

Our Ref. HD(P) 8/3/YL29

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Your Ref.

Date: 15<sup>th</sup> November 2024

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  
Building Height and Plot Ratio Restrictions  
for Permitted Public Housing Development at  
Long Bin, Yuen Long  
(Application no. A/YL-TYST/1285)**

Reference is made to the captioned Section 16 application received by the Town Planning Board on 27.9.2024 and the comments received from Planning Department dated 15.10.2024, 24.10.2024, 30.10.2024, 31.10.2024, 4.11.2024, 6.11.2024 and 13.11.2024. We submit herewith the table summarizing HD's responses to the comments as well as the replacement pages and illustrative drawings to substantiate the application.

Should you have any queries or need further information, please contact me at 2761 7563. Thank you for your attention.

Yours faithfully,



(Desmond SHE)  
for Director of Housing

Encl.

**S.16 Application No. A/YL-TYST/1285**

**Proposed Minor Relaxation of Building Height and Plot Ratio Restrictions for  
Permitted Public Housing Development at  
Long Bin, Yuen Long**

**Responses to Comments**

	<b>Comments</b>	<b>Responses</b>
1.	<b><u>Highways Department</u></b> (15.10.2024)	
	<p><u>Appendix 5 - Review of Traffic and Transport Impact Assessment</u></p> <p>1) Para. 3.73. line 4 - please clarify if "V/C ration" means "V/C ratio".</p>	<p>Please be clarified that there was a typo in para. 3.73 line 4 of the Review of Traffic and Transport Impact Assessment (TTIA). "V/C ration" should be read as "V/C ratio" instead.</p>
2.	<b><u>Transport Department</u></b> (24.10.2024)	
	<p>The parking provision stated in the gist of application seems not matching with those stated in the TTIA. For example, the no. of private car parking spaces stated in the gist was 952 nos., while those specified in the TTIA was <math>237+15+15+647+35+60+8 = 1017</math> nos. Would the applicant please review.</p>	<p>Further to the previously Approved TTIA Report prepared by the Civil Engineering and Development Department (CEDD) (Appendix A of the Review of TTIA), the Hong Kong Housing Authority (HKHA) refined the scheme (New Scheme) of the public housing development at Long Bin, which mainly involves the changes to the parameters of commercial development and social welfare facilities and corresponding adjustment of the parking provision in Phases 2 and 3 without changing the parking provision ratios as stated in the revised planning brief endorsed by the District Planning Conference (DipCon) on 15 June 2021.</p> <p>The parking and loading/unloading provision of New Scheme and justifications of change of parking provision for Phases 2 and 3 have been supplemented in Para. 2.2.5, Tables 2.4 and 2.5 of the Review of TTIA. Paras. 1.1.2 and 4.1.1 have also been revised accordingly (<b>Attachment 1</b>).</p>



	Comments	Responses
3.	<b><u>Drainage Services Department</u></b> (30.10.2024)	
	<b><u>Drainage Impact Assessment (DIA)</u></b> (a) The design of stormwater drainage system should be in accordance with the latest version of the Stormwater Drainage manual and its Corrigendum including nos. 1/2022, 1/2024 and 2/2024.	<p>The Revised Final DIA by CEDD for the subject Long Bin public housing development was approved in December 2000. Relevant plans are extracted in <b>Attachment 2</b> which show the proposed stormwater drains to be constructed along Long Tin Road and connected to adjacent Yuen Long Nullah.</p> <p>The current S.16 Application is associated with a slight increase of non-domestic plot ratio from 0.5 to 0.8 for Phases 2 and 3. The proposed change in non-domestic plot ratio had not altered the details, design principles and rationale in CEDD's Revised Final DIA (e.g. catchment plan, 70% paved, proposed drainage connections, pipe size, invert levels, etc.).</p> <p>Therefore, it is considered that the paved area is the <b><u>same as previous paved area</u></b> in CEDD's Revised Final DIA and there would be <b><u>no additional drainage impact</u></b> to the drainage characteristic of the subject site or incurred to CEDD's Revised Final DIA as a result of the proposed change in non-domestic plot ratio.</p> <p>As climate change scenario of mid-21<sup>st</sup> century was originally adopted in CEDD's Revised Final DIA, it is considered reasonable to adopt the same scenario for consistency.</p> <p>A summary table of Max. Water Level (extracted from CEDD's Revised Final DIA) is provided below. It could be seen that all manhole locations have ample buffer over the minimum freeboard requirement (i.e. 300mm). The remaining freeboard buffers (e.g. at least 180mm for the manhole (MHA01) below) would sufficiently help cater for the additional</p>
	(b) Section 2.1: Climate change scenario of end-21st century with design allowance should be assessed according to Corrigendum No. 1/2022.	
	(c) Annex 2: Please justify the calculation of max. water level under latest design standard is valid. Please also indicate the percentage of the capacity reached for each section of the proposed and existing stormwater pipes for reference. According to Section 9.3 of Stormwater Drainage Manual, please ensure that suitable allowance should be made in the design for the deposition of sediment in stormwater channels and pipes.	

	Comments	Responses																																																								
		<p>drainage requirements even if the end-21<sup>st</sup> century and latest corrigendum are considered.</p> <table><tr><th>Location</th><th>Ground Level (mPD)</th><th>Max. water level of 50-year (mPD)</th><th>Freeboard (m)</th></tr><tr><td>Proposed_MHA01 (D1200)</td><td>6.00</td><td>5.52</td><td>0.48</td></tr><tr><td>Proposed_MHA02 (D1200)</td><td>6.00</td><td>5.49</td><td>0.51</td></tr><tr><td>Proposed_MHA03 (D1200)</td><td>6.00</td><td>5.31</td><td>0.69</td></tr><tr><td>Proposed_MHA04 (D900)</td><td>6.00</td><td>5.17</td><td>0.83</td></tr><tr><td>Proposed_MHA05 (D1350)</td><td>6.00</td><td>5.13</td><td>0.87</td></tr><tr><td>Proposed_MHA07 (Existing 2xD1350)</td><td>6.00</td><td>5.02</td><td>0.98</td></tr><tr><td>Proposed_MH_02 (D1200)</td><td>6.00</td><td>5.31</td><td>0.69</td></tr><tr><td>Proposed_MH_20 (D1200)</td><td>6.00</td><td>5.29</td><td>0.71</td></tr><tr><td>Proposed_MH_21 (D1200)</td><td>6.00</td><td>5.23</td><td>0.77</td></tr><tr><td>Proposed_MH_22 (D1200)</td><td>6.00</td><td>5.17</td><td>0.83</td></tr><tr><td>Proposed_MH_23 (D1200)</td><td>6.00</td><td>5.14</td><td>0.86</td></tr><tr><td>Proposed_MH_24 (D1200)</td><td>6.00</td><td>5.07</td><td>0.93</td></tr><tr><td>Proposed_MH_25 (D1200)</td><td>6.00</td><td>5.01</td><td>0.99</td></tr></table> <p>The sedimentation for proposed works (i.e. 10% reduction of flow area) has been considered in Appendix D of CEDD’s Revised Final DIA (<b>Attachment 2</b>).</p>	Location	Ground Level (mPD)	Max. water level of 50-year (mPD)	Freeboard (m)	Proposed_MHA01 (D1200)	6.00	5.52	0.48	Proposed_MHA02 (D1200)	6.00	5.49	0.51	Proposed_MHA03 (D1200)	6.00	5.31	0.69	Proposed_MHA04 (D900)	6.00	5.17	0.83	Proposed_MHA05 (D1350)	6.00	5.13	0.87	Proposed_MHA07 (Existing 2xD1350)	6.00	5.02	0.98	Proposed_MH_02 (D1200)	6.00	5.31	0.69	Proposed_MH_20 (D1200)	6.00	5.29	0.71	Proposed_MH_21 (D1200)	6.00	5.23	0.77	Proposed_MH_22 (D1200)	6.00	5.17	0.83	Proposed_MH_23 (D1200)	6.00	5.14	0.86	Proposed_MH_24 (D1200)	6.00	5.07	0.93	Proposed_MH_25 (D1200)	6.00	5.01	0.99
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	Comments	Responses
	<p><u>Sewerage Impact Assessment (SIA)</u></p> <p>(d) Appendix A – Please provide a plan showing the sewerage discharge path from the application site and the proposed sewerage system for review. The applicant should also check and ensure the hydraulic capacity of the existing sewerage facilities would not be adversely affected by the captioned development.</p>	<p>As elaborated in the Review of SIA, there is only a slight increase of Average Dry Weather Flow (ADWF) 27 m<sup>3</sup>/day due to the change of development parameters, which constitutes around 0.4% additional total ADWF of Phase 1, 2 &amp; 3 than that determined in the approved Final SIA Report under CE 75/2017 (CE). The impact due to the change of development parameters is therefore considered negligible.</p> <p>The plans showing the sewerage discharged path (as extracted from CEDD's approved Final SIA Report (REP-010-02)) are attached in <b>Attachment 3</b> which show the proposed sewers constructed along Long Tin Road and connected to a proposed sewage pumping station.</p> <p>The Review of SIA has demonstrated that the hydraulic capacity of the existing sewerage facilities would not be adversely affected by the captioned development.</p>
4.	<b><u>Urban Design and Landscape Section, Planning Department</u></b> (31.10.2024 and 6.11.2024)	
	<p>6. To substantiate the application, the applicant may provide justifications for longer and taller podiums.</p>	<p>A key design concept of Phases 2 and 3 is to provide separation between pedestrian and vehicular circulation under the Proposed Scheme. To minimize the need for residents to cross the vehicular areas on the ground floor, we have strategically designed the first floor of the podiums to serve as the primary residential entrances and recreational spaces. By connecting all the towers on this level, the podium extends to a relatively long length (over 300m). This design concept prioritizes the safety and convenience of the residents.</p> <p>Given the parking requirements for Phases 2 and 3 in this extensive development, the carpark has been consolidated and designated to the</p>

	Comments	Responses
		podium of Blocks 1 and 2 to accommodate over 680 private car parking spaces under the Proposed Scheme. This leads to a maximum podium height of 45mPD (8 storeys), as illustrated in Figure 3 of the Planning Statement.
	<p><u>Landscape Observations and Comments</u></p> <p>4. According to the aerial photo of 2023, the Site is situated in area of urban fringe landscape predominated by residential blocks, temporary structures, open storage, parks and woodland. Phase 1 of the Site was already under site formation/construction works while existing temporary structures and trees were observed in Phases 2 and 3. From the site photos taken by DPO on 8.10.2024, the Phase 1 of the Site was occupied by the residential blocks. Phases 2 and 3 of the Site were under site formation and infrastructure works.</p>	Noted.
	<p>5. In para. 4.7 and Appendix 2, <b><u>one</u></b> existing <i>Ficus microcarpa</i> with DBH 1500mm (T0036) in Phase 1 and <b><u>three</u></b> existing palms <i>Livistonia chinensis</i> (T0902, T0903 and T0904) in Phases 2 and 3 of the application site were proposed to be preserved. No rare or protected tree species / Old and Valuable Trees (OVTs) identified within the application site area boundary was reported. In para. 4.8 and Figures 5 to 8, a total <b><u>284</u></b> new trees (i.e. approximately 100 new trees in Phase 1, while approximately 138 new trees and 46 whip trees in Phases 2 and 3) were proposed.</p>	Noted.
	<p>6. The subject Site involved one previous planning application (No. A/YL-TYST/1074) submitted by another Applicant (i.e. CEDD) for minor relaxation of building height and plot ratio restrictions for permitted public housing development, which was approved by TPB on 30.4.2021. According to the Appendix C of the planning statement under the</p>	<p>As discussed, we note your further verbal advice that “the eastern boundary” and “the eastern portion” in your comments nos. 6, 7(a) &amp; (b) should be read as "the western boundary" and "the western portion" instead.</p> <p>The proposed 466 new trees planting and the Indicative Landscape Master Plans under the</p>

	Comments	Responses
	<p>aforementioned application, a total <b>466</b> new trees proposed to plant within the development site were recorded. Even though the Applicant (i.e. HKHA) under current planning application (No. A/YL-TYST/1285) mentioned in para. 4.7 of the Supporting Planning Statement that <i>“Tree compensation will be undertaken by CEDD based on the approved TPRP and no compensatory tree will be provided within the Application Site”</i>, however, when comparing the Indicative Landscape Master Plans under the above mentioned planning applications (No. A/YL-TYST/1074 and A/YL-TYST/1285), the overall tree planting areas seems to be significantly reduced in the current Indicative Landscape Master Plan which may cause remarkably diminishing effect (466 new trees vs. 284 new trees, i.e. about 40% reduction) on the overall landscape quality and setting. We opine that the number of new tree planting as committed by previous planning application for the Site should be followed unless with sound justification. The Applicant should consider to increase the greening and tree planting opportunities on the Phases 2 and 3 development especially the eastern portion of the Site and proposed planting areas where opportunity for more new trees planting are observed.</p>	<p>previous approved planning application (No. A/YL-TYST/1074) were prepared and submitted by another Applicant (i.e. CEDD). Our submission is prepared based on the latest scheme design and other technical considerations.</p> <p>Upon reviewed the latest Indicative Landscape Master Plans, approximately a total of 320 new trees and 46 whip trees are now proposed in Phases 2 and 3. In this regard, a total 466 new trees proposed to plant (including approximately 100 new trees in Phase 1) within the Site can be complied. Nevertheless, as the project is still under very preliminary stage, the number of trees proposed is subject to detailed design, site constraints during construction stage and the prevailing government / statutory guidelines / requirement on greening provision and tree planting.</p> <p>Para. 4.8 of the Supporting Planning Statement and the Indicative Landscape Master Plans (Figures 5 to 8) have been revised accordingly (<b>Attachment 4</b>).</p>
	<p>7. Having reviewed the submitted information, please provide the below required information for our consideration.</p> <p>(a) Based on the Indicative Landscape Master Plan of the application site (including Phases 1, 2 and 3), the Applicant should provide the Sections and Elevations to demonstrate the proposed landscape design and boundary treatments on the eastern</p>	<p>As requested, two additional indicative sections of western boundary have been supplemented in <b>Attachment 4</b>. Section A is on the boundary abutting Villa Sunshine near Block 5 and Section B is on the boundary abutting Green Lodge near Block 7.</p>

	Comments	Responses
	boundary of the proposed development which are in close proximity to the existing residential blocks.	
	(b) The Applicant should consider to increase the greening opportunity on the Phases 2 and 3 development such as the eastern portion of the Site adjacent to the existing residential blocks and proposed planting areas with sparse tree planting.	Please be advised that there are drainage reserve area required by the Drainage Services Department in Section A and existing compacted soil in Section B which impose constraints in tree provision in the western portion of the Site. Nevertheless, in order to maximize greening provision of the Phases 2 and 3 development as far as practicable, hydroseeding is proposed on the slope. Also, new tree planting provision is increased over the Site, of which a total 466 new trees are proposed to plant (including approximately 100 new trees in Phase 1) within the Site.
	(c) Please provide scale bar on the Indicative Landscape Master Plans.	Noted. Please refer to the revised Indicative Landscape Master Plans (Figures 5 to 8) in <b>Attachment 4</b> .
	8. We would reserve our comment upon receipt of the required landscape technical information in accordance with “Guidance notes on the application for permission under Section 16 of the Town Planning Ordinance (Cap. 131)” for consideration.	Noted.
	<p>In addition to the above comments, as discussed with TMYLW DPO and UD&amp;L section, to facilitate later revision/update of the planning brief for the proposed public housing development, please also consider to include the following statement in the conclusion of the submitted Qualitative Statement on Air Ventilation Assessment:</p> <ul style="list-style-type: none"> <li>Air Ventilation Assessment would be carried out internally at the detailed design stage to optimise the building design for an enhanced ventilation performance.</li> </ul>	As requested, the suggested statement has been supplemented in Para. 1.6.3 of the Qualitative Statement on Air Ventilation Assessment ( <b>Attachment 5</b> ).

	Comments	Responses
5.	<b><u>Social Welfare Department</u></b> (4.11.2024)	
	For the Environmental Assessment Study, it is proposed to refine all the service names from “Home Care Services for Frail Elderly Persons (HCS)” to “Home Care Services (HCS) for Frail Elderly Persons” and change the abbreviation from “HCS” to “HCS for Frail Elderly Persons” on pages 13, 54, 62, 78, 81, 94 and 98 for clarity sake.	Noted and revised accordingly ( <b>Attachment 6</b> ).
6.	<b><u>Environmental Protection Department</u></b> (6.11.2024)	
	While the conclusion of “the sewerage impact of the subject proposal is negligible” would not be affected, please address our comments below as appropriate.	Noted.
	Appendix 6 1. Table 2.2a and Table 2.2b: Please elaborate the basis of the UFF for Laundry, Wet Market and Education.	Please be advised that the adopted unit flow factor (UFF) follows that under the approved SIA study of CE 75/2017 (CE).
	2. Appendix A: - Please conduct hydraulic assessment on downstream existing sewer.	The sewage flow from the site is discharged to the proposed sewage pumping station via proposed gravity sewers. As such, the changes from the approved SIA study of CE 75/2017 (CE) is insignificant and hence the hydraulic assessment on downstream existing sewers is considered not necessary.
	- Please explain why Colebrook White Equation for partially full pipes instead of full flowing circular pipes is adopted in the hydraulic assessment.	Please be advised that the assessment approach and methodology follow that under the approved SIA study of CE 75/2017 (CE). In general, we also consider the sewers are designed to run partial full at maximum discharge, and the extra space ensures non-pressure gravity flow.
	3. Figure 2: please show the proposed sewer in the layout plan.	Please refer to <b>Attachment 3</b> for the plans showing the proposed sewers (as extracted from the approved SIA study of CE 75/2017 (CE)).
7.	<b><u>Tuen Mun &amp; Yuen Long West District Planning Office, Planning Department</u></b> (13.11.2024)	
	<u>Figures 2 to 4 of the Supporting Planning Statement</u> - Please revise the legend for podium and non-domestic blocks to “Welfare Facilities / Carpark	Noted. Please refer to the revised Figures 2 to 4 in <b>Attachment 4</b> .



	Comments	Responses
	/ Retail / Educational and Other Supporting Facilities”.	
	<p><u>Figure 1 of the Qualitative Statement on Air Ventilation Assessment and Plans 2 to 10 of the Qualitative Statement On Visual Impact Assessment</u></p> <p>- Please replace the phrase “Current Scheme” to “Approved s.16 Application No. A/YL-TYST/1074 (Current Scheme)” for clarity.</p>	<p>Noted. Please refer to the revised Figure 1 of the Qualitative Statement on Air Ventilation Assessment in <b>Attachment 5</b> and the revised Plans 2 to 10 of the Qualitative Statement On Visual Impact Assessment in <b>Attachment 7</b> respectively.</p>

## ***Attachment 1***

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# 1. Introduction

## 1.1. Background

- 1.1.1. Civil Engineering and Development Department (CEDD) conducted a traffic and transport impact assessment under Agreement No. CE 75/2017 (CE) Site Formation and Infrastructure Works for Public Housing Developments at Long Bin, Yuen Long – Investigation, Design and Construction (hereafter “CEDD Project”). The Final Traffic and Transport Impact Assessment (TTIA) Report (May 2022) (hereafter “Approved TTIA Report”) was approved by relevant government departments. The Approved TTIA Report can be found in **Appendix A**.
- 1.1.2. Further to the above approval, the Hong Kong Housing Authority (HKHA) refined the scheme (hereafter “New Scheme”) of the public housing development (PHD) at Long Bin, which mainly involves the changes to the parameters of commercial development and social welfare facilities and corresponding adjustment of the parking provision in Phases 2 and 3 without changing the parking provision ratios as stated in the revised planning brief endorsed by DipCon on 15 June 2021.
- 1.1.3. AtkinsRealis Asia Limited (AtkinsRéalis) was commissioned by Project Team of HKHA to conduct a Review Report to review the Approved TTIA Report to account for the changes of the non-domestic portions of PHD.
- 1.1.4. This Review Report is to present the results of the study.

## 1.2. Scope

- 1.2.1. The scope of this Review Report is outlined as follow:
- estimate the difference of traffic and pedestrian demand generated by the New Scheme;
  - review the assessments provided in the Approved TTIA Report by taking into account the New Scheme; and
  - verify whether the conclusions reached in the Approved TTIA Report remain valid with the New Scheme.

## 1.3. Report Structure

- 1.3.1. Following this introductory chapter, there are 3 further chapters.
- **Chapter 2** – The Subject Site, presents the comparison of development parameters adopted in the Approved TTIA Report and the New Scheme;
  - **Chapter 3** – Review on Assessments, review the Approved TTIA Report to account for the changes by the New Scheme further to the approval of the Approved TTIA in accordance with the approved methodology and assumptions adopted in the Approved TTIA Report for the assessments;
  - **Chapter 4** – Summary and Conclusion, summarizes the findings of the study and presents the conclusion accordingly.



