

This document is received on - 7 JUL 2021.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of
Land and/or Building Not Exceeding 3 Years in Rural Areas or Renewal
of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區土地上及/或建築物內進行為期不超過三年
的臨時用途/發展或該等臨時用途/發展的許可續期的建議***

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A145K/323
	Date Received 收到日期	- 7 JUL 2021

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

1. Name of Applicant 申請人姓名/名稱

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

Yan Oi Tong Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

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

Townland Consultants Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Government Land in D.D. 124, Hung On Lane, Hung Shui Kiu, Yuen Long
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<div> <input checked="" type="checkbox"/> Site area 地盤面積 5,339 sq.m 平方米 <input checked="" type="checkbox"/> About 約 </div> <div> <input checked="" type="checkbox"/> Gross floor area 總樓面面積 10,126 sq.m 平方米 <input checked="" type="checkbox"/> About 約 </div>
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	5,339 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	"Open Space" and "Residential (Group A) 4"
(f) Current use(s) 現時用途	Vacant Land (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☒ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas**

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

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

Proposed Transitional Housing Development on a 3 Years Temporary Basis

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for
申請的許可有效期
☒ year(s) 年 3
☐ month(s) 個月
(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積

2,402.55 (45% of Site Area) sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積

2,936.45 (55% of Site Area) sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目

2

Proposed domestic floor area 擬議住用樓面面積

10,036 sq.m ☒ About 約

Proposed non-domestic floor area 擬議非住用樓面面積

90 sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積

10,126 sq.m ☒ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

Domestic Portion (Block A and B) G/F - 3/F Domestic Use (total 4 storey at not more than 15m)

Non-Domestic Portion G/F Ancillary Facilities (Multipurpose Room & Office, etc) /E/M (total 1 storey at not more than 6.125m)

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

Others (Please Specify) 其他 (請列明)

54 bicycle parking spaces

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

1

Proposed operating hours 擬議營運時間		N/A																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？		Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Hung On Lane <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>																														
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 No 否 <input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 No 否 <input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input checked="" type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input checked="" type="checkbox"/>	No 不會 <input type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>Please refer to the Supplementary Planning Statement</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas 位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<div> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 </div> <div> <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 </div> <div> <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： </div> <div> _____ _____ _____ </div> <div> Reason(s) for non-compliance: 仍未履行的原因： </div> <div> _____ _____ _____ </div> <div> (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明) </div>
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

7. Justifications 理由

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

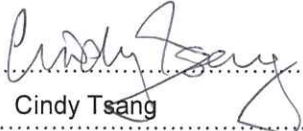
Please refer to the Supplementary Planning Statement

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署


Cindy Tsang

Name in Block Letters
姓名（請以正楷填寫）

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

Director

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☒ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☒ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☒ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

Townland Consultants Limited

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 組織名稱及蓋章（如適用）



Date 日期

25/06/2021

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Government Land in D.D. 124, Hung On Lane, Hung Shui Kiu, Yuen Long 元朗洪水橋洪安里丈量約份第124約的政府土地
Site area 地盤面積	5,339 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 5,339 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2 洪水橋及廈村分區計劃大綱核准圖編號S/HSK/2
Zoning 地帶	"Open Space" and "Residential (Group A) 4" 「休憩用地」及「住宅（甲類）4」
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途／發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途／發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途／發展	Proposed Transitional Housing Development on a 3 Years Temporary Basis 3年的臨時過渡性房屋發展

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	10,036 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.880 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	90 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.017 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	2	
	Non-domestic 非住用	Non-Domestic Portion located within Domestic Block A	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	15	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		4	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	6.125	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		1	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	55 %		<input checked="" type="checkbox"/> About 約
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) Bicycle Parking Spaces _____ _____		54
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Typical Floor Plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water Supplies Impact Assessment		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

SECTION 16 PLANNING APPLICATION TOWN PLANNING ORDINANCE (CAP. 131)

**PROPOSED TRANSITIONAL HOUSING DEVELOPMENT
ON A 3 YEARS TEMPORARY BASIS
AT GOVERNMENT LAND IN DD 124,
HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES**

- Supplementary Planning Statement -

TOWNLAND CONSULTANTS LIMITED



TOWNLAND CONSULTANTS LTD.

PROJECT MANAGEMENT, URBAN AND REGIONAL PLANNING, SOCIAL DEVELOPMENT, DEVELOPMENT CONSULTANCY,
MASTER PLANNING, URBAN DESIGN, CONCEPT ARCHITECTURE AND LANDSCAPE ARCHITECTURE

Our Ref URA/PCRHYR/VIN/02
Date 06 July 2021

By EMAIL Only

Secretary, Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road, North Point, HONG KONG

2021年 7月 7日
此文件在 2021年 7月 7日 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on - 7 JUL 2021
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Dear Sirs

**SECTION 16 PLANNING APPLICATION
THE TOWN PLANNING ORDINANCE (CHAPTER 131)**

**PROPOSED TRANSITIONAL HOUSING DEVELOPMENT
ON A 3 YEARS TEMPORARY BASIS
AT GOVERNMENT LAND IN DD 124,
HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES**

We write regarding the captioned Planning Application submitted to the Town Planning Board ("TPB") on 25 June 2021.

Please find enclosed replacement page of Appendix 4: Traffic Impact Assessment for your onward processing. Please note there is no change to the findings of the technical assessment.

Should there be any queries, please do not hesitate to contact the undersigned or Mr. Vincent Lau.

Yours faithfully
FOR AND ON BEHALF OF
TOWNLAND CONSULTANTS LIMITED

Cindy Tsang
Director

CT/VIN

Enc

cc Client / Team

城
市
規
劃
副
總
辦
事
處
MAIN HONG KONG OFFICE
1801, 18th Floor, 101 King's Road, North Point, Hong Kong
Telephone : (852) 2521 2911 Facsimile : (852) 2521 6631
E-mail address : tcld@townland.com Website : www.townland.com
CHINA OFFICE
Room 803, North Wing, Cangsong Building, Tairan 6th Road, Chegongmiao,
Fujian District, Shenzhen City, PRC. Postal Code 518040
Telephone : (86)(755) 8369 0780
E-mail address : tcld@townland.com
INDIA OFFICE
CRD Samarth, 3rd Floor, 86 S.V. Road, Khar (W),
Mumbai, 400 052, India
Telephone : (91 22) 2600 0583
E-mail address : tcld@townland.com
INDONESIA OFFICE
Gedung Menara Anugrah, Lantai 21
Kantor Taman E.3 3, Jl. DR. Idris Anak Agung Gde Agung Lot 8.6-8 7
Kawasan Mega Kuningan, Jakarta Selatan 12950
Telephone : (62 21) 2941 0621
E-mail address : tcld@townland.com

ASSOCIATED COMPANIES

TOWNLAND CONSULTANTS (INTERNATIONAL) LIMITED (International)

TOWNLAND CONSULTANTS (SHENZHEN) LIMITED (China)

TOWNLAND CONSULTANTS PVT. LIMITED (India)

PT TOWNLAND INTERNATIONAL (Indonesia)

HOWARD & SEDDON PARTNERSHIP (United Kingdom)



ISO 9001:2015
Certificate No.: CC844

2. PROPOSED DEVELOPMENT

2.1 Site Condition

- 2.1.1 The Application Site is currently idle government land and located to the west of Hung Yuen Road and to the east of Hung On Lane near Hung Shui Kiu LRT Station in Hung Shui Kiu area. The site location is shown in Figure 1.1. The site area is approximately 5,339 m².
- 2.1.2 The Proposed Transitional Housing Development comprises of two 4-storey residential blocks and a non-domestic block, providing a total of approx. 404 units, housing approx. 756 persons. To allow for future design flexibility under Class A Amendments, this Traffic Impact Assessment in support of the S16 Planning Application has assumed a total unit production of 444 units. The tentative completion year of the development is 2023.

2.2 Proposed Development Schedule

- 2.2.1 The proposed development schedule of temporary transitional housing at the Application Site is summarised in Table 2.1. The Master Layout Plan of the proposed development is illustrated in Figure 2.1.

Table 2.1 Proposed Development Schedule of the Application Site

Component		Proposed Development Schedule	
Total Site Area		Approx. 5,339 m ²	
Domestic GFA		Approx. 10,036 m ²	
Non-domestic GFA		90 m ²	
No. of Flats	Disabled Unit	2 (0.50%)	404 flats (not more than 444 flats)
	1-person Unit	190 (47.03%)	
	2-person Unit	72 (17.82%)	
	3-person Unit	140 (34.65%)	
	Total	404 (100%)	
Average Flat Size		25 m ²	

2.3 Master Layout Plan

- 2.3.1 The Master Layout Plan (MLP) of the proposed development at the Application Site is illustrated in Figure 2.1.

Vehicular Access Arrangement

- 2.3.2 Currently, no vehicular access is provided for the Application Site. As shown in Figure 2.1, the proposed 7.3m-wide run-in/out would be provided for the proposed development at the cul-de-sac of Hung On Lane for vehicular access. Bollards will be erected on both sides of the run-in / out for pedestrian safety.

Emergency Vehicular Access (EVA)

- 2.3.3 A portion of the existing public walkway outside of and bordering the northern side of the Application Site is proposed to serve as EVA (via the proposed vehicular access of the



Our Ref URA/PCRHYR/VIN/03
Date 03 August 2021

By EMAIL and FAX only

Secretary, Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road, North Point, HONG KONG

Dear Sirs

**SECTION 16 PLANNING APPLICATION
THE TOWN PLANNING ORDINANCE (CHAPTER 131)**

**PROPOSED TRANSITIONAL HOUSING DEVELOPMENT
ON A 3 YEARS TEMPORARY BASIS AT GOVERNMENT LAND IN DD 124,
HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES (TPB No. A/HSK/323)**

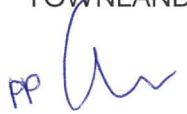
We write regarding the captioned Planning Application submitted to the Town Planning Board ("TPB") on 25 June 2021.

Further to comment received from Urban Design and Landscape Section ("UD&L"), Planning Department ("PlanD"), Transport Department ("TD"), and Architectural Services Department ("ArchSD") on 28 and 29 July 2021, please find our responses in the enclosed Responses-to-Comments Table (**Attachment 1** refers).

Please kindly note that there is no change to the Proposed Development nor to the conclusion of the Technical Assessments.

Should there be any queries, please do not hesitate to contact the undersigned or Mr. Vincent Lau.

Yours faithfully
FOR AND ON BEHALF OF
TOWNLAND CONSULTANTS LIMITED


Cindy Tsang
Director

CT/VIN

Enc

cc Client / Team

城
市
規
劃
顧
問

MAIN HONG KONG OFFICE :
1801, 18th Floor, 101 King's Road, North Point, Hong Kong
Telephone : (852) 2521 2911 Facsimile : (852) 2521 6631
E-mail address : tcitd@townland.com Website : www.townland.com

CHINA OFFICE :
Room 803, North Wing, Cangsong Building, Tairan 6th Road, Chegongmiao,
Futian District, Shenzhen City, PRC. Postal Code 518040
Telephone : (86)(755) 8369 0780
E-mail address : tcitd@townland.com

INDIA OFFICE :
CRD Samarth, 3rd Floor, 86 S.V. Road, Khar (W),
Mumbai, 400 052, India
Telephone : (91 22) 2600 0583
E-mail address : tcpl@townland.com

INDONESIA OFFICE :
Gedung Menara Anugrah, Lantai 21
Kantor Taman E.3.3, Jl. DR. Ide Anak Agung Gde Agung Lot.8.6-8.7
Kawasan Mega Kuningan, Jakarta Selatan 12950
Telephone : (62 21) 2941 0621
E-mail address : tcjkt@townland.com

ASSOCIATED COMPANIES :

TOWNLAND CONSULTANTS (INTERNATIONAL) LIMITED (International)
TOWNLAND CONSULTANTS (SHENZHEN) LIMITED (China)
TOWNLAND CONSULTANTS PVT. LIMITED (India)
PT TOWNLAND INTERNATIONAL (Indonesia)
HOWARD & SEDDON PARTNERSHIP (United Kingdom)



ISO 9001:2015
Certificate No.: CC844

Attachment 1

	RESPONSES-TO-COMMENTS TABLE
--	-----------------------------

Comments/ Suggestions		Consultant's Responses
A.	<u>Comments of Landscape Unit, Planning Department received on 28.7.2021: (Contact person: Katherine NG, Tel no.: 2231 4844)</u>	
	Having review the submitted information, please find below our comments from landscape planning perspective:	
(i)	With reference to Section 4.5 of Appendix 2 in the SPS, a breakdown calculation of the open space to demonstrate the proposed 838m ² open space provision as well as differentiation between public accessible areas should be highlighted in the figure	The open space provision of 838m ² as highlighted in the landscape proposal (section 4.5 of Appendix 2 of the SPS refers) is to provide no less than 1m ² per person of open space for residents for recreation which include gathering areas, outdoor fitness areas, children's play areas, pocket gardens. No specified requirement to be provided for the public open space under the planning submission for this temporary transitional housing development nature. The Applicant intends to open said areas for public enjoyment at reasonable hours subject to the property management arrangements as stated in the planning statement is for encouraging social integration.
(ii)	Elaboration on the proposed landscape boundary treatments with section and elevation, or any other drawing as appropriate should be provided in the application	Low metal fence wall with at-grade planters is proposed along the Application Site boundary. Supplementary drawing "Edge Planter Details" in Appendix 1 refers.

