

LTY/426

此文件在 收到 城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on - 5 MAY 2022.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Appendix I of RNTPC
Paper No. A/TM-LTY/426A

**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

2201136 3/5 by hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TM-LTY/426
	Date Received 收到日期	- 5 MAY 2022

- 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)

Free Ocean Investments 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)

PlanPlus Consultancy Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 531 RP, 532 S.D RP and 532 RP in D.D. 130 and the Adjoining Government Land, Lam Tei, Tuen Mun, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1569.02 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 7845.10 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)	987 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTTY/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Commercial"
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☒ is the sole "current land owner"[#] (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」[#] (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"[#] (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」[#] (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

(Please use separate sheets if the space of any box above is insufficient. 如上述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)在中請地點／中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所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

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

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

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

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

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

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

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

- ☒ Plot ratio restriction From 由 3.6 to 至 5.0
地積比率限制
- ☒ Gross floor area restriction From 由 5648.47 sq. m 平方米 to 至 7845.10 sq. m 平方米
總樓面面積限制
- ☒ Site coverage restriction From 由 34.80% % to 至 35.00% %
上蓋面積限制
- ☒ Building height restriction From 由 41.20 m 米 to 至 57.60 m 米
建築物高度限制
- From 由 48.70 mPD 米 (主水平基準上) to 至 64.45 mPD 米 (主水平基準上)
- From 由 12 storeys 層 to 至 19 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 Residential Development with Retail Facility and 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	7845.10	sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	5.0		<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	35.00%	%	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	1		
Proposed no. of storeys of each block 每座建築物的擬議層數	19	storeys 層	
	<input checked="" type="checkbox"/> include 包括 1 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	64.45	mPD 米(主水平基準上)	<input checked="" type="checkbox"/> About 約
	57.60	m 米	<input checked="" type="checkbox"/> About 約

☒ Domestic part 住用部分

GFA 總樓面面積

7777.51

..... sq. m 平方米

☒ About 約

number of Units 單位數目

184

average unit size 單位平均面積

30.58

.....sq. m 平方米

☒ About 約

estimated number of residents 估計住客數目

378

☒ 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

67.59

..... 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)

.....

.....

.....

☐ 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)

.....

.....

.....

☒ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☒ private open space 私人休憩用地

378

..... sq. m 平方米

☒ Not less than 不少於☐ public open space 公眾休憩用地

..... sq. m 平方米

☐ Not less than 不少於

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
1	Basement	Carpark, E&M plant rooms, Sewage treatment plant
	G/F	Loading/ Unloading spaces, Open space, Residential lobby, Clubhouse, Shops
	1/F	Covered landscape, Clubhouse, E&M plant rooms
	2-17/F	Residential units

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

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.....

.....

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

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

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

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

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

2026

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

Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Castle Peak Road <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?	Yes 是 No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 28 Motorcycle Parking Spaces 電單車車位 6 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) Bicycle 10 <input type="checkbox"/>
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?	Yes 是 No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 4 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) <input type="checkbox"/>

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

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

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

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

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中請的資料。如有需要，請另頁說明。

Please refer to the Planning Statement.

11. Declaration 聲明

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

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

Signature
簽署


.....
KENNITH CHAN

Name in Block Letters
姓名（請以正楷填寫）

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

MANAGING DIRECTOR

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☒ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☒ RPP 註冊專業規劃師 (No. 344)

Others 其他

on behalf of
代表

PlanPlus Consultancy Limited



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

Date 日期

29/04/2022

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

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

Ash interment capacity 骨灰安放容量[@]

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

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

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該靈灰安置所內，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 available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lots 531 RP, 532 S.D RP and 532 RP in D.D. 130 and the Adjoining Government Land, Lam Tei, Tuen Mun, New Territories		
Site area 地盤面積	1,569.02	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	987	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Draft Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTTY/11		
Zoning 地帶	"Commercial"		
Applied use/ development 申請用途/發展	Proposed Residential Development with Retail Facility and Minor Relaxation of Plot Ratio and Building Height Restrictions		
(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	7777.51 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	4.957 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	67.59 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.043 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途	1	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	57.60	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		64.45	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		19	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input checked="" type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input checked="" type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積		35.00	% <input checked="" type="checkbox"/> About 約
(v) No. of units 單位數目		184	
(vi) Open space 休憩用地	Private 私人	378	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	48
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) Bicycle	28 6 10
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	4
	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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	 4

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

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

Reports 報告書

Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input 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 type="checkbox"/>

