

Similar Applications

Approved Applications

Application No.	Uses/Developments	Date of Consideration	Approval Condition
A/KTN/54	Proposed Minor Relaxation of Plot Ratio and/or Building Height Restrictions for 8 Sites in FLN and KTN NDAs and Proposed Residential, Commercial, Government, Institution or Community (GIC) and Market Development in 2 Areas Shown as 'Road' in Site K1	16.11.2018	-
A/KTN/83	Proposed Minor Relaxation of Plot Ratio Restriction for Dedicated Rehousing Estate	18.2.2022	(a)
A/KTN/84	Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Public Housing Development	22.4.2022	(a)
A/KTN/93	Proposed Minor Relaxation of Plot Ratio and/or Building Height Restrictions for Proposed/Permitted Public and Private Housing Developments, and Proposed Shop and Services and Eating Place within Public Housing Developments, and Proposed Public Transport Terminus, Shop and Services and Eating Place within a Private Housing Development	23.9.2022	-

Approval Condition:

- (a) The design and provision of vehicular access, car parking and loading/unloading facilities for the proposed development to the satisfaction of the Commission for Transport or of the Town Planning Board.

Rejected Application

Application No.	Uses/Developments	Date of Consideration	Rejection Reasons
Nil	Nil	Nil	Nil

Recommended Advisory Clauses

- (a) To note the comments of District Lands Officer/North, Lands Department that, according to the planning submission, the proposed development involves two blocks comprising a total gross floor area (GFA) of 34,125 m² including domestic GFA of 28,875 m² and building height of 125mPD. Since there is a relaxation in development parameters such as GFA and building height, should the subject application be approved, the lot owner should apply to his department for a lease modification for implementation of the proposed development scheme. Such application will be considered by his department acting in the capacity as landlord at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subjected to such terms and conditions, including but not limited to the payment of an administrative fee and premium as the government sees fit.
- (b) To note the comments of the Project Manager/North, Civil Engineering and Development Department that the applicant shall demonstrate to respective departments that the proposed minor relaxation of plot ratio and associated building height increase are technically feasible and no adverse impact to be induced from traffic and transport/ sewerage/ water supply/ drainage/ environmental/ visual/ landscape/ air ventilation's points of view (if applicable).
- (c) To note the comments of the Chief Building Surveyor/New Territories West, Buildings Department that:
 - (i) presumably the Site abuts on a specified street of not less than 4.5m wide, and as such, the development intensity shall not exceed the permissible as stipulated under the First Schedule of Building (Planning) Regulations (B(P)R);
 - (ii) provision of means of escape in case of emergency to additional floors shall comply with B(P)R 41 and Part B of Code of Practice for Fire Safety in Buildings 2011, in particular Subsection B12 regarding the discharge value and width of required staircase; and
 - (iii) detail comments will be given at the building plan submission stage.
- (d) To note the comments of Chief Engineer/Construction, Water Supplies Department that:
 - (i) existing water mains (as shown in **Plan A-2**) are inside the proposed lot and will be affected. The applicant is required to either divert or protect the water mains found on site;
 - (ii) if diversion is required, existing water mains inside the proposed lot are needed to be diverted outside the site boundary of the proposed development to lie in Government land. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the grantee/applicant; and the applicant shall submit all the relevant proposal to his department for consideration and agreement before the works commence; and

- (iii) if diversion is not required, the following conditions shall apply:
 - a. existing water mains are affected as indicated on the site plan and no development which requires resiting of water mains will be allowed.
 - b. details of site formation works shall be submitted to the Director of Water Supplies for approval prior to commencement of works.
 - c. no structures shall be built or materials stored within 1.5m from the centre line(s) of water main(s) shown on the plan. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works.
 - d. no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown on the plan. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the Director of Water Supplies. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe.
 - e. no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5m around the cover of any valve or within a distance of 1m from any hydrant outlet.
 - f. tree planting may be prohibited in the event that the Director of Water Supplies considers that there is any likelihood of damage being caused to water mains.
- (e) 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; and
 - (ii) the emergency vehicular access provision in the subject work under application shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the Buildings Department.
- (f) To note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that:
 - (i) the applicant is advised to demarcate the extent of proposed landscape area on the Master Layout Plan and clarify the landscape treatments to be provided within the Site. Landscape plans, sections, elevations with self-explanatory legends and descriptions, spots levels, typical planting detail and proposal etc. are advised to be provided to illustrate the landscape considerations and treatments within the Site; and
 - (ii) with reference to Table 3.1 – “Comparison of Key Parameters between Base GBP and Proposed Scheme” of **Appendix Ia**, it is specified in item 14 that Local Open Space (not less than 1 m² per person) of 2,587 m² shall be provided for the proposed scheme. The applicant is advised to provide Open Space Demarcation Plan indicating the proposed local open space for reference.

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



A/KTN/97 Lot No 263 Kwu Tung North NDA
31/01/2023 02:23

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

A/KTN/97

Fanling Sheung Shui Town Lot No. 263, Kwu Tung North NDA

Site area: About 5,250sq.m

Zoning: "Res (Group A) 1" and "Other Specified Uses" annotated
"Commercial/Residential Development with PTI"

Applied Development : Relaxation of PR and BHR / 2 Towers - 924 Units (922) /
PR 6.5 (6) / 125mPD (120) / OS 2,587 (2,446) sq.m / 128 (87) Vehicle Parking

Dear TPB Members,

Application 88 was withdrawn.

So the additional OS is in the form of a small plot that has been added, it appears, at Ground Floor. As the lower floors are retail it is inconceivable that residents could enjoy exclusive use of this space. This in a development where some of the units are less than 200sq.ft. and cooking facilities are open to the living/sleeping area.

Why is construction of nano units still allowed? It is shameful that Buildings Dept maintains in its correspondence, as recently as Dec 2022, that 'windows of adequate areas for natural light and ventilation should be provided to every habitable room, bathroom, lavatory or kitchen when it approves plans like this.

Previous objections upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 7 June 2022 8:49 PM CST
Subject: A/KTN/88 Lot No 263 Kwu Tung North NDA

A/KTN/88

Fanling Sheung Shui Town Lot No. 263, Kwu Tung North NDA

Site area : About 5,250sq.m

Zoning : "Res (Group A) 1" and "Other Specified Uses" annotated
"Commercial/Residential Development with PTI"

Applied use : Relaxation of PR and BHR / 2 Towers - 994 Units (922) / PR 6.5 (6)
/ 125Mpd (120) / OS 2,446sq.m / 94 (87) Vehicle Parking

Dear TPB Members,

Strong objections, this is naked greed dressed up as a community merit.

72 additional units would generate at least \$500m in revenue. If the developer was at least honest about it one could be magnanimous.

Approval would delay construction as plans would have to be revised; there are issues such as load bearing, etc.

In addition it would encourage other developers to delay the construction of approved developments in order to line their pockets.

There is no community gain. The majority of the units are nano flats, under 280sq.ft, with poor ventilation. There is already a surplus of such units and investors are having problems renting them out even in urban districts. They are the slums of the future. The larger units are not much better as one could fit nothing more than a bed into the bedrooms.

Members should advise the developer to get on with the approved plan, 2026 is far too long a time frame to bring to market such an insignificant development.

In addition there is no information as to how the OS could be achieved when the podium remains the same. No images provided to indicate the distribution.

It is shocking that developer led "think tanks" are pinning the delays in providing homes on the planning and consultation process when it is clear that developer greed is the core issue.

Mary Mulvihill

2023年 1月 4 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 4 JAN 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

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

2203040 17/11 by post

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A / K T W / 97
	Date Received 收到日期	4 JAN 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	
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
Team Glory Development Limited	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
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)	Fanling Sheung Shui Town Lot No. 263, Kwu Tung North New Development Area, 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 5,250 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 34,125 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Kwu Tung North OZP No. S/KTN/3
(e) Land use zone(s) involved 涉及的土地用途地帶	Residential (Group A)1 and "Other Specified Use" annotated "Commercial/Residential Development with Public Transport Interchange"
(f) Current use(s) 現時用途	Under Site Formation (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 □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> (Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation/ building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)								
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation/ building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)										

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

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☒ Domestic Plot Ratio Restriction 住用地積比率限制 5.0 to 至 5.5
☒ Plot ratio restriction From 由 to 至
地積比率限制 (Total PR 6 to PR6.5)
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由% to 至 %
上蓋面積限制
- ☒ Building height restriction From 由m 米 to 至 m 米
建築物高度限制
From 由 120 mPD 米 (主水平基準上) to 至
125 mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction From 由m to 至 m
非建築用地限制
- ☐ 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 and Building Height Restriction
for Permitted Flat 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 34,125 sq.m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率 6.5 (include minor relaxation of Domestic PR 0.5) ☐ About 約
- Proposed site coverage 擬議上蓋面積 Domestic: About 25% & Non-Domestic: About 65% ☒ About 約
- Proposed no. of blocks 擬議座數 2 blocks
- Proposed no. of storeys of each block 每座建築物的擬議層數 33 (includes 28 storeys residential, 1-story club and 2-storey retail, eating place and transfer plate.)
- ☒ include 包括 2 storeys of basements 層地庫
☐ exclude 不包括 storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 125 mPD 米 (主水平基準上) ☒ About 約
..... m 米 ☐ About 約

<input checked="" type="checkbox"/> Domestic part 住用部分	28,875		<input checked="" type="checkbox"/> About 約
GFA 總樓面面積	..... sq. m 平方米		
number of Units 單位數目	924		
average unit size 單位平均面積	31.25	.....sq. m 平方米	<input checked="" type="checkbox"/> About 約
estimated number of residents 估計住客數目	2,587	.....
<input checked="" type="checkbox"/> Non-domestic part 非住用部分		GFA 總樓面面積	
<input checked="" type="checkbox"/> eating place 食肆	2,100	..... sq. m 平方米	<input checked="" type="checkbox"/> About 約
<input type="checkbox"/> hotel 酒店		..... sq. m 平方米	<input type="checkbox"/> About 約
	(please specify the number of rooms 請註明房間數目)		
<input type="checkbox"/> office 辦公室		..... sq. m 平方米	<input type="checkbox"/> About 約
<input checked="" type="checkbox"/> shop and services 商店及服務行業	3,150	..... sq. m 平方米	<input checked="" type="checkbox"/> About 約
<input type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施	(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總 樓面面積)		
<input type="checkbox"/> 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)		
<input checked="" type="checkbox"/> Open space 休憩用地	(please specify land area(s) 請註明地面面積)		
<input checked="" type="checkbox"/> private open space 私人休憩用地	2,587sqm (include minor relaxation of 185sqm)	..... sq. m 平方米	<input checked="" type="checkbox"/> Not less than 不少於
<input type="checkbox"/> public open space 公眾休憩用地		..... sq. m 平方米	<input type="checkbox"/> 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]
Blocks 1 and 2	3/F to 35/F	Residential Units (excluding 4/F, 13/F, 14/F, 24/F and 34/F)
Overall	2/F	Lobby, Clubhouse, E&M
Overall	G/F and 1/F	Retails, Eating Place, E&M
Overall	B1 and B2	Carpark, E&M
.....

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

.....

Estate Road/EVA, Circulation Area, Sitting-out Area, Swimming Pool

.....

.....

.....

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)

Dec 2027

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

Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Road L1 <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)
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 119 Motorcycle Parking Spaces 電單車車位 13 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) Bicycle Parking 62
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 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 9 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)

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

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

如需要的話，請另頁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><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 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 type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度m 米 <input type="checkbox"/> About 約</p> <p><input checked="" 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>.....</p> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														

10. Justifications 理由

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

Please see attached supporting planning statement.

11. Declaration 聲明

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

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

Signature 簽署 **TEAM GLORY DEVELOPMENT LIMITED** ☒ Applicant 申請人 / ☐ Authorised Agent 獲授權代理人

S K Leting

Name in Block Letters
姓名（請以正楷填寫）

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 No.:
 Others 其他

on behalf of 代表 **Team Glory Development Limited**

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

Date 日期 8 November 2022 (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
 (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

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

Ash interment capacity 骨灰安放容量[@]

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

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

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Fanling Sheung Shui Town Lot No. 263, Kwu Tung North New Development Area, New Territories 新界北區古洞北新發展區 粉嶺上水市地段第263號用地		
Site area 地盤面積	5,250 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	Draft Kwu Tung North OZP No. S/KTN/3 古洞北分區計劃大綱草圖編號 S/KTN/3		
Zoning 地帶	"Residential (Group A)1" and "Other Specified Uses" annotated "Commercial/Residential Development with Public Transport Interchange" 住宅(甲類)1 及 「其他指定用途」註明「商業/住宅發展暨公共交通交匯處」地帶		
Applied use/ development 申請用途/發展	Proposed Minor Relaxation of Plot Ratio and Building Height Restriction for Permitted Flat Development 擬議略為放寬地積比率及建築物高度限制作准許的分層住宅		
(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	28,875 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	5.5 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	5,250 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.0 <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		
	Composite 綜合用途	2	

(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)	
		125	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		33 (includes 28-storey residential, 1 club, storey, 2 storeys retails, eating place and transfer plate.)	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 type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 (2 levels) <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	Domestic : 25%; Non-Domestic : 65% <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	924		
(vi) Open space 休憩用地	Private 私人	2,587	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	194
	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 Parking Spaces	119 13 62
	Total no. of vehicle loading/unloading bays/lays 上落客貨車位／停車處總數	9
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	 9

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 type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Annex 2: Building Height Profile and VIA review		
Annex 3: Local Open Space design concept		
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 type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Section 4 of Planning Statement: Review of Drainage & Sewerage Impact, Water Supply, Traffic & Transport, Air Quality; and Open Space, Air Ventilation and Visual.		
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。

**Proposed Minor Relaxation of Plot Ratio and Building Height Restriction for
Permitted Flat Development**

Supporting Planning Statement

November 2022

Applicant:
Team Glory Development Limited

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Executive Summary

This application is to seek planning approval from the Town Planning Board (“TPB”) under section 16 of the Town Planning Ordinance for the proposed minor relaxation of plot ratio and building height restriction for permitted flat development at Fanling Sheung Shui Town Lot No. 263 (“Subject Site”), Kwu Tung North (KTN) New Development Area (NDA). The Site straddles over two zones, namely “Residential (Group A)1” and “Other Specified Uses” annotated “Commercial/Residential Development with Public Transport Interchange” under the Draft Kwu Tung North Outline Zoning Plan No. S/KTN/3.

Intensification of 20% in plot ratio (PR) for private housing has been approved by the TPB on 23.9.2022 in the 2 NDAs: namely Kwu Tung North Planning Application No. A/KTN/93 and Fanling North Application No. A/FLN/30. The initiative is also aligned with the Northern Metropolis Development Strategy,

The proposal is to increase flat production through the planning application process of minor relaxation for an additional domestic PR0.5 (i.e. from current permitted 5.0 to 5.5 or +10%) by adding 2-storey (from base scheme 26 storeys to 28 storeys) at a new building height about 125mPD (minor relaxation for additional 5m i.e. 4.16% increase). Non-domestic remains unchanged at PR1 in Ground and first floor with 2-level basement car park. The proposed PR0.5 will achieve additional domestic gross floor area (GFA) of 2,625 m² or 66 flats and justified for the following main reasons:

- In-line with Government Housing Supply Policy
- In-line with Transit-Oriented Development (TOD) for Sustainability Principle
- Compatible step height profile
- No Significant adverse Impact

In view of the above and as detailed in this planning statement, Members of the TPB are requested to give favourable consideration to this Application.

