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By Email & By Hand

Our Ref: S3172/LTTM/25/010Lg

9 July 2026

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

Dear Sir/Madam,

**Proposed Residential Development (Flat) with Shop and Services Use
and Minor Relaxation of Plot Ratio and Building Height Restrictions
at Lots 531 RP, 532 S.D. RP and 532 RP in DD 130 and
the adjoining Government Land, Lam Tei, Tuen Mun
(Planning Application No. A/TM-LTTY/502)**

- Further Information No. 6 -

Reference is made to the captioned S16 Planning Application submitted to the Town Planning Board ("TPB") on 9 September 2025 and the comments received from the Tuen Mun and Yuen Long West District Planning Office on 30 June 2026 and 7 July 2026.

In response to the departmental comments received, please find attached the Further Information ("F.I.") submission. The submission document consists of:

Appendix I	Replacement Pages of Drainage Impact Assessment
Appendix II	Replacement Pages of Supporting Planning Statement
Appendix III	Replacement Page of Architectural Drawings
Appendix IV	Replacement Page of Landscape Proposal
Appendix V	Replacement Page of Tree Preservation Proposal
Appendix VI	Replacement Page of Traffic Impact Assessment
Appendix VII	Replacement Page of Visual Impact Assessment
Appendix VIII	Replacement Page of Noise Impact Assessment
Appendix IX	Replacement Page of Air Quality Impact Assessment
Appendix X	Replacement Page of Sewerage Impact Assessment

While the attached only involves minor changes in response to latest departmental comments received, we expect that the captioned application will be considered by TPB on 24 July 2026 as scheduled.



Our Ref: S3172/LTTM/25/010Lg
Date: 9 July 2026

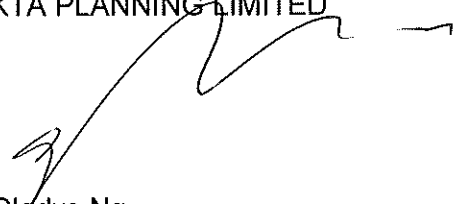


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Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact the undersigned at [REDACTED] or Mr Wilson Man at [REDACTED]

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED



Gladys Ng

Encl. (4 hard copies)

cc. TM&YLW DPO – Mr Kanic Kwok / Mr Steven Ma / Ms Lam Yan (By Email)
the Applicant & Team

GN/WM/vy

**Proposed Residential Development (Flat) with Shop and Services Uses
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Response-to-Comment Table

**Proposed Residential Development (Flat) with Shop and Services Uses
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(Planning Application No. A/TM-LTY/502)

Further Information No. 6

Comments	Response
<u>Comments from the Drainage Services Department</u> (Contact Person: Miss Jenny CHOW, Tel: 3965 8875) <u>Comments on DIA</u> 1. Re: Table 2.1 at Section 2.4.3, the sum of runoff from S1, STP, A1, A2 (0.115+0.015+0.056+0.006) does not equal to the total runoff 0.177 m³/s. Please review and revise accordingly. 2. Re: Section 2.4.4, 2.5.4 and 3.1.3, further to Comment 1 above, please revise the total discharge volume of Site (i.e. 0.13 m³/s) accordingly. 3. Re: Appendix 2.1 Detailed DIA Calculation, a. For Table 2b, the estimated effluent 0.018 m³/s does not tally with the content throughout the report (i.e. 0.015 m³/s in Section 2.4.4 and Section 2.5.3). Please review and revise. b. For Table 3a, the downstream manhole reference for both segments are missing. Please supplement. c. For Table 4a, the downstream manhole reference for both segments are missing. Please supplement. <u>No Comment on SIA</u>	Noted, Table 2.1 has been revised accordingly. The estimated effluent of STP is 0.015m³/s, thus the total discharge volume of the development boundary is 0.13m³/s. Therefore, no update is required for Sections 2.4.4, 2.5.4 and 3.1.3. The estimated effluent of STP is 0.015m³/s. Appendix 2.1 has been updated accordingly (Appendix I refers). Noted, relevant information has been added. Noted , relevant information has been added. Noted.

**Proposed Residential Development (Flat) with Shop and Services Uses
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at Lots 531 RP, 532 S.D. RP and 532 RP in DD 130 and
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(Planning Application No. A/TM-LTYT/502)

Further Information No. 6

Comments	Response
<u>Comments from the Transport Department:</u> (Contact Person: Mr. William MOK, Tel: 2399 2426) 1. We have no adverse comment from a traffic engineering viewpoint.	Noted.
<u>Comments from the Urban Design Unit, Urban Design & Landscape Section, Planning Department:</u> (Contact Person: Mr. Jason KO, Tel: 3565 3941) 1. We have no adverse comments on the application from urban design and visual perspectives. Our detailed comments are as follows: <u>Urban Design</u> 2. The subject site (the Site) is located to the north of Tuen Mun New Town. It is sandwiched by Castle Peak Road – Lam Tei to its east and MTR Tuen Ma Line and Light Rail to its west. The surrounding areas are characterized by existing/planned low to high-rise residential developments with building heights (BHs) up to about 160mPD. The proposed development with a proposed BH of about 65.53mPD (i.e. an increase of 1.08m as compared to 64.45mPD under the previously approved application No. A/TM-LTYT/426) is considered not entirely incompatible with the surrounding developments in the wider context;	Noted. Noted.

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Comments	Response
3. While maintaining a single-block design as the last approved scheme, most of the design/mitigation measures are retained under the current proposal (including the building setbacks, and landscaping/greening measures), which are considered to have urban design merits; and <u>Visual</u> 4. A Visual Impact Assessment (VIA) has been submitted by the applicant which concludes that significant adverse visual impacts are not anticipated. Based on the findings of the VIA, we have no adverse comments on the application from visual perspective.	Noted. Noted.
<u>Comments from the Environmental Protection Department (EPD)</u> (Contact Person: Miss Tiffany Chan, Tel: 2835 1600) 1. Having reviewed the FI5, please be advised that our previous stance is still valid (i.e. on the basis of the following, we have no objection to the subject application). Our previous reply dated 8 May 2026 is recap below with updated information. a. On <u>air quality</u>, the AQIA show that predicted concentrations of NO2, RSP, FSP and SO2 at all ASRs of Subject Site are within AQOs, and there would not be any air sensitive uses or fresh air intake of mechanical system located within the area with annual average NO2 exceedance (1.5mAG or below, which is lobby and plant room, domestic level are at 3-16/F). Hence, adverse air quality impact on the proposed redevelopment is not anticipated. Regarding the proposed STP, it will be totally enclosed.	Noted. Noted.

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Comments	Response
b. On <u>noise</u>, NIA has been conducted by the Applicant. For road traffic noise from Castle Peak Road – Lam Tei Section, with suitable mitigation measure (e.g. acoustic fins and acoustic windows and balcony etc), 100% compliance rate can be met. The NIA also show that no adverse fixed noise sources impact due to surrounding fixed noise sources on the proposed development is anticipated. For railway noise, mitigation measures have been recommended and the revised NIA has committed to carrying out on-site noise measurement during the construction period to review the mitigation measures with reference to the noise measurement result, and a plan of implementation of additional noise mitigation measures should the measurement results reveal that additional measure(s) is(are) necessary. Also as committed in the revised NIA, site verification noise measurement will be carried out by the applicant / consultant upon completion of the residential units to verify the noise reduction effectiveness of the noise mitigation measures.	Noted.
c. On <u>sewerage</u>, according to the EA, the existing public sewer located to the west of the Site is separated by a nullah and LRT. It is also notes that PlanD has consulted DSD and DSD advised that there is no public sewer connection available in the vicinity of the proposed development. Therefore, the EA recommends that sewerage generated from the development (Total flow rate ~218.5m3/d) will be treated by a proposed on-site STP which shall be designed in accordance with the requirement in the “Guidelines for the Design of Small Sewage Treatments Plants” and the discharge will have to meet TM standard (Standards for	The sewerage to be generated by the proposed development will be treated by the proposed on-site Sewerage Treatment Plant ("STP"). The Applicant will be responsible for the construction, operation and maintenance of the proposed on-site STP. When a public sewer becomes available near the Application Site in the future, the Applicant will make connection to the public sewer and dismantle the proposed on-site STP without converting the floor area to other uses, subject to the agreement of DSD and EPD.

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Further Information No. 6

Comments	Response
Effluents Discharged into Drainage and Sewerage Systems, Inland and Coastal Waters). Regarding the maintenance and operation of the proposed on-site STP, the Applicant has undertaken in the planning supporting document to take up the maintenance of the proposed on-site STP and will make connection to the public sewer when there is public sewer available in proximity to the Application Site in future.	
<u>Comments from Highways Department</u> (Contact Person: Mr. Mark TANG, Tel: 2762 4197)	
1. I have in-principle no comment on the Further Information (5) from highway maintenance point of view, and with the following reminders :-	Noted.
a. The proposed arrangement of run-in/out should be commented by Transport Department.	Noted.
b. The section of roads serving only the development should be maintained by the Lot owner.	Noted.
c. For road to be managed and maintained by TD and HyD, it should be reverted back to government land.	Noted.
d. Please seek comments from CEDD on any planned interfacing cycle track projects.	Noted.

