# Extract of Town Planning Board Guidelines on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development (TPB PG-No. 34D)

- 1. The criteria for assessing applications for renewal of planning approval include:
  - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
  - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
  - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
  - (d) whether the approval period sought is reasonable; and
  - (e) any other relevant considerations.

Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

# **Previous S.16 Applications Covering the Application Site**

# Approved Applications

Application No.	Uses/Development	Date of Consideration
A/YL-PS/315	S/315 Temporary Cultivation Ground for a Period of 2 Years	
A/YL-PS/358	A/YL-PS/430 Renewal of Planning Approval for Temporary Cultivation Ground for a Period of 2 Years	
A/YL-PS/430		
A/YL-PS/506		
A/HSK/323	Proposed Temporary Transitional Housing Development for a Period of 3 Years	27.8.2021

# **Government Departments' General Comments**

## 1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department:

- no adverse comment on the application; and
- according to his record, there is no lease modification/land exchange application in relation to development at the application site (the Site) approved/under processing.

## 2. <u>Traffic</u>

(a) Comments of the Commissioner for Transport:

No adverse comment on the application from traffic engineering point of view.

(b) Comments of the Chief Highway Engineer/New Territories West, Highways Department:

No objection to the application from highway maintenance point of view.

## 3. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no objection in principle to the application from drainage point of view; and
- given that the applicant obtained Occupation Permit (OP) from the Buildings Department (BD), i.e. implemented the approved drainage design on Site satisfactorily, and is required to maintain the system under Clause 23 of the Short Term Tenancy (STT), the relevant matters have already been addressed under the STT. It is considered that the requirement to submit condition record is not necessary as a condition of approval.

# 4. <u>Environment</u>

Comments of the Director of Environmental Protection:

- no objection to the application; and
- there was one substantiated environmental complaints pertaining to the Site on air aspect in relation to construction dust, and two substantiated environmental complaints on noise aspect in relation to construction noise received in the past three years. During the site inspection conducted by his department, advice was given to the site operator. No more dust and noise issue was noted during the follow-up inspections. There is a prosecution record for the Site.

# 5. <u>Urban Design and Landscape</u>

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no comment from landscape, urban design and visual perspective; and
- since the Site had already been developed, and "landscape treatment will be continued to be properly maintained and kept no change" as mentioned in the Supplementary Planning Statement submitted by the applicant, further adverse landscape impact arising from the applied use is not anticipated.

## 6. <u>Fire Safety</u>

Comments of the Director of Fire Services:

- no comment on the application subject to water supplies for firefighting and fire service installations being provided to his satisfaction; and
- no objection to removing the relevant approval conditions should the application be confirmed to fall under lands, buildings, licensing and other control regimes, or be referred by Independent Checking Unit for consultation on fire service requirements.

## 7. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, BD:

No adverse comment on the application under the Buildings Ordinance.

## 8. Long-term Development

(a) Comments of the Project Manager (West), Civil Engineering and Development Department:

No adverse comment on the application from development point of view.

- (b) Comments of the Director of Leisure and Cultural Services:
  - no in-principle objection to the application;
  - he has no plan to develop the Site into public open space in upcoming three years.

## 9. <u>Water Supplies</u>

Comments of the Chief Engineer/Construction, Water Supplies Department:

No objection to the application.

## 10. District Officer's Comments

Comments of the District Officer (Yuen Long), Home Affairs Department:

- no comment from departmental point of view; and
- his office has not received any comment from the locals on the application.

# **Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - (i) the application site (the Site) is currently held under Short Term Tenancy (STT) No. STTYL0028 for residential purposes and provision of such other necessary ancillary services and facilities, as may be approved in writing by the Secretary for Transport and Housing (currently known as the Secretary for Housing) for implementation of the transitional housing project for a term commencing from 14.1.2022 to 27.8.2024 and thereafter quarterly;
  - (ii) the applicant should observe the terms and conditions as contained in the STT agreement and ensure that all of the terms and conditions are complied with; and
  - (iii) should planning approval be given to the subject planning application, the holder of the STT would need to apply to this office for modification of the condition(s) contained in the STT as necessary, or if there are any irregularities on the Site. Such application will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. Such application, if approved, would be subject to such terms and conditions, including among others the payment of rent or administrative fee, as may be imposed by the LandsD;
- (b) to note the comments of the Commissioner for Transport that 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:
  - (i) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
  - (ii) if the proposed access on Hung Yuen Road is approved by Transport Department, the applicant should ensure a run-in/out is constructed and maintained in accordance with the latest version of HyD Standard Drawings no. H1113 and H1114 or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement. Upon expiry of the application, the application shall remove the run-in/out and reinstate the road to the satisfactory of his office;
- (d) to note the comments of the Director of Environmental Protection that the applicant is advised to follow the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' in order to minimise the possible environmental nuisance on the surrounding areas;
- (e) to note the comments of the Chief Town Planner/Urban Design & Landscape, Planning Department that the approval of the planning application does not imply approval of the tree works such as pruning, transplant and/or felling under lease. The applicant is reminded to approach relevant authority/Government department(s) direct to obtain the necessary approval for any tree works, where appropriate;
- (f) to note the comments of the Director of Fire Services that detailed fire safety requirements will be formulated upon receipt of a formal submission of STT/Short Term Waiver, general building

plans or referral of application via relevant licensing authority. Furthermore, the emergency vehicular access (EVA) provision in the captioned work shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the Buildings Department (BD);

- (g) to note the comments of the Chief Building Surveyor/New Territories West, BD (CBS/NTW, BD) that:
  - 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 BD 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; and
  - (ix) 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; and
- (h) to note the comments of the Director of Food and Environmental Hygiene that:
  - (i) if any Food and Environmental Hygiene Department's (FEHD) facility is affected by the development, FEHD's prior consent must be obtained. Reprovisioning of the affected facilities by the project proponent up to the satisfaction of FEHD may be required. Besides, the project proponent may be required to provide sufficient amount of additional

- (ii) if FEHD is requested to take up management responsibility of new facilities (e.g. public toilets and refuse collection points), FEHD should be separately consulted. Prior consent from FEHD must be obtained and sufficient amount of recurrent cost may have to be provided to her Department;
- (iii) if provision of cleansing service for new roads, streets, cycle tracks, footpaths, paved areas etc, is required, FEHD should be separately consulted. Prior consent from FEHD must be obtained and sufficient amount of recurrent cost may have to be provided to her Department;
- (iv) no environmental nuisance should be generated to the surroundings. Also, for any waste generated from the operations and works, the project proponent should arrange its disposal properly at their own expenses;
- (v) if the captioned project will lead to significant population increase, sufficient amount of recurrent costs may have to be provided to FEHD in order to provide various types of environmental hygiene services for increased population, such as inspection to food premises, hawker control, handling of complaints, etc.;
- (vi) if domestic waste collection service of FEHD is required in future, prior comments from this Department on the waste collection plan, including the accessibility and manoeuvrability of refuse collection vehicles to refuse collection points, should be sought;
- (vii) proper licence/permit issued by her Department is required if there is any food business/catering service/activities regulated by her under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public; and
- (viii) proper licence issued by her Department is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment.

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From: Sent: To: Subject:

2024-07-01 星期一 03:04:36 tpbpd/PLAND <tpbpd@pland.gov.hk> A/HSK/525 DD 124 Hung ON Lane Yan Oi Tong Transitional Housing

A/HSK/525 / Yan Oi Tong

Government Land in D.D. 124, Hung On Lane, Hung Shui Kiu

Site area; About 5,540sq.m

Zoning: "Open Space" and "Res (Group A) 4"

Applied development: Transitional Housing / 2 Blocks / 410 Units / 55 Vehicle Parking

Dear TPB Members,

Have all conditions finally been fulfilled, and if not why not? This is a government project.

Why so much parking? We are told that the residents are poor families waiting for PH, so how come so many of them can afford to run vehicles? The ratio of residents to vehicles is higher than that at PH estates.

If the vehicles belong to their employers, providing free of charge parking space is not acceptable as the parking of commercial vehicles is the responsibility of the operator.

Questions please.

Mary Mulvihill

#### From:

**To:** tpbpd <<u>tpbpd@pland.gov.hk</u>> **Date:** Wednesday, 4 August 2021 3:48 AM HKT **Subject:** A/HSK/323 DD 124 Hung ON Lane Yan Oi Tong Transitional Housing

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 / 55 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

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Form No. S16-III 表格第 S16-III 號

For Official Use Only	Application No. 申請編號	A/HSK/525
請勿填寫此欄	Date Received 收到日期	- 3 JUN 2024

- 1. 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。
- 2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <a href="http://www.tpb.gov.hk/">http://www.tpb.gov.hk/</a>. 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: <a href="http://www.tpb.gov.hk/">http://www.tpb.gov.hk/</a>),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。
- 3. 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 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	☑Site area 地盤面積 5,540 sq.m 平方米☑About 約 ☑Gross floor area 總樓面面積 10,508.5 sq.m 平方米☑About 約
(c)	Area of Government land included (if any) 所包括的政府土地面積(倘有)	<b>5,540</b> sq.m 平方米 ☑About 約

(d)	Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號					
(e)	Land use zone(s) involved 涉及的土地用途地帶					
(f)	(f) Current use(s) 現時用途 (If there are any Government, institution or community facilities, please in plan and specify the use and gross floor area) (如有任何政府、機構或社區設施,請在闡則上顯示,並註明用途及總					
4.	"Current Land Owner" of A	pplication Site 申請地點的「現行土地	也擁有人」			
The	applicant 申請人 -					
	is the sole "current land owner" <sup>#&amp;</sup> (p 是唯一的「現行土地擁有人」 <sup>#&amp;</sup> (詞	ease proceed to Part 6 and attach documentary proof 青繼續填寫第 6 部分,並夾附業權證明文件)。	of ownership).			
	is one of the "current land owners" <sup>#4</sup> 是其中一名「現行土地擁有人」 <sup>#8</sup>	· (please attach documentary proof of ownership). (請夾附業權證明文件)。				
	is not a "current land owner" <sup>#</sup> . 並不是「現行土地擁有人」 <sup>#</sup> 。					
Ø	The application site is entirely on Gc 申請地點完全位於政府土地上(譯	wernment land (please proceed to Part 6). 繼續填寫第 6 部分)。				
	<u> </u>					
5.	Statement on Owner's Conse 就土地擁有人的同意/通					
(a)	According to the record(s) of the Land Registry as at					
as						
(b)	The applicant 申請人 –					
		"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)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)					

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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 Date of notification No. of 'Current Lot number/address of premises as shown in the record of the Land Owner(s)' given Land Registry where notification(s) has/have been given (DD/MM/YYYY) 「現行土地擁 根據土地註冊處記錄已發出通知的地段號碼/處所地址 通知日期(日/月/年) 有人」數目 (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)& \_\_\_\_(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《 於 sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on (DD/MM/YYY)<sup>&</sup> \_(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 於 處,或有關的鄉事委員會。 <u>Others 其他</u> others (please specify) 其他(着指明) May insert more than one 🗆 🗸 🗋 . Note: Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application. 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

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6. Type(s) of Application	n 申 <b>請類</b> 別	/			
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/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	(Please illustrate the details of the p	roposal 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 □ month(s) 個月				
(c) Development Schedule 發展約					
Proposed uncovered land area	a擬議露天土地面積				
Proposed covered land area 携		sq.m □About 約			
•	s/structures 擬議建築物/構築物				
Proposed domestic floor area		/sq.m □About 約			
Proposed non-domestic floor	area 擬議非住用樓面面積	sq.m □About 約			
Proposed gross floor area 擬語	義總樓面面積	sq.m 口About 約			
		es (if applicable) 建築物/構築物的擬議高度及不同樓層 w is insufficient) (如以下空間不足,請另頁說明)			
	///////////////////////////////////////				
	/				
Proposed number of car parking					
	spaces by types 不同種類停車位 王車車位				
Proposed number of car parking Private Car Parking Spaces 私家 Motorcycle Parking Spaces 電單	車車位	的擬議數目			
Private Car Parking Spaces 私家	王車車位 三車車位	的擬議數目			
Private Car Parking Spaces 私家 Motorcycle Parking Spaces 電單 Light Goods Vehicle Parking Spa Medium Goods Vehicle Parking	王車車位 車車位 aces 輕型貨車泊車位 Spaces 中型貨車泊車位	的擬議數目 			
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Proposed operating hours 擬議營運時間							
/							
<ul> <li>(d) Any vehicular access to the site/subject building?</li> <li>是否有車路通往地盤/ 有關建築物?</li> </ul>			L □ 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)) □ 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)				
		No 否					
(e)	(If necessary, please u justifications/reasons 措施,否則請提供理	ise separate she for not provid	擬議發展計劃的影響 eets to indicate the proposed measures to minimize possible adverse impacts or give ing such measures. 如需要的話,請另頁註好可盡量減少可能出現不良影響的				
(i)	Doesthedevelopmentproposalinvolvealterationofexisting building?擬議發展計劃是否包括現有建築物的改動?	Yes 是 🗌					
(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 □	<ul> <li>(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)</li> <li>(諸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)</li> <li>Diversion of stream 河道改道</li> <li>Filling of pond 填塘</li> <li>Area of filling 填塘面積</li></ul>				
(iii)	Would the development proposal cause any adverse impacts? 擬議發展計劃會 否造成不良影	Landscape In Tree Felling Visual Impac	交通     Yes 會     No 不會       ply 對供水     Yes 會     No 不會       對排水     Yes 會     No 不會       斜坡     Yes 會     No 不會       副opes 受斜坡影響     Yes 會     No 不會       npact 構成景觀影響     Yes 會     No 不會				

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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,請說明受影響樹本的數目、及胸高度的樹 幹直徑及品種(倘可)

(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄭郊地區或受規管地區臨時用途/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/HSK /323				
(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	27/08/2024 (DD 日/MM 月/YYYY 年)				
(d) Approved use/development 已批給許可的用途/發展	Proposed Transitional Housing Development on a 3 Years Temporary Basis				
(e) Approval conditions 附帶條件	<ul> <li>□ The permission does not have any approval condition 許可並沒有任何附帶條件</li> <li>▲ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</li> <li>□ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件 :</li> <li>■</li> <li>■</li> <li>■</li> <li>■</li> <li>■</li> <li>■</li> <li>■</li> <li>■</li> <li>■</li> <li>(Please use separate sheets if the space above is insufficient) (如以上空間不足,請另頁說明)</li> </ul>				
(f) Renewal period sought 要求的續期期間	<ul> <li>✓ year(s) 年</li> <li>3</li> <li>□ month(s) 個月</li> </ul>				

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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 attached Supplementary Planning Statement.
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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 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     □ Applicant 申請人 / ☑ Authorised Agent 獲授權代理人				
VINCENT LAU Associate Director				
Name in Block LettersPosition (if applicable)姓名(請以正楷填寫)職位 (如適用)				
Professional Qualification(s)       ☑       Member 會員 / □       Fellow of 資深會員         專業資格       ☑       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)機構名稱及蓋章(如適用)				
Date 日期 30/05/2024 (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。

 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

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(Please provide details in both English and Chinese <u>as far as possible</u>. 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<u>盡量</u>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。)

下戰 反 於 規 劃 者 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. 124, 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	5,540 sq.m 平方米 ☑ About 約
地盤回復	(includes Government land of 包括政府土地 5,540 sq. m 平方米 ☑ About 約)
Plan 圖則	Approved Hung Shui Kiu and Ha Tsuen OZP 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	"Open Space" and "Residential (Group A) 4" 「休憩用地」及「住宅(甲類)4」
Type of Application 申請類別	<ul> <li>Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期</li> <li>Year(s) 年 □ Month(s) 月</li> </ul>
	<ul> <li>✓ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期</li> <li>☑ Year(s) 年 <u>3</u> □ Month(s) 月</li> </ul>
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		sq.:		Plot F	Ratio 地積比率
	and/or plot ratio 總樓面面積及/或 地積比率	Domestic 住用	10,414.9	☑ About 約 □ Not more than 不多於	1.879	☑About 約 □Not more than 不多於
		Non-domestic 非住用	93.6	☑ About 約 □ Not more than 不多於	0.017	☑About 約 □Not more than 不多於
(ii)	No. of blocks 幢數	Domestic 住用	2			
		Non-domestic 非住用	Non-Dome	estic Portion located v	vithin Dome	stic Block A
(iii)	Building height/No. of storeys 建築物高度/層數	Domestic 住用	15 ☑ (Not more than 7		m 米 t more than 不多於)	
				4	🛛 (Noi	Storeys(s) 層 t more than 不多於)
		Non-domestic 非住用	6.	125	🛛 (Not	m 米 t more than 不多於)
				1	🛛 (Not	Storeys(s) 層 t more than 不多於)
(iv)	Site coverage 上蓋面積		<u> </u>	53.53	%	🛛 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 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         Light Goods Vehicle Spaces 輕型貨車車位         Heavy Goods Vehicle Spaces 輕型貨車車位         Light Goods Vehicle Spaces 重型貨車車位         Medium Goods Vehicle Spaces 重型貨車車位         Johers (Please Specify) 其他 (請列明)				

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	<u>Chinese</u> 中文	<u>English</u> 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		
Block plan(s) 樓宇位置圖		
Floor plan(s) 樓宇平面圖		
Sectional plan(s) 截視圖		
Elevation(s) 立視圖		
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片		□,
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖		V,
Others (please specify) 其他(請註明)		$\checkmark$
General Building Plans	_	
	_	
Reports 報告書		,
Planning Statement/Justifications 規劃綱領/理據		
Environmental assessment (noise, air and/or water pollutions)		
環境評估(噪音、空氣及/或水的污染)		
Traffic impact assessment (on vehicles) 就車輛的交通影響評估		
Traffic impact assessment (on pedestrians) 就行人的交通影響評估		
Visual impact assessment 視覺影響評估		
Landscape impact assessment 景觀影響評估		
Tree Survey 樹木調查		
Geotechnical impact assessment 土力影響評估		
Drainage impact assessment 排水影響評估		
Sewerage impact assessment 排污影響評估		
Risk Assessment 風險評估		
Others (please specify) 其他(請註明)		$\mathbf{\nabla}$
Letters for Compliance with Conditions (a) and (b); Fire Services Certificate		

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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TOW/NLAND CONSULTANTS LTD. UBAN AND REGIONAL PLANNING, DEVELOPMENT CONSULTANCY, MASTER PLANNING, URBAN DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, PROJECT MANAGEMENT AND SOCIAL DEVELOPMENT

Our Ref YOT/HYR/3/VIN/01 30 May 2024 Date

BY HAND ONLY

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

Dear Sir.

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

## **RENEWAL OF PLANNING APPROVAL FOR** TEMPORARY TRANSITIONAL HOUSING DEVELOPMENT ON A 3 YEAR TEMPORARY BASIS AT GOVERNMENT LAND IN DD 124, HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES

We are instructed by the Applicant, Yan Oi Tong Limited, to submit the captioned Section 16 Planning Application for the Renewal of Planning Permission to enable the continued operation of the Temporary Transitional Housing Development on a 3-year temporary basis at D.D. 124, Hung Shui Kiu, Yuen Long.

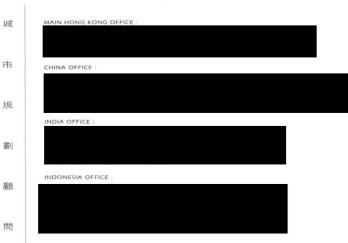
Please find enclosed the Section 16 Planning Application Form duly signed, together with 4 copies of the Supplementary Planning Statement (SPS) for Government Departmental circulation and distribution to Members of the BOARD.

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

Yours faithfully, FOR AND ON BEHALF OF TOWNLAND CONSULTANTS LIMITED

Vincent Lau Associate Director

**Application Form** Enc SPS - 4 copies



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)



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

RENEWAL OF PLANNING APPROVAL FOR TEMPORARY TRANSITIONAL HOUSING DEVELOPMENT ON A 3 YEAR TEMPORARY BASIS AT GOVERNMENT LAND IN DD 124, HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES

- Supplementary Planning Statement -

**TOWNLAND CONSULTANTS LIMITED** 

# RENEWAL OF PLANNING APPROVAL FOR TEMPORARY TRANSITIONAL HOUSING DEVELOPMENT ON A 3 YEAR TEMPORARY BASIS AT GOVERNMENT LAND IN DD 124, HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES

# **SECTION 16 PLANNING APPLICATION**

**Supplementary Planning Statement** 

Applicant

Yan Oi Tong Limited

Planning Consultant & Submitting Agent

Townland Consultants Limited

File Reference: YOT/HYR/3

For and on behalf of Townland Consultants Limited				
Approved by :				
Position :Associate Director				
Date : 30.05.2024				

30 May 2024

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# EXECUTIVE SUMMARY

This Section 16 Planning Application is submitted on behalf of Yan Oi Tong Limited (the "Applicant") to seek permission from the TOWN PLANNING BOARD ("TPB"/"the BOARD") for Renewal of Planning Permission to enable the continued operation of the Temporary Transitional Housing Development ("Proposed Transitional Housing") on a 3-year temporary basis at Government Land in D.D. 124, Hung Shui Kiu, Yuen Long ("Application Site / Site") approved under the Planning Application No. A/HSK/323 (the "Approved Application"). This project will continue to support current tenants in-need of temporary housing and the Government to deliver committed social housing (urgent temporary accommodation) objectives.

The Approved Application was approved with conditions a temporary basis for a period of 3 years until 27.8.2024 by the TPB at the 678<sup>th</sup> Rural and New Town Planning Committee ("**RNTPC**") Meeting on 27 August 2021. The Transitional Housing Development is a direct response to current Government Policy Initiatives to address the housing supply problem by meeting the short-term needs of people awaiting public housing. Further to the Approved Application, the construction of the Transitional Housing Development, i.e. Yan Oi House, at the Application Site had commenced and subsequently completed. The intake of residents commenced in July 2023.

Per the Approved Application, the Transitional Housing Development has been developed with a maximum plot ratio of approx. 1.897 or a maximum total GFA of approx. 10,508.5m<sup>2</sup>, of which approx. 93.6m<sup>2</sup> is non-domestic GFA. A total of 410 units are provided housing approx. 786 persons. There is no significant change to the development scheme and development parameters under the current Approved Application (TPB ref: A/HSK/323).

The Applicant intends to continue the operation of the Proposed Transitional Housing on the Application Site. Per the Approved Application, the Applicant had intended to operate the Transitional Housing Development for at least a total of 7 years after completion (subject to TPB's Approval on the current Application and further renewal Application, as necessary).

The Application for renewal of Planning Permission is justified on the following grounds:

- There are no significant changes in planning circumstances and the Applicant has demonstrated full compliance with the Planning Conditions imposed on the Approved Application;
- The Proposed Transitional Housing will continue to provide existing and future tenants/families in need of temporary housing and support the Government objectives in delivering urgent temporary accommodation;
- The temporary nature of the Transitional Housing Development will not undermine the long term Planning Intention of the Application Site;
- The Transitional Housing Development is fully compatible with the land uses around the Application Site. It is conveniently located near commercial and community services, connected to an existing cycle track system, and with high accessibility to various modes of public transport;
- The Transitional Housing Development will not increase pressure on the existing community facilities but enhance community support network and services for the neighbourhood;
- The use of MiC technology in constructing the Transitional Housing not only enabled housing units to be assembled quickly, but it also allows housing modules to be dismantled easily and relocated upon expiry of the Temporary Approval with minimal impact to the Application Site; and
- No adverse technical impacts are anticipated since there is no significant change in the nature of the proposed use and development parameters.

Based on the above justifications and as detailed in this Supplementary Planning Statement ("**SPS**"), we respectfully request the BOARD to give favourable consideration to this Application.

# 行政摘要

#### (內文如有差異,以英文版本為準)

根據《城市規劃條例》第十六條,我司代表仁愛堂有限公司(下稱「申請人」) 向城市規劃委員會(下稱「城規會」)呈交規劃許可續期申請書,以容許位於元 朗洪水橋丈量約份第 124 約的政府土地(下稱「申請地點」)上已獲批准的規劃 申請編號 A/HSK/323(「獲批准的申請」)的臨時過渡性房屋發展(下稱「擬議 過渡性房屋」)再繼續營運三年。此項目會繼續協助現時有需要的租戶提供臨時 房屋及支持政府提供已承諾社會房屋(急切臨時居所)的目標。

城規會在 2021 年 8 月 27 日舉行的鄉郊及新市鎮規劃小組委員會第 678 次會議 上,在有條件下批給臨時性質的許可,有效期為 3 年至 2024 年 8 月 27 日。擬議 過渡性房屋是對政府解決當前香港住屋問題的現行政策倡議的直接回應。在獲得 規劃許可後,申請地點上的過渡性房屋發展項目(即「仁愛居」)已經落成並於 2023 年 7 月開始入伙。

根據獲批准的申請,過渡性房屋發展的最高地積比率為約 1.897 倍/最高總樓面 面積約 10,508.5 平方米,其中約 93.6 平方米為非住用總樓面面積。過渡性房屋 發展一共提供約 410 個單位,可容納約 786 人。發展計劃和發展參數與獲批准的 申請相比均沒有重大變化。

申請人擬在申請地點繼續營運擬議過渡性房屋。根據獲批准的申請,申請人擬議 在過渡性房屋發展項目落成後最少營運 7 年(視乎城規會是否批准此規劃許可續 期申請及往後的續期申請而定)。

此規劃許可續期申請具備以下充分理據的支持:

- 規劃狀況沒有重大變化和申請人已證明完全履行了獲批准的申請的所有附帶 條件;
- 擬議過渡性房屋將繼續爲現時和未來有需要的租戶/家庭提供臨時房屋,並 支持政府實現提供急切臨時居所的目標;
- 擬議過渡性房屋的臨時性質不會影響申請地點的長遠規劃意向;
- 擬議過渡性房屋與申請地點周邊的土地用途完全兼容。擬議過渡性房屋位置 便利,鄰近商業、社區設施,並有單車徑網絡及不同公共交通工具可供選擇;
- 擬議過渡性房屋不會對現有社區設施增加壓力,相反能為當地改善社區支援 網絡和服務;
- 採用「組裝合成」建築法不單能迅速地提供住宅單位,更能容許將來在臨時 許可過期後輕易地拆除和遷移,對申請地點影響極微;和
- 基於擬議用途和發展參數沒有重大變化,擬議過渡性房屋不會在技術層面上 產生不良影響。

鑒於上述原因及這份補充規劃文件中詳述的理由,我司懇請城規會考慮批准是次 規劃申請。



Reference:YOT/HYR/3/VIN/01Date:30 May 2024

#### TO THE TOWN PLANNING BOARD:

#### SECTION 16 PLANNING APPLICATION THE TOWN PLANNING ORDINANCE (CHAPTER 131) SUPPLEMENTARY PLANNING STATEMENT

#### RENEWAL OF PLANNING APPROVAL FOR TEMPORARY TRANSITIONAL HOUSING DEVELOPMENT ON A 3 YEAR TEMPORARY BASIS AT GOVERNMENT LAND IN DD 124, HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES

### 1 INTRODUCTION

- 1.1 We are instructed by Yan Oi Tong Limited ("YOT" / the "Applicant"), to submit this Section 16 ("S16") Planning Application for Renewal of Planning Permission to enable the continued operation of the Temporary Transitional Housing Development ("Proposed Transitional Housing") on a 3-year temporary basis at Government Land in D.D. 124, Hung Shui Kiu, Yuen Long ("Application Site / Site") approved under the Planning Application No. A/HSK/323 (the "Approved Application").
- 1.2 The Transitional Housing Development is a direct response to current Government Policy Initiatives to address the housing supply problem by meeting the short-term needs of people awaiting public housing. Further to the Approved Application, the construction of the Transitional Housing Development, i.e. Yan Oi House, at the Application Site had commenced and subsequently completed. The intake of residents commenced in July 2023.
- 1.3 The Applicant intends to continue the operation of the Proposed Transitional Housing on the Application Site. Per the Approved Application, the Applicant had intended to operate the Transitional Housing Development for at least a total of 7 years after completion (subject to TPB's Approval on the current Application and further renewal Application, as necessary).



#### 2 THE SITE CONTEXT

#### 2.1 Site Location and Existing Use

2.1.1 The Application Site is located to the north of Castle Peak Road – Hung Shui Kiu with eastern frontage onto Hung Yuen Road (*Figures 2.1 and 2.2* refer). The Application Site is currently used as Temporary Transitional Housing Development dubbed "Yan Oi House" operating by the Applicant.

#### 2.2 Land Status and Building Aspects

- 2.2.1 The Application Site comprises solely Government Land in D.D. 124 with a Site Area of approx. 5,540m<sup>2</sup>. It is currently held under Short Term Tenancy (**\*STT**<sup>\*</sup>) No. STTYL0028 which commenced on 14 January 2022 for a period of 31.5 months and renewed quarterly afterwards.
- 2.2.2 The latest General Buildings Plans ("**GBPs**") for the Transitional Housing Development were approved by the Building Authority on 12 June 2023 (*Appendix 1* refers). The Occupation Permit ("**OP**") No. NT36/2023/OP was issued by Buildings Department ("**BD**") on 21 June 2023.

#### 2.3 Surrounding Land Uses

- 2.3.1 As part of the Hung Shui Kiu New Development Area ("**HSKNDA**"), the Application Site is predominantly surrounded by existing/ planned residential developments as demonstrated in the Site Location Plan and Approved OZP.
  - A residential site, zoned "Residential Group A(4)" ("**R(A)4**") is located to the immediate north of the Site. According to the latest planning approval (TPB Ref: A/YL-PS/447), a residential development consisting of 6 residential blocks over 1 non-domestic podium with a building height of 42.05mPD is proposed and is currently in construction phase. A public pedestrian footpath connects Hung On Lane and Hung Yuen Road within the "R(A)4" zone abutting the northern boundary of the Application Site.
  - To the further north beyond Hung Shui Kiu Tin Sham Road is an area zoned "G/IC" designated for Refuse Collection Point ("RCP") cum office with 6 storeys planned for the Food and Environmental Hygiene Department ("FEHD"). Areas with residential developments including Sheffield Villas and two Dedicated Rehousing Estates ("DRE") developed by Hong Kong Housing Society ("HKHS") (TPB Ref: A/HSK/253) are under construction.
  - To the northeast of the Site is Hung Fuk Estate, a public rental housing ("**PRH**") estate with a Bus Terminus and some community facilities including the Hung Fuk Shopping Centre. An area to the east of the Site is currently serving as eating places, car parks, a MTRC Bus Depot and Light Rail Transit ("**LRT**") facilities.
  - The Site borders 4 existing residential developments with commercial podiums, namely Park Nara, Coronet Court, Beauty Court and Aster Court, south to west respectively. Hung Shui Kiu LRT Station is located on the opposite side of Coronet Court along Castle Peak Road Hung Shui Kiu. Across Castle Peak Road and to the further southeast of the Site are existing residential developments, such as Symphony Garden and Treasure Court. The Shung Tak Catholic English College is located to the northeast adjacent to these residential developments.
  - To the further west of the Site is an existing nullah with both sides of the nullah planned as a future riverside promenade. The planned Hung Shui Kiu MTR Station and Regional Plaza are located approx. 800m to the west of the Site.

