

2023年 3月 16日
此文件在收到。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 16 MAR 2023
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-I
表格第 S16-I 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 proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) **Construction of "New Territories Exempted House(s)";**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas; and**
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;及
- (iii) **Renewal of permission for temporary use or development in rural areas**
位於鄉郊地區的臨時用途或發展的許可續期

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	A/HSK 1441
	Date Received 收到日期	16 MAR 2023

- 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 樓及新界沙田上禾輋路 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)

Electricity and Energy Efficiency Branch, Electrical and Mechanical Services Department
機電工程署電力及能源效益科

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)

Ove Arup & Partners Hong Kong Limited 奧雅納工程顧問

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. 125 and D.D. 126 in Area 56 of Hung Shui Kiu / Ha Tsuen New Development Area, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<div>10,486</div> <div><input checked="" type="checkbox"/> Site area 地盤面積 sq.m 平方米 <input checked="" type="checkbox"/> About 約</div> <div>23,832*</div> <div><input checked="" type="checkbox"/> Gross floor area 總樓面面積 sq.m 平方米 <input checked="" type="checkbox"/> About 約</div> <div>*Indicative Only</div>
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	<div>10,486</div> <div>..... sq.m 平方米 <input checked="" type="checkbox"/> About 約</div>

(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 Outline Zoning Plan No. S/HSK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	"Other Specified Uses" annotated "District Cooling System" and "Other Specified Uses" annotated "Sewage Pumping Station"
(f) Current use(s) 現時用途	Sitting out area, and 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」#遞送要求同意書&

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

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☒ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☒ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☐ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	<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 <p>(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) (請用圖則顯示有關土地/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))</p>
(b) Intended use/development 有意進行的用途/發展	

(iii) For Type (iii) application 供第(iii)類申請													
(a) Nature and scale 性質及規模	<input checked="" type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td>Proposed Public Utility Installation (District Cooling System)</td> <td>1</td> <td>Please refer to Appendix A in the Supporting Planning Statement for details with Non-Domestic GFA of about 23,832 sqm (indicative only).</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)	Proposed Public Utility Installation (District Cooling System)	1	Please refer to Appendix A in the Supporting Planning Statement for details with Non-Domestic GFA of about 23,832 sqm (indicative only).						
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											
Proposed Public Utility Installation (District Cooling System)	1	Please refer to Appendix A in the Supporting Planning Statement for details with Non-Domestic GFA of about 23,832 sqm (indicative only).											

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至
- ☒ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
25
From 由 mPD 米 (主水平基準上) to 至
Not exceeding 50
.....mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

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

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

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積 sq.m 平方米	<input type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	<input type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積 %	<input type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	
Proposed no. of storeys of each block 每座建築物的擬議層數 storeys 層	
	<input type="checkbox"/> include 包括..... storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括..... storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上)	<input type="checkbox"/> About 約
 m 米	<input type="checkbox"/> About 約

☐ Domestic part 住用部分GFA 總樓面面積 sq. m 平方米 ☐ About 約

number of Units 單位數目

average unit size 單位平均面積sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目

☐ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約☐ Government, institution or community facilities
政府、機構或社區設施 (please specify the use(s) and concerned land
area(s)/GFA(s) 請註明用途及有關的地面面積/總
樓面面積)

.....

.....

.....

☐ other(s) 其他 (please specify the use(s) and concerned land
area(s)/GFA(s) 請註明用途及有關的地面面積/總
樓面面積)

.....

.....

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....
.....
.....
.....
.....

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

.....

.....

.....

.....

.....

7. Anticipated Completion Time of the Development Proposal**擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Tentatively 2030

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行車通道安排**

Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 No 否	<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)) Ping Ha Road <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"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?	Yes 是 No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) 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) _____ _____ <input checked="" type="checkbox"/>
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?	Yes 是 No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) 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) _____ _____ <input checked="" type="checkbox"/>

9. 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，請另頁註明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。

<p>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?</p>	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情
	No 否	<input checked="" type="checkbox"/>
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	Yes 是	<input checked="" 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 checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ^{7,425} sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 ^{1.5 - 4} m 米 <input checked="" type="checkbox"/> About 約
	No 否	<input type="checkbox"/>
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>.....</p> <p>.....</p>	<p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p>
	<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) Please refer to Appendix C in the Supporting Planning Statement for the Comprehensive Tree Survey Report. </p>	

10. 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 Supporting Planning Statement for justifications in support of the Application.