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。



PLANPLUS 思顧
CONSULTANCY 顧問

Date : 4th May 2022
Our Ref. : PPC/PLG/10105/L002

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

Attention: The Secretary of the Town Planning Board

By Email

Dear Sir/Madam,

Re: Section 16 Planning Application for Proposed Residential Development with Retail Facility and Minor Relaxation of Plot Ratio and Building Height Restrictions in "Commercial" Zone at Lots 531 RP, 532 S.D RP and 532 RP in D.D. 130 and the Adjoining Government Land, Lam Tei, Tuen Mun, New Territories

We refer to the captioned Section 16 Application submitted to the Town Planning Board ("TPB") on 29 April 2022. Referring to comments from the TPB Secretariat, we enclose replacement pages for p.3 & 13 of the Planning Statement with rectified Government Land area.

Should you have any queries, please do not hesitate to contact our [REDACTED]

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited

Kennith Chan
Managing Director

Encl. As above
c.c. The Applicant

2022年 5月 5 日

此文件在 [REDACTED] 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

- 5 MAY 2022

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

2 SITE AND PLANING CONTEXT

2.1 Current Condition and Site Surroundings

- 2.1.1 The Site is situated to the north of Tuen Mun within the Lam Tei district. It is rectilinear in shape and sandwiched between Castle Peak Road – Lam Tei section to the immediate east and the Light Rail Transit ("LRT") and elevated West Rail Line ("WRL") to the immediate west. The Site is accessible via Castle Peak Road and it is located very close to the Lam Tei LRT station. **Figure 2.1** shows the location of the Site and its surroundings.

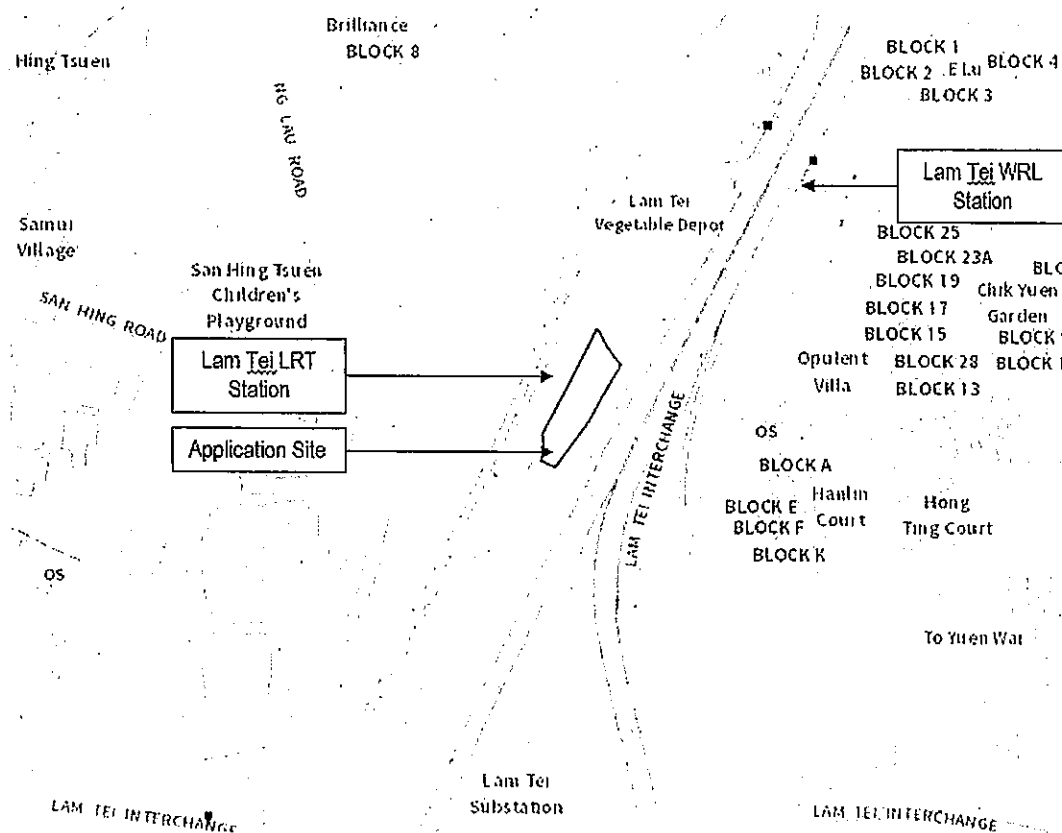


Figure 2.1: Location Plan
(Source: GeoInfo Map)

- 2.1.2 On 20.8.2021, a plan amendment in proximity to the Site to rezone 2 sites to the north of Hong Po Road from "R(E)" and "GB" to "R(A)" with the maximum PR of 6.5 and maximum BH of 160 mPD were proposed for public housing development. Since the rezoning sites are located 300m from the Site, similar development parameters shall be permitted for the Site.
- 2.1.3 On 24.9.2021, a rezoning planning application from "R(B)1" to "R(B)4" with the maximum PR of 2.5 and maximum BH of 8 storeys excluding car park (35mPD) was approved by the Board. Since the rezoning site is located 50m from the Site, similar development parameters shall be permitted for the Site.

