

This document is received on 17 JAN 2023
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-TYST/1201
	Date Received 收到日期	17 JAN 2023

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

1. Name of Applicant 申請人姓名/名稱

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

Civil Engineering and Development Department (Housing Project 2 Division)
土木工程拓展署 (房屋工程2部)

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)

Binnies Hong Kong Limited
賓尼斯工程顧問有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Government Land adjacent to Tan Kwai Tsuen South Fresh Water Service Reservoir 丹桂村南食水配水庫旁邊的政府土地
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 48765 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 Not more than 350330 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	48765 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 唐人新村分區計劃大綱核准圖編號S/YL-TYST/14
(e) Land use zone(s) involved 涉及的土地用途地帶	Residential (Group A) 2 住宅(甲類) 2
(f) Current use(s) 現時用途	Vacant, except some temporary structure 空置，除一些臨時構築物外 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- ☐ is the sole “current land owner”^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the “current land owners”^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a “current land owner”[#].
並不是「現行土地擁有人」[#]。

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

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

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

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

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

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

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

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

- ☒ Plot ratio restriction From 由 6.5 to 至 7.2
地積比率限制
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由% to 至 %
上蓋面積限制
- ☒ Building height restriction From 由m 米 to 至 m 米
建築物高度限制
From 由 +205 mPD 米 (主水平基準上) to 至
Phase 1: +240
Phase 2 & 3: +235 mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction From 由m to 至 m
非建築用地限制
- ☐ Others (please specify)
其他 (請註明)

(v) For Type (v) application 供第(v)類申請

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

Proposed Minor Relaxation of Building Height and Plot Ratio Restrictions
for 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 No more than 350330 sq.m 平方米 ☐ About 約
- Proposed plot ratio 擬議地積比率 The average proposed plot ratio is no more than 7.2 ☐ About 約
- Proposed site coverage 擬議上蓋面積 % ☐ About 約
- Proposed no. of blocks 擬議座數 7
- Proposed no. of storeys of each block 每座建築物的擬議層數 storeys 層
- Phase 1: 50 (2 residential blocks) including 5-storey podium ☐ include 包括 storeys of basements 層地庫
- Phase 2: 51 (2 residential blocks) including 5-storey podium ☐ exclude 不包括 storeys of basements 層地庫
- Phase 3: 60 (3 residential blocks) including 7-storey podium
Phase 1: +240
Phase 2: +235
Phase 3: +235 mPD 米 (主水平基準上) ☐ About 約
- Proposed building height of each block 每座建築物的擬議高度 m 米 ☐ About 約

☒ Domestic part 住用部分

GFA 總樓面面積

not more than 316973 sq. m 平方米

☒ About 約

number of Units 單位數目

7250

average unit size 單位平均面積

Phase 1: 47, Phase 2: 39, Phase 3: 49 sq. m 平方米

☒ About 約

estimated number of residents 估計住客數目

19575

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☒ eating place 食肆

3000

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

2552 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) Welfare Public Transport Interchange

15849

6,340

Kindergarden

1960

☒ 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)

Covered Walkway

500

☐ 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

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]

[Floor(s)]

[Proposed use(s)]

[座數]

[層數]

[擬議用途]

Please refer to the Annex A in the Planning Statement for the Section Plans.

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

Domestic Landscaped Area, Internal Roads and Emergency Vehicular Access.

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)

December 2032

2032年12月

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)) Shui Fu Road via local road</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>																
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td style="text-align: right;">875</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td style="text-align: right;">59</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td style="text-align: right;">26</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td style="text-align: right;"></td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td style="text-align: right;"></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td style="text-align: right;"></td> </tr> <tr> <td>Bicycle Parking Spaces:</td> <td style="text-align: right;">496</td> </tr> <tr> <td>Private light buses Parking Spaces:</td> <td style="text-align: right;">8</td> </tr> </table> <p><input type="checkbox"/></p>	Private Car Parking Spaces 私家車車位	875	Motorcycle Parking Spaces 電單車車位	59	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	26	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:	496	Private light buses Parking Spaces:	8
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<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td style="text-align: right;"></td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td style="text-align: right;"></td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td style="text-align: right;">25</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td style="text-align: right;"></td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td style="text-align: right;"></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td style="text-align: right;"></td> </tr> <tr> <td></td> <td style="text-align: right;"></td> </tr> <tr> <td></td> <td style="text-align: right;"></td> </tr> </table> <p><input type="checkbox"/></p>	Taxi Spaces 的士車位		Coach Spaces 旅遊巴車位		Light Goods Vehicle Spaces 輕型貨車車位	25	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)					
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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 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><u>Please refer to the planning statement</u> 請參閱規劃綱領</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 type="checkbox"/>
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10. Justifications 理由