行政摘要

本申請書是根據《城市規劃條例》第 16 條是向城市規劃委員會（「城規會」）申請規劃許可，位於古洞北新發展區內的粉嶺上水市地段第263號發展用地，略為放寬住宅地積比率及建築物高度限制作。申請地盤位於《古洞北分區規劃大綱草圖第S/KTN/3號》上的「住宅（甲類）1」以及「其他指定用途」註明「商業／住宅發展暨公共交通交匯處」地帶範圍內。

城規會已於 2022 年 9 月 23 日批准在 2 個新發展區範圍內私人房屋地積比率 (PR) 提高 20%(古洞北規劃申請號A/KTN/93 和粉嶺北申請號A/FLN/30)，呼應政府于北部都會區未來發展的方向。

本申請希望藉略微放寬住宅地積比率0.5（由限制PR5.0增至PR5.5或+10%）增加住房供應，兩棟住宅大樓新增至28層（基礎26層）大約125mPD 的新建築高度（略為放寬5m，即增加 4.16%）。非住宅地積比率維持1.0。放寬住宅地積比率0.5，從而增加住宅建築樓面面積2,625平方米或額外提供66個住宅單位。2層商業及2層地庫停車場不會作任何改動。基於以下的原因，擬議放寬發展項目是具有充份理據：

- 呼應政府最新施政方向，增加房屋供應；
- 呼應政府公共運輸發展導向模式可持續原則；
- 與周邊建築物高度輪廓相協調；
- 放寬地積比率及建築物高度不會帶來任何負面影響。

鑒於上述原因及本規劃文件中詳述的理由，我司懇請城規會考慮批准是次規劃申請。

1 INTRODUCTION

- 1.1 We, Team Glory Development Limited (“the **Applicant**”), are the current registered owner of Fanling Sheung Shui Town Lot (FSSTL) No. 263 (hereunder called the “**Subject Site**”), Kwu Tung North (KTN) New Development Area (NDA), now seeking planning permission from the Town Planning Board (“TPB”) for a minor relaxation of domestic plot ratio (“PR”) and building height restriction in support of permitted flat development.
- 1.2 The Subject Site straddles over two zones of “Residential (Group A)1” (“R(A)1”) and “Other Specified Uses” annotated “Commercial/Residential Development with Public Transport Interchange” (“OU(CRD with PTI)”) on the Draft Kwu Tung North Outline Zoning Plan No. S/KTN/3 (**Figure 1**). The proposed additional ‘Flat’ is a Column 1 use. It requires minor relaxation permission of the prevailing domestic PR5.0 and 120mPD restrictions in order to accommodate such increase (i.e. PR0.5, +10%) and building height (i.e. overall 125mPD, 5m or +4.16%) from the TPB.
- 1.3 The proposed increase in PR0.5 and 5m in domestic plot ratio and building height respectively are elaborated in the following sections.

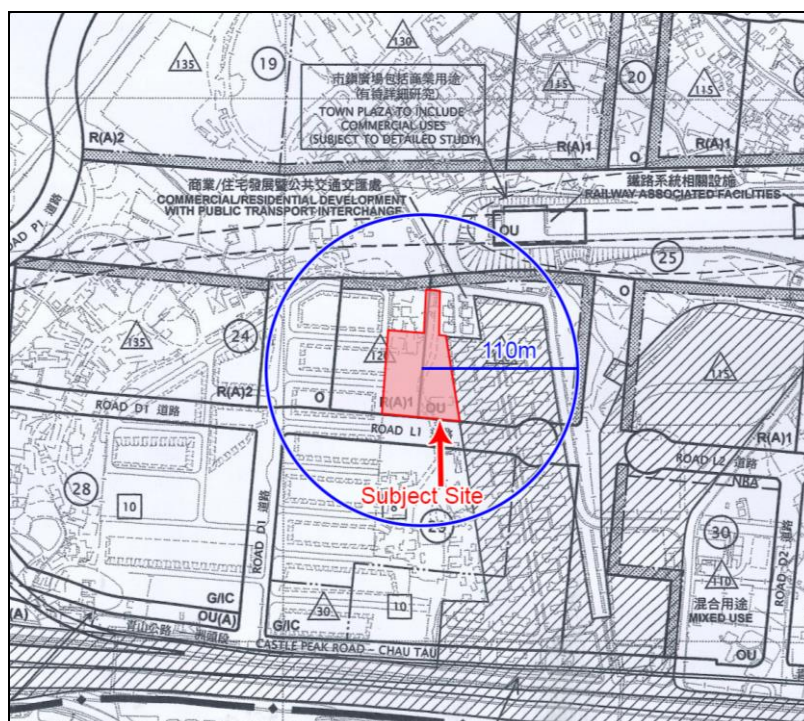


Figure 1: Location Plan (Source: Statutory Planning Portal)

2 SITE CONTEXT

- 2.1 The Subject site has an area of about 5,250m² and it is currently under site formation (**Figure 2**).
- 2.2 Adjoining are private residential developments in FSSTL No. 278 and No. 279 to the immediate west and east. Several planned public housing developments are located to the further east, west and north.
- 2.3 The Subject Site is accessible with planned Road L1. The planned Kwu Tung MTR Station at the Town Plaza and Public Transport Interchange is directly connected within 110m of walking distance in about 2 minutes (**Figure 1**).

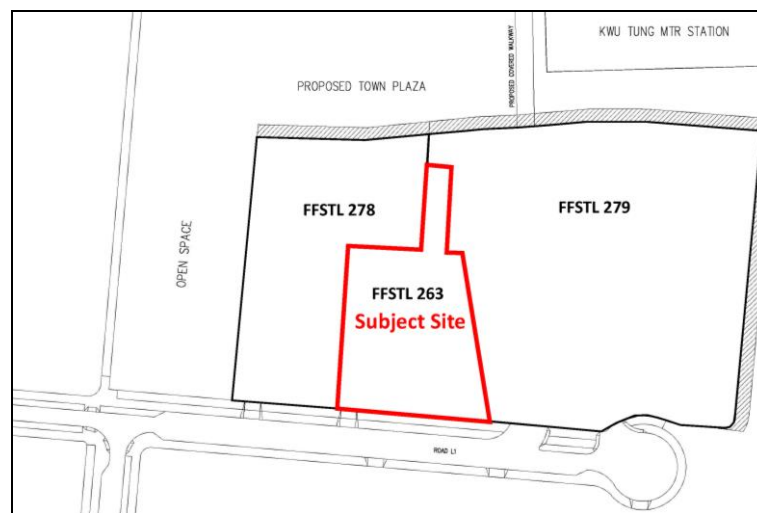


Figure 2: Lot Index Plan

3 PROPOSED DEVELOPMENT SCHEME

- 3.1 The proposed scheme is to include additional 2 storeys (base scheme under submitted GBP) in the two residential towers at new maximum building height at 125mPD up to 28-storey. The proposal will provide 66 flats (with person per flat 2.8 = 185 population) more as per the latest GBP. The proposed Master Layout Plan, Basement Plans, Typical Floor Plan and Section Plans are in **Annex 1**.
- 3.2 The non-domestic plot ratio remains at 1.0, and overall plot ratio from 6.0 to 6.5 (i.e. +0.5 or +8.3%) and relaxation of building height restriction from 120mPD to 125mPD (i.e. +5m or +4.2%). The proposed relaxation of domestic PR0.5 will achieve a total domestic GFA of 28,875m² (i.e. +2,625 m²) by increasing the building

height to 125mPD. Typical Floor Plans in **Annex 1. Table 3.1** shows a comparison of key development parameter between the base GBP scheme and proposed minor relaxation; and including resultant parking provision as per Hong Kong Planning Standard and Guidelines.

Table 3.1 Comparison of Key Parameters between Base GBP and Proposed Scheme

	GBP Scheme (a)	Proposed Scheme (b)	Difference (b) – (a)
1. Site Area (about)	5,250m ²	5,250m ²	No change
2. Maximum Plot Ratio	6.0	6.5	+0.5 (+8.3%)
- Domestic Portion	5.0	5.5	+0.5 (+10%)
- Non-Domestic Portion	1.0	1.0	No change
3. Total GFA (about)	About 31,500m ²	About 34,125m ²	+2,625m ² (+8.3%)
- Domestic Portion	About 26,250m ²	About 28,875m ²	+2,625m ² (+10%)
- Non-Domestic Portion	About 5,250m ²	About 5,250m ²	No Change
4. Site Coverage (about)	About 25%	About 25%	No Change
- Domestic Portion	About 65%	About 65%	No Change
- Non-Domestic Portion			
5. No. of Storeys	<i>31 (including 26 residential storeys, 1 level Lobby/Clubhouse, 2 levels Retail and 2 levels Basement)</i>	<i>33 (including 28 residential storeys, 1 level Lobby/Clubhouse, 2 levels Retail and 2 levels Basement)</i>	+2 (residential storeys)
6. No. of Blocks	2	2	No Change
7. No. of Flats	858	924	+66
8. Building Height	Blocks 1 & 2: 120mPD (main roof)	Blocks 1 & 2: 125mPD (main roof)	+5m
9. Parking Provision	76*	119*	+6(additional 43**)
- Residential	39	82	+6(additional 43**)
- Visitor	10	10	No Change
- Retail	27	27	No Change
10. Loading/Unloading Bays	9	9	No change
- Residential	2	2	No change
- Retail	7	7	No change
11. Motorcycle Parking Spaces	12	13	+1
- Residential	9	10	+1
- Retail	3	3	No change
12. Bicycle Parking (Residents)	58	62	+4
13. Estimated Population	2,402 person	2,587 person	+185 person
14. Local Open Space (Not less than 1 m ² per person)	2,402 m ²	2,587 m ²	+185 m ²
15. Completion Year	Dec 2027		

*Including 2 no. of accessible car-parking space

** total parking provision 119 under HKPSG (compared with previous 76 car parks under GBP) with only 6 car parking spaces generated by the additional 66 flats.

4 Kwu Tung North Impact Assessment Review

4.1 Sewerage and Drainage Impact Review

For the increase of population of maximum 185, unit flow factor for R2 as 0.27, the 50m³ per day. As CEDD has upgraded the sewerage system for the intensification of the KTN NDA, there should be sufficient capacity to absorb the minimal increase in sewerage discharge of additional 66 flats or 185 population. The population intake will be subject to the availability of public sewer (no interim sewerage treatment plant will be provided).

4.2 Noise and Air Quality Impact Review

The circumvention location of the subject site will not subject to any adverse noise impact and air quality issues as reflected in the site context which is surrounded by residential developments in the east and west. In the north, it is the town plaza and open space as well as the GIC use in the south (**Figure 1**).

District wise, there is no significant traffic and fixed noise source can be identified so there should be no noise problem anticipated.

There is no air quality concern since the local context is all planned residential and open space. Local Road L1 abutting Tower 1 with building line with not less than 5m buffer set back.

4.3 Water Supply Impact Review (WSIR)

As the increase of population of 185, WSIR adopted fresh water demand of 140 L/h/d, flushing water demand of 70 L/h/d for residential development in the assessment. The estimated water demand is summarized in **Table 4.1** below. The demand for fresh water and flushing water for the proposed additional residential development are estimated to be 26 m³/d and 13 m³/d respectively and insignificant.

Table 4.1 Estimated Water Demand Table

Type of Development	Flats	Population	Unit Demand (L/head/day)	Water Demand (m ³ /d)
Fresh Water Demand				
Residential	66	185	140	26
Sub-total				26
Flushing Water Demand				
Residential	66	185	70	13
Sub-total				13

*Note: Daily fresh water demand does not include water demand for fire-fighting.

4.4 Traffic and Transport Impact Review (TTIR)

4.4.1 Road System upon Intensification

The application submitted by CEDD and approved by the TPB demonstrates that Government will improve the network so that the highway and transport systems could address the traffic demand from the KTN NDA. In fact, based on Transport Planning & Design Manual (TPDM) prepared by Transport Department, the trip generation (G) and attraction (A) rate are revealed in **Table 4.2**:

Table 4.2 Traffic Generation Table

No. of Flats	66			
	AM Peak (G)	AM Peak (A)	PM Peak (G)	PM Peak (A)
Adopted Trip Rates (PCU/hr/unit) ⁽¹⁾	0.0718	0.0425	0.0286	0.037
Trips (PCU/hr)	4.73 (5)	2.81 (3)	1.89(2)	2.44(3)

Remark: (1) Adopted trip rates refer to TPDM Volume 1 Chapter 3 Appendix 1 Annex D Table 1

Under the worse scenario (AM peak), maximum 8 pcu generated and attracted due to the proposed additional population. It is insignificant comparing with the latest assessment done by the CEDD's applications for minor relaxation for 20% and 30% for private and public developments in the 2 NDAs. Trivial vehicular traffic generated by the minor relaxation is insignificant and no adverse traffic is anticipated.

4.4.2 Parking provision for additional flats

The parking provision under this minor relaxation of residential plot ratio by the increase of 66 flats (conservative approach with small average flat size of 31m²) but no change in retail GFA. The additional 6 parking space under high side parking provision in HKPSG: $GPS \times R1 \times R2 \times R3 = 66/4 \times 0.5 \times 0.75 \times 0.9 = 5.6$ (as 6).

4.4.3 Public Transport

The estimated increase in population due to the minor relaxation is 185 of which work (60.7%, 113 trips) and school (22.6%, 42 trips) trips generated as per 2021 Census. The public transport demand is totally 155 trips by next door MTR or PTI. If the 80% work and school trips on train, the impact of every additional 6 persons per train with 3 minutes frequency during peak hour. The rest on public bus, 8 persons with 15 minutes frequency bus. This is no significant impact on public transport patronage and demand. No adverse impact is anticipated.

4.5 Open Space, Visual and Air Ventilation Impact Review

The change in building height profile comparing with the adjoining buildings in the town centre, visual impact is insignificant as shown in **Annex 2** (illustrative area wise section plans). The step height from east to west (i.e. from 135mPD to **125mPD** to 120mPD) and from north to south (i.e. from 180 mPD to **125mPD** to 8 storeys) are retained.

Since there is no change in the air ventilation corridors in the NDA, there is no adverse air ventilation impact is anticipated. Also additional local open space will be provided as shown in **Figure 3** below and the open space design concept plan in **Annex 3**. Additional open space is identified to meet the residents' requirement of 185 m² and the NDA's district open space is abundant with the country park adjoining.

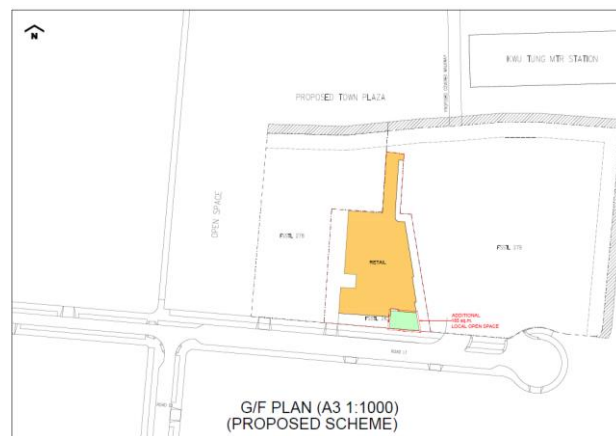


Figure 3: Local Open Space in Ground Floor

5 PLANNING MERITS AND JUSTIFICATIONS

5.1 In line with Government Housing Supply Policy

Within the Northern metropolitan, for domestic PR5.5 is relatively low intensity in Metropolis where, under 2022 Policy Address, it promulgates a much higher intensity up to domestic PR6.5. It is even in practice that recently 'intensification' in the KTN and FLN NDAs by allowing a total 20% and 30% increase in plot ratio for nearly all private and public development sites respectively. The subject site was not included in the above-said application (no. A/KTN/93) as it is recognized as its advanced stage. However, after detailed re-scheduling of the construction process to match up with public infrastructure availability, it is in-time to accommodate the additional domestic PR0.5 (i.e. +2,625m² or +66 flats).