2.2 Land Status

- 2.2.1 The Site covers about 62.9% of Government Land (about 987m²) and about 37.1% of private land (about 582.02m²). All private lots are solely owned by the Applicant.

Table 4.2 – Development Parameters Comparison of the 2020 Approved Scheme and the Proposed Scheme

	(A) 2020 Approved Scheme (A/TM-LTTY/290-2 approved on 2.3.2020)	(B) Proposed Scheme	Difference (B) – (A) (% Change)
Site Area (m²)	1,569.02	1,569.02	0
Plot Ratio	3.6	5	+1.4 (+38.89%)
- Domestic Plot Ratio	- 3.6	- 4.957	+1.25 (+34.72%)
- Non-Domestic Plot Ratio	- Nil	- 0.043	+0.15
GFA	5,648.47	7,845.10	+2196.63 (+38.89%)
- Domestic Gross Floor Area (m ²)	- 5,648.47	- 7613.01	+1964.54 (+34.78%)
- Non-Domestic Gross Floor Area (m ²) *	- Nil	-164.06	+164.06
Site Coverage	34.80%	35.00% ^	+0.2%
No. of Flats	132	184	+52 (+39.39%)
Average Flat Size	44	30.58	-13.42 (-30.51%)
No. of Block	1	1	0
No. of Storeys	12	19	+7 (+58.33%)
Absolute Building Height (m)	41.2	57.6	+16.4 (+39.81%)
Floor-to-Floor Height on Domestic Storey (m)	3.03	3.03	0
Level of the First Residential Floor (mPD)	15.37	15.37	0
Private open space (m²)	285	378 (not less than)	+93 (+35.23%)
Car Parking Space (nos.)	29	48	+19 (+65.52%)
- Private Car	- 15 (Incl. 1 disable & 1 visitor spaces)	- 28 (Incl. 1 disable, 5 visitor spaces & 1 for shop)	+13 (+86.67%)
- Motorcycle	- 2	- 6 (at basement)	+2 (+200%)
- Bicycle	- 10	- 10 (ground floor)	0
- Loading/ Unloading Bay	- 2 (LGV)	- 4 (LGV) (ground floor)	+2 (100%)

Note:

*GFA for car park, L/UL bays, plant rooms may be disregarded according to the OZP; The granting of GFA as set out in PNAP APP-151 and other associated PNAPs will be complied with in the GBP subject to detail design at the later stage as the project proceed.

^The Site Coverage for residential uses (2/F and above) is about 34% and G/F to 1/F of non-domestic uses is about 46%.



Date : 8 May 2023
Our Ref. : PPC/PLG/10105/L016

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



Attention: The Secretary of the Town Planning Board

By Hand and Email

Dear Sir/Madam,

**Section 16 Planning Application for Proposed Residential Development with Retail Facility and Minor Relaxation of Plot Ratio and Building Height Restrictions in "Commercial" Zone at
Lots 531 RP, 532 S.D RP and 532 RP in D.D. 130 and
the Adjoining Government Land, Lam Tei, Tuen Mun, New Territories**

Planning Application No. A/TM-LTYT/426 under Section 16 of the Town Planning Ordinance

Submission for Further Information 12

We refer to the Planning Statement and Supplementary Information submitted on 5 May 2022, 11 May 2022 and 12 May 2022; and Further Information ("FI") submitted to the Town Planning Board ("the Board") on 2 August 2022, 30 August 2022, 13 September 2022, 25 October 2022, 16 November 2022, 19 December 2022, 1 February 2023, 2 March 2023, 22 March 2023, 20 April 2023 and 26 April 2023 in respect of the captioned application, we hereby submit 70 hardcopies of the following documents as FI12 for the Board's consideration.