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

In view of shortage of land for housing development and growing aspiration for more public housing production and for better utilization of the scarce land resources, the Government has considered to generally increase the maximum domestic plot ratio and building height in order to supply more public housing units.

鑑於房屋發展用地短缺，以及對增加公屋生產和善用稀缺土地資源的願望日益強烈，政府考慮普遍提高住宅最高地積率和建築高度，以供應更多公屋單位。

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


Edwin Lo



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

Technical Director

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

Others 其他

on behalf of
代表

BINNIES HONG KONG LIMITED 賓尼斯工程顧問公司

☒ 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

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

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

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

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

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

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

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

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

Ash interment capacity 骨灰安放容量[@]

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

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

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要			
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Government Land adjacent to Tan Kwai Tsuen South Fresh Water Service Reservoir 丹桂村南食水配水庫旁邊的政府土地		
Site area 地盤面積	48765 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 48,765 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 唐人新村分區計劃大綱核准圖編號S/YL-TYST/14		
Zoning 地帶	Residential (Group A)2 住宅(甲類)2		
Applied use/ development 申請用途／發展	Proposed Minor Relaxation of Building Height and Plot Ratio Restrictions for Public Housing Development 建議輕微放寬公營房屋發展的樓宇高度及地積比率限制		
(i) Gross floor area and/or plot ratio 總樓面面積及／或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	316973 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	6.5 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	33357 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	approximate 0.7 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	Phase 1: 2 Phase 2: 2 Phase 3: 3	
	Non-domestic 非住用		
	Composite 綜合用途		

(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)
		Phase 1: +240 Phase 2: +235 Phase 3: +235	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		Phase 1: Block A: 50 Block B: 50 Phase 2: Block 4: 51 Block 5: 51 Phase 3: Block 1: 60 Block 2: 60 Block 3: 60	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input checked="" type="checkbox"/> Include 包括 / <input type="checkbox"/> Exclude 不包括 <input 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)
	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)
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			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)
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約		
(v) No. of units 單位數目	Total: 7250		
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____	Total no. of vehicle parking spaces: 1464 Phase 1 Private Car Parking Spaces: 257 Motorcycle Parking Spaces: 18 Light Goods Vehicle Parking Spaces: 8 Others: Bicycle Parking Spaces: 132 Private light buses Parking Spaces: 2 Phase 2 Private Car Parking Spaces: 271 Motorcycle Parking Spaces: 18 Light Goods Vehicle Parking Spaces: 8 Others: Bicycle Parking Spaces: 160 Private light buses Parking Spaces: 2 Phase 3 Private Car Parking Spaces: 347 Motorcycle Parking Spaces: 23 Light Goods Vehicle Parking Spaces: 10 Others: Bicycle Parking Spaces: 204 Private light buses Parking Spaces: 4
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____	Total no. of vehicle loading/unloading bays/lay-bys: 25 Light Goods Vehicle Spaces: 25

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Site Location Plan, OZP extract from Town Planning Portal</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>
<u>Waterworks impact assessment and Air Ventilation Assessment</u>		

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

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

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

Your Ref.

Our Ref. 199086-0852

Date 20 July 2023

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

Dear Sir/Madam,

Agreement No. CE 92/2017 (CE)
Site Formation and Infrastructure Works for Public Housing Developments near Tan Kwai Tsuen, Yuen Long – Investigation, Design and Construction
Further Information of Application for Permission under Section 16 of the Town Planning Ordinance (Planning Application No. A/YL-TYST/1201)

We are pleased to submit the following amended further information on behalf of the Applicant, Civil Engineering Development Department (CEDD), under the captioned Agreement for the application for permission under section 16 of the Town Planning Ordinance for the proposed works. This submission includes the consolidated technical reports from the previously submitted Further Information, which includes the following letters:

1. Letter Ref. 199086-0680 dated 30 January 2023
2. Letter Ref. 199086-0752 dated 10 March 2023
3. Letter Ref. 199086-0776 dated 18 April 2023
4. Letter Ref. 199086-0826 dated 2 June 2023
5. Letter Ref. 199086-0843 dated 10 July 2023

The list of submitted consolidated technical reports are as follows:

1. Planning Statement
2. Appendix A - Traffic and Transport Impact Assessment Report
3. Appendix B - Sewerage Impact Assessment Report
4. Appendix C - Waterworks Impact Assessment Report
5. Appendix D - Air Ventilation Assessment Report
6. Appendix E - Preliminary Environment Assessment Report
7. Appendix F - Landscape and Visual Impact Assessment Report



Binnies Hong Kong Limited
43/F, AIA Kowloon Tower, 100 How Ming Street, Kwun Tong, Kowloon, Hong Kong
賓尼斯工程顧問有限公司
香港九龍觀塘巧明街 100 號友邦九龍大樓 43 樓



+852 2601 1000



+852 2601 3988



binnieshk@binnies.com



Your Ref.

Our Ref. 199086-0852

Date 20 July 2023

| PAGE 2

Additionally, a revised page for the application form (Page 9) will be submitted as further information in this submission.

Should you have any queries, please feel free to contact Mr. Kim LEUNG (email: leungkk@binnies.com) or the undersigned (email: loch@binnies.com) at 2601 1000.

Yours faithfully,
for and on behalf of
BINNIES HONG KONG LIMITED



EDWIN C. H. LO
DEPUTY PROJECT MANAGER

Encl.
NT

cc: CEDD/HP2 -Attn: Mr. LAU Chung Shing

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)

The tentative completion time for the development will be in 2031.

擬議發展計劃的預計完成時間約為2031年.

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

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Shui Fu Road via local road <hr/> <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是 No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 875 Motorcycle Parking Spaces 電單車車位 59 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 26 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: 496 Private light buses Parking Spaces: 8
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是 No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 25 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) <hr/> <hr/> <hr/>

**THE GOVERNMENT OF THE HONG KONG
SPECIAL ADMINISTRATIVE REGION**

Civil Engineering and Development Department

Planning Statement

**S16 Planning Application for Proposed Minor Relaxation of Building Height and Plot Ratio
Restriction for Public Housing Developments near Tan Kwai Tsuen**

July 2023 (Issue 3)

Applicant:

Civil Engineering and Development Department
Civil Engineering Office
Units 01, 05-09 of 35/F One Kowloon
1 Wang Yuen Street
Kowloon Bay

Consultants:

Binnies Hong Kong Limited
43/F, AIA Kowloon Tower
100 How Ming Street
Kwun Tong
Hong Kong

**Similar Application within other “R(A)” Zone(s)
on the Tong Yan San Tsuen OZP**

Approved Application

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TYST/1074	Proposed Minor Relaxation of Building Height Restriction from 155mPD to 170mPD and Plot Ratio Restriction from 6.5 to 6.94 for Permitted Public Housing Development	30.4.2021

