

Form No. S16-I  
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

Applicable to proposals not involving or not only involving:  
適用於建議不涉及或不祇涉及:

- (i) Construction of "New Territories Exempted House"  
興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas; and  
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) Renewal of permission for temporary use or development in rural areas  
位於鄉郊地區的臨時用途或發展的許可續期

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

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

**General Note and Annotation for the Form**  
填寫表格的一般指引及註解

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TKO/123
	Date Received 收到日期	17 JUL 2021

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

## 1. Name of Applicant 申請人姓名/名稱

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

HONGKONG TOP SMART ENTERPRISE 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 )

RHL SURVEYORS 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)	LOT NO.146 IN D.D.224, HANG HAU, TSEUNG KWAN O, NEW TERRITORIES
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input type="checkbox"/> Site area 地盤面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 451.5 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	DRAFT TSEUNG KWAN O OUTLINE ZONING PLAN NO.S/TKO/27
(e) Land use zone(s) involved 涉及的土地用途地帶	GREEN BELT
(f) Current use(s) 現時用途	VACANT.  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

☒ is the sole "current land owner"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (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>。

☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

☐ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>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)

- ☐ has notified ..... "current land owner(s)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

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

(Please use separate sheets if the space of any box above is insufficient. 如上述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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



## 6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註1: 可在多於一個方格內加上「✓」號

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

註2: 如發展涉及靈灰安置用途, 請填妥於附件的表格。

## (i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	ABOUT 451.5 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	SCHOOL (SECONDARY AND/OR PRIMARY SCHOOL).  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施, 請在圖則上顯示, 並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數	3 STOREYS	Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 .....		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分.....451.5.....		sq.m 平方米 <input checked="" type="checkbox"/> About 約
	Total 總計 .....451.5.....		sq.m 平方米 <input checked="" type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用)  (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足, 請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途
	G/F	Vacant.	Principal Room, Staff Room, Toilets, Classrooms
	1/F	Vacant.	Classrooms
	2/F	Vacant.	Music Room, Art Room

**(ii) For Type (ii) application 供第(ii)類申請**

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約 <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
(b) Intended use/development 有意進行的用途/發展	

**(iii) For Type (iii) application 供第(iii)類申請**

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置		
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度		
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)			

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

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

- ☐ Plot ratio restriction 地積比率限制 From 由 ..... to 至 .....  
☐ Gross floor area restriction 總樓面面積限制 From 由 .....sq. m 平方米 to 至 .....sq. m 平方米  
☐ Site coverage restriction 上蓋面積限制 From 由 .....% to 至 ..... %  
☐ Building height restriction 建築物高度限制  
From 由 .....m 米 to 至 ..... m 米  
From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層  
☐ Non-building area restriction 非建築用地限制 From 由 .....m to 至 ..... m  
☐ Others (please specify) 其他 (請註明) .....

**(v) For Type (v) application 供第(v)類申請**

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

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

**(b) Development Schedule 發展細節表**

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

☐ Domestic part 住用部分

GFA 總樓面面積 ..... sq. m 平方米 ☐ About 約  
 number of Units 單位數目 .....  
 average unit size 單位平均面積 ..... sq. m 平方米 ☐ About 約  
 estimated number of residents 估計住客數目 .....

☐ Non-domestic part 非住用部分GFA 總樓面面積

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

(please specify the number of rooms

請註明房間數目) .....

☐ office 辦公室 ..... sq. m 平方米 ☐ About 約  
☐ shop and services 商店及服務行業 ..... sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land  
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總  
 樓面面積)

.....  
 .....  
 .....

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

.....  
 .....  
 .....

☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)

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

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

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

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

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

.....  
 .....  
 .....  
 .....  
 .....

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

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)  
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

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

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

June 2022.

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

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p> <p><input checked="" type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p>

## 9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>		<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														

## 10. Justifications 理由

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

PLEASE REFER TO THE ATTACHED SUPPLEMENTARY SHEET FOR JUSTIFICATIONS.

**11. Declaration 聲明**

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

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

Signature  
簽署

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

KEITH, SIU LEUNG HUNG  
BSc MRICS MHKIS RPS (GP) MCIREA

DIRECTOR

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☒ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他

on behalf of  
代表

RHL SURVEYORS LIMITED

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

Date 日期

27/5/2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

**Statement on Personal Data 個人資料的聲明**

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments. 方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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



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

Ash interment capacity 骨灰安放容量<sup>@</sup>

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

<sup>@</sup> Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

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

## Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	LOT NO.146 IN D.D.224, HANG HAU, TSEUNG KWAN O, NEW TERRITORIES 新界將軍澳坑口丈量約份第224約地段第146號		
Site area 地盤面積	sq. m 平方米 <input type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	DRAFT TSEUNG KWAN O OUTLINE ZONING PLAN NO.S/TKO/27 將軍澳分區計劃大綱草圖編號 S/TKO/27		
Zoning 地帶	GREEN BELT 綠化地帶		
Applied use/ development 申請用途/發展	SCHOOL (SECONDARY AND/OR PRIMARY SCHOOL) 學校(中學及/或小學)		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	451.5 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		

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

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____	

### Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

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

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

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

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## 10. JUSTIFICATIONS

This Section 16 application is to seek planning approval for "School (Secondary and/or Primary School)" uses at the application premise. A number of planning approval applications had been submitted to the Town Planning Board ("the Board") in the past for approval with different proposed uses, including temporary social welfare facility (residential care home for the elderly), temporary animal boarding establishment (dog hotel) and school uses. Most of the applications had either been withdrawn or rejected by the Board, except the one for school use. The only approved precedent application (application no.: A/TKO/78) was approved on 29<sup>th</sup> September 2006 for the use of school. In that application, the Board had accepted the application and allowed school uses on the application premise.

The application site is zoned "Green Belt" uses on the Draft Tseung Kwan O Outline Zoning Plan No. S/TKO/27. According to the said relevant OZP, the planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

The application premise was formerly used as the church "Leto Church" and kindergarten for the residential neighbourhood which had already moved out from the building.

In contrast, there is a growing demand for school and education services in the district. As buildings suitable for the operation of school are rare but scattered within Sai Kung district, there is a need to seek for a premise to start a school.

The design of the subject building is basically designed with flexible designs. The proposed school would accommodate a total of 6 classrooms with a music room, an art room, a Principal room, a staff room and toilets, enabling a maximum of 123 students, 6 teachers and 3 staff.

The accessibility of the subject building is reasonable. The Hang Hau, Po Lam, Tseung Kwan O residential areas are located with a short-to-reasonable driving distance from the subject building, where various bus and minibus routes serving the vicinity make a stop close to the application premise; and public parking lots are also provided near the premise. More importantly, the number of students are limited and mainly the local ones. They live in the area and take the opportunity to receive education. Students coming from other districts purely to do the education are unlikely. The increase in traffic, if any, therefore is considered minimal.

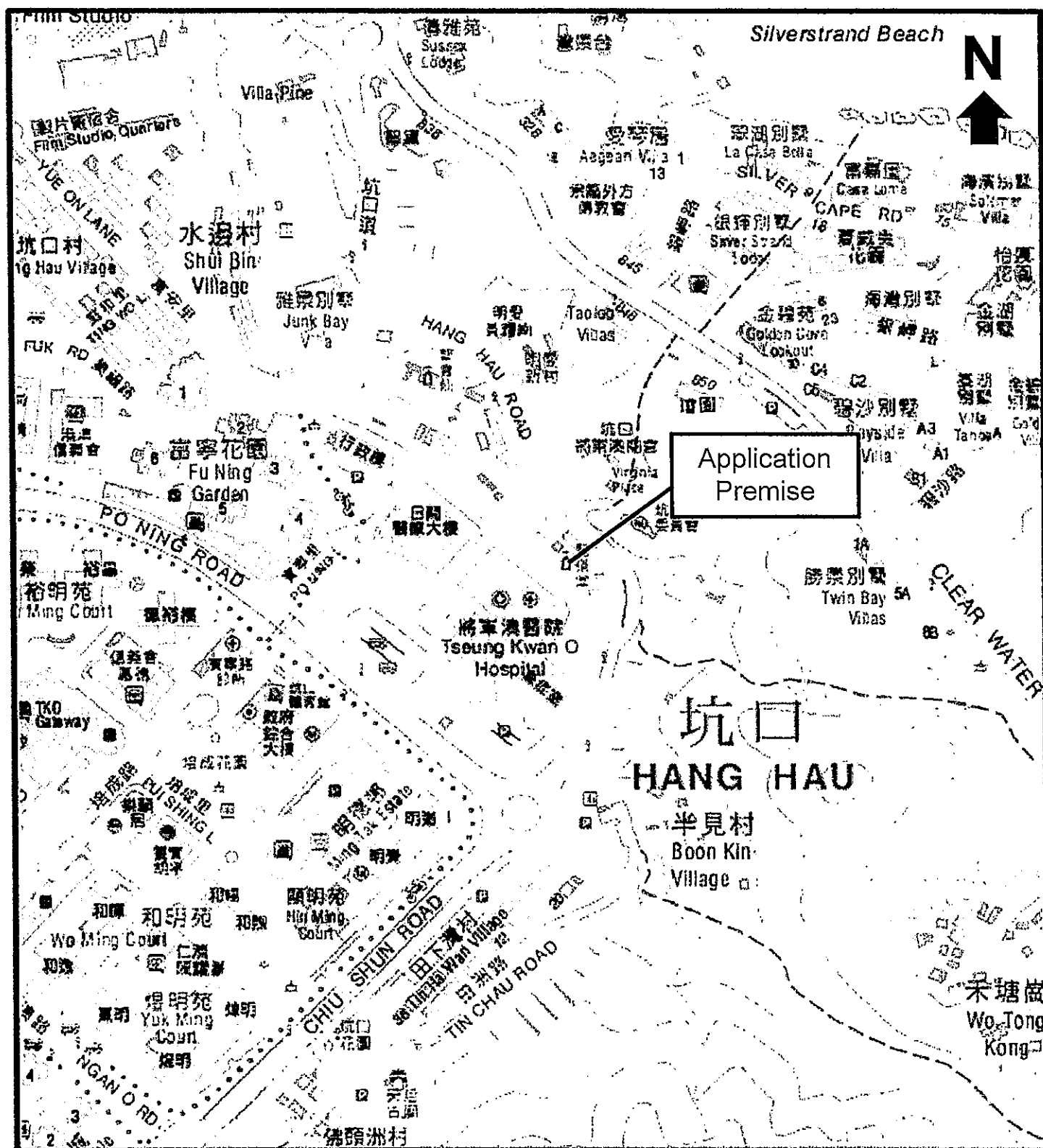
Hence, to cope with the growing demand for school services and to reveal a better use of land, the

applied use as school at the application premise is compatible with the existing uses in the area and shall not bring any adverse impacts to the area.



## Location Plan

永利行測量師有限公司  
RHL Surveyors Limited  
Real Estate Solution & Surveying Practice





Indoor  
architecture  
limited

Plot 13, 4/5,  
Dunlop Industrial Estate,  
100, Dunlop Road, Dunlop,  
North Ayrshire, Glasgow,  
G12 8LH  
Tel: 01292 777000  
Fax: 01292 777001  
Email: info@indoorarch.co.uk

Rev. Description Date  
1. Initial Design 10/01/2018

ALL DIMENSIONS AND VOLUMES  
ARE TO BE VERIFIED BY THE  
CLIENT AND CONTRACTOR.  
THE DESIGN AND CONSTRUCTION  
SHALL BE IN ACCORDANCE WITH  
THE LATEST BUILDING REGULATIONS  
AND ALL OTHER APPLICABLE  
LEGISLATION.  
CONSENT OF THE LOCAL AUTHORITY.

ALL DIMENSIONS TO BE VERIFIED  
BY THE CLIENT AND CONTRACTOR.

Project: 10018

Client: Indoor Architecture Limited

Site: 10018

Area: 10018

Design: 10018

Drawn: 10018

Check: 10018

Approved: 10018

Date: 10018

Project: 10018

Client: Indoor Architecture Limited

Site: 10018

Area: 10018

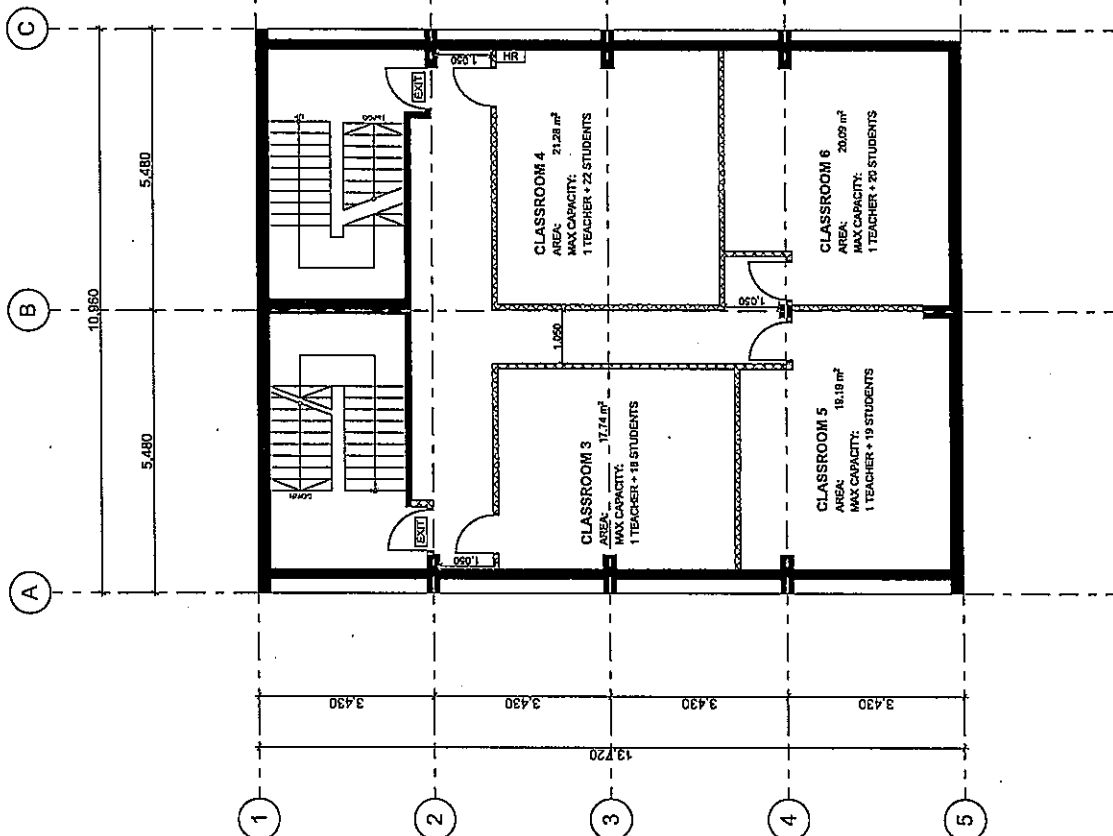
Design: 10018

Drawn: 10018

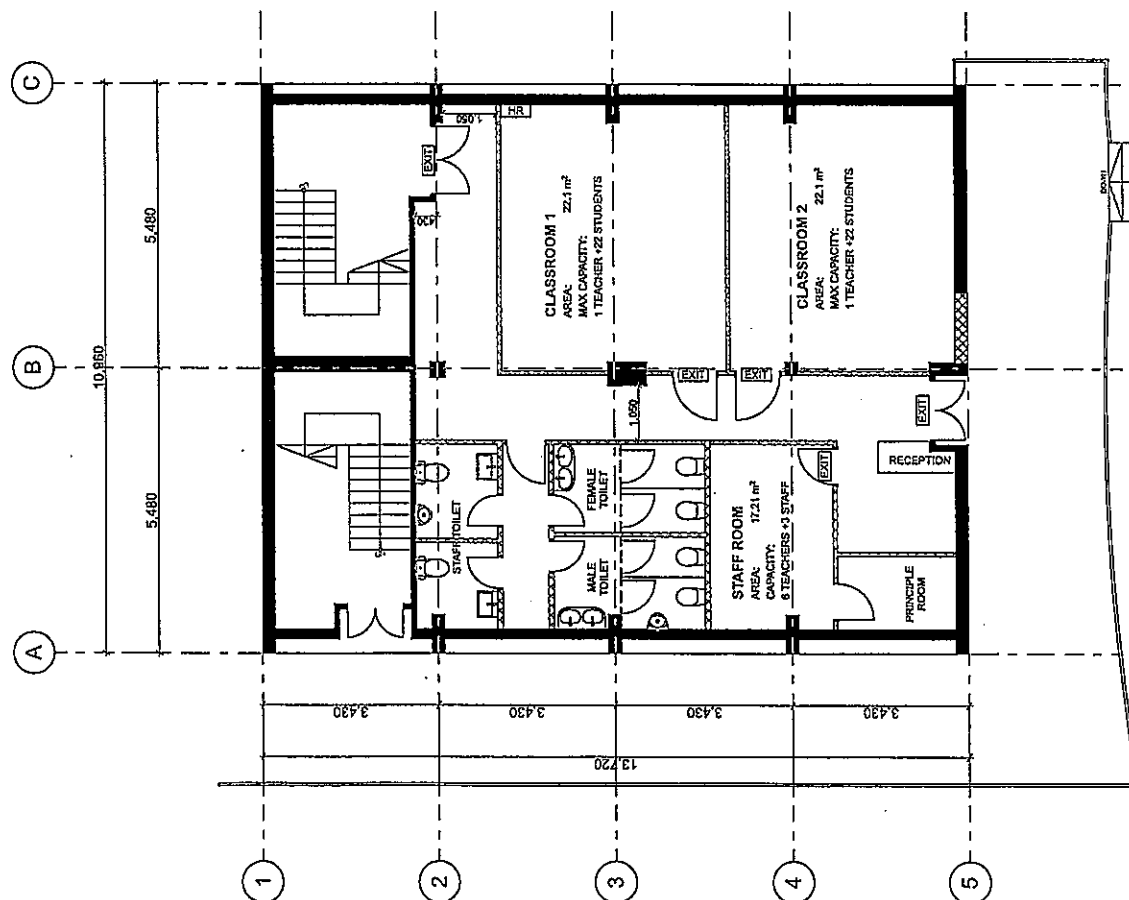
Check: 10018

Approved: 10018

Date: 10018



2 FIRST FLOOR PLAN  
Scale: 1:100



1 GROUND FLOOR PLAN  
Scale: 1:100

\* According to Guideline for Registration of a New School by Education Bureau  
(Requirement of floor space of classrooms:  
a floor space of at least 1.5m in width for use of teacher and not less than 0.9m<sup>2</sup> per student)

Fax 13, 997,  
Dacca Industrial Centre,  
12 Kuli Bazar Street, Chel Pina,  
Hong Kong SAR  
Tel (852) 2195 1027  
Fax (852) 2195 1008  
Email: info@waguan.com.hk

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ALL DRAWINGS AND WRITTEN MATERIALS HEREON CONSTITUTE THE ORIGINAL, AND UNPUBLISHED WORKS OF THE DESIGNER, AND THE SAME MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