PROPOSED TRANSITIONAL HOUSING DEVELOPMENT ON A 3 YEARS TEMPORARY BASIS
AT GOVERNMENT LAND IN DD 124, HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES (TPB REF: A/HSK/323)
RESPONSES TO COMMENTS

Comments/ Suggestions		Consultant's Responses																																																																								
B. <u>Comments of Transport Department received on 28.7.2021:</u> <u>(Contact person: Wilson MAN, Tel no.: 2399 2422)</u>																																																																										
1)	Table 3.2 (P9) <div><p>Table 3.2 Franchised Bus Routes in the Vicinity</p><table><thead><tr><th>Route No.</th><th>Origin – Destination</th><th>Peak Frequency (min.)</th></tr></thead><tbody><tr><td colspan="3">Franchised Bus Routes</td></tr><tr><td>K75P</td><td>Hung Shui Kiu – Tin Shui Wai Station</td><td>30</td></tr><tr><td>K75AP</td><td>Hung Shui Kiu – Tin Shui Wai Station</td><td>30</td></tr><tr><td>K75PH</td><td>Hung Shui Kiu – Tin Shui</td><td>10 – 15</td></tr><tr><td>K75PHH</td><td>Hung Fok Estate – Tin Shui Wai Station</td><td>12 (AM/PM Peak only)</td></tr><tr><td>63X</td><td>Hung Shui Kiu (Hung Fok Estate) – Jordan (West Kowloon Station)</td><td>12 – 20</td></tr><tr><td>68A</td><td>Long Ping Estate – Tsing Yi Station</td><td>8 – 10</td></tr><tr><td>68X</td><td>Hung Shui Kiu (Hung Fok Estate) – Miga Park (Park Avenue)</td><td>10 – 15</td></tr><tr><td>258A</td><td>Hung Shui Kiu (Hung Fok Estate) – Lam Tin Station</td><td>07:20, 07:35</td></tr><tr><td>258PH</td><td>Hung Shui Kiu (Hung Fok Estate) – Lam Tin Station</td><td>12–20 (AM Peak only)</td></tr><tr><td>261PH</td><td>Siu Hong Court – Tin Ping Estate</td><td>06:40, 07:00, 07:20</td></tr><tr><td>268X</td><td>Hung Shui Kiu (Hung Fok Estate) – Jordan (West Kowloon Station)</td><td>10 – 15</td></tr><tr><td>269PH</td><td>Tin Shui Wai Station – Pak Yuen (Special Route)</td><td>07:20</td></tr><tr><td>276P</td><td>Tin Shui Wai Station – Sheung Shui</td><td>5 – 12</td></tr><tr><td>960A</td><td>Central – Hung Shui Kiu (Hung Fok Estate)</td><td>18:30</td></tr><tr><td>960B</td><td>Quarry Bay – Hung Shui Kiu (Hung Fok Estate)</td><td>18:30, 18:45, 19:00, 19:15</td></tr><tr><td>960P</td><td>Hung Shui Kiu (Hung Fok Estate) – Wan Chai North</td><td>07:00, 07:10, 07:20, 07:30, 07:40, 07:55, 08:25, 08:55, 09:25, 10:00</td></tr><tr><td>960X</td><td>Hung Shui Kiu (Hung Fok Estate) – Quarry Bay (King's Road)</td><td>07:00, 07:10, 07:20, 07:30, 07:40, 07:55, 08:25, 08:55, 09:25, 10:00</td></tr><tr><td>A34</td><td>Hung Shui Kiu (Hung Fok Estate) – Airport (Ground Transportation Centre)</td><td>20</td></tr><tr><td>A37</td><td>Hung Shui Kiu (Hung Fok Estate) – Airport (Ground Transportation Centre)</td><td>30 – 40</td></tr><tr><td>92</td><td>Yuen Long Station – Shenzhen Bay Port</td><td>10 – 15</td></tr><tr><td>N969H</td><td>Tin Shui Wai Town Centre – Causeway Bay (Marston Terrace)</td><td>30</td></tr><tr><td>N432H</td><td>Tin Shui Wai Town Centre – Kowloon (Chung King)</td><td>06:40, 07:00, 07:20, 07:40, 08:00, 08:20, 08:40, 09:00, 09:20, 09:40, 10:00, 10:20, 10:40, 11:00, 11:20, 11:40, 12:00, 12:20, 12:40, 13:00, 13:20, 13:40, 14:00, 14:20, 14:40, 15:00, 15:20, 15:40, 16:00, 16:20, 16:40, 17:00, 17:20, 17:40, 18:00, 18:20, 18:40, 19:00, 19:20, 19:40, 20:00, 20:20, 20:40, 21:00, 21:20, 21:40, 22:00, 22:20, 22:40, 23:00, 23:20, 23:40, 24:00</td></tr></tbody></table><p>Notes: (1) Weekend only (except Public Holidays) (2) Monday to Saturday only (except Public Holidays) (3) One-way service (4) One-way service only</p><p>via Shek to Tsuen only One way only, change - to - to - to</p></div>	Route No.	Origin – Destination	Peak Frequency (min.)	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2)	Heading of Table 6.1(P19), 6.2 (P19) and 6.9 (P24), as K75P, K75S, and K75A are not franchised buses, please revise to “Existing MTR Bus ...”.	Noted. Tables 6.1, 6.2 and 6.9 have been revised in the updated TIA report (Appendix refers).																																																																								

PROPOSED TRANSITIONAL HOUSING DEVELOPMENT ON A 3 YEARS TEMPORARY BASIS
AT GOVERNMENT LAND IN DD 124, HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES (TPB REF: A/HSK/323)
RESPONSES TO COMMENTS

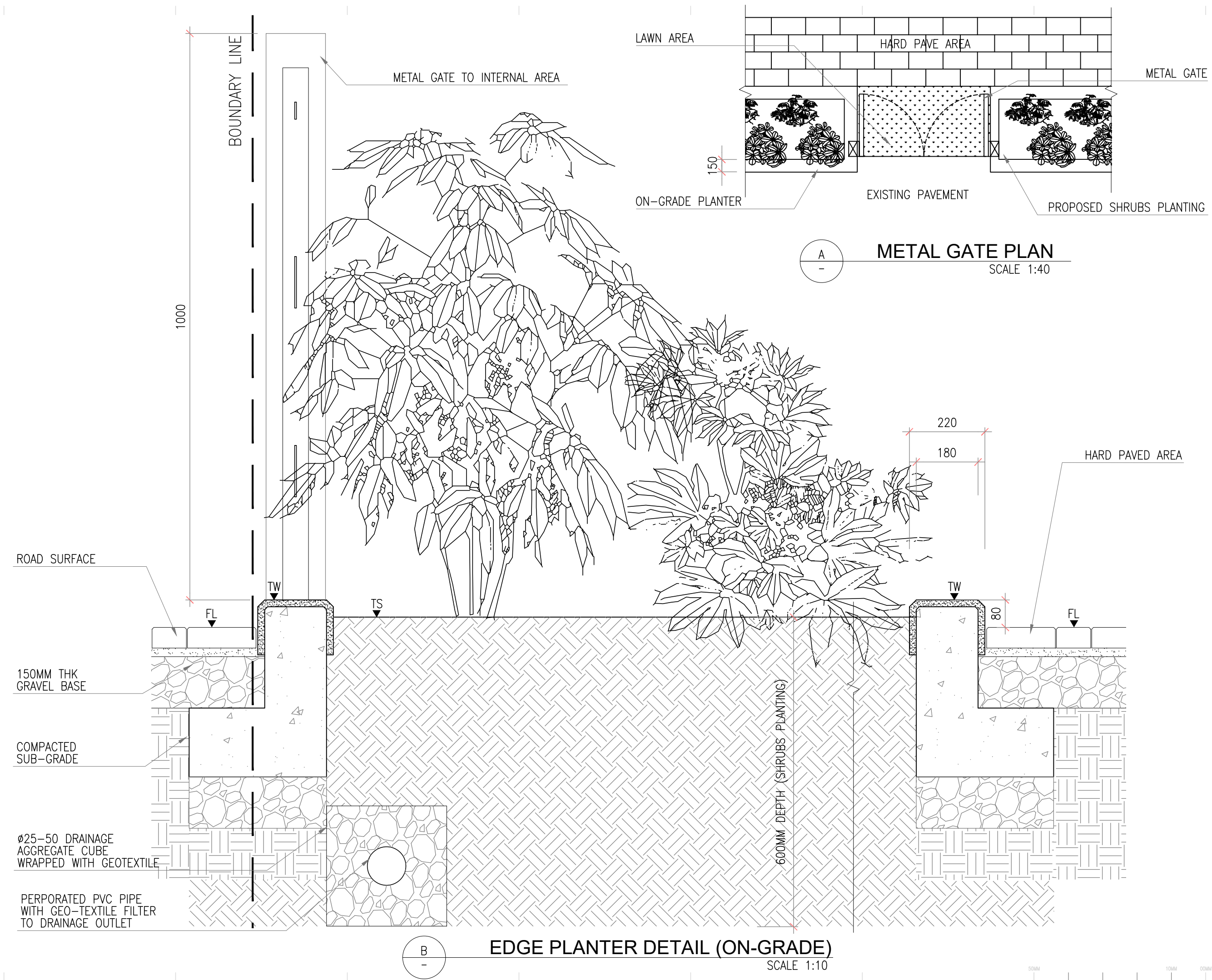
Comments/ Suggestions		Consultant's Responses
C.	<u>Comments of Architectural Services Department received on 29.7.2021: (Contact person: Calvin CHAN, Tel no.: 2154 2398)</u>	
	<p>The building length of Block A & B appear to be exceeded 60m, which may have adverse impact on the air ventilation and visual permeability. The Applicant is advised to comply with the building separation requirements of the devising guidelines stipulated in PNAP APP-152.</p> <p>Barrier free access shall be provided to comply with "Design Manual: Barrier Free Access 2008"</p> <p>20% Greenery shall be provided in accordance with PNAP APP-152.</p>	<p>Please note that PNAP APP-152 is not applicable for the captioned transitional housing development project under the short-term tenancy. Nonetheless, please note that under paragraph 6 of PNAP APP-152, standalone residential building blocks of height not exceeding 15m can be exempted from the building separation requirements.</p> <p>Noted and compliance with the Design Manual: Barrier Free Access 2008 shall be implemented during the detailed design and General Building Plan submission stage.</p> <p>Greenery coverage in accordance with PNAP APP-152 for the captioned transitional housing development project under the short-term tenancy is not applicable.</p>

Date: 02 August 2021

File Ref: URA/PCRHYR

Appendix 1

EDGE PLANTER DETAILS



LEGEND/NOTE

FENCE WALL DESIGN WILL BE FURTHER DEVELOPED IN DETAIL DESIGN STAGE.

REV	DATE	DESCRIPTION
0	20210730	FIRST SUBMISSION

otherland

UNIT 2302, 23/F, NEW TECH PLAZA,
34 TAI YAU STREET
SAN PO KONG KOWLOON, HONG KONG,
Tel: (852) 2893 0370 Fax: (852) 2893 3139
WWW.OTHERLAND.COM.HK

CLIENT:
URBAM RENEWAL AUTHORITY

PROJECT:
PROPOSED TRANSITIONAL HOUSING
DEVELOPMENT AT GOVERNMENT LAND
IN DD124, HUNG SHUI KIU, YUEN LONG
NEW TERRITORIES

TITLE:
EDGE PLANTER DETAIL

SCALE:	AS SHOWN (A3)
DRAWN BY:	RT
CHECKED BY:	RT
APPROVED BY:	PC
DRAWING DATE:	20210730
PROJECT No:	TL02_20
SHEET No:	TL02_20-01
REV:	.

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PLOT: RachelTse DATE: 30 July 2021

Appendix 2

REPLACEMENT PAGE TO TRAFFIC IMPACT
ASSESSMENT

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3. EXISTING TRAFFIC CONTEXT

3.1 Existing Road Network

- 3.1.1 The existing road network in the vicinity of the Application Site is shown in **Figure 3.1**. The Application Site is bordered by Hung Yuen Road to the east and Hung On Lane to the west.
- 3.1.2 Hung Yuen Road is a single 2-lane Local Distributor running north / south. It serves as a linkage between Hung Shui Kiu Tin Sam Road and Hung Chi Road, which connects to Hung Tin Road and Yuen Long Highway.
- 3.1.3 Hung Shui Kiu Tin Sam Road is a single 2-lane Local Distributor running east / west. It serves as a linkage between Hung Yuen Road and Hung Tai Road.
- 3.1.4 Hung Tai Road is a single 2-lane Local Distributor running north / south. It serves as a linkage between Hung Shui Kiu Tin Sam Road and local developments.
- 3.1.5 Hung On Lane is a single 2-lane Local Road connecting to Hung Tai Road. No development access is currently located on Hung On Lane.

3.2 Existing Public Transport Services

- 3.2.1 The Application Site is currently well served by Hung Shui Kiu Light Rail Transit (LRT) Station and plenty of road-based public transport services (i.e. [MTR bus](#), franchised bus and GMB) in the vicinity. The existing public transport services are summarised in **Tables 3.1** to **3.3** and shown in **Figure 3.2**.

Table 3.1 LRT Routes in the Vicinity

Route No.	Origin – Destination	Peak Frequency (min.)
<u>LRT Routes</u>		
610	Yuen Long – Tuen Mun Ferry Pier	6 – 10
614	Yuen Long – Tuen Mun Ferry Pier	13 – 21
615	Yuen Long – Tuen Mun Ferry Pier	14 – 20
751	Tin Yat – Yau Oi	4 – 9

Table 3.2 MTR Bus and Franchised Bus Routes in the Vicinity

Route No.	Origin – Destination	Peak Frequency (min.)
<u>MTR Bus Routes</u>		
K75 ^(c)	Hung Shui Kiu – Tin Shui Wai Station	30
K75A ^(c)	Hung Shui Kiu – Tin Shui Wai Station	30
K75P ^(c)	Hung Shui Kiu – Tin Shui	10 – 15
K75S ^{(1)(c)}	Hung Fuk Estate – Tin Shui Wai Station	12 (AM/PM Peak only)
<u>Franchised Bus Routes</u>		
63X	Hung Shui Kiu (Hung Fuk Estate) – Jordan (West Kowloon Station)	12 – 20
68A	Long Ping Estate – Tsing Yi Station	8 – 10
68X	Hung Shui Kiu (Hung Fuk Estate) – Mong Kok (Park Avenue)	<u>9</u> – 15
258A ⁽¹⁾	Hung Shui Kiu (<u>Hung Fuk Estate</u>) <u>to</u> Lam Tin Station	<u>07:10, 07:25</u>
258P ⁽²⁾	Hung Shui Kiu (Hung Fuk Estate) – Lam Tin Station	12 – <u>30</u>
261P ⁽²⁾	Siu Hong Court <u>to</u> Tin Ping Estate	06:40, 07:00, 07:20
268X	Hung Shui Kiu (Hung Fuk Estate) – Jordan (West Kowloon Station)	<u>6</u> – 15
269D ⁽¹⁾	Tin Shui Wai Station <u>to</u> Lek Yuen [Special Route]	07:20
276P	Tin Shui Wai Station – Sheung Shui	5 – 12
960A ⁽¹⁾	Central <u>to</u> Hung Shui Kiu (Hung Fuk Estate)	18:30
960B ⁽¹⁾	Quarry Bay <u>to</u> Hung Shui Kiu (Hung Fuk Estate)	<u>17:45, 18:00, 18:15,</u> 18:30, 18:45, 19:00, 19:15
960P	Hung Shui Kiu (Hung Yuen Road) <u>to</u> Wan Chai North	<u>06:45, 07:00, 07:10,</u> 07:20, 07:30, 07:40, 07:55, 08:25, 08:55, 09:25, 10:00
960X ⁽²⁾	Hung Shui Kiu (Hung Yuen Road) <u>to</u> Quarry Bay (King's Road)	<u>06:45, 06:55, 07:05,</u> <u>07:15, 07:25, 07:36,</u> <u>07:48</u>
A34	Hung Shui Kiu (Hung Yuen Road) – Airport (Ground Transportation Centre)	20
A37 ⁽³⁾	<u>Long Ping Station</u> – Airport (Ground Transportation Centre)	<u>15 – 30</u>
B2	Yuen Long Station – Shenzhen Bay Port	10 – 15
N969 ^(O)	Tin Shui Wai Town Centre – Causeway Bay (Moreton Terrace)	<u>20 – 30</u>
NA37 ^(O)	Tin Shui Wai Town Centre – <u>Cathay City</u>	<u>03:25, 03:45, 04:05,</u> <u>04:20, 04:40</u>

Remark: (1) Weekdays only (except Public Holidays)
 (2) Monday to Saturday only (except Public Holidays)
(3) Via Shek Po Tsuen only
 (C) Circular service
 (O) Overnight service only

6. ASSESSMENT OF PUBLIC TRANSPORT SERVICES

6.1 Existing Public Transport Conditions

- 6.1.1 As mentioned in **Section 3.2**, the Application Site is currently well served by public transport services as shown in **Figure 3.2**.
- 6.1.2 Public transport utilisation survey was undertaken at the LRT station, bus terminals, bus stops and GMB stops in the vicinity of the Application Site during the aforesaid period mentioned in **para. 3.3.2**.
- 6.1.3 LRT are the major public transport serving the local area between Yuen Long and Tuen Mun Ferry Pier and between Yau Oi and Tin Yat, about 40 trips are observed during both morning peak and evening peak hour at Hung Shui Kiu LRT Station with peak occupancy of about 60% to 75%.
- 6.1.4 For **MTR Bus** services, circular routes K75P, K75S and K75A are major bus routes between Hung Shui Kiu and Tin Shui Wai (including Tin Shui Wai Railway Station). The surveyed passenger utilisation during morning peak and evening peak are summarised in **Tables 6.1** and **6.2**.