Advisory Clauses

- (a) to note the comments of the Secretary of Education (SED) that:
- (i) the “Schedule of Accommodation (SoA) for Kindergarten (KG) premises” has been revised to improve the learning environment by increasing the indoor floor area for each student by 20%. The revised recommended SoA for a 6-classroom KG has come into effect from October 2017 which is recommended for reserving space in developing new KGs as far as practicable, and is available for reference in Appendix 3 of the “Operation Manual for Pre-primary Institutions” (OM). The total area for all items excluding toilet and outdoor play area as stated in the revised SoA for a 6-classroom KG is 551 m², and the toilet and sanitary facilities for students and staff should be adequately provided and outdoor play area should be provided whenever possible in the proposed KG. For some KG premises recently marked in GIC sites, the GFA for 6-classroom KG is approximate 900 m²;
 - (ii) as for a KG with more than 6 classrooms which targets to accommodate greater number of students and school staff, the revised SoA for 6 classroom may not fully meet the needs of more students and teaching staff. Under such situation, adjustment may be considered to increase the indoor areas (e.g. multi-purpose area/room, small group teaching rooms, etc.) as far as practicable. Moreover, adjustment to the numbers and/or size for the items where deemed necessary (e.g. reasonable provision of general facilities, such as Staff Office, Administrative Office, General Store, Kitchen, Laundry and Toilet etc. as mentioned in the Appendix 3 of OM) may be considered to cater for the greater number of teaching staff and students as far as practicable;
 - (iii) it is noted from the planning statement that the proposed KGs would be located above ground floor. Relevant requirements should be referred to as stated in the OM: “to ensure that children gain easy access, pre-primary institutions should ideally, be located on the ground floor or the podium floor” and “in the case of child care centres and KGs for children over 2 years of age, the height shall not be more than 24m above ground level” (items 1.1.1 and 1.2.1 refer);
 - (iv) while parking and loading/unloading (L/UL) requirements for KG school buses are out of her bureau’s preview, the Table 11, Section 2 of Chapter 8 “Internal Transport Facilities” of the Hong Kong Planning Standards and Guidelines may be referred to for relevant requirements. The following safety concerns on L/YL space should also be noted in respect of the KG students’ use:
 - designated L/UL period for KG school buses so as to avoid possible danger to KG students owing to the clash in using the space with other users; and
 - the safety of KG students walking between the L/UL spaces to the KG premises should be ensured at all time.
 - (v) the developer should ascertain the premises for the proposed KG(s) can meet the various requirements laid down in:
 - the Education Ordinance, Education Regulations and relevant statutory requirements; and

- “Operation Manual for Pre-primary Institutions” Relevant link: https://www.edb.gov.hk/attachment/en/edu-system/preprimary-kindergarten/about-preprimary-kindergarten/Operation_Manual_eng.pdf

- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:

the Hong Kong Housing Authority should be reminded to apply for land application to implement the proposed scheme. Upon receipt of the land application, his department will consider the application in its private capacity as landlord. If the land application is approved, it would be subject to such terms and conditions to be imposed by his department at its sole discretion;

- (c) to note the comments of the Director of Fire Services (D of FS) that:

- (i) 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);
- (ii) Social Welfare Department on the propose development should be consulted and fire safety requirements will be formulated upon receipt of formal application referred from responsible Licensing Authority;
- (iii) the requirements of hydrant provision as stipulated in Water Supplies Department (WSD)’s Departmental Instruction No. 1309 and Highways Department (HyD) Technical Circular No. 4/2010 shall be complied with. Fire hydrants shall normally be provided to at-grade trunk road at a distance of 100 metres, staggered on alternate sides of the roadway under normal provision;
- (iv) the following requirements shall be adhered to such that the Fire Services operations in the event of emergency will not be impeded during the works period:
 - a thoroughfare of not less than 3.5m wide shall always be maintained for safe passage of fire appliances through all accesses/roads intended for emergency vehicles;
 - temporary covers over road openings for vehicular traffic shall be capable of withstanding a 30-tonne fire appliance;
 - adequate space (minimum: 6m wide x 20m long) shall be provided at major façade of each building for free operation of Fire Services appliances. If such requirement cannot be met, the construction works shall be carried out by sections of not more than 20m in length; and
 - any excavation/construction works shall under no circumstances cause obstruction to nearby fire hydrants and their control valves in-situ. Should any relocation/blanking-off of fire hydrants be necessary, prior consent from his department has to be sought;

- (v) shall the proposed work encroached into any licensed premises in the area, such as Petrol filling station or dangerous goods store, separate enquiry to his department should be made to ensure work feasibility;
- (d) to note the comments of the Chief Engineer/Construction, WSD (CE/C, WSD) that:
 - (i) existing water mains will be affected (**Plan A-2** of this RNTPC paper). The cost of any necessary diversion shall be borne by the proposed development;
 - (ii) in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the centre line of the water mains shall be provided to his department. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of his department or his contractor to carry out construction, inspection, operation, maintenance and repair works;
 - (iii) no trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water main; and
 - (iv) 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;
- (e) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:

approval of the s.16 application by the Town Planning Board does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. Relevant authority / government department(s) should be approached direct to obtain the necessary approval on tree works;
- (f) to note the comments of the Chief Highway Engineer/NT West, HyD (CHE/NTW, HyD) that:
 - (i) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (ii) the site formation and infrastructure works, in particular the public road works, should be completed before the population intake of the concerned public housing development project;
- (g) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that:

an Ecological Impact Assessment (EcoIA) was conducted under Agreement No. CE 92/2017 (CE) Site Formation and Infrastructure Works for the Development near Tan Kwai Tsuen, Yuen Long, Investigation, Design and Construction. The ecological mitigation measures recommended in the EcoIA should be observed;
- (h) to note the comments of the Chief Architect/Central Management Division 2, Architectural Services Department (CA/CMD2, ArchsD) that:
 - (i) as the proposed development is located in a rural village area, measures (such as adoption of vertical greening, rooftop and podium garden, etc.) should be considered to

minimise potential visual impact as far as possible and to be integrated with the surrounding environment;