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Comments	Response
<u>Comments from the Urban Design Unit, Urban Design & Landscape Section, Planning Department (Landscape Unit):</u> (Contact Person: Mr. HUI Chun Sing, Tel: 3565 3951) 1. We have no in-principle objection to the application from landscape planning perspective. Our detailed comments on the subject application as follows: a. According to the aerial photo taken in 2024, the Site was situated in area of miscellaneous rural fringe landscapes characterized by tree clusters, sandwiched between a road and a railway line. From the site photos taken by DPO on 19.12.2025, the Site was largely formed with existing trees along the site periphery; b. According to the Tree Preservation Proposal, only common species were found on the Site. 16 existing trees (excluding undesirable species) are proposed to be felled within the “Development Boundary” and 29 existing trees of common species are proposed to be felled outside the “Development Boundary” while within the “Application Boundary”. It was noted that no distinctive landscape character area (or resources) as defined in “Application for Permission under Section 16 of the Town Planning Ordinance (Cap.131) Guidance Notes” were found within the Site; c. According to the Landscape Proposal, a minimum of 16 new trees are proposed to be planted within the “Development Boundary” on Ground Floor entrance and boundary for buffer planting and	Noted. Noted. Noted. Noted.

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Comments	Response
2nd Floor Terrace Garden for amenity planting. The Applicant has committed to explore the potential for additional compensatory tree planting for the 29 trees located outside the Development Boundary during the detailed design stage of the project; and d. In view of the above, no significant adverse landscape impact arising from the proposed development is anticipated. <u>Other Departments with no comments:</u> - Buildings Departments Department - Water Supplies Department - Electrical and Mechanical Services Department - Food and Environmental Hygiene Department	Noted. Noted.

Consolidated by: **KTA Planning Limited**

Date: 9 July 2026

List of Appendices

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Appendix I

Replacement Pages of Drainage Impact Assessment

1. INTRODUCTION

1.1 Background

- 1.1.1 This Planning Application is prepared and submitted on behalf of Free Ocean Investments Limited ("the Applicant") to seek approval from the Town Planning Board ("TPB") under Section 16 of the Town Planning Ordinance for the Proposed Minor Relaxation of Plot Ratio and Building Height Restriction for the Residential Development with Shop and Services at Lots 531 RP, 532 S.D. RP and 532 RP in DD 130 and adjoining Government Land in Lam Tei ("Application Site"/the "Site").
- 1.1.2 TPB approved a similar application for minor relaxation of Plot Ratio and Building Height Restrictions for a proposed residential development with shop and services at the Site (TPB Ref.: A/TM-LTYY/426) on 24 June 2022. In order to support the planning application, a Drainage Impact Assessment Report (the Approved DIA Report) has been submitted and approved by Drainage Services Department. Subsequent to the approval of the aforementioned planning application, the Applicant has lodged the land exchange application to the Lands Department to kick-start the approved development. For better management of the residual unmanned land near the Site, and as negotiated with the Lands Department, the Application Site has been modified to include the unmanned land and road works in relation to the proposed run in/out for the Proposed Residential Development. Whilst the resultant development scheme involves material changes to the approved scheme, a fresh Section 16 Planning Application is therefore required.
- 1.1.3 Ramboll Hong Kong Limited is commissioned to conduct a Drainage Impact Assessment (DIA) for the support of the planning application.

1.2 The Application Site and Its Environs

- 1.2.1 The Application Site is currently vacant and situated at San Hing Tsuen, Lam Tei bounded by Castle Peak Road – Lam Tei Section to the southeast, WRL viaduct and LRT tracks to the northwest. To the north is the existing residential development, Lingrade Garden separated by an open space. Some temporary carpark, open storage and the village houses are located to the west of the Site separated by a nullah. The Application Site area is about 2,644.68m² and the Development Site area is about 2,195.5m².
- 1.2.2 **Figure 1.1** shows the location of the Application Site and its environment.

1.3 The Proposed Development

- 1.3.1 The Proposed Development will consist of one residential tower, ancillary residential facilities (e.g. clubhouse), shop and car parking facilities.
- 1.3.2 Greenery area will be provided which covers a minimum of about 20% of the site area as required in PNAP APP-152.
- 1.3.3 It is tentatively completed in 2030. The Master Layout Plan (MLP) of the Proposed Development is included in **Appendix 1.1**.

- 2.4.2 A peripheral channel will be proposed along the Site Boundary to cater the uphill catchment from the site.
- 2.4.3 **Figure 2.2** shows the catchment area related to the drainage network serving the Site. Compared with the previous version of master layout plan, the Development Boundary has been reduced. Therefore, the surrounding catchment areas and the calculation of the surface runoff have been updated. However, the calculated surface runoff would not be worse than before. The surface runoff from the Site and surrounding catchment areas have been estimated and presented in **Appendix 2.1**. The surface runoff after development is summarized below in **Table 2.1**.

Table 2.1 Summary of Surface Runoff

Catchment	Area (m ²)	Runoff (m ³ /s) under 1 in 50 years scenario
S1 (Development Site)	2,195.5	0.115
STP	-	0.015
A1	884.3	0.056
A2	650.3	0.006
Total		0.192

- 2.4.4 The treated effluent from the proposed on-site STP of 15.2 L/s (i.e. 0.015m³/s) has been considered in this DIA. The total discharge volume of the **development boundary** (i.e. future surface runoff + effluent from proposed on-site STP) is considered to be 0.13m³/s.

2.5 Discussion

- 2.5.1 The surface runoff will be conveyed to the existing catchpit (SCH1009250) from the site terminal manhole via the new Ø450mm drainage pipe.
- 2.5.2 The potential drainage impact due to the Proposed Development has been quantitatively addressed.
- 2.5.3 It is noted that the Proposed Development will be equipped with proposed on-site STP to treat the effluent before discharging to the proposed drainage system. The estimated flow from the proposed on-site STP of the Site would have a peak discharge rate of 15.2 L/s (i.e. 0.015m³/s).
- 2.5.4 Hence, the total discharge volume (i.e. future surface runoff + effluent from proposed on-site STP) of the **development boundary** after development is 0.13m³/s.
- 2.5.5 According to Table 4a of **Appendix 2.1**, regarding the surface runoff from the Proposed Development and surrounding catchment areas (**Figure 2.2**), the drainage system will have adequate capacity to cater the surface runoff from the Proposed Development and nearby catchment.
- 2.5.6 The Project Proponent will be responsible for the design, construction, repair and maintenance of the proposed internal drainage facilities and connection to the main drainage system(s) to the satisfaction of relevant Government Departments. The maintenance party of the existing drainage facilities outside the development boundary would remain unchanged.
- 2.5.7 With the proposed new connection in place, the drainage system will have adequate capacity to cater the surface runoff from the Proposed Development and nearby catchments.

3. OVERALL SUMMARY

3.1 Conclusion

- 3.1.1 A residential development is proposed at Lam Tei, Tuen Mun. The potential drainage impact is quantitatively addressed.
- 3.1.2 Given that there is no public sewerage network in the surrounding, proposed on-site sewage treatment plant (STP) is proposed for the Application Site. The treated effluent (i.e. 15.2L/s) will be discharged through the proposed drainage system.
- 3.1.3 The total discharge volume **of the development boundary** will be 0.13m³/s (with the treated effluent from the proposed on-site STP included).
- 3.1.4 New Ø450mm drainage pipe is proposed and eventually connected to the existing Ø450mm pipe downstream of it.
- 3.1.5 With the proposed drainage pipes in place, no adverse drainage impact due to the Proposed Development is anticipated.