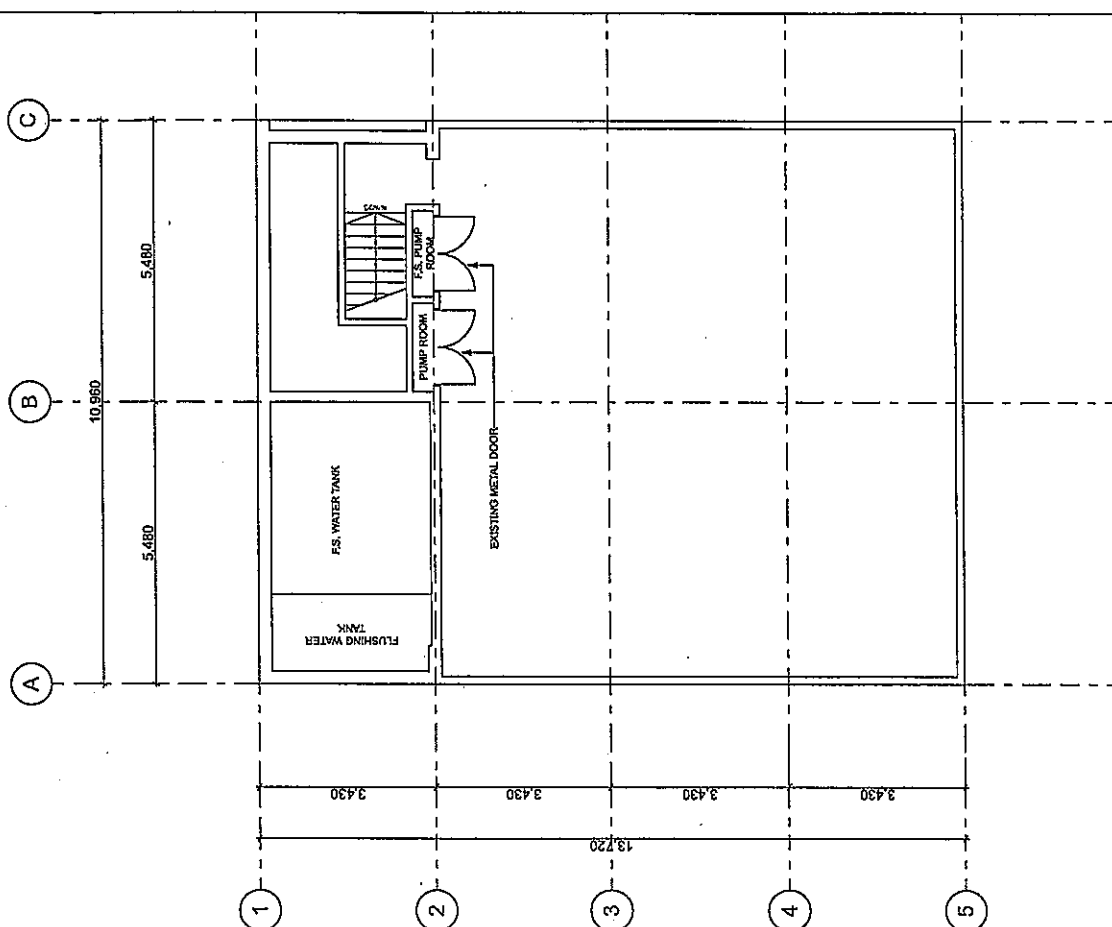
ALL DIMENSION TO BE VERIFIED  
BY CONTRACTOR

1991

19018  
Foster House Industrial School  
Foster House International  
Foster School 115.  
Foster 1st 145 in C. 272. Hong Kong  
Foster Kwan O. Hong Kong

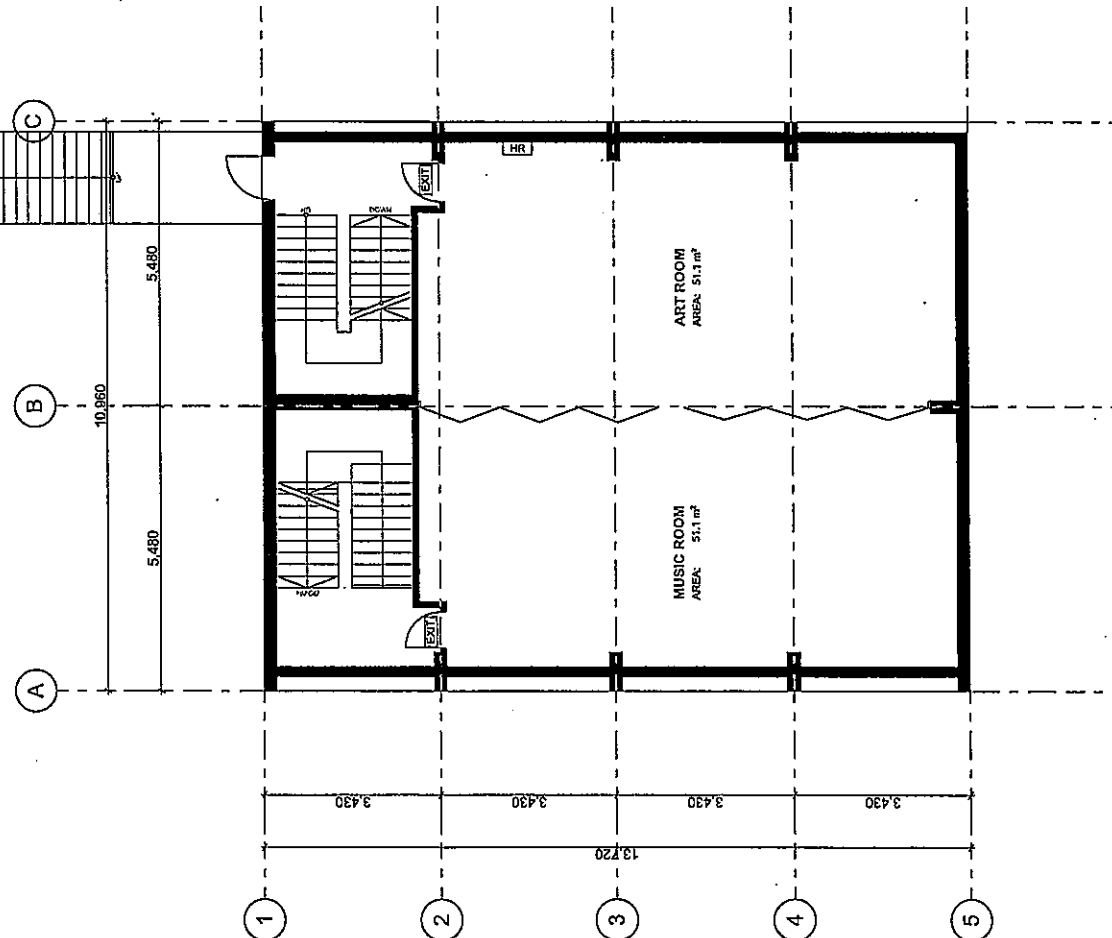
Owner	MC	Date	1/1/00
Proposed Second Floor Plan & Roof Plan			

2019 2019



2 ROOF PLAN Scale: 1:100

\* According to Guideline for Registration of a New School by Education Bureau (Requirement of floor space of classrooms: a floor space of at least 1.5m in width for use of teacher and not less than 0.9m<sup>2</sup> per student)

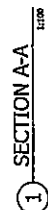


① SECOND FLOOR PLAN  
Scale: 1/100

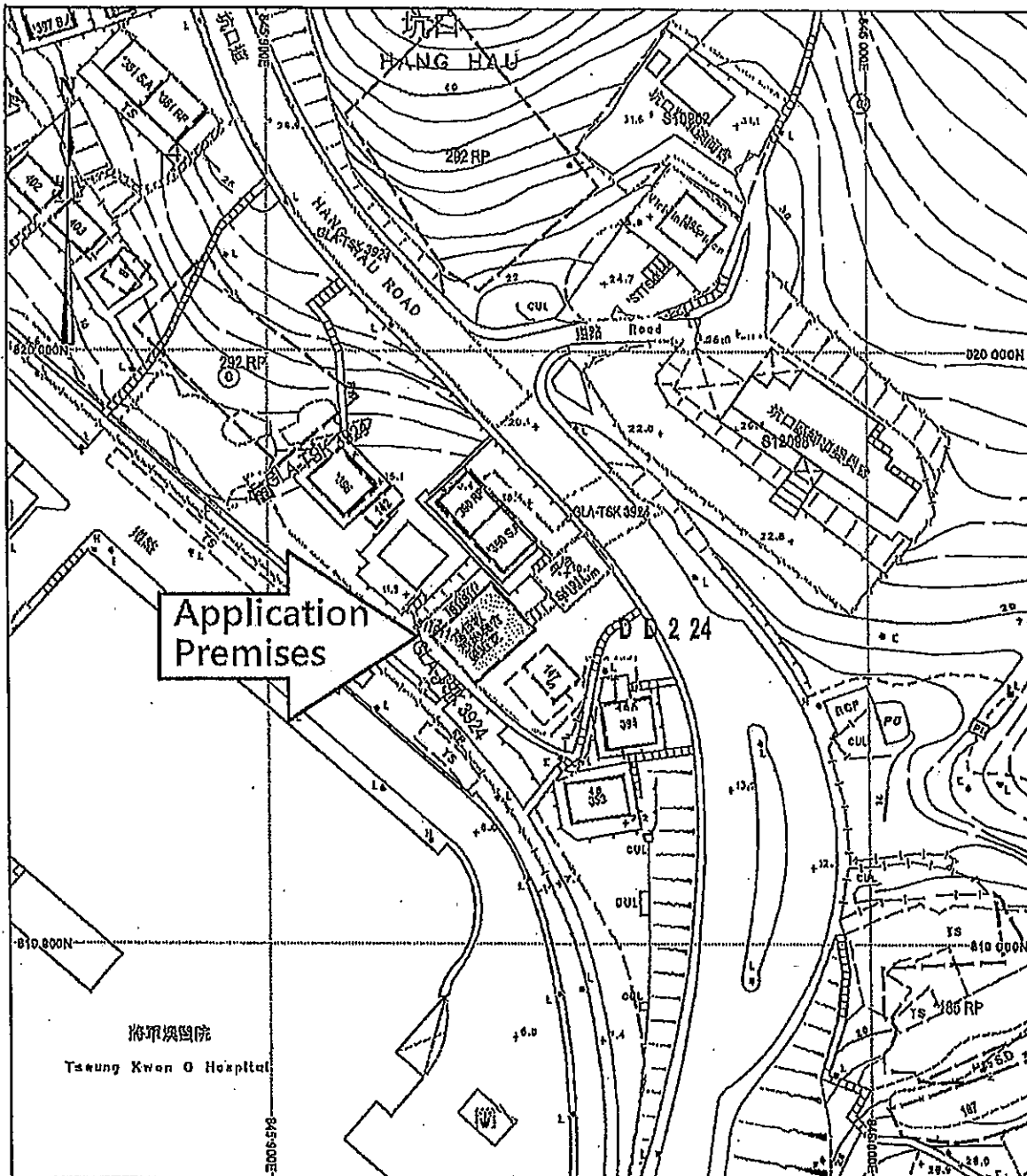


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ALL DIMENSIONS TO BE VERIFIED BY CONTRACTOR

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# 地段索引圖 LOT INDEX PLAN



地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000

米 metres 10 0 10 20 30 40 50 米 metres



Locality:

Lot Index Plan No.: ags\_S00000075723\_0001

District Survey Office: Land Information Centre

Date: 17-Jun-2021

Reference No.: 12-NW-14B

香港特別行政區政府 — 版權所有  
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SMO-P01 20210617152620 10

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Explanatory notes: This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor. Disclaimer: The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.

**AUTHORIZATION LETTER**

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

Dear Sirs/Madams,

Re : **Proposed S.16 Planning Application to allow School Use (Other than those listed in Column 1) at Lot No. 146 in D.D. 224, Hang Hau, Tseung Kwan O, Sai Kung, New Territories**

---

We, Hongkong Top Smart Enterprise Limited (The owner of the Subject Property), hereby authorize RHL Surveyors Ltd. to act on our behalf in applying for a S.16 Application to permit the change of uses at Lot No. 146 in D.D. 224, Hang Hau, Tseung Kwan O, Sai Kung, New Territories for School Use (other than those listed in Column 1).

Yours Faithfully,  
For and on behalf of  
Hongkong Top Smart Enterprise Limited



224

Date: 2021/05/04

Appendix Ia of RNTPC  
Paper No. A/TKO/123B

Your Ref : TPB/A/TKO/123  
Our Ref : PP/O/123919/21  
Date : 13<sup>th</sup> July 2021

By Courier



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

Without Prejudice

永利行測量師有限公司  
**RHL Surveyors Limited**  
Real Estate Solution & Surveying Practice

T +852 3408 3188  
F +852 2736 9284

Room 1010, 10/F, Star House,  
Tsimshatsui, Hong Kong

EA Licence No: C-026687

Dear Sir/ Madam,

Re: Proposed S16 Planning Application to allow School Use (Other than those listed in Column 1) at Lot No. 146 in D.D. 224, Hang Hau, Tseung Kwan O, Sai Kung, New Territories

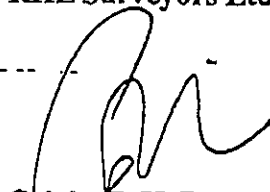
I refer to the phone conversation between Miss. Daisy Yeung from the Planning Department and our Mr. Calvin Pang regarding the captioned application.

Further to our application submitted earlier, it is revealed that the current Statutory Plan applicable to the subject site has been updated recently under "The Approved Tseung Kwan O Outline Zoning Plan S/TKO/28" instead of "The Draft Tseung Kwan O Outline Zoning Plan S/TKO/27".

In addition, the site area of the application premises is about 150.5 sq.m..

Should you have any queries, please feel free to contact the undersigned at 3408-3188.

Yours faithfully,  
For and on behalf of  
RHL Surveyors Ltd.

  
Calvin C. K. Pang  
MSc, BSSc.  
Associate Director  
CPep

C.C.  
Ms. Daisy Yeung/ PlanD (by email: dlyeung@pland.gov.hk)  
Client (by email)

RECEIVED  
2021 JUL 14 A 11:25  
TOWN PLANNING BOARD



DeSPACE (International) Limited

Date: 14<sup>th</sup> January 2022

Page(s): 1+2

BY HAND & EMAIL ([tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

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

Dear Sir/Madam,

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

\*\*\*\*\*

**APPLICATION FOR PROPOSED "SCHOOL" USE IN "GREEN BELT" ZONE, AT LOT  
146 IN D.D.224, TSEUNG KWAN O, HANG HAU, NEW TERRITORIES  
Town Planning Application No. A/TKO/123 – Change of Authorized Agent**

We, **DeSPACE (International) Limited**, have been authorized by the Hongkong Top Smart Enterprise Limited to submit and follow up the captioned application. Please refer to the attached documents.

Should there be any queries, please do not hesitate to contact our Mr. Mario Li at 2493-3626 or the undersigned at 3590 6333.

Yours faithfully,  
FOR AND ON BEHALF OF  
**DeSPACE (INTERNATIONAL) LIMITED**



Greg Lam

cc. Ms. Ho Wai Hung (STP/TKO), Email: [whho@pland.gov.hk](mailto:whho@pland.gov.hk)  
Ms. Chun Wan In, Sylvia (TP/TKO 2), Email: [swichun@pland.gov.hk](mailto:swichun@pland.gov.hk)





DeSPACE (International) Limited

Date: 14<sup>th</sup> January 2022

Page(s): 2 + 16

BY HAND & EMAIL ([tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

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

Dear Sir/Madam,

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

\*\*\*\*\*

**APPLICATION FOR PROPOSED "SCHOOL" USE IN "GREEN BELT" ZONE, AT LOT  
146 IN D.D.224, TSEUNG KWAN O, HANG HAU, NEW TERRITORIES  
Town Planning Application No. A/TKO/123 – Further Information (1)**

In order to address the comments from the Environmental Protection Department (EPD), attached please find a copy of the response-to-comment table with the Preliminary Environmental Analysis.

Should there be any queries, please do not hesitate to contact our Mr. Mario Li at 2493-3626 or the undersigned at 3590 6333.

Yours faithfully,  
FOR AND ON BEHALF OF  
**DeSPACE (INTERNATIONAL) LIMITED**



Greg Lam

cc. Ms. Ho Wai Hung (STP/TKO), Email: [whho@pland.gov.hk](mailto:whho@pland.gov.hk)  
Ms. Chun Wan In, Sylvia (TP/TKO 2), Email: [swichun@pland.gov.hk](mailto:swichun@pland.gov.hk)  
Mr. CHAN Long Him, Ronan (Asst Env Protection Offr), Email: [longhimchan@epd.gov.hk](mailto:longhimchan@epd.gov.hk)

**Proposed School in “Green Belt” zone, Lot 146 in D.D. 224, Hang Hau, Tseung Kwan O, New Territories  
(Application No. A/TKO/123)**

Departmental Comments	Response
<b><u>EPD’s comments:</u></b>	
According to the information provided, we understand that the proposed 3-storey school would utilize the existing structures at the site without any alternation. No review nor assessment is provided in the application to review the potential environmental issues at the subject site, such as potential vehicular and industrial emission impact, potential traffic noise impact, sewage treatment and disposal details, etc.	The preliminary Environmental Analysis is conducted and please refer to the attachment.

**Responses to Comments**  
**Preliminary Environmental Analysis**

## **Preliminary Environmental Analysis**

Preliminary Environmental Analysis has been prepared to assess the potential air, noise and sewerage impact associated with the proposed scheme.

### **1. Air Impact Consideration**

#### **1.1 Potential road traffic emission and mitigation measures**

The main source of air pollution is the road traffic emission from Hang Hau Road. With reference to the traffic data stated in TD's Annual Traffic Census 2020, Hang Hau Road is classified as local distributor. The minimum buffer distance of 5m is required as per Table 3.1 of Chapter 9 of HKPSG. As shown in **Figure 1**, sufficient buffer distance of about 17m from Hang Hau Road is well provided. No adverse air quality impact due to road traffic emission to the proposed development is anticipated.

#### **1.2 Potential air impact during construction phrase**

During the construction phrase, the key air pollutant sources are the construction dust and gas emissions from construction equipment and vehicles. Dust control measures as stipulated under the Air Pollution Control (Construction Dust) Regulation, together with proper site management and good housekeeping, will be implemented to minimize potential air impact during the construction stage.

#### **1.3 Potential chimney emission and mitigation measures**

According to the site survey conducted on 6<sup>th</sup> January 2022 which covers 200m from the Subject Site, three chimney emission sources are found at the rooftop of Tseung Kwan O Hospital Main Block. It was observed that the chimney emission level is at about 60mPD – 62mPD (**Appendix 1**).

As shown in the **Figure 2**, the horizontal separation distance from the nearest southern site boundary to the chimney emission sources of Tseung Kwan O Hospital Main Block is about 39m. Given that the proposed development is elevated to about 19.78 mPD, the difference in vertical elevation between the chimney exit level and the proposed development is about 40m. According to Table 3.1 of Chapter 9 of the HKPSG, with different in height >40m, a horizontal separation distance of >10m is required. As the nearest horizontal separation distance between the Site and chimney is well above 10m, the buffer separation required is satisfied.

Therefore, no adverse air quality impact due to chimney emission to the proposed development is anticipated. It is fully understood that it is the responsibility of the Applicant to ensure the validity of the chimney data in site surveys.

## **2. Noise Impact Consideration**

### **2.1 Road traffic noise with mitigation measures**

The Subject Site is accessible by vehicle off Hang Hau Road. The noise environment onsite is dominated by road traffic noise.

Fixed window design with central air conditioning would be adopted and installed in the whole block of building. It is anticipated that the traffic noise from surrounding road networks would not cause any adverse noise impact upon the proposed development.

In consideration of the air ventilation associated with the use of fixed window, proper central air conditioning system would be provided to the proposed development such that it will not rely on opened windows for ventilation. The fresh-air intake(s) of the proposed system would fulfil the requirements of the desirable buffer distance of 5m away from the Hang Hau Road in accordance with Table 3.1, Chapter 9 of HKPSG. An Authorised Persons will be appointed to select a proper location for fresh-air intake point(s) during design the subsequent detailed stage.

### **2.2 Fixed plant noise impact with mitigation measures**

Site visit has been conducted on 6<sup>th</sup> January 2022 to identify potential fixed noise source within 300m from the Subject Site, if any (**Figure 3**). According to HKPSG, all fixed noise sources should be so located and designed that when assessed in accordance with the Technical Memorandum For The Assessment of Noise From Places Other than Domestic Premises, Public Places Or Construction Sites. The surroundings of the Subject Site are predominantly in residential and community nature. No noticeable fixed noise is observed.

There are an open carpark on opposite side of Hang Hau Road to the southeast of the Subject Site and an another open carpark, namely Goldway Parking, to the further south of the Subject Site. There is no line of sight when viewing from the Subject Site. No noisy operation and no powered mechanical equipment are observed as well.

Besides, there are likely some fixed noise sources (eg. cooling towers chillers) located at the podium roof of the Tseung Kwan O Hospital at over 40mPD. The noise is well shielded by building structure of the Hospital as the proposed development is elevated up to 20mPD only.

The proposed school is not environmentally polluting in nature. Yet, it is noted that the central air conditioning system at the proposed development would be a fixed noise to the surroundings. The development scale of the proposed development is relatively small and the direct line of sight between the Subject Site and the surrounding NSRs is blocked. Therefore, the generated noise impact is considered to be very minimal. Furthermore, it is practicably possible to suppress noise generation by means of housing the noisy equipment indoor, selecting more quiet equipment and locating equipment away from noise sensitive uses etc. The fixed plants at the proposed development would be designed to meet relevant noise standards.