[illegible]

11. 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 this application 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

YEUNG WING SHAN, THERESA

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

MRTPI

on behalf of
代表

Ove Arup & Partners Hong Kong Limited

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

Date 日期

28/02/2023

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application 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。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量^②

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

② Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該靈灰安置所內，總共最多可安放多少份骨灰。

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 available 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於規劃署規劃資料查詢處供一般參閱。)

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. 125 and D.D. 126 in Area 56 of Hung Shui Kiu / Ha Tsuen New Development Area, New Territories 新界洪水橋 / 厦村新發展區第56區丈量約份第125及第126約地段內的政府土地		
Site area 地盤面積	10,486	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地 10,486	sq. m 平方米	<input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2 洪水橋及厦村分區計劃大綱核准圖編號 S/HSK/2		
Zoning 地帶	"Other Specified Uses" annotated "District Cooling System" and "Other Specified Uses" annotated "Sewage Pumping Station" 「其他指定用途」註明「區域供冷系統」及「其他指定用途」註明「污水抽水站」		
Applied use/ development 申請用途/發展	Proposed Minor Relaxation of Building Height Restriction for Proposed Public Utility Installation (District Cooling System) 擬議略為放寬建築物高度限制以作擬議公用事業設施裝置(區域供冷系統)		
(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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	23,832* *Indicative Only <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	2.27* *Indicative Only <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	1	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	38* *Indicative Only	m 米 <input type="checkbox"/> (Not more than 不多於)
		50	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		3	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約		
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	

(vii) 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) <hr/>	
	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) <hr/>	

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 checked="" 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 type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
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 type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input 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 type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input 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 type="checkbox"/>

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。

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Your ref TPB/A/HSK/441
Our ref 286900/01/WSTY/WLL/MCSK/KSSM/05020

ARUP

By Fax (2877 0245) and Email (tpbpd@pland.gov.hk)

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

Level 5, Festival Walk
80 Tat Chee Avenue
Kowloon Tong
Kowloon
Hong Kong

www.arup.com

18 April 2023

Dear Sir/Madam,

Application for Permission under Section 16 of the Town Planning Ordinance (Cap. 131) for the Proposed Minor Relaxation of Building Height Restriction for Proposed Public Utility Installation (District Cooling System) in Area 56 of Hung Shui Kiu/Ha Tsuen New Development Area (Planning Application No. A/HSK/441)

Submission of Further Information

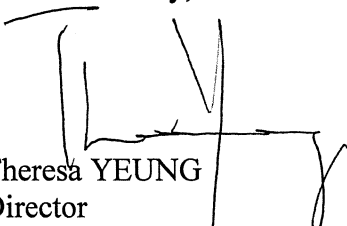
We refer to the comments from various Government departments on the captioned Planning Application received on 11 April 2023.

We are pleased to submit our Response-to-Comments Table (**Appendix A**), replacement pages for Visual Impact Assessment (**Appendix B**), replacement pages for Supporting Planning Statement (**Appendix C**) and drawing for vehicular access (**Appendix D**) for your kind consideration.

Please note that this only serves as responses to departmental comments without changing the scheme or involving the submission of a new technical assessment, and thus should be exempted from recounting requirement. We sincerely seek for favourable consideration from the Town Planning Board to approve the captioned S16 Planning Application.

Should you have any queries, please contact the undersigned, our Mr. Jimmy MA at [REDACTED], Mr. Sam KOK at [REDACTED] or our Mr. Steven MA at [REDACTED].

Yours faithfully,


Theresa YEUNG
Director

Encl. - Appendices A to D
c.c. - DPO/TMYLW, PlanD (Attn.: Mr. CHAN Pak Hay, Simon) (Email: sphchan@pland.gov.hk)

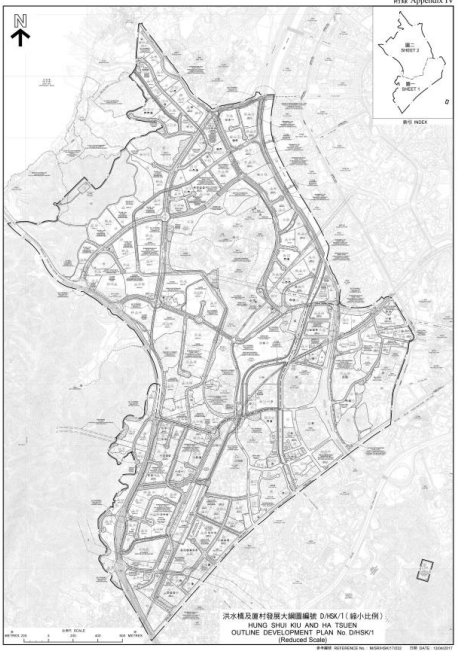
Response-to-Comments Table (**Appendix A**)

