



Our Ref.: PD2012027/03
Your Ref.: TPB/Y/YL-TYST/12

30 April 2026

By Email

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

Dear Sir/ Madam,

SECTION 12A PLANNING APPLICATION NO. Y/YL-TYST/12

Further Information Submission

We refer to the departmental comments received on 16 April 2026, 20 April 2026 and 21 April 2026 of the captioned Application.

Please find attached our responses to the departmental comments with the replacement pages of Planning Assessment Report, Environment Assessment Report, Sewerage Impact Assessment Report, Drainage Submission Report, Landscape Proposal Report, and Visual Appraisal Report, as well as the revised Indicative Architectural Drawings and Schedules of Accommodation for the Residential Care Home for the Elderly. This further information contains the technical clarification and response the relevant departmental comments without major changes in the assumptions and methodologies, findings and proposed mitigation measures. Thus, according to TPB PG-No. 32B, this further information does not constitute as a material change the application and should be accepted and exempted by the TPB for inclusion into the application.

Should you require further information or have any query, please feel free to contact the undersigned or Haze Tsang at [REDACTED].

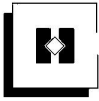
Yours faithfully,
For and on behalf of
LCH Planning & Development Consultants Limited

Junior Ho
Director

Encl.

c.c. the Applicant

[REDACTED]



- Appendix 1 – Replacement Pages of Planning Assessment Report (P.58-59, 64, 66-67, 78)
- Appendix 2 – Revised Indicative Architectural Drawings
- Appendix 3 – Revised Proposed Schedules of Accommodation for the Residential Care Home for the Elderly (for 450 residential care places)
- Appendix 4 – Replacement Pages of Environmental Assessment (Pages ii, 2-1, 2-3 to 2-8, 2-10, 3-5 to 3-6, 3-13, 4-1 to 4-3, 4-5 to 4-6, 5-8 to 5-11, 7-2)
- Appendix 5 – Replacement Pages of Sewerage Impact Assessment (P.3, 5, Figure S3, Appendix 3)
- Appendix 6 – Replacement Pages of Drainage Submission (P.4, Figures D4 and D5, Appendix)
- Appendix 7 – Replacement Pages of Landscape Proposal (P. 9-11)
- Appendix 8 – Replacement Pages of Visual Appraisal (P.1, 15-16, 18-20, 22, 24, 26, 28, 30-31, 33)



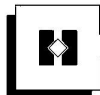
LCH Planning and Development
Consultants Limited

To rezone the application site from "Comprehensive Development Area" and "Green Belt" to "Residential (Group A) 4" and to
Amend the Notes of the zone applicable to the site

Section 12A Planning Application No. Y/YL-TYST/12

Response to Departmental Comments Table

No.	Comments Received	Our Responses
A. <i>Comments from Urban Design Unit, Urban Design and Landscape Section, Planning Department (UD&L, PlanD)</i> (Subject Officer: Mr. Jason KO, TP/UD4, Tel: 3565 3941)		
Date: 16 April 2026		
Urban Design		/
a.	We have no adverse comments on the application from urban design and visual perspectives;	Noted.
b.	the subject site (the Site) is located in a residential neighborhood and the mid-way between Yuen Long and Tuen Mun New Towns. To its immediate west in the same "Comprehensive Development Area" ("CDA") zone is a private residential development namely Uptown with building height (BH) up to about 77mPD. Some medium- and low-rise residential developments/village settlements with BHs ranging from about 13mPD to 33mPD are located in the vicinity. In the wider context, the Site is surrounded by planned high-rise developments including a site zoned "Residential (Group A)4" subject to BH restriction (BHR) of 140mPD to its north across Castle Peak Road - Hung Shui Kiu and two sites zoned "Other Specific Uses" annotated "Storage and Workshop Use" subject to BHR of 110mPD to its further east across Yuen Long Highway. The proposed development with a BH of about 57.8 mPD (or a BHR of 60mPD as proposed on the tailor-made Notes) will be taller than those medium- and low-rise residential developments/village settlements but in a comparable BH with Uptown in the same "CDA" zone and it is	Noted.



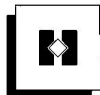
No.	Comments Received	Our Responses
	not incompatible with those planned high-rise developments in a wider context; and	
c.	the design/ mitigation measures proposed under the indicative scheme, including the 25m building separation between two residential towers and landscaping/greening measures, are considered to have urban design merits.	Noted.
On the Visual Appraisal (VA), some observations/ comments are provided below, on the understanding that the applicant will provide further information to address the following:		/
a.	the VA should be prepared in accordance with the Town Planning Board Guideline (TPB-PG) No. 41A including the terminology and grading method, in particular:	/
	i. the term “ visual sensitive receivers (VSR) ” should read as “ public viewers ”;	Section 7.12.3 of the Planning Assessment Report and relevant paragraphs in Visual Appraisal (VA) (Appendix 8) have been revised accordingly.
	ii. the visual sensitivity should be “ Medium ” for VP2, VP3 and VP5; and	Sections 4.2.6, 4.2.10, 4.2.14 and Table 3 of VA have been revised accordingly.
	iii. the overall visual impact for VP4 should be “ Slight ”	Section 4.2.13 and Table 3 of VA have been revised accordingly.
Photomontage		/
b.	VP2 – paras. 4.2.6 and 4.2.7 and diagram 7 – the proposed development should appear to be wider and taller (i.e. screening the entire mountain backdrop and half of the open sky) and in front of Uptown at the foreground in the photomontage. The assessment should also be revised accordingly;	Section 4.2.7 and Diagram 7 of VA have been revised accordingly.
c.	VP6 – para 4.2.17 - with reference to the Response-to-Comment (RtoC) table, the Consultant mentioned the Madam Chan Wai Chow Memorial Garden is generally not accessible to public. This response is contradictory to the statement “this VP represents residents, pedestrians and park users who frequently visits the garden and surrounding areas.”. The Consultant	Section 4.2.17 of VA has been updated with the updated title of VP6.



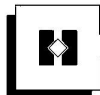
No.	Comments Received	Our Responses
	should revise the statement and justify the local significance for selecting VP6; and	
d.	para 5.1.3 – according to TPB-PG No.41A. “minimal” is not one of the thresholds of the evaluation of overall visual impact. The overall visual impact rating should range from “ Negligible ” to “ Moderate ”.	Sections 6.6.2 and 7.12.3 of the Planning Assessment Report and Section 5.1.3 of VA have been revised accordingly.
B. Comments from Environmental Protection Department (EPD) (Subject Officer: Mr. Jeremy FONG, EAP(TN)2, Tel: 2835 2164)		
Date: 16 April 2026		
<u>Air Quality</u>		
1.	Section 2.1.2 a) Suggest to revise “good dust abatement practices” in lines 2-3 to “appropriate dust control requirements”, and revise “is limited” in the last line to “will be controlled”.	/ Section 2.1.2 of Environmental Assessment (EA) (Appendix 4) has been revised accordingly.
2.	Section 2.3.1 a) Please revise “Fugitive dust and air emission” in line 1 to “Dust from various construction activities and exhaust emissions”. b) Re. R-t-C #3(a), our comments have not been fully addressed. In addition to the estimated amount of excavated materials, please provide the size of active workfront area, estimated no. of construction vehicles and PME to be used at a time, etc. if available, to support the scale of construction works and justify the construction air quality impact can be controlled by the implementation of appropriate control measures. If such information is not available at this moment and will be available at a later detailed design stage, please clearly supplement.	/ Section 2.3.1 of EA has been revised accordingly. Noted. Section 2.3.2 of EA has been supplemented.



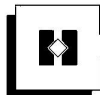
No.	Comments Received	Our Responses
	c) Re. R-t-C #4(a), our comments have not been fully addressed. The cumulative construction air quality impact arising from the project site and concurrent projects, if any, should be assessed. Please advise the construction programme of the subject project and review if there are any concurrent projects, and then qualitatively assess the cumulative construction air quality impact as appropriate.	Sections 2.3.3-2.3.4 of EA have been supplemented regarding the concurrent projects.
3.	Section 2.4.2	/
	a) In the 10 th bullet, please consider if ASR A01 should be included for hoarding higher than 3.5m since it is the closest ASR to the Project Site.	ASR1 has been included in the bullet 10 under Section 2.4.2 of EA .
	b) Please supplement additional bullets for the control measures on exhaust emissions from construction plant and equipment (e.g. avoid using exempted NRMM, deploy electrified NRMM as far as practicable, and supply mains electricity for construction equipment and avoid diesel-powered machinery as far as practicable, etc.).	3 additional bullets (bullets 18-20) have been supplemented under Section 2.4.2 of EA .
4.	Section 2.5.1	/
	a) Please add “within the 500m assessment area” after “Project Site” in line 6.	Section 2.5.1 of EA has been supplemented.
	b) Re. R-t-C #6(a), please supplement the responses in this section to support no adverse I/R interface problem is anticipated.	Section 2.5.1 of EA has been supplemented regarding the I/R interface problem.
5.	Section 2.5.3	/
	a) Re. R-t-C #7(b), please supplement the responses in this section to support feeder road is comparable to LD therefore 5m buffer distance can be applied.	Section 2.5.3 of EA has been supplemented with the response from previous R-t-C #7(b).
6.	Section 2.5.4	/



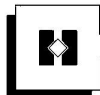
No.	Comments Received	Our Responses
	a) Re. R-t-C #8(a), please supplement the responses at the beginning of this section that the internal road of the Proposed Development will serve as EVA therefore buffer distance does not apply.	Section 2.5.4 of EA has been supplemented with the response from previous R-t-C #8(a).
7.	Section 2.5.5	/
	a) Please add “air quality” after “adverse” in the 2 nd last line, and revise “considered insignificant” in the last line to “not anticipated”.	Section 2.5.5 of EA has been revised accordingly.
8.	Section 2.5.6	/
	a) Please add “adverse” before “air quality” in the last line, and revise “insignificant” in the last line to “not anticipated”.	Section 2.5.6 of EA has been revised accordingly.
9.	Section 2.5.7	/
	a) Please revise the last sentence as “Thus, the emissions will be properly controlled in accordance with the guidelines and adverse air quality impact is not anticipated.”.	Section 2.5.7 of EA has been revised accordingly.
10.	Section 2.5.8	/
	a) Please supplement the last sentence that buffer distance for odour source recommended in Section 3.3.9 of Chapter 9 in HKPSG can be fulfilled.	Section 2.5.8 of EA has been supplemented.
	b) Please revise “the potential” in the 2 nd last line to “adverse”, and revise “considered insignificant” in the last line to “not anticipated”.	Section 2.5.8 of EA has been revised accordingly.
11.	Section 2.5.9	/
	a) Please revise the last sentence as “Thus, the odour emissions will be properly controlled in accordance with the guidelines and adverse odour impact is not anticipated.”.	Section 2.5.9 of EA has been revised accordingly.
12.	Figures 2-1 and 2-3	/



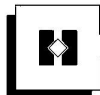
No.	Comments Received	Our Responses
	a) Suggest to revise "500m Study Area" to "500 Assessment Area" in the title and legend.	Figures 2-1 and 2-3 of EA have been revised accordingly.
Noise		/
13.	S3.3.3 - Please revise the title "Planned Railway Noise Source" to "Planned Transit Noise Source" as the noise from SGMTS should be categorized as Transit Noise instead of Railway Noise.	Title of Section 3.3.3 of EA has been revised accordingly.
Water Quality		/
14.	S4.1.2 - Please note that ProPECC PN 2/23 has been superseded by ProPECC PN 2/24.	Sections 4.1.2, 4.4.2 and 4.5.2 of EA have been revised accordingly.
Waste Management		/
15.	S5.2.46 and Table 5-3: please note that chemical waste and clinical waste are two distinct waste types and are managed under slightly different control schemes. Accordingly, please single out clinical waste and add a separate sub-subsection under "Operation Phase" that only deals with clinical waste. For further details on the EPD's clinical waste control scheme, please refer to the following webpage: https://www.epd.gov.hk/epd/clinicalwaste/en/scheme.html . Please ensure that clinical waste is likewise being dealt with separately in other sections of this report.	Please note that Table 5-3 of EA is a summary of waste estimation during construction phase, hence clinical waste is not anticipated during construction phase. Sections 5.2.45-5.2.46 of EA have been revised accordingly. Additional sections 5.2.48-5.2.50 of EA have been supplemented regarding clinical waste generated during operation phase. Sections 5.2.51, 5.3.9, 5.4.2 and 7.1.17 of EA have been updated referring to the separation of chemical and clinical wastes.
16.	S5.3.8, bullet 1: "...subsidiary" should read "...subsidiary legislation". Please revise.	Bullet 1 of Section 5.3.8 of EA has been revised.
17.	S5.3.9: the short name of Organic Resources Recovery Centre is "O Park", not "ORRC". Please revise. Also, please mention chemical and clinical waste in this paragraph.	Section 5.3.9 of EA has been revised and updated regarding the mitigation measures for chemical and clinical wastes generated during operation phase.
18.	S5.4.2: please mention clinical waste in this paragraph.	Section 5.4.2 of EA has been supplemented.
19.	S7.1.17: please mention clinical waste in this paragraph.	Section 7.1.17 of EA has been supplemented.
20.	Please highlight all the changes/amendments in the next submission.	Noted.
C. Comments from Social Welfare Department (SWD) (Subject Officer: Ms. Doris LEUNG, EA(P)NT, Tel: 3691 8500)		

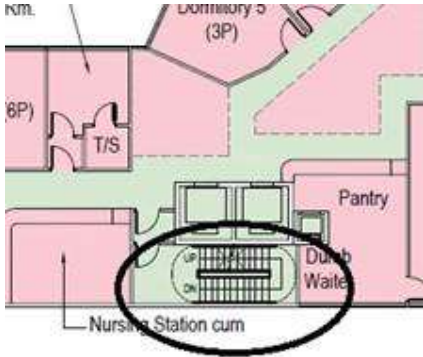


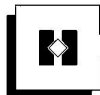
No.	Comments Received	Our Responses
Date: 20 April 2026		
<u>Licensing Perspective</u>		/
1.	Demonstrate the means of escape from the far end of multi-purpose Room / rehabilitation Area on G/F to the ultimate place of safety.	Further details will be considered and provided in the detailed design stage.
2.	Clarify whether “Circulation Area for RCHE” (highlighted in lime) is part of proposed license area for RCHE in future.	Colour legend of the Indicative Architectural Drawings (Appendix 1) has been updated for easy reference.
3.	Dead end travel distance should not be greater than 12m. Dormitories 1 and 3 could have exceeded the requirement.	Noted. Please note all room is designed under the statutory requirements including the Residential Care Homes (Elderly Persons) Regulation (Cap. 459A), the Code of Practice for Residential Care Homes (Elderly Persons), and the Residential Care Homes Legislation (Miscellaneous Amendments) Ordinance 2023 (Ordinance No. 12 of 2023). Further details with exact room parameters will be provided in the detailed design stage.
4.	All dormitories and isolation rooms / end-of-life care room, kitchen and laundry should have prescribed windows in accordance with Building (Planning) Regulations. It is noted that the majority of external walls on RCHE floors are considerably less than 2.3m from boundaries abutting adjacent lots.	Noted. Please note building design have been considered in complying with the requirements under the B(P)R. To allow future flexibility following the approval of s.12a application, an open layout plan presentation has been provided, further details will be provided in the detailed design stage.
Detailed comments will be provided at the building plan submission stage / licence application stage.		Noted.
<u>Service Perspective</u>		/
<u>24m Height Restriction</u>		/
As stipulated in Para 5.3.2 of the Code of Practice for Residential Care Homes (Elderly Persons) (June 2024 Revised Edition) (CoP), “...No part of an RCHE shall be situated at a height more than 24m above the ground floor...”. In this regard, would the applicant please ensure that the 24m height restriction as set out in the CoP is fully complied.		Noted.
According to Para. 5.5.1 of Landscape Proposal, 7/F podium garden is open for RCHE residents. Would the applicant please		Noted. Please note the proposed 7/F podium garden will only target for the future users of residential units, hence the Proposed



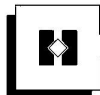
No.	Comments Received	Our Responses
	clarify whether any part of the said podium garden/ RCHE Landscape Deck on 7/F be included as part of RCHE premises. Please be reminded that the communal open spaces / Landscape Deck is not be a provision of RCHE and such areas at a height of over 24m should not be accessible to RCHE residents.	Development is in line with the requirements as set out in Para 5.3.1 of Code of Practice for Residential Care Homes (Elderly Persons), to support a quantity and quality RCHE in promoting community well-being. Relevant paragraphs in Planning Assessment Report and Landscape Proposal (Appendix 7) have been revised accordingly.
	The proposed NOFA of dormitories for 450-p RCHE is 2691.5 sqm. According to the latest layout plan, the capacity of each dormitory is 3 to 10 residents. The applicant is suggested to refer to Para 6(a) of the attached Best Practices in Design and Operation of Residential Care Home for the Elderly for the space standard in dormitory.	Noted. Please note provision of about 10.9 sq.m. floor space for each RCHE resident is provided under this Proposed Development (i.e., 4,907.1 sq.m. / 450 persons = about 10.9 sq.m.). Please refers to Appendix 2 of the Proposed Schedules of Accommodation for the RCHE , in which is fully complied with the statutory minimum floor space occupied per resident under the Residential Care Homes (Elderly Persons) Regulation (Cap. 459A), the Code of Practice for Residential Care Homes (Elderly Persons), and the Residential Care Homes Legislation (Miscellaneous Amendments) Ordinance 2023 (Ordinance No. 12 of 2023).
	[See attachment "Design_and_Operation_RCHE_Eng_Sept_2024.pdf"]	/
	Please provide notional beds in dormitory rooms and Sick/ Isolation/ Quiet cum End-of-life Care Rooms in the layout plan for our easy reference	Indicative Architectural Drawings (Appendix 1) has been revised accordingly.
	It is recommended that one lift serving the RCHE should accommodate a stretcher bed measuring 2,050mm x 560mm for conveyance of bed-bound residents.	Noted. Further details with exact room parameters will be provided in the detailed design stage.
	Parking spaces and loading/unloading bay for private car and motorcycle are not regarded as the provision of RCHE. Please be reminded that parking spaces may be disregarded from calculation of RCHE GFA for premium concession according to Remark (3) under the Annex to LAO Practice Note 5/ 2023.	Noted. Traffic Impact Assessment (TIA) (Appendix 3) will not be affected by the RCHE GFA.



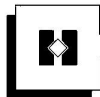
No.	Comments Received	Our Responses
	Please review if it is an internal staircase serving RCHE only, as it is accessible by domestic residents on 6/F according to proposed layout plan. While the development is shaded in different colours for demarcation purpose, the applicant is advised to demarcate the RCHE area intended for calculation of RCHE GFA in one color for our easy reference. 	Colour legend of the Indicative Architectural Drawings (Appendix 1) has been updated for easy reference.
	To safeguard the privacy of staff, provision of Staff Changing Room/Staff Toilet/Bathroom should be provided separately for male and female staff.	The 6/F floor plan of the Indicative Architectural Drawings (Appendix 1) has been updated regarding the separation of male and female staff changing rooms/ staff toilets/ bathrooms.
	The names of Sick/Isolation/ Quiet Room cum End-of-Life Care Room, Dining/Multi-Purpose Area, Multi-Purpose Room and Multi-Purpose Room/ Rehabilitation Area on the layout plan do not tally with the provisions on the SoA list (Encl 6). Please review and revise the names of the provision accordingly.	Proposed Schedules of Accommodation for the RCHE (Appendix 2) has been revised accordingly.
	If there are any consequential changes in proposed area arising from the revision of layout plan, would the applicant please update the SoA table for our consideration.	Noted.
	With a view to meeting the objective of providing a quality RCHE, the applicant should refer to the following updated	Noted.



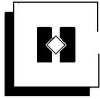
No.	Comments Received	Our Responses
	version of (i) Guidance Note of RCHE, (ii) Best Practice in Design and Operation of RCHE, and (iii) Best Practices Guidance – Basic Provision Schedule Specific Requirements for RCHE when Designing and Planning for the Proposed RCHE. The applicant is reminded to comply with the entire ventilation requirements stipulated in Para. 4.9 “Heating, Lighting and Ventilation” in the latest version of the CoP.	
	It is noted that the applicant would like to apply for the time-limited enhancements under the Incentive Scheme to Encourage Provision of Residential Care Home for the Elderly Persons in Private New Developments (the Incentive Scheme). Subject to the result of this application of planning permission for the development of RCHE, SWD would render comments on the detailed design of the RCHE upon the receipt of LandsD’s referral and would seek policy support from LWB on the application when suitable.	Noted.
D. Comments from Drainage Services Department (DSD) (Subject Officer: Mr. LOU Tai Yeong, E/YL4, Tel: 3965 8929)		
Date: 21 April 2026		
<u>Drainage Impact Assessment</u>		/
	i. Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.	Figure D5 of Drainage Submission (Appendix 6) has been supplemented regarding the site sections of the existing and proposed ground levels of the Subject site.
	ii. Appendix – Please review the invert level difference for CP1.1-CP1.2, CP1.4-CP1.5, CP2.2-CP2.3, CP2.3-CP2.4, CP2.8-CP2.9, CP2.9-TM and Point Z-Point Y under Column (8) which seems not consistent with the difference between Column (6) and Column (7).	Please note the invert level difference for CP1.1-CP1.2, CP1.4-CP1.5, CP2.2-CP2.3, CP2.3-CP2.4, CP2.8-CP2.9 and CP2.9-TM under Column (8) apparently not consistent with the difference between Column (6) and Column (7) is due to rounding. To clarify, figures in Column (6), Column (7) and Column (8) are now shown in 3 decimal places in the updated Appendix of Drainage Submission .