5.2 *In-line with Transit-Oriented Development (TOD) for Sustainability Principle*

Over the years, the Government had adopted TOD approach for intensifying the development intensify by taking the advantage of the provision of railway stations which offer the most efficient energy-saving mode of transport for work and school trips. The planning benefits of applying the TOD in this application is obvious. Also it is a good planning in terms of liveability and walkability in particular carbon emission reduction.

5.3 *Compatible Step Height Profile*

The Subject site is located amid a cluster of planned residential developments with various building height in the range from 110mPD up to 180mPD. The proposed minor relaxation in Building Height from 120mPD to 125mPD is not noticeable from all directional sensitive receivers which has been proved in the recent CEDD's Application No. A/KTN/93 Visual Impact Assessment (relevant section extracted in **Annex 2**).

5.4 *No Significant Adverse Impact*

The impact of additional 66 flats for around 185 population in the town centre with the support of MTR station is very trivial. As demonstrated in the review on relevant technical aspects, the proposed minor relaxation will have no insurmountable impacts on traffic and transport, sewerage, drainage, water supply and visual as well as air ventilation.

6 **CONCLUSION**

The proposed minor relaxation of plot ratio and associated building height increase will bring in extra housing supply (66 flats) and is in line with Government housing supply policy and transit oriented development concept. It will not incur adverse impact with the 185 additional population. It is an initiative for increasing housing supply by every opportunity. It is a win-win situation so Members of the TPB are requested to give favourably consideration.

Annex 1
Architectural Plans



KWU TUNG MTR STATION

PROPOSED TOWN PLAZA

PROPOSED COVERED WALKWAY

OPEN SPACE

FSSTL 278

FSSTL 279

TOWER 2

SWIMMING
POOL

LANDSCAPE
AREA

TOWER 1

FSSTL 263

ROAD L1

ROAD D1

MASTER LAYOUT PLAN (A3 1:1000) (BASE SCHEME)



KWU TUNG MTR STATION

PROPOSED TOWN PLAZA

PROPOSED COVERED WALKWAY

OPEN SPACE

FSSTL 278

FSSTL 279

TOWER 2

SWIMMING
POOL

LANDSCAPE
AREA

TOWER 1

FSSTL 263

ROAD L1

ROAD D1

MASTER LAYOUT PLAN (A3 1:1000) (PROPOSED SCHEME)



KWU TUNG MTR STATION

PROPOSED TOWN PLAZA

PROPOSED COVERED WALKWAY

OPEN SPACE

FSSTL 278

FSSTL 279

CARPARK

ADDITIONAL
6 NOS. OF
CAR PARK

FSSTL 263

ROAD L1

ROAD D1

B2/F PLAN (A3 1:1000)
(PROPOSED SCHEME)



KWU TUNG MTR STATION

PROPOSED TOWN PLAZA

PROPOSED COVERED WALKWAY

OPEN SPACE

FSSTL 278

FSSTL 279

CARPARK

FSSTL 263

ROAD L1

ROAD D1

B1/F PLAN (A3 1:1000)
(PROPOSED SCHEME)



KWU TUNG MTR STATION

PROPOSED TOWN PLAZA

PROPOSED COVERED WALKWAY

OPEN SPACE

FSSTL 278

FSSTL 279

RETAIL

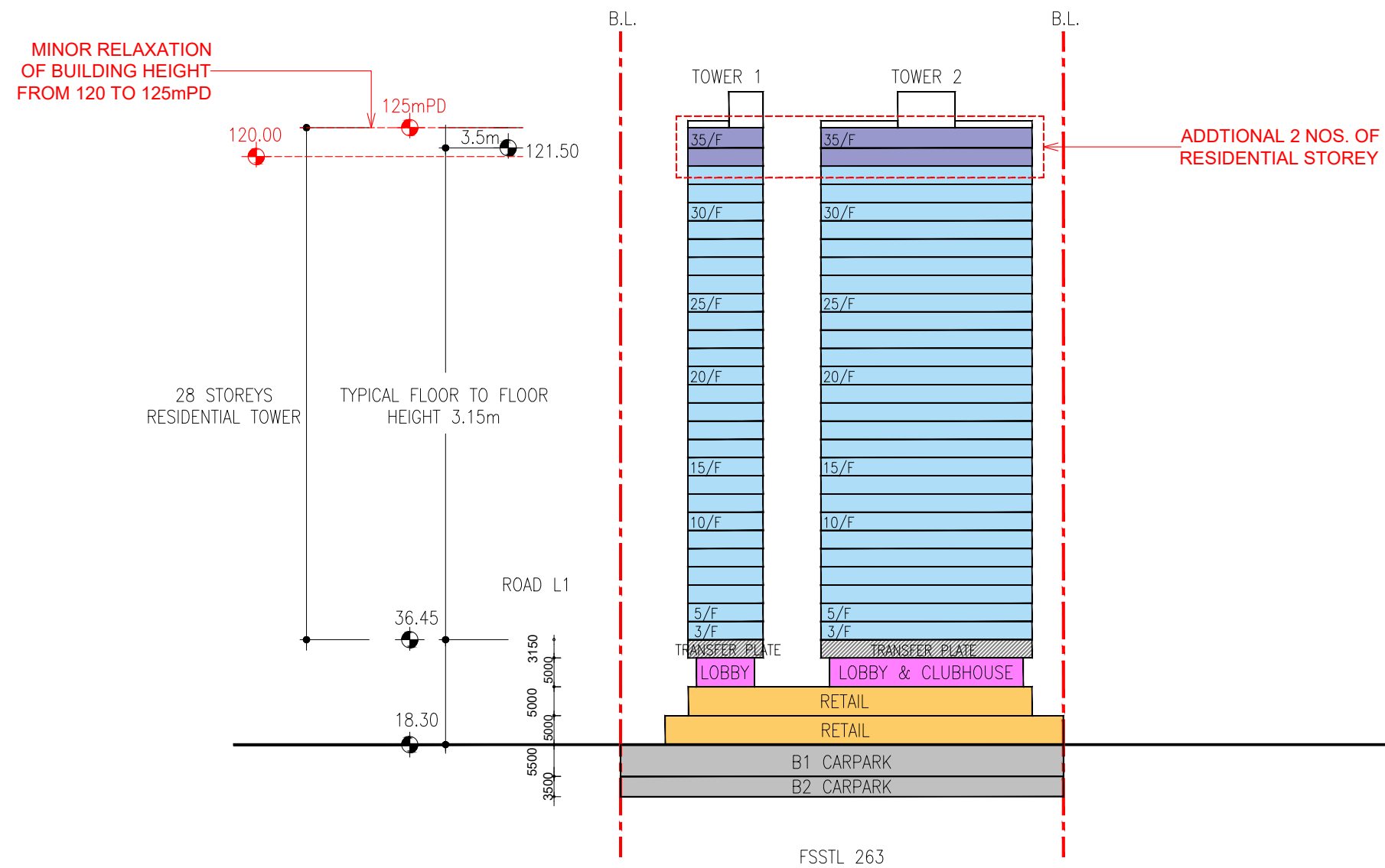
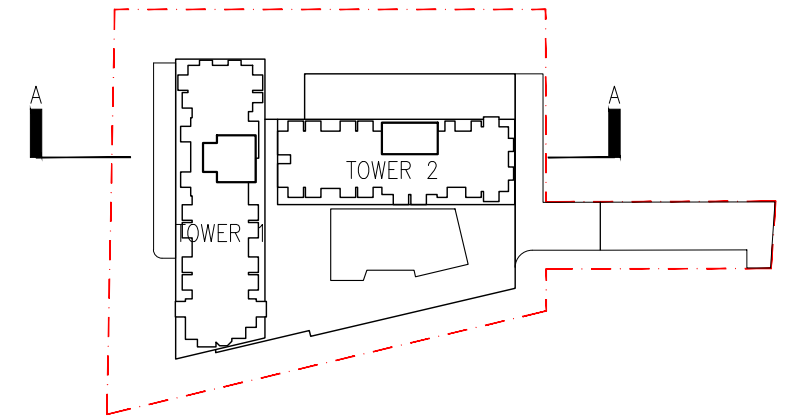
FSSTL 263

ADDITIONAL
185 sq.m.
LOCAL OPEN SPACE

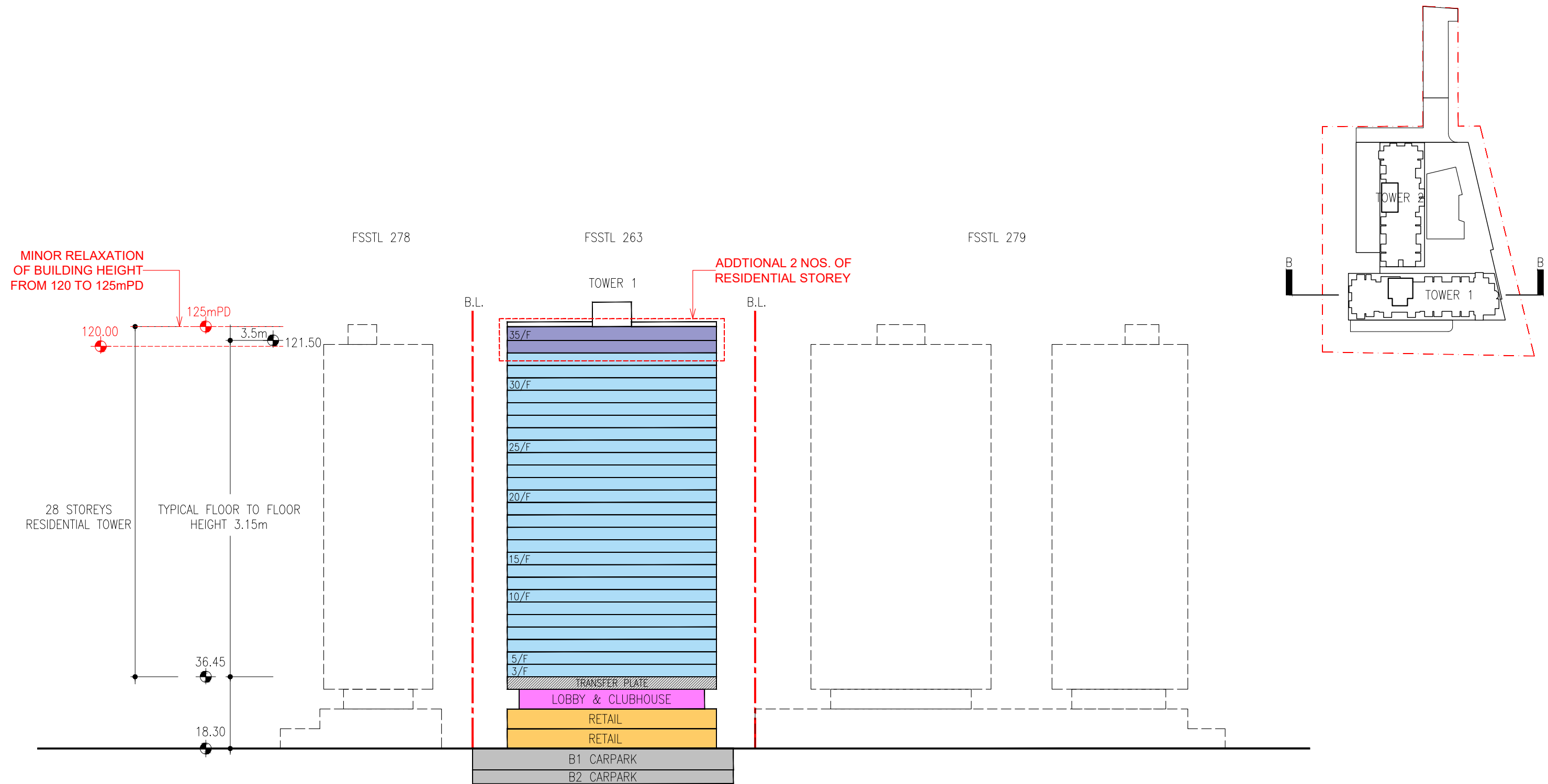
ROAD L1

ROAD D1

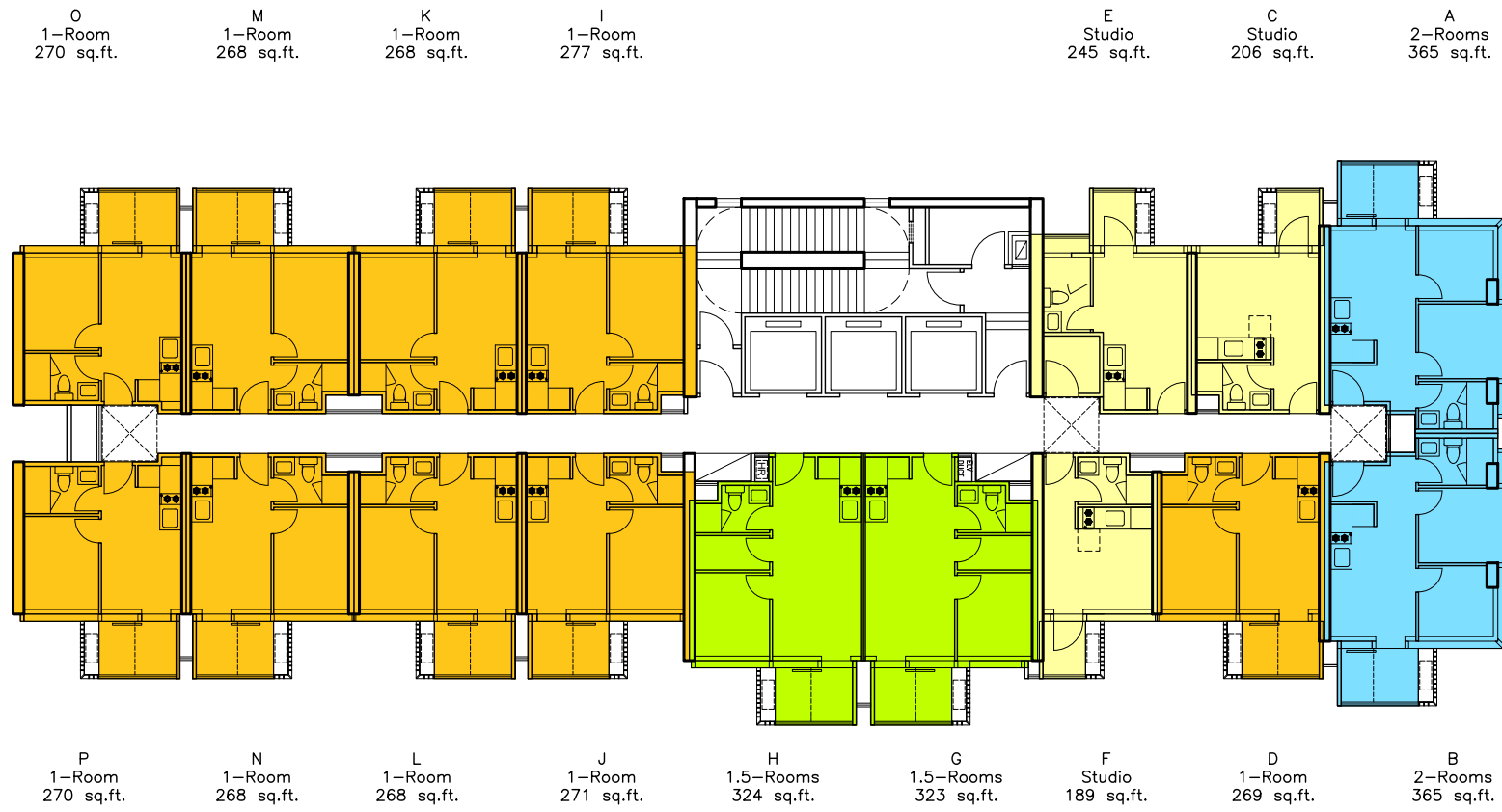
G/F PLAN (A3 1:1000)
(PROPOSED SCHEME)



