

This document is received on **30 DEC 2021**
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-TS/S06
	Date Received 收到日期	30 DEC 2021

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

1. Name of Applicant 申請人姓名/名稱

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

Base One Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

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

Llewelyn-Davies Hong Kong Ltd

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 2579 in D.D. 92 at Sheung Shui, the 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 37,560 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 114,880 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) N/A 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 South Outline Zoning Plan ("OZP") No. S/NE-KTS/17
(e) Land use zone(s) involved 涉及的土地用途地帶	"Comprehensive Development Area (1)" ("CDA(1)"), "Government, Institution or Community" ("G/IC") zones and a minor portion falling within area shown as 'Road'
(f) Current use(s) 現時用途	The Application Site is occupied by temporary structures. (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- ☒ is the sole "current land owner"[#] (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

N/A

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

N/A

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

(ii) For Type (ii) application 供第(ii)類申請		N/A
(a) Operation involved 涉及工程	<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <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 Depth of filling 填塘深度 m 米 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 Depth of filling 填土厚度 m 米 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 Depth of excavation 挖土深度 m 米 </div> <div style="width: 35%;"> <input type="checkbox"/> About 約 <input type="checkbox"/> About 約 <input type="checkbox"/> About 約 <input type="checkbox"/> About 約 <input type="checkbox"/> About 約 <input type="checkbox"/> About 約 </div> </div> <p style="font-size: small; margin-top: 10px;">(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>	
(b) Intended use/development 有意進行的用途/發展		

(iii) For Type (iii) application 供第(iii)類申請		N/A												
(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" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%; text-align: center; padding: 5px;">Name/type of installation 裝置名稱/種類</th> <th style="width: 15%; text-align: center; padding: 5px;">Number of provision 數量</th> <th style="width: 52%; text-align: center; padding: 5px;">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 style="height: 40px;"></td><td></td><td></td></tr> <tr><td style="height: 40px;"></td><td></td><td></td></tr> <tr><td style="height: 40px;"></td><td></td><td></td></tr> </tbody> </table> <p style="font-size: small; margin-top: 5px;">(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>		Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)												

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

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

- ☒ Plot ratio restriction From 由3.0..... to 至3.059.....
地積比率限制
- ☐ 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7.5..... mPD 米 (主水平基準上) to 至
.....81.5.....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 comprehensive development with minor relaxation of plot ratio and building height restrictions

(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114,880..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率3.059.....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	Not more than 33.33%	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	Residential Towers - 14; Clubhouse Block - 1; E&M Block - 1; Management Facility -	
Proposed no. of storeys of each block 每座建築物的擬議層數	...(SHEET 1 refers).... storeys 層	
	<input type="checkbox"/> include 包括.....storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括.....storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	...(SHEET 1 refers) mPD 米(主水平基準上) m 米	<input type="checkbox"/> About 約 <input type="checkbox"/> About 約

☒ Domestic part 住用部分

GFA 總樓面面積 112,680 sq. m 平方米 ☒ About 約
 number of Units 單位數目 2,589
 average unit size 單位平均面積 43.5 sq. m 平方米 ☒ About 約
 estimated number of residents 估計住客數目 7,250

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約
☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約
☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☒ Government, institution or community facilities
政府、機構或社區設施

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

One team of Home Care Services (HCS) for Frail Elderly Persons (2-team size kitchen-based)
 GFA - about 352sqm.

☒ 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)

Transport Layby GFA - not more than 1,200sqm.
 GFA for 'Eating Place', 'Shop and Services',
 'School' (kindergarten, nursery, language, computer, commercial and tutorial schools, art school, ballet and other types of schools providing interest / hobby related courses), 'Place of Entertainment' & 'Place of Recreation, Sports or Culture' - not more than 1,000sqm.
 Clubhouse GFA - 3,500sqm. (see remarks)

Remarks:

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

☒ Open space 休憩用地

☒ private open space 私人休憩用地 7,250 sq. m 平方米 ☒ Not less than 不少於
☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....
.....
.....
.....
.....

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

Landscaped area, private garden, EVA / driveway, swimming pool, loading and unloading bays

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

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

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

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</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 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 checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 16,882. sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 5 m 米 <input checked="" type="checkbox"/> About 約</p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>Please refer to Appendix A of the enclosed Planning Statement.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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"/>																													

10. Justifications 理由

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

Please refer to Section 11 of the enclosed Planning Statement.

11. Declaration 聲明

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

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

Signature
簽署

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

.....
Dickson Hui

.....
Director

Name in Block Letters
姓名(請以正楷填寫)

Position (if applicable)
職位(如適用)

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☒ HKIUD 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他 ..MRTPI

Llewelyn-Davies

on behalf of
代表

.....
Llewelyn-Davies Hong Kong Ltd.

Hong Kong Limited

.....
Authorized Signature

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

Date 日期

.....
3/12/2021

..... (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

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

Ash interment capacity 骨灰安放容量[@]

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.

在該靈灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot 2579 in D.D. 92 at Sheung Shui, the New Territories 新界上水丈量約份第92約地段第2579號		
Site area 地盤面積	37,560 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 South Outline Zoning Plan No. S/NE-KTS/17 古洞南分區計劃大綱草圖編號 S/NE-KTS/17		
Zoning 地帶	"Comprehensive Development Area (1)" ("CDA(1)"), "Government, Institution or Community" ("G/IC") zones and a minor portion falling within area shown as 'Road' 「綜合發展區(1)」、「政府、機構或社區」地帶及一小部分屬於「道路」		
Applied use/ development 申請用途/發展	Proposed comprehensive development with minor relaxation of plot ratio and building height restrictions 擬議綜合發展及略為放寬地積比和高度限制		
(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	112,680 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	3.0 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	2,200 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.059 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	12 residential towers 12 座住宅樓宇	
	Non-domestic 非住用	Clubhouse - 1 會所 - 1 E&M Block - 1 輔助機電設施 - 1 Management Facility - 3 管理設施 - 3	
	Composite 綜合用途	2 residential towers (with T1 and T2 above non-domestic podium), 2座住宅樓宇 (T1及T2座落於非住用平台上)	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
		81.5	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		21	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input checked="" type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 <input checked="" 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)
		22.75	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input checked="" type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
		81.5	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		20	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input checked="" type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 <input checked="" type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	Not more than 33.33 % <input type="checkbox"/> About 約		
(v) No. of units 單位數目	About 2,589		
(vi) Open space 休憩用地	Private 私人	About 7,250 sq.m 平方米 <input checked="" type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) Car Parking Spaces for Retail (零售泊車位) - 4 Bicycle Parking Spaces (單車泊車位) - 169	389 26
	Total no. of vehicle loading/unloading bays/lays 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) Loading Spaces for Residential portion (住宅上落客貨車位) - 14 Loading Spaces for Retail (零售上落客貨車位) - 1 Loading Spaces for Social Welfare Facility(社福設施上落客貨車位) - 2 Transport Layby (交通停泊處) - 1	

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 type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Water Supply Impact Assessment (供水影響評估) ; Air Ventilation Assessment (空氣流通評估)</u>		

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

此為空白頁。
This is a blank page.