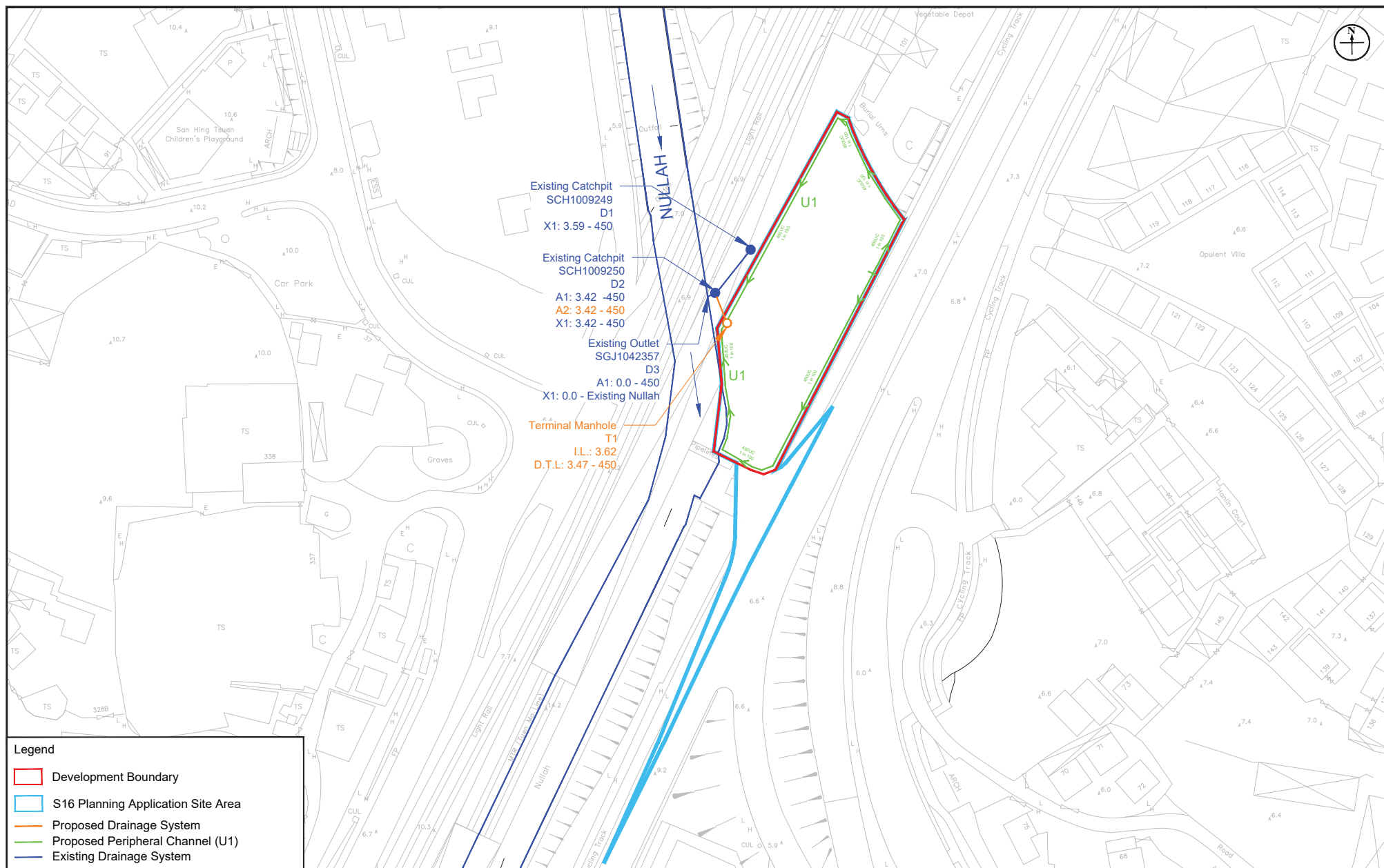


Figure: 2.1

Title: Existing Drainage System in the Vicinity of the Site and Proposed Drainage System

Project: S16 Planning Application Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for the Proposed Residential Development (Flat) with Shop and Services Use at Lots 531 RP, 532 S.D. RP and 532 RP in DD 130 and the Adjoining Government Land, Lam Tei Tuen Mun

RAMBOLL

Drawn by: MW

Checked by: BF

Rev.: 1.3

Date: Jul 2026

S16 Planning Application Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for the Proposed Residential Development (Flat) with Shop and Services
Use at Lots 531 RP, 532 S.D. RP and 532 RP in DD 130 and the Adjoining Government Land, Lam Tei Tuen Mun
Table 1 - Proposed Catchment Areas and Run-off (1 in 50 year)

Notes:
Development Boundary 2,195.5 m²

Catchments are small, so Rational Method is appropriate

1 in 50-year (according to Table 3 of DSD Manual)
a= 505.5
b= 3.29
c= 0.355

$Q_p = 0.278 \ C \ i \ A$
where Q_p = peak runoff in m³/s
 C = runoff coefficient (dimensionless)
 i = rainfall intensity in mm/hr
 A = catchment area in km²

Surface Characteristics	Runoff coefficient, C*
Asphalt	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Grassland (heavy soil**)	
Flat	0.13 - 0.25
Steep	0.25 - 0.35
Grassland (sandy soil)	
Flat	0.05 - 0.15
Steep	0.15 - 0.20

	Catchment	Discharge Manhole	Paved	Unpaved	Run-off at	Area	Levels (mPD)		Fall	Overland, L	Fall, H	Overland t _c	t ₀	Total t _f ¹	Total t _c ²	Intensity	Weighted Runoff Coefficient	Run-off	
						(m ²)	Upstream	Downstream	(m)	(m)	(m/100m)	(min)	(min)	(min)	(min)	(mm/h)		(m ³ /s)	
Future	The Site																		
	S1	T1	80%	20%	T1	2,195.5							5.0	0.00	5.00	239	0.79	0.115	
					D2									0.00	5.00	239	0.79	0.115	
Future	Surrounding Catchments					U1								0.00	5.00	239	0.79	0.115	
	A1	U1	100%	0%	U1	884.3							5.0	0.00	5.00	239	0.95	0.056	
					T1									0.00	5.00	239	0.95	0.056	
					D2									0.00	5.00	239	0.95	0.056	
	A2	D1	0%	100%	D1	650.3							5.0	0.00	5.00	239	0.15	0.006	
					D2									0.00	5.00	239	0.15	0.006	
						Overall	3,730.1												

Remarks:
1. Assumed Time of Concentration through stream flow
2. Assumed Time of Concentration

S16 Planning Application Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for the Proposed Residential Development (Flat) with Shop and Services Use at Lots 531 RP, 532 S.D. RP and 532 RP in DD 130 and the Adjoining Government Land, Lam Tei Tuen Mun

Hydraulic Calculations of Existing and Proposed Drainage System

Table 2a - 1 in 50 year Runoff of Future Catchments (m³/s)

Runoff at	Catchment				
	A1	A2	S1	STP	Total
U1	0.056		0.115		0.171
T1	0.056		0.115	0.015	0.186
D1		0.006			0.006
D2	0.056	0.006	0.115	0.015	0.192

Table 2b -Treated Effluent from the proposed on-site STP

Estimated Peak Sewage Generation Rate,m³/s	Estimated Peak Effluent from the proposed on-site STP, m³/s
0.015	0.015

Table 3a - Hydraulic Capacities for Existing Drainage System

Segment	Manhole Reference	Manhole Reference	Type of Channel	Pipe Dia.	Pipe Length	Invert Level 1	Invert Level 2	g	k _s	s	Gradient	v	V	Area	Q	Q _{silt} ¹
				mm	m	mPD	mPD	m/s ²	m		1 in	m²/s	m/s	m²	m³/s	m³/s
D1 - D2	SCH1009249	SCH1009250	Circular	450	12.1	3.59	3.42	9.81	0.0006	0.014	71	0.000001	2.41	0.16	0.38	0.35
D2 - D3	SCH1009250	SGJ1042357	Circular	450	1.0	3.42	0.00	9.81	0.0006	3.420	0	0.000001	37.83	0.16	6.02	5.72

Table 3b - Hydraulic Capacities for Proposed Drainage System (Circular pipe)

Segment	Manhole Reference	Manhole Reference	Type of Channel	Pipe Dia.	Pipe Length	Invert Level 1	Invert Level 2	Pipe Material	g	k _s	s	Gradient	v	V	Area	Q	Q _{silt} ¹
				mm	m	mPD	mPD		m/s²	m		1 in	m²/s	m/s	m²	m³/s	m³/s
T1 - D2	-	SCH1009250	Circular	450	6.1	3.47	3.42	PVC	9.81	0.0003	0.008	122	0.000001	1.99	0.16	0.32	0.28

Table 3c - Hydraulic Capacities for Proposed Drainage System (U-Channel)

Segment	Inlet	Outlet	Type of Channel	Pipe Dia. (D)	Depth (H)	Design Slope	Design Minimum Gradient	Manning's roughness coefficient	Cross Section Area	Wetted Perimeter	Hydraulic Radius (R)	v	Q
				m	m				m²	m	m	m/s	m³/s
U1 - T1	U1	T1	U-channel	0.45	0.450	0.010	1 in	0.016	0.181	1.157	0.156	1.81	0.33

Table 4a - Comparison of Runoff from Proposed Catchments and Hydraulic Capacities of Existing Drainage System

Segment	Manhole Reference	Manhole Reference	Pipe Dia.	Q _{silt} ¹	Catchment Involved	Runoff	Occupancy	Sufficient Capacity?	Runoff [2]	Occupancy	Sufficient Capacity?	Runoff [3]	Occupancy	Sufficient Capacity?	Runoff [4]	Occupancy	Sufficient Capacity?
			mm	m³/s		m³/s			m³/s			m³/s			m³/s		
D1 - D2	SCH1009249	SCH1009250	450	0.35	A2	0.01	1.9%	YES	0.01	2.1%	YES	0.01	2.2%	YES	0.01	2.4%	YES
D2 - D3	SCH1009250	SGJ1042357	450	5.72	S1, STP, A1, A2	0.19	3.4%	YES	0.21	3.7%	YES	0.22	3.9%	YES	0.25	4.4%	YES