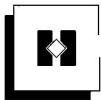
No.	Comments Received	Our Responses
		The invert level difference for Point Z-Point Y under Column (8) is for information/reference only; general gradient of the channel section adjoining the Application Site, i.e. 1 in 500 (0.002), is adopted for this hydraulic assessment in Appendix of Drainage Submission .
iii.	General – The Applicant is required to rectify/modify the drainage system if it is found to be inadequate or ineffective during operation. The Applicant shall also be liable for and shall indemnify Government against claims and demands arising out of damage or nuisance caused by failure of the system.	Noted and accepted.
iv.	General – The Applicant should take all precautionary measures to prevent any disturbance, damage and pollution from the development to any parts of the existing drainage facilities in the vicinity of the lot. In the event of any damage to the existing drainage facilities, the Applicant would be held responsible for the cost of all necessary repair works, compensation and any other consequences arising therefrom.	Noted and accepted.
v.	General – The proposal must not obstruct overland flow or existing flow paths. All existing flow paths as well as the runoff falling onto and passing through the site will be intercepted and disposed of via proper discharge points. Free flow condition of the adjacent drains, channels and watercourses should be maintained at all time.	Noted. Please refer to Figure D4 of Drainage Submission for the peripheral channels intercepting all flows crossing the Subject site boundary will be provided and the flows will be disposed of via a terminal manhole (with trap) into the adjacent existing box culvert.
vi.	General – The Applicant is required to ensure that no construction debris, silt and sediments, or cementitious materials will be discharged to or deposited inside the public drains from the site. Any blockage or damage of public drains arising from the construction works shall be made good at the cost of the Applicant and to our satisfaction.	Noted and accepted.
vii.	General – Please be reminded to comply with “DSD Technical Circular No. 1/2017 Temporary Flow Diversions and Temporary Works Affecting Capacity in Stormwater Drainage	Noted and accepted.



No.	Comments Received	Our Responses
	Systems” if the proposed works involve the construction of permanent or temporary works within, over or adjacent to DSD’s stormwater drainage systems. In addition, the drainage works related to existing stormwater drainage systems should be implemented during dry seasons only.	
	<u>Sewerage Impact Assessment</u>	/
i.	Page 2 of the report repeated, please review.	It might be a clerical error and should have been avoided in the resubmission.
ii.	Figure D4 is not the same version as the submitted DIA, please review.	Please note the two aforementioned Figure D4 of Drainage Submission and Sewerage Impact Assessment (SIA) (Appendix 5) are different, that have been included different submissions under which the site boundaries are not the same. Figure D4 enclosed in the Appendix 2 of SIA is a record and is referred to the documents submitted to the Buildings Department in support of the Drainage Plan for approval in 2022 and for information only in the subject SIA. Yes, the mentioned Figure D4 is not the same version as the submitted Drainage Submission.
iii.	According to our record, the invert level of the outlet (i.e. X1) at FMH1036685 is +8.45mPD. Please review the relevant drawings and calculations.	Figure S3 of SIA has been revised accordingly.
iv.	Polyethylene (PE) pipe (PE100-RC) should be used for sewers in accordance with Corrigendum No. 1/2024 of Sewerage Manual Part 1, please review and update the relevant drawings and calculations.	Please note polyethylene (PE) pipes (PE100-RC) are adopted in assessing the proposed sewers. For conservative, precast concrete pipes are presumed in checking the existing sewers. Calculations of hydraulic analysis in Appendix 3 of SIA have been updated. Originally proposed pipe sizes and gradients are still appropriate under the updated calculations.
v.	The SIA report needs to meet the fill satisfaction of SIG/EPD, the planning authority of sewerage infrastructure.	Noted.



No.	Comments Received	Our Responses
	This is a coordinated reply from Land Drainage Division and Mainland North Division of Drainage Services Department.	/
	Please note that HyD, WSD, West Development Office and Geotechnical Engineering Office of CEDD, AFCD and HAD have no comment on the application.	Noted.



Manual Barrier Free Access 2008 (2025 Edition)” published by the BD. This ensures that materials, finishes, and layouts are optimized for accessibility, safety, and ease of use for elderly users.

Maximise Greenery Provision throughout the entire Proposed Development

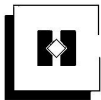
- 5.8.8 A total of 17 nos. of new trees are proposed throughout the Application Site to enhance the local biodiversity of existing environment. Compare to the existing condition, new ornamental tree and shrub plantings are proposed along the Application Site to soften the built form and maximize the greenery.
- 5.8.9 The Proposed Development seeks to provide abundance of greenery with a total of about 477.75 sq.m. and a greenery ratio of about 22.35%, in which will be over 20% greenery requirement (equivalent to about 427.6 sq.m.) set out in the SBD Guideline (PNAP APP-152). All proposed greenery would be easily accessible and visible by the users and visitors. In addition, the proposed plantings at the amenity would create a tranquil and pleasant environment for enjoyment of future residents.

Incorporation of Elderly-friendly Building Design

- 5.8.10 The design prioritises will be based upon the use of passive techniques such as natural ventilation, daylighting, and thermal mass to minimise the building's environmental impact while creating a comfortable and inviting interior. To ensure safe mobility and accessibility of the built environment, a wider canopy from barrier-free building entrance incorporating with landscaping plantations will be provided to create an age-friendly environment.
- 5.8.11 Age-friendly features such as non-slip surfaces, appropriate bench heights, and clear, unobstructed pathways have been incorporated to create an inclusive environment that promotes comfort and convenience for all users, particularly the elderly of the RCHE and residential units.
- 5.8.12 Other elderly-friendly building design will be prepared in accordance with the “*Best Practices in Design and Operation of Residential Care Homes for the Elderly*” as established by the SWD in 2023 and the “*Task Force on Promoting Elderly-friendly Building Design*” by the Government in 2024 and the ‘Elderly-Friendly Building Certificate’ under the BEAM Plus framework announced in 2025 accordingly.

Provision of Active and Passive Activities

- 5.8.13 According to the Indicative Development Scheme and Landscape Proposal shown in **Appendices 1 and 7**, not less than 645 sq.m. communal open space would be provided in serving about 645 future occupants at the Proposed Development. Landscape Areas are proposed on the ground floor and landscape deck at 7/F to provide enjoyment of the users and visitors for both future RCHE and residential units **respectively**. In addition, the communal open spaces are equipped with outdoor furniture, such as seating and fitness equipment, to enhance comfort and encourage



social interactions among occupants. As suggested in the “*Study on Active Design for Healthier Lifestyle – Feasibility Study*” and the “*Study on Reimagining Public Spaces in Hong Kong – Feasibility Study*” commissioned by the PlanD that were completed in 2023, the creation of active shared spaces for elderly could ensure both needs and foster a sense of community among different users.

- 5.8.14 To ensure the safety of elderly residents, both mandatory and non-mandatory design requirements, including but not limited to the barrier-free design requirements under the B(P)R (Cap. 123F), Elderly-friendly Design Guidelines published by the Architectural Services Department (ArchSD) will be followed.

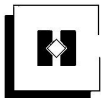
Promotion of Integrated and Interactive Neighbourhood

- 5.8.15 The Proposed Development features a design element that facilitates integrations and interactions among the future users and visitors of the RCHE and residential units through the landscape areas on the ground floor. The inclusion of shared open spaces incorporated with landscaping are provided, including a sitting garden and a gathering courtyard on the ground floor. While other recreational facilities, such as yoga area, terrace garden, fitness equipment zones, with a viewing platform are proposed at 7/F. It offers a variety of recreational and relaxation options, so as to encourage social interaction and alleviate feelings of isolation among occupants. Such improvement would not affect to the character of the nearby residential development (i.e., “Uptown”) within the “CDA” zone, indeed, would enhance the overall neighbourhood to be integrated and interactive among with the Proposed Development.

- 5.8.16 The landscape deck at 7/F provides a viewing platform space for the future residents to enjoy the view of Kung Um Shan (of about 297m) to the southeast in order to promote the elderly’s well-being. The open-sided void areas also allow cross view corridor to mountain backdrop to enhance visual permeability and the visual linkage of the building and surrounding environment. To maximize the greening opportunities within the Application Site, a diverse selection of plants would be incorporated with the outdoor furniture and recreational facilities to create attractive green spaces.

Maximise Provision of Open Space

- 5.8.17 To promote a high-quality living environment, the Proposed Development shall maximise of open space provision to enhance well-being and social interaction among the future users and visitors. A variety of landscape open spaces are proposed at the ground floor and landscape deck at 7/F, such as a sitting garden, a gathering courtyard, fitness equipment zones and a viewing platform, to cater to the mobility and recreational needs of elderly. Green features are incorporated to enhance the overall aesthetic and ecological quality of the surrounding urban fabric. The open spaces are universally accessible, with barrier-free pathways and rest areas tailored to support seniors’ safety and comfort.



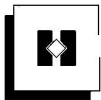
public sewerage system. With the provision and maintenance of silt/sand traps in the drainage systems, no adverse water quality due to runoff is expected, thus no adverse water quality impact from operation of the Proposed Development is anticipated.

Waste Management Impact Consideration

- 6.2.11 During the construction phase, inert and non-inert construction and demolition (C&D) materials would be generated prior to site clearance, excavation, re-profile works and superstructure. Inert C&D materials should be re-used on-site as far as practicable and delivered to public fill reception facilities (i.e., Fill Bank at Tuen Mun Area 38 and Fill Bank at Tseung Kwan O Area 137), whilst non-inert C&D materials and all general refuse should be recycled as far as practical and landfill disposal to the nearest disposal facility (i.e., West New Territories (WENT) Landfill) should only be adopted as the last resort. Further details on the waste disposal to public landfill would be agreed with relevant authorities.
- 6.2.12 Development of a waste management plan (WMP) and implementation of good site practices would be provided to reduce the waste generation as far as practicable. No adverse impacts related to the management, handling and transportation of waste during construction phase is anticipated.
- 6.2.13 During the operation phase, municipal solid waste will be the main concern with regard to waste generation. Possible chemical waste should be segregated from other wastes, and would be labelled and stored in a compliant container within a designated area before transferring to a disposal site. While possible clinical waste should be also segregated from other wastes, and would be labelled and stored in a sharp box before transferring to a disposal site. Licensed collectors would collect and transport the chemical and clinical wastes to the designated waste treatment facility (i.e., Chemical Waste Treatment Centre (CWTC) in Tsing Yi) for proposer disposal on a monthly basis. Domestic waste will be collected on a daily basis in by registered waste collectors and will be disposed of at public landfill managed by the EPD. Besides, food waste will be collected separately for proper disposal (i.e., off-site treatment at Organic Resources Recovery Centre (O Park)) for or on-site treatment with food waste composting machines, etc.. No adverse waste impacts from handling, transportation or disposal are anticipated.
- 6.2.14 With the implementation of the recommended mitigation measures and waste management plan, adverse waste impacts generated during the construction and operation phases of the of the Proposed Development are not anticipated.

Land Contamination Impact Consideration

- 6.2.15 Site appraisals including desktop research of historical records and the site walkover have been conducted, in which no past and existing potential sources of land contamination were identified. Hence, no



Building Development in Private Projects - Compliance with Tree Preservation Clause under Lease (Guidance Notes of LAO PN No. 6/2023).

- 6.5.4 The proposed trees are mostly native species that are available in local nurseries at heavy standard size. The selection of plant combination enriches the colour complexity and visual gradation of the Proposed Development. Tree planting is proposed in the planting strips along the Site boundary, to create a landscape and visual buffer to the new building, as well as to provide segregation between the Application Site and the surrounding environment. Additionally, soft landscape works, including shrubs planting and groundcover, will also be planted at G/F and landscape deck at the 7/F for enjoyment of the residents.

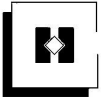
Landscape Proposal

- 6.5.5 The Landscape Master Plan indicates that all available areas within the Site have been utilized for tree planting, in respond to site conditions, building form and function.
- 6.5.6 Not less than 645 sq.m. open space is provided within the Proposed Development. The Proposed Development will also provide about 477.75 sq.m. greenery area and a greenery ratio of about 22.35%, in accordance with the requirement of PNAP APP-152 for provision of a minimum 20% greenery area. All proposed greenery would be easily accessible and visible by the users and visitors.
- 6.5.7 Recreational facilities are proposed at the ground floor and 7/F podium garden to cater to the recreational needs of the occupants of the RCHE and residential units **respectively**. The communal open spaces are equipped with outdoor furniture, such as seating and fitness equipment, to enhance comfort and promote social interaction among users. In addition, the viewing deck at 7/F will help to foster interaction among future residents while offering a scenic vantage point.
- 6.5.8 To create an inclusive environment for elderly users, elderly-friendly design consideration has been developed in accordance with the Elderly-Friendly Design Guidelines of “*Design Manual Barrier Free Access 2008 (2025 Edition)*” published by the BD.

6.6 Visual Consideration

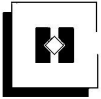
Visual Appraisal

- 6.6.1 As demonstrated in the Visual Appraisal in **Appendix 8**, the Proposed Development is designed to be compatible with the surrounding low-to-high-rise residential developments in the neighbourhood. To ensure compatibility and enhance the visual quality of the area, the indicative architectural drawing as shown in **Appendix 1** will incorporate thoughtful design features, including strategically planned building layouts to maximize visual permeability, optimised building disposition and massing, as well as the integrated landscape design that enhances visual quality of Yuen Long District. These elements aim to create a cohesive and



visually pleasing environment that complements the existing urban fabric.

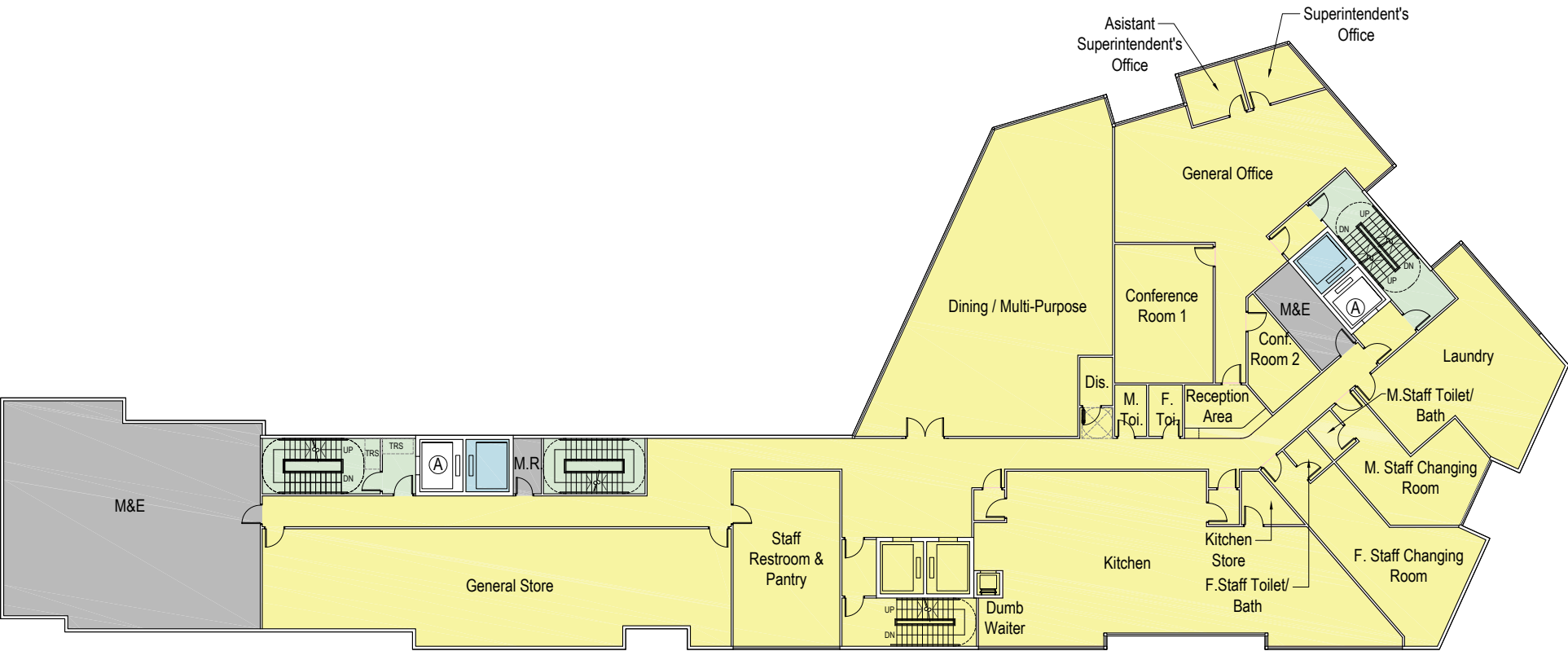
- 6.6.2 Hence, the Visual Appraisal has confirmed that the Proposed Development will create negligible **to moderate** visual impact to the surroundings and is considered not incompatible with the surrounding residential neighbourhood.



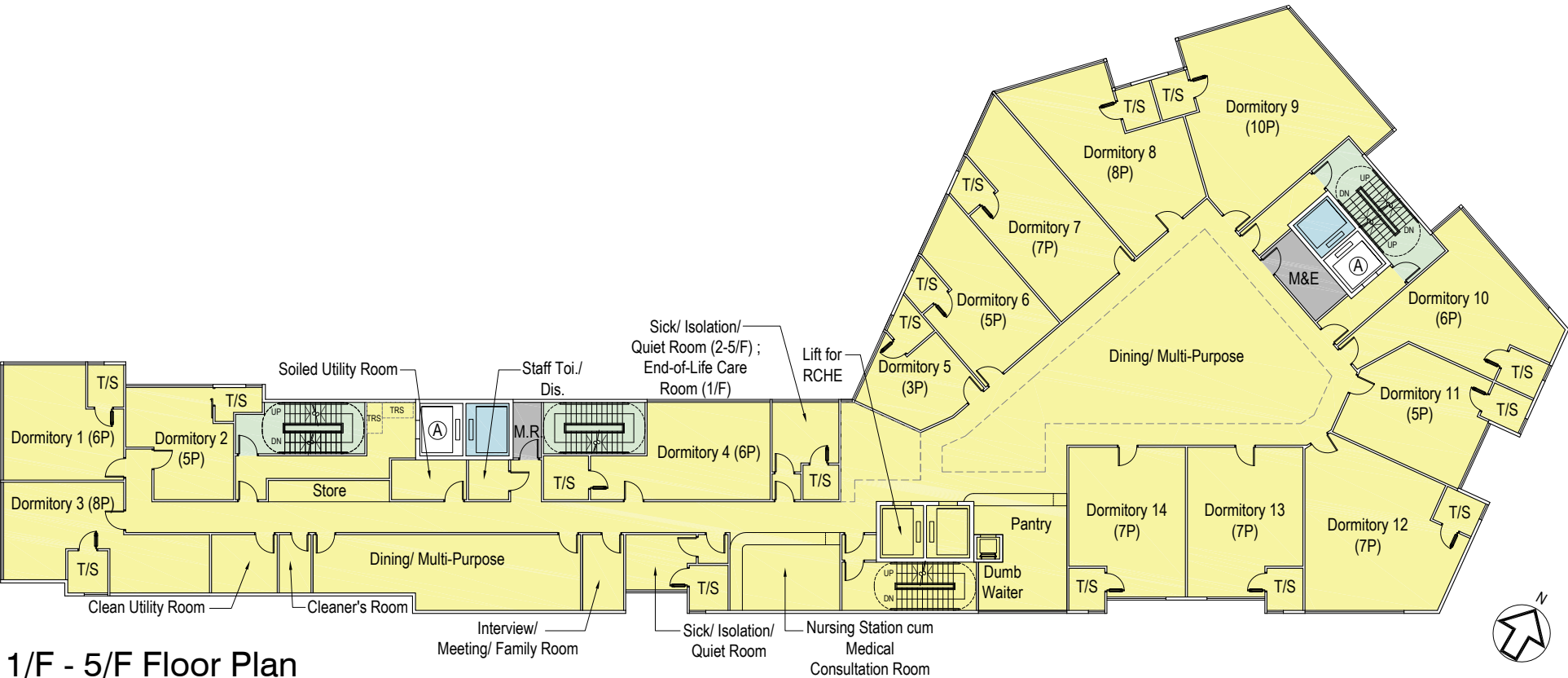
- Creation of age-friendly environment with design elements and amenities such as elderly-friendly equipment/ facilities (i.e., sitting garden, fitness equipment for the elderly) on the ground floor and landscape deck at 7/F. Elderly-friendly building design will be incorporated with the relevant statutory and non-statutory requirements; and
- Not less than 645 sq.m. communal open space would be provided in serving about 645 future occupants at the Proposed Development with both active and passive activities provision within the proposed open space to promote integrated and interactive neighbourhood.