(a) Proposed Number of Storeys of Each Block

Towers / Blocks	No. of Storeys Above Ground	Remarks
T1 – T2	18 storeys on top of 2-storey podium	<ul style="list-style-type: none"> Exclude 1 level of basement carpark / E&M Exclude transfer plates
T3 – T14	21	
Standalone Clubhouse Block next to T6	2	<ul style="list-style-type: none"> Exclude 1 level of basement carpark / E&M
Management Facility Blocks	1	-
E&M Block	1	-

(b) Proposed Building height of Each Block

Towers / Blocks	Building height in mPD (to the main roof)
T1 – T14	Not more than 81.5mPD
Standalone Clubhouse Block next to T6	About 22.75mPD
Management Facility Blocks	About 16mPD & 17mPD
E&M Block	About 17.75mPD

(c) Uses of Difference Floors

Towers / Blocks	Floors	Proposed Uses
T1 – T2	Basement	Lobby, Car Park, M&E
	G/F – 1/F	Non-domestic podium with commercial uses, clubhouse, E&M, transport layby and HCS
	2/F – 19/F	Flats
T3 – T4	Basement	Lobby, Car Park, M&E
	G/F	Lobby, Clubhouse, Private Garden, Flats
	1/F – 20/F	Flats
T5 – T6	Basement	Lobby, Car Park, M&E
	G/F	Lobby, Private Garden, Flats
	1/F – 20/F	Flats
T7 – T11	Basement	Lobby, Car Park, M&E
	G/F	Lobby, Clubhouse, Private Garden, Flats
	1/F – 20/F	Flats
T12 – T13	Basement	Lobby, Car Park, M&E
	G/F	Lobby, Private Garden, Flats
	1/F – 20/F	Flats
T14	Basement	Lobby, Car Park, M&E
	G/F	Lobby, Private Garden, Flats, E&M
	1/F – 20/F	Flats
Standalone Clubhouse Block next to T6	G/F – 1/F	Clubhouse
Management Facility Blocks	G/F	Ancillary Management Facility
E&M Block	G/F	E&M

19 August 2022

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

By Email

Dear Sir

Section 16 Planning Application for Proposed Comprehensive Development with Minor Relaxation of Plot Ratio and Building Height Restrictions at Lot No. 2579 in D.D. 92, to the South of Castle Peak Road – Kwu Tung Section near Kam Tsin, Sheung Shui, New Territories (Application No. A/NE-KTS/506)


Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 3 December 2021.

The Applicant would like to substantiate the subject planning application by submitting herewith a table of responses to the comments of the Transport Department received on 18 August 2022 via the District Planning Office / Fanling, Sheung Shui & Yuen Long East (DPO/FSS&YLE), Planning Department, for the Board's consideration.

Please note that the current Supplementary Information only serves to provide minor clarifications to Transport Department's comments with no changes proposed to the development scheme, development parameters, layout and the Traffic Impact Assessment Report as submitted under the previous Supplementary Information, which have been consolidated in the Planning Statement submitted on 17 August 2022. The Applicant therefore sincerely requests that the captioned application be processed and considered by the Board at the Rural and New Town Planning Committee Meeting on 26 August 2022.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at _____ or our Mr. Arnold Koon at _____ / Miss Cody Yu at _____.

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd



Winnie Wu
Associate Director

WW/AK/cy
Encl

S:\13454 Kwu Tung Site 4 (S16)\RtoC\FI 13\20220818 - Letter to TPB (FI 13).doc

cc (w/ encl)
DPO/FSS&YLE

- Ms. Christine Cheung; Ms. Florence Siu

(by email)

	Departmental Comments	Responses to Comments
1.	Comments from Transport Department (Bus and Railway Branch (Bus Planning Division))	
	<u>Comments on FI 11</u>	
	<i>RtoC Item 2.2 TIA Para 5.3.2</i>	
1.1	Please also conduct the sensitivity test by adopting a bit higher peak hour factor.	<p>In the sensitivity test, the outbound trip rate is equivalent to $1.83 \times 12\% = 0.2196$ trips (outbound) per person, which is already very conservative with almost 22 trips per 100 residents during the AM peak hour. This is also in line with other recent planning applications in the vicinity.</p> <p>Nonetheless, if the peak hour factor is increased to 13%, the anticipated passenger demand can be adequately served by 13 double decker buses during the peak hour in the sensitivity test.</p>
1.2	<i>RtoC Item 2.6 TIA Para 5.3.10</i> As mentioned in the para 5.3.12 of TIA, the proposed feeder bus services will serve between Kam Tsin Village and the future Kwu Tung Station, please advise the proposed terminating points.	<p>The proposed feeder bus service between Kam Hang Road and future Kwu Tung Station can be a circular route with terminating point at the future <u>Kwu Tung Station PTI</u>.</p>
1.3	As the proposed public transport lay-by at Kam Hang Road is not next to the Application Site, please ensure the walkability between the lay-by and Site as it is estimated that more than 1,000 passengers will go to the lay-by in the morning peak.	<p>The walking distance between the Proposed Development and the Proposed new bus and GMB layby on Kam Hang Road is within 150m by 3-minute walk, which is well within the walking catchment for franchised bus services. The footpath along Kam Hang Road will be barrier-free between the Proposed Development and the Proposed new lay-by.</p> <p>The applicant will ensure the walkability for the future residents in the detailed design, including the consideration of providing a bus shelter subject to detailed design. Also, an additional GMB stop will be available within the site for use by the future residents subject to detailed design.</p>

	Departmental Comments	Responses to Comments
1.4	<p><i>RtoC Item 2.6 TIA Para 5.3.10</i></p> <p>Please also conduct the sensitivity test by adopting a bit higher peak hour factor.</p> <p>Please also consider whether the spare capacity of the existing bus route 76K (Sheung Shui (Ching Ho)-Long Ping) can also serve the public transport demand arising from the proposed development and whether there is proposed service enhancement to serve the PT demand.</p>	<p>Please refer to response to Item 1.1 above.</p> <p>It is noted the existing bus stops of KMB 76K are beyond walking distance from the Proposed Development.</p> <p>Potential new bus routes and corresponding public transport facilities are proposed on Kam Hang Road to serve the additional population intake and travel demand by the Proposed Development.</p>
2.	<p>Comments from Transport Department (Transport Operations (NT) Division)</p> <p><u>Comments on FI 11</u></p>	
2.1	<p>The applicant is required to take up all the required road improvement works (include but not limited to road widening and junction improvement works), provision of two nos. new public transport laybys inside the outside the private housing site (one layby for each location) to enable the operation of 12.8m double decker buses for catering the public transport needs of the proposed housing development before population intake in year 2027 tentatively. Such undertaking and the related commitment under the applicant's response to comment item 1.8 are required to be included in the Traffic Impact Assessment Report.</p>	<p>Noted. All the proposed public transport facilities and road improvement works will be implemented by the applicant as per the planning approval conditions.</p>
2.2	<p>Further to point 1 above, we note from RtoC item 1.16 that the existing junction J1 Castle Peak Road/Kwu Tung Road only enable the operation of 12m instead of 12.8m buses only. The applicant is required to clarify whether they would conduct junction improvement works to enable the operation of 12.8m buses. We have grave concern on the applicant's responses that "the operation of 12.8m buses is expected to be viable between Kam Hang Road and Kwu Tung Station with the completion of the ultimate road network in KTN NDA by 2031", which would not be able to tie-in the applicant's planned population intake in 2027. Please advise the measure to be implemented by the applicant to enable the provision of franchised bus services by 12.8m buses to tie-in with the population intake in 2027.</p>	<p>The applicant fully noted that the operation of franchised buses of the proposed feeder bus route between Kwu Tung South and Kwu Tung Station will be constrained to 12m buses during the interim period between 2027 and 2031.</p> <p>Previous assessments have demonstrated that by adopting the capacity of a 12m double decker bus using 120 passengers with 75% maximum capacity would be sufficient to cater for the expected bus passenger demand. Therefore, it will be feasible to service the subject site using 12m bus. Nonetheless, by 2031 after the completion of road network in KTN NDA, there will be flexibility to enhance the service to 12.8m bus if needed.</p>