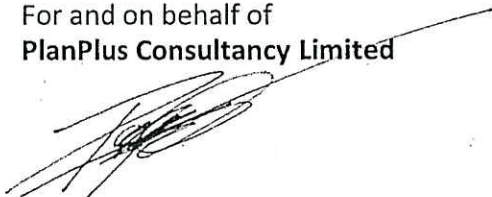
- 1. Planning Statement (Consolidated Report)** with the finalised version of the following documents: -
 - Annex 1 – Architectural Drawings
 - Annex 2 – Tree Preservation Proposal
 - Annex 3 – Landscape Master Plan
 - Annex 4 – Visual Impact Assessment
 - Annex 5 – Traffic Impact Assessment
 - Annex 6 – Air Quality Impact Assessment
 - Annex 7 – Noise Impact Assessment
 - Annex 8 – Drainage Impact Assessment
 - Annex 9 – Sewerage Impact Assessment
- 2. Appendix 1 - Responses-to-Comments Tables**

For the ease of reading, all Responses-to-Comments Tables submitted in the previous FIs are enclosed in **Appendix 1** of this submission.

The above submissions do not result in a material change of the nature of the captioned application. Thus, this FI should be accepted by the Secretary of the Town Planning Board for inclusion and be processed as part of the application, in accordance with the relevant provisions of the Town Planning Ordinance.

Should you have any queries, please do not hesitate to contact our Miss Natalie Wong or the undersigned at 2329 8092.

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited



Kennith Chan
Managing Director

Encl. - 70 Hardcopies of FI12
c.c - Mr. MAK Weng Yip, Alexander (Sr Town Plnr/Tuen Mun 2) – by email
- Ms. TAM Ka Yan, Eva (Town Plnr/Yuen Long West 5) – by email



PLANplus CONSULTANCY

Appendix Ib of RNTPC
Paper No. A/TM-LTYT/426A

Date : 11 May 2023
Our Ref. : PPC/PLG/10105/L017

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



Attention: The Secretary of the Town Planning Board

By Hand and Email

Dear Sir/Madam,

Section 16 Planning Application for Proposed Residential Development with Retail Facility and Minor Relaxation of Plot Ratio and Building Height Restrictions in "Commercial" Zone at Lots 531 RP, 532 S.D RP and 532 RP in D.D. 130 and the Adjoining Government Land, Lam Tei, Tuen Mun, New Territories
Planning Application No. A/TM-LTYT/426 under Section 16 of the Town Planning Ordinance

Submission for Further Information 13

We refer to the captioned application which will be considered by the Rural and New Town Planning Committee Meeting on 19.5.2023. On behalf of the Applicant, we are writing to clarify the following and provide further illustration on the proposed vertical greening to facilitate the consideration of the Town Planning Board.

Proposed Vertical Greening

Apart from the proposed vertical greening on the fence wall facing Castle Peak Road that was stated in the Planning Statement and previous FI submission, additional vertical greening has been explored along the building façade facing Castle Peak Road at the primary zone. The updated Landscape Master Plan is attached at **Appendix 1**. The Applicant is willing to endeavour their best effort to maximise vertical greening and open space in the forthcoming building plan submission.

Proposed Building Height

The proposed building height in terms of mPD has been supplemented in the replacement page of Planning Statement as attached at **Appendix 2**.

Proposed Run-in/out Arrangement

The Applicant will be responsible for the implementation and modification of road in relation to the proposed run-in/out and the deceleration lane connecting to Castle Peak Road as well as all the associated costs.

Considerations of Green Building Designs

To promote energy efficiency of the Proposed Development, the Applicant will consider providing the following, but not limited to, green building designs and may apply for sustainable building certifications at detailed design stage.

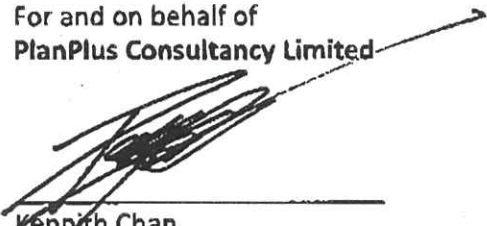
Page 1 of 2

1. Twin tank for potable water supply system
2. Motion sensor for lighting system
3. CO sensor at the basement carpark
4. Energy meter for Main Building Services System
5. 32A Single Phase Electric Vehicle Charger for car parking space (medium chargers)
6. Rainwater recycling system for irrigation of greenery provided within the Proposed Development

The above submissions only serve as technical clarifications without changing the scheme or the technical assessments. Major development parameters (i.e. plot ratio, gross floor area, building height, no. of storey, site coverage, parking spaces etc.) remain unchanged. The attached drawings serve to illustrate to the readers better on the details of the vertical green design that have previously been discussed. Thus, this Further Information should be accepted by the Secretary of the Town Planning Board for inclusion as part of the application and be exempted from recounting requirement.

Should you have any queries, please do not hesitate to contact our Miss Natalie Wong or the undersigned at 2329 8092.