2.2.5. The parking and loading/unloading provisions for Phase 1 as well as Phases 2 and 3 are presented in **Table 2.4** and **Table 2.5** respectively. As compared with the previous parking provision in the Approved TTIA Report, there is no change to the parking provision for Phase 1 and the parking provision for Phases 2 and 3 has been revised mainly due to the changes in flat mix, decrease in retail GFA (from about 9,000m<sup>2</sup> to about 7,000m<sup>2</sup>) and increase in social welfare facilities.

**Table 2.4 Parking and Loading/Unloading Facilities for Phase 1 Development**

Development	Facility	Standard	Requirement (no.)	Proposed Provision (no.) *
Phase 1 (3,080 flats within 3 blocks)	Private Car Parking Space (Domestic)	Outside 500m radius of rail station: 1 per 13 - 19 flats	162 – 237	237
	Private Car Parking Space (Visitor)	2 - 3 per each housing block	6 – 9	15
	Loading/Unloading Bay (Domestic)	1 per each housing block	3	3
	Motorcycle Parking Space (Domestic)	1 per 110 flats	28	28
	Bicycle Parking Space (Domestic)	1 per 15 flats within 0.5 – 2km radius of rail station and flat size smaller than 70m <sup>2</sup>	205	411
Retail (about 1,360 m <sup>2</sup> )	Private Car Parking Space (R&C)	1 per 200m <sup>2</sup> Retail GFA	7	15
	Loading/Unloading Bay (R&C)	1 per 800 – 1,200m <sup>2</sup> Retail GFA	2	2

Remark: \* Based on TD's Departmental Circular No. 2/2012 on "Interim Parking Standards for the New Home Ownership Scheme Projects" and TD's advice as stated in the revised planning brief endorsed by DipCon on 15 June 2021. The nos. of parking spaces are for illustration purpose subject to detailed design.



**Table 2.5 Parking and Loading/Unloading Facilities for Phases 2 and 3 Development**

Development	Facility	Standard	Requirement (no.)	Proposed Provision (no.) *
Phases 2 and 3 (8,860 flats within 7 blocks)	Private Car Parking Space (Domestic)	Outside 500m radius of rail station: 1 per 7.69 – 13.46 flats (excl. 1P/2P flats)	471 – 825	599
	Private Car Parking Space (Visitor)	5 per residential block	35	35
	Light Goods Vehicle and Light Bus Parking (Domestic)	1 per 260 flats (excl. 1P/2P flats)	25	25
	Loading/Unloading Bay (Domestic)	2 per residential block	14	14
	Motorcycle Parking Space (Domestic)	1 per 110 – 250 flats (excl. 1P/2P flats)	26 – 58	58
	Bicycle Parking Space (Domestic)	1 per 15 flats within 0.5 – 2km radius of rail station and flat size smaller than 70m <sup>2</sup>	591	591
Retail (about 7,000 m <sup>2</sup> )	Private Car Parking Space (R&C)	1 per 150 – 300m <sup>2</sup> Retail GFA	24 – 47	47
	Loading/Unloading Bay (R&C)	1 per 800 – 1,200m <sup>2</sup> Retail GFA	6 – 9	9
HD's Management Office	Private Car Parking Space (Management Office)	-	-	4
Social Welfare Facilities	Parking Space (Welfare)	-	-	8
	Loading/Unloading Bay (Welfare)	-	-	1

Remark: \* Based on the parking provision ratios as stated in the revised planning brief endorsed by DipCon on 15 June 2021, except private car parking space for HD's management office and parking provision for social welfare facilities requested by SWD. The nos. of parking spaces are for illustration purpose subject to detailed design.



## 4. Summary and Conclusion

### 4.1. Summary

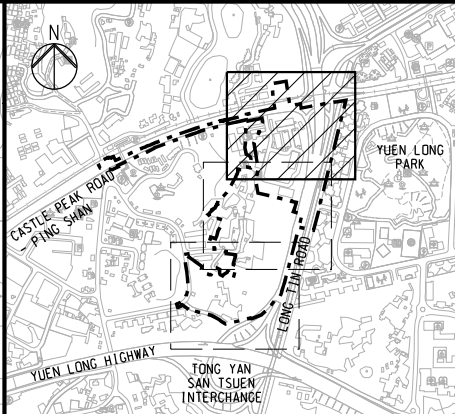
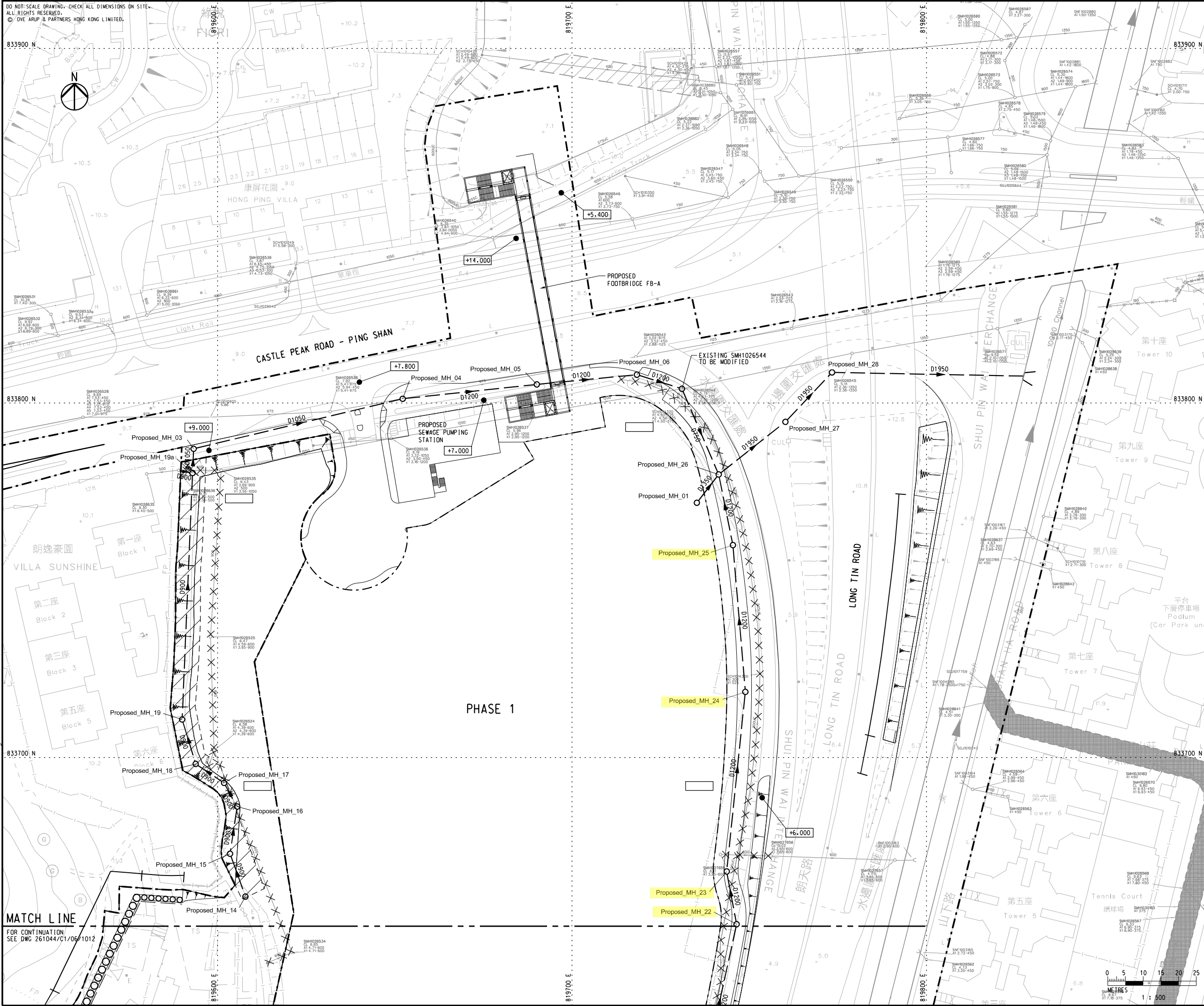
- 4.1.1. AtkinsRéalis has been commissioned by Hong Kong Housing Authority to conduct a Review Report to review the Approved TTIA Report prepared by Civil Engineering and Development Department to account for the New Scheme of the public housing development at Long Bin, which mainly involves the changes to the parameters of commercial development and social welfare facilities and corresponding adjustment of the parking provision in Phases 2 and 3 without changing the parking provision ratios as stated in the revised planning brief endorsed by DipCon on 15 June 2021.
- 4.1.2. The Review Report has followed the methodology and assumptions adopted in the Approved TTIA Report except for the development parameters of the public housing development at Long Bin.
- 4.1.3. The net change of traffic generation of New Scheme would be about 10 pcu/hr (two-way) during AM peak hour and 7 pcu/hr (two-way) during PM peak hour in the assessment year 2034.
- 4.1.4. Junction capacity assessments were conducted for the assessed junctions with respect to the net change of traffic generation of the New Scheme. It was found that all the junctions, except J7 and J8, would operate with acceptable performance. However, the impact of the New Scheme on junction performance was insignificant, accounting for less than 1% in RC or 0.01 in DFC during both the AM and PM peak hours at all assessed junctions.
- 4.1.5. Link capacity assessments were undertaken for the assessed sections of road link with respect to the net change of traffic generation of the New Scheme. It was found that all the link sections would operate with acceptable performance, except link sections L3, L4, L9, and L10. However, the impact of the New Scheme on link section performance was insignificant, with the New Scheme accounting for less than 0.01 in V/C ratio during both the AM and PM peak hours at all assessed link sections.
- 4.1.6. Queue length analysis were undertaken for the on the critical arms of the assessed junctions with respect to the net change of traffic generation of the New Scheme. It was found that all the critical arm of the assessed junctions will have sufficient queuing space to accommodate the estimated queue length. Moreover, the net impact of New Scheme on queue length is insignificant.
- 4.1.7. The net change of pedestrian generation of New Scheme would be about 170 pph (two-way) during both AM and PM peak hour periods in the assessment year 2034.
- 4.1.8. Pedestrian flow assessment was conducted. It is found that the clear width of the three proposed footbridge by others in the vicinity were able to accommodate the net change of the pedestrian flow by the New Scheme by guaranteeing a Level of Service of C during the peak hours.
- 4.1.9. Public transport demand assessment was conducted. It is found that the estimated service capacity of the three proposed bus routes by Approved TTIA Report were able to cater the net change of the public transport demand induced by New Scheme during the peak hours.



## ***Attachment 2***

---

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**KEY PLAN**

**LEGEND**

- BOUNDARIES OF THE SITE
- HOUSING SITE BOUNDARY
- EXISTING NULLAH
- EXISTING DRAINAGE SYSTEM
- EXISTING STORM DRAIN TO BE ABANDONED
- EXISTING DRAINAGE RESERVE
- PROPOSED DRAINAGE RESERVE
- PROPOSED DRAINAGE PIPE
- SPOT LEVEL

Extracted page from Revised Final DIA report (ref. REP-012-05)

A	FIRST ISSUE	JW	10/20
Rev	Description	By	Date
Consultant			
ARUP			
Project title			
Agreement No. CE 75/2017 (CE)			
Site Formation and Infrastructure Works for Public Housing Development at Long Bin, Yuen Long - Investigation, Design and Construction			
Drawing title			
PROPOSED DRAINAGE PLAN			
(SHEET 1 OF 3)			
Drawing no.			
261044/C1/06/1011			
Rev.			
A			
Drawn	Date	Checked	Approved
RY	10/20	EH	KKC
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SEE DWG 261044/C1/06/1011  
MATCH LINE

PHASE 2

露天貨倉  
Open Storage

PROPOSED  
PUBLIC TRANSPORT  
INTERCHANGE (PT1)

Proposed\_MH\_23

Proposed\_MH\_22

Proposed\_MH\_21

PROPOSED  
FOOTBRIDGE FB-B

+5.200

PROPOSED  
FOOTBRIDGE FB-C

御豪山莊  
Park Royale

Proposed CONNECT TO  
MHA07 EXISTING  
2x1350 PIPE

Proposed\_MH\_20

Proposed\_MH\_02

+6.000

Proposed\_MHA05

Proposed\_MHA04

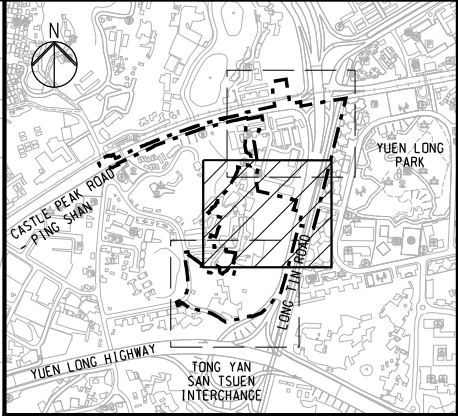
+6.000

Proposed\_MHA03

MATCH LINE

FOR CONTINUATION  
SEE DWG 261044/C1/06/1013

WIP Dec 2017



KEY PLAN

#### NOTES

1. FOR NOTES AND LEGEND, REFER TO DRAWING  
NO. 261044/C1/06/1011.

Extracted page from Revised Final  
DIA report (ref. REP-012-05)

Rev	Description	By	Date
A	FIRST ISSUE	JW	10/20

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Project title  
Agreement No. CE 75/2017 (CE)  
Site Formation and Infrastructure  
Works for Public Housing Development  
at Long Bin, Yuen Long -  
Investigation, Design and Construction

Drawing title  
**PROPOSED DRAINAGE PLAN**  
(SHEET 2 OF 3)

Drawing no. <b>261044/C1/06/1012</b>	Rev. <b>A</b>
Drawn RY	Date 10/20
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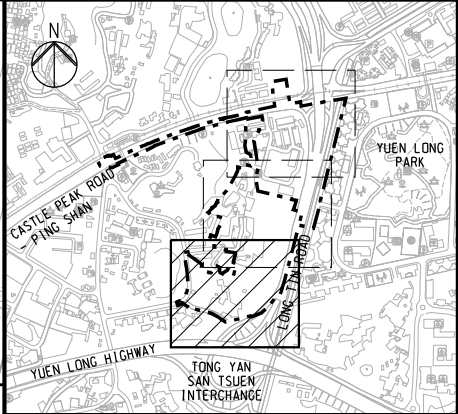
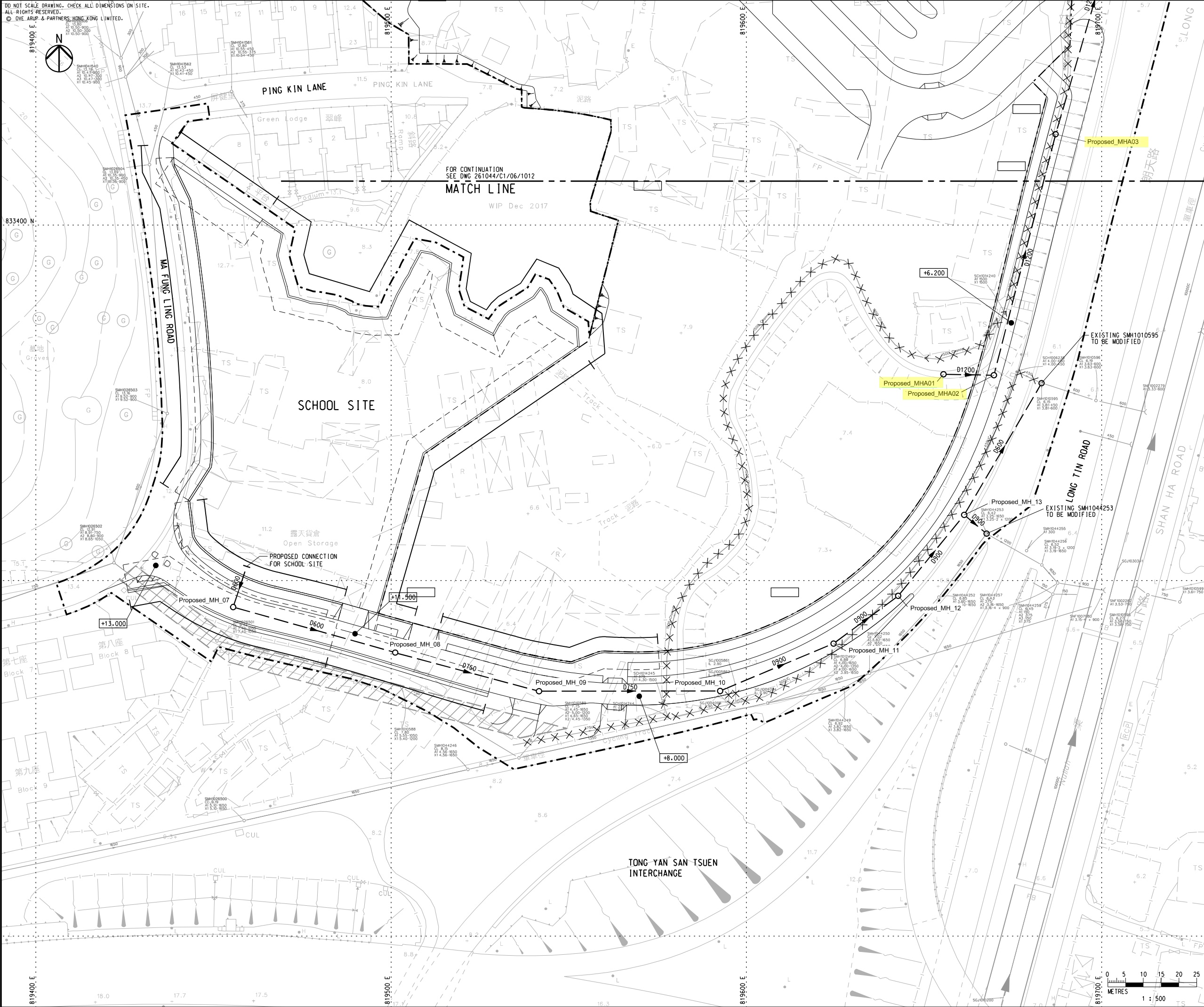
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KEY PLAN

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Consultant				
ARUP				

Project title  
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Site Formation and Infrastructure Works for Public Housing Development at Long Bin, Yuen Long - Investigation, Design and Construction

Drawing title  
PROPOSED DRAINAGE PLAN  
(SHEET 3 OF 3)

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## Appendix D

### Information of Hydraulic Model

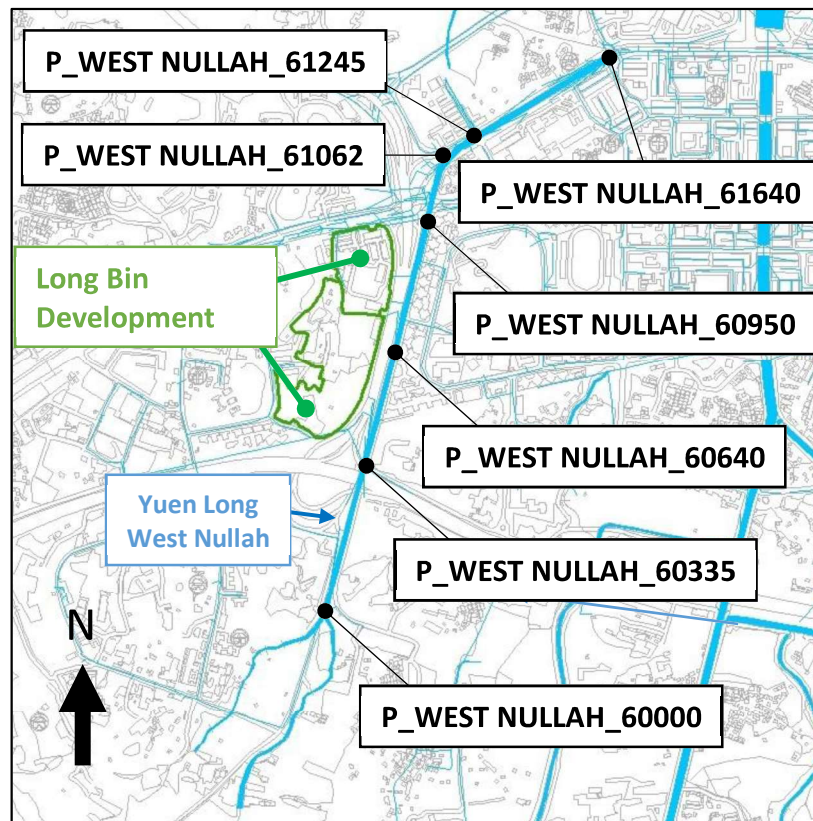
## Appendix D-Information of Hydraulic Model

### **1**     Introduction

This Appendix summarizes the analysis of the drainage impact on the Yuen Long West Nullah by changing landuse of the Long Bin development. InfoWorks ICM 8.0 has been employed to assess the maximum water levels and discharges in the Yuen Long West Nullah.

The key cross sections of the Yuen Long West Nullah are shown in the **Figure D1**.