	Departmental Comments	Responses to Comments
2.3	<p>Following point 1 and 2 above, upon the completion of the road improvement works and public transport facilities along Kam Hang Road by the applicant, only 12m franchised buses would be able to be operated between Kwu Tung South (including the proposed housing development) and Kwu Tung North. The operation of franchised buses of the proposed feeder bus route by the applicant between Kwu Tung South and Kwu Tung Station is limited to 12m buses only from 2027 to 2030/31.</p> <p>Operation of 12.8m buses for this proposed railway bus feeder route would be feasible only after the completion of road improvement works in Kwu Tung North New Development Area Remaining Phase by CEDD in 2030/31. The applicant should be fully aware of this constraint for their private housing site planning with intake year of 2027.</p>	<p>Noted. The applicant is fully aware of such constraint for the subject development.</p>
2.4	<p>For the RtoC items 1.3 and 1.4, the 4 listed bus stops on Kwu Tung Road and Castle Peak Road are outside the walking distance of the proposed private housing development and thus should not be considered as existing public transport service for the planned new population intake.</p>	<p>It is noted the existing bus stops of KMB 76K are beyond walking distance from the Proposed Development. Please be clarified that the assessments have not make use of 76K.</p> <p>Potential new bus routes and corresponding public transport facilities are proposed on Kam Hang Road to serve the additional population intake and travel demand by the Proposed Development.</p>
2.5	<p>For RtoC item 1.5, only a new bus route is proposed. However, there are 2 new bus route proposed by the applicant in RtoC item 1.7 as (a) bus route between Yuen Long and Sheung Shui via Kam Hang Road (i.e. new public transport layby) and (b) feeder bus route to Kwu Tung Station. For the sake of consistency, please revise RtoC item 5.</p>	<p>The potential bus routes are identified merely to demonstrate the viability of potential routings only.</p> <p>Also, it should be noted that the proposed bus routes are tentative and subject to further review in future.</p>
2.6	<p>For RtoC item 1.6, GMB 50K should not be considered as existing public transport service for the proposed housing development as its stopping point is outside the walking distance of the new population intake.</p>	<p>It is noted the existing services of GMB 50K are beyond walking distance from the Proposed Development. Please be clarified that the assessments have not make use of 50K.</p> <p>Potential new bus routes and corresponding public transport facilities are proposed on Kam Hang Road to serve the additional population intake and travel demand by the Proposed Development.</p>

	Departmental Comments	Responses to Comments
2.7	The applicant needs to include their proposal on provision of 2 new franchised bus routes under RtoC items 1.7, 1.16 and 1.19, with drawings to illustrate each route and their termini and stopping points, in the Traffic Impact Assessment Report.	Please refer to response to Item 2.5 above.
2.8	<p><u>Comments on previous RtoC item 1.22 in FI 11</u></p> <p>The applicant should provide revised responses to our comments below:</p> <p>RtoC item 1.11: The proposed housing site's residents may make use of the existing GMB 51K service. Please propose the service improvement plan taking into account of the modal split (bus/GMB/taxi/private cars etc.). We do not agree the assumption that all the residents will solely take the new bus routes for their outbound and home journeys.</p>	<p>Please find our revised responses below:</p> <p>The existing GMB 50A provides a capacity of 100 passengers at 10-minute frequency (6 nos. of GMB) during AM peak hour. Enhancement to existing GMB 50A up to 5-minute frequency (12 nos. of 19-seater GMB) during AM peak hour can be considered to cope with the additional passenger demand of 128 passengers per hour towards Sheung Shui if necessary.</p> <p>To better serve the future residents, an additional GMB route will be provided, and the Applicant is willing to provide an additional GMB stop within the site with appropriate passenger waiting area for serving the residents subject to detailed design.</p>

Previous Applications

Agreed/ Approved Application

s.12A Application No.	Proposed Amendment	Date of Consideration
Y/NE-KTS/12	Rezoning from "CDA", "REC", "G/IC" and an area shown as 'Road' to "CDA(1)" with a maximum PR of 3 and a maximum BH of 75mPD	20.9.2019 (agreed)

s. 16 Application No.	Uses/Developments	Date of Consideration	Approval Conditions
A/NE-KTS/75	Comprehensive Residential and Recreational Development (PR of 0.4 and BH of 3 storeys)	19.6.1998 (approved)	A1, A2, A5, A6-A10
A/NE-KTS/220	Proposed Comprehensive Residential Development (PR of 0.4 and BH of 3 storeys)	25.11.2005 (approved)	A1, A4, A6-A8
A/NE-KTS/267	Proposed Comprehensive Residential Development (PR of 0.4 and BH of 3 storeys)	19.12.2008 (approved)	A1, A4-A8

Approval Conditions:

- A1 The submission and implementation of a master layout plan, including dimensions of the proposed roads and footpaths
- A2 The submission of a traffic impact assessment and road improvement proposals
- A3 The setting back of the northern boundary of the application site
- A4 The provision of noise mitigation measures for the proposed development
- A5 The provision of sewage treatment and disposal facilities
- A6 The submission of a drainage impact assessment and implementation of drainage facilities
- A7 The submission and implementation a master landscape plan, including tree preservation proposals
- A8 The design and provision of vehicular ingress/egress, parking and loading/unloading facilities
- A9 The provision of non-building area for the proposed new road
- A10 The improvement of the existing van track along the south-western boundary of the proposed development
- A11 The design and provision of water supplies for fire-fighting and fire service installations

Not agreed/ Rejected Applications

s.12A Application No.	Proposed Amendment	Date of Consideration	Rejection Reasons
Y/NE-KTS/6	Rezoning from “CDA”, “REC”, “G/IC” and an area shown as ‘Road’ to “CDA(1)” with a maximum PR of 2.1, a maximum SC of 37% and a maximum BH of 60mPD	29.7.2016 (Not agreed)	R1 & R2

Reject Conditions

- R1 The proposed development parameters including plot ratio and building height are significantly higher than the surrounding areas and incompatible with the present low-rise and low-density character of Kwu Tung South area.
- R2 Approval of the rezoning application would set an undesirable precedent for similar rezoning applications. The cumulative effect of approving such similar applications would result in adverse traffic impact on the surrounding areas, as well as infrastructure provisions in the Kwu Tung South area.