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited


Kenneth Chan
Managing Director

Encl. - 70 Hardcopies of FI13
c.c - Mr. MAK Weng Yip, Alexander (Sr Town Plnr/Tuen Mun 2) – by email
- Ms. TAM Ka Yan, Eva (Town Plnr/Yuen Long West 5) – by email

Our Ref.: PPC/PLG/10105/L017

Page 2 of 2

香港九龍九龍灣臨興街 32 號美隆中心 1 期 10 樓 1025 室 | 電話: 2329 8092 | 傳真: 2329 8422 | 電郵: kennith@planplus.hk
Room 1025, 10/F, Phase 1, Metro Centre, 32 Lam Hing Street, Kowloon Bay, Kowloon, Hong Kong | T: 2329 8092 | F: 2329 8422 | E: kennith@planplus.hk

Previous Applications covering the Application Site

Approved Applications

Application No.	Proposed Use(s)/Development(s)	Date of Consideration
A/TM-LTY Y/2	Residential / Retail Development	17.1.1997 (Approved upon review)
A/TM-LTY Y/93	Residential Development with Retail Facilities	14.6.2002
A/TM-LTY Y/151	Proposed Residential Development with Retail Facilities with a Minor Relaxation of Building Height Restriction (Amendments to the Scheme Previously Approved under Application No. A/TM-LTY Y/93)	10.8.2007
A/TM-LTY Y/290	Proposed Flat Development and Minor Relaxation of Plot Ratio and Building Height Restrictions	27.3.2015 (Lapsed on 27.3.2023)

Rejected Applications

Application No.	Use(s)/Development(s)	Date of Consideration	Rejected Reasons
A/TM-LTY Y/21	Residential / Commercial Development	28.8.1998	(i) to (iii)
A/TM-LTY Y/212	Proposed Flat, Shop and Services and Minor Relaxation of Building Height Restriction	16.3.2012	(iv) to vi)

Rejection Reason:

- (i) the proposed development encroaches upon the site of the existing Lam Tei Vegetable Collection Centre (LTVCC). The proposed development would frustrate the operation of the LTVCC. There is no strong justification in the submission to include the area currently occupied by the LTVCC into the application site.
- (ii) the LTVCC is considered as a potential polluting use that may cause significant adverse environmental impacts to the proposed development. There is insufficient information in the submission to demonstrate that the proposed development would not be affected by the

adverse environmental impacts generated by the LTVCC

- (iii) the Traffic Impact Assessment in the submission is not satisfactory in that it has not demonstrated that the proposed development would not have adverse traffic impact on the local road network. Moreover, the design and provision of the car-parking spaces and vehicular access are not satisfactory
- (iv) the proposed development comprising three residential blocks with full height noise barriers in between would result in a continuous facade which would have adverse visual impact and was considered incongruous with the urban fringe setting.
- (v) the building design of the proposed development could not meet the planning objective of promoting environmental sustainability through, inter alia, building separation.
- (vi) the applicant failed to demonstrate that the proposed development would not have adverse sewerage impact.

Similar s.16 Applications

Approved Applications

<u>No.</u>	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1.	A/DPA/ TM-LTY Y/40	Residential Development	13.1.1995

Rejected Applications

<u>No.</u>	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reasons</u>
1.	A/DPA/ TM-LTY Y/7	6-Storey Residential Building	4.3.1994	(i), (ii) and (iii)
2.	A/TM-LTY Y/10	Commercial / Residential Development	8.8.1997	(iv) and (V)

Rejection Reason:

- (i) the proposed development will be exposed to unacceptable noise impact from Castle Peak Road and the Light Rail Transit and no noise mitigation measures have been proposed in the submission.
- (ii) insufficient information on vehicular access arrangement has been provided in the submission.
- (iii) the proposed car parking provisions and vehicular circulation arrangement are sub-standard.
- (iv) the development intensity of the proposed development is excessive. The proposed composite commercial/residential development with a combined plot ratio of 5 exceeds the maximum plot ratio of 3.6 as specified on the draft Lam Tei and Yick Yuen Outline Zoning Plan (OZP). Under section 16(4) of the Town Planning Ordinance, the Board may grant permission only to the extent shown or provided for or specified in the OZP. As the OZP only provides for application for minor relaxation of the plot ratio restriction, the Board cannot, under section 16 of the Ordinance, grant planning permission to the proposed development.
- (v) the proposed development falls within the land requirement limits for the proposed West Rail. The approval of the application may affect the implementation of the railway.

