

This document is received on 14 DEC 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.

Form No. S16-I  
表格第 S16-I 號

**APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF  
THE TOWN PLANNING ORDINANCE  
(CAP.131)**

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to proposals not involving or not only involving:  
適用於建議不涉及或不祇涉及:**

- (i) **Construction of "New Territories Exempted House(s)";  
興建「新界豁免管制屋宇」;**
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in  
rural areas; and  
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及**
- (iii) **Renewal of permission for temporary use or development in rural areas  
位於鄉郊地區的臨時用途或發展的許可續期**

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/en/plan_application/apply.html)

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2203249

12.12.2022 By Hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A / TM / 583
	Date Received 收到日期	14 DEC 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)

Hong Kong Housing Authority

### 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)

### 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)	Government Land at Tuen Mun Area 54 Site 4A(South) and Site 5
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<p style="text-align: right;">(Subject to detailed survey)</p> <p>Site 4A(South): 8,900  <input checked="" type="checkbox"/> Site area 地盤面積 Site 5: 7,500 sq.m 平方米 <input checked="" type="checkbox"/> About 約            Site 4A(South): 61,410  <input checked="" type="checkbox"/> Gross floor area 總樓面面積 Site 5: 51,750 sq.m 平方米 <input checked="" type="checkbox"/> About 約</p>
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	<p>Site 4A(South): 8,900            Site 5: 7,500 sq.m 平方米 <input checked="" type="checkbox"/> About 約</p>

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Tuen Mun Outline Zoning Plan No. S/TM/36
(e) Land use zone(s) involved 涉及的土地用途地帶	Site 4A(South): "Residential (Group A) 24" Site 5 : "Residential (Group A) 25"
(f) Current use(s) 現時用途	Under Site Formation  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

#### 5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

- (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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

**6. Type(s) of Application 申請類別**

- ☐ Type (i) Change of use within existing building or part thereof  
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)  
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project  
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☒ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)  
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above  
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置用途，請填妥於附件的表格。

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

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



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

<p>(a) Operation involved 涉及工程</p>	<p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘  Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約  Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土  Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約  Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土  Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約  Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</p> <p>(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>
<p>(b) Intended use/development 有意進行的用途/發展</p>	

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

<p>(a) Nature and scale 性質及規模</p>	<p><input type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p> <p>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</p>		
	<p>Name/type of installation 裝置名稱/種類</p>	<p>Number of provision 數量</p>	<p>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)</p>
<p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>			

**(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 –

- Site 4A(South): Domestic 5/ Non-domestic 9.5(composite formula) Site 4A(South): Domestic 6.5 and Non-domestic 0.4  
Site 5: Domestic 5 and Non-domestic 0.4 Site 5: Domestic 6.5 and Non-domestic 0.4
- ☒ Plot ratio restriction 地積比率限制 From 由 ..... to 至 .....  
☐ Gross floor area restriction 總樓面面積限制 From 由 .....sq. m 平方米 to 至 .....sq. m 平方米  
☐ Site coverage restriction 上蓋面積限制 From 由 .....% to 至 .....%  
☒ Building height restriction 建築物高度限制  
From 由 .....m 米 to 至 ..... m 米  
From 由 ..... 120 ..... mPD 米 (主水平基準上) to 至 ..... 155 (Site 4A(South)) ..... 145 (Site 5) ..... mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層  
☐ Non-building area restriction 非建築用地限制 From 由 .....m to 至 ..... m  
☐ Others (please specify) 其他 (請註明) .....

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

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

Proposed Minor Relaxation of Restrictions of Plot Ratio and Building Height for Permitted Public Housing Development

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

**(b) Development Schedule 發展細節表**

- Proposed gross floor area (GFA) 擬議總樓面面積 Site 4A(South): 61,410 & Site 5: 51,750 sq. m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率 Site 4A(South): 6.5 (domestic) and 0.4 (non-domestic) ☒ About 約
- Proposed site coverage 擬議上蓋面積 Site 5: 6.5 (domestic) and 0.4 (non-domestic) ☒ About 約
- Proposed no. of blocks 擬議座數 Site 4A(South): 33.33% (domestic) & 65% (non-domestic) ☒ About 約
- Proposed no. of storeys of each block 每座建築物的擬議層數 Site 5: 37.5% (domestic) & 65% (non-domestic) %  
Site 4A(South): 2 & Site 5: 2  
Site 4A(South): 41-47; Site 5: 35-41  
☐ include 包括 ..... storeys of basements 層地庫  
☐ exclude 不包括 ..... storeys of basements 層地庫  
Site 4A(South): Not more than 155  
Site 5: Not more than 145  
Proposed building height of each block 每座建築物的擬議高度 ..... mPD 米 (主水平基準上) ☒ About 約  
..... m 米 ☐ About 約

☒ Domestic part 住用部分

GFA 總樓面面積

Site 4A(South): 57,850; Site 5: 48,750. sq. m 平方米

☒ About 約

number of Units 單位數目

Site 4A(South): 1,475; Site 5: 1,020.

average unit size 單位平均面積

Site 4A(South): 39; Site 5: 48. sq. m 平方米

☒ About 約

estimated number of residents 估計住客數目

Site 4A(South): 3,474; Site 5: 2,754 (about)

☒ 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)

Site 4A(South): A Neighborhood Elderly Centre (not more than 437 sq.m)

Site 5: A Neighborhood Elderly Centre and an Integrated Children and Youth Services Centre (not more than 1,400 sq.m)

☒ 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)

Site 4A(South): Kindergarten, Estate Management Office and ancillary facilities (not more than 3,123 sq.m)

Site 5: Management Office and ancillary facilities (not more than 1,600 sq.m)

☒ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☒ private open space 私人休憩用地

Site 4A(South): 3,474; Site 5: 2,754 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]
Site 4A(South) Blks. 1&2 .....	G/F - 2/F	Entrance lobby, kindergarten, car parking area, welfare facilities, estate management office, E&M facilities .....
Site 4A(South) Blk 1	3/F - 23/F, 25/F - 45/F	Residential flats .....
Site 4A(South) Blk 2	24/F .....	Refuge floor .....
Site 4A(South) Blk 2	3/F .....	Podium garden and landscape area .....
Site 4A(South) Blk 2	4/F - 40/F .....	Residential flats .....
Site 5 Blks A&B	G/F - 3/F	Entrance lobby, podium garden, car parking area, welfare facilities, management office, E&M facilities .....
Site 5 Blks A&B	4/F - 34/F to 39/F	Residential flats .....

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

Site 4A(South): Podium Garden, sitting-out area, landscape area, recreational facilities, circulation area and estate road/ EVA, car parking area .....

Site 5: Podium Garden, sitting-out area, landscape area, recreational facilities, circulation area and estate road/ EVA, car parking area .....



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

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)  
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))  
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Tentatively 2028/29

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

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是          No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Site 5: Hing Fu Street and Hing Kwai Street</p> <p><input checked="" type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) Site 4A(South): Road L54B</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是          No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 [Residential] Site 4A(South): 145 nos.; Site 5: 128 nos. Motorcycle Parking Spaces 電單車車位 [Visitor] Site 4A(South): 10 nos.; Site 5: 10 nos. Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Site 4A(South): 11 nos.; Site 5: 10 nos. Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Site 4A(South): 5 nos.; Site 5: 4 nos. Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) Bicycle Parking Spaces Site 4A(South): 99 nos.; Site 5: 68 nos.</p> <p><input type="checkbox"/></p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是          No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Site 4A(South): 4 nos.; Site 5: 4 nos. 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)</p> <p><input type="checkbox"/></p>

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

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

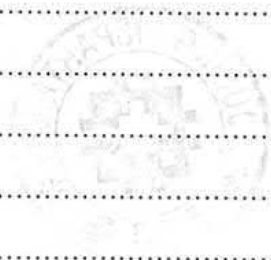
如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

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

## 10. Justifications 理由

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

Please refer to the attached supporting planning statement.



**11. Declaration 聲明**

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

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

Signature

簽署

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

MR. CHAN KING KONG, THERON

CHIEF PLANNING OFFICER/1

Name in Block Letters  
姓名 (請以正楷填寫)Position (if applicable)  
職位 (如適用)Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /☒ RPP 註冊專業規劃師 No.248

Others 其他 .....

on behalf of  
代表

THE HONG KONG HOUSING AUTHORITY

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

Date 日期

12/12/2022

(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**

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:  
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：  
(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及  
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.  
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