Similar Applications

Approved Applications

Application No.	Uses/Developments	Date of Consideration
A/NE-KTS/364	Proposed Houses (PR of 0.4 and BH of 3 storey)	22.5.2015
A/NE-KTS/465	Proposed House Development and Minor Relaxation of PR and SC Restrictions (PR of 0.48 and BH of 3 storey)	19.7.2019
A/NE-KTS/484	Proposed Houses (PR of 0.4 and BH of 3 storey)	5.2.2021

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

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

By Fax: 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates A/NE-KTS/506

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人非常支持此住宅計劃發展，
發展不但可加快清除區內零星的工業活動
和臨時構築物，且改善區內的環境，又不
會對自然生態有嚴重影響，更能配合當
區規劃，提供適合的住宅單位給一般家庭，
故十分支持！

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

簽署 Signature  日期 Date 21~1~22



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

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

By Fax: 2877 0245 or 2522 8426

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

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

A/NE-KTS/506

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

我是新界居民：

中密度房屋建設適合當區的土地用途和密度

配合政府政策以增加房屋供應，符合地區規劃的最新情況，鞏固申請地盤原有的規劃意向。

擬建議建 2,589 住宅單位，平均每個單位四百五十平方呎。中密度房屋建設適合當區的土地用途和密度。

交通及設施，現時鄰近北約克公路，將來附近有北環線鐵路，及提供約 1,200 平方米有蓋停車場。本人讚成項目發展。

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

簽署 Signature

廖榮

日期 Date

18-1-2022

RECEIVED

25 JAN 2022

Town Planning
Board

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

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

By Fax: 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates A/NE-KTS/506

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人是土生土長的香港人，知道房屋住宅一直需求甚大，所以十分支持發展商申請在新界新界古洞地區大量發展房屋，將居住人口分散到大西北，有助舒緩高企的樓價，而且申請項目的建議興建住宅面積是四百至五百呎，是非常合適一般家庭居住，並不是早前流行但只適宜單身一族居住的數型納米樓，居住環境更為舒適。

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

簽署 Signature

Tong Chan

日期 Date

9-1-2022

RECEIVED

25 JAN 2022

Town Planning
Board

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

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

By Fax: 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates A/NE-KTS/506

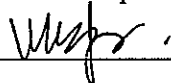
意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人是新界居民，支持擬議發展地區，希望政府加
快審批，可供應中小型單位，切合港人需要；而住宅
計劃可加快淘汰零星的工業活動和臨時搭建物，
配合地方規劃意向，同時，亦可促進社區就業及
改善環境衛生，所以是值得支持！

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

簽署 Signature



日期 Date

20-1-2022

RECEIVED

25 JAN 2022

Town Planning
Board

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

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

By Fax: 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates A/NE-KTS/506

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

我支持這個城規申請項目 A/NE-KTS/506。這個項目擬議興建 2,589 個住宅單位，並提供約 1,000 平方米商業樓面面積的購物設施，包括食肆、商店及服務行業、學校、娛樂場所及康體文娛場所，反觀現時地盤四周只有一個古洞街市購物中心，更能滿足未來居民及鄰近村民的需求。擬議申請的地段並非保育區，更不會對附近自然生態造成破壞，反而可以配合政府政策以增加房屋供應，理應支持。

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

簽署 Signature Wan 日期 Date 19/1/22



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

220110-231538-34230

Reference Number:**提交限期**

28/01/2022

Deadline for submission:**提交日期及時間**

10/01/2022 23:15:38

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

A/NE-KTS/506

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

先生 Mr. Tsoi Ching Wai

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

新修訂方案較2019年獲批方案的住宅數目大幅增加逾1000伙，單位面積亦相對減少，平均單位面積約468平方呎，戶型涵蓋開放式至4房，並主打兩房供應。若與2008年獲城規會批出的方案比較，當年地皮擬以0.4倍地積比率發展90座洋房，即目前申請的單位數目較當年大幅高出約28倍。
密度太高！反對！

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

220110-124136-61577

提交限期**Deadline for submission:**

28/01/2022

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

10/01/2022 12:41:36

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

A/NE-KTS/506

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

先生 Mr. Jason Kwok

意見詳情**Details of the Comment:****至城市規劃委員會各委員：**

本人居住於上水古洞金坑路多年，近日得知古洞南第92約地段2579號將申請放寬地積比率和高度限制。有一些建議希望向各委員陳述，本人已詳細閱讀有關申請編號A / NE- KTS / 506的發展規模文件。發現申請者建議放寬地積比率後增加了多個住用單位及停車場車位數字，這點令本人感覺到憂慮！因這點會嚴重增加古洞段金坑路的交通流量負荷，嚴重影響整個社區的道路使用者及對居住人士產生嚴重不便！希望各委員可慎重考慮有關建議及修改，謝謝！

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2022年01月28日星期五 3:19
收件者: tpbpd
主旨: A/NE-KTS/506 DD 92 SHK CDA Sheung Shui

A/NE-KTS/506

Lots in D.D. 92 and Adjoining Government Land, Sheung Shui SHK

Site area : About 37,560m² Includes Government Land of about 3,000m²

Zoning : " CDA" "G/IC" and an area shown as 'Road'

Applied development : Further MR of PR 3.06 (3) (0.4) and BHR 81.5mPD (75)

14 (12) Blocks / 2,589 Units (1,573) (1,147) / 7,250sqmt OS (4,468) (3,257) / 411Parking (623) (257)

Dear TPB Members,

The ever expanding estate. This is a typical SHK ploy to maximize profits at the expense of the aspirations of the community for a better quality of lifestyle.

Under the previous plan the proposed development would provide about 1,573 flats with an **average flat size of about 71.63 m²** . Now the developer proposes to reduce the size to around 400sq.ft per unit. **THIS IS JUSTIFIED BY THE COMMENT OF A SINGLE MEMBER OF THE BOARD**

The Member also pointed out the applicant's proposed average flat size of 70m² was too large which might not be meeting the market demand.

That was in 2019, pre Covid. The impact of the health crisis has had a radical change in the way that people use their homes. The need to have enough space to work from home and for children to have room to study in times of crisis is now a significant factor with regard to layout and size of homes. The nano flat era is becoming history as the impact of restricted space on on public health and mental wellbeing are now documented and must be addressed.

Under the new plan **THE ORCHARD HAS BEEN DISAPPEARED**

a communal private open space integrating with the existing orchard garden in the middle of the site, a landscape garden in the west of the site, and trees and shrub planting along internal roads were proposed

(c) according to the explanatory statement (ES) of the approved KTS OZP No. S/NE-KTS/14, a large orchard of about 1.56ha was located at the north-eastern part of the site and the area was vegetated with mature fruit trees of high amenity and landscape value. It was considered that the orchard should be preserved and any development at the site should not adversely affect the amenity and landscape value of the orchard;

Another Member considered that opportunity should be taken to requiring the provision of more Government, Institution or Community (GIC) facilities in association with the proposed development

But despite the GIC zoning element, the size of the development and the inclusion of 3,000sq.m of government land there is no mention of GIC.

We are now in the era of COMMON PROSPERITY. Government land that should be used for the benefit of the general community cannot be privatized in this manner

Every new development going forward must contribute to the community welfare in order to reduce the burden on general services.