7.12.3 In term of visual impact, the photomontages presented in the Visual Appraisal in **Appendix 8** has demonstrated that with and without the Proposed Development, the **public viewers** at most vantage points (VPs) will experience **slight** visual change. This is primarily due to the transient nature of road users and pedestrians, coupled with the significant screening of the Application Site by planned and existing infrastructure, roadside vegetation, and surrounding residential developments. As a result, the visual impact of the Proposed Development is predominantly considered negligible **to moderate** across the assessed VPs.

7.12.4 Only one VP is identified as experiencing a **slight** visual change to the existing built environment due to the Proposed Development, though this impact remains limited in scope and does not significantly alter the overall visual character of the area.



6/F Floor Plan



1/F - 5/F Floor Plan

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SCHEDULE OF ACCOMMODATION FOR RESIDENTIAL CARE HOME FOR THE ELDERLY
(FOR 450 RESIDENTIAL CARE PLACES)

ITEM NO.	DESCRIPTION	NOFA (M²)	USABLE FLOOR AREA (M²)
		(PROPOSED 450 PERSONS)	
1	DORMITORY	2631	2631
2	ATTACHED BATHROOM/ SHOWER ROOM TO DORMITORY ROOM	AS APPROPRIATE	252.5
3	DINING/ MULTI-PURPOSE	989.2	989.2
4	PANTRY	AS APPROPRIATE	117.5
5	SMALL GROUP ACTIVITY ROOM	55.8	55.8
6	NURSING STATION CUM MEDICAL CONSULTATION ROOM	101.5	101.5
7	SICK/ ISOLATION/ QUIET ROOM	84.3	84.3
8	ACCESSIBLE TOILET CUM SHOWER ROOM ATTACHED TO EACH SICK/ ISOLATION/ QUIET ROOM	AS APPROPRIATE	32.1
9	REHABILITATION AREA	200	200
10	STORE FOR REHABILITATION AREA	10	10
11	END-OF-LIFE CARE ROOM	10.1	10.1
12	SOILED UTILITY ROOM	36	36
13	CLEANER'S ROOM	AS APPROPRIATE	22
14	LAUNDRY	55.4	55.4
15	KITCHEN & KITCHEN STORE	138.6	138.6
16	DUMB WAITER	AS APPROPRIATE	7.2
17	GENREAL STORE	159.5	159.5
18	CLEAN UTILITY ROOM	45	45
19	INTERVIEW/ MEETING/ FAMILY ROOM	37	37
20	REFUSE ROOM	AS APPROPRIATE	14
21	SUPERINTENDENT'S OFFICE	8	8
22	ASSISTANT SUPERINTENDENT'S OFFICE	7	7
23	GENERAL OFFICE	82.4	82.4
24	RECEPTION AREA	9.5	9.5
25	CONFERENCE ROOM	43.3	43.3
26	FEMALE/ MALE STAFF CHANGING ROOM AND REST ROOM CUM PANTRY	112	112
27	STAFF TOILET/ BATH ROOM	AS APPROPRIATE	24.7
28	TOILET FOR COMMUNAL USE A) FEMALE TOILET B) MALE TOILET C) ACCESSIBLE TOILET	AS APPROPRIATE	11.8
TOTAL		4815.6	5297.4
MAXIMUM OCCUPANTS PER FLOOR AREA (M²) = 4815.6/ 9.5 = 507 > 450 (PROPOSED TOTAL OCCUPANTS)			

rev.	date	description
0	09-07-2025	First Issue
1	14-07-2025	Revision 1
2	16-07-2025	Revision 2
3	21-07-2025	Revision 3
4	01-08-2025	Revision 4
5	05-08-2025	Revision 5
6	03-03-2025	Revision 6
7	29-04-2025	Revision 7

project title

Section 12A Application for Proposed Rezoning from “Comprehensive Development Area” and “Green Belt” Zones to “Residential (Group A)4” Zone and To Amend the Notes of the Zone Applicable to the Site for Proposed Residential Development and Social Welfare Facility (Residential Care Home for the Elderly) and at Lot Nos. 398 RP and 2188 in D.D. 121, Tai Tao Tsuen, Hung Shui Kiu, New Territories

drawing title

1/F - 6/F Floor Plans

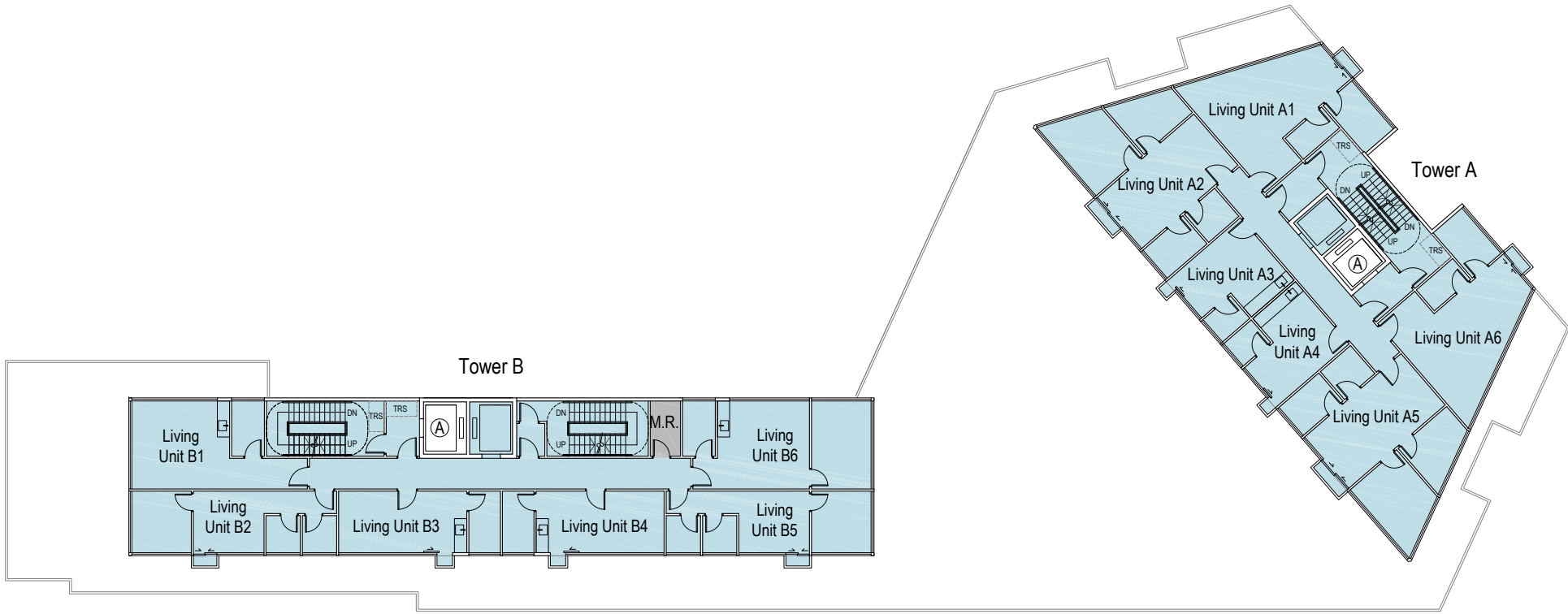
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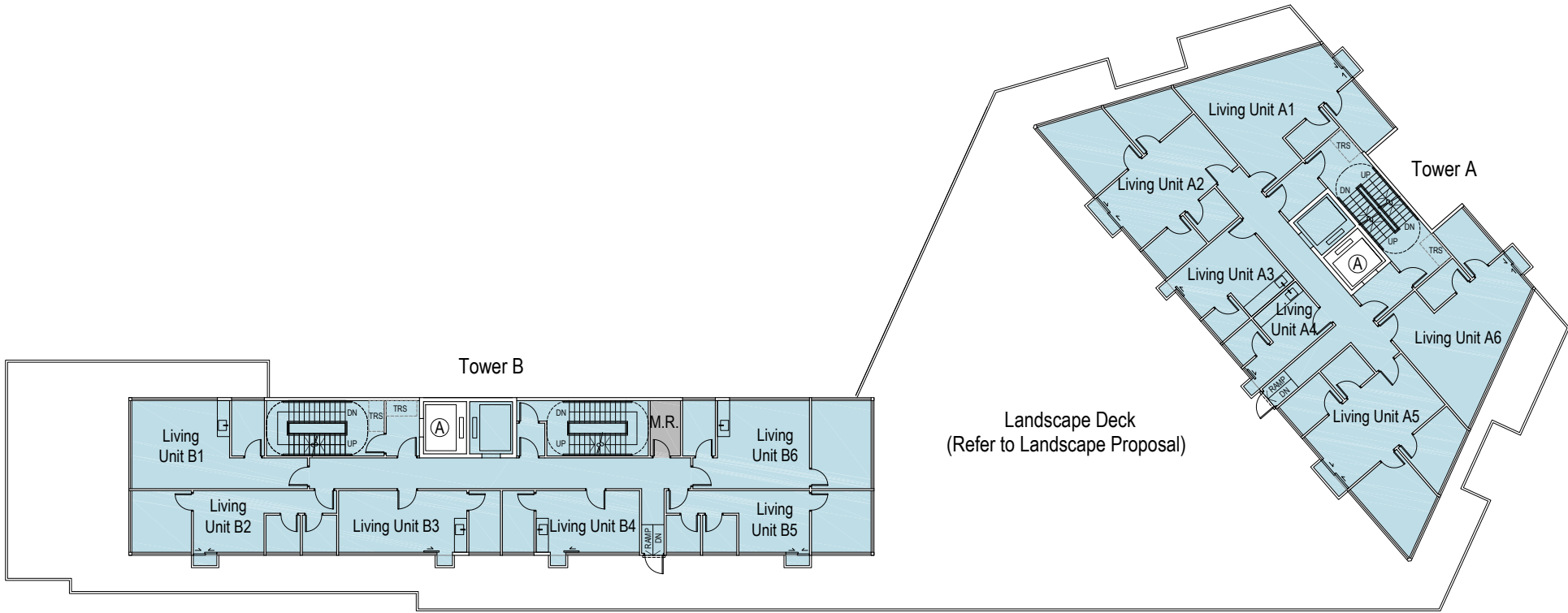
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8/F - 12/F Floor Plan



7/F Floor Plan

rev.	date	description
0	09-07-2025	First Issue
1	14-07-2025	Revision 1
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drawing title
7/F - 12/F Floor Plans

drawing no.
SK-06_rev.7

scale
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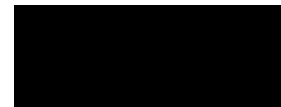
drawing title

drawing no.

SK-05_rev.7

scale

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APPENDICES

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2 AIR QUALITY

2.1 Environmental Legislation and Standards

Air Quality Objectives

- 2.1.1 The *Air Pollution Control Ordinance* (“APCO”) stipulates the Air Quality Objectives (“AQOs”) shown in **Table 2-1**.

Table 2-1 Hong Kong Air Quality Objectives

POLLUTANT	AVERAGING TIME	CONCENTRATION LIMIT ^[Note 1] ($\mu\text{g}/\text{m}^3$)	NUMBER OF EXCEEDANCES ALLOWED
Sulphur Dioxide (“SO ₂ ”)	10-minute	500	3
	24-hour	40	3
Respirable Suspended Particulates (“RSP” or “PM ₁₀ ”) ^[Note 2]	24-hour	75	9
	Annual	30	Not applicable
Fine Suspended Particulates (“FSP” or “PM _{2.5} ”) ^[Note 3]	24-hour	37.5	18
	Annual	15	Not applicable
Nitrogen Dioxide (“NO ₂ ”)	1-hour	200	18
	24-hour	120	9
	Annual	40	Not applicable
Ozone (“O ₃ ”)	8-hour	160	9
	Peak season	100	Not applicable
Carbon Monoxide (“CO”)	1-hour	30,000	0
	8-hour	10,000	0
	24-hour	4,000	0
Lead (“Pb”)	Annual	0.5	Not applicable

Notes:

1. All measurements of the concentration of gaseous air pollutants, i.e. SO₂, NO₂, O₃ and CO, are to be adjusted to a reference temperature of 293 Kelvin and a reference pressure of 101.325 kilopascal.
2. Respirable suspended particulates mean suspended particles in air with a nominal aerodynamic diameter of 10 μm or less.
3. Fine suspended particulates mean suspended particles in air with a nominal aerodynamic diameter of 2.5 μm or less.

Air Pollution Control (Construction Dust) Regulation

- 2.1.2 The *Air Pollution Control (Construction Dust) Regulation* enacted under Section 43 of the APCO, provides definition of notifiable and regulatory works to make sure that **appropriate dust control requirements** have been properly put in place so that dust emissions for various construction activities **will be controlled**.

POLLUTION SOURCE	DIFFERENCE IN HEIGHT BETWEEN INDUSTRIAL CHIMNEY EXIT AND THE SITE	BUFFER DISTANCE	PERMITTED USES
	30 – 40m	>50m	Active and passive recreational use
		5 – 50m	Passive recreational use
	>40m	>10m	Active and passive recreational use

Source: Table 3.1 of Chapter 9 Environment of HKPSG

2.2 Identification of Air Sensitive Receiver (“ASRs”)

- 2.2.1 The first layer ASRs within 500m **assessment area** closest from the Site have been identified. The **assessment area** of 500m from the site boundary and location of the representative ASRs are shown in **Figure 2-1** and summarised in **Table 2-4**.

Table 2-4 Identified Representative ASRs

ASR ID	DESCRIPTION	LAND USE	DISTANCE TO SITE BOUNDARY, m	ASSESSMENT HEIGHT, mPD
A01	Uptown House 38	Residential	2	~15.4
A02	The Woodside Tower 3	Residential	132	~15.4
A03	The Woodsville A1	Residential	67	~19.1
A04	Village House No.13	Residential	63	~12.9
A05	Village House No.143	Residential	75	~10.8
A06	Shung Tak Catholic English College	Educational	124	~12.1
A07	Proposed Development (i.e. this Project)	Residential	N/A	

2.3 Air Quality Impact during Construction Phase

- 2.3.1 **Dust from various construction activities and exhaust emissions** from construction machinery and vehicles are the major pollutants affecting air quality during construction phase. Construction activities including excavation, stockpiling, earth moving, transferring or handling of dusty materials are sources of air quality impact during construction phase. As there is no basement floor for the Proposed Development and deep excavation is not required, amount of excavated material from excavation works shall be limited. For the whole construction period anticipated to be five years, 13,237 tonnes of C&D materials (including 12,915 tonnes of inert C&D materials and 322 tonnes of C&D waste) would be generated as estimated in **Section 5.1.2**. All the dusty materials will be covered or wetted on-site. With implementation of control measures recommended in **paragraph 2.4.2**, no adverse air quality impact arising from construction activities is anticipated. Furthermore, construction works related to the Project are considered localized, with good site practices and mitigation measures in place, no cumulative construction air quality impact arising from the Project is anticipated.

- 2.3.2 The *Air Pollution Control (Non-road Mobile Machinery) (Emission) Regulation* provides a guidance on control of emission from the use of NRMM. To minimise the air quality impact

from the emission of NRMM, it is recommended that exempted NRMMs shall not be used and only approved NRMM should be used during the construction phase. A label issued by EPD should be displayed at an apparent positive of the machine or vehicle, if the NRMM should be approved or exempted by the EPD. Moreover, power supply shall be provided for on-site plants and diesel-powered machinery should be avoided as far as practicable. The engines of the NRMM should be switched off when not in use. Considering the quantity of on-site plants is limited and with implementation of the mitigation measures recommended in **paragraph 2.4.2**, adverse air quality impact due to emission from construction plant is not expected. Detailed development parameters for the construction phase, for example, the estimated volume of excavated materials, the size of the active workforce area, and the estimated number of construction vehicles and PME to be used concurrently, are not available at this stage and will be determined at a later detailed design stage.

2.3.3 The operation of the Proposed Development is estimated to commence in 2031, with a tentative construction period from 2028 to 2031. Based on the best available information from the Town Planning Board, a concurrent project involving a Proposed Residential Development at Tong Yan San Tsuen (Application No. Y/YL-TYST/9), located approximately 280m from the Project Site, has been identified. As the detailed construction programme is yet to be confirmed, the potential for overlapping construction works will be reviewed at a later stage when more information is available. With the implementation of the dust control measures in accordance with the Air Pollution Control (Construction Dust) Regulation, the cumulative air quality impact during the construction phase is not anticipated. The location of the concurrent project is shown in **Figure 2-1**.

2.3.4 Furthermore, the Widening of Yuen Long Highway (Section between Lam Tei and Tong Yan San Tsuen) is situated in closest approximately 20m to the Project Site. The scheme is currently under study with a target commissioning date in 2033. As the detailed construction programme is yet to be confirmed, the potential for overlapping construction works will be reviewed at a later stage when more information is available. Similarly, for another Proposed Residential Development (Application No. Y/YL-TYST/10) located approximately 325m from the Project Site, will also be evaluated for the overlapping period of the construction phase in later stage when more information is available. In general, potential cumulative air quality impacts from these projects can be managed through the implementation of dust control measures in accordance with the Air Pollution Control (Construction Dust) Regulation. Therefore, the cumulative air quality impact during the construction phase is not anticipated.

2.4 Mitigation Measures

Construction Phase

2.4.1 The *Air Pollution Control (Construction Dust) Regulation* stipulated a number of air quality control measures. With these good practices, air quality impact arising from construction activities can be controlled, and therefore adverse impact on air quality is not expected.

2.4.2 The following good practices and air quality control measures shall be implemented during the construction phase to control the air quality impact on the air sensitive uses:

- Hard paving surface on open area, regular spraying water on exposed site surfaces and unpaved roads to reduce dust emissions, particularly during dry weather.

- Before, during and immediately after any excavation or earth moving operation, the working site shall be sprayed with water to keep the surface wet.
- Spraying water frequently for extra dusty areas and areas close to ASRs.
- Any stockpile of dusty materials shall be either covered entirely by impervious sheeting, placed in an area sheltered on the top and three sides, or sprayed with water so as to maintain the entire surface wet.
- Before loading, unloading or transfer any dusty materials, wet the dusty materials as far as practicable.
- Before, during and immediately after uprooting of trees, shrubs, or vegetation or for the removal of boulders, poles, pillars or temporary or permanent structures, the working area shall be watered so as to maintain the entire surface wet.
- All demolished items (including trees, shrubs, vegetation, boulders, poles, pillars, structures, debris, rubbish and other items arising from the site clearance) that may generate dust particles shall be covered entirely by impervious sheeting or placed in an area sheltered on the top and three sides within a day of demolition.
- Tarpaulin covering of all dusty vehicles loads transported to, from and between site locations.
- Vehicle washing facilities including a high-pressure water jet shall be provided at every discernible or designated vehicle exit point. The area for vehicle washing and the section of the road between the washing facilities and the exit point shall be paved with concrete, bituminous materials or hardcore.
- At least 3.5m high hoarding from ground level shall be provided along site boundary where adjoins a road, streets or accessible to other public premises except for a site entrance or exit. For the portion of the site boundary in the vicinity of ASR1 to ASR6, site hoarding higher than 3.5m above ground should be erected as far as practicable to minimise any potential air quality impact on these ASRs.
- Where possible, wet the surface of façade grinding work.
- Equip vacuum cleaner on grinder for façade grinding work to collect dusty particles where possible.
- Main haul road shall be kept wet by spraying water. Imposition of speed controls for vehicles on site haul roads and confine haulage and delivery vehicles to designated roadways inside the site.
- A portion of any road leading only to a construction site that is within 30m of a discernible or designated vehicle entrance or exit shall be kept clear of dusty materials.
- Where possible, routing of vehicles and positioning of construction plant should be at the maximum possible distance from the ASRs.
- Every stock of more than 20 bags of cement or dry Pulverised Fuel Ash ("PFA") should be covered entirely by impervious sheeting or placed in an area sheltered on the top and three sides.
- For the construction site cleanliness and tidiness, the Works Branch Development Bureau Technical Circular (Works) No. 8/2010 Enhanced Specification for Site Cleanliness and Tidiness should be followed as far as possible.

- Using exempted NRMMS should be avoided and only NRMMS approved by the EPD shall be used during the construction phase.
- Electrified NRMMS shall be used as far as practicable to minimize local emissions.
- Electricity power supply shall be prioritized for construction equipment to minimize the reliance on diesel-powered machinery as far as possible.

2.5 Air Quality Impact during Operation Phase

Chimney Emission

- 2.5.1 A site visit was conducted on 9 January 2025 to identify air pollution sources in the vicinity of the Site. No chimney was found within 200m from the Site during the site visit. The buffer distance between industrial chimneys and air sensitive uses of the Proposed Development recommended in Table 3.1 of Chapter 9 in HKPSG is fulfilled in this case. As no active/heavy industrial operation during the site visit, adverse I/R interface problem is not anticipated. Although through desktop review, two chimneys were observed at around 360m and 400m away from the Project Site within the 500m assessment area, with sufficient buffer distance for the dispersion of air pollutants, no adverse air quality impact is anticipated. Therefore, no adverse air quality impact from chimney emission is expected.