(ii) some of the flats may be facing west, solar control devices shall be considered to reduce solar heat gain and avoid glare as far as practicable; and

(iii) 20% greenery within the Site shall be provided in accordance with PNAP APP-152;

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

the proposed development at the Site is being studied under Agreement No. CE92/2017 (CE). You are reminded to submit the relevant slope/retaining wall assessment, slope/retaining wall stabilisation measure reports or proposed slope/retaining wall works according to the Project Administration Handbook for Engineering Works (PAH) and circular ETWB TC(W) No. 29/2002 regarding Geotechnical Control for Slopes and Retaining Walls. Submitting any reports associated with this planning application does not infer future acceptance of the slope/retaining wall stability assessment or proposed stabilisation measures by his department; and

(j) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that:

in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. The Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation should be observed when carrying out works in the vicinity of the electricity supply lines.

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

230201-110148-41928

提交限期**Deadline for submission:**

21/02/2023

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

01/02/2023 11:01:48

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

A/YL-TYST/1201

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

女士 Ms. Wong Hoi Yan

意見詳情**Details of the Comment :****唔希望高到破壞山線**

2

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

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

By Fax: 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates A/YL-TYST/1201

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

反對增加地積比

因交通不應負荷

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

盧寶煒

簽署 Signature

Lo Po Hui

日期 Date

2023/2/15

3

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

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

By Fax: 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates A/YL-TYST/120

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

我反對政府出賣公地，在2019年我們已提出意見。
增加地積比，為何居民提出意見不接納。政府今次又
改意何呢？
（否）
我給政府意見是，先在水庫路兩旁地興建簡約公屋，
等急需用住屋的人可在2年內上樓。我地此也可暫時商議，
因交通和樓宇太高會影響生態環境，希望政府再三思吧。

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

簽署 Signature

日期 Date

羅榮傑

羅榮傑

15-2-2023

4

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

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

By Fax: 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates: A/YL-TYST/1201

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人反對地積比率加高原因增加公
屋高度影響附近山景

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

簽署 Signature

日期 Date

何致全 15-2-2023

5

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

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

By Fax: 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates A/YL-TYST/1201

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

反對增加地積。

現時交通已極量，增加人口仲擠，返工
學不方便！

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

劉禮容

簽署 Signature

劉禮容

日期 Date

15/2/2023

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

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

By Fax: 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates A/YL-TYST/1201

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

反對：

1> 交通擠塞，完成未改撥，還加入入來住。

2> 官字兩個口，不聽市民意見。

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

簽署 Signature  日期 Date 2023/2/14

7

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

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

By Fax: 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates A/YL-TYST/1201

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

反對增加地積比，

交通設備未齊全。

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

李建清

簽署 Signature

李建清

日期 Date

2023-2-14

致城市規劃委員會秘書：

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意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

反對增加地積比率
交通方面未預留，怕交通多人入來，自苦了居民

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

簽署 Signature

日期 Date

國勝

14-2-2023

9.

致城市規劃委員會秘書：

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有關的規劃申請編號 The application no. to which the comment relates A/YL-TYST/120

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

增加
反對地積比。
人太多，交通無車搭。

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

簽署 Signature

溫鳳友

日期 Date

14/2/2023

致城市規劃委員會秘書：

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意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

信字兩把口、數商馬路居民反對增加地積比
反對、強力反對

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

簽署 Signature 謝實財

日期 Date 14-02-23

致城市規劃委員會秘書：

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意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

信字二個口，不滿意居民意見。 反對

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

簽署 Signature 黃小燕 日期 Date 15/2/2023

12.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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有關的規劃申請編號 The application no. to which the comment relates A/YL-TYST/120