### **3. Sewerage Impact Analysis**

The aim of this Sewerage Impact Analysis is to assess the potential sewerage impacts arising from the proposed school development and to recommend measures to mitigate the identified sewerage impacts, if any.

#### **3.1 Existing Sewerage Network**

According to the Drainage Record Plans obtained from the Drainage Service Department (DSD), the nearest municipal sewerage network is a 450mm sewer connecting to the foul manhole FMH4035286 located to the northeast of the proposed development beneath the Hang Hau Road. The sewage generated from the proposed development can be discharged to this manhole. However, the invert level of this manhole is located at about 16.16 mPD which is about 5m higher than the ground elevation of the proposed development. A sewage pump will be required for pumping sewage into the public sewerage system.

#### **3.2 Assessment Criteria**

This assessment has been prepared in accordance with the guidelines and reference as follows:

- A Technical Paper of Environmental Protection Department's (EPD's) Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning, Version 1.0 (GESF): - It outlines the methodology and provides guidance for estimating sewage flows in sewerage infrastructure planning. Sewage flow parameters and peaking factors are adopted.
- Sewerage Manual (SM) published by the Drainage Services Department (DSD) in May 2013: - It offers guidance on the planning, design, construction, operation and maintenance of public gravity sewerage system in Hong Kong.
- Relevant Drainage Record Plans obtained from the Drainage Service Department: - It shows the details of existing sewerage record.

### 3.3 Peak Flow Estimation

The proposed development will accommodate a new number of teachers and students to 9 and 123 respectively. The estimated sewerage peak flow is about 0.0008267 m<sup>3</sup>/s. The detailed calculations with assumptions can be referred to **Appendix 2**.

### 3.4 Overall Sewer Capacity

The capacities of sewers have been calculated using Colebrook-White's Equation for partially full pipes or pipes with non-circular cross-sections, assuming full bore flow with no surcharge, as shown below:

$$V = -\sqrt{(32 g R s)} \log\left( \frac{k_s}{14.8 R} + \frac{1.255 v}{R \sqrt{(32 g R s)}} \right)$$

where

V = mean velocity (m/s)

g = gravitational acceleration (m/s<sup>2</sup>)

R = hydraulic radius (m)

D = internal pipe diameter (m)

k<sub>s</sub> = hydraulic pipeline roughness (m)

v = kinematic viscosity of fluid (m<sup>2</sup>/s)

s = hydraulic gradient (energy loss per unit length due to friction)

The following parameters mentioned in the Sewage Manual of DSD have been adopted:

- Full bore flows at no surcharge with a flow depth of 0.95 pipe diameter and 93% of maximum discharge are calculated;
- K<sub>s</sub> of 3mm for slimed concrete sewer is adopted; and
- 10% reduction in full bore flow is assumed for considering siltation.

The estimated sewerage flow from the Site has been compared with the capacity of the existing sewerage system to determine whether it has sufficient spare capacity to accommodate the flow from the proposed development and existing catchment areas. The proposed downstream sewerage network is shown in **Figure 4**. The detailed calculations with assumptions can be referred to **Appendix 2**.

Table 1: Sewer Capacity Estimates

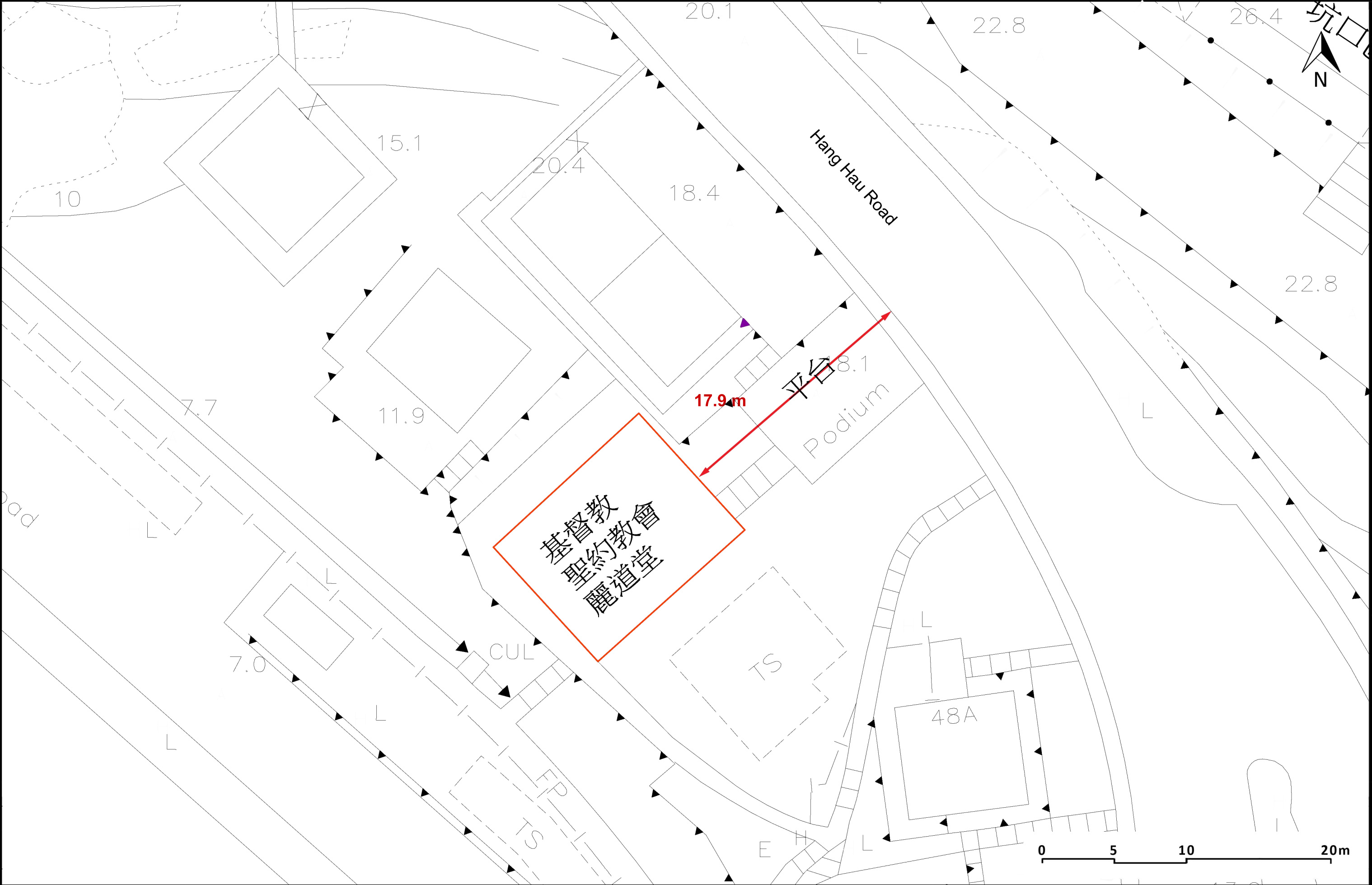
Location of Sewer		Capacity estimated with 10% reduction for siltation (Q <sub>c</sub> <sup>1</sup> ) (m <sup>3</sup> /s)	Peak Flow (Q <sub>p</sub> ) (m <sup>3</sup> /s)	Q <sub>c</sub> <sup>1</sup> > Q <sub>p</sub>	% of capacity
Upstream	Downstream				
FMH4035284	FMH4035285	0.4872	0.4872 (full bore flow)	Y	100.0%
FMH4035285	FMH4035286	0.7076	0.4872	Y	68.9%
FMH4035286	FMH4035287	0.7683	0.4881	Y	63.5%
FMH4035287	FMH4035288	0.6727	0.4881	Y	72.5%
FMH4035288	FMH4035289	0.5688	0.4881	Y	85.8%

### **3.5 Conclusion**

Potential sewerage impacts that may arise from the proposed development have been assessed. The results indicate that the existing sewerage system would have enough capacity to cope with the sewage generated from the proposed development as well as the sewage generated from the upstream.

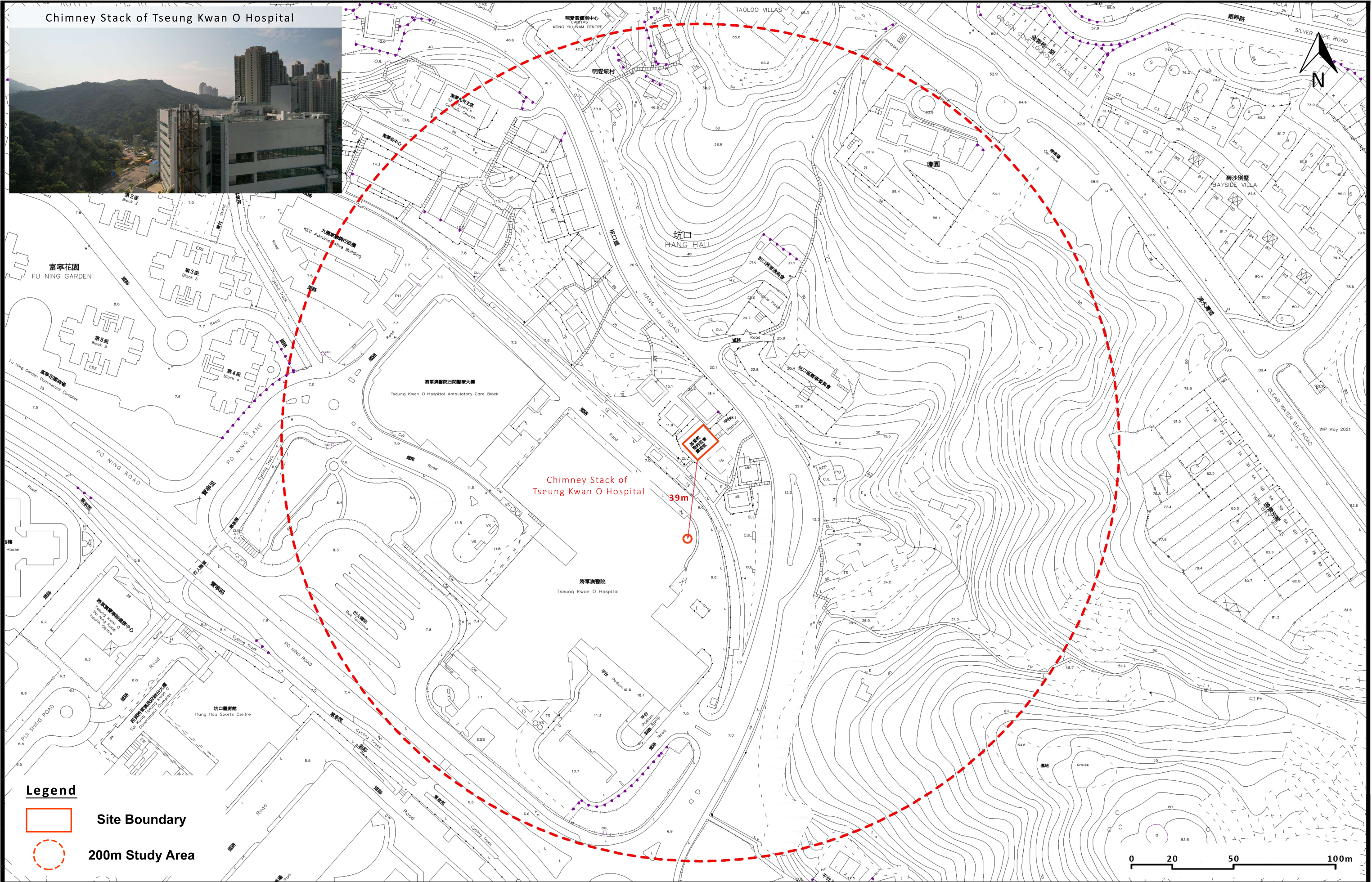
There is no adverse impact to the existing downstream sewerage network in view of a similar sewage flow from the proposed development. In addition, a sewage pump will be required to pump the sewage generated from the proposed development to be discharged to the public sewerage system along Hang Hau Road. All existing sewers have sufficient capacity and no upgrading is required to serve the proposed development.





<u>Title</u>	<u>Prepared By</u>	<u>Date</u>	<u>Scale</u>	<u>Location</u>	<u>Drawing No.</u>
Buffer Separation between Kerb Side of Hang Hau Road	 DeSPACE (International) Limited	January, 2022	See Above	Lot No. 146 in D.D.224, Haug Hau, Tseung Kwan O, New Territories	Figure 1



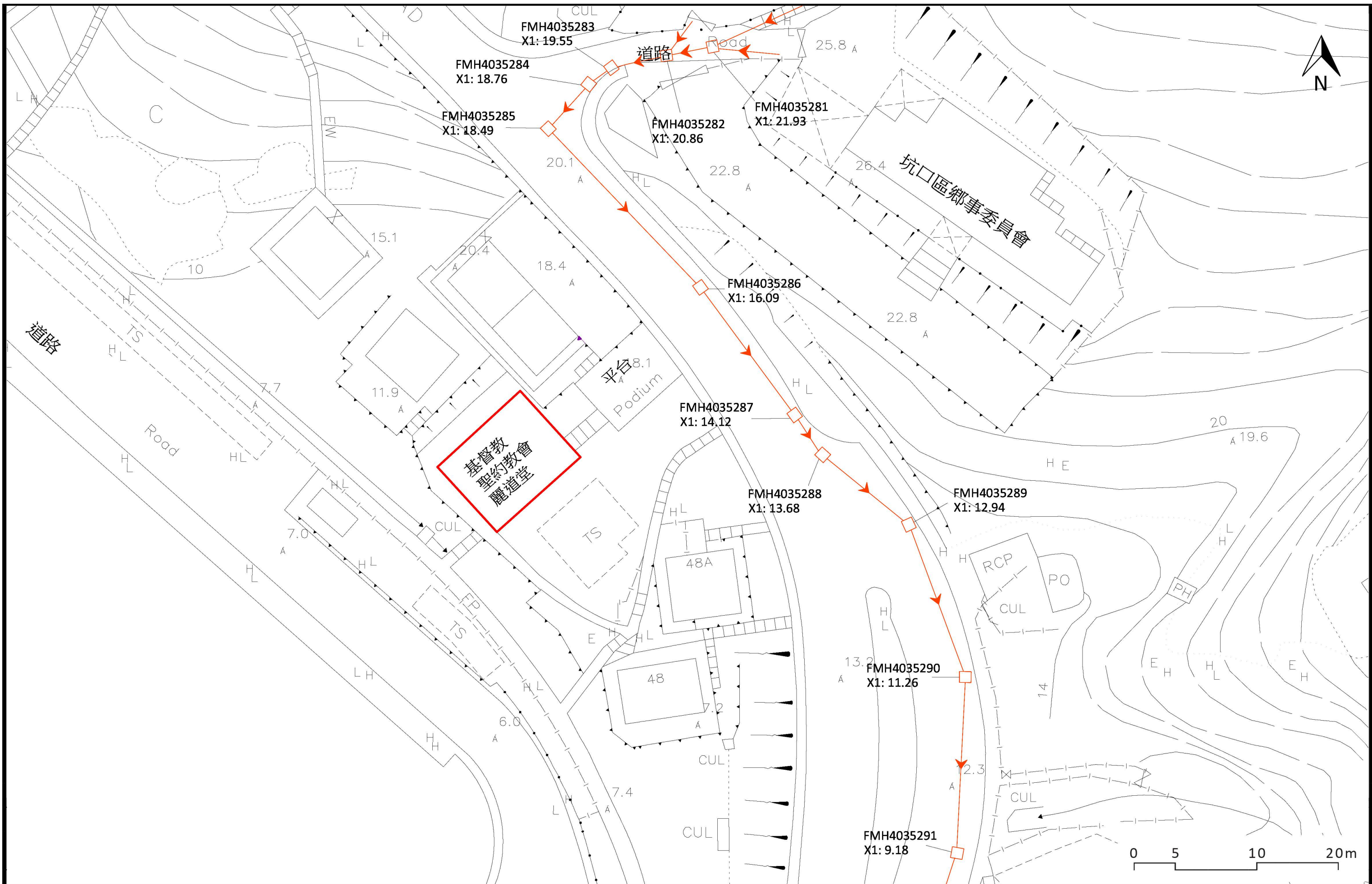


Title	Prepared By	Date	Scale	Location	Drawing No.
Buffer Separation between the Subject Site and Chimney Stack of Tseung Kwan O Hospital	 DeSPACE (International) Limited	January, 2022	See Above	Lot No. 146 in D.D.224, Haug Hau, Tseung Kwan O, New Territories	Figure 2









Title	Prepared By	Date	Scale	Location	Drawing No.
Sewerage Network	 DeSPACE (International) Limited	January, 2022	See Above	Lot No. 146 in D.D.224, Haug Hau, Tseung Kwan O, New Territories	Figure 4

## APPENDIX 1

### LETTER FROM THE AUTHORIZED PERSON

Sai Kung & Islands District Planning Office  
New Territories District Planning Division  
Planning Department  
15/F, Sha Tin Government Offices  
1 Sheung Wo Che Road, Sha Tin, Hong Kong  
(Attn.: Ms. Ho Wai Hung (Sr Town Plnr/TKO))

Dear Sir/Madam,

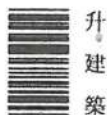
**APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN  
PLANNING ORDINANCE (CAP. 131) FOR PROPOSED SCHOOL ON "GREEN  
BELT" AT LOT NO. 146 IN D.D.224, HANG HAU TSEUNG KWAN O, NEW  
TERRITORIES**

I, **Yiu Shuk Yin**, being an Authorised Person (Certificate of registered number: AP(A) 107 / 17), write to provide the industrial chimney drone survey as shown in the enclosed Figure 1.

It is noted that three chimney emission sources were identified at the rooftop of Tseung Kwan O Hospital Main Block in the site visit by my representative on 6 January 2022. The chimneys are still in operation. As no record plans can be obtained from the Building Department/ Architectural Services Department, a drone photo has been taken at the rooftop of the proposed development to estimate the level of the concerned chimney emission points (see **Figure 1**). The chimney emission points were observed to be at about +60mPD to +62mPD.

Should you have any queries, please feel free to contact Ms. Mia Chung at 21551007.