In view of the rising demand for more spacious housing members should soundly reject this application. Questions should also be raised as to whether the developer has trashed the orchard as this would be in contradiction of the approval conditions of the previous application.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 11 January 2019 10:56 PM CST
Subject: Re: Y/NE-KTS/12 DD 92 SHK CDA Sheung Shui

Dear TPB Members,
OS has been increase by 94sqmts. Bid Deal.

The applicant provides further information revised landscape design proposal and revised tree survey and preservation proposal, a revision to anticipated population and increase in communal private open space.

No images or details provided so how can we comment.

Previous objections upheld.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, September 27, 2018 2:33:30 AM
Subject: Y/NE-KTS/12 DD 92 SHK CDA Sheung Shui

Y/NE-KTS/12

Lots in D.D. 92 and Adjoining Government Land, Sheung Shui

Site area : About 37,560m² Includes Government Land of about 3,000m²

Zoning : " CDA" (about 96.6% of the site), "REC" (about 1.9% of the site), "Government Institution or Community" ("G/IC") (about 0.9% of the site) and an area shown as 'Road' (about 0.6%)

Proposed Amendment; Rezone to "Comprehensive Development Area (1)

1,573 Units (1,147) - 4,468sqmt OS (3,257) - 623 Parking (257)

Dear TPB Members,

On 29 July 2014 Application 6 that was much more ambitious than the previous approved plan was rejected for among other reason being of excessive size but now SHK has come back with a plan for a more dense development.

(II) as compared with the approved scheme under previous s.16 application No. A/NE-KTS/267, the development parameters proposed in the current application would represent a substantial increase in PR from 0.4 to 2.1 (+425%), SC from 20% to 37% (+85%) and BH from 3 storeys to 14 storeys over one basement carpark (+400%). Whilst there was a strong demand for housing land in Hong Kong, rezoning of land with a substantial increase in development parameters must need to take into account all relevant planning considerations including land use compatibility, sustainability in traffic, environmental and infrastructural provision; (ii) in terms of land use compatibility, the proposed development would represent a substantial increase in permitted development parameters which were also significantly higher than that of its surrounding areas CTP/UD&L,

PlanD had raised concern that the proposed development intensity would make a significant departure from the character low-rise and low-density of the area;
The orchard was discussed at length and members expressed concern about the felling of trees that could be termed OVTs:

(c) according to the explanatory statement (ES) of the approved KTS OZP No. S/NE-KTS/14, a large orchard of about 1.56ha was located at the north-eastern part of the site and the area was vegetated with mature fruit trees of high amenity and landscape value. It was considered that the orchard should be preserved and any development at the site should not adversely affect the amenity and landscape value of the orchard;

A total of 226 trees were found in the site, 85 were proposed to be felled, 7 would be transplanted, 134 would be retained, and 329 new trees would be planted;

But this time it is obvious that only a token number of the original trees would be retained while many would be felled to make way for a swimming pool.

Then there is the strange matter of the large increase in parking facilities from 257 to 623. This despite mention of road improvements to facilitate the use of public transport.

(iii) in terms of technical considerations, C for T did not support the application as the applicant had failed to demonstrate that the proposed rezoning for residential development would not cause adverse traffic impact on the surrounding;

The 2% of the site that would be devoted to community use, GIC and Recreation have disappeared despite the fact that 3,000sqmts of the site is government land.

Of course the 'land for housing' drum is being beaten but members must take into considerations other factors such as the impact of the removal of so many trees, excessive impact on transport, etc.

Bigger is not always better.

Mary Mulvihill

tpbpd@pland.gov.hk

寄件者:
寄件日期: 2022年03月02日星期三 2:28
收件者: tpbpd
主旨: Re: A/NE-KTS/506 DD 92 SHK CDA Sheung Shui

Dear TPB Members,

The relaxation of mortgage requirements in the 2022 Budget and the ever deepening health crisis have underlined the demand and need for more spacious housing and better living conditions.

The revised MLP is merely some minor tweaking. Where is the Orchard???

Previous objections upheld.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 28 January 2022 3:19 AM CST
Subject: A/NE-KTS/506 DD 92 SHK CDA Sheung Shui

A/NE-KTS/506

Lots in D.D. 92 and Adjoining Government Land, Sheung Shui SHK

Site area : About 37,560m² Includes Government Land of about 3,000m²

Zoning : " CDA" "G/IC" and an area shown as 'Road'

Applied development : Further MR of PR 3.06 (3) (0.4) and BHR 81.5mPD (75)

14 (12) Blocks / 2,589 Units (1,573) (1,147) / 7,250sqmt OS (4,468) (3,257) / 411Parking (623) (257)

Dear TPB Members,

The ever expanding estate. This is a typical SHK ploy to maximize profits at the expense of the aspirations of the community for a better quality of lifestyle.

Under the previous plan the proposed development would provide about 1,573 flats with an **average flat size of about 71.63 m²** . Now the developer proposes to reduce the size to around 400sq.ft per unit. **THIS IS JUSTIFIED BY THE COMMENT OF A SINGLE MEMBER OF THE BOARD**

The Member also pointed out the applicant's proposed average flat size of 70m² was too large which might not be meeting the market demand.

That was in 2019, pre Covid. The impact of the health crisis has had a radical change in the way that people use their homes. The need to have enough space to work from home and for

children to have room to study in times of crisis is now a significant factor with regard to layout and size of homes. The nano flat era is becoming history as the impact of restricted space on public health and mental wellbeing are now documented and must be addressed.

Under the new plan **THE ORCHARD HAS BEEN DISAPPEARED**

a communal private open space integrating with the existing orchard garden in the middle of the site, a landscape garden in the west of the site, and trees and shrub planting along internal roads were proposed

(c) according to the explanatory statement (ES) of the approved KTS OZP No. S/NE-KTS/14, a large orchard of about 1.56ha was located at the north-eastern part of the site and the area was vegetated with mature fruit trees of high amenity and landscape value. It was considered that the orchard should be preserved and any development at the site should not adversely affect the amenity and landscape value of the orchard;

Another Member considered that opportunity should be taken to requiring the provision of more Government, Institution or Community (GIC) facilities in association with the proposed development

But despite the GIC zoning element, the size of the development and the inclusion of 3,000sq.m. of government land there is no mention of GIC.

We are now in the era of COMMON PROSPERITY. Government land that should be used for the benefit of the general community cannot be privatized in this manner

Every new development going forward must contribute to the community welfare in order to reduce the burden on general services.

In view of the rising demand for more spacious housing members should soundly reject this application. Questions should also be raised as to whether the developer has trashed the orchard as this would be in contradiction of the approval conditions of the previous application.

Mary Mulvihill

From:

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

Date: Friday, 11 January 2019 10:56 PM CST

Subject: Re: Y/NE-KTS/12 DD 92 SHK CDA Sheung Shui

Dear TPB Members,
OS has been increase by 94sqmts. Bid Deal.

The applicant provides further information revised landscape design proposal and revised tree survey and preservation proposal, a revision to anticipated population and increase in communal private open space.

No images or details provided so how can we comment.

Previous objections upheld.