Table 6.1 Existing **MTR Bus (Circular Routes) Passenger Utilization during AM Peak Hour**

Route No.	Destination	AM Peak Hour			
		Observed Trips (veh/hr)	Observed Capacity (pax/hr)	Observed Utilization (%)	Residual Capacity (pax/hr)
MTR Bus					
K75P	Tin Shui Estate (via Tin Shui Wai Station Station, circular)	4	400	40%	240
K75S	Tin Shui Wai Station (circular)	4	400	60%	160
K75A	Tin Shui Wai Station Station (circular)	2	200	13%	175
Total			1,000	43%	575

Table 6.2 Existing **MTR Bus (Circular Routes) Passenger Utilization during PM Peak Hour**

Route No.	Destination	AM Peak Hour			
		Observed Trips (veh/hr)	Observed Capacity (pax/hr)	Observed Utilization (%)	Residual Capacity (pax/hr)
MTR Bus					
K75P	Tin Shui Estate (via Tin Shui Wai Station Station, circular)	2	200	10%	180
K75S	Tin Shui Wai Station (circular)	5	500	32%	340
K75A	Tin Shui Wai Station Station (circular)	5	500	30%	350
Total			1,200	28%	870

- 6.1.5 For other franchised bus and GMB Routes in the vicinity, the surveyed passenger utilisation of PT during morning peak and evening peak for eastbound and westbound directions are summarised in **Tables 6.3** to **6.6**.

75%, it is considered that existing LRT services are adequate to cater to the demand for LRT services from the proposed transitional housing development.

- 6.2.6 For road-based public transport, the pedestrian trip generation from the proposed development would be assigned based on the modal split derived from by-census as mentioned in **para. 6.2.4**, and the directional split would be based on the existing pattern of boarding and alighting passengers at the surveyed public transport services. The residual capacity of road-based public transport services in the vicinity of the Application Site with the proposed development is shown in **Table 6.9**.

Table 6.9 Future Road-based Public Transport Utilization with Proposed Development

Direction	Public Transport Service	Residual Capacity (pax/hr) (a)	Estimated Demand for PT services of Proposed Development (pax/hr) (b)	Residual Capacity With the Proposed Development (pax/hr) (a)-(b)
AM Peak				
Circular Route	<u>MTR Bus</u>	575	34	541
Eastbound	Franchised Bus	1,590	47	1,543
	GMB	62	14	48
	Total	1,652	61	1,591
Westbound	Franchised Bus	3,150	62	3,088
	GMB	118	6	112
	Total	3,268	68	3,200
PM Peak				
Circular Route	<u>MTR Bus</u>	870	24	846
Eastbound	Franchised Bus	1,325	20	1,305
	GMB	68	10	58
	Total	1,393	30	1,363
Westbound	Franchised Bus	1,790	60	1,730
	GMB	93	5	88
	Total	1,883	65	1,818

- 6.2.7 The above results indicate that existing public transport services in the vicinity of the Application Site would still operate with ample capacities during the morning and evening peak periods under the operation of the proposed transitional housing.



Our Ref URA/PCRHYR/VIN/04
Date 05 August 2021

By EMAIL and FAX only

Secretary, Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road, North Point, HONG KONG

Dear Sirs

**SECTION 16 PLANNING APPLICATION
THE TOWN PLANNING ORDINANCE (CHAPTER 131)**

**PROPOSED TRANSITIONAL HOUSING DEVELOPMENT
ON A 3 YEARS TEMPORARY BASIS AT GOVERNMENT LAND IN DD 124,
HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES (TPB No. A/HSK/323)**

We write regarding the captioned Planning Application submitted to the Town Planning Board ("TPB") on 25 June 2021.

Further to comments received from Civil Engineering and Development Department ("CEDD") and Lands Department ("LandsD") on 03 August 2021, please find our responses in the enclosed Responses-to-Comments Table (**Attachment 1** refers).

Please kindly note that there is no change to the Proposed Development nor to the conclusion of the Technical Assessments.

Should there be any queries, please do not hesitate to contact the undersigned or Mr. Vincent Lau.

Yours faithfully
FOR AND ON BEHALF OF
TOWNLAND CONSULTANTS LIMITED

Cindy Tsang
Director

CT/VIN

Enc

cc Client / Team

城
市
規
劃
審
問

MAIN HONG KONG OFFICE :

1801, 18th Floor, 101 King's Road, North Point, Hong Kong
Telephone : (852) 2521 2911 Facsimile : (852) 2521 6631
E-mail address : tcitd@townland.com Website : www.townland.com

CHINA OFFICE :

Room 803, North Wing, Cangsong Building, Tairan 6th Road, Chegongmiao,
Futian District, Shenzhen City, PRC. Postal Code 518040
Telephone : (86)(755) 8369 0780
E-mail address : tcitd@townland.com

INDIA OFFICE :

CRD Samarth, 3rd Floor, 86 S.V. Road, Khar (W),
Mumbai, 400 052, India
Telephone : (91 22) 2600 0583
E-mail address : tcpl@townland.com

INDONESIA OFFICE :

Gedung Menara Anugrah, Lantai 21
Kantor Taman E.3.3, Jl. DR. Ide Anak Agung Gde Agung Lot.8.6-8.7
Kawasan Mega Kuningan, Jakarta Selatan 12950
Telephone : (62 21) 2941 0621
E-mail address : tcjkt@townland.com

ASSOCIATED COMPANIES :

TOWNLAND CONSULTANTS (INTERNATIONAL) LIMITED (International)

TOWNLAND CONSULTANTS (SHENZHEN) LIMITED (China)

TOWNLAND CONSULTANTS PVT. LIMITED (India)

PT TOWNLAND INTERNATIONAL (Indonesia)

HOWARD & SEDDON PARTNERSHIP (United Kingdom)



ISO 9001: 2015
Certificate No.: CC844

Comments/ Suggestions		Consultant's Responses
A.	<u>Comments of CEDD received on 3.8.2021: (Contact person: Victor HAU, Tel no.: 2158 5666)</u>	
	It is noted that it appears to have a minor discrepancy on the number of vehicles parking spaces between the application form (part 6 on P5) and the combined gist (page 2). There is no vehicle parking space shown in the Application form, whilst there are 54 in total vehicle space shown in the gist. Please consider to request the Applicant to clarify and amend as necessary	Please be clarified that 54 bicycle parking spaces are provided and no private car parking spaces are provided.
B.	<u>Comments of LandsD received on 3.8.2021: (Contact person: Jimmy LOUEY, Tel no.: 2443 3010)</u>	
	<p>According to paragraphs 4.1.5 and 4.1.6 of SPS, it is noted that there are ancillary/amenity facilities, e.g. community library, multi-purpose area, Chinese medicine mobile clinic will be provided and non-domestic GFA is proposed to be about 90sqm. For the proposed ancillary use and non-domestic GFA, THB's agreement and clarification should first be sought to see if the proposed ancillary/ amenity facilities and non-domestic GFA are reflected the policy intent on providing transitional housing.</p> <p>According to the executive summary, paragraphs 1.2.3, 4.7.1 and 6.1 of SPS, it is noted that the Applicant applied for an initial period for 3 years with subsequent renewal up to at least a total of 7 years. For the implementation of the proposed transitional housing project, if STT term is longer than 7 years, THB's comment should first be sought to see if it is in line with current policy.</p>	<p>Please note THB have advised that the proposed ancillary/amenity facilities and non-domestic GFA for mainly serving the tenants of the transitional housing are in line with the Transitional Housing Policy and this will be reflected in the corresponding Policy Support Agreement.</p> <p>Please note the initial period applied is for 3 years. THB have advised that THB would support the Applicant to renew the application before expiry for continuing the services of transitional housing in accordance with the Transitional Housing Policy subject to approval by relevant authorities.</p>

Date: 05 August 2021
File Ref: URA/PCRHYR



TOWNLAND CONSULTANTS LTD.

PROJECT MANAGEMENT, URBAN AND REGIONAL PLANNING, SOCIAL DEVELOPMENT, DEVELOPMENT CONSULTANCY,
MASTER PLANNING, URBAN DESIGN, CONCEPT ARCHITECTURE AND LANDSCAPE ARCHITECTURE

Our Ref URA/PCRHYR/VIN/05
Date 11 August 2021

By EMAIL and FAX only

Secretary, Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road, North Point, HONG KONG

Dear Sirs

**SECTION 16 PLANNING APPLICATION
THE TOWN PLANNING ORDINANCE (CHAPTER 131)**

**PROPOSED TRANSITIONAL HOUSING DEVELOPMENT
ON A 3 YEARS TEMPORARY BASIS AT GOVERNMENT LAND IN DD 124,
HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES (TPB No. A/HSK/323)**

We write regarding the captioned Planning Application submitted to the Town Planning Board ("TPB") on 25 June 2021.

Further to comments received from Urban Design and Landscape Section ("UD&L"), Planning Department ("PlanD"), Environmental Protection Department ("EPD"), and Leisure and Cultural Services Department ("LCSD") on 09 and 10 August 2021, please find our responses in the enclosed Responses-to-Comments Table (**Attachment 1** refers).

Please note the assumed percentage breakdown for each unit type of the Proposed Development as tabled below. Please note that the breakdown is indicative only and subject to change during detailed design. The Average Unit size is approx 19sqm.

	Accessible Units	1P Units	2P Units	3P Units
Percentage Breakdown	Approx. 0.5%	Approx. 47%	Approx. 17.8%	Approx. 34.7%

Please kindly note that there is no change to the Proposed Development nor to the conclusion of the Technical Assessments.

Should there be any queries, please do not hesitate to contact the undersigned or Mr. Vincent Lau.

Yours faithfully
FOR AND ON BEHALF OF
TOWNLAND CONSULTANTS LIMITED

Cindy Tsang
Director

CT/VIN

Enc
cc Client / Team

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問

MAIN HONG KONG OFFICE :
1801, 18th Floor, 101 King's Road, North Point, Hong Kong
Telephone : (852) 2521 2911 Facsimile : (852) 2521 6631
E-mail address : tcld@townland.com Website : www.townland.com

CHINA OFFICE :
Room 803, North Wing, Cansong Building, Tairan 6th Road, Chegongmiao,
Futian District, Shenzhen City, PRC. Postal Code 518040
Telephone : (86)(755) 8369 0780
E-mail address : tcld@townland.com

INDIA OFFICE :
CRD Samarth, 3rd Floor, 86 S.V. Road, Khar (W),
Mumbai, 400 052, India
Telephone : (91 22) 2600 0583
E-mail address : tcpl@townland.com

INDONESIA OFFICE :
Gedung Menara Anugrah, Lantai 21
Kantor Taman E.3.3, Jl. DR. Ide Anak Agung Gde Agung Lot.8.6-8.7
Kawasan Mega Kuningan, Jakarta Selatan 12950
Telephone : (62 21) 2941 0621
E-mail address : tcjkt@townland.com

ASSOCIATED COMPANIES :

TOWNLAND CONSULTANTS (INTERNATIONAL) LIMITED (International)
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Attachment 1

	RESPONSES-TO-COMMENTS TABLE
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Comments/ Suggestions		Consultant's Responses
A.	Comments of UD&L, PlanD received on 9.8.2021: (Contact person: Justin HO, Tel no.: 2231 4941)	
	<p>Urban Design</p> <p>The BH of the proposed development is much lower than the existing and planned residential developments at the immediate north, west, and south which may lead to potential overshadowing effect to the proposed residential blocks. The Applicant is advised to incorporate design features which ensure ample natural light could be reached to the residential blocks.</p> <p>Visual Impact</p> <p>The Applicant should check the accuracy of the building outline of the proposed development as shown in the photo montages of the VA. The height of proposed development (about 24.12mPD) is much lower than the height of surrounding development (generally about 47mPD). Moreover, the applicant should outline the building bulk, including the rooftop structure (if any), of the proposed development on the photomontage of each VP. The building height (in mPD) of the proposed development should also be provided.</p> <p>For VP6 in Figure 7, the view towards the proposed development is largely blocked by a truck. The applicant should identified a more suitable location for photo taking or adjacent the view angle to better reflect the visual relationship between the proposed development and its surrounding area</p>	<p>A key design feature of the Proposed Transitional Housing module is the promotion of daylight penetration and natural ventilation through the development. Each unit is provided with naturally-ventilated toilets and separated, naturally-ventilated kitchens to not only enhances air circulation/flow and daylight penetration, but to improve energy efficiency as a whole. The concept is extended to the corridors of each Housing Block, where corridors are also naturally ventilated, enabling daylight penetration and visual connections from the building to outdoor courtyards.</p> <p>The disposition of the Proposed Development enable a series of semi-enclosed open spaces (i.e. courtyards/pocket gardens) which also maximizes the ability for natural light to reach each block.</p> <p>Please note that we have reviewed the photomontages and taken into consideration the viewing distance and the heights of surrounding development in relation to the Proposed Development, which are representative of the residual visual context. Building Heights of the Proposed Development and surrounding key developments (in mPD) are annotated in Section 2 and Figure 3.</p> <p>Due to the long-ranged nature of this VP (located approx. 550m to the southwest of the Site), existing vegetation and buildings, the Proposed Development will not be visible. Furthermore, the Proposed Development is lower than the heights of surrounding developments and is not incompatible with its surrounding visual context.</p>