Yours faithfully,  
For and on behalf of  
Index Architecture Limited



index  
architecture  
limited



Yiu Shuk Yin,  
Authorised Person



Figure 1



## APPENDIX 2

### CALCULATION FOR SEWERAGE GENERATION



**Table 1 Calculation for Sewage Generation Rate of the Proposed Development**

School - G/F to 2/F			
Total number of teachers and staffs	9	GESF(Table T-2) - UFF for Commercial Flow and Student Flow 0.080 (Commercial Employee) +0.2 (Community, Social & Personal Service)	
Unit Flow Factor	0.28		
Total number of students	123	GESF(Table T-2) - UFF for Commercial Flow and Student Flow 0.04 (School student)	
Unit Flow Factor	0.04		
Estimated Dry Weather Flow	7.44	m <sup>3</sup> /day	
Total Flow from Proposed Development			
Flow Rate	7.44	m <sup>3</sup> /day	
Catchment Inflow Factor	1.20	Catchment Inflow Factor = 1.20 (Tseung Kwan O) based on EPD's GESF Table T-4	
Flow Rate (including catchment inflow factor)	8.93	m <sup>3</sup> /day	
Contributing Population	33.07		
Peaking Factor	8	Peaking Factor=8 for population (including stormwater allowance) base on EPD's GESF Table T-5	
Peak Flow	0.0008267	m <sup>3</sup> /s	

**Table 2 Sewer Capacity Check**

Pipe Name	Manhole Reference		Pipe Length (m)	Invert Level (mPD)		d	d'	r	d'-r	q	b	A <sub>w</sub>	P <sub>w</sub>	R	s	k <sub>s</sub>	V	Q <sub>c</sub>	Q <sub>c</sub> <sup>1</sup>	Q <sub>p</sub>	Catchment Served	Is Q <sub>c</sub> <sup>1</sup> > Q <sub>p</sub> ?	% of capacity
	Upstream	Downstream		Upstream	Downstream	(m)	(m)	(m)	(m)			m <sup>2</sup>	m										
FWD4037617	FMH4035284	FMH4035285	6.4	18.76	18.49	0.45	0.4275	0.225	0.2025	0.9021	5.3811	0.1561	1.2108	0.1289	0.0422	0.003	3.6602	0.5414	0.4872	0.4872	Full bore flow (upstream) Upstream	Y	100.0%
FWD4037618	FMH4035285	FMH4035286	26.2	18.49	16.16	0.45	0.4275	0.225	0.2025	0.9021	5.3811	0.1561	1.2108	0.1289	0.0889	0.003	5.3154	0.7862	0.7076	0.4872		Y	68.9%
FWD4037619	FMH4035286	FMH4035287	18.6	16.09	14.14	0.45	0.4275	0.225	0.2025	0.9021	5.3811	0.1561	1.2108	0.1289	0.1048	0.003	5.7715	0.8537	0.7683	0.4881	Upstream + Site	Y	63.5%
FWD4037620	FMH4035287	FMH4035288	5.1	14.12	13.71	0.45	0.4275	0.225	0.2025	0.9021	5.3811	0.1561	1.2108	0.1289	0.0804	0.003	5.0536	0.7475	0.6727	0.4881		Y	72.5%
FWD4037621	FMH4035288	FMH4035289	12.7	13.68	12.95	0.45	0.4275	0.225	0.2025	0.9021	5.3811	0.1561	1.2108	0.1289	0.0575	0.003	4.2728	0.6320	0.5688	0.4881		Y	85.8%

**Legend**

d = pipe diameter

d' = flow depth of the maximum flow rate without surcharge (i.e., full bore flow) = 0.95d

r = pipe radius = 0.5d

q = angle (radian) of air space in a circular pipe =  $2\cos^{-1}[(d'-r)/r]$

b = angle (radian) of wetted perimeter in a circular pipe =  $2\pi - q$

A<sub>w</sub> = wetted area =  $(r^2/2)(b+\sin q)$

P<sub>w</sub> = wetted perimeter = br

R = hydraulic radius = A<sub>w</sub>/P<sub>w</sub>

s = slope of the total energy line

k<sub>s</sub> = hydraulic pipeline roughness

v = velocity of flow calculated based on Colebrook-White Equation

Q<sub>c</sub> = Flow Capacity

Q<sub>c</sub><sup>1</sup> = full bore flow with 10% reduction for siltation

Q<sub>p</sub> = Estimated total cumulative peak flow



Date: 28<sup>th</sup> January 2022

Page(s): 5

BY EMAIL ([tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

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

Dear Sir/Madam,

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

\*\*\*\*\*

**APPLICATION FOR PROPOSED "SCHOOL" USE IN "GREEN BELT" ZONE, AT LOT  
146 IN D.D.224, TSEUNG KWAN O, HANG HAU, NEW TERRITORIES  
Town Planning Application No. A/TKO/123 – Further Information (2)**

We are writing to provide the extra information and clarifications as stated in the email dated 17<sup>th</sup> January 2022 from Sai Kung and Islands District Planning Office in relation to the nature of school.

**1) School nature**

The proposed school is a private school. The sponsoring body is currently operating a private school namely Forest House Waldorf School, a registered school with Education Bureau (registration number: 59614) since 1st February 2016. The proposed school is an extension of primary school up to Secondary 6 to be operated by the same sponsoring body under the same school managers and school management committee.

Students will be graduated from the primary section of Forest House Waldorf School based in Flora Villas, Sai Kung every June, and are expected to attend the proposed school at the Site. The capacity of the primary school is about 60 with a total of 6 grades from 1<sup>st</sup> to 6<sup>th</sup> grade, indicating that an average of 10 students will be attending the proposed school every year.

**2) School Operation**

It is shown on layout plans that there would be 6 classrooms with a maximum of 123 students, 6 teachers and 3 staffs. There would be maximum of 6 classes, with school days around 190 days per academic year, from Monday to Friday. The operating hour is from 0700 hrs to 1700 hrs. There will be extracurricular activities and parental events over the evenings and weekends. The school is accredited by both International Forum for Steiner/Waldorf Education Switzerland and Steiner Education Australia with "Waldorf Curriculum"<sup>1</sup>. The school will continue to expand from primary classes to secondary classes.

<sup>1</sup> <https://www.foresthouse.edu.hk/curriculum.html>



### 3) Status of the Applicant

Forest House International School Limited (A Charitable Institution, Reg. No. 91/12050), a sponsoring body of an operating registered primary school with registration number 59614. The subject institution is currently exempted from tax under Section 88 of the Inland Revenue Ordinance (Cap 112). Please refer to **Figure 2**.

### 4) Traffic Arrangement

There are no school bus arrangement and pick up/drop off of private cars/taxi within the Site. The Site is well served by public transport such as Mass Transit Railway (MTR), franchised bus, green minibus and taxi. The Site abuts a flat passage between the Site and the Tseung Kwan O Hospital. It is anticipated that the students and staffs can access the Site via public transport facilities.

The Site is about 700m from the Hang Hau MTR Station. The bus stops are located 100m (for northbound bus), 120m (for southbound bus) and 400m (at Tseung Kwan O Hospital Bus Terminus) away from the Site. The nearest taxi stand at Hang Hau Road is only about 100m from the Site. The public transport facilities serving the vicinity of the site are shown in **Figure 1** and summarised in **Table 1**.

Besides, there are sufficient public car parks in the surroundings. An open car park is located on opposite side of Hang Hau Road to the southeast of the Site. Another open car park namely Goldway Parking, is located at the roundabout of Hang Hau Road/Chiu shun Road/Po Ning Road junction. They are within 2 minutes walking distance from the Site.

Table 1 Existing Public Transport Facilities

Service Provider	Route No.	Routine	Drop-off Point
Franchised Bus			
KMB (Kowloon Motor Bus)	91M	Po Lam <> Diamond Hill Railway Station	Boon Kin Village or Shui Pin Tsuen
	98A	Hang Hau North (Tseung Kwan O Hospital) <> Ngau Tau Kok Station	Hang Hau North (Tseung Kwan O Hospital)
	98C	Hang Hau North (Tseung Kwan O Hospital) <> Mei Foo	
	98D	Hang Hau North (Tseung Kwan O Hospital) <> Tsim Sha Tsui East Bus Terminus	
	98P*	Tsim Sha Tsui East Bus Terminus -> Hang Hau North (Tseung Kwan O Hospital)	
	296M	Hong Sing Garden Bus Terminus <> Hang Hau North (Tseung Kwan O Hospital)	
	297	Hang Hau North (Tseung Kwan O Hospital) <> Hung Hom (Hung Luen Road) Bus Terminus	



DeSPACE (International) Limited

	298	Hang Hau Station <> Pak Shing Kok	
	298E/298F	Hang Hau Station <> TKO Industrial Estate Bus Terminus	
NWFB (New World First Bus)	792M	Tseung Kwan O <> Sai Kung	Boon Kin Village or Shui Pin Tsuen
<b>GMB (Green Minibus)</b>			
GMB-NT	11	Hang Hau Village <> Choi Hung Station (Lung Cheung Road)	Shui Pin Tsuen
	11S	Po Lam <> Choi Hung Station (Lung Cheung Road)	
	15	Hau North (Tseung Kwan O Hospital) <> Hong Sing Garden	Hang Hau North (Tseung Kwan O Hospital)
	15A	Hau North (Tseung Kwan O Hospital) <> Verbena Heights	
	16	Po Lam <> Po Toi O	Shui Pin Tsuen
	101M	Hang Hau Station <> Sai Kung Pier	Shui Pin Tsuen or Hang Hau North (Tseung Kwan O Hospital)
	103	Clear Water Bay <> Kwun Tong Ferry Pier	
	103M	Clear Water Bay <> Tseung Kwan O Station	
	108A	Hau North (Tseung Kwan O Hospital) <> Choi Ming	

Remarks: \* Mondays to Fridays (Afternoon Peak Hours only)

Should there be any queries, please do not hesitate to contact our Mr. Mario Li at 2493-3626 or the undersigned at 3590 6333.

Yours faithfully,

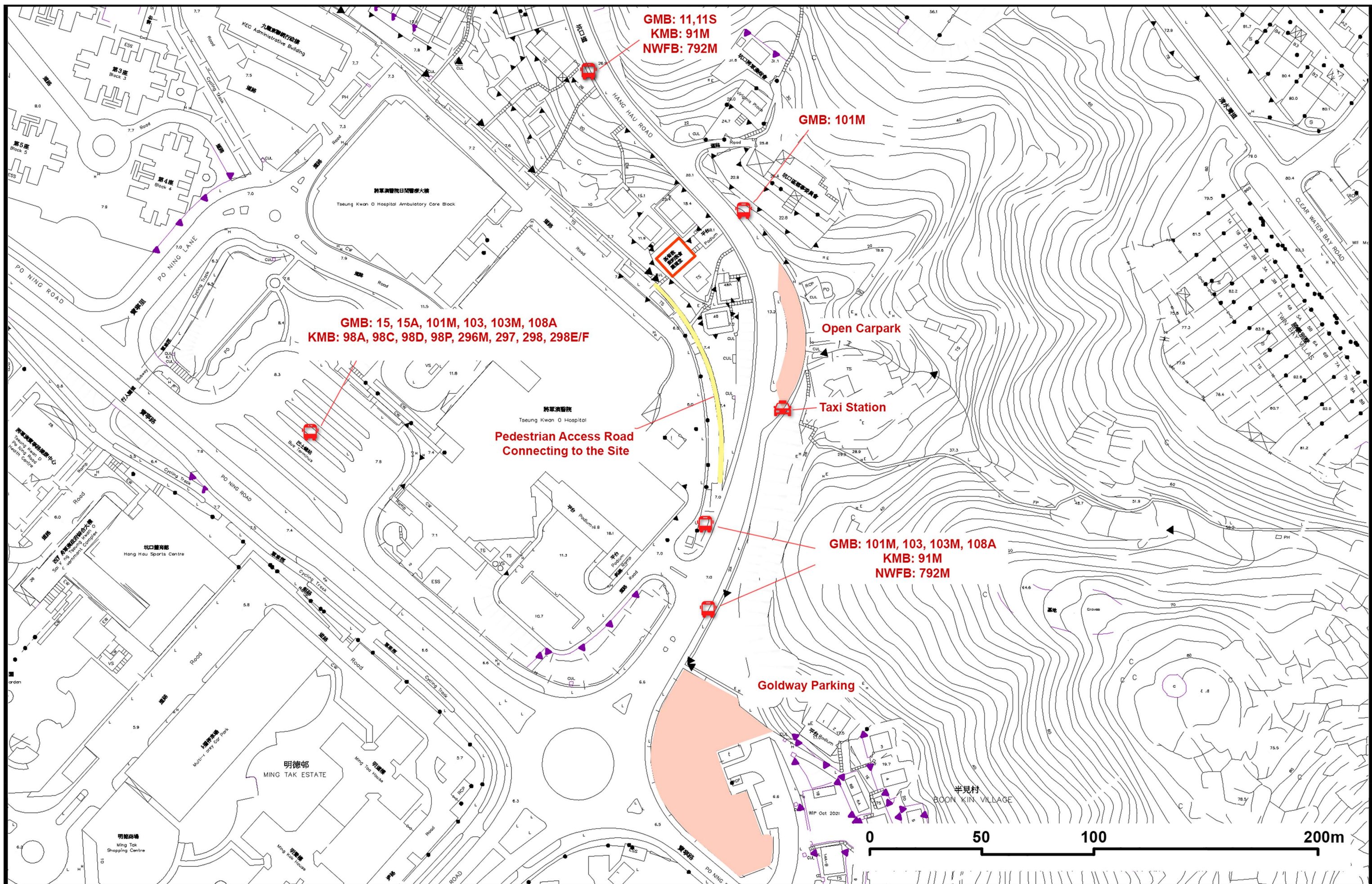
FOR AND ON BEHALF OF

**DeSPACE (INTERNATIONAL) LIMITED**


Greg Lam

cc. Ms. Ho Wai Hung (STP/TKO), Email: [whho@pland.gov.hk](mailto:whho@pland.gov.hk)Ms. Chun Wan In, Sylvia (TP/TKO 2), Email: [swichun@pland.gov.hk](mailto:swichun@pland.gov.hk)





<u>Title</u> Public Transport Facilities	<u>Prepared By</u>  DeSPACE (International) Limited	<u>Date</u> January, 2022	<u>Scale</u> See Above	<u>Location</u> Lot No. 146 in D.D.224, Haug Hau, Tseung Kwan O, New Territories	<u>Drawing No.</u> Figure 1
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**稅務局**  
香港灣仔告士打道 5 號  
稅務大樓

**INLAND REVENUE DEPARTMENT**

REVENUE TOWER  
5 GLOUCESTER ROAD, WAN CHAI,  
HONG KONG.

網址 Web site: (<http://www.ird.gov.hk>)

來函請寄「香港郵政總局信箱 132 號稅務局局長收」  
ALL CORRESPONDENCE SHOULD BE ADDRESSED TO-  
COMMISSIONER OF INLAND REVENUE  
G.P.O. BOX 132, HONG KONG.

來函編號:

Your Ref.:

來函請敘明本局檔案號碼

IN ANY COMMUNICATION PLEASE QUOTE OUR FILE NO.

檔案號碼:

IR File No.: 91/12050

Forest House International School Limited  
c/o Li & Tsang Management Consultants  
Limited  
Suite B 5/F Amtel Building  
144-148 Des Voeux Road Central  
Hong Kong

電話 :

Tel. No. : 2594 5300

傳真號碼 :

Fax No. : 2180 7446

電郵 :

E-mail : [taxinfo@ird.gov.hk](mailto:taxinfo@ird.gov.hk)

先生/女士:

Dear Sir/Madam,

現 證 實 由 2 0 1 2 年 4 月 1 6 日 起

This is to confirm that with effect from 16 April 2012

**FOREST HOUSE INTERNATIONAL SCHOOL LIMITED**

因 屬 公 共 性 質 的 慈 善 機 構 或 慈 善 信 託 團 體 ,  
being a charitable institution or trust of a public character,

故 可 根 據 《 稅 務 條 例 》 第 8 8 條 獲 豁 免 繳 稅 。  
is exempt from tax under Section 88 of the Inland Revenue Ordinance.

稅務局局長

(王青平代行)

(Leonard C P WONG)

for Commissioner of Inland Revenue

2012年 6月 1 8日

CPW:KL:cl:B367-14B



Date: 15<sup>th</sup> February 2022

Page(s): 8 + 6

BY HAND & EMAIL ([tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

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

Dear Sir/Madam,

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

\*\*\*\*\*

**APPLICATION FOR PROPOSED "SCHOOL" USE IN "GREEN BELT" ZONE, AT LOT  
146 IN D.D.224, TSEUNG KWAN O, HANG HAU, NEW TERRITORIES  
Town Planning Application No. A/TKO/123 – Further Information (3)**

In order to address the comments from the Environmental Protection Department (EPD), attached please find a copy of the response-to-comment table with the Preliminary Environmental Analysis.

Should there be any queries, please do not hesitate to contact our Mr. Mario Li at 2493-3626 or the undersigned at 3590 6333.

Yours faithfully,  
FOR AND ON BEHALF OF  
**DeSPACE (INTERNATIONAL) LIMITED**



Greg Lam

cc. Ms. Ho Wai Hung (STP/TKO), Email: [whho@pland.gov.hk](mailto:whho@pland.gov.hk)  
Ms. Chun Wan In, Sylvia (TP/TKO 2), Email: [swichun@pland.gov.hk](mailto:swichun@pland.gov.hk)  
Mr. CHAN Long Him, Ronan (Asst Env Protection Offr), Email: [longhimchan@epd.gov.hk](mailto:longhimchan@epd.gov.hk)



**PROPOSED “SCHOOL” USE IN “GREEN BELT” ZONE, AT LOT 146 IN D.D.224, TSEUNG KWAN O, HANG HAU, NEW TERRITORIES**  
**Town Planning Application No. A/TKO/123**

Departmental Comments	Response
<p><b><u>Email dated 9 Feb 2022 refers:</u></b></p> <p><b><u>EPD</u></b></p>	
<p><b><u>Noise</u></b></p> <p>1. S.2.2 – Noting that the proposed school will be fully central air conditioned for more than 130 students and staff and the school is in close proximity to the nearby village houses (within 3m away), the applicant shall quantitatively assess the fixed noise impact arising from the proposed fixed noise sources such as the central air conditioning system on the surrounding NSRs. The consultant is advised to conduct the prevailing background noise level (L90, 1 hour) measurements at the representative NSR and determine the noise criteria for fixed plant noise evaluation (i.e. ANLs - 5dBA or prevailing background noise levels (L90, 1 hour) whichever is lower in accordance with HKPSG). Please also clarify any noise sensitive uses in the surrounding temporary structure.</p>	<p>A quantitative fixed noise impact assessment has been conducted to demonstrate that predicted fixed noise levels of the proposed development would comply with the relevant noise criteria. For details, please refer to <b>Section 2.3</b>.</p>
<p>2. S.2.1 – The statement “The fresh-air intake(s) of the proposed system would fulfill the requirements of the desirable buffer distance of 5m away from the Hang Hau Road ... detailed stage.” is not relevant to noise impact. Please move this statement to the appropriate section.</p>	<p>Noted with thanks. It is updated on <b>Section 2.1</b>.</p>

<p>3. S.2.2, 1st para. – The statement “According to HKPSG, all fixed noise sources should be so located and designed that when assessed ... Or Construction Sites”.” is not relevant to the assessment of existing fixed noise sources. Please remove this statement.</p>	<p>Noted with thanks. It is updated on <b>Section 2.2</b>.</p>
<p><b><u>Sewerage</u></b></p> <p>4. Please assess the sewerage impact to further downstream (e.g. to FMH4035232).</p>	<p>The PWP No. 4214DS – Tseung Kwan O sewerage for villages is under construction to provide public sewerage system for ten unsewered areas in Tseung Kwan O.</p> <p>Based on the information provided by the Binnies Hong Kong Limited (<b>Appendix 1</b>), the appointed consultant for the construction project, the sewage generated from the proposed development can be discharged to the manhole no. HL 005-2 along the footpath to the public sewerage system at manhole no. FMH4035229.</p> <p>It is noted that the new sewerage connection is designed to accommodate 30 persons for the subject site. As shown in the table below, the proposed school development will generate an additional flow of 1.74 m<sup>3</sup>/day, which is an insignificant figure.</p>

	Population	Unit Flow Factor (m <sup>3</sup> /person/day)	Domestic Flow (m <sup>3</sup> /day)
Leto Church	30	0.19	5.7
Proposed Development	9 (teachers and staffs)	0.28	7.44
	123 (students)	0.04	
Increase in sewerage generation			1.74

As revealed from the calculation provided by the Binnies Hong Kong Limited (**Appendix 1**), the new sewerage system connecting the Site at manhole no. HL 005-2 along the footpath to the public sewerage system at manhole no. FMH4035232 would have enough capacity to cope with the sewage generated from the proposed development

## **2. Noise Impact Consideration**

### **2.1 Road traffic noise with mitigation measures**

The Subject Site is accessible by vehicle off Hang Hau Road. The noise environment onsite is dominated by road traffic noise.

Fixed window design with central air conditioning would be adopted and installed in the whole block of building. It is anticipated that the traffic noise from surrounding road networks would not cause any adverse noise impact upon the proposed development.

In consideration of the air ventilation associated with the use of fixed window, proper central air conditioning system would be provided to the proposed development such that it will not rely on opened windows for ventilation.

### **2.2 Fixed plant noise impact from surrounding developments**

Site visit has been conducted on 6<sup>th</sup> January 2022 to identify potential fixed noise source within 300m from the Subject Site, if any (**Figure 3**). The surroundings of the Subject Site are predominantly in residential and community nature. No noticeable fixed noise is observed.

There are an open carpark on opposite side of Hang Hau Road to the southeast of the Subject Site and an another open carpark, namely Goldway Parking, to the further south of the Subject Site. There is no line of sight when viewing from the Subject Site. No noisy operation and no powered mechanical equipment are observed as well.

Besides, there are likely some fixed noise sources (eg. cooling towers chillers) located at the podium roof of the Tseung Kwan O Hospital at over 40mPD. The noise is well shielded by building structure of the Hospital as the proposed development is elevated up to 20mPD only.

### **2.3 Potential fixed noise impacts from the proposed development**

This section presents the assessment of potential fixed noise impacts associated with the planned fixed noise sources of the proposed Site. Practicable noise mitigation measures would be recommended, where necessary.