**Figure D1 – Location of Key Cross Sections of the Yuen Long West Nullah**



### **2**     Methodology

InfoWorks ICM 8.0 model have been built to analyse drainage impacts on the Yuen Long West Nullah due to the change of landuse by the Long Bin development by comparing the water levels before and after the landuse change.

### **3**     Model Parameters

The information of the hydraulic model is with reference to the Planned Landuse scenario of DMP Review, and with modification on the sub-catchment and site formation level of Long Bin development according to the latest information. The below model parameters in **Table D1** have been inputted in the model:

**Table D1 – Model Parameters**

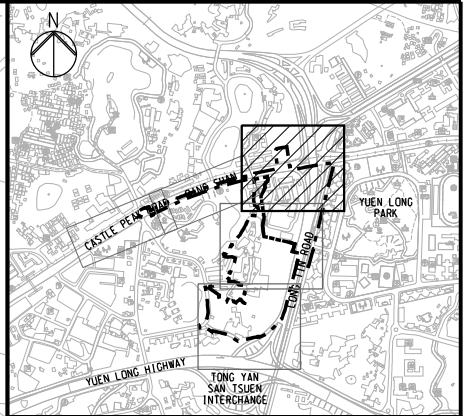
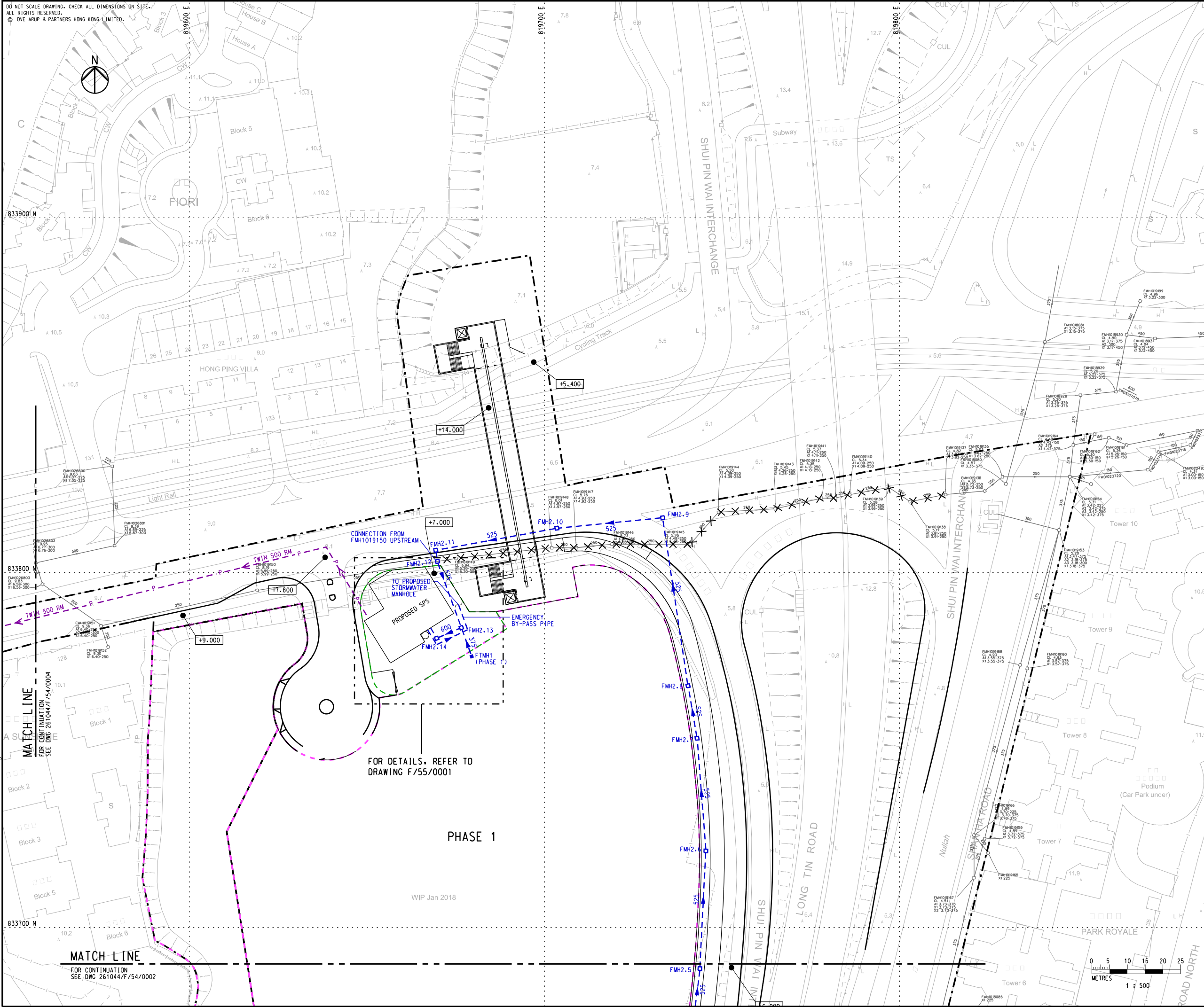
Model Parameter	Value	Source/Reference										
Rainfall Intensity	<div>4-hr rainfall with effect of climate change, the maximum intensity of different return periods is summarized as below:-</div> <table><tr><th>Return Period</th><th>Maximum 1-min Intensity</th></tr><tr><td>10-Year</td><td>300 mm/hr</td></tr><tr><td>50-Year</td><td>328 mm/hr</td></tr><tr><td>200-Year</td><td>341 mm/hr</td></tr></table>	Return Period	Maximum 1-min Intensity	10-Year	300 mm/hr	50-Year	328 mm/hr	200-Year	341 mm/hr	<div>1. Rainfall profile and effect of climate change stated in SDM.</div>		
Return Period	Maximum 1-min Intensity											
10-Year	300 mm/hr											
50-Year	328 mm/hr											
200-Year	341 mm/hr											
Downstream Boundary	<div>Water level profile of Node “427” of hydraulic model of DMP Review, plus (i) effect of climate change and (ii) design tide level difference between the DMP Review and SDM. The maximum water level of different scenarios is summarized as below:-</div> <table><tr><th>Scenario</th><th>Maximum Water Level</th></tr><tr><td>50A</td><td>4.45 mPD</td></tr><tr><td>50B</td><td>4.65 mPD</td></tr><tr><td>200A</td><td>4.52 mPD</td></tr><tr><td>200B</td><td>5.37 mPD</td></tr></table>	Scenario	Maximum Water Level	50A	4.45 mPD	50B	4.65 mPD	200A	4.52 mPD	200B	5.37 mPD	<div>1. Node “427” of hydraulic model of DMP Review;</div> <div>2. Effect of climate change stated in SDM; and</div> <div>3. Design tide levels stated in DMP Review and SDM.</div>
Scenario	Maximum Water Level											
50A	4.45 mPD											
50B	4.65 mPD											
200A	4.52 mPD											
200B	5.37 mPD											
Bend Loss of Manhole (Normal Type)	Default of InfoWorks ICM	Documentation of InfoWorks ICM.										
Roughness of Material for proposed works	Concrete: CW of 0.6mm	Table 14, Stormwater Drainage Manual (SDM).										
Loss of discharging from pipe to channel or box culvert	Fixed type of 1.0	Sudden Enlargement, Table 15, SDM.										
Rainfall-Runoff Infiltration Models	SCS for rural subcatchment  Horton for urban subcatchment	DMP Review.										
Sedimentation for proposed Works	10% deduction of Flow Area	SDM.										



## ***Attachment 3***











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## KEY PLAN

**LEGEND**

- 
  -  WORKS LIMIT
  -  HOUSING SITE BOUNDARY
  -  EXISTING SEWERAGE SYSTEM
  -  PROPOSED SEWAGE PUMPING STATION
  -  PROPOSED SERGAGE TERMINAL MANHOLE
  -  PROPOSED SEWERS
  -  PROPOSED RISING MAIN
  -  EXISTING SEWER TO BE ABANDONED
  -  SPOT LEVEL

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SIA report (ref. REP-010-02)

C	FOURTH ISSUE	JW	04/19
B	THIRD ISSUE	JW	03/19
A	SECOND ISSUE	JW	10/18
-	FIRST ISSUE	JW	06/18
Rev	Description	By	Date

ARUP

Project title

Agreement No. CE 75/2017 (CE)  
Site Formation and Infrastructure  
Works for Public Housing Development  
at Long Bin, Yuen Long -  
Investigation, Design and Construction

Drawing title

PROPOSED AND EXISTING  
SEWERAGE SYSTEM

( SHEET 1 OF 4 )

Drawing no.		261044/F/54/0001		Rev.		C	
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SYU		06/18		WL		KC	
Scale				Status			
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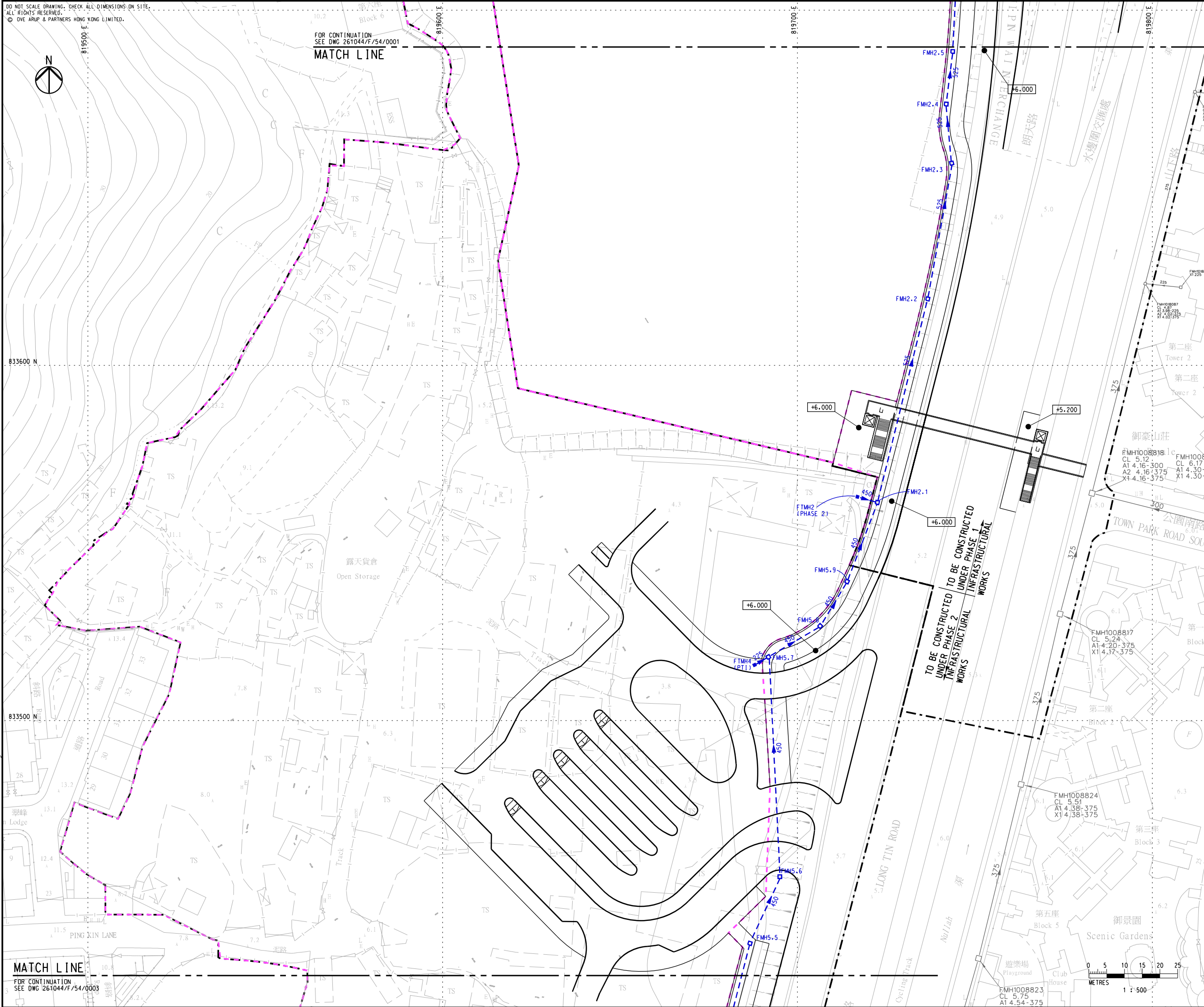


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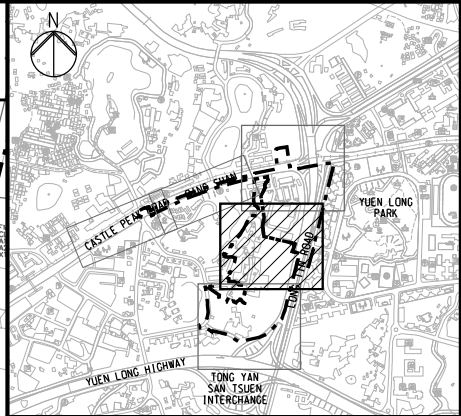
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KEY PLAN

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SEWERAGE SYSTEM**  
  
(SHEET 2 OF 4)

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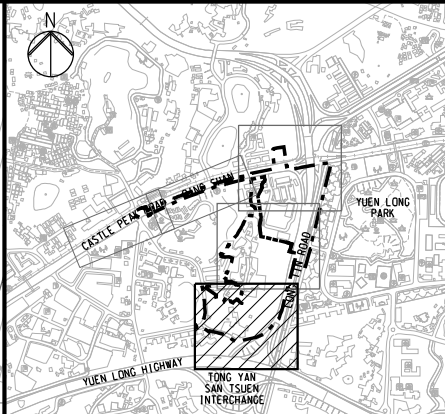
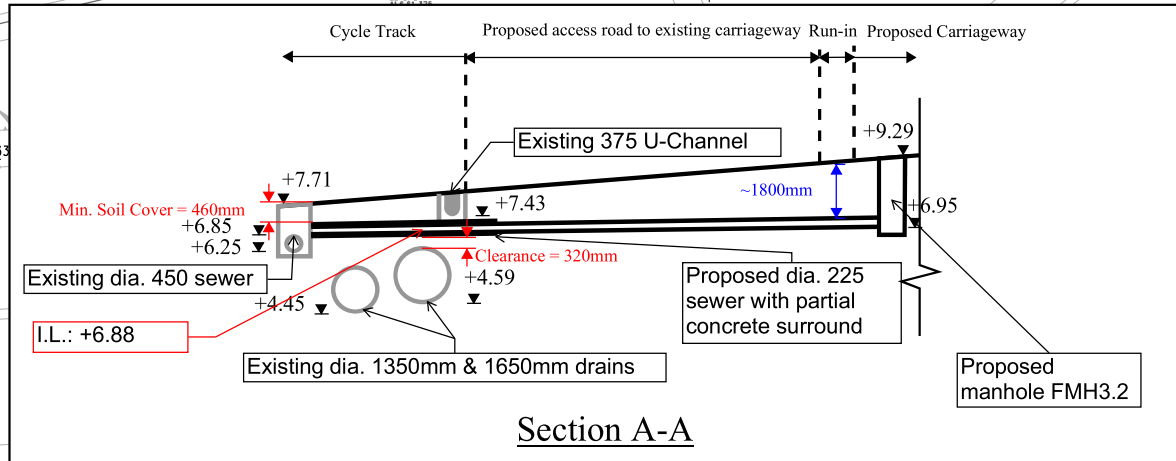
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WIP Dec 2017

SCHOOL  
SITE

PHASE 2

Printed by : \$USERS\$ 5/30/2019  
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-	FIRST ISSUE	JW	06/18
Rev	Description	By	Date

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Investigation, Design and Construction

Drawing title

PROPOSED AND EXISTING  
SEWERAGE SYSTEM

(SHEET 3 OF 4)

Drawing no.

261044/F/54/0003

Rev.

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SYU

Date

06/18

Checked

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Scale

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Status

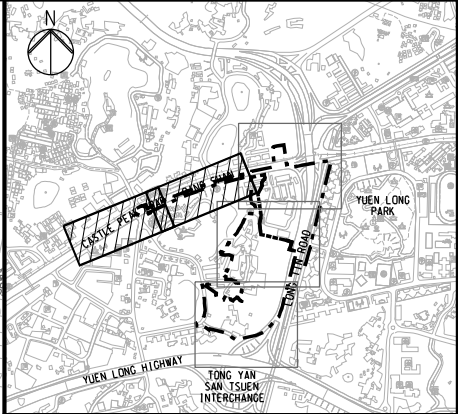
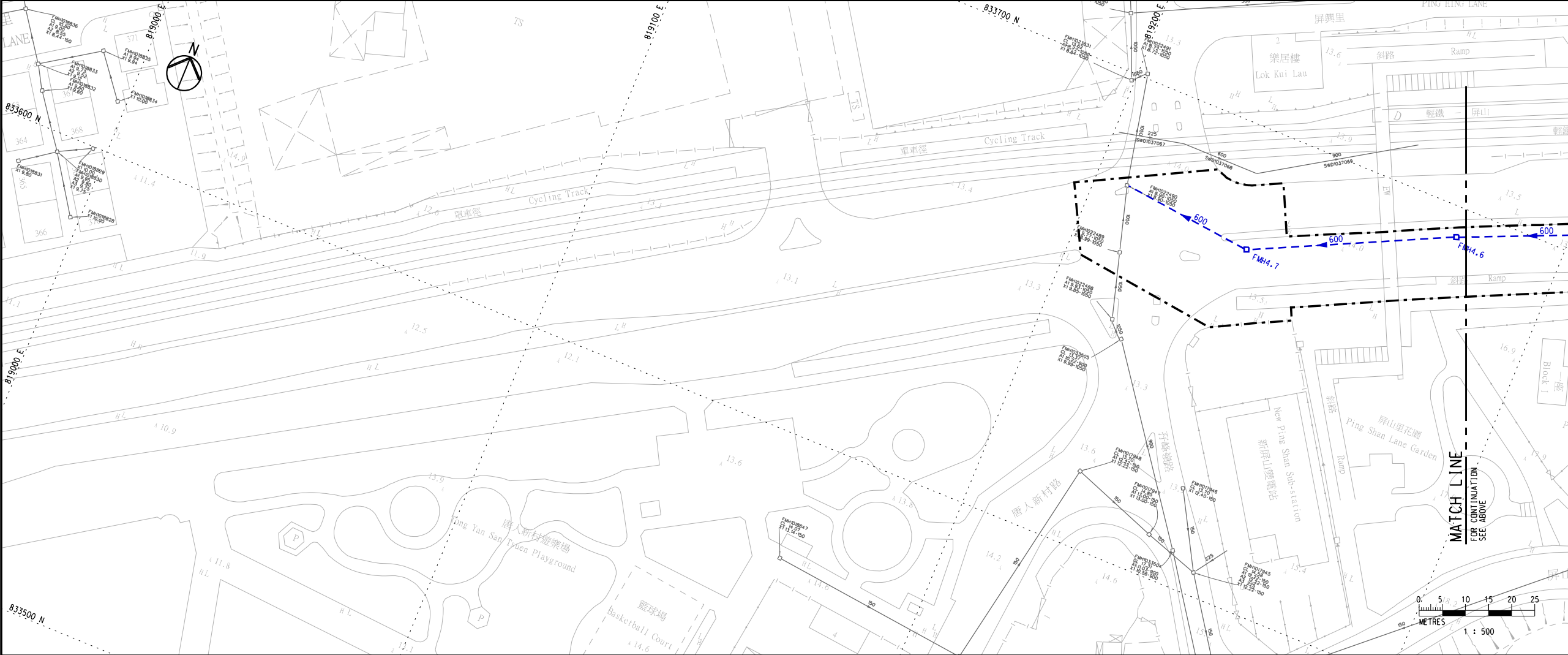
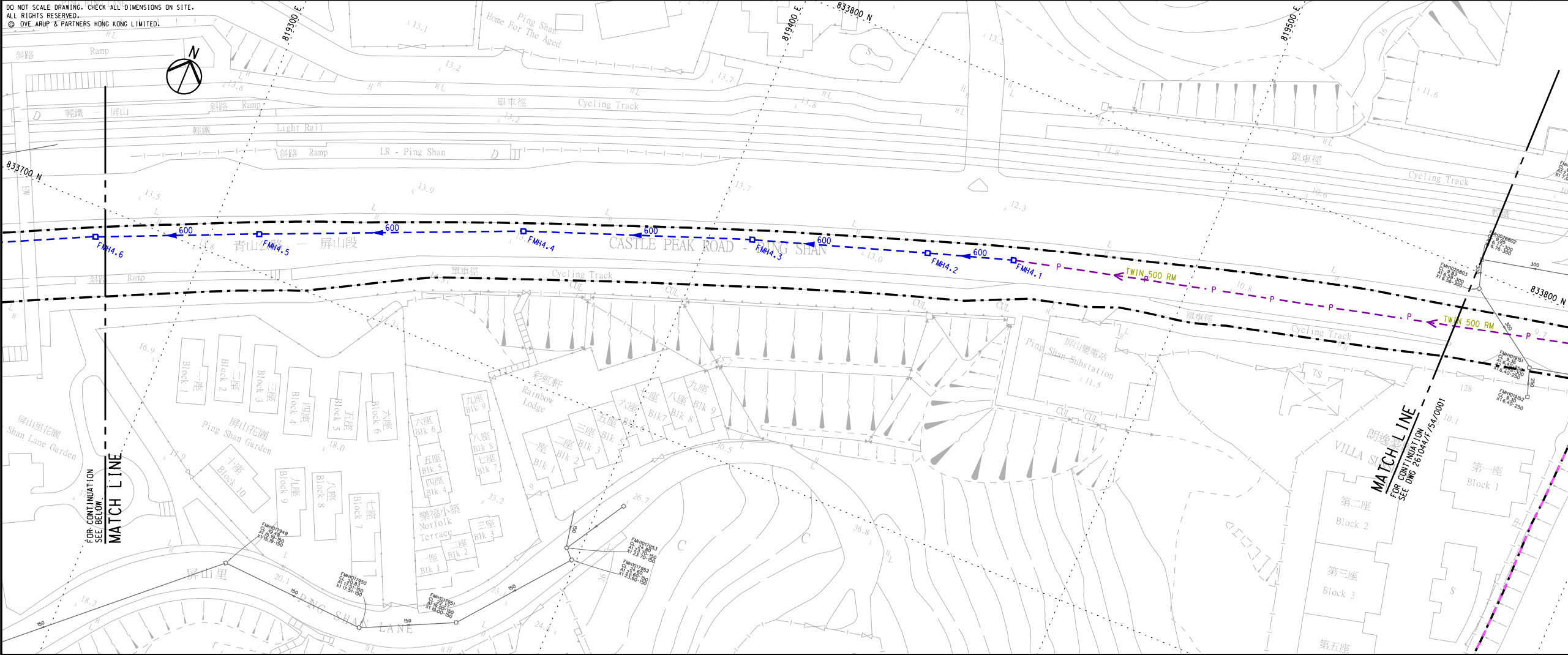
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### KEY PLAN