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

Ash interment capacity 骨灰安放容量<sup>@</sup>

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

<sup>@</sup> Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;  
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and  
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.  
在該靈灰安置所內，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	Government Land at Tuen Mun Area 54 Site 4A(South) and Site 5 位於屯門第54區4A(南)號及5號地盤的政府用地		
Site area 地盤面積	Site 4A(South) 4A(南)號地盤: 8,900 sq. m 平方米 <input checked="" type="checkbox"/> About 約 Site 5 5號地盤: 7,500 (includes Government land of 包括政府土地 Site 4A(South) 4A(南)號地盤: 8,900 Site 5 5號地盤: 7,500 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	Draft Tuen Mun Outline Zoning Plan No. S/TM/36 屯門分區計劃大綱草圖編號 S/TM/36		
Zoning 地帶	Site 4A(South): "Residential (Group A) 24" 4A(南)號地盤: 「住宅(甲類)24」 Site 5: "Residential (Group A) 25" 5號地盤: 「住宅(甲類)25」		
Applied use/ development 申請用途/發展	Proposed Minor Relaxation of Restrictions of Plot Ratio and Building Height for Permitted Public Housing Development 擬議略為放寬最高地積比率及建築物高度限制作准許的公營房屋		
(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	Site 4A(South) 4A(南)號地盤: 57,850 <input checked="" type="checkbox"/> About 約 Site 5 5號地盤: 48,750 <input checked="" type="checkbox"/> Not more than 不多於	Site 4A(South) 4A(南)號地盤: 6.5 <input checked="" type="checkbox"/> About 約 Site 5 5號地盤: 6.5 <input checked="" type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	Site 4A(South) 4A(南)號地盤: 3,560 <input checked="" type="checkbox"/> About 約 Site 5 5號地盤: 3,000 <input checked="" type="checkbox"/> Not more than 不多於	Site 4A(South) 4A(南)號地盤: 0.4 <input checked="" type="checkbox"/> About 約 Site 5 5號地盤: 0.4 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途	Site 4A(South) 4A(南)號地盤: 2 Site 5 5號地盤: 2	

(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	m 米 <input type="checkbox"/> (Not more than 不多於)
		Site 4A(South) 4A(南)號地盤:155 Site 5 5號地盤:145 mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		Site 4A(South) 4A(南)號地盤: 41-47 storeys Site 5 5號地盤: 35-41 storeys ( <input checked="" 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 checked="" type="checkbox"/> Refuge Floor 防火層 <input checked="" type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	Site 4A(South) 4A(南)號地盤: 33.33%(domestic 住用) & 65%(non-domestic 非住用) Site 5 5號地盤: 37.5%(domestic 住用) & 65%(non-domestic 非住用) % <input checked="" type="checkbox"/> About 約	
(v) No. of units 單位數目	Site 4A(South) 4A(南)號地盤: 1,475 Site 5 5號地盤: 1,020	
(vi) Open space 休憩用地	Private 私人	Site 4A(South) 4A(南)號地盤: 3,474 Site 5 5號地盤: 2,754 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 [Residential/住宅]Site 4A(South) 4A(南)號地盤:145; Site 5 5號地盤:128 Private Car Parking Spaces 私家車車位 [Visitor/訪客]Site 4A(South) 4A(南)號地盤:10; Site 5 5號地盤:10 Motorcycle Parking Spaces 電單車車位 Site 4A(South) 4A(南)號地盤:11; Site 5 5號地盤: 10 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Site 4A(South) 4A(南)號地盤:5; Site 5 5號地盤:4 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) Bicycle Parking Spaces Site 4A(South) 4A(南)號地盤:99; Site 5 5號地盤: 68
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Site 4A(South) 4A(南)號地盤: 4; Site 5 5號地盤: 4 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)

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

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

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S16 PLANNING APPLICATION  
DRAFT TUEN MUN OZP NO. S/TM/36

**Proposed Minor Relaxation of Restrictions of  
Plot Ratio and Building Height for the Public  
Housing Development at Tuen Mun Area 54  
Site 4A(South) and Site 5**

**SUPPORTING PLANNING STATEMENT**

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**December 2022**

## ***Appendix 1A***

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### **Schematic Drawings for Site 4A(South)**

## ***Appendix 1B***

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### **Schematic Drawings for Site 5**

## ***Appendix 2A***

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### **Landscape Master Plan for Site 4A(South)**

## ***Appendix 2B***

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### **Landscape Master Plan for Site 5**



## ***Appendix 3***

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### **Technical Assessments – Part 1**

#### **Visual Impact Assessment** *(for Site 4A(South) and Site 5)*

## ***Appendix 4***

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### **Technical Assessments – Part 2**

#### **Traffic Impact Assessment** *(for Site 4A(South) and Site 5)*

## ***Appendix 5***

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### **Technical Assessments – Part 3**

#### **Environmental Assessment Study** *(for Site 4A(South) and Site 5)*

## ***Appendix 6A***

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### **Technical Assessments – Part 4**

#### **Sewerage Impact Assessment** *(for Site 4A(South))*

## ***Appendix 6B***

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### **Technical Assessments – Part 4**

#### **Sewerage Impact Assessment** *(for Site 5)*





Our Ref. HD(P) 8/3/TM11/4  
& HD(P) 8/3/TM11/5

Tel No. 2761 5301  
Fax No. 2761 5870

Your Ref.

Date: 31<sup>st</sup> January 2023  
By Email

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

Dear Sir/Madam,

**Section 16 Planning Application for Proposed Minor Relaxation of Restrictions of  
Plot Ratio and Building Height for Public Housing Development at  
Tuen Mun Area 54 Site 4A(South) and Site 5  
(Application no. A/TM/583)**

Reference is made to the captioned Section 16 application received by the Town Planning Board on 14.12.2022 and the comments received from Transport Department dated 31.1.2023. We submit herewith the table summarizing the responses to comments as well as the replacement pages to substantiate the application.

Should you have any queries or need further information, please contact me at [REDACTED]. Thank you for your attention.

Yours faithfully,

( [REDACTED] )  
for Director of Housing

Encl.

## S.16 Application No. A/TM/583

### Proposed Minor Relaxation of Restrictions of Plot Ratio and Building Height for Permitted Public Housing Development at Tuen Mun Area 54 Site 4A(South) and Site 5

#### Response to Comment

	Comments	Response
	<b><u>Comments from Transport Department</u></b> (31.1.2023)	
1.	(i) As stated in the enclosed Appendix 4 (TIA Report), there should be 4 loading/unloading spaces for medium/heavy goods vehicles and coaches in each of Site 4A(S) and Site 5, instead of light goods vehicles as stated in the application form. Please clarify.	Noted. The application form has been updated accordingly. ( <b>Attachment 1</b> )
2.	(ii) It is noted that the junction assessment of J13 (Tsing Lun Road / Castle Peak Road) has been revised as per separate correspondence on 16 December 2022 (as per enclosed pages), but the relevant pages have not been incorporated in this TIA Report. Please supplement.	Noted. The relevant pages have been supplemented in the TIA accordingly. ( <b>Attachment 2</b> )
3.	(iii) We understand that the TIA Report was prepared by updating the previous TIA study in Tuen Mun Area 54 in 2017 with the latest development parameters for Site 4A(S) and Site 5 to be commissioned in 2027/2028, i.e. no change in land use of various sites in Tuen Mun Area 54 Development but only increase in development intensity. However, later on, HB announced that one of the Light Public Housing sites is identified in Tuen Mun Area 54, which is originally planned for school sites and sports centre complex in the above Tuen Mun Area 54 Development. At the time when the above TIA report was circulated for departmental comments, based on best available information at that time, such change in land use would not coexist with the commissioning of Site 4A(S) and Site 5 and	We understand from ArchSD that they will work with TD on traffic issues of the Light Public Housing (LPH) project at TM54. ArchSD will engage traffic consultant for the preparation and submission of Traffic Impact Assessment for the LPH project.

	Comments	Response
	<p>hence the above TIA Report had not taken into consideration of such change in land use. If such change in land use would coexist with the commissioning of Site 4A(S) and Site 5, further TIA/traffic review is necessary to be conducted by relevant project proponent for assessing the cumulative traffic impact, which is also the prime concern of LegCo members, DC members and relevant stakeholders, before coming into the conclusion of no insurmountable problem from traffic point of view.</p>	

## ***Attachment 1***

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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)

Tentatively 2028/29

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

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Site 5: Hing Fu Street and Hing Kwai Street</p> <p><input checked="" type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) Site 4A(South): Road L54B</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) [Residential] Site 4A(South): 145 nos.; Site 5: 128 nos. Private Car Parking Spaces 私家車車位 [Visitor] Site 4A(South): 10 nos.; Site 5: 10 nos. Motorcycle Parking Spaces 電單車車位 Site 4A(South): 11 nos.; Site 5: 10 nos. Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Site 4A(South): 5 nos.; Site 5: 4 nos. Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ Bicycle Parking Spaces Site 4A(South): 99 nos.; Site 5: 68 nos. _____</p> <p><input type="checkbox"/></p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) 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 Site 4A(South): 4 nos.; Site 5: 4 nos. Others (Please Specify) 其他 (請列明) _____ _____</p> <p><input type="checkbox"/></p>

(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 [Residential住宅]Site 4A(South) 4A(南)號地盤:145;Site 5 5號地盤:128 Private Car Parking Spaces 私家車車位[Visitor訪客]Site 4A(South) 4A(南)號地盤:10;Site 5 5號地盤:10 Motorcycle Parking Spaces 電單車車位 Site 4A(South) 4A(南)號地盤:11;Site 5 5號地盤: 10 Light Goods Vehicle Parking Spaces 輕型貨車泊車位Site 4A(South)4A(南)號地盤:5;Site 5 5號地盤:4 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) Bicycle Parking Spaces Site 4A(South) 4A(南)號地盤:99; Site 5 5號地盤: 68 _____ _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Site 4A(South) 4A(南)號地盤: 4; Site 5 5號地盤: 4 Others (Please Specify) 其他 (請列明) _____ _____	

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

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

## ***Attachment 2***

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Junction	Location	Junction Type	Base Year 2020 RC/DFC (*)	
			AM Peak	PM Peak
J12	Tsun Wen Road / Ming Kum Road	Signalized	83%	>100%
J13	Tsing Lun Road / Castle Peak Road	Signalized	10%	31%
J20	Tsing Lun Road near Tuen Mun Hospital	Signalized	53%	>100%
J21	Tsing Lun Road near Siu Hong Court	Signalized	>100%	>100%

**Notes:** (\*) Figures shown represent “Reserve Capacity” (RC) for the signal-controlled junctions and “Design Flow / Capacity” (DFC) ratio for the roundabout. A signal-controlled junction with a reserve capacity (RC) of 0% implies that it is operating at capacity while a negative RC% suggests that it is overloaded. DFC of 1.00 indicates that capacity has been reached; DFC over 1.00 indicates the overloaded condition.

