此文件在 2022年 11月 7 日收到，城市規劃委員會只會在收到所有必要的資料及文件後，方正式確認收到申請的日期。

This document is received on - 7 NOV 2022. The Town Planning Board will formally acknowledge the date of receipt of the application only upon receipt of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)第16條遞交的許可申請

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

(i) Construction of "New Territories Exempted House(s)";
興建「新界豁免管制屋宇」;

(ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas; and
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及

(iii) Renewal of permission for temporary use or development in rural areas
位於鄉郊地區的臨時用途或發展的許可續期

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2202709 20/10 by hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-HTF/1145
	Date Received 收到日期	-7 NOV 2022

1. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有)，送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。

2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at http://www.info.gov.hk/tpb/. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張，然後填寫此表格。該份文件可從委員會的網頁下載 (網址：http://www.info.gov.hk/tpb/)，亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 – 電話：2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線：2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。

3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全，委員會可拒絕處理有關申請。

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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)

Winning Vast 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)

PlanPlus Consultancy 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 182 S.B in D.D. 128, Ha Tsuen, Yuen Long, 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	☑Site area 地盤面積 2,550 sq.m 平方米☑About 約 ☑Gross floor area 總樓面面積 508* sq.m 平方米☑About 約 *Remarks: *non-domestic GFA/ Plot Ratio for ancillary uses (including Security and guard room, E&M and Potable water pump room) is disregarded in GFA/ Plot Ratio calculation according to the OZP subject to approval of the building authority*
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有）	NA sq.m 平方米 ☐About 約

(d)	Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12
(e)	Land use zone(s) involved 涉及的土地用途地帶	Residential (Group D)
(f)	Current use(s) 現時用途	Temporary Structures (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

☐ is one of the "current land owners"#& (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」#& (請夾附業權證明文件)。

☐ is not a "current land owner"#.
並不是「現行土地擁有人」#。

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

5. Statement on Owner's Consent/Notification
就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

☐ published notices in local newspapers on _____ (DD/MM/YYYY)&
於_____(日/月/年)在指定報章就申請刊登一次通知&

☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)&
於_____(日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&

☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)&
於_____(日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

☐ others (please specify)
其他（請指明）

_____

_____

_____

_____

Note: May insert more than one「✔」.
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.
註: 可在多於一個方格內加上「✔」號
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one「✓」.
註 1： 可在多於一個方格內加上「✓」號
Note 2: For Development involving columbarium use, please complete the table in the Appendix.
註 2： 如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類用途

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 ..... sq.m 平方米 ☐About 約		
	Non-domestic part 非住用部分..... sq.m 平方米 ☐About 約		
	Total 總計 ..... sq.m 平方米 ☐About 約		

(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

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

(a) Operation involved 涉及工程	☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填塘深度 ..... m 米 ☐About 約 ☐ Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填土厚度 ..... m 米 ☐About 約 ☑ Excavation of land 挖土 Area of excavation 挖土面積 2,550 sq.m 平方米 ☑About 約 Depth of excavation 挖土深度 2 m 米 ☑About 約 (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))
(b) Intended use/development 有意進行的用途／發展	For site formation works for the Proposed House Development

(a) Nature and scale 性質及規模	☐ Public utility installation 公用事業設施裝置 ☐ 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	Proposed House Development and Excavation of Land (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	508* ..... sq.m 平方米	☑About 約
Proposed plot ratio 擬議地積比率	Not more than 0.2*	☐About 約
Proposed site coverage 擬議上蓋面積	23.1% ..... %	☑About 約
Proposed no. of blocks 擬議座數	3	
Proposed no. of storeys of each block 每座建築物的擬議層數	1 ..... storeys 層	
	☐ include 包括 NA storeys of basements 層地庫	
	☐ exclude 不包括 NA 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)	☐About 約
	Not more than 6m (residential block) Not more than 3m (ancillary block) m 米	☐About 約

*Remarks: *non-domestic GFA/ Plot Ratio for ancillary uses (including Security and guard room, E&M and Potable water pump room) is disregarded in GFA/ Plot Ratio calculation according to the OZP subject to approval of the building authority*

Part 6 (Cont'd) 第 6 部分 (續)

☑ Domestic part 住用部分

GFA 總樓面面積 ..... 508 sq. m 平方米 ☑About 約

number of Units 單位數目 1

average unit size 單位平均面積 ..... 508 sq. m 平方米 ☑About 約

estimated number of residents 估計住客數目 ..... About 9

☑ Non-domestic part 非住用部分 — GFA 總樓面面積

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

☐ hotel 酒店 ..... sq. m 平方米 ☐About 約

(please specify the number of rooms 請註明房間數目) .....

☐ office 辦公室 ..... sq. m 平方米 ☐About 約

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

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

.....

.....

.....

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

About 95 sq.m (Ancillary use including Security and guard room, E&M and Potable water pump room), excluded from GFA/ Plot Ratio calculation) according to OZP

☑ 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 About 1,960 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]
Residential Block	1	Residential use
Ancillary Blocks	1	Security and guard room, E&M and Potable water pump room

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

Private open space, Landscaped Area, Vehicular Access

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)

October 2024

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

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	☑ 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)) Kai Pak Ling Road and Fung Kong Tsuen Road via a local track ☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。（請在圖則顯示，並註明車路的闊度）
	No 否	☐
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是	☑ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位: 2 Motorcycle Parking Spaces 電單車車位: NA Light Goods Vehicle Parking Spaces 輕型貨車泊車位: NA Medium Goods Vehicle Parking Spaces 中型貨車泊車位: NA Heavy Goods Vehicle Parking Spaces 重型貨車泊車位: NA Others (Please Specify) 其他 (請列明): NA
	No 否	☐
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是	☐ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)
	No 否	☑

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

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.
如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	☐ Please provide details 請提供詳情 ....
	No 否	☑
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。)	Yes 是	☐ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填塘深度 ..... m 米 ☐About 約 ☐ Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填土厚度 ..... m 米 ☐About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 ☐About 約 Depth of excavation 挖土深度 .....m 米 ☐About 約
	No 否	☐

Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境	Yes 會 ☐	No 不會 ☑
	On traffic 對交通	Yes 會 ☐	No 不會 ☑
	On water supply 對供水	Yes 會 ☐	No 不會 ☑
	On drainage 對排水	Yes 會 ☐	No 不會 ☑
	On slopes 對斜坡	Yes 會 ☐	No 不會 ☑
	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☑
	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☑
	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☑
	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☑
	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☑
	_____ _____		
	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可) Please refer to the Planning Statement.		

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 Planning Statement.

11. Declaration 聲明

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

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

Signature 簽署 ..... ☐ Applicant 申請人 / ☑ Authorised Agent 獲授權代理人

KENNITH CHAN
Name in Block Letters 姓名（請以正楷填寫）

MANAGING DIRECTOR
Position (if applicable) 職位 （如適用）

Professional Qualification(s) 專業資格
☑ Member 會員 / ☐ Fellow of 資深會員
☑ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會/ ☐ HKIUD 香港城市設計學會
☐ RPP 註冊專業規劃師
Others 其他 .....

on behalf of 代表 PlanPlus Consultancy Limited

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

Date 日期 19/10/2022 (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.
委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.
任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
   (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
   處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
   (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
   方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

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

Ash interment capacity 骨灰安放容量@

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 _____

_____

@ 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.
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot 182 S.B in D.D. 128, Ha Tsuen, Yuen Long, New Territories
Site area 地盤面積	2,550 sq. m 平方米 ☑ About 約 (includes Government land of 包括政府土地 sq. m 平方米 ☐ About 約)
Plan 圖則	Approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12
Zoning 地帶	Residential (Group D)
Applied use/ development 申請用途/發展	Proposed House Development and Excavation of Land

			sq.m 平方米	Plot Ratio 地積比率
(i)	Gross floor area and/or plot ratio 總樓面面積及／或地積比率	Domestic 住用	508* ☑ About 約 ☐ Not more than 不多於	0.2* ☐About 約 ☑Not more than 不多於
		Non-domestic 非住用	95 (Excluded from Plot Ratio calculation) ☑ About 約 ☐ Not more than 不多於	☐About 約 ☐Not more than 不多於
(ii)	No. of block 幢數	Domestic 住用	1	
		Non-domestic 非住用	2	
		Composite 綜合用途		

*Remarks: *non-domestic GFA/ Plot Ratio for ancillary uses (including Security and guard room, E&M and Potable water pump room) is disregarded in GFA/ Plot Ratio calculation according to the OZP subject to approval of the building authority*

(iii)	Building height/No. of storeys 建築物高度／層數	Domestic 住用	6	m 米 ☑ (Not more than 不多於)
				mPD 米(主水平基準上) ☐ (Not more than 不多於)
			1	Storeys(s) 層 ☐ (Not more than 不多於) *(☐Include 包括/☐ Exclude 不包括* ☐ *Carport 停車間* ☐ *Basement 地庫* ☐ *Refuge Floor 防火層* ☐ *Podium 平台)*
		Non-domestic 非住用	3	m 米 ☑ (Not more than 不多於)
				mPD 米(主水平基準上) ☐ (Not more than 不多於)
			1	Storeys(s) 層 ☐ (Not more than 不多於) *(☐Include 包括/☐ Exclude 不包括* ☐ *Carport 停車間* ☐ *Basement 地庫* ☐ *Refuge Floor 防火層* ☐ *Podium 平台)*
		Composite 綜合用途		m 米 ☐ (Not more than 不多於)
				mPD 米(主水平基準上) ☐ (Not more than 不多於)
				Storeys(s) 層 ☐ (Not more than 不多於) *(☐Include 包括/☐ Exclude 不包括* ☐ *Carport 停車間* ☐ *Basement 地庫* ☐ *Refuge Floor 防火層* ☐ *Podium 平台)*
(iv)	Site coverage 上蓋面積		23.1	% ☑ About 約
(v)	No. of units 單位數目		1	
(vi)	Open space 休憩用地	Private 私人	About 1,960	sq.m 平方米 ☐ Not less than 不少於
		Public 公眾		sq.m 平方米 ☐ 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) _____ _____	2 2
	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
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☑
Block plan(s) 樓宇位置圖	☐	☑
Floor plan(s) 樓宇平面圖	☐	☑
Sectional plan(s) 截視圖	☐	☑
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☑
Land excavation plan, Topographic Survey Plan, Location Plan, Site Accessibility Plan, Lot Index Plan, Extract of Approved S/YL-HTF/12 OZP		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☑
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☑
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☑
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☑
Sewerage impact assessment 排污影響評估	☐	☑
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☐
_____		
_____		

Note: May insert more than one「✔」. 註：可在多於一個方格內加上「✔」號

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

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

Section 16 Application for Proposed House Development and Excavation of Land in "Residential (Group D)" Zone at Lot 182 S.B in D.D. 128, Ha Tsuen, Yuen Long, New Territories

Planning Statement

Prepared by
Planning Consultant : PlanPlus Consultancy Limited

In Association with
Project Manager : KCI Management Consultancy Limited
Architect : ADO Limited
Traffic Consultant : LLA Consultancy Limited
Environmental Consultant : Urban Green Consultants Limited

September 2023
Reference : PPC-PLG-10082
Report : Version 3.0

EXECUTIVE SUMMARY

(In case of discrepancy between English and Chinese versions, the English version shall prevail)

This Application is submitted to the Town Planning Board ("**TPB / the Board**") under Section 16 of the Town Planning Ordinance for a Proposed House Development and Excavation of Land ("**the Proposed Development/ Proposed Scheme**") at Lot 182 S.B in D.D. 128, Ha Tsuen, Yuen Long, New Territories ("**the Application Site**").

The Application Site falls within an area zoned "Residential (Group D)" ("**R(D)**") on the Approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12 ("**the OZP**"). As stipuated in the OZP, 'House (not elswhere specified)' is a Column 2 use and is subject to a maximum plot ratio ("**PR**") of 0.2 and a maximum building height ("**BH**") of 2 storeys (6m). Any filling of pond or excavation of land, shall not be undertaken without the permission from the Board. This Application is therefore submitted for the Board's consideration.

The Application Site is subject to an approved planning application for Proposed Temporary Recyclable Collection Centre for Metal for a Period of 3 Years (Application No. A/YL-HTF/1138). The Application was approved on 26.8.2022 by the Board.The Proposed Development comprises a 1-storey residential block and 2 ancillary blocks with a PR not more than 0.2 and domestic Gross Floor Area ("**GFA**") about 508m^2.

The Proposed Development is justified on the following grounds:

- Wholly In Line with the Planning Intentions of R(D) Zone;
- Opportunity to Phase Out Non-Conforming Uses in R(D) Zone;
- Not Incompatible with The Surrounding Rural Setting;
- Direct Response to the Government's Housing Policy; and
- No Additional Adverse Traffic, Sewerage, Drainage, and Environmental Impacts Anticipated.

On this basis of the above justifications, we sincerely wish that the Board can give favourable consideration to this Application.

內容摘要

(如內文與其英文版本有差異，則以英文版本為準)

本規劃申請根據《城市規劃條例》第 16 條，就新界元朗厦村丈量約份第 128 約地段第 182 號 B 分段(「**申請地點**」)的用地，向城市規劃委員會（「**城規會**」）申請屋宇發展用途及挖土工程（「**擬議發展**」）。

根據厦村邊緣分區計劃大綱核准圖編號 S/YL-HTF/12 （「**核准圖**」），申請地點被劃為「住宅(丁類)」地帶。根據核准圖有關「住宅(丁類)」地帶的註釋，「屋宇(未另有列明者)」屬註釋中的第二欄用途，最高地積比率為 0.2 倍，最高建築物高度為兩層(6 米)。任何填塘或挖土工程如未取得城規會給予的許可前不得進行。申請人遂向城規會遞交是次規劃申請。

申請地點現時為城規會許可的臨時五金回收中心(為期 3 年)(申請編號 A/YL-HTF/1138)，有關申請在 2022 年 8 月 26 日獲批。擬議發展涉及一幢一層高的住宅及兩幢一層高的附屬建築物，地積比率不多於 0.2 倍（住用部分總樓面面積約 508 平方米）。

擬議發展有充分的理由支持，當中包括以下規劃理據:

- 擬議發展的用途與完成符合「住宅(丁類)」地帶的規劃意向；
- 逐步替代「住宅(丁類)」地帶內的不符合規劃的用途；
- 建築密度貼合現時附近低密度發展環境；
- 擬議發展用途積極響應政府的房屋政策；及
- 不會對周邊地區的交通、排水、排污及環境造成負面影響。

基於以上考量因素，申請人希望城規會批准是次規劃申請。

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1 INTRODUCTION

1.1 The Application

1.1.1 Pursuant to section 16 of the Town Planning Ordinance (Cap. 131), this Planning Statement is submitted to the Town Planning Board ("**TPB / the Board**") in support of this planning application for Proposed House Development and Excavation of Land (hereinafter referred to as "**the Proposed Development**") at Lot 182 S.B in D.D. 128, Ha Tsuen, Yuen Long, New Territories ("**the Application Site / the Site**").

1.1.2 The Application Site is zoned "Residential (Group D)" ("**R(D)**") on the Approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12 ("**the OZP**"). According to the Notes of the OZP, the planning intention of "R(D)" zone is "*intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board*."

1.1.3 'House (not elsewhere specified)' is a Column 2 use which may be permitted with or without conditions on application to the Board. The Application Site is subject to a maximum plot ratio ("**PR**") of 0.2 and a maximum building height ("**BH**") of 2 storeys (6m).

1.1.4 According to the Notes of the OZP, "*any filling of pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken without the permission from the Board*". The Proposed Development will involve excavation of land mainly for site foundation and formation, as well as other necessary utility works in construction phase.

1.1.5 In view of the above, this application is submitted for the consideration of the Board.

1.2 Structure of the Planning Statement

1.2.1 **Chapter 1** is the introduction outlining the purpose of this application and provide background information. **Chapter 2** gives background details of the Application Site in terms of the current land-use characteristics and the surrounding developments. **Chapter 3** provides an overview on the planning context of the Application Site. **Chapter 4** discusses the development proposal in respect of the technical perspectives and the design features. Justifications for approval to the application are provided in **Chapter 5** and a summary of this submission is provided in **Chapter 6**.

2 THE APPLICATION SITE AND SURROUNDINGS

2.1 Current Condition and Surrounding Context of the Application Site

2.1.1 The Application Site, covering a total site area of about 2,550 m^2 according to the Topographic Survey conducted by registered land surveyor (**Annex 4** refers), is located at the southern fringe of Lau Fau Shan, to the Northwest of Fung Kong Tsuen and to the west of Sha Kong Tsuen. It is accessible via an existing local track leading from Fung Kong Tsuen Road. **Figure 2.1** show the location of the Site and its surroundings.

2.1.2 The Application Site is subject to an approved planning application applied for Proposed Temporary Recyclable Collection Centre for Metal for a Period of 3 Years with a valid planning permission granted by the Board on 26.8.2022 (Application No. A/YL-HTF/1138). Under the application, some temporary structures of 1-2 storeys (4-6.5m) are placed on-site for the permitted temporary use.