Comments/ Suggestions		Consultant's Responses
B.	Comments of EPD received on 9.8.2021: (Contact person: Chris KWOK, Tel no.: 2835 1091)	
	<p>Environmental Assessment Report in App.5 of the Planning Statement</p> <p>Air Quality Impact Assessment</p>	
1	Table 3.1 Please note that the new AQOs will take effect on 1.1.2022 and the air quality assessment may need to make reference to the new AQOs.	Noted and revised (Appendix 1 refers).
2	Section 3.2.4 The hourly average of 500ug/m2 for TSP is not an emission cap but an air quality standard for construction dust impact assessment. Please revise the text accordingly.	Noted and revised (Appendix 1 refers).
3	Section 3.2. The Air Pollution Control (construction Dust) regulations does not specify the 500 ug/m3 for TSP. Please include the source of reference of the 500ug/m3 for TSP in the paragraph.	Noted and revised. Please refer to Section 3.2.1 and 3.2.4. (Appendix 1 refers).
4	The applicant is reminded that it should be the responsibility of the applicant and their consultants to ensure the validity of the chimney data by their own site surveys. Should the information of industrial chimneys be subsequently found to be incorrect, the assessment result as presented in the planning application would be invalidated.	Noted.
5	Table 3.3 and the text in Section 3.4.1 and 3.4.2. Please update with 2016 to 2020 AQMS data	Noted and revised (Appendix 1 refers).
6	Section 3.4.3. A new version of the PATH model (version 2.1) is officially released in July 2021. Please refer to the latest information of the PATH(version 2.1) and update the text and Table 3.4 accordingly.	Noted and revised (Appendix 1 refers).
7	Table 3.5. It is noted that the project site is close to some nearby ASRs (e.g. Park Nara, Coronet Court, Aster Court). The applicant is recommended to adopt the following additional mitigation measures to reduce dust impacts during construction phase:	Noted and revised. Please refer to Section 3.6.5 (Appendix 1 refers).

Comments/ Suggestions		Consultant's Responses
a	Plan site layout so that machinery and dust causing activities (e.g. haul roads and stockpiling areas) are located away from receptors as far as possible;	Noted and revised. Please refer to Section 3.6.5 (Appendix 1 refers).
b	Erect solid screens or barriers around dusty activities;	Noted and revised. Please refer to Section 3.6.5 (Appendix 1 refers).
c	Connect on-site construction machinery to mains electric power supply as far as practicable to avoid emission impact from the machineries.	Noted and revised. Please refer to Section 3.6.5 (Appendix 1 refers).
8	Section 3.7.3. Please refer to the latest TD Traffic Census for the road type of the concerned Hung Yuen Road, Hung Tai Road. etc.	Road types of the concerned roads are not given in the Traffic Census.
9	Section 3.7.5. Please conclude whether adverse odour impact is expected at the proposed site from the Tin Shui Wai Nullah.	Noted and revised (Appendix 1 refers).
10	Section 7.1.6: Suggest to revise as: with the implementation of appropriate mitigation measures, the air quality impact during construction can be reduced to insignificant level and control.	Noted and revised (Appendix 1 refers).
11	For operation phase, impact of emission from road traffic upon the project is minimized When the air sensitive uses (including fresh air intakes and openable windows) of the proposed building meeting the buffer distance as stated in HKPSG.	Noted and revised (Appendix 1 refers).
	Noise Impact Assessment	
12	No comment subject to the following: S.2.5.4 and App.2.1 - Please obtain TD's endorsement on the methodology for traffic forecast adopted for the traffic forecast data for road traffic noise assessment presented in App. 2.1 of the Environmental Assessment.	TD endorsement is pending which will be provided once received.
	Waste Management and Land Contamination	
13	No Comment	Noted
	Water Quality Impact Assessment	
14	Textural comment on S.4.2.1 and S.4.2.6: TPB PG No.12B has been superseded by 12C in 2014. Please correct	Noted and revised.

PROPOSED TRANSITIONAL HOUSING DEVELOPMENT ON A 3 YEARS TEMPORARY BASIS
AT GOVERNMENT LAND IN DD 124, HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES (TPB REF: A/HSK/323)
RESPONSES TO COMMENTS

Comments/ Suggestions		Consultant's Responses
C.	<u>Comments of LCSD received on 9.8.2021: (Contact person: Crystal LEE , Tel no.: 2601)</u>	
	<p>The subject site falls within areas zoned "Open Space" and "Residential (Group A) 4" zones on the approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2. The site is reserved for development of Hung Shui Kiu Town Square. There is no implementation programme for the project at present. However, the project is currently on the priority list for implementation endorsed by the Yuen Long District Council (YLDC).</p> <p>To strike a balance between the possible development of the site and the gainful use of government land, we have no in-principle objection to the short-term disposal of the site on the condition that-</p>	Noted.
a	The short-term use of the site will not restrict or adversely affect the future development of Hung Shui Kiu Town Square;	Noted.
b	The allocatee/operator should facilitate LCSD, ArchSD and/or their works agent(s) in visiting the site whenever necessary and carrying out site investigation works for the construction of the project, including but not limited to topographical survey, ground investigation removal of obstructions, etc. during the allocation period;	Noted.
c	LCSD will not be requested to re-provision the short-term use when the site is resumed for development; and	Noted.
d	LCSD may resume the land without compensation when the YLDC requests to kick off the development on the subject site.	Noted. The Site will be handed back to Government upon the expiration of the Short Term Tenancy.
	On the other hand, all soft landscape within the application site are maintained by the applicant. LCSD will not take over the soft landscape.	Noted. The soft landscape within the site will be maintained by the Applicant.

Date: 11 August 2021

File Ref: URA/PCRHYR

Appendix 1

REPLACEMENT PAGES TO THE
ENVIRONMENTAL ASSESSMENT

3 AIR QUALITY IMPACT ASSESSMENT

3.1 INTRODUCTION

3.1.1 This section presents the assessment of potential air quality impacts associated with construction and operation of the proposed project works.

3.2 LEGISLATIONS, STANDARDS & GUIDELINES

3.2.1 The air quality impact assessment criteria shall make reference to the Hong Kong Planning Standards and Guidelines (HKPSG), Air Pollution Control Ordinance (APCO) (Cap. 311), Annex 4 of Technical Memorandum on Environmental Impact Assessment Process (EIAO-TM) and other relevant guidelines.

Air Quality Objectives (AQOs)

3.2.2 The principal legislation for the management of air quality is the APCO. It specifies AQOs which stipulate the statutory limits of air pollutants and the maximum allowable numbers of exceedance over specific periods. The relevant AQOs are listed in **Table 3.1**.

Table 3.1 The Hong Kong Air Quality Objectives

Pollutant	Averaging time	Concentration limit ^[1] (µg/m ³)	Number of Exceedances Allowed
Respirable Suspended Particulates (PM ₁₀) ^[2]	24-hour	100	9
	Annual	50	Not Applicable
Fine Suspended Particulates (PM _{2.5}) ^[3]	24-hour	75	9
		50 ^[4]	18 ^[5]
	Annual	50 ^[4]	35
		35	Not Applicable
Nitrogen Dioxide (NO ₂)	1-hour	200	18
	Annual	40	Not Applicable
Sulphur Dioxide (SO ₂)	10-minute	500	3
	24-hour	125	3
Ozone (O ₃)	8-hour	160	9
Carbon Monoxide (CO)	1-hour	30,000	0
	8-hour	10,000	0
Lead (Pb)	Annual	0.5	Not Applicable

Note:
 [1] All measurements of the concentration of gaseous air pollutants, i.e., sulphur dioxide, nitrogen dioxide, ozone and carbon monoxide, are to be adjusted to a reference temperature of 293Kelvin and a reference pressure of 101.325kPa.
 [2] Respirable suspended particulates mean suspended particles in air with a nominal aerodynamic diameter of 10µm or less.
 [3] Fine suspended particulates mean suspended particles in air with a nominal aerodynamic diameter of 2.5µm or less.
 [4] New AQOs to be implemented at Jan 2022.
 [5] 18 times of allowed exceedance is for government project

Hong Kong Planning Standards and Guidelines (HKPSG)

- 3.2.3 The HKPSG recommended the minimum buffer distances between sources of pollution and sensitive land uses to ensure acceptable air quality at the sensitive land uses. The recommended minimum buffer distances for road / highways are summarized in **Table 3.2**.

Table 3.2 HKPSG Recommended Buffer Distances for Road and Highways

Type of Road	Minimum Buffer Distance (m)	Permitted Uses
Trunk Road and Primary Distributor	>20	Active and passive recreation uses
	3 – 20	Passive recreation uses
	<3	Amenity
District Distributor	>10	Active and passive recreation uses
	<10	Passive recreation uses
Local Distributor	>5	Active and passive recreation uses
	<5	Passive recreation uses
Under Flyovers	-	Passive recreational use

Guidelines and Regulations for Construction Phase

- 3.2.4 In Air Pollution Control (Construction Dust) Regulation (Cap. 311R), particulate matters (TSP, PM₁₀ and PM_{2.5}) would be the pollutants to be concerned during the construction phase. Annex 4 of EIAO-TM stipulates the hourly average Total Suspended Particulate (TSP) concentration for construction dust impact should not exceed 500 µg/m³ measured at 298K (25°C) and 101.325 kPa (1 atmosphere). Mitigation measures for dust impacts in construction sites are also specified in the regulations.
- 3.2.5 Notifiable and regulatory works are under the control of Air Pollution Control (Construction Dust) Regulation. Notifiable works include site formation, reclamation, demolition, foundation and superstructure construction for buildings and road construction. Regulatory works are building renovation, road opening and resurfacing slope stabilisation, and other activities including stockpiling, dusty material handling, excavation, concrete production, etc. Contractors and site agents are required to adopt construction dust suppression measures to reduce dust emission to the acceptable level. The Regulation requires the works contractor to ensure that both notifiable works and regulatory works will be conducted in accordance with the Schedule of the Regulation, which provides dust control and suppression measures.
- 3.2.6 According to Air Pollution Control (Smoke) Regulation of APCO, dark smoke emission of the machines used for construction shall comply with the regulated requirements.
- 3.2.7 In Air Pollution Control (Non-road Mobile Machinery) (Emission) Regulation, it comes into effects to control the emissions from diesel powered engines and limited amount of diesel-powered mechanical equipment will be used on-site during construction phase.

3.2.8 Referring to Air Pollution Control (Fuel Restriction) Regulations, liquid fuel to be used should be fulfilled with less than 0.005% by weight of Sulphur content. Therefore, emissions of other gaseous pollutants, e.g. NO₂, SO₂, PM and CO from the operation of on-site diesel-powered mechanical equipment are under controlled and considered to be small.

3.3 SOURCES OF POLLUTANTS

3.3.1 Site survey was conducted on 23 June 2020. No industrial emission nor odour source emission were found within the study area. The MTR Hung Shui Kiu Bus Depot is located at 80m East from the Site Boundary.

3.3.2 During construction phase, the followings are the major pollutant sources:

- Heavy construction works including piling, excavation, loading / unloading of spoils and material handling, etc.; and
- Wind erosion of exposed open area

3.3.3 TSP, PM₁₀ and PM_{2.5} generated from the construction works as described above would be the major pollutant sources during the construction phase.

3.3.4 During operation phase, vehicular emissions from open roads is the major pollutant source.

3.3.5 NO₂, PM₁₀ and PM_{2.5} generated from the operation phase would be the major pollutant sources to be considered.

3.4 BACKGROUND AIR QUALITY

Existing Ambient Air Quality Levels

3.4.1 Existing air quality of the Study Area has been determined through a review of EPD's routine air quality monitoring data collected in 2016 to 2020. The nearest EPD air quality monitoring station (AQMS) from the Project Site is the Yuen Long AQMS at Yuen Long District Office at Castle Peak Road in Yuen Long. Its latest 5 years of air quality data (i.e. PM₁₀, PM_{2.5}, NO₂, SO₂ and O₃) are summarised in **Table 3.3** to depict the trend of the localised air quality.

Table 3.3 Existing Ambient Air Quality From 2016 To 2020

Pollutant	Averaging Time	Conc. Limits (µg/m ³)	No. of Exceedances Allowed	Concentrations (µg/m ³) ^[1]					Remarks
				2016	2017	2018	2019	2020	
PM ₁₀	24-hour	100	9	86	87	75	83	77	10th highest conc.
	Annual	50	NA	37	40	37	37	30	NA

Pollutant	Averaging Time	Conc. Limits (µg/m ³)	No. of Exceedances Allowed	Concentrations (µg/m ³) ^[1]					Remarks
				2016	2017	2018	2019	2020	
PM _{2.5}	24-hour	75	9	63	52	46	45	36	10th highest conc.
	Annual	35	NA	23	22	20	20	16	NA
NO ₂	1-hour	200	18	149	156	150	161	135	19th highest conc.
	Annual	40	NA	46	41	43	44	32	NA
SO ₂	10-minute	500	3	58	80	52	42	26	4th highest conc.
	24-hour	125	3	17	20	16	11	10	4th highest conc.
CO	1-hour	30,000	0	2,080	1,450	1,720	2,150	1,530	1st highest conc.
	8-hour ^[2]	10,000	0	1,474	1,324	1,574	1,903	1,279	1st highest conc.
O ₃	8-hour ^[2]	160	9	143	175	162	200	154	10th highest conc.
Note: [1] Bolded in Red concentrations indicate exceedance of the air quality objectives [2] Running 8-Hour Average.									

3.4.2 The ambient air quality in the vicinity of the Site is generally complied with the current AQOs except for exceedances of annual average concentration of Nitrogen Dioxide in 2016-2019 and Ozone in 2017-2019.

Future Ambient Air Quality Levels

3.4.3 The future prevailing background concentrations are made reference to the EPD's PATH modelling results. The PATH model is a regional air quality model developed by EPD to simulate air quality over Hong Kong against the Pearl River Delta (PRD) as background. The PATH modelling result in Year 2023 (the commence year) would be used to represent predict the prevailing the background concentrations contribution of the study area in this study. The pollutants concentrations predicted by PATH in Year 2023 within grid (22,46) are summarized in Table 3.4.