#### NOTES

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-	FIRST ISSUE	JW	06/18
Rev	Description	By	Date
Consultant			
ARUP			
Project title			
Agreement No. CE 75/2017 (CE)			
Site Formation and Infrastructure Works for Public Housing Development at Long Bin, Yuen Long - Investigation, Design and Construction			
Drawing title			
PROPOSED AND EXISTING SEWERAGE SYSTEM			
(SHEET 4 OF 4)			
Drawing no.			Rev.
261044/F/54/0004			A
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## ***Attachment 4***

---



and 3 as approved under the Current Scheme. As demonstrated in the Qualitative Statement On Visual Impact Assessment (**Appendix 1** refers), the proposed BHs and the building mass of the Proposed Scheme do not involve significant change to the bulk of the podium and blocks as compared with the approved Current Scheme. It is demonstrated that with further intensification of PR, the Proposed Scheme is unlikely to cause any significant adverse visual impact and it has not compromised any original planning concept for high-density public housing development, urban design intentions and landscape planning.

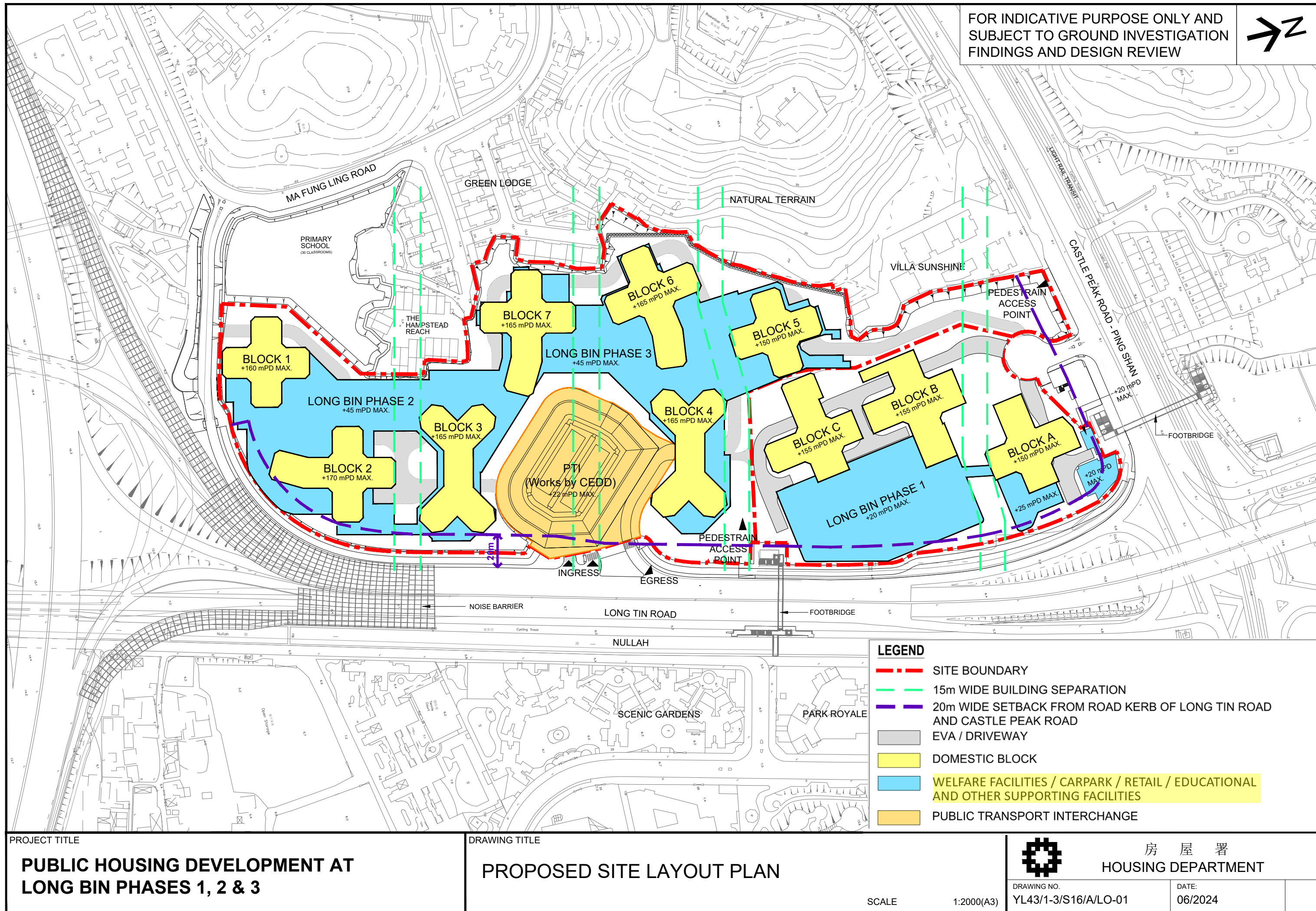
*No Adverse Impact on Landscape Aspect*

- 4.7. CEDD has carried out the tree preservation and removal works according to the approved Tree Preservation and Removal Proposal (TPRP) under CEDD's site formation contract<sup>4</sup>. Tree compensation will be undertaken by CEDD based on the approved TPRP and no compensatory tree will be provided within the Application Site. No Old and Valuable Trees nor trees of rare species were found within the Application Site and all the trees within the Application Site were cleared except one existing *Ficus microcarpa* (T0036) in Phase 1 and three existing palms *Livistona chinensis* (T0902, T0903 and T0904) in Phases 2 and 3 of the Application Site are preserved. The recent tree information including the broad-brush tree survey of the retained trees are presented in **Appendix 2**.
  
- 4.8. Subject to detailed design, an overall green coverage target of 30% of the gross site area will be provided and at least half of which will be at grade or on levels easily accessible to pedestrians. The new trees planting will be provided within the Application Site in accordance with the prevailing government / statutory guidelines / requirement on greening provision and tree planting. Approximately 100 new trees will be provided in Phase 1, while approximately 320 new trees and 46 whip trees will be provided in Phases 2 and 3, subject to detailed design, site constraints during construction stage and in the manner of "right tree, right place". Therefore, no adverse landscape impact is anticipated. Local open space and children's play area for the residents will be provided according to the HKPSG. The schematic landscape master plans are shown in **Figures 5 to 8**.

---

<sup>4</sup> At present, Phase 1 is under construction, while Phases 2 and 3 are under site formation and infrastructure works by CEDD.

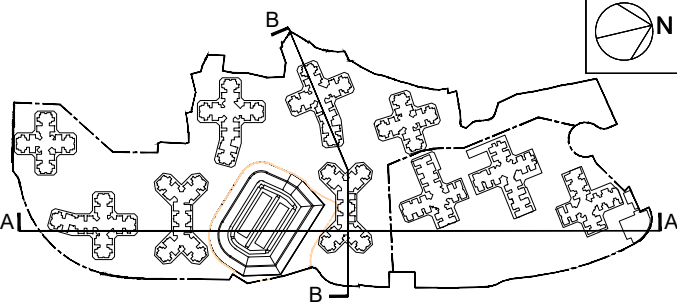




LEGEND

- SITE BOUNDARY
- DOMESTIC BLOCK
- WELFARE FACILITIES / CARPARK / RETAIL / EDUCATIONAL AND OTHER SUPPORTING FACILITIES
- PUBLIC TRANSPORT INTERCHANGE
- TRANSFER STRUCTURE

FOR INDICATIVE PURPOSE ONLY AND  
SUBJECT TO GROUND INVESTIGATION  
FINDINGS AND DESIGN REVIEW

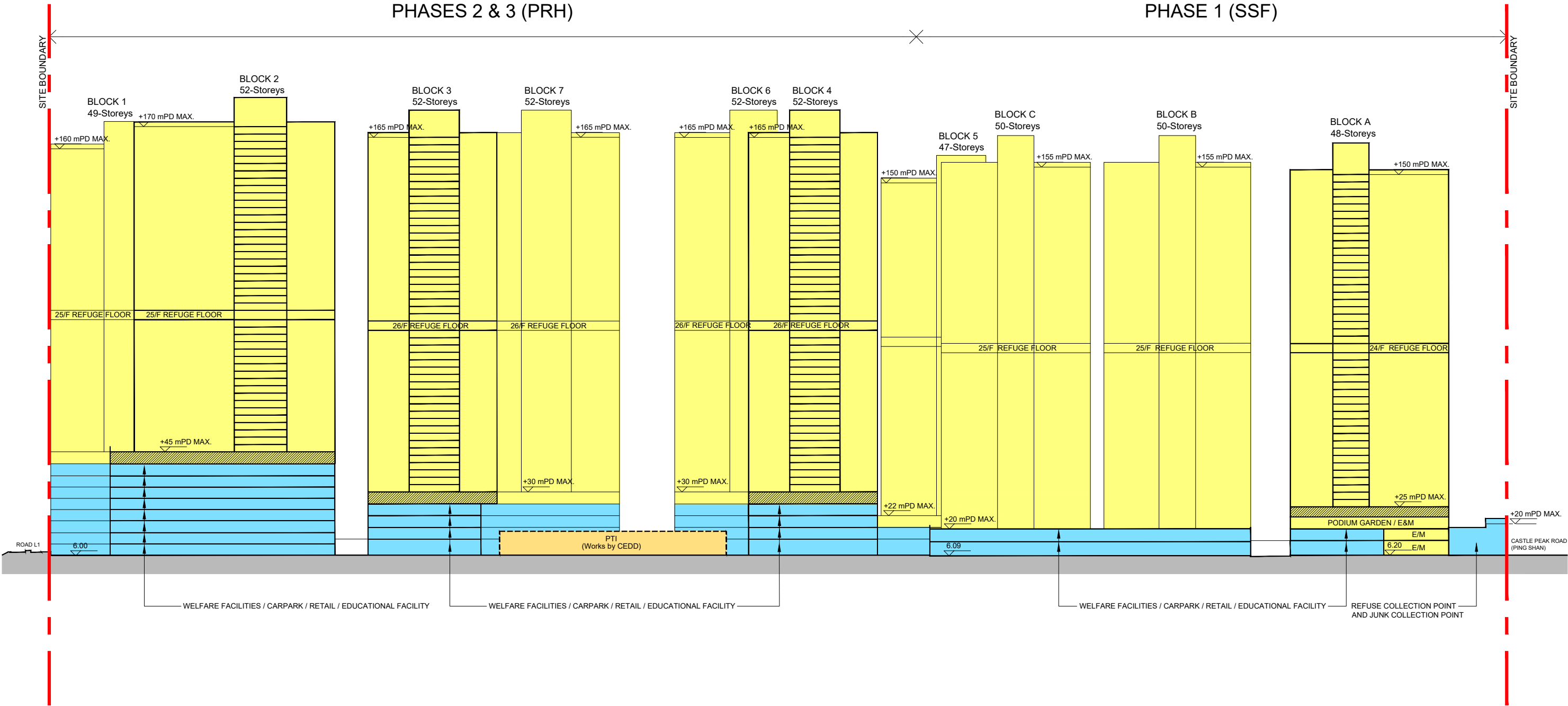


KEY PLAN

SCALE 1 : 6500

PHASES 2 & 3 (PRH)

PHASE 1 (SSF)



PROJECT TITLE

PUBLIC HOUSING DEVELOPMENT AT  
LONG BIN PHASES 1, 2 & 3

DRAWING TITLE

DIAGRAMMATIC SITE SECTION A-A

SCALE 1:750 (A1), 1:1500(A3)



房屋署  
HOUSING DEPARTMENT

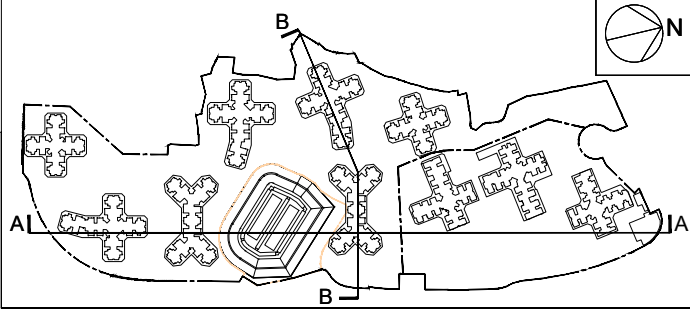
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DATE:  
06/2024

LEGEND

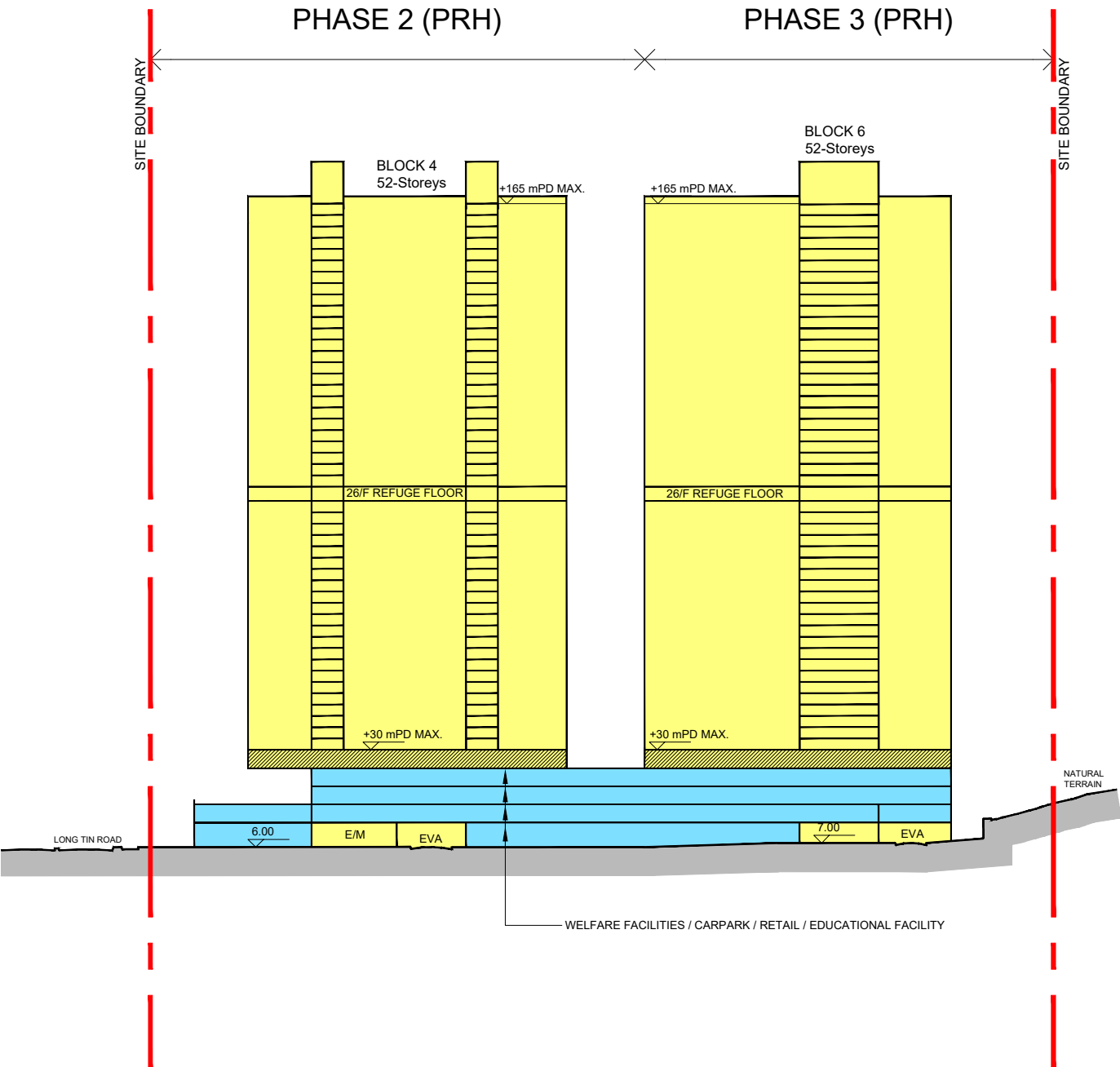
- SITE BOUNDARY
- DOMESTIC BLOCK
- WELFARE FACILITIES / CARPARK / RETAIL / EDUCATIONAL AND OTHER SUPPORTING FACILITIES
- TRANSFER STRUCTURE

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KEY PLAN

SCALE 1 : 6500



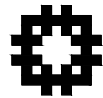
PROJECT TITLE

**PUBLIC HOUSING DEVELOPMENT AT  
LONG BIN PHASES 1, 2 & 3**

DRAWING TITLE

**DIAGRAMMATIC SITE SECTION B-B**

SCALE 1:750 (A1), 1:1500(A3)



房屋署  
HOUSING DEPARTMENT

DRAWING NO.  
YL43/S16/A/LO-03

DATE:  
06/2024





PROJECT TITLE  
**PUBLIC HOUSING DEVELOPMENT AT  
LONG BIN PHASES 1, 2 & 3**

DRAWING TITLE  
**INDICATIVE LANDSCAPE MASTER PLAN (All levels)**

SCALE 1:750 (A1), 1:1500(A3)