Vehicular Emission from Open Road

- 2.5.2 Hung Tin Road, Fui Sha Wai South Road and an unnamed access road are the major roads in the vicinity of the Site as shown in **Figure 2-2**. With reference to the *Annual Traffic Census (“ATC”) 2024* published by the Transport Department (“TD”), Hung Tin Road is classified as District Distributors (“DD”). Table 3.1, Chapter 9 of HKPSG recommends a minimum buffer distance of 10m between DD and air sensitive uses, which has been adopted for Hung Tin Road.
- 2.5.3 Fui Sha Wai South Road and the unnamed access road are not listed in the *ATC 2024*. Thus, TD was contacted for advice on the road types of these two roads. According to the TD’s reply dated 28 August 2025, TD has no comments for Fui Sha Wai South as a Local Distributor (“LD”) and the unnamed access road as a Feeder Road. Given that the Feeder Road only serves localized traffic with low volume and minimal heavy vehicle percentage, its emission impact is expected to be limited. Accordingly, a 5m buffer distance is adopted, which is considered to be sufficient for these road types in accordance with HKPSG chapter 9 Table 3.1. The enquiry letter and reply from TD are attached in **Appendix B**.
- 2.5.4 It should be noted that the internal road within the Proposed Development will serve as Emergency Vehicular Access (EVA) only, therefore, buffer distance requirement is not applicable to this road section. As illustrated in **Figure 2-2**, most of the site area could satisfy the buffer distances of Hung Tin Road, Fui Sha Wai South Road and the unnamed access road. As shown in **Figure 2-2**, for Hung Tin Road, there shall be no air-sensitive use including openable window, fresh air intake or recreational use in open space located within the buffer zone. And for the Fui Sha Wai South Road and Unnamed Access Road, although some portion of the building block encroaches into their buffer zones, confirmation has been sought from client that no air-sensitive use including openable window, fresh air intake or recreational use in open space located within the buffer zones. As such, adverse air quality impact from vehicular emission on the Site is not anticipated.

Other Potential Vehicular Emission Sources

- 2.5.5 Through desktop review, a bus terminus located near Hung Fuk Shopping Centre, which to the northwest of the Project Site is observed. The distance between the bus terminus to the nearest project site boundary is around 385m as shown in **Figure 2-3**. With sufficient distance to the Project Site, potential **adverse air quality** impact arising from the emission of the bus terminus is **not anticipated**.
- 2.5.6 A total of nine existing carparks, comprising both open and multi-storey facilities, were identified within the 500m **Assessment Area** as shown in **Figure 2-3**. The closest carpark is situated approximately 300m northwest of the Project Site. Due to the considerable buffer distance, **adverse** air quality impact from these existing carparks on the proposed sensitive uses is **not anticipated**.
- 2.5.7 Furthermore, a planned carpark area is proposed on the ground floor within the Project Site. The exhaust air outlets should be located as far as possible from nearby air-sensitive use to prevent any potential air nuisance in the future design. In addition, the design and operation of the carpark shall follow EPD’s ProPECC PN 2/96 (Control of Air Pollution in Car Parks). **Thus, the emissions will be properly controlled in accordance with the guidelines and adverse air quality impact is not anticipated.**

Odour Impact

- 2.5.8 Based on the site visit conducted on 9 January 2025, no odour smell was detected around the Project Site, although the Pun Chun Sauce & Preserved Fruit Factory was identified as a potential odour source. Given that the factory is situated at a substantial distance of over 400m to the Project Site, odour emissions are expected to be significantly diluted and dispersed before reaching the Site. Considering the sufficient distance **between the Project Site and the Pun Chun factory exceeds the minimum 200m buffer requirement for odour sources as stipulated in Section 3.3.9 of Chapter 9 in HKPSG**, and the lack of offensive odour recorded during site visit, the **adverse** odour impact from the Pun Chun factory on the Project Site is **not anticipated**.
- 2.5.9 Furthermore, a planned Refuse Collection Point (i.e. RCP) is proposed on the ground floor within the Project Site. The design and operation of the RCP is for the exclusive use of the Proposed Development, and is designed as a fully enclosed structure in accordance with the CAP. 123H Building (Refuse Storage and Material Recovery Chambers and Refuse Chutes) Regulations and PNAP APP-35. **Thus, the odour emissions will be properly controlled in accordance with the guidelines and adverse odour impact is not anticipated.**

2.6 Conclusion

- 2.6.1 With the implementation of the recommended mitigation measures and good site practices, adverse impacts associated with air quality during the construction phase is not anticipated.
- 2.6.2 No adverse air quality impact on the Site from chimney, vehicular emissions from open road and other sources, and odour impact is anticipated with the sufficient buffer distance provided between air pollution sources and the Site boundary.
- 2.6.3 Overall, no adverse air quality impacts are anticipated during the construction and operation phases of the Proposed Development.

Figure 2-1 **500m Assessment Area** and Location of Representative ASRs

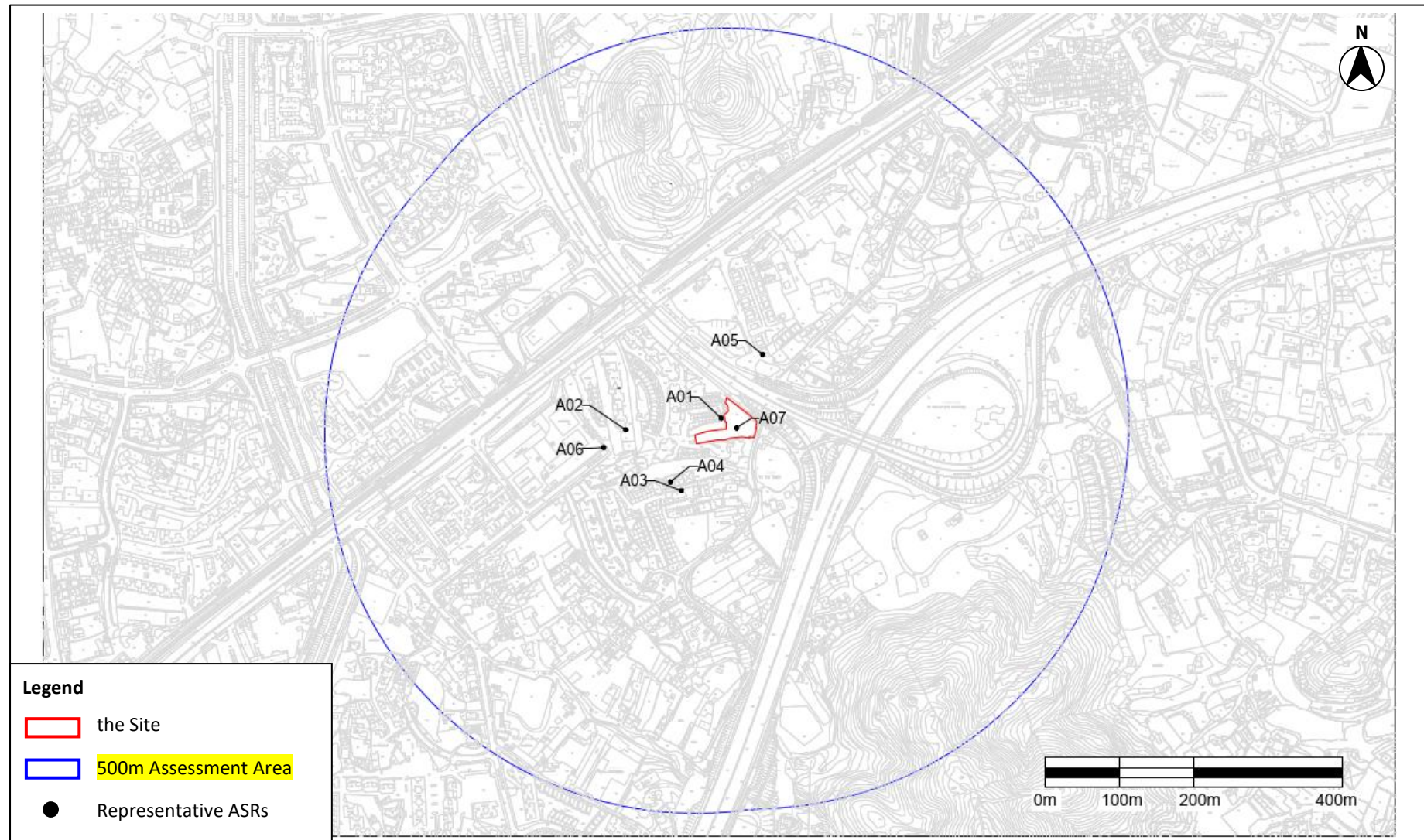
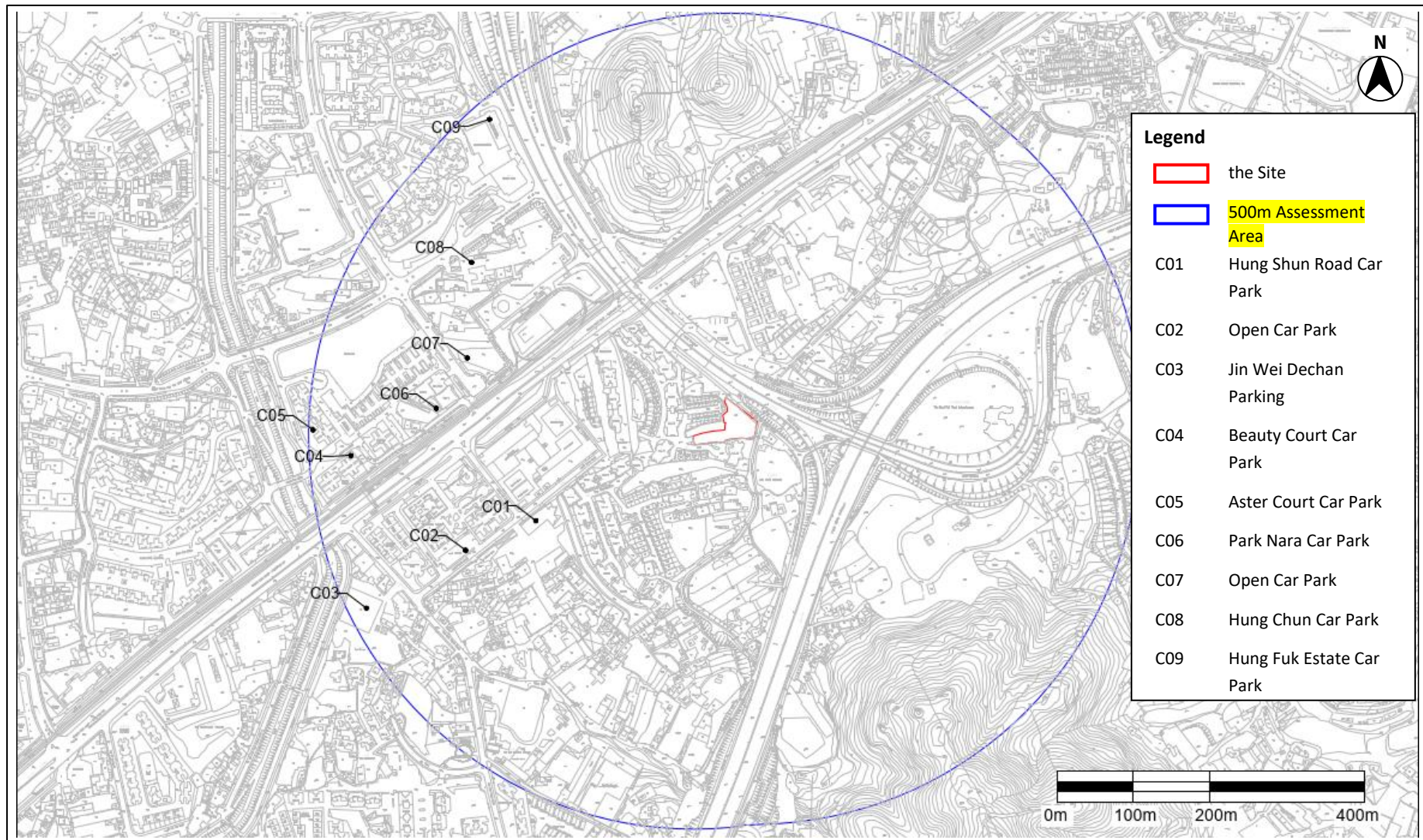


Figure 2-3 Other Potential Vehicular Emission Sources within 500m Assessment Area



- Should the limits stated in the above be exceeded, the construction shall stop and shall not recommence until appropriate measures acceptable to the Engineer that are necessary for compliance have been implemented.
 - The Contractor shall adopt, where necessary and practicable, the use of quieter construction equipment and/or methods when carrying out the construction works, including demolition works, foundation works, site formation works, road opening works during restricted hours.
 - Before commencement of any work, the Engineer may require the methods of working, plant equipment and sound-reducing measures to be used on the Site to be made available for trial demonstration inspection and approval to ensure that they are suitable for the project.
 - The Contractor shall devise, arrange methods of working and carry out the Works in such a manner so as to minimise noise impacts on the surrounding environment, and shall provide experienced personnel with suitable training to ensure that these methods are implemented.
 - Notwithstanding the requirements and limitations set out in the bullet above and subject to compliance with the second and fifth bullet above, the Engineer may upon application in writing by the Contractor, allow the use of equipment and the carrying out of any construction activities for any duration provided that the Engineer is satisfied with the application which, in Engineer’s opinion, is considered to be of absolute necessity and adequate noise insulation has been provided to the schools to be affected, or of emergency nature, and not in contravention with the NCO in any respect.
 - The Contractor shall, when necessary, apply for a construction noise permit in accordance with the Noise Control (General) Regulations prior to the commencement of the relevant part(s) of the works, display the permit as required and provide a copy to the Engineer.
 - Measures that are to be taken to protect adjacent schools and adjacent noise sensitive receivers, if necessary, shall include, but not be limited to, adequate noise barriers. The barriers shall be of substantial construction and designed to reduce transmission of noise. The location and details of the barriers shall be submitted to the Engineer for approval before works commence adjacent to schools and other NSRs.
- 3.2.5 With the implementation of the aforementioned mitigation measures, adverse construction noise impact is not anticipated.

3.3 Noise Impact of Operation Phase

Existing Railway Noise Source

- 3.3.1 Based on the site visit carried out on 9 January 2025 and the desktop study in the vicinity of the Site, a section of Light Rail was observed as a potential source of railway noise. The **assessment area** of 300m from the site boundary is shown in **Figure 3-1**. The Light Rail is situated in a distance of approximately 187 meters northwest of the Project Site as shown in **Figure 3-2**.
- 3.3.2 In view of the separation distance between the Light Rail tracks and the Project Site, noise impact arising from the Light Rail operations is expected to be insignificant. Therefore, adverse railway noise impact from the Light Rail to the Project Site is not anticipated. It is also noted that railway noise from the Light Rail was not noticeable in the vicinity of the Site.

Planned Transit Noise Source

- 3.3.3 Based on the desktop study, the Project Site is a part of the future development of “The smart and green mass transit system (SGMTS) project in Hung Shui Kiu/Ha Tsuen and Yuen Long South New Development Areas”. With the best available information, including the Hung Shui Kiu New Development Area EIA report, the proposed alignment for the SGMTS is situated approximately 200 meters from the Project Site. The indicative alignment from the Feasibility Study on GTS is shown in **Figure 3-3**.
- 3.3.4 Considering the separation distance mentioned above, noise generated from the future SGMTS is expected to be minimal. With incorporate noise mitigation measures into the SGMTS design, adverse noise impact from the planned SGMTS of the Project Site is not anticipated.

Existing Fixed Noise Sources

- 3.3.5 Site visit was carried out on 9 January 2025 to identify any potential fixed plant noise in the vicinity of the Site. Based on the site visit and the desktop study, the premises within 300m **assessment area** include residential buildings, schools, open storage areas and the Tai Tao Tsuen Substation. During the site visit, the background noise was observed to be dominated by road traffic noise. In contrast, the fixed noise from the Tai Tao Tsuen Substation was not noticeable at the Site.

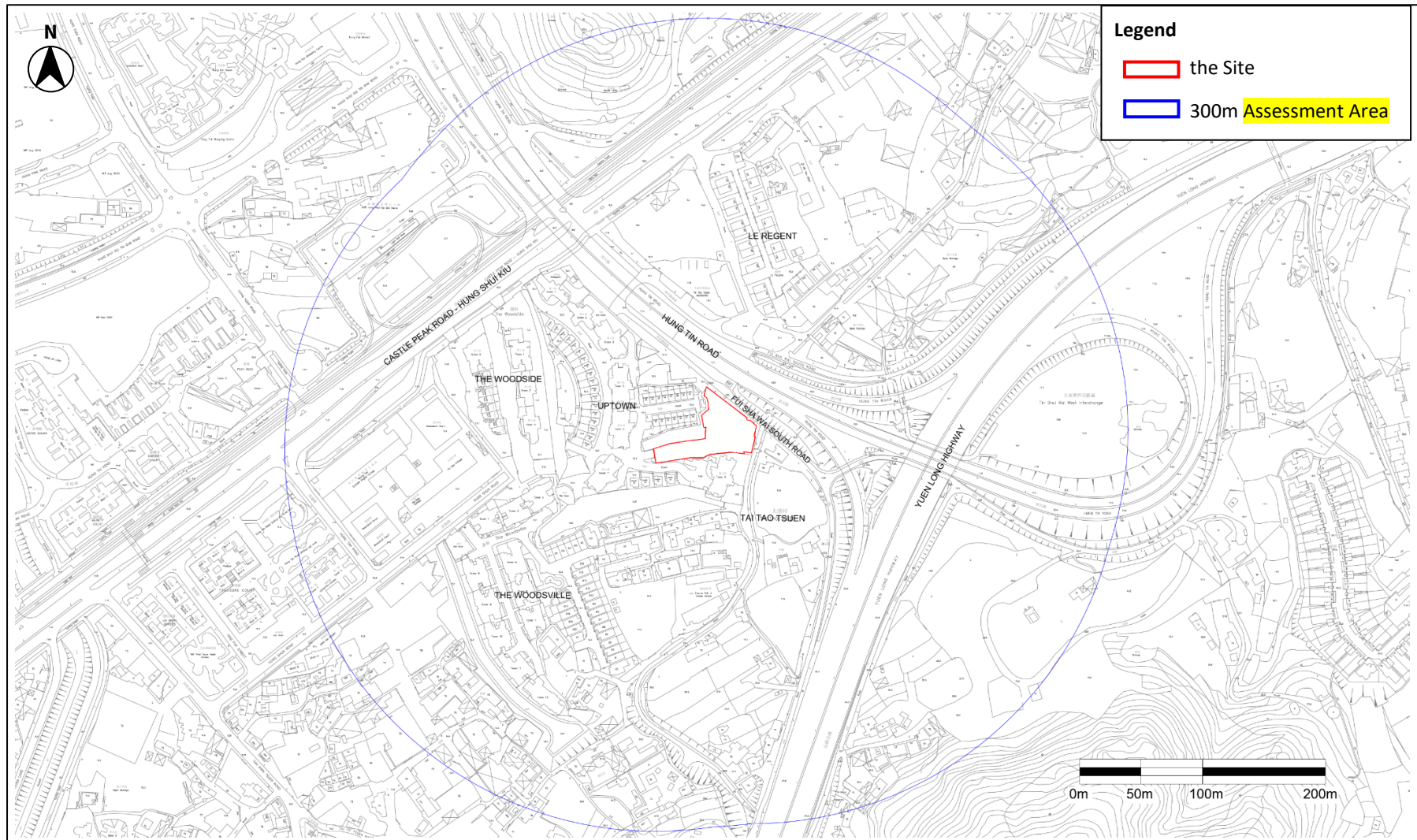
Tai Tao Tsuen Substation

- 3.3.6 The Tai Tao Tsuen Substation is situated approximately 58 meters north of the Project Site as shown in **Figure 3-4**. Site survey revealed that there was no significant noise emitted from Tai Tao Tsuen Substation, and operation noise from this Substation was not noticeable at the Project Site. Hence, adverse fixed noise impacts arising from the operation of Tai Tao Tsuen Substation to the Proposed Development is not anticipated.
- 3.3.7 Besides, given that barriers were provided between the outdoor equipment (e.g. Transformer) and the background noise was dominated by road traffic noise, adverse fixed noise impact from the Substation to the Project Site is not anticipated.

Planned On-Site Fixed Noise Sources

- 3.3.8 Most of the M&E equipment installed in the Proposed Development including water pumps, Fire Services (“FS”) pumps, emergency generators and lift machines will be installed in plant rooms and will be enclosed with louvres installed at the openings. Outdoor split-type air conditioners will likely be the only outdoor fixed plants. The SWL of outdoor split-type air conditioners is generally minimal. Therefore, no adverse noise impact arising from enclosed M&E equipment and the outdoor split-type air conditioners is anticipated.
- 3.3.9 Quiet air conditioning system will be selected as far as practicable. Outdoor air conditioning units will be located away from the nearest NSRs to minimise noise impact on the NSRs closest to the Proposed Development. Noise control measures recommended in the *Good Practice on Ventilation System Noise Control* should, where applicable, be implemented at ventilation facilities in order to minimise noise generation. Some good practices include:

Figure 3-1 300m Assessment Area



4 WATER QUALITY

4.1 Environmental Legislation and Standards

Water Quality Control Ordinance (Cap. 358)

- 4.1.1 The *Technical Memorandum – Standards for Effluent Discharged into Drainage and Sewerage Systems, Inland and Coastal Waters* (“WPCO-TM”) is issued under Section 21 of the *Water Pollution Control Ordinance* (“WPCO”). All discharges into government sewerage systems, marine and inland waters are required to comply with the standards stipulated in the WPCO-TM.