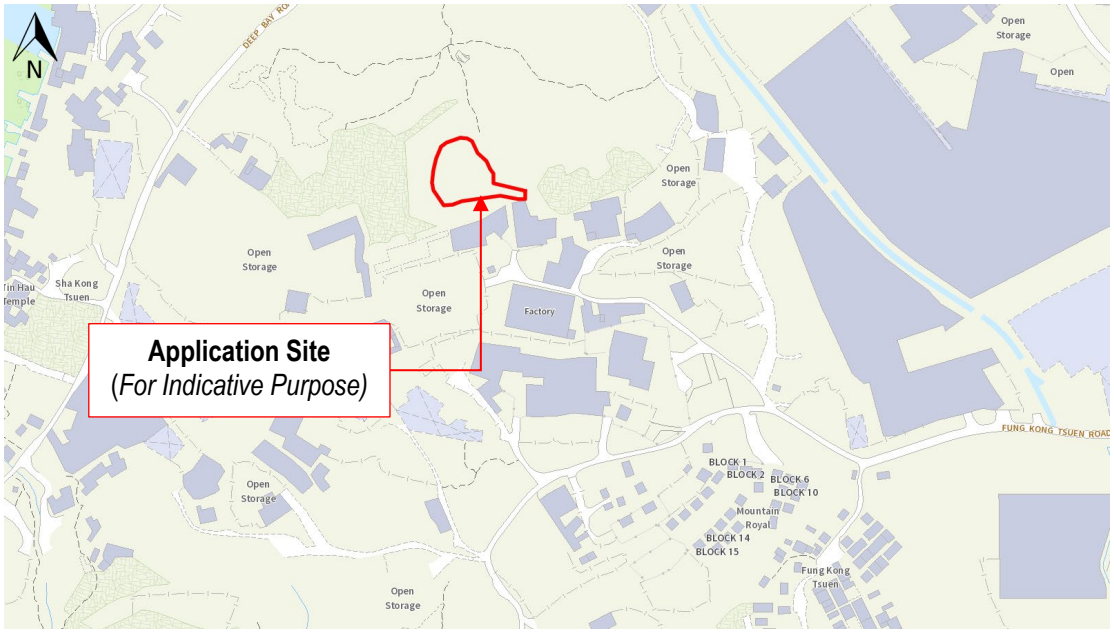


Figure 2.1: Location Plan
(Source: GeoInfo Map)

2.2 Surrounding Land-use Characteristics

2.2.1 The Site is situated in a rural setting within Ha Tsuen, Yuen Long. Some fallow land, temporary structures for warehouse/storage uses and low-rise structures can be found along the access road to/from the Application Site as shown on the site photos (**Annex 1** refers).

2.2.2 Open storage yards for recycling materials, warehouse and construction materials can be found to the east, south and west of the Site. A recyclable collection centre is located to the south of the Site. Vacant land, shrubland and recyclables collection centre are found to the north of the Site.

2.3 Site Accessibility

2.3.1 The Application Site is accessible via a local track to Fung Kong Tsuen Road and Kai Pak Ling Road which branch off from Ping Ha Road connecting to/from the inner Yuen Long and Tuen Mun as shown on **Figure 2.2**.

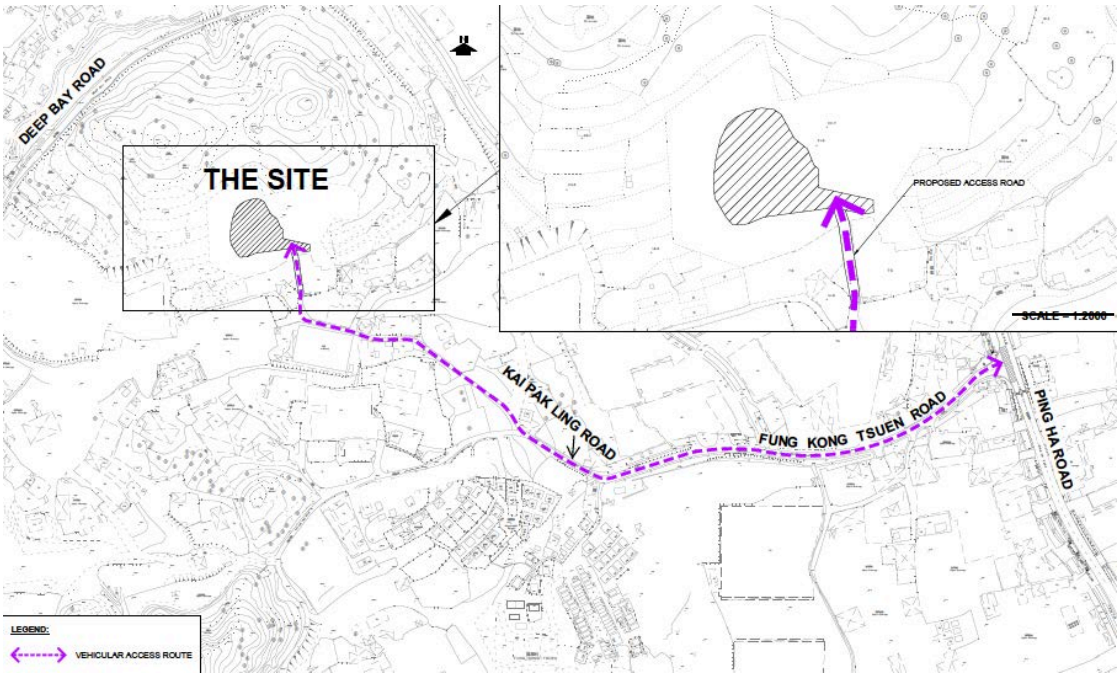


Figure 2.2: Site Accessibility from Fung Kong Tsuen Road
(Source: map created by LLA)

2.3.2 In terms of public transport, the Application Site is served by Light Rail Feeder Bus K65 at Ping Ha Road, operating between Yuen Long Railway Station and Lau Fau Shan. There are also multiple minibus routes, i.e. 33, 34, 35 and 618, serving Yuen Long, Tin Shui Wai and Lau Fau Shan. **Figure 2.3** illustrates the closest public transport services in the vicinity.

Figure 2.3: Site Accessibility by Public Transport
(Source: GeoInfo Map)

2.4 Site of Archaeological Interest – Hang Hau Tsuen (AL40)

2.4.1 The Application Site falls within the Hang Hau Tsuen Site of Archaeological Interest ("**SAI**"). A relevant Archaeological Field Survey Report [1] ("**AFSR**") was conducted in 2016 under an Environmental Impact Assessment for the construction and operation of Hung Shui Kiu New Development Area.

2.4.2 According to the AFSR, the Application Site had been surveyed under AL40, the conducted archaeological works did not identify any sign of archaeological remains within the boundary of AL40. Results of the archaeological works concluded that no archaeological potential in this surveyed section of the Hang Hau Tsuen SAI.

[1] Hong Kong Institute of Archaeology, June 2016. "Contract No. YL/2013/02 Hung Shui Kiu New Development Area – P&E Study – Investigation Archaeological Field Survey Report", Available at https://www.epd.gov.hk/eia/register/report/eiareport/eia_2482016/EIA/Appendices/12%20-%20Cultural%20Heritage/App%2012.2/App%2012.2.pdf

2.5 Land Status

2.5.1 The whole Application Site falls within private lot 182 S.B in D.D. 128, Ha Tsuen, Yuen Long, as shown on **Figure 2.4**. The Site is solely owned by the Applicant.

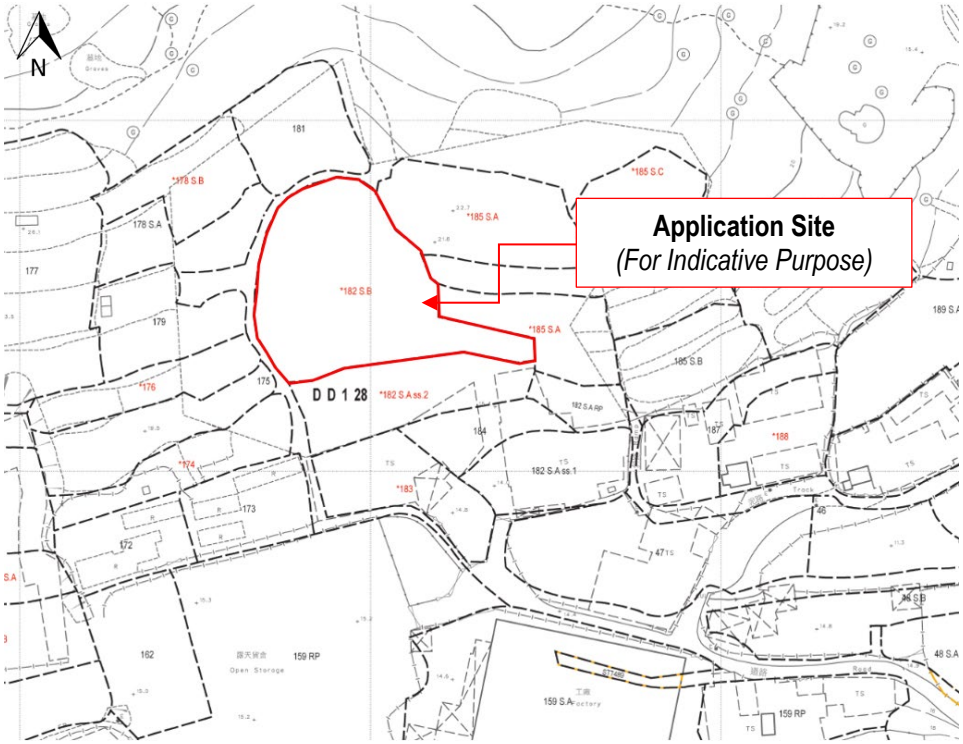


Figure 2.4: Lot Index Plan
(Source: Lands Department)

3 PLANNING CONTEXT

3.1 Statutory Context

3.1.1 The Application Site is zoned "Residential (Group D)" ("**R(D)**") zone on the Approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12 ("**the OZP**"). According to the Notes of the OZP, the planning intention of "R(D)" zone is "*intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board.*"

3.1.2 In addition, according to the Notes of the OZP, "*any filling of pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the Ha Tsuen Interim Development Permission Area Plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance*".

3.1.3 'House (not elsewhere specified)' is a Column 2 use which may be permitted with or without conditions on application to the Board. The Application Site is subject to a maximum PR of 0.2 and a maximum BH of 2 storeys (6m).

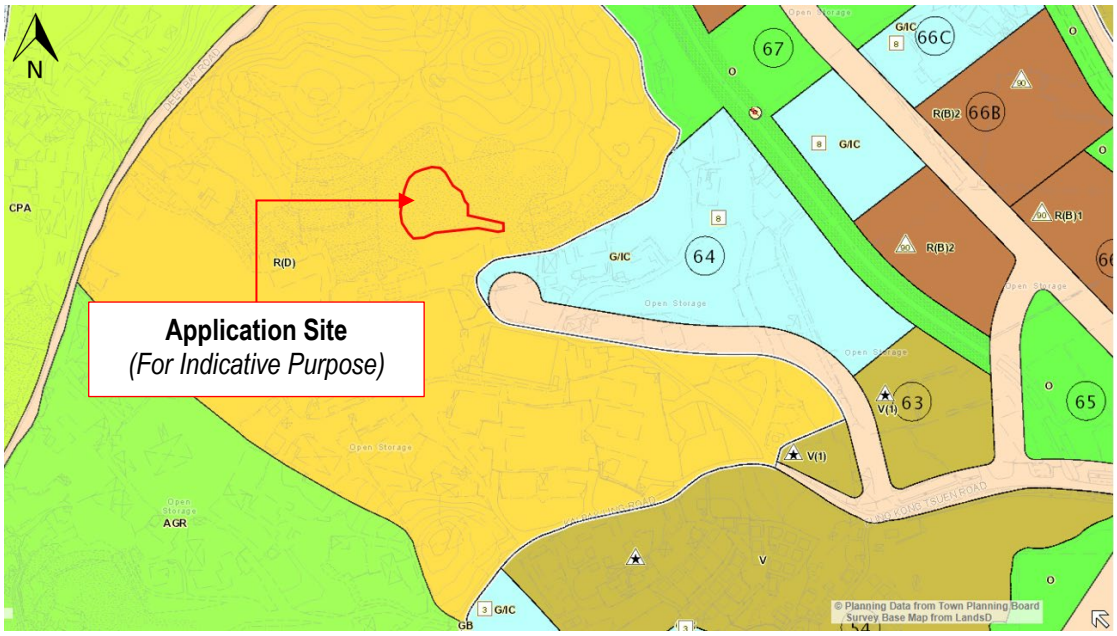


Figure 3.1: Extract of Approved S/YL-HTF/12 OZP
(Source: Statutory Planning Portal)

3.2 Similar and Previous Approved Planning Applications

3.2.1 The Application Site formed part of 4 previously approved planning applications for a proposed temporary recyclable collection centre, and 1 similar planning application for residential development in the same "R(D)" zone, details tabulated in **Table 3.1**.

Table 3.1: Previous Approved Planning Applications covering the Application Site

No.	Application No.	Applied Use	Location	Decision by Town Planning Board
1.	A/YL-HTF/1101	Proposed Temporary Recyclable Collection Centre for Metal and Garment for a Period of 3 Years	Lots 182 S.A ss.2 (Part) and 182 S.B (Part) in D.D.128, Ha Tsuen, Yuen Long, N.T.	**Approved** by the Board with conditions on 17.1.2020
2.	A/YL-HTF/1109	Proposed Temporary Recyclable Collection Centre for Metal for a Period of 3 Years	Lots 182 S.A ss. 2 (Part) and 182 S.B (Part) in D.D. 128, Ha Tsuen, Yuen Long, New Territories	**Approved** by the Board with conditions (18.12.2020)
3.	A/YL-HTF/1138	Proposed Temporary Recyclable Collection Centre for Metal for a Period of 3 Years	Lots 182 S.A ss.2 (Part) and 182 S.B (Part) in D.D.128, Ha Tsuen, Yuen Long, New Territories	**Approved** by the Board with conditions (26.8.2022)

4 THE DEVELOPMENT PROPOSAL

4.1 Proposed Development Scheme

4.1.1 The Application Site covers a site area of about 2,550m^2. The Proposed Development comprises of a 1-storey building. The domestic gross floor area ("**GFA**") is about 508m^2; The proposed PR of 0.2 and BH of 1 storeys (about 5.4m) comply with the PR and BH restrictions stipulated under the prevailing OZP for "R(D)" zone. The major development parameters of the Proposed Development are provided in **Table 4.1**.

Table 4.1: Major Development Parameters

Site Area	About 2,550 m^2
Site Coverage	About 23.1%
Plot Ratio*	Not more than 0.2
Building Height	Not more than 6 m
No. of Blocks	**3** 1 residential block 2 ancillary blocks
No. of Storeys	1 (no basement floor)
Total Gross Floor Area* *Domestic Gross Floor Area* *Non-domestic Gross Floor Area**	**About 603 m^2** *About 508 m^2* *About 95 m^2*
Flat Size	About 508 m^2
Private Open Space	About 1,960 m^2
No. of Private Car Parking Spaces	2 nos. (2.5 x 5.0 m)

**Non-domestic GFA/ Plot Ratio for ancillary uses (including Security and guard room, E&M and Potable water pump room) to be disregarded in GFA/ Plot Ratio calculation according to the OZP subject to approval of the building authority*

4.2 Proposed Excavation of Land

4.2.1 The Site is currently sloping from North to South at +20.36mPD to +17.81mPD according to the Topographic Survey Plan (**Annex 4** refers). The proposed excavation of land serves for site formation works for the proposed house and a swimming pool designed due to the uneven leveling of the Application Site. The proposed excavation of land aims to unify the ground level together with site foundation works. The excavated materials would be backfilled into the Site.

4.2.2 The proposed excavation of land includes an area of about 2,550m^2; the depth of excavation is about 2m; the volume for excavation is about 5,099.0m^3.

4.2.3 The proposed excavation is of a minimal scale and will not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse impact on the surrounding environment.

4.3 Technical Considerations

Traffic Considerations

4.3.1 Since the Proposed Development involves only one residential unit, the traffic generation/attraction rates resulting from the Proposed Development shall be deemed negligible demonstrated on the Traffic Review Report (**Annex 5** refers). The provision of private car parking space and motorcycle parking space within the Site meeting the parking standard stipulated on the Hong Kong Planning Standards and Guidelines ("**HKPSG**"). Under HKPSG Chapter 8 – Internal Transport Facilities, "*Up*

to 1 car parking space for each standard NTEH (65m²), with 10-15% of provision for overnight goods vehicles.". The provision of 2 car parking space meets the standard and is thus considered appropriate.

4.3.2 As the existing local track will remain to be the vehicular access to/from the Application Site. The Applicant had obtained consent of the owners of Lots 182 S.A ss1, 182 S.A ss2 and 184 in D.D. 128 for using the existing local track, which falls within three private lots as vehicular access.

Drainage Considerations

4.3.3 A Drainage Impact Assessment ("**DIA**") has been conducted to assess the potential drainage impacts caused by the proposed development and to recommend mitigation measures to alleviate the potential impacts (**Annex 5** refers). Despite the Site is not served by any form of public drainage facility under Drainage Services Department ("**DSD**"), the surface runoff from the Site is possible to be discharged to the existing U-channel located on the south-east of the Site.

4.3.4 The DIA has demonstrated that the U-channel is able to catch all runoff from the Site and identified catchments. Furthermore, drainage analysis of the DIA has demonstrated that the Proposed Development would not cause adverse drainage impacts nor increase flooding susceptibility to the surrounding area.