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/TM-LTY/426 Received on 30/08/2022

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

- 反對以上有關申請
- ① 交通配套不足，現在當地巴士及交通不便。
 - ② 醫療配套不足，由門診院已收租。
 - ③ 建屋公司所提比例層高 30:30 現時比例之比例是 52:48。

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

黃楚文 屯門新慶村居民代表

簽署 Signature

黃楚文

日期 Date

19-09-2022

Seq. 2 12

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

參考編號

Reference Number:

220921-164205-75384

提交限期

Deadline for submission:

30/09/2022

提交日期及時間

Date and time of submission:

21/09/2022 16:42:05

有關的規劃申請編號

The application no. to which the comment relates:

A/TM-LTY/426

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Lau Wai Sum

意見詳情

Details of the Comment :

本人反對如該地點興建住宅單位。原因有以下數點。

1/人口過多，交通配套不足：

地皮旁邊的藍地輕鐵站於早晨繁忙時分已經不勝負荷，乘客需要站於月台以外地方候車，而月台延伸工程一直未有展開，根本不能再負荷上述位置興建房屋後帶來的人流增加。

原本輕鐵的班次已經不夠，而且拖架列車並不多，加上藍地輕鐵站為到達兆康西鐵站前的輕鐵站，故乘坐輕鐵到兆康轉乘輕鐵的人流十分多，如果再增加藍地站附近的居住人口，無疑會影響到居民的交通問題。

如申請人打算在地皮中興建停車場供居民使用，等同增加了附近的私家車輛數目，加上新慶村到紫田村一帶亦預計興建公共房屋，亦一定會增加大量私家車輛出入，由於五柳路一帶經常有大型車輪出入，必定造成五柳路塞車情況出現。

其次，即使上述地皮中興建停車場給居民使用，但不見得車位供應能夠足夠該屋苑居民使用，可預見居民無法使用屋苑停車場的話會把私家車停放在附近路邊，甚至是其他私人地方，無疑影響其他屋苑及圍村居民出入。

現時藍地附近的巴士路線亦不足，接近半數現有巴士線並不是每天全日行駛，在這個情況下還要引入接近184戶人口根本是不切實際。

2/噪音滋擾：

工程進行期間必定會對附近民居造成滋擾，加上旁邊新慶村地皮亦會於同樣時間興建公屋，變相兩邊工程同時進行的話對旁邊民居影響更深。

3/對原居民的生活影響：

來往屯子圍及藍地輕鐵站的小徑或會因工程及往後規劃而需要封閉，影響了使用該小徑來往輕鐵站的居民，逼使居民繞道或者使用其他交通工具出行。而這個影響是以年作單位，甚至是永久性的。

4/環境污染：

於該地皮興建房屋必定斬掉許多樹木，工程期間不能避免影響對旁邊渠道的影響。以及距離地皮數米有種植水果的地方，很難保證工程期間會有大量塵埃吹到該處影響農作物收成。

5/必要性

因應最近一兩年的人口遷出，二手市場上已經有不少樓盤可供銷售，而政府的公屋及居者有其屋計劃下興建的房屋亦會在數年內於同區相繼落成，實在感受不到在這塊面積不大空間有限，貼近公屋興建地以及明渠的地皮上興建房屋的必要性。

Appendix IV-3 of RNTPC
Paper No. A/TM-LTY Y/426A

Seq 3 13

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



A/TM-LTY Y/426 DD 130 Lam Tei
12/10/2022 03:10

From:

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

File Ref:

A/TM-LTY Y/426 (290)

Lots 531 RP, 532 S.D RP and 532 RP in D.D. 130 and Adjoining Government Land, Lam Tei

Site area: About 1,569.02sq.m (1,716.65m²) Includes Government Land of about 905.72 (1,053.35m²)

Zoning: "Commercial"

Applied Development: 184 (132) Units / PR 5 (3.69) / 19 (12) Storeys / OS 378 (520)sq.m / 33 (17) Vehicle Parking

Dear TPB Members,

The site was the subject of five previous applications for proposed residential development with retail facilities. The last approved Application No. A/TM-LTY Y/151 was approved with conditions by the Committee on 10.8.2007.

Application 290 approved 27 March 2015. The applicant also stated that the only implication was that the average flat size would change from 48m² to 46m² (i.e. 2m² less).

To mitigate the traffic noise impact on the site which was sandwiched between the elevated West Rail (WR) and at grade Light Rail (LR) to the west and Castle Peak Road – Lam Tei to the east, the applicant proposed single-aspect building design with non-noise sensitive rooms directly facing the WR and LR and architectural fins of 0.6m to 1m long, fixed windows and acoustic windows facing Castle Peak Road – Lam Tei.