Table 4b - Comparison of Runoff from Proposed Catchments and Hydraulic Capacities of Proposed Drainage System

Segment	Manhole Reference	Manhole Reference	Pipe Dia.	Q _{silt} ¹	Catchment Involved	Runoff	Occupancy	Sufficient Capacity?	Runoff [2]	Occupancy	Sufficient Capacity?	Runoff [3]	Occupancy	Sufficient Capacity?	Runoff [4]	Occupancy	Sufficient Capacity?
			mm	m³/s		m³/s			m³/s			m³/s			m³/s		
T1 - D2	-	SCH1009250	450	0.28	S1, STP, A1	0.19	65.3%	YES	0.21	72.5%	YES	0.22	75.8%	YES	0.24	84.9%	YES
U1 - T1	-	-	450	0.33	S1, A1	0.17	52.1%	YES	0.19	57.8%	YES	0.20	60.4%	YES	0.22	67.7%	YES

Remarks:

1. Qsilt: 10% reduction in flow for gradient is not greater than 1 in 25, 5% reduction in flow for gradient greater than 1 in 25.
2. Cross Section Area of Circular Pipe: $D^2 \times \pi / 4$
3. Perimeter of Circular Pipe: $(D \times 2 \times \pi) / 2$

Runoff [2] represents the situation in Mid 21st Century of 11.1%

Runoff [3] represents the situation in Late 21st Century of 16.0%

Runoff [4] represents the situation in Late 21st Century due to design allowance with additional runoff of 12.1%

**Proposed Residential Development (Flat) with Shop and Services Uses
with Minor Relaxation of Plot Ratio and Building Height Restrictions
at Lots 531 RP, 532 S.D. RP and 532 RP in DD 130 and
adjoining Government Land**

(Planning Application No. A/TM-LTTY/502)

Further Information No. 6

Appendix II

Replacement Pages of Supporting Planning Statement

Executive Summary

This Application is prepared and submitted on behalf of Free Ocean Investments Limited (“the Applicant”) to seek approval of the Town Planning Board (“TPB”) under Section 16 of the Town Planning Ordinance for the Proposed Residential Development (Flat) with Shop and Services Uses with Minor Relaxation of Plot Ratio and Building Height Restrictions (“Proposed Residential Development”) at Lots 531 RP, 532 S.D. RP and 532 RP in DD 130 and adjoining Government Land in Lam Tei (“Application Site”/ the “Site”). The Application Site falls within area zoned “Commercial” (“C”) and road on the Draft Lam Tei and Yick Yuen Outline Zoning Plan (“Draft OZP”) No. S/TM-LTYT/13 and area zoned as road **and river** the Approved Tuen Mun Outline Zoning Plan No. S/TM/41 (“Approved OZP”).

The Application Site is subject to a planning approval (TPB Ref.: A/TM-LTYT/426) for proposed minor relaxation of plot ratio and building height restrictions for residential development with shop and services use granted by TPB on 19 May 2023. The Applicant has lodged the land exchange application to the Lands Department to kick-start the approved development. For better management of the residual unmanned land near the Site, and as negotiated with the Lands Department, the Application Site has been modified to include the unmanned land and road works in relation to the proposed run in/out for the Proposed Residential Development.

The current Revised Development Scheme has further reduced the plot ratio from 5 to 4.2 (approved under A/TM-LTYT/426) and absorbs all latest changes, including the enlarged Development Site boundary and the new policy on enhanced GFA exemption arrangements for carparks in private development projects. There are also some adjustments and design changes that outperform the Approved Scheme (**Section 4.7** refers), including the adoption of a double-loaded building design with appropriate mitigation measure to maximise efficiency, reduction of the proposed site coverage from 35% to 33.3% and reduction of floor-to-floor height from 3.03m to 2.975m, allowing a more efficient building design with the consideration of various site constraints.

The Proposed Residential Development comprises one single block with a total of 17 storeys and a total building height of not more than +65.53mPD. The residential lobby and a shop are located on G/F, while carparks are on G/F to 1/F. The recreational facilities and a covered landscape area are proposed on 2/F and 3/F respectively. There will be 14 domestic floors (3/F to 16/F), providing 276 residential units with an average unit size of about 33.17m².

The Proposed Residential Development is fully justified for the following main reasons:

- The current application is a refinement of the approved scheme (TPB Ref.: A/TM-LTYT/426) to incorporate residual Government Land for optimal use.

行政摘要

（內文如有差異，應以英文版本為準）

申請人 Free Ocean Investments Limited 擬就城市規劃條例第 16 條向城市規劃委員會（「城規會」）申請將現時在藍地及亦園分區計劃大綱草圖編號 S/TM-LTY/13（「大綱草圖」）內被劃為「商業」地帶和道路及屯門分區計劃大綱核准圖編號 S/TM/41 內被劃為道路和河道的新界屯門藍地丈量約份第 130 約地段第 531 號餘段、第 532 號 D 分段餘段及第 532 號餘段和毗連政府土地（「申請地點」），作擬議住宅發展及商店及服務行業用途，並略為放寬地積比率及建築物高度限制（「擬議發展」）。

申請地點已於 2023 年 5 月 19 日獲得城規會許可（城規會申請編號 A/TM-LTY/426），批准申請地點作為略為放寬地積比率及建築物高度限制的住宅發展連商店及服務行業用途。申請人已向地政總署提交換地申請以啟動已獲批的發展。為更好地管理地盤附近剩餘無人管轄土地，並經與地政總署協商，申請地盤範圍已作修改，納入該無人管轄土地及與擬議住宅發展進出通道相關的道路工程。

目前的修訂發展方案已進一步將地積比率由先前獲批的 5.0 下調至 4.2（根據 A/TM-LTY/426 已獲批的地積比），並吸納多項最新變更，包括擴大發展地盤範圍，以及私人發展項目停車場新增總樓面面積豁免安排的措施。此外，修訂方案亦作出了多項比原先獲批方案更優越的建築設計，包括採用雙廊式大廈設計並配合適當的緩解措施以最大化發展效率、將擬議地盤覆蓋率由 35% 縮減至 33.3%、以及將層與層之間的高度由 3.03 米縮減至 2.975 米，在充分考慮各項地盤限制的同時，實現了更高效的建築設計。

擬議住宅發展包括一幢樓高 17 層的大廈，擬議建築物高度為不超過主水平基準以上 65.53 米。地下設有住宅大堂及商舖，停車場設於地下及 1 樓；而 2 樓及 3 樓分別設有住客康樂設施及有蓋綠化平台。3 樓至 16 樓為住宅樓層，總共提供大概 276 個平均 33.17 平方米的住宅單位。

申請人提出是次規劃申請是基於以下理據：

- 現時的規劃申請是基於已獲規劃許可的住宅發展（城規會申請編號 A/TM-LTY/426）作出修改以納入剩餘政府土地。
- 修訂發展方案將增加 92 個住宅單位，符合政府政策及《長遠房屋策略》的目標。
- 擬議發展將更有效利用珍貴土地資源，提供額外住宅單位而維持整體發展密度。
- 擬議住宅發展與周邊已規劃的公營及私營住宅發展相容。
- 申請地點位置及交通便利，且附近設施充足，適合發展住宅。
- 本申請屬於對已獲批准方案的修訂，而發展規模合理。
- 擬議發展已進行了各種技術評估，並證明不會對周圍環境產生負面影響。

S16 PLANNING APPLICATION
Draft Lam Tei and Yick Yuen OZP No. S/TM-LTYT/13 and
Approved Tuen Mun Outline Zoning Plan No. S/TM/41

Proposed Residential Development (Flat) with Shop and Services Uses with
Minor Relaxation of Plot Ratio and Building Height Restrictions
at Lots 531 RP, 532 S.D. RP and 532 RP in DD 130 and
the adjoining Government Land, Lam Tei, Tuen Mun

Supporting Planning Statement

1 INTRODUCTION

1.1 Purpose

- 1.1.1 This Planning Application is prepared and submitted on behalf of Free Ocean Investments Limited (“the Applicant”) to seek approval from the Town Planning Board (“TPB”) under Section 16 of the Town Planning Ordinance for the Proposed Residential Development (Flat) with Shop and Services Uses with Minor Relaxation of Plot Ratio and Building Height Restrictions at Lots 531 RP, 532 S.D. RP and 532 RP in DD 130 and adjoining Government Land in Lam Tei (“Application Site”/the “Site”). The Application Site falls within “Commercial” (“C”) zone and area shown as Road on the Draft Lam Tei and Yick Yuen Outline Zoning Plan (“Draft OZP”) No. S/TM-LTYT/13 and area zoned as road and river on the Approved Tuen Mun Outline Zoning Plan No. S/TM/41 (“Approved OZP”). This Supporting Planning Statement is to provide the TPB with necessary information to facilitate consideration of this Application.
- 1.1.2 TPB approved a similar application for minor relaxation of Plot Ratio and Building Height Restrictions for a proposed residential development with shop and services at the Site (TPB Ref.: A/TM-LTYT/426) on 19 May 2023. Subsequent to the approval of the aforementioned planning application, the Applicant has lodged the land exchange application to the Lands Department to kick-start the approved development. For better management of the residual unmanned land near the Site, and as negotiated with the Lands Department, the Application Site has been modified to include the unmanned land and road works in relation to the proposed run in/out for the Proposed Residential Development. Whilst the resultant development scheme involves material changes to the approved scheme (**Section 3** refers), a fresh Section 16 Planning Application is therefore required.