Sewerage Considerations

4.3.5 A Sewerage Impact Assessment ("**SIA**") has been conducted to assess the potential sewerage impact arising from the proposed development and recommend mitigation measures to alleviate the potential impacts (**Annex 7** refers). As the Site is not served by any public sewer, installation of a Septic Tank System ("**STS**") is proposed for sewage treatment to ensure a proper discharge of sewage for the best protection to the public and the environment.

4.3.6 The installation of STS will be properly sited, designed, constructed and operated and maintained in accordance with the "Guidance Notes on Discharges from Village Houses" and "Drainage Plans subject to Comment by the Environmental Protection Department (ProPECC PN 5/93)" published by the EPD. The SIA has demonstrated that the sewerage impact arising from the Proposal is acceptable and would not bring adverse impact to the environment.

4.4 Environmental Considerations

4.4.1 An Environmental Assessment ("**EA**") has been conducted to predict and assess the potential air quality, noise and water quality impacts generated upon the Development with waste management mitigation measures proposed.

Air Quality

4.4.2 An Air Quality Impact Assessment ("**AQIA**") was carried out to assess the potential air quality impact arising from the proposed development during construction and operation phase with the assessment area 300m from the Application Site (**Annex 8** refers). The assessment is based on the prevailing Hong Kong Air Quality Objectives ("**AQOs**") by the stipulated by the Environmental Protection Department ("**EPD**").

4.4.3 Potential air quality impact is mainly from the fugitive dust and smoke emission during the construction stage. As the Proposed Development is proposed for residential use, no air pollutants emission is expected during operation phase.

4.4.4 Proper mitigation measures including compliance of requirements listed in the Schedule of the *Air Pollution Control (Construction Dust)* Regulation, *Air Pollution Control (Smoke)* Regulation and *Air Pollution Control (Non-road Mobile Machinery)* ("**NRMMs**") *(Emission)* Regulation of Air pollution

Control Ordinance ("**APCO**") for construction dust, dark smoke emission and NRMMs respectively. Besides, there are no chimneys identified within 300m from the site boundary.

Noise

4.4.5 A Noise Impact Assessment ("**NIA**") was carried out to assess the potential noise impact arising from the proposed development during construction and operation phase from the Application Site (**Annex 8** refers).

4.4.6 During the construction phase, it is anticipated that general construction works with the use of powered mechanical equipment ("**PME**") shall be the primary noise source from the Site. Noise mitigation measures are proposed with reference to the Practice Notes for Professional Persons (ProPECC 2/93) Noise from Construction Activities. During the operation phase, potential fixed plant noise is mainly from building service equipment and mechanical ventilation provisions for the plant room which will be fully enclosed by building structure. Furthermore, as demonstrated on the report, no road traffic noise impact is anticipated.

Water Quality

4.4.7 The EA addresses the potential sources of water quality impacts associated with the construction and operation phases of the Proposed Development with reference to the Water Pollution Control Ordinance ("**WPCO**") and its Technical Memorandum. A water sensitive receiver ("**WSR**") located within the Proposed Development site area 300m was identified.

4.4.8 During construction phase, the drainage and sewage generated from construction activities will be managed with water pollution control measures. The effluent discharge shall be in compliance with the discharge license requirements and the Technical Memorandum under WPCO. During operation phase, the proposed STS shall collect all the sewage. With a properly designed sewerage and drainage system, no insurmountable water quality impacts would be generated from operation of the Proposed Development.

Waste Management

4.4.9 The EA identifies the types of wastes that are likely to be generated during the construction and operation phases and evaluates the associated waste management implicants from the identified waste types. Waste Disposal Ordinance and relevant waste management regulations and guidelines are referenced in proposing the identified or abandoned substances.

4.4.10 During the construction phase, the Construction and Demolition ("**C&D**") materials, chemical waste and general refuse generated during the course of the works shall be sorted and disposed according to the Land (Miscellaneous Provisions) Ordinance and Waste Disposal (Chemical Waste) (General) Regulations. A Waste Management Plan ("**WMP**") shall be prepared by the Contractor and submitted to Architect/ Engineer for approval before the commencement of construction works upon the approval of this submitted planning application.

4.4.11 During the operation phase, general refuse generated from residents of the Proposed Development will be collected at the refuse collection point within the Site for further collection. The management practice will comply with statutory requirements and in line with Government's position on waste minimization, practice of avoiding and minimizing waste generation and waste recycling as far as possible. It is anticipated that the amount of general refuse to be generated from the operation

phase is small and the potential environmental impacts are expected to be minimal and not adverse to the vicinity.

4.5 Open Space and Landscape Aspects

4.5.1 The Proposed Development will provide about 1,960m^2 open-air space on ground and roof level, including the Lawn, the Garden Area and the Swimming Pool for leisure and recreational activities. No Old and Valuable Tree and protected tree species are anticipated but two trees are found within the Site as shown in the Survey Plan (**Annex 4** refers). The proposed house and excavation works do not anticipate any tree loss and tree felling at the Site. The Applicant would ensure the current conditions of the trees and conduct further study of the retaining and transplanting feasibility within the Site. Upon completion of the proposed house, greenery and landscaping will be provide with the consideration of heavy standard trees if appropriate, to enhance the existing landscape. A detailed landscaping proposal will be provided in the later stages of the detailed design upon approval of this Application.

5 PLANNING JUSTIFICATIONS

5.1 Wholly In Line with the Planning Intentions of R(D) Zone

5.1.1 As stipulated in the Notes of the OZP, the Application Site falls within an area designated "R(D)" Zone of which the planning intention is "*primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board*".

5.1.2 The Proposed Development conforms with the development restrictions of the subject "R(D)" under the prevailing OZP, i.e. maximum PR of 0.2 and maximum BH of 2 storeys (6m). The Proposed Development is therefore in line with the intensity and built form of existing structures within the "R(D)" zone. That said, given the above-mentioned development scale, adverse visual impact by the proposed development is unlikely to be expected.

5.2 Opportunity to Phase Out Non-Conforming Uses in R(D) Zone

5.2.1 Although the "R(D)" zone is primarily intended for low-rise, low density residential developments, the Application Site is currently sitting in an intermix of fallow land, open storage yards and temporary structures.

5.2.2 To respect the planning intention of "R(D)" zone, the temporary recyclable collection centre would be replaced upon approval and completion of the Proposed Development in support of the low-rise, low-density residential developments. This presents an opportunity to gradually phase out the non-conforming and obsolete temporary uses within the "R(D)" zone, so as to make way for potential low-rise residential developments.

5.2.3 In addition, the Application Site is located outside the study boundary of the prevailing planning area of Hung Shui Kiu / Ha Tsuen New Development Area[2] ("**HSK/HT NDA**") which implies the Proposed Development will not jeopardise the long-term planning of the new development area. Despite the government has announced the Northern Metropolis Development Strategy in 2021, the Site is also situated within the conceptual boundary of Northern Metropolis. As the Application Site is comprised of a relatively small site area and the Proposed Development is in line with the planning intention of the subject "R(D)" zone under the prevailing OZP for low-rise, low-density residential developments. Therefore, the approval of the Proposed Development shall not set an undesirable precedent as the Proposed Development shall phase out the undesirable open storage uses in the vicinity.

5.3 Not Incompatible with The Surrounding Rural Setting

5.3.1 The Proposed Development is a low-rise, low-density residential development with the maximum building height not more than about 6m which is considered compatible with its surrounding rural township environment. The proposed development intensity does not anticipate any adverse visual impact to the surroundings.

5.3.2 Opportunity have also been taken to enhance the design of the Proposed Development in various aspects, including adopting a lower site coverage and a more organic building design to soften the edge of the Proposed Development. The incorporation of the landscape treatments will contribute

[2] Development Bureau, Hung Shui Kiu/Ha Tsuen New Development Area, Revised Recommended Outline Development Plan, https://hsknda.hk/the-new-development-area/

to breaking the hard building lines of the Proposed Development and further enhance the compatibility with its surroundings.

5.4 Direct Response to the Government's Housing Policy

5.4.1 The Proposed Development is in line with government's policy to provide housing supply as stipulated in the latest Policy Address[3]. It has been the Government's ongoing effort in releasing development potential such that households could meet their diverse housing needs. Yet, the shortfall of housing remains an acute problem in Hong Kong. That said, to meet the aspirations of all social class, housing delivery in the private sector should not be neglected.

5.4.2 The Proposed Development is a direct response to the Government's housing policy. The Proposed Development will provide additional residential unit to the private housing market, at the same time better utilizing scarce land resources.

5.5 No Adverse Environmental and Engineering Impact

5.5.1 The Proposed Development is considered small in terms of development scale with maximum BH not more than 6m and maximum PR not more than 0.2. The proposed excavation of land is of minimal scale and serves the purpose for necessary site formation works. As the Site is currently hard paved without any existing vegetation, no adverse environmental or landscape impacts are anticipated for the Site or the surroundings.

5.5.2 Based on the findings of the Traffic Review Report (**Annex 5** refers), Drainage Impact Assessment (**Annex 6** refers), Sewerage Impact Assessment (**Annex 7** refers) and Environmental Assessment (**Annex 8** refers) appended in this Planning Statement, insurmountable traffic, drainage, sewerage and visual impact arising from the Proposed Development is not anticipated.

[3] The Chief Executive's 2021 Policy Address, https://www.policyaddress.gov.hk/2021/eng/pdf/PA2021.pdf

6 CONCLUSION

6.1.1 This Planning Statement is submitted to the Board in support of the Proposed House and Excavation of Land at Lot 182 S.B in D.D.128, Ha Tsuen, Yuen Long. This Planning Statement has provided background information and planning justifications in support of the Proposed Development.

6.1.2 As detailed throughout this Planning Statement, the proposed development is well justified on the grounds that:-

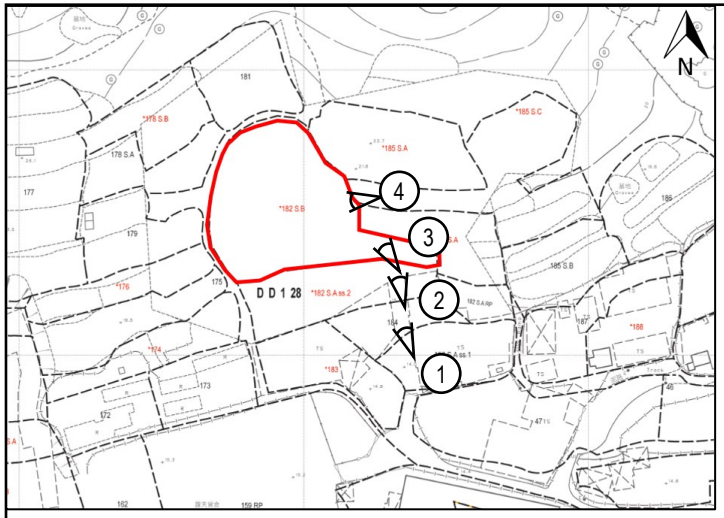
- Wholly In Line with the Planning Intentions of R(D) Zone;
- Opportunity to Phase Out Non-Conforming Uses in R(D) Zone;
- Not Incompatible with The Surrounding Rural Setting;
- Direct Response to the Government's Housing Policy; and
- No Additional Adverse Traffic and Environmental Impacts Anticipated.

6.1.3 In view of the above planning justifications in this Planning Statement, we respectfully request the Board Members to give favourable consideration on this planning application.

September 2023
PlanPlus Consultancy Limited

Annex 1

Site Photos



1) View from the south-east of the Application Site

2) View from the south-east of the Application Site

3) View from the south-east of the Application Site

4) View from the east of the Application Site

Legend:

Application Site
(For identification Only)

PLANPLUS 思顧 CONSULTANCY 隽問

Figure Title:
Site Photos

Project No.:
PPC-PLG-10082

Project:
Section 16 Application for Proposed House Development and Excavation of Land in "Residential (Group D)" Zone at Lot 182 S.B in D.D. 128, Ha Tsuen, Yuen Long, New Territories

Figure:	**Scale:**	**Date:**
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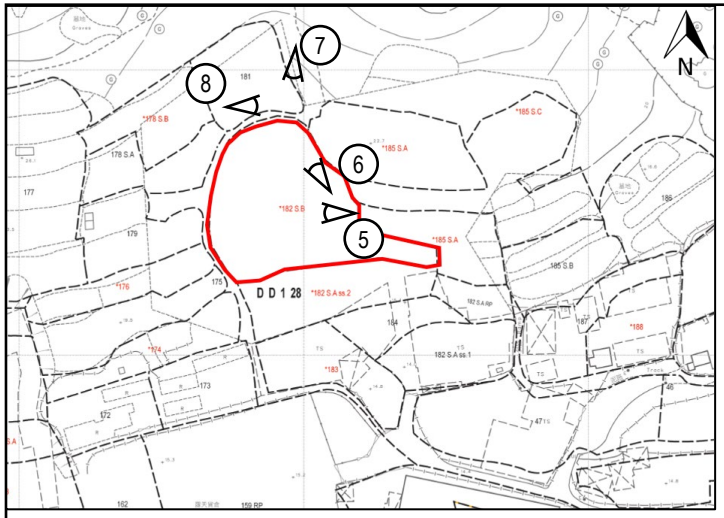

5) View from the east of the Application Site

6) View from the north-east of the Application Site

7) View from the north of the Application Site

8) View from the north of the Application Site

Legend:

Application Site
(For identification Only)

PLANPLUS 思顧 CONSULTANCY 隽問

Figure Title:

Site Photos

Project No.:
PPC-PLG-10082

Project:
Section 16 Application for Proposed House Development and Excavation of Land in "Residential (Group D)" Zone at Lot 182 S.B in D.D. 128, Ha Tsuen, Yuen Long, New Territories

Figure:	**Scale:**	**Date:**
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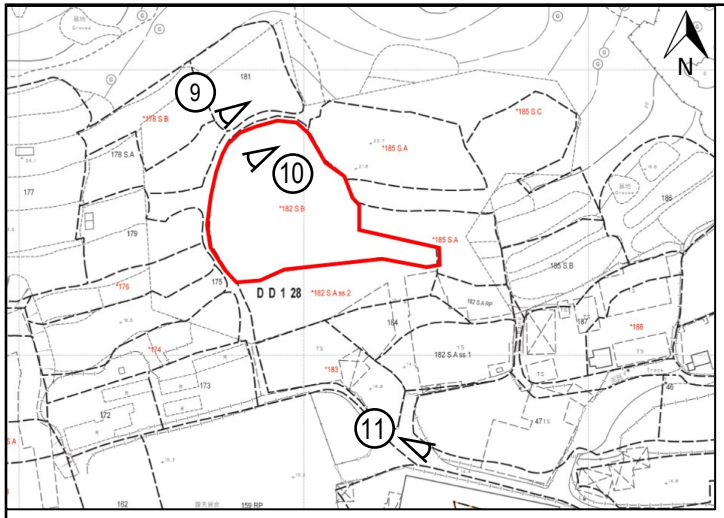

9) View from the north of the Application Site

10) View from the north of the Application Site

11) View from the south of the Application Site

Legend:

Application Site
(For identification Only)

PLANPLUS 思顧 CONSULTANCY 隽問

Figure Title:
Site Photos

Project No.:
PPC-PLG-10082

Project:
Section 16 Application for Proposed House Development and Excavation of Land in "Residential (Group D)" Zone at Lot 182 S.B in D.D. 128, Ha Tsuen, Yuen Long, New Territories

Figure:	**Scale:**	**Date:**
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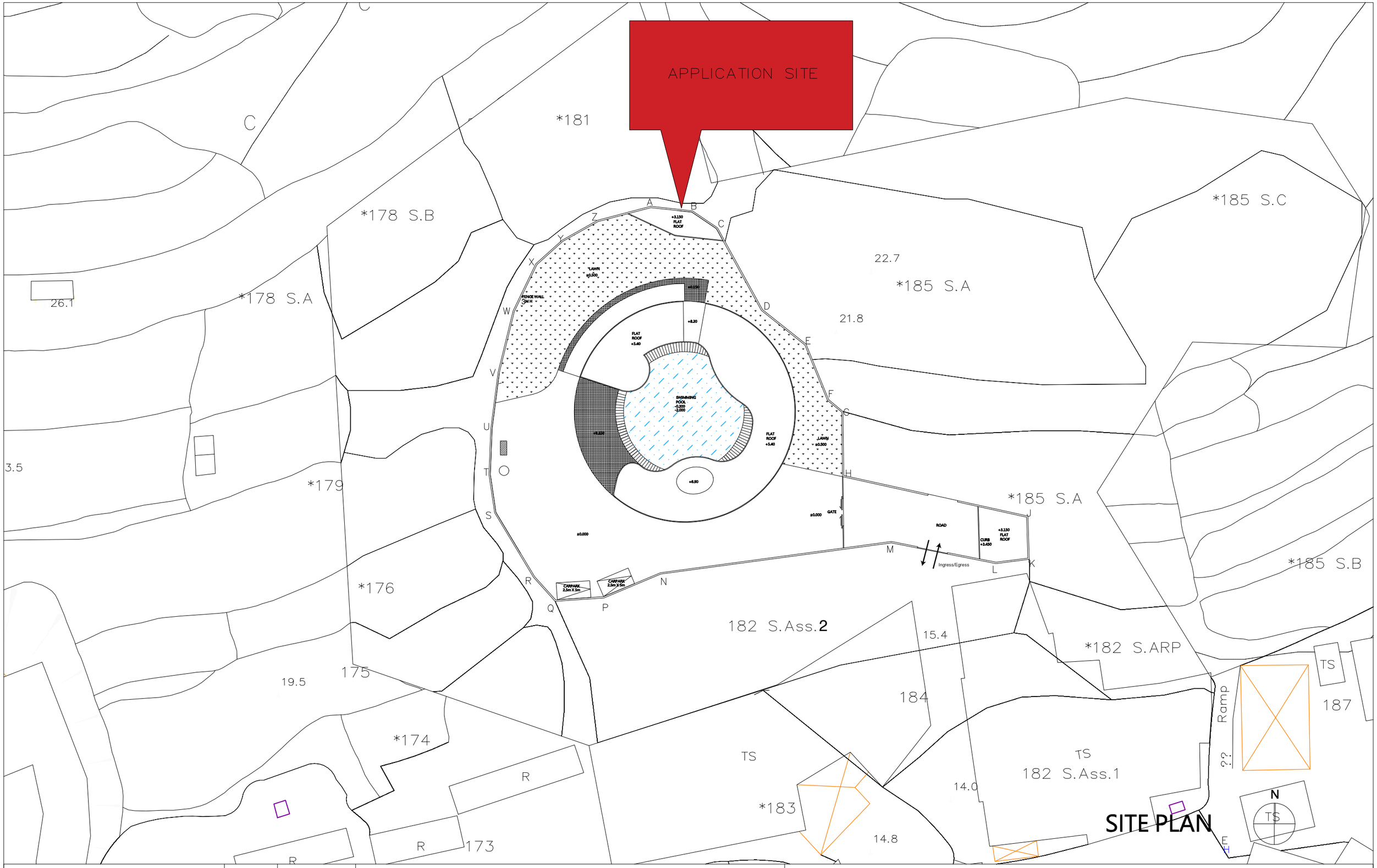
Annex 2