#### **Assessment Criteria**

The proposed Site is mainly surrounded by existing low density residential area consisting of low-rise developments and hospital. The surrounding temporary structure is also a residential development.

Additionally, the annual average daily traffic flow of Hang Hau Road is less than 30,000 according to The Traffic Census 2020. Therefore, they are not considered as IFs in accordance with the Technical Memorandum for the Assessment of Noise from Places

other than Domestic Premises, Public Places or Construction Sites (herein referred to as "IND-TM") and the type of the area where the subject site located is considered to be "Type (iv) Area other than those above" with NSR at such location is not affected by influencing factor (IF).

In view of the existing nature of the environment as described above, the Area Sensitivity Rating "A" is adopted as the assessment criteria for the nearby NSR. Noise standards of 60dB(A) and 50dB(A) are adopted for daytime and night-time respectively.

To plan for better environment, the HKPSG has specified the following requirements for the planned fixed noise sources, whichever is more stringent.

- 5dB(A) below the appropriate Acceptable Noise Levels (ANLs) in the IND-TM; or
- The prevailing background noise levels.

A site visit was conducted on 11<sup>th</sup> Feb 2022 from which the background noise environment is mainly dominated by the road traffic noise from Hang Hau Road. The prevailing background noise level was 62.5dBA. Therefore, for the assessment of noise impact from planned fixed noise sources, the assessment criterion is ANL-5.

**Table 1** Industrial Noise Standard for existing and planned fixed noise sources

Standards	Time Period	Prevailing background noise levels	ANL*	ANL-5	Noise Assessment Criteria for planned fixed noise sources
Noise Control Ordinance	Leq (1 hour) (07:00 – 19:00)	62.5dB(A)	60dB(A)	55dB(A)	55dB(A)

**Notes:**

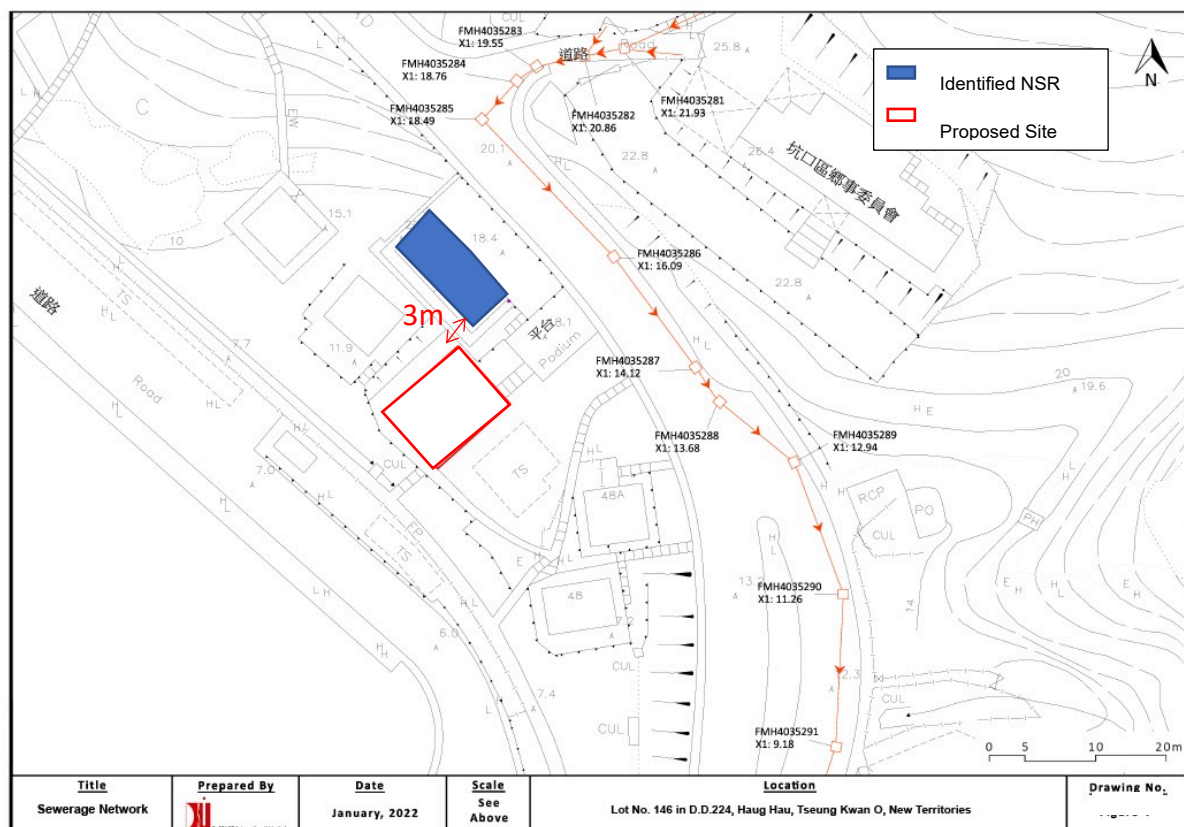
**(1) \*Acceptable Noise Level for Area Sensitivity Ratings "A" stipulated in the Technical Memorandum for the Assessment from Places other than Domestic Premises, Public Places or Construction Sites.**

**(2) In any event, the Area Sensitivity Rating and the ANLs adopted in this report are only indicative and they are used for assessment only. It should be noted that noise from fixed sources is controlled under section 13 of the NCO. Therefore, the Noise Control Authority shall determine fixed plant noise impact on the basis of prevailing legislation and practices being in force, and taking account of contemporary conditions / situations of adjoining land uses. The assessment of noise impacts from fixed sources in this report shall not bind the Noise Control Authority in the context of law enforcement against any of the industrial noise being assessed.**

### Noise Sensitive Receivers

The nearest existing NSR (i.e. 3-storey residential building) from the proposed Site is presented in **Plan 1**. The horizontal distance from the proposed Site to the existing NSR is approximately 3m.

**Plan 1. Location of Proposed Site and Identified NSR**



### Planned Fixed Plant Noise

The information regarding the sound power level and the quantity of the unitary A/C unit is not available from project proponent at this time. The assessment approach is to specify a maximum cumulative allowable sound power level of the plant equipment which is determined by backward calculation with a known maximum allowable impact sound level i.e. the adopted criteria.

Since the operation hours of the proposed school is 7:00 to 19:00, and no operation during night-time period is anticipated, as such assessment was conducted only in day-time period.

The proposed maximum allowable Sound Power Level of the planned fixed noise sources are shown in **Table 2**. For the planned fixed noise sources, tonality correction of 3 dB(A)

has been applied for conservative approach. The predicted noise level at NSR is shown in **Table 3**. The maximum allowable SWLs of the planned fixed noise sources shall be specified in the specification during design and tender stage for noise control purpose. Detailed backward calculation is provided in **Table 4**.

**Table 2 Maximum Cumulative Allowable Sound Power Level of Planned Noise Sources**

Noise Source	Maximum Cumulative Allowable Sound Power Level (SWL), dB(A)
	Day and Evening time
Building Equipment in the Proposed site (PNS01)	67

**Table 3 Predicted Fixed Noise Level at NSRs of the Site due to Planned Noise Sources**

Representative Noise Sensitive Receiver ID	Predicted Noise Level, Leq at NSR, dB(A) (Daytime)	Noise Criteria, (Daytime), dB(A)	Comply?
			Y/N
NSR	55.0	55	Y

Note: No night-time noise level is predicted since no night-time operation of the proposed project is anticipated.

### Table 4 Detailed Calculation

NSR	Source	SWL, dB(A)	Nearest Horizontal Distance to NSR, m	Correction, dB(A)				Predicted Noise Level (Planned Noise Source), Leq 30 min, dB(A)
				Distance	Façade	Tonality	Screening/ directivity	
Daytime and Evening Time (0700-2300 hours)								
N01	PNS01	67	3	-18	3	3	0	55
	Total SPL, dB(A)							55
	Criteria, ANL							55
	Exceedance							-

## **Appendix 1**

**The PWP No. 4214DS – Tseung Kwan O sewerage for villages**



Agreement CE 55/2007(DS) -  
Village Sewerage in Tseung Kwan O and  
Tuen Mun (Ka Loon Tsuen and Lung Kwu Tan) -  
Investigation, Design and Construction

Population Estimate and Flow Estimate

(9) Ming Oi New Village (PVS zone 394)

No. of blocks	Existing Population	Factor For Ultimate Population	Ultimate Population	Employment Population	Schools Students
17	23.00	1.06	24	0	0

Housing Type: Modern village  
Unit Flow Factor (UFF): 0.27 m<sup>3</sup>/person/day (According to Table T-1 of EPD/TP 1/05)  
Domestic Flow (DF<sub>1</sub>): Ultimate Population x UFF  
= 6.58 m<sup>3</sup>/day

No. of Centers*	Existing Population	Factor For Ultimate Population	Ultimate Population
1	19.00	1.06	20

Housing Type: Institutional & Special Classes  
Unit Flow Factor (UFF): 0.19 m<sup>3</sup>/person/day (According to Table T-1 of EPD/TP 1/05)  
Domestic Flow (DF<sub>2</sub>): Ultimate Population x UFF  
= 3.83 m<sup>3</sup>/day  
Trade Flow (TF): 0.00 m<sup>3</sup>/day (According to Table T-2 & T-3 of EPD/TP 1/05)  
Average Dry Weather Flow (ADWF): DF<sub>1</sub> + DF<sub>2</sub> + TF  
= 10.41 m<sup>3</sup>/day  
Peak Factor (P): 8.00 (According to Table T-5 of EPD/TP 1/05)  
Design Flow (Q<sub>d</sub>): ADWF x P  
= 83.29 m<sup>3</sup>/day  
= 0.001 m<sup>3</sup>/s  
Existing Downstream Pipe: FWD4037618  
Existing Pipe Diameter (D): 450.00 mm  
Existing Pipe Gradient (S): 0.089  
Existing Pipe Capacity (Q<sub>c</sub>): 0.858 m<sup>3</sup>/s (By Colebrook-White Equation)  
% of Impact: Q<sub>d</sub>/Q<sub>c</sub>  
= 0.11 %  
Design Flow of the 450mm dia. Pipe (Q<sub>d2</sub>): 0.087 m<sup>3</sup>/s  
Total Flow (Q<sub>d</sub>+Q<sub>d2</sub>): 0.088 m<sup>3</sup>/s  
% of Used Capacity (Q): (Q<sub>d</sub>+Q<sub>d2</sub>)/Q  
= 10.25 %

\*for Caritas Wong Yiu Nam Centre

(8) Hung Hau Lower Old Village (PVS zone 394)

No. of blocks	Existing Population	Factor For Ultimate Population	Ultimate Population	Employment Population	Schools Students
32	93.00	1.06	99	279	60

Housing Type: Modern village  
Unit Flow Factor (UFF): 0.27 m<sup>3</sup>/person/day (According to Table T-1 of EPD/TP 1/05)  
Domestic Flow (DF<sub>1</sub>): Ultimate Population x UFF  
= 26.62 m<sup>3</sup>/day

No. of Centers*	No. of Flats per Centers	No. of Persons per Flats	Total Population (2)
3	1.00	30	90

Housing Type: Institutional & Special Classes  
Unit Flow Factor (UFF): 0.19 m<sup>3</sup>/person/day  
Domestic Flow (DF<sub>2</sub>): Ultimate Population x UFF  
= 17.10 m<sup>3</sup>/day  
Trade Flow (TF): 78.12 m<sup>3</sup>/day  
Student Flow (SF): Number of Students X 0.04  
= 2.40 m<sup>3</sup>/day  
Average Dry Weather Flow (ADWF): DF<sub>1</sub> + DF<sub>2</sub> + TF + SF  
= 124.24 m<sup>3</sup>/day  
Peak Factor (P): 8.00  
Design Flow (Q<sub>d</sub>): ADWF x P  
= 993.95 m<sup>3</sup>/day  
= 0.012 m<sup>3</sup>/s  
Existing Downstream Pipe: FWD4022700  
Existing Pipe Diameter (D): 450.00 mm  
Existing Pipe Gradient (S): 0.022  
Existing Pipe Capacity (Q<sub>c</sub>): 0.426 m<sup>3</sup>/s  
% of Impact: Q<sub>d</sub>/Q<sub>c</sub>  
= 2.70 %  
Design Flow of the 225mm dia. Pipe (Q<sub>d2</sub>): 0.088 m<sup>3</sup>/s  
Total Flow (Q<sub>d</sub>+Q<sub>d2</sub>): 0.100 m<sup>3</sup>/s  
% of Used Capacity (Q): (Q<sub>d</sub>+Q<sub>d2</sub>)/Q  
= 23.34 %

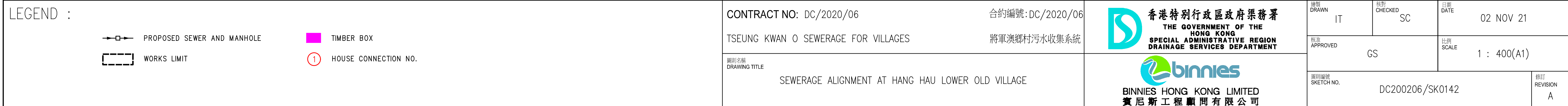
	Population	Unit Flow Factor (m <sup>3</sup> /person/day)	Domestic Flow (m <sup>3</sup> /day)
Leto Church	30	0.19	5.7
Proposed Development	9 (teachers and staffs) 123 (students)	0.28 0.04	7.44
Increase in sewerage generation			1.74

= 125.98 m<sup>3</sup>/day (124.24 + 1.74)  
= 1007.84 m<sup>3</sup>/day (125.98 x 8)  
= 0.012 m<sup>3</sup>/s  
(By Colebrook-White Equation)

No significant changes!!

\*for Leto Church, St Vincent's Church and St Vincent's Centre







① HOUSE CONNECTION NO.

REVISION



(6) Ming Oi New Village (PVS zone 394)

No. of blocks	Existing Population	Factor For Ultimate Population	Ultimate Population	Employment Population	Schools Students
17	23.00	1.06	24	0	0

#According to sub-consultancy's data

Housing Type: Modern village  
Unit Flow Factor (UFF): 0.27 m<sup>3</sup>/person/day (According to Table T-1 of EPD/TP 1/05)  
Domestic Flow (DF<sub>1</sub>): Ultimate Population x UFF  
= 6.58 m<sup>3</sup>/day

No. of Centers*	Existing Population	Factor For Ultimate Population	Ultimate Population
1	19.00	1.06	20

Housing Type: Institutional & Special Classes  
Unit Flow Factor (UFF): 0.27 m<sup>3</sup>/person/day (According to Table T-1 of EPD/TP 1/05)  
Domestic Flow (DF<sub>2</sub>): Ultimate Population x UFF  
= 5.44 m<sup>3</sup>/day  
Trade Flow (TF)= 0.00 m<sup>3</sup>/day (According to Table T-2 & T-3 of EPD/TP1/05)  
Average Dry Weather Flow (ADWF) : DF<sub>1</sub> + DF<sub>2</sub> + TF  
= 12.02 m<sup>3</sup>/day  
Contributing Population = ADWF/0.27  
= 44.52 m<sup>3</sup>/person/day  
Peak Factor (P): 8.00 (According to Table T-5 of EPD/TP 1/05)  
Design Flow (Q<sub>d</sub>): ADWF x P  
= 96.16 m<sup>3</sup>/day  
= 0.001 m<sup>3</sup>/s

(8) Hung Hau Lower Old Village (PVS zone 394)

No. of blocks	Existing Population	Factor For Ultimate Population	Ultimate Population	Employment Population	Schools Students
32	93.00	1.00	93	279	60

#According to sub-consultancy's data

Housing Type: Modern village  
Unit Flow Factor (UFF): 0.27 m<sup>3</sup>/person/day (According to Table T-1 of EPD/TP 1/05)  
Domestic Flow (DF<sub>1</sub>): Ultimate Population x UFF  
= 25.11 m<sup>3</sup>/day

No. of Centers*	No. of Flats per Centers	No. of Persons per Flats	Total Population (2)
3	1.00	30	90

Housing Type: Institutional & Special Classes  
Unit Flow Factor (UFF): 0.27 m<sup>3</sup>/person/day (According to Table T-1 of EPD/TP 1/05)  
Domestic Flow (DF<sub>2</sub>): Ultimate Population x UFF  
= 24.30 m<sup>3</sup>/day  
Trade Flow (TF)= 78.12 m<sup>3</sup>/day (According to Table T-2 & T-3 of EPD/TP1/05)  
Student Flow (SF): Number of Students X 0.04 (According to Table T-2 pf EPD/TP1/05)  
= 2.40 m<sup>3</sup>/day  
Average Dry Weather Flow (ADWF) : DF<sub>1</sub> +DF<sub>2</sub> + TF + SF  
= 129.93 m<sup>3</sup>/day  
Contributing Population = ADWF/0.27  
= 481.22 m<sup>3</sup>/person/day  
Peak Factor (P): 8.00 (According to Table T-5 of EPD/TP 1/05)  
Design Flow (Q<sub>d</sub>): ADWF x P  
= 1039.44 m<sup>3</sup>/day  
= 0.012 m<sup>3</sup>/s

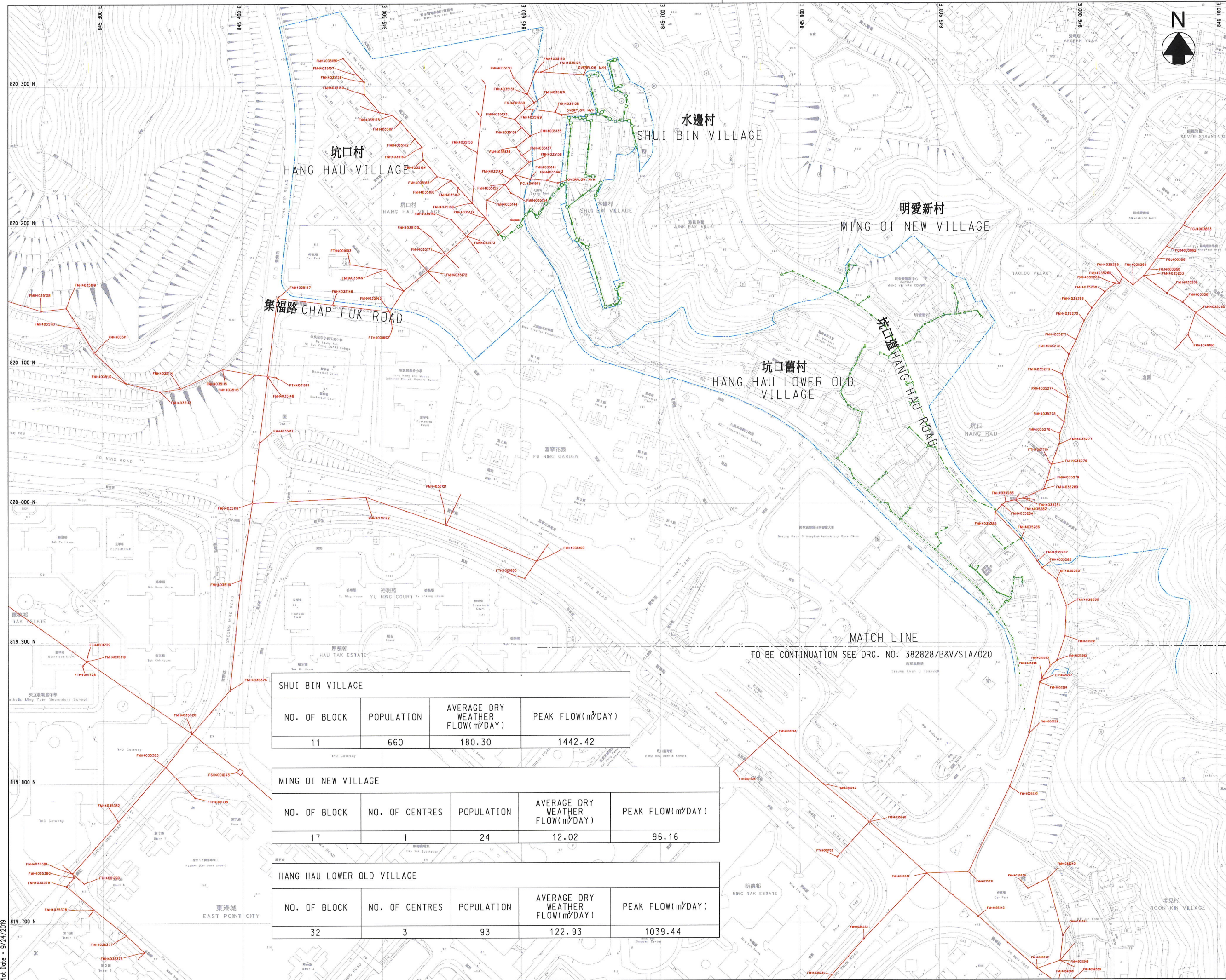
Surface roughness k<sub>s</sub> 1.5 mm

kinematic viscosity v 1.14 mm<sup>2</sup>/s

Table F-6 - Downstream Sewerage Impact (Ming Oi and Hang Hau Lower Village)