2.3.2 As shown above, all assessed junctions are operating within their capacities under the existing traffic condition.

#### Link Capacity Assessment

2.3.3 Similarly, the performance of road links in vicinity of the Sites, as well as major road serving the northern Tuen Mun areas have been evaluated based on guidelines given in TPDM. **Table 2.3.2** tabulates the assessment results. Locations of the assessed road links are shown in **Figure 2.1**.

**Table 2.3.2 Link Capacity Assessment Results for Base Year 2020**

Link Index	Road Section	Dir.	No. of Lanes	Capacity (pcu/hr) (#)	Base Year 2020 Traffic Flow		Base Year 2020 V/C Ratio	
					AM Peak	PM Peak	AM Peak	PM Peak
L1	Tsing Lun Road (Section btn. Tsz Tin Road and Hong Po Road)	N/B	2	1800	580	555	0.32	0.31
		S/B	2	1800	740	570	0.41	0.32
L2	Lam Tei Interchange - Entry Arm from Tuen Mun Road	N/B	2	3600	1370	1585	0.38	0.44
	Lam Tei Interchange - Exit Arm to Tuen Mun Road from Lam Tei Interchange	S/B	1	1800	810	540	0.45	0.30
	Lam Tei Interchange - Exit Arm to Tuen Mun Road from Castle Peak Road	S/B	2 (with one bus lane)	1800	775	650	0.43	0.36
	Lam Tei Interchange - Exit Arm to Tuen Mun Road	S/B	1	1800	1690	1165	0.94	0.69
L11	Yuen Long Highway (Northern to Lam Tei Interchange)	E/B	2	4000	4080	4280	1.02	1.07
		W/B	2	4000	4320	3800	1.08	0.95
L12	Tuen Mun Road - Fu Tei Section	N/B	3	6100	5430	5855	0.89	0.96
		S/B	3	6100	5915	5000	0.97	0.82
L13	Tsing Lun Road (Section btn. Ng Lau Road and Lam Tei Interchange)	E/B	2	2480	1105	975	0.45	0.39
		W/B	2	2480	1030	1105	0.42	0.45



# TRAFFIC SIGNALS CALCULATION SHEET

Junction: Tsing Lun Rd / Castle Peak Rd Junction No.: J13

Scenario:	Existing	Design Year:	2020
-----------	----------	--------------	------

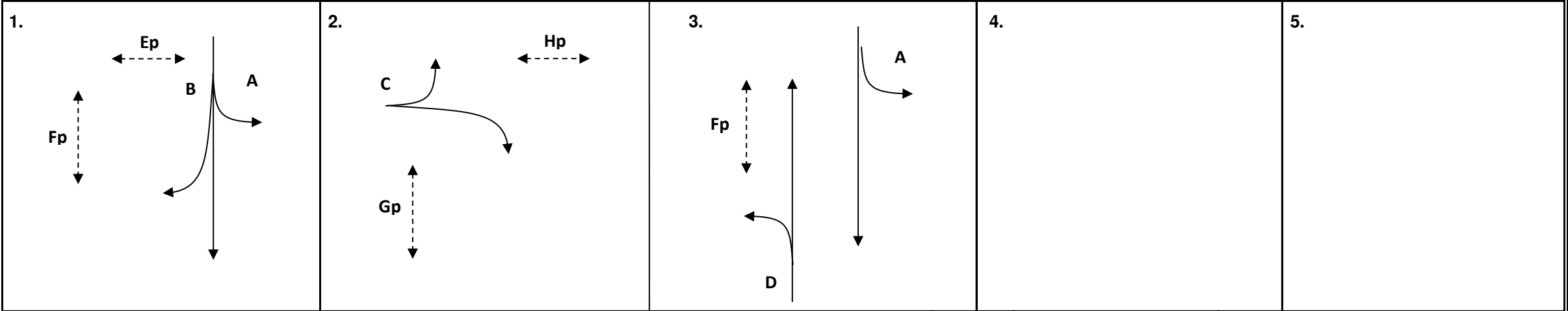
[illegible]

NOTES:

**Flow: (pcu/hr)**

Group	B,C,D	Group	B,C,D
Critical $y$ $Y$	0.61	Critical $y$ $Y$	0.45
Lost Time $L$ (sec)	25	Lost Time $L$ (sec)	31
Cycle Time $c$ (sec)	100	Time $c$ (sec)	90
Practical $Y$ $Y_{pr}$	0.68	$Y$ $Y_{pr}$	0.59
Capacity $RC$	10%	Capacity $RC$	30%

## Stage / Phase Diagrams



I/G= 7	I/G= 14	I/G= 7	I/G=	I/G=	I/G=	
I/G= 7      5	I/G= 14	I/G= 7	I/G=		I/G=	



**Junction:** Tsing Lun Rd / Castle Peak Rd

Junction No.: J13



Our Ref. HD(P) 8/3/TM11/4  
& HD(P) 8/3/TM11/5

Tel No. 2761 5301  
Fax No. 2761 5870

Your Ref.

Date: 20<sup>th</sup> January 2023  
By Email

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

Dear Sir/Madam,

**Section 16 Planning Application for Proposed Minor Relaxation of Restrictions of  
Plot Ratio and Building Height for Public Housing Development at  
Tuen Mun Area 54 Site 4A(South) and Site 5  
(Application no. A/TM/583)**

Reference is made to the captioned Section 16 application received by the Town Planning Board on 14.12.2022 and the comments received from Planning Department dated 12.1.2023 and 18.1.2023. We submit herewith the table summarizing the responses to comments as well as the replacement pages to substantiate the application.

Should you have any queries or need further information, please contact me at [REDACTED]. Thank you for your attention.

Yours faithfully,



( [REDACTED] )

for Director of Housing

Encl.

**Proposed Minor Relaxation of Restrictions of Plot Ratio and Building Height for  
Permitted Public Housing Development  
at Tuen Mun Area 54 Site 4A(South) and Site 5**