Architectural Drawings



DESIGN DRAWING

Rev	Date	Description
-	-	-

Project:

PROPOSED HOUSE DEVELOPMENT AT LOT NO. 182 S.B IN D.D. 128

ADO LTD. 18C6 TML Tower, 3 Hoi Shing Road, Tsuen Wan West, HK Tel: 2646-6381 Fax: 2634-6648

Drawing Title:

SITE PLAN

Project reference	Scale	Drawn	Checked	Approved
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CAD reference	Date	Revision No./Date	Read in conj. with Drawing No.	
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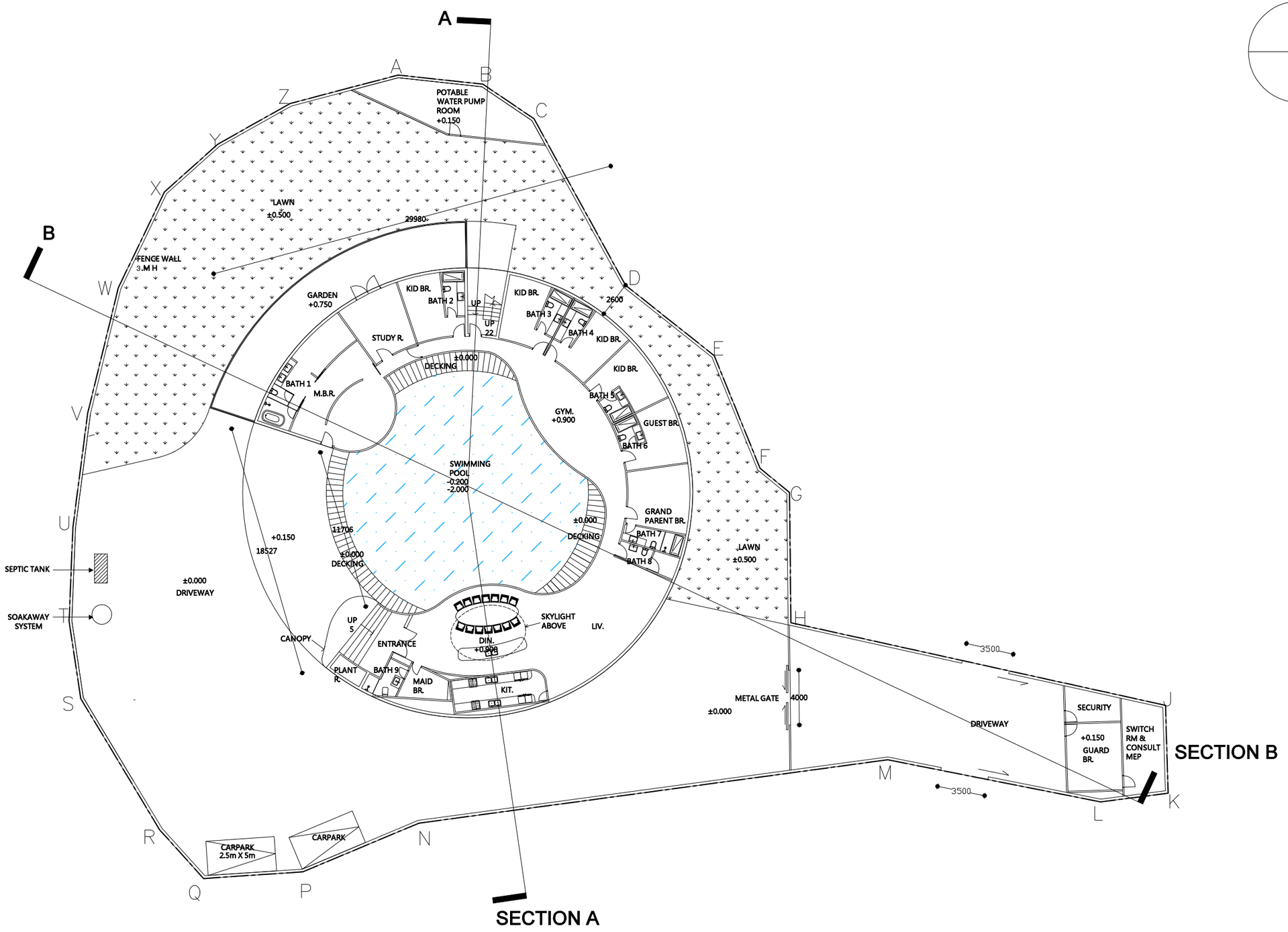

DESIGN DRAWING

Rev	Date	Description
-	-	-

Project:

PROPOSED HOUSE DEVELOPMENT AT LOT NO. 182 S.B. IN D.D. 128

ADO LTD. 18C6 TML Tower, 3 Hoi Shing Road, Tsuen Wan West, HK Tel: 2646-6381 Fax: 2634-6648

Drawing Title:

GROUND FLOOR LAYOUT PLAN

Project reference	Scale	Drawn	Checked	Approved
-	1:300 (A3)	PY		

CAD reference	Date	Revision No./Date	Read in conj. with Drawing No.
	2022-02-16		

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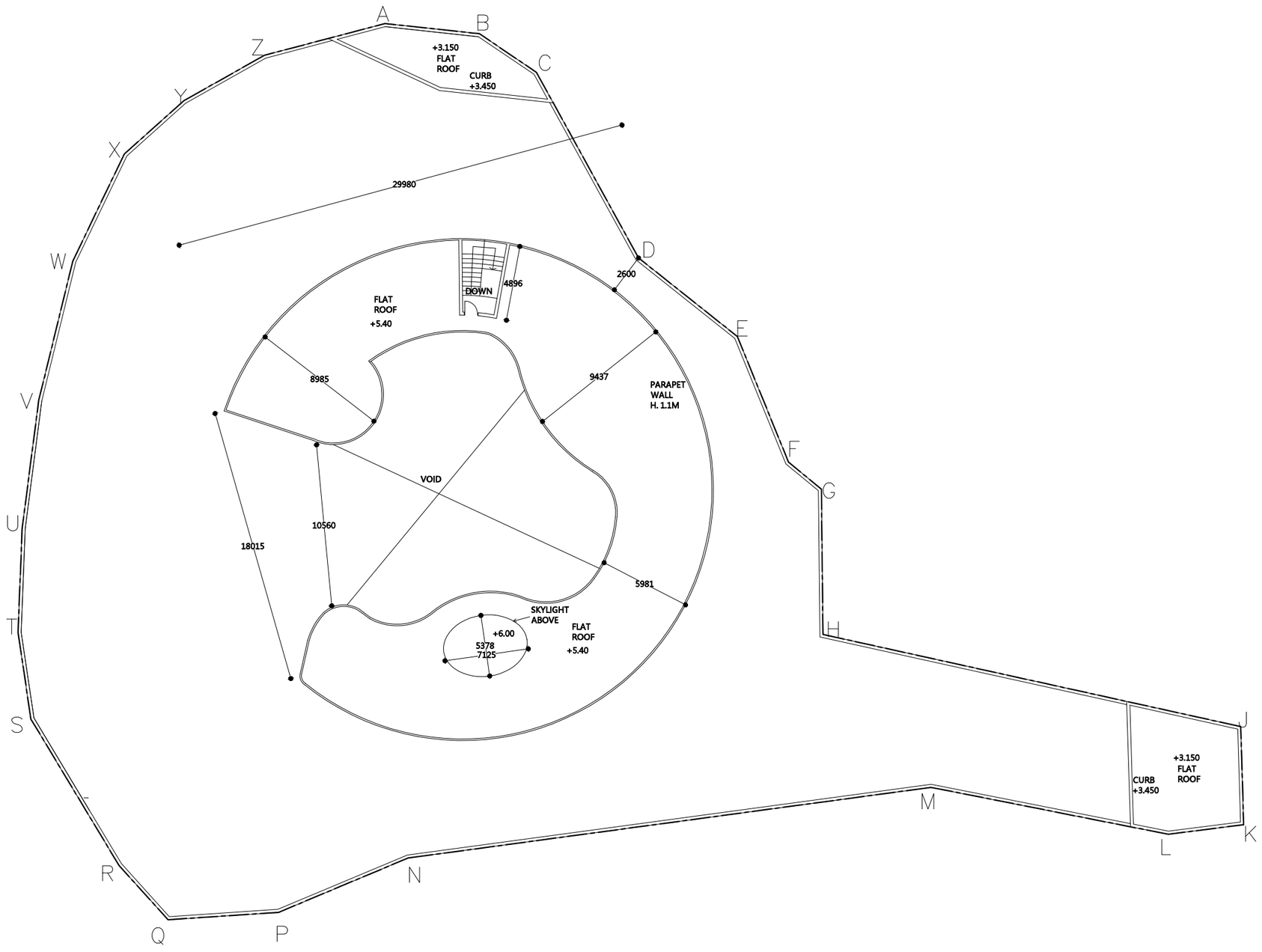

DESIGN DRAWING

Rev	Date	Description
-	-	-

Project:

PROPOSED HOUSE DEVELOPMENT AT LOT NO. 182 S.B. IN D.D. 128

ADO LTD. 18C6 TML Tower, 3 Hoi Shing Road, Tsuen Wan West, HK Tel: 2646-6381 Fax: 2634-6648

Drawing Title:

ROOF FLOOR LAYOUT PLAN

Project reference	Scale	Drawn	Checked	Approved
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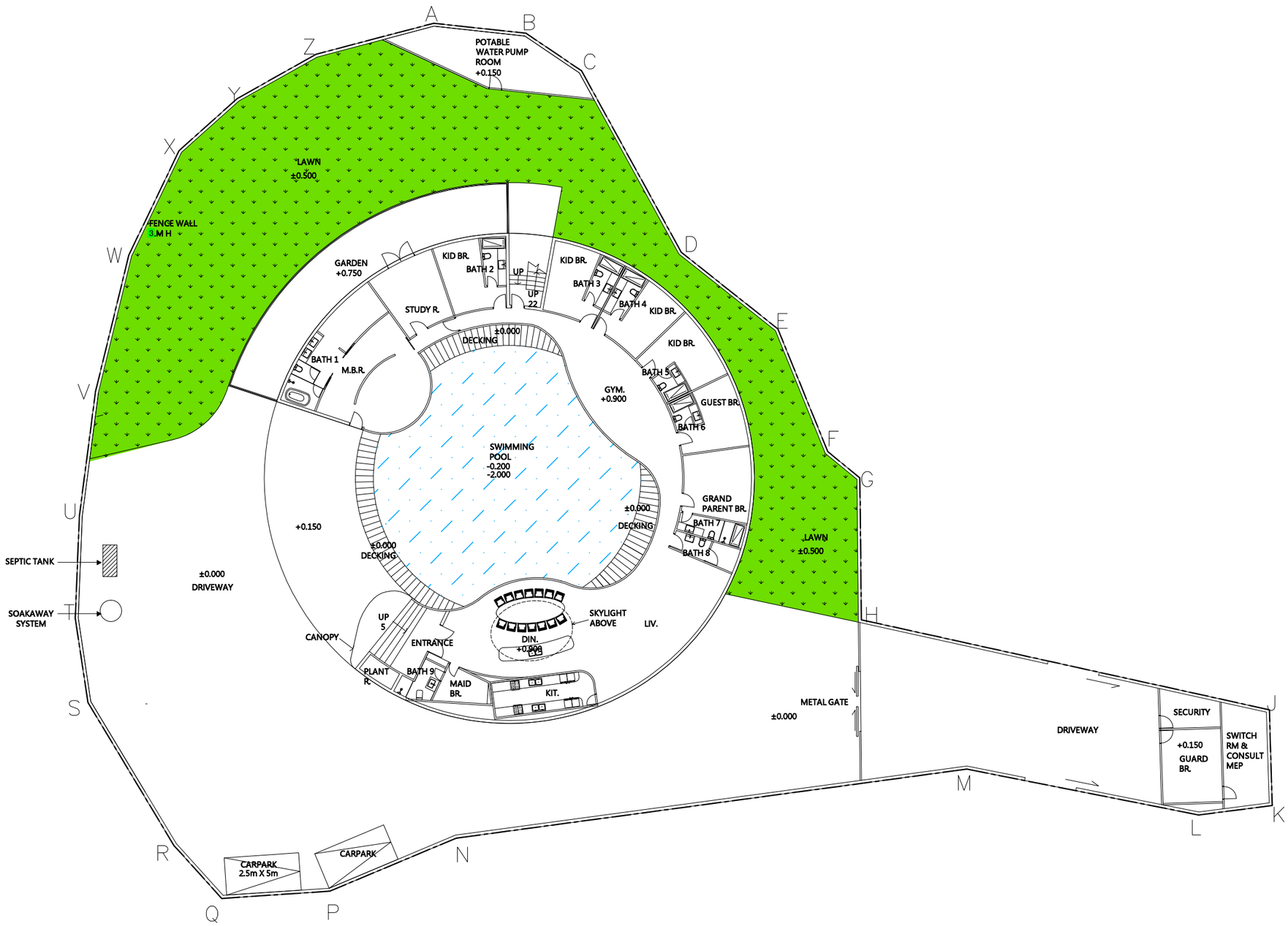
CAD reference	Date	Revision No./Date	Read in conj. with Drawing No.	
	2021-2-16			



DESIGN DRAWING

Rev	Date	Description
-	-	-

Project:

PROPOSED HOUSE DEVELOPMENT AT LOT NO. 182 S.B. IN D.D. 128

ADO LTD. 18C6 TML Tower, 3 Hoi Shing Road, Tsuen Wan West, HK Tel: 2646-6381 Fax: 2634-6648

Drawing Title:

LANDSCAPE PLAN

Project reference	Scale	Drawn	Checked	Approved
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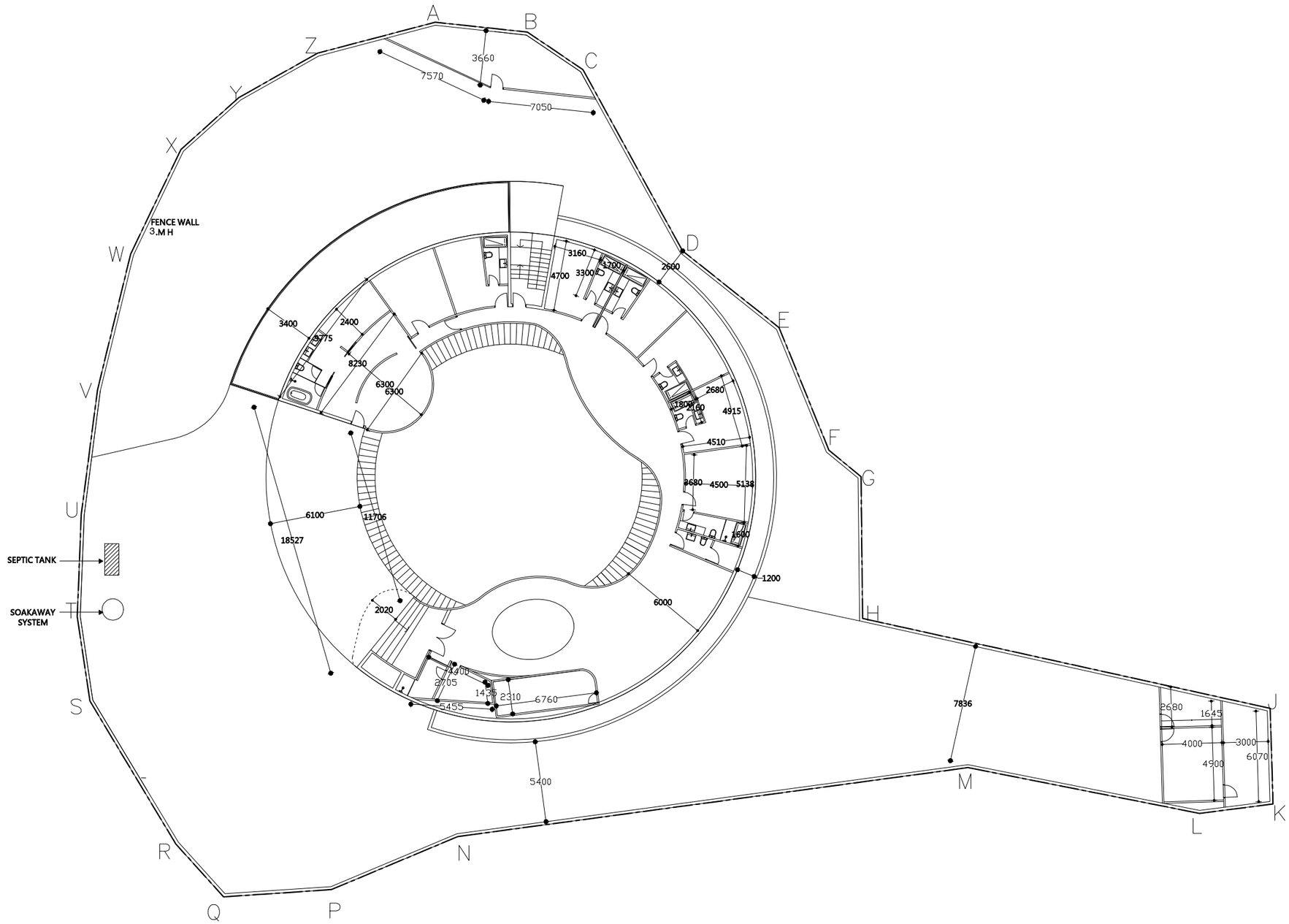
CAD reference	Date	Revision No./Date	Read in conj. with Drawing No.	
	2022-02-16			