Table 3.4 Summary of PATH Background Concentration in Year 2023

Pollutant	Averaging Time	Concentration Limits ($\mu\text{g}/\text{m}^3$)	Number of exceedances allowed	Concentration ($\mu\text{g}/\text{m}^3$)	Remarks
PM ₁₀	24-hour [i]	100	9	67	10th highest conc.
	Annual [ii]	50	NA	29	NA
PM _{2.5}	24-hour	75	9	51	10th highest conc.
		50 [vi]	18 [vii]	40	19th highest conc.
		50 [vi]	35	26	36th highest conc.
	Annual [iii]	35	NA	17	NA
		25 [vi]	NA	17	NA
NO ₂	1-hour	200	18	112	19th highest conc.
	Annual	40	NA	23	NA
SO ₂	10-minute [iv]	500	3	62	4th highest conc.
	24-hour	125	3	12	4th highest conc.
		50 [vi]	3	12	4th highest conc.
O ₃	8-hour	160	9	216	10th highest conc.
<p>Note:</p> <p>[i] Adjustment concentration of 11.0$\mu\text{g}/\text{m}^3$ is added as per EPD's Guidelines on Choice of Models and Model Parameters</p> <p>[ii] Adjustment concentration of 10.3$\mu\text{g}/\text{m}^3$ is added as per EPD's Guidelines on Choice of Models and Model Parameters</p> <p>[iii] Adjustment concentration of 3.5$\mu\text{g}/\text{m}^3$ is added as per EPD's Guidelines on Choice of Models and Model Parameters</p> <p>[iv] Conversion factor for stability classes is multiplied to the 1-hr average of SO₂ as per EPD's Guideline Estimation of 10-min average SO₂ Concentration for Air Quality Assessment</p> <p>[v] Bolded concentrations indicate exceedance of the air quality objectives</p> <p>[vi] New AQOs to be implemented at Jan 2022.</p> <p>[vii] 18 times of allowed exceedance is for government project</p>					

3.4.4 According to **Table 3.4**, most of the predicted concentrations from the PATH model meet the AQOs except for the concentration of Ozone.

3.5 IDENTIFICATION OF AIR SENSITIVE RECEIVERS

3.5.1 The representative Air Sensitive Receivers (ASRs) have been identified within a study area of 500m from the site boundary. The identified representative ASRs around the project site are summarized in **Table 3.5**. The locations of the representative ASRs are shown in **Figure 3.1**.

(Emission) Regulation and the limited number of engines and operation hours, the impact from the on-site diesel powered engines are considered to be small.

3.6.4 The project site is currently a flat unoccupied land which the amount of excavation works is not considered to be significant.

3.6.5 To further mitigate the dust impact, all dust control measures as recommended in the Air Pollution Control (Construction Dust) Regulation should be implemented where applicable. Typical control measures are listed as below.

- The works area for site clearance shall be sprayed with water throughout the operation to maintain the entire surface wet;
- Restricting heights from which materials are to be dropped, as far as practicable to minimise the fugitive dust arising from unloading/ loading;
- All vehicles shall be washed to remove any dusty materials from its body and wheels before leaving a construction site;
- All spraying of materials and surfaces should avoid excessive water usage;
- When a vehicle leaving the construction site with carrying a load of dusty materials, the load shall be covered entirely by clean impervious sheeting;
- Travelling speeds should be controlled to reduce traffic induced dust dispersion and re-suspension within the Site from the operating trucks;
- Erection of hoarding of not less than 2.4 m high from ground level along the Site boundary;
- Any stockpile of dusty materials shall be covered entirely by impervious sheeting; and/or placed in an area sheltered on the top and 4 sides; and
- All dusty materials shall be sprayed with water immediately prior to any loading, unloading or transfer operation so as to maintain the dusty materials wet.
- Plan site layout so that machinery and dust causing activities (e.g. haul roads and stockpiling areas) are located away from receptors as far as possible;
- Erect solid screens or barriers around dusty activities;
- Connect on-site construction machinery to mains electric power supply as far as practicable to avoid emission impact from the machineries.

3.6.6 With the implementation of the control measures, adverse construction dust impact is not anticipated.

3.7 ENVIRONMENTAL IMPACTS DURING OPERATIONAL PHASE

- 3.7.1 Site survey was conducted on 23 June 2020. No industrial emission is found within the 500m study area. A bus depot operated by MTR is identified at approximately 70m east of the project site. The bus depot is mainly for parking only and no maintenance work is conducted within the depot. No idling within the bus depot was observed. The impact from the bus depot is considered as insignificant.

VEHICULAR EMISSION FROM OPEN ROAD TRAFFIC

- 3.7.2 Potential air quality impacts during operation phase are expected from vehicular emissions from surrounding roads. Hung Yuen Road, Hung Yuen Lane and Hung Tai Road are located east, west and south of the project site respectively.
- 3.7.3 As per Traffic Impact Assessment report, Hung Yuen Road, Hung Yuen Lane and Hung Tai Road are identified as Local Distributors (LD). According to the HKPSG, 5m buffer distance between the air sensitive uses to the said roads are adopted for the Proposed Development, as shown on **Figure 3.2**.
- 3.7.4 As illustrated on **Figure 3.2**, no air sensitive uses nor fresh air intake / openable windows of any air sensitive uses within the buffer zones, thus no adverse air quality impact on the project from the vehicular emission is anticipated.

ODOUR IMPACT

- 3.7.5 Tin Shui Wai Nullah about 85m west of the project site but no odour was identified during site visits on 23 June and 11 August 2020. No adverse odour impact from Tin Shui Wai Nullah upon the proposed development is anticipated.

3.8 MITIGATION MEASURES OF AIR IMPACTS DURING OPERATION PHASE

- 3.8.1 Sufficient buffer distances are provided between the corresponding roads and the air sensitive uses. Therefore, no further mitigation measure is required.

3.9 SUMMARY OF SECTION

- 3.9.1 With the implementation of appropriate mitigation measures, the air quality impact during construction stage could be limited.

4 WATER QUALITY IMPACT ASSESSMENT

4.1 INTRODUCTION

4.1.1 This section presents the assessment of potential water quality impacts associated with construction and operation of the proposed project works.

4.2 LEGISLATION, STANDARDS & GUIDELINES

4.2.1 The water quality impact assessment criteria shall make reference to Chapter 9 of Hong Kong Planning Standards and Guidelines (HKPSG), Water Pollution Control Ordinance (WPCO) (Cap. 358), ProPECC PN1/94, ProPECC PN5/93, No Net Increase In Pollution Load Requirement under **Town Planning Board (TPB) Guidelines No.12C** and Technical Memorandum on Standards for Effluents Discharged into Drainage and Sewerage Systems, Inland and Coastal Waters (TM-DSS).

WATER POLLUTION CONTROL ORDINANCE (WPCO)

4.2.2 According to the Ordinance and its subsidiary legislation, Hong Kong waters are divided into ten Water Control Zones (WCZs) and four supplementary water control zones. Corresponding statements of Water Quality Objectives (WQOs) are stipulated for different water regimes (marine waters, inland waters, bathing beaches subzones, secondary contact recreation subzones and fish culture subzones) in each of the WCZs based on their beneficial uses. The Project site falls within the Deep Bay WCZ. The corresponding WQOs are listed in the **Table 4.1**.

Table 4.1 Summary of WQOs of the WCZ

Parameters	Objectives	Sub-Zone
Offensive Odour, Tints	Not to be present	Whole zone
Visible foam, oil scum, litter	Not to be present	Whole zone
Dissolved Oxygen (DO) within 2 m of the seabed	Not less than 2.0mg/L for 90% of samples	Outer Marine Subzone excepting Mariculture Subzone
DO within 1 m below surface	Not less than 4.0mg/L for 90% of samples	Inner Marine Subzone excepting Mariculture Subzone
	Not less than 5.0mg/L for 90% of samples	Mariculture Subzone
DO	Not less than 4.0mg/L for 90% of samples	Outer Marine Subzone excepting Mariculture Subzone
	Not less than 4.0mg/L	Yuen Long & Kam Tin (Upper and Lower) Subzones, Beas Subzone, Indus Subzone,

Cadmium	0.1	0.001	0.001	0.001	0.001	0.001
Other toxic metals individually	1	0.5	0.5	0.5	0.4	0.4
Total toxic metals	2	1	1	1	0.8	0.8
Cyanide	0.1	0.1	0.1	0.1	0.1	0.08
Phenols	0.5	0.5	0.4	0.3	0.25	0.2
Sulphide	5	5	5	5	5	5
Total residual chlorine	1	1	1	1	1	1
Total nitrogen	100	100	100	100	100	100
Total phosphorus	10	10	10	10	10	10
Surfactants (total)	15	15	15	15	15	15
<i>E. coli</i> (count/100 mL)	1000	1000	1000	1000	1000	1000
Note: [1] All units in mg/L unless otherwise stated. [2] Flow >1000m ³ /day is not listed in the above table. [3] All figures are upper limits unless otherwise indicated.						

PROFESSIONAL PERSONS ENVIRONMENTAL CONSULTATIVE COMMITTEE PRACTICE NOTES (PROPECCPNS)

- 4.2.4 Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) was published by the EPD to provide environmental guidelines for the handling and disposal of construction site discharges. The ProPECC PN1/94 published by EPD provides good practice guidelines for dealing with ten types of discharge from a construction site, such as surface runoff, boring and drilling water, bentonite slurry, wastewater from building constructions and site facilities etc. Practices outlined in the ProPECC PN1/94 should be followed as far as possible during construction to minimize the water quality impact due to construction site drainage to avoid silt runoff to surrounding water sensitive receivers.
- 4.2.5 The Professional Persons Environmental Consultative Committee Practice Note PN5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" (ProPECC PN5/93) provides guidelines and practices for handling, treatment and disposal of various effluent discharges to stormwater drains and foul sewers. The design of site drainage and disposal of various site effluents generated within the new development area should follow the relevant guidelines and practices as given in the ProPECC PN5/93.

NO NET INCREASE IN POLLUTION LOAD REQUIREMENT

- 4.2.6 According to Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP), the Site is named as "S/HSK/2". It falls within the Deep Bay catchment area. Effluent treatment is required prior to discharge into the water courses in the Deep Bay Area, in order to meet the criteria of "No Net Increase In Pollution Load Requirement" as specified in the **Town Planning Board Guidelines No.12C**. The underlying principle is to protect the important habitats and wildlife of the Deep Bay region.

7 CONCLUSION

- 7.1.1 The environmental impacts in the aspects of noise, air quality, water quality and waste management are assessed in the Environmental Assessment.
-

NOISE IMPACT

- 7.1.2 The potential source of noise impact for construction of the Project would be the use of PME for various activities, such as site clearance, earth works, construction of buildings and road works within the Site. However, with the implementation of above-mentioned mitigation measures, significant noise generated from the construction activities of the Proposed Development is not anticipated.
- 7.1.3 For the Proposed Development, most of the E&M equipment would be enclosed. Moreover, neither air-cooled chiller nor water cooling tower will be used in the Proposed Development. Therefore, no adverse noise impact from the operation of the Proposed Development is anticipated. On the other side, based on the discussions at **Section 2.4**, the noise impact from the existing fixed noise sources are considered as insignificant. Therefore, no adverse noise impact is anticipated from the existing fixed noise sources
- 7.1.4 Road traffic noise assessment is conducted, and the results showed that no exceedances were found in both Block 1 and Block 2. Therefore, it is anticipated that traffic noise levels at the NSRs of the Proposed Development will all comply with the criterion of 70dB(A) recommended in Chapter 9 of HKPSG.
- 7.1.5 No adverse railway noise impact from LRT to the Proposed Development is anticipated as the Proposed Development can fulfil the recommended buffer distance set out HKPSG. Moreover, according to the EIA report of Hung Shui Kiu New Development Area (EIA-248/2016), there is no exceedance of the railway noise generated from the LRT to the buildings in between of the Site and the LRT. As the Proposed Development would be further away and screened by these buildings, no adverse railway noise impact from LRT to the Proposed Development is expected.
-

AIR QUALITY IMPACT

- 7.1.6 With the implementation of appropriate mitigation measures, the air quality impact during construction can be reduced to insignificant level and control. For operation phase, impact of emission from road traffic upon the project is minimized when the air sensitive uses (including fresh air intakes and openable windows) of the proposed building meeting the buffer distance as stated in HKPSG.



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MASTER PLANNING, URBAN DESIGN, CONCEPT ARCHITECTURE AND LANDSCAPE ARCHITECTURE

Our Ref URA/PCRHYR/VIN/06
Date 13 August 2021

By EMAIL and HAND

Secretary, Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road, North Point, HONG KONG

Dear Sirs

**SECTION 16 PLANNING APPLICATION
THE TOWN PLANNING ORDINANCE (CHAPTER 131)**

**PROPOSED TRANSITIONAL HOUSING DEVELOPMENT
ON A 3 YEARS TEMPORARY BASIS AT GOVERNMENT LAND IN DD 124,
HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES (TPB No. A/HSK/323)**

We write regarding the captioned Planning Application submitted to the Town Planning Board ("TPB") on 25 June 2021.

Further to comments received from Urban Design and Landscape Section ("UD&L"), Planning Department ("PlanD") and Environmental Protection Department ("EPD") on 12 and 13 August 2021, please find our responses in the enclosed Responses-to-Comments Table (**Attachment 1** refers).

Please note that construction of the Proposed Development is anticipated to commence in Mid-2022 and is anticipated to be completed by end of 2023.

Please kindly note that there is no change to the Proposed Development nor to the conclusion of the Technical Assessments.

Should there be any queries, please do not hesitate to contact the undersigned or Mr. Vincent Lau.