**Response to Comment**

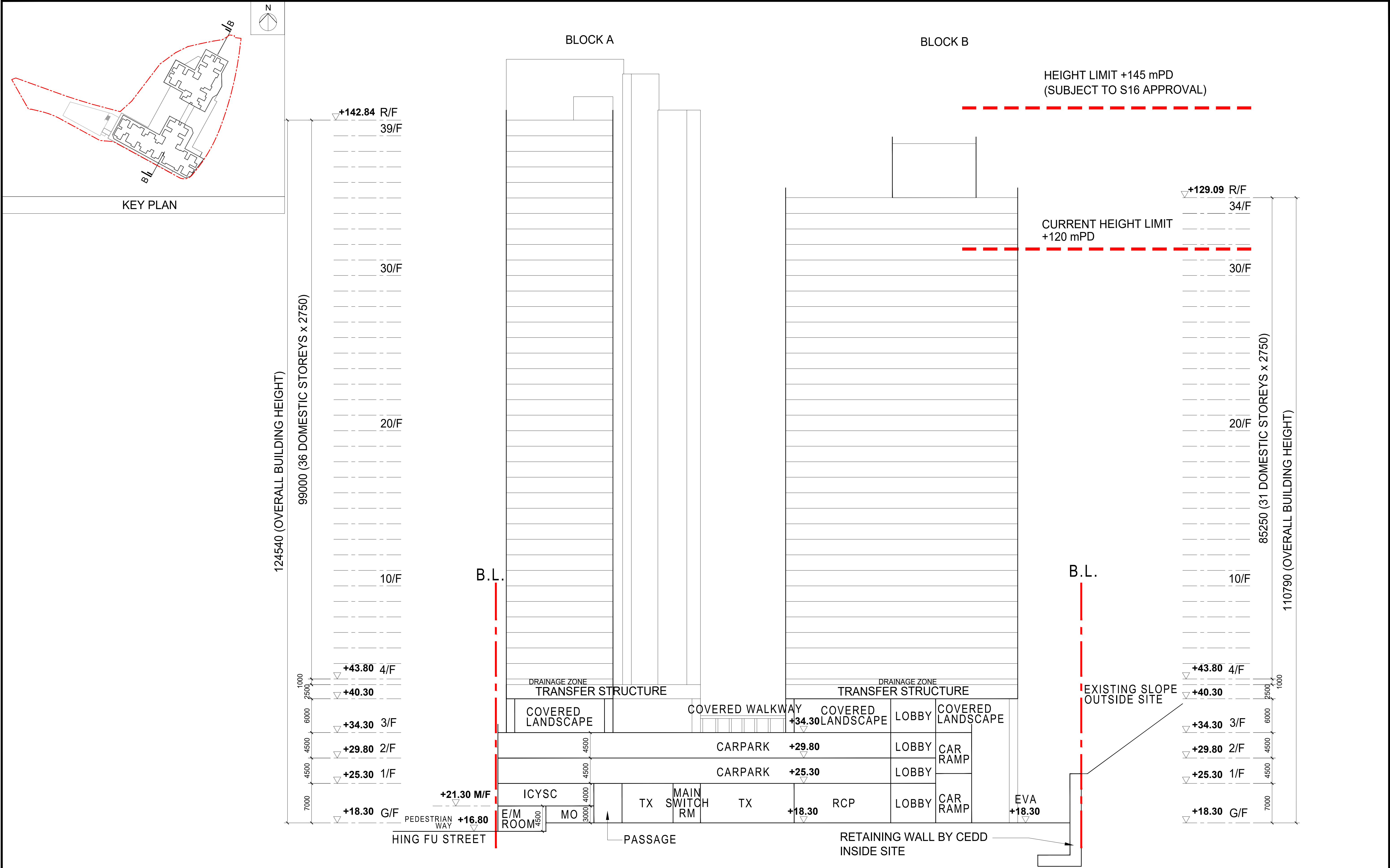
	<b>Comments</b>	<b>Response</b>
	<b><u>Major Public Comments</u></b> (12.1.2023)	
1.	(i) The traffic count is carried in Q3 of 2022, the intake of population of Ching Tin Estate was not completed, which render an inaccurate traffic assessment. In addition, the assessment did not take into account of the conversion of Site 4A(West) into light public housing, due to which the entire traffic assessment should be updated accordingly.	The traffic count carried out in Q3 of 2022 formed the reference for comparison with the future conditions. The population of Ching Tin Estate (Sites 3&4 (East)) has been considered for the assessment. Paragraphs 3.1.3 and 4.4.1 of the Traffic Impact Assessment refers. The scope of the Traffic Impact Assessment (TIA) has been agreed with TD and TD has no further comment to the TIA report.
2.	(ii) In the visual impact assessment of the visual impact assessment, the applicant did not take into account of the nearby large private development, namely NOVOLAND. No practical measures to resolve the monotonous townscape of entire Tuen Mun District 54.	The private residential development, namely NOVOLAND, has already been taken account while preparing the visual impact assessment (i.e. Viewpoints 4, 7 and 10). To avoid monotonous townscape, the domestic blocks are proposed with height variations within each development. The building height (BH) will also be minimized as far as practicable to preserve the views to ridgelines, and maintain visual permeability, wind penetration and circulation.
	<b><u>Tuen Mun and Yuen Long West District Planning Office, Planning Department</u></b> (12.1.2023)	
3.	(i) Please confirm the proposed building height in the application form against the building height as shown on the sections plans.	Noted. The Section Plan of Site 5 supporting to <u>Planning Statement (Attachment 1a)</u> and <u>VIA (Attachment 1b)</u> has been amended for a clear presentation.
4.	(ii) Please confirm if planned public housing development under the captioned application would adopt MiC design and the proposed building height could accommodate the	The captioned public housing developments intend to adopt MiC construction method which has already been taken into consideration under the captioned planning application.

	Comments	Response
	additional BH brought by this construction method.	
	<b><u>Urban Design and Landscape Section, Planning Department</u></b> (12.1.2023)	
5.	<u>Planning Statement</u> (i) Para. 4.4.2 of Planning Statement & Para. 8.1 of the VIA – It would be more appropriate to use the term “building separation” for the proposed measure for layout permeability which is 12.5m or 15m-wide, rather than “wind corridor”.	Noted. The term “building separation” has already been adopted in para. 8.1 of VIA and no further amendment is needed. For Planning Statement, para. 4.4.2 has been updated accordingly. <b>(Attachment 2)</b>
6.	<u>Planning Statement</u> (ii) Para. 4.5.2 – According to the VIA, the proposed developments would have slightly adverse/slightly to moderately adverse visual impact to some of the selected public viewing points (VPs, which is not fully reflected in the conclusion that “the visual impact of the Proposed Schemes is considered negligible compared to the Baseline Schemes” in this paragraph. The applicant may review and revise the conclusion as appropriate.	Noted. Para 4.5.2 of Planning Statement has been updated accordingly. <b>(Attachment 2)</b>
7.	(iii) Master Layout Plan (MLP) (Site 5) – The proposed BH of Block B is indicated as 129.09mPD in the MLP, but 134.59mPD in Section B-B. The applicant may review and rectify as appropriate.	Noted. The Section Plan of Site 5 supporting to <u>Planning Statement</u> <b>(Attachment 1a)</b> and <u>VIA</u> <b>(Attachment 1b)</b> has been amended for a clear presentation.
8.	(iv) Description of the landscape design intent and concept for the proposed landscape provision and features should be discusses in Section 3 of the SPS for information.	Noted. The relevant information has been supplemented in para. 3.1.6 of Planning Statement. <b>(Attachment 2)</b>
9.	(v) As an existing tree with tree crown intruding into the Site is observed in a close distance to the site boundary at Site 4A(South), please supplement the existing tree information for reference.	The existing tree is outside the site boundary of Site 4A(South). According to the tree survey conducted by CEDD, the tree is Ficus virens var. sub lanceolata (大葉榕) with 18m height and 29m crown spread.
10.	(vi) Noting the proposed landscape layout is "for reference only and subject to design review", please provide proposed tree planting proposal with number of new trees for both sites for	Noted. The number of proposed new tree has been supplemented in para. 3.1.6 of Planning Statement. <b>(Attachment 2)</b>

	Comments	Response
	TPB's consideration on the application.	
11.	(vii) Please provide landscape elevation and section to illustrate the spatial quality of the proposed landscape and the relationship with the surroundings.	In line with Government's initiative on "Enhanced Development Intensity of Public Housing Sites", the planning application is submitted for minor relaxation of maximum PR and BH restrictions for the public housing developments at Site 4A(South) and Site 5. As stated in the Planning Statement, application sites do not involve significant change to the bulk of the podium and blocks. With minor relaxation of restrictions of PR and BH, the application sites have not compromised any original planning for high-density public housing development, urban design conceptions/ intentions and landscape aspects.
	<b><u>Urban Design and Landscape Section, Planning Department</u></b> (18.1.2023)	
12.	(i) Having reviewed the enclosed information and R-to-C, noting the subject existing tree as mentioned in the R-to-C at item 9 is outside the site boundary (Site 4A South), please delineate the provided tree information on the Landscape Layout Plan (Drawing No. TM39/S16/L/LO-01) for TPB's information.	Noted. The Landscape Layout Plan (Drawing No. TM39/S16/L/LO-01) was updated accordingly. ( <b>Attachment 3</b> )

## ***Attachment 1a***

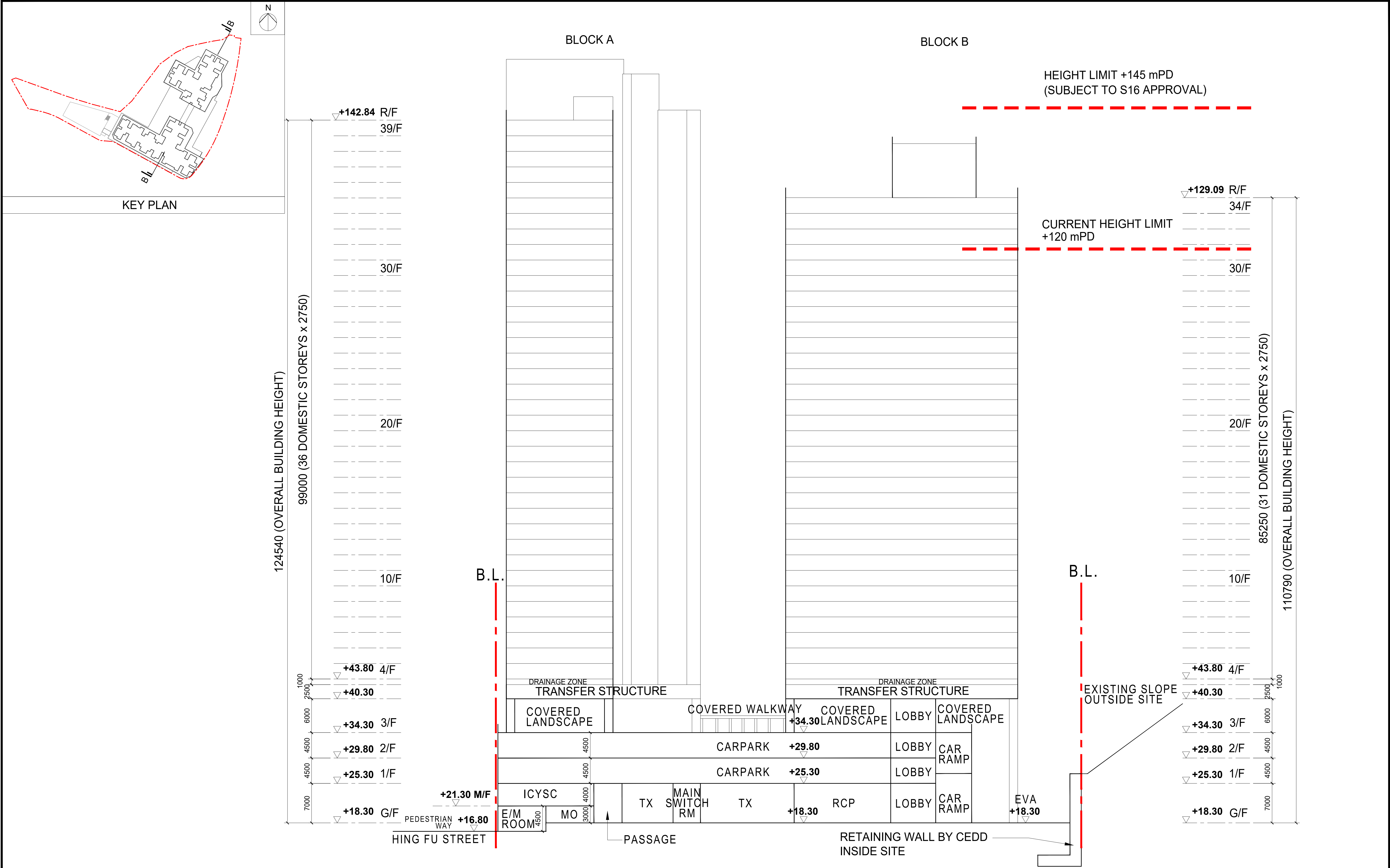
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## ***Attachment 1b***