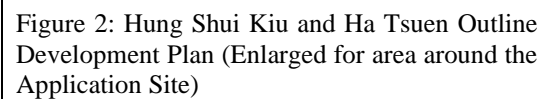
Comments from Related Departments


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COMMENTS FROM RELATED DEPARTMENTS	2
1. Planning Department, District Planning Branch, Special Duties Division, Urban Design & Landscape Section, Urban Design Unit, dated 11 April 2023	2
2. Transport Department, NT Regional Office, Traffic Engineering (NTW) Division, North West Section, dated 11 April 2023	5

Comments From Related Departments

No.	Comments	Responses
1.	<p>Planning Department, District Planning Branch, Special Duties Division, Urban Design & Landscape Section, Urban Design Unit, dated 11 April 2023</p> <ul style="list-style-type: none"> Para. 5.1.1 of Visual Impact Assessment – It is noted that the Conforming Scheme is based on the development parameters under the adopted Outline Development Plan (ODP) No. D/HSK/1. It is advisable to provide the layout and major development parameters (such as BH) of the Conforming Scheme for complete information/reference. 	<p>The layout and major development parameters of the Conforming Scheme are referenced to the development restrictions and layout as presented in adopted Outline Development Plan (ODP) No. D/HSK/1. For building height, it is referenced to the 25mPD as presented on Appendix IV of the Adopted ODP. Please refer to the figures below for reference.</p>  <p>Figure 1: Hung Shui Kiu and Ha Tsuen Outline Development Plan</p>

[illegible]

No.	Comments	Responses
	<ul style="list-style-type: none"> Para. 5.1.20 of Visual Impact Assessment – With reference to the photomontage (Figure 5), the proposed development forms a long building frontage under the Proposed Scheme. Given the high sensitivity of VP3, “slightly adverse” impacts on “Effects on Visual Composition” and “Effects on Visual Elements/Resources”, as well as “moderately adverse” impacts on “Effects on Visual Obstruction and Visual Permeability” and “Effects on Public Viewers” as indicated in the analysis, it is considered that the proposed development would bring “slightly to moderately adverse” impact when viewing from VP3. 	 <p>Figure 4: Landscape Master Plan from Adopted ODP (Enlarged for area around the Application Site)</p> <p>Noted. The overall rating for VP3 had been adjusted to “slightly to moderately adverse”. Para 5.1.20 and Table 5.3 in the Visual Impact Assessment, and Para 5.8.9 in the Supporting Planning Statement had been revised. Please refer to Appendix B - Replacement Pages for Visual Impact Assessment and Appendix C - Replacement Pages for Supporting Planning Statement for details.</p>

<p>2.</p>	<p>Transport Department, NT Regional Office, Traffic Engineering (NTW) Division, North West Section, dated 11 April 2023</p> <ul style="list-style-type: none"> Please clarify about the vehicular access route and the estimated trip generation/attraction rate of the proposed use. 	<p>For vehicular access route, please refer to the Appendix D – Drawing for Vehicular Access for details.</p> <p>For the estimated trip generation/attraction rate, it is estimated that on average 2-3 trips/hr is anticipated for normal operation, and thus we do not anticipate there are any significant impacts generated by the proposed use.</p>
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(Last updated on 13 April 2023)

Replacement Pages for Visual Impact Assessment (**Appendix B**)

as façade treatment and landscape features will improve the visual permeability and compatibility.