Yours faithfully
FOR AND ON BEHALF OF
TOWNLAND CONSULTANTS LIMITED


Cindy Tsang
Director

CT/VIN

Enc
cc Client / Team

城
市
規
劃
顧
問

MAIN HONG KONG OFFICE :

1801, 18th Floor, 101 King's Road, North Point, Hong Kong
Telephone : (852) 2521 2911 Facsimile : (852) 2521 6631
E-mail address : tcld@townland.com Website : www.townland.com

CHINA OFFICE :

Room 803, North Wing, Cangsong Building, Tairan 6th Road, Chegongmiao,
Futian District, Shenzhen City, PRC. Postal Code 518040
Telephone : (86)(755) 8369 0780
E-mail address : tcld@townland.com

INDIA OFFICE :

CRD Samarth, 3rd Floor, 86 S.V. Road, Khar (W),
Mumbai, 400 052, India
Telephone : (91 22) 2600 0583
E-mail address : tcpl@townland.com

INDONESIA OFFICE :

Gedung Menara Anugrah, Lantai 21
Kantor Taman E.3.3, Jl. DR. Ide Anak Agung Gde Agung Lot.8.6-8.7
Kawasan Mega Kuningan, Jakarta Selatan 12950
Telephone : (62 21) 2941 0621
E-mail address : tcjkt@townland.com

ASSOCIATED COMPANIES :

TOWNLAND CONSULTANTS (INTERNATIONAL) LIMITED (International)

TOWNLAND CONSULTANTS (SHENZHEN) LIMITED (China)

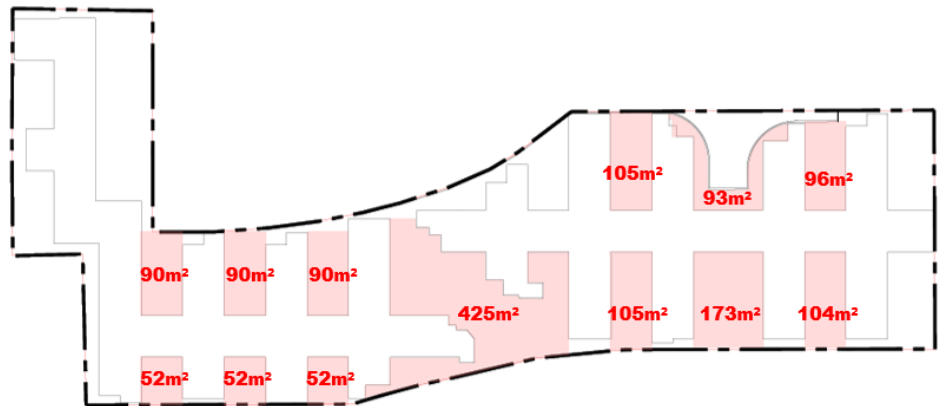
TOWNLAND CONSULTANTS PVT. LIMITED (India)

PT TOWNLAND INTERNATIONAL (Indonesia)

HOWARD & SEDDON PARTNERSHIP (United Kingdom)



ISO 9001: 2015
Certificate No.: CC844

Comments/ Suggestions		Consultant's Responses
A.	<u>Comments of Landscape Unit, Planning Department received on 12.8.2021: (Contact person: Katherine NG, Tel no.: 2231 4844)</u>	
i.	<p>Having reviewed the F.I, please note below our comments from landscape planning point of view</p> <p>A breakdown calculation of the open space to demonstrate the proposed 838m2 open space provision is not yet provided</p>	<p>The breakdown calculation of the Open Space Plan of Appendix 2 of the Planning Statement is as shown below:</p> 
ii.	<p>With reference to the RTC table, noting that low metal fence wall is proposed at areas with at grade planters along the application site boundary. However, the boundary treatments, if any, for areas without at-grade planters should also be clarified.</p>	<p>Please be clarified that low metal fence wall is not proposed along the Application Site. As demonstrated in the attached updated Landscape Layout Plan (Appendix 1), at-grade planters are proposed along portions of the Application Site to provide landscape screening and to enhance the privacy for residents. No planters are proposed along the EVA outside Block B. Low metal gates in 1m height to the internal pocket gardens and other facilities are proposed at specified locations as indicated on plan per the Edge Planter Details Plan.</p>

Comments/ Suggestions		Consultant's Responses
B.	<u>Comments of EPD received on 13.8.2021: (Contact person: Chris KWOK, Tel no.: 2835 1091)</u>	
1	Environmental Assessment Report in App 5 of the Planning Statement Air Quality Impact Assessment Some entries in Table 3.4 are found not tally with year 2023 PATH (v2.1) output (eg 24-hour averaged PM10, 24-averaged PM2.5, 24-hour averaged SO2, and 8-hour averaged O3. Please check and rectify	Checked and revised (Appendix 2 refers)
2	Section 7.1.6 should read: with the implementation of appropriate mitigation measures, the air quality impact during construction can be <u>controlled.</u>	Revised (Appendix 2 refers)

Date: 13 August 2021

File Ref: URA/PCRHYR

Appendix 1

UPDATED LANDSCAPE LAYOUT PLAN



Appendix 2

REPLACEMENT PAGES TO THE
ENVIRONMENTAL ASSESSMENT

Table 3.4 Summary of PATH Background Concentration in Year 2023

Pollutant	Averaging Time	Concentration Limits ($\mu\text{g}/\text{m}^3$)	Number of exceedances allowed	Concentration ($\mu\text{g}/\text{m}^3$)	Remarks
PM ₁₀	24-hour [i]	100	9	73	10th highest conc.
	Annual [ii]	50	NA	29	NA
PM _{2.5}	24-hour	75	9	56	10th highest conc.
		50 [vi]	18 [vii]	40	19th highest conc.
		50 [vi]	35	28	36th highest conc.
	Annual [iii]	35	NA	17	NA
		25 [vi]	NA	17	NA
NO ₂	1-hour	200	18	112	19th highest conc.
	Annual	40	NA	23	NA
SO ₂	10-minute [iv]	500	3	62	4th highest conc.
	24-hour	125	3	12	4th highest conc.
		50 [vi]	3	14	4th highest conc.
O ₃	8-hour	160	9	225	10th highest conc.
<p>Note:</p> <p>[i] Adjustment concentration of $11.0\mu\text{g}/\text{m}^3$ is added as per EPD's Guidelines on Choice of Models and Model Parameters</p> <p>[ii] Adjustment concentration of $10.3\mu\text{g}/\text{m}^3$ is added as per EPD's Guidelines on Choice of Models and Model Parameters</p> <p>[iii] Adjustment concentration of $3.5\mu\text{g}/\text{m}^3$ is added as per EPD's Guidelines on Choice of Models and Model Parameters</p> <p>[iv] Conversion factor for stability classes is multiplied to the 1-hr average of SO₂ as per EPD's Guideline Estimation of 10-min average SO₂ Concentration for Air Quality Assessment</p> <p>[v] Bolded concentrations indicate exceedance of the air quality objectives</p> <p>[vi] New AQOs to be implemented at Jan 2022.</p> <p>[vii] 18 times of allowed exceedance is for government project</p>					

3.4.4 According to **Table 3.4**, most of the predicted concentrations from the PATH model meet the AQOs except for the concentration of Ozone.

3.5 IDENTIFICATION OF AIR SENSITIVE RECEIVERS

3.5.1 The representative Air Sensitive Receivers (ASRs) have been identified within a study area of 500m from the site boundary. The identified representative ASRs around the project site are summarized in **Table 3.5**. The locations of the representative ASRs are shown in **Figure 3.1**.

7 CONCLUSION

7.1.1 The environmental impacts in the aspects of noise, air quality, water quality and waste management are assessed in the Environmental Assessment.

NOISE IMPACT

7.1.2 The potential source of noise impact for construction of the Project would be the use of PME for various activities, such as site clearance, earth works, construction of buildings and road works within the Site. However, with the implementation of above-mentioned mitigation measures, significant noise generated from the construction activities of the Proposed Development is not anticipated.

7.1.3 For the Proposed Development, most of the E&M equipment would be enclosed. Moreover, neither air-cooled chiller nor water cooling tower will be used in the Proposed Development. Therefore, no adverse noise impact from the operation of the Proposed Development is anticipated. On the other side, based on the discussions at **Section 2.4**, the noise impact from the existing fixed noise sources are considered as insignificant. Therefore, no adverse noise impact is anticipated from the existing fixed noise sources

7.1.4 Road traffic noise assessment is conducted, and the results showed that no exceedances were found in both Block 1 and Block 2. Therefore, it is anticipated that traffic noise levels at the NSRs of the Proposed Development will all comply with the criterion of 70dB(A) recommended in Chapter 9 of HKPSG.

7.1.5 No adverse railway noise impact from LRT to the Proposed Development is anticipated as the Proposed Development can fulfil the recommended buffer distance set out HKPSG. Moreover, according to the EIA report of Hung Shui Kiu New Development Area (EIA-248/2016), there is no exceedance of the railway noise generated from the LRT to the buildings in between of the Site and the LRT. As the Proposed Development would be further away and screened by these buildings, no adverse railway noise impact from LRT to the Proposed Development is expected.

AIR QUALITY IMPACT

7.1.6 With the implementation of appropriate mitigation measures, the air quality impact during construction can be **controlled**. For operation phase, impact of emission from road traffic upon the project is minimized when the air sensitive uses (including fresh air intakes and openable windows) of the proposed building meeting the buffer distance as stated in HKPSG.



Our Ref URA/PCRHYR/VIN/07
Date 16 August 2021

By EMAIL and FAX

Secretary, Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road, North Point, HONG KONG

Dear Sirs

**SECTION 16 PLANNING APPLICATION
THE TOWN PLANNING ORDINANCE (CHAPTER 131)**

**PROPOSED TRANSITIONAL HOUSING DEVELOPMENT
ON A 3 YEARS TEMPORARY BASIS AT GOVERNMENT LAND IN DD 124,
HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES (TPB No. A/HSK/323)**

We write regarding the captioned Planning Application submitted to the Town Planning Board ("TPB") on 25 June 2021.

Further to comments received from Highways Department ("HyD") on 16 August 2021, please find our responses in the enclosed Responses-to-Comments Table (**Attachment 1** refers).

Please kindly note that there is no change to the Proposed Development nor to the conclusion of the Technical Assessments.

Should there be any queries, please do not hesitate to contact the undersigned or Mr. Vincent Lau.

Yours faithfully
FOR AND ON BEHALF OF
TOWNLAND CONSULTANTS LIMITED

Cindy Tsang
Director

CT/VIN

Enc

cc Client / Team

MAIN HONG KONG OFFICE :

1801, 18th Floor, 101 King's Road, North Point, Hong Kong
Telephone : (852) 2521 2911 Facsimile : (852) 2521 6631
E-mail address : tcld@townland.com Website : www.townland.com

CHINA OFFICE :

Room 803, North Wing, Cangsong Building, Tairan 6th Road, Chegongmiao,
Futian District, Shenzhen City, PRC. Postal Code 518040
Telephone : (86)(755) 8369 0780
E-mail address : tcld@townland.com

INDIA OFFICE :

CRD Samarth, 3rd Floor, 86 S.V. Road, Khar (W),
Mumbai, 400 052, India
Telephone : (91 22) 2600 0583
E-mail address : tcpl@townland.com

INDONESIA OFFICE :

Gedung Menara Anugrah, Lantai 21
Kantor Taman E.3.3, Jl. DR. Ide Anak Agung Gde Agung Lot.8.6-8.7
Kawasan Mega Kuningan, Jakarta Selatan 12950
Telephone : (62 21) 2941 0621
E-mail address : tcjkt@townland.com

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TOWNLAND CONSULTANTS (INTERNATIONAL) LIMITED (International)

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HOWARD & SEDDON PARTNERSHIP (United Kingdom)



ISO 9001: 2015
Certificate No.: CC844

Comments/ Suggestions		Consultant's Responses
A.	<u>Comments of HyD received on 16.8.2021: (Contact person: Mr. Ben CK CHAN 2762 4965)</u>	
	comments from the highways maintenance point of view:	
a	The proposed access arrangement should be commented by TD. In this connection, it is noted that a run-in/out 7.3m wide at Hung On Lane is proposed, please review the traffic design at cul-de-sac and whether the run-in/out can be constructed to latest HyD standard;	Please be advised that the traffic engineering design of the proposed run-in/out (in form of drop-kerb type) would comply with relevant HyD standards.
b	If the proposed run-in/out on Hung On Lane is approved by TD, the applicant shall construct the run-in/out according to the latest version of Highway Standard Drawings no. H113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement;	Noted, relevant HyD standards will be complied with.
c	Adequate drainage measures shall be provided to prevent surface water running from the application site to the nearby public roads and drains; and	Noted. Open channels at the site perimeters will be provided. Surface water within the site will be collected so that no surface water will be discharged to the nearby public roads and road drains. Finally, the collected surface water will be discharged to DSD's stormwater drainage system.

Date: 16 August 2021
File Ref: URA/PCRHYR



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PROJECT MANAGEMENT, URBAN AND REGIONAL PLANNING, SOCIAL DEVELOPMENT, DEVELOPMENT CONSULTANCY,
MASTER PLANNING, URBAN DESIGN, CONCEPT ARCHITECTURE AND LANDSCAPE ARCHITECTURE

Our Ref URA/PCRHYR/VIN/08
Date 17 August 2021

By EMAIL and FAX

Secretary, Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road, North Point, HONG KONG

Dear Sirs

**SECTION 16 PLANNING APPLICATION
THE TOWN PLANNING ORDINANCE (CHAPTER 131)**

**PROPOSED TRANSITIONAL HOUSING DEVELOPMENT
ON A 3 YEARS TEMPORARY BASIS AT GOVERNMENT LAND IN DD 124,
HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES (TPB No. A/HSK/323)**

We write regarding the captioned Planning Application submitted to the Town Planning Board ("TPB") on 25 June 2021.

Further to comments received from Buildings Department ("BD") on 17 August 2021, please find our responses in the enclosed Responses-to-Comments Table (**Attachment 1** refers).

Please kindly note that there is no change to the Proposed Development nor to the conclusion of the Technical Assessments.

Should there be any queries, please do not hesitate to contact the undersigned or Mr. Vincent Lau.

Yours faithfully
FOR AND ON BEHALF OF
TOWNLAND CONSULTANTS LIMITED

Cindy Tsang
Director

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城
市
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劃
願
問

MAIN HONG KONG OFFICE :

1801, 18th Floor, 101 King's Road, North Point, Hong Kong
Telephone : (852) 2521 2911 Facsimile : (852) 2521 6631
E-mail address : tcitd@townland.com Website : www.townland.com

CHINA OFFICE :

Room 803, North Wing, Cangsong Building, Tairan 6th Road, Chegongmiao,
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INDIA OFFICE :

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INDONESIA OFFICE :

Gedung Menara Anugrah, Lantai 21
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ISO 9001: 2015
Certificate No.: CC844

Comments/ Suggestions		Consultant's Responses
A.	<u>Comments of BD received 16.8.2021: (Contact person: Mr. Cyrus CHOW, 2626 1434)</u>	
	The applicant's attention is drawn to the following points:	
(i)	Before any new building works are to be carried out on application site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorised building works (UBW) under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;	Noted.
(ii)	For UBW erected on leased land, enforcement action may be taken by the Buildings Department to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as acceptance of any existing building works or UBW on the application site under the BO;	Noted.
(iii)	The site shall be provided with means of obtaining access thereto from a street and emergency vehicle access in accordance with Regulations 5 and 41D or the Building (Planning) Regulations [B(P)R] respectively;	Noted.
(iv)	The permitted plot ratio and site coverage shall be determined under First Schedule of the B(P)R at the building plan submission stage;	Noted.
(v)	If modular construction is adopted for construction of the subject site, the applicant's attention is drawn to the Practice Notes for Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) ADV-36 on Modular Integrated Construction;	Noted.
(vi)	Comments from Drainage Services Department may be sought for the availability of any existing public sewers available for foul and storm water discharge of the proposed site;	Please note no Comments from DSD were received.