DESIGN DRAWING

Rev	Date	Description
-	-	-

Project:

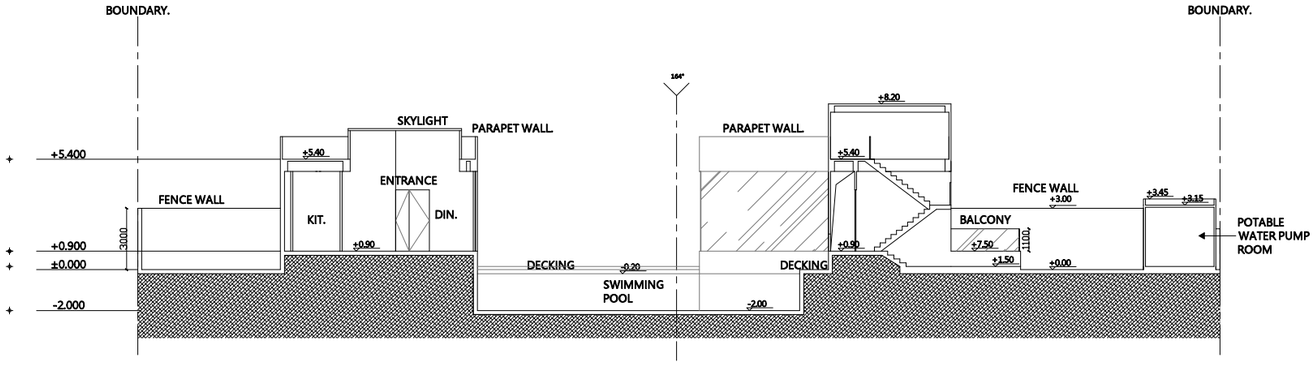
PROPOSED HOUSE DEVELOPMENT AT LOT NO. 182 S.B. IN D.D. 128

ADO LTD. 18C6 TML Tower, 3 Hoi Shing Road, Tsuen Wan West, HK Tel: 2646-6381 Fax: 2634-6648

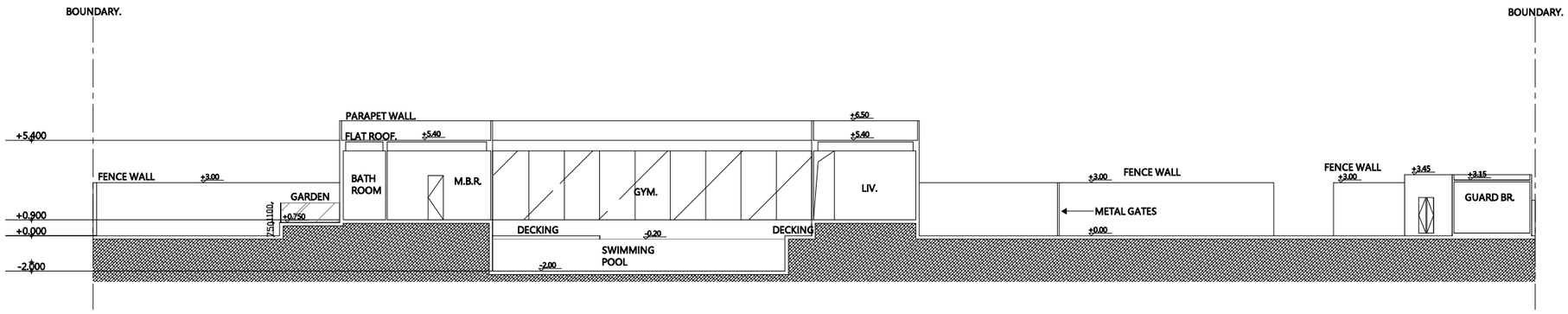
Drawing Title:

DIMENSION PLAN

Project reference	Scale	Drawn	Checked	Approved
-	1:300 (A3)			
CAD reference	Date	Revision No./Date	Read in conj. with Drawing No.	
	2021-12-08			



SECTION A -A



SECTION B -B

DESIGN DRAWING

Rev	Date	Description
-	-	-

Project:

PROPOSED HOUSE DEVELOPMENT AT LOT NO. 182 S.B. IN D.D. 128

ADO LTD. 18C6 TML Tower, 3 Hoi Shing Road, Tsuen Wan West, HK Tel: 2646-6381 Fax: 2634-6648

Drawing Title:

SECTION A - A & B - B

Project reference	Scale	Drawn	Checked	Approved
-	1:300 (A3)			
CAD reference	Date	Revision No./Date	Read in conj. with Drawing No.	
	2021-2-16			

Annex 3

Land Excavation Plan

LEGEND

POTENTIAL LAND EXCAVATION
AREA OF EXCAVATION: 2,549.5 sq.m.
DEPTH OF EXCAVATION: 2m
VOLUME OF EXCAVATION: 5,099.0 cb.m.

LEGEND

1. AREA AND DEPTH OF LAND EXCAVATION FOR SITE FORMATION, CONSTRUCTION OF FOOTING AND PROVISION OF SEWERAGE, DRAINAGE AND OTHER UTILITY WORKS SUBJECT TO REVIEW IN DETAILED DESIGN STAGE.
2. THIS EXCAVATION PLAN IS FOR INDICATION PURPOSE ONLY OF THE APPROXIMATE AREA OF EXCAVATION.
3. THE AREA AND DEPTH OF EXCAVATION ARE SUBJECT TO GEOTECHNICAL INVESTIGATION, SITE FORMATION WORKS AND FINAL DESIGN OF THE BUILDING.

N

A B C D E F G H J K L M N P Q R S T U V W X Y Z

C

22.7

21.8

26.1

.5

19.5

15.4

14.0

14.8

TS

R

Ramp

??

REMARK :
1. All drawing dimension shall be indication only.
2. All dimension shall be verify on site measure.

JOB : RESIDENTIAL DEVELOPMENT AT
D.D.128 LOT 182 S.B, YUEN LONG, N.T.

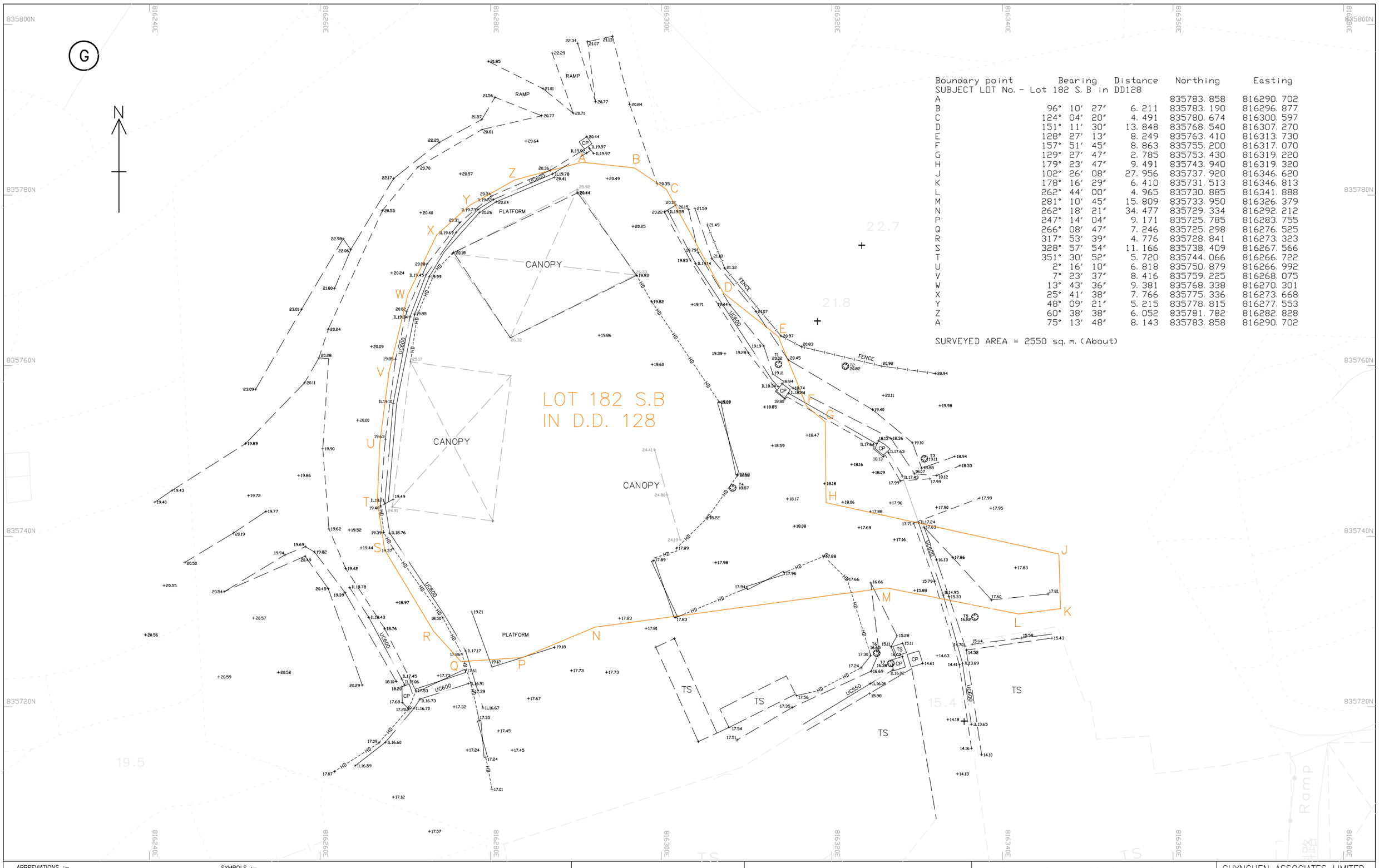
DWG TITLE : EXCAVATION PLAN

SCALE : 1:250
DATE : 2022/10/05
DWG NO. :

REV.	DATE

Annex 4

Topographic Survey Plan



Boundary point	Bearing	Distance	Northing	Easting
SUBJECT LOT No. - Lot 182 S.B in DD128				
A			835783.858	816290.702
B	96° 10′ 27″	6.211	835783.190	816296.877
C	124° 04′ 20″	4.491	835780.674	816300.597
D	151° 11′ 30″	13.848	835768.540	816307.270
E	128° 27′ 13″	8.249	835763.410	816313.730
F	157° 51′ 45″	8.863	835755.200	816317.070
G	129° 27′ 47″	2.785	835753.430	816319.220
H	179° 23′ 47″	9.491	835743.940	816319.320
J	102° 26′ 08″	27.956	835737.920	816346.620
K	178° 16′ 29″	6.410	835731.513	816346.813
L	262° 44′ 00″	4.965	835730.885	816341.888
M	281° 10′ 45″	15.809	835733.950	816326.379
N	262° 18′ 21″	34.477	835729.334	816292.212
P	247° 14′ 04″	9.171	835725.785	816283.755
Q	266° 08′ 47″	7.246	835725.298	816276.525
R	317° 53′ 39″	4.776	835728.841	816273.323
S	328° 57′ 54″	11.166	835738.409	816267.566
T	351° 30′ 52″	5.720	835744.066	816266.722
U	2° 16′ 10″	6.818	835750.879	816266.992
V	7° 23′ 37″	8.416	835759.225	816268.075
W	13° 43′ 36″	9.381	835768.338	816270.301
X	25° 41′ 38″	7.766	835775.336	816273.668
Y	48° 09′ 21″	5.215	835778.815	816277.553
Z	60° 38′ 38″	6.052	835781.782	816282.828
A	75° 13′ 48″	8.143	835783.858	816290.702

SURVEYED AREA = 2550 sq. m. (About)

ABBREVIATIONS :-

BH	BORE HOLE	PLF	PLATFORM
CB	CONCRETE BLOCK	PND	POND
CC	COVERED CHANNEL	IC	INSPECTION COVER
CL	COVER LEVEL	IL	INVERT LEVEL
CP	CATCHPIT	RCP	REFUSE COLLECTION POINT
CO	COLUMN	SHR	SHRINE
CV	CULVERT	SO	SOFFIT LEVEL
DR	DRAIN	TS	TEMPORARY STRUCTURE
FB	FLOWER BED	UC	U CHANNEL
FBR	FOOTBRIDGE	WIP	WORKS IN PROGRESS
FP	FOOTPATH		

SYMBOLS :-

- BALCONY / CANOPY
- BUILDING
- FENCE/RAILING
- HOARDING
- SITE BOUNDARY
- SLOPE
- FREE STANDING WALL
- RETAINING WALL
- BOLLARD
- BOUNDARY STONE
- ELECTRIC POLE
- FIRE HYDRANT
- GATE
- GRATING
- LAMP POST
- MANHOLE/ MANHOLE FOUL
- MANHOLE STORM
- MANHOLE TELEPHONE
- MANHOLE WATERWORKS
- PIEZOMETER TUBE
- PARKING METER POST
- SIGN POLE
- SIGN BOARD
- SHRINE
- TELEPHONE POLE
- TELEPHONE KIOSK
- TRAFFIC LIGHT
- LIGHT BOX
- ELECTRICAL CIRCUIT BOX
- TREE
- UTILITY CONTROL BOX
- GULLY
- VALVE FIRE
- VALVE GAS
- VALVE WATERWORKS
- WATER TAP

~~SCALE 1 : 200 (Size A1)~~
(reduced to A3 size)

DATE OF SURVEY : JANUARY 2022

NOTE :-

1) ALL SPOT LEVEL POSITIONS ARE INDICATED BY A CROSS.

2) ALL GRID LINES ARE IN HONG KONG 1980 PRINCIPAL DATUM

3) ALL UNITS ARE IN METRES

KCI MANAGEMENT CONSULTANCY LIMITED

LOT No.182 S.B IN D.D.128
FUNG KONG TSUEN, YUEN LONG

TOPOGRAPHIC SURVEY

CHYNCHEN ASSOCIATES LIMITED
CHARTERED LAND SURVEYORS
ROOM D3, 10/F, TML Tower, 3 HOI SHING ROAD,
TSUEN WAN, HONG KONG
TEL: 2541 4155 FAX: 2854 0901
E-MAIL ADDRESS: surveys@chynchen.com.hk

PLAN NO.3779/01

REVISION NO.	DESCRIPTIONS	DATE

DRAWN BY: IONIC NGAI
CHECKED BY: WINGO LAM
APPROVED BY:

NG TAT MING HENRY WRKS WRCS RPELO ALS

Annex 5

Traffic Review Report

Document Status Control Record

Proposed Single House Residential Development
at Lot No. 182 S.B in D.D. 128
Fung Kong Tsuen Road, New Territories

Traffic Review Report

Originating Organisation : LLA Consultancy Limited Unit 610, 6/F., Island Place Tower, 510 King's Road, North Point, Hong Kong	Prepared by: GWL		Date: 19 August 2022
	Approved by: SLN		Date: 19 August 2022
	Revision No.: -		Date of Issue: 19 August 2022

1 INTRODUCTION

1.1 Background

1.1.1 The project proponent intends to develop a single house residential development at Lot No. 182 S.B in D.D. 128, Fung Kong Tsuen Road, New Territories (hereafter, referred as "the House"). The location of the Site is shown in **Figure 1**.

1.1.2 The Site is currently zoned as Residential (Group D) zoning on the approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12 ("the OZP"). For the proposed single house development, it is under Column 2 and a S16 planning application is therefore necessary to be submitted with a supporting traffic impact assessment report.

1.1.3 LLA Consultancy Limited was commissioned to conduct the traffic impact assessment report for the development proposal. This report presents the findings of the study.