Mary Mulvihill

From:

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

Sent: Thursday, September 27, 2018 2:33:30 AM

Subject: Y/NE-KTS/12 DD 92 SHK CDA Sheung Shui

Y/NE-KTS/12

Lots in D.D. 92 and Adjoining Government Land, Sheung Shui

Site area : About 37,560m² Includes Government Land of about 3,000m²

Zoning : " CDA" (about 96.6% of the site), "REC" (about 1.9% of the site), "Government Institution or Community" ("G/IC") (about 0.9% of the site) and an area shown as 'Road' (about 0.6%)

Proposed Amendment; Rezone to "Comprehensive Development Area (1)

1,573 Units (1,147) - 4,468sqmt OS (3,257) - 623 Parking (257)

Dear TPB Members,

On 29 July 2014 Application 6 that was much more ambitious than the previous approved plan. was rejected for among other reason being of excessive size but now SHK has come back with a plan for a more dense development.

(I)as compared with the approved scheme under previous s.16 application No. A/NE-KTS/267, the development parameters proposed in the current application would represent a substantial increase in PR from 0.4 to 2.1 (+425%), SC from 20% to 37% (+85%) and BH from 3 storeys to 14 storeys over one basement carpark (+400%). Whilst there was a strong demand for housing land in Hong Kong, rezoning of land with a substantial increase in development parameters must need to take into account all relevant planning considerations including land use compatibility, sustainability in traffic, environmental and infrastructural provision; (ii) in terms of land use compatibility, the proposed development would represent a substantial increase in permitted development parameters which were also significantly higher than that of its surrounding areas CTP/UD&L,

PlanD had raised concern that the proposed development intensity would make a significant departure from the character low-rise and low-density of the area;

The orchard was discussed at length and members expressed concern about the felling of trees that could be termed OVTs:

(c) according to the explanatory statement (ES) of the approved KTS OZP No. S/NE-KTS/14, a large orchard of about 1.56ha was located at the north-eastern part of the site and the area was vegetated with mature fruit trees of high amenity and landscape value. It was considered that the orchard should be preserved and any development at the site should not adversely affect the amenity and landscape value of the orchard;

A total of 226 trees were found in the site, 85 were proposed to be felled, 7 would be transplanted, 134 would be retained, and 329 new trees would be planted;

But this time it is obvious that only a token number of the original trees would be retained while many would be felled to make way for a swimming pool.

Then there is the strange matter of the large increase in parking facilities from 257 to 623. This despite mention of road improvements to facilitate the use of public transport.

(iii) in terms of technical considerations, C for T did not support the application as the applicant had failed to demonstrate that the proposed rezoning for residential development would not cause adverse traffic impact on the surrounding;

The 2% of the site that would be devoted to community use, GIC and Recreation have disappeared despite the fact that 3,000sqmts of the site is government land.

Of course the 'land for housing' drum is being beaten but members must take into considerations other factors such as the impact of the removal of so many trees, excessive impact on transport, etc.

Bigger is not always better.

Mary Mulvihill

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



Re: A/NE-KTS/506 DD 92 SHK CDA Sheung Shui
05/04/2022 01:52

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

Dear TPB Members,

Landscape Garden = lots of paving and potted plants.

The orchard was discussed at length and members expressed concern about the felling of trees that could be termed OVTs:

Members cannot accept that the Orchard has now been DISAPPEARED.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 2 March 2022 2:28 AM CST
Subject: Re: A/NE-KTS/506 DD 92 SHK CDA Sheung Shui

Dear TPB Members,

The relaxation of mortgage requirements in the 2022 Budget and the ever deepening health crisis have underlined the demand and need for more spacious housing and better living conditions.

The revised MLP is merely some minor tweaking. Where is the Orchard???

Previous objections upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 28 January 2022 3:19 AM CST
Subject: A/NE-KTS/506 DD 92 SHK CDA Sheung Shui

A/NE-KTS/506

Lots in D.D. 92 and Adjoining Government Land, Sheung Shui SHK

Site area : About 37,560m² Includes Government Land of about 3,000m²

Zoning : " CDA" "G/IC" and an area shown as 'Road'

Applied development : Further MR of PR 3.06 (3) (0.4) and BHR 81.5mPD (75)

14 (12) Blocks / 2,589 Units (1,573) (1,147) / 7,250sqmt OS (4,468) (3,257) / 411Parking (623) (257)

Dear TPB Members,

The ever expanding estate. This is a typical SHK ploy to maximize profits at the expense of the aspirations of the community for a better quality of lifestyle.

Under the previous plan the proposed development would provide about 1,573 flats with an **average flat size of about 71.63 m²**. Now the developer proposes to reduce the size to around 400sq.ft per unit. **THIS IS JUSTIFIED BY THE COMMENT OF A SINGLE MEMBER OF THE BOARD**

The Member also pointed out the applicant's proposed average flat size of 70m² was too large which might not be meeting the market demand.

That was in 2019, pre Covid. The impact of the health crisis has had a radical change in the way that people use their homes. The need to have enough space to work from home and for children to have room to study in times of crisis is now a significant factor with regard to layout and size of homes. The nano flat era is becoming history as the impact of restricted space on on public health and mental wellbeing are now documented and must be addressed.

Under the new plan **THE ORCHARD HAS BEEN DISAPPEARED**

a communal private open space integrating with the existing orchard garden in the middle of the site, a landscape garden in the west of the site, and trees and shrub planting along internal roads were proposed

(c) according to the explanatory statement (ES) of the approved KTS OZP No. S/NE-KTS/14, a large orchard of about 1.56ha was located at the north-eastern part of the site and the area was vegetated with mature fruit trees of high amenity and landscape value. It was considered that the orchard should be preserved and any development at the site should not adversely affect the amenity and landscape value of the orchard ;

Another Member considered that opportunity should be taken to requiring the provision of more Government, Institution or Community (GIC) facilities in association with the proposed development

But despite the GIC zoning element, the size of the development and the inclusion of 3,000sq.m of government land there is no mention of GIC.

We are now in the era of COMMON PROSPERITY. Government land that should be used for the benefit of the general community cannot be privatized in

this manner

Every new development going forward must contribute to the community welfare in order to reduce the burden on general services.

In view of the rising demand for more spacious housing members should soundly reject this application. Questions should also be raised as to whether the developer has trashed the orchard as this would be in contradiction of the approval conditions of the previous application.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 11 January 2019 10:56 PM CST
Subject: Re: Y/NE-KTS/12 DD 92 SHK CDA Sheung Shui

Dear TPB Members,
OS has been increase by 94sqmts. Bid Deal.

The applicant provides further information revised landscape design proposal and revised tree survey and preservation proposal, a revision to anticipated population and increase in communal private open space.

No images or details provided so how can we comment.

Previous objections upheld.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, September 27, 2018 2:33:30 AM
Subject: Y/NE-KTS/12 DD 92 SHK CDA Sheung Shui

Y/NE-KTS/12

Lots in D.D. 92 and Adjoining Government Land, Sheung Shui

Site area : About 37,560m² Includes Government Land of about 3,000m²

Zoning : " CDA" (about 96.6% of the site), "REC" (about 1.9% of the site),

"Government Institution or Community" ("G/IC") (about 0.9% of the site) and an area shown as 'Road' (about 0.6%)

Proposed Amendment; Rezone to "Comprehensive Development Area (1)

1,573 Units (1,147) - 4,468sqmt OS (3,257) - 623 Parking (257)

Dear TPB Members,

On 29 July 2014 Application 6 that was much more ambitious than the previous approved plan was rejected for among other reason being of excessive size but now SHK has come back with a plan for a more dense development.