#### 2.4 Accessibility

The Application Site is very conveniently located for future residents being situated within an existing built up community with numerous commercial and community facilities within walking distance. There is also excellent access to multiple modes of public transit including franchised public bus routes, minibus bus routes, Light Rail and cycling tracks. Hung Shui Kiu Light Rail Stop is located approx. 60m from the Application Site. Vehicular access to the Application Site is provided at Hung On Lane. The Application Site is also well connected to the surrounding area via walking.

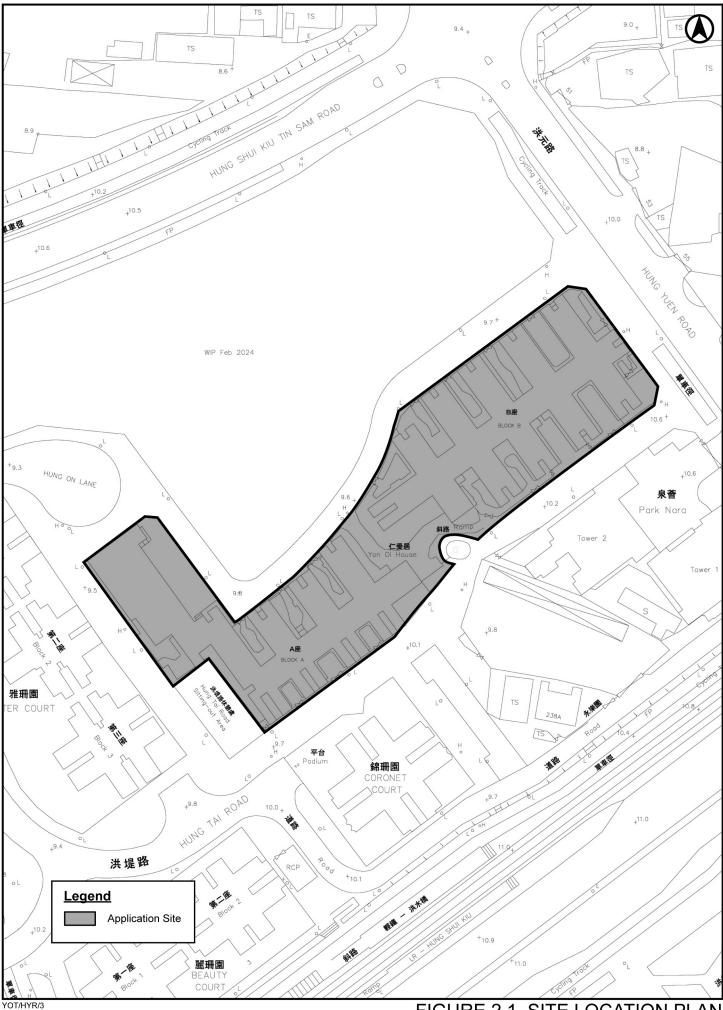
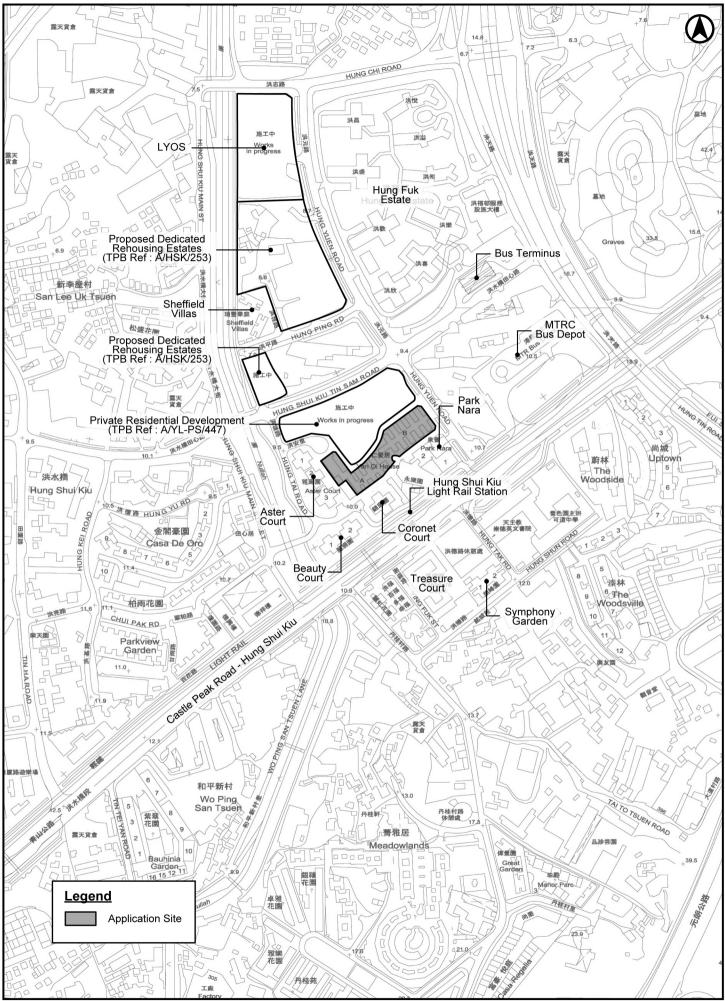


FIGURE 2.1 SITE LOCATION PLAN SCALE 1 : 1,000



YOT/HYR/3

FIGURE 2.2 SITE LOCATION PLAN SCALE 1 : 5,000



#### 3 PLANNING CONTEXT

#### 3.1 Statutory Planning Context

Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2

- 3.1.1 The Application Site is zoned "Open Space" ("**O**") and "Residential (Group A) 4" ("**R(A)4**") on the Approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2 ("**Approved OZP**"). (*Figure 3.1* refers).
- 3.1.2 According to the Statutory Notes of the Approved OZP, the planning intention of the "O" zone is *"intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public*", while the planning intention of the "R(A)4" zone is "*primarily for high-density residential developments. Commercial uses are always permitted on the lowest two floors of a building excluding basements, or in a free-standing purpose-designed non-domestic building up to five storeys."*
- 3.1.3 According to the covering notes of the Approved OZP, "temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission".
- 3.1.4 The renewal of the Planning Approval will not undermine the long term Planning Intention of the Application Site. The Temporary Transitional Housing Development is constructed and implemented via MiC technology which allows housing modules to be easily dismantled and relocated upon expiry of the Temporary approval with minimal impact to the Application Site.

#### 3.2 The Approved Application

- 3.2.1 The Application No. A/HSK/323 was approved with conditions a temporary basis for a period of 3 years until 27.8.2024 by the TPB at the 678<sup>th</sup> Rural and New Town Planning Committee ("**RNTPC**") Meeting on 27 August 2021 and subject to the following conditions:
  - a) the submission of drainage and sewerage proposals within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 27.2.2022;
  - b) in relation to (a) above, the implementation of the drainage and sewerage proposals within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 27.5.2022;
  - c) in relation to (b) above, the implemented drainage and sewerage facilities for the development shall be maintained at all times during the planning approval period;
  - d) if the above planning condition (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
  - e) if any of the above planning condition (a) or (b) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.
- 3.2.2 Subsequently, Four (4) S16A(2) Applications for Extension of Time for Compliance with Planning Conditions (A/HSK/323-1 to A/HSK/323-4) were made and approved by the Assistant Director of Planning/New Territories, under the delegated authority of the TPB.



### 3.3 Non-Statutory Planning Context

Policy Address ("Policy Address")

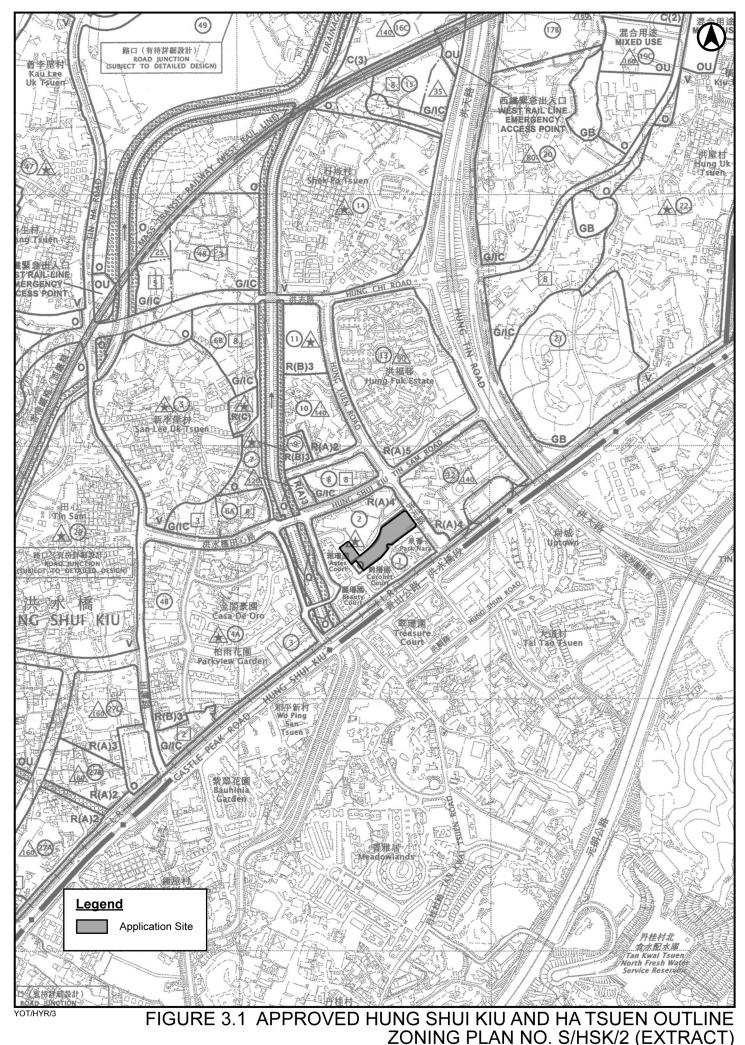
- 3.3.1 In The Chief Executive's 2019 Policy Address, the Chief Executive recognises Housing as the toughest livelihood issue facing Hong Kong society. One of the responses by the Government to this situation is introducing more transitional housing. (*Para. 13 of The Chief Executive's 2019 Policy Address* refers). The Chief Executive announced in January 2020 Government plans to increase the supply target of transitional housing projects substantially to provide a total of 15,000 such units in the coming three years. These units will be built on temporarily vacant government land and public facilities, as well as land lent by private developers. (*Para. 16 of The Chief Executive's 2019 Policy Address* refers).
- 3.3.2 According to the latest Policy Measures 2023 (*Chapter 5 Transitional Housing* refers), the goal is to provide over 21,000 transitional housing units by 2024-25. In addition, apart from the 8,000 units already in operation, there will be additional 13,000 new units expected to be completed and commissioned in the coming two years.

#### Task Force on Transitional Housing

3.3.3 The Task Force on Transitional Housing ("**Task Force**") has been established under the Transport and Housing Bureau ("**THB**") to proactively assist and facilitate various short-term initiatives proposed and implemented by the community/non-government organisations ("**NGOs**") with a view to increasing the supply of transitional housing. To facilitate such transitional housing initiatives, the Funding Scheme to Support the Transitional Housing Projects by Non-government Organisations ("**the Funding Scheme**") has been set up, with \$5 billion set aside by the Government and approved by the Finance Committee of the Legislative Council, to facilitate NGOs to take forward worthy transitional housing projects. The Proposed Transitional Housing is developed under this framework.

Town Planning Board Guidelines No. 34D (TPB PG-NO. 34D) (the "Guidelines")

- 3.3.4 Town Planning Board Guidelines No. 34D Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development sets out the application procedures and the assessment criteria for the renewal of planning approvals and extension of time for compliance with planning conditions for temporary use or development by TPB.
- 3.3.5 In view that renewal applications involve only the renewal of approval previously granted by the Board, a streamlined approach in respect of the submission requirements could be adopted (*Para. 3.2 of the Guidelines* refer).
- 3.3.6 The criteria for assessing applications for renewal of planning approval include: (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas; (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development); (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits; (d) whether the approval period sought is reasonable; and (e) any other relevant considerations. (*Para. 4.1 of the Guidelines* refers).





#### 4 CONTINUATION OF THE TRANSITIONAL HOUSING DEVELOPMENT

#### 4.1 The Transitional Housing Development

- 4.1.1 The Transitional Housing Development is currently in operation. The Applicant intends to continue utilising the Application Site for Transitional Housing Development on a temporary basis.
- 4.1.2 Per the Approved Application, the Transitional Housing Development has been developed with a maximum plot ratio of approx. 1.897 or a maximum total GFA of approx. 10,508.5m<sup>2</sup>, of which approx. 93.6m<sup>2</sup> is non-domestic GFA. A total of 410 units are provided housing approx. 786 persons. The construction of the transitional housing was completed in June 2023 and the population intake has commenced in July 2023. As indicated in the Approved Application, YOT will be responsible for implementation and operation of the Proposed Transitional Housing for at least 7 years after completion, subject to TPB's approval of the current Application and future renewal applications.
- 4.1.3 There is no significant change to the development scheme and development parameters under the Approved Application. The Proposed Transitional Housing consists of two 4-storey residential blocks which were constructed via MiC method. The 4-storey residential blocks include 4 types of flats (i.e. 1P; 2P; 3P and Accessible) for singletons, families, the elderly and disabled. The percentage breakdown for each unit type as tabled below:

	Accessible Units	1P Units	2P Units	3P units
Floor Area (sq.ft)	Approx. 192	Approx. 132 – 144	Approx. 192	Approx. 286
No. of units	2	180	80	148
% breakdown	0.5%	43.9%	19.5%	36.1%

- 4.1.4 The Applicant is responsible for maintenance, choosing the families in residence, and daily management. Eligible tenants for this Project include Hong Kong residents proven to be in need of transitional housing (i.e. queued for PRH for no less than 3 years); and individual/ family with special housing needs (e.g. currently living in dismal and inadequate housing conditions). In addition, the tenants must meet HA's prevailing policies and eligibility criteria for PRH (including but not limited to family size, income and asset value). The Transitional Housing Development aims to achieve 4Cs namely 'Comfortable', 'Cross-communication', 'Capacity' and 'Consumption' in its service design and operation to provide a comfortable, safe and convenient living environment for the target beneficiaries.
- 4.1.5 As of 30 April 2024, the Occupancy Status stands at 98.8% with 405 out of a total of 410 units being occupied. The occupancy details of the remaining 5 households are as follows:
  - Signed the tenancy agreement but have not yet occupied their units: 4 households
  - Scheduled to sign the tenancy agreement (on 8 May 2024): 1 household

#### Provision of Ancillary/Amenity Facilities

4.1.6 The Proposed Transitional Housing is not only a safe and affordable place of shelter, but an overall community environment that supports social interactions and sense of place. A Non-Domestic Portion is provided to house ancillary facilities for residents and the wider neighbourhood including a Community Library which is a multi-purpose area that connects with the Hung Shui Kiu community through a sharing economy. The Non-Domestic Portion is currently open to both residents and the public for use. The Applicant will also be responsible for the operation and management of the facilities in the Non-Domestic Portion.



# 4.2 Development Parameters

- 4.2.1 **Table 4.1** below summarises the key development parameters of the Transitional Housing Development. As illustrated, the development parameters for the Current Renewal of Planning Permission Application remain essentially unchanged and insignificant. The latest building plans were approved by the Building Authority on 12 June 2023 subsequent to the Approved Application (*Appendix 1* refers).
- 4.2.2 For ease of reference, a comparison table of the development parameters between the Approved Application and the current Renewal of Planning Permission are as follows:

DEVELOPMENT PARAMETERS	Application No. A/HSK/323	Current Application				
Site Area	Approx. 5,339m <sup>2</sup>	Approx. 5,540m <sup>2</sup>				
Maximum Total Plot Ratio	Approx. 1.897	Approx. 1.897				
Maximum Total GFA	Approx. 10,126m <sup>2</sup>	Approx. 10,508.5m <sup>2</sup>				
Maximum Building Height: Main Roof	Not more than 15m	Not more than 15m				
Absolute Building Height (mPD)	Not more than +25mPD	Not more than +25mPD				
Total Site Coverage	Approx. 55%	Not more than 55%				
Domestic Portion						
Domestic Plot Ratio	Approx. 1.879	Approx. 1.879				
Domestic GFA	Approx. 10,036m <sup>2</sup>	Approx. 10,414.9m <sup>2</sup>				
No. of Blocks	2 Blocks (Block A and B)	2 Blocks (Block A and B)				
No. of Storeys	4	4				
Building Height: Main Roof	Not more than 15m	Not more than 15m				
Building Height (mPD)	Not more than +25mPD	Not more than +25mPD				
No. of Housing Units	Approx. 404 units	410 units				
Design Population	Approx. 756	Approx. 786				
Non-domestic Portion						
Non-domestic Plot Ratio	Approx. 0.018	Approx. 0.017				
Non-domestic GFA	Approx. 90 m <sup>2</sup>	Approx. 93.6m <sup>2</sup>				
No. of Blocks	Located in Block A	Located in Block A				
No. of Storeys	1	1				
Building Height: Main Roof	Approx. 6.125m	Approx. 6.125m				
Building Height (mPD)	Approx. 16.125	Approx. 16.125				
Open Space and Greenery	•					
Open Space	No less than 1m <sup>2</sup> per person	No less than 1m <sup>2</sup> per person				
At-grade greenery	Approx. 680m <sup>2</sup> (Approx. 12.7%)	Approx. 945.6m <sup>2</sup> (Approx. 17.07%)				

# Table 4.1 - Development Parameters

# 4.3 Visual Impact, Landscape and Tree Treatment

- 4.3.1 As there are no significant changes to the building block clusters and building height in comparison with the Approved Application, no change in visual impact is anticipated.
- 4.3.2 Per the Approved Application, the Building Block disposition/ layout enables gathering areas, outdoor fitness areas, children's play areas, and pocket open spaces to be provided throughout the Transitional Housing Development, providing approx. 945.6m<sup>2</sup> of at grade greenery areas (Approx. 17.07% total greenery coverage) and no less than 1m<sup>2</sup> per person of open space.



- 4.3.3 The Implemented Landscape Plan is provided in *Appendix 2*. Landscape Treatment will be continued to be properly maintained and kept no change during the approval period once the Current Application is approved by the TPB.
- 4.3.4 In addition, the Applicant has conformed to the tree planting arrangement proposed in the Approved Application with a total of 43 nos. of compensatory trees planted and 3 nos. of Trees Retained at the Application Site. Please refer to the **Table 4.2** below for the Tree Treatment Table.

# Table 4.2 – Tree Treatment Summary Table

No. of Trees	No. of Trees	No. of Dead	No. of Compensatory	Total No. of
Retained	Felled	Trees	Trees Planted	Trees within Site
3	43	-	43	46

# 4.4 Transport Arrangement

- 4.4.1 The transport arrangements under the Current Application would remain the same as the Approved Application. A 7.3m-wide run-in/out is provided for the Transitional Housing Development from the cul-de-sac of Hung On Lane for vehicular access. The existing walkway bordering the northern side of the Application Site serves as EVA (via the vehicular access of the Application Site). Currently there are 54 bicycle parking spaces provided at the Application Site with no private car parking space provided. One loading/unloading bay is catered for servicing demand.
- 4.4.2 The Application Site is well served by Hung Shui Kiu LRT Station and plenty of road-based public transport services (i.e. franchised bus and GMB) are located in the vicinity.

# 4.5 Sewerage and Drainage Arrangement

4.5.1 The relevant Approval Conditions (a) and (b) were fully complied with by the Applicant on 13 July 2022 and 18 August 2023 respectively. The Applicant is well committed to properly maintaining the implemented sewage and drainage facilities within the Application Site at all times during the Planning Approval Period. The Letters for Compliance with Conditions (a) and (b) are provided in **Appendix 3.** 

# 4.6 Fire Safety Arrangement

4.6.1 The Applicant has provided the required Fire Service Installations and Equipment per relevant guidelines in which the Fire Services Department ("FSD") has issued the Fire Services Certificate FS172 (serial no. L002161) dated 12 May 2023 after the acceptance inspection on the Fire Services Installation ("FSI") installed at the Application Site (*Appendix 4 refers*).



# 5 PLANNING JUSTIFICATION

# 5.1 No Significant Changes in Planning Circumstances

- 5.1.1 The Transitional Housing Development at the Application Site has been in operation since July 2023 in accordance with relevant approvals/regulations/licenses. The Current Application seeks for extension of the Approval to enable the continued operation and maintenance of the Proposed Transitional Housing for tenants and families in need of temporary accommodation.
- 5.1.2 There has not been any significant changes to the existing parameters, operations, structure layout, etc. between the Approved Application and the Current Application. In addition, there has been no change in planning circumstances such as land use zoning and surrounding environment of the Application Site as compared to the Approved Application. No adverse impacts associated with the Transitional Housing Development have also been demonstrated through satisfaction with the statutory requirements and STT conditions.

# 5.2 Compliance with the Planning Conditions Under Previous Approval

5.2.1 Since the Approval of the Transitional Housing Development on a 3 year temporary basis in August 2021, the Applicant has complied with relevant Approval Conditions/maintained compliance with relevant Approval Conditions at all time during the Planning Approval Period. Compliance of the Approval Conditions is as follows:

Plann	ing Conditions	Discharge Date
а	the submission of drainage and sewerage proposals within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by	27 June 2022 ( <b>Appendix 3</b> refers)
b	in relation to (a) above, the implementation of the drainage and sewerage proposals within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by	13 July 2022 ( <b>Appendix 3</b> refers)
С	in relation to (b) above, the implemented drainage and sewerage facilities for the development shall be maintained at all times during the planning approval period	To be maintained at all times during the planning approval period
d	if the above planning condition (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and	Not Applicable
e	if any of the above planning condition (a) or (b) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.	Discharged on 27 June 2022 and 13 July 2022 respectively

# Table 5.1 – Compliance with Planning Conditions

5.2.2 As demonstrated, the Applicant has strictly adhered to all planning conditions listed above and is in accordance with the requirements under the TPB Guidelines 34D.

# 5.3 Providing Temporary Housing Supply under Government Policy

In line with Government Policy, the Proposed Transitional Housing provides 410 housing units in the short term for needy families, many who are currently living in substandard conditions and is in line with Government's latest Policy Measures in providing transitional housing units. In addition, the Application Site will not jeopardize the long-term planning intention of the Application Site for "R(A)4" and "O" zones.



# 5.4 Suitability of Location/Land Use Compatibility

- 5.4.1 The Application Site is highly suitable for the provision of transitional housing. The Site is located within close walking distance to neighbourhood commercial and community facilities including Jing Jing Anglo-Chinese Kindergarten, Shung Tak Catholic English College, Ho Dao College, Po Kok Branch School, Agnes Wise Kindergarten, Caritas Hung Shui Kiu Neighbourhood Level Community Development Project ("**NLCDP**"), Watt Pak U Memorial Social Centre for the Elderly, as well as supermarket/retail shops and services in nearby housing estates/residential developments. The Application Site is linked to a comprehensive cycle track system and on-site bicycle parking facilities will encourage cycling as an environmentally-friendly mode of transport. For residents that may need to work outside the district, the Application Site is also well connected strategically to major forms of public transport including LRT, franchised buses and minibus routes.
- 5.4.2 The Proposed Transitional Housing is fully compatible with the surrounding residential uses and there will be no incompatible land use interfaces. Rather, the Community Library, programmes and activities running from the Non-Domestic Portion will contribute back to the community and enhance the support network and service for the neighbourhood.

# 5.5 Achieving Sustainability Goals through the use of MiC technology

5.5.1 To ensure speedy implementation and dismantling of the Proposed Transitional Housing, the Applicant has adopted MiC technology, which follows the concept of "factory assembly followed by on-site installation". This allows for freestanding modules to be assembled, dismantled and reassembled in various locations. The use of MiC technology not only enables housing units to be assembled and provided readily, but it will also minimise construction waste when dissembling the modules. The technology has proven to be effective to enhance building productivity and safety, construction quality and sustainability.

# 5.6 No Adverse Technical Impacts

5.6.1 As indicated in **Section 4**, there is no significant change to the number of units and development parameters of the Application Site, thus there would be no substantial changes in the nature and operation of the Transitional Housing Development when compared to the Approved Application. The existing visual, traffic, environmental, drainage, sewage, landscape and fire service installation arrangements, per the Approved Application, would be continued and maintained by the Applicant throughout the approval of the Current Application.

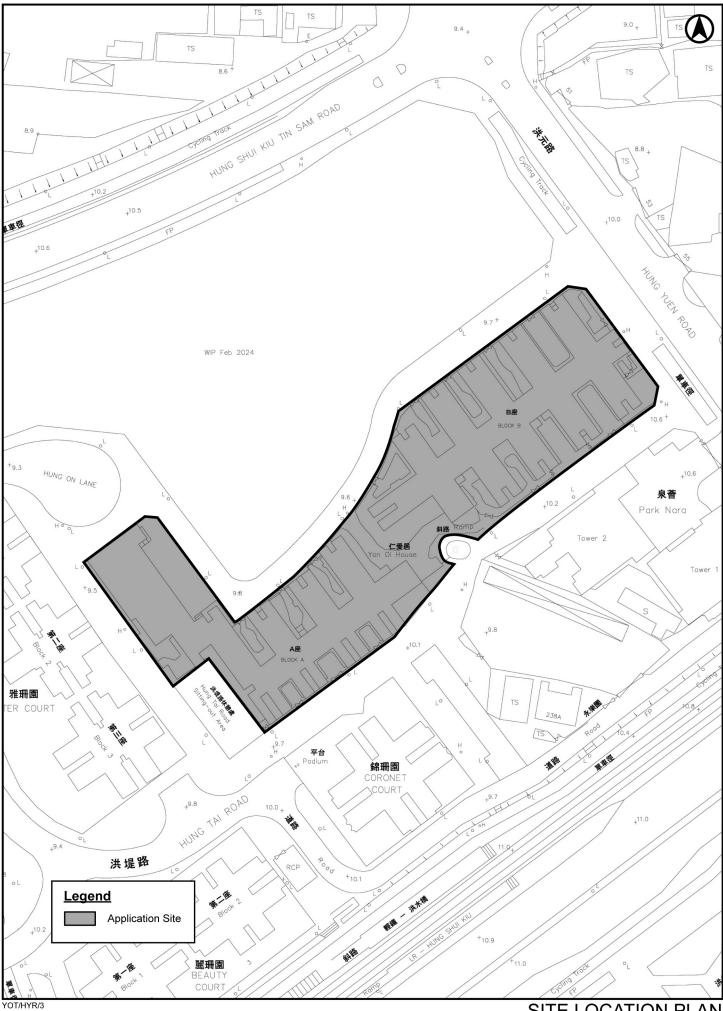


# 6 CONCLUSION

- 6.1 This Section 16 Planning Application aim to seek permission from the TPB for the renewal of Planning Approval for the Temporary Transitional Housing Development under Application No. A/HSK/323 on a 3-year temporary basis. The Transitional Housing Development will continue to be provided on a temporary nature and will not result in any adverse impacts to the long term planning intention. There are no significant changes in the nature and planning circumstances since the previous Approved Application, and the Current Application is in-line in accordance with the TPB Guideline (TPB-PG No. 34D). In addition, the Applicant has complied with all Planning Conditions and will continue to maintain the Development and its ancillary facilities at all times during the planning approval period.
- 6.2 In light of the justifications as put forth in this SPS, we sincerely request the BOARD to give favourable consideration to this Application.