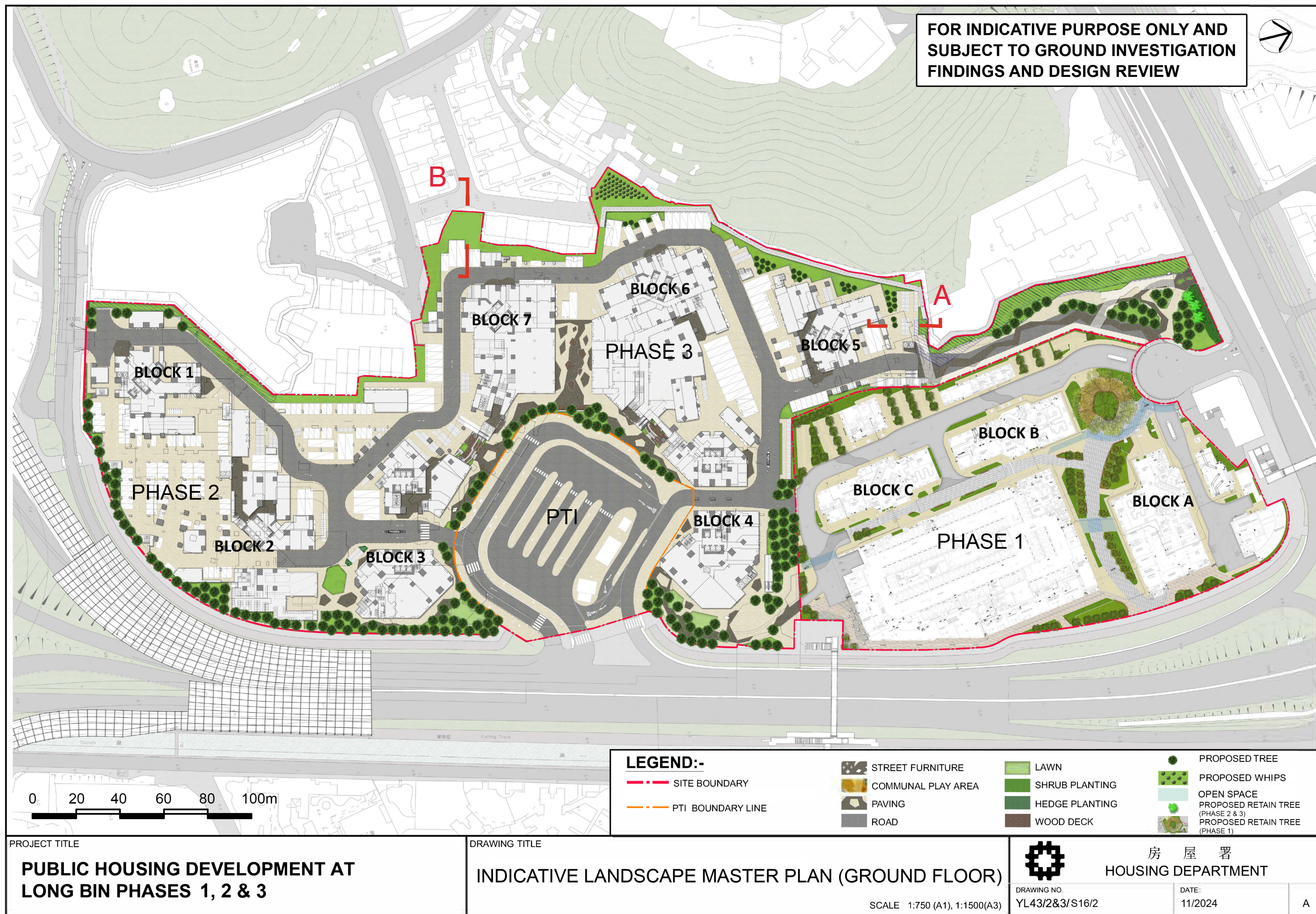
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HOUSING DEPARTMENT**

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DATE 11/2024

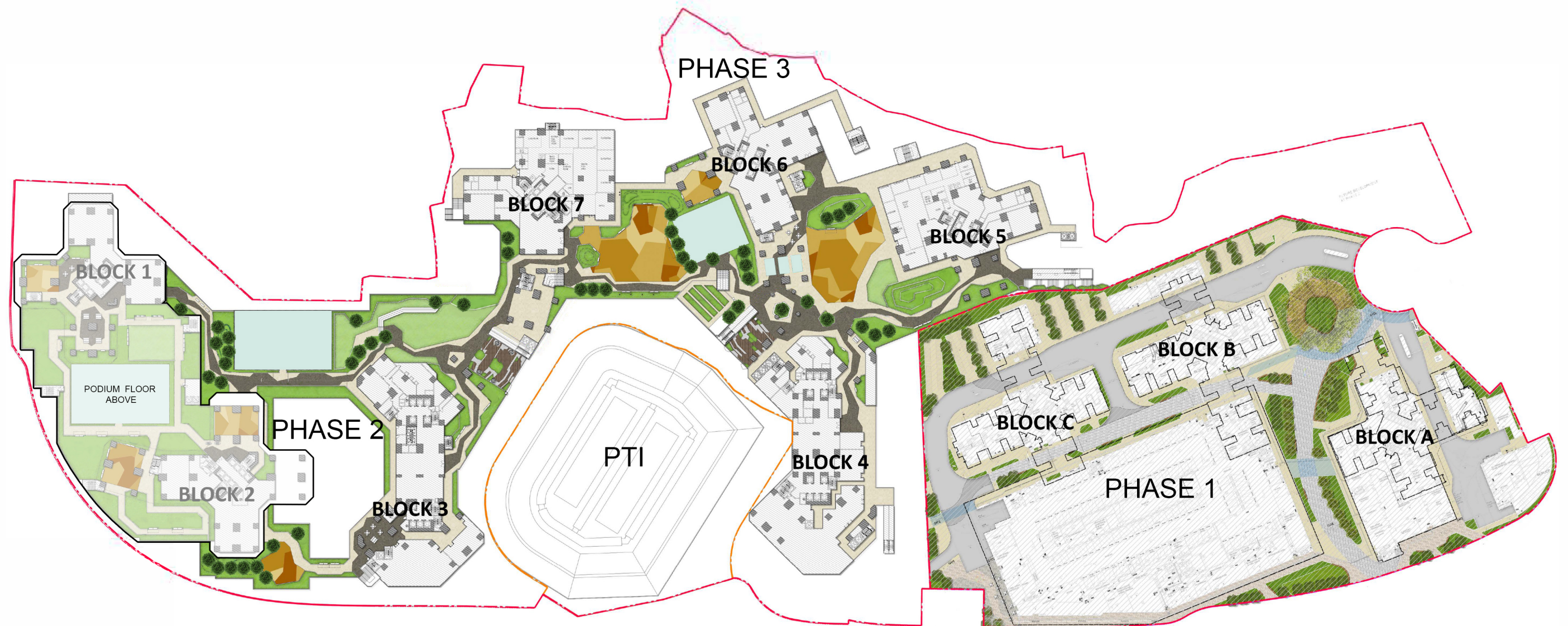
A







FOR INDICATIVE PURPOSE ONLY AND  
SUBJECT TO GROUND INVESTIGATION  
FINDINGS AND DESIGN REVIEW



0 20 40 60 80 100m

#### LEGEND:-

--- SITE BOUNDARY  
--- PTI BOUNDARY LINE

STREET FURNITURE  
COMMUNAL PLAY AREA  
PAVING  
ROAD

LAWN  
SHRUB PLANTING  
HEDGE PLANTING  
WOOD DECK

PROPOSED TREE  
PROPOSED RETAIN TREE (PHASE 1)  
OPEN SPACE

PROJECT TITLE

**PUBLIC HOUSING DEVELOPMENT AT  
LONG BIN PHASES 1, 2 & 3**

DRAWING TITLE

**INDICATIVE LANDSCAPE MASTER PLAN (1ST FLOOR)**

SCALE 1:750 (A1), 1:1500 (A3)



房屋署  
HOUSING DEPARTMENT

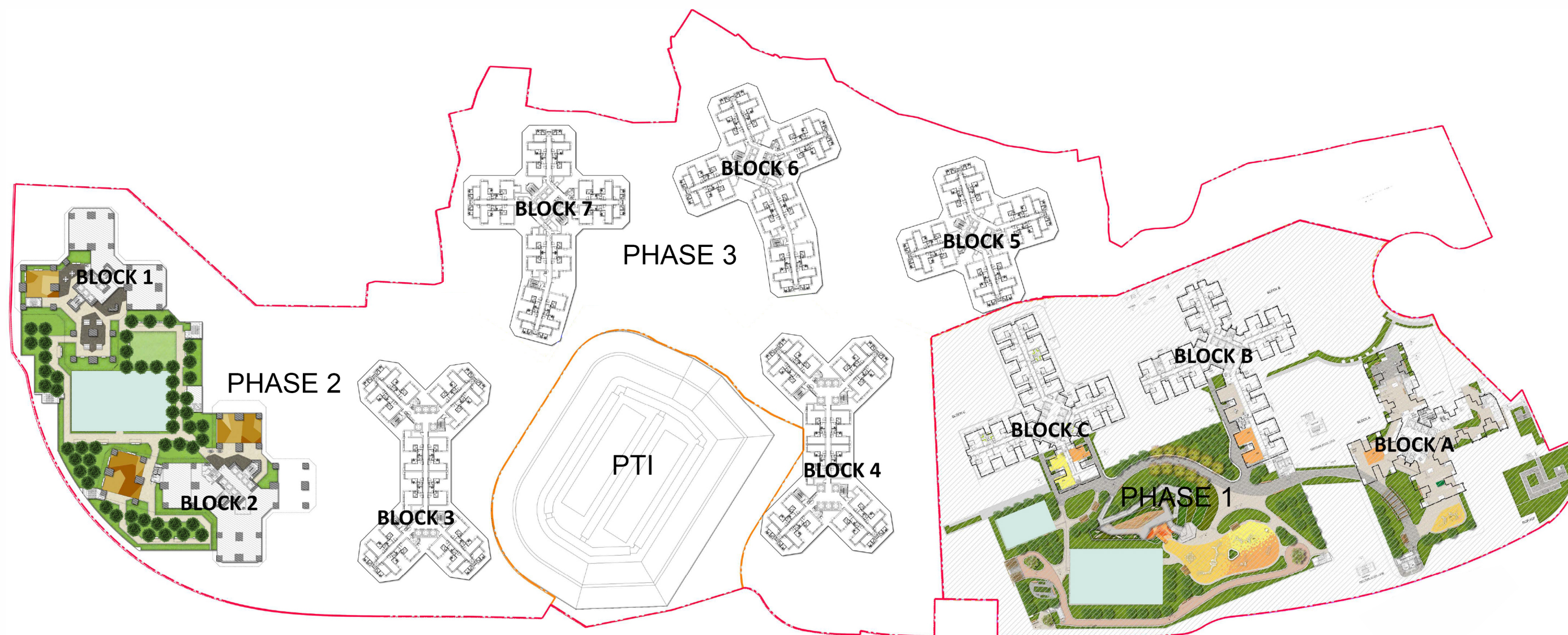
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YL43/2&3/S16/3

DATE  
11/2024

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FOR INDICATIVE PURPOSE ONLY AND  
SUBJECT TO GROUND INVESTIGATION  
FINDINGS AND DESIGN REVIEW



0 20 40 60 80 100m

#### LEGEND:-

--- SITE BOUNDARY

--- PTI BOUNDARY LINE

STREET FURNITURE  
COMMUNAL PLAY AREA  
PAVING  
ROAD

LAWN  
SHRUB PLANTING  
HEDGE PLANTING  
WOOD DECK

PROPOSED TREE  
OPEN SPACE

PROJECT TITLE

**PUBLIC HOUSING DEVELOPMENT AT  
LONG BIN PHASES 1, 2 & 3**

DRAWING TITLE

**INDICATIVE LANDSCAPE MASTER PLAN (PODIUM FLOOR)**

SCALE 1:750 (A1), 1:1500(A3)



房屋署  
HOUSING DEPARTMENT

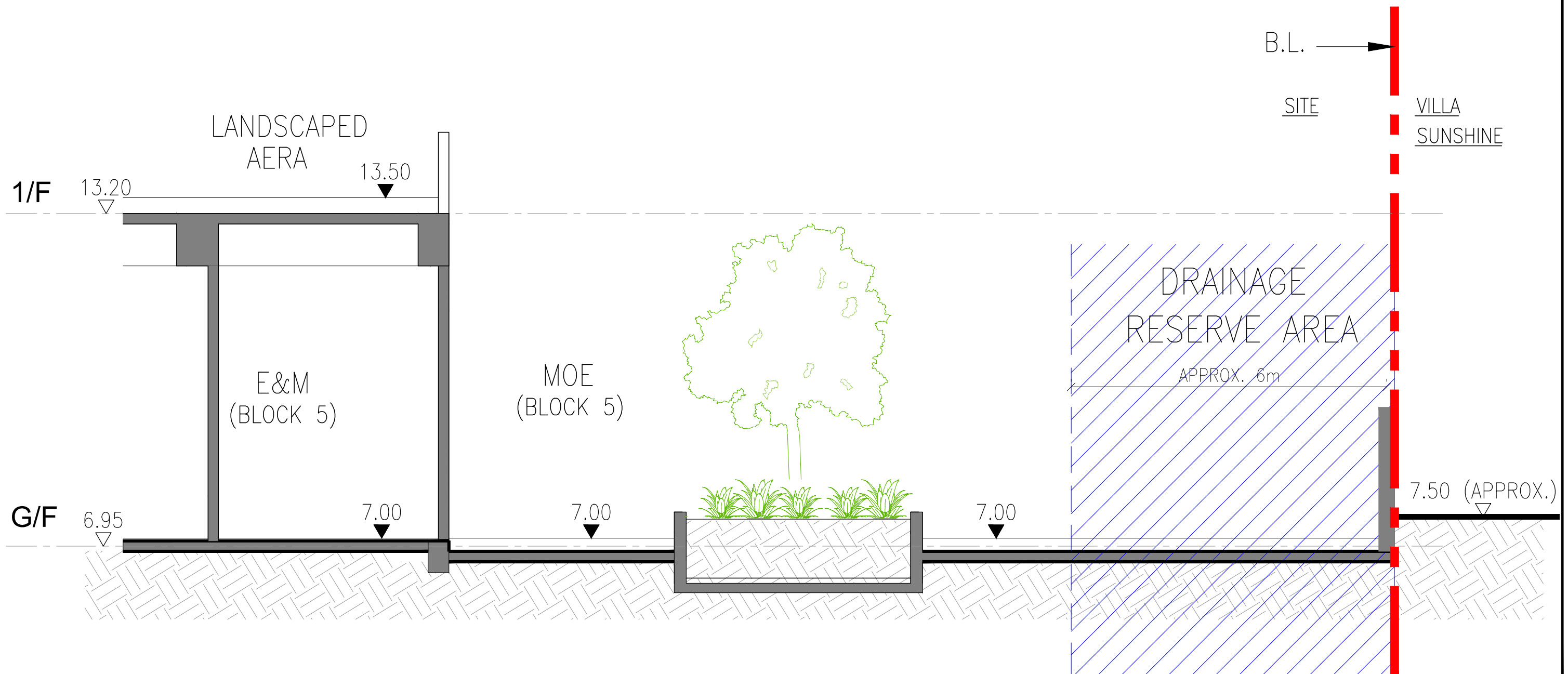
DRAWING NO.  
YL43/2&3/S16/4

DATE  
11/2024

A

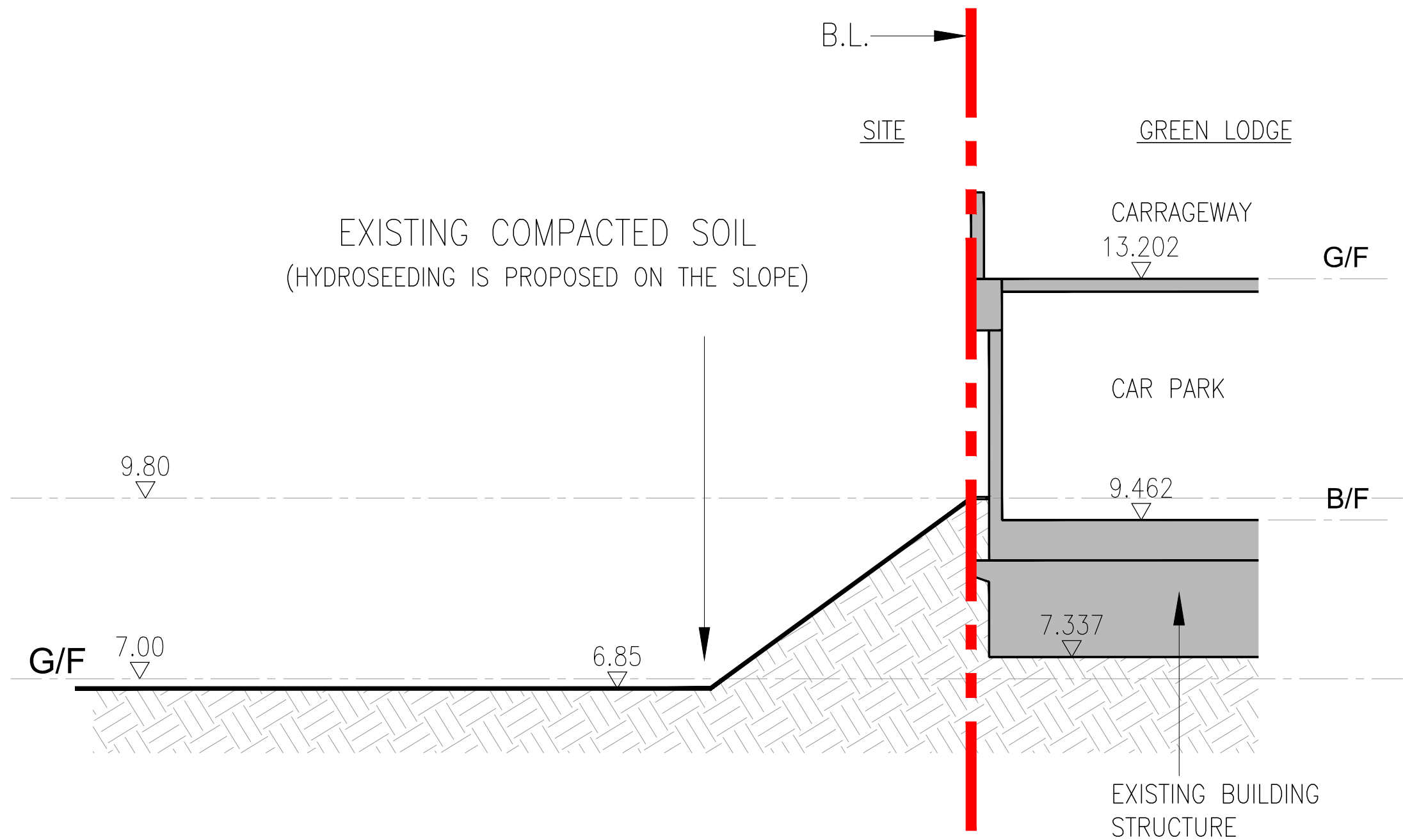


FOR INDICATIVE PURPOSE ONLY AND  
SUBJECT TO GROUND INVESTIGATION  
FINDINGS AND DESIGN REVIEW



<p>PROJECT TITLE</p> <p><b>PUBLIC HOUSING DEVELOPMENT AT LONG BIN PHASES 1, 2 &amp; 3</b></p>	<p>DRAWING TITLE</p> <p><b>INDICATIVE SECTION A</b></p> <p>SCALE 1:75(A3)</p>	<p> <b>房屋署 HOUSING DEPARTMENT</b></p> <table><tr><td>DRAWING NO.</td><td>DATE: 11/2024</td><td>-</td></tr></table>	DRAWING NO.	DATE: 11/2024	-
DRAWING NO.	DATE: 11/2024	-			

FOR INDICATIVE PURPOSE ONLY AND  
SUBJECT TO GROUND INVESTIGATION  
FINDINGS AND DESIGN REVIEW



## ***Attachment 5***

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In addition, the setback from Long Tin Road is similar in both schemes, the wind flow along Long Tin Road would also be similar.

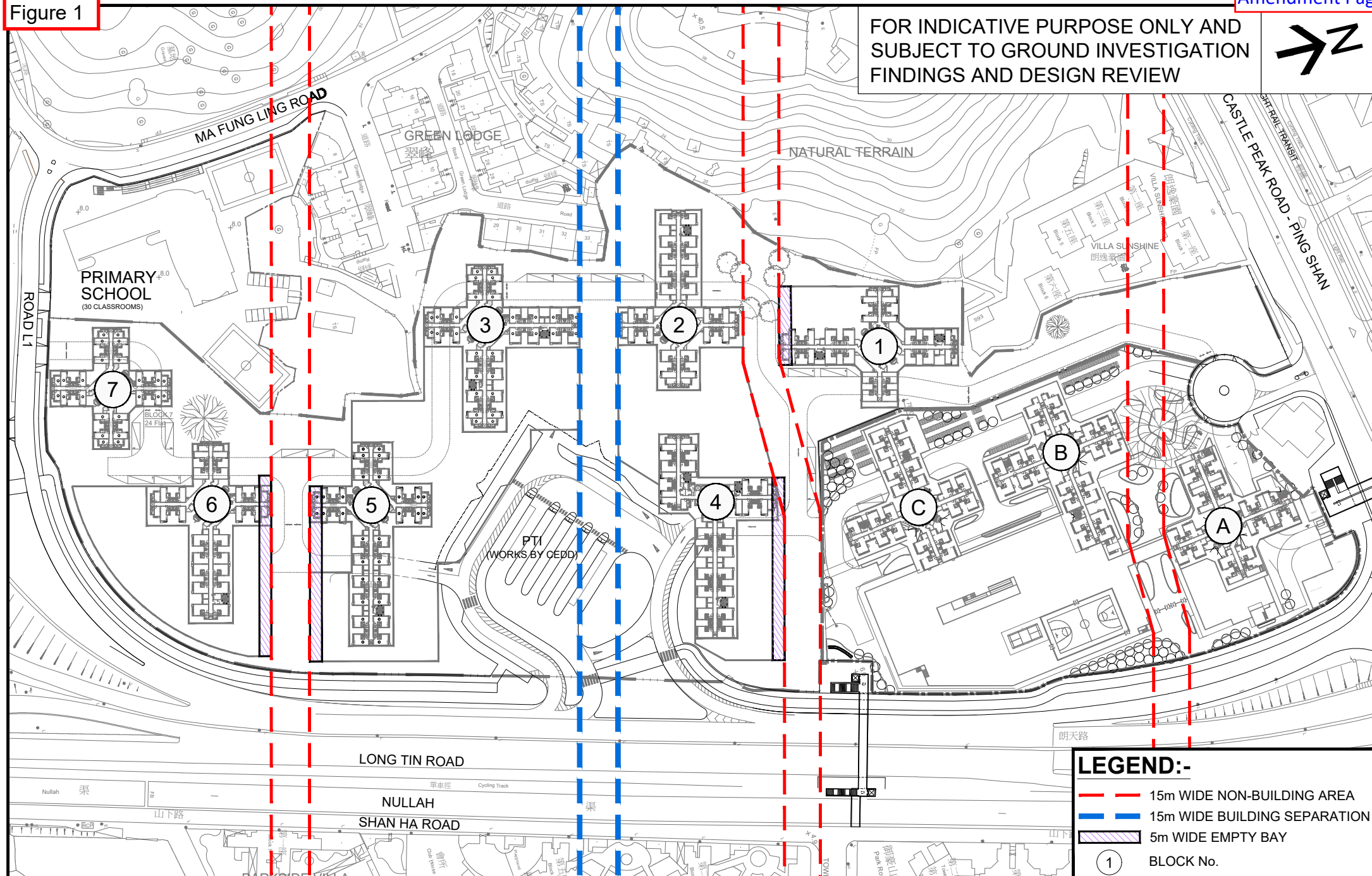
- 1.5.9 Although the podium under the four towers, i.e. Block 3, 4, 6 and 7, is enlarged slightly, and the shape of podium under Block A as well as the alignment of the elevated walkway has minor change in the Proposed Scheme, the maximum building height and the mitigation measures are similar. It is believed that it would not significantly worsen the pedestrian wind environment as compared to the Current Scheme.