Construction Site Drainage, ProPECC PN2/24

- 4.1.2 With reference to *Professional Persons Environmental Consultative Committee (“ProPECC”) Practice Note Construction Site Drainage* (“ProPECC PN2/24”), various guidelines for the handling and disposal of construction site discharges are included. The guidelines include the use of sediment traps, wheel washing facilities for vehicles leaving the Site, adequate maintenance of drainage systems to prevent flooding, overflow, sewage collection and treatment, and comprehensive waste management (collection, handling, transportation, and disposal) procedures.

Drainage Plan subject to Comment by the Environmental Protection Department, ProPECC PN1/23

- 4.1.3 With reference to *ProPECC Practice Note Drainage Plan subject to Comment by the Environmental Protection Department – Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations* (“ProPECC PN1/23”), various guidelines for the pollution control for discharge to storm drains and foul sewers, such as the use of grease trap for wastewater from the restaurant kitchen, the use of silt removal facilities for open surface channel led to stormwater drains, etc., are included. The guidelines also include the requirements for submission of drainage plans.

Protection of Natural Streams/Rivers from Adverse Impacts Arising from Construction Works, ETWB TCW No. 5/2005

- 4.1.4 Various procedures, guidelines and precautionary mitigation measures were circulated in *Protection of Natural Streams/Rivers from Adverse Impacts Arising from Construction Works* (“ETWB TCW No. 5/2005”) to reinforce existing measures for protection of natural streams/rivers from construction works.

Hong Kong Planning Standards and Guidelines (“HKPSG”)

- 4.1.5 HKPSG provides various water quality management guidelines for potentially polluting uses such as effluent-producing industries, sewage collection and disposal, as well as some guidelines to minimise water quality impacts on sensitive uses

4.2 Identification of Water Control Zone (“WCZ”) and Water Sensitive Receiver (“WSR”)

- 4.2.1 The Site is situated in Deep Bay WCZ. With reference to Annex 14 of the *Technical Memorandum on Environmental Impact Assessment Process* (“EIAO-TM”), several inland water courses within the 500m **assessment area** were identified as potential WSRs through desktop study using topographic map of GeoInfo Map. The identified WSRs are listed in **Table 4-1** and shown in **Figure 4-1**. Potential water quality impacts during construction and operation phase are discussed below.

Table 4-1 Identified Water Sensitive Receivers

WSR ID	DESCRIPTION	TYPE	DISTANCE TO SITE BOUNDARY, m
W01	Watercourse to the northeast and southeast of the Site	Nullah	4
W02	Pond to the northeast of the Site	Freshwater fish pond	245
W03	Pond to the northeast of the Site	Freshwater fish pond	370
W04	Watercourse to the northeast of the Site	Nullah	472

4.3 Review of Water Quality Impact

Construction Phase

- 4.3.1 Muddy runoff from the Site may be generated during the construction phase, including filling activities, especially during the rainy season.
- 4.3.2 Wash water from vehicles and equipment; silt from any on-site stockpiles of soil, cement and grouting materials; and spillage of fuels, oil and lubricants from construction vehicles and plant, and sewage generated by construction workers are all potential sources of water quality impacts. Without proper mitigation measures in force, these sources could lead to increased amounts of suspended solids, grease and oil, pH, Biochemical Oxygen Demand (“BOD”), etc. in the drainage system.
- 4.3.3 Except for W01, most of the WSRs identified within the 500m **assessment area** are located at more than 200m away from the Site. Moreover, no construction works will be carried out on the nullah near the Site. Therefore, the identified WSRs would not be affected by the Project. With implementation of the recommended mitigation measures and good practices listed in **Section 4.4**, adverse water quality impacts from the Proposed Development on the WSRs are not anticipated.

Operation Phase

- 4.3.4 Majority of the sewage/wastewater generated during operation phase would be sewage and grey water from toilets, showers, sinks and kitchens from the residents and staff of the Proposed Development. Sewage and wastewater generated from the Proposed Development will be discharged into public sewer. A separate Sewerage Impact Assessment (“SIA”) prepared by the Project Sewerage Consultant concludes that there will be no adverse sewerage impact on the municipal sewerage system arising from the Proposed Development.

Hence, no adverse water quality impact resulting from the operation of the Proposed Development is anticipated.

- 4.3.5 Runoff during rainstorms could wash sources of non-point/diffuse source pollution, including dust, tyre, scraps oil etc. into nearby watercourses. In order to minimise this pollution loading, silt/sand traps should be provided for the drainage systems and should be regularly cleaned and maintained.
- 4.3.6 As mentioned in **paragraph 4.3.3**, most of the identified WSRs are located at more than 200m from the Site. With implementation of the recommended mitigation measures and good site practices as listed in **Section 4.4**, adverse water quality impacts on the WSRs from the operation of the Proposed Development are not anticipated.

4.4 Mitigation Measures

Construction Phase

- 4.4.1 During construction phase, adequate capacity and number of portable toilets with adequate frequency for offsite disposal to be supplied, maintained and emptied by a licensed collector should be provided for construction workers.
- 4.4.2 The construction contractor shall follow good site practices and ensure proper implementation of the mitigation measures as specified in ProPECC **PN 2/24** for construction site drainage. The key requirements are as follows:
- Surface run-off from construction sites should be directed into storm drains via suitable sand/silt removal facilities such as sand traps, silt traps and sediment basins. Temporary construction drainage or earth bunds or sand bag barriers should be provided on site to guide storm water to these silt removal facilities. Where needed, perimeter channels at site boundaries should be provided to stop storm run-off from outside the Site from washing across the Site. Catchpits and perimeter channels should be constructed before commencement of site formation works and earthworks.
 - Silt removal facilities, channels and manholes should be adequately maintained and cleared of deposited silt and grit regularly, at the onset of and after each rainstorm to ensure that these facilities are functioning properly at all times.
 - Construction works should be scheduled so as to minimise soil excavation works during rainy reasons (generally from April to September). If soil excavation works could not be avoided in these months or at any time of year when rainstorms are likely, temporarily exposed slope surfaces should be covered by waterproof material (e.g. by tarpaulin), and temporary access roads should be protected by crushed stone or gravel, as excavation proceeds, to prevent soil erosion. Intercepting channels should be provided along the edge of the excavation area to prevent storm runoff from washing across exposed soil surfaces. Arrangements should always be in place to ensure that adequate surface protection measures can be safely carried out well before the onset of a rainstorm.
 - Upon completion of earthworks, the resulting final surfaces should be well compacted, and the subsequent permanent works or surface protection works should be carried out immediately after the final surfaces are formed to minimise erosion caused by rainstorms. Appropriate drainage like intercepting channels should be provided when necessary.

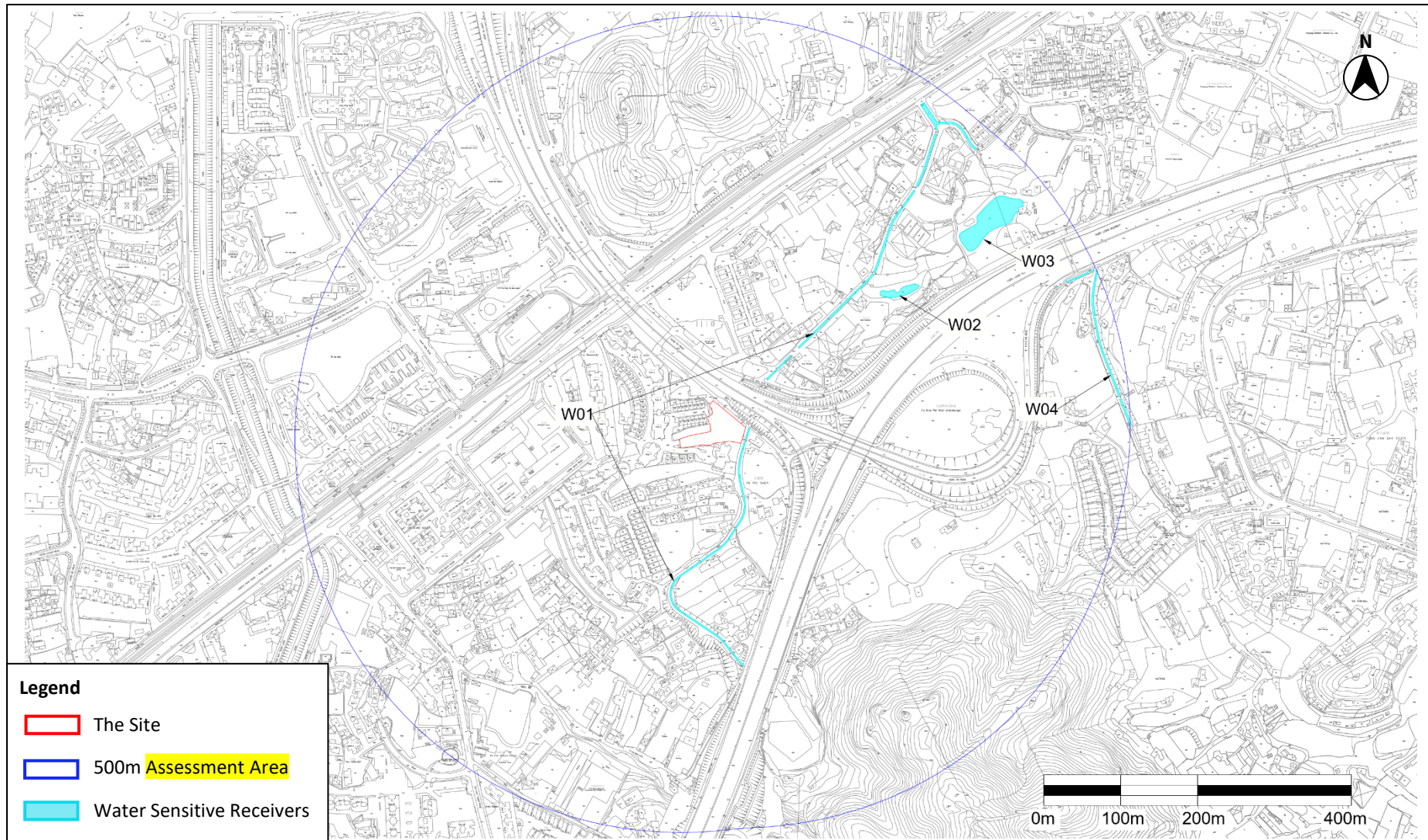
Operation Phase

- 4.4.5 Site drainage and disposal of site effluents generated from the Proposed Development should follow the ProPECC PN1/23 which provides some guidelines and practices for handling, treatment and disposal of various effluents.
- 4.4.6 During operation of the Proposed Development, sewage generated will be discharged into municipal sewerage system. In order to reduce pollution due to runoff, silt/sand traps should be provided for the drainage systems of open areas and should be regularly cleaned and maintained in accordance with ProPECC PN1/23. In addition, runoff should be controlled by best management practice. Thus, no adverse water quality impact from operation of the Proposed Development is anticipated.

4.5 Conclusion

- 4.5.1 During construction phase, portable toilets will be supplied for construction workers. With the implementation of the mitigation measures and good site practices mentioned in **paragraph 4.4.2**, adverse water quality impacts from in construction phase are not anticipated.
- 4.5.2 The Contractor shall apply for a Discharge Licence under the WPCO. All site discharges shall be treated in accordance with the terms and conditions of the Discharge Licence. Also, when handling the discharge from the Site, guidelines in ProPECC **PN 2/24** should be also followed to minimize the water quality impact arising from the construction activities.
- 4.5.3 During operation phase, sewage and wastewater generated from toilets, showers and kitchens will be collected and discharged into the public sewerage system. The separate SIA Report prepared by the Project Sewerage Consultant has concluded that there will be no adverse sewerage impact on the municipal sewerage system arising from the Site.
- 4.5.4 Moreover, with the provision and maintenance of silt/sand traps in the drainage system, no adverse water quality due to runoff is expected.
- 4.5.5 Therefore, no adverse water quality impact is anticipated during construction and operation phases of the Proposed Development.

Figure 4-1 Water Sensitive Receivers within 500m from the Site Boundary



WASTE TYPE	ESTIMATED QUANTITY (TONNES)	SOURCES OF WASTE	TREATMENT
		formation	reuse/recycle
Building Waste	236	Superstructure Construction	Disposal of at landfill
OTHERS			
General Refuse	81	Construction staff	On-site sorting for reuse/recycle Disposal of at landfill
Chemical Waste	< 0.001	Maintenance of equipment	Disposal under regulatory control

Operation Phase

Domestic Waste

- 5.2.41 During operation phase, domestic waste from residents of the proposed residential development will be the major type of waste being generated. According to Waste Statistics for 2023, the most recent domestic waste disposal rate is 0.89 kg/person/day.
- 5.2.42 According to the Applicant, the number of residential units in the Proposed Development is 72. With reference to the Census and Statistics Department (CSD) statistics, the average household size for private permanent housing in Q1 2025 is 2.7 persons per flat (ppf). Thus, the estimated population of the proposed residential development is 195 (72 units*2.7 ppf), with the population of RCHE (450 persons), the total population of the Proposed Development will be 645 (i.e. 195 + 450). As a result, the total domestic waste to be generated every year is estimated to be approx. 266,030 kg or 266.03 tonnes (i.e. 645 persons x 1.13 kg/person/day x 365 days/year).
- 5.2.43 With reference to Plate 3.2 of Waste Statistics for 2023, the recovery rate of domestic waste and commercial waste is 21%. Therefore, it is estimated that 21% of domestic waste (i.e. 55,866kg in total, or 55.87 tonnes/year) could be reused and recycled.
- 5.2.44 The remaining domestic solid waste of 210.16 tonnes/year would be disposed of at a landfill managed by EPD.

Chemical Waste

- 5.2.45 Small amount of chemical waste (e.g. lubricant generated from maintenance of equipment) may be generated during operation when the need arises. The RCHE operator shall register as waste producer under the regulation of Cap. 354C before disposing any chemical waste.
- 5.2.46 All chemical waste should be segregated, labelled and stored in a compliant container within a designated area. The RCHE operator shall engage the service of licensed collectors to collect and transport chemical waste to designated waste treatment centre (i.e., Chemical Waste Treatment Centre “CWTC”) for proper disposal.
- 5.2.47 Provided that relevant legislation and code of practice are strictly followed during the handling, storage, transportation and disposal of chemical waste, no adverse environmental impact is anticipated.

Clinical Waste

- 5.2.48 Small amount of clinical waste (e.g. cartridges, ampoules, surgical dressings, swabs) may be generated during operation when the need arises.
- 5.2.49 Clinical waste should be managed under Cap. 354O and EPD’s Clinical Waste Control Scheme, and to segregate from general and chemical wastes. Used needles and sharps are classified as Group 1 clinical waste and should be stored safely in sharps box, before transferring to a disposal site. Colour of the sharps box should be either in yellow or a combination of yellow and white and sealed with proprietary closure. The RCHE operator shall engage the service of licensed collectors to collect and transport clinical waste to designated waste treatment centre (i.e., Chemical Waste Treatment Centre “CWTC”) for proper treatment and disposal.
- 5.2.50 Provided that relevant legislation and code of practice of management of clinical waste are strictly followed during the handling, storage, transportation and disposal of clinical waste, no adverse environmental impact is anticipated.
- 5.2.51 Since the remaining domestic waste will be collected on a daily basis, while both chemical and clinical waste will be collected on monthly basis by registered waste collectors and disposed of at landfill or designated waste treatment centre (i.e., CWTC), no adverse waste impacts from handling, transportation or disposal are anticipated. Nevertheless, domestic waste generation should be minimised by implementing the mitigation measures proposed in **Section 5.3**.
- 5.2.52 Overall, there should be no adverse waste impact from the handling, transportation or disposal of domestic waste during the operation of the Proposed Development.

5.3 Mitigation Measures

Construction Phase

- 5.3.1 Both contractual requirements and statutory requirements shall be followed for controlling waste management.
- 5.3.2 A Waste Management Plan (“WMP”) should be developed by the contractor and submitted to the Project Engineer/Architect for approval in accordance with ADV-19 before the commencement of any construction works. The WMP will aim to identify potential environmental impacts from the generation of waste at the Site; to recommend appropriate measures to handle, collect, sort, dispose of and recycle waste in accordance with requirements of the current regulations; and to categorise and permit segregation of C&D materials where practicable, such as sorting between inert and non-inert material, for disposal considerations i.e. public fill reception facilities/landfill.
- 5.3.3 The contractor should segregate waste with reference to the WMP prior to disposal. Waste should be properly collected and stored to prevent materials from being blown by wind, flushed or leached into nearby waters, or creating odour nuisance or pest and vermin problems. Good housekeeping practices should be adopted to ensure waste storage areas are well maintained and cleaned properly.
- 5.3.4 A trip-ticket system should be established in accordance with DevB TC(W) No. 6/2010 and the *Waste Disposal (Charges for Disposal of Construction Waste) Regulation* to monitor the

disposal of public fill and solid wastes at public fill reception facilities and landfills, which will prevent fly-tipping. A trip-ticket system should be included as one of the contractual requirements that the contractor shall implement.

- 5.3.5 Any excess recyclable construction materials such as bricks, plastics and metals should be reused and recycled as far as practicable to minimise the amount of waste being disposed of. Additional inert materials which are not recyclable such as concrete and asphalt should be treated as public fill, while non-inert materials which are not recyclable should be disposed of at the designated landfills.
- 5.3.6 General refuse should be stored in enclosed bins or compaction units separate from C&D material. A reputable waste collector should be employed by the construction contractor to remove general refuse from the Site, separately from C&D materials. Preferably an enclosed and covered area should be provided to prevent materials from being blown by wind.
- 5.3.7 For chemical waste, the Contractor should follow the trip-ticket system of which the arrangement of production, collection and disposal in accordance with the *Waste Disposal (Chemical Waste) (General) Regulation*.
- 5.3.8 In addition, the EPD’s RPCC for Construction Contract should be followed and incorporated in the relevant works contract. The RPCC are generally good engineering practices to minimise inconvenience and environmental nuisance to nearby residents and other sensitive receivers. The general requirements are as follows:
- The Contractor shall follow and comply with the WDO and its subsidiary **legislation**.
 - The Contractor shall seek the Engineer’s approval for a waste management plan with suitable mitigation measures including allocation of an area for waste segregation. The Contractor shall follow the waste management plan and ensure that the day-to-day site operations comply with the approved waste management plan.
 - The Contractor shall minimise the generation of waste from his work as far as practicable. Careful planning and good site management should be implemented to minimise generation of waste, and design and practices should be changed as necessary to avoid generation of waste as much as possible.
 - The Contractor shall sort and store different types of waste in different containers, skips or stockpiles to facilitate reuse / recycling of waste and, as the last resort, disposal at different outlets as appropriate.
 - Recyclable waste such as paper, cardboard, plastic and metal should be reused and recycled as far as practicable.
 - The Contractor shall ensure that C&D materials generated during the construction phase of the RCHE and the residential part are sorted into public fill (inert portion) and C&D waste (non-inert portion). The public fill which comprises soil, rock, concrete, brick, cement plaster/mortar, inert building debris, aggregates and asphalt from the site formation and excavation works, etc shall be reused for earth filling, reclamation, site formation works, etc. within the Project Site as far as practicable, and sent to a Fill Bank as the last resort. The C&D waste which comprises metal, paper, glass, etc. shall be reused and recycled as far as practicable, and, as the last resort, disposal of at landfills.

- The Contractor shall record the amount of waste generated, recycled and disposed of (including the disposal sites). The records shall be properly kept and easily retrieved for inspection.
- The Contractor shall use a trip ticket system to monitor and ensure the disposal of C&D materials to any designated public fill reception facility and/or landfill.
- Workers will receive training about the concepts of site cleanliness and proper waste management procedure, including waste reduction, reuse and recycling.
- The Contractor shall not permit the discharge or disposal of sewage and untreated effluent containing sand, cement, silt or any other suspended or dissolved material, or any solid waste including refuse which is not part of the final product from waste processing plants respectively, from anywhere within the Site on to any adjoining land. Removal of such matter from the Site shall be arranged in a proper manner to the satisfaction of the Engineer in consultation with the EPD.
- If chemical waste is produced, the Contractor shall appoint register as a chemical waste producer under the Waste Disposal (Chemical Waste) (General) Regulation, and properly store, label, package and collect chemical waste in accordance with the Regulation.

Operation Phase

- 5.3.9 The majority of waste generated during the operation of the Proposed Development will mainly comprise of domestic waste such as food waste, food packaging, paper, can, plastic bottles, etc., which shall be collected and stored in appropriate waste receptacles with a secure lid to minimise the potential adverse impact due to wind blowing away any waste and to improve hygiene. Recyclable and non-recyclable waste shall be regularly collected by licensed waste collectors and taken off-site for recycling or disposal, respectively. Besides, food waste will be collected separately for proper disposal, e.g., off-site treatment at Organic Resources Recovery Centre (“O Park”) or on-site treatment with food waste composting machines, etc. Furthermore, any chemical and clinical wastes generated shall be segregated from other waste streams and handled by licensed collectors in accordance with the relevant statutory requirements and control schemes.