Edited & Approved by: Vincent Lau Prepared by: Kelvin Chung

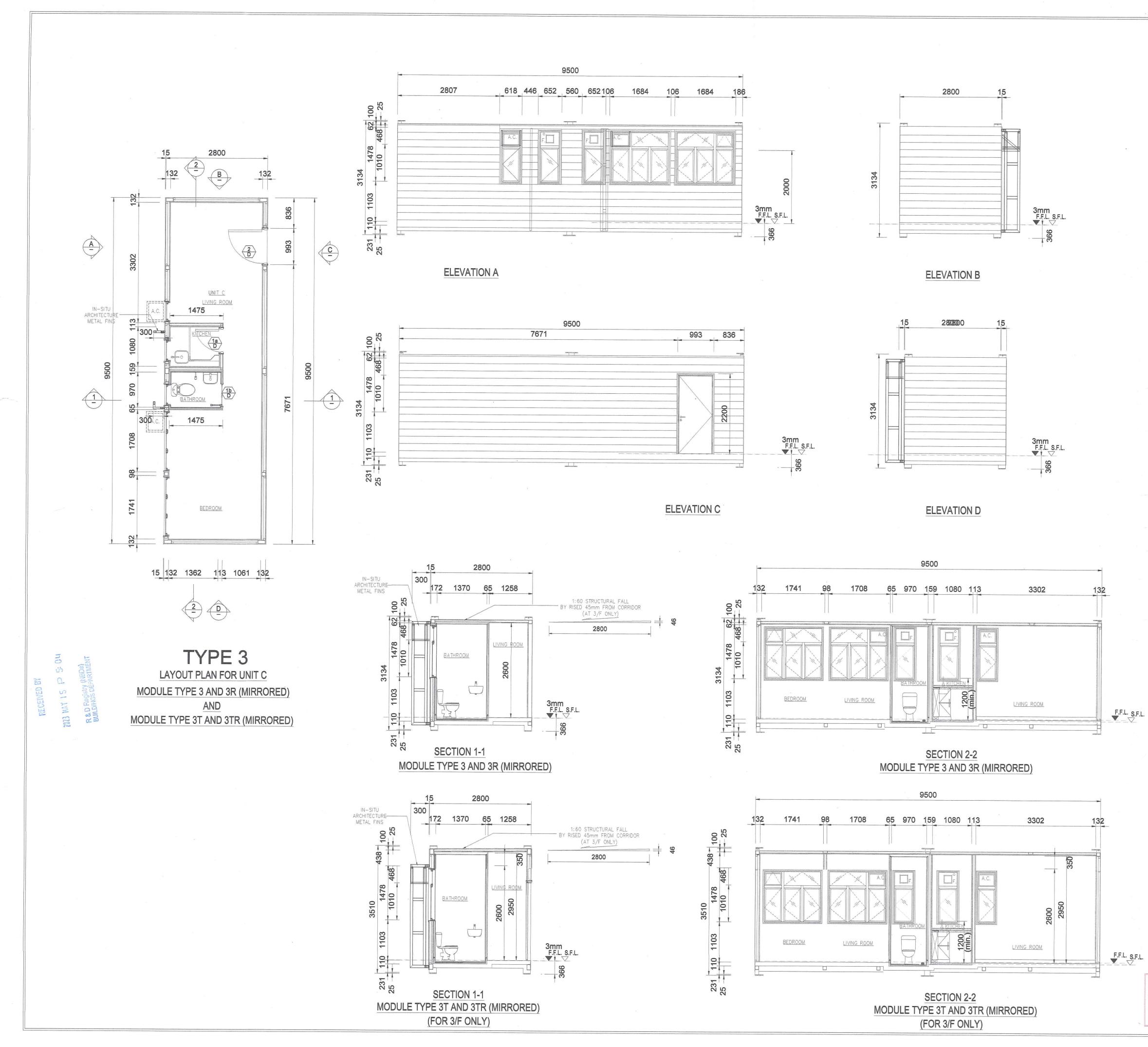
Date: File Ref: 30 May 2024 YOT/HYR/3

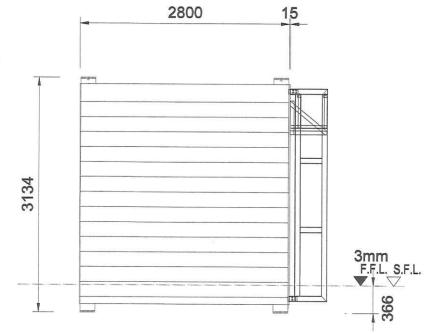


SITE LOCATION PLAN SCALE 1: 1,000

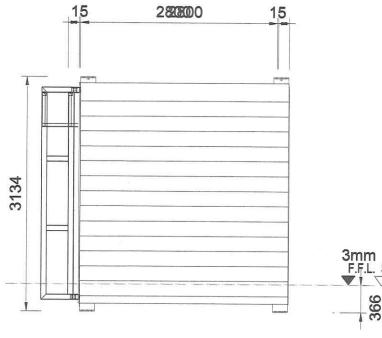
# Appendix 1

APPROVED GENERAL BUILDING PLANS

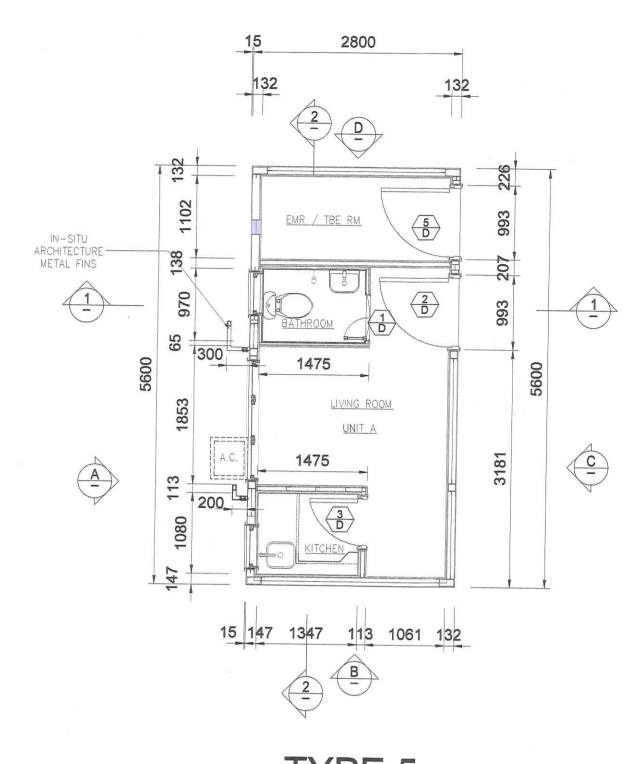








	RD PEC 0 /0477 /04/70
	B.D. REF. 2/9173/21(TH) F.S.D. REF. FPN 8/31612(9) NOTES:
	<ol> <li>DO NOT SCALE THIS DRAWING;</li> <li>FIGURED DIMENSIONS ARE TO BE FOLLOWED;</li> <li>READ THIS DRAWING IN CONJUNCTION WITH THE ARCHITECTS SPECIFICATION &amp; CONDITION OF CONTRACT.</li> </ol>
	<ul> <li>CONTRACT;</li> <li>THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS OTHERWISE CERTIFIED;</li> </ul>
	5. THIS DRAWING AND DESIGN ARE COPYRIGHT AND NO PORTION MAY BE REPRODUCDED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECTS.
	REV. DATE DESCRIPTION
	B 05/2023 GENERAL REVISION
	A 02/2023 GENERAL REVISION
	CLIENT:
2	王仁爱告
	YAN OI TONG
	PROJECT MANAGER:
ж ФС	市區重建局
	URBAN RENEWAL AUTHORITY
	MAIN CONTRACTOR:
	華營建築有限公司 CR CONSTRUCTION CO. LTD.
	AUTHORIZED PERSON / ARCHITECTURAL DESIGNER
	J/F., BLOCK A, CHEONG FAT FACTORY BUILDING, N0.265-271 UN CHAU STREET, KLN TEL: 3489-1990 FAX: 3020-9409
	AP
	b
	FUNG BRIAN PAK YAN Authorized Person
	PROJECT: PROPOSED TRANSITIONAL HOUSING
	DEVELOPMENT AT GOVERNMENT LAND IN DD124, HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES
	NEW TERRITORIES
	DRAWING TITLE:
	MODULE TYPE: 3 AND 3R & 3T AND 3TR
	DRAWN BY KP SCALE 1:50 @ A1 CHECKED BY DATE
	BF         12 MAY 2023           JOB No.         DWG.NO.         REVISION
	A-2216 MiC-003 B BD'S OFFICAL USE
	Note: This plan has been processed on a curtailed check basis under the centralized processing system as promulgated in PNAP
	registered structural engineer and/or registered
	under section 4(3)(5) and the provision of section 14(2)(c) of the Buildings Ordinance are of paracular relevance in the next of
	Plan Approved
The works shown on these plans are	
Type II works (Buildings Works) respect of which consent is applied for the	WONG Wing-chi, Vickie Senior Building Surveyor
urpose of Fast Track consent application under regulation 33 of the Building (Administration) Regulations.	for BUILDING AUTHORITY

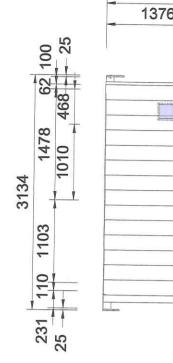


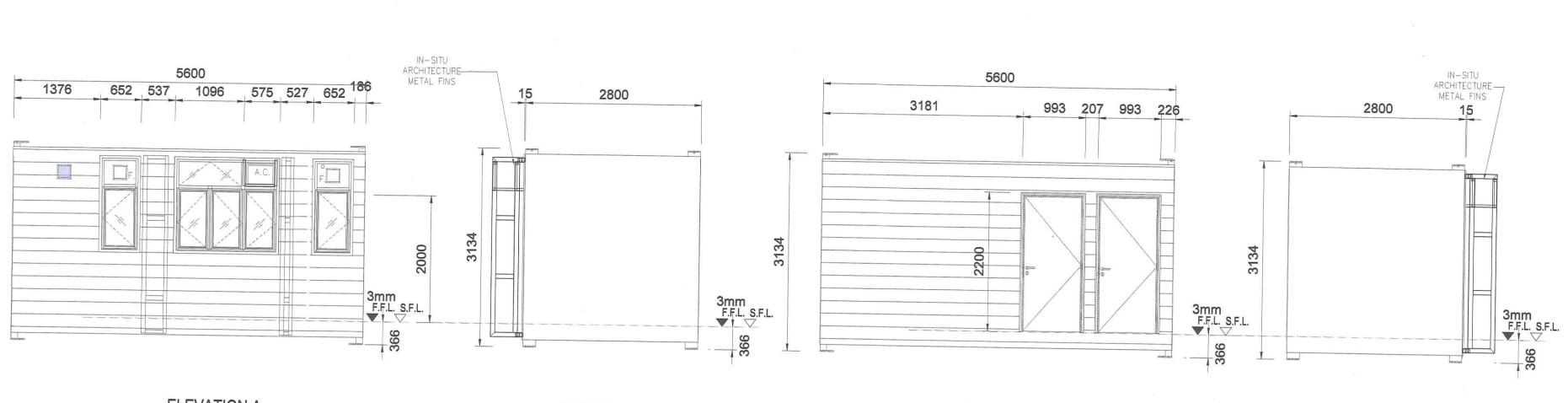
TYPE 5 LAYOUT PLAN FOR UNIT A MODULE TYPE 5 AND 5R (MIRRORED)

hO

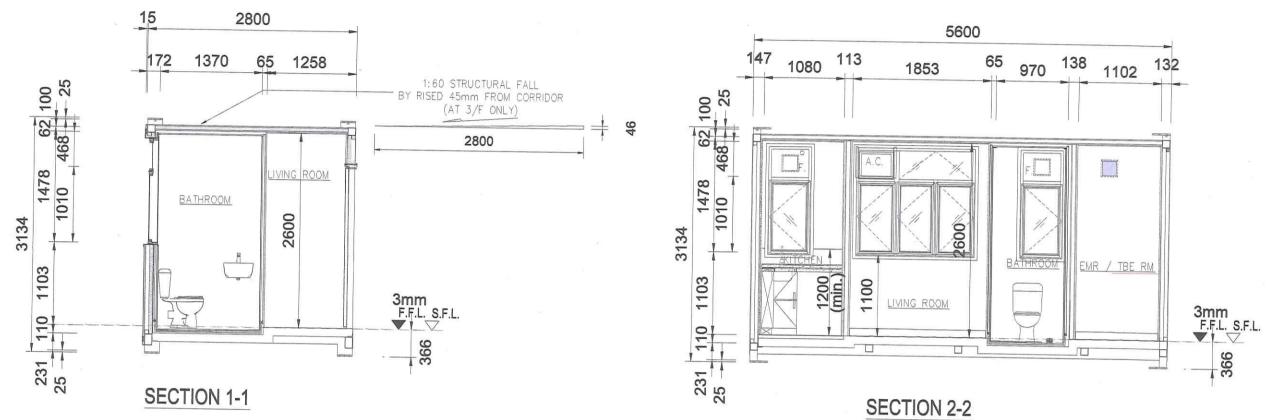
RECEIVED BY

1013 NAY 15 P 5: 0 R&D Registry (NBDS) BUILDINGS DEPARTMENT





**ELEVATION A** 



**ELEVATION B** 

5

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**ELEVATION C** 

# **ELEVATION D**

B.D. REF. 2/9173/21(TH) F.S.D. REF. FPN 8/31612(9) 

 NOTES:

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 3. READ THIS DRAWING IN CONJUNCTION WITH THE ARCHITECTS SPECIFICATION & CONDITION OF CONTRACT;

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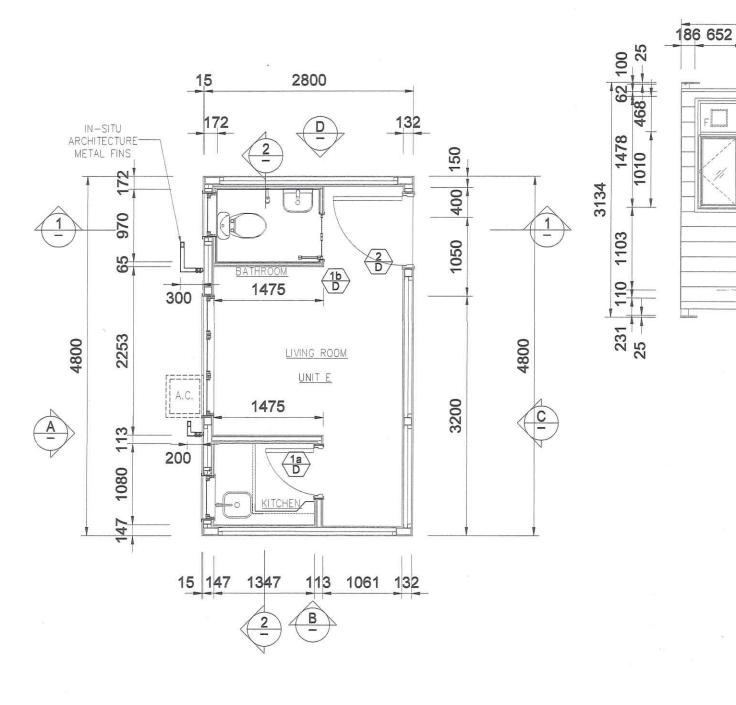
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 REV.
 DATE

 REV. 05/2023 GENERAL REVISION В 02/2023 GENERAL REVISION А CLIENT: 秉 堂 愛 -----YAN OI TONG PROJECT MANAGER: 市區重建局 URBAN RENEWAL AUTHORITY MAIN CONTRACTOR: 華營建築有限公司 CR CONSTRUCTION CO. LTD. AUTHORIZED PERSON / ARCHITECTURAL DESIGNER 3/F., BLOCK A, CHEONG FAT FACTORY BUILDING, NO.265-271 UN CHAU STREET, KLN FUNG BRIAN PAK YAN Authorized Person PROJECT: PROPOSED TRANSITIONAL HOUSING DEVELOPMENT AT GOVERNMENT LAND IN DD124, HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES DRAWING TITLE: MODULE TYPE: 5 AND 5R DRAWN BY SCALE 1:50 @ A1 KP DATE 12 MAY 2023 CHECKED BY BF DWG.NO. JOB No. REVISION A-2216 MiC-005 в BD'S OFFICAL USE Note: This plan has been processed on a processing system as promulgated in PNAP and the provision 4(3)(b) and the provision of Plan Approved WONG Wing-chi. Vickie Senior Building Surveyor for BUILDING AUTHORITY

12 JUN 2023

The works shown on these plans are Type II works (Buildings Works) in respect of which consent is applied for the purpose of Fast Track consent application under regulation 33 of the Building (Administration) Regulations.



TYPE 8 LAYOUT PLAN FOR UNIT E MODULE TYPE 8 AND 8R (MIRRORED)

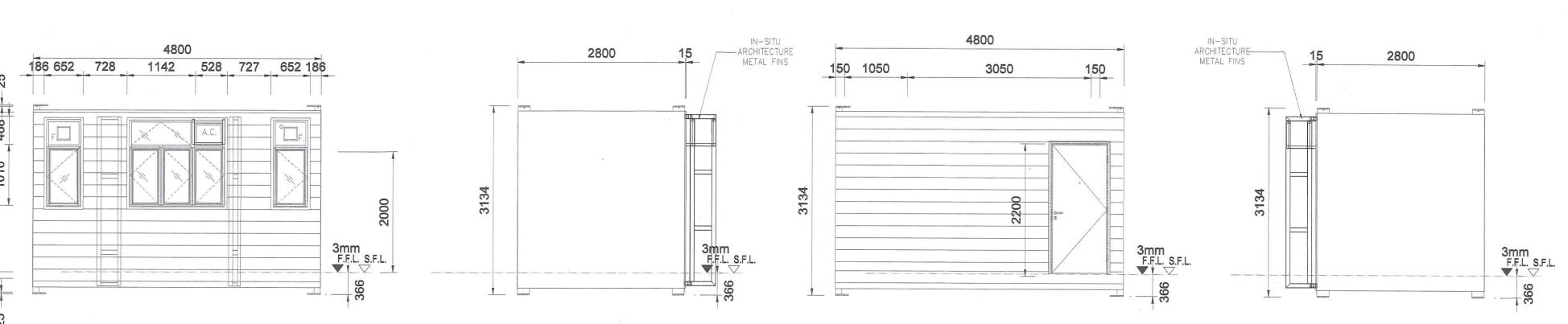
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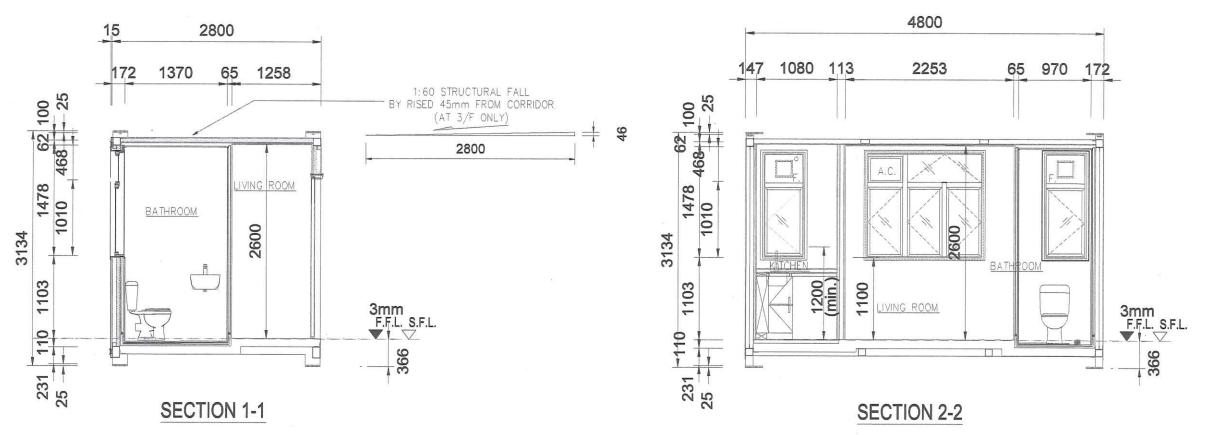
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**ELEVATION A** 



**ELEVATION B** 

**ELEVATION C** 

# **ELEVATION D**

B.D. REF. 2/9173/21(TH) F.S.D. REF. FPN 8/31612(9) 

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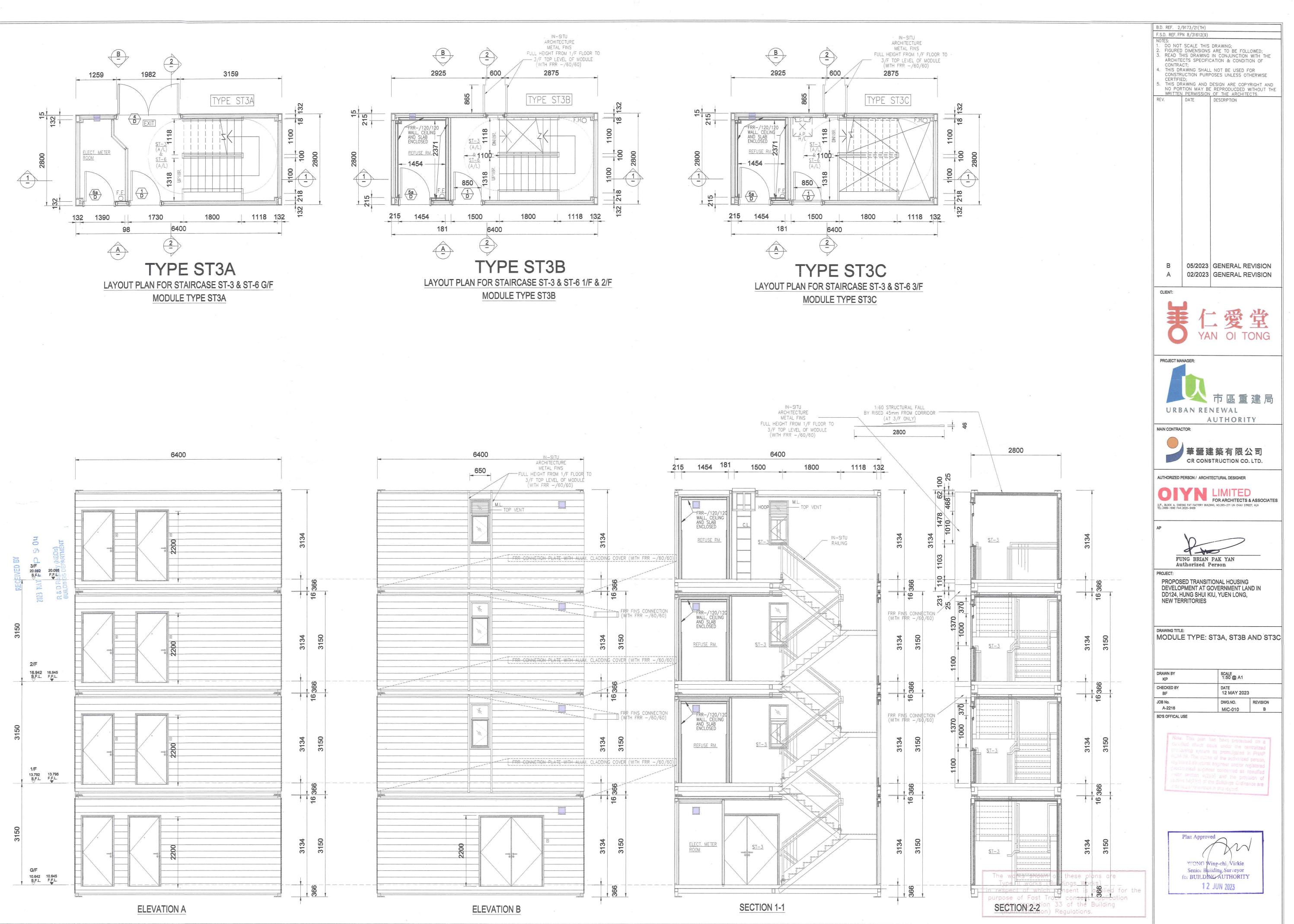
 4. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS OTHERWISE CERTIFIED;

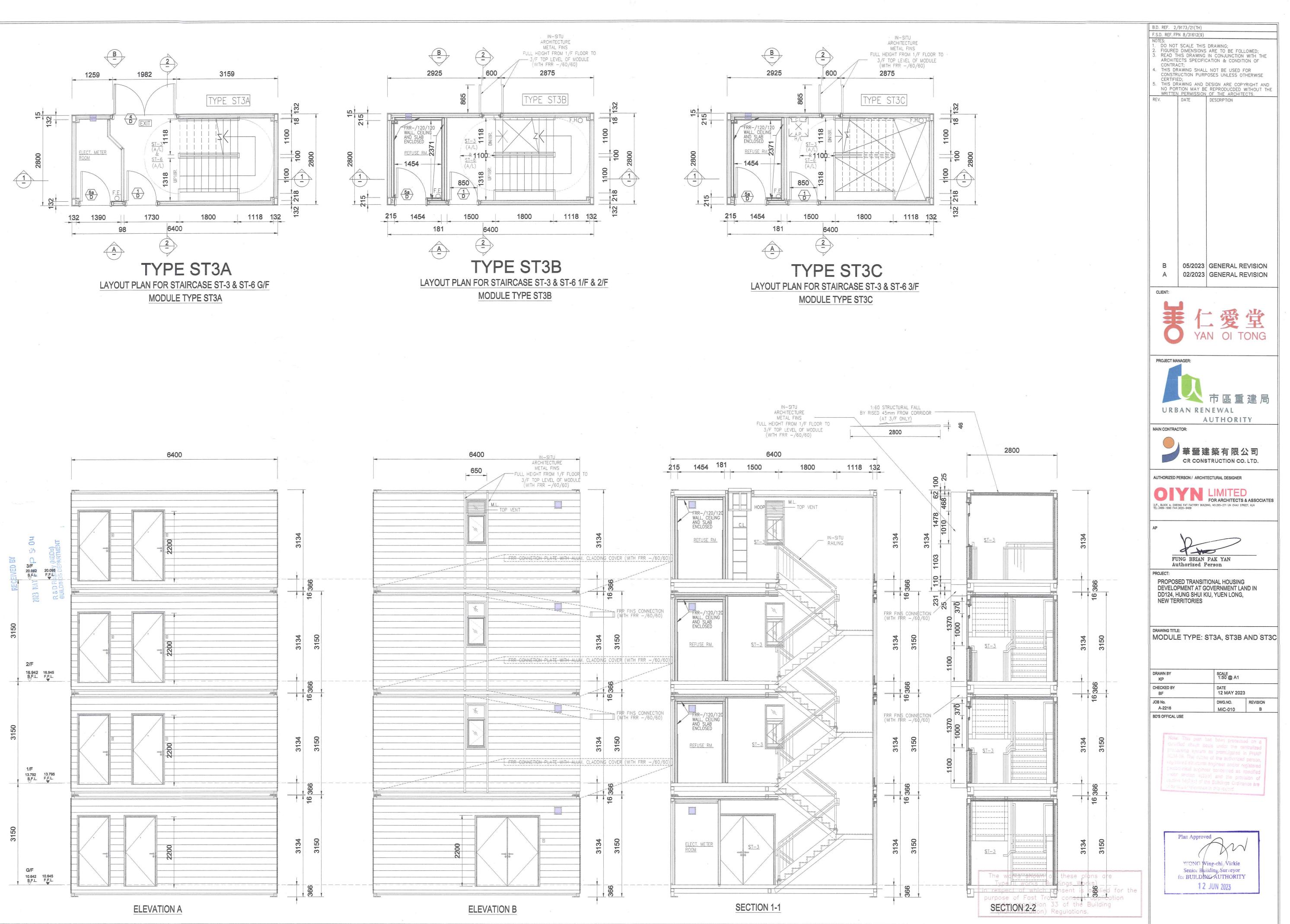
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 REV.
 DATE

 В 05/2023 GENERAL REVISION 02/2023 GENERAL REVISION Α CLIENT: 愛 3 王 -YAN OI TONG PROJECT MANAGER: 市區重建局 URBAN RENEWAL AUTHORITY MAIN CONTRACTOR: 華營建築有限公司 CR CONSTRUCTION CO. LTD. AUTHORIZED PERSON / ARCHITECTURAL DESIGNER **OIYN** LIMITED FOR ARCHITECTS & ASSOCIATES 3/F., BLOCK A, CHEONG FAT FACTORY BUILDING, NO.265-271 UN CHAU STREET, KLN TEL: 3489-1990 FAX: 3020-9409 FUNG BRIAN PAK YAN Authorized Person PROJECT: PROPOSED TRANSITIONAL HOUSING DEVELOPMENT AT GOVERNMENT LAND IN DD124, HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES DRAWING TITLE: MODULE TYPE: 8 AND 8R DRAWN BY SCALE 1:50 @ A1 KP CHECKED BY DATE 12 MAY 2023 BF JOB No. DWG.NO. REVISION A-2216 MiC-008 в **BD'S OFFICAL USE** Nota: This plan has been processed on a ADM-19. The duties of the authorized person, under section  $\mathcal{A}(3)(b)$  and the provision of section 14(2)(c) of the Buildings Ordinance are Plan Approved WONG Wing-chi. Vickie Senior Building Surveyor for BUILDING AUTHORITY 1 2 JUN 2023

The works shown on these plans are Type II works (Buildings Works) in respect of which consent is applied for the purpose of Fast Track consent application under regulation 33 of the Building (Administration) Regulations.