This is a classic example of why we have the much lamented shortage of housing. Approved in 2007 but now it is 2022 and the developer is still procrastinating and looking to substantially increase the mass of the development.

That a residential development was approved in the first place for a site so exposed to both road and rail traffic is shocking. However back in 2007 the Tuen Ma Line had not been conceived and the traffic on the MTR was far less than it is now. In addition we had yet to encounter traumatic health issues like Sars and Covid that

have underlined the importance of good ventilation in homes.

The increase in PR is anything but minor. The location is clearly not suitable for human habitation because of significant increases in both rail and road traffic – development of Northern Metropolis will further impact – and the inevitable further degradation of air quality and increase in noise levels.

Note also that the footprint and OS have been further reduced but the number of units increased. So much for the much touted improvements in living conditions.

At most members should demand that the developer get on with the approved development. Approval would merely encourage further delays.

Mary Mulivhill

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



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

Our ref: T&ESD/E&IC/ES/EnvE/L1135

Date: -2 JUN 2022

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

Dear Sir/Madam,

Comments on the Section 16 Planning Application regarding Proposed Relaxation of Plot Ratio and Building Height Restrictions for Residential Development with Shop and Services Use at Lots 531 RP, 532 S.D RP and 532 RP in D.D. 130 and Adjoining Government Land, Lam Tei, Tuen Mun, New Territories

(Application No. A/TM-LTY/426)

Operational Railway Noise and Railway Protection Boundary Concerns

The Corporation has, in general, no objection to the Section 16 Planning Application (Application No. A/TM-LTY/426) for the proposed relaxation of plot ratio and building height restrictions for residential development with shop and services use at Lots 531 RP, 532 S.D RP and 532 RP in D.D. 130 and adjoining government land, Lam Tei, Tuen Mun, New Territories. As the proposed development is situated close to the MTR Tuen Ma Line (TML) and Light Rail Transit (LRT), noise from train operations could have a potential impact on any future occupants.

Railway Noise

We note that this planning application mainly involve an increase in plot ratio and building height for residential development against the previous approved scheme. We understand that the applicant has already conducted a Noise Impact Assessment, including a Railway Noise Impact Assessment (RNIA), which will be reviewed by the Environmental Protection Department (EPD) to ensure full compliance with the statutory requirements. From the RNIA, we noticed that single-aspect building design, 1m-1.5m long architectural fins and fixed glazings with maintenance windows are the key mitigation measures of railway noise impact. We wish to caution that the proposed development can be sensitive to the structure re-radiated noise from the existing enclosure of TML viaducts and the presence of rail joint infrastructure within that area could result in additional annoyance to the future occupants of the proposed development. Like many other property development projects in close proximity to the railway, it is crucial for the development proponent and its consultant to ensure the proposed mitigation measures are fit-for-purpose so that the potential train noise issue can be satisfactorily addressed. We also recommend that the sound insulation properties required for the fixed glazing in order to achieve proper noise mitigation purpose should be identified within the RNIA.

Page 1 of 2

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



Our ref: T&ESD/E&IC/ES/EnvE/L1135

Date: -2 JUN 2022

Railway Protection Boundary

In addition, since the proposed developments would be located within the delineated Railway Protection Area, we recommend that all works be carried out in compliance with the requirements as contained in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-24, Development Bureau Technical Circular (Works) No. 1/2019 (DEVB TC(W) No. 1/2019) and Particular Specification for Works in the Vicinity of Light Rail (LR PS).

In particular, the Contractor(s) should also submit the following information to the MTR Corporation Limited for agreement prior to commencement of any site work:

- Method statements and plants to be adopted,
- Assessment of the risk to railway and the corresponding mitigation measures,
- Works program, and
- 24 hour emergency contact list.

Should approval be granted to the Section 16 Planning Application, we urge the Town Planning Board to include in the planning approval conditions requiring the development proponent to i) conduct noise assessment to evaluate the noise impacts from the TML and LRT, as well as identify and incorporate all necessary noise mitigation measures at their own cost and to the satisfaction of the Director of Environmental Protection, to ensure that the future residents of the development will not be exposed to noise impacts from railway operations; and ii) make a submission to satisfy all railway protection requirements to the satisfaction of the relevant government departments.

Should you have any queries, please feel free to contact our Acting Lead Environmental Manager Ms. Catherine Leung at 2993-4127.