1.2 Study Objectives

1.2.1 The objectives of this study can be summarised as follows:

- to appraise the existing traffic conditions of the surrounding road network;
- to estimate the required car parking and loading/unloading provisions as stipulated in HKPSG under the development proposal and to propose appropriate car parking and loading/unloading provisions; and
- to estimate the additional traffic generated from the development proposal and to assess the potential traffic impact onto the surrounding network in the vicinity of the Site.

2 THE PROPOSED DEVELOPMENT

2.1 The Site Location

2.1.1 As shown in **Figure 1**, the Site is located at Lot No. 182 S.B in D.D.128, Fung Kong Tsuen Road. The site area is about 2,550m^2. The Site is currently served by a local access road connecting to Kai Pak Ling Road and Fung Kong Tsuen Road while Fung Kong Tsuen Road formed a priority junction with Ping Ha Road.

2.2 Proposed Development Scheme

2.2.1 **Table 2.1** presents the key development parameters of the proposed single house development.

Table 2.1 Proposed Development Schedule

Parameter	Proposed Use
Site Area	About 2550 m^2
Plot Ratio	Not more than 0.2
Domestic Gross Floor Area	508 m^2
Flat Size	508 m^2

2.3 Car Parking and Loading/Unloading Provision

2.3.1 To serve the proposed single house development, the requirements of car parking and loading/unloading facilities should be updated in accordance with the latest Hong Kong Planning Standards and Guidelines (HKPSG) requirements. **Table 2.2** listed out the required car parking and loading/unloading facilities as stipulated in the HKPSG.

Table 2.2 Car Parking and Loading/Unloading Requirements under HKSPG

Type	HKPSG's Requirements						Required Provision	Proposed Provision
Car Parking Space	For Residents Parking Requirements = GPS x R1 x R2 x R3 where							
	Unit Size	No. of Unit	GPS	R1	R2	R3		
	FS > 160 m^2	1	1 space per 4 – 7 units	7	1	1.3	3	2
	TOTAL CAR PARKING						**3**	**2**
Motorcycle Parking Space	1 space per 100 - 150 flats						1	0

2.3.2 A total of 2 nos. of private car parking spaces shall be provided to meet the HKPSG requirements with regard to the proposed single house development.

3 ANTICIPATED TRAFFIC IMPACT

3.1 Vehicular Access

3.1.1 The vehicular access arrangement is shown in **Figure 2**.

3.2 Development Traffic Generation

3.2.1 The volumes of the traffic that would be induced by the proposed house development estimated based on the average trip rates documented in the Transport Planning and Design Manual (TPDM). The adopted trip rates and the volumes of traffic that would be induced are shown in **Table 3.1**.

Table 3.1 Development Traffic Generation

Use – 1 House	Unit/Content	AM Peak Hour			PM Peak Hour		
		Gen.	Att.	Total	Gen.	Att.	Total
Residential Trip Rates(1)	pcu/hr/flat	0.3252	0.2609	-	0.2835	0.4074	-
Traffic Generation	pcu/hr	1	1	2	1	1	2

Note: (1) Mean trip rates for private housing: low-density / R(C) with an average flat size of 300m^2 are adopted from TPDM, Transport Department.

3.2.2 From **Table 3.1**, the proposed single house development would generate a two-way traffic of 2 pcu during both AM peak hour and PM peak hour. Due to the small amount of increase in development traffic, the proposed single house development is not anticipated to generate adverse traffic impact on the nearby road network.

4 SUMMARY AND CONCLUSION

4.1 Summary

4.1.1 The project proponent intends to develop a single house residential development at Lot No. 182 S.B in D.D. 128, Fung Kong Tsuen Road, New Territories.

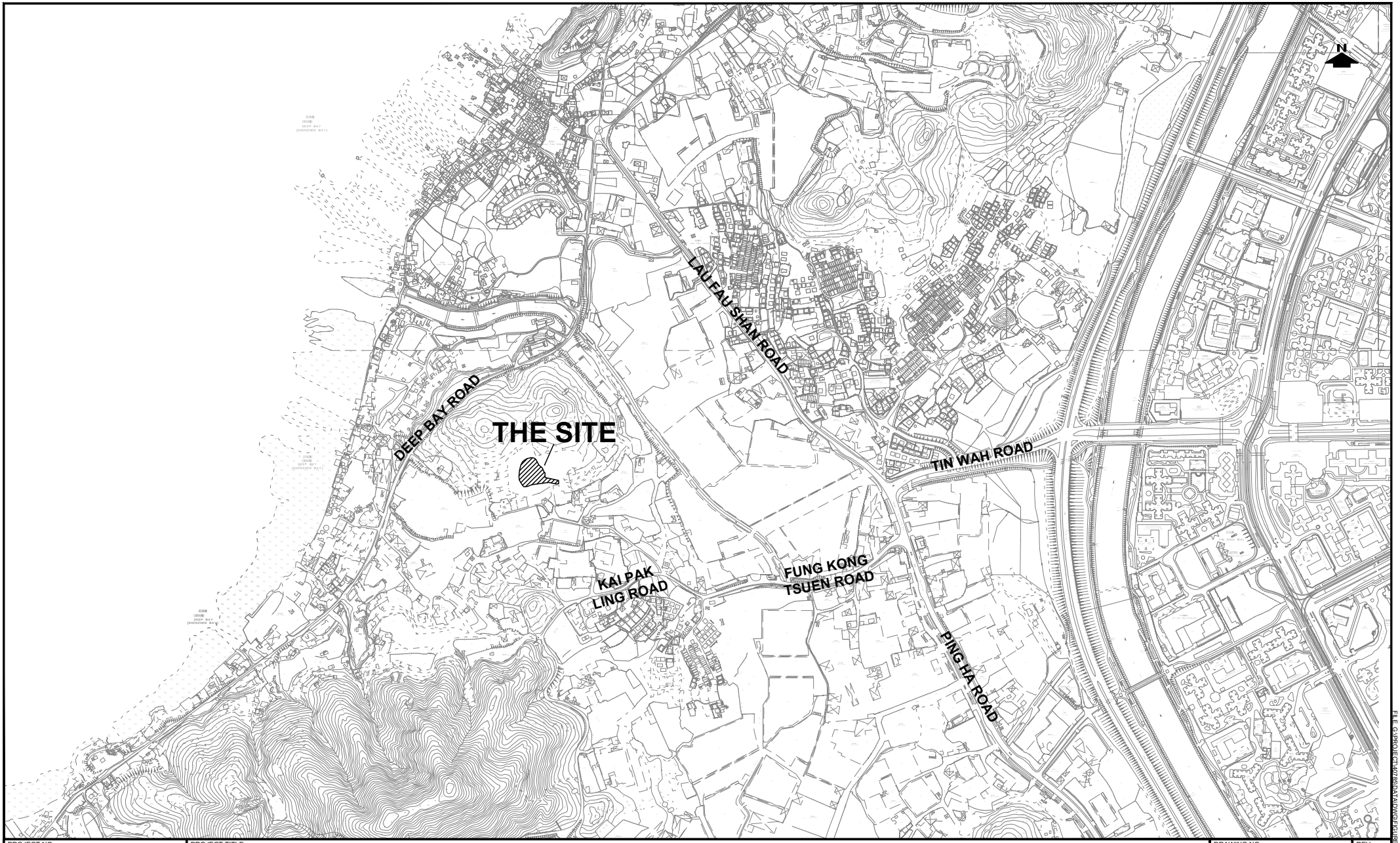
4.1.2 To serve the proposed single house development, a total of 2 nos. of private car parking spaces shall be provided to meet the HKPSG requirements.

4.1.3 The vehicular access arrangement will be connected to a proposed local access road which further connects to Fung Kong Tsuen Road.

4.1.4 The proposed single house development would generate a two-way traffic of 2 pcu during both AM peak hour and PM peak hour. Due to the small amount of increase in development traffic, the proposed single house development is not anticipated to generate adverse traffic impact on the nearby road network.

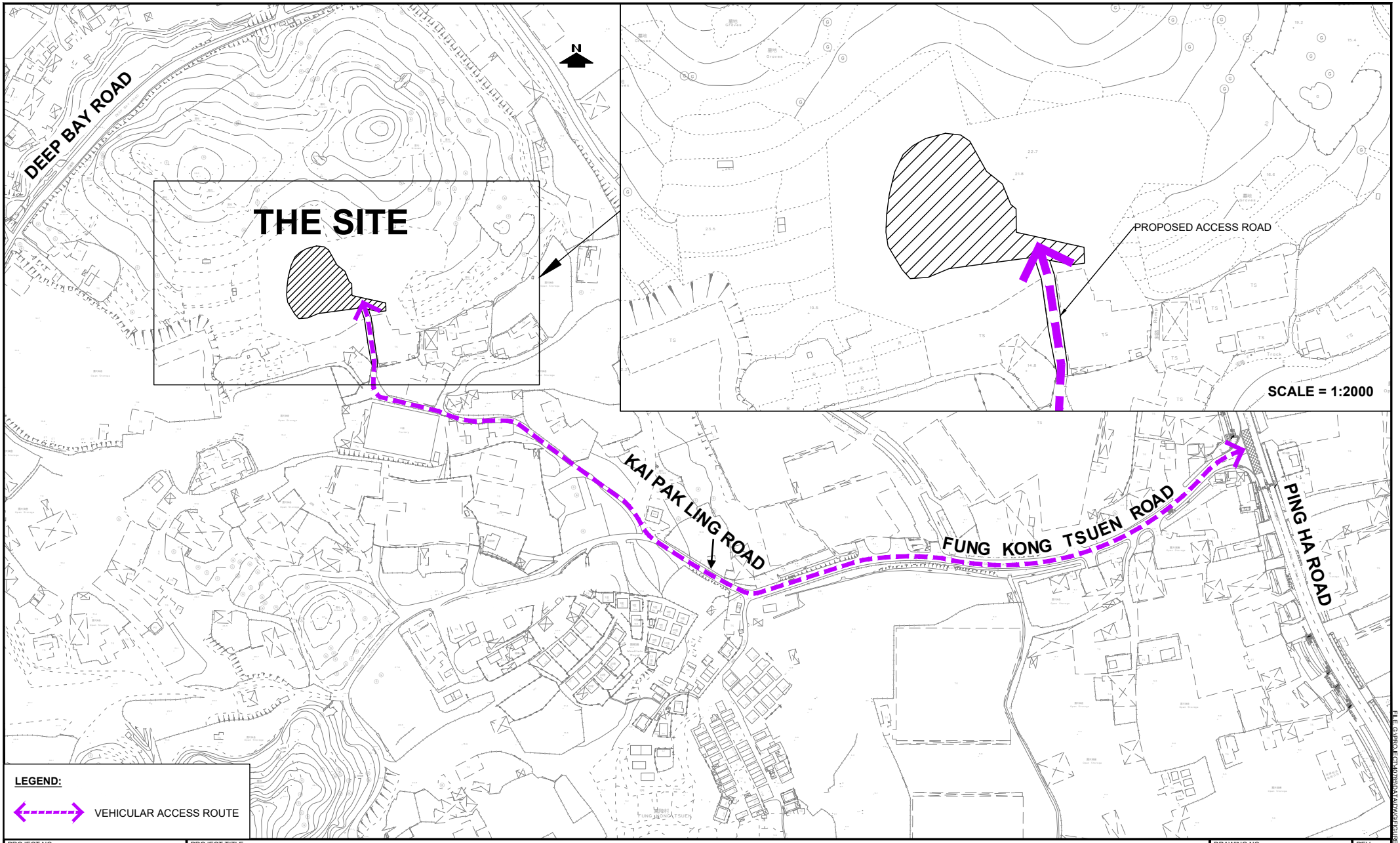
4.2 Conclusion

4.2.1 Based on the findings of the traffic study, the proposed single house development is acceptable in traffic viewpoint.



PROJECT NO. 40785	PROJECT TITLE: PROPOSED SINGLE HOUSE RESIDENTIAL DEVELOPMENT AT LOT NO. 182 S.B IN D.D. 128 FUNG KONG TSUEN ROAD, NEW TERRITORIES	DRAWING NO. **FIGURE 1**	REV. ·
DESIGNED SLN / DATE JAN 2022	DRAWING TITLE: **LOCATION PLAN**	LLA 顧問有限公司 Consultancy Limited	
DRAWN CLL / SCALE 1:10000@A4			
CHECKED SLN			

FILE: G:\PROJECT\40785\DATA\DWG\FIGURE1.DWG PLOT SCALE : 1 = 1



PROJECT NO. 40785	PROJECT TITLE: PROPOSED SINGLE HOUSE RESIDENTIAL DEVELOPMENT AT LOT NO. 182 S.B IN D.D. 128 FUNG KONG TSUEN ROAD, NEW TERRITORIES	DRAWING NO. FIGURE 2	REV. ·
DESIGNED SLN / DRAWN CLL / CHECKED SLN	DATE JAN 2022 / SCALE 1:4000@A4	DRAWING TITLE: VEHICULAR ACCESS ROUTE	LLA 顧問有限公司 Consultancy Limited

FILE: G:\PROJECT\40785\DATA\DWG\FIGURE2.DWG PLOT SCALE : 1 = 1

Annex 6

Drainage Impact Assessment

URBAN GREEN

Proposed Residential Development at Lot 182 S.B. in DD128, Lau Fu Shan

Drainage Impact Assessment Report

Reference: P058/01 Issue 3
Date: January 23
Confidential

URBAN GREEN

Proposed Residential Development at Lot 182 S.B. in DD128, Lau Fu Shan

Drainage Impact Assessment Report

Checked and Approved by:

Patrick Ip
Director

Reference: P058 Issue 3

Date: January 23

Issue	Status	Prepared By	Date	Checked by	Date	Approved By	Date
1	For Comment	Cheryl Chan	Jul 22	Emily Tang	Jul 22	Patrick Ip	Jul 22
2	For Comment	Cheryl Chan	Dec 22	Emily Tang	Dec 22	Patrick Ip	Dec 22
3	For Comment	Cheryl Chan	Jan 23	Emily Tang	Jan 23	Patrick Ip	Jan 23

23/F Wui Tat Centre, 55 Connaught Road West, Hong Kong
Tel: (852) 31141144

Contents

List of Figures

List of Tables

List of Appendices

1 Introduction

1.1 Introduction

The Applicant intends to develop a Villa at Lot 182 S.B in D.D.128 in Lau Fu Shan, New Territories (hereafter as “the Site”).

According to the Approved Ha Tsuen Fringe Outline Zoning Plan (No. S/YL-HTF/12) published by Town Planning Board in October 2018, the site is currently zoned as “ Residential (Group D) “.

Owing to concerns on possible drainage impact arising from the proposed development. Urban Green Consultants Ltd. (UGC) has been commissioned to conduct a Drainage Impact Assessment (DIA) to demonstrate the acceptability of drainage impact upon the surrounding environment.

1.2 Study Objectives

The objectives of this DIA are to assess the possible drainage impacts may be caused by the proposed development and to recommend the mitigation measures to alleviate such impacts if necessary.

1.3 Report Structure

The remaining chapters of this report are shown below:

Chapter 2 – Site Context

Chapter 3 –Drainage Analysis

Chapter 4 – Conclusions

2 Site Context

2.1 Introduction

The Project Site is located at Lot 182 S.B in D.D.128, Lau Fu Shan. The Site falls within an area zoned “Residential (Group D) “. The Site area is approximately 2,550 m^2.

2.2 Site Characteristics and Proposed Uses

The Site is located in Lau Fu Shan. To the east of the site is an open storage yard for recycling materials and a warehouse. To the south are open storage yards for metals and a recyclable collection centre. To the west is an open storage yard for construction materials. To the north are vacant land, shrubland and a recyclables collection centre. The Site area is approximately 2,550 m^2.

Figure 2.1 shows the Site Location and the environment.

2.3 Existing Drainage Conditions

Site survey was conducted on 3 December 2021 to collect the updated information of the drainage characteristics, catchments, topography, existing drainage facilities, flow path and surface type within the Site and its surrounding.

Based on the site survey and review of drainage plans (reference no.: 6-NW-1B) from Drainage Services Department (DSD) in December 2021, it has revealed that the Site is not currently served by any form of DSD’s drainage facility. However, the surface runoff from the Site may be possible to discharge into an existing underground U-channel on the south-east of the Site. According to the calculation of flow capacity, the proposed discharge point and the proposed U-channels are able to catch all the runoff from the Site and identified catchments.

3 Drainage Analysis

3.1 Assessment Methodology and Assumption

This DIA has adopted the Rational Method for runoff estimation:

$$Q_p = 0.278\ i \sum C_j\ A_j$$

where
Q_p is peak runoff (m^3/s);
i is rainfall intensity (mm/hr);
A_j is the j^{th} catchment (km^2);
C_j is the runoff coefficient of the j^{th} catchment (dimensionless).

The details of the Rational Method can be referred to the *Stormwater Drainage Manual* (SDM) (DSD, 2018).

Based on a 1:50 year flood protection standard in the SDM and the estimated time of concentration, the appropriate rainfall intensities (i) were calculated based on linear interpolation of the intermediate table values.

The assumptions of this DIA are summarised below:

- Rainstorm return period – 1 in 50 years
- Runoff coefficient for concrete-paved area – 0.95
- Runoff coefficient for flatted grassland (heavy soil) – 0.25
- Runoff coefficient for steep grassland (heavy soil) – 0.35
- Manning's roughness coefficient for the proposed U-channels – 0.016

The existing paving condition of the Site has runoff coefficients of 0.95 for concrete, 0.25 for flat heavy soil and 0.35 for steep heavy soil, which are adopted in this DIA. It is anticipated that the extent of the existing paving condition will be improved upon approval of this application as more landscape areas have been proposed.