<u>GENERAL NOTES</u>		
1. ALL DIMENSIONS AND LEVELS SHOWN REFER TO THE STRUCTURE AND ARE RELATIVE TO PRINCIPAL DATUM (P.D.) AND ARE IN THE MILLIMETERS		
UNLESS OTHERWISE STATED.		_
2. PNAP. APP-93 TO BE COMPLIED WITH.	STOREY	
3. THE FOLLOWING PLANS TO BE SUBMITTED SEPARATELY:	STURET	
3.a. FOUNDATION 3.b. STRUCTURAL PLANS & R.C.C. DETAILS AND CALCULATIONS 3.c. DRAINAGE	BLOCK A (G/F-3/F)	RE
4. ARTIFICIAL LIGHTING TO BE PROVIDED FOR THE AREA WITHOUT NATURAL LIGHTING.		E/M REF
5. MECHANICAL VENTILATION ARE TO BE PROVIDED FOR AREA INDICATED.	BLOCK B (G/F-3/F)	RE
6. ALL STAIRCASES SHALL HAVE A CLEAR HEIGHT OF NOT LESS THAN 2000mm MINIMUM. DISTANCE BETWEEN FLOOR TO UNDERSIDE OF ANY BEAM SHALL		E/M
HAVE A HEIGHT OF NOT LESS THAN 2300mm MINIMUM & FLOOR TO CEILING SHALL HAVE A HEIGHT NOT LESS THAN 2500 mm.		REF
7. ALL STAIRCASES TO BE PROVIDED WITH HANDRAILS ON BOTHSIDE.	AMENITY BLOCK (G/F)	OF
8. ALL RISERS OF STAIRCASE TO BE NOT MORE THAN 175MM AND TREADS NOT LESS THAN 225mm.		TR. SW
9. FIRE ESCAPE STAIRCASE ARE TO BE PROVIDED WITH ARTIFICIAL LIGHTING AND EMERGENCY POWER SUPPLY.		(SF
10. ALL BRICK WORKS AND MASONRY TO BE BUILT IN 1:3 CEMENT MORTAR, ALL R.C. WORKS SHOWN TO COMPLY WITH BUILDING (CONSTRICTION)		SP
REGULATION 56(1)		Мо
11. EXTENT OF APPLICATION OF DESIGN MANUAL BFA 2008: MAIN ENTRANCE AND COMMON AREA OF THE GROUND FLOOR AND MEANS OF ACCESS TO		
BUILDINGS WHICH DO NOT EXCEED FOUR (4) STOREYS OF DOMESTIC BUILDING AND ALL PARTS OF NON-DOMESTIC.	** ALL STRUCTUR *** DRY WALL SYS	AL I
12. BUILDING (VENTILATION SYSTEM) REGULATION TO BE COMPLY WITH.		
13. ALL PARAPETS OR RAILINGS TO BE 1100mm HIGH MINIMUM ABOVE FINISHED FLOOR LEVEL.		
14. ALL KITCHENS & BATHROOMS HAVE MIN. 1200mm HIGH DADO OF NON-ABSORBENT MATERIAL.		
15. ALL STORM WATER DRAIN TO BE SHOWN IN DETAIL IN DRAINAGE PLANS SUBMITTED SEPARATELY.		_
16. WALL BE PROVIDED AT AIR DUCTWORK PASSING THROUGH F.R.R. WALL BETWEEN PUBLIC CORRIDOR AND FLAT UNIT, THE AIR DUCTWORKS SHOULD BE	STOREY	
		_
17. ALL EXTERNAL METAL ARCHITECTURAL FEATURE ARE MADE OF NON-COMBUSTIBLE MATERIAL WITHIN 500mm PROJECTION EXTERNAL WALL AND 2.5m	BLOCK A (1/F-3/F)	Į.
HIGH ABOVE GROUND.	BLOCK B (1/F-3/F)	
18. PIPE DUCT SHALL BE SEALED AT EACH FLOOR LEVEL WITH FIRE RESISTANCE MATERIAL WITH -/60/60 FRR.	(1/F-3/F)	0
19. THE LENGTH OF THE HOT WATER PIPES FROM THE WATER HEATER SHOULD COMPLY WITH THE REQUIREMENTS OF WATERWORKS REGULATION 19	BLOCK A (G/F)	
(CAP102).	BLOCK B (G/F)	
20. MODULAR INTEGRATED CONSTRUCTION (MIC) NOTES:	(G/F)	
<ul> <li>20.a. MODULAR INTEGRATED CONSTRUCTION (MIC) IS ADOPTED IN THIS DEVELOPMENT PROJECT. THE TYPES OF MIC MODULES TO BE FABRICATED OFF SITE AND THE CORRESPONDING MID FLOOR ARE ARE SHOWN ON DRAWING NO, 213.</li> <li>20.b. CORRESPONDING SUPERSTRUCTURE AND DRAINAGE PLANS SHALL BE SUBMITTED SEPARATELY AND THE APPROVAL OF SUCH BY THE BUILDING AUTHORITY (BA) SHALL BE OBTAINED BEFORE THE COMMENCEMENT OF MODULAR UNIT PRODUCTION WORK IN THE PREFABRICATION FACTORY.</li> <li>20.c. ESSENTIAL INFORMATION OF THE MIC SYSTEM AS LISTED IN PNAP ADV-36 SHALL BE SUBMITTED SEPARATELY AND THE ACCEPTANCE OF SUCH BY THE BA SHALL BE OBTAINED BEFORE THE COMMENCEMENT OF THE MODULAR UNIT PRODUCTION WORK IN THE PREFABRICATION FACTORY.</li> </ul>		
20.d. A QUALITY ASSURANCE SCHEME AND A MIC SUPERVISION PLAN SHALL BE PREPARED IN ACCORDANCE WITH PANAP ADV-36 AND SUBMITTED AT LEAST 14 DAYS BEFORE THE COMMENCEMENT OF THE MODULAR UNIT PRODUCTION WORK IN THE PREFABRICATION FACTORY.		
20.e. ANY FURTHER ALTERATIONS AND ADDITIONS (A&A) WORKS AFTER ISSUANCE OF OCCUPATION PERMIT SHALL REQUIRE PRIOR APPROVAL AND CONSENT FROM THE BA UNLESS THE A&A WORKS FALL WITHIN THE MINOR WORKS ITEMS WHICH MAY BE CARRIED OUT THROUGH THE SIMPLIFIED REQUIRMENTS UNDER THGE MINDOR WORKS CONTRIL SYSATYEM.	STOREY	
	BLOCK A (1/F-3/F)	ſ.
21. GEA CONCESSION FOR MIC IS NOT APPLICABLE TO THIS SUBMISSION.		

\_21. GIA C 22. SBD GUIDELINES IS NOT APPLICABLE TO THIS SUBMISSION.

23. BEFORE APPLYING FOR THE CONSENT TO COMMENCE THE SUPERSTRUCTURE WORKS, THE PROVISIONS FOR M&R ACCESS REQUIRED UNDER THE CODE OF PRACTICE ON ACCESS FOR EXTERNAL MAINTENANCE WILL BE SUBMITTED AND APPROVED BY BD. \_24. ALL PREMISES WILL NOT BE CARRIED OUT FOR SALES.\_\_\_

# FIRE SERVICES DEPARTMENT NOTES:

- A. EMERGENCE LIGHTING 1. EMERGENCY LIGHTING WILL BE DESIGNED IN ACCORDANCE WITH BS 5266: PART 1:2016 AND BSEN 1838:2013. AND CIRCULAR LETTER NO.4/2021. 2. FOR RESIDENTIAL BLOCK A AND BLOCK B, SELF CONTAINED 2 HOURS BATTERY BACKUP EMERGENCY LIGHTING TO BE PROVIDED TO OFFICE, ALL STAIRCASES, PASSAGES AND COMMON AREA OF ALL FLOORS EXCEPT INDIVIDUAL DOMESTIC FLAT. 3. NO EMERGENCY LIGHTING WILL BE PROVIDED FOR EXTERNAL AREAS OF THE DEVELOPMENT, CABLE DUCTS, PIPE DUCTS, CHECK / WATER METER CABINET.
- 1. SUFFICIENT EXIT / DIRECTIONAL SIGNS TO BE PROVIDED TO ENSURE THAT ALL EXIT ROUTES FROM ANY FLOOR WITHIN THE BUILDING ARE CLEARLY INDICATED AS REQUIRED BY THE CONFIGURATION OF STAIRCASES SERVING THE BUILDING ARE CLEARLY INDICATED. EXIT / DIRECTIONAL SIGN SHALL COMPLY WITH F.S.D. CIRCULAR LETTER NO. 5/2008. AND BS 5266: PART 1: 2016 WITH 2 HOURS SELF-CONTAINED BATTERY BACK UP.
- <u>C. FH/HR SYSTEM</u> 1. THE FH/HR SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH THE COP FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT AND INSPECTION, TESTING AND MAINTENANCE OF INSTALLATIONS AND EQUIPMENT, APRIL 2012 & F.S.D CIRCULAR LETTER NO. 2/2013. 2. TWO NOS. OF 36,000L FH/HR TANK WILL BE PROVIDED AT 1/F AS INDICATED ON PLAN TO SERVE THE FH/HR SYSTEM FOR BLOCK A AND BLOCK
- 3. TWO FIXED FIRE PUMP SET (EACH CONSISTED ONE DUTY, ONE STANDBY & ONE JOCKEY PUMP) WILL BE PROVIDED AT 1/F IN FS WATER PUMP ROOM.
- 4. SUFFICIENT FIRE HYDRANT AND HOSE REEL WILL BE PROVIDED AS SHOWN ON PLAN. FIRE HYDRANTS WILL BE PROVIDED IN ALL REQUIRED STAIRCASE ENCLOSURES. HOSE REELS WILL BE PROVIDED TO ENSURE THAT EVERY PART OF THE FLOOR CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M HOSE REEL TUBING. NO HOSE REEL SHALL BE PROVIDED TO EXTERNAL AREA. 5. FS INLETS SHALL BE PROVIDED AT THE POSITION AT G/F AS SHOWN ON PLAN. ALL F.S. INLETS SHALL BE INTERCONNECTED.
- D. MANUAL FIRE ALARM SYSTEM 1. MANUAL FIRE ALARM SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH BS 5839-1: 2017 (INCORPORATING CORRIDENDUM NO.1) + FSD CIRCULAR LETTER NO. 6/2021. 2. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHALL BE PROVIDED TO EACH HOSE REEL POINT THROUGHOUT THE BUILDING.

3. ALL ALARM SIGNALS WILL BE TRANSMITTED TO THE MAIN F.S. CONTROL PANEL PROVIDED INSIDE THE FS CONTROL ROOM LOCATED ON G/F AS INDICATED ON PLANS. 4. TWO MAIN FIRE ANNUNCIATOR PANEL TO BE PROVIDED AT FS CONTROL ROOM ON G/F TO RECEIVE: -

- ALL FIRE ALARM SIGNALS OF BLOCK A. - ALL FIRE ALARM SIGNALS OF BLOCK B. 5. ONE DIRECT TELEPHONE LINK WILL BE PROVIDED TO MAIN FIRE ANNUNCITOR PANEL (BLOCK A) ALL FIRE ALARM SIGNAL RECEIVED FROM BLOCK A AND BLOCK B WILL BE TRANSMITTED TO FIRE SERVICE COMMUNICATION CENTER BY DIRECT TELEPHONE LINK.
- 6. ONE MASTER BELL FOR BLOCK A FIRE ANNUNICATOR PANEL AND ONE MASTER BELL FOR BLOCK B ANNUNCIATOR PANEL WILL BE PLACED OUTSIDE FS CONTROL ROOM 7. REPEATOR PANEL WILL BE PROVIDED AT G/F ENTRANCE LOBBY OF BLOCK A AND BLOCK B TO RECEIVE ALL FIRE ALARM SIGNALS OF BLOCK A AND BLOCK B RESPECTIVELY. 8. VISUAL FIRE ALARM WILL NOT BE PROVIDED TO OFFICE 1 (MULTI-PURPOSE ROOM)

E. PORTABLE FIRE EXTINGUISHER 1. PORTABLE HAND-OPERATED APPLIANCE WILL BE PROVIDED AT POSITION AS INDICATED ON PLAN. 2. 5kg CO<sup>2</sup> AND 9L WATER H<sub>2</sub>O PORTABLE FIRE EXTINGUISHER WILL BE PROVIDED AS INDICATED ON PLAN.

- F. EMERGENCY GENERATOR 1. NO EMERGENCY GENERATOR WILL BE PROVIDED. 2. THE ESSENTIAL POWER SUPPLY FOR THE ALL FIRE SERVICES INSTALLATION WILL BE DIRECT CONNECTED BEFORE THE POWER SUPPLY COMPANY'S (CLP) INCOMING MAIN DISTRIBUTION BOARD.
- <u>G. OTHER REQUIREMENTS</u>
   1. ALL LININGS OF ACOUSTIC AND THERMAL INSULATION PURPOSES IN DUCTINGS AND CONCEALED LOCATIONS SHALL BE CLASS 1 OR 2 RATE OF SURFACE SPREAD OF FLAME AS PER BRITISH STANDARD 476: PART 7: 1971 (REVISED 1987) OR ITS INTERNATIONAL EQUIVALENT, OR BE BROUGHT UP TO THAT STANDARD BY USE OF AN APPROVED FIRE RETARDANT PRODUCT.
- ALL LININGS FOR ACOUSTIC, THERMAL INSULATION AND DECORATIVE PURPOSES WITHIN PROTECTED MEANS OF ESCAPE SHALL BE OF CLASS 1 OR
   2 RATE OF SURFACE SPREAD OF FLAME AS PER BRITISH STANDARD 476: PART 7: 1971 (REVISED 1987) OR ITS INTERNATIONAL EQUIVALENT, OR
   BE BROUGHT UP TO THAT STANDARD BY USE OF AN APPROVED FIRE RETARDANT PRODUCT. H. EMERGENCY VEHICULAR ACCESS 1. THE FOLLOWING AS STIMULATED IN FS CODE 2011 TO BE COMPLIED WITH: 1a. — THE WIDTH OF AN EVA IN THE FORM OF A CARRIAGEWAY SHOULD NOT BE LESS THAN 7.3M, A HARD PAVED, WELL DEMARCATED EVA OF NOT LESS

- THAN 6M IN WIDTH SHALL BE PROVIDED AS INDICATED ON PLAN AS THE EVA IS NOT A CARRIAGEWAY. 1b. THE EVA SHOULD ALLOW SAFE AND UNOBSTRUCTED ACCESS AND SAFE OPERATION OF A VEHICLE OF THE FIRE SERVICES DEPARTMENT HAVING - THE FOLLOWING SPECIFICATIONS:

- (i) THE EVA PROVIDED SUPPORTS A GROSS WEIGHT OF AT LEAST 30,000KG (ii) THE EVA HAS A TURNING CIRCLE NOT LESS THAN 26M
- (iii) LENGTH 12M (vi) TURNING SPACE FOR VEHICLES OF THE FIRE SERVICES DEPARTMENT SHOULD BE PROVIDED AT ALL DEADEND EVA;-(v) THE EVA HAS CLEAR HEADROOM OF NOT LESS THAN 4.5M
- (iv) THE GRADIENT OF THE EVAIS NOT STEEPER THAN 1:10 (iiv) AN EMERGENCY CRASH GATE CONFORMING TO HIGHWAYS DEPARTMENT STANDARDS WILL BE PROVIDED PERPENDICULAR TO THE CENTRAL LINE OF THE EVA (iilv) SIGNS WILL BE ERECTED AT THE ENTRANCE OF AND ALONG THE EVA IN ACCORDANCE WITH CLAUSE D24.3 OF COP FOR FIRE SAFETY IN BUILDINGS 2011

I. TRANSFORMER STANDARD REQUIREMENTS FOR TRANSFORMER ROOMS (SF6 TYPE) AS STIPULATED IN PARAGRAPH 1.2 PART X OF FSD CIRCULAR LETTERS 1996 TO BE COMPLIED WITH SILICONE FILLED TYPE (DRY TYPE) TRANSFORMERS TO BE PROVIDED. FIXED FIRE-FIGHTING INSTALLATION WILL NOT BE PROVIDED TO THE TRANSFORMER ROOM.

J. SPRINKLER SYSTEM NO SPRINKLER SYSTEM PROVIDE TO ALL AREA, INCLUDING MODULAR INTEGRATED CONSTRUCTION (MIC)

K. VISUAL FIRE ALARM SYSTEM NO VISUAL FIRE ALARM SYSTEM PROVIDE TO ALL AREA, INCLUDING MODULAR INTEGRATED CONSTRUCTION (MIC)

L. NO F.S. PROVISION WILL BE PROVIDED TO G/F LANDSCAPE AREA.

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	FIRE RESIST.	ANC	E REQUIR	EMENT F	or eli	EMENTS	S OF	CONST	RUCTI	ON			
		COMPARTMENT	OF BUILDING		MINIMUM DIMENSION FOR ELEMENT OF CONSTRUCTION (mm)								
	USE	CLASS	(EACH S	STOREY)	F.R.R.		COVER OF				THICKN	IESS	
	056	ULA33	AREA $(m^2)$	VOLUME (m <sup>3</sup> )	(MINUTES)	R.C. COLUMN	R.C. SLAB	R.C. BEAM	R.C. WALL	R.C. COLUMN	R.C. SLAB		R.C. WALL
					(11110120)		(CONTIN	UOUS)			(CONTIN	uous)	
	RESIDENTIAL	1			60	**	20	**	***	STEEL COLUMN	100	STEEL BEAM	DRY WALL WITH STEEL FRA
	E/M PLANT ROOM	6c		NOT EXCEEDING	120	35 **	35	*50	25	300	125	200	100
	REFUSE ROOM/REFUSE STORAGE	00		7,000	120	**		**	***	STEEL COLUMN		STEEL BEAM	DRY WALL WITH STEEL FRA
	RESIDENTIAL	1			60	**	20	**	***	STEEL COLUMN	100	STEEL BEAM	DRY WALL WITH STEEL FRA
	E/M PLANT ROOM REFUSE ROOM/REFUSE STORAGE	6c		NOT EXCEEDING 7,000	120	**	35	**	***	STEEL COLUMN	125	STEEL BEAM	DRY WALL WITH STEEL FRA
<	OFFICE	4a	NOT EXCEEDING 10,500		60	25	20	30	15	200	100	200	75
	TRANSFORMER ROOM/ SWICH ROOM (SPECIAL HAZARD)	8		NOT EXCEEDING 7,000	120	35	35	*50	25	300	125	200	100
	SPECIAL HAZARD ADJOINING MoE				240	35	*55	*80	25	450	170	280	180
U	RAL MEMBERS INCLUDING COLUMN	, BEAM	AND BRACING TO BE	PROVIDED UP TO 60	0 MINUTES FRI TIVE BOARD FI	R. NISH ON TOP	120 MINUTE	S FRR FOR R	EFUSE ROOM:	OTHERS OVER	60 MINUTES	FRR)	

\*\* ALL STRUCTURAL MEMBERS INCLUDING COLUMN, BEAM AND BRACING TO BE PROVIDED UP TO 60 MINUTES FRR. \*\*\* DRY WALL SYSTEM WITH 2 LAYERS OF FRR BOARD FACING EACH SIDE WITH GYPSUM / DECORATIVE BOARD FINISH ON TOP (120 MINUTES FRR FOR REFUSE ROOM; OTHERS OVER 60 MINUTES FRR)

	PROVISIO	NS OF	e exit e	)00R	/ EXI	r Rout	E FROI	M COMI	PARTME	NT OR	STORE		
	0		01010171	MIN. NO	. OF EXIT	MINIA	IUM TOTAL W	IDTH OF EACH	(mm)		MINIMUM WID	TH OF EACH	(mm)
STOREY	TOTAL U.F.A.(m <sup>2</sup> )	PERMITTED DENSITY	CAPACITY		EXIT DOOR		DOOR		ROUTE	-	DOOR	and the second se	ROUTE
	EACH STOREY	DENSITY	(EACH STOREYS)	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
BLOCK A	070.007	1.5	167P	2	3 (1/F)	1750	2550	2100	3150	850	850	1050	1050
BLOCK A (1/F-3/F)	630.603 (LARGEST FLOOR)	4.5	167P	Ζ.	4 (2/F-3/F)	1730	3400	2100	4200	0.00	0.50	1050	1050
BLOCK B (1/F-3/F)	737.884 (LARGEST FLOOR)	4.5	193P	2	3	1750	2550	2100	3150	850	850	1050	1050
BLOCK A (G/F)	493.035	4.5	131P	2	4	1750	3400	2100	6400	850	850	1575	1600
BLOCK B (G/F)	726.720	4.5	190P	2	4	1750	3400	2100	6400	850	850	1575	1600

PROVISION OF MEANS OF ESCAPE IN CASE OF FIRE										
STOREY	NO. OF STOREY ABOVE G/F	USE	TOTAL U.F.A.(m <sup>2</sup> ) EACH STOREY	PERMITTED DENSITY	TOTAL (EACH	CAPACITY STOREY)	TOTAL CAPACITY STOREY SERVED BY STAIR	STAIRCASE NOS.	NOS.& WIDTH OF STAIR PROVIDED	PERMITTED DISCHARGE VALVE OF STAIR
BLOCK A (1/F-3/F)	3	RESIDENTIAL	630.603	4,5	3/F	167	468	ST-1 to ST-4	4-1050	274 x 4no. = 1,096P
(1/F-3/F)			(LARGEST FLOOR) T.O 2/F 167			per tradition and representation of the second seco				
					1/F	134				
BLOCK B		RESIDENTIAL	737.884	4.5	5 3/F 193 576		576	ST-5 to ST-7	3-1050	274 x 3. = 822P
BLOCK B (1/F-3/F)	2 <sup>2</sup>	MEGIDEN IN IE.	(LARGEST FLOOR)	1.0	2/F	193		51 5 10 51 1		
					1/F	190	]			

	SCHEDULE OF SANITARY FITMENTS													
FLOOR	FLAT	USE	TOTAL USABLE FLOOR SPACE (EACH FLAT)	FACTOR OF NO. OF m <sup>2</sup> /PERSON PERSON		NOS. OF SANITARY FITMENT REQUIRED					NOS. OF SANITARY FITMENT PROVIDED			
			(EACH FLAT) m <sup>2</sup>	in yr Litoon		W. C.	URINAL	BASIN	BATH/SHOWER	W. C.	URINAL	BASIN	BATH/SHOWER	
BLOCK A & B (G/F-3/F)	UNIT A	RESIDENTIAL	7.121	9	1P	1		1	1	1		1	1	
	UNIT B	RESIDENTIAL	12.193	. 9	2P	1		1	1	1		1	1	
	UNIT C	RESIDENTIAL	19.653	9	3P	1		1	1	1		1	1	
	UNIT D	RESIDENTIAL	7.228	9	1P	1		1	1	1		1	1	
	UNIT E	RESIDENTIAL	8.136	9	1P	1		1	1	1		1	1	
BLOCK A (G/)		OFFICE	80.037	9	9P	1		1		1		1		

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FIRE RESISTANCE REQUIREMENT FOR MIC									
	TEMP	LOCATION		F.R.R.	METHOD OF EXPOSURE				
ITEMS		LOCATION	STABILITY	INTEGRITY	INSULATION	WEITIOD OF EXICOUNCE			
	STRUCTURAL FRAME BEAM OR COLUMN	N/A	60	60	60	EXPOSED FACES ONLY			
LOADBEARING ELEMENT	FLOOR	N/A	60	60	60	EACH SIDE SEPARATELY			
NON-LOADBEARING ELEMENT	NON-LOADBEARING WALL BEING A FIRE BARRIER	SEPARATION BETWEEN FLATS SEPARATION BETWEEN FLATS AND COMMON CORRIDOR	-	60	60	EACH SIDE SEPARATELY			
	EXTERNAL WALL	MIN. 900mmH. SPANDREL	-	60	60	EACH SIDE SEPARATELY			

ODIFICATIONS / EXEMPTIONS GRANT AND MENDMENT TO LOCATION (IF ANY) IN THE CI	JRRENT SUBMISSION			PERMIT NO.	NT51/ 2022/MOD		NT4681 W22/1000	NT4681 WILMOD
				DATE OF MODIFICATION GRANTED	18 MAY 2022	21 OCTOBER 2022	APRIL 2023	APRIL 2023
SCRIPTION	CONDITION	LOCATION WITH	DATE	MONTH	03	08	02	05
		MODIFICATION / EXEMPTION GRANTED	OF	YEAR	2022	2022	2023	2023
				REV.	-	-	-	-
BUILDING (ADMINISTARATION) REGULATIONS 29(1A) TO PERMIT EXEMPTION OF PAYMENT OF FEES FOR THE PROCESSING OF PLANS.	x	N/A	16		#	~	~	~
) BUILDING (PLANNING) REGULATIONS 28A TO PERMIT THE REDUCTION IN SIZE OF TELECOMMUNICATIONS AND BOARDCASTING ROOMS AS SHOWN ON PLANS.		G/F TO 3/F			#	~	~	
C) BUILDING (PLANNING) REGULATION 40 TO PERMIT THE OMISSION OF NATURAL LIGHTING TO STAIRCASES AS SHOWN ON PLANS.	<ul> <li>(i) PERMANENT ARTIFICIAL LIGHTING SYSTEM WITH 30 LUX. MIN. LIGHTING LEVEL BACKED UP BY AN EMERGENCY LIGHTING SYSTEM PROVIDING A HORIZONTAL ILLUMINANCE AT FLOOR LEVEL OF NOT LESS THAN 2 LUX; AND</li> <li>(ii) THE DESIGN OF THE EMERGENCY LIGHTING SYSTEM</li> </ul>	G/F TO 3/F			#		~	
	SHALL COMPLY WITH THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT.				#			
D) BUILDING (PLANNING) REGULATION 41D TO PERMIT THE PART OF THE EMERCENCY VEHICULAR ACCESS TO BE NOT LESS THAN 3.7m IN WIDTH AS SHOWN ON PLANS.	REGARDING ITEM D, ENHANCED FIRE SERVICE INSTALLATIONS ARE TO BE PROVIDED TO THE SATISFACTION OF THE DIRECTOR OF THE FIRE SERVICES.	G/F			H	~	~	<u> </u>
(E) BUILDING (PLANNING) REGULATION 35(A) TO ACCEPT NON-PROVISION OF GAS APERTURE IN BATHROOMS AND SHOWER ROOMS IN DOMESTIC PREMISES.	<ul> <li>(i) THE PROVISION OF SHARED HOT WATER HEATER WITH OTHER ROOM; AND</li> <li>(j) THE LENGTH OF THE HOT WATER PIPE FROM THE SAID GAS WATER HEATER COMPLY WITH THE REQUIREMENTS OF WATERWORKS REGULATION 19 (CAP. 102).</li> </ul>	BATHROOMS AND S ROOMS ON G/F TO					~	~
(F) BUILDING (CONSTRUCTION) REGULATION 35 TO PERMIT THE LEVEL OF FLOOR TO BE LESS THAN 150mm ABOVE EXTERNAL GROUND TO	PURSUANT TO PNAP APP-125, THE FOLLOWINGS SHALL BE PROVIDED: (1) ADDITIONAL DRAINAGE CHANNELS, EACH WITH AT LEAST 2 NOS. OF DRAINAGE OUTLETS; AND (2) PROVISION OF A FALL, NOT LESS THAN 1:80 ON THE EXTERNAL GROUND SLOPING AWAY FROM THE ADJOINING INTERNAL / USABLE FLOOR AREA	G/F			Ħ			
(G) BUILDING (PLANNING) REGULATION 36 TO PERMIT THE OMISSION OF NATURAL LIGHTING AND VENTILATION TO ACCESSIBLE TOILET IN ANCILLARY OFFICE ON GF AS SHOWN ON PLANS.	<ul> <li>(i) ARTIFICIAL LIGHTING AND MECHANICAL VENTILATION AT A RATE OF NOT LESS THAN 10CHANGES OF AIR PER HOUR SHOULD BE PROVIDED TO THE SATISFACTION OF BUILDING AUTHORITY; AND</li> <li>(i) FRESH AIR INTAKE COMPLYING THE REQUIREMENTS SET OUT IN ANNEX 2 OF PNAP ADM-2 TO BE PROVIDED</li> </ul>	G/F				~	~	~
(M) BUILDING (PLANNING) REGULATION 36 TO PERMIT THE OMISSION OF NATURAL LIGHTING AND VENTILATION TO BATHROOM IN DOMESTIC UNITS ON GF AS SHOWN ON PLANS.	<ul> <li>(i) ARTIFICIAL LIGHTING AND MECHANICAL VENTILATION AT A RATE OF NOT LESS THAN SCHANGES OF AIR PER HOUR SHOULD BE PROVIDED TO THE SATISFACTION OF BUILDING AUTHORITY; AND</li> <li>(ii) FRESH AIR INTAKE COMPLYING THE REQUIREMENTS SET OUT IN ANNEX 2 OF PNAP ADM-2 TO BE PROVIDED</li> </ul>	G/F					~	<u> </u>
1) ENGLOWING LOWARNING ) REGULATION 30 10 PERDAIT THE DIMISSION OF MITURAL WEATURG AND VENTIATION IN THE ANGIWARN OFFICE ON GIF AS SMONN ON PLANS;	(i) ARTIFICIAN JAMANA AND MELHANJAN VEMILAGIÓN AND A RATE OF MOT UBSS TAM S CHAMATES OF ATTZ PEA HOUR SHOTLO BE PROJUCT TO SATISTATION OF BUILDING AN CHURITY; (TO PRESH MR IN TAKE TOMPL THE PEOLITEMENTS SET ON SZ 10 ITE PRIMBLO		] K A K			<u>V</u>	×	. 1

## PROVIS TOTAL U.F.A.(r STORFY EACH ROOM UNIT A 7.121 (G/F - 3/F)\_\_\_\_\_ UNIT B (G/F-3/F) 12.193 UNIT C (G/F-3/F) 19.653 UNIT D (BFA. TO BE APPLIED TO 7.228 UNIT E 8.136 (G/F-3/F) \_\_\_\_\_ OFFICE (G/F) 80.037

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(ISIO)	SIONS OF EXIT DOOR / EXIT ROUTE FROM ROOM											
2.		CAPACITY	MIN. NO.	OF EXIT EXIT DOOR	MINIMUM TOTAL WIDTH OF EACH (mm)			MINIMUM WIDTH OF EACH (mm)				
A.(m <sup>2</sup> )	PERMITTED DENSITY	(EACH STOREYS)	REQUIRED	PROVIDED	EXIT	DOOR PROVIDED	EXIT	ROUTE PROVIDED	EXIT REQUIRED	DOOR PROVIDED	EXIT F	PROVIDED
	4.5	2 P	. 1	1	-	850	-	3150	750	850	1050	1050
l.	4.5	3 P	1	1	2	850	<u>%_</u> 9	3150	750	850	1050	1050
5	4.5	5 P	1	t	-	850		3150	750	850	1050	1050
	4.5	2 P	1	1	-	850	-	3150	750	850	750	1200
1	4.5	3 P	1	1	-	850	-	3150	750	850	750	1200
7	9	9 P	1	1	-	850		3150	750	850	1050	1050

	LEGEN	IDS
118		CONCRETE (PLAIN OR REINFORCED)
61		CONCRETE SLAB (LIGHTER WASH)
181		METAL WORK OR STEEL
141		SOLID CONCRETE BLOCKS
31		DRY WALL / BLOCKS WALL
131		GLASS 45 TIMBER
*		UNDERLINE FOR REVISION
221		IMPERMEABLE / NON ABSORBENT
		PLASTER OR CEMENT RENDERING
51		SANITARY FITTINGS
		DEMOLITION WORKS / DELETION OF APPROVED WORKS
		NEW PLANTER WITH S.F.L. AT 9.000mpD

F.S.I.	FIRE SERVICE INLET
H.R.	HOSE REEL
EXIT	EXIT SIGN
-	PROPOSED FINISHED LEVEL
	PROPOSED STRUCTURAL LEVEL
+	EXISTING LEVEL
OF.H.	FIRE HYDRANT
F.A.	BALANCE FLUE (240 x 240 FOR SHOWER)
M.L.	METAL LOUVRES
E.M.C.	ELE. METER CABINET
W.M.C.	WATER METER CABINET
C.L.	CAT LADDER
<-	DIRECTIONAL EXIT SIGN
Ŵ	WINDOW MARK
$\left\langle \frac{-}{D} \right\rangle$	DOOR MARK
A.L.	ARTIFICIAL LIGHTING
$\boxtimes$	1500mmx1500mm CLEAR MANOEUVRING SPACE FOR DISABLE
LEGEND FO	DR FIRE SERVICE EQUIPMENT
O F.E.	5kg CO2 FIRE EXTINGUISHER
O F.E.1	9.0 LITERS WATER FIRE EXTINGUISHER
O F.H.	FIRE HYDRANT
H.R.	HOSE REEL EXIT SIGN

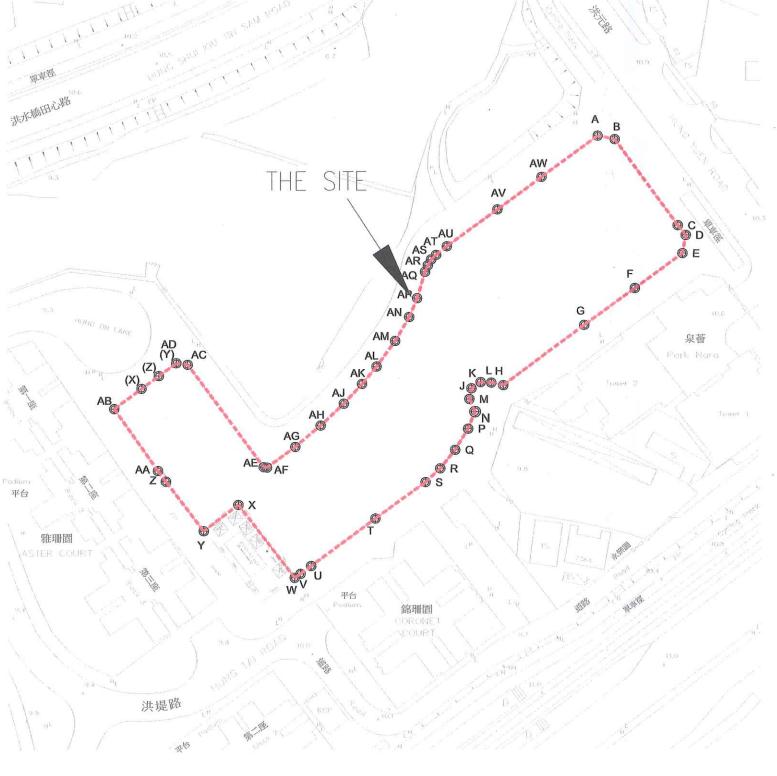
(	SINGLE	FACE	DIRECTIONAL	SIGN	AT H	/L.
(-	DOUBLE	FACE	DIRECTIONAL	SIGN	AT	H/L.