Comments/ Suggestions		Consultant's Responses
(vii)	Comments from Transport Department and Highways Department may be required for the proposed non-provision of the carparking spaces;	Please note TD and HyD has no comments on the proposed nil parking provisions.
(viii)	For features applied to be excluded from the calculation of the total gross floor area, it shall be subject to compliance with the requirements laid down in the relevant Joint Practice Notes and PNAP, including the requirements of building set back, building separation and site coverage of greenery as stipulated in PNAP APP-152;	Please note that PNAP APP-152 is not applicable for the captioned transitional housing development project under the short-term tenancy. Nonetheless, please note that under paragraph 6 of PNAP APP-152, standalone residential building blocks of height not exceeding 15m can be exempted from the building separation requirements.
(ix)	Adequate precautionary measures and suitable working procedures shall be adopted in carrying out the above works to safeguard the stability of any buildings, structure, land, street or services. Any precautionary measures, which involve new building works are subject to paragraph (i) above; and	Noted.
(x)	Detailed checking under the BO will be carried out at building plan submission stage.	Noted.
	Please also draw applicant's attention that there is a private residential development in progress currently at the north of the subject site and its hoarding was temporarily created onto the footpath in between the subject site and the private residential development as a precautionary measure for protecting the public.	Noted.

Date: 17 August 2021

File Ref: URA/PCRHYR

Previous Applications Covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Zoning(s) and OZP at the time of consideration</u>	<u>Applied Use(s)/ Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
1.	A/YL-PS/315	“O”, “R(A)2” & “CDA” on the then approved Ping Shan OZP No. S/YL-PS/11	Temporary Cultivation Ground (2 years)	29.1.2010 (2 years)	1-8
2.	A/YL-PS/358	“O”, “R(A)2” & “CDA” on the draft Ping Shan OZP No. S/YL-PS/13	Renewal of Planning Approval for Temporary Cultivation Ground (2 years)	6.12.2011 (2 years)	1, 2, 4, 5, 6, 7, 8
3.	A/YL-PS/430	“O”, “R(A)2” & “CDA” on the then approved Ping Shan OZP No. S/YL-PS/14	Renewal of Planning Approval for Temporary Cultivation Ground (2 years)	17.1.2014 (2 years)	1, 2, 4, 5, 6, 7, 8
4.	A/YL-PS/506	“O”, “R(A)2” & “CDA” on the then approved Ping Shan OZP No. S/YL-PS/16	Renewal of Planning Approval for Temporary Cultivation Ground (2 years)	18.12.2015 (2 years) (revoked on 29.11.2017)	1-8

Approval Conditions:

1. No night-time operation and/or no operation on Mondays, Wednesdays, Fridays and Lunar New Year’s Day.
2. The submission of condition record of the existing drainage facilities.
3. The submission and/or implementation of tree preservation and landscape proposal.
4. The submission and/or implementation of fire service installations (FSIs) proposal.
5. The maintenance of existing and/or implemented drainage facilities/landscape planting.
6. Revocation clause.
7. Reinstatement clause.
8. No public announcement system, loudspeaker or any form of audio amplification system is allowed.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

210719-100719-53363

Reference Number:

提交限期

06/08/2021

Deadline for submission:

提交日期及時間

19/07/2021 10:07:19

Date and time of submission:

有關的規劃申請編號

A/HSK/323

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. Ho Kin Ling

Name of person making this comment:

意見詳情

Details of the Comment :

過渡性房屋項目有助居住於劏房的基層家庭改善居住環境及舒緩租金壓力，經歷過去一年的疫情，更多基層家庭可能面對失業、開工不足、生活開支增加（購置防疫用品）的問題，需要更多生活上的支援；再者，與其將土地閒置，倒不如善加利用，造福更多有需要的家庭。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 210722-102405-24507

提交限期
Deadline for submission: 06/08/2021

提交日期及時間
Date and time of submission: 22/07/2021 10:24:05

有關的規劃申請編號
The application no. to which the comment relates: A/HSK/323

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. HO KIN LING

意見詳情
Details of the Comment :

本人支持是項申請，因為項目能夠為居住於劏房的基層家庭改善居住環境，相宜的租金亦有助紓緩他們的經濟壓力，希望政府能夠推出更多過渡性房屋，造福更多有需要的家庭。

5-2

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210720-172247-93888

提交限期

Deadline for submission:

06/08/2021

提交日期及時間

Date and time of submission:

20/07/2021 17:22:47

有關的規劃申請編號

The application no. to which the comment relates:

A/HSK/323

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam

意見詳情

Details of the Comment :

I strongly support this Hung Siu Kiu Social Housing Project as it will ameliorate the public housing applicants' long waiting years issue. In addition to that, residents will be engaged with community building activities and social programs as a result to incubate a more positive community participatory experience.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 210722-111249-80634

提交限期
Deadline for submission: 06/08/2021

提交日期及時間
Date and time of submission: 22/07/2021 11:12:49

有關的規劃申請編號
The application no. to which the comment relates: A/HSK/323

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. KL Fong

意見詳情
Details of the Comment :

Fully support the government's initiate for providing better housing for people waiting for PHE.
Please speed up the project.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210723-102404-63219

提交限期

Deadline for submission:

06/08/2021

提交日期及時間

Date and time of submission:

23/07/2021 10:24:04

有關的規劃申請編號

The application no. to which the comment relates:

A/HSK/323

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss CHAN TING TING

意見詳情

Details of the Comment :

本人極同意此項目申請計劃，希望能夠為有需要人士提供適切居住地方，解決居住問題。而申請營運機構仁愛堂紮根社區，一直為市民提供各項社會福利，幫助社會有需要人士，相信能勝任此項計劃!

5-15

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210726-102255-67227

提交限期

Deadline for submission:

06/08/2021

提交日期及時間

Date and time of submission:

26/07/2021 10:22:55

有關的規劃申請編號

The application no. to which the comment relates:

A/HSK/323

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 葉創志

意見詳情

Details of the Comment :

對於任何可解決住屋問題的方案，本人是支持的，明白到在洪水橋興建過渡性房屋項目，或未必是最佳選擇（例如考慮交通配套），但在為低收入家庭改善居住環境和紓緩經濟壓力的前提下，加上香港土地不足問題嚴重，而洪水橋確實有合適土地，故此項目應盡快落實進行。

5-16

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210726-145835-05249

提交限期

Deadline for submission:

06/08/2021

提交日期及時間

Date and time of submission:

26/07/2021 14:58:35

有關的規劃申請編號

The application no. to which the comment relates:

A/HSK/323

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Chow Yau Ying

意見詳情

Details of the Comment :

支持是次計劃,讓居住問題得到暫時舒緩

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210803-083548-82701

提交限期

Deadline for submission:

06/08/2021

提交日期及時間

Date and time of submission:

03/08/2021 08:35:48

有關的規劃申請編號

The application no. to which the comment relates:

A/HSK/323

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Cheung Lai Ching

意見詳情

Details of the Comment :

本人支持是項申請，讓有需要的人士可受惠，希望政府能夠推出更多過渡性房屋。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210803-113215-94239

提交限期

Deadline for submission:

06/08/2021

提交日期及時間

Date and time of submission:

03/08/2021 11:32:15

有關的規劃申請編號

The application no. to which the comment relates:

A/HSK/323

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Mok Eileen

意見詳情

Details of the Comment :

support

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210803-113728-05419

提交限期

Deadline for submission:

06/08/2021

提交日期及時間

Date and time of submission:

03/08/2021 11:37:28

有關的規劃申請編號

The application no. to which the comment relates: A/HSK/323

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Brian

意見詳情

Details of the Comment :

有迫切需要推行此計劃，為社區上有需要人士提供此有意義之服務。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210803-120128-05463

提交限期

Deadline for submission:

06/08/2021

提交日期及時間

Date and time of submission:

03/08/2021 12:01:28

有關的規劃申請編號

The application no. to which the comment relates:

A/HSK/323

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LI YING YUK

意見詳情

Details of the Comment :

本人居於屯門、元朗區超過20年，在洪水橋現構思的過渡性房屋附近亦居住了近5年，親身見證此社區的轉變；有見香港的居住問題極其嚴峻，善用閒置用地以解燃眉之急乃重中之重。事實上，是次選址非常合適，該地段空置多年，與其滋生蚊蟲影響環境，倒不如提供更多過渡房屋單位，為居住於劏房等基層家庭改善居住環境，收取合理相宜租金，紓緩他們的經濟壓力。而該地段現時的交通及民生設施亦基本足夠支持新增居民，深信項目在社服機構的支持營運下，新舊街坊定能達到共融互助，建立優良小社區。因此本人非常支持是項申請，亦期望政府能夠儘早落實計劃，甚至推出更多過渡性房屋，造福更多有需要的家庭，滿足社會大眾的合理期望。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 210722-104921-89199

提交限期
Deadline for submission: 06/08/2021

提交日期及時間
Date and time of submission: 22/07/2021 10:49:21

有關的規劃申請編號
The application no. to which the comment relates: A/HSK/323

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Jessie Ho

意見詳情
Details of the Comment :

本人支持是項申請，政府與其將土地閒置，倒不如善用土地資源，興建更多過渡性房屋供低收入家庭以相宜的租金租住，幫助他們改善居住環境，同時紓緩經濟壓力。希望政府能加快推出更多過渡性房屋，造福更多有需要的家庭。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 210722-112721-59162

提交限期
Deadline for submission: 06/08/2021

提交日期及時間
Date and time of submission: 22/07/2021 11:27:21

有關的規劃申請編號
The application no. to which the comment relates: A/HSK/323

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. CHAN

意見詳情
Details of the Comment :

本人支持是項申請，因為項目能夠為居住於劏房的基層家庭改善居住環境，相宜的租金亦有助紓緩他們的經濟壓力，希望政府為有需要的家庭提供適切支援，推出更多過渡性房屋。

5-27

Appendix III-13 of RNTPC
Paper No. A/HSK/323

城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

城市規劃委員會秘書處：

根據條例(第 131 章)第 16 條提出規劃許可申請
元朗洪水橋丈量約份第 124 約的政府土地以興建過渡性房屋事宜

本人得悉仁愛堂擬申請於元朗洪水橋丈量約份第 124 約的政府土地以興建過渡性房屋，計劃提供約四百個一至三人單位以回應已輪候公共房屋多年的低收入人士對改善居住環境的殷切需求，同時為居民和社區提供輔助設施，改善社區的支援網絡和服務。

現特函支持仁愛堂上述申請，並懇請 貴會批准由仁愛堂提出的規劃許可申請，以造福長時間輪候公屋的市民。

簽署：



發信人： 吳桂梅

聯絡電話 / 電郵：

2021 年 7 月 31 日

FROM:

5-18

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

A/HSK/323

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本法團反對是項 (A/HSK/323 的規劃。
因該地原計劃建設市鎮公園所用
已是 30 年前的事，一推再推，不能接
受。另附近亦有幾個屋苑在興建中，將
來交通必成一大問題。

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

簽署 Signature

日期 Date

30-07-2021



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

A/HSK/323

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)


(共 1 件)

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

何子強

(胡峰園業主立案法團)

簽署 Signature



日期 Date

August 2, 2021

由：朗峰園業主立案法團

致：城市規劃委員秘書〔傳真 28770245/25228426〕

有關的規劃申請編號 A/HSK/323 意見詳情如下：

有關在新界元朗洪水橋安里丈量約份第 124 約的政府土地，擬議臨時過渡性房屋發展〔為期 3 年〕，朗峰園業主立案法團是“堅決反對”，其理由如下：

- 1) 現有洪水橋屋住人口對社區公共健康及醫療需求未有配合，該計劃會加增加人口引致區內相關基本設備負荷過重。
- 2) 當改建臨屋規劃後，人口增加後會造成公共衛生問題；
- 3) 當改建臨屋規劃後，加劇公共交通問題。近期例子，屯赤~去東涌開通之後，已見早上屯門公路（於市中心）開現擠塞車龍；
- 4) 洪水橋基建〔如交通、醫療及公用空間等〕配套根本不足，該地段原本的發展是洪水橋綜合大樓，若改為臨屋規劃，即綜合大樓的計劃又會推遲，反映政府莫視區內居民對基本配套的訴求。

tpbpd@pland.gov.hk

寄件者:
寄件日期: 2021年08月04日星期三 3:48
收件者: tpbpd
主旨: A/HSK/323 DD 124 Hung ON Lane Yan Oi Tong Transitional Housing
附件: Hung Tai Rd - Google Maps.pdf

A/HSK/323 / Yan Oi Tong
Government Land in D.D. 124, Hung On Lane, Hung Shui Kiu
Site area ; About 5,339sq.m
Zoning : "Open Space" and "Res (Group A) 4"
Applied development : Transitional Housing / 2 Blocks / 404 Units / 1 Vehicle Parking

Dear TPB Members,

So a district not exactly awash with Open Space and community facilities is to be deprived for years of such facilities. This despite the lessons Covid has taught with regard to the need for active outdoor recreational spaces.

The transitional housing programme is a Band-aid programme, designed to massage the housing data to make it look like the government is addressing the issues. In reality
It is exploiting families on the public housing waiting list. Instead of building homes, funds are being squandered on short term accommodation and officials are collaborating with developers to take over attractive sites while they sit on millions of sq.ft of undeveloped land.

Fiscal: Spending 50+% of what it costs to construct a permanent PH home on short term housing is certainly not prudent use of our dwindling fiscal resources.

A transitional home, guaranteed for around 5 years until the developer takes advantage to rezone the site, costs 50% of the development cost of a public housing unit where a family can live for 40 years or more.

<https://www.info.gov.hk/gia/general/201704/12/P2017041200464.htm>
27th April 2021 – (Hong Kong) The fifth meeting of the Assessment Committee for the Funding Scheme to Support Transitional Housing Projects by Non-government Organisations, chaired by the Under Secretary for Transport and Housing, Dr Raymond So Wai-man, was convened via video conferencing this morning.