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

2019年12月曾經提出將22層改劃改為30-32層，當時
被否決，現在增加到最少50層，估計到“只係州官
放火，不准百姓點燈”又重現在當今社會，天理何在！
包青天，其系冤枉啊！

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

簽署 Signature [Signature]

日期 Date

15/02/2023

致城市規劃委員會秘書：

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有關的規劃申請編號 The application no. to which the comment relates A/YL-TYST/1201

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

現在居民的
反對增加地積比。人口太多，交通太擁擠，居民連車。

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

周興仔

簽署 Signature

周興仔

日期 Date

14/2/2023

致城市規劃委員會秘書：

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有關的規劃申請編號 The application no. to which the comment relates A/YL-TY6T/1201

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

贊成，建議地積比再增加到壹佰層。證明各部
有進步，同市場競爭共同進步齊齊發展，可以
城鄉共融，保留現有生態。

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

房志明
Fong Chi Ming

簽署 Signature



日期 Date 20 2 2023

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

230220-161017-27861

提交限期**Deadline for submission:**

21/02/2023

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

20/02/2023 16:10:17

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

A/YL-TYST/1201

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

Since the proposed development is in the close vicinity to our high pressure pipeline at Yuen Long Highway, the project proponent should conduct a Quantitative Risk Assessment (QRA) to evaluate the potential risk and determine the necessary mitigation measures. The QRA should take into account the future population of the area, such as those in the existing buildings, in the proposed development, and in other approved developments, etc. where applicable. The project proponent should also consult our company in the design stage and closely coordinate with our company during the construction stage, and provide necessary protective measures.

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致城市規劃委員會秘書：

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有關的規劃申請編號 The application no. to which the comment relates A/YL-TYST/1201

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

有人反對加大地積比例，因我們村民及月桂村
農屋業主組曾在2019年建議加大地積比例加大起高
一點，免收我們居屋綠化地，但都的地政署反對，
理由地積比例不能收改，要保護區內天然景觀生態系統或
地形特色以達到保護目的及作教育及郊遊用途，分隔開
避免破壞的天然環境。他又為何現地政署又申請該
地積比例加大，自打咀吧，所以我們反對是次項目

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

陳偉琛

簽署 Signature

陳偉琛

日期 Date

14-2-2023

月桂寮屋業主組
村坑尾

17

致城市規劃委員會秘書：

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

A/YL - TYST/201

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

一、本人反對加大地積比例，因為當時我們丹桂村村民非常關注，組曾經在2019年提議過加大地積比例，加大加高時，我們希望居住地方保持綠化地，不宜清拆我們家園時，但你們地政署係反對，理由是地積比例不宜收改，又話保護區內天然景觀、地形特色或生態系統，以達到保育工作以及教育研究用途，但是現在又話地政署又申請張地積比例，加大加高，這樣請問政府有無沒想過交通問題以及人口擠逼問題呢？

二、如果地積比例加大，又可以唔可以唔使拆我們的家園呢？保留天然環境，綠化問題呢？

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

張利紅

簽署 Signature

張利紅

日期 Date

2023-2-20

Seq 3 18

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



A/YL-TYST/1201 an Kwai Tsuen South Fresh Water Service Reservoir PH
16/05/2023 21:56

From:

To:

File Ref:

[REDACTED]
tpbpd <tpbpd@pland.gov.hk>

A/YL-TYST/1201

Government Land adjacent to Tan Kwai Tsuen South Fresh Water Service Reservoir

Site area: About 48,765sq.m

Zoning: "Res (Group A) 2"

Applied development: Proposed Relaxation of BH 240mPD (205) and PR 7.3 (6.5) for Public Housing Development / 7250 Units / 934 Vehicle Parking / ??? OS

Dear TPB Members,

There were problems downloading and printing the files. It is therefore not possible to make intelligent comment.

However from what was possible to access I could not find reference to **OPEN SPACE**.

This is to be an estate of 20,000 residents and must provide facilities in line with HKPSG, like two basketball courts, a number of children's playgrounds, elderly exercise areas, etc. There appears to be zero at grade area included. This will mean that children will grow up with no interaction with nature.

From what I could calculate around 1,000 trees will be cut down, but no indication as to whether there will be any tree planting on the estate, unlikely as it is all developed on massive podiums.

TPB cannot approve this application in view of the lack of information with regard to these issues.

Mary Mulvihill