	SELF-CLOSING DOOR WITH SMOKE SEALS & GLASS PANEL W/ F.R.R/60/60
	SELF-CLOSING DOOR & GLASS PANEL W/ F.R.R/30/30
	SELF-CLOSING DOOR WITH SMOKE SEALS W/ F.R.R/60/60
D D	SELF-CLOSING DOOR W/ F.R.R/60/60
	SELF-CLOSING DOOR & PANIC BOLT W/ F.R.R/60/60 & PANIC BOLT W/ F.R.R/60/60 SELF-CLOSING DOOR W/ F.R.R/60/60
5a D	SELF-CLOSING DOOR W/ F.R.R/120/120
D	METAL DOOR
SSI	METAL DOOR w/. F.R.R. TO BE COMPLY WITH CLP REQUIREMENT.
	150mmH. C.C. CURB A.F.FL.(FOR E/M PLAN 300mmH. C.C. CURB A.F.FL.

DOOR <u>SCHEDULE</u>

(FOR EMERGENCY GENERATOR RM.) SELF-CLOSING ACCESS DOOR W/ F.R.R. -/60/60

	BOUNDARY COORDIN	IATE TABLE
DINT	NORTHING	EASTING
A	832870.983	817829.786
В	832870.044	817834.434
С	832847.083	817851.197
D	832844.479	817853.317
E	832839.617	817852.458
F	832830.290	817839.912
G	832820.444	817826.349
Н	832804.360	817804.762
J	832805.044	817801.603
к	832805.175	817798.792
L	832803.505	817796.345
M	832800.642	817795.815
N	832797.272	817797.329
P	832792.717	817795.507
Q	832787.077	817792.045
R	832782.089	817788.078
S	832778.428	817784.182
Т	832768.667	817770.830
U	832755.979	817753.818
v	832753.887	817751.012
w	832752.841	817749.468
x	832772.299	817734.526
Y	832765.256	817725.350
Z	832778.462	817715.332
AA	832781.296	817713.228
AB	832797.817	817701.510
AC	832810.092	817718.013
AD	832809.684	817721.058
AE	832782.379	817741.231
AF	832782.278	817742.072
AG	832787.799	817749.598
AH	832793.474	817756.280
AJ	832799.318	817762.398
AK	832804.605	817767.241
AL	832809.252	817771.083
AM	832816.090	817776.054
AN	832822.499	817779.779
AP	832827.508	817781.862
AP	832834.549	817783.956
AQ	832836.320	817784.694
	832837.877	817785.569
AS		
AT	832839.095	817786.878
AU	832841.419	817789.730
AV AW	832851.304 832859.962	817803.142 817814.846



SITE PLAN

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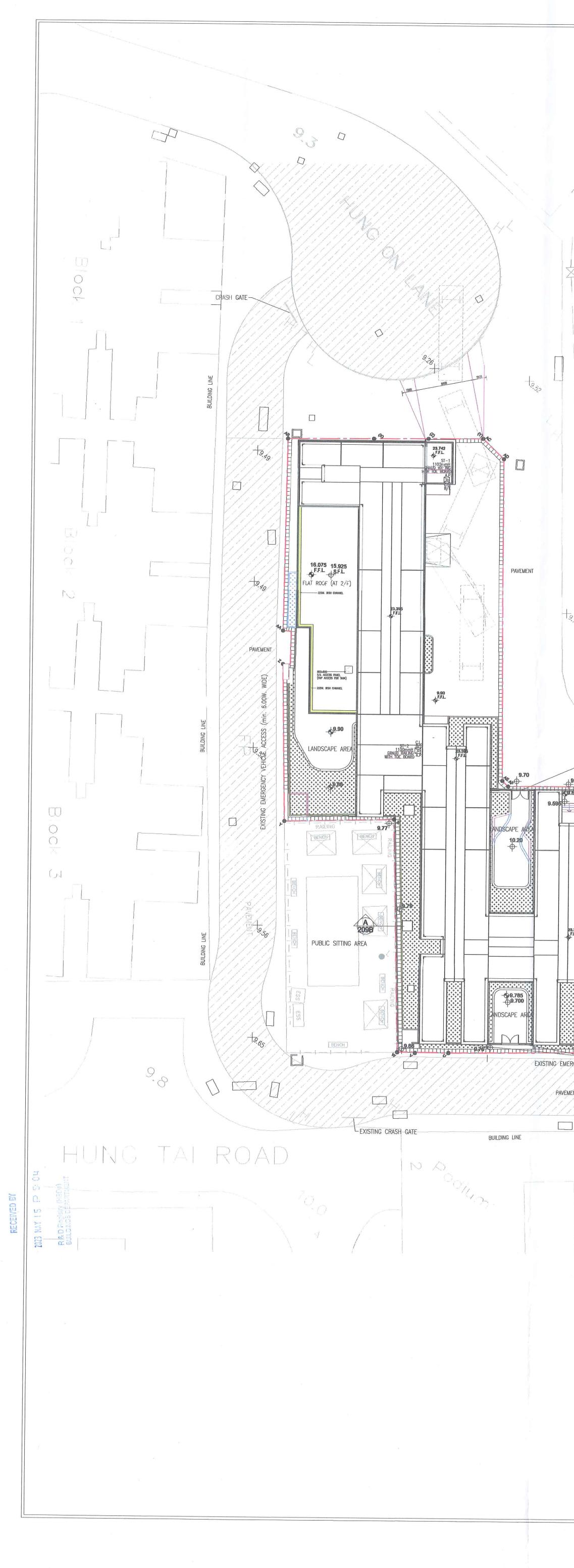
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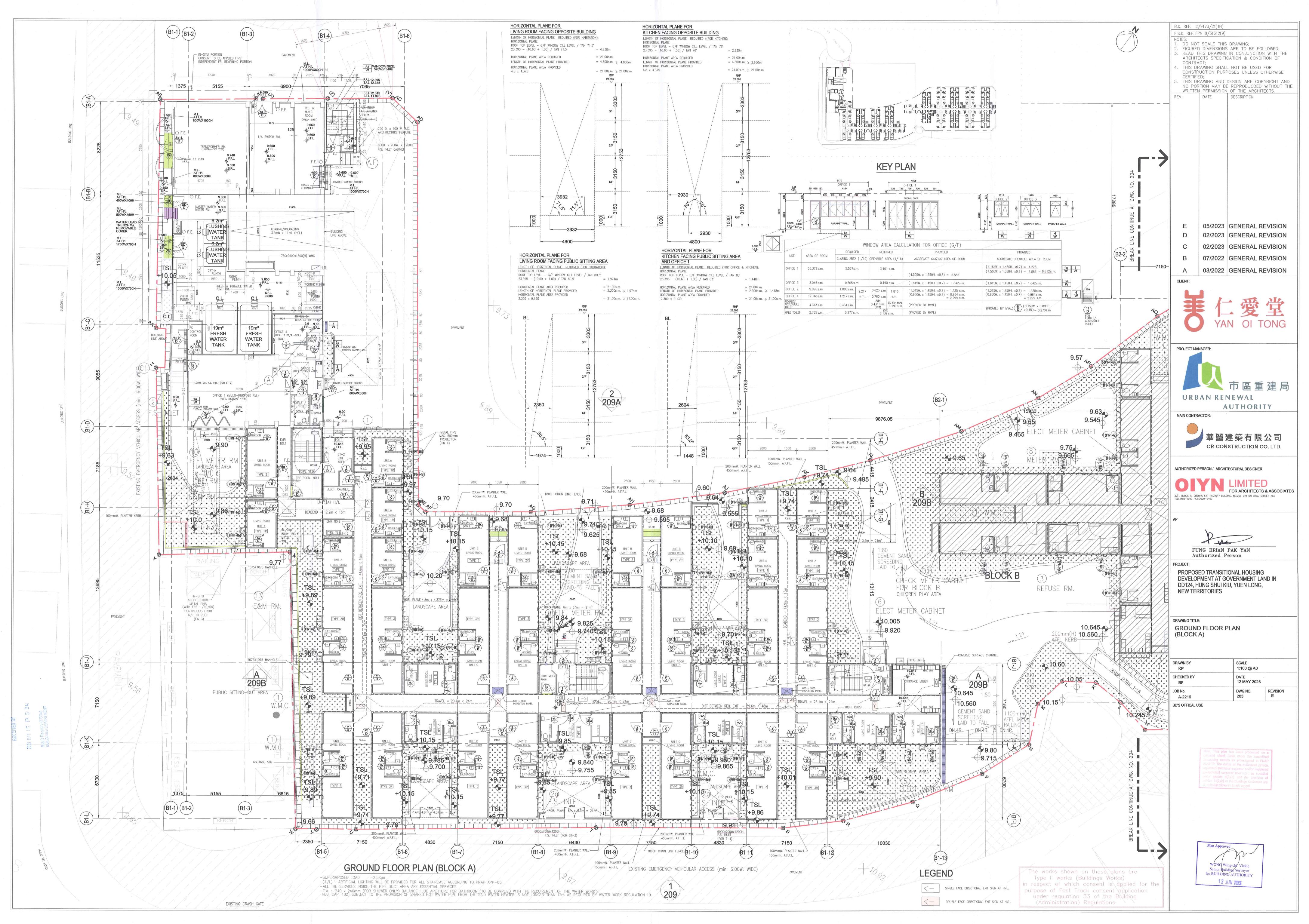
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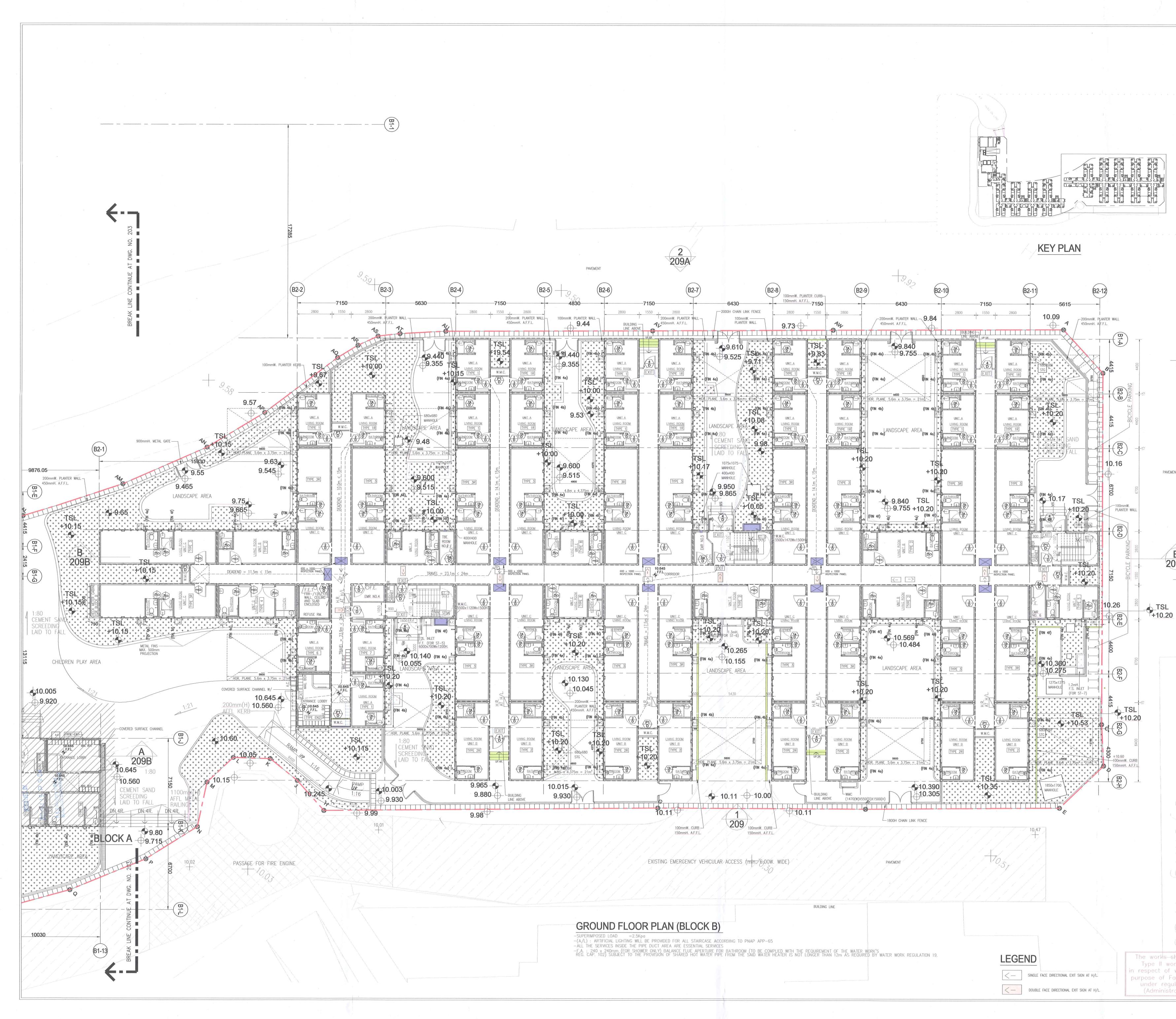
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				E REPRODUCDED WITHOUT THE OF THE ARCHITECTS. DESCRIPTION
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Α.		NOTES 8	& BLOCK	PLAN
	8.			
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š		JOB No. A-2216		DWG.NO. REVISION 201 E
		BD'S OFFICAL U	ISE	
				has been promassed on a last under the comparized
			processing system ADM-19. The dution	losis uncer the romanzad as promulgated in PNAP as of the authorized person, al engineer antifor registered
			geolochnical engin under section 4(3	in enginesis antoon vegesis eo ieer concerned as specified B(b) and the provision of the Buildings Ordinance site
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			Plan Appro	oved
	on these plans are uildings Works)		WONG	Ving-chi. Vickie
pect of which	uildings Works) consent is applied for the ick consent application		for BUILDIN	Surveyor
se of Fast Tro der regulation dministration)	33 of the Building		12	JUN 2023
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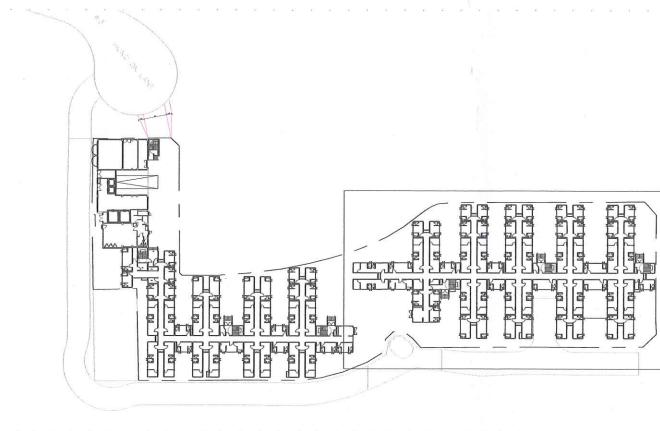


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STRUCTURAL TIE BEAM AT ROOF ONLY MERGENCY VEHICULAR ACCESS (min. 6.00W. WIDE)	9.69 JANDSCAPE AREZ JANDSCAPE AREZ 9.950 9.950 9.865 ANDSCAPE AREZ			A A A A A A A A A A A A A A	121 10.645 200mm(H) 10.560 4EL KERB 10.05 10.0	IRE ENGINE
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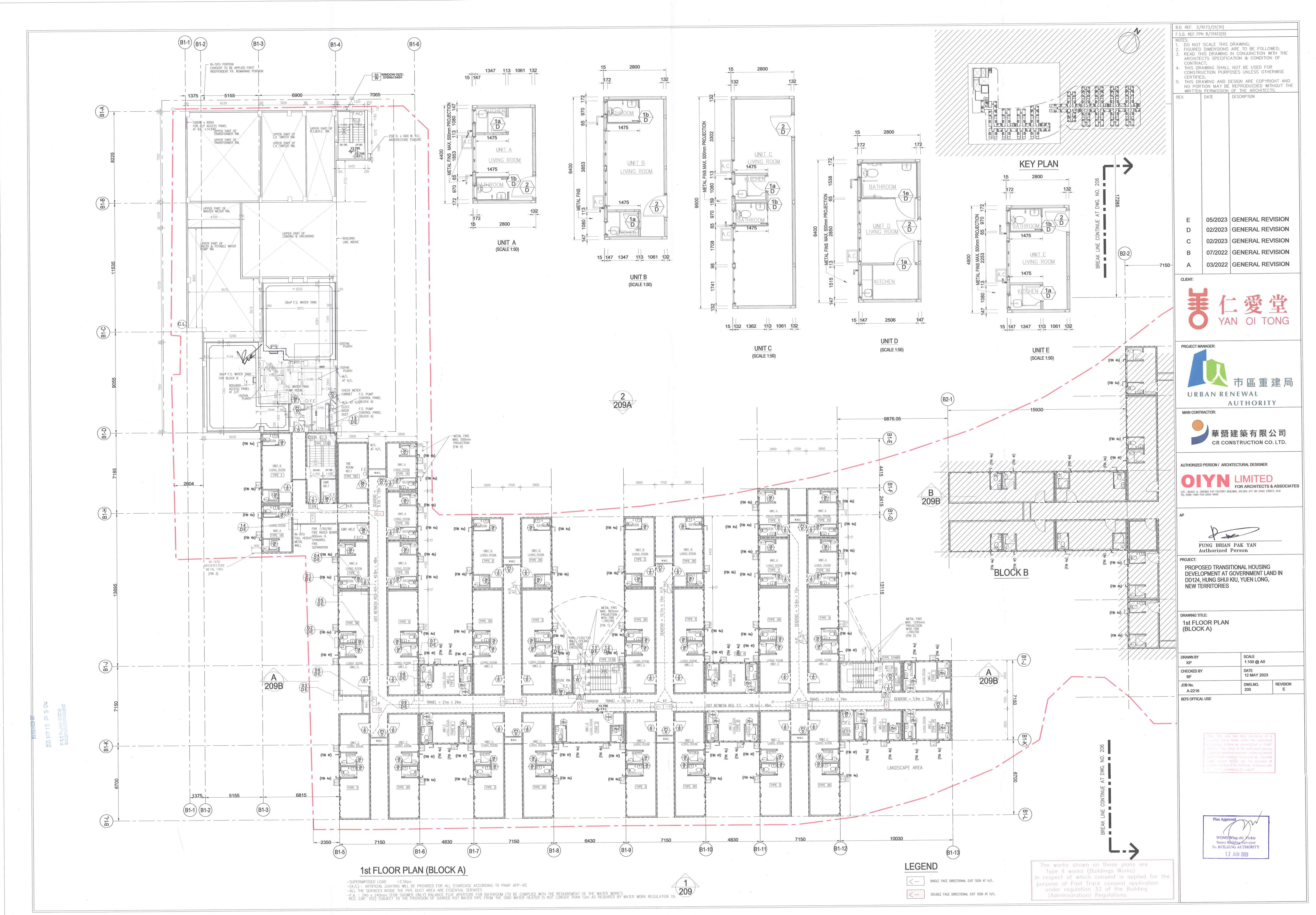


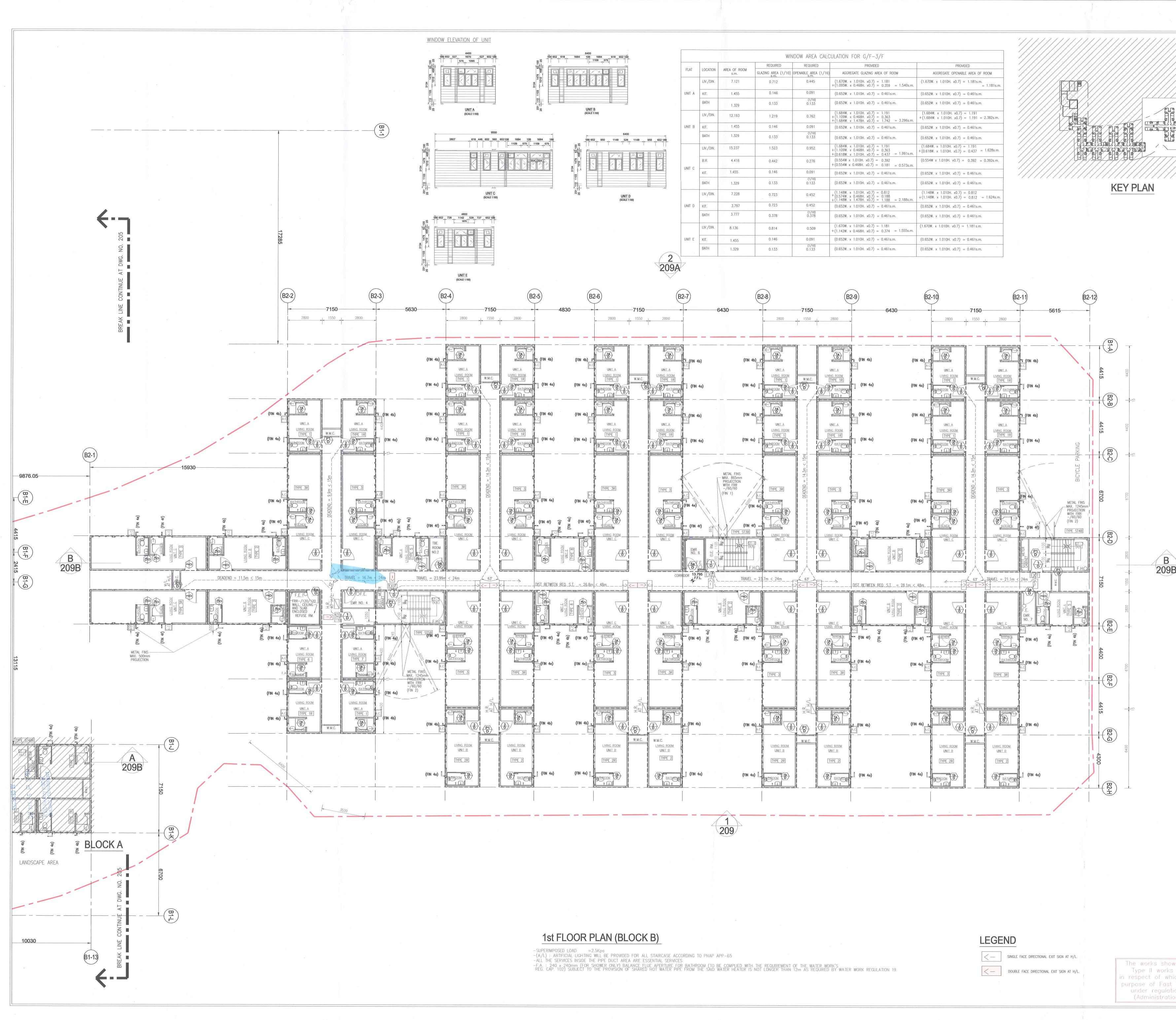




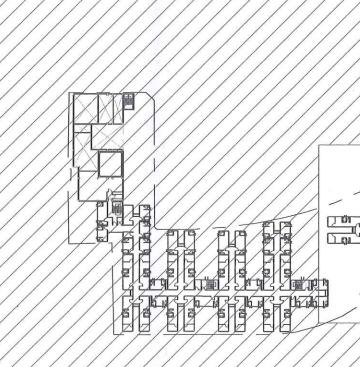


B.D. REF. 2/9173/21(TH) F.S.D. REF. FPN 8/31612(9) NOTES: 1. DO NOT SCALE THIS DRAWING; 2. FIGURED DIMENSIONS ARE TO BE FOLLOWED; 3. READ THIS DRAWING IN CONJUNCTION WITH THE ARCHITECTS SPECIFICATION & CONDITION OF CONTRACT; 4. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS OTHERWISE CERTIFIED; 5. THIS DRAWING AND DESIGN ARE COPYRIGHT AND NO PORTION MAY BE REPRODUCDED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECTS. REV. DATE DESCRIPTION 05/2023 GENERAL REVISION Ε 02/2023 GENERAL REVISION D 02/2023 GENERAL REVISION С 07/2022 GENERAL REVISION B 03/2022 GENERAL REVISION Α CLIENT: PROJECT MANAGER: URBAN RENEWAL AUTHORITY MAIN CONTRACTOR: PAVEMENT 華營建築有限公司 CR CONSTRUCTION CO. LTD. AUTHORIZED PERSON / ARCHITECTURAL DESIGNER FOR ARCHITECTS & ASSOCIATES 3/F., BLOCK A, CHEONG FAT FACTORY BUILDING, NO.265-271 UN CHAU STREET, KLN TEL: 3489-1990 FAX: 3020-9409 B 209B 10-FUNG BRIAN PAK YAN Authorized Person PROJECT: PROPOSED TRANSITIONAL HOUSING DEVELOPMENT AT GOVERNMENT LAND IN DD124, HUNG SHUI KIU, YUEN LONG, **NEW TERRITORIES** DRAWING TITLE: **GROUND FLOOR PLAN** (BLOCK B) DRAWN BY SCALE 1:100 @ A0 KP CHECKED BY DATE 12 MAY 2023 BF DWG.NO. 204 REVISION JOB No. A-2216 E **BD'S OFFICAL USE** Note: This plan has been processed up a cutailed check besis under the contralized processing system as promotigated in Proje-Plan Approved WONG Wing-chi Vickie Senior Building Surveyor for BUILDING AUTHORITY 1 2 JUN 2023 The work<del>s shown on t</del>hese plans are Type II works (Buildings Works) n respect of which consent/is applied for the purpose of Fast Track consent application under regulation 33 of the Building (Administration) Regulations.