- 5.1.18 **Effects on Public Viewers** – From this VP, as compared with the Conforming Scheme, public viewers can view the upper portion of the Proposed Scheme. Although the increase in BH and larger footprint of the DCS under the Proposed Scheme will unavoidably result in a larger building mass and impede a portion of the open sky view, the change under the Proposed Scheme is considered still compatible with the existing and planned urban context in this VP. Moreover, design mitigation measure such as chromatic design in colour tone, finishes and treatments of engineering structures should be visually unobtrusive, non-reflective compatible with surrounding context. The exterior walls of the proposed DCS are proposed to be painted with a subtle colour finish, to achieve a more visually compatible with the surrounding context to lower its effects on public viewers. Therefore, impact on public views at this VP is considered **moderately adverse**.
- 5.1.19 **Effects on Visual Elements/Resources** – The key visual resources of this VP are the open sky view, the townscape of Tin Shui Wai and the Tin Shui Wai River. In comparison with the Conforming Scheme, despite the larger building mass and increased BH under the Proposed Scheme, the open sky view at the top of this VP can be maintained despite a minor amendment to the skyline. The proposed DCS will be subsumed into the urban skyline of Tin Shui Wai and HSK/HT NDA. Hence, effects on visual elements/resources at this VP are considered **slightly adverse**. Moreover, design mitigation measures including façade treatment and landscape measures are proposed in detailed design stage to enhance the visual relief of the Proposed Scheme to reduce the building bulk and improve its compatibility with the surrounding.
- 5.1.20 With appropriate design mitigation measures, including chromatic design and façade treatment to be adopted in detailed stage, the above shows, overall, the Proposed Scheme will bring **slightly to moderately adverse** impact to the visual quality of this VP and would integrate with

Table 5.3 Visual Impact Assessment Summary

VP	Visual Sensitivity	Appraisal Components				Conclusion
		Visual Composition	Visual Obstruction	Effect on Public Viewers	Effect on Visual Resources	
VP 1: Existing Cycle Track to the south of the Site along Hung Tin Road	Medium	Negligible	Negligible	Negligible	Negligible	Negligible
VP 2: Riverfront Promenade outside Locwood Court	High	Negligible	Negligible	Negligible	Negligible	Negligible
VP 3: Riverfront Promenade Opposite to Ha Tsuen Sewage Pumping Station	High	Slightly Adverse (mitigated by design measures)	Moderately Adverse (mitigated by design measures)	Moderately Adverse (mitigated by design measures)	Slightly Adverse (mitigated by design measures)	slightly to moderately adverse (mitigated by design measures)
VP 4: Planned Local Open Space Near Ping Ha Road	High	Negligible	Negligible	Negligible	Negligible	Negligible
VP 5: Bus Stop opposite to Tin Shui Wai MTR Station Exit B	Medium	Negligible	Negligible	Negligible	Negligible	Negligible

Replacement Pages for Supporting
Planning Statement
(**Appendix C**)

Visual Impact

- 5.8.9 The Visual Impact Assessment (VIA) for the Proposed Scheme has considered the visual impact under the Adopted ODP of HSK/HT NDA, to which visual impacts of the Proposed Scheme will be evaluated against. A total of 5 public viewpoints from different ranges and directions have been selected to assess the potential visual impact associated with the Proposed Scheme. Of the five VPs assessed in this VIA, four are identified with negligible impacts as compared to the existing environment given the planned/ potential surrounding development with one identified with **slightly to moderately adverse** impact. Through the proposed design mitigation measures to be incorporated in detailed design such as chromatic design in colour tone, finishes and treatments of engineering structures should be visually unobtrusive, non-reflective compatible with surrounding context. The exterior walls of the proposed DCS are proposed to be painted with a subtle colour finish with vertical greening, to achieve a more visually compatible with the surrounding context to lower its effects on public viewers.
- 5.8.10 In conclusion, the Proposed Scheme is considered to be fully acceptable in terms of visual impact. Please refer to **Appendix B** for details.

Landscape Impact

- 5.8.11 There is no Registered Old and Valuable Tree (OVT) and no Trees of Particular Interest within site area. All 43 nos. of existing trees would be affected by the proposed construction works, of which 4 nos. are considered suitable for transplanting, and the suitability of the transplanting will be further reviewed during the formal Tree Preservation and Removal Application; Other 39 nos. of affected trees would be proposed for removal due to low "Suitability for Transplanting" in accordance with DEVB TCW No. 6/2015 and DEVB TC(W) No. 4/2020 – Tree Preservation. This demonstrates that the Proposed Scheme will not generate adverse landscape impacts. Vertical greening will be provided for the DCS plant. At-grade greening will be provided as far as possible but it is limited due to insufficient site area for the plant. It is anticipated that the at-grade greening will only be less than 10% of the site area given the condition that the building footprint would occupy roughly 70% of the site, the EVA would occupy roughly 13% of the site and other utilities (lighting, retaining wall, utility tunnel etc.) would occupy roughly 10% of the site.

