site coverage 擬議上蓋面積 Not more than 40% (above 15m) ☒ About 約
- Proposed no. of blocks 擬議座數 Not more than 65% (below 15m) ☒ About 約
- Proposed no. of storeys of each block 每座建築物的擬議層數 Residential Portion: 5 Residential Towers (sitting on retail podium)
Retail Portion: 1 Block
Residential Portion (including retail and residential recreational facilities (clubhouse) at G/F and 1/F): 47
Retail Portion: 7 storeys 層
- ☐ include 包括 storeys of basements 層地庫
- ☒ exclude 不包括 2 storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 Residential Portion (including retail and residential recreational facilities (clubhouse) at G/F and 1/F): 160
Retail Portion: 45 mPD 米(主水平基準上) ☒ About 約
- m 米 ☐ About 約

☒ Domestic part 住用部分

GFA 總樓面面積

86,591.25 sq. m 平方米

☒ About 約

number of Units 單位數目

1,850

average unit size 單位平均面積

46.8 sq. m 平方米

☒ About 約

estimated number of residents 估計住客數目

4,810

☒ 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

(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)

政府、機構或社區設施

.....

.....

.....

☒ 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)

Eating Place & Shop and Services: about 21,166.75 sq. m

.....

.....

☒ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☒ private open space 私人休憩用地4,810 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]
Residential Portion: T1, T2, T3, T5 and T6 (sitting on retail podium)	B2/F-B1/F G/F 1/F 2/F-46/F	Car Park and Loading/ Unloading Spaces Eating Place, Shop and Services and Bicycle Parking Spaces Residential Recreational Facilities (clubhouse) 45 Residential Floors including 1 Refuge Floor
Retail Block:	B2/F-B1/F G/F-6/F	Car Park and Loading/ Unloading Spaces Eating Place, Shop and Services and Loading/ Unloading Spaces (G/F)

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

Private Open Space, Residential Recreational Facilities (clubhouse), Access Roads and EVA

.....

.....

.....

.....

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)

Year 2030

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

<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>Kiu Wong Street and Kiu Shing Street</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>551 (including 402 residential of which 26 are for visitors + 149 for non-industrial)</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td>43</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>Bicycle</td> <td>355</td> </tr> </table> <p><input type="checkbox"/></p>	Private Car Parking Spaces 私家車車位	551 (including 402 residential of which 26 are for visitors + 149 for non-industrial)	Motorcycle Parking Spaces 電單車車位	43	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	355
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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>19</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>14</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></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	19	Medium Goods Vehicle Spaces 中型貨車車位		Heavy Goods Vehicle Spaces 重型貨車車位	14	Others (Please Specify) 其他 (請列明)			
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Others (Please Specify) 其他 (請列明)																

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

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

如需要的話，請另頁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 <input checked="" type="checkbox"/> No 否 <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/> Please provide details 請提供詳情 The existing buildings will be redeveloped</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是 <input checked="" type="checkbox"/> No 否 <input type="checkbox"/></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 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 checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 12,807.927 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 9.03 m 米 <input checked="" type="checkbox"/> About 約</p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<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>Sewerage</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 Landscape Master Plan and Tree Survey appended at Appendix D of the Supporting Planning Statement</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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10. Justifications 理由

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

Please refer to the Supporting Planning Statement for 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

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

.....
YEUNG WING SHAN, THERESA
.....
Name in Block Letters
姓名（請以正楷填寫）

.....
Director
.....
Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☒ Fellow of 資深會員

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 MRTPI



on behalf of
代表

Arup 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

13/06/2023

(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

- 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。
- 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。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

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

Ash interment capacity 骨灰安放容量[@]