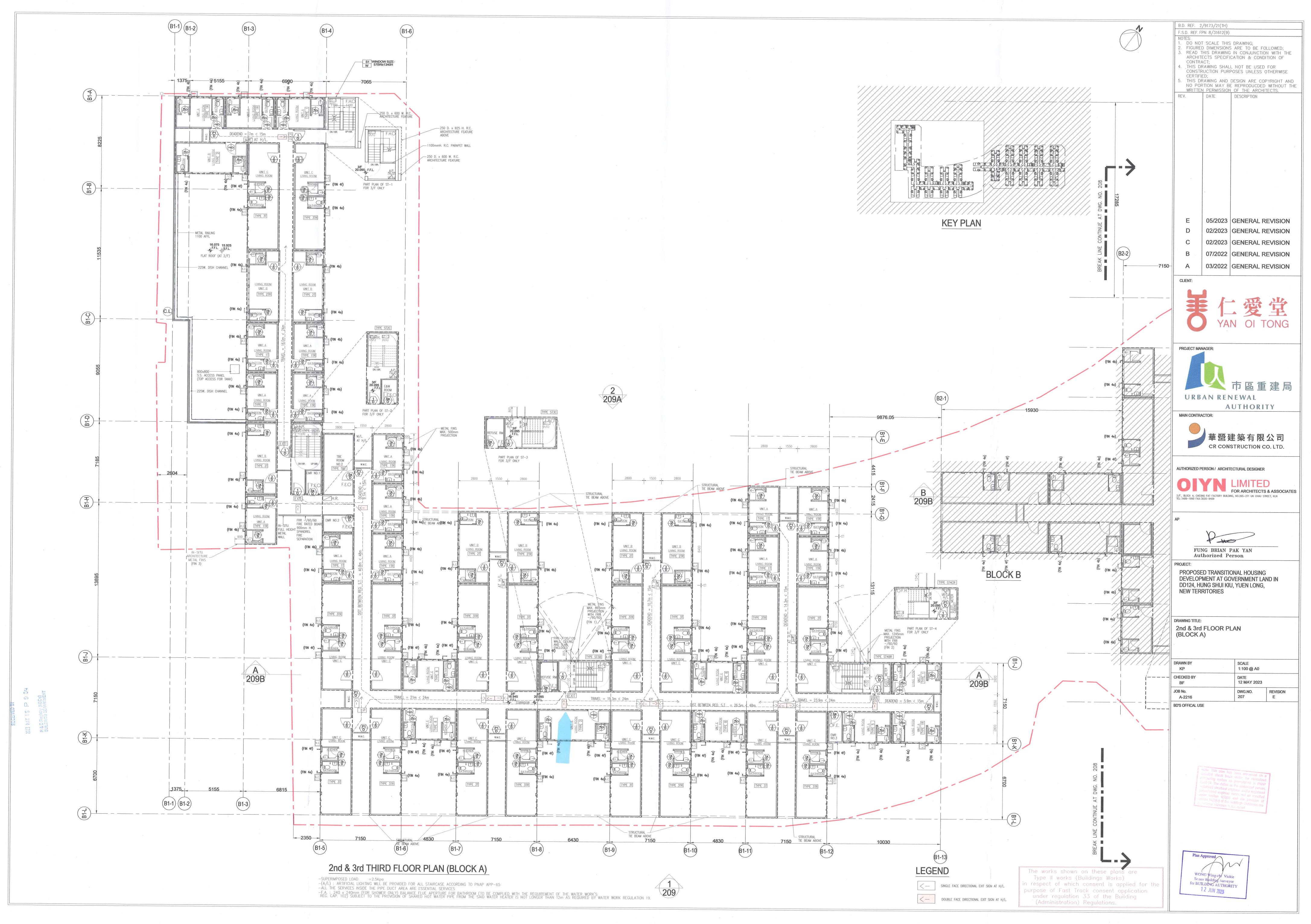
WIN	NDOW AREA CALC	ULATION FOR G/F-3/F	
REQUIRED	REQUIRED	PROVIDED	PROVIDED
AZING AREA (1/10) s.m.	OPENABLE AREA (1/16)	AGGREGATE GLAZING AREA OF ROOM	AGGREGATE OPENABLE AREA OF ROOM
0.712	0.445	(1.670W. x 1.010H. x0.7) = 1.181 +(1.095W. x 0.468H. x0.7) = 0.359 = 1.540s.m.	(1.670W. x 1.010H. x0.7) = 1.181s.m. = 1.181s.m.
0.146	0.091	$(0.652W. \times 1.010H. \times 0.7) = 0.461s.m.$	$(0.652W. \times 1.010H. \times 0.7) = 0.461s.m.$
0.133	(1/10) 0.133	$(0.652W. \times 1.010H. \times 0.7) = 0.461s.m.$	$(0.652W. \times 1.010H. \times 0.7) = 0.461s.m.$
1.219	0.762	(1.684W. x 1.010H. x0.7) = 1.191 +(1.109W. x 0.468H. x0.7) = 0.363 +(1.684W. x 1.478H. x0.7) = 1.742 = 3.296s.m.	(1.684W. x 1.010H. x0.7) = 1.191 +(1.684W. x 1.010H. x0.7) = 1.191 = 2.382s.m.
0.146	0.091	(0.652W. x 1.010H. x0.7) = 0.461s.m.	(0.652W. x 1.010H. x0.7) = 0.461s.m.
0.133	(1/10) 0.133	(0.652W. x 1.010H. x0.7) = 0.461s.m.	(0.652W. x 1.010H. x0.7) = 0.461s.m.
1.523	0.952	(1.684W. x 1.010H. x0.7) = 1.191 +(1.109W. x 0.468H. x0.7) = 0.363 +(0.618W. x 1.010H. x0.7) = 0.437 = 1.991s.m.	(1.684W. x 1.010H. x0.7) = 1.191 +(0.618W. x 1.010H. x0.7) = 0.437 = 1.628s.m.
0.442	0.276	$(0.554W \times 1.010H. \times 0.7) = 0.392$ + $(0.554W \times 0.468H. \times 0.7) = 0.181 = 0.573s.m.$	$(0.554W \times 1.010H. \times 0.7) = 0.392 = 0.392s.m.$
0.146	0.091	(0.652W. x 1.010H. x0.7) = 0.461s.m.	$(0.652W. \times 1.010H. \times 0.7) = 0.461s.m.$
0.133	(1/10) 0.133	$(0.652W. \times 1.010H. \times 0.7) = 0.461s.m.$	(0.652W. x 1.010H. x0.7) = 0.461s.m.
0.723	0.452	(1.148W. x 1.010H. x0.7) = 0.812 + (0.574W. x 0.468H. x0.7) = 0.188 + (1.148W. x 1.478H. x0.7) = 1.188 = 2.188s.m.	(1.148W. x 1.010H. x0.7) = 0.812 +(1.148W. x 1.010H. x0.7) = 0.812 = 1.624s.m.
0.723	0.452	(0.652W. x 1.010H. x0.7) = 0.461s.m.	$(0.652W. \times 1.010H. \times 0.7) = 0.461s.m.$
0.378	(1/10) 0.378	(0.652W. x 1.010H. x0.7) = 0.461s.m.	(0.652W. x 1.010H. x0.7) = 0.461s.m.
0.814	0.509	(1.670W. x 1.010H. x0.7) = 1.181 +(1.142W. x 0.468H. x0.7) = 0.374 = 1.555s.m.	(1.670W. x 1.010H. x0.7) = 1.181 s.m.
0.146	0.091	$(0.652W. \times 1.010H. \times 0.7) = 0.461s.m.$	(0.652W. x 1.010H. x0.7) = 0.461s.m.
0.133	(1/10) 0.133	$(0.652W. \times 1.010H. \times 0.7) = 0.461s.m.$	$(0.652W. \times 1.010H. \times 0.7) = 0.461s.m.$

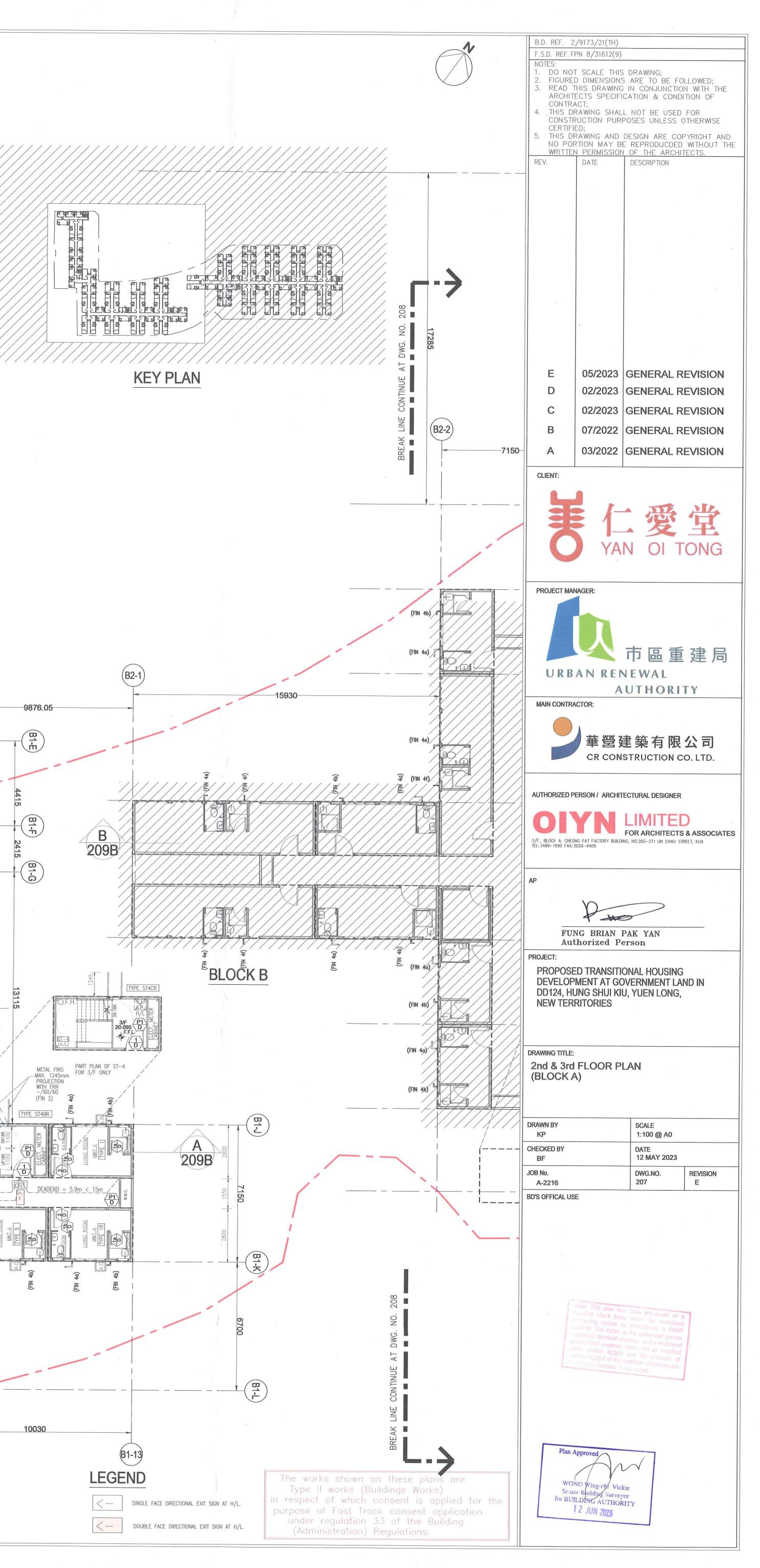


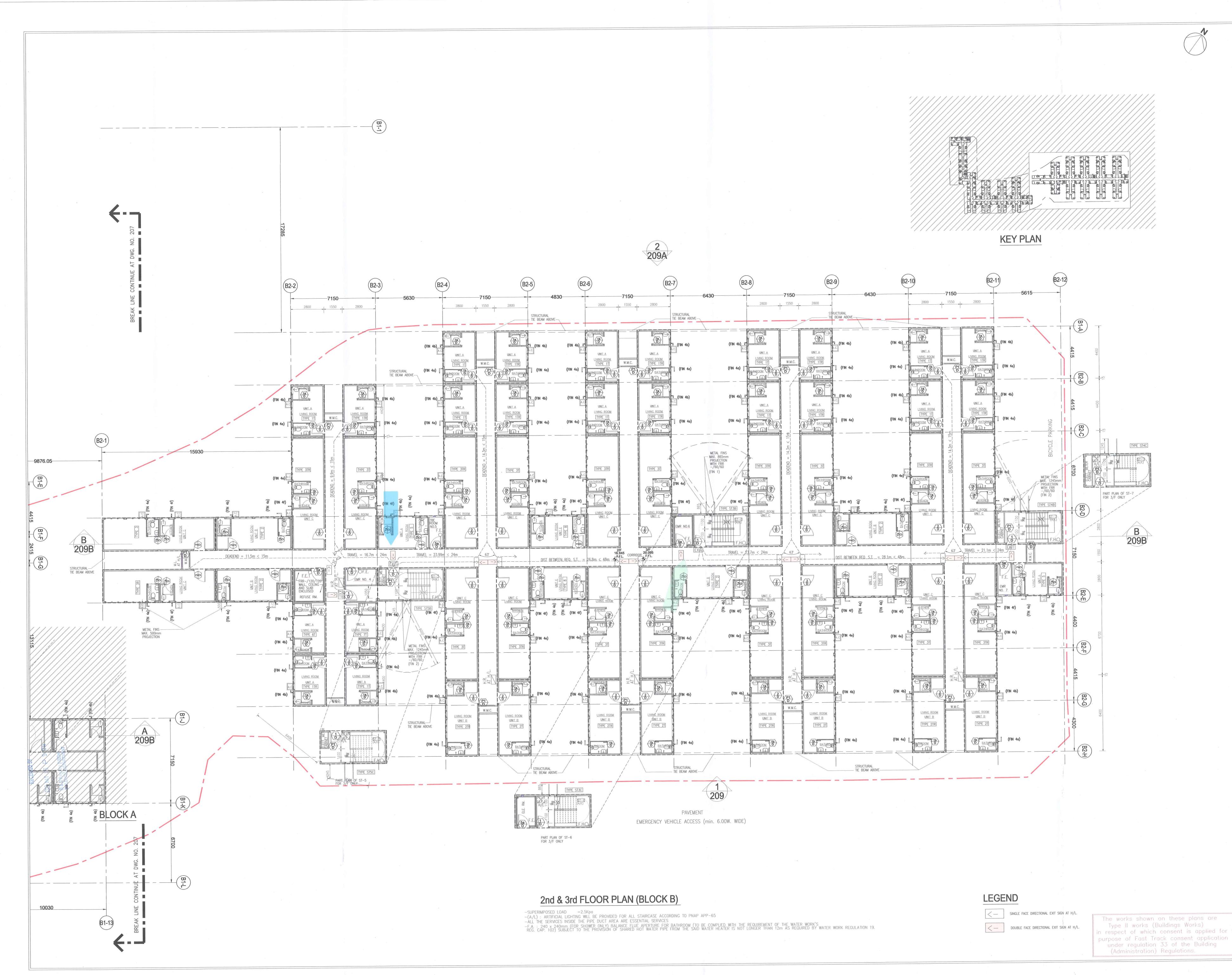
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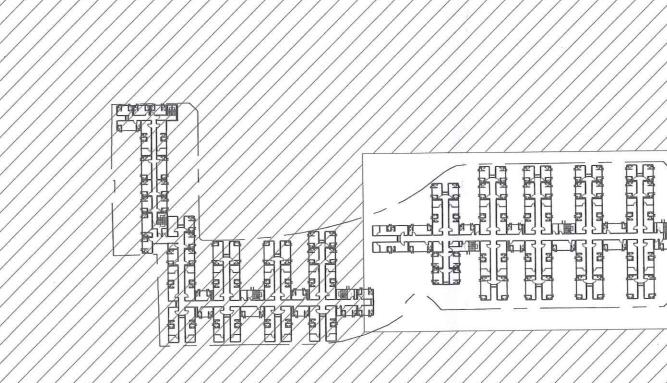
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	ARCHITECTS SPECIFICATION & CONDITION OF CONTRACT; 4. THIS DRAWING SHALL NOT BE USED FOR
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	YAN OI TONG
	PROJECT MANAGER:
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	市區重建局
	URBAN RENEWAL
	AUTHORITY
	MAIN CONTRACTOR:
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	年宮建築有限公司 CR CONSTRUCTION CO. LTD.
	AUTHORIZED PERSON / ARCHITECTURAL DESIGNER
~	FOR ARCHITECTS & ASSOCIATES
B	3/F., BLOCK A, CHEONG FAT FACTORY BUILDING, NO.265–271 UN CHAU STREET, KLN TEL: 3489–1990 FAX: 3020–9409
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	Authorized Person PROJECT:
	PROPOSED TRANSITIONAL HOUSING
	DEVELOPMENT AT GOVERNMENT LAND IN DD124, HUNG SHUI KIU, YUEN LONG,
	NEW TERRITORIES
	DRAWING TITLE:
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	(BLOCK B)
	DRAWN BY SCALE KP 1:100 @ A0
	CHECKED BY DATE
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	WONG Wing-chi Vickie Senior Building Surveyor for BUILDING AUTHORITY
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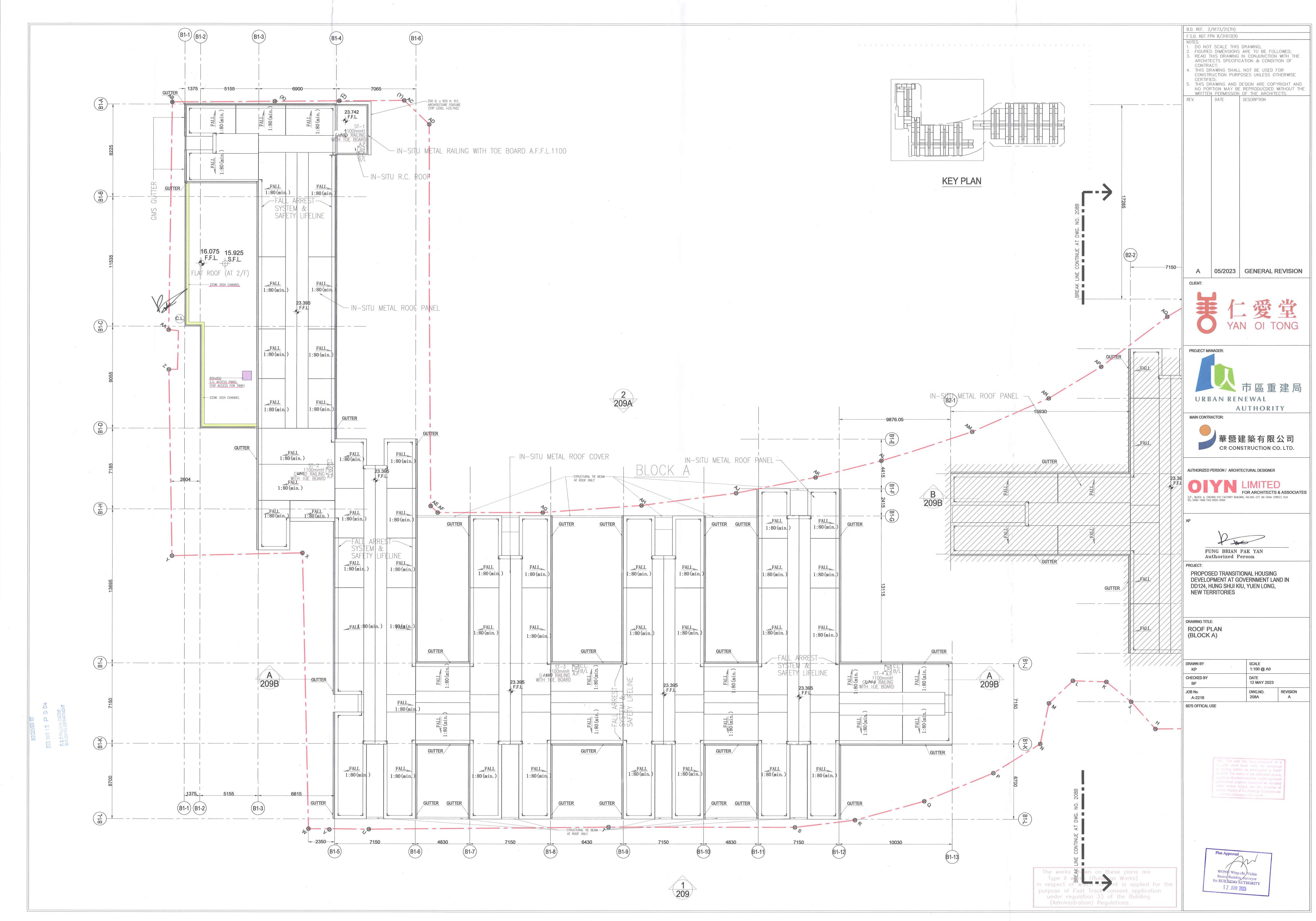




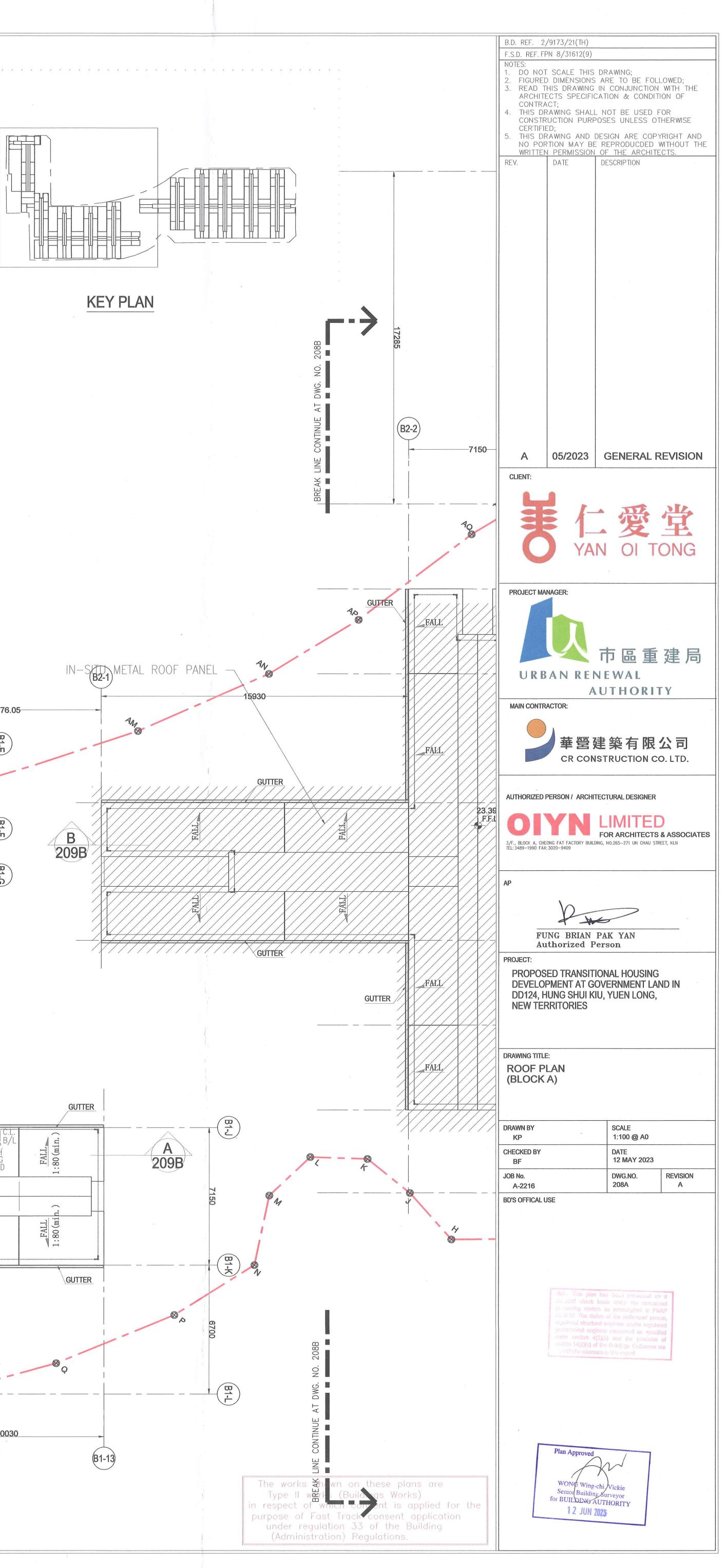


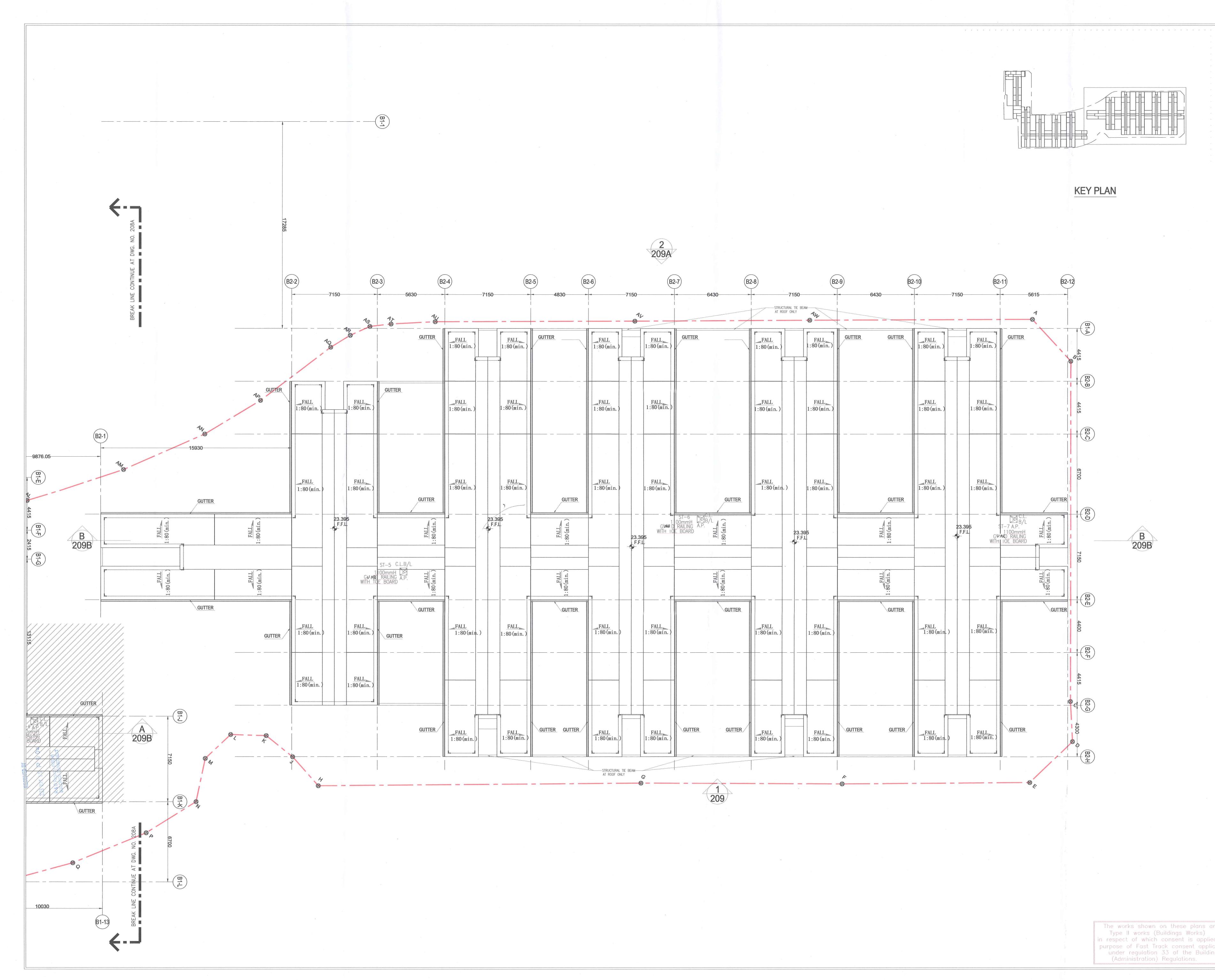
B.D. REF. 2/9173/21(TH) F.S.D. REF. FPN 8/31612(9) DO NOT SCALE THIS DRAWING;
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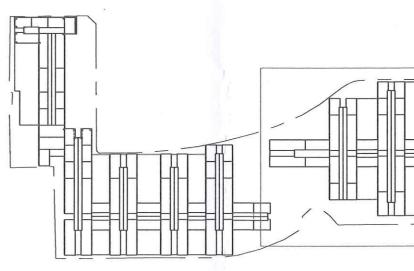
03/2022 GENERAL REVISION 市區重建局 URBAN RENEWAL AUTHORITY 華營建築有限公司 CR CONSTRUCTION CO. LTD. AUTHORIZED PERSON / ARCHITECTURAL DESIGNER FOR ARCHITECTS & ASSOCIATES 3/F., BLOCK A, CHEONG FAT FACTORY BUILDING, NO.265-271 UN CHAU STREET, KLN TEL: 3489-1990 FAX: 3020-9409 FUNG BRIAN PAK YAN Authorized Person PROPOSED TRANSITIONAL HOUSING DEVELOPMENT AT GOVERNMENT LAND IN DD124, HUNG SHUI KIU, YUEN LONG, 2nd & 3rd FLOOR PLAN SCALE 1:100 @ A0 DATE 12 MAY 2023 REVISION DWG.NO. 208 E Plan Approved WONG Wing-chi, Vickie Senior Building Surveyor for BUILDING AUTHORITY