Manhole Upstream	Pipe Size (mm)	Length (m)	Upstream inlet level (mPD)	Downstream inlet level (mPD)	Frictional gradient (1 in)	Hydraulic radius (m)	Mean velocity (m/s)	Existing Capacity (m3/s)	Existing Flow (m3/s)	Total Cumulative Flow (m3/s)	Capacity / Freeboard taken into account of proposed works	Remarks
FMH4035285	450	27	18.49	16.16	12	0.11	5.31	0.84	0.088	0.089	OK	
FMH4035286	450	19	16.09	14.14	10	0.11	5.79	0.92	0.088	0.089	OK	
FMH4035287	450	6	14.12	13.71	15	0.11	4.72	0.75	0.088	0.089	OK	
FMH4035288	450	14	13.68	12.95	19	0.11	4.13	0.66	0.088	0.089	OK	
FMH4035289	450	20	12.94	12.06	23	0.11	3.79	0.60	0.088	0.089	OK	
FMH4035290	450	21	11.26	9.87	15	0.11	4.65	0.74	0.088	0.089	OK	
FMH4035291	450	18	9.18	7.67	12	0.11	5.24	0.83	0.088	0.089	OK	
FMH4035292	450	7	7.26	6.82	16	0.11	4.53	0.72	0.088	0.089	OK	
FMH4035293	450	10	6.31	5.36	11	0.11	5.57	0.89	0.088	0.089	OK	
FMH4035295	450	4	4.83	2.05	1	0.11	15.08	2.40	0.088	0.089	OK	
FMH4035294	450	37	2.05	1.25	46	0.11	2.66	0.42	0.088	0.089	OK	
FMH4035294	450	40	1.25	0.45	50	0.11	2.55	0.41	0.088	0.101	OK	Additional Flow from Hang Hau Lower Old Village
FMH4035229	450	68	0.45	-0.03	142	0.11	1.51	0.24	0.088	0.101	OK	
FMH4035230	450	30	-0.1	-0.22	250	0.11	1.14	0.18	0.088	0.101	OK	
FMH4035231	450	30	-0.1	-0.22	250	0.11	1.14	0.18	0.088	0.101	OK	
FMH4035232	825	66	-0.52	-0.69	388	0.21	1.35	0.72	0.280	0.294	OK	Additional Flow from Wo Tong Kong and Boon Kin





- LEGEND:
- PROPOSED SEWER AND MANHOLE
  - EXISTING SEWER AND MANHOLE

A	05/09	POPULATION & FLOW FIGURES REVISED		
Revision	Date	Description		Initial
	Designed	Checked	Drawn	Checked
Initial	KFL	GC	SZ	CSC
Date	10/08	10/08	10/08	10/08

Approved

Contract no.  
CE 55/2007 (DS)

Contract title  
VILLAGE SEWERAGE IN TSEUNG KWAN O AND TUEN MUN (KA LOON TSUEN AND LUNG KWU TAN) - INVESTIGATION, DESIGN AND CONSTRUCTION

Drawing title  
GENERAL LAYOUT PLAN - (6) SHUI BIN VILLAGE, (7) HANG HAU VILLAGE (OLD) AND (8) MING OI NEW VILLAGE

SHEET 17 OF 19

Drawing no.  
382828/B&V/SIA/019

Scale  
A1 1 : 1250  
A3 1 : 2500

香港特別行政區政府渠務署  
THE GOVERNMENT OF THE HONG KONG  
SPECIAL ADMINISTRATIVE REGION  
DRAINAGE SERVICES DEPARTMENT

BLACK & VEATCH HONG KONG LIMITED  
博威工程顧問有限公司





DeSPACE (International) Limited

Date: 18<sup>th</sup> February 2022

Page(s): 8

BY EMAIL ([tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

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

Dear Sir/Madam,

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

\*\*\*\*\*

**APPLICATION FOR PROPOSED "SCHOOL" USE IN "GREEN BELT" ZONE, AT LOT  
146 IN D.D.224, TSEUNG KWAN O, HANG HAU, NEW TERRITORIES  
Town Planning Application No. A/TKO/123 – Further Information (4)**

In order to address the comments from the Environmental Protection Department (EPD) and Drainage Services Department (DSD), attached please find a copy of the response-to-comment table.

Please be invited to note that the attached table serve as a technical clarification/response to comments of relevant Government departments without any material change of the scheme. The overall proposed development parameters remain unchanged. This FI(4) does not affect the substance of the application, it should be exempted from the requirement of publication for public comments.

Should there be any queries, please do not hesitate to contact the undersigned at 2493 3626.

Yours faithfully,  
FOR AND ON BEHALF OF  
DeSPACE (INTERNATIONAL) LIMITED

Mario Li

cc. Ms. Ho Wai Hung (STP/TKO), Email: [whho@pland.gov.hk](mailto:whho@pland.gov.hk)  
Ms. Chun Wan In, Sylvia (TP/TKO 2), Email: [swichun@pland.gov.hk](mailto:swichun@pland.gov.hk)  
Mr. CHAN Long Him, Ronan (Asst Env Protection Offr), Email: [longhimchan@epd.gov.hk](mailto:longhimchan@epd.gov.hk)  
Mr. WONG Kwun Wa (Engr/TKO), Email: [kwwong08@dsd.gov.hk](mailto:kwwong08@dsd.gov.hk)

**PROPOSED “SCHOOL” USE IN “GREEN BELT” ZONE, AT LOT 146 IN D.D.224, TSEUNG KWAN O,  
HANG HAU, NEW TERRITORIES  
Town Planning Application No. A/TKO/123**

Departmental Comments	Response																																
<p><b><u>Email dated 17 Feb 2022 refers:</u></b></p> <p><b><u>EPD</u></b></p>																																	
<p><b><u>Air</u></b></p> <p>1. Please provide a list of representative ASRs in the assessment area, and include a map for indicating their locations.</p>	<p>Representative Air Sensitive Receivers (ASRs) in the vicinity of the subject Site have been identified and are summarised in Table 1.</p> <p><b>Table 1: Identified Representative ASRs</b></p> <table><tr><th>ASR</th><th>Description</th><th>Type of use</th><th>Approximate Separation Distance from the Nearest Site Boundary</th></tr><tr><td>A1</td><td>Tseung Kwan O Hospital</td><td>Hospital</td><td>30m</td></tr><tr><td>A2</td><td>Village House of the Hang Hau Lower Old Village</td><td>Residential</td><td>3m</td></tr><tr><td>A3</td><td>Village House</td><td>Residential</td><td>65m</td></tr><tr><td>A4</td><td>Village House of the Hang Hau Lower Old Village</td><td>Residential</td><td>110m</td></tr><tr><td>A5</td><td>St Vincent’s Church</td><td>Church</td><td>180m</td></tr><tr><td>A6</td><td>Village House of the Ming Oi New Village</td><td>Residential</td><td>160m</td></tr><tr><td>A7</td><td>King Yuen</td><td>Residential</td><td>170m</td></tr></table> <p>The identified representative ASRs are shown in <b>Figure 1</b>.</p>	ASR	Description	Type of use	Approximate Separation Distance from the Nearest Site Boundary	A1	Tseung Kwan O Hospital	Hospital	30m	A2	Village House of the Hang Hau Lower Old Village	Residential	3m	A3	Village House	Residential	65m	A4	Village House of the Hang Hau Lower Old Village	Residential	110m	A5	St Vincent’s Church	Church	180m	A6	Village House of the Ming Oi New Village	Residential	160m	A7	King Yuen	Residential	170m
ASR	Description	Type of use	Approximate Separation Distance from the Nearest Site Boundary																														
A1	Tseung Kwan O Hospital	Hospital	30m																														
A2	Village House of the Hang Hau Lower Old Village	Residential	3m																														
A3	Village House	Residential	65m																														
A4	Village House of the Hang Hau Lower Old Village	Residential	110m																														
A5	St Vincent’s Church	Church	180m																														
A6	Village House of the Ming Oi New Village	Residential	160m																														
A7	King Yuen	Residential	170m																														
<p>2. Please review the recent 5-year air pollutant concentrations with reference to the nearest EPD air quality monitoring station with a view to assessing the baseline air quality condition in the district concerned.</p>	<p>The Air Pollution Control Ordinance (Cap.311) provides the statutory authority for the management of air quality. The prevailing Air Quality Objectives (AQOs) stipulate the statutory limits of 7 air pollutants in the ambient air and the maximum allowable number of exceedances over the specific periods. The AQOs are presented in <b>Table 2</b>.</p>																																

**Table 2: Air Quality Objectives**

Air Pollutant	Averaging Time	Concentration ( $\mu\text{g}/\text{m}^3$ ) <sup>(a)</sup>	No. of Exceedances Allowed
Sulphur dioxide (SO <sub>2</sub> )	10-minute	500	3
	24-hours	125	3
Respirable Suspended Particulates (PM <sub>10</sub> ) <sup>(b)</sup>	24-hours	100	9
	Annual	50	-
Fine Suspended Particulates (PM <sub>2.5</sub> ) <sup>(c)</sup>	24-hours	75	9
	Annual	35	-
Nitrogen Dioxide (NO <sub>2</sub> )	1-hour	200	18
	Annual	40	-
Ozone (O <sub>3</sub> )	8-hours	160	9
Carbon Monoxide (CO)	1-hour	30,000	-
	8-hours	10,000	-
Lead (Pb)	Annual	0.5	-
Notes: (a) Measured at 293K and 101.325kPa. (b) Suspended particles in air with a nominal aerodynamic diameter of 10 $\mu\text{m}$ or less. (c) Suspended particles in air with a nominal aerodynamic diameter of 2.5 $\mu\text{m}$ or less.			

The nearest Environmental Protection Department's (EPD) Air Quality Monitoring Station (AQMS) is located at Tseung Kwan O District. The latest 5-year concentrations (2016-2020) of NO<sub>2</sub>, PM<sub>10</sub>, PM<sub>2.5</sub> and SO<sub>2</sub> recorded at this AQMS are summarised in **Table 3**.

**Table 3: Air quality Monitoring Concentrations ( $\mu\text{g}/\text{m}^3$ ) at Tseung Kwan O (2016-2020)**

Pollutant	Averaging Period	2016	2017	2018	2019	2020	Prevailing AQOs
NO <sub>2</sub>	Annual	29	28	28	29	23	40
	1-hour (19 <sup>th</sup> )	127	165	135	155	136	200



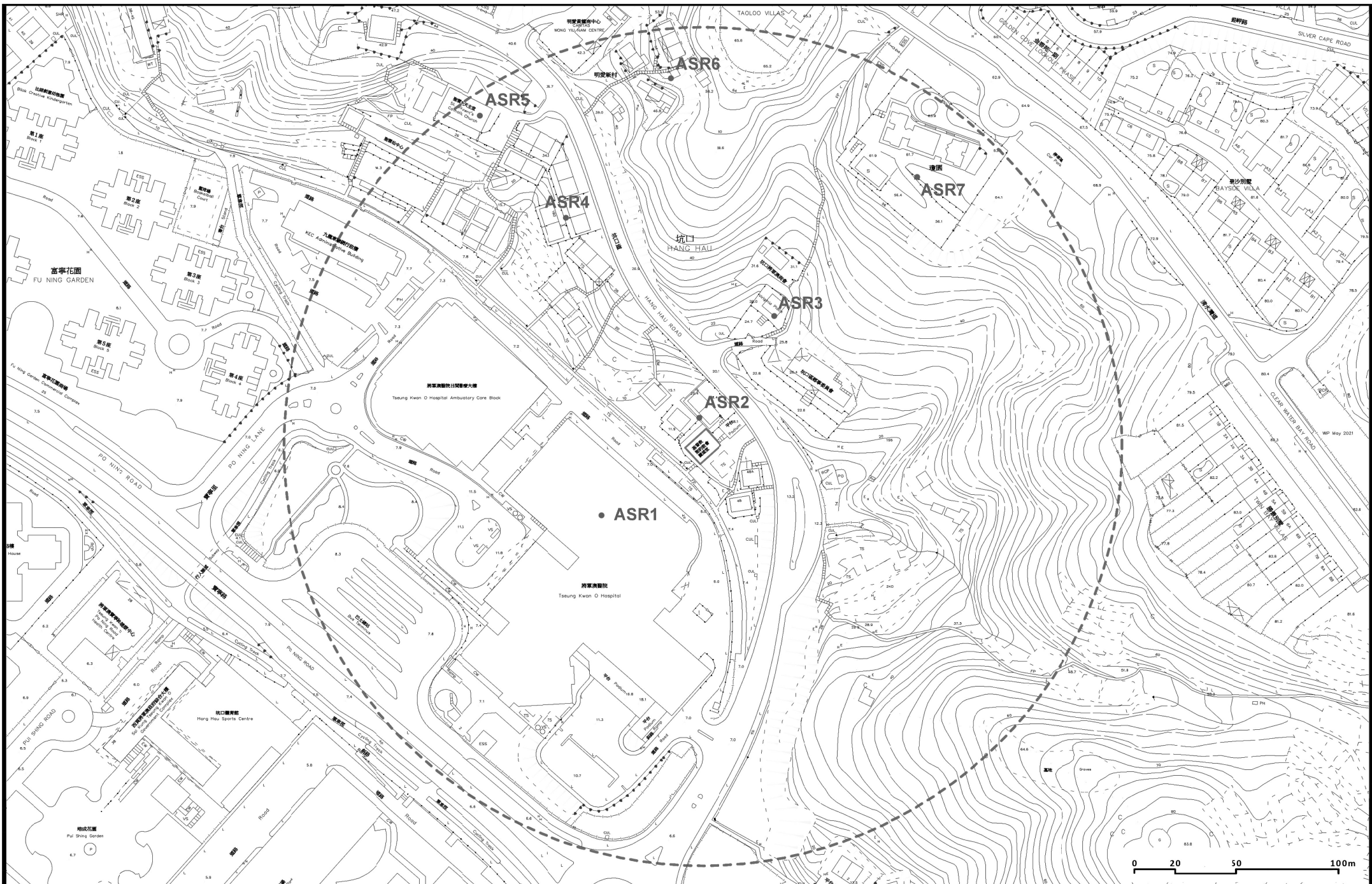



	<p>where excavation or earth moving activities are carried out; and (v) any unpaved main haul road.</p> <ul style="list-style-type: none"> <li>b) Provide hoarding of not less than 2.4 m high from ground level along the site boundary which is next to a road or other public area.</li> <li>c) Provide effective dust screens, sheeting or netting to enclose any scaffolding built around the perimeter of a building.</li> <li>d) Cover or shelter any stockpile of dusty materials.</li> <li>e) Dispose of any dusty materials collected by fabric filters or other pollution control system in totally enclosed containers.</li> <li>f) Properly treat any exposed earth, such as by compacting or hydro seeding, within 6 months after the last construction activity.</li> <li>g) Provide vehicle washing facilities at all site exits to wash away any dusty materials from vehicle body and wheels before they leave the site.</li> <li>h) Cover any dusty load on vehicles before they leave the site.</li> </ul> <p>In addition, requirements stipulated in the Air Pollution Control (Non-road Mobile Machinery)(Emission) Regulation and Air Pollution Control (Fuel Restriction) Regulations will also be fulfilled to minimize the exhaust emissions from construction plants and machineries.</p>
<p>4. S.1.3 –</p> <p>(a) The chimney height information of Tseung Kwan O Hospital should be confirmed by relevant parties, e.g. the Hospital, Buildings Department, etc. Please provide the confirmation and relevant correspondence for reference. The building height of the development should also be validated.</p>	<p>The request for the chimney height information of Tseung Kwan O Hospital has been sent to the Hospital and Buildings Department. The relevant correspondence will be provided to your office as soon as possible.</p> <p>The drone photo has been taken at the rooftop (at 19.78mPD) of the proposed development to estimate the vertical distance between the proposed development and chimney exist level. The result indicated that the 40m buffer separation is fulfilled.</p>

(b) Please clarify and confirm if the difference in the height between the chimney exit and the proposed development is more than 40m.	Please also note that the fixed window design with central air conditioning would be adopted and installed in the whole block of building. The fresh air intake point(s) can be located at G/F-2/F such that the 40m buffer separation can be well satisfied. An Authorised Persons will be appointed to select a proper location for fresh-air intake point(s) during design the subsequent detailed stage.
(c) Please note that a quantitative air quality assessment should be required to confirm the environmental acceptability if the buffer distance requirement for industrial chimney as stipulated in the HKPSG is not fulfilled.	Noted with thanks.

Departmental Comments	Response
<b><u>Email dated 18 Feb 2022 refers:</u></b> <b><u>DSD</u></b>	
<u>For comments regarding Further Information (1):</u> 1. Section 3.4 - Please review the quoted equation which is used for pipes with non-circular cross-sections.	The sewage discharge proposal of FI(1) is superseded by the sewage discharge proposal of FI(3).
2. Section 3.4 - According to the records of this department, the pipe material in this assessment shall be vitrified clay. Please review the roughness coefficients.	
3. Section 3.5 - Please elaborate on the pump arrangement and details, and indicate the proposed arrangements on plan. Please provide the proposed pump rate for hydraulic assessment of downstream pipes.	
4. Appendix 2, Table 2 - Please clarify on the units of parameters	

in the table (e.g. V, Q).																													
5. Appendix 2, Table 2 - Please clarify if the sewage flow from site enters FMH4035286, and review the column "catchments served".																													
<p><u>For comments regarding Further Information (3):</u></p> <p>1. Two discharge schemes were proposed in two FIs (to FMH4035286 and to HL 005-2), please clarify which proposal is chosen by the applicant.</p>	<p>Please ignore the sewage discharge proposal of FI(1). The sewage generated from the proposed development will be discharged to the manhole no. HL 005-2 as stated in FI(3).</p>																												
<p>2. Appendix 1 - Please advise the scheduled completion date of the subject development. Relevant project team should be consulted for the latest programme and details of the project (i.e. "Tseung Kwan O sewerage for villages"). Please also advise the interim measures if the programme of proposed upgrading works cannot match with the scheduled completion date of the subject development. The Consultant should review whether it is prudent for the subject development to rely on the proposed upgrading works by other project.</p>	<p>The proposed development is expected to be completed by the end of 2022. It is also noted that the said "PWP No. 4214DS - Tseung Kwan O sewerage for villages" (the project) will be completed in October 2023.</p> <div data-bbox="785 969 1292 1518" data-label="Table"> <table> <tr> <th colspan="2">PWP No. 4214DS Tseung Kwan O sewerage for villages</th></tr> <tr> <td>Project Scope:</td><td>The project scope includes the construction of about 6.4km long gravity sewers and a pumping station with 700m long twin rising mains in 10 unsewered areas / villages in Tseung Kwan O.</td></tr> <tr> <td>Major Improvements and Benefits:</td><td>Improve the environmental hygiene of the concerned villages and and the sanitary condition of these unsewered villages/area</td></tr> <tr> <td>Consultants:</td><td>Black &amp; Veatch Hong Kong Limited</td></tr> <tr> <td>Contractor:</td><td>Peako Engineering Co. Limited</td></tr> <tr> <td>Contract No.:</td><td>DC/2020/06</td></tr> <tr> <td>Project Commencement Date:</td><td>30 October 2020</td></tr> <tr> <td>Project Completion Date:</td><td>29 October 2023</td></tr> <tr> <td>Project estimate:</td><td>About \$228 million</td></tr> <tr> <td>Controlling Division:</td><td>Special Duty Division</td></tr> <tr> <td>Type:</td><td>Sewerage and sewage treatment</td></tr> <tr> <td>District:</td><td>Sai Kung</td></tr> <tr> <td>Status:</td><td>On-going</td></tr> <tr> <td>Other Information:</td><td><a href="#">Project Layout Plan</a></td></tr> </table> </div> <p>The applicant will keep in touch with the Black &amp; Veatch Hong Kong Limited and/or Peako Engineering Co.Limited for the latest programme and details of the project.</p> <p>The use of septic tank and soakaway system as interim measures for sewage treatment and disposal would be adopted before the planned public sewer is available.</p>	PWP No. 4214DS Tseung Kwan O sewerage for villages		Project Scope:	The project scope includes the construction of about 6.4km long gravity sewers and a pumping station with 700m long twin rising mains in 10 unsewered areas / villages in Tseung Kwan O.	Major Improvements and Benefits:	Improve the environmental hygiene of the concerned villages and and the sanitary condition of these unsewered villages/area	Consultants:	Black & Veatch Hong Kong Limited	Contractor:	Peako Engineering Co. Limited	Contract No.:	DC/2020/06	Project Commencement Date:	30 October 2020	Project Completion Date:	29 October 2023	Project estimate:	About \$228 million	Controlling Division:	Special Duty Division	Type:	Sewerage and sewage treatment	District:	Sai Kung	Status:	On-going	Other Information:	<a href="#">Project Layout Plan</a>
PWP No. 4214DS Tseung Kwan O sewerage for villages																													
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Major Improvements and Benefits:	Improve the environmental hygiene of the concerned villages and and the sanitary condition of these unsewered villages/area																												
Consultants:	Black & Veatch Hong Kong Limited																												
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Type:	Sewerage and sewage treatment																												
District:	Sai Kung																												
Status:	On-going																												
Other Information:	<a href="#">Project Layout Plan</a>																												



Title	Prepared By	Date	Scale	Location	Drawing No.
Location of the Representative Air Sensitive Receivers (ASRs)	 DeSPACE (International) Limited	February, 2022	See Above	Lot No. 146 in D.D.224, Haug Hau, Tseung Kwan O, New Territories	Figure 1



DeSPACE (International) Limited

Date: 23<sup>th</sup> February 2022

Page(s): 4

BY HAND + EMAIL ([tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

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

Dear Sir/Madam,

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

\*\*\*\*\*

**APPLICATION FOR PROPOSED "SCHOOL" USE IN "GREEN BELT" ZONE, AT LOT  
146 IN D.D.224, TSEUNG KWAN O, HANG HAU, NEW TERRITORIES  
Town Planning Application No. A/TKO/123 – Further Information (5)**

In order to address the comments from the Environmental Protection Department (EPD) and Drainage Services Department (DSD), attached please find a copy of the response-to-comment table.