(II) as compared with the approved scheme under previous s.16 application No. A/NE-KTS/267, the development parameters proposed in the current application would represent a substantial increase in PR from 0.4 to 2.1 (+425%), SC from 20% to 37% (+85%) and BH from 3 storeys to 14 storeys over one basement carpark (+400%). Whilst there was a strong demand for housing land in Hong Kong, rezoning of land with a substantial increase in development parameters must need to take into account all relevant planning considerations including land use compatibility, sustainability in traffic, environmental and infrastructural provision; (ii) in terms of land use compatibility, the proposed development would represent a substantial increase in permitted development parameters which were also significantly higher than that of its surrounding areas CTP/UD&L,

PlanD had raised concern that the proposed development intensity would make a significant departure from the character low-rise and low-density of the area;

The orchard was discussed at length and members expressed concern about the felling of trees that could be termed OVTs:

(c) according to the explanatory statement (ES) of the approved KTS OZP No. S/NE-KTS/14, a large orchard of about 1.56ha was located at the north-eastern part of the site and the area was vegetated with mature fruit trees of high amenity and landscape value. It was considered that the orchard should be preserved and any development at the site should not adversely affect the amenity and landscape value of the orchard;

A total of 226 trees were found in the site, 85 were proposed to be felled, 7 would be transplanted, 134 would be retained, and 329 new trees would be planted;

But this time it is obvious that only a token number of the original trees would be retained while many would be felled to make way for a swimming pool.

Then there is the strange matter of the large increase in parking facilities from 257 to 623. This despite mention of road improvements to facilitate the use of public transport.

(iii) in terms of technical considerations, C for T did not support the application as the applicant had failed to demonstrate that the proposed rezoning for residential development would not cause adverse traffic impact on the surrounding;

The 2% of the site that would be devoted to community use, GIC and Recreation have disappeared despite the fact that 3,000sqmts of the site is

government land.

Of course the 'land for housing' drum is being beaten but members must take into considerations other factors such as the impact of the removal of so many trees, excessive impact on transport, etc.

Bigger is not always better.

Mary Mulvihill

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Ex- and personal&publi



Re: A/NE-KTS/506 DD 92 SHK CDA Sheung Shui
04/06/2022 15:50

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

The applicant submitted further information which include a responses-to-departmental comments table, a revised landscape masterplan, replacement pages for planning statement and Visual Impact Assessment, and additional photomontage and visual rendering

No softcopy provided by Applicant. Hardcopies available at Planning Enquiry Counters for inspection.

UNACCEPTABLE FOR SUCH A LARGE DEVELOPMENT AND THE INCLUSION OF 3,000SQ.M OF PUBLIC LAND

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 5 April 2022 1:52 AM CST
Subject: Re: A/NE-KTS/506 DD 92 SHK CDA Sheung Shui

Dear TPB Members,

Landscape Garden = lots of paving and potted plants.
The orchard was discussed at length and members expressed concern about the felling of trees that could be termed OVTs:

Members cannot accept that the Orchard has now been DISAPPEARED.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 2 March 2022 2:28 AM CST
Subject: Re: A/NE-KTS/506 DD 92 SHK CDA Sheung Shui

Dear TPB Members,

The relaxation of mortgage requirements in the 2022 Budget and the ever deepening health crisis have underlined the demand and need for more spacious housing and better living conditions.

The revised MLP is merely some minor tweaking. Where is the Orchard???

Previous objections upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 28 January 2022 3:19 AM CST
Subject: A/NE-KTS/506 DD 92 SHK CDA Sheung Shui

A/NE-KTS/506

Lots in D.D. 92 and Adjoining Government Land, Sheung Shui SHK

Site area : About 37,560m² Includes Government Land of about 3,000m²

Zoning : " CDA" "G/IC" and an area shown as 'Road'

Applied development : Further MR of PR 3.06 (3) (0.4) and BHR 81.5mPD (75)

14 (12) Blocks / 2,589 Units (1,573) (1,147) / 7,250sqmt OS (4,468) (3,257) /
411Parking (623) (257)

Dear TPB Members,

The ever expanding estate. This is a typical SHK ploy to maximize profits at the expense of the aspirations of the community for a better quality of lifestyle.

Under the previous plan the proposed development would provide about 1,573 flats with an **average flat size of about 71.63 m²** . Now the developer proposes to reduce the size to around 400sq.ft per unit. **THIS IS JUSTIFIED BY THE COMMENT OF A SINGLE MEMBER OF THE BOARD**

The Member also pointed out the applicant's proposed average flat size of 70m² was too large which might not be meeting the market demand.

That was in 2019, pre Covid. The impact of the health crisis has had a radical change in the way that people use their homes. The need to have enough space to work from home and for children to have room to study in times of crisis is now a significant factor with regard to layout and size of homes. The nano flat era is becoming history as the impact of restricted space on on public health and mental wellbeing are now documented and must be addressed.

Under the new plan **THE ORCHARD HAS BEEN DISAPPEARED**

a communal private open space integrating with the existing orchard garden in the middle of the site, a landscape garden in the west of the site, and trees and shrub planting along internal roads were proposed

(c) according to the explanatory statement (ES) of the approved KTS OZP No. S/NE-KTS/14, a large orchard of about 1.56ha was located at the north-eastern part of the site and the area was vegetated with mature fruit trees of high amenity and landscape value. It was considered that the orchard should be preserved and any development at the site should not adversely affect the amenity and landscape value of the orchard ;

Another Member considered that opportunity should be taken to requiring the provision of more Government, Institution or Community (GIC) facilities in association with the proposed development

But despite the GIC zoning element, the size of the development and the inclusion of 3,000sq.m of government land there is no mention of GIC.

We are now in the era of COMMON PROSPERITY. Government land that should be used for the benefit of the general community cannot be privatized in this manner

Every new development going forward must contribute to the community welfare in order to reduce the burden on general services.

In view of the rising demand for more spacious housing members should soundly reject this application. Questions should also be raised as to whether the developer has trashed the orchard as this would be in contradiction of the approval conditions of the previous application.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 11 January 2019 10:56 PM CST
Subject: Re: Y/NE-KTS/12 DD 92 SHK CDA Sheung Shui

Dear TPB Members,
OS has been increase by 94sqmts. Bid Deal.

The applicant provides further information revised landscape design proposal and revised tree survey and preservation proposal, a revision to anticipated population and increase in communal private open space.

No images or details provided so how can we comment.

Previous objections upheld.