## 1.6 Conclusion

- 1.6.1 In the Current Scheme, a total of 8 air ventilation mitigation measures have been incorporated in the previously approved AVA-IS, including 3 non building areas (NBAs). In view of incorporating the latest development parameters, permeable podium deck and covered walkways are proposed to be located within these NBAs in the Proposed Scheme. Nevertheless, the separation between the towers along these concerned areas maintain a width of 15 meters, same as the previous agreed NBA. Additionally, the setback from the podiums and towers to the site boundary along Long Tin Road has been slightly increased in the Proposed Scheme compared to the Current Scheme. In summary, the mitigation measures in the Proposed Scheme are similar to the Current Scheme, with only the three 15m wide NBAs revised to three 15m wide building separations.
- 1.6.2 For the proposed permeable podium deck, there are no solid walls within the building separations at pedestrian level so that natural wind can flow through them. Therefore, this proposed change is not expected to have any significant impact upon the overall ventilation performance of the Proposed Scheme in comparing with that of the Current Scheme. The ventilation performance of the Proposed Scheme would be comparable with the Current Scheme.
- 1.6.3 Air Ventilation Assessment would be carried out internally at the detailed design stage to optimise the building design for an enhanced ventilation performance.

Figure 1

FOR INDICATIVE PURPOSE ONLY AND  
SUBJECT TO GROUND INVESTIGATION  
FINDINGS AND DESIGN REVIEW



Approved s.16 Application No. A/YL-TYST/1074(Current Scheme)

SCALE 1:2000

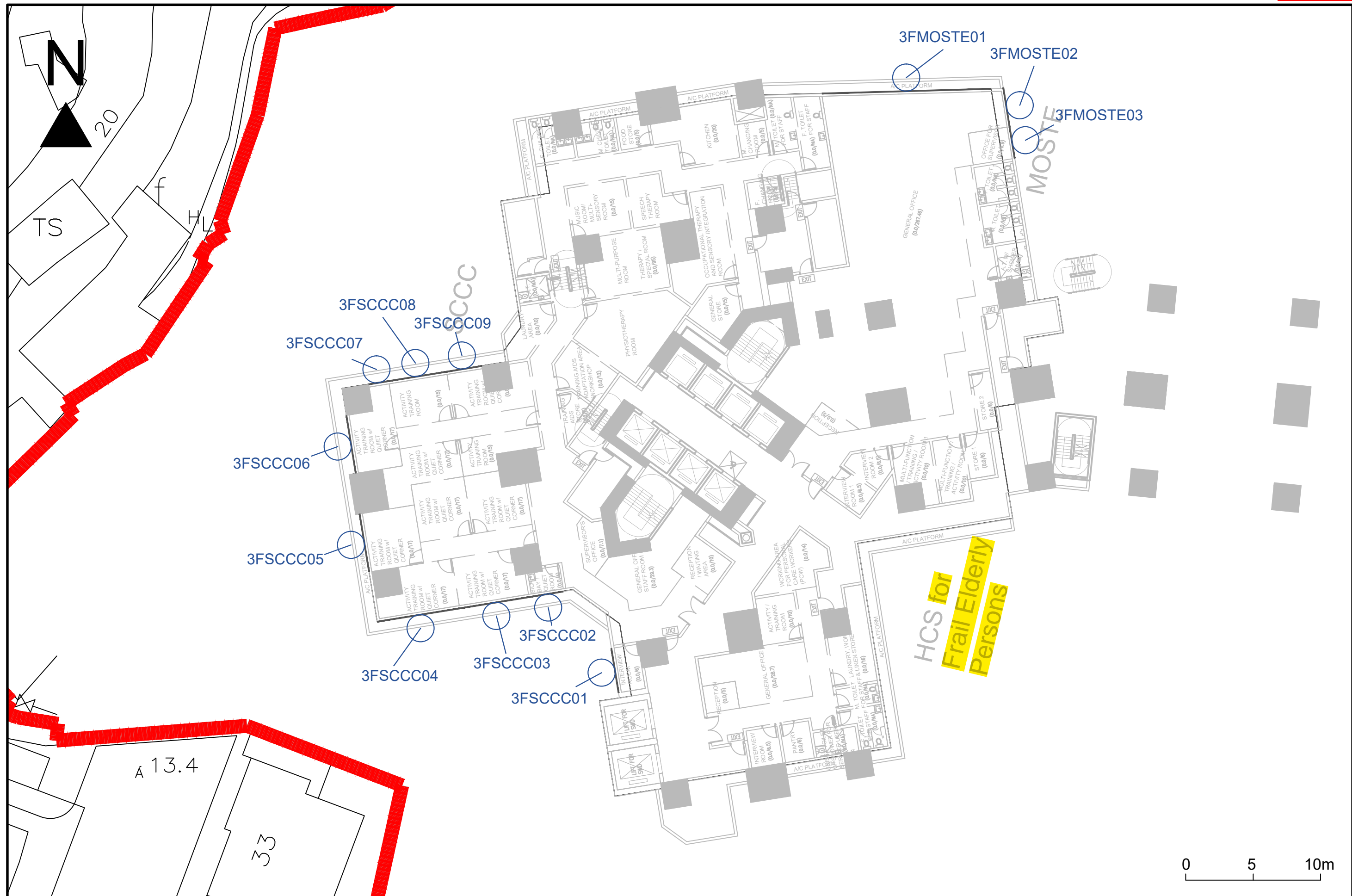
## ***Attachment 6***

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**Table 1.2 Summary for Social Welfare Facilities**

Floor	Name of Proposed Welfare Facility / Area	Block	Floor Level (mPD)
1/F	Kindergarten	Block 5 & 7	+12.0
2/F	Hostel for Severely Physically Handicapped Persons (HSPH), Supported Hostel for Mentally Handicapped Persons (SHOS(MH))	Block 3	+16.4
	Long Stay Care Home (LSCH)	Block 4	
	Aided Standalone Child Care Centre (CCC), Independent School Social Work (SSW), On-site Pre-school Rehabilitation Services (OPRS)	Block 6	
	Residential Care Home for the Elderly (RCHE) & Day Care Unit in RCHE (DCU)	Block 7	
3/F	Hostel for Moderately Mentally Handicapped Persons (HMMH), Integrated Vocational Rehabilitation Services Centre (IVRSC)	Block 3	+20.9
	Long Stay Care Home (LSCH)	Block 4	
	Special Child Care Centre (SCCC), Multi-disciplinary Outreaching Support Team for the Elderly (MOSTE), Home Care Services (HCS) for Frail Elderly Persons (HCS for Frail Elderly Persons)	Block 6	
	Residential Care Home for the Elderly (RCHE) & Day Care Unit in RCHE (DCU)	Block 7	
6/F	District Tenancy Management Office (DTMO)	Block 1	+35.7
	Estate Management Office (EMO) & District Management Office (DMO)	Block 2	





PRINTED BY:  
F:\PROJECTS\2024\Long Bin Phase 2 & Phase 3\FIGURE 2.1P  
MODEL NAME: Default



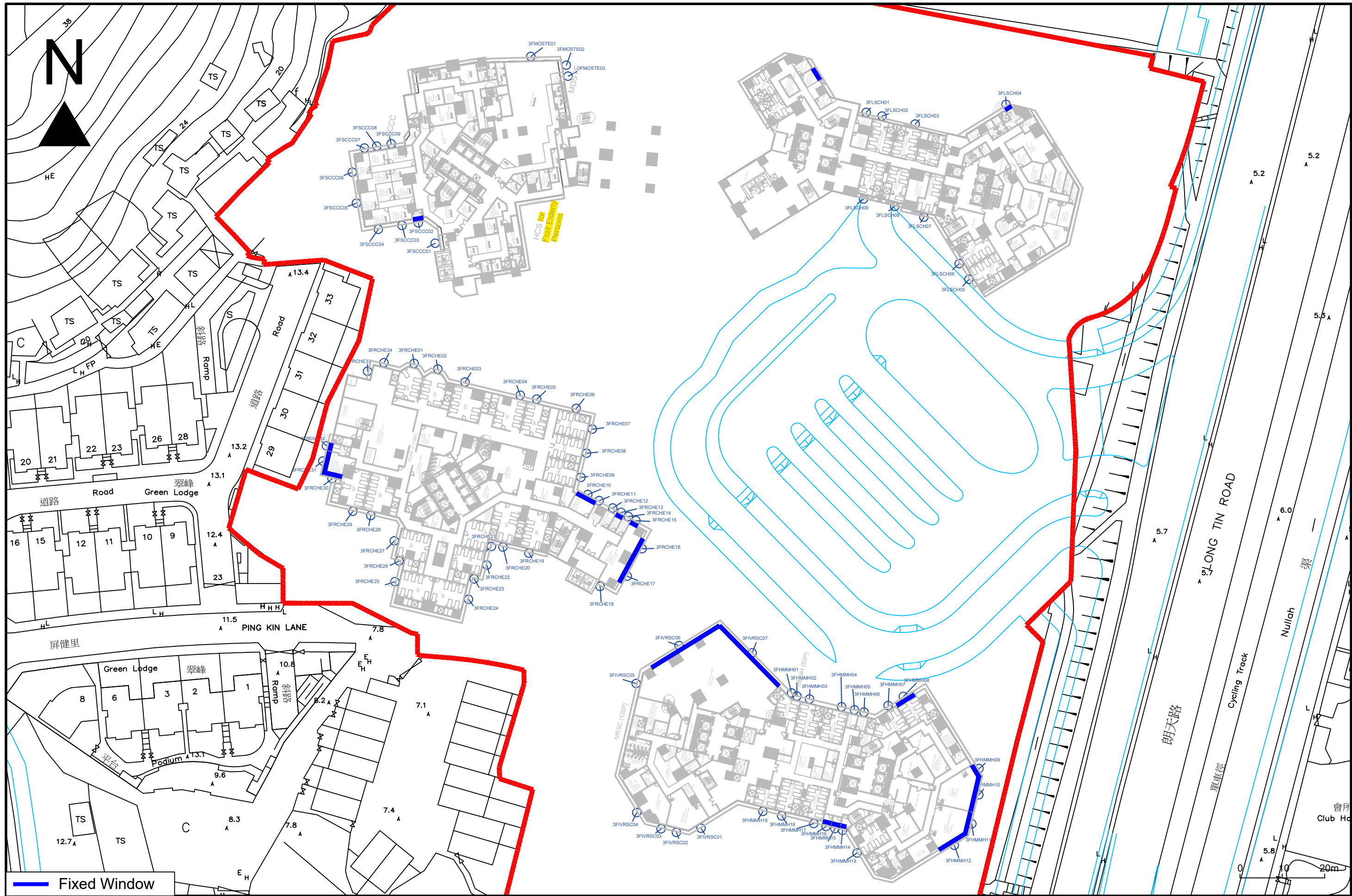
香港房屋委員會  
Hong Kong Housing Authority



Instruction No. K04  
Proposed Public Housing Development  
at Long Bin Phase 2 & Phase 3  
Environmental Assessment Study (EAS)

Title Location Plan of Noise Sensitive  
Receivers at Social Welfare Facilities  
(3/F Block 6 - SCCC & MOSTE)

Scale at A3 As shown Date Apr 2024 Figure No. Figure 2.1p



Fixed Window



香港房屋委員會  
Hong Kong Housing Authority



Instruction No. K04  
Proposed Public Housing Development  
at Long Bin Phase 2 & Phase 3  
Environmental Assessment Study (EAS)

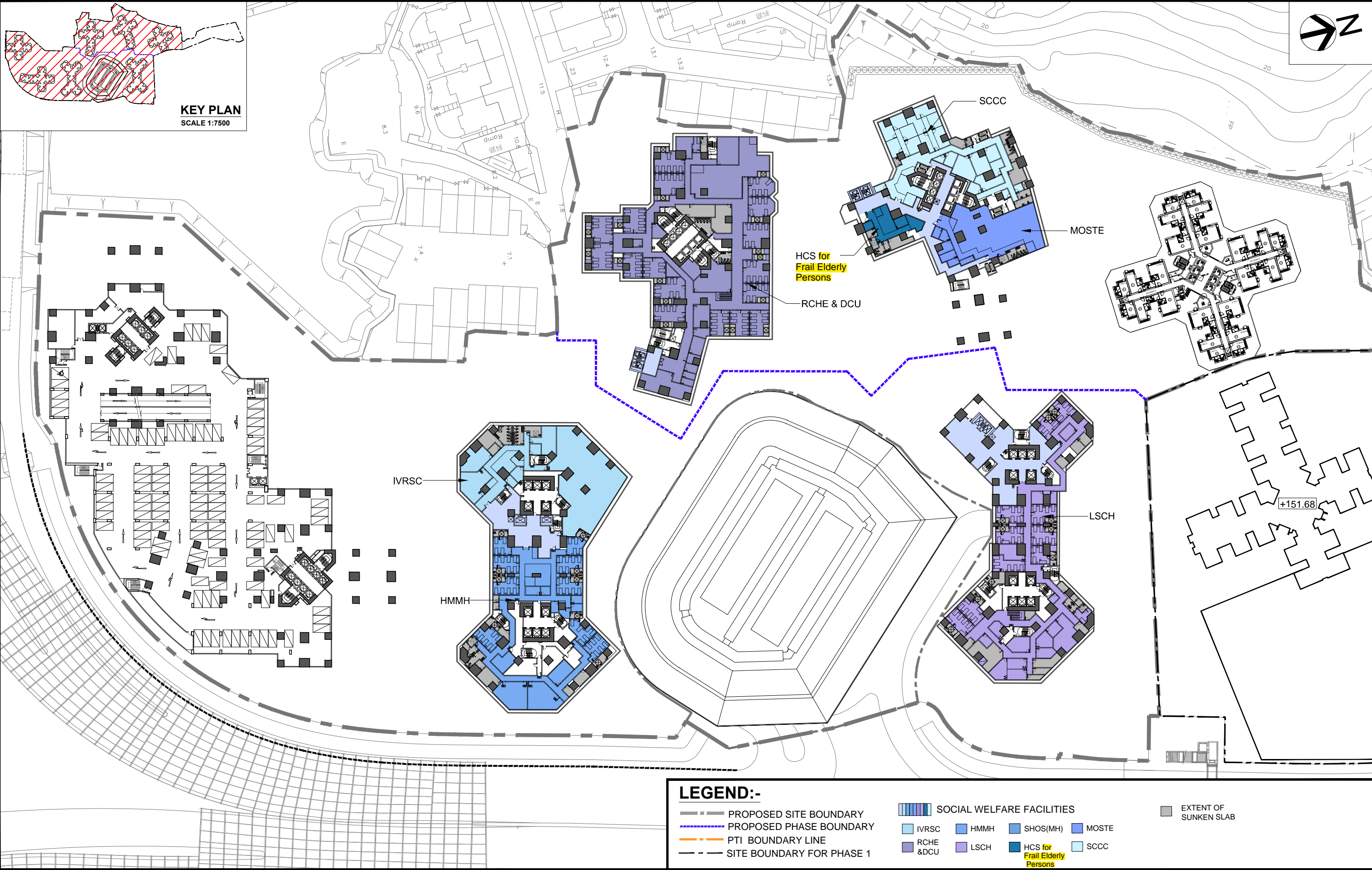
Title Location Plan of Proposed Noise Mitigation  
Measures at Social Welfare Facilities  
(3/F)

Scale at A3 As shown Date Apr 2024 Figure No. Figure 2.2f









PROJECT TITLE

**PUBLIC HOUSING DEVELOPMENT AT  
LONG BIN PHASES 2 & 3**

DRAWING TITLE

**SITE LAYOUT PLAN - 3/F**

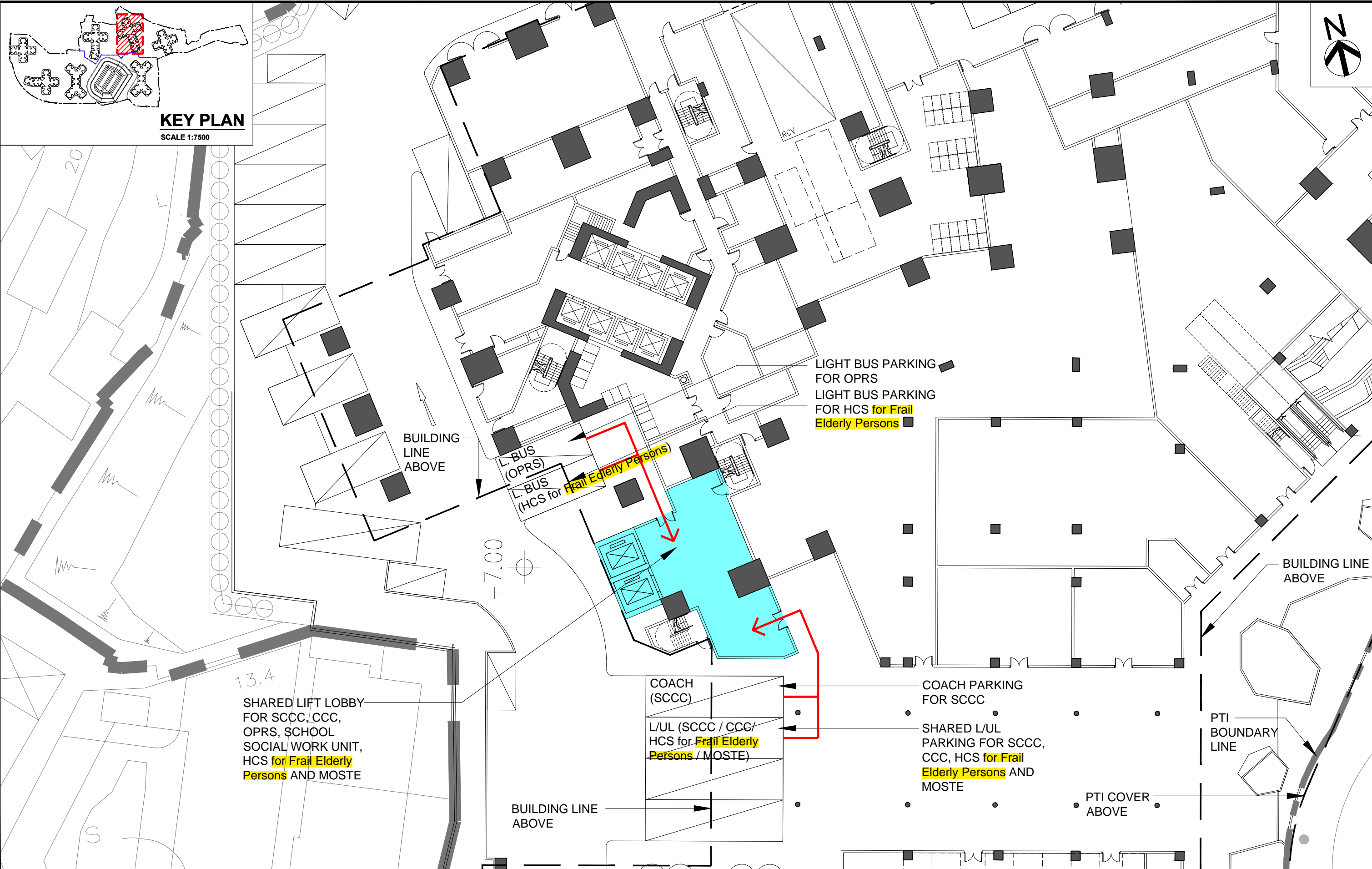
SCALE 1:1000(A3)