4.4 Optimising the Use of Residual Government Land

- 4.4.1 The current application incorporates an additional 1,075.66m² of Government Land compared to the previously approved Application No. A/TM-LTYY/426. This additional area is located alongside and underneath the MTR Tuen Ma Line viaduct, which is currently vacant and unattended. As recommended by LandsD in the District Lands Conference, the Proposed Residential Development would also take up this area with the following reasons:

Absorption of Fragmented Residual Government Land to Alleviate Public Management Burden

- 4.4.2 The additional Government Land Parcels 3 and 4 consists of irregularly shaped, landlocked, and narrow strips situated underneath and alongside the elevated MTR Tuen Ma Line viaduct. Due to physical constraints, isolation, and lack of independent access, these parcels are entirely incapable of standalone development. Inclusion of such additional Government land could better utilise the valuable land resources for a more comprehensive development with additional flats to be provided.

Productive Repurposing of Vacant Space Underneath the Railway Viaduct

- 4.4.3 Government Land Parcel 4 sits directly underneath and alongside the elevated MTR Tuen Ma Line viaduct. The Proposed Development has fully utilised this highly constrained space to accommodate the internal transport facilities, including light goods vehicle parking spaces, visitor car parking spaces, and bicycle parking spaces. Due to safety restrictions and not to disturb the daily operation and maintenance of the TML, the area directly underneath the viaduct is not suitable for domestic use with building structures. Dedicating this area to ancillary purpose for open-air provision of transport facilities in support of a residential development would allow for the productive utilisation of a restricted, landlocked government land parcel.

- 4.4.4 The Applicant has already got in touch with LandsD, including the Railway Development Section of LandsD, regarding the usage of this area. Details shall be further liaised under the land exchange application.

Provision of Green Infrastructure and Gateway Landscaping

- 4.4.5 Government Land Parcel 3 is located within the “Commercial” zone and is designated for an ornamental green gateway and landscape buffer along the proposed access. This layout strategically activates the currently unattended public land to screen the visual interface of the railway infrastructure to the west and the existing pipelines to the south of the Development Site, as well as softens the building edges at the pedestrian level. To avoid disturbance of the existing pipelines to the south of the Development Site, no building will be proposed in close proximity and the proposed greenery and fence walls will be carefully designed to

**Proposed Residential Development (Flat) with Shop and Services Uses
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(Planning Application No. A/TM-LTY/502)

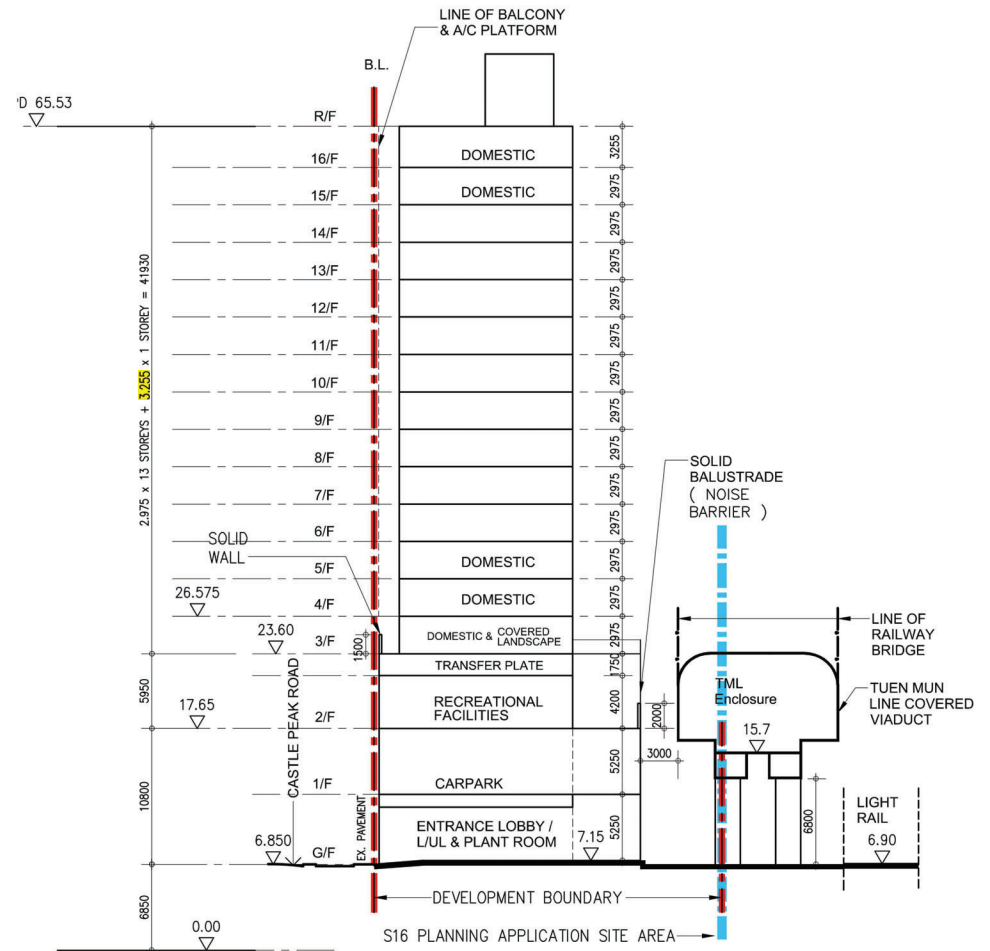
Further Information No. 6

Appendix III

Replacement Pages of Schematic Architectural Drawings

PROPOSED RESIDENTIAL DEVELOPMENT WITH SHOP AND SERVICES

--- DEVELOPMENT BOUNDARY
 --- S16 PLANNING APPLICATION AREA



PROPOSED DIAGRAMMATIC SECTION

(13 + 1 DOMESTIC STOREYS)

MLA
 ARCHITECTS (HK) LTD
 馬國威建築師事務所 (香港) 有限公司

馬國威

**Proposed Residential Development (Flat) with Shop and Services Uses
with Minor Relaxation of Plot Ratio and Building Height Restrictions
at Lots 531 RP, 532 S.D. RP and 532 RP in DD 130 and
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(Planning Application No. A/TM-LTYT/502)