The Assessment Committee agreed to subsidise the following transitional housing projects:

- (i) Transitional housing development at Tsat Sing Kong, Pat Heung and Kam Tin, Yuen Long, by The Lutheran Church – Hong Kong Synod Limited. With total funding of **HK\$495 million**, it is expected to provide about **900 units**.
- (ii) Transitional housing development at Wong Yue Tan, Plover Cove, Tai Po, by The Lok Sin Tong Benevolent Society Kowloon. With total funding of **HK \$679.8 million**, it is expected to provide about **1,236 units**.
- (iii) Transitional housing development at Cheung Shun Street, Cheung Sha Wan, by Christian Family Service Centre. With total funding of **HK\$71.1 million**, it is expected to provide about **132 units**.

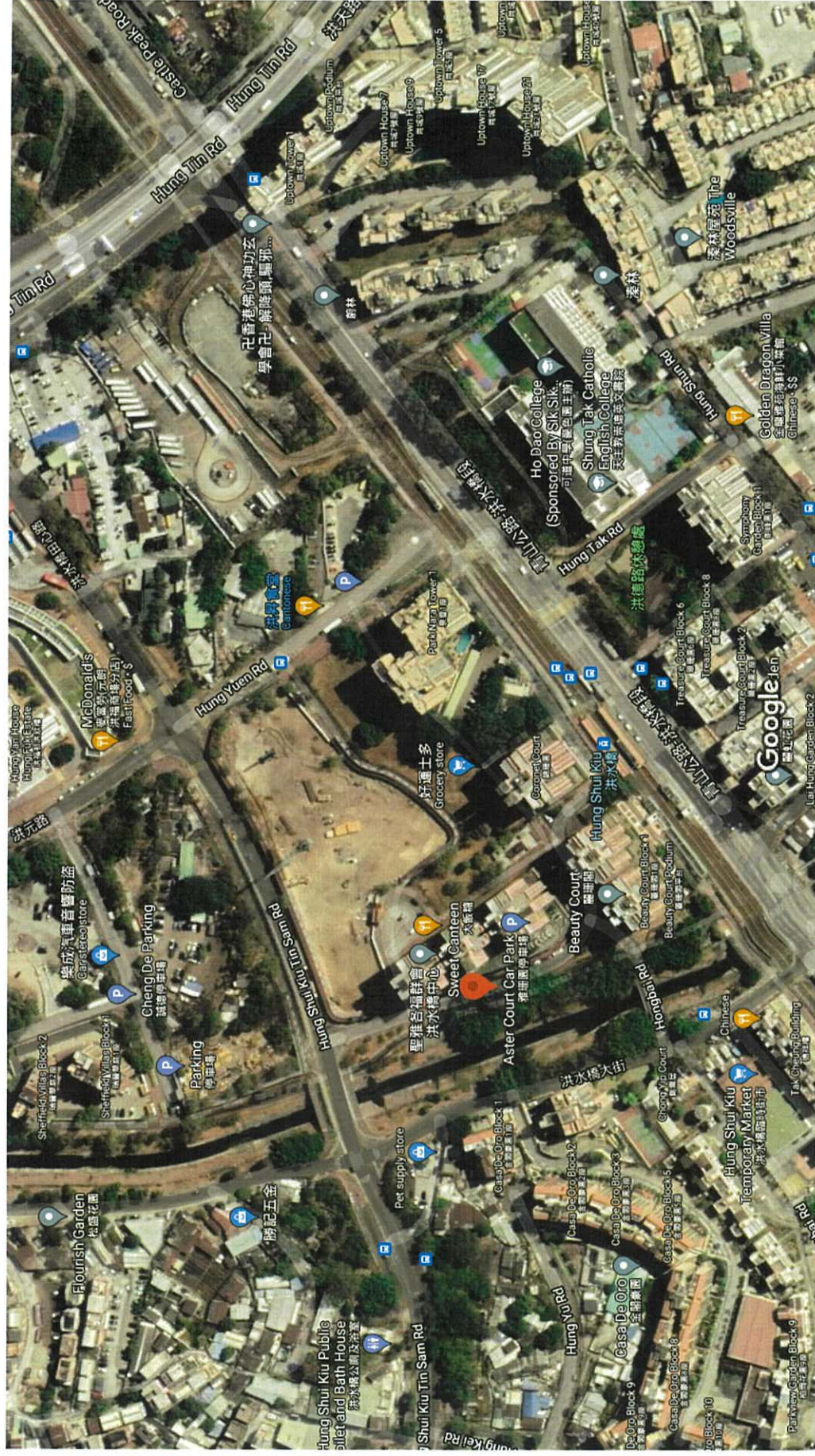
Adding another layer to rental process increases costs:

NGOs are engaged as intermediaries. So instead of landlord and tenant, a third party is introduced. This inflates costs. NGOs do not have the management skills necessary to efficiently and cost effectively manage projects like this.

The site is government land. Tower blocks can also be built quickly with modular technology.

Members should question why not permanent homes combined with the long overdue community open space. Save a lot of public money and a win win all around.

Mary Mulvihill



5-26

Appendix III-17 of RNTPC
Paper No. A/HSK/323

敬啟者：

新界元朗洪水橋洪安里丈量約份第 124 約的政府土地
擬議臨時過渡性房屋發展 (申請編號: A/HSK/323)

我們是洪水橋聚賢社婦女組，现就上述發展計劃，提供我們的意見。

我們反對上述的發展計劃，原因如下：

- (1) 我們是一群居住於洪水橋周邊私人樓宇、圍村、鄉村的居民。我們眼見，洪水橋周邊現在及可見的將來，將不斷有大型的發展計劃，例如洪福邨 2 期，私人發展商包括長實、泛海的地盤。未來還有丹桂村、朗邊/唐人新村的公屋發展計劃，人口正不斷增加，交通配套已不勝負荷，不宜再增設過渡性房屋，增加更多的人口。
- (2) 現在洪水橋交通設施已遠超負荷，洪水橋輕鐵站每時每刻都擠滿人，這是有目共睹的，我們反對再增加洪水橋的人口，反對建過渡性房屋。
- (3) 建議用作發展過渡性房屋的土地，原初計劃，是興建社區服務大樓的，政府應盡快落實計劃，而不應把土地撥作興建過渡性房屋。
- (4) 洪水橋周邊人口急增，人口高度密集，但社區的康樂設施不足。政府應儘快在該片寶貴的土地上興建社區服務大樓，並於社區服務大樓內興建康樂設施，讓洪水橋居民享有長久以來缺乏的康樂活動空間。
- (5) 以往，洪水橋附近曾經有一朗邊臨屋區，該臨屋出現不少空置單位，又管理不善，引致很多治安問題，我們擔心歷史重演，故堅決反對臨時過渡性房屋的興建計劃。

希望有關政府部門，尊重洪水橋區居民的意見，從善如流，閣置臨時過渡性房屋計劃。 此致

城市規劃委員會

洪水橋聚賢社婦女組 謹啟

聯絡人：鄭麗影 (電話：)
湯國招 (電話：)

5-8-2021

敬啟者：

聯署反對規劃署興建臨時過渡性房屋

新界元朗洪水橋洪安里丈量約份第 124 約的政府土地
擬議臨時過渡性房屋發展 (申請編號：A/HSK/323)

我們是鄰近元朗洪水橋輕鐵站之屋苑大廈業主組織，就本年 7 月 19 日接獲規劃署來函，諮詢各屋苑業主組織有關上述申請之意見。就規劃署諮詢文件中，申請把上述政府土地，擬議興建臨時過渡性房屋，並將增加超過 400 伙。而有關土地本屬「休憩用地」，並計劃興建「市鎮廣場」，各屋苑業主已等候此等設施多年。故各業主組織均反對規劃署改變原有休憩用地規劃，批出興建過渡性房屋。

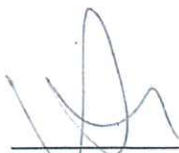
就現時區內社區設施及交通配套不足，10 多年來均未有改善。加上區內現已動工之兩個私人發展地盤，將合共增加超過 1340 伙，各項基本配套均不能承受。若再加上擬議之過渡性房屋，居民勢必被迫使用鄰近地區設施。

因此，我們決定聯署向 貴署反映，反對上述申請，於元朗洪水橋洪安里丈量約份第 124 約的政府土地，興臨時過渡性房屋。並重申要求按原有規劃，盡快興建市鎮廣場等休憩設施。

對於政府部門沒有信守承諾，一再拖延興建市鎮廣場，現更擬更改土地使用，興建臨時過渡性房屋，吾等各屋苑業主均深感憤怒，冀 貴署維持上述政府土地之「休憩用地」用途，並另覓其他合適土地興建臨時過渡性房屋。

此致

規劃署屯門及元朗西規劃專員
袁承業先生



泉薈業主委員會



柏雨花園業主立案法團



雅珊園業主立案法團



麗珊園業主立案法團



2021 年 7 月 30 日

致城市規劃委員會秘書

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates
A/HSK/323

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本會強烈反對規劃署是項(A/HSK/323)擬議臨時過渡性房屋發展的申請。因有關地段一向是用作為休憩用地，必須按原定計劃興建洪水橋市鎮公園給居民享用。洪水橋區內一直缺乏公園等設施，而區內所有居民實等待已久。所以，政府不能一拖再拖，更加不可以改建臨時過渡性房屋用途。

事實上，現時區內社區設備配套嚴重不足，而對外公共交通配套，居民主要依賴輕鐵接駁，因其他道路及交通接駁均未能完善。其他衛生、醫療及教育服務更捉襟見肘。

在洪水橋 3 號已有一個 YL-96 垃圾收集站，每日垃圾堆積如山放在垃圾站門外，令區內產生了非常多嚴重衛生問題。而區內有兩個私人發展物業正在動工，它們將合共增建超過 1340 伙，現有設施已經不足下，預計將來負荷只會更加嚴重。

因此，本會聯同區內多間屋苑寫了一封聯署反對信，及派發各相關政府單位，再次強烈反對規劃署是次議建臨時過渡性房屋申請，並請政府另覓其他更合適地方，興建臨時過渡性房屋

「提意見人」姓名/名稱 Name of person/company making this comment 泉薈業主委員會

簽署 Signature _____



日期 Date 5/8/2021

洪水橋區內環境及社區設施配套情況



洪水橋垃圾收集站



垃圾站門外垃圾經常堆積如山，環境衛生惡劣，夏天更滋生蚊蟲蟑螂



垃圾站門外垃圾經常堆積如山，環境衛生惡劣，夏天更滋生蚊蟲蟑螂



擬建臨時過渡性房屋地段相距泉薈只有 30 多尺



居民對外交通主要依賴輕鐵接駁，上下班繁忙時段非常擠擁

洪水橋區內環境及社區設施配套情況



洪元路經常有車輛及旅遊巴士違泊，阻塞交通



洪元路經常有車輛及旅遊巴士違泊，阻塞交通



洪元路經常有車輛及旅遊巴士違泊，阻塞交通



洪元路經常有車輛及旅遊巴士違泊，阻塞交通

5-3 2

致城市規劃委員會秘書：

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

A/HSK/323

意見詳情（如有需要，請另頁說明）

Details of the Comment(use separate sheet if necessary)

有關規劃申請編號 A/HSK/323

〈擬議臨時過渡性房屋發展（洪水橋）〉*

我們乃元朗洪水橋大街 23 號金閣豪園業主立案法團，對於上述擬議（*）表示反對，原因如下：

1. 洪水橋近十多年來已有不少住宅屋苑落成，現時區內更有兩個私人發展地盤正在動工，人口將急速增加，而現時區內社區設施及交通配套嚴重不足，已超出承受負荷。
2. 隨著區內人口急增，人流複雜，近數年洪水橋區內已發生多宗入屋盜竊，店舖行劫等罪案，治安問題令本區居民十分擔心。現時本區由天水圍分區警署管轄，根據人口平均編配，現時照顧本區居民的警力已達不足水平狀況。
3. 緊接而來的便是環境衛生問題，現時區內的清潔衛生工作已遭街坊投訴不滿，政府部門分派監察及處理緩慢不足。區內民居範圍的垃圾站設置已被垢病多時，及超出飽和，無法承受更多的垃圾處理。

基於上述種種，本苑法團強烈反對上述擬議，嚴正要求規劃署正視本區民生問題，切勿妄顧洪水橋居民面對的問題，並將責任推卸予其他政府部門。

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

金閣豪園

簽署 Signature

CHAN CHI HO

日期 Date

6/8/2021

Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that a Short Term Tenancy (STT) application has been received. However, there is no guarantee that the application will be approved. Such application will be dealt with by his department acting in the capacity as the landlord at his discretion, and if it is approved, it will be subject to such terms and conditions including among others, the payment of such appropriate fees and premium, if appropriate as may be imposed by LandsD.
- (b) to note the comments of the Director of Fire Services (D of FS) that detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans. The project proponent should observe the following:
 - (i) Provision of Fire Service Installations and Equipment (FSI):
 - A. provision of FSI shall comply with the requirements stipulated in the Code of Practice for Minimum Fire Service Installations and Equipment 2012; and
 - B. should open kitchen design be adopted, additional FSI such as automatic fire detection and sprinkler systems are required in accordance with Clause C13.4 of the Code of Practice for Fire Safety in Buildings 2011 which is administered by Building Department (BD);
 - (ii) Modular Integrated Construction Building Projects (MiC):
 - A. if MiC construction method is adopted, FSD Circular Letter No. 3/2019 on "Guidance Notes on Submission, Approval and Acceptance Inspection of FSI in Modular Integrated Construction Building Projects" should be observed.
 - (iii) The EVA provision in the Site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the Building (Planning) Regulation 41D which is administered by BD.
- (c) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) before any new building works are to be carried out on application site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) for UBW erected on leased land, enforcement action may be taken by the Buildings Department to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (iii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations [B(P)R] respectively;
 - (iv) the permitted plot ratio and site coverage shall be determined under First Schedule of the B(P)R at the building plan submission stage;

- (v) if modular construction is adopted for construction of the subject site, the applicant's attention is drawn to the Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) ADV-36 on Modular Integrated Construction;
- (vi) for features applied to be excluded from the calculation of the total gross floor area, it shall be subject to compliance with the requirements laid down in the relevant Joint Practice Notes and PNAP, including the requirements of building set back, building separation and site coverage of greenery as stipulated in PNAP APP-152;
- (vii) adequate precautionary measures and suitable working procedures shall be adopted in carrying out the above works to safeguard the stability of any building, structure, land, street or services. Any precautionary measures, which involve new building works, are subject to paragraph (i) above;
- (viii) detailed checking under the BO will be carried out at building plan submission stage;
- (ix) no building plan submission in relation to development at the Site approved / under processing.; and
- (x) there is a private residential development in progress currently at the north of the subject site and its hoarding was temporarily erected onto the footpath in between the subject site and the private residential development as a precautionary measures for protecting the public.