



Date : 24th March, 2025
Our Ref. : ADCL/PLG-10297/L007

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

By Email

Dear Sir/Madam,

**Section 16 Planning Application for Proposed Houses and Minor Relaxation of Plot Ratio and Building Height Restriction at Lots 1217 S.A RP and 1217 S.B RP in D.D. 104 and Adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories
(Planning Application No. A/YL-NTM/477)**

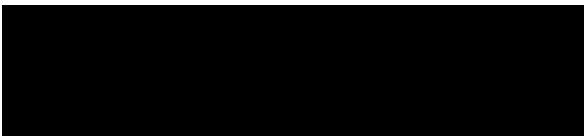
We would like to supplement on the planning merits and justifications of the proposed development under the current application.

Extensive Landscaping to Upgrade the Environment

- It is the genuine intention of the Applicant to build houses with extensive area for landscaping and pool in order to convert the Application Site into a permanent verdant and natural environment. The average flat size of the proposed development is about 187.84m² aimed at providing a family-friendly, natural living environments.
- As an amateur horticulturist and Koi expert with an interest in Chinese-style landscape gardening and Koi keeping, the Applicant intends to undertake extensive landscaping throughout the Application Site, regardless of whether it is required by relevant government departments. The proposed development will be a low-rise green development that provides a visual retreat and enhances the microclimate of the area. Compared to the existing conditions, where the surrounding areas are observed with overgrown and unmanaged conditions, the proposed development should significantly enhance the overall landscape and provide visual amenity. Having a well-designed residential development in the area is fully aligned with the planning intention of R(D) zone.

Natural and Sensitive Design

- The proposed development will incorporate various natural features (i.e., feng shui elements, a landscaped courtyard, a moon gate, and pitched roofs). It will also employ modern housing techniques and maximise natural lighting to the greatest extent, while ensuring no encroachment on neighbouring vegetation and ponds. In addition, two reflective pools are proposed at the periphery of the houses, designed to create a scenic reflection of both the houses and the garden, integrating seamlessly with the existing pond features to the west of the Application Site. The low-rise design, combined with extensive landscaping, will enhance the visual quality of both the Application Site and its surroundings.
- The design of the proposed development also gives due respect to the adjoining developments. The Emergency Vehicular Access is designed at the eastern portion of the Application Site, with supporting facilities and roadside planting arranged to the east. This arrangement serves as a buffer, further



minimizing any interface with the transitional housing development to the east. The proposed development aims to harmonize with the surrounding area while avoiding interface issues.

Optimization of Land Resources

- The current application seeks to utilize residual Government Land sandwiched in between the temporary transitional housing (approved under Planning Application No. A/YL-NTM/470) and the Applicants' private lot with a view to avoiding small parcels of idle land and further unleash the development potential of under-utilized land (**Figure 7** refers). The Applicant is committed to maintaining the area and will apply to the Lands Department for a land exchange.

Provision of Public Passageway

- There is an existing footpath outside the Application Site along Chun Shin Road, measuring approximately 1.5m in width. As shown in **Figure 8**, The existing footpath is narrow and not conducive to public use. In addition, Chun Shin Road is lengthy and lacks seating areas or resting places. There is also insufficient buffering from vehicles, making the narrow footpath inadequate for a pleasant pedestrian experience. With the anticipated population growth due to the transitional housing to the east, Chun Shin Road is expected to become a primary access route for the future community, leading to a significant increase in pedestrian and vehicular traffic.
- To enhance pedestrian walking experience, the proposed development voluntarily includes a 1.4m setback at the northern periphery abutting Chun Shin Road (please refer to the site plan), with a length of about 16m and total setback area of about 22m². The proposed setback area of 1.4m at the Application Site, combined with the existing 1.5m wide footpath outside the Application Site, will create a public passageway of approximately 2.9m, providing a spacious area for the public.
- The setback will serve as an essential interim resting spot along the lengthy Chun Shin Road, further improving the pedestrian experience. The area will feature public seating, planters, artificial turfing and pavement with green features (**Figure 6-II** and **Figure 9** refer), creating inviting and green resting areas for pedestrians and enhancing the vibrancy of the lengthy and monotonous road. It is anticipated that the proposed setback for public passageway should positively contributing to the overall rural amenity. The setback area will be free of charge and accessible to the public at all times without any fencing, ensuring that it remains a welcoming space for all. The Applicant is committed to constructing and maintaining the area at his own expense to ensure a clean and pleasant environment.
- In addition, the voluntary setback would also provide flexibility to facilitate future carriageway and footpath widening works along Chun Shin Road in view of coping with the increasing population.

No Substantial Increase in Building Bulk and Minimal Visual Impact

- A minor relaxation of the plot ratio (PR) and building height (BH) restrictions is deemed necessary to provide adequate storage and headroom for large oriental antique furniture, which can reach up to 4m in height. The floor-to-floor height at the living rooms has been reduced from 4.5m to 3m to ensure that the proposed development will not result in a substantial increase in BH after the addition of the 4m-tall antique collection rooms on 1/F. While the proposed development involves 2 storeys, it should be noted that only a small portion of the proposed development (about 103 m²) has reached 7m. The majority of the building bulk remains between 3 to 4.5m in height, ensuring that it should not be visually

intrusive. The building height increase for the proposed development is considered necessary for the storage of large antique and oriental furniture.

- While the current application includes a minor increase in building height by adding one story, resulting in a building height of 7m, the adjustment is considered insignificant compared to the adjacent approved transitional housing development, which has a building height of 13.35m. The building bulk and overall visual impact are deemed minimal and insignificant.
- The proposed development would be a natural and prestigious low-rise and low-density residential development with high-quality design that is fully compatible in form and scale with the surrounding developments.

No Adverse Traffic Noise Impact

- To effectively mitigate any potential traffic noise, a solid fence wall (minimum height of 1.8m) will be implemented along the site boundary. Roadside trees and landscape strips along the application site boundary where feasible, as well as fenced wall with landscape feature such as planters or vertical green will be implemented to provide additional buffer and screening effect. Sliding doors and windows in the proposed development will be double-glazed or made with sound-absorbing materials to enhance sound insulation. The first floor of the proposed development is designated for the storage of large antique collections, a use that does not anticipate long-term occupancy. Consequently, noise-sensitive receivers are not expected in this area, minimizing the potential impact of any residual noise. Additionally, the design incorporates void areas at first floor along the western boundary, which further mitigate potential traffic noise by acting as a sound barrier, ensuring that the proposed development remains a peaceful retreat unaffected by traffic noise. The Applicant is committed to adopt the aforementioned measures.

No Adverse Traffic Impact

- Noting that Chun Shin Road serves as construction access for the Northern Link main link, the Applicant will provide an implementation programme of the proposed development once available and will keep liaison with Highways Department and MTRCL in the future after approval of the current application. Given that the application will be subject to a further time-consuming land administration process (i.e., land exchange) and uncertainty regarding the actual timing, the Applicant is committed to providing an implementation program to facilitate considerations by relevant departments and parties.

The proposed occupation date is tentatively set for 2028, aligning with the “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” initiative, which promotes a “pro-family” environment and advocates active, healthy, and low-carbon lifestyles through suitable urban design.

To avoid confusion, please disregard the rendering titled "South Exterior Perspective" in the Architectural Drawings and 3D illustrations submitted along with the Planning Statement. The proposed parking spaces that are not covered will not be considered as part of the site coverage.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our

Yours faithfully,
For and on behalf of
Aikon Development Consultancy Limited



Thomas LUK

Encl.
c.c. DPO/ FSS&YLE (Attn.: Ms. Jane LAU) – By Email
Client