5.4 Conclusion

- 5.4.1 With the development of WMP and the implementation of good site practices recommended therein, the waste generation (including inert and non-inert C&D materials, chemical waste, and general refuse) during construction phase can be greatly reduced. Provided that good engineering practices as recommended in **Section 5.3** will be followed, there should be no adverse impacts related to the management, handling and transportation of waste during the construction phase.
- 5.4.2 During the operation phase, the major type of waste generated will be domestic waste generated by the Proposed Development with minor chemical wastes and clinical wastes. Domestic waste will be collected on a daily basis, while both chemical and clinical waste will be collected on monthly basis by registered waste collectors and will be disposed at a landfill managed by EPD. Therefore, no adverse waste impacts from handling, transportation, or disposal are anticipated during operation.

mitigation measures including architectural fins, acoustic windows (baffle type) and fixed/lockable/maintenance windows, no adverse noise impact is anticipated.

- 7.1.12 Overall, no adverse noise impact is anticipated during the construction and operation phases of the Indicative Development scheme.

Water Quality

- 7.1.13 During construction phase, water quality impacts will be properly controlled by implementing the good site practices recommended in **Section 4.4**. Portable toilets, when necessary, will be provided for construction workers on site. Provided these measures are implemented, adverse water quality impact is not anticipated during the construction phase. The Contractor shall apply for a Discharge Licence under WPCO and the effluent discharged from the construction site shall comply with the terms and condition of the Discharge Licence.
- 7.1.14 During operation phase, sewage and wastewater generated from toilets, showers and kitchens will be collected and discharged into the public sewerage system. The separate SIA Report prepared by the Project Sewerage Consultant has concluded that there will be no adverse sewerage impact on the municipal sewerage system arising from the Site.
- 7.1.15 Overall, no adverse water quality impact is anticipated during construction and operation phase of the Proposed Development.

Waste Management

- 7.1.16 With the development of WMP and provision and implementation of the good site practices therein, the waste generation during construction phase will be reduced. Provided that good site practices are followed, no adverse impacts related to the management, handling and transportation of waste during construction phase is anticipated.
- 7.1.17 During operation phase, domestic waste, chemical wastes and clinical wastes produced by the Proposed Development will be the main concern with regard to waste generation. As domestic wastes will be collected on a daily basis, while both chemical wastes and clinical wastes will be collected on monthly basis, by registered collectors and will be disposed of at landfill or designated waste treatment centre (i.e., CWTC), it is concluded that no adverse waste impacts from handling, transportation or disposal are anticipated.
- 7.1.18 With the implementation of the recommended mitigation measures, adverse waste impacts generated during the construction and operation phases of the Proposed Development are not anticipated.

Land Contamination

- 7.1.19 A detailed investigation of the past and present land-use of the Site was carried out. Based on historical records and the site walkover, no potential sources of land contamination were identified in the past and no existing land contamination issues were identified. Hence, no adverse impact from the land contamination issue is anticipated and site investigation is considered not necessary.

Appendix 2 for reference.

5.2 The key relevant information in the original sewerage proposal are summarized as follows:

5.2.1 Design References –

- Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning (GESF), Environmental Protection Department
- Hong Kong Planning Standards and Guidelines (HKPSG), Planning Department
- Sewerage Manual (SM), Drainage Services Department
- **Corrigendum No. 1/2024 of Sewerage Manual Part 1**
- Commercial and Industrial Floor Space Utilization Survey (CIFSUS), Planning Department
- Sewerage Records retrieved from GeoInfo Map

5.2.2 Unit Flow Factors (UFF) –

- For domestic flows (for domestic sewage flow estimation of residential population in the sewerage catchment adjacent to the subject development, the proposed residential and RCHE development)

Residential Type	Unit Flow Factors (m ³ /person/day)
Private R2	0.270
Institutional and special class	0.190

Referenced from Table T-1 in GESF

- For commercial flows (for sewage flow estimation of employed population of the proposed RCHE)

Commercial Type	Unit Flow Factors (m ³ /person/day)
Commercial Employee	0.080
Commercial Activities	
(a) Specific trades:	
J11 – Community, Social and Personal Services	0.200*
Total UFF	0.280

Referenced from Table T-2 in GESF

* UFF for J11 accounts for flows of customers and tenants

5.2.3 Peaking Factors –

Population Range**	Peaking Factor (including stormwater allowance)*** for Facility with Existing Upstream Sewerage
(a) For sewers	
< 1,000	8
1,000 – 5,000	6

Referenced from Table T-5 in GESF

** Contributing Population = Calculated total average flow (m³/day)/0.27(m³/person/day)

*** To be conservative

GFA (m ²)	Industry Group [#]	Worker Density (No. of Employee/100m ² GFA) [#]	No. of Employee
6,961	Community, Social & Personal Services	3.3	230

- the sewage flow estimation of the proposed RCHE part is evaluated in the following table:

No. of Employee or Bed Space	UFF (m ³ /day/person or bed space)	ADWF (m ³ /day)	Peaking Factor	Peak Flow (l/s)
230	0.28	64.40	8	5.97
450	0.19	85.50	8	7.92
			Total =	13.89

- the sewage flow estimation of the residential development part of the subject development is referenced to Private R2 Residential Type development as follows:

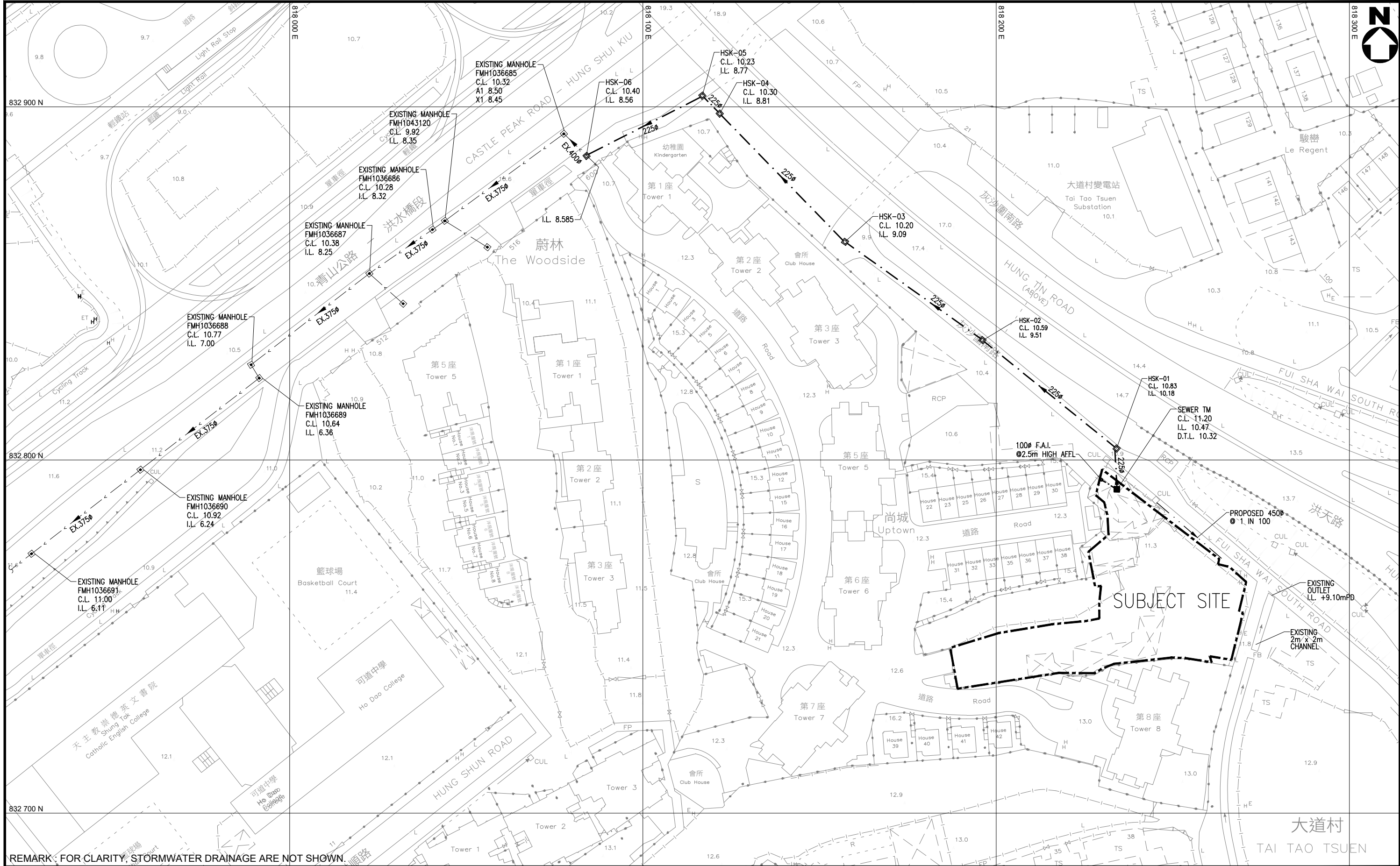
No. of Residents	UFF (m ³ /day/person)	ADWF (m ³ /day)	Peaking Factor	Peak Flow (l/s)
195	0.27	52.65	8	4.88

- the total sewage flow estimation (under a Peaking Factor of 8) of the subject development is therefore as follows:

Contributing Part	Peak Flow (l/s)
RCHE part	13.89
Residential Development part	4.88
Total	18.77

6. Potential Sewerage Impacts

- 6.1 Sewerage of the subject area is assessed to identify any sewers with inadequate capacity arising from the subject development as included in **Appendix 3**. Internal sewerage system of the subject development will be designed and submitted to BD for approval at the later detailed design stage.
- 6.2 Results of the assessment of the existing DN400 branch sewer and DN375 sewers at Castle Peak Road – Hung Shui Kiu (conservatively presuming the existing sewers being precast concrete pipes) are summarized in the following table:



REMARK: FOR CLARITY, STORMWATER DRAINAGE ARE NOT SHOWN.

LEGEND:



THE SUBJECT SITE BOUNDARY



PROPOSED SEWER



PROPOSED SEWER TERMINAL MANHOLE
(INTERNAL SEWERAGE WORK WILL BE
SUBMITTED SEPARATELY)



PROPOSED SEWER MANHOLE



EXISTING PUBLIC SEWER



EXISTING PUBLIC SEWER MANHOLE

PROJECT

TITLE

PROPOSED SEWERAGE WORKS

何田顧問工程師有限公司
HO TIN & ASSOCIATES
CONSULTING ENGINEERS LIMITED

SCALE

1 : 1000(A3)

DRAWING No.

FIGURE S3

Assessment of Hydraulic Capacities of Sewers under Peak Flows

Using Colebrook's White Equation (for pipe flow)
V = - Sqrt (8gDs) x log [ks / 3.7D + 2.51v / (D x Sqrt (2gDs))]
For precast concrete pipes with 'O' ring joints with poor condition, (for checking the existing public sewers, conservative)
ks (mm) = 3
ks (m) = 0.003
v (m²/s) = 1.00E-06
g (m²/s) = 9.81

For Polyethylene (PE) pipe (PE100-RC) with poor condition, (for assessing the proposed sewers)
ks (mm) = 0.3
ks (m) = 0.0003
v (m²/s) = 1.00E-06
g (m²/s) = 9.81

USCP/USMH	DSCP/DSMH		USGL	DSGL	USIL	DSIL	INVERT DIFF.	LENGTH (m)	SLOPE s	SLOPE 1 IN	PEAK DESIGN FLOW (l/s)	SIZE (mm)	Drain Type	VEL (m/s)	FLOW CAPACITY (l/s)	90% FLOW CAPACITY (for pipe) (l ³ /s)	SPARE CAPACITY (l ³ /s)	OCCUPANC Y OF THE PROPOSED DRAIN	
External Drainage (between the Subject Site and Existing Public Sewer) (Peaking Factor = 8)																			
Sewer TM (D.T.L.)	HSK-01	The subject development	11.20	10.83	10.32	10.18	0.14	11.00	0.013	79	18.770	225	Polyethylene (PE) pipe (PE100-RC)	1.61	63.898	57.508	38.738	33%	OK!
HSK-01	HSK-02	Ditto	10.83	10.59	10.18	9.51	0.67	49.00	0.014	73	18.770	225	Polyethylene (PE) pipe (PE100-RC)	1.67	66.265	59.639	40.869	31%	OK!
HSK-02	HSK-03	Ditto	10.59	10.20	9.51	9.09	0.42	48.00	0.009	114	18.770	225	Polyethylene (PE) pipe (PE100-RC)	1.33	52.822	47.540	28.770	39%	OK!
HSK-03	HSK-04	Ditto	10.20	10.30	9.09	8.81	0.28	50.00	0.006	179	18.770	225	Polyethylene (PE) pipe (PE100-RC)	1.06	42.076	37.868	19.098	50%	OK!
HSK-04	HSK-05	Ditto	10.30	10.23	8.81	8.77	0.04	7.80	0.005	195	18.770	225	Polyethylene (PE) pipe (PE100-RC)	1.01	40.226	36.203	17.433	52%	OK!
HSK-05	HSK-06	Ditto	10.23	10.40	8.77	8.56	0.21	38.00	0.006	181	18.770	225	Polyethylene (PE) pipe (PE100-RC)	1.05	41.792	37.613	18.843	50%	OK!
The Existing Sewers along Castle Peak Road - Hung Shui Kiu (Peaking Factor = 6)																			
HSK-06	FMH1036685	The subject development + Uptown	10.40	10.32	8.56	8.46	0.10	8.00	0.013	80	52.618	400	concrete drain	1.68	211.663	190.496	137.879	28%	OK!
FMH1036685	FMH1043120	Ditto	10.32	9.92	8.45	8.35	0.10	41.70	0.002	417	52.618	375	concrete drain	0.71	77.904	70.114	17.496	75%	OK!
FMH1043120	FMH1036686	The subject development + Uptown + 0.5 x Woodside	9.92	10.28	8.35	8.32	0.03	3.20	0.009	107	55.190	375	concrete drain	1.40	154.319	138.887	83.697	40%	OK!
FMH1036686	FMH1036687	Ditto	10.28	10.38	8.32	8.25	0.07	19.10	0.004	273	55.190	375	concrete drain	0.87	96.377	86.739	31.549	64%	OK!
FMH1036687	FMH1036688	Ditto	10.38	10.77	7.65	7.00	0.65	41.70	0.016	64	55.190	375	concrete drain	1.80	199.071	179.164	123.974	31%	OK!
FMH1036688	FMH1036689	The subject development + Uptown + Woodside	10.77	10.64	6.40	6.36	0.04	3.20	0.013	80	57.763	375	concrete drain	1.61	178.237	160.414	102.651	36%	OK!
FMH1036689	FMH1036690	Ditto	10.64	10.92	6.36	6.24	0.12	41.20	0.003	343	57.763	375	concrete drain	0.78	85.886	77.297	19.535	75%	OK!
FMH1036690	FMH1036691	Ditto	10.92	11.00	6.24	6.11	0.13	39.20	0.003	302	57.763	375	concrete drain	0.83	91.664	82.498	24.735	70%	OK!

Peak Design Flows (l/s)

The subject develop18.77 (for Peaking Factor = 8)
14.08 (for Peaking Factor = 6)

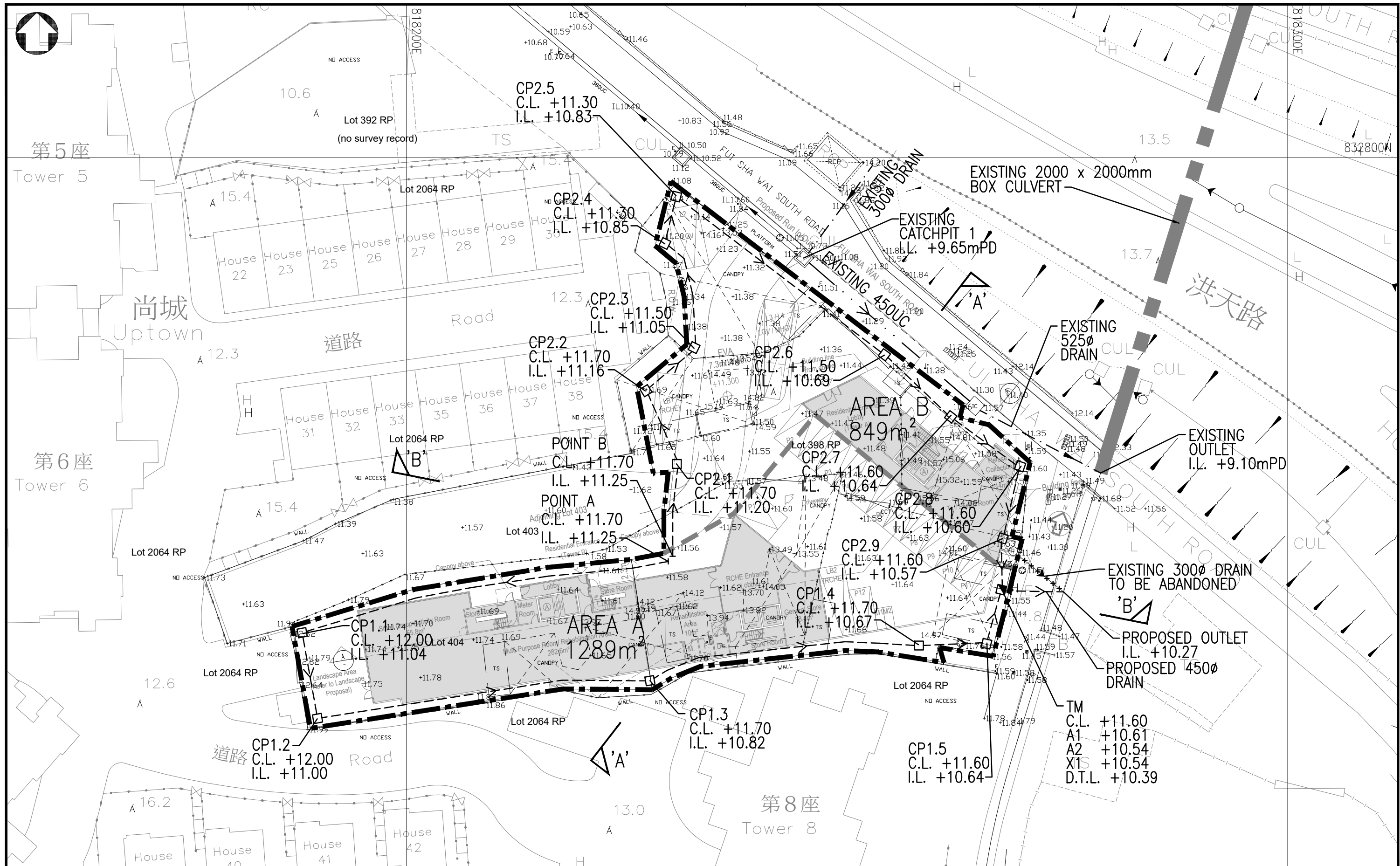
Uptown38.54 (for Peaking Factor = 6)

Woodside6.86 (for Peaking Factor = 8)
5.15 (for Peaking Factor = 6)

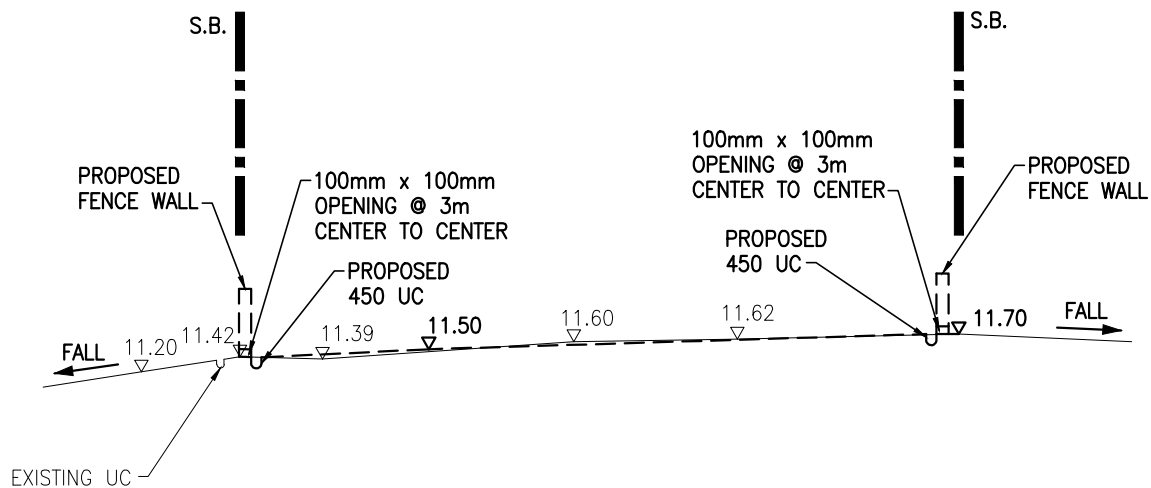
USCP/USMH (refer to Figure D4)	DSCP/DSMH (refer to Figure D4)	SLOPE (1 in)	SIZE (mm)	CHANNEL TYPE	VELOCITY (m/s)	ADOPTED 90% FLOW CAPACITY (m ³ /s) (to cater for potential deposition of sediment)	OCCUPANCY OF THE PROPOSED PIPE / CHANNEL
Starting Point A	CP1.1	200	450	UC	1.28	0.21	65.1%
CP1.1	CP1.2	200	450	UC	1.28	0.21	64.6%
CP1.2	CP1.3	200	450	UC	1.28	0.21	62.7%
CP1.3	CP1.4	200	450	UC	1.28	0.21	61.4%
CP1.4	CP1.5	200	450	UC	1.28	0.21	61.1%
CP1.5	TM	200	450	UC	1.28	0.21	60.9%
Starting Point B	CP2.1	200	450	UC	1.28	0.21	70.1%
CP2.1	CP2.2	200	450	UC	1.28	0.21	69.6%
CP2.2	CP2.3	200	450	UC	1.28	0.21	69.2%
CP2.3	CP2.4	200	450	UC	1.28	0.21	68.5%
CP2.4	CP2.5	200	450	UC	1.28	0.21	68.3%
CP2.5	CP2.6	200	450	UC	1.28	0.21	66.7%
CP2.6	CP2.7	200	450	UC	1.28	0.21	66.2%
CP2.7	CP2.8	200	450	UC	1.28	0.21	65.8%
CP2.8	CP2.9	200	450	UC	1.28	0.21	65.4%
CP2.9	TM	200	450	UC	1.28	0.21	65.2%
TM	Outlet	50	450	concrete pipe	2.88	0.41	62.9%
The Existing 2000mm x 2000mm Box Culvert							
highest point	Point Z	-	-	-	-	-	-
Point Z	Point Y	500*	2000	box culvert	2.13	7.68	67.7%