Please be invited to note that the attached table serves as a technical clarification/response to comments of relevant Government departments without any material change of the scheme. The overall proposed development parameters remain unchanged. This FI(5) does not affect the substance of the application and please be invited to consider that this FI(5) should be exempted from the requirement of publication for public comments.

Should there be any queries, please do not hesitate to contact the undersigned at 2493 3626.

Yours faithfully,  
FOR AND ON BEHALF OF  
**DeSPACE (INTERNATIONAL) LIMITED**



Greg Lam

cc. Ms. Ho Wai Hung (STP/TKO), Email: [whho@pland.gov.hk](mailto:whho@pland.gov.hk)  
Ms. Chun Wan In, Sylvia (TP/TKO 2), Email: [swichun@pland.gov.hk](mailto:swichun@pland.gov.hk)  
Mr. CHAN Long Him, Ronan (Asst Env Protection Offr), Email: [longhimchan@epd.gov.hk](mailto:longhimchan@epd.gov.hk)  
Mr. WONG Kwun Wa (Engr/TKO), Email: [kwwong08@dsd.gov.hk](mailto:kwwong08@dsd.gov.hk)





**PROPOSED "SCHOOL" USE IN "GREEN BELT" ZONE, AT LOT 146 IN D.D.224, TSEUNG KWAN O, HANG HAU, NEW TERRITORIES [Town Planning Application No. A/TKO/123]**

Departmental Comments	Response
<p><b>Email dated 22 Feb 2022 refers: DSD</b></p> <p><u>For comments regarding Further Information (4):</u></p> <p><b>Interim Septic Tank</b></p> <p>1. It is noted that the proposed development is planned to be completed one year before relevant sewerage upgrading works. Thus, interim measures should be inevitable. In this connection, please provide more information on the proposed septic tank and soakaway system to demonstrate its effectiveness.</p> <p>2. Please note that the proposed use and design of proposed on-site septic tank and soakaway system should be subject to the views and agreement of EPD and any relevant statutory requirements.</p> <p>3. Please be reminded that upon connection to the public sewerage network and decommissioning of the proposed interim septic tank and soakaway system, the sewerage impact assessment may need to be reviewed and updated or a separate sewerage impact assessment may need to be conducted to assess the potential sewerage impact and/or identify necessary mitigation measures, if required.</p>	
	<p>The proposed school is planned to be completed one year before relevant sewerage upgrading works and for this interim period, it is proposed to rely on the existing septic tank and soak-away system.</p> <p>It is worth noting that there is an existing septic tank to the northwest of the Site, which was built to the immediate north-west of the Site in 1970s when the building was firstly erected.</p> <div data-bbox="638 952 1428 1243" data-label="Image"> </div> <p>According to the Lot Index Plan, the septic tank and soak-away system are marked as the Licence of S11911.</p> <div data-bbox="638 1355 1444 1904" data-label="Image"> </div> <p>As a matter of fact, the proposed secondary school will take up graduates of Grade 6 from its current primary school and will start only Grade 7 for the first year. It is anticipated that a total of not more than 20 students and staff will use the subject Site. Students and staffs would only be staying at</p>



school for about 8 hours only during the weekdays. There would be only 2 staff toilets and 1 male and female toilets. There would be no kitchen and no bath. The use of the water is limited. There is also no bathroom and no kitchen in the proposed school. It is reasonably justified that the existing traditional septic tank and soak-away system will be sufficient to cope with the sewerage requirement for the first year. The capacity of the existing septic tank is more than enough to handle with the anticipated foul water disposal.

An estimate of the existing septic tank capacity and the proposed school use is provided below.

	Typical 3-storey House Use	Proposed Use
Number of heads	12 residents	20 students and staff
Recommended design flow rate	370L/head/day	40L/head/day
Duration	1 day	1 day
Septic tank capacity	4,440L	800L

DSD is invited to accept that the reliance of the existing septic tank system is justified to be acceptable for the interim period.

Departmental Comments	Response
<p><b>Email dated 22 Feb 2022 refers: EPD</b></p> <p><u>For comments regarding Further Information (4):</u></p> <p>1. The sewage from the subject site is proposed to be discharged into the new sewerage system constructed under PWP No. 4214DS – Tseung Kwan O sewerage for villages. Since the subject site is expected to be completed before completion of the project 4214DS, the Consultant shall state in the report the proposed interim measures with details and confirm whether the discharge will comply with WPCO-TM standard and whether the proposed septic tank and soakaway system will follow the requirements of the Practice Note for Professional Person (ProPECC) PN 5/93.</p>	
	<p>Prior to operation of proposed school, Applicant will appoint an AP to undertake the inspection of the existing septic tank and soak-away system. Providing necessary maintenance to the system to ensure the performance is effective and capable of handling the sewerage generated during the interim.</p>





Departmental Comments	Response
<p><b><u>Supplementary information to email dated 17 Feb 2022 refers: EPD</u></b></p>	
<p>(a) The chimney height information of Tseung Kwan O Hospital should be confirmed by relevant parties, e.g. the Hospital, Buildings Department, etc. Please provide the confirmation and relevant correspondence for reference. The building height of the development should also be validated.</p>	<p>The request for the chimney height information on Tseung Kwan O Hospital has been acquired from Hospital Authority (HA). The difference in the height between the chimney exit and the proposed development is confirmed to be more than 40m. The Applicant undertakes to confirm the validity of this information. Given the current surge of COVID-19 cases, it is reasonably to spend time for the formal reply. To this end, if EPD considers fit, the Applicant is ready to accept an approval condition on this aspect. Once the formal written confirmation is obtained, the Applicant shall then submit to apply to discharge this approval condition.</p>
<p>(b) Please clarify and confirm if the difference in the height between the chimney exit and the proposed development is more than 40m.</p>	<p>As an alternative, the Applicant can assist EPD to call the HA to further this chimney site information.</p>



DeSPACE (International) Limited

Date: 28<sup>th</sup> February 2022

Page(s): 4

BY EMAIL ([tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

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

Dear Sir/Madam,

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

\*\*\*\*\*

**APPLICATION FOR PROPOSED "SCHOOL" USE IN "GREEN BELT" ZONE, AT LOT  
146 IN D.D.224, TSEUNG KWAN O, HANG HAU, NEW TERRITORIES  
Town Planning Application No. A/TKO/123 – Further Information (6)**

In order to address the comments from the Environmental Protection Department (EPD) and Drainage Services Department (DSD), attached please find a copy of the response-to-comment table.

Please be invited to note that the attached table serves as a technical clarification/response to comments of relevant Government departments without any material change of the scheme. The overall proposed development parameters remain unchanged. This FI(6) does not affect the substance of the application and please be invited to consider that this FI(6) should be exempted from the requirement of publication for public comments.

Should there be any queries, please do not hesitate to contact the undersigned at 2493 3626 or Greg Lam at 3590 6333.

Yours faithfully,  
FOR AND ON BEHALF OF  
DeSPACE (INTERNATIONAL) LIMITED

  
Rebecca Lau



cc. Ms. Ho Wai Hung (STP/TKO), Email: [whho@pland.gov.hk](mailto:whho@pland.gov.hk)  
Ms. Chun Wan In, Sylvia (TP/TKO 2), Email: [swichun@pland.gov.hk](mailto:swichun@pland.gov.hk)  
Mr. CHAN Long Him, Ronan (Asst Env Protection Offr), Email: [longhimchan@epd.gov.hk](mailto:longhimchan@epd.gov.hk)  
Mr. WONG Kwun Wa (Engr/TKO), Email: [kwwong08@dsd.gov.hk](mailto:kwwong08@dsd.gov.hk)



DeSPACE (International) Limited

**PROPOSED "SCHOOL" USE IN "GREEN BELT" ZONE, AT LOT 146 IN D.D.224, TSEUNG KWAN O, HANG HAU, NEW TERRITORIES [Town Planning Application No. A/TKO/123]**

Departmental Comments	Response
<b>Email dated 25 Feb 2022 refers: DSD</b>	
<p><u>For comments regarding Further Information (5):</u></p> <p>Please clarify if RtC Item 3 is noted.</p>	<p>It is noted that RtC Item 3 is noted with thanks. Upon connection to the public sewerage network and decommissioning of the proposed interim septic tank and soakaway system, the sewerage impact assessment may need to be reviewed and updated or a separate sewerage impact assessment may need to be conducted to assess the potential sewerage impact and/or identify necessary mitigation measures, if required.</p>
<p>In addition, you should consult Environmental Protection Department regarding the uff to be considered for school staff, which should be normally higher than that for students.</p>	<p>Noted with thanks. We have already addressed in the FI(3) and EPD has no further comments on this issue.</p>

Departmental Comments	Response
<b>Email dated 25 Feb 2022 refers: EPD</b>	
<p><u>For comments regarding Further Information (5):</u></p> <p>The applicant should further elaborate the undertaking and clarify whether the applicant will appoint an AP to undertake to <u>inspect and provide necessary maintenance and repair to the existing septic tank and soakaway system before and during the operation of the proposed development during the interim period.</u></p>	<p>Prior to operation of proposed school, Applicant will appoint an AP to inspect and provide necessary maintenance and repair to the existing septic tank and soak-away system before and during the operation of the proposed development to ensure that the performance is effective and capable of handling the sewerage generated during the interim period.</p>



For comments regarding Further Information (4):

New AQOs with tightened SO<sub>2</sub> and FSP requirement has come into effect on 1 Jan 2022. Please update the information.

Noted with thanks. Table 3 of Further Information(4) has been updated below.

**Updated Table 3: Air quality Monitoring Concentrations (µg/m<sup>3</sup>) at Tseung Kwan O (2016-2020)**

Pollutant	Averaging Period	2016	2017	2018	2019	2020	Prevailing AQOs
NO <sub>2</sub>	Annual	29	28	28	29	23	<b>40</b>
	1-hour (19 <sup>th</sup> Highest)	127	165	135	155	136	<b>200</b>
PM <sub>10</sub>	Annual	27	31	28	29	24	<b>50</b>
	24-hour (10 <sup>th</sup> Highest)	59	65	53	60	52	<b>100</b>
PM <sub>2.5</sub>	Annual	17	18	15	17	12	<b>35</b> <b>25</b>
	24-hour (10 <sup>th</sup> Highest)	41	43	32	38	29	<b>75</b> <b>50</b>
SO <sub>2</sub>	10-min (4 <sup>th</sup> Highest)	40	39	38	25	18	<b>500</b>
	24-hour (4 <sup>th</sup> Highest)	13	15	11	12	7	<b>125</b> <b>50</b>

Please note that according to Table 3.1 of HKPSG Chapter 9, if the difference in height between chimney exit and the site is >40m, the buffer distance requirement for chimney is >10m. Therefore, please confirm if the difference in the height between the chimney exit of Tseung Kwan O Hospital and the proposed development is more than 40m. Please clarify if the following sentence should be revised as follows: -

The drone photo has been taken at the rooftop (at 19.78mPD) of the proposed development to estimate the vertical distance between the proposed development and chimney exit level. The result indicated that the height difference is more than 40m.

We have consulted TKO Hospital regarding the chimney height of TKO Hospital. On 28 February 2022, TKO Hospital confirmed that the height of the chimney of Hospital Main Block of TKO Hospital is around 80mPD.

The roof level of the existing building within the subject Site is 19.78mPD. In this case, the difference in height between the chimney exit level of the TKO Hospital and the roof level of the existing building is more than 40m (i.e. 80mPD – 19.78mPD = 60.22m).

As the difference in height is more than 40m, the HKPSG's horizontal buffer distance requirement is more than 10m. As the horizontal buffer distance between the lot boundary of the subject Site and the chimney of TKO Hospital is around 39m, the horizontal buffer distance requirement for chimney as stipulated in the HKPSG, i.e. more than 10m, is satisfied with.



<p>We would like to remind the applicant that it should be the responsibility of the applicant and their consultant to ensure the validity of the chimney data by their own site surveys. Should the information of industrial chimneys be subsequently found to be incorrect, the assessment results as presented in the planning application would be invalidated.</p>	<p>Noted.</p>
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TPB PG-NO. 10

**TOWN PLANNING BOARD GUIDELINES FOR APPLICATION FOR  
DEVELOPMENT WITHIN GREEN BELT ZONE  
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

(Important Note :

The guidelines are intended for general reference only. The decision to approve or reject an application rests entirely with the Town Planning Board and will be based on individual merits and other specific considerations of each case.

Any enquiry on this pamphlet should be directed to the Planning Information and Technical Administration Unit of the Planning Department, 17th Floor, North Point Government Offices, 333 Java Road, Hong Kong - Tel. No. 2231 5000.

These guidelines are liable to revision without prior notice. The Town Planning Board will only make reference to the guidelines current at the date on which it considers an application.)

**1. Introduction**

- 1.1 The planning intention of the “Green Belt” (“GB”) zone is primarily to promote the conservation of the natural environment and to safeguard it from encroachment by urban-type developments.
- 1.2 The “GB” zone covers mainly slopes and hillsides, most of which is naturally vegetated. Some “GB” areas are also designated as Country Parks. Most of the land within the “GB” zone is Government land, although there are also small pockets of private land, generally near built-up areas.
- 1.3 The main purposes of the “GB” zone include the following :
  - a. to conserve existing landscape features, areas of scenic value and areas of recognised "fung shui" importance;
  - b. to define the outer limits of urbanized districts and to serve as a buffer between and within urban areas; and
  - c. to provide additional outlets for passive recreational uses.
- 1.4 To preserve the character and nature of the “GB” zone, the only uses which will always be permitted by the Town Planning Board (the Board) are compatible uses which are essential and for public purpose such as waterworks, water catchment areas, nature reserves, agriculture, forestry and certain passive recreational uses. Other uses, including government/institution/community (G/IC), residential development and public utility installations will require planning permission from the Board and each proposal will be assessed on its individual merits. Applications for development will

be considered by the Board according to the criteria set out below.

## **2. Main Planning Criteria**

- a. There is a general presumption against development (other than redevelopment) in a "GB" zone. In general the Board will only be prepared to approve applications for development in the context of requests to rezone to an appropriate use.
- b. An application for new development in a "GB" zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas. With the exception of New Territories Exempted Houses, a plot ratio up to 0.4 for residential development may be permitted.
- c. Applications for New Territories Exempted Houses with satisfactory sewage disposal facilities and access arrangements may be approved if the application sites are in close proximity to existing villages and in keeping with the surrounding uses, and where the development is to meet the demand from indigenous villagers.
- d. Redevelopment of existing residential development will generally be permitted up to the intensity of the existing development.
- e. Applications for G/IC uses and public utility installations must demonstrate that the proposed development is essential and that no alternative sites are available. The plot ratio of the development site may exceed 0.4 so as to minimize the land to be allocated for G/IC uses.
- f. Passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration.
- g. The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment.
- h. The vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided.
- i. The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect

drainage or aggravate flooding in the area.

- j. The proposed development must comply with the development controls and restrictions of areas designated as water gathering grounds.
- k. The proposed development should not overstrain the overall provision of G/IC facilities in the general area.
- l. The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.
- m. Any proposed development on a slope or hillside should not adversely affect slope stability.

**TOWN PLANNING BOARD  
JULY 1991**



**Previous S.16 Applications**

**Approved Application**

<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/ Development(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>	<b><u>Approval Condition(s)</u></b>
A/TKO/78	Proposed School	29.9.2006	(1)

**Approval Condition:**

- (1) provision of fire service installations to the satisfaction of the Director of Fire Services or of the TPB.

**Rejected Application**

<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/ Development(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>	<b><u>Rejection Reason(s)</u></b>
A/TKO/96	Proposed Social Welfare Facility (Residential Care Home for the Elderly)	4.4.2014	(1) and (2)

**Rejection Reason:**

- (1) no direct vehicular access and no barrier-free access, and no parking or loading/unloading spaces and fails to demonstrate satisfactory traffic and transport arrangements could be provided.
- (2) subject to traffic noise and fails to demonstrate the proposed development can meet the traffic noise standard under the Hong Kong Planning Standards and Guidelines.

**Detailed Comments from Government Departments**

**Environment**

Comments of the Director of Environmental Protection (DEP):

- (a) according to the information provided, it is understood that the applicant proposes to discharge the sewage from the proposed development directly to the planned public sewerage system under construction under PWP Item No. 4214DS “Tseung Kwan O Sewerage for villagers”. Before the planned public sewerage system becomes available, the existing septic tank and soakaway (STS) system at the subject site will be used as interim measure for sewage treatment and disposal during the interim period. The applicant should appoint an Authorized Person to inspect, and provide necessary maintenance and repair to the existing STS system before and during the operation of the proposed development during the interim period; and
- (b) it is noted that sufficient buffer distances of more than 5m from nearby roads and more than 10m from the identified chimneys would be provided in compliance with the requirements of Hong Kong Planning Standards and Guidelines (HKPSG). A maximum allowable sound power level for the fixed noise sources at the subject site should also be specified in the specification during detailed design stage to ensure compliance with the fixed noise criterion under HKPSG.

**Building Matters**

Comments of the Chief Building Surveyor/New Territories West, New Buildings Division 1, Buildings Department (CBS/NTW, NBD1, BD):

- (a) unless the proposed site abuts on a specified street complying with the requirements under Regulation 18A(3) of Building (Planning) Regulations (B(P)R) and not less than 4.5m wide, the development intensity of the site where applicable, should be determined by the Building Authority under Regulation 19(3) of B(P)R;
- (b) the means of obtaining access to the proposed building from a street including the land status of the existing access road, where applicable, should be clarified to demonstrate compliance of Regulation 5 of B(P)R;

- (c) emergency vehicular access, where applicable, should be provided to the proposed building in compliance with the Regulation 41D of B(P)R;
- (d) all unauthorized building works/structures, if any, should be removed according to the provisions of the Buildings Ordinance (BO);
- (e) Authorized Person must be appointed to coordinate all non-exempted building works on leased land, which are subject to compliance with the BO;
- (f) the granting of the planning approval should not be construed as an acceptance of the unauthorized structures on site under the BO. Enforcement action may be taken to effect the removal of all unauthorized works in the future;
- (g) access and facilities for person with a disability should be provided in compliance with the Regulation 72 of B(P)R, in particular, every floor of a building shall be accessible by at least one passenger lift;
- (h) adequate provisions of Means of Escape in compliance with Regulation 41 of B(P)R should be provided. In particular, the enclosing wall of the required staircase shall be continued at ground storey as to separate from the remainder of the building;
- (i) the imposed load of the existing building would not be adversely affected. The applicant should ensure that every floor of the existing building should have an imposed load not less than that required under the Building (Construction) Regulations;
- (j) the building is also required to comply with the building safety and other relevant requirements as may be imposed by the relevant licensing authority; and
- (k) detailed comments will be given during plans submission stage.