Further Information No. 6

Appendix IV

Replacement Pages of Landscape Proposal

1.0 Introduction

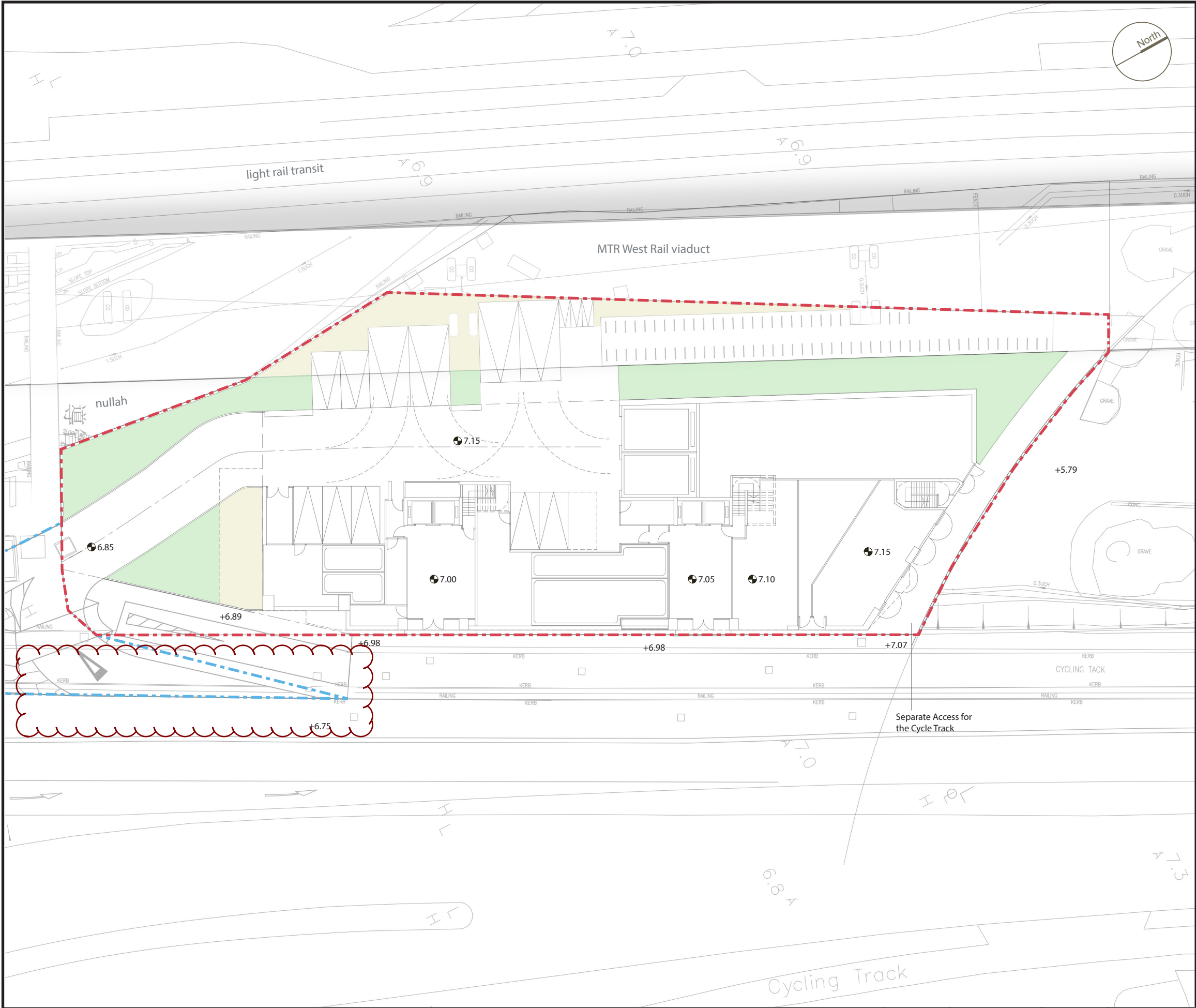
- 1.1 SCENIC Landscape Studio Limited have been commissioned to prepare the Landscape Master Plan ("LMP") for the Proposed Minor Relaxation of Plot Ratio and Building Height Restriction for the Residential Development with Shop and Services at Lots 531 RP, 532 S.D. RP and 532 RP in DD 130 and adjoining Government Land in Lam Tei (hereafter referred to as "Application Site").
- 1.2 This report seeks to present the landscape design proposal. It will outline the landscape design objectives and landscape treatment for each component of the proposed Development Site. This report has been prepared in accordance with Buildings Department, Lands Department and Planning Department Joint Practice Note No. 3 concerning the Re-engineering of Approval Process for Land and Building Developments and adheres to the requirements of Buildings Department Practice Notes PNAP APP-152 Sustainable Building Design Guidelines for the calculation of the green coverage.
- 1.3 The Landscape Master Plan is presented as **Figures 5.1 to 5.7**, an elevation of the east facing building facade as **Figure 6.1** and a series of sections **Figures 6.2 to 6.7**.

2.0 Existing Site Description

- 2.1 The Application Site is situated to the north of Tuen Mun within the Lam Tei area. It is rectilinear in shape, on a north east – south west orientation. The Application Site is around 2,644.68 m² and the Development site about 2,195.5 m². The existing levels range from +5.1mPD in the north to +6.7mPD in the south.
- 2.2 The Application Site is bounded to the east by Castle Peak Road – Lam Tei section and to the west by a combination of the MTR West Rail viaduct and an at-grade section of the Light Rail Transit (LRT). The south eastern edge of the site is lined by a wide footpath and cycle track. To the north of the site are the facilities associated with the Lam Tei Vegetable Collection Centre (LTVCC) and immediately adjacent to the northern boundary a series of graves. Part of the southern boundary is formed by the channelized section of the Tuen Mun River and a utility bridge. Further to the west are the sprawling low-rise village settlements of San Hing Tuen and Tuen Mun San Tseun and To Yuen Wai to the east.
- 2.3 The site would appear to have been vacant for some time and is currently overgrown with a combination of pioneer shrub species of coarse grassland together with new tree growth. The trees are largely dominated by *Cinnamomum camphora* (5 nos) and the invasive species *Leucaena leucocephala* (3 nos) which has colonised the periphery of the site.

3.0 Project Description

- 3.1 The Proposed Scheme comprises of one 17-storey residential block with a maximum height of +65.53 mPD. Owing to the significant site constraints, the orientation of the tower follows that of the site with the main views extending along the south east and north west axis across the valley floor towards western mountain backdrop beyond the West Rail viaduct and towards the uplands of the Tai Lam Country Park. The run in / out is located to the south of residential block, with the proposed car parking located on G/F and 1/F and the loading / unloading areas are located throughout the site at G/F wherever space and the traffic engineering requirements allow. Owing to the functional requirements of the development, the main landscape spaces will be located in the northern portion of the Application Site.



- LEGEND**
- Development Boundary
 - S16 Planning Application Site Area
 - + xx.xx Existing Levels
 - xx.xx Proposed Levels
 - Uncovered Greening at Primary Zone
 - Covered Greening at Primary Zone

G/F Green Coverage	
Uncovered Greening	238.3 m ²
Covered Greening	113.6 m ²
2/F Green Coverage	
Uncovered Greening	139.6 m ²
Covered Greening	8.9 m ²
Total Green Coverage	439.1 m² (20%)

Note: Drawings are indicative subject to detailed design.



FIGURE TITLE

Proposed Residential Development at Lot 531RP, 532SDRP & 532RP
in DD 130, Lam Tei, Tuen Mun

Green Coverage- Ground Floor

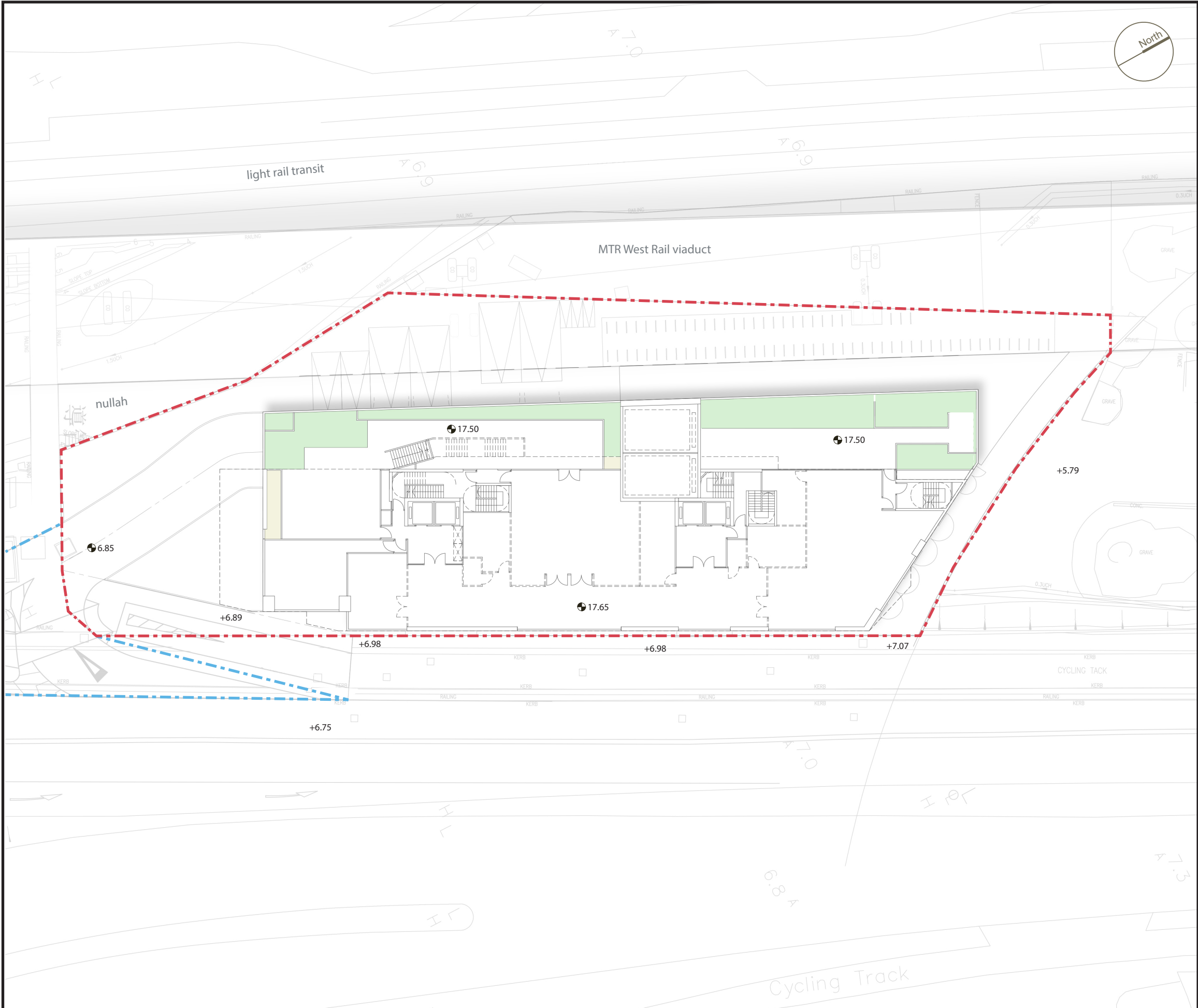
SCALE	N.T.S.	DATE	SEPT 2025
CHECKED	CJF	DRAWN	JZ
FIGURE NO.			REV
Figure 8.1			D



SCENIC Landscape Studio Limited
LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT

12/F So Hong Commercial Building, 41-47 Jervois Street, Sheung Wan, Hong Kong

Telephone: 2468 2422
Facsimile: 3016 2422
Website: scenicstudioscenic.com



- LEGEND**
- Development Boundary
 - S16 Planning Application Site Area
 - + xx.xx Existing Levels
 - ⬤ xx.xx Proposed Levels
 - Uncovered Greening at Primary Zone
 - Covered Greening at Primary Zone

G/F Green Coverage	
Uncovered Greening	238.3 m ²
Covered Greening	113.6 m ²
2/F Green Coverage	
Uncovered Greening	139.6 m ²
Covered Greening	8.9 m ²
Total Green Coverage	439.1 m² (20%)

Note: Drawings are indicative subject to detailed design.