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## ***Attachment 2***

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**S16 PLANNING APPLICATION  
DRAFT TUEN MUN OZP NO. S/TM/36**

**Proposed Minor Relaxation of Restrictions of  
Plot Ratio and Building Height for the Public  
Housing Development at Tuen Mun Area 54  
Site 4A(South) and Site 5**

**SUPPORTING PLANNING STATEMENT**

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**December 2022**

## **Executive Summary**

The Planning Application is submitted by the Hong Kong Housing Authority (“HKHA”) to seek approval from the Town Planning Board (“TPB”) under Section 16 of the Town Planning Ordinance for the minor relaxation of restrictions of maximum Plot Ratio (“PR”) and maximum Building Height (“BH”) for Tuen Mun Area 54 Site 4A(South) and Site 5 public housing developments.

Tuen Mun Area 54 Site 4A(South) and Site 5 are zoned “Residential (Group A)24” (“R(A)24”) and “Residential (Group A)25” (“R(A)25”) under the draft Tuen Mun Outline Zoning Plan No. S/TM/36 respectively. Site 4A(South) is subject to a maximum domestic PR of 5.0 or a maximum non-domestic PR of 9.5 (under composite formula) with a maximum BH restriction of 120mPD, while Site 5 is subject to a maximum domestic PR of 5.0 and non-domestic PR of 0.4 with a maximum BH restriction of 120mPD.

Due to shortage of land for public housing development, the Government has been adopting a multi-pronged approach in increasing public housing land supply, including optimization of development potential of public housing sites where technically permits. In line with Government’s initiative announced in December 2018 on “Enhanced Development Intensity of Public Housing Sites” to increase the maximum domestic PR of the public housing sites in New Towns by up to 30% as appropriate where their technical feasibility permits, the HKHA is seeking for minor relaxation of maximum PR and BH restrictions for the public housing developments at Site 4A(South) and Site 5, with a view to optimizing the use of the public housing land. For Site 4A(South), it is proposed to increase maximum domestic PR of 5.0 or maximum non-domestic PR of 9.5 (under composite formula) to actual domestic PR of 6.5 (+around 30%) plus non-domestic PR of 0.4, and maximum BH restriction from 120mPD to 155mPD (+around 30%). For Site 5, it is proposed to increase maximum domestic PR from 5.0 to 6.5 (+around 30%) while keeping non-domestic PR at 0.4, and maximum BH restriction from 120mPD to 145mPD (+around 20.8%). With the proposed increase in development intensity, Site 4A(South) could provide about 1,475 public housing flats (increasing of 475 flats) while Site 5 could provide about 1,020 public housing flats (increasing of 320 flats).

The proposed minor relaxation of restrictions of PR and BH is fully justified with the following main reasons:

- The proposal is in-line with the policy initiative on “Enhanced Development Intensity of Public Housing Sites” announced by Executive Council in December 2018 for optimizing land utilization;
- The proposal is to meet the acute demand for public housing. Under the Long Term Housing Strategy Annual Progress Report 2022, the split ratio of public / private housing of 70:30 is maintained continuously, and supply target for public housing is 301,000 for ten years from 2023/24 to 2032/33;
- The proposed public housing developments are compatible with the surrounding development context;
- The proposal will not result in adverse impact to the surrounding area in the visual, traffic, environmental, sewerage, landscape and air ventilation aspects; and
- The proposal will achieve planning gain by providing additional about 800 public housing flats.

In view of the above, the TPB is requested to give favorable consideration to this Planning Application.

## 行政摘要

(聲明：此中文譯本僅供參考，如中文譯本和英文原文有差異時，應以英文原文為準。)

是項規劃申請是由香港房屋委員會（下稱「房委會」）向城市規劃委員會（下稱「城規會」）提出，旨在根據《城市規劃條例》第16條，向城規會申請規劃許可，略為放寬於屯門第54區4A（南）號及5號地盤公營房屋發展計劃的地積比率以及建築物高度限制。

屯門第54區4A（南）號及5號地盤於《屯門分區計劃大綱草圖編號 S/TM/36》（下稱「大綱草圖」）上分別劃為「住宅（甲類）24」及「住宅（甲類）25」地帶。4A（南）號地盤受限於最高住用地積比率5.0倍或最高非住用地積比率9.5倍(以綜合用途計算程式計算)，及建築物高度限制的主水平基準以上120米；而5號地盤則受限於最高住用地積比率5.0倍及最高非住用地積比率0.4倍，及建築物高度限制的主水平基準以上120米。

因應公營房屋用地短缺，政府一直採取多管齊下的措施以增加公營房屋土地供應，包括在技術可行的情況下優化個別公營房屋地盤的發展潛力。為配合2018年12月政府公布的「提升公營房屋用地的發展密度」政策，在技術可行的情況下可適度提高在新市鎮的最高住用地積比率最多三成，房委會建議申請略為放寬4A（南）號及5號地盤公營房屋發展計劃的地積比率以及建築物高度限制，以更有效運用珍貴的土地資源。是項規劃申請建議4A（南）號地盤的最高住用地積比率由5.0倍或最高非住用地積比率為9.5倍(以綜合用途計算程式計算)增加至實際住用地積比率6.5倍(+約30%)及非住用地積比率0.4倍，以及放寬建築物高度限制由主水平基準以上120米增加至155米(+約30%)。而5號地盤的最高住用地積比率由5.0倍增加至6.5倍 (+約30%)，而非住用地積比率則維持0.4倍，以及放寬建築物高度限制由主水平基準以上120米增加至145米(+約20.8%)。因應擬議增加的發展密度，4A（南）號地盤能額外增加475個單位，合共可提供約1,475個公營房屋單位，而5號地盤則能額外增加320個單位，合共可提供約1,020個公營房屋單位。

擬議略為放寬地積比率限制及建築物高度上限的主要理據如下：

- 提案符合行政會議於2018年12月公布的「提升公營房屋用地的發展密度」政策措施，以善用土地資源；
- 提案是為了滿足公營房屋的殷切需求。根據《長遠房屋策略》2022年周年進度報告，公私營房屋供應比例繼續維持為70：30，而2023/24至2032/33年度10年間的公營房屋供應目標為301,000個單位；
- 擬議公營房屋發展與周邊的發展密度兼容；
- 提案在視覺、交通、環境、污水、景觀及空氣流通方面均不會對周邊地區帶來重大影響；及
- 提案能帶來規劃增益，提供額外約800個公營房屋單位。

基於以上各點，懇請城規會批准是項申請。

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## **1. INTRODUCTION**

- 1.1 This application seeks the Town Planning Board (“TPB”)’s permission under Section 16 of the Town Planning Ordinance for the proposed minor relaxation of restrictions of maximum Plot Ratio (“PR”) and Building Height (“BH”) for the planned public housing developments at Tuen Mun Area 54 Site 4A(South) and Site 5 (“The Application Sites”). For Site 4A(South), it is proposed to increase maximum domestic PR of 5.0 or maximum non-domestic PR of 9.5 (under composite formula) to actual domestic PR of 6.5(+30%) plus non-domestic PR of 0.4, and maximum BH restriction from 120mPD to 155mPD. For Site 5, it is proposed to increase maximum domestic PR from 5.0 to 6.5 while keeping non-domestic PR at 0.4, and maximum BH restriction from 120mPD to 145mPD.
- 1.2 According to the draft Tuen Mun Outline Zoning Plan No. S/TM/36 (“OZP”), based on the individual merits of the development proposals, minor relaxation of restrictions of PR and BH may be considered by the TPB on application under Section 16 of the Town Planning Ordinance.