* gradient of the section of the channel adjoining the subject site

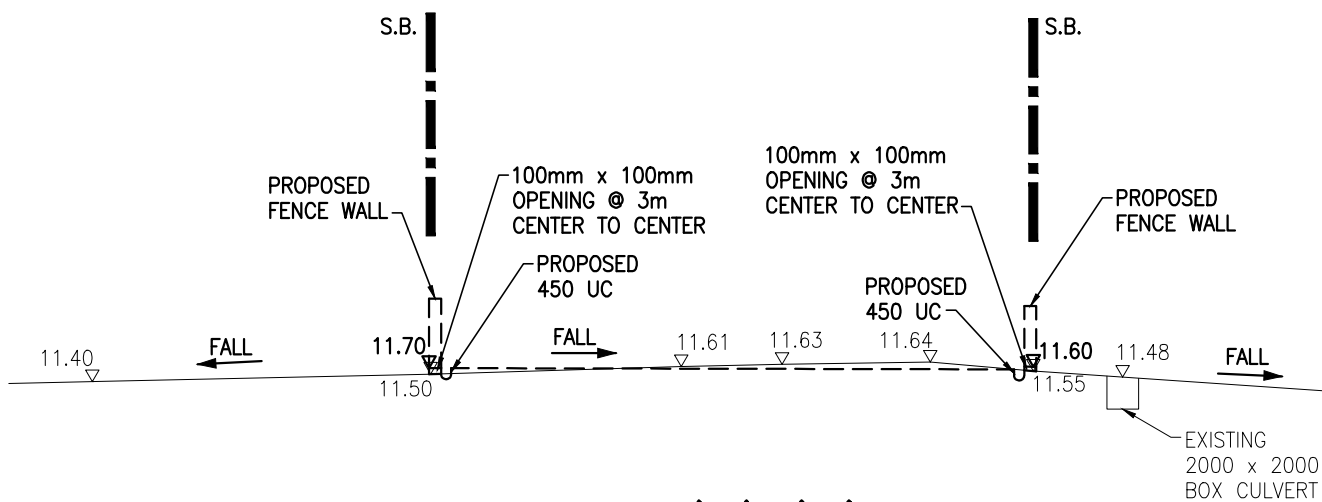
- 6.5 A proposed stormwater drainage layout is shown on **Figure D4**, and Site Sections are shown in **Figure D5**. Detailed designs of the drainage system (including building drains) will be submitted to relevant government departments via Buildings Department's central processing mechanism for approval at the later stage. No insurmountable technical problems is envisaged.
- 6.6 The applicant is committed to obtain all necessary consents from the relevant government departments and lot owners, where necessary, in constructing the proposed drainage provisions outside the subject site boundary before construction.



LEGEND: THE SUBJECT SITE PROPOSED 450 U-CHANNEL ① 1 IN 200 PROPOSED CATCH PIT PROPOSED TERMINAL MANHOLE EXISTING UC BOUNDARY OF SITE CATCHMENT EXISTING DRAIN EXISTING STORMWATER DRAINAGE SECTION MARK			PROJECT TITLE PROPOSED STORMWATER DRAINAGE LAYOUT		何田顧問工程師有限公司 HO TIN & ASSOCIATES CONSULTING ENGINEERS LIMITED		SCALE 1 : 400 - A3	DRAWING No. FIGURE D4
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SECTION 'A'-'A'



SECTION 'B'-'B'

LEGEND

- · — · — · — SITE BOUNDARY
- - - - - PROPOSED GROUND LEVEL
- EXISTING GROUND LEVEL

PROJECT

何田顧問工程師有限公司
HO TIN & ASSOCIATES
CONSULTING ENGINEERS LIMITED

TITLE

SITE SECTIONS

SCALE

N.T.S.

DRAWING No.

FIGURE D5

APPENDIX - HYDRAULIC CALCULATION

Assessment of Hydraulic Capacities of the Proposed Drainage System for 1 in 200 year design return period

Using Rational Method

Design Flow = 0.278C/A m³/s

for grassland (heavy soil) - steep, C = 0.35
for grassland (heavy soil) - flat, C = 0.25
for concrete surface, C = 0.95

Using Manning Equation

Design Mean Velocity = $R^{1/6}/n(RS_b)^{1/2}$

where n = 0.016 (ref. Table13 in SDM)
for concrete-lined open channel with fair surface
for natural stream channels, winding some pools and shoals with some weeds and stones with fair surface

Using GEV distribution model in frequency analysis

Rainfall intensity = $a / (t_b + b)^c$

where a = 508.8, b = 3.46, c = 0.322
505.5, 3.29, 0.355
In 200 year design return period, for internal drainage
In 50 year design return period, for Main Rural Catchment Drainage Channels
referenced from Table 3a in Corrigendum No. 1/2024 of SDM - Storm Constants for Different Return Periods of HKO Headquarters

Using Bransby William's Equation (for channel flow)

Inlet time t_b = $0.14465L / (H^{0.2}A^{0.1})$ or 2 when the distance is too short

Using Colebrook's White Equation (for pipe flow)

$V = - \text{Sqt} (8gDs) \times \log [k_s / 3.7D + 2.51v / (D \times \text{Sqt} (2gDs))]$
For precast concrete pipes with 'O' ring joints with poor condition,
 k_s (mm) = 0.6, k_s (m) = 0.0006
 v (m²/s) = 1.00E-06
 g (m²/s) = 9.81

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)	(23)	(24)	(25)	(26)	(27)	(28)	(29)	(30)	(31)	
USCP/USMH (refer to Figure D4)	DSCP/DSMH (refer to Figure D4)	Collected Runoff from Catchment (refer to Figure D1 and D4)	USGL (mPD)	DSGL (mPD)	USIL (mPD)	DSIL (mPD)	INVERT DIFF. (m)	LENGTH OF CHANNEL / DRAIN l (m)	SLOPE s	SLOPE (1 in)	LENGTH FOR CALCULATION OF INLET TIME L (m)	AVERAGE SLOPE OF GROUND FOR CALCULATION OF INLET TIME H (m per 100m)	INLET TIME t _b (min) = 0.14465 x [L/(H ^{0.2} x A ^{0.1})]	TIME OF FLOW INSIDE CHANNEL/ DRAIN t _r (min) = l/v (i.e. Column (9) + Column (26) ÷ 60)	TIME OF CONCENTRATION t _c (min) = t _b + t _r	RAINFALL INTENSITY i (mm/hr)	RAINFALL INTENSITY INCLUDING EFFECT OF CLIMATE CHANGE (+16.0%*) (mm/hr) [refer to item (e) and (k) in SDM Corrigendum No. 1/2022]	ADOPTED RAINFALL INTENSITY INCLUDING EFFECT OF CLIMATE CHANGE (+16.0%) & DESIGN ALLOWANCE (12.1%) (mm/hr) [refer to item (e), (k) and (n) in SDM Corrigendum No. 1/2022]	RUNOFF COEF. C	SUB- CATCHMENT AREA A (m ²)	EFF. CAT. AREA (m ²)	CUM. EFF. CAT. AREA (m ²)	DESIGN FLOW (m ³ /s)	SIZE (mm)	CHANNEL TYPE	VELOCITY (m/s)	FLOW CAPACITY (m ³ /s)	ADOPTED 90% FLOW CAPACITY (m ³ /s) (to cater for potential deposition of sediment)	SPARE CAPACITY (m ³ /s)	OCCUPANCY OF THE PROPOSED PIPE / CHANNEL	
Starting Point A	CP1.1	Site Area A	11.70	12.00	11.250	11.043	0.208	41.50	0.005	200	10.00	0.50	0.81	0.54	1.35	306.80	355.89	398.95	0.95	1,289	1,225	1,225	0.136	450	UC	1.28	0.23	0.21	0.073	65.1%	OK!
CP1.1	CP1.2	ditto	12.00	12.00	11.043	10.998	0.045	9.00	0.005	200	-	-	1.35	0.12	1.47	304.44	353.15	395.88	0.95	0	0	1,225	0.135	450	UC	1.28	0.23	0.21	0.074	64.6%	OK!
CP1.2	CP1.3	ditto	12.00	11.70	10.998	10.818	0.180	36.00	0.005	200	-	-	1.47	0.47	1.94	295.67	342.98	384.48	0.95	0	0	1,225	0.131	450	UC	1.28	0.23	0.21	0.078	62.7%	OK!
CP1.3	CP1.4	ditto	11.70	11.70	10.818	10.673	0.145	29.00	0.005	200	-	-	1.94	0.38	2.31	289.31	335.60	376.21	0.95	0	0	1,225	0.128	450	UC	1.28	0.23	0.21	0.081	61.4%	OK!
CP1.4	CP1.5	ditto	11.70	11.60	10.673	10.638	0.035	7.00	0.005	200	-	-	2.31	0.09	2.40	287.86	333.92	374.32	0.95	0	0	1,225	0.127	450	UC	1.28	0.23	0.21	0.081	61.1%	OK!
CP1.5	TM	ditto	11.60	11.60	10.638	10.613	0.025	5.00	0.005	200	-	-	2.40	0.06	2.47	286.84	332.73	373.00	0.95	0	0	1,225	0.127	450	UC	1.28	0.23	0.21	0.082	60.9%	OK!
Starting Point E	CP2.1	Site Area B + Sub-catchment 4	11.70	11.70	11.250	11.200	0.050	10.00	0.005	200	10.00	0.50	0.81	0.13	0.94	315.80	366.33	410.65	0.95	1,349	1,282	1,282	0.146	450	UC	1.28	0.23	0.21	0.062	70.1%	OK!
CP2.1	CP2.2	ditto	11.70	11.70	11.200	11.160	0.040	8.00	0.005	200	-	-	0.94	0.10	1.04	313.43	363.58	407.58	0.95	0	0	1,282	0.145	450	UC	1.28	0.23	0.21	0.063	69.6%	OK!
CP2.2	CP2.3	ditto	11.70	11.50	11.160	11.050	0.033	6.50	0.005	200	-	-	1.04	0.08	1.13	311.56	361.41	405.14	0.95	0	0	1,282	0.144	450	UC	1.28	0.23	0.21	0.064	69.2%	OK!
CP2.3	CP2.4	ditto	11.50	11.30	11.050	10.850	0.053	10.50	0.005	200	-	-	1.13	0.14	1.26	308.63	358.02	401.34	0.95	0	0	1,282	0.143	450	UC	1.28	0.23	0.21	0.066	68.5%	OK!
CP2.4	CP2.5	ditto	11.30	11.30	10.850	10.830	0.020	4.00	0.005	200	-	-	1.26	0.05	1.32	307.55	356.76	399.92	0.95	0	0	1,282	0.142	450	UC	1.28	0.23	0.21	0.066	68.3%	OK!
CP2.5	CP2.6	ditto	11.30	11.50	10.830	10.688	0.143	28.50	0.005	200	-	-	1.32	0.37	1.69	300.24	348.27	390.42	0.95	0	0	1,282	0.139	450	UC	1.28	0.23	0.21	0.070	66.7%	OK!
CP2.6	CP2.7	ditto	11.50	11.60	10.688	10.643	0.045	9.00	0.005	200	-	-	1.69	0.12	1.80	298.07	345.76	387.60	0.95	0	0	1,282	0.138	450	UC	1.28	0.23	0.21	0.071	66.2%	OK!
CP2.7	CP2.8	ditto	11.60	11.60	10.643	10.600	0.043	8.50	0.005	200	-	-	1.80	0.11	1.91	296.08	343.46	385.01	0.95	0	0	1,282	0.137	450	UC	1.28	0.23	0.21	0.071	65.8%	OK!
CP2.8	CP2.9	ditto	11.60	11.60	10.600	10.565	0.035	7.00	0.005	200	-	-	1.91	0.09	2.00	294.49	341.60	382.94	0.95	0	0	1,282	0.136	450	UC	1.28	0.23	0.21	0.072	65.4%	OK!
CP2.9	TM	ditto	11.60	11.60	10.565	10.543	0.023	4.50	0.005	200	-	-	2.00	0.06	2.06	293.48	340.43	381.63	0.95	0	0	1,282	0.136	450	UC	1.28	0.23	0.21	0.073	65.2%	OK!
TM	Outlet	Site Area + Sub-catchment 4	11.60	11.50	10.393	10.273	0.120	6.00	0.020	50	-	-	2.47	0.03	2.50	286.30	332.11	372.30	0.95	0	0	2,506	0.259	450	concrete pipe	2.88	0.46	0.41	0.153	62.9%	OK!
The Existing 2000mm x 2000mm Box Culvert																															
highest point	Point Z	Sub-catchment 1	133.30	20.90	-	-	-	-	-	-	370.00	30.38	9.24	0.00	9.24	-	-	-	0.35	46,237	16,183	18,689	-	-	-	-	-	-	-	-	-
Point Z	Point Y	Sub-catchment 1, 2, 3 & 4 + Site Area	20.90	11.69	18.900	9.100	9.800*	450.00	0.002	500	-	-	9.24	3.52	12.75	188.73	218.93	245.42	0.95	57,884	54,990	76,185	5.198	2000	box culvert	2.13	8.53	7.68	2.481	67.7%	OK!

* For information/reference only; general gradient of the channel section adjoining the Application Site, i.e. 1 in 500, is adopted for this hydraulic assessment

Flow
inside the
channel

5.198

m³/s

corresponding
water level
inside the
channel

1.35

m

10.45

mPD

check total catchment

106,759

Sub-Catchment Area 1 = 46,237
Sub-Catchment Area 2 = 57,511
Sub-Catchment Area 3 = 373
Sub-Catchment Area 4 = 500
Area A = 1,289
Area B = 849
Total = 106,759 m²

Area of The Site (A+B) = 2,138

are intended to create soft-edged boundaries along the site’s periphery. Please refer to the landscape sections and Landscape Master Plans in **Appendix B**. This design aims to facilitate a seamless transition between the development and the adjacent natural and built environments. Along the eastern boundary, the building has been strategically setback **5m** from Fui Sha Wai South Road. Planting verges and widened pedestrian pavement is proposed at setback area. The planting verges will be designed with adequate growing mediums to support the proposed vegetation, which will primarily consist of evergreen species.

Landscaped Garden at G/F and 7/F

- 5.1.3 Landscape open spaces are proposed at ground floor (G/F) and seventh floor (7/F) levels to cater to the recreational needs of both users and visitors **respectively**. Several landscaped open spaces, including an sitting gardens and a gathering courtyard are planned in vacant locations on the ground floor, creating inviting areas for social interaction and community activities. At the 7/F, outdoor spaces comprising a yoga area, terrace garden, fitness equipment zones and a viewing platform are designed to offer a variety of recreational and relaxation options. These gardens will be equipped with outdoor furniture and recreational facilities and will feature a diverse selection of plants to create attractive green spaces. The refined paving materials and carefully curated plant combinations are intended to enhance the development’s visual appeal by adding richness in color, texture, and visual gradation, ensuring a vibrant and aesthetically pleasing environment for all users.

Planting Design

- 5.1.4 Due to the building configuration, proposed planting is mainly located in planting strips along the site boundary, which will also serve to create a landscape and visual buffer to the new building. This will provide a soft segregation between the Site and the surrounding environment. Species should be selected for their pollution tolerance, drought resistance, and capability to provide a strong visual buffer.
- 5.1.5 Where practicable and feasible, heavy standard trees, medium shrubs, and foliage plants are proposed. These soft landscape measures will soften the hard lines of the Proposed Development. The use of heavier standard-sized vegetation will provide a more immediate greening effect. Planting Plans are included in **Appendix C**.

5.2 Hard Materials

- 5.2.1 Hard materials will be selected to create feature paved areas. The creation of simple patterns, e.g. through the use of banding in contrasting colours, can be used adjacent to the site and building entrances.

- 5.2.2 Paving on podium levels shall be artificial tiles of regular size and texture. Paving used for vehicular traffic shall be of adequate thickness to withstand the required loading. For kerb, planters and walls, artificial tiles with similar colour and texture are proposed and in line with the overall colour tone of the landscape.
- 5.2.3 The provision of landscape paving has been carefully integrated and responded to the architectural design, ensuring that the paving materials, layout, and detailing complement the overall architectural concept. This cohesive approach enhances the visual harmony between the landscape and built elements, creating a seamless transition that reinforces the design intent while providing functional and aesthetically pleasing outdoor spaces. The design of the paving not only supports accessibility and circulation but also contributes to the overall aesthetic quality and identity of the development.
- 5.2.4 The design of the hard landscape elements has been developed in accordance with the Elderly-Friendly Design Guidelines of “Design Manual Barrier Free Access 2008 (2025 Edition)”. This ensures that materials, finishes, and layouts are optimized for accessibility, safety, and ease of use for elderly users. Features such as non-slip surfaces, appropriate bench heights, and clear, unobstructed pathways have been incorporated to create an inclusive environment that promotes comfort and convenience for all users, particularly the elderly.
- 5.2.5 The range of recommended materials is listed in table 4.0 below.

Table 4.0 Summary of Hard Materials

Location	Description
Vehicular Access	
Carpark	Concrete/ Concrete Pavers
Road Kerb	Concrete
Pedestrian Areas	
Copings/ Steps	Artificial Granite Tile/ Homogeneous Tile
Sitting Garden	Artificial Granite Tile/ Homogeneous Tile
Amenity Area	Artificial Granite Tile/ Homogeneous Tile

5.3 Soil Depth and Drainage for Planting

- 5.3.1 The requirement of soil depth is directly related to the planting design and its associated loading requirement upon structure. In general, the soil depth provided, with all drainage layer, water-proofing and protective screeding exclusive is listed below:

Table 5.0 Planting Medium (Soil Depth)

Planting Type	Soil Depth (Minimum)
Tree/ Palm tree	1200mm
Shrub/Climber/Creepers	600mm
Groundcover/Turf	300mm

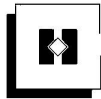
- 5.3.2 All Planting areas on slab shall be provided with sub-soil drainage system with drainage cells with filter fabrics.

5.4 Irrigation

- 5.4.1 The proposed irrigation system will be by tap water pipe for manual operation. Lockable water points will be provided at 40m centres covering the entire site. The proposed source of water supply is subject to final approval from the Water Services Department.

5.5 Communal Open Spaces

- 5.5.1 Recreational facilities are proposed at the G/F and 7/F podium garden to cater to the recreational needs of the occupants of the RCHE and residential units **respectively**. The communal open spaces are equipped with outdoor furniture, such as seating and fitness equipment, to enhance comfort and promote social interaction among users. In addition, the viewing deck at 7/F will help to foster interaction among future **users of residential units** while offering a scenic vantage point. In designing these areas, particular attention has been paid to safety requirements for elderly users, including selecting furniture with smooth edges, stable and secure fixtures, and appropriate heights to facilitate ease of use.
- 5.5.2 It is expected that there will be about **645** occupants at the Proposed Development while the proposed area of the communal open spaces under application shall not be less than **645 m²**. Please refer to the Communal Open Space Calculation in **Appendix D**.