**房屋署**  
**HOUSING DEPARTMENT**

DRAWING NO. YL43/2&3/SITE/A/SWD-06

DATE: 12/2023

-



PROJECT TITLE

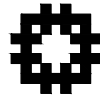
**PUBLIC HOUSING DEVELOPMENT AT  
LONG BIN PHASES 2 & 3**

DRAWING TITLE

**BLOCK 6 - GROUND FLOOR PLAN**

SCALE

1:300(A3)



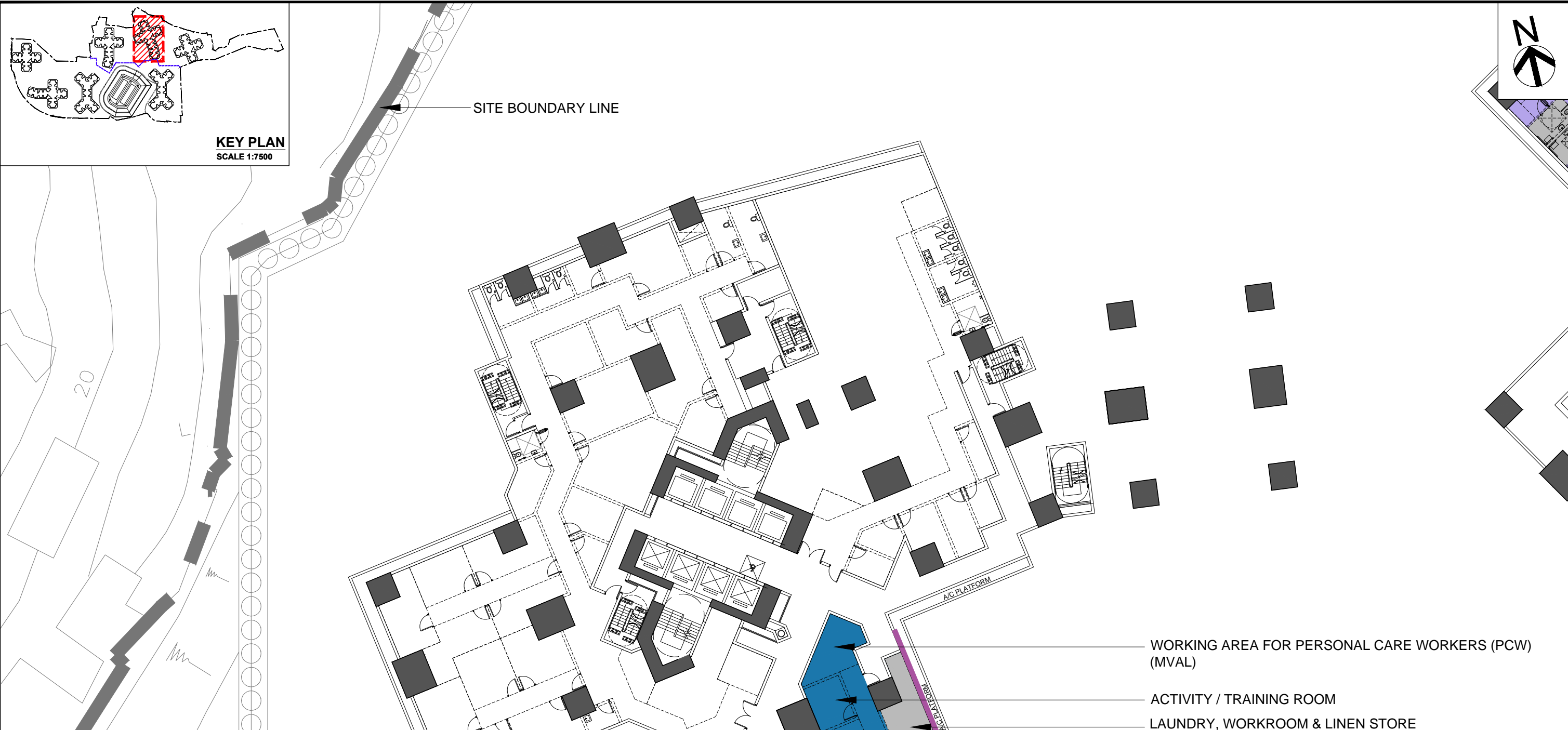
房屋署  
HOUSING DEPARTMENT

DRAWING NO.  
YL43/2&3/BLK6/A/SWD-01

DATE:  
12/2023

-





Home Care Services for Frail Elderly Persons					21/11/2023
Item No.	Description	Nos. of Occupants	NOFA required (sq.m.)	NOFA Proposed (sq.m.)	Difference (%)
Part 1: Space Provision for Staff in Office Accommodation					
Open Plan					
1	General Office	6	28.7	27.7	-3.5%
2	Working Area for Personal Care Workers (PCW)	7	14.0	14.1	0.7%
Part 2: Space Provision for Ancillary Facilities					
Cellular Office					
3	Interview Room	1	6.5	6.5	0.0%
4	Activity / Training Room	1	10.0	10.0	0.0%
5	Pantry	1	6.0	6.0	0.0%
6	Laundry, Workroom & Linen Store	1	16.0	16.4	2.5%
7	Toilet with Shower Facility for Service Users	-	As appropriate	As appropriate	
8	Toilet for Staff	-	As appropriate	As appropriate	
Open Plan					
9	Reception	-	5.0	5.0	0.0%
Total Area (in NOFA):			86	85.7	-0.3%
Total IFA: 142.340sq.m.					

- WORKING AREA FOR PERSONAL CARE WORKERS (PCW) (MVAL)
- ACTIVITY / TRAINING ROOM
- LAUNDRY, WORKROOM & LINEN STORE
- M. TOILET FOR STAFF
- GENERAL OFFICE (MVAL)
- F. TOILET FOR STAFF
- UNISEX TOILET WITH SHOWER FACILITY FOR SERVICE USERS
- PANTRY
- INTERVIEW ROOM
- RECEPTION

LEGEND:

- MVAL MECHANICAL VENTILATION & ARTIFICIAL LIGHTING (TO BE PROVIDED)
- R ROLLER SHUTTER
- FEASIBLE LOCATION OF OPENABLE WINDOWS
- EXTENT OF SUNKEN SLAB

## ***Attachment 7***

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Approved s.16 Application No. A/YL-TYST/1074 (Current Scheme)

Application Site






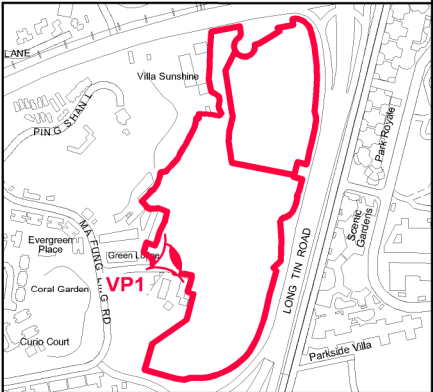
Proposed Scheme

Application Site



LEGEND:

-  Approved s.16 Application No. A/YL-TYST/1074 (Current Scheme)
-  The OZP Compliance Scheme
-  Application Site



PHOTOMONTAGE OF VIEWPOINT 1  
(VIEW FROM PING KIN LANE)



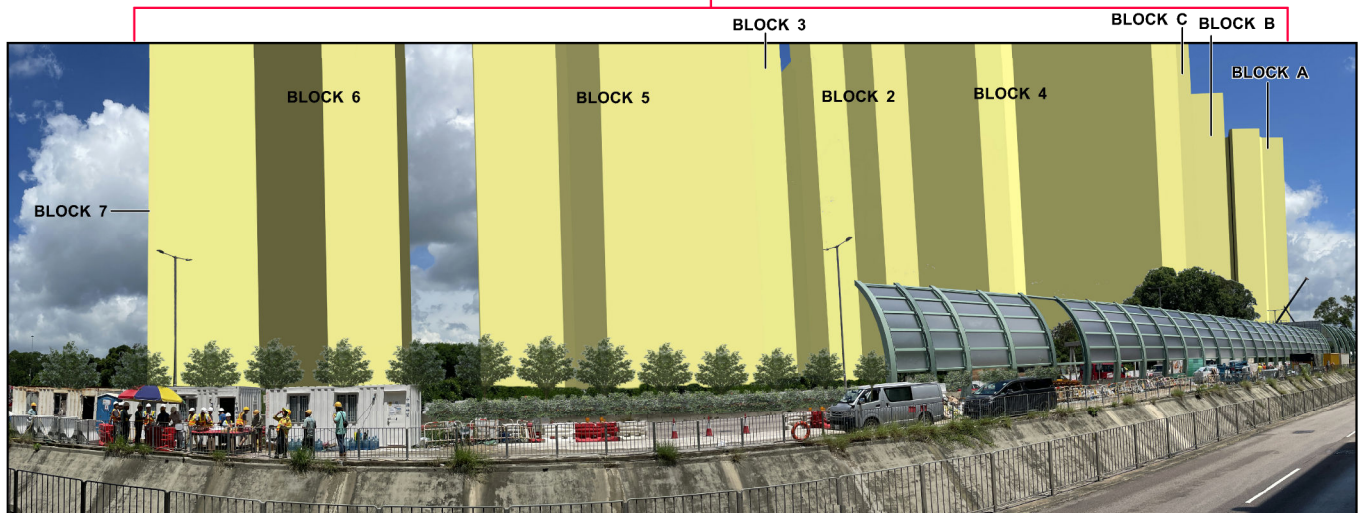
HOUSING DEPARTMENT  
PLANNING SECTIONS

PLAN 2

DATE :  
14. 11. 2024

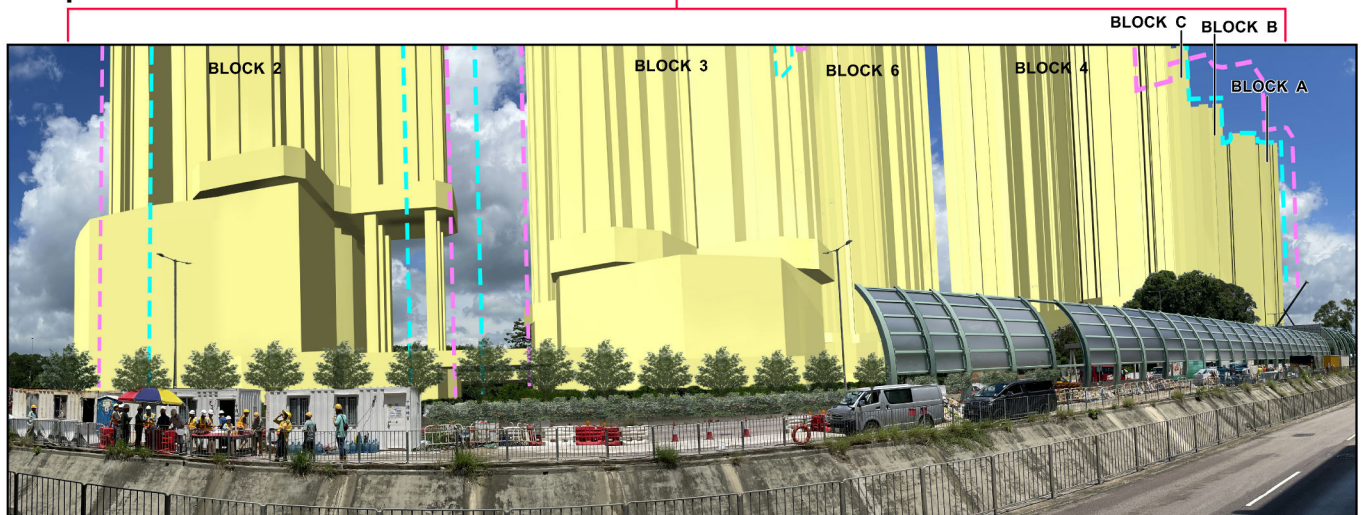
Approved s.16 Application No. A/YL-TYST/1074 (Current Scheme)

Application Site






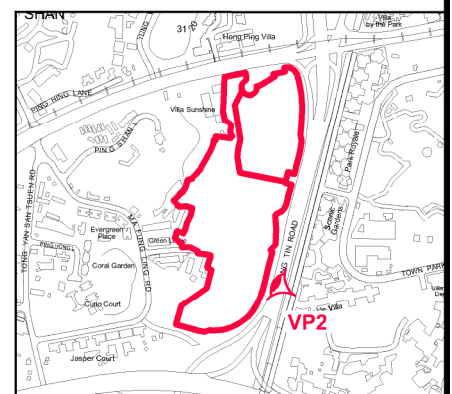
Proposed Scheme

Application Site



LEGEND:

-  Approved s.16 Application No. A/YL-TYST/1074 (Current Scheme)
-  The OZP Compliance Scheme
-  Application Site



PHOTOMONTAGE OF VIEWPOINT 2  
(VIEW FROM LONG TIN ROAD)



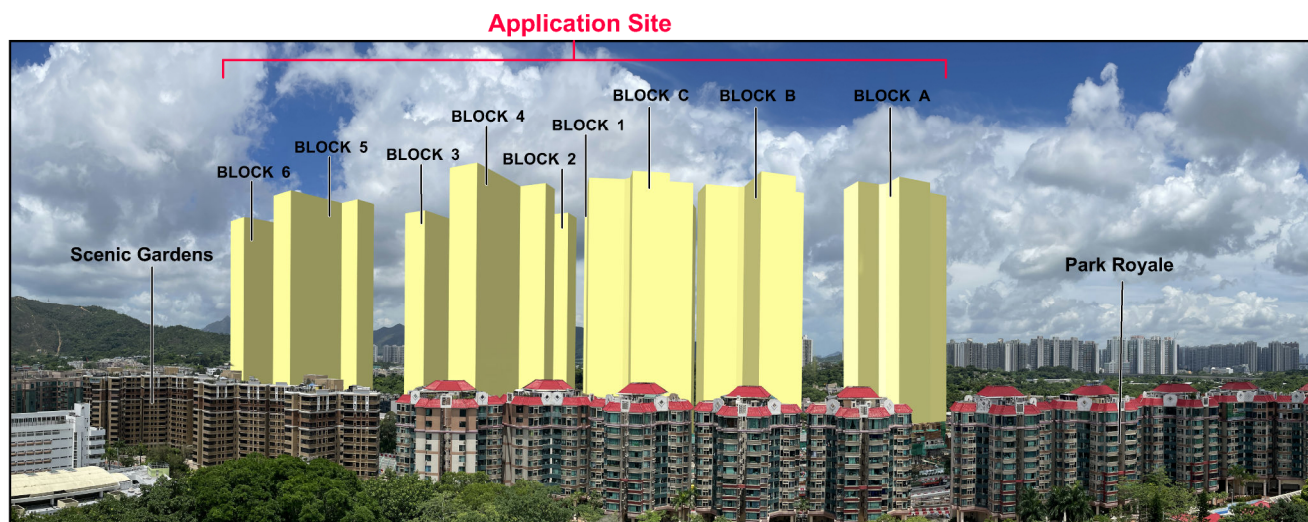
HOUSING DEPARTMENT  
PLANNING SECTIONS

PLAN 3

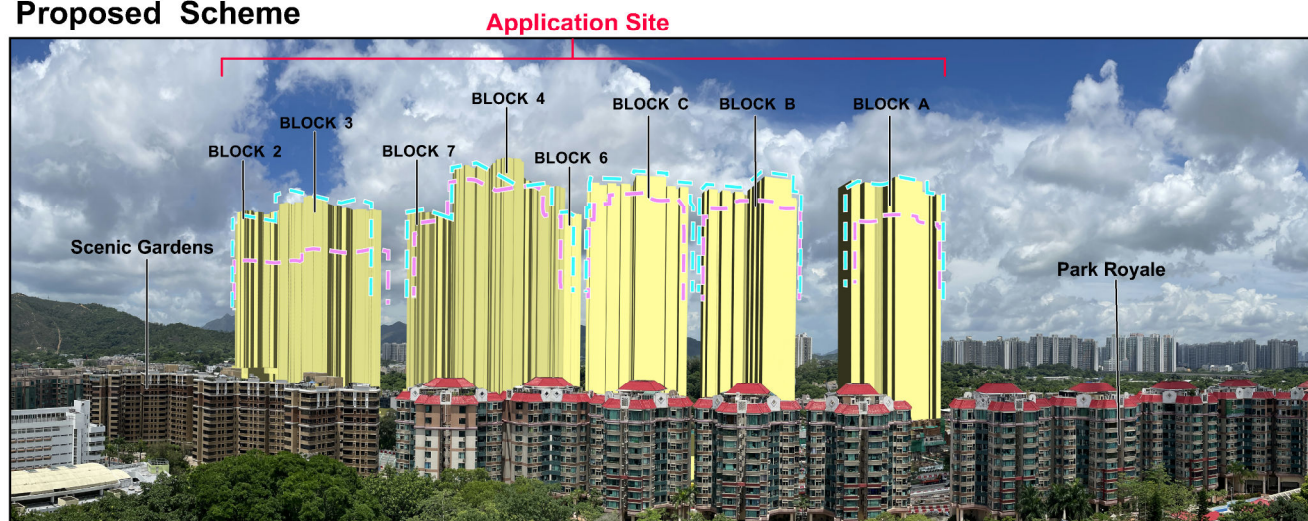
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14. 11. 2024






Approved s.16 Application No. A/YL-TYST/1074 (Current Scheme)

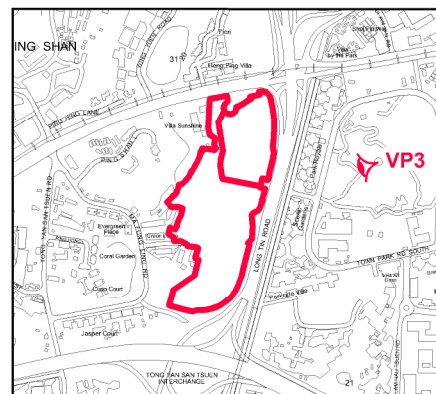


Proposed Scheme



LEGEND:

-  Approved s.16 Application No. A/YL-TYST/1074 (Current Scheme)
-  The OZP Compliance Scheme
-  Application Site



PHOTOMONTAGE OF VIEWPOINT 3  
(VIEW FROM YUEN LONG PARK AVIARY PAGODA)



HOUSING DEPARTMENT  
PLANNING SECTIONS

PLAN 4

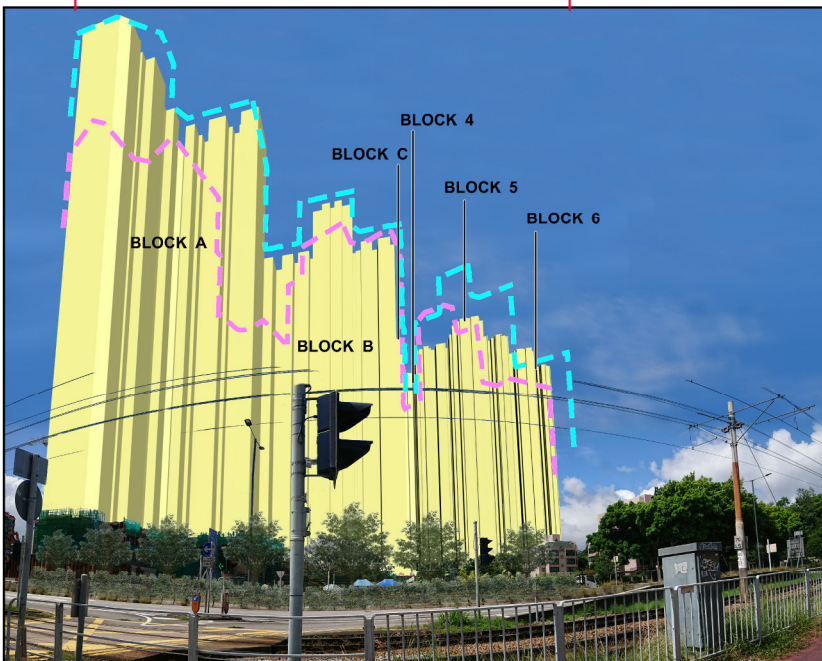
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14. 11. 2024

**Approved s.16 Application No. A/YL-TYST/1074 (Current Scheme)**

## Application Site



Proposed Scheme	Application Site
1. <b>Proposed Scheme</b>	1. <b>Application Site</b>



**LEGEND:**



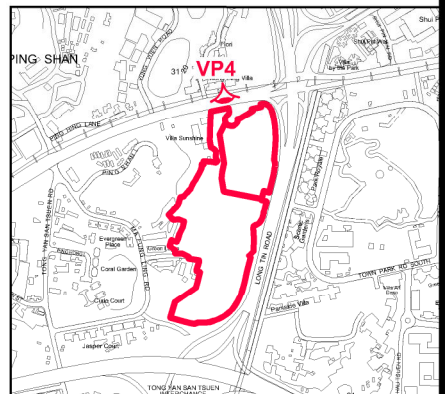
**Approved s.16 Application No. A/YL-TYST/1074  
(Current Scheme)**