Yours faithfully,

Chan Hing Keung
General Manager – Engineering & Innovation Centre

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

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Appendix IV-5 of RNTPC
Paper No. A/TM-LTY Y/426A

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

參考編號

Reference Number:

220918-154826-19518

提交限期

Deadline for submission:

30/09/2022

提交日期及時間

Date and time of submission:

18/09/2022 15:48:26

有關的規劃申請編號

The application no. to which the comment relates:

A/TM-LTY Y/426

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Cheng

意見詳情

Details of the Comment :

請善用現有地的資源，最好兩房起，以及完善交通網絡，車位數目應確保多於住宅單位。

Recommended Advisory Clauses

- (a) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) noting that acoustic and fixed windows are proposed to the domestic flats, the Applicant is reminded to ascertain that provision of prescribed windows of all habitable rooms should be comply with regulations 30, 31, 32 and 36 of Building (Planning) Regulations;
 - (ii) the site shall be provided with means of obtaining access thereto from a street and emergency vehicular access (EVA) in accordance with Regulations 5 and 41D of the B(P)R respectively. Detailed comments on EVA under the Buildings Ordinance (BO) will be provided in the building plan submission stage;
 - (iii) if the Site does not abut on a specified street of not less than 4.5 wide, its permitted development intensity shall be determined under Regulation 19(3) of the Building (Planning) Regulations at the building plan submission stage;
 - (iv) if the proposed plot ratio is based on the assumption that Gross Floor Area exemption will be granted for green/amenity features and non-mandatory/ non-essential plant rooms etc., the pre-requisites in Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-151 and APP-152 should be complied with;
 - (v) disregarding private car parking space from GFA calculation under the BO will be considered on the basis of the criteria set out in PNAP APP-2 during building plan submission stage;
 - (vi) the proposed building have a continuous projected façade length of 60m, demonstration of Building Separation under Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-151 and APP-152 is required;
 - (vii) the transfer plate for domestic block of not more than 40 storeys, the thickness of the transfer plate should not be greater than the storey height of the typical floor of the building blocks. PNAP APP-5 should be complied with;
 - (viii) The provision of open space for domestic building should comply with regulations 25 of the Building (Planning) Regulations; and
 - (ix) detailed comments under the BO will be provided at the building plan submission stage.
- (b) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- (i) existing water mains will be affected as shown on the plan. The cost of any necessary diversion shall be borne by the proposed development;
 - (ii) in case it is not feasible to divert the affected water mains, a water works reserve

within 1.5 metres from the centre line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;

- (iii) no trees and shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water shown on the plan; and
 - (iv) the Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site;
- (c) to note the comments of the Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office (ES(A&M), AMO) that:
- the applicant is required to inform AMO immediately when any antiquities or supposed antiquities are discovered in the course of works.
- (d) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that:
- (i) in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the mentioned works should approach the electricity supplier (i.e. CLP) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and / or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines;
 - (ii) please observe the requirements of minimum safety clearance, minimum vertical clearance and preferred working corridor of the concerned overhead lines as stipulated in Clause 2.3.5, 2.3.6 and 2.3.14 under Chapter 7 - Utility Services of the HKPSG published by the Planning Department and ensure they shall be maintained at any time during and after construction;
 - (iii) no scaffolding, crane and hoist shall be built or operated within 6m from the outermost 400kV conductors at all times. Warning notices should be posted at conspicuous locations to remind operators and workers of the site boundary. CLP Power shall be consulted on the safety precautions required for carrying out any works near the concerned overhead lines;
 - (iv) in any time during and after construction, CLP Power shall be allowed to get access to the working corridor area of the concerned overhead lines for carrying out any operation, maintenance and repair work including tree trimming; and
 - (v) as regards the electric and magnetic fields arising from the transmission overhead lines, the applicant should be warned of possible undue interference to some electronic equipment in the vicinity, if any;
- (e) to note the comments of the Director of Food, Environmental and Hygiene (DFEH) that:

- (i) if provision of cleansing service for new public roads, streets, cycle tracks, footpaths, paved areas, public carpark, footbridge, subway, etc, is required, FEHD should be separately consulted. Prior consent from his Office must be obtained and sufficient amount of recurrent cost must be provided to his Office;
- (ii) proper licence / permit issued by his Office is required if there is any catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public and the operation of any business should not cause any obstruction;
- (iii) if the proposal involves any commercial / trading activities, its state should not as to be a nuisance or injurious or dangerous to health and surrounding environment;
- (iv) if his Office is requested to provide refuse collection service, his Office shall be separately consulted; and
- (v) the associated works and operations shall not cause any environmental nuisance, pet infestation and obstruction to the surrounding. For any waste generated from the operations and works, the project proponent should arrange its proper disposal at their own expenses;