Mary Mulvihill

From: [REDACTED]

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

Sent: Thursday, September 27, 2018 2:33:30 AM

Subject: Y/NE-KTS/12 DD 92 SHK CDA Sheung Shui

Y/NE-KTS/12

Lots in D.D. 92 and Adjoining Government Land, Sheung Shui

Site area : About 37,560m² Includes Government Land of about 3,000m²

Zoning : " CDA" (about 96.6% of the site), "REC" (about 1.9% of the site), "Government Institution or Community" ("G/IC") (about 0.9% of the site) and an area shown as 'Road' (about 0.6%)

Proposed Amendment; Rezone to "Comprehensive Development Area (1)
1,573 Units (1,147) - 4,468sqmt OS (3,257) - 623 Parking (257)

Dear TPB Members,

On 29 July 2014 Application 6 that was much more ambitious than the previous approved plan was rejected for among other reason being of excessive size but now SHK has come back with a plan for a more dense development.

(II) as compared with the approved scheme under previous s.16 application No. A/NE-KTS/267, the development parameters proposed in the current application would represent a substantial increase in PR from 0.4 to 2.1 (+425%), SC from 20% to 37% (+85%) and BH from 3 storeys to 14 storeys over one basement carpark (+400%). Whilst there was a strong demand for housing land in Hong Kong, rezoning of land with a substantial increase in development parameters must need to take into account all relevant planning considerations including land use compatibility, sustainability in traffic, environmental and infrastructural provision; (ii) in terms of land use compatibility, the proposed development would represent a substantial increase in permitted development parameters which were also significantly higher than that of its surrounding areas CTP/UD&L,

PlanD had raised concern that the proposed development intensity would make a significant departure from the character low-rise and low-density of the area;

The orchard was discussed at length and members expressed concern about the felling of trees that could be termed OVTs:

(c) according to the explanatory statement (ES) of the approved KTS OZP No. S/NE-KTS/14, a large orchard of about 1.56ha was located at the north-eastern part of the site and the area was vegetated with mature fruit trees of high amenity and landscape value. It was considered that the orchard should be preserved and any development at the site should not adversely affect the amenity and landscape value of the orchard;

A total of 226 trees were found in the site, 85 were proposed to be felled, 7 would be transplanted, 134 would be retained, and 329 new trees would be planted;

But this time it is obvious that only a token number of the original trees would be retained while many would be felled to make way for a swimming pool.

Then there is the strange matter of the large increase in parking facilities from 257 to 623. This despite mention of road improvements to facilitate the use of public transport.

(iii) in terms of technical considerations, C for T did not support the application as the applicant had failed to demonstrate that the proposed rezoning for residential development would not cause adverse traffic impact on the surrounding;

The 2% of the site that would be devoted to community use, GIC and Recreation have disappeared despite the fact that 3,000sqmts of the site is government land.

Of course the 'land for housing' drum is being beaten but members must take into considerations other factors such as the impact of the removal of so many trees, excessive impact on transport, etc.

Bigger is not always better.

Mary Mulvihill

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

220124-111948-83807

提交限期**Deadline for submission:**

28/01/2022

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

24/01/2022 11:19:48

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

A/NE-KTS/506

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

Since the proposed development is in close vicinity to our existing High Pressure gas pipeline along Kam Hang Road, the project proponent should conduct Quantitative Risk Assessment (QRA) to evaluate the potential risk and determine/implement the necessary mitigation measure(s) if required. The QRA should take into account the future population of the area, such as those in the existing buildings, in the proposed development, and in other approved developments, etc. where applicable. The project proponent should consult our company in the design stage and closely coordinate with our company during the construction stage, and provide necessary protective measures.

Application number:

Y/NE-KTS/14

Link:

https://www.info.gov.hk/tpb/tc/plan_application/Attachment/20200619/s12afi_Y_NE-KTS_14_5_gist.pdf

Application number:

A/NE-KTS/484

Link:

https://www.info.gov.hk/tpb/tc/plan_application/Attachment/20191126/s16fi_A_NE-KTS_484_12_gist.pdf

Advisory Clauses

- (a) To note the comments of the District Lands Officer/ North, Lands Department (DLO/N, LandsD):
- i. The lot owner should apply to LandsD for a lease modification for implementation of the proposed development scheme. Such application will be considered by LandsD 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.
 - ii. There is a tree "Dracontomelon Duperreanum", which shall be maintained and preserved as required under the existing lease. It is noted that the said tree is annotated as Tree 8 in the Landscape Master Plan. The applicant is reminded to preserve the said tree and no building or structure are to be erected or constructed within the nearby 'Pink Hatched Black Area' designated under the existing lease.
- (b) To note the comments of the Director of Fire Services (D of FS) as follows:
- i. The EVA provision shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the Building (Planning) Regulation (B(P)R) 41D which is administered by the Buildings Department (BD). Also, the EVA provision of the nearby buildings shall not be affected by the proposed work.
 - ii. Shall the proposed work affect any licensed premises in the area, such as petrol filling station or dangerous goods store, the consultant should make separate enquiry to his department to ensure work feasibility.
- (c) To note comments of the Chief Architect/CMD2, Architectural Services Department (CA/CMD2, ArchSD) as follows:
- i. Some of the towers' façade area (T1, T3 and T7) are facing west. Solar control devices should be considered to reduce solar heat gain and avoid glare as far as practicable.
 - ii. It is suggested to provide 20% greenery in accordance with PNAP APP-152.
- (d) To note comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)
- Liaison with relevant project teams shall be carried out in the detailed design stage in order to confirm the responsibility/details/programme of the proposed upgrading works.
- (e) To note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NT, BD) as follows:
- i. Before any new building works are to be carried out on the application site, prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System. Otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO.

- ii. For UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the application site under the BO.
- iii. If the proposed use under application is subject to the issue of a licence, any existing structures on the application site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority.
- iv. The site shall be provided with means of obtaining access thereto from a street under Regulation 5 of the B(P)R and emergency vehicular access shall be provided under Regulation 41D of the B(P)R.
- v. The development intensity shall not exceed the permissible as stipulated under the First Schedule of B(P)R. If the site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the Building Authority under Regulation 19(3) of the B(P)R at building plan submission stage.
- vi. Sustainable building design requirements and pre-requisites under PNAP APP-151 and APP-152 shall be complied with if GFA concession for green and amenity features and non-mandatory/ non-essential plant rooms and services is to be exempted/disregarded. Particular attention is drawn to the compliance with building separation requirements for buildings in close proximity to site boundary.
- vii. Criteria under PNAP APP-2 Appendix C shall be complied with if GFA of car parking, loading and unloading areas under Regulation 23(3)(b) of the B(P)R is to be excluded. Particular attention is drawn to the circumstance in accepting a car park as an underground car park.
- viii. Area of any street/service lane shall be deducted from the site area for the purpose of plot ratio and site coverage calculation under Regulation 23(2)(a) of the B(P)R.
- ix. Social welfare facility shall be accountable for GFA calculation.
- x. Criteria under PNAP APP-104 shall be complied with if GFA concession for residential recreational facilities is to be applied for.
- xi. Amenity features and environmental protection measures including but not limited to proposed balconies, non-structural prefabricated external walls, acoustic fins and noise barriers, etc. shall comply with relevant Joint Practice Notes if GFA and/or site coverage concession is to be applied for.
- xii. Formal submission under the BO is required for any proposed new works, including any temporary structures and site formation works like filling of pond and land. Detailed comments under BO will be provided at the building plan submission stage.