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要			
(Please provide details in both English and Chinese <u>as far as possible</u> . 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	Lots 361 S.A (Part), 362 (Part) and 422 (Part) in D.D. 127 and Adjoining Government Land, Kiu Tau Wai, Yuen Long, New Territories 新界元朗橋頭圍丈量約份第127約地段第361號A分段（部分）、第362號（部分）及第422號（部分）和毗連政府土地		
Site area 地盤面積	15,394	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地 924	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	"Other Specified Uses" annotated "Mixed Use" Zone 「其他指定用途」註明「混合用途」地帶		
Applied use/ development 申請用途／發展	Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Residential and Commercial Development 擬議略為放寬地積比率限制，以作准許的住宅和商業發展		
(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	86,591.25 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	5.625 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	21,166.75 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.375 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	Retail Portion: 1 零售部分：1	
	Composite 綜合用途	Residential Portion: 5 Residential Towers (sitting on retail podium) 住宅部分：5 幢住宅大廈（座落在零售平台上）	

(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)
		45	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		7	Storeys(s) 層 <input 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 2 <input checked="" 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)
		160	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		47 (excluding transfer plate)	Storeys(s) 層 <input 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 2 <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	Not more than 不多於 40% (above 15m 以上) Not more than 不多於 65% (below 15m 以下) % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	1,850		
(vi) Open space 休憩用地	Private 私人	4,810	sq.m 平方米 <input checked="" type="checkbox"/> Not less than 不少於
	Public 公眾		sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) Bicycle	551 43 355
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	 19 14

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

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input 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 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"/>
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input 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"/>
Visual Appraisal		

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。

Your ref TPB/A/HSK/474
Our ref 293557/01/WSTRY/MYNL/TKML/LKCH/05216

ARUP

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



22 January 2024

Dear Sir/Madam,

Application for Permission

Under Section 16 of the Town Planning Ordinance (Cap. 131) for Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Residential and Commercial Development in “Other Specified Uses” annotated “Mixed Use” Zone at Lots 361 S.A (Part), 362 (Part) and 422 (Part) in D.D. 127 and Adjoining Government Land, Kiu Tau Wai, Yuen Long, New Territories (Planning Application No. A/HSK/474)

Submission of Consolidated Set of Supporting Planning Statement and Submitted Further Information

As requested by the Tuen Mun and Yuen Long West District Planning Office of the Planning Department, we are pleased to submit 50 hard copies of the consolidated set of Final Supporting Planning Statement with Final Technical Assessments (**Attachment A**) and Further Information Submissions with Responses to Comments Tables (**Attachments B - G**) that have been accepted by the Town Planning Board (TPB) for your consideration.

Please kindly note that the above only serve as a consolidated version to supersede the previous Further Information Submissions already accepted by the TPB and have not involved any new information other than that already accepted by the TPB, and thus should be exempted from the publication and recounting requirements.

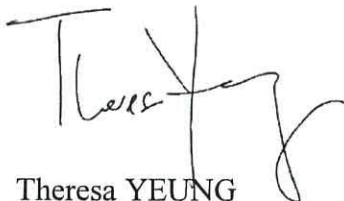
Please kindly note the proposed minor relaxation of the domestic plot ratio (PR) from 4.5 to 5.625 sought under the captioned Planning Application is to facilitate the provision of more residential units (1,850 flats in total) to address the public aspiration while keeping the permitted maximum PR of 7 and the permitted maximum building height of 160mPD under the “Other Specified Uses” annotated “Mixed Use” (“OU(MU)”) zone on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2 unchanged. The proposal also aligns with the Government’s ongoing policy that focuses on alleviating housing shortages and improving efficiency on housing provision, as outlined in the 2023 Policy

Address. With appropriate mitigation measures and improvement works, adverse impacts to the surrounding environment are not anticipated.

We sincerely seek favourable consideration from the TPB to approve the captioned S16 Planning Application.

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

Yours faithfully,



Theresa YEUNG
Director

- Encl. - 50 copies of the Consolidated Set of Final Supporting Planning Statement with Final Technical Assessments (**Attachment A**) and Further Information Submissions with Responses to Comments Tables (**Attachments B - G**)
- cc - Client
- Tuen Mun and Yuen Long West District Planning Office - Mr. CHAN Pak Hay, Simon (sphchan@pland.gov.hk)
- Tuen Mun and Yuen Long West District Planning Office - Ms. LAM Cheuk Ying, Charlotte (ccylam@pland.gov.hk)