FIGURE TITLE

Proposed Residential Development at Lot 531RP, 532SDRP & 532RP
in DD 130, Lam Tei, Tuen Mun

Green Coverage- Second Floor

SCALE	N.T.S.	DATE	SEPT 2025
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	Figure 8.2		REV
			C

**Proposed Residential Development (Flat) with Shop and Services Uses
with Minor Relaxation of Plot Ratio and Building Height Restrictions
at Lots 531 RP, 532 S.D. RP and 532 RP in DD 130 and
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(Planning Application No. A/TM-LTTY/502)

Further Information No. 6

Appendix V

Replacement Pages of Tree Preservation Proposal

1.0 Introduction

- 1.1 SCENIC Landscape Studio Limited have been commissioned to prepare the Tree Preservation Proposal for the Proposed Flat, Minor Relaxation of Plot Ratio and Building Height Restriction, Lots 531 RP, 532 S.D RP and 532 RP in D.D. 130 and Adjoining Government Land, Lam Tei, Tuen Mun, New Territories (To be known as Lot No. 2847 in DD 130) (hereafter referred to as “Application Site”).
- 1.1 The Tree Preservation Proposal outlines the approach and findings of the tree survey and describes the type, number and condition of the existing trees found within the site. The proposal also identifies the trees found in conflict with the Proposed Development and makes recommendations for their proposed treatment and provides detailed compensatory planting proposals to compensate for the loss of these trees.
- 1.2 This tree preservation proposal adopts a group tree approach in broad accordance with Lands Administration Office Practice Note Number 6/2023 “Processing of Tree Preservation and Removal Proposals for Building Development in Private Projects”. The tree survey was undertaken in October 2025.

2.0 Existing Site Description

- 2.1 The Application Site is situated to the north of Tuen Mun within the Lam Tei area. It is rectilinear in shape, on a north east – south west orientation. The Application Site is around 2,644.68 m² and the Development site about 2,195.5 m². The existing levels range from +5.1mPD in the north to +6.7mPD in the south.
- 2.2 The Application Site is bounded to the east by Castle Peak Road – Lam Tei section and to the west by a combination of the MTR West Rail viaduct and an at-grade section of the Light Rail Transit (LRT). The south eastern edge of the site is lined by a wide footpath and cycle track. To the north of the site are the facilities associated with the Lam Tei Vegetable Collection Centre (LTVCC) and immediately adjacent to the northern boundary a series of graves. Part of the southern boundary is formed by the channelized section of the Tuen Mun River and a utility bridge. Further to the west are the sprawling low-rise village settlements of San Hing Tuen and Tuen Mun San Tseun and To Yuen Wai to the east.
- 2.3 The site would appear to have been vacant for some time and is currently overgrown with a combination of pioneer shrub species of coarse grassland together with new tree growth. The trees are largely dominated by *Cinnamomum camphora* (5 nos) and the invasive species *Leucaena leucocephala* (3 nos) which has colonised the periphery of the site.

3.0 Project Description

- 3.1 The Proposed Scheme comprises of one 17-storey residential block with a maximum height of +65.53 mPD. Owing to the significant site constraints, the orientation of the tower follows that of the site with the main views extending along the south east and north west axis across the valley floor towards western mountain backdrop beyond the West Rail viaduct and towards the uplands of the Tai Lam Country Park. The run in / out is located to the south of residential block, with the proposed car parking located on G/F and 1/F and the loading / unloading areas are located throughout the site at G/F wherever space and the traffic engineering requirements allow. Owing to the functional requirements of the development, the main landscape spaces will be located in the northern portion of the Application Site. However, the main landscape space is provided at the roof garden area, where the central area will be available for landscaping.

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at Lots 531 RP, 532 S.D. RP and 532 RP in DD 130 and
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(Planning Application No. A/TM-LTYT/502)

Further Information No. 6

Appendix VI

Replacement Pages of Traffic Impact Assessment

2. THE PROPOSED DEVELOPMENT

2.1 Site Location

- 2.1.1 The Application Site is lied within part of Lots 531 RP, 532 S.D. RP and 532 RP in DD 130 and the adjoining Government Land, Lam Tei, Tuen Mun.
- 2.1.2 The site is bounded by Castle Peak Road - Lam Tei section to the east, Light Rail Transit (LRT) line and an elevated viaduct of MTR Tuen Ma Line to the west, the Lam Tei Vegetable Collection Centre (LTVCC) and some burial urns and graves to the north, and a nullah to the south.
- 2.1.3 The location of the Application Site is shown in **Figure 2.1**.

2.2 Development Schedule

- 2.2.1 The application site has an area of 2644.68m² (with 2195.50m² development site area) which is slightly larger than that of the previously Approved S16 Application in 2023.
- 2.2.2 The comparison of the 2023 approved development scheme and the current proposed development scheme is summarized in **Table 2.1**.

Table 2.1 Comparison of the Approved Development Scheme in 2023 and the Proposed Development Scheme

	Approved S16 Scheme in 2023 (a)	Proposed Scheme (b)	Changes (b) - (a)
Development use	Residential	Residential	No Change
Development Site Area (m ²)	1,569.02	2,195.50	+626.48
Plot Ratio	5	4.2	-0.8
Site Coverage	35.0%	Not more than 33.3%	-1.7%
Total GFA (m ²)	7,845.10	9,221.10	+1,376
● Domestic	● 7,777.51	● 9,156.10	● +1,378.59
● Non-Domestic	● 67.59	● 65.00	● -2.59
No. of Block	1	1	No Change
No. of Flat	184	276	+92
Average Flat Size (m ²)	30.58	33.17	+2.59
Retail GFA (m ²)	67.6	65	-2.6

- 2.2.3 The proposed flat mixes based on the increase in site area and flat numbers are summarized in **Table 2.2**.

Table 2.2 Proposed Development Schedule

Flat Size	Number of Units
<40 m ²	263
40 - 70m ²	13
Total	276

**Proposed Residential Development (Flat) with Shop and Services Uses
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at Lots 531 RP, 532 S.D. RP and 532 RP in DD 130 and
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(Planning Application No. A/TM-LTTY/502)

Further Information No. 6

Appendix VII

Replacement Pages of Visual Impact Assessment

1.0 Introduction

- 1.1 SCENIC Landscape Studio Limited have been commissioned to prepare the Visual Impact Assessment ("VIA") for the Proposed Minor Relaxation of Plot Ratio and Building Height Restriction for the Residential Development with Shop and Services at Lots 531 RP, 532 S.D. RP and 532 RP in DD 130 and adjoining Government Land in Lam Tei (hereafter referred to as "Application Site").
- 1.2 The visual impact assessment (VIA) is required to assess the potential impacts of Proposed Scheme which is the subject of the application. The VIA will demonstrate that the proposals can be accommodated within the existing landscape and visual context without significant impacts to the semi-rural / urban fringe area.
- 1.3 The VIA assesses the source and magnitude of the Proposed Scheme on the existing visual character and amenity within the context of the Application Site and its environs. The report concludes by making specific recommendations for alleviating any potential visual impact caused by the Proposed Scheme. The report is prepared in accordance with TPB PG-No. 41 'Guidelines on submissions of Visual Impact Assessment for Planning Applications to the Town Planning Board'.