Geotechnical Impact

- 5.8.12 The Proposed Scheme for minor relaxation of building height restriction and inclusion of minor portion of "OU(SPS)" zone would not trigger any change to the land use or effect on existing man-made slope, retaining walls or natural terrains. Therefore, no adverse geotechnical impact is anticipated.

Drawing for Vehicular Access (**Appendix D**)

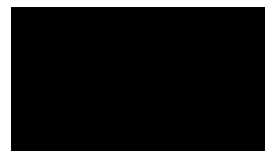
Your ref TP8/A/HSK/441
Our ref 286900/01/WSY/WLL/MCSK/KSSM/05038

ARUP

By Fax (2877 0245) and Email (tpbpd@pland.gov.hk)

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

Level 5, Festival Walk
80 Tat Chee Avenue
Kowloon Tong
Kowloon
Hong Kong



27 April 2023

Dear Sir/Madam,

Application for Permission under Section 16 of the Town Planning Ordinance (Cap. 131) for the Proposed Minor Relaxation of Building Height Restriction for Proposed Public Utility Installation (District Cooling System) in Area 56 of Hung Shui Kiu/Ha Tsuen New Development Area (Planning Application No. A/HSK/441)

Submission of Further Information

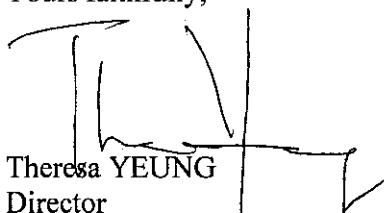
We refer to the comments from Transport Department (TD) on the captioned Planning Application received on 26 April 2023.

We are pleased to submit our Responses-to-Comments Table (**Appendix A**) in response to TD's comments for your kind consideration.

Please note that this only serves as responses to departmental comments without changing the scheme or involving the submission of a new technical assessment, and thus should be exempted from recounting requirement. We sincerely seek for favourable consideration from the Town Planning Board to approve the captioned S16 Planning Application.

Should you have any queries, please contact the undersigned, our Mr. Jimmy MA at [REDACTED], Mr. Sam KOK at [REDACTED], or Mr. Steven MA at [REDACTED].

Yours faithfully,


Theresa YEUNG
Director

Encl. - Appendix A
c.c. - DPO/TMYLW, Pland (Attn.: Mr. CHAN Pak Hay, Simon) (Email: sphchan@pland.gov.hk)

Responses-to-Comments Table (**Appendix A**)

Application for Permission under Section 16 of the Town Planning Ordinance (Cap. 131) for the
Proposed Minor Relaxation of Building Height Restriction for Proposed Public Utility Installation (District Cooling System)
in Area 56 of Hung Shui Kiu / Ha Tsuen New Development Area (Planning Application No. A/HSK/441)
Responses to Comments

Comments from Related Departments

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1. Transport Department, NT Regional Office, Traffic Engineering (NTW) Division, North West Section, dated 26 April 2023.....	2

Comments From Related Departments

No.	Comments	Responses
1.	<p>Transport Department, NT Regional Office, Traffic Engineering (NTW) Division, North West Section, dated 26 April 2023</p> <p>Please advise whether container vehicle and/or Heavy Good Vehicle would access the subject site and the trip generation and attraction rates of the proposed development.</p> <p>The proposed development is in the vicinity of the Green Transit System (GTS) proposed in HSK/HT NDA. The applicant shall closely coordinate with this office and the works agent of GTS to ensure that the proposed development could cater for the supporting structures of GTS. Subject to the detailed design of GTS, columns and/or foundations of the supporting structures might occupy the area in the subject site. Flexibility for construction of columns and/or foundations shall be allowed within the subject site for supporting potential viaduct for GTS.</p>	<p>During typical full operation condition, actual trip generation will be as less as 2-3 trips per day. It is anticipated that Heavy Good Vehicle may only make 2-3 trips every month.</p> <p>Your comment is noted.</p>

(Last updated on 27 April 2023)