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**KEY PLAN** 

B.D. REF. 2/9173/21(TH) F.S.D. REF. FPN 8/31612(9) DO NOT SCALE THIS DRAWING;
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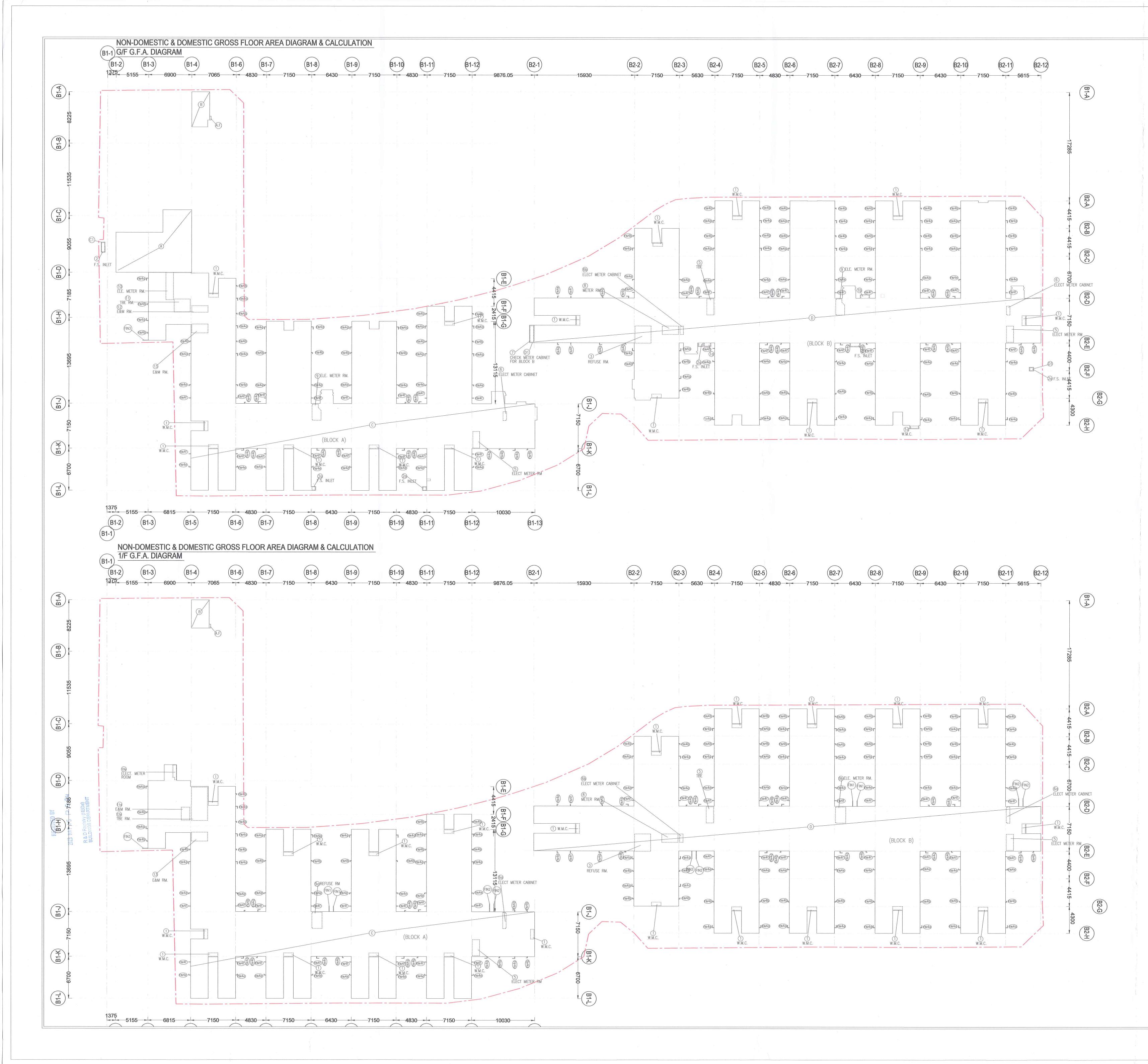
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	<ul> <li>F.S.D. REF. FPN 8/31612(9)</li> <li>NOTES: <ol> <li>DO NOT SCALE THIS DRAWING;</li> <li>FIGURED DIMENSIONS ARE TO BE FOLLOWED;</li> <li>READ THIS DRAWING IN CONJUNCTION WITH THE ARCHITECTS SPECIFICATION &amp; CONDITION OF CONTRACT;</li> <li>THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS OTHERWISE CERTIFIED;</li> <li>THIS DRAWING AND DESIGN ARE COPYRIGHT AND NO PORTION MAY BE REPRODUCDED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECTS.</li> </ol> </li> <li>REV. DATE DESCRIPTION</li> </ul>
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	また愛堂 YAN OI TONG
	PROJECT MANAGER: 「市區重建局 URBAN RENEWAL AUTHORITY MAIN CONTRACTOR:
5	華營建築有限公司 CR CONSTRUCTION CO. LTD.
B1-1 2	AUTHORIZED PERSON / ARCHITECTURAL DESIGNER DIVERSE LIMITED FOR ARCHITECTS & ASSOCIATES 3/F., BLOCK A, CHEONG FAT FACTORY BUILDING, NO.265–271 UN CHAU STREET, KLN TEL: 3489–1990 FAX: 3020–9409
375	AP FUNG BRIAN PAK YAN Authorized Person PROJECT: PROPOSED TRANSITIONAL HOUSING DEVELOPMENT AT GOVERNMENT LAND IN
	DD124, HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES DRAWING TITLE: ELEVATION 2
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	Plan Approved WONG Wing-chi. Vickie Senior Building Surveyor for BUILDING AUTHORITY 12 JUM 7023
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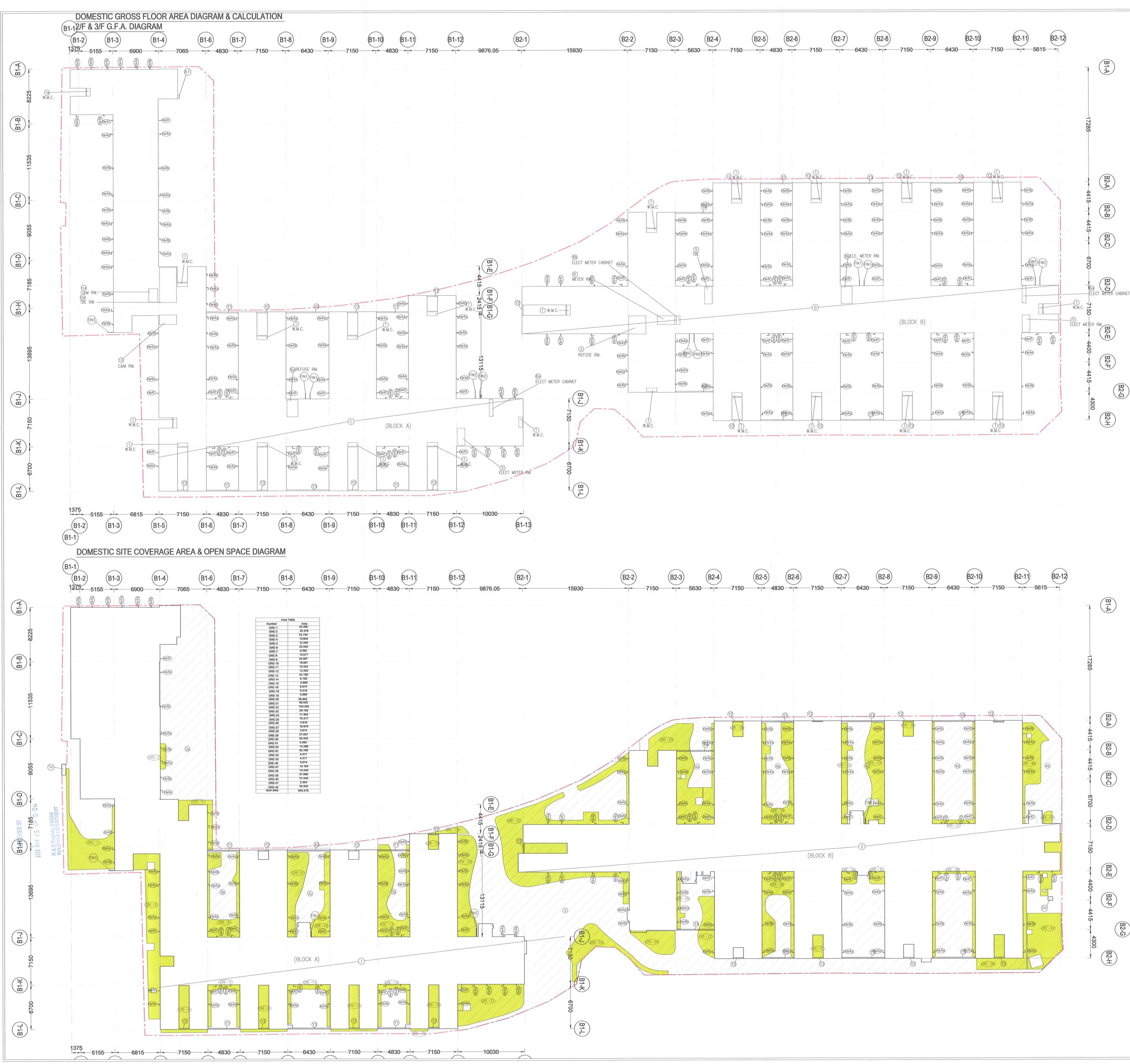
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AP PROJECT: PROPOSED TRANSITION DEVELOPMENT AT GOV DD124, HUNG SHUI KIU, NEW TERRITORIES PROMING TITLE: SECTION A-A & SEC DRAWING TITLE: SECTION A-A & SEC	SCALE 1:00 @ A0 DATE 1:00 @ A0 DATE 12 MAY 2023			
OIYN F 3/F., BLOCK A, CHEONG FAT FACTORY BUILDING, TEL: 3489-1990 FAX: 3020-9409 AP FUNG BRIAN PA Authorized Per PROJECT: PROPOSED TRANSITION DEVELOPMENT AT GOV DD124, HUNG SHUI KIU, NEW TERRITORIES DRAWING TITLE: SECTION A-A & SEC DRAWN BY KP CHECKED BY BF JOB NO. A-2216	IMITED         OR ARCHITECTS & ASSOCIATES         N0.265-271 UN CHAU STREET, KLN         AK YAN         Son         VAL HOUSING         ERNMENT LAND IN         YUEN LONG,         TION B&B /         SCALE         1:100 @ A0         DATE         12 MAY 2023         DWG.NO.         REVISION			
OIYN F 3/F., BLOCK A, CHEONG FAT FACTORY BUILDING, TEL: 3489-1990 FAX: 3020-9409 AP FUNG BRIAN PA Authorized Per PROJECT: PROPOSED TRANSITION DEVELOPMENT AT GOV DD124, HUNG SHUI KIU, NEW TERRITORIES DRAWING TITLE: SECTION A-A & SEC DRAWN BY KP CHECKED BY BF JOB NO. A-2216	IMITED         OR ARCHITECTS & ASSOCIATES         N0.265-271 UN CHAU STREET, KLN         AK YAN         Son         VAL HOUSING         ERNMENT LAND IN         YUEN LONG,         TION B&B /         SCALE         1:100 @ A0         DATE         12 MAY 2023         DWG.NO.         REVISION			
OIVN F 3/F., BLOCK A, CHEONG FAT FACTORY BUILDING, TEL: 3489-1990 FAX: 3020-9409 AP FUNG BRIAN PA Authorized Per PROJECT: PROPOSED TRANSITION DEVELOPMENT AT GOV DD124, HUNG SHUI KIU, NEW TERRITORIES DRAWING TITLE: SECTION A-A & SEC DRAWING BY KP CHECKED BY BF JOB NO. A-2216 BD'S OFFICAL USE	IMITED OR ARCHITECTS & ASSOCIATES N0.265-271 UN CHAU STREET, KLN AK YAN son AK YAN son VAL HOUSING ERNMENT LAND IN YUEN LONG, TION B&B / SCALE 1:100 @ A0 DATE 12 MAY 2023 DWG.NO. 209B REVISION B			
OIVENEE 3/F., BLOCK A, CHEONG FAT FACTORY BUILDING, 3/F., BLOCK A, CHEONG FAT FACTORY BUILDING, TEL: 3489–1990 FAX: 3020–9409 AP AU FUNG BRIAN PA Authorized Per FUNG BRIAN PA Authorized Per PROJECT: PROPOSED TRANSITION DEVELOPMENT AT GOV DD124, HUNG SHUI KIU, NEW TERRITORIES DRAWING TITLE: SECTION A-A & SEC DRAWING TITLE: SECTION A-A & SEC DRAWING BY BF JOB NO. A-2216 BD'S OFFICAL USE	IMITED   OR ARCHITECTS & ASSOCIATES   N0.265-271 UN CHAU STREET, KUN     AK YAN   Son     AK YAN   Son     VAL HOUSING   ERNMENT LAND IN   YUEN LONG,     TION B&B /     SCALE   1:100 @ A0   DATE   12 MAY 2023   DWG.NO.   209B     REVISION     B			
OINNEL 3/F., BLOCK A, CHEONG FAT FACTORY BUILDING, 3/F., BLOCK A, CHEONG FAT FACTORY BUILDING, AP AP FUNG BRIAN PA Authorized Per PROJECT: PROPOSED TRANSITION DEVELOPMENT AT GOV DD124, HUNG SHUI KIU, NEW TERRITORIES DRAWING TITLE: SECTION A-A & SEC DRAWING TITLE: SECTION A-A & SEC DRAWING TITLE: BF JOB NO. A-2216 BD'S OFFICAL USE	Image: Source of the second secon			
AP PROJECT: PROPOSED TRANSITION DEVELOPMENT AT GOV DD124, HUNG SHUI KIU, NEW TERRITORIES PROMING TITLE: SECTION A-A & SEC DRAWING TITLE: SECTION A-A & SEC DRAWN BY KP CHECKED BY BF JOB NO. A-2216 BD'S OFFICAL USE	Image: Source of the second secon			
OINNEL 3/F., BLOCK A, CHEONG FAT FACTORY BUILDING, 3/F., BLOCK A, CHEONG FAT FACTORY BUILDING, AP AP FUNG BRIAN PA Authorized Per PROJECT: PROPOSED TRANSITION DEVELOPMENT AT GOV DD124, HUNG SHUI KIU, NEW TERRITORIES DRAWING TITLE: SECTION A-A & SEC DRAWING TITLE: SECTION A-A & SEC DRAWING TITLE: BF JOB NO. A-2216 BD'S OFFICAL USE	Image: Source of the second secon			
OINNEL 3/F., BLOCK A, CHEONG FAT FACTORY BUILDING, 3/F., BLOCK A, CHEONG FAT FACTORY BUILDING, AP AP FUNG BRIAN PA Authorized Per PROJECT: PROPOSED TRANSITION DEVELOPMENT AT GOV DD124, HUNG SHUI KIU, NEW TERRITORIES DRAWING TITLE: SECTION A-A & SEC DRAWING TITLE: SECTION A-A & SEC DRAWING TITLE: BF JOB NO. A-2216 BD'S OFFICAL USE	Image: State in the			
OINNEL 3/F., BLOCK A, CHEONG FAT FACTORY BUILDING, 3/F., BLOCK A, CHEONG FAT FACTORY BUILDING, AP AP FUNG BRIAN PA Authorized Per PROJECT: PROPOSED TRANSITION DEVELOPMENT AT GOV DD124, HUNG SHUI KIU, NEW TERRITORIES DRAWING TITLE: SECTION A-A & SEC DRAWING TITLE: SECTION A-A & SEC DRAWING TITLE: BF JOB NO. A-2216 BD'S OFFICAL USE	Image: State in the			
OINNEL 3/F., BLOCK A, CHEONG FAT FACTORY BUILDING, 3/F., BLOCK A, CHEONG FAT FACTORY BUILDING, AP AP FUNG BRIAN PA Authorized Per PROJECT: PROPOSED TRANSITION DEVELOPMENT AT GOV DD124, HUNG SHUI KIU, NEW TERRITORIES DRAWING TITLE: SECTION A-A & SEC DRAWING TITLE: SECTION A-A & SEC DRAWING TITLE: BF JOB NO. A-2216 BD'S OFFICAL USE	Image: Source of the second secon			
AP AP FUNG BRIAN PA Authorized Per FROJECT: PROPOSED TRANSITION DEVELOPMENT AT GOV DD124, HUNG SHUI KIU, NEW TERRITORIES DRAWING TITLE: SECTION A-A & SEC DRAWING BY KP CHECKED BY BF JOB NO. A-2216 BD'S OFFICAL USE	Image: State in the			
OINNEL 3/F., BLOCK A, CHEONG FAT FACTORY BUILDING, 3/F., BLOCK A, CHEONG FAT FACTORY BUILDING, AP AP FUNG BRIAN PA Authorized Per PROJECT: PROPOSED TRANSITION DEVELOPMENT AT GOV DD124, HUNG SHUI KIU, NEW TERRITORIES DRAWING TITLE: SECTION A-A & SEC DRAWING TITLE: SECTION A-A & SEC DRAWING TITLE: BF JOB NO. A-2216 BD'S OFFICAL USE	Image: State in the			
AP FUNG BRIAN PA Authorized Per PROJECT: PROPOSED TRANSITION DEVELOPMENT AT GOV DD124, HUNG SHUI KIU, NEW TERRITORIES DRAWING TITLE: SECTION A-A & SEC DRAWING BY KP CHECKED BY BF JOB NO. A-2216 BD'S OFFICAL USE CHECKED BY BF JOB NO. A-2216 CHECKED BY BF JOB NO. A-2216 CHECKED BY CHECKED BY CHECKED BY BF JOB NO. A-2216 CHECKED BY CHECKED BY C	SCALE 1:100 @ A0 DATE 1:2 MAY 2023 DWG.NO. 209B REVISION B CONTRACTION CON			
AP PROJECT: PROPOSED TRANSITION DEVELOPMENT AT GOV DD124, HUNG SHUI KIU, NEW TERRITORIES DRAWING TITLE: SECTION A-A & SEC DRAWING TITLE: SEC TION A-A & SEC DRAWING TI	SCALE 1:100 @ A0 DATE 1:2 MAY 2023 DWG.NO. 209B REVISION B CONTRACTION CON			
AP FUNG BRIAN PA Authorized Per PROJECT: PROPOSED TRANSITION DEVELOPMENT AT GOV DD124, HUNG SHUI KIU, NEW TERRITORIES DRAWING TITLE: SECTION A-A & SEC DRAWING BY KP CHECKED BY BF JOB NO. A-2216 BD'S OFFICAL USE CHECKED BY BF JOB NO. A-2216 CHECKED BY BF JOB NO. A-2216 CHECKED BY CHECKED BY CHECKED BY BF JOB NO. A-2216 CHECKED BY CHECKED BY C	SCALE 1:100 @ A0 DATE 1:2 MAY 2023 DWG.NO. 209B REVISION B CONTRACTION CON			

The works shown on these plans are Type II works (Buildings Works) in respect of which consent is applied for the purpose of Fast Track consent application under regulation 33 of the Building (Administration) Regulations.



A FLOOR AREA	$\frac{FIC G.F.A. CALCUI}{= 93.610}$ F.A. CALCULATION	s.m.	B.D. REF. 2/9173/21(TH)F.S.D. REF. FPN 8/31612(9)NOTES:1. DO NOT SCALE THIS DRAWING;2. FIGURED DIMENSIONS ARE TO BE FOLLOWED;3. READ THIS DRAWING IN CONJUNCTION WITH THE ARCHITECTS SPECIFICATION & CONDITION OF CONTRACT;4. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS OTHERWISE CERTIFIED;5. THIS DRAWING AND DESIGN ARE COPYRIGHT AND
B       STAIRCASE OF BLOCK A         A.F       ARCHITECTURE FEATURE         C       BLOCK A FLOOR AREA         C1       F.S. INLET         D       BLOCK B FLOOR AREA         D1       F.S. INLET         D1       CHECK METER CABINET FOR         FIN3       FINS 3         FIN40       FINS 4d         FIN5       4b         FIN40       FINS 4e         FIN5       4f	54°.	$= \frac{15.554 \text{ s.m.}}{0.150 \text{ s.m.}}$ $= \frac{1044.790 \text{ s.m.}}{0.990 \text{ s.m.}}$ $= \frac{1512.731 \text{ s.m.}}{0.420 \text{ s.m.}}$ $= 2.100 \text{ s.m.}$ $= 0.045 \text{ s.m.}$ $= 0.045 \text{ s.m.}$ $= 0.986 \text{ s.m.}$ $= 0.540 \text{ s.m.}$ $= 0.540 \text{ s.m.}$	NO PORTION MAY BE REPRODUCDED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECTS. REV. DATE DESCRIPTION
DEDUCT:①W.M.C.①W.M.C.①W.M.C.②F.S. INLET②F.S. INLET③REFUSE RM.⑤EMR & TBE⑥ELECT METER CABINET⑥ELECT METER CABINET⑦CHECK METER CABINET⑧ELE. METER RM.⑨ELE. METER RM.①ELE. METER RM.①ELE. METER RM.①ELE. METER RM.①ELE. METER RM.①ELE. METER RM.①E&M RM.①E&M RM.①E&M RM.①E&M RM.	0.852 × 15 0.445 × 2 0.616 0.725 × 2 0.250 × 4 7.018 2.912 × 3 0.774 × 2 0.729 FOR BLOCK B 1.430 3.382 3.300 × 2 5.182 5.261 2.699 3.642	$= 12.780$ $= 0.890$ $= 0.616$ $= 1.450$ $= 1.000$ $= 7.018$ $= 8.736$ $= 1.548$ $= 0.729$ $= 1.430$ $= 3.382$ $= 6.600$ $= 5.182$ $= 5.261$ $= 2.699$ $= 3.642   62.963$ $= 2517.991  { s.m.}$	E05/2023GENERAL REVISIOND02/2023GENERAL REVISIONC02/2023GENERAL REVISIONB07/2022GENERAL REVISIONA03/2022GENERAL REVISION
			CLIENT: <b>移在变堂</b> <b>YAN OI TONG</b> PROJECT MANAGER:
			市區重建局 URBAN RENEWAL AUTHORITY MAIN CONTRACTOR:
1/FDOMESTICGBSTAIRCASE OF BLOCK AA.FARCHITECTURE FEATURECBLOCK A FLOOR AREADBLOCK B FLOOR AREATAATBE AREA (ACCOUNTABLE)FIN1FINS 1FIN2FINS 2FIN3FINS 3EIN40FINS 4qEIN40FINS 4bEIN40FINS 4bEIN40FINS 4e	.F.A. CALCULATION 0.043 × 4 0.062 × 6 0.045 0.032 × 61 0.017 × 61 0.022 × 36	= 12.766  s.m. $= 0.150  s.m.$ $= 1029.985  s.m.$ $= 1483.708  s.m.$ $= 3.056  s.m.$ $= 0.172  s.m.$ $= 0.372  s.m.$ $= 0.045  s.m.$ $= 1.952  s.m.$ $= 1.037  s.m.$ $= 0.792  s.m.$	華 聳 建 築 有 限 公司 CR CONSTRUCTION CO. LTD. AUTHORIZED PERSON / ARCHITECTURAL DESIGNER OOVON LIMED FOR ARCHITECTS & ASSOCIATES 3/F., BLOCK A, CHEONG FAT FACTORY BUILDING, NO.265-271 UN CHAU STREET, KLN TEL: 3489-1990 FAX: 3020-9409
DEDUCT:①W.M.C.③REFUSE RM.⑤EMR & TBE⑥ELECT METER CABINET⑥ELECT METER CABINET⑧REFUSE RM.⑨REFUSE RM.⑨ELE. METER RM.⑩ELE. METER RM.⑩ELE. METER RM.	0.015 x 36 0.852 x <u>22</u> 7.018 2.912 x 3 1.399 x 2 0.729 3.382 4.215 4.215 1.197 2.200	= 0.540  s.m. $= 2534.575  s.m.$ $= 18.744$ $= 7.018$ $= 8.736$ $= 2.798$ $= 0.729$ $= 3.382$ $= 4.215$ $= 4.215$ $= 1.197$ $= 7.86$	FUNG BRIAN PAK YAN Authorized Person PROJECT: PROPOSED TRANSITIONAL HOUSING DEVELOPMENT AT GOVERNMENT LAND IN DD124, HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES
(1) E&M RM. (2) TBE RM. (13) E&M RM.	2.786 13.578 3.677	= 2.786 $= 13.578$ $= 3.677 71.075$ $= 2463.500  s.m.$	DRAWING TITLE: CALCULATION-1 DRAWN BY KP SCALE 1:200 @ A0 CHECKED BY DATE
			BF12 MAY 2023JOB No. A-2216DWG.NO. 210REVISION EBD'S OFFICAL USEE
			Note: This plan has been methoded on a curtailed check betis when the centralized processing system as premidiate. In PNAP ADM-19, The duties of the authorized person, registered structured exploser and/or registered structured espection and especial geotechnical engineer concurred especial under section 4(2)(b) and the provision of particular relevant in principart.
Type II in respect.c purpose of under re	shown on these works (Buildings of which consent Fast Track cons egulation 33 of t stration) Regulat	Works) is applied for the sent application the Building	Plan Approved WONG Wing-chi. Vickie Senior Building Surveyor for BUILDING AUTHORITY 12 JUN 2023

<ul> <li>FLOOR AREA</li> <li>FLOOR AREA</li> <li>STAIRCASE OF BLOCK A</li> <li>STAIRCASE OF BLOCK A</li> <li>ARCHITECTURE FEATURE</li> <li>BLOCK A FLOOR AREA</li> <li>F.S. INLET</li> <li>BLOCK B FLOOR AREA</li> <li>F.S. INLET</li> <li>F.S. INLET</li> <li>CHECK METER CABINET</li> <li>FINS 3</li> <li>FINS 40</li> </ul>	G.F.A. CALCULATIC FOR BLOCK B 0.045 0.032 x 58 0.017 x 58 0.022 x 36	$\frac{10}{10 \text{ s.m.}} = \frac{15.554 \text{ s.m.}}{0.150 \text{ s.m.}} = \frac{1044.790 \text{ s.m.}}{0.990 \text{ s.m.}} = \frac{1512.731 \text{ s.m.}}{0.420 \text{ s.m.}} = \frac{2.100 \text{ s.m.}}{0.420 \text{ s.m.}} = 0.045 \text{ s.m.} = 0.045 \text{ s.m.} = 0.986 \text{ s.m.} = 0.986 \text{ s.m.} = 0.792 \text{ s.m.}$	B.D. REF. 2/9173/21(TH)         F.S.D. REF. FPN 8/31612(9)         NOTES:         1. DO NOT SCALE THIS DRAWING;         2. FIGURED DIMENSIONS ARE TO BE FOLLOWED;         3. READ THIS DRAWING IN CONJUNCTION WITH THE ARCHITECTS SPECIFICATION & CONDITION OF CONTRACT;         4. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS OTHERWISE CERTIFIED;         5. THIS DRAWING AND DESIGN ARE COPYRIGHT AND NO PORTION MAY BE REPRODUCDED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECTS.         REV.       DATE
ImageFINS 4fDEDUCT:(1)(1)W.M.C.(1)W.M.C.(1)W.M.C.(2)F.S. INLET(3)REFUSE RM.(5)EMR & TBE(6)ELECT METER CABIN(7)CHECK METER CABIN(8)METER RM.(9)ELE. METER RM.(10)ELE. METER RM.(11)TBE RM.(12)E&M RM.(13)E&M RM.		= 0.540  s.m. $= 2580.954  s.m.$ $= 0.890$ $= 0.616$ $= 1.450$ $= 1.000$ $= 7.018$ $= 8.736$ $= 1.548$ $= 0.729$ $= 1.430$ $= 3.382$ $= 6.600$ $= 5.182$ $= 5.261$ $= 2.699$ $= 3.642   62.963$ $= 2517.991  s.m.$	E05/2023GENERAL REVISIOND02/2023GENERAL REVISIONC02/2023GENERAL REVISIONB07/2022GENERAL REVISIONA03/2022GENERAL REVISION
			B       仁愛堂         B       仁愛堂         VAN OI TONG
1/F       DOMESTIC         B       STAIRCASE OF BLOCK         AF       ARCHITECTURE FEATURE         C       BLOCK A FLOOR AREA         D       BLOCK B FLOOR AREA         TAA       TBE AREA (ACCOUNTAE         FIN1       FINS 1         FIN2       FINS 2         FIN3       FINS 40         ©IN40       FINS 40         ©IN40       FINS 4e         ©IN41       FINS 4e         ©IN41       FINS 4f		ON         =       12.766 s.m.         =       0.150 s.m.         =       1029.985 s.m.         =       1483.708 s.m.         =       3.056 s.m.         =       0.172 s.m.         =       0.372 s.m.         =       0.045 s.m.         =       1.037 s.m.         =       0.792 s.m.         =       0.540 s.m.	AUTHORITY MAIN CONTRACTOR:
DEDUCT:①W.M.C.③REFUSE RM.⑤EMR & TBE⑥ELECT METER CABIN⑥ELECT METER RM.⑨REFUSE RM.⑨REFUSE RM.⑨ELE. METER RM.⑩ELE. METER RM.⑩		= 2534.575  s.m. $= 18.744$ $= 7.018$ $= 8.736$ $= 2.798$ $= 0.729$ $= 3.382$ $= 4.215$ $= 4.215$ $= 4.215$ $= 1.197$ $= 2.786$ $= 13.578$ $= 3.677  71.075$ $= 2463.500  s.m.$	FUNG BRIAN PAK YAN Authorized Person PROJECT: PROPOSED TRANSITIONAL HOUSING DEVELOPMENT AT GOVERNMENT LAND IN DD124, HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES DRAWING TITLE: CALCULATION-1
			DRAWN BY KP     SCALE 1:200 @ A0       CHECKED BY BF     DATE 12 MAY 2023       JOB No. A-2216     DWG.NO. 210       BD'S OFFICAL USE
Type I in respect purpose o under		s Works) nt is applied for the nsent application the Building	Plan Approved WoNG Wing-chi. Vickie Senior Building Surveyor for BUIL,DING AUTHORITY 12 JUN 2023