### **Fire Safety**

Comments of the Director of Fire Services (D of FS):

- (a) detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans or referral from relevant licensing authority

for the proposed school; and

- (b) the emergency vehicular access provision in the site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the B(P)R 41D which is administered by the Buildings Department.

### **Water Supply**

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C,WSD):

- (a) for provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5-1

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates  
A/TKO/123

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本會贊成該項發展申請，可為區內學童提供不同的教育選擇。  
但當提示發展建設時，必須留意不可對鄰近居民造成滋擾，以及  
開始運作時也要盡量減少對交通造成影響。

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

簽署 Signature Cull 日期 Date 26-7-2021



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5-2

**To : Secretary, Town Planning Board**

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

By Fax : 2877 0245 or 2522 8426

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

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

A/TKO/123

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



本人對在題述位置營運學校持中立態度，並沒有任何原因贊成或反對有關申請，但認為有關部門應要求申請人釐清學童的交通接送安排及安全問題。

擬議學校位置所在的坑口道是一條 1 比 10 斜度、每邊單綫行車的相對繁忙車道。最近的可供車輛停泊位置 (P1)，是在學校大門 (A 點) 對面馬路往南大概 50 米的一個公眾停車場，但該處並沒有行人過路處。最近的行人過路處 (X1) 是在該停車場往南 150 米外的一個行人輔助綫。學童在行人輔助綫過馬路後，要往北步行 200 米才能到達學校大門 (A 點) 或後門 (B 點)。因此，假如學童在上述停車場 (P1) 下車，最短的安全步行距離是 P1 -> X1 -> X2 -> A/B 約 350 米。

假如學童在圖示 P2 處下車，步行往行人過路處 (X1) 的距離為 85 米，P2 -> X1 -> X2 -> A/B 點的總距離約為 285 米。

除上述 P1 及 P2 停車處外，擬議學校位置附近並沒有任何地方供接送學童的車輛停泊。

本人非常擔心學童及家長因為上述的 285 米或 350 米步行距離，無論是捨遠取近選擇在繁忙及有車輛高速下斜的位置過馬路，或強行在學校門口 (A 點) 位置停車上落學童，都會對自身及經過車輛做成重大危險。

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

簽署 Signature Andrew Y C Chan 日期 Date 05-08-2021



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

參考編號

Reference Number:

210806-192217-87664

提交限期

Deadline for submission:

06/08/2021

5-3

提交日期及時間

Date and time of submission:

06/08/2021 19:22:17

有關的規劃申請編號

The application no. to which the comment relates:

A/TKO/123

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LEE YIN HO RY  
AN

意見詳情

Details of the Comment :

擬議學校本人認為有關部門應要求申請人釐清學童的交通接送安排及安全問題。

擬議學校位置所在的坑口道是一條 1 比 10 斜度、每邊單綫行車的相對繁忙車道。最近的可供車輛停泊位置，是在位於坑口道擬議學校入口對面馬路往南大概 50 米的一個公眾停車場，但該處並沒有行人過路處。最近的行人過路處是在該停車場往南 150 米外的一個行人輔助綫。學童在行人輔助綫過馬路後，要往北步行 200 米才能到達擬議學校大門或坑口村與將軍澳醫院的小口路。因此，假如學童在上述停車場下車，最短的安全步行距離是約 350 米。所以，擬議學校位置附近並沒有任何地方供接送學童的車輛停泊。



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

參考編號

Reference Number:

210806-101851-21278

提交限期

Deadline for submission:

06/08/2021

5-4

提交日期及時間

Date and time of submission:

06/08/2021 10:18:51

有關的規劃申請編號

The application no. to which the comment relates:

A/TKO/123

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Chan, KY

意見詳情

Details of the Comment :

本人對A/TKO/123的申請有意見。申請人擬訂改建為學校，但是改建為那類型的學校？因為若然改建為幼稚園或小學或兒童興趣班的教學中心，由於該地點為斜路，而且汽車流量亦多，以及單線雙程，如果學校有提供校巴接送服務就會阻塞整段道路，即使校泊停於對面線的路口或避車處亦造成兒童橫過馬路的風險。如為兒童興趣班的教學中心，相信亦有很多家長違例在該處上落客，阻塞交通。

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

220215-092301-83909

**Reference Number:****提交限期**

15/02/2022

5-5

**Deadline for submission:****提交日期及時間**

15/02/2022 09:23:01

**Date and time of submission:****有關的規劃申請編號**

A/TKO/123

**The application no. to which the comment relates:****「提意見人」姓名/名稱**

小姐 Miss Mak Tsui King

**Name of person making this comment:****意見詳情****Details of the Comment :**

本人非常支持該地址改建為中學，因為位置偏僻及此為中學，所以附近居民不會因為學生們返放學帶來不便。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

220215-094011-86350

**提交限期****Deadline for submission:**

15/02/2022

5-6

**提交日期及時間****Date and time of submission:**

15/02/2022 09:40:11

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

A/TKO/123

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

小姐 Miss Kanus cheng

**意見詳情****Details of the Comment :**

我完全贊成喺果到開中學，因為我覺得 A/B 點嘅位置完全無問題，只係行果少少2-3百米路去到學校，又唔左到人，真係唔明點解 d 人仲要反對！再講，果 d 中學生黎嫁啦，仲邊有咁多家長管接送 / 坐校車鴉！

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

220215-094745-35823

**提交限期****Deadline for submission:**

15/02/2022

5-7

**提交日期及時間****Date and time of submission:**

15/02/2022 09:47:45

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

A/TKO/123

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

先生 Mr. Leung Yin Pan

**意見詳情****Details of the Comment :****支持。對提供多元教育，及對該區社區會有正面影響。**

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

220215-081503-30422

**Reference Number:****提交限期**

15/02/2022

5-8

**Deadline for submission:****提交日期及時間**

15/02/2022 08:15:03

**Date and time of submission:****有關的規劃申請編號**

A/TKO/123

**The application no. to which the comment relates:****「提意見人」姓名/名稱**

女士 Ms. Ky Law

**Name of person making this comment:****意見詳情****Details of the Comment :**

I totally agree and happy to have a children based education system as a choice in hk. Waldorf s ystem is a very experienced education concept to let children experience knowledge and skills in their appropriate age. Children have an easy and effective process on learning appropriate knowl edge in an appropriate age . Hong kong need an option, a good option.

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

220215-091426-41141

**提交限期****Deadline for submission:**

15/02/2022

5-9

**提交日期及時間****Date and time of submission:**

15/02/2022 09:14:26

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

A/TKO/123

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

先生 Mr. Wong Hoi Tak

**意見詳情****Details of the Comment :**

I am strongly agree to have a school in that location, so as to give one more choice to the parent s.

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

220214-225544-11592

**Reference Number:****提交限期**

15/02/2022

5-10

**Deadline for submission:****提交日期及時間**

14/02/2022 22:55:44

**Date and time of submission:****有關的規劃申請編號**

A/TKO/123

**The application no. to which the comment relates:****「提意見人」姓名/名稱**

先生 Mr. Leung

**Name of person making this comment:****意見詳情****Details of the Comment :****本人贊成該項發展項目，可提供不同的教育選擇，有助建立多元的新市鎮**



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

220214-221254-34590

**Reference Number:****提交限期**

15/02/2022 5-11

**Deadline for submission:****提交日期及時間**

14/02/2022 22:12:54

**Date and time of submission:****有關的規劃申請編號**

A/TKO/123

**The application no. to which the comment relates:****「提意見人」姓名/名稱**

女士 Ms. CF Ng

**Name of person making this comment:****意見詳情****Details of the Comment :**

第三代發展的新城市，將軍澳預算人口47萬，現已超過42萬。隨著她不斷發展，區內房屋、學校、社區、康樂設施及交通網絡亦漸趨完善。區內大都是以小家庭及年輕夫婦為主，在未來社區設施的發展商方向，必須更配合他們的需要。在教育一環，區內雖然有不少直資，資助學校，但香港作為國際都市，我歡迎有更多不同類型教育機構提供多元學習，供適齡學童選擇。我支持批出學校用途的發展用地。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

220214-204351-61805

**提交限期****Deadline for submission:**

15/02/2022

5-12

**提交日期及時間****Date and time of submission:**

14/02/2022 20:43:51

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

A/TKO/123

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

先生 Mr. Chin

**意見詳情****Details of the Comment :**

我係居住係將軍澳既居民，我很大程度上贊同興建這類型的華德福中學。香港實在需要這類型學習模式的中學，兼容唔同種類嘅學習，並得到國際認同及認可。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

220214-204459-71956

**提交限期****Deadline for submission:**

15/02/2022

5-13

**提交日期及時間****Date and time of submission:**

14/02/2022 20:44:59

**有關的規劃申請編號****The application no. to which the comment relates:** A/TKO/123**「提意見人」姓名/名稱****Name of person making this comment:**

先生 Mr. 譚恩舜

**意見詳情****Details of the Comment :**

我係將軍澳居民，非常贊同興建這類型的華德福中學。  
香港實在需要這類型學習的中學，兼容唔同種類嘅學習，並得到國際認同及認可。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

220214-204427-08609

**提交限期****Deadline for submission:**

15/02/2022

5-14

**提交日期及時間****Date and time of submission:**

14/02/2022 20:44:27

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

A/TKO/123

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

先生 Mr. Jason Wong

**意見詳情****Details of the Comment :**

我係將軍澳區附近居民，非常贊同興建這類型的華德福中學。香港實在需要這類型學習的中學，兼容唔同種類嘅學習，並得到國際認同及認可。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

220214-203837-65997

**提交限期****Deadline for submission:**

15/02/2022

5-15

**提交日期及時間****Date and time of submission:**

14/02/2022 20:38:37

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

A/TKO/123

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

先生 Mr. NG Siu Kin

**意見詳情****Details of the Comment :**

我係香港居民，非常贊同興建這類型的華德福中學。  
香港實在需要這類型學習的中學，兼容唔同種類嘅學習，  
並得到國際認同及認可。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

220214-204100-44276

**提交限期****Deadline for submission:**

15/02/2022

5-16

**提交日期及時間****Date and time of submission:**

14/02/2022 20:41:00

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

A/TKO/123

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

先生 Mr. 陳重印

**意見詳情****Details of the Comment :**

我係香港居民，十分認同興建這類型的華德福中學。香港學生實在需要這類型學習的中學，兼容唔同種類嘅學習，並得到國際認同及認可。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

220214-203630-50198

**提交限期****Deadline for submission:**

15/02/2022

5-17

**提交日期及時間****Date and time of submission:**

14/02/2022 20:36:30

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

A/TKO/123

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

女士 Ms. Yau Ka Lee Cherry

**意見詳情****Details of the Comment :**

本人贊成該項發展申請，為該區提供不同種類教育。  
可配合將軍澳新城鎮發展。



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

220213-152335-63621

**Reference Number:****提交限期**

15/02/2022

5-18

**Deadline for submission:****提交日期及時間**

13/02/2022 15:23:35

**Date and time of submission:****有關的規劃申請編號**

A/TKO/123

**The application no. to which the comment relates:****「提意見人」姓名/名稱**

先生 Mr. Christophe Lefevre

**Name of person making this comment:****意見詳情****Details of the Comment :**

I'm fully support this application, to bring multiple choices of educations to the residents. I had heard some concerns of transportation secure. For Kindergarten and primary, it surely should be considered, as they are toddlers, but secondary school is not necessarily arrange this service.

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

220213-150220-82241

**Reference Number:****提交限期**

15/02/2022

5-1P

**Deadline for submission:****提交日期及時間**

13/02/2022 15:02:20

**Date and time of submission:****有關的規劃申請編號**

A/TKO/123

**The application no. to which the comment relates:****「提意見人」姓名/名稱**

女士 Ms. Linda WONG

**Name of person making this comment:****意見詳情****Details of the Comment :**

關於A/TKO/123申請，非常感謝Chan K Y先生為兒童安全所提出的上落車意見！但Chan先生可能有所誤解，此申請為中學申請，非幼稚園小學等低齡兒童，於中學生而言，行300米距離係簡單易事。同時，作為比較小眾的學校，目前小學部平均每班10人上落，中學部的人數可能更小，即便日後人數稍增學校安排校巴，亦都不會出現Chan先生所擔心的事情，學校定會安排教員專登引導學生安全上落校巴。在過往小學部多年的運行中，學生們一路安全健康的成長，未來的中學部亦將在這個經驗之上更成熟更良好的發展。最後，再次感謝Chan K Y先生為佐兒童及道路安全著想提出意見，希望我的解釋能解開誤解同疑慮。如有其他問題，歡迎隨時與我聯絡。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

220213-004237-86038

**提交限期****Deadline for submission:**

15/02/2022

20

**提交日期及時間****Date and time of submission:**

13/02/2022 00:42:37

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

A/TKO/123

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

女士 Ms. Chan Shuk Wan

**意見詳情****Details of the Comment :****本人贊成該項發展申請，能為區內提供多元化教育選擇。**

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

220213-004422-63839

**Reference Number:****提交限期**

15/02/2022

21

**Deadline for submission:****提交日期及時間**

13/02/2022 00:44:22

**Date and time of submission:****有關的規劃申請編號**

A/TKO/123

**The application no. to which the comment relates:****「提意見人」姓名/名稱**

先生 Mr. LAM YUN TONG

**Name of person making this comment:****意見詳情****Details of the Comment :**

本人贊成該項發展申請，為本區居民提供多一個優質教育的選擇。本人有留意到有居民關注有關項目有關學童接送安排的安全問題，本人建議若學校將會營運中學或以上教育，可考慮不設接送服務，若學校提供小學或幼稚園教育，需仔細安排有關接送安排，以減低對有關地段的影響和注意安全。

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

參考編號

**Reference Number:**

220215-114520-66088

提交限期

**Deadline for submission:**

15/02/2022

22

提交日期及時間

**Date and time of submission:**

15/02/2022 11:45:20

有關的規劃申請編號

**The application no. to which the comment relates:**

A/TKO/123

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Cheng Wai Lun Alan

意見詳情

**Details of the Comment :**

我認為在該處建一所學校是合適的，首先社會是要對下一代負責，教育下一代更應該得到社會無私無限量支持的。

選擇該區將會對該區的居民影響很少，而且會是方便到學校安排學生返放學，因為學校和學生只需要使用現有已用於附近將軍澳醫院的交通及設施便可，極其量只需在該區道路做一點改善工程，所以相對其他地方更能運用社會現有的資源，不用再增加其他設施，做成社會成本增加或做成任何負擔。

在此我的看法是支持這個建校計劃，計劃能教育下一代為社會貢獻，對比社會需要付出的會是更多，更有利區域發展。

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

參考編號

**Reference Number:**

220215-120409-30661

提交限期

**Deadline for submission:**

15/02/2022

提交日期及時間

**Date and time of submission:**

15/02/2022 12:04:09

23

有關的規劃申請編號

**The application no. to which the comment relates:**

A/TKO/123

「提意見人」姓名/名稱

**Name of person making this comment:**

夫人 Mrs. Wong Kin Ting

意見詳情

**Details of the Comment :**

我很贊成這項發展申請，可讓這區提供多類學習環境需要及選擇。  
希望通過有關申請，我作為家長很期待及希望政府支持多元學習教育。

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

參考編號

**Reference Number:**

220215-121033-25523

提交限期

**Deadline for submission:**

15/02/2022

24

提交日期及時間

**Date and time of submission:**

15/02/2022 12:10:33

有關的規劃申請編號

**The application no. to which the comment relates:**

A/TKO/123

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Man kai chiu

意見詳情

**Details of the Comment :**

I am perfectly happy of the establishment of the new school and looking forward to it. The traffic flow that may increase should not have adverse effects to the neighborhood.



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

參考編號

**Reference Number:**

220215-125950-13797

提交限期

**Deadline for submission:**

15/02/2022

25

提交日期及時間

**Date and time of submission:**

15/02/2022 12:59:50

有關的規劃申請編號

**The application no. to which the comment relates:**

A/TKO/123

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Jeffrey Ng

意見詳情

**Details of the Comment :**

本人贊成該項發展申請。該計劃可為區內的學生提供與別不同的教育機會。相信不會影響當地交通情況。

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

參考編號

**Reference Number:**

220215-130207-90101

提交限期

**Deadline for submission:**

15/02/2022

26

提交日期及時間

**Date and time of submission:**

15/02/2022 13:02:07

有關的規劃申請編號

**The application no. to which the comment relates:**

A/TKO/123

「提意見人」姓名/名稱

**Name of person making this comment:**

夫人 Mrs. Chikako Miyagawa

意見詳情

**Details of the Comment :**

I support the development proposal. The program will provide students in the district with educational opportunities that are very unique. Besides, I believe it will not affect local traffic.

**Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Sai Kung, Lands Department that no noisy, nuisance or offensive trade or business shall be conducted in the premises;
- (b) to note the comments of the Secretary for Education that the school should always comply with the Education Ordinance, Education Regulations and such other requirements as specified from time to time by the Government/Education Bureau;
- (c) to note the comments of the Director of Environmental Protection that:
  - (i) an Authorized Person should be appointed to inspect, and provide necessary maintenance and repair to the existing septic tank and soakaway system before and during the operation of the proposed development before the planned public sewerage system becomes available; and
  - (ii) a maximum allowable sound power level for the fixed noise sources at the subject site should be specified in the specification during detailed design stage to ensure compliance with the fixed noise criterion under Hong Kong Planning Standards and Guidelines.
- (d) to note the comments of the Chief Building Surveyor/New Territories West, New Buildings Division 1, Buildings Department that:
  - (i) unless the proposed site abuts on a specified street complying with the requirements under Regulation 18A(3) of Building (Planning) Regulations (B(P)R) and not less than 4.5m wide, the development intensity of the site where applicable, should be determined by the Building Authority under Regulation 19(3) of B(P)R;
  - (ii) the means of obtaining access to the proposed building from a street including the land status of the existing access road, where applicable, should be clarified to demonstrate compliance of Regulation 5 of B(P)R;
  - (iii) emergency vehicular access, where applicable, should be provided to the proposed building in compliance with the Regulation 41D of B(P)R;
  - (iv) all unauthorized building works/structures, if any, should be removed according to the provisions of the Buildings Ordinance (BO);
  - (v) Authorized Person must be appointed to coordinate all non-exempted building works on leased land, which are subject to compliance with the BO;
  - (vi) the granting of the planning approval should not be construed as an acceptance of the unauthorized structures on site under the BO. Enforcement action may be taken to effect the removal of all unauthorized works in the future;
  - (vii) access and facilities for person with a disability should be provided in compliance with Regulation 72 of B(P)R, in particular, every floor of a building shall be accessible by at least one passenger lift;

- (viii)adequate provisions of Means of Escape in compliance with Regulation 41 of B(P)R should be provided. In particular, the enclosing wall of the required staircase shall be continued at ground storey as to separate from the remainder of the building;
  - (ix) the imposed load of the existing building would not be adversely affected. The applicant should ensure that every floor of the existing building should have an imposed load not less than that required under the Building (Construction) Regulations;
  - (x) the building is also required to comply with the building safety and other relevant requirements as may be imposed by the relevant licensing authority; and
  - (xi) detailed comments will be given at plans submission stage.
- (e) to note the comments of the Director of Fire Services that:
- (i) detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans or referral from relevant licensing authority for the proposed school; and
  - (ii) the emergency vehicular access provision in the site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under B(P)R 41D which is administered by the Buildings Department.
- (f) to note the comments of the Chief Engineer/Construction, Water Supplies Department that for provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to Water Supplies Department's standards.