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department that the applicant should in the first instance sort out and agree the land arrangement with Drainage Services Department (DSD) for their facilities before approaching Lands Department for follow up and consideration;
- (b) to note the comments of the Commissioner for Transport that the applicant shall closely coordinate with his office and the works agent of Green Transit System (GTS) to ensure that the proposed development could cater for the supporting structures of GTS. Subject to the detailed design of GTS, columns and/or foundations of the supporting structures might occupy the area in the application site (the Site). Flexibility for construction of columns and/or foundations shall be allowed within the Site for supporting potential viaduct for GTS. Sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads.
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that Highways Department SIMAR (Systematic Identification of Maintenance Responsibility of Man-made Slopes in Hong Kong) feature 6NW-A/F82 is entirely located in the Site (**Plan A-2** of this RNTPC paper). Should the planning application be approved and when the applicant takes over the Site, the applicant at the same time should also take over maintenance responsibility (MR) of the entire SIMAR feature. MR of geotechnical feature(s) formed or modified from the former 6NW-A/F82 by the applicant should not be maintained by his department. The site works should not induce any adverse effects to the safety and stability of the adjacent Tin Ying Road. Defect(s) caused to Tin Ying Road arising from the site works should be rectified by the applicant to the satisfaction of his department at the applicant's own expenses. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) to note the comments of the Chief Architect/Central Management Division 2, Architectural Services Department that the architectural treatments to beautify the façade should be considered to blend with the surroundings harmoniously;
- (e) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the planning application by the Town Planning Board does not imply approval of the site coverage of greenery requirements under PNAP APP-152, Development Bureau Technical Circular (Works) No. 3/2012 and/or under the lease. The site coverage of greenery calculation should be submitted separately to Buildings Department for approval. For any proposed tree preservation/removal scheme, relevant authority/government department(s) should be approached directly to obtain the necessary approval;
- (f) to note the comments of the Chief Engineer/Mainland North, DSD and Chief Engineer/Sewage Treatment 1, DSD that the applicant should coordinate with his department regarding the re-provision of peripheral surface channels along the revised pumping station demarcation boundary. 3m reserve zone for any existing or diverted public drainage system connecting to the pumping station shall be taken into account from maintenance viewpoint;
- (g) to note the comments of the Chief Engineer/Construction, Water Supplies Department that existing water mains will be affected (**Plan A-2** of this RNTPC paper). The cost of any necessary diversion shall be borne by the proposed development. In case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5m from the centre line of the affected water mains shall be provided to his department. No structure shall be built or materials

stored within this waterworks reserve. Free access shall be made available at all times for staff of his department and his contractor to carry out construction, inspection, operation, maintenance and repair works. No trees and shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the subject water main. Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site;

- (h) to note the comments of the Director of Fire Services that the emergency vehicular access 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 the Buildings Department. Detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans or referral from relevant licensing authority;
- (i) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department that the Site is located within Schedule Area No. 2 and may be underlain by cavernous marble. Depending on the nature of foundation, if necessary, of the new development at the Site, extensive geotechnical investigation may be required. Such investigation may require a high level of involvement of an experienced geotechnical engineer, both in the design and supervision of geotechnical aspects of the works required to be carried out at the Site. The requirements of submitting relevant slope/retaining wall assessment, stabilisation measure reports and proposed slope/retaining wall works, as stipulated in the Project Administration Handbook for Engineering Works and in the Environment, Transport and Works Bureau Technical Circular (Works) No. 29/2002 on Geotechnical Control for Slopes and Retaining Walls should be observed; and
- (j) to note the comments of the Project Manager (West), Civil Engineering and Development Department that sufficient set back should be provided from the kerbline of Tin Ying Road which adjoins the Site. Maintenance access should be allowed for any existing or proposed slope or retaining wall at the boundary of the Site. In case existing sewers will be maintained underground within the Site, sufficient headroom should be designed for the buildings to cater for maintenance of these sewers within the Site. The applicant shall liaise and coordinate with relevant maintenance departments and sought their views for the project.

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A/HSK/441 Hung Shiu Kiu and Ha Tsuen Planning Area 56 DCS

11/04/2023 03:38

From:

To:

File Ref:

[REDACTED]
tpbpd <tpbpd@pland.gov.hk>

A/HSK/441

Hung Shiu Kiu and Ha Tsuen Planning Area 56 (Part)

Site area: About 10,486sq.m Government Land

Zoning: "Other Specified Uses" annotated "District Cooling System" and "Other Specified Uses" annotated "Sewage Pumping Station"

Applied development: MAJOR Relaxation of BHR District Cooling System

Dear TPB Members,

This is a government project on government land. Why is the contractor no using the e-filing system?

This is anything but MINOR, it is effectively a 100% increase in height and will have a significant impact on the panorama that residents of the local estates had expectations to enjoy.

Why such a large increase? Did the original agent, ARUP again?, not do its homework properly?

When the original zoning was proposed then the calculations should have been in line with the planned population intake.

Members should question the rationale.

Mary Mulvihill