UNDER BUILDING (PLANNING) REGULATION SITE AREA $\bigcirc$ CLASS OF SITE MEAN ROAD LEVEL OF HUNG YUEN ROAD (9.36 + 9.45) / 2 ACTUAL BUILDING HEIGHT 23.395 - 9.405 (MEAN HEIGHT = (23.742 + 23.047) / 2 = 23.395 PERMITTED NON-DOMESTIC S.C. (NOT EXCEEDING 15m) ACTUAL NON-DOMESTIC S.C. 93.610 /5,540 x 100%	= 5,540.00s.m. = 'A' = 9.405mpd = 13.99m = 100% (5,540.00s.m.) = 1.69%	CONTRACT; 4. THIS DRAWING SHALL CONSTRUCTION PURPC CERTIFIED; 5. THIS DRAWING AND DE NO PORTION MAY BE WRITTEN PERMISSION (	ARE TO BE FOLLOWED; N CONJUNCTION WITH THE ATION & CONDITION OF NOT BE USED FOR DSES UNLESS OTHERWISE ESIGN ARE COPYRIGHT AND REPRODUCDED WITHOUT THE
PERMITTED DOMESTIC S.C. $(100-1.69) \times 66.6/100$ ACTUAL         2965.572 / 5540.00 × 100%         PERMITTED DOMESTIC PLOT RATIO         ACTUAL         G/F         1/F         2/F-3/F         2707.050 × 2 STORE	= 65.474% $= 53.53% < 65.474%$ $= 3.3$ $= 2517.991$ $= 2463.500$ $= 5414.100$ $= 19.331$		
ACTUAL NON DOMESTIC PLOT RATIO ACTUAL DOMESTIC = $93.610 / 5540 = 0.017 < 5 = 10409.924 / 5$ REMAINING DOMESTIC PLOT RATIO = $(5-0.017)x3.3/5 = 3.289$ UNDER PLANNING CONDITION SITE AREA PERMITTED BUILDING HEIGHT ACTUAL BUILDING HEIGHT 23.395 - 9.405 (MEAD ROAD LEVEL OF HUNG ON LANE) PERMITTED DOMESTIC S.C.	= 10414.922  s.m. s.m. PLOT RATIO $5540 = 1.879 \le 3.289$ = 5,540.00  s.m. = NOT EXCEEDING 15 m = 13.99 m < 15 m = 55% (3047.000  s.m.)	D 02/2023 ( C 02/2023 ( B 07/2022 (	GENERAL REVISION GENERAL REVISION GENERAL REVISION GENERAL REVISION GENERAL REVISION
ACTUAL 2965.572 / 5540.00 x 100% PERMITTED NON-DOMESTIC MAX. G.F.A. = $0.017 \times 5540$ ACTUAL G/F PERMITTED DOMESTIC MAX. G.F.A. = $3.289 \times 5540$ ACTUAL G/F 1/F 2/F-3/F 2707.050 x 2 STORE	= <u>53.53%</u> < 55% = 94.810 s.m. = 93.610s.m. < 94.810s.m. = 18221.060 s.m. = <u>2517.991</u> = <u>2463.500</u> = 5414.100	PROJECT MANAGER:	愛堂 N OI TONG
(TAA) $2/F & 3/F DOMESTIC G.F.A. ($ $(c) BLOCK A FLOOR AREA$ $(c) BLOCK A FLOOR AREA$ $(c) BLOCK B FLOOR AREA$ $(c) BL$	= 1274.543  s.m. $= 0.150  s.m.$ $= 1484.142  s.m.$ $= 2758.835  s.m.$ $= 2758.835  s.m.$ $= 5.790$ $= 1.690 = 14.108  s.m.$ $= 0.172  s.m.$ $= 0.372  s.m.$ $= 0.045  s.m.$ $= 2.272  s.m.$ $= 1.207  s.m.$ $= 0.836  s.m.$ $= 0.570  s.m.$ $= 2778.417  s.m.$ $= 19.596$	URBANREN A MAIN CONTRACTOR:	UTHORITY 建築有限公司 STRUCTION CO. LTD. ECTURAL DESIGNER LIMITED FOR ARCHITECTS & ASSOCIATES
1)       W.M.C.       0.660         3)       REFUSE RM.       7.018         5)       EMR & TBE       2.912 × 3         6)       ELECT METER CABINET       1.399 × 2         6)       ELECT METER CABINET       0.729         (6)       ELECT METER RM.       3.382         (9)       REFUSE RM.       4.215         (9)       ELE. METER RM.       4.215         (1)       E&M RM.       2.786         (2)       TBE RM.       13.588         (3)       E&M RM.       3.644	$= 0.660$ $= 7.018$ $\equiv 8.736$ $= 2.798$ $= 0.729$ $= 3.382$ $= 4.215$ $= 4.215$ $= 2.786$ $= 13.588$ $= 3.644  71.367$ $= 2707.050 \text{ s.m.}$	AP FUNG BRIAN H Authorized Pe PROJECT: PROPOSED TRANSITION DEVELOPMENT AT GO DD124, HUNG SHUI KIN NEW TERRITORIES	ONAL HOUSING OVERNMENT LAND IN
(1)DLOGR 1(1)F.S. INLET2)BLOCK 2(2)F.S. INLET $ADD:$ (Y)TIE BEAM(Y)TIE BEAM $= 0.233 \times 16 = 3.728$ (Y)TIE BEAM $= 0.965 \times 6 = 5.790$ (Y)TIE BEAM $= 0.845 \times 2 = 1.690$ (Y)TIE BEAM $= 0.043 \times 2$ (FIN1)FINS 1 $= 0.043 \times 2$ (FIN2)FINS 2 $= 0.062 \times 1$ $= 0.045$ $= 0.045$ $= 0.045$ $= 0.045$ $= 0.045$ $= 0.045$ $= 0.045$ $= 0.045$ $= 0.049$ FINS 4a $= 0.017 \times 67$ $= 0.049$ FINS 4e $= 0.022 \times 37$ $= 0.041$ FINS 4f $= 0.015 \times 37$	1435.625       s.m.         0.990       s.m.         1514.831       s.m.         0.420       s.m.         0.420       s.m.         0.086       s.m.         0.062       s.m.         0.045       s.m.         2.272       s.m.         1.207       s.m.	DRAWING TITLE: CALCULATION-2 DRAWN BY KP CHECKED BY BF JOB No. A-2216 BD'S OFFICAL USE	SCALE 1:200 @ A0 DATE 12 MAY 2023 DWG.NO. 211 REVISION E
OPEN SPACE CALCULATION         REQUIRED         ROOFED COVER AREA         2971.052 x 1/2         PROVIDED         (3) FLOOR AREA = (3) + (3) + (3) + (3)         = 230.706 + 64.656 + 81.318 + 68.106         (4) FLOOR AREA = (4) + (4) + (4) + (4) + (4)         = 112.343 + 77.866 + 99.031 + 104.404 + 86.168         (5) FLOOR AREA = (5)         = 1080.385         GREEN AREA PROVIDED = 945.578 s.m. / SITE AREA	$= \frac{1485.526 \text{ s.m.}}{= 444.786}$ $= \frac{479.812}{= 1080.385}$ $= 2004.983 \text{ s.m.} > 1485.526 \text{ s.m.}$ $\boxed{\text{DSA}} 5540.00 \text{ s.m.} \times 100\% = 17.068\%$	proceeding system a ADM-19. The duties of registered structural a publication of the system under section 4(3)(b)	chi Vickie Surveyor UTHORITY
The works shown on t Type II works (Buildir in respect of which cons purpose of Fast Track o under regulation 33 (Administration) Reg	ngs Works) sent is applied for the consent application of the Building		

		B.D. REF. 2/9173/2 F.S.D. REF. FPN 8/31 NOTES:	
		1. DO NOT SCALE 2. FIGURED DIMEN	E THIS DRAWING; NSIONS ARE TO BE FOLLOWED; AWING IN CONJUNCTION WITH
R BUILDING (PLANNING) REGULATION		ARCHITECTS S CONTRACT;	SHALL NOT BE USED FOR
a <b>(15A)</b> F SITE AD LEVEL OF HUNG YUEN ROAD	= 5,540.00s.m. = 'A'	CONSTRUCTION CERTIFIED;	AND DESIGN ARE COPYRIGHT
9.45) <sup>1</sup> / 2 BUILDING HEIGHT	= 9.405mpd = 13.99m	NO PORTION N	AAY BE REPRODUCDED WITHOU ISSION OF THE ARCHITECTS. DESCRIPTION
-9.405 EIGHT = (23.742 + 23.047) / 2 = 23.395			DESCRIPTION
D NON-DOMESTIC S.C. (NOT EXCEEDING 15m) NON-DOMESTIC S.C. 75,540 x 100%	= 100% (5,540.00s.m.) = 1.69%		
D DOMESTIC S.C. (100-1.69)x66.6/100	= 65.474%		
2 / 5540.00 x 100%	= 53.53% < 65.474%		
D DOMESTIC PLOT RATIO	= 3.3 = 2517.991		
2707.050 x 2 STORE	= 2463.500 = 5414.100 = 19.331 = 10414.922 s.m.		
NON DOMESTIC PLOT RATIO ACTUAL DOMESTIC			
0 / 5540 = 0.017 < 5 = 10409.924 / NG DOMESTIC PLOT RATIO 017)x3.3/5 = 3.289	5540 = 1.879 < 3.289		2023 GENERAL REVISIO
		C 02/2	2023 GENERAL REVISIO
r planning condition	= 5,540.00s.m.		2022 GENERAL REVISIO
D BUILDING HEIGHT	= NOT EXCEEDING 15m	A 03/2	2022 GENERAL REVISIO
– 9.405 (MEAD ROAD LEVEL OF HUNG ON LANE)	= 13.99m < 15m = 55% (3047.000s.m.)	CLIENT:	
2 / 5540.00 × 100%		L.	
D NON-DOMESTIC MAX. G.F.A. = 0.017 x 5540	= 94.810 s.m.	天	一发至
7,280	= 93.610s.m. < 94.810s.m.	O	YAN OI TON
D DOMESTIC MAX. G.F.A. = 3.289 x 5540	= 18221.060 s.m. = 2517.991		
2707.050 x 2 STORE	= 2463.500 = 5414.100	PROJECT MANAGER:	
	= 19.331 = 10414.922 < 18221.060 s.m.		
			▶ 市區重建
<u>2/F &amp; 3/F DOMESTIC G.F.A.</u>		URBAN	RENEWAL
C       BLOCK A FLOOR AREA         A.F       ARCHITECTURE FEATURE	= 1274.543 s.m. = 0.150 s.m. = 1484.142 s.m.	MAIN CONTRACTOR:	AUTHORITY
(D) BLOCK B FLOOR AREA	= 2758.835 s.m.		
(Y)       TIE BEAM       0.725 × 4         (Y2)       TIE BEAM       0.233 × 16         (Y3)       TIE BEAM       0.965 × 6	= 2.900 = 3.728		管建築有限公司 R CONSTRUCTION CO. LTE
(Y3)         TIE         BEAM         0.965 × 6           (Y4)         TIE         BEAM         0.845 × 2           (FIN 1)         FINS 1         0.043 × 4	= 5.790 = 1.690 = 14.108 s.m. = 0.172 s.m.		
FIN2 FINS 2 0.062 × 6 (FIN3) FINS 3 0.045	= 0.372 s.m. = 0.045 s.m.	AUTHORIZED PERSON	/ ARCHITECTURAL DESIGNER
EIN40         FINS 4a         0.032 x 71           EIN40         FINS 4b         0.017 x 71	= 2.272 s.m. = 1.207 s.m.	OIY	<b>N</b> LIMITED
€IN4⊕ FINS 4e 0.022 × 38 €IN4⊕ FINS 4f 0.015 × 38	= 0.836 s.m. = 0.570 s.m. = 2778.417 s.m.	3/F., BLOCK A, CHEONG FAT FA TEL: 3489–1990 FAX: 3020–9409	FOR ARCHITECTS & ASSO
$\begin{array}{c} \underline{\text{DEDUCT:}} \\ \hline \\ \hline \\ \end{array} \\ W.M.C. \\ 0.852 \times \underline{23} \\ \hline \\ 0.650 \end{array}$	= 19.596 = 0.660		
(1)         W.M.C.         0.660           (3)         REFUSE RM.         7.018           (5)         EMR & TBE         2.912 × 3	= 7.018 = 8.736		
6 ELECT METER CABINET 1.399 × 2	= 2.798	đ	) AND I HAD
(6b)ELECT METER CABINET0.729(8)METER RM.3.382	= 0.729 = 3.382		RIAN PAK YAN zed Person
Image: Second	= 4.215 = 4.215	PROJECT: PROPOSED TR	ANSITIONAL HOUSING
(1)         E&M RM.         2.786           (2)         TBE RM.         13.588	= 2.786 = 13.588	DD124, HUNG	T AT GOVERNMENT LAND IN SHUI KIU, YUEN LONG,
(13) E&M RM. 3.644	= 3.644  71.367 $= 2707.050  s.m.$	NEW TERRITO	RIES
		DRAWING TITLE:	N-2
(I) DEOCK I	1435.625 s.m.	20	
(1) F.S. INLET (2) BLOCK 2 = (2) F.S. INLET	0.990 s.m. 1514.831 s.m. 0.420 s.m.	DRAWN BY	SCALE
$\frac{\text{ADD:}}{\text{(1)}}  \text{TIE BEAM} = 0.725 \times 4 = 2.900$		KP CHECKED BY	1:200 @ A0 DATE
( $\widehat{12}$ )       TIE       BEAM       = 0.233 x 16 = 3.728         ( $\widehat{13}$ )       TIE       BEAM       = 0.965 x 6 = 5.790         ( $\widehat{14}$ )       TIE       BEAM       = 0.845 x 2 = 1.690       =	14.108 s.m.	BF JOB No.	12 MAY 2023 DWG.NO. REVIS
FIN1 FINS 1 = 0.043 x 2 =	0.086 s.m.	A-2216 BD'S OFFICAL USE	211 E
(FIN3) FINS 3 = 0.045 =	0.045 s.m. 2.272 s.m.		
Image: No. 1         Find the matrix $0.017 \times 67 = 0.022 \times 37 \times $	1.207 s.m. 0.836 s.m.		,
FINS 4f 0.015 x 37 =	0.570 s.m. 2971.052 s.m.	iketa: Ti	the plan has been proceeded on a
OPEN SPACE CALCULATION REQUIRED		probausin ADIJ-19, Registered	g system as promotive centralized The duties of the antiperson person, structural person
PROVIDED	= <u>1485.526</u> s.m.	Under se suction 14	ction 4(3)(b) and the provision of (2)(c) of the Burthian (2)
(3) FLOOR AREA = $(30 + (3b) + (3c) + (3d)$ = 230.706 + 64.656 + 81.318 + 68.106 (4) FLOOR AREA = $(40 + (4b) + (4c) + (4d) + (4e)$ = 112.343 + 77.866 + 99.031 + 104.404 + 86.168	= _444.786 = _479.812	L_si sonicula	r felevance in this conset
$\begin{array}{c} = 112.343 + 77.866 + 55.051 + 104.464 + 86.108 \\ \end{array}$ $\begin{array}{c} (5) & \text{FLOOR AREA} = (5) \\ = 1080.385 \end{array}$	= 1080.385 = 2004.983 s.m. > 1485.526 s.m.		
GREEN AREA CALCULATION		Plan	Approveu
GREEN AREA PROVIDED = 945.578 s.m. / SITE AREA	(DSA) 5540.00 s.m. x 100% = 17.068 %	wo	NG Wing-chi Vickie
	8	for BU	ILDING AUTHORITY 12 JUN 2023
The works shown on t			к 
Type II works (Buildi in respect of which con purpose of Fast Track	sent is applied for the		
under regulation 33 (Administration) Reg	of the Building		

		86.			
				/9173/21(TH) PN 8/31612(9)	
			2. FIGURED		DRAWING; ARE TO BE FOLLOWED; IN CONJUNCTION WITH
BUILDING (PLANNING)	REGULATION		ARCHITE	ECTS SPECIFIC	ATION & CONDITION OF
sa) Te Level of hung yuen road		= 5,540.00s.m. = 'A'	CONSTR	UCTION PURP( ED;	NOT BE USED FOR DSES UNLESS OTHERWIS
5)" / 2 DING HEIGHT		= 9.405mpd	NO POR	RTION MAY BE	ESIGN ARE COPYRIGHT REPRODUCDED WITHOU OF THE ARCHITECTS.
405 T = $(23.742 + 23.047) / 2 =$	23.395	= 13.99m	REV.	DATE	DESCRIPTION
ON—DOMESTIC S.C. (NOT EXCEED -DOMESTIC S.C. 40 x 100%	ING 15m)	= 100% (5,540.00s.m.) = 1.69%			
OMESTIC S.C. (100-1.69)×66.6/	100	= 65.474%			
5540.00 x 100%		= 53.53% < 65.474%			
OMESTIC PLOT RATIO		= 3.3			
2707.050 x	2 51005	$= 2517.991 \\= 2463.500 \\= 5414.100$			
2707.030 x	Z STURE	= 19.331 = 10414.922 s.m.			
I DOMESTIC PLOT RATIO	ACTUAL DOMESTIC	s.m.			
'5540 = 0.017 < 5 DOMESTIC PLOT RATIO			E		GENERAL REVISIO
)x3.3/5 = 3.289			D C	,	GENERAL REVISIO
PLANNING CONDITION			B		GENERAL REVISIO
UILDING HEIGHT	2	= 5,540.00s.m. = NOT EXCEEDING 15m	A	03/2022	GENERAL REVISIO
DING HEIGHT 405 (MEAD ROAD LEVEL OF HU	NG ON LANE)	= 13.99m < 15m	CLIENT:		
OMESTIC S.C.		= 55% (3047.000s.m.)			
5540.00 × 100%		= 53.53% < 55%		百个	一一一一一一一一一一一一一一一一一一一一一一一一一一一一一一一一一一一一一一一
IUN-DUMESTIC MAX. G.F.A. = U.		= 94.810 s.m. = 93.610s.m. < 94.810s.m.			N OI TON
OMESTIC MAX. G.F.A. = 3.289 x	5540	= 18221.060 s.m.			
		$= 2517.991 \\= 2463.500$	PROJECT MA	NAGER:	
2707.050	× 2 STORE	= <u>5414.100</u> = <u>19.331</u>			
		= 10414.922 < 18221.060 s.m.			
					市區重建
$\frac{2}{F} & \frac{3}{F} DOM$	ESTIC G.F.A.	<u>CALCULATION</u> = 1274.543 s.m.	URB	AN REN	NEWAL UTHORITY
A.F. ARCHITECTURE FEATURE		= 0.150 s.m. = 1484.142 s.m.	MAIN CONTR		ormown
<u>add:</u> (YI) tie beam	0.725 x 4	= 2758.835 s.m. = 2.900			<u>┶ ^⁄~ → ┏ㅁ /∖ =</u>
TIE BEAM TIE BEAM	0.233 x 16 0.965 x 6	= 3.728 = 5.790			建築有限公司 STRUCTION CO. LTE
(*) TIE BEAM (FIN 1) FINS 1	0.845 x 2 0.043 x 4	= 1.690 = 14.108 s.m. = 0.172 s.m.			
FIN2 FINS 2 FIN3 FINS 3	0.062 x 6 0.045	= 0.372 s.m. = 0.045 s.m.	AUTHORIZED	Person / Archit	ECTURAL DESIGNER
€1N40 FINS 4a €1N40 FINS 4b €1N40 FINS 4e	0.032 × 71 0.017 × 71 0.022 × 38	= 2.272 s.m. = 1.207 s.m. = 0.836 s.m.	ΟΙ	YN	LIMITED FOR ARCHITECTS & ASSO
FINATO FINS 46	0.015 × 38	= 0.570 s.m. = 2778.417 s.m.	3/F., BLOCK A, CHI TEL: 3489–1990 FAX		ING, NO.265–271 UN CHAU STREET, KLN
<u>DEDUCT:</u> (1) W.M.C. (1) W.M.C.	0.852 x <u>23</u> 0.660	= 19.596 = 0.660	AP		
(3) REFUSE RM. (5) EMR & TBE	7.018 2.912 x 3	= 7.018 = 8.736		10	
60 ELECT METER CABINET	1.399 × 2	= 2.798	_	d p	6
(6b)ELECT METER CABINET(8)METER RM.	0.729 3.382	= 0.729 = 3.382		JNG BRIAN 1thorized P	
<ul><li>(9) REFUSE RM.</li><li>(9) ELE. METER RM.</li></ul>	4.215 4.215	= 4.215 = 4.215	and the second se		ONAL HOUSING
(1) E&M RM. (2) TBE RM.	2.786 13.588	= 2.786 = 13.588	DD124, H	IUNG SHUI KI	OVERNMENT LAND IN U, YUEN LONG,
(13) E&M RM.	3.644	= 3.644  71.367  = 2707.050  s.m.	NEW TE	RRITORIES	
			DRAWING TITL	e: _ATION-2	
DOMESTIC SITE CO					
1 BLOCK 1 (1a) F.S. INLET 2 BLOCK 2		1 <u>435.625</u> s.m. 0.990 s.m. 1514.831 s.m.			1
20 F.S. INLET <u>ADD:</u> (7) TIE BEAM = 0.725 >	< 4 <sub>=</sub> 2.900	0.420 s.m.	DRAWN BY KP		SCALE 1:200 @ A0
$  \overrightarrow{12} \qquad \text{TIE BEAM} = 0.233 \times 10^{-1} \text{C}^{-1} \text{C}$	16 = 3.728 6 = 5.790		CHECKED BY BF		DATE 12 MAY 2023
0	2 = 1.690 =	14.108 s.m. 0.086 s.m.	JOB No. A-2216		DWG.NO. REVIS 211 E
FIN2 FINS 2 = 0.062		0.062 s.m. 0.045 s.m.	BD'S OFFICAL	USE	r.
(FIN3) FINS 3 = 0.045 (IN40) FINS 4a (IN40) FINS 4b	0.032 x 67 = 0.017 x 67 =	2.272 s.m. 1.207 s.m.			
FINS 4e FINS 4f	0.022 x 37 = 0.015 x 37 =	0.836 s.m. 0.570 s.m.			
OPEN SPACE CAL		<u>2971.052</u> s.m.		NCLOSED Switzen	ss been prousesed on a sie under the centralized as promoty of in PNAP
<u>REQUIRED</u> ROOFED COVER AREA 2971.052 × 1/2		= 1485.526 s.m.		registered structural (	or the philosocial person, enginesi sind/or registorad
$\begin{array}{r} \underline{PROVIDED} \\ \hline (3) & FLOOR \ AREA = (3) + (3) + (3) \\ &= 230.706 + 64.656 + 81.31 \end{array}$	8+68.106	= _444.786			I/ and the provision of
(4) FLOOR AREA = $(40)$ + $(4b)$ + $(4c)$ = 112.343 + 77.866 + 99.0 (5) FLOOR AREA = $(5)$	)+(4)+(4e) 31 +104.404+ <u>86.168</u>	= <u>479.812</u> = 1080.385			
=1080.385		= 2004.983s.m. > 1485.526 s.m	· .	Plan Approved	
GREEN AREA CALC green area provided = 945.57		<b>(DSA)</b> 5540.00 s.m. x 100% = 17.06	8 %		$\chi \sim$
				WONG Wing Senior Buildin for BUILDING	12 Surveyor
		u.	L		JN 2023
Type II	works (Buildii				
in respect of	of which con Fast Track	sent is applied for th consent application	e		
	gulation 33 stration) Reg	of the Building ulations.			
£					



VY.	
J.	
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INTERMEDIATE ANCHOR

FALL ARREST SYSTEM

(PROPRIETARY PRODUCT)

# TYPICAL DETAIL (PLAN) OF FALL ARREST SYSTEM (PROPRIETARY PRODUCT) N.T.S.

CHECKLIST FOR PROVISION OF MAINTENANCE AND REPAIR ACCESS

Means of Access Provided	External Building Elem (specify the location as
Suspended working	
platform	<ul> <li>Air-conditioner platfor</li> <li>Balcony and utility p</li> <li>Canopy</li> <li>Cornice, eave, fin, m sun-shade, and other</li> <li>Curtain wall</li> <li>Drying rack</li> <li>External cladding</li> <li>External drainage pi</li> <li>External vertical gree</li> <li>External wall</li> <li>Inaccessible roof</li> <li>Planter box</li> <li>Projections from a residue of the section of the sec</li></ul>
Maintenance access	
window Maintenance door	<ul> <li>Air-conditioner platfe</li> <li>Canopy</li> <li>Cornice, eave, fin, no sun-shade, and othe</li> <li>Drying rack</li> <li>External drainage p</li> <li>External vertical gree</li> <li>External vertical gree</li> <li>External wall</li> <li>Signboard</li> <li>Planter box</li> <li>Projecting window</li> <li>Others (please speced)</li> <li>Maintenance staircation</li> <li>Signboard</li> <li>Others (please speced)</li> <li>External vertical gree</li> </ul>
	<ul> <li>Inaccessible roof</li> <li>Signboard</li> <li>Others (please spectrum)</li> </ul>
Fixed maintenance ladder or external walkway	<ul> <li>External drainage</li> <li>External vertical gr</li> <li>Inaccessible roof</li> <li>Projections from a</li> <li>Signboard</li> <li>Others (please species)</li> <li>Maintenance acces</li> </ul>
ladder and gantry system	<ul> <li>Inaccessible roof</li> <li>Projections from a</li> <li>Signboard</li> <li>Others (please specified)</li> </ul>
Power-operated elevating	
work platform	<ul> <li>Air-conditioner plat</li> <li>Balcony and utility</li> <li>Canopy</li> <li>Cornice, eave, fin, sun-shade, and of</li> <li>Curtain wall</li> <li>Drying rack</li> <li>External cladding</li> <li>External drainage</li> <li>External vertical g</li> <li>External wall</li> <li>Inaccessible roof</li> <li>Planter box</li> <li>Projections from a</li> <li>Projecting window</li> <li>Signboard</li> <li>Others (please sp</li> </ul>

M&R ACCESS BY SCISSOR LIFT

GENIE 4047DC SCISSOR LIFT BRAND TYPE MAX WORKING HEIGHT 13.70 M CAPACITY MACHINE WEIGHT MACHINE WIDTH

GENIE SCISSOR LIFT 249 KG 3260KG 1.19 M 2.48 M



# Appendix 2

IMPLEMENTED LANDSCAPE PLAN







# Appendix 3

LETTERS FOR COMPLIANCE WITH CONDITIONS (A) AND (B)

署 劃

屯門及元朗西規劃處 香港新界沙田上禾輋路1號 沙田政府合署14樓



## By Fax (2529 7688) & Post

# **Planning Department**

Tuen Mun and Yuen Long West District Planning Office 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, N.T. Hong Kong

13 July 2022

 來函檔號
 Your Reference

 本署檔號
 Our Reference
 ( ) in TPB/A/HSK/323

 電話號碼
 Tel. No. :
 2158 6280

 傳真機號碼
 Fax No. :
 2489 9711



Dear Sir/Madam,

# Compliance with Approval Condition (a) <u>Planning Application No. A/HSK/323</u>

I refer to your submission dated 27.6.2022 regarding the submission of drainage and sewerage proposals for compliance with captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- $\square$  Acceptable. The captioned condition <u>has been complied with</u>. Detailed departmental comments are at **Appendix I**.
- □ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- □ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the above, please contact Ms. Vicky SY (Tel: 2300 1347) of the Drainage Services Department direct.

ours faithfully,

( Ms. Natalie CHAN ) for District Planning Officer/ Tuen Mun and Yuen Long West Planning Department



# Appendix I

A/HSK/323 - Compliance with Approval Condition (a) Comments from the Drainage Services Department (DSD):

(i) The applicant is reminded to conduct site survey to verify the connectivity of propose drainage pipe to DSD's manhole SMH1034230.

<u>c.c.</u> CE/MN, DSD

, p

A,

(Attn: Ms. Vicky SY)

Internal CTP/TPB2

屯門及元朗西規劃處

香港新界沙田上禾輋路1號

沙田政府合署14樓



By Fax (2529 7688) & Post

# **Planning Department**

Tuen Mun and Yuen Long West District Planning Office 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, N.T. Hong Kong

18 August 2023

 來函檔號
 Your Reference

 本署檔號
 Our Reference
 ( ) in TPB/A/HSK/323

 電話號碼
 Tel. No. :
 2158 6294

 傳真機號碼
 Fax No. :
 2489 9711



Dear Sir/Madam,

# Compliance with Approval Condition (b) <u>Planning Application No. A/HSK/323</u>

I refer to your submission dated 28.6.2023 regarding the implementation of the drainage and sewerage proposals for compliance with captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

Acceptable. The captioned condition has been complied with.

- □ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it <u>has not been fully complied with</u>. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- □ Not acceptable. The captioned condition <u>has not been complied with</u>. Detailed departmental comments are at **Appendix I**.

Should you have any queries on the above, please contact Ms. Vicky SY (Tel: 2300 1347) of the Drainage Services Department direct.

Yours faithfully,

Chann.

( Ms. Charlotte LAM ) for District Planning Officer/ Tuen Mun and Yuen Long West Planning Department



c.c. CE/MN, DSD (Attn: Ms. Vicky SY)

Internal CTP/TPB2

# Appendix 4

FIRE SERVICES CERTIFICATE

RJ/22/04516 Benjavnin Cheng

消防處 牌照及審批總區 消防設備課 香港九龍九龍灣常悅道11號 新明大廈2樓



FIRE SERVICES DEPARTMENT LICENSING & CERTIFICATION COMMAND Fire Service Installations Division 2/F, Centre Parc, 11 Sheung Yuet Road, Kowloon Bay, Kowloon

本處檔號 OUR REF.: F] 來函檔號 YOUR REF.: 圖文傳真 FAX: 23 電 話 TEL. NO.: 39

FP 19/31155 2367 3206 3961 5266

12 May 2023

Dear Applicant,

# 8 Hung On Lane, Hung Shui Kiu, Yuen Long, N.T.

(Two 4-storey domestic buildings used as transitional housing) Duty of Owner of Fire Service Installations and Equipment (FSI)

The Fire Services Certificate (FS 172) of serial no. L002161 dated 12/05/2023 was issued after the acceptance inspection on the FSI installed at the captioned premises / development by officers of this Department conducted on 08/05/2023.

With the issuance of this Certificate (FS 172), the owner's and your attentions are particularly drawn to Regulation "8" of the Fire Service (Installations and Equipment) Regulations Chapter 95B, Laws of Hong Kong, which requires the owner of any FSI to keep them in efficient working order at all times; and to have them inspected by a registered contractor at least once in every 12 months. Being the Authorised Person representing. the owner of the FSI installed at the captioned premises / development, you are requested to advise the owner to comply with the aforesaid regulation.

Also, I would like to advise you to draw the owner's attention to the FSD Circular Letter No. 1/2021-"Shutdown of Fire Service Installation for Inspection, Maintenance, Modification or Repair" issued on 15/01/2021 for promulgating the revised procedures and measures to be observed by registered fire service installation contractors (RFSIC) in case of shutdown of FSI for inspection, maintenance, modification or repair. With a view to better protecting the property and life therein, the owner should ensure that the RFSIC appointed would strictly observe the aforesaid procedures and measures. For your reference, this Circular Letter is available at the following website for public viewing / downloading: - English: https://www.hkfsd.gov.hk/eng/source/circular/2021\_01\_eng\_20210119\_174824.pdf Chinese: https://www.hkfsd.gov.hk/chi/source/circular/2021\_01\_chi\_20210119\_174824.pdf

Furthermore, I would like to advise you to draw the owner's attention that ventilation/air conditioning control system shall be installed in accordance with the Paragraph 5.27 of Part V of Code of Practice for Minimum Fire Service Installations and Equipment if there are new mechanical ventilation systems or modification works to any existing mechanical ventilation system.

2

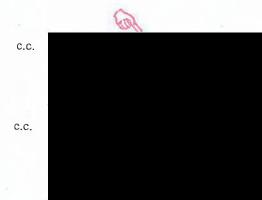
8 . . A

Should you need more information on the above, please contact the undersigned at 3961 5266 or Divisional Officer of the Fire Service Installations Task Force at 3961 5002 for more detail.

Yours faithfully,

(FONG Ling-ling)

for Director of Fire Services





Ref. number and date should be quoted in reference to this letter 凡提及本信時請引述編號及日期

# Serial No. : L002161



## FIRE SERVICES DEPARTMENT

HONG KONG

DATE: 12/05/2023

OUR REF. : FP 19/31155 YOUR REF. :

Fire Service Installations and Equipment at:-

8 Hung On Lane, Hung Shui Kiu, Yuen Long, N.T.

(Two 4-storey domestic buildings used as transitional housing)

This certificate is issued in accordance with Section 21 of the Buildings Ordinance Subsection 6(d), and certifies that the Director of Fire Services is satisfied that the fire service installations and equipment shown on the building plans approved by him have been installed in accordance with Sub-paragraph (ii) of Paragraph (b) of Subsection (1) of Section 16 of the Buildings Ordinance and were in efficient working order and satisfactory condition at the time of their inspection on 08/05/2023.

As the direct telephone link facilities required to link up the Automatic Fire Detection System / Manual Fire Alarm and Automatic Sprinkler System with a Computerized Fire Alarm Transmission System (CFATS) of an authorized service provider <sup>Note 1</sup> cannot be provided by a Fixed Telecommunications Network Services Operator licensed by the Office of the Telecommunications Authority, a 24-hour 'attendant' service with normal telephone link is accepted as a temporary substitute pending completion of the direct telephone link facilities.

Note 1 : Service provider entered into the Contract with the Government of the HKSAR for the provision of service, maintenance and operation of the CFATS.

This certificate shall only be valid when the permanent water supply for the fire service installation/s has been connected.

(WONG Ka-wing) for Director of Fire Services



c.c.