## The OZP Compliance Scheme



### Application Site



**PHOTOMONTAGE OF VIEWPOINT 4  
(VIEW FROM CASTLE PEAK ROAD - PING SHAN)**



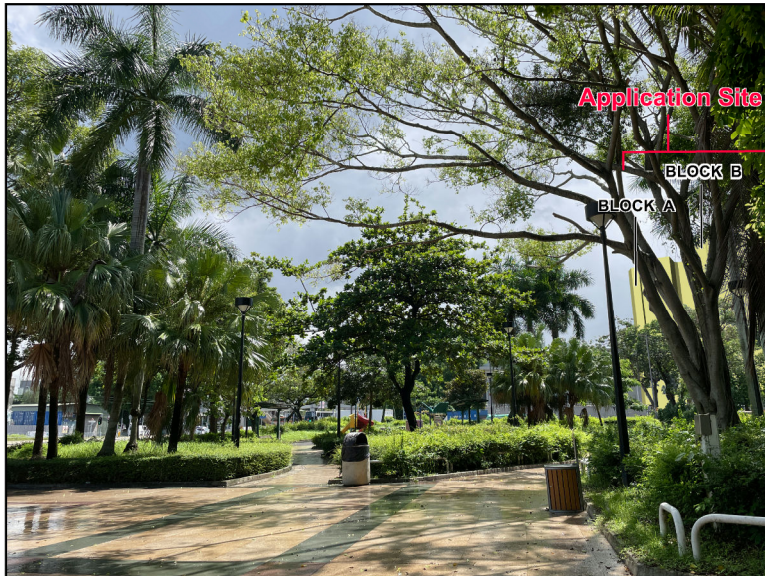
**HOUSING DEPARTMENT  
PLANNING SECTIONS**

## PLAN 5

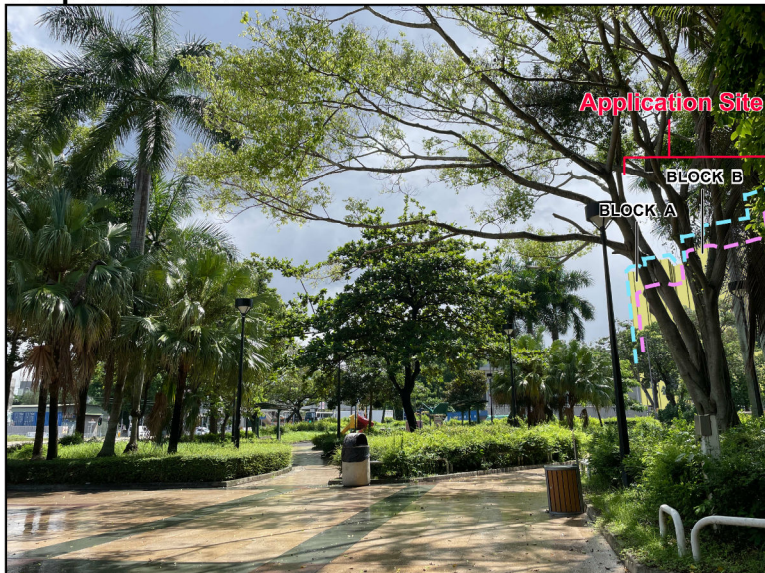
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14. 11. 2024



**Approved s.16 Application No. A/YL-TYST/1074 (Current Scheme)**



### Proposed Scheme



**LEGEND:**



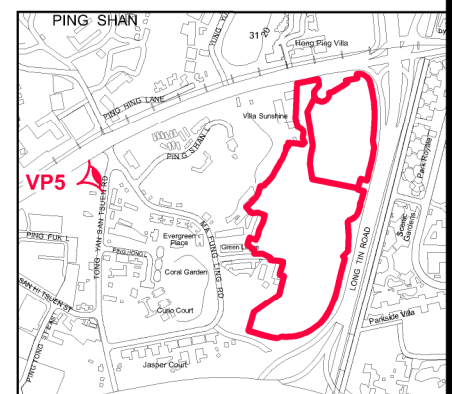
**Approved s.16 Application No. A/YL-TYST/1074  
(Current Scheme)**



## The OZP Compliance Scheme



### Application Site



**PHOTOMONTAGE OF VIEWPOINT 5  
(VIEW FROM TONG YAN SAN TSUEN PLAYGROUND)**



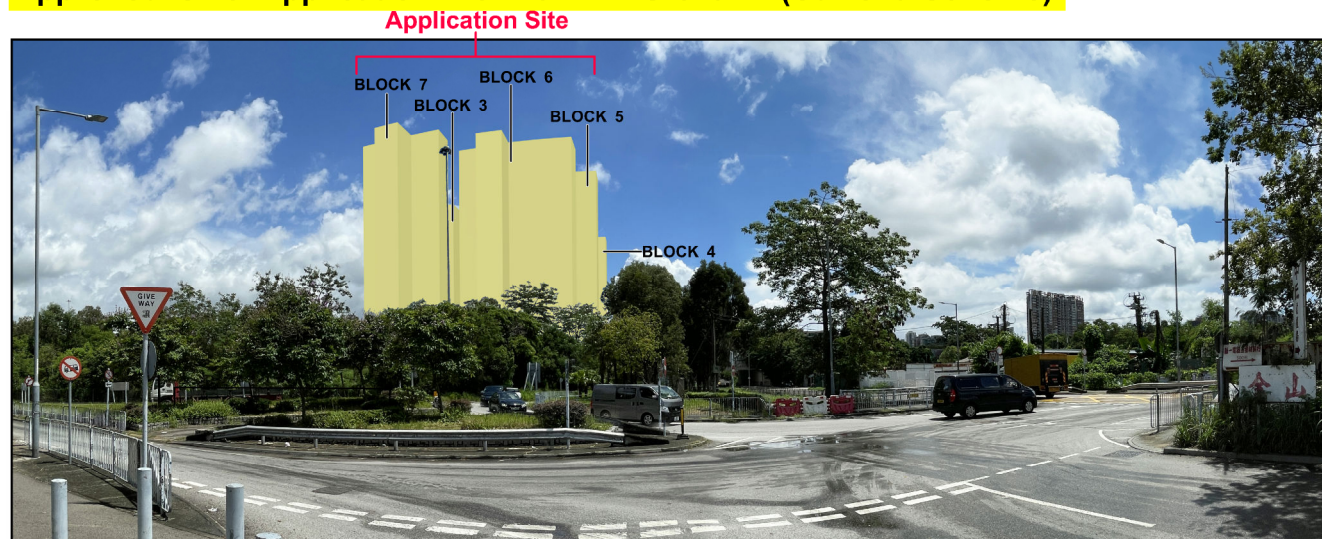
## HOUSING DEPARTMENT PLANNING SECTIONS

## PLAN 6

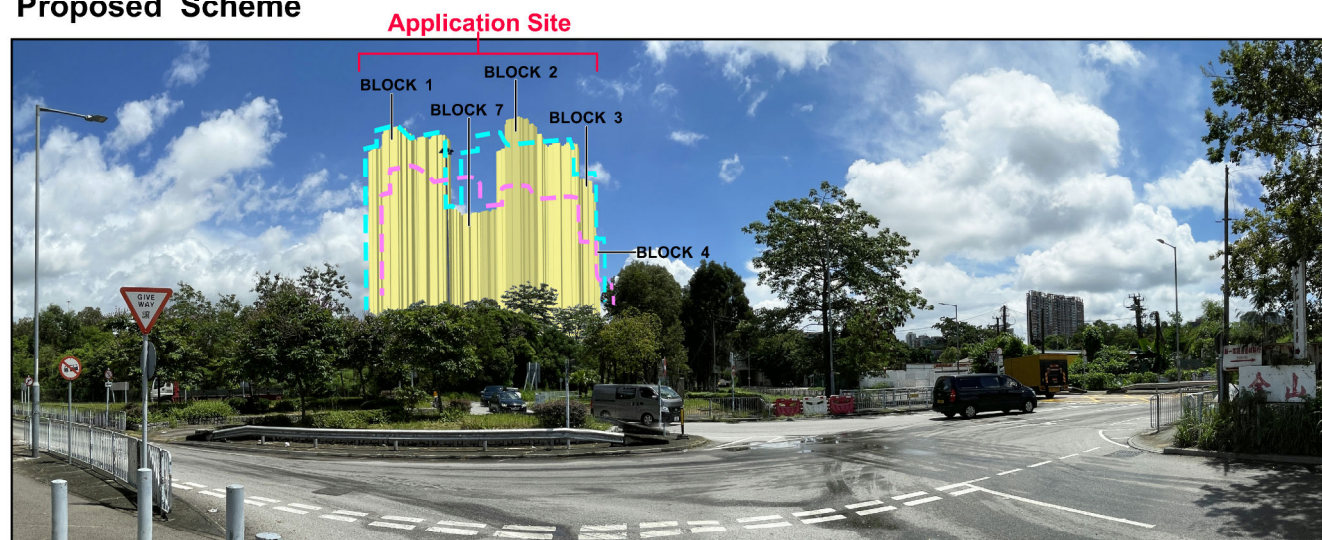
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14. 11. 2024






Approved s.16 Application No. A/YL-TYST/1074 (Current Scheme)

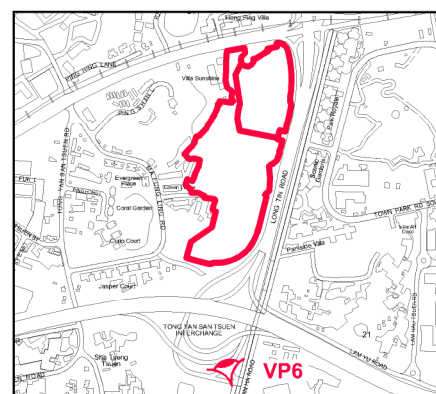


Proposed Scheme



LEGEND:

-  Approved s.16 Application No. A/YL-TYST/1074 (Current Scheme)
-  The OZP Compliance Scheme
-  Application Site



PHOTOMONTAGE OF VIEWPOINT 6  
(VIEW FROM TONG YAN SAN TSUEN  
INTERCHANGE)



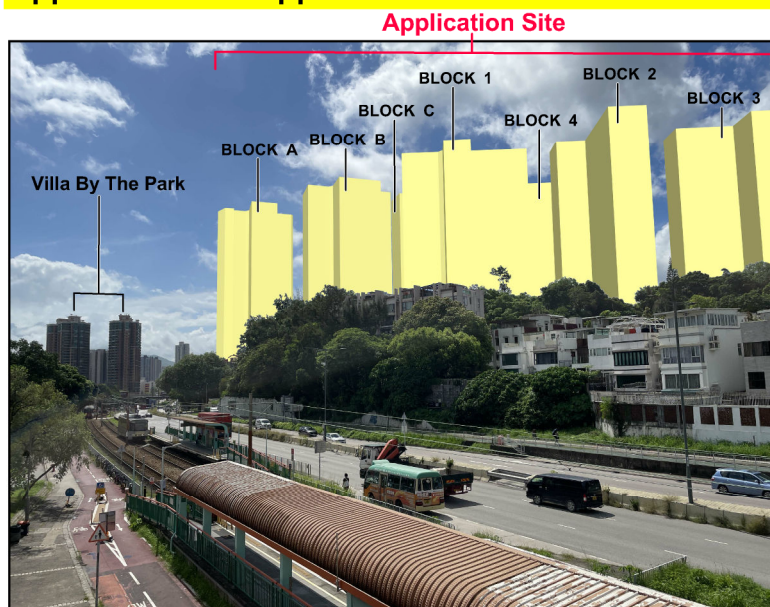
HOUSING DEPARTMENT  
PLANNING SECTIONS

PLAN 7

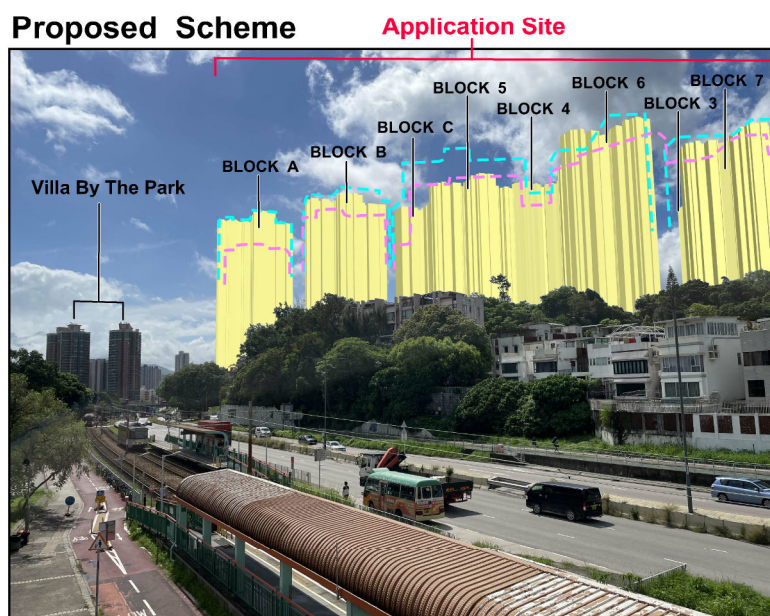
DATE :  
14. 11. 2024



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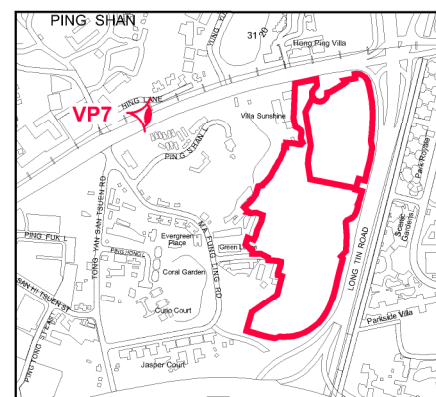


Proposed Scheme



LEGEND:

- Approved s.16 Application No. A/YL-TYST/1074 (Current Scheme)
- The OZP Compliance Scheme
- Application Site



PHOTOMONTAGE OF VIEWPOINT 7  
(VIEW FROM PING SHAN LIGHT RAIL STATION)

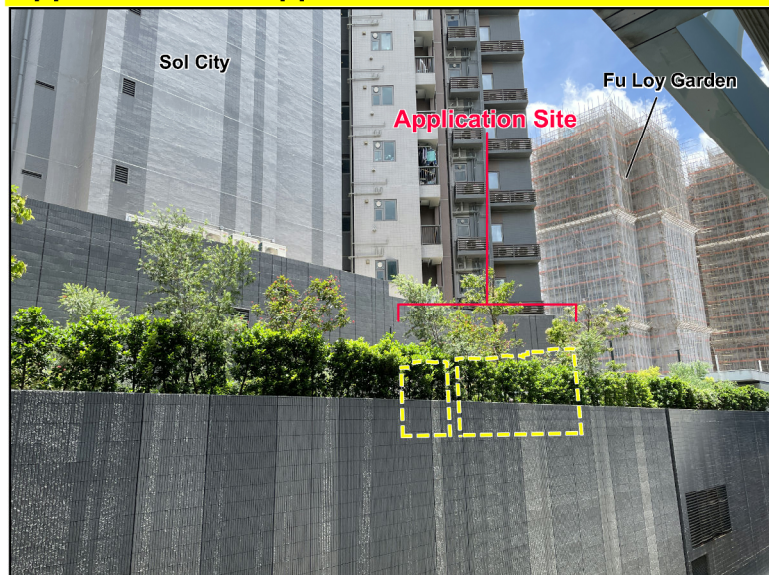


HOUSING DEPARTMENT  
PLANNING SECTIONS

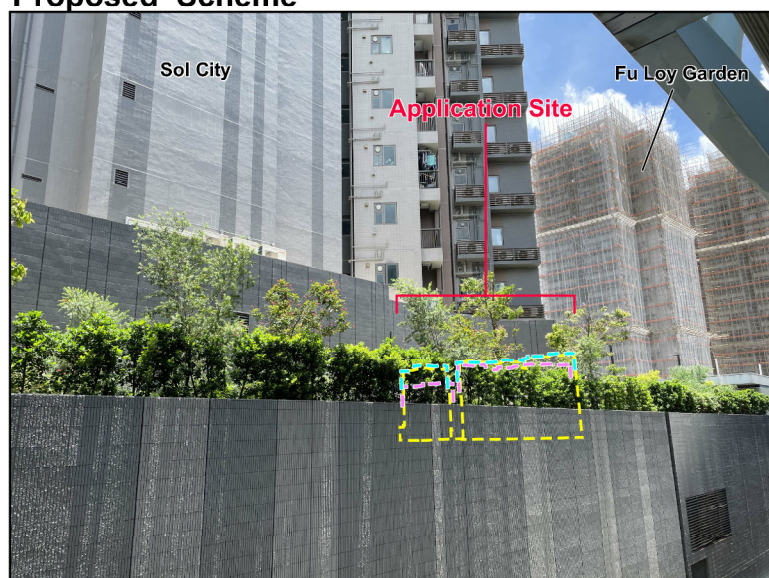
PLAN 8

DATE :  
14. 11. 2024




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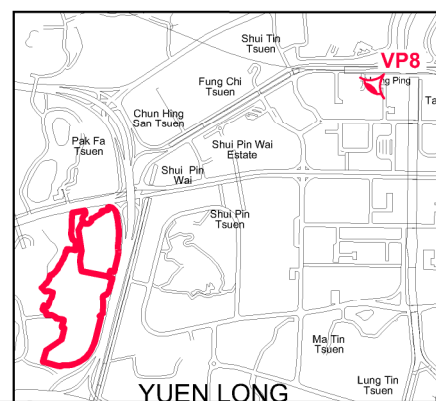


## Proposed Scheme



### LEGEND:

-  Approved s.16 Application No. A/YL-TYST/1074 (Current Scheme)
-  The OZP Compliance Scheme
-  Application Site



## PHOTOMONTAGE OF VIEWPOINT 8 (VIEW FROM MTR LONG PING STATION)



HOUSING DEPARTMENT  
PLANNING SECTIONS

PLAN 9

DATE :  
14. 11. 2024

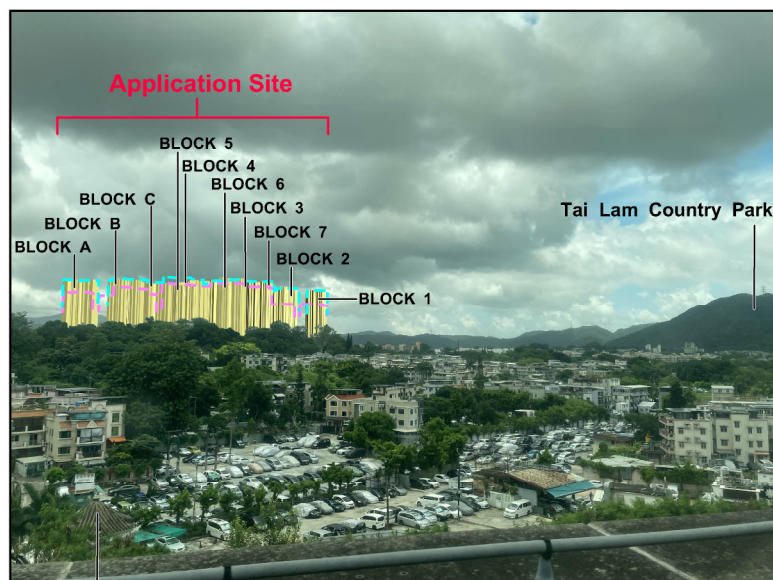


## Approved s.16 Application No. A/YL-TYST/1074 (Current Scheme)



Tsui Sing Lau Pagoda

## Proposed Scheme



Tsui Sing Lau Pagoda

## LEGEND:



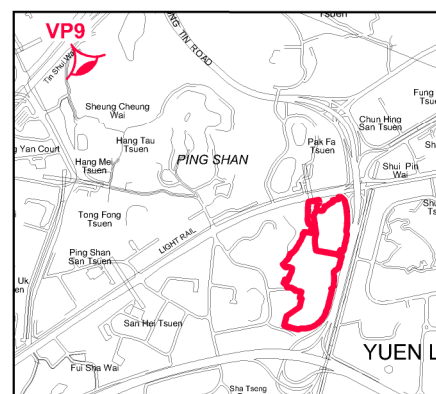
Approved s.16 Application No. A/YL-TYST/1074  
(Current Scheme)



The OZP Compliance Scheme



Application Site



## PHOTOMONTAGE OF VIEWPOINT 9 (VIEW FROM TSUI SING LAU PAGODA)



HOUSING DEPARTMENT  
PLANNING SECTIONS

PLAN 10

DATE :  
14. 11. 2024