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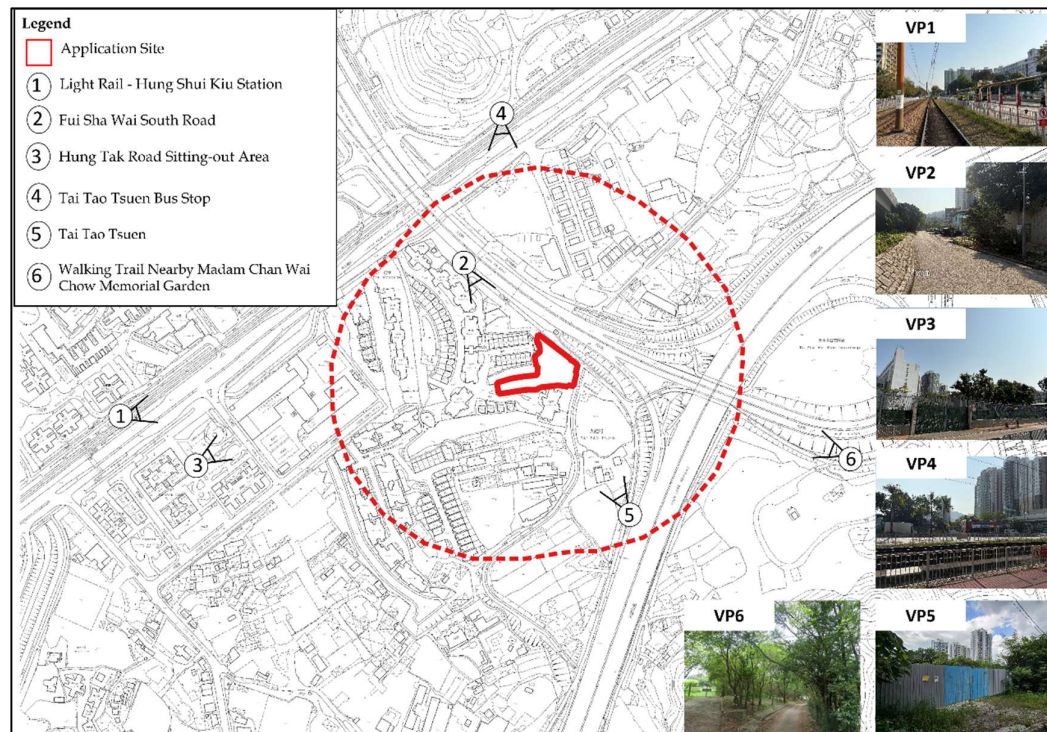
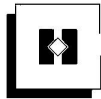


Diagram 5 Location of Viewpoints
(Source: HKMS2.0, HKSAR Government)

4.2 Assessment of Visual Impacts

VP1 – Light Rail - Hung Shui Kiu Station

- 4.2.1 This VP is about 385m to the west of the Application site. It represents viewers including residents, visitors and pedestrian passersby.
- 4.2.2 As shown in **Diagram 6**, the visual composition of this VP is dominated by the existing light railway and road connecting to residential areas in Ping Shan and extending to the Yuen Long district centre. From this VP, the Application Site is obscured by the existing residential development (i.e. “Uptown”) and vegetation along the road and surrounding residential buildings. The **public viewers** at this VP include residents of Park Nara, Symphony Garden, Treasure Court, Lai Hung Garden, etc., as well as students from nearby educational facilities like Shung Tak Catholic English College and Ho Dao College. There are also park users in Tan Kwai Tsuen Road Garden and Hung Tak Road Sitting-out Area. Due to the transient nature of pedestrians and the significant distance to the Proposed Development, the visual sensitivity of this VP is considered **low**.

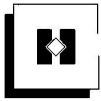
Discussion on Visual Impacts from VPs and corresponding mitigation/measures: -

- 4.2.3 The photomontage demonstrates that with and without the proposed



development, the **public viewers** at this VP will experience a typical urban landscape view enriched with lush roadside greenery. The Proposed Development is mainly obstructed by the existing residential development and roadside greenery, and no significant views or key visual openness are impacted by the Proposed Development. The Proposed Development will not cause significant visual changes since the existing view is characterised by dominance of existing residential development and vegetation planting in the foreground.

- 4.2.4 The existing view, dominated by surrounding high-rise residential buildings, the light railway, road, bus stop and roadside greenery, remains largely unchanged. No part of the Proposed Development is visible to **public viewers** at this VP, as it is completely screened by the high-rise residential clusters. Hence, the visual change brought about by the Proposed Development will be **negligible**.



VP2 – Fui Sha Wai South Road

- 4.2.5 This VP is about 115m to the immediate north of the Application site. It is adjacent to the Hung Tin Road flyover. It serves as a main access route to the Application Site and Tai Tao Tsuen. It represents viewers including residents, pedestrians and vehicle users.
- 4.2.6 As illustrated in **Diagram 7**, the visual composition of this VP is primarily shaped by the roadway and the surrounding vegetation along Fui Sha Wai South Road, set against a backdrop of high-rise residential developments known as the “*Uptown*”. From this location, the Application Site is mostly screened by existing residential buildings and roadside greenery. The **public viewers** of this VP will be mainly the residents, pedestrian and vehicle users. Given its role as a primary access route to the Application Site for residents and visitors, and its close proximity to the Proposed Development, the visual sensitivity of this VP is considered **medium**.

Discussion on Visual Impacts from VPs and corresponding mitigation/measures: -

- 4.2.7 The photomontage demonstrates that with and without the Proposed Development, the **public viewers** at this VP will experience **slight** visual change. Due to the transient nature of road and lane users, and the fact that the Application Site is largely obscured by existing infrastructure and surrounding residential developments, the visual impact of the Proposed Development is considered **moderate**.
- 4.2.8 The inclusion of peripheral planting in the Proposed Development will ensure a degree of visual permeability, maintaining compatibility with the surrounding built environment.

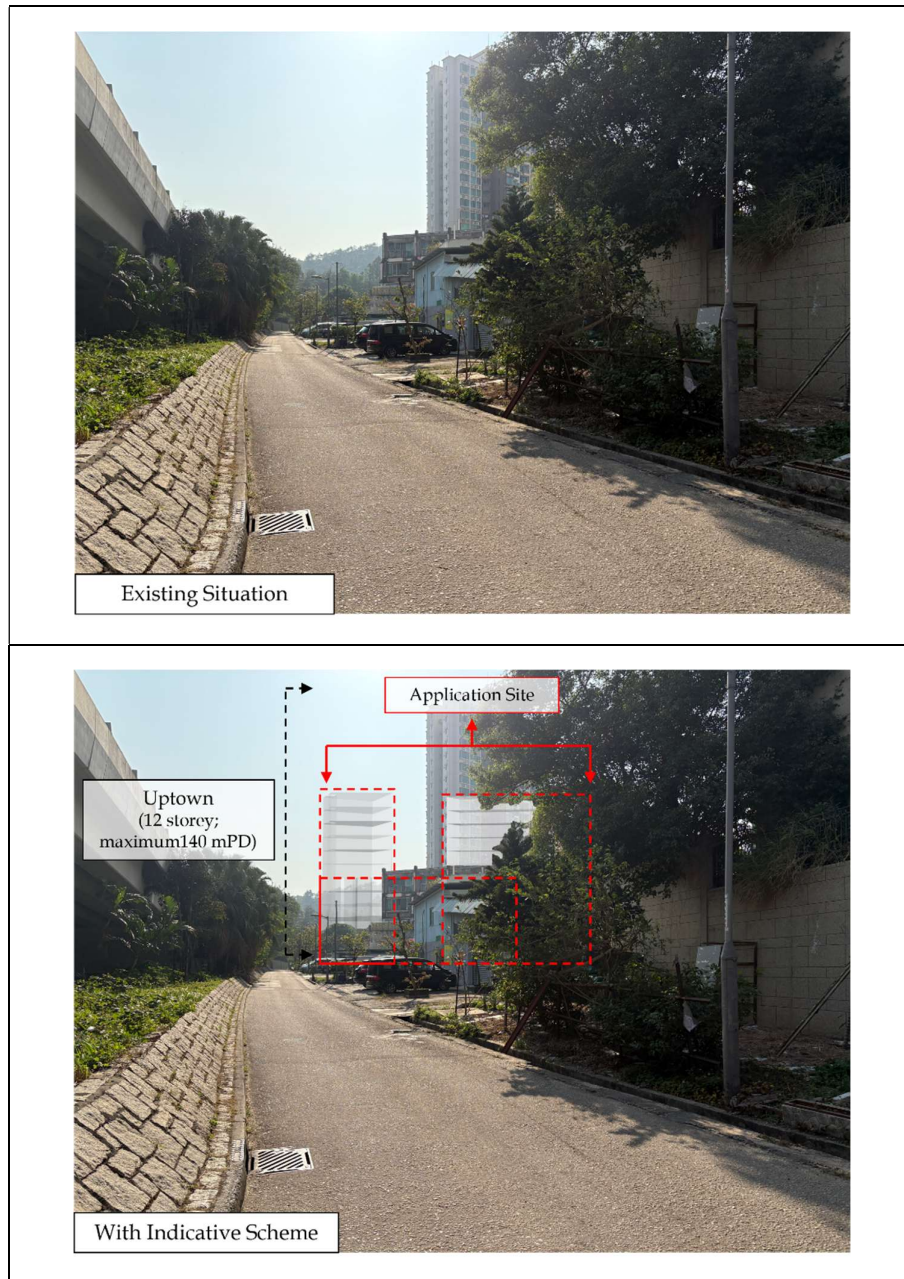
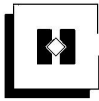


Diagram 7 Fui Sha Wai South Road (VP2)

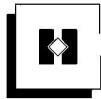


VP3 – Hung Tak Road Sitting-out Area

- 4.2.9 This VP is about 320m to the south of the Application site. It is situated within a cluster of educational facilities (i.e. Shung Tak Catholic English College and Ho Dao College) and residential buildings (i.e. Symphony Garden, Treasure Court and Lai Hung Garden), serving the residents as well as pupils in the surrounding. Thus, it represents viewers mainly the residents and pupils.
- 4.2.10 As shown in **Diagram 8**, the visual composition of this VP is dominated by residential buildings, schools and their periphery trees. From this VP, the Application Site is completely screened by the schools, residential buildings and vegetation. The **public viewers** of this VP will be the residents, pupils who are traveling to or from school and pedestrians. Given the presence of sitting-out areas where people may stay for longer period over the Proposed Development, the visual sensitivity of this VP is considered **medium**.

Discussion on Visual Impacts from VPs and corresponding mitigation/measures: -

- 4.2.11 As illustrated in **Diagram 8**, the **public viewers** at this VP will experience minimal visual change disregarding the presence of Proposed Development. Due to the transient nature of street users including residents and students, and the fact that the Application Site is completely blocked by existing residential developments, the visual impact of the Proposed Development is considered **negligible**.



VP4 – Tai Tao Tsuen Bus Stop

- 4.2.12 This VP is about 270m to the north of the Application site. It represents residents and other users of the bus stop such as commuters and tourists. In view of the mid-range VP from the bus stop and the Proposed Development, its visual sensitivity is considered **low**.

Discussion on Visual Impacts from VPs and corresponding mitigation/measures: -

- 4.2.13 As illustrated in **Diagram 9**, the visual composition of this VP is characterised by prominent high-rise residential buildings (i.e. “Uptown”), a flyover and roadside trees. The Proposed Development is largely screened by these existing structures and vegetation, with only a small portion of its upper section visible to **public viewers**. This limited visibility minimises the visual impact of the Proposed Development, resulting in a **slight** change to the existing scenic view. The screening effect of the high-rise buildings and surrounding greenery ensures that the Proposed Development integrates subtly into the urban landscape without significantly altering the overall visual character of this VP.



VP5 – Tai Tao Tsuen

- 4.2.14 This VP is about 180m to the immediate south-east of the Application site. It is situated along the main access road passing through Tai Tao Tsuen, leading directly to the Application Site. This VP represents villagers and pedestrians. Due to its close proximity to the Application Site, the Proposed Development is partially visible to **public viewers** at this VP. its visual sensitivity is therefore considered **medium**.

Discussion on Visual Impacts from VPs and corresponding mitigation/measures: -

- 4.2.15 As shown in **Diagram 10**, the visual composition of this VP is primarily characterised by the lush greenery and roadside trees, with the high-rise residential building as backdrop. Only a small portion of the upper section of the Proposed Development is visible to **public viewers**, as the surrounding high-rise residential structures significantly screen it from view. The **public viewers** in this area including local villagers, pedestrians and transient road users such as residents passing through Tai Tao Tsuen.
- 4.2.16 The high-rise residential buildings substantially limit the visibility of the Proposed Development, ensuring it blends into the existing urban landscape. The transient nature of the **public viewers** including villagers, pedestrians and other road users, reduces the overall significance of the visual change. The presence of abundant greenery further softens the visual intrusion, maintaining the aesthetic harmony of the area and minimising any visual effects from the Proposed Development. Hence, the visual impact of the Proposed Development is considered **negligible**.

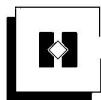


VP6 – *Walking Trail and Entrance/Exit of the Madam Chan Wai Chow Memorial Garden*

- 4.2.17 This VP is about 230m to the east of the Application site. It is situated along the main access road leading to and from the Madam Chan Wai Chow Memorial Garden, a notable open space near a residential development known as Park Villa. Although the Madam Chan Wai Chow Memorial Garden is not publicly accessible, the adjoining walking trail outside its perimeter would be frequently used by pedestrians and joggers nearby. As such, this location remains a relevant and representative viewpoint for assessing the visual impact of the Proposed Development. This VP represents nearby residents, pedestrians and recreational users who regularly traverse the area. Due to the substantial screening provided by dense tree cover and lush greenery along the access road, combined with the prominent circular structure of the Hung Tin Road flyover, the visual sensitivity at this VP is therefore considered **low**.

Discussion on Visual Impacts from VPs and corresponding mitigation/measures: -

- 4.2.18 As illustrated in **Diagram 11**, the visual composition of this VP is characterised by prominent tall trees and lush greenery. These elements, alongside the imposing presence of the Hung Tin Road flyover, significantly limit the visibility of the Proposed Development, rendering it almost entirely screened from **public viewers** at this location. The limited visibility of the Proposed Development ensures that its visual impact is minimal, sustaining the aesthetic character of the area. Hence, the visual impact of the Proposed Development at this VP is considered **negligible**, as it does not significantly alter the existing scenic quality or visual experience for residents, pedestrians or park users.



4.2.19 The overall visual input analysis brought by the Proposed Development is summarised in **Table 3** below.

VP	Visual Sensitivity	Appraisal Components				Conclusion
		Visual Composition	Visual Obstruction and Visual Change	Effect on Public Viewers	Effect on Visual Element/Resources	
1	Low	Negligible	Negligible	Negligible	Negligible	Negligible
2	Medium	Moderate	Moderate	Moderate	Moderate	Moderate
3	Medium	Negligible	Negligible	Negligible	Negligible	Negligible
4	Low	Slightly adverse	Slightly adverse	Slightly adverse	Slightly adverse	Slight
5	Medium	Negligible	Negligible	Negligible	Negligible	Negligible
6	Low	Negligible	Negligible	Negligible	Negligible	Negligible

Table 3 Summary of Visual Impact Analysis

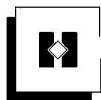
4.3 Sensitive Design Measures (Figure 1)

Provision of 5m-Building Setbacks

4.3.1 To enhance air quality in the neighbourhood, a building setback of 5m from the Site boundary is provided from the site boundary to the nearby residential developments (i.e. “Uptown”) abutting Fui Sha Wai Road South, which helps to provide more natural light and ventilation to the existing buildings, as well to minimize air and traffic noise impacts from the surroundings. Design of building setback would be considered in compliance with the requirements under the Building (Planning) Regulations (B(P)R) (Cap. 123F) and the Sustainable Building Design Guidelines (SBD Guidelines) (PNAP APP-152) to ensure the adequate air and visual permeability.

Street-level Landscaping Design

4.3.2 With the intention of enhancing the connectivity as well as improving the streetscape environment at pedestrian level, the street-level landscaping is proposed to create a landscape and visual buffer along the site boundary. It helps to facilitate a seamless transition between the Proposed Development and the adjacent natural and built environment. To maintain a visual relief and bring improvement to the pedestrian environment, proper landscaping with solid fence wall will be provided with planting beds with evergreen trees and shrubs, details of landscaping features are summarised in the Landscape Proposal. Provision of street-level landscaping will be managed and maintained by the future owners of the Proposed Development.



- 4.3.7 The design of the hard landscape elements has been developed in accordance with the Elderly-Friendly Design Guidelines of “*Design Manual Barrier Free Access 2008 (2025 Edition)*” published by the Building Department (BD). This ensures that materials, finishes, and layouts are optimized for accessibility, safety, and ease of use for elderly users.

Maximise Greenery Provision throughout the entire Proposed Development

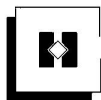
- 4.3.8 A total of 17 nos. of new trees is proposed throughout the Application Site to enhance the local biodiversity of existing environment. Compared to the existing condition, new ornamental tree and shrub plantings are also proposed along the Application Site to soften the built form and maximize the greenery.
- 4.3.9 The Proposed Development seeks to provide abundance of greenery with a total of about 477.75 sq.m. and a greenery ratio of about 22.35%, in which will be over 20% greenery requirement (equivalent to about 427.6 sq.m.) set out in the SBD Guideline (PNAP APP-152). All proposed greenery would be easily accessible and visible by the users and visitors. In addition, the proposed plantings at the amenity would create a tranquil and pleasant environment for enjoyment of future residents.

Incorporation of Elderly-friendly Building Design

- 4.3.10 The design prioritises will be based upon the use of passive techniques such as natural ventilation, daylighting, and thermal mass to minimise the building's environmental impact while creating a comfortable and inviting interior. To ensure safe mobility and accessibility of the built environment, a wider canopy from barrier-free building entrance incorporating with landscaping plantations will be provided to create an age-friendly environment.
- 4.3.11 Age-friendly features such as non-slip surfaces, appropriate bench heights, and clear, unobstructed pathways have been incorporated to create an inclusive environment that promotes comfort and convenience for all users, particularly the elderly of the RCHE and residential units.
- 4.3.12 Other elderly-friendly building design will be prepared in accordance with the “*Best Practices in Design and Operation of Residential Care Homes for the Elderly*” as established by the Social Welfare Department (SWD) in 2023 and the “*Task Force on Promoting Elderly-friendly Building Design*” by the Government in 2024 accordingly.

Provision of Active and Passive Activities

- 4.3.13 According to the Indicative Development Scheme and Landscape Proposal shown in **Appendices 1 and 7**, not less than 645 sq.m. communal open space would be provided in serving about 645 future occupants at the Proposed Development. Landscape Areas are proposed on the ground floor and landscape deck at 7/F to provide enjoyment of the users and visitors for both future RCHE and residential units **respectively**. In addition, the communal open spaces are equipped with



outdoor furniture, such as seating and fitness equipment, to enhance comfort and encourage social interactions among occupants. As suggested in the “*Study on Active Design for Healthier Lifestyle – Feasibility Study*” and the “*Study on Reimagining Public Spaces in Hong Kong – Feasibility Study*” commissioned by the Planning Department (PlanD) that were completed in 2023, the creation of active shared spaces for elderly could ensure both needs and foster a sense of community among different users.

- 4.3.14 Other elderly-friendly building design will be prepared in accordance with the “*Best Practices in Design and Operation of Residential Care Homes for the Elderly*” as established by the SWD in 2023 and the “*Task Force on Promoting Elderly-friendly Building Design*” by the Government in 2024 and the ‘Elderly-Friendly Building Certificate’ under the BEAM Plus framework announced in 2025 accordingly.

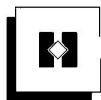
Promotion of Integrated and Interactive Neighbourhood

- 4.3.15 The Proposed Development features a design element that facilitates integrations and interactions among the future users and visitors of the RCHE and residential units through the landscape areas on the ground floor and landscape deck at 7/F. The inclusion of shared open spaces incorporated with landscaping are provided, including a sitting garden and a gathering courtyard on the ground floor. While other recreational facilities, such as yoga area, terrace garden, fitness equipment zones, with a viewing platform are proposed at 7/F. It offers a variety of recreational and relaxation options, so as to encourage social interaction and alleviate feelings of isolation among occupants. Such improvement would not affect to the character of the nearby residential development (i.e., “*Uptown*”) within the “CDA” zone, indeed, would enhance the overall neighbourhood to be integrated and interactive among with the Proposed Development.

- 4.3.16 The landscape deck at 7/F provides a viewing platform space for the future residents to enjoy the view of Kung Um Shan (of about 297m) to the southeast in order to promote the elderly’s well-being. The open-sided void areas also allow cross view corridor to mountain backdrop to enhance visual permeability and the visual linkage of the building and surrounding environment. To maximize the greening opportunities within the Application Site, a diverse selection of plants would be incorporated with the outdoor furniture and recreational facilities to create attractive green spaces.

Maximise Provision of Open Space

- 4.3.17 To promote a high-quality living environment, the Proposed Development shall maximise of open space provision to enhance well-being and social interaction among the future users and visitors. A variety of landscape open spaces are proposed at the ground floor and landscape deck at 7/F, such as a sitting garden, a gathering courtyard, fitness equipment zones and a viewing platform, to cater to the mobility



5 CONCLUSION

- 5.1.1 The Visual Appraisal is prepared in support of the the Proposed Amendment involves rezoning the Application Site from “CDA” and “GB” and to amend the Notes of the OZP applicable to the Application Site for Proposed Development.
- 5.1.2 As demonstrated above, the Proposed Development is designed to be compatible with the surrounding low-to-high-rise residential developments in the neighbourhood. To ensure compatibility and enhance the visual quality of the area, the Indicative Scheme incorporates thoughtful sensitive design features, including strategically planned building layouts to maximize visual permeability, optimised building disposition and massing, as well as the integrated landscape design that enriches the aesthetic appeal of the surroundings. These elements aim to create a cohesive and visually pleasing environment that complements the existing urban fabric in Hung Shui Kiu.
- 5.1.3 Hence, a Visual Appraisal has confirmed that the Proposed Development will create slight impact to the surroundings and is considered not incompatible with the surrounding residential neighbourhood. With the implementation of sensitive design measurement, it is anticipated that the Proposed Development will create negligible to moderate visual impact to the surroundings and is considered not incompatible with the surrounding environment.