SECTION A-A (A3 1:1000)
(PROPOSED SCHEME)



SECTION B-B (A3 1:1000)
(PROPOSED SCHEME)



TOWER 2



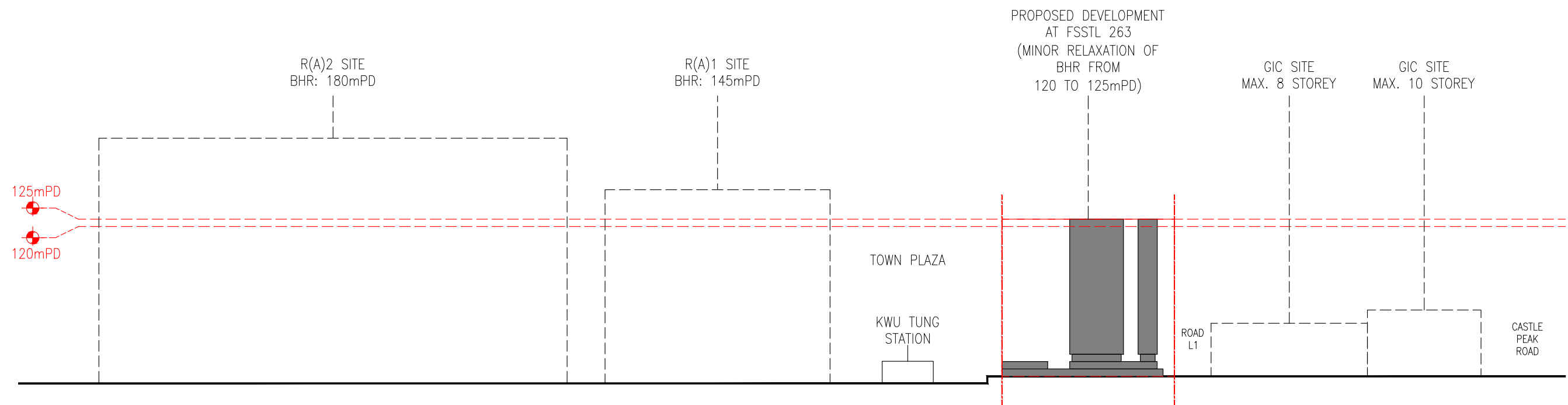
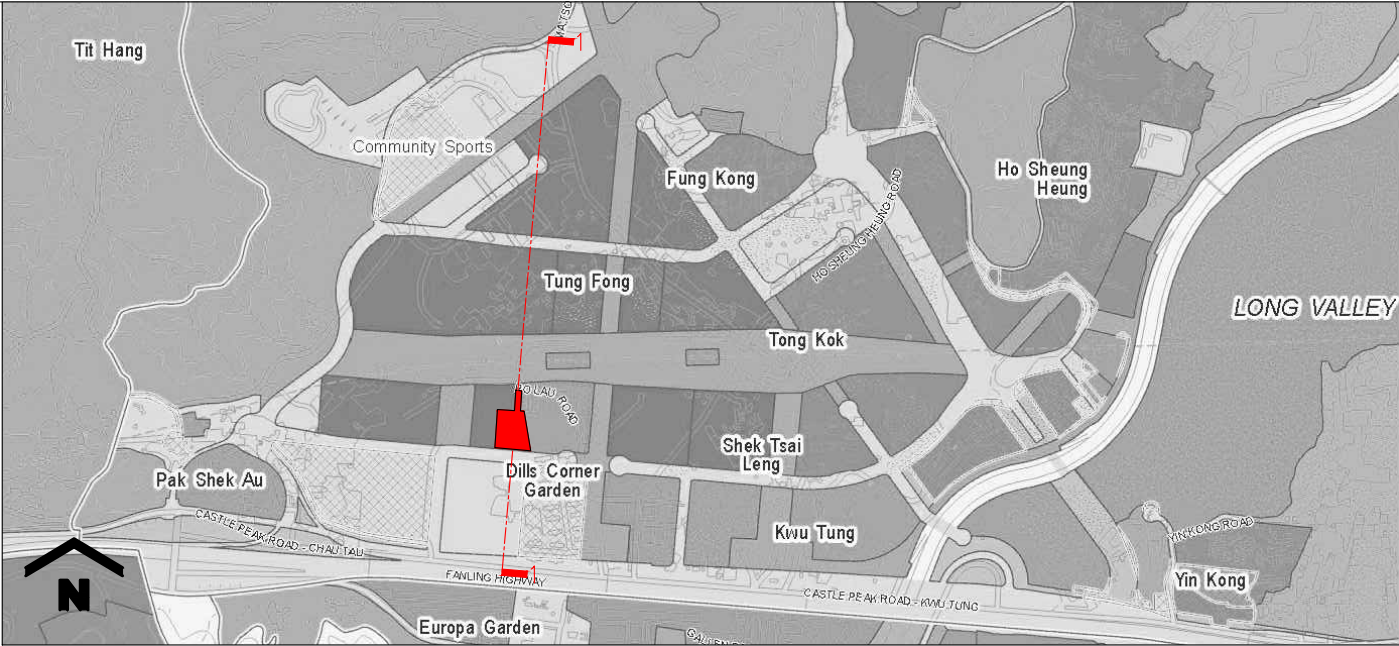
TOWER 1

TYPICAL FLOOR PLAN (A3 1:200) (PROPOSED SCHEME)

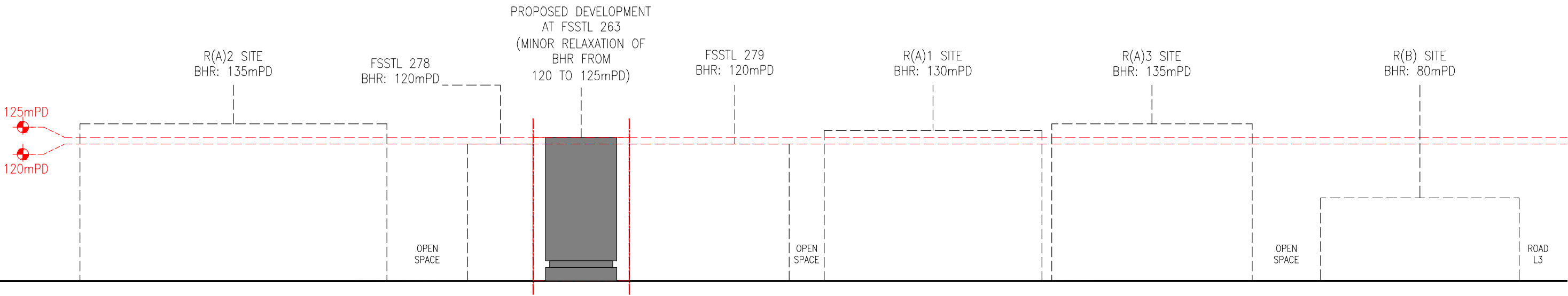
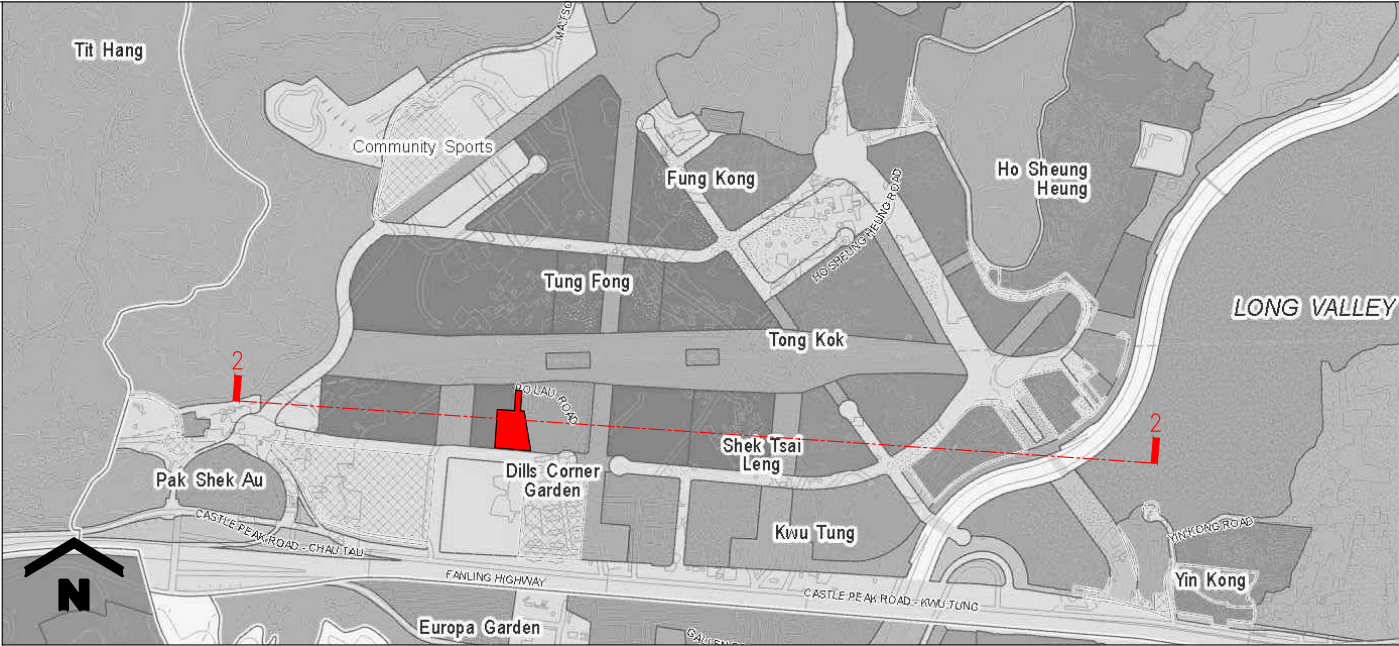
- LEGEND
- Studio Unit
 - 1 Room Unit
 - 1.5 Rooms Unit
 - 2 Rooms Unit
 - 3 Rooms Unit

Annex 2

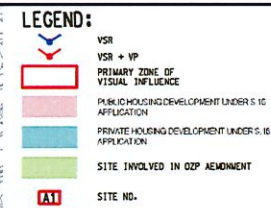
Section Plans for Area Building Height Profile
and
Visual Impact Assessment extract from Application A/KTN/93



DISTRICT SECTION 1 (A3 1:3000)
(PROPOSED SCHEME)



DISTRICT SECTION 2 (A3 1:3000)
(PROPOSED SCHEME)



SHEET NUMBER
圖紙編號

60624717/G10/FIGURE 2.1

5.2 Visual Appraisal

Visual Appraisal of Specific Viewpoints

VK1 - Western Range - Lok Ma Chau Footpath

- 5.2.1 The sources of impacts would create varying levels of visual impact during construction and operation phases of the Project. The source of visual impacts from the temporary and permanent works during construction phase and permanent during operation phase shown in **Table 5**.
- 5.2.2 Viewpoint VK1 has an overall distant view from Lok Ma Chau to proposed Site A1, Area 9 & 28. For the Site A1 & Area 9, the proposed relaxation of building height by 45m & to 130mPD respectively; and plot ratio by 35% (Site A1 only) would result in minor obstruction to the existing developments at Sheung Shui / Fanling Urban Area, foothill and village greenery at the background. While relaxing of building height to 130mPD for Area 28 would inevitably disrupt partial sky view and mountain backdrop, as illustrated in the photomontages **Figure 3.1**.
- 5.2.3 The proposed changes in plot ratio and/or building height in A1 is considered compatible with the existing and planned urban developments in term of scale and height, and the changes is barely perceivable due to long distance. The proposed changes in building height for Area 9 and 28 is presented in form of building cluster, which is perceived in a holistic manner, with hillside greenery at foreground screening the lower portion of building from Area 9 and Area 28 that reduce the overall bulkiness of proposed structures and smoothen the hard edge of building. The perceived change in sense of openness to the sky shall be minimized with careful position of the building blocks to avoid wall effect. Existing visual resources including hillside vegetation at foreground, mountain backdrop and open sky view at background will not be affected.
- 5.2.4 It is considered that the proposed changes would not result in significant visual impact to the surroundings.

VK2 - Small Valley at the Eastern Foothill of Western Range

- 5.2.5 Viewpoint VK2 has an overall view from small valley at the eastern foothill of Western Range to proposed Site A1, A2, B3, B8, B9 and Area 9. Relaxation of plot ratio by 35% (Site A1), 30% (Site A2) and 20% (Site B3, B8 & B9), and building height increase by 45m (Site A1), to 130mPD (Area 9), 25m (Site A2), 15m (Site B3) and 5m (Site B8 & 9) are proposed.
- 5.2.6 The proposed changes in plot ratio and/or building height in Site A1, A2, B3, B8, B9 are considered compatible with the existing and planned urban developments in term of scale and height as illustrated in the photomontages **Figure 3.2**. For Area 9, the proposed building height relaxation would cause obstruction to the sky view, obstructing the spacing between building blocks of Site No. A1 and Area 19 (public housing development under A/KTN/84) at the back. While existing visual resources including hillside vegetation at foreground and mountain backdrop at west side will not be affected, which also act as a screening agent to reduce the bulkiness of proposed building blocks. Though certain portion of sky view will be intruded due to increased building height, but there would be no significant alternation to the visual permeability which overall sense of openness is maintained.
- 5.2.7 It is considered that the proposed changes would not result in significant visual impact to the surroundings.

VK3 - Fanling Highway near Valais & Europa Garden

- 5.2.8 Viewpoint VK3 is a direct view from the section of Fanling Highway near the Valais Residential Development at the south to the proposed Site B2 and A5. The proposed relaxation of building height by 15m and 25m, plot ratio by 20% and 30% respectively.
- 5.2.9 The proposed changes in plot ratio and/or building height in Site B2 and A5 are considered compatible with the existing and planned urban developments in term of scale and height as illustrated in the photomontages **Figure 3.3**. Existing village greenery at front view will not be

affected which provide screening effect to the lower portion of building blocks. While small portion of sky will be intruded due to increased building height, but there would be no significant alternation to the visual permeability which overall sense of openness is maintained.

- 5.2.10 It is considered that the proposed changes would not result in significant visual impact to the surroundings.