## **2 SITE CONTEXT**

### **2.1 Planning Context**

- 2.1.1 Site 4A(South) situated in Area 54 at the northern part of Tuen Mun New Town was rezoned to “Residential (Group A)24” (“R(A)24”) on Tuen Mun OZP and approved by the Chief Executive in Council in Feb 2015. The planning intention of “R(A)24” zone is intended primarily for high-density public housing development. The Site is subject to a maximum domestic PR of 5.0 or a maximum non-domestic PR of 9.5 (under composite formula) with a maximum BH restriction of +120mPD. Site 4A(South), with a gross site area of around 0.89 hectare, is located to the west of Kei Lun Wai, north of Castle Peak Hospital and east of Ching Tin Estate and south of Site 4A(West) which is reserved for Government use (*Figure 2*).
- 2.1.2 Site 5 situated in Area 54 at the northern part of Tuen Mun New Town was rezoned to “Residential (Group A)25” (“R(A)25”) on Tuen Mun OZP which is intended primarily for high-density public housing development and approved by the Chief

Executive in Council in Feb 2015. The Site is subject to a maximum domestic PR of 5.0 and maximum non-domestic PR of 0.4 with a maximum BH restriction of +120mPD. Site 5, with a gross site area of around 0.75 hectare, is located to the west of Po Wah Garden and a private residential development which is under construction across Hing Kwai Street, north of Po Tin Estate across Hing Fu Street, east of a rural settlement known as Kwong Shan Tsuen and south of a vegetated slope (*Figure 2*).

- 2.1.3 In pursuit of the policy of “Enhancement of the Development Intensity of Public Housing Sites” announced by the Executive Council (“ExCo”) in December 2018 for addressing the shortage in public housing supply, the HKHA proposes to increase the flat production in the Application Sites through the minor relaxation of PR and BH. For Site 4A(South), it is proposed to increase the maximum domestic PR of 5.0 or maximum non-domestic PR of 9.5 (under composite formula) to actual domestic PR of 6.5 plus non-domestic PR of 0.4, with the maximum BH restriction to be increased from 120mPD to 155mPD. For Site 5, it is proposed to increase maximum domestic PR from 5.0 to 6.5 while keeping non-domestic PR at 0.4, and increase maximum BH restriction from 120mPD to 145mPD.

## **2.2 Surrounding Land Uses**

- 2.2.1 Both Application Sites are surrounded by land use pattern of a mixture of high-density residential developments, government, institution or community facilities, village type developments and natural terrain. Site 4A(South) is bounded by the planned Road L54B to the northeast, Road L54B extension (in form of village road) to the east, and adjacent to Ching Tin Estate to the immediate southwest. Site 5 is bounded by the Hing Kwai Street to the east and Hing Fu Street to the south.

## **2.3 Accessibility**

- 2.3.1 The proposed pedestrian access of Site 4A(South) would be via a new road L54B and a footpath between the adjacent GIC site and Ching Tin Estate to its immediate west while proposed vehicular access would be via a new road L54B.
- 2.3.2 The proposed pedestrian access for Site 5 would be via Hing Fu Street and Hing Kwai Street while proposed vehicular access would be via Hing Fu Street.

2.3.3 A Public Transport Interchange (“PTI”) is located at Yan Po Road, which can provide public transport services to serve the population at Tuen Mun Area 54. Franchised bus and taxi services are currently provided in the PTI. Site 4A(South) is located near the Light Rail Transit (“LRT”) running along Tsing Lun Road (about 400m from Kei Lun Station) and is about 600m from Siu Hong Mass Transit Railway (“MTR”) Station on the Tuen Ma Line. Site 5 is located near the LRT running along Tin King Road (about 500m from Tin King Station).

### 3. DEVELOPMENT PROPOSAL

#### 3.1 The Proposed Scheme

3.1.1 The proposed scheme at Site 4A(South) adopts a maximum domestic PR of 6.5 plus non-domestic PR of 0.4 and a maximum BH not exceeding 155mPD. The Proposed Scheme would provide about 1,475 flats with a design population of about 3,474, which are subject to detailed design. The proposed scheme at Site 5 adopts a maximum domestic PR of 6.5, plus non-domestic PR of 0.4 and a maximum BH not exceeding 145mPD. The Proposed Scheme would provide about 1,020 flats with a design population of about 2,754, which are subject to detailed design.

3.1.2 The differences in key parameters of Site 4A(South) and Site 5, as compared against the baseline schemes which is an OZP compliance scheme are summarized in **Tables 1 and 2** below.

**Table 1 Comparison between the Baseline Scheme and Proposed Scheme for Site 4A(South)**

Development Parameters	Baseline Scheme <sup>1</sup> [A]	Proposed Scheme [B]	Difference [B] – [A]
<b>Maximum Total PR</b>	Domestic: 5.0 Non-domestic: 9.5 (composite formula)	Domestic: 6.5 Non-domestic: 0.4	Domestics: +1.5 (+30%)
<b>Maximum Building Height (Measured at Main Roof Level)</b>	Not exceeding +120 mPD	Not exceeding +155 mPD	+35 mPD (+30%)
<b>Flat Production</b>	About 1,000 <sup>2</sup>	About 1,475	+475
<b>Design Population</b>	About 3,000 <sup>2</sup>	About 3,474 <sup>3</sup>	+474

Note 1: Baseline Scheme is an OZP compliance scheme.

Note 2: Based on Rural and New Town Planning Committee Paper No. 8/14.

Note 3: Based on individual household size of the proposed flat mix.

**Table 2 Comparison between the Baseline Scheme and Proposed Scheme for Site 5**

<b>Development Parameters</b>	<b>Baseline Scheme <sup>1</sup> [A]</b>	<b>Proposed Scheme [B]</b>	<b>Difference [B] – [A]</b>
<b>Maximum Total PR</b>	Domestic: 5 Non-domestic: 0.4	Domestic: 6.5 Non-domestic: 0.4	Domestics: +1.5 (+30%) Non-domestic: 0 (0%)
<b>Maximum Building Height (Measured at Main Roof Level)</b>	Not exceeding +120 mPD	Not exceeding +145 mPD	+25 mPD (+20.8%)
<b>Flat Production</b>	About 700 <sup>2</sup>	About 1,020	+320
<b>Design Population</b>	About 2,300 <sup>2</sup>	About 2,754 <sup>3</sup>	+454

Note 1: Baseline Scheme is an OZP compliance scheme.

Note 2: Based on Rural and New Town Planning Committee Paper No. 8/14.

Note 3: Based on average household size of 2.7.

3.1.3 The Proposed Scheme at Site 4A(South) consists of two public housing blocks with estate management office and ancillary facilities (including the electrical and mechanical facilities, fire services, sprinkler facilities, transformer room, etc.) (*Appendix 1A* refers). Not less than 3,474 m<sup>2</sup> local open space will be provided in accordance with Hong Kong Planning Standards and Guidelines (“HKPSG”) requirement of 1 m<sup>2</sup> per person (*Appendix 2A* refers). A podium garden, kindergarten, table tennis table, children’s play area, and a Neighborhood Elderly Centre (“NEC”) will be provided at this Site.

3.1.4 The Proposed Scheme at Site 5 consists of two public housing blocks with management office and ancillary facilities (including the electrical and mechanical facilities, fire services, sprinkler facilities, transformer room, etc.) (*Appendix 1B* refers). Not less than 2,754 m<sup>2</sup> local open space will be provided in accordance with HKPSG requirement of 1 m<sup>2</sup> per person (*Appendix 2B* refers). A podium garden, children’s play area, NEC and Integrated Children and Youth Services Centre (“ICYSC”) will be provided at this Site.

3.1.5 The key development parameters of Site 4A(South) and Site 5 are summarized in *Table 3*.

**Table 3 Key Development Parameters of Site 4A(South) and Site 5**

<b>Development Parameters</b>	<b>Proposed Scheme for Site 4A(South)</b>	<b>Proposed Scheme for Site 5</b>
<b>Site Area<sup>1</sup></b>	About 8,900 m <sup>2</sup>	About 7,500 m <sup>2</sup>
<b>Maximum PR</b>		
- Domestic	6.5	6.5
- Non-domestic	0.4	0.4
<b>Maximum GFA<sup>2,3</sup></b>		
- Domestic	About 57,850 m <sup>2</sup>	About 48,750 m <sup>2</sup>
- Non-domestic	About 3,560 m <sup>2</sup>	About 3,000 m <sup>2</sup>
<b>Building Height (Measured at Main Roof Level)</b>	Not exceeding +155 mPD	Not exceeding +145 mPD
<b>No. of Domestic Blocks</b>	2	2
<b>Flat Production</b>	About 1,475	About 1,020
<b>Design population<sup>4</sup></b>	About 3,474	About 2,754
<b>Site Coverage (non-domestic) (domestic)</b>	Not more than 65% Not more than 33.33%	Not more than 65% Not more than 37.5%
<b>Local Open Space</b>	Not less than 3,474 m <sup>2</sup>	Not less than 2,754 m <sup>2</sup>
<b>Children's Play Area</b>	Not less than 278 m <sup>2</sup>	Not less than 221 m <sup>2</sup>
<b>Green Coverage (% of Gross Site Area)</b>	Not less than 20%	Not less than 20%
<b>Parking Provision<sup>4</sup></b>		
<b>Car Parking Spaces (Domestic)</b>	145	128
<b>Car Parking Spaces (Visitors)</b>	10	10
<b>Motorcycle Parking Spaces</b>	11	10
<b>Light Goods Vehicle Parking (Domestic)</b>	5	4
<b>Loading/Unloading (L/UL) Bay (Domestic)</b>	4	4
<b>Bicycle Parking (Domestic)</b>	99	68

Note 1: Subject to detailed survey.

Note 2: Calculation based on the net site area of 8,900 m<sup>2</sup> for Site 4A(South) and 7,500 m<sup>2</sup> for Site 5 and subject to detailed design.