2.0 Existing Site Description

- 2.1 The Application Site is situated to the north of Tuen Mun within the Lam Tei area. It is rectilinear in shape, on a north east – south west orientation. The Application Site is around 2,644.68 m² and the Development site about 2,195.5 m². The existing levels range from +5.1mPD in the north to +6.7mPD in the south.
- 2.2 The Application Site is bounded to the east by Castle Peak Road – Lam Tei section and to the west by a combination of the MTR West Rail viaduct and an at-grade section of the Light Rail Transit (LRT). The south eastern edge of the site is lined by a wide footpath and cycle track. To the north of the site are the facilities associated with the Lam Tei Vegetable Collection Centre (LTVCC) and immediately adjacent to the northern boundary a series of graves. Part of the southern boundary is formed by the channelized section of the Tuen Mun River and a utility bridge. Further to the west are the sprawling low-rise village settlements of San Hing Tuen and Tuen Mun San Tseun and To Yuen Wai to the east.
- 2.3 The site would appear to have been vacant for some time and is currently overgrown with a combination of pioneer shrub species of coarse grassland together with new tree growth. The trees are largely dominated by *Cinnamomum camphora* (5 nos) and the invasive species *Leucaena leucocephala* (3 nos) which has colonised the periphery of the site.
- 2.4 Since the approval of the application nos. A/TM-LTY/290 and A/TM-LTY/290-1, the Draft OZP no. S/TM-LTY/9 has been amended to the Approved OZP No. S/TM-LTY/10. The Draft OZP No. S/TM-LTY/11 was exhibited with amendments involving two main areas involving the rezoning from "R(E)" and "GB" to "R(A)". These areas located in close proximity to the Application Site, including an area to the south west of the Application Site which will be utilised as part of the San Hing Road (SHR) public housing development and the San Hing Road Site Extension. These areas will have a domestic PR of 6 and a non-domestic PR of 0.5 with the BH ranging from +123 mPD to +149 mPD. Further west is the Hong Po Road development with a domestic PR of 6 and a non-domestic PR of 0.5 with the BH ranging from +148 mPD to +149 mPD
- 2.5 The other area to the west of the public housing site described above, a plan amendment was made to rezone 2 sites from "R(E)" and "GB" to "R(A)" on the OZP for public housing development. The rezoning amendment proposed to increase maximum PR and BH from 1.0 to 6.5 and 4 storeys to

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(Planning Application No. A/TM-LTTY/502)

Further Information No. 6

Appendix VIII

Replacement Pages of Noise Impact Assessment

1. INTRODUCTION

1.1 Project Background

- 1.1.1 This Planning Application is prepared and submitted on behalf of Free Ocean Investments Limited ("the Applicant") to seek approval from the Town Planning Board ("TPB") under Section 16 of the Town Planning Ordinance for the Proposed Minor Relaxation of Plot Ratio and Building Height Restriction for the Residential Development with Shop and Services at Lots 531 RP, 532 S.D. RP and 532 RP in DD 130 and adjoining Government Land in Lam Tei ("Application Site"/the "Site").
- 1.1.2 TPB approved a similar application for minor relaxation of Plot Ratio and Building Height Restrictions for a proposed residential development with shop and services at the Site (TPB Ref.: A/TM-LTTY/426) on 24 June 2022. In order to support the planning application, a Noise Impact Assessment Report (the Approved NIA Report) has been submitted and approved by Environmental Protection Department. Subsequent to the approval of the aforementioned planning application, the Applicant has lodged the land exchange application to the Lands Department to kick-start the approved development. For better management of the residual unmanned land near the Site, and as negotiated with the Lands Department, the Application Site has been modified to include the unmanned land and road works in relation to the proposed run in/out for the Proposed Residential Development. Whilst the resultant development scheme involves material changes to the approved scheme, a fresh Section 16 Planning Application is therefore required.
- 1.1.3 Ramboll Hong Kong Limited is commissioned to conduct a Noise Impact Assessment (NIA) for the support of the planning application.
- 1.2.1 This NIA covers the following aspects:
- Assess the potential rail noise impacts generated from Tuen Ma Line (TML) (previously known as West Rail Line (WRL)) and Light Rail Transit (LRT) on the representative Noise Sensitive Receivers (NSRs) for the latest Master Layout Plan (MLP) of the proposed development;
 - Assess the fixed noise sources/ industrial noise impacts associated with the surrounding temporary industrial uses on the representative NSRs for the latest MLP of the proposed development;
 - Assess the potential road traffic noise impact from roads within 300 m from the Development Boundary of the Application Site on the NSRs for the latest MLP of the proposed development;
 - To propose noise mitigation measures for mitigating the rail noise impact in order to comply with the standards of the Hong Kong Planning Standards and Guidelines (HKPSG) and *"Technical Memorandum for the Assessment of Noise from Places Other Than Domestic Premises, Public Spaces or Construction Sites"*

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Appendix IX

Replacement Pages of Air Quality Impact Assessment

1. INTRODUCTION

1.1 Project Background

- 1.1.1 This Planning Application is prepared and submitted on behalf of Free Ocean Investments Limited ("the Applicant") to seek approval from the Town Planning Board ("TPB") under Section 16 of the Town Planning Ordinance for the Proposed Minor Relaxation of Plot Ratio and Building Height Restriction for the Residential Development with Shop and Services at Lots 531 RP, 532 S.D. RP and 532 RP in DD 130 and adjoining Government Land in Lam Tei ("Application Site"/the "Site").
- 1.1.2 TPB approved a similar application for minor relaxation of Plot Ratio and Building Height Restrictions for a proposed residential development with shop and services at the Site (TPB Ref.: A/TM-LTY/426) on 24 June 2022. In order to support the planning application, an Air Quality Impact Assessment Report (the Previous Approved AQIA Report) has been submitted and approved by Environmental Protection Department. Subsequent to the approval of the aforementioned planning application, the Applicant has lodged the land exchange application to the Lands Department to kick-start the approved development. For better management of the residual unmanned land near the Site, and as negotiated with the Lands Department, the Application Site has been modified to include the unmanned land and road works in relation to the proposed run in/out for the Proposed Residential Development. Whilst the resultant development scheme involves material changes to the approved scheme, a fresh Section 16 Planning Application is therefore required.
- 1.1.3 Ramboll Hong Kong Limited is commissioned to conduct an Air Quality Impact Assessment (AQIA) for the support of the planning application.

1.2 Objectives

- 1.2.1 This AQIA covers the following aspects:
- i. Assess the potential air quality impacts associated with vehicular emissions from the nearby roads;
 - ii. Assess the potential air quality impacts associated with chimneys emissions; and
 - iii. Propose mitigation measures, where necessary, to reduce the air quality impacts to an acceptable level.

1.3 Report Structure

- 1.3.1 The remaining chapters of this report are shown below:
- Chapter 2 – Site and Proposed Development
 - Chapter 3 – Legislative Requirements and Evaluation Criteria
 - Chapter 4 – Identification of Air Pollution Sources
 - Chapter 5 – Operational Phase Air Quality Assessment
 - Chapter 6 – Conclusion

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Appendix X

Replacement Pages of Sewerage Impact Assessment

1. INTRODUCTION

1.1 Background

- 1.1.1 This Planning Application is prepared and submitted on behalf of Free Ocean Investments Limited ("the Applicant") to seek approval from the Town Planning Board ("TPB") under Section 16 of the Town Planning Ordinance for the Proposed Minor Relaxation of Plot Ratio and Building Height Restriction for the Residential Development with Shop and Services at Lots 531 RP, 532 S.D. RP and 532 RP in DD 130 and adjoining Government Land in Lam Tei ("Application Site"/the "Site").
- 1.1.2 TPB approved a similar application for minor relaxation of Plot Ratio and Building Height Restrictions for a proposed residential development with shop and services at the Site (TPB Ref.: A/TM-LTY/426) on 24 June 2022. In order to support the planning application, a Sewerage Impact Assessment Report (the Approved SIA Report) has been submitted and approved by Environmental Protection Department and Drainage Services Department. Subsequent to the approval of the aforementioned planning application, the Applicant has lodged the land exchange application to the Lands Department to kick-start the approved development. For better management of the residual unmanned land near the Site, and as negotiated with the Lands Department, the Application Site has been modified to include the unmanned land and road works in relation to the proposed run in/out for the Proposed Residential Development. Whilst the resultant development scheme involves material changes to the approved scheme, a fresh Section 16 Planning Application is therefore required.
- 1.1.3 Ramboll Hong Kong Limited is commissioned to conduct a Sewerage Impact Assessment (SIA) for the support of the planning application.

1.2 The Application Site and Its Environs

- 1.2.1 The Application Site is currently vacant and situated at San Hing Tsuen, Lam Tei bounded by Castle Peak Road – Lam Tei Section to the southeast, WRL viaduct and LRT tracks to the northwest. To the north is the existing residential development, Lingrade Garden separated by an open space. Some temporary carpark, open storage and the village houses are located to the west of the Site separated by a nullah. The Application Site area is about 2,644.68m² and the Development Site area is about 2,195.5m².
- 1.2.2 **Figure 1.1** shows the location of the Application Site and its environment.

1.3 The Proposed Development

- 1.3.1 The Proposed Development will consist of one residential tower, ancillary residential facilities (e.g. clubhouse), shop and car parking facilities.
- 1.3.2 There will be altogether 276 flats, clubhouse of 457m² and commercial area of 65 m². The tentative occupation year of the development is 2030.
- 1.3.3 The Master Layout Plan (MLP) of the Proposed Development is included in **Appendix 1.1**.