VK4 - Ki Lun Shan Footpath

- 5.2.11 Viewpoint VK4 is a direct overview from Ki Lun Shan to the proposed KTN NDA. For the Site A1 – A5 & B1 – B10, the relaxation of plot ratio by 20% (Site B1 – B10) and 35% (Site A1), 30% (Site A2– A5); and building height by 5m (Site B5, B6, B8 & B9), 10m (Site B4), 15m (Site A4, B1, B2, B3, B7 & B10), 25m (Site A2 & A5), 30m (Site A3) and 45m (Site A1) are proposed. For the Site Area 28, 29, 32 & 34, the relaxation of plot ratio and building height by 40% and by 15-35m for Area 32 & 34; and relaxation of building height to 130mPD for Area 28 and 29. The proposed changes in plot ratio and/or building height of the Sites would not result in noticeable change in the existing visual context and create obstruction to the existing mountainous backdrop and open sky view.
- 5.2.12 The proposed changes in plot ratio and/or building height in Site A1 – A5, B1 – B10, and Area 28, 29, 32 and 34 are considered compatible with the existing and planned urban developments in term of scale and height. The overall buildings profile at central view is maintained in a large extent, hence, the visual composition is not disturbed. And the proposed changes are regarded as visually compatible which blend with adjoining building clusters, and would not be significant due to long distance.
- 5.2.13 It is considered that the proposed changes would not result in significant visual impact to the surroundings as illustrated in the photomontage in **Figure 3.4**.

VK5 - Road P2

- 5.2.14 Viewpoint VK5 has a direct view from Ho Sheung Heung to proposed Site A2, A3, A4, B3 and B4. The proposed relaxation of building height would be by 25m (Site A2), 30m (Site A3), 15m (Site A4 & B3) and 10m (Site B4) respectively, and plot ratio by 30% (Site A2, A3 & A4) and 20% (Site B3 & B4).
- 5.2.15 Though the changes would result in minor change of the skyline at the background and small portion of sky will be intruded due to increased building height, the overall sense of openness is maintained and no significant alternation to visual permeability is resulted as illustrated in the photomontages in **Figure 3.5**.
- 5.2.16 The proposed changes in plot ratio and/or building height in Site A2, A3, A4 and B4 are considered compatible with the existing and planned urban developments in term of scale and height, and would not result in significant visual impact to the surroundings.

VK6 - Road P1

- 5.2.17 Viewpoint VK6 is a direct view from Pak Shek Au to proposed Site A3 – A5, B2 & B4 – B6. The relaxation of plot ratio by 20% (Site B2 & B3 – B5) and 30% (Site A3 – A5); and building height by 5m (Site B5 & B6), 10m (Site B4), 15m (Site A4 & B2), 25m (Site A5) and 30m (Site A3) are proposed.
- 5.2.18 The proposed changes would result in minor change of the skyline in the background as illustrated in the photomontages in **Figure 3.6**. The perceived change to the skyline is considered moderate due to close distance of this viewpoint.

- 5.2.19 Although, the visual openness of this view would be slightly affected, the proposed changes in Site A3 – A5, B2 & B4 – B6 are considered compatible with the existing and planned urban developments in term of scale and height, and would result in minor of significant visual impact to the surroundings.

VK7 – View from the south of KTN NDA

- 5.2.20 Viewpoint VK7 is a direct view from town center to proposed Site A1, A2, A4 and B1. The proposed relaxation of building height would be 45m (Site A1), 25m (Site A2) & 15m (Site A4 & B1); and plot ratio by 35% (Site A1), 30% (Site A2 & A4) and 20% (Site B1).
- 5.2.21 The proposed increase in building height would result in minor change the visual openness of the view comparing with the Base Case Scenario. However, as illustrated in the photomontages in **Figure 3.7**, visual gaps between the developments would be maintained and the visual permeability would not be significantly affected.
- 5.2.22 The proposed changes in plot ratio and/or building height in Site A1, A2, A4 and B1 are considered compatible with the existing and planned urban developments in term of scale and height, and would not result in significant visual impact to the surroundings.

VK8 – Footpath along Sheung Yue River near Long Valley Village

- 5.2.23 Viewpoint VK8 is a distant and glimpse view from Long Village to proposed Site A3, A4, B11, B12 and Area 34. There is no building height change to Site B11 & B12, while plot ratio is increased by 20%. Due to the long distant view, the proposed change for Site A3 and A4 in building height by 30m and 15m respectively, and plot ratio both by 30% of the Sites would only result minor obstruction that is hardly noticeable to the existing visual context as illustrated in photomontages in **Figure 3.8**.
- 5.2.24 For Area 34, proposed change in building height by 30m and plot ratio both by 40% is relatively obvious that would inevitably disrupt the sky openness. Mitigation measures in relation to watercourse and provision of greenery in the foreground would offer screening effect for the lower portion of building, at the same time serve as a visual relief and visual resources at the front row. The overall visual quality of the view is still considered as high.
- 5.2.25 As such, the proposed changes of the Sites would cause certain adverse impact, while it could be mitigated with well-implementation of soft landscape and detailed design measures.

VK9 – Fanling Highway near Ascot Park Area

- 5.2.26 Viewpoint VK9 is a distant and glimpse view from Kam Tsin to proposed Site A5 and B2. The view is dominated by the Fanling Highway and roadside vegetation in the frontage. The proposed relaxation of building height by 25m and 15m, and plot ratio by 30% and 20% respectively would create very minor obstruction to sky at background with no noticeable visual change the existing visual context as illustrated in **Figure 3.9**.
- 5.2.27 And Area 32, proposed increase in building height 35m and plot ratio by 40% will be screened by existing roadside greenery in a large extent which the potential impact is considered minor.
- 5.2.28 Therefore, the proposed changes would not result in significant visual impact to the surroundings from this view.

VK10 – Hiking Trail to Tai Shek Mo

- 5.2.29 Viewpoint VK10 is an overview from Tai Shek Mo to the proposed KTN NDA covering Site A1, A2, A4, A5, B3 – B5, B7 – B10 and Area 9, the relaxation of plot ratio by 20% (Site B3 – B5 & B7 – B10) and 35% (Site A1), 30% (Site A2, A4 & A5); and building height by 5m (Site B5, B8 & B9), 10m (Site B4), 15m (Site B3, B7 & B10), 25m (Site A2 & A5), 30m (Site A4), 45m (Site A1) and to 130mPD

(Area 9) are proposed. Compared to base scheme, the proposed changes in plot ratio and/or building height of the Sites would have no impact to open sky view, and result in minor intrusion towards mountain backdrop.

- 5.2.30 Proposed changes are perceived in a holistic manner and would not be significant due to long distance. It is considered that the proposed changes would not result in significant visual impact to the surroundings as illustrated in the photomontage in **Figure 3.10**.

Cumulative Impact

- 5.2.31 The assessment would take into account planned developments in the vicinity, including changes for Area 19 (plot ratio of 6.25 and building height restrictions 151mPD (west) and 146mPD (east)) and Area 24 (plot ratio of 5.5 and building height restrictions 135mPD) under recently approved S16 planning applications, No. A/KTN/84 and A/KTN/83 respectively.
- 5.2.32 Area 19 and 24 would be visible in VK1, VK2, VK4 and VK6. The changes in the Application Sites (S1 in VK1; S1 & S2 in VK2, S3 – S11 in VK4, S3 & S5 – S9 in VK6) are considered compatible with Area 19 and 24, in term of scale and height which would be perceived in a holistic manner. The overall building profile is anticipated to be similar compared with that in Baseline condition.

Overall Visual Appraisal

- 5.2.33 Due to the proposed changes in development parameter, Site No. A1 – 5 & B1 – 12 and Area No. 9, 28, 29, 32 & 34 would involve changes including building height relaxation as discussed above; and/or plot ratio increase ranging from 20% to 35%. According to visual appraisal of the viewpoints VK1 to VK10 mentioned in the paragraphs above, the visual changes of the proposal are considered as minor. Photomontages illustrating the proposed changes are provided in **Figure 3.1 – 3.10**.
- 5.2.34 **Effect on Visual Composition:** The Developments with the proposed relaxation of plot ratio and/or building height and/ or land use changes is visually compatible with the existing and planned urban context of the area in term of scale and height. The holistic building profile is still respected at the Development of KTN NDA.
- 5.2.35 **Effect on Visual Obstruction and Visual Permeability:** The increase in building height and changes in building layout due the increase in plot ratio are considered slight. Although, the proposal would result in increase of visual intrusion to sky in a small extent for some of the viewpoints. These changes are considered acceptable and no significant alternation to the visual permeability which overall sense of openness is maintained.
- 5.2.36 **Effect on Visual Resources:** The mountain backdrop and overall townscape of KTN NDA would remain unchanged; while open sky will be intruded in a small extent. There would be no significant impact upon the visual resources as compared with the proposed development in the Base Case Scenario.
- 5.2.37 **Impact on Visually Sensitive Receivers:** No discernible change in magnitude of impact and visual impact significance on all the VSRs due to proposed changes are anticipated.
- 5.2.38 **Impact on Visually Sensitive Receivers:** No discernible change in magnitude of impact and visual impact significance on all the VSRs due to proposed changes are anticipated.

6 MITIGATION MEASURE

- 6.1.1 Bearing in mind that the purpose of this report is to assess the proposed changes against the planned development of the Base Case Scenario, the primary difference between the two scenarios lies in modification of building arrangement, form and height. The change in overall visual impact is considered slight as demonstrated in the assessment above and photomontages provided in **Figure 3.1 - 3.10**. The following mitigations will be adopted to enhance the landscape and visual amenity and minimize any potential adverse visual impact.

6.1.2 Detailed Design (Visual) (MM1)

- The footprint of development components and the works area should also be kept to a practical minimum and the detailed design of development components for construction stage should follow the Sustainable Building Design Guidelines. The form, textures, finishes and colours of the proposed SPS buildings and boundary treatment should aim to be compatible with the existing surroundings.

- To improve visual amenity, designs should be aesthetically pleasing and treatment of structures also improve visual amenity. For example natural building materials such as stone and timber should be considered for architectural features, and light earthy tone colours such as shades of green, shades of grey, shades of brown and off-white should also be considered to reduce the visibility of the development components.

Slope Landscaping (MM2)

- Site formation has been reduced as far as possible to avoid substantial slope cutting. Hydroseeding of modified slopes should be done as soon as grading works are completed to prevent erosion and subsequent loss of landscape resources and character. Woodland tree seedlings and/or shrubs should be planted where the slope gradient and site conditions allow.

- In addition, landscape planting should be provided for the retaining structures associated with modified slopes, where conditions allow. All slope landscaping works should comply with GEO Publication No. 1/2011-Technical Guidelines on Landscape Treatment for Slopes

Vertical Greening (MM3)

- Planting of climbers to grow up vertical surfaces were appropriate, such as along perimeter fencing/walling and building walls are recommended to break up uniform surfaces and provide visual amenity.

Green Roof (MM4)

- Roof greening where appropriate should be established on proposed buildings to reduce exposure to untreated concrete surfaces and particularly mitigate visual impact to VSRs at higher elevations.

Screen Planting (MM5)

- Tall buffer trees and shrubs should be planted to screen proposed structures such as roads and buildings. This measure may additionally form part of the compensatory planting and will improve compatibility with the surrounding landscape.

Screen Hoarding (MM6)

- Screen hoarding shall be erected along areas of the construction works site boundary where the works site borders publicly accessible routes and/or is close to visually sensitive receivers (VSRs),

to screen undesirable views of the works site. It is proposed that the screening be compatible with the surrounding environment and where possible, non-reflective, recessive colours be used.

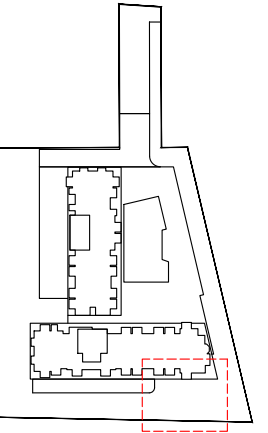
- 6.1.3 The proposed changes under the Section 16 application and the OZP amendment would inevitably create minor changes to visual composition, visual obstruction and permeability, visual effect on the adjacent VSRs. However, in general, there would not be any discernible effect on visual resources. As illustrated in the photomontages prepared under this submission, it is predicted that there would be overall insignificant visual effects to key public viewpoints identified.

Annex 3

Local Open Space Design



G/F RETAIL



ACTIVITIES AREA

BENCH SEATING

EXTENT OF
ADDITIONAL 185 sq.m.
LOCAL OPEN SPACE

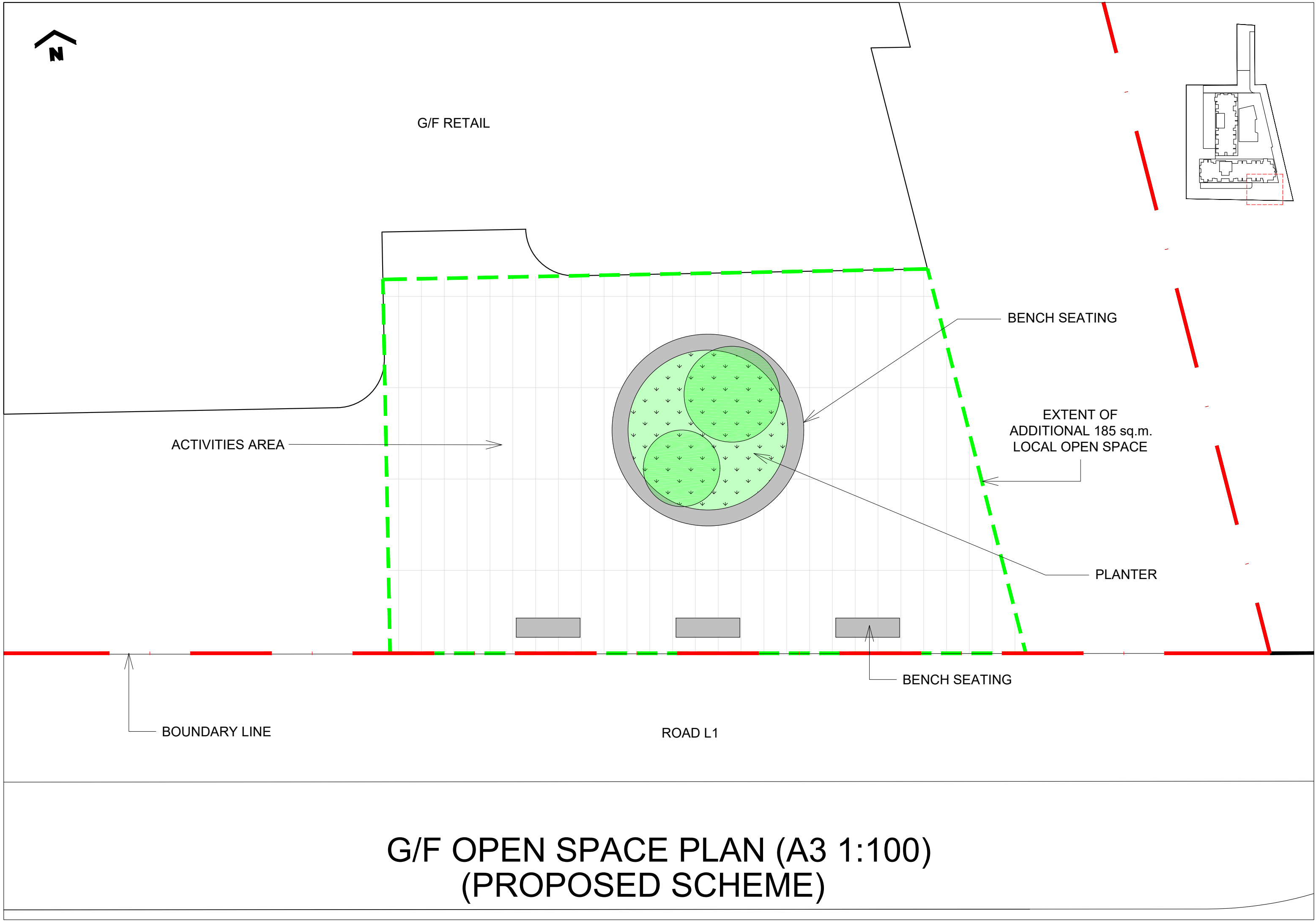
PLANTER

BENCH SEATING

BOUNDARY LINE

ROAD L1

G/F OPEN SPACE PLAN (A3 1:100) (PROPOSED SCHEME)



Team Glory Development Limited

72-76/F, Two International Finance Centre, 8 Finance Street Central, HK

Your Ref: A/KTN/97
Our Ref: KTN_FI04

28 February 2023

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

By Email & By Post

Dear Sir/Madam,

**Proposed Minor Relaxation of Plot Ratio
and Building Height Restriction for Permitted Flat Development
at Fanling Sheung Shui Town Lot No. 263, Kwu Tung North, New Territories**

Consolidated Responses to Comments (all relevant departments)

The previous submitted FIs dated 7Feb, 17 Feb and 24Feb are consolidated and superseded by the attached 'Responses to Comments' Table to facilitate the TPB consideration. Another additional clarification to Planning Department is included.