Note 3: Full GFA exemption for parking spaces under the Notes of draft Tuen Mun OZP (S/TM/36). Parking provision in accordance with HKPSG as advised by Transport Department ("TD") and are subject to finalized flat mix.

Note 4: Based on individual household size of the proposed flat mix for Site 4A(South) and average household size of 2.7 for Site 5.

3.1.6 Design theme for the design of landscaping and external open spaces which shall echo/enhance the overall design theme of the development. Design themes of "Nature connector" for Site 4A(S) with visual connection to surrounding village environment and fragmented planting area; and "Nature Weaving" with idea of extending adjacent hillside to estate for Site 5. The design element shall tie in with

the overall vision of “Sustainable Community for Green and Healthy Living”. The selection of color will be harmonious with the domestic blocks. Soft landscaping areas shall be maximized and a minimum greening ratio at 20% of the total net site area shall be provided for each site. About 60 nos. of new tree planting will be provided at each site.

### **3.2 Implementation Programme**

- 3.2.1. Piling works of Site 4A(South) and Site 5 would be commenced tentatively in 2024/2025 for planned building completion in 2028/29 tentatively.

#### **4. PLANNING JUSTIFICATIONS**

##### **4.1. In line with Government's Policy on Intensification of Public Housing Sites**

- 4.1.1 The ExCo announced in December 2018 the policy initiative on “Enhanced Development Intensity of Public Housing Sites” by increasing the maximum domestic PR of public housing sites up to 30% where their technical feasibility permits. The policy allows the maximum domestic PR of public housing sites located in selected Zones, including Density Zone 1 of New Towns where Application Sites are located, to be increased by up to 30% (versus by up to 20% as announced in the 2014 Policy Address), where technical feasibility permits. To this end, the proposed increase in maximum domestic PR from 5.0 to 6.5 plus non-domestic PR of 0.4 and a maximum BH restriction from 120mPD to 155mPD for Site 4A(South); and proposed increase in maximum domestic PR from 5.0 to 6.5 while keeping non-domestic PR at 0.4 and a maximum BH restriction from 120mPD to 145mPD for Site 5 are in line with this policy.

##### **4.2. Meet Acute Demand for Public Housing**

- 4.2.1. Under the Long Term Housing Strategy Annual Progress Report 2022, the split ratio of public/ private housing of 70:30 is maintained continuously, and supply target for public housing is 301,000 for the ten year from 2023/24 to 2032/33. As at end-September 2022, there were about 135,500 general applications for public rental housing, and about 99,100 non-elderly one-person applications under the Quota and Points System. The proposal with minor relaxation of restrictions of PR and BH would increase the public housing production, and is in line with the Government policy to better utilize land resources in order to meet the imminent housing need.

##### **4.3. Compatible with Surrounding Development Context**

- 4.3.1 The proposed maximum domestic PR of 6.5 plus non-domestic PR of 0.4 with a maximum BH of 155mPD for Site 4A(South); and a maximum domestic PR of 6.5 plus non-domestic of 0.4 with a maximum BH of 145mPD for Site 5 are compatible with high-rise public housing developments in Tuen Mun Area 54, namely Yan Tin Estate, Wo Tin Estate and Ching Tin Estate. Having considered the existing village settlements in the area (e.g. Kei Lun Wai and Siu Hang Tsuen) and to avoid monotonous townscape, the domestic blocks are proposed with height variations



within each development. Therefore, the Application Sites are visually compatible with the surroundings.

**4.4. No Significant Change in Urban Design, Air Ventilation and Landscape Impact**

4.4.1 Application Sites do not involve significant change to the bulk of the podium and blocks. With minor relaxation of restrictions of PR and BH, the Application Sites have not compromised any original planning for high-density public housing development, urban design conceptions / intentions and landscape aspects.

4.4.2 Application Sites do not fall within any major breezeway. With a view to achieving a satisfactory wind environment annually, building separations with a minimum width of about 12.5m for Site 4A(South) and 15m for Site 5 as well as ventilation bays have also been provided in the Proposed Schemes. Having considered that the Proposed Schemes do not involve significant change in building bulk and design features that are conducive to the pedestrian wind environment and visual have been incorporated, no significant adverse air ventilation impact on the surrounding pedestrian wind environment is anticipated.

**4.5. No Adverse Technical Implications**

No Adverse Visual Impact

4.5.1 A Visual Impact Assessment (“VIA”) (*Appendix 3* refers) has been conducted in accordance with the Town Planning Board Guidelines No. 41 – Submission of Visual Impact Assessment. A total of 13 Visual Sensitive Receivers (“VSR”) are selected to evaluate the visual compatibility and degree of anticipated visual impacts of the Proposed Schemes compared against the Baseline Schemes.

4.5.2 Based on the analysis, the Proposed Schemes will have “negligible” to “slightly to moderately adverse” impact but the building mass of the Proposed Schemes is generally visually compatible with the surrounding high-rise residential development. The Proposed Schemes will not create significant adverse impact on the VSRs.

#### No Adverse Traffic Impact

- 4.5.3 A Traffic Impact Assessment (TIA) is provided at **Appendix 4**. The assessment on the operational performance of the road network has been conducted, and the findings revealed that the intensification of housing development at Site 4A(South) and Site 5 would not cause significant impact to critical junctions and links. Please refer to the TIA at **Appendix 4** for details.

#### No Adverse Environmental Impact

- 4.5.4 Environmental Assessment Studies (“EAS”) to address the potential road traffic noise, fixed plant noise and air quality impact have been prepared. The results of the EAS have demonstrated as below:-
- the proposal will have no insurmountable impact with proper building layouts, and design to be incorporated in the Proposed Scheme at Site 4A(South). (**Appendix 5** refers).
  - the proposal will have no insurmountable impact with proper building layouts, design and mitigation measures to be incorporated in the Proposed Scheme, such as provision of acoustic windows, architectural fins and fixed window at Site 5. (**Appendix 5** refers).

#### No Adverse Sewerage Impact

- 4.5.5 Sewerage Impact Assessments (“SIA”) (**Appendices 6A and 6B** refer) have also been prepared for the Proposed Schemes. The results of the SIA indicate that there is sufficient capacity and freeboard in the existing sewerage system including the proposed sewer connection pipes for the developments, Tuen Mun Area 54 sewage pumping station and the Western Interceptor Sewer to cater for sewage flow generated from the increasing population at the Application Sites.

## **5 CONCLUSION**

- 5.1 It has been demonstrated in this Planning Statement that the proposed minor relaxation of PR restriction from maximum domestic PR of 5.0 or a maximum non-domestic PR of 9.5 (under composite formula) to actual domestic PR of 6.5 plus non-domestic PR of 0.4, and a maximum BH restriction from 120mPD to 155mPD for Site 4A(South) will facilitate the provision of additional 475 public housing flats. It is in line with the Government's policy directives to maximize the development potential of valuable land resources.
- 5.2 For Site 5, the proposed minor relaxation of PR restriction from maximum domestic PR 5.0 to 6.5 while keeping non-domestic PR at 0.4, and a maximum BH restriction from 120mPD to 145mPD will also facilitate the provision of additional 320 public housing flats. It is also in line with the Government's policy directives to maximize the development potential of valuable land resources.
- 5.3 The Proposed Developments are also in line with the planning intention of the "R(A)24" zone for Site 4A(South) and "R(A)25" for Site 5, and are compatible with the surrounding developments. As demonstrated in the technical assessments, the proposal will have no insurmountable impacts in the visual, traffic, environmental, and sewerage aspects.
- 5.4 In view of the above, the TPB is requested to give favorable consideration on the proposed minor relaxation of restrictions of maximum PR and BH of the Application Sites.

## ***Attachment 3***

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**Similar Applications within the Subject “R(A)” Zone  
on the Tuen Mun OZP**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
1	A/TM/499	Proposed Minor Relaxation of Domestic Plot Ratio Restriction from 5 to 6 and Building Height Restriction from 120mPD to 140mPD for Permitted Public Rental Housing (PRH) Development	23.6.2017
2	A/TM/500	Proposed Minor Relaxation of Domestic Plot Ratio Restriction from 5 to 6 and Building Height Restriction from 120mPD to 140mPD for Permitted Public Rental Housing (PRH) Development	23.6.2017
3	A/TM/547	Proposed Minor Relaxation of Building Height Restriction from 140mPD to 143mPD for Permitted Public Housing Development	1.11.2019

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

參考編號  
**Reference Number:** 221224-082539-37811

提交限期  
**Deadline for submission:** 13/01/2023

提交日期及時間  
**Date and time of submission:** 24/12/2022 08:25:39

有關的規劃申請編號  
**The application no. to which the comment relates:** A/TM/583

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

意見詳情  
**Details of the Comment :**

不同意，會影響其他樓宇的景觀

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

參考編號

**Reference Number:**

221224-110927-31195

提交限期

**Deadline for submission:**

13/01/2023

提交日期及時間

**Date and time of submission:**

24/12/2022 11:09:27

有關的規劃申請編號

**The application no. to which the comment relates:**

A/TM/583

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Yip Wing Cheong

意見詳情

**Details of the Comment :**

我認為應該再開放更高地積比率，現在共建築4棟公屋太少了，應該要有40棟公屋，每棟40層或以上。



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

參考編號

**Reference Number:**

221224-130931-85057

提交限期

**Deadline for submission:**

13/01/2023

提交日期及時間

**Date and time of submission:**

24/12/2022 13:09:31

有關的規劃申請編號

**The application no. to which the comment relates:**

A/TM/583

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. LEE

意見詳情

**Details of the Comment :**

現時54區之人口密度，當未來之公屋及Novoland等大型屋苑落成後相信更加密集，但交通配置及社區設施未能兼顧，現時區內主要交通港鐵巴士K54等候時間已相當長，區內本應發展社區設施的用地亦被改為快速公屋，更見人滿之患