Should you have any queries with regard to the above, please contact our Dr. Owen Yue [REDACTED] or the undersigned.

Thank you for your attention.

Yours faithfully,



S.K. LEUNG

[REDACTED]

Encl.


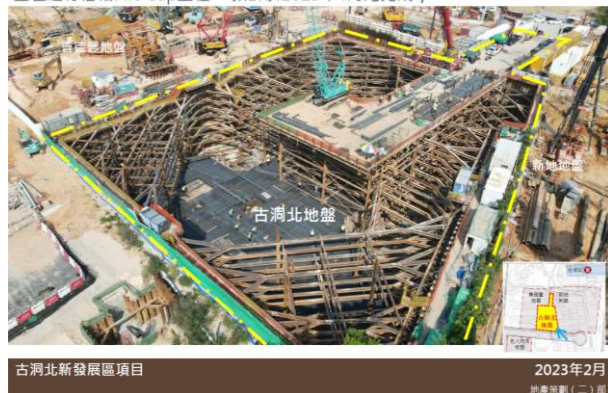

SL/OY

c.c. DPO/FSYLE (email: [REDACTED])

1. Comment from Transport Department - Contact person: (Contact Person: [REDACTED] - Tel: [REDACTED]) via DPO's email on 31 Jan 2023	Responses Submitted on 7 Feb 2023
(2) It is noted that the captioned planning application will introduce more vehicular trips to the new roads and junctions which are being designed and constructed by CEDD in the KTN NDA projects. TD relies on CEDD to deliver an adequately designed road networks and junctions to TD for management. Please obtain CEDD's agreement that the additional trips under the subject planning application could be accommodated by the roads planned by CEDD.	CEDD's TIA public document is made available for reference and it revealed sufficient spare capacity in the rezoning and s16 applications. According to the published TIA in TPB Paper (RNTPC No. 6/22) and Application A/KTN/93 approved by TPB on 23.9.2022, it is no doubt that the road system has spare capacity to take care of the additional 8 pcu due to the proposed minor relaxation during AM peak hours (Annexes A and B in the attached) as RC is more than 25% (max. 71%) and VC is max. 0.59 in the design years.
(3) Despite my comments in Para (2) above, we have the following observations on the submission; (a) Table 4.2 – It is observed that the applicant has not included the base trips and total trips in the table. Please check; (b) As shown in the MLP in Annex 1, the run-in/out of the subject development will be at the Road L1 under CEDD. Please seek CEDD's comment; and (c) This is to reiterate that the assessment from the applicant is based on the assumption that the proposed traffic improvement measures such as the new roads and junctions of KTN NDA by the others. The applicant should note that these traffic improvement measures are uncertain at this moment and subject to changes during the course of the project development. In case those traffic improvement measures would not be	(a) Annex A showed basic total flow in the reference case which has already included the planned PR5's trips (i.e. KL17 NB 430) on site. Therefore even if the additional 5pcu generated are all concentrated in NB, the scenario in KL17 NB is 435 pcu (new total flow) on Road D1 in the AM peak which is insignificant. (b) The traffic generation of 8pcu is insignificant and the TIA of CEDD (Annex A) reveals the spare capacity. (c) The proposed road improvement works to be carried out by Government to meet community demand and commitment to the 2 adjoining sales sites (Wheelock and SHK) which are supposed to be completed for the occupation around 2025/26. The relevant junctions

	<p>carried out by the relevant government department(s) and/or party(ies), the applicant is required to implement those proposed traffic improvement works (i.e. take up to construct the concerned new roads and junctions, etc.) to the satisfaction of the Commission of Transport. All traffic improvement measures required for alleviating the traffic impact of the development shall be implemented prior to the population intake.</p>	<p>(KJ16 & KJ18), portion of Road D1 (from Junction KJ18 to KJ16) and Road L1 have been programmed under Government ‘Advance Work’. It is anticipated those ‘Advance Works’ to be completed in time (see Photos 1.1 and 1.2, Annex A). Worst scenario is to undertaking those related road improvement works for junction (KJ16) and link (at D1 joining Castle Peak Road).</p>
<p>2. Comment from Landscape Unit, UD&L, PlanD (Contact Person: [REDACTED] - Tel: [REDACTED]) via DPO’s email on 6 Feb 2023</p>		<p>Responses Submitted on 7 Feb 2023</p>
	<p>The applicant is advised to demarcate the extent of proposed landscape area on the Master Layout Plan and clarify the landscape treatments to be provided within the site. Landscape plans, sections, elevations with self-explanatory legends and descriptions, spots levels, typical planting detail and proposal etc., are advised to be provided to illustrate the landscape considerations and treatments within the site.</p>	<p>Noted with thanks. To avoid the duplication and any unnecessary further amendments, it would be desirable to have the required landscape proposal cleared under Lease condition (Annex C) and the conceptual landscape master layout is in Appendix E for reference. It could also be an approval condition to be submitted to the satisfaction of the UD/L Unit, PlanD in due course.</p>
<p>3. Comment from PlanD (Contact Person: [REDACTED] - Tel: [REDACTED]) via DPO’s email on 16 Feb 2023</p>		<p>Clarification Submitted to DPO on 16 Feb 2023</p>
	<p>Please advise the planning and design merits that can be attributed to the application to facilitate TPB members to consider the application, with supporting illustrations.</p>	<p>1. The planning intention of “R(A)” zone is intended primarily for high-density residential developments. Also It is an important transport hub including connection to cross boundary movement—the increase in housing supply within walking distance in the centre</p>

		<p>of NDA (Photo 3.1) should be in favour by the Government with the key benefits:</p> <ul style="list-style-type: none"> i. Reduce carbon emission (air quality) through more walkable trips (walk in Hong Kong campaign) to MTR station and creating a 24 hour passageway (Figures 3.1 and 3.2) for pedestrian to connect to MTR station; and ii. Maximize the utilization of transport infrastructure (TOD) for jobs and studies by with domestic PR5.5 which is still lower than the northern metropolis norm DPR6.5. <p>2. It is good opportunity (site foundation in latest stage, photo 3.2 attached) to increase housing supply as the minor relaxation of plot ratio and building height does not incur any significant adverse impact. Optimizing scarce land resources can be achieved but maintaining the established planning and design framework (step height of building profile and terrace podium etc.) of KTN. Other design merits have been incorporated with energy saving sky windows in the shopping mall, voluntary set back 6m from Road L1 as well as the T-Shape building blocks to avoid wall effect in the central location (see artist impressions in Figures 3.3 and 3.4 attached).</p> <p>3. Balanced housing mix since the split of 7:3 could be improved and in line with the Government's Policy to</p>
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		address the space shortfall of private housing supply.
<p>Photo 3.1 Location</p> <p>地盤進度</p>  <p>Overall Site View</p>	<p>Photo 3.2: Site Formation Situation (Feb 2023)</p> <p>地盤進度</p> <p>正在進行樁帽Pile Cap工程，預計於2023年4月尾完成；</p>  <p>古洞北新發展區項目</p> <p>2023年2月 地產規劃(二)部</p>	
<p>Figure 3.1: 24-hour passageway</p>	<p>Figure 3.2: Artist Impression of passageway</p>  <p>North Entrance</p>	

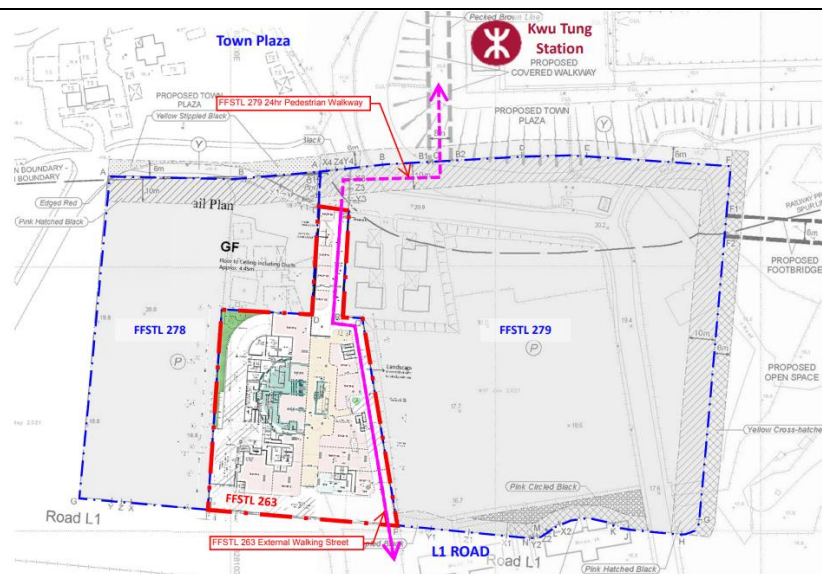


Figure 3.3: Artist Impression - View from MTR

外立面設計
北面外立面(古洞北站廣場)



古洞北新發展區項目

2023年2月

Figure 3.4: Artist Impression - Bird's eye view of the T-shape Towers

Residential Towers T-Shaped Configuration



4. **Comment from Water Supplies Department - Contact person: (Contact Person: [REDACTED] - Tel: [REDACTED]) via DPO's email on 17 Feb 2023**

**Responses
Submitted on 17 Feb 2023**

	As the proposed site is inside Kwu Tung North New Development Area (KTN NDA), please demonstrate that the water demand arising from your proposed site was included in the WSIA of KTN NDA from CEDD	CEDD's WSIA report reveals two fresh water supply sources (KTN and FLN FWSRs). The additional population 185 from 66 flats could be included in the estimate of water consumption since allowance would be made by CEDD due to possible variation in flat size and occupation rate assumptions. It is only 0.066% (26m ³ /day) on top of the current total estimate for 39,121m ³ /day. Similarly the flush water additional demand is only 0.093% (13m ³ /day) on top of the total estimate 13,906 m ³ /day. (CEDD data source: minor relaxation of GFA by 20% and 30% in the published WSIA in TPB Paper for Application A/KTN/93 approved by TPB on 23.9.2022)
5.	Comment from Hong Kong Police Force (Contact Person: [REDACTED] - Tel.: [REDACTED]) via DPO's email on 17 Feb 2023	Responses Submitted on 17 Feb 2023
	Sheung Shui Division has no comment about the captioned application provided that sufficient parking and loading/unloading area will be reserved.	Noted with thanks. Parking provision as per HKPSG.
6.	Comment from PlanD (Contact Person: [REDACTED] - Tel: [REDACTED]) via DPO's email on 21 Feb 2023	Clarification Current submission
	Please provide photomontage and advise landscaping design merits that can be attributed to the application to facilitate TPB members to consider, with supporting illustrations. In addition to clarify the use of local open space and layout of typical floor.	The local open space is restricted for the use of their own residents. On the other hand, the additional floor layout (currently as per typical floor) will be subject to detailed design stage. Photomontages (visual impact analysis) are included to

		<p>demonstrate no significant adverse impact anticipated (Annex D) since the Subject development is surrounded by taller-than buildings. Photomontages are making use of the recent CEDD applications (i.e. Drawing A-1 in TPB main paper of Application No. A/KTN/93), four view angles are adopted for illustrate insignificant adverse visual impact:</p> <p>VK1: looking from the western hill side and the view of the proposed development blocked (behind) by Planning Areas 19 and 24 proposed public housing blocks.</p> <p>VK4: looking from the southwest hill side and some part of the proposed development behind the GIC facilities in Planning Areas 28 and 29 can be seen.</p> <p>VK5: looking from the northeast and no view of the proposed development since the building height restrictions in Planning Area and 21 at BHR140mPD.</p> <p>VK6: looking from the town plaza ground level and no view of the proposed development can be seen amid mixed BHRs in Planning Areas 24.</p> <p>Regarding landscaping, the master concept plan (podium floor) is in (Annex E).</p>
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Annex A: TIA (extracted from TIA appended in the TPB (RNTPC) Paper No. 6/22 (23.9.2022))

Public information is available to demonstrate the spare capacity is available to accommodate the **8pcu** (due to the proposed minor relaxation of PR0.5) during morning peak in the road network (**Figure 1**). The basic information from TPB Paper (RNTPC Paper No. 6/22 dated 23.9.2022. Junctions and Links relevant to the subject development (**Figure 2**) are KJ15, KJ16 and KJ18; and KL16 (Road P1) and KL17 (Road L1) and there are spare capacity in 2031. 2036 and 2041 are listed in the tables below:

The designed year results for the **junctions** are:

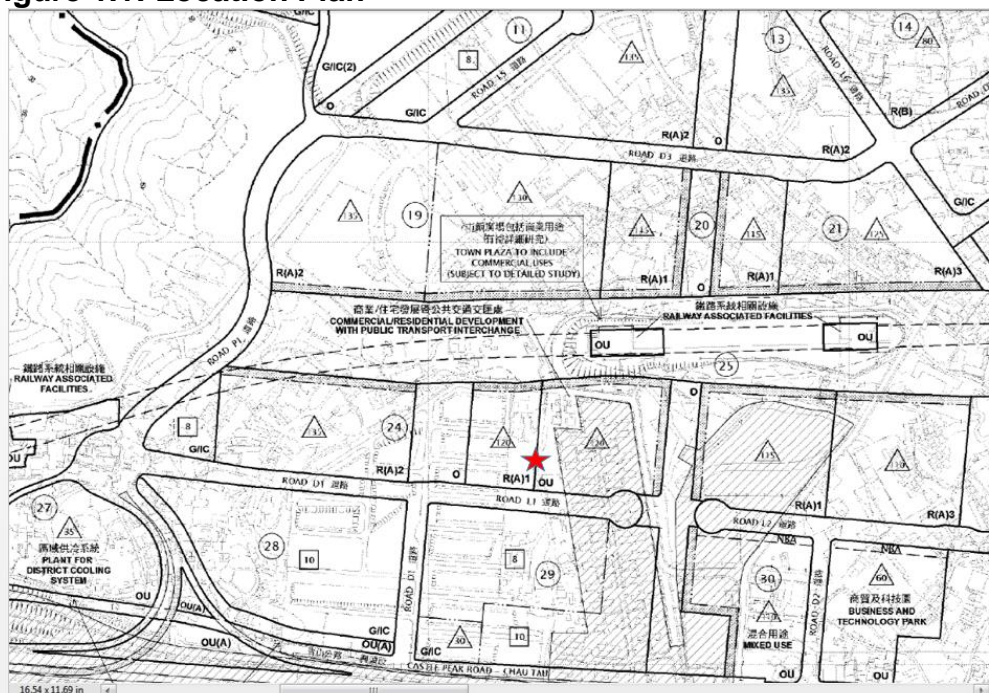
	2031		2036		2041	
	DFC/RC		DFC/RC		DFC/RC	
TPB Paper (extract Table 4)	AM	PM	AM	PM	AM	PM
KJ15 KTN Road P1/D1/ Fanling Hwy Slip Roads	0.41	0.38	0.55	0.52	0.70	0.62
KJ16 KTN Road D1/ L1	71%	59%	70%	71%	54%	63%
KJ18 KTN Road D1/ Castle Peak Road	0.20	0.05	0.25	0.07	0.30	0.09

The designed year results for the **links** are:

		2031				2036				2041			
		AM		PM		AM		PM		AM		PM	
TPB Paper (Table 5)		Flow (pcu)	VC	Flow (pcu)	VC	Flow (pcu)	VC	Flow (pcu)	VC	Flow (pcu)	VC	Flow (pcu)	VC
KL16 P1	NB	765	0.27	560	0.20	940	0.34	650	0.23	1110	0.40	780	0.28
	SB	785	0.28	595	0.21	1020	0.36	735	0.26	1215	0.43	835	0.30
KL17 D1	NB	430	0.26	465	0.37	300	0.24	430	0.34	695	0.56	725	0.58
	SB	450	0.36	380	0.30	425	0.34	350	0.28	740	0.59	720	0.58

Source: Table 4 and Table 5 in TIA under the TPB (RNTPC) Paper No. 6/22.

Figure 1.1: Location Plan



Legend
★ subject site

Source: S/KTN/2 (extract)

Photo 1.1



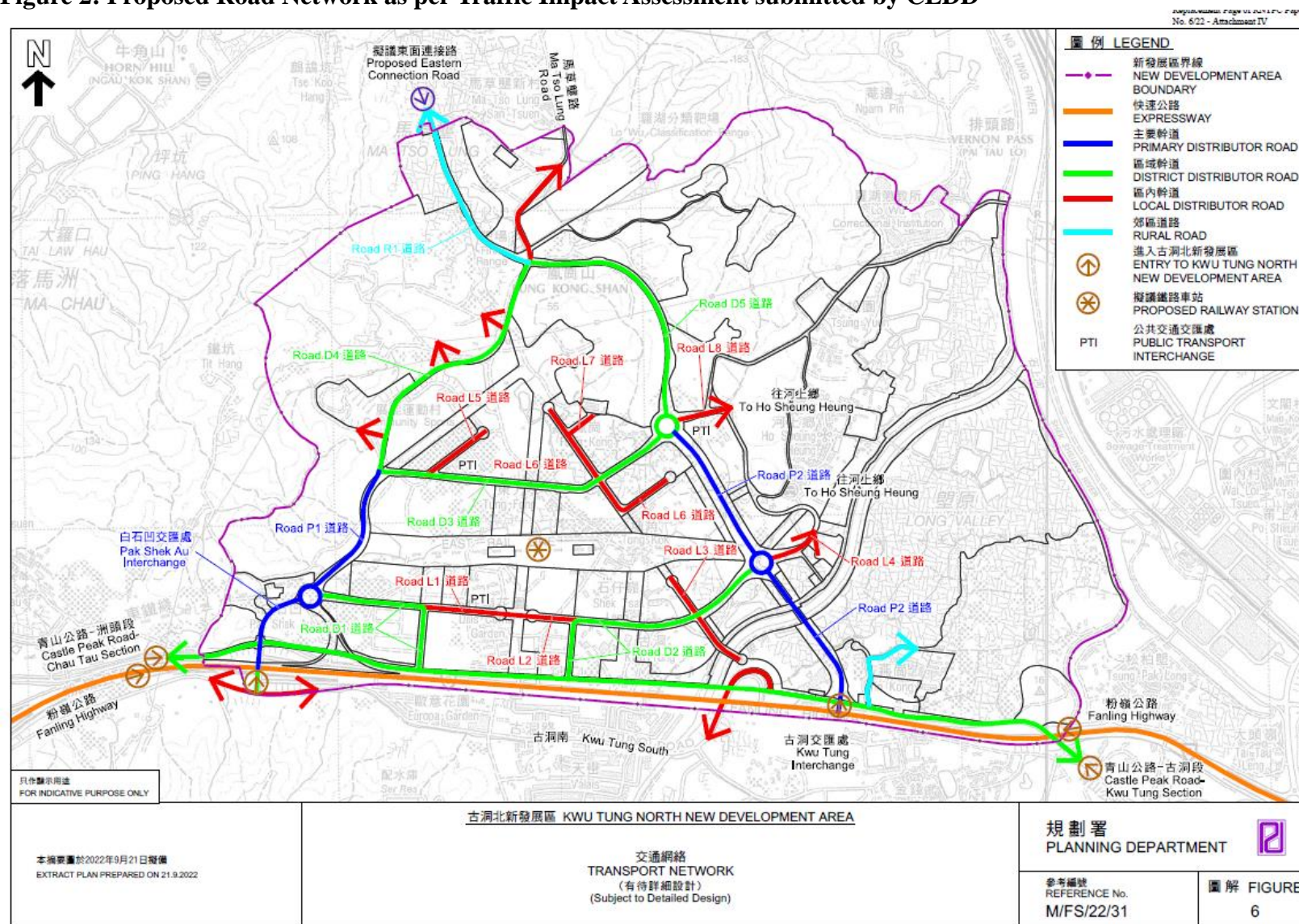
2022

Photo 1.2



2023

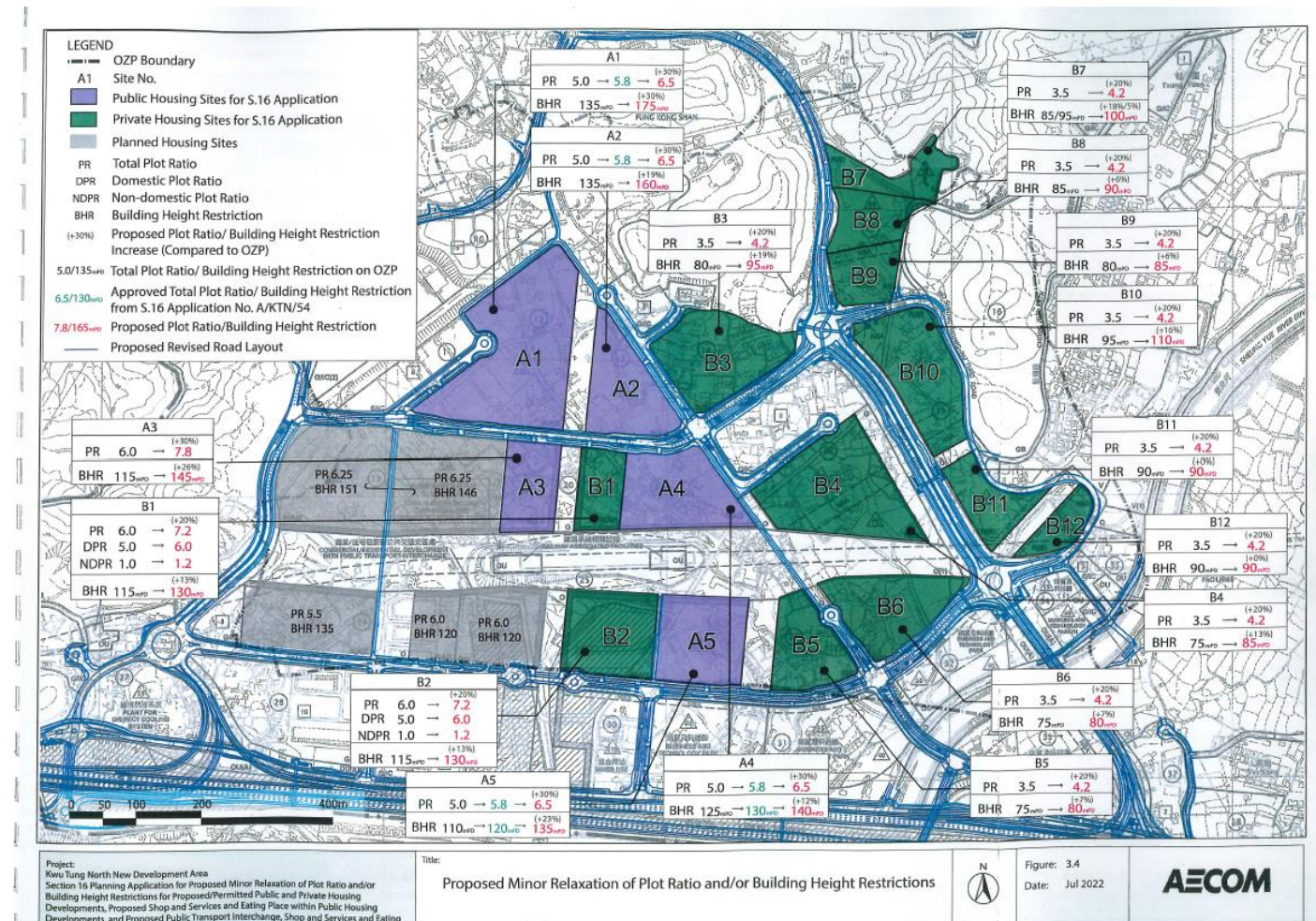
Figure 2: Proposed Road Network as per Traffic Impact Assessment submitted by CEDD



Source: Figure 6 of Attachment IV, Figure 6 of the TPB (RNTPC) Paper No. 6/22

Annex B: CEDD's S16 Application for Minor Relaxation of Plot Ratio by 20% for Private and Public housing sites

The proposed increase in plot ratio does not relate to the southwest sector of the NDA (see **Figure 3.4** in TIA extracted below) so there is no change in the projected traffic volume in that portion of road network (junctions and links). This reflects in the Tables 4 and 5 extracted below.



Source: Drawing A-1 in TPB Main Paper for Application No. A/KTN/93 dated 23.9.2022.

The designed year results for the **junctions** are:

	2031		2036		2041	
	DFC/RC		DFC/RC		DFC/RC	
TPB Paper (extract Table 4)	AM	PM	AM	PM	AM	PM
KJ15 KTN Road P1/D1/ Fanling Hwy Slip Roads	0.41	0.38	0.55	0.52	0.70	0.62
KJ16 KTN Road D1/ L1	71%	59%	70%	71%	54%	63%
KJ18 KTN Road D1/ Castle Peak Road	0.20	0.05	0.25	0.07	0.30	0.09

The designed year results for the **links** are:

		2031				2036				2041			
		AM		PM		AM		PM		AM		PM	
TPB Paper (Table 5)		Flow (pcu)	VC	Flow (pcu)	VC	Flow (pcu)	VC	Flow (pcu)	VC	Flow (pcu)	VC	Flow (pcu)	VC
KL16 P1	NB	765	0.27	560	0.20	940	0.34	650	0.23	1110	0.40	780	0.28
	SB	785	0.28	595	0.21	1020	0.36	735	0.26	1215	0.43	835	0.30
KL17 D1	NB	430	0.26	465	0.37	300	0.24	430	0.34	695	0.56	725	0.58
	SB	450	0.36	380	0.30	425	0.34	350	0.28	740	0.59	720	0.58

Source: Table 4 and Table 5 in TIA under the s16 Application No. A/KTN/93 (approved in 23.9.2022).

Annex C Lease Conditions for Landscaping

The Land Registry Copy

PARTICULARS AND CONDITIONS OF EXCHANGE

PARTICULARS AND CONDITIONS FOR THE GRANT by the Government of the Hong Kong Special Administrative Region (hereinafter referred to as "the Government") of the lot of land described in the First Schedule hereunder and shown coloured pink on PLAN I annexed hereto for a term of fifty years commencing from the date of the Memorandum of Agreement annexed hereto at the rent specified in the First Schedule hereunder and subject to the General and Special Conditions hereunder in exchange for the surrender of the OLD LOTS described in the Second Schedule hereunder and shown coloured blue on PLAN II annexed hereto.

First Schedule

PARTICULARS OF THE LOT

Registry No.	Location	Site	Area in square metres	Rent	Premium
Fanling Shui Town Lot No. 263	Areas 24 and 25, Kwu Tung, New Territories	As delineated and shown coloured pink on PLAN I annexed hereto	5,250 (about)	An annual rent of an amount equal to 3% of the rateable value from time to time of the lot, subject to General Condition No. 1 hereof	HK\$1,235,380,000.00

(c) In the event that any part of the Facilities is exempted from the gross floor area calculation pursuant to sub-clause (b) of this Special Condition (hereinafter referred to as "the Exempted Facilities"):

- (i) the Exempted Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No. (18)(a)(v) hereof;
- (ii) the Grantee shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director; and
- (iii) the Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors and by no other person or persons.

Preservation of trees

(10) No tree growing on the lot or adjacent thereto shall be removed or interfered with without the prior written consent of the Director who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate.

Landscaping

(11) (a) The Grantee shall at his own expense submit to the Director for his approval a landscape plan indicating the location, disposition and layout of the landscaping works to be provided within the lot in compliance with the requirements stipulated in sub-clause (b) of this Special Condition.

- (b) (i) Not less than 20% of the area of the lot shall be planted with trees, shrubs or other plants.
- (ii) Not less than 50% of the 20% referred to in sub-clause (b)(i) of this Special Condition (hereinafter referred to as "the Greenery Area") shall be provided at such location or level as may be determined by the Director at his sole discretion so that the Greenery Area shall be visible to pedestrians or accessible by any person or persons entering the lot.
- (iii) The decision of the Director as to which landscaping works proposed by the Grantee constitutes the 20% referred to in sub-clause (b)(i) of this Special Condition shall be final and binding on the Grantee.
- (iv) The Director at his sole discretion may accept other non-planting features proposed by the

Grantee as an alternative to planting trees, shrubs or other plants.

(c) The Grantee shall at his own expense landscape the lot in accordance with the approved landscape plan in all respects to the satisfaction of the Director, and no amendment, variation, alteration, modification or substitution of the approved landscape plan shall be made without the prior written consent of the Director.

(d) The Grantee shall thereafter at his own expense maintain and keep the landscaped works in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.


(e) The area or areas landscaped in accordance with this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (18)(a)(v) hereof.