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

參考編號

Reference Number:

221224-130937-35819

提交限期

Deadline for submission:

13/01/2023

提交日期及時間

Date and time of submission:

24/12/2022 13:09:37

有關的規劃申請編號

The application no. to which the comment relates:

A/TM/583

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Poon Man Hei

意見詳情

Details of the Comment :

屯門54區發展過於迅速，配套完全跟不上。  
強烈建議暫緩簡約公屋於54區興建。  
另外所有於54區來往的所有巴士路線都必須大幅加密班次。  
另外西鐵亦不勝負荷，需開設多條巴士線，往來市區與54區，包括油尖旺，九龍東，港島區等等。  
另外應開設小巴/居民巴士線方便居民出入或往來西鐵站。

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

參考編號

**Reference Number:**

221224-133612-92534

提交限期

**Deadline for submission:**

13/01/2023

提交日期及時間

**Date and time of submission:**

24/12/2022 13:36:12

有關的規劃申請編號

**The application no. to which the comment relates:**

A/TM/583

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Yiu Lai Ping

意見詳情

**Details of the Comment :**

公共設施不足，交通差，仲塞咁多人  
一邊話發展商屏風樓，自己就不停加高  
應該同寶田高度差不多

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

參考編號  
**Reference Number:** 221224-134018-78183

提交限期  
**Deadline for submission:** 13/01/2023

提交日期及時間  
**Date and time of submission:** 24/12/2022 13:40:18

有關的規劃申請編號  
**The application no. to which the comment relates:** A/TM/583

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

意見詳情  
**Details of the Comment :**

附近人口太多，紫田路交通已經不勝負荷

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

221224-134352-59292

**提交限期****Deadline for submission:**

13/01/2023

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

24/12/2022 13:43:52

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

A/TM/583

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

先生 Mr. YIU TAI LOI

**意見詳情****Details of the Comment :**

明白到香港必須處理長遠的房屋問題，但54區有大規模人口，但交通配套未能跟上。現時來往市中心和到兆康站只靠巴士，在不同時段區民都未能成功上車，加上紫田邨附近經常有車輛違泊。希望當局可以考慮以下建議

- 1.重新評估交通負荷
- 2.改善交通(巴士班次)
- 3.研究興建行人天橋，由兆康站到菁田村及和田邨
- 4.加強執法/增加停車場，以減少違泊

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

230101-133619-23033

**提交限期****Deadline for submission:**

13/01/2023

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

01/01/2023 13:36:19

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

A/TM/583

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

先生 Mr. Latte TAO

**意見詳情****Details of the Comment :**

The traffic count is carried in the Q3 of 2022, the intake of population of Ching Tin Estate was not completed, which render an inaccurate traffic assessment. In addition, the assessment did not take into account of the conversion of site 4A(West) into light public housing, due to which the entire traffic assessment should be updated accordingly.

In the visual impact assessment of the visual impact assessment, the applicant did not take into account of the nearby large private development, namely NOVOLAND. no practical measures to resolve the monotonous townscape of entire Tuen Mun District 54.

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



**A/TM/583 Site 4A (South) and Site 5, Tuen Mun Area 54 HA**  
12/01/2023 02:07

From:

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

File Ref:

**A/TM/583**

**Site 4A (South) and Site 5, Tuen Mun Area 54**

**Site Area:**

**Site 4A (South): About 8,900sq.m Government Land**

**Zoning: "Res (Group A) 24" / 2 Towers / 1,475 Units / PR 6.9 (5) / BH 155mPD (120)  
/ OS 3,474sq.m / 164 Vehicle Parking**

**Site 5: About 7,500sq.m Government Land**

**Zoning: "Res (Group A) 25" / 2 Towers / 1,030 Units / PR 6.9 (5) / BH 145mPD (120)  
/ OS 2,744sq.m / 146 Vehicle Parking**

**Applied development: Relaxation of Restrictions of PR and BH for Public Housing Development**

**Dear TPB Members,**

The blatant abuse of the term Minor Relaxation is a shocking example of how the administration has abandoned all ethics in the pursuit of expediency to resolve issues at the long term detriment of the community. This is another 'pack 'em in' solution that ensures the creation of high rise slums going forward. Thousands living in poorly insulated boxes on large podiums without any at grade natural surroundings is a recipe for disaster.

The term Open Space is another abuse. It is impossible to add hundreds of additional units to an already limited footprint and somehow conjure up the additional quota of OS. Members should note that there is some creative accounting involved with regard to the ratio of increased production to design population. See Chapter 3 DEVELOPMENT PROPOSAL. The intention is obviously to reduce the quota of OS to be provided at the developments.

Much of the proposed open space, particularly for Site 5 is not only covered but as one of the blocks is next to a slope will be devoid of natural ventilation and any possible penetration of natural sunlight. The only open to the sky section is the

rooftop of the GIC facility and nothing more than concrete with some planters. This is shocking as many health issues in the community are directly related to the lack of exposure to sunlight resulting in low levels of the essential Vitamin D. Lack of outdoor time is a known risk factor for myopia. The lack of exposure to natural sunlight and far horizons where they can focus their eyes on distant objects can cause short-sightedness in children.

Because of domestic duties carers do not always have the time to take their charges out to parks to play and some elderly lack mobility so PH estates should have adequate open to the skies OS that allow some interaction with nature. The projects do not fulfill this essential provision.

Mary Mulvihill



**Advisory Clauses**

- (a) to note the comments of Director of Fire Services (D of FS) that detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans and referral from relevant licensing authority. Furthermore, the EVA provision at the Site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Building 2011 under the Building (Planning) Regulation 41D which is administrated by the Buildings Department (BD);
- (b) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that the existing water mains will be affected and the cost of any necessary diversion shall be borne by the proposed development as the existing water mains will be affected. In case it is not feasible to divert the affected water mains, a waterworks 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. The applicant is also advised that:
  - 1. no trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main; and
  - 2. 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 Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that the applicant is reminded that approval of the Section 16 application under Town Planning Ordinance does not imply approval of the site coverage of greenery requirements under APP PNAP-152 and/or under the lease. The site coverage of greenery calculation should be submitted separately to BD for approval. For any proposed tree preservation/removal scheme, the applicant shall be reminded to approach relevant authority/government department(s) direct to obtain the necessary approval;
- (d) to note the comments of the Chief Highway Engineer/NT West, Highways Department (CHE/NTW, HyD) that the Traffic Impact Assessment (TIA) and the proposed improvement schemes under the TIA should be commented and approved by the Transport Department (TD). If proposed schemes are acceptable by TD, the project proponent should design and construct them in accordance with the latest version of Highway Standards to the satisfaction of HyD and TD. The applicant is reminded that adequate drainage measures should be provided to prevent surface water running from the sites to the nearby public roads and drains. Furthermore, Excavation Permit shall be obtained from this Regional Office prior to commencement of excavation works on public roads. For works carried out on other unallocated Government Land, Excavation Permit shall be obtained from District Lands Officer/Tuen Mun (DLO/TM) direct; and The applicant should at his/her own expenses, and to the satisfaction of HyD make good any damage done to the adjoining public roads, footpaths and street furniture due to his/her works; and

- (e) to note the comments of Director of Food and Environmental Hygiene (DFEH) that he takes this opportunity to advise the applicant that:
1. if any of the Food and Environmental Hygiene Department (FEHD)'s facility is affected by the development, FEHD's prior consent must be obtained. Local consultation / DC consultation should be conducted by the project proponent to the satisfaction of the locals and FEHD on the proposal of re-provisioning of the affected facilities under FEHD's management. Re-provisioning of the affected facilities by the project proponent up to the satisfaction of FEHD may be required. Besides, the project proponent should provide sufficient amount of additional recurrent cost for management and maintenance of the re-provisioned facilities to FEHD;
  2. 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 FEHD must be obtained and sufficient amount of recurrent cost must be provided to FEHD;
  3. if the proposal will lead to population increase, sufficient amount of recurrent costs must be provided to FEHD in order to provide various types of environmental hygiene services for increased population, such as inspection to food premises, hawker control, handling of complaint, etc. According to Chapter 9 of the Hong Kong Planning Standards and Guidelines, a refuse collection point is required to serve the needs of each population of 20,000 persons or areas within a distance of 500 metres. Refuse collection facilities should be provided within the housing development to serve the new population intake;
  4. if FEHD is requested to provide refuse collection service, FEHD shall be separately consulted;
  5. the applicant shall conduct, by all practical means, pest control measures to avoid infestation of pest including mosquitoes and rodents at the site and its surroundings; and
  6. the associated works and operations shall not cause any environmental nuisance, pest infestation and obstruction to the surroundings. For any waste generated from the operations and works, the project proponent should arrange its proper disposal at their own expenses.