Office accommodation for watchmen and caretakers

(12) (a) Office accommodation for watchmen or caretakers or both may be provided within the lot subject to the following conditions:

- (i) such accommodation is in the opinion of the Director essential to the safety, security and good management of the residential building or buildings erected or to be erected on the lot;
 - (ii) such accommodation shall not be used for any purpose other than office accommodation for watchmen or caretakers or both, who are wholly and necessarily employed on the lot; and
 - (iii) the location of any such accommodation shall first be approved in writing by the Director.
- (b) (i) For the purpose of calculating the total gross floor area stipulated in Special Condition No. (7)(c) hereof, subject to Special Condition No. (46)(d) hereof, there shall not be taken into account office accommodation provided within the lot in accordance with sub-clause (a) of this Special Condition not exceeding the lesser of (I) or (II) below:
- (I) 0.2% of the total gross floor area of the building or buildings erected or to be erected on the lot for private residential purposes;
 - (II) 5 square metres for every 50 residential units or part thereof erected or to be erected on the lot, or 5 square metres for every block of residential units erected or to be erected on the lot, whichever calculation

subject site

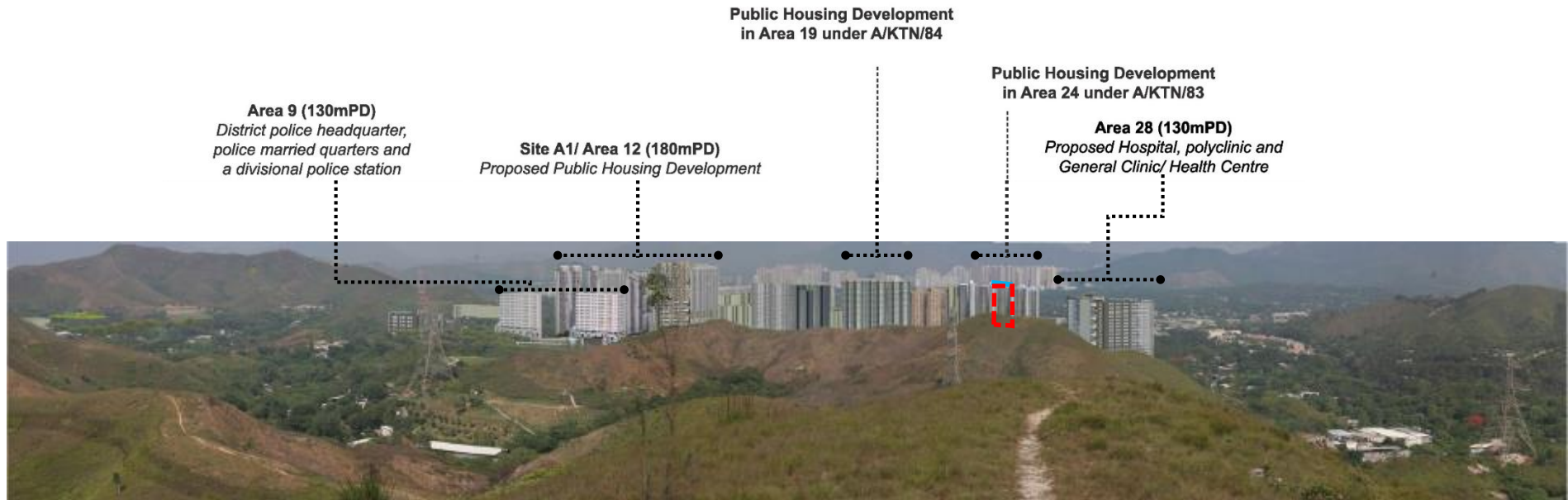
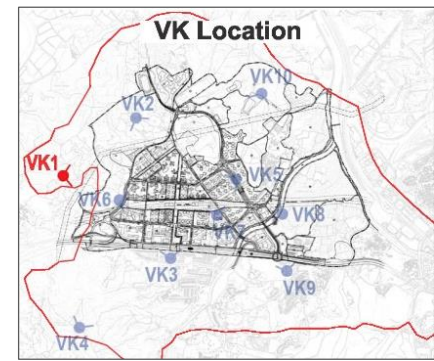
 Building Height Restriction (BHR) in mPD

**BHR Source:
OZP No. S/KTN/3 & A/KTN/93**

LEGEND

FSSTL263 (behind buildings)

Proposed 5m Height Relaxation

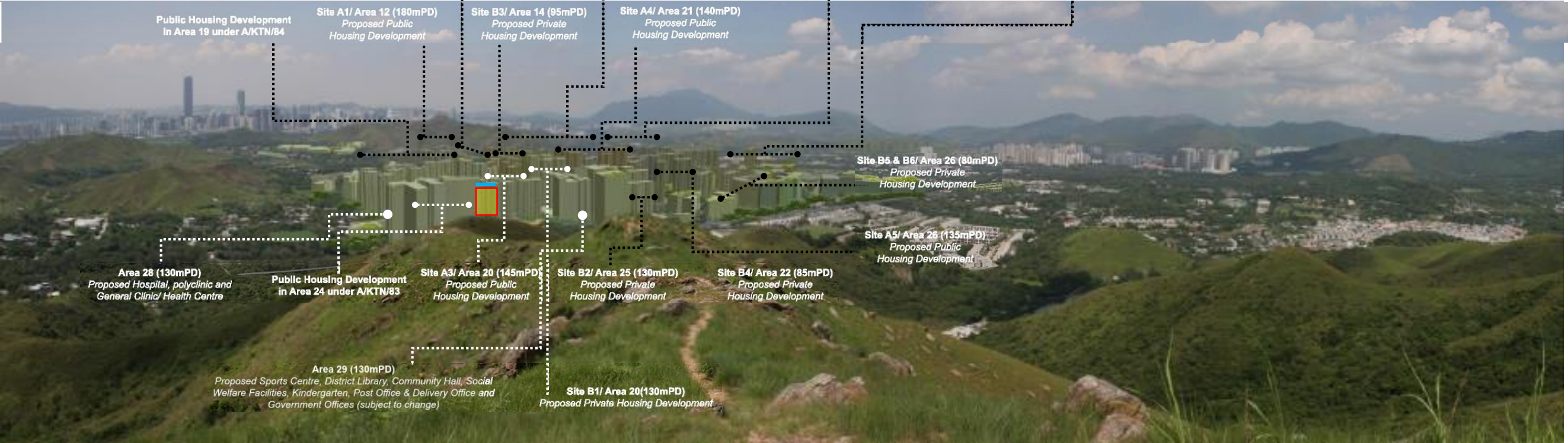
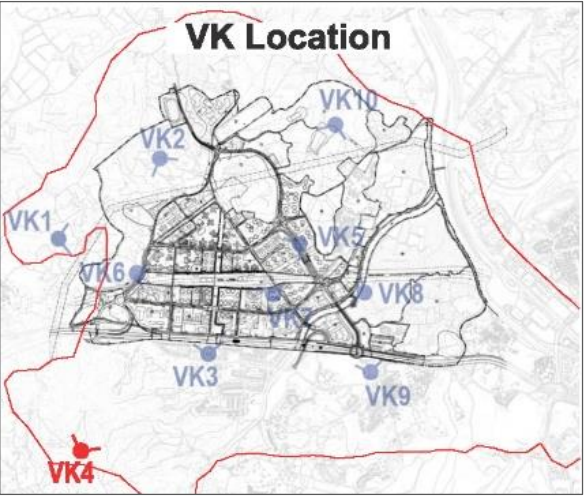


VK1

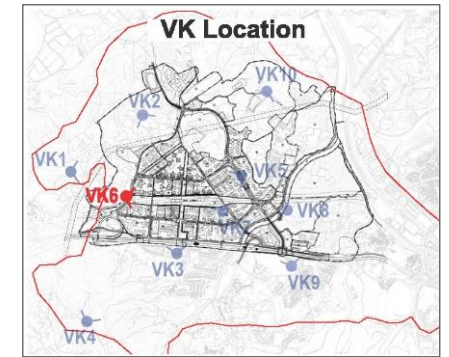
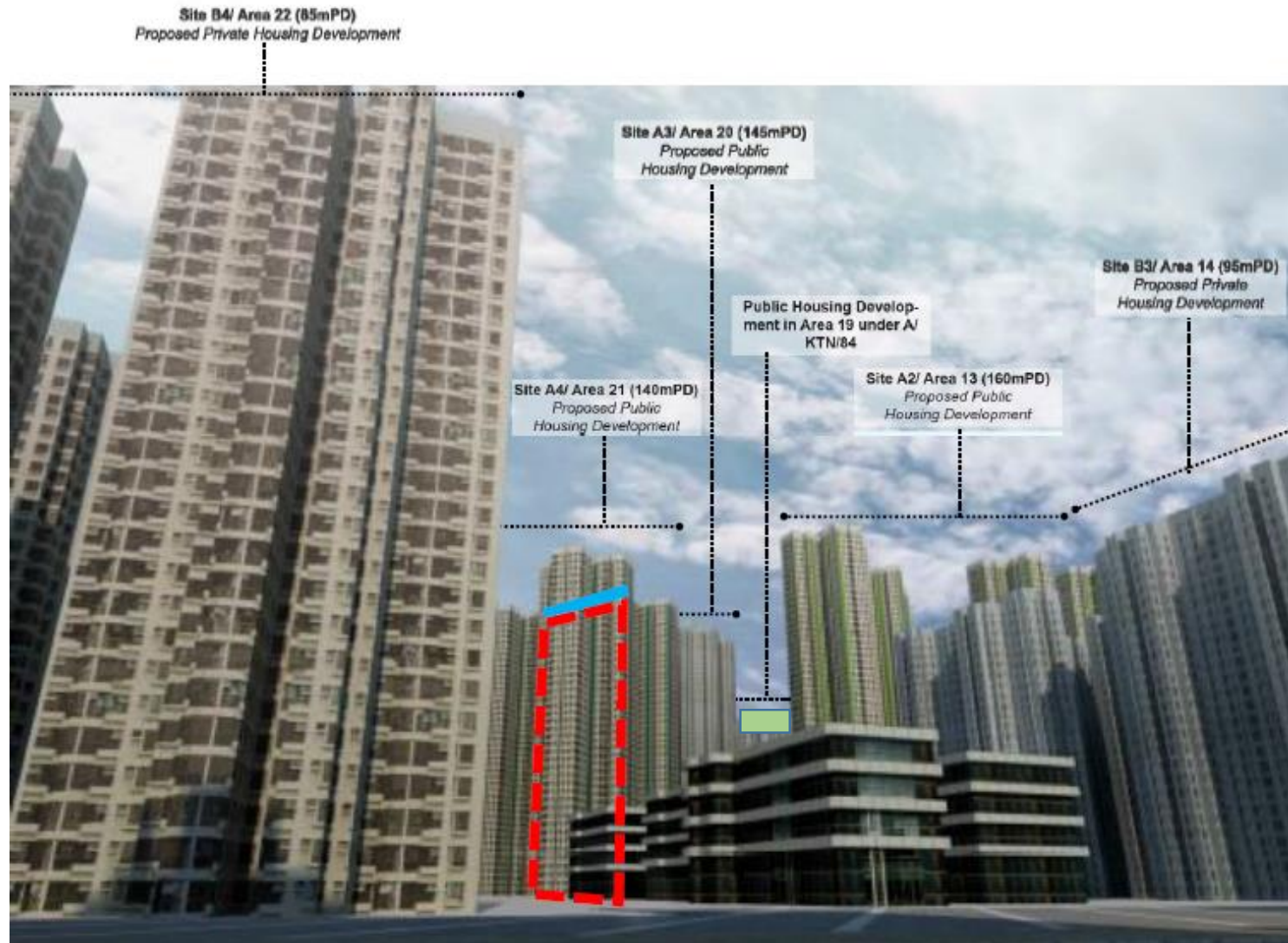
LEGEND

FSSTL263 (in front of buildings)

Proposed 5m Height Relaxation



VK4



LEGEND

- FSSTL263 (behind buildings)
- Proposed 5m Height Relaxation
- Building Height Relaxation Under Application No. A/KTN/84

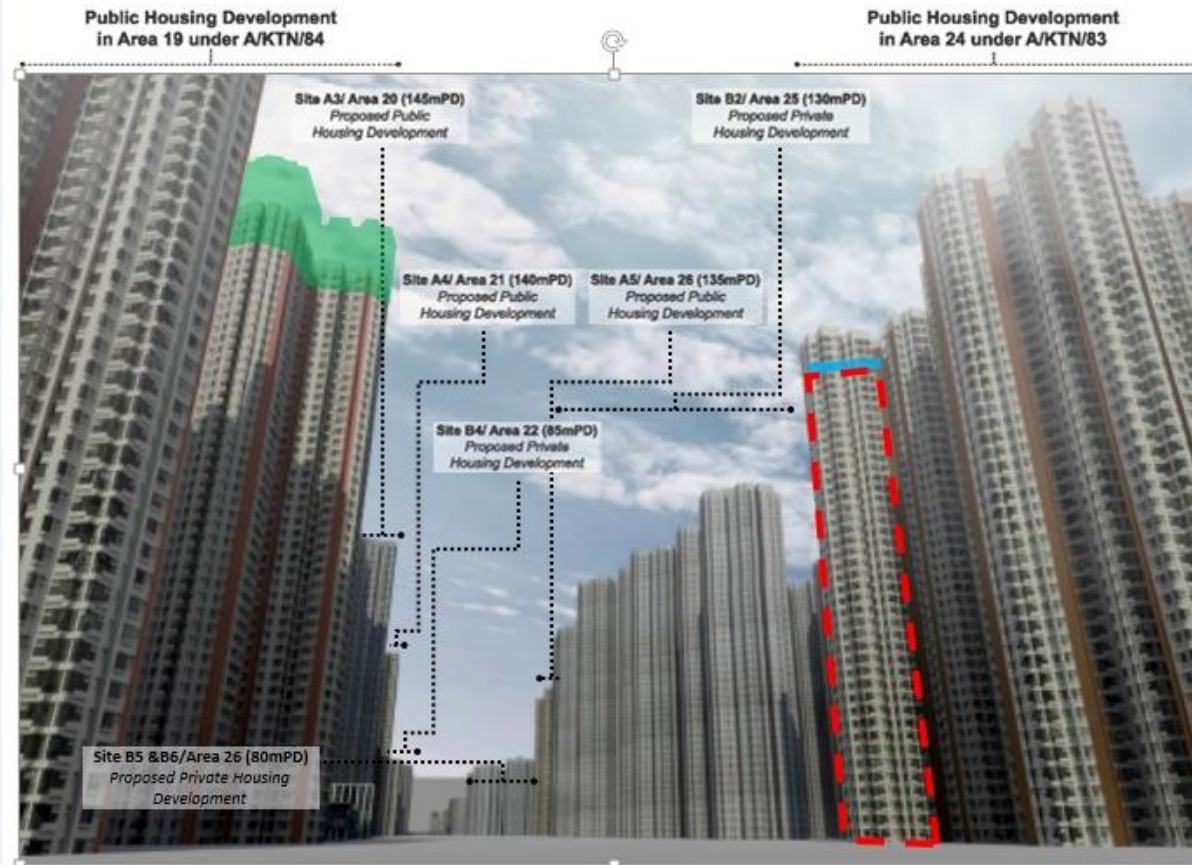
VK5

LEGEND

 FSSTL263 (behind buildings)

 Proposed 5m Height Relaxation

 Building Height Relaxation
Under Application No. A/KTN/84



VK6

Landscape Concept Design (Podium Floor)

Sky Garden, Running Track & Green Roofs



Urban Farm Terraces



Podium Terraces



Pavement



Planting



Green Wall



Podium Edge Plantings



Swimming Pool



Water Cascades