The capacity of the proposed U-channels has been checked by comparing with magnitudes of different combinations of the catchments. The Manning's roughness coefficient of 0.016 for U-channels (fair condition) was assumed.

3.2 Design Parameters

14 catchments (Catchments A to N) were identified based on the geographical characteristics of the Site and its nearby area as shown in Figure 3.1. As the existing U-channel is located to the south-east of the Site, the runoff from the Site will be directly discharged into the existing U-channel (E1). Figure 3.1 shows the discharge point of the Site. The surface runoff from relevant catchment has been estimated and presented in Appendix B.

Proposed peripheral U-channels (P1 and P2) will be provided along the site boundary to collect the surface runoff from catchment A-F and intercept the overland flow from catchment G-I.

As the surface runoff from catchment A-F will flow along the site boundary, the proposed underground manholes will be provided at the corner of the site boundary where walls are erected to collect the surface runoff from catchment A-F. The section of the proposed manhole is shown in Figure 3.2. The location of the proposed manholes is shown in Appendix A.

3.3 Assessment Results

Given that the Site is the undeveloped area, site modification would be made to increase concrete paving of the on-site catchment areas (i.e. Catchment G,H,I) after proposed development. The identified on-site catchment area is presented in Figure 3.1. The change in paving characteristics of the on-site catchment area is summarised in Table 3.1.

Table 3.1 Changes in Grassland and Concrete Areas

On-Site Catchment Area	Before Development		After Development	
	Grassland	Concrete	Grassland	Concrete
G	100%	0%	30%	70%
H	100%	0%	30%	70%
I	100%	0%	20%	80%

Note: (1) The coefficient of permeable concrete is 0.3 which is reference from Permeable Interlocking Concrete Pavement. (2008). Interlocking Concrete Pavement Institute.

As summarised above, the concrete paving area for on-site catchment area is increased which imply there shall increase the surface runoff generated from the Site after proposed development. The increase of on-site catchment runoff is summarised in Table 3.2.

Table 3.2 Estimated Runoff from the Site

On-Site Catchment Area	Estimated Runoff, m^3/s		Increase of Runoff m^3/s
	Before Development	After Development	After Development
G+H+I	0.0511	0.1553	0.1042

As shown in Table 3.2, 0.1042 m^3/s increased runoff will be resulted from the proposed development.

30% greenery area will be provided for Catchment G and H, while 20% greenery area will be provided for Catchment I. Estimation of the on-site runoff before and after proposed development are detailed in Table A1 and Table A2 of Appendix B.

Details calculation of the estimated proposed site catchment runoffs is shown in Table A3 of Appendix B.

Table 3.3 Estimated Proposed Site Catchment Runoffs to Existing Drainage

Channel Segment(1) (2)	Diameter, m	Gradient	Capacity, m^3/s	Runoff, m^3/s	Catchment Served	Surfficient Capacity? (Y/N)
P1	0.375	0.05	0.451	0.307	A,B,D,E, G,H,I	Y
P2	0.375	0.05	0.451	0.106	C,F	Y
E1 (3)	0.6	0.015	0.875	0.582	A-N, swimming pool discharge	Y

Note:
(1) P1 and P2 are proposed U-channel. E1 is existing U-channel.
(2) All segments (P1,P2,E1) are U-channels.
(3) E1 is referenced from planning application of Proposed Temporary Recyclable Collection Centre for Metal and Plastic for a Period of 3 Years (Application No. A/YL-HTF/1142). The drainage plan is attached in Appendix D. If the above planning application is not approved, this project will propose segment E1.

The assessment results presented in Table 3.3 demonstrate that the proposed development has induced limited runoff to the proposed and existing U-channels.

As summarised above, the proposed development would not cause adverse drainage impacts nor increase in flooding susceptibility of the surrounding areas.

4 Conclusions

A Drainage Impact Assessment (DIA) has been conducted for the Proposed Residential Development at Lot 182 S.B. in DD128, Lau Fu Shan.

The peak surface runoff was calculated based on a 50-year return period. The assessment results have demonstrated that there shall be no adverse impact due to the proposed development. In addition, with reference to the Flooding Blackspots available on the DSD website, the Site is not located within the flooding blackspots locations/ regions. As a result, no unacceptable drainage impact is anticipated from the proposed development.

Based on the above, it is concluded that the Proposed Development shall not result in any adverse drainage impacts.

Figures

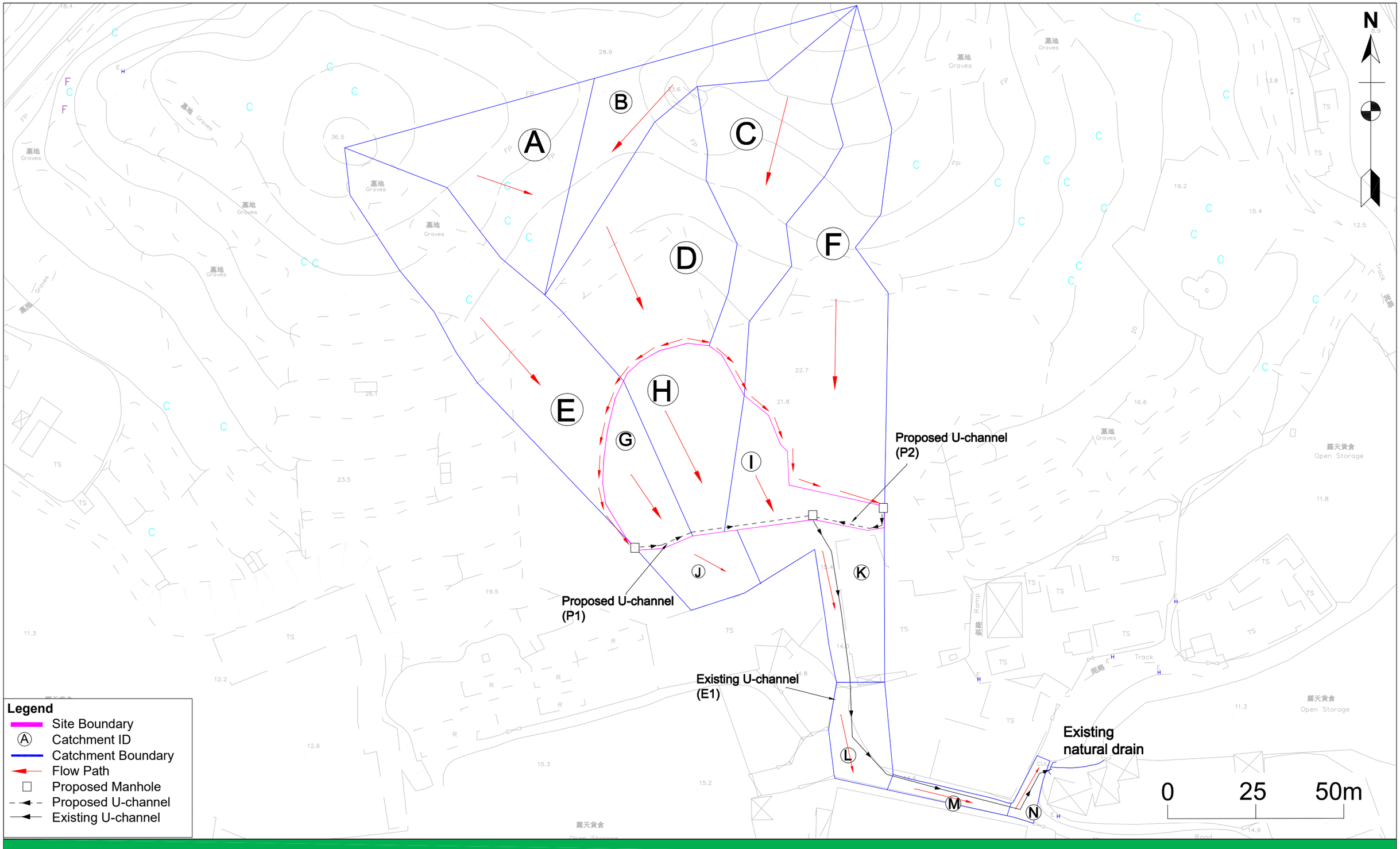
URBAN GREEN

Proposed Residential Development at Lot 182 S.B. in DD128

Site Location and its Environ

Figure 2.1

Rev. 0



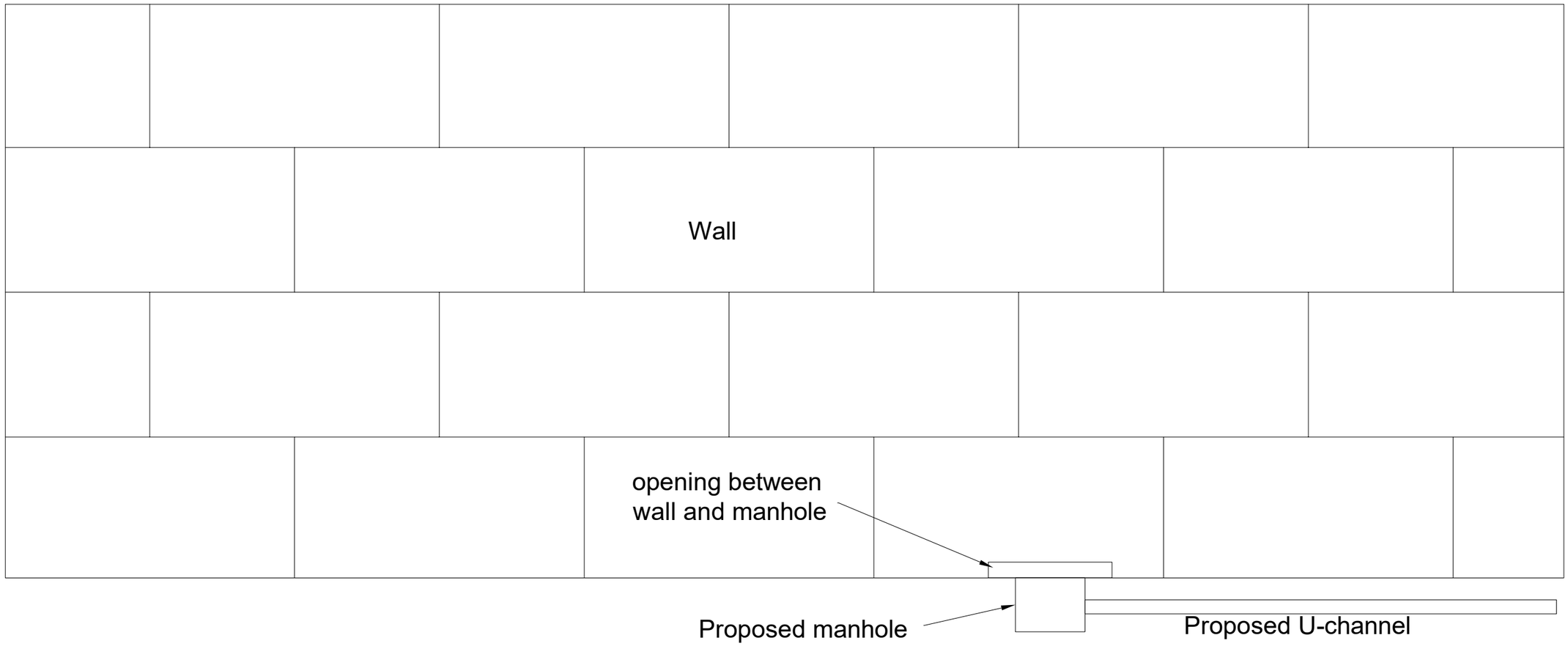
URBAN GREEN

Proposed Residential Development at Lot 182 S.B. in DD128, Lau Fu Shan

Identified Catchments Area and Existing Drainage System

Figure 3.1

Rev. 1



URBAN GREEN

Proposed Residential Development at Lot 182 S.B. in DD128, Lau Fu Shan

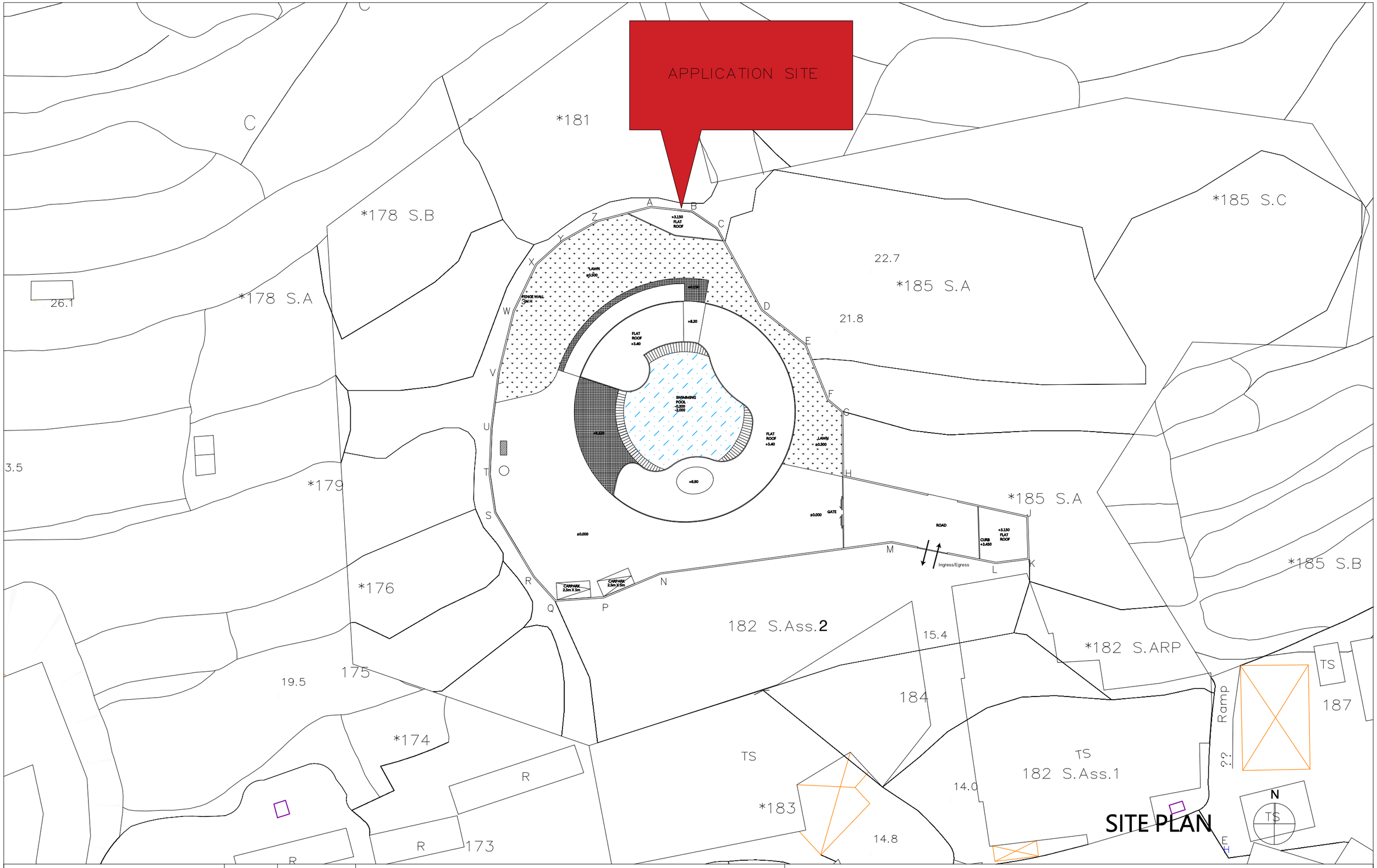
Section of the Proposed Manhole for Collecting Overland Runoff

Figure 3.2

Rev. 0

Appendix A

Drawings of Development Plan



DESIGN DRAWING

Rev	Date	Description
-	-	-

Project:

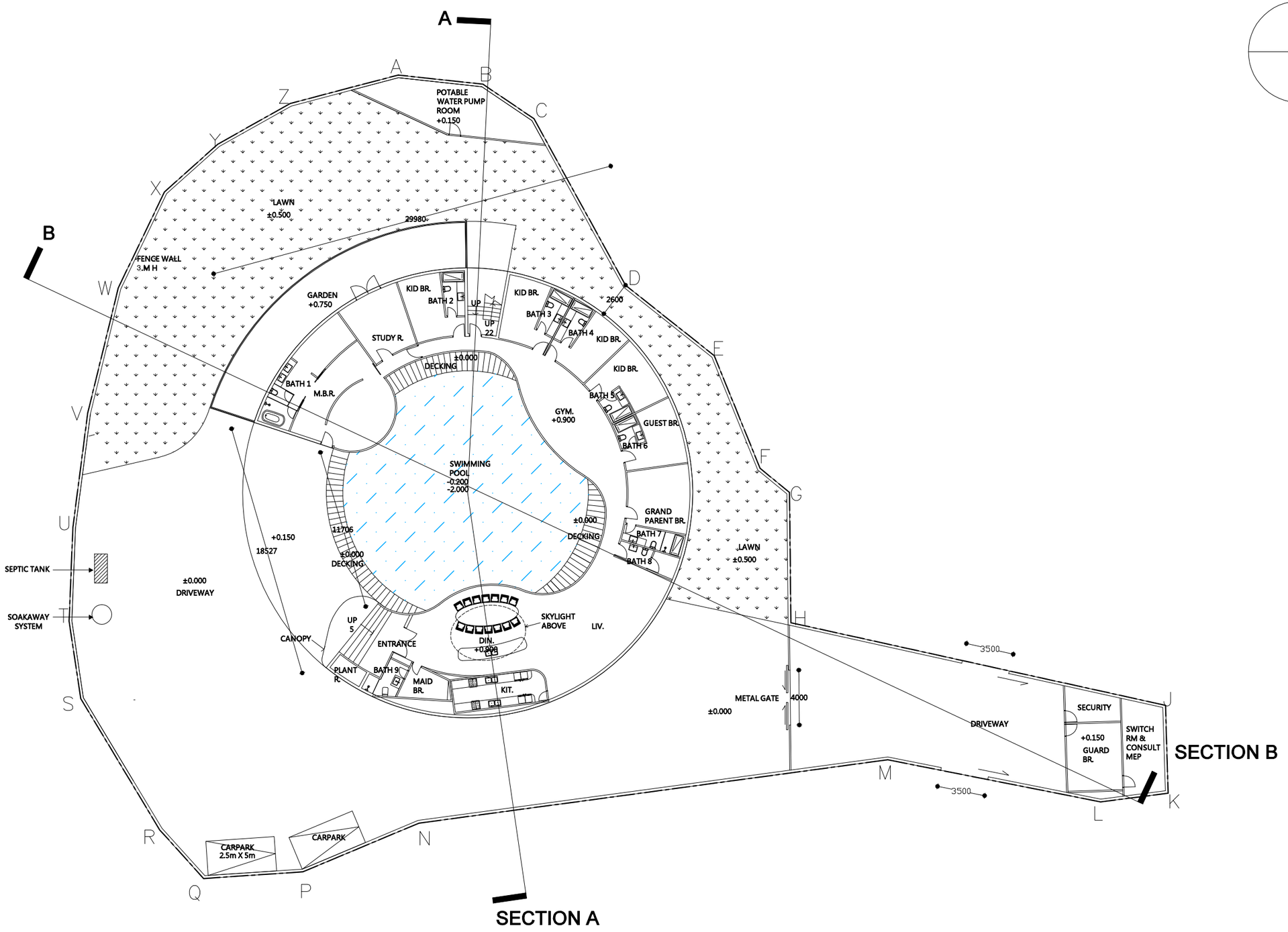
PROPOSED HOUSE DEVELOPMENT AT LOT NO. 182 S.B IN D.D. 128

ADO LTD. 18C6 TML Tower, 3 Hoi Shing Road, Tsuen Wan West, HK Tel: 2646-6381 Fax: 2634-6648

Drawing Title:

SITE PLAN

Project reference	Scale	Drawn	Checked	Approved
-	1:500 (A3)			
CAD reference	Date	Revision No./Date	Read in conj. with Drawing No.	
	2022-02-17			



DESIGN DRAWING

Rev	Date	Description
-	-	-

Project:

PROPOSED HOUSE DEVELOPMENT AT LOT NO. 182 S.B. IN D.D. 128

ADO LTD. 18C6 TML Tower, 3 Hoi Shing Road, Tsuen Wan West, HK Tel: 2646-6381 Fax: 2634-6648

Drawing Title:

GROUND FLOOR LAYOUT PLAN

Project reference	Scale	Drawn	Checked	Approved
-	1:300 (A3)	PY		

CAD reference	Date	Revision No./Date	Read in conj. with Drawing No.
	2022-02-16		

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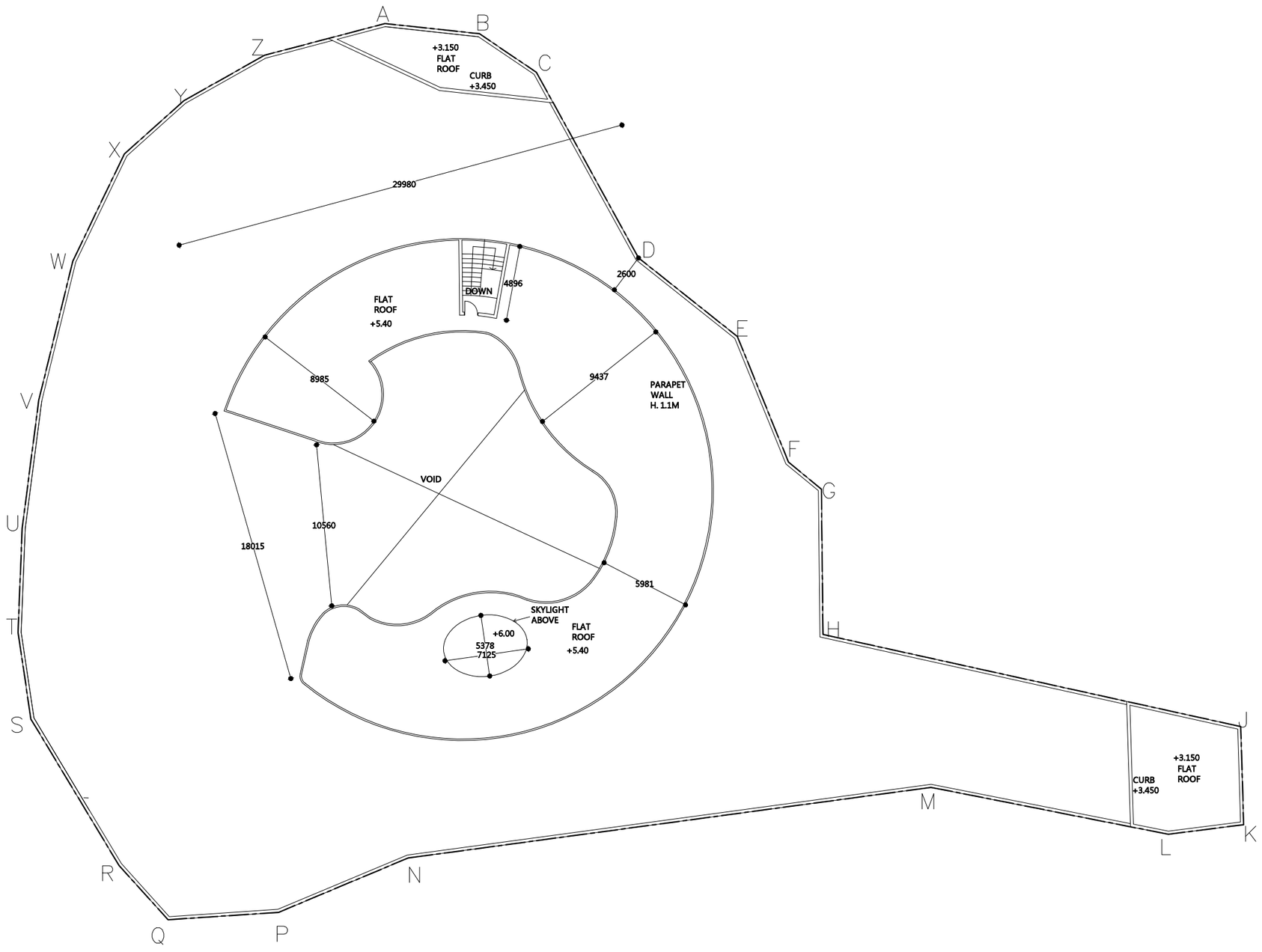

DESIGN DRAWING

Rev	Date	Description
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Project:

PROPOSED HOUSE DEVELOPMENT AT LOT NO. 182 S.B. IN D.D. 128

ADO LTD. 18C6 TML Tower, 3 Hoi Shing Road, Tsuen Wan West, HK Tel: 2646-6381 Fax: 2634-6648

Drawing Title:

ROOF FLOOR LAYOUT PLAN

Project reference	Scale	Drawn	Checked	Approved
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CAD reference	Date	Revision No./Date	Read in conj. with Drawing No.	
	2021-2-16			

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FLAT ROOF
FLAT ROOF
FLAT ROOF
FLAT ROOF

LAWN
LAWN

MPD +20.40
MPD +20.45
MPD +18.06
MPD +17.81
MPD +17.73
MPD +17.73

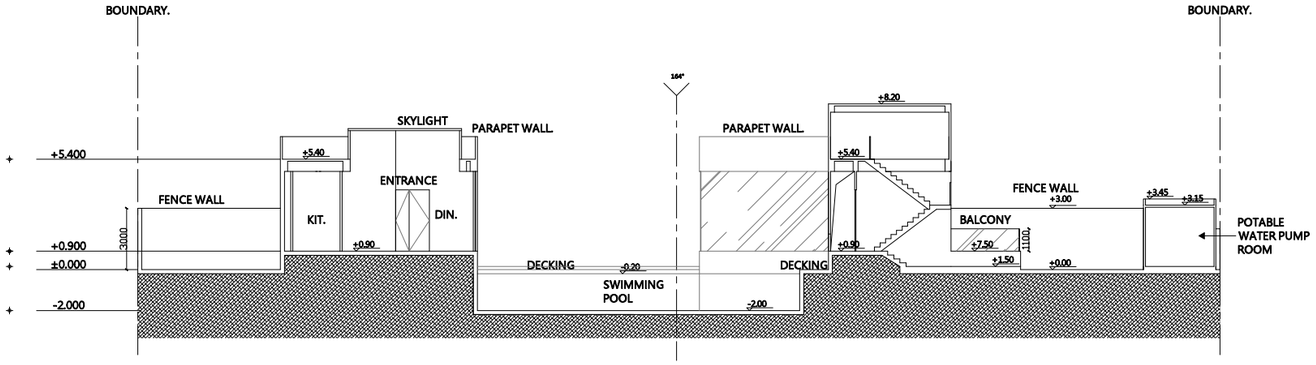
±0.000

FALL 1:80
FALL 1:80
FALL 1:80
FALL 1:80

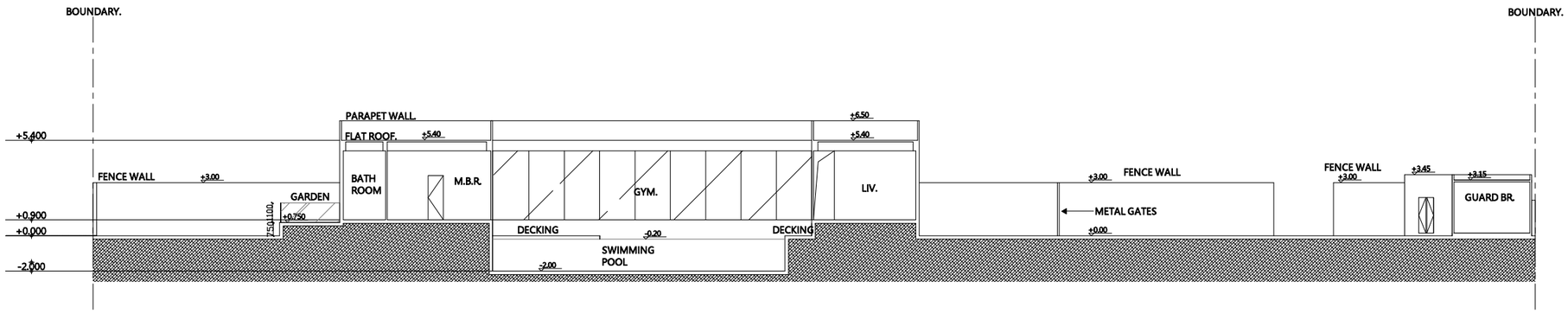
DRIVEWAY
DRIVEWAY

SEPTIC TANK
SOAKAWAY SYSTEM

PROPOSED U-CHANNEL (P1)
PROPOSED U-CHANNEL (P2)
EXISTING U-CHANNEL (E1)



SECTION A -A



SECTION B -B

DESIGN DRAWING

Rev	Date	Description
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Project:

PROPOSED HOUSE DEVELOPMENT AT LOT NO. 182 S.B. IN D.D. 128

ADO LTD. 18C6 TML Tower, 3 Hoi Shing Road, Tsuen Wan West, HK Tel: 2646-6381 Fax: 2634-6648

Drawing Title:

SECTION A - A & B - B

Project reference	Scale	Drawn	Checked	Approved
-	1:300 (A3)			
CAD reference	Date	Revision No./Date	Read in conj. with Drawing No.	
	2021-2-16			

Appendix B

Detailed Drainage Analysis

Capacity Flows Estimation for Propose Catchments and Drainage System with 50 Year Return Period

A1.Calculation of On-Site Runoff (Existing Development)

Catchment ID	Surface Type	Catchment Area (A), m^2	Catchment Area (A), km^2	Average slope (H), m/100m	Flow path length (L), m	Inlet time (t_0), min	Time of Concentration (t_c), min	Duration (t_d), min	a (50 year return period)	b (50 year return period)	c (50 year return period)	Runoff intensity (i) mm/hr	Runoff coefficient (C)	C x A	Peak runoff (Q_p), m^3/s
G	100% Grassland (heavysoil), flat	656	0.00066	13.79	29.00	1.30	1.30	1.30	451.3	2.5	0.34	287	0.25	0.000163948	0.0131
H	100% Grassland (heavysoil), flat	1,189	0.00119	13.89	36.00	1.52	1.52	1.52	451.3	2.5	0.34	281	0.25	0.000297337	0.0233
I	100% Grassland (heavysoil), flat	712	0.00071	18.10	21.00	0.88	0.88	0.88	451.3	2.5	0.34	298	0.25	0.000177957	0.0148
														Total	**0.0511**

A2.Calculation of On-Site Runoff (After Development)

Catchment ID	Surface Type	Catchment Area (A), m^2	Catchment Area (A), km^2	Average slope (H), m/100m	Flow path length (L), m	Inlet time (t_0), min	Time of Concentration (t_c), min	Duration (t_d), min	a (50 year return period)	b (50 year return period)	c (50 year return period)	Runoff intensity (i) mm/hr	Runoff coefficient (C)	C x A	Peak runoff (Q_p), m^3/s
G	70% Concrete + 30% Grassland (heavysoil), flat	656	0.00066	13.79	29.00	1.30	1.30	1.30	451.3	2.5	0.34	287	0.74	0.000485285	0.0387
H	70% Concrete + 30% Grassland (heavysoil), flat	1,189	0.00119	13.89	36.00	1.52	1.52	1.52	451.3	2.5	0.34	281	0.74	0.000880116	0.0688
I	80% Concrete + 20% Grassland (heavysoil), flat	712	0.00071	18.10	21.00	0.88	0.88	0.88	451.3	2.5	0.34	298	0.81	0.000576581	0.0478
														Total	**0.1553**
														Changes in peak runoff	**0.1042**

A3.Calculation of All Catchment Runoff (After Development)

Catchment ID	Surface Type	Catchment Area (A), m^2	Catchment Area (A), km^2	Average slope (H), m/100m	Flow path length (L), m	Inlet time (t_0), min	Time of Concentration (t_c), min	Duration (t_d), min	a (50 year return period)	b (50 year return period)	c (50 year return period)	Runoff intensity (i) mm/hr	Runoff coefficient (C)	C x A	Peak runoff (Q_p), m^3/s
A	100% Grassland (heavysoil), flat	1,799	0.00180	20.73	41.00	1.53	1.53	1.53	451.3	2.5	0.34	281	0.25	0.000449755	0.0351
B	100% Grassland (heavysoil), flat	1,354	0.00135	13.49	86.00	3.59	3.59	3.59	451.3	2.5	0.34	244	0.25	0.000338476	0.0230
C	100% Grassland (heavysoil), flat	2,072	0.00207	18.35	85.00	3.20	3.20	3.20	451.3	2.5	0.34	250	0.25	0.00051792	0.0360
D	100% Grassland (heavysoil), flat	2,451	0.00245	17.67	60.00	2.24	2.24	2.24	451.3	2.5	0.34	266	0.25	0.000612733	0.0453
E	100% Grassland (heavysoil), flat	2,806	0.00281	19.07	97.00	3.52	3.52	3.52	451.3	2.5	0.34	245	0.25	0.0007015	0.0478
F	10% Concrete + 90% Grassland (heavysoil), flat	3,278	0.00328	17.88	104.00	3.76	3.76	3.76	451.3	2.5	0.34	242	0.32	0.00104896	0.0705
G	70% Concrete + 30% Grassland (heavysoil), flat	656	0.00066	13.79	29.00	1.30	1.30	1.30	451.3	2.5	0.34	287	0.74	0.000485285	0.0387
H	70% Concrete + 30% Grassland (heavysoil), flat	1,189	0.00119	13.89	36.00	1.52	1.52	1.52	451.3	2.5	0.34	281	0.74	0.000880116	0.0688
I	80% Concrete + 20% Grassland (heavysoil), flat	712	0.00071	18.10	21.00	0.88	0.88	0.88	451.3	2.5	0.34	298	0.81	0.000576581	0.0478
J	80% Concrete + 20% Grassland (heavysoil), flat	464	0.00046	30.00	10.00	0.40	0.40	0.40	451.3	2.5	0.34	314	0.81	0.00037584	0.0328
K	60% Concrete + 40% Grassland (heavysoil), flat	1,139	0.00114	22.22	18.00	0.69	0.69	0.69	451.3	2.5	0.34	304	0.67	0.00076313	0.0645
L	100% Concrete	467	0.00047	4.17	24.00	1.41	1.41	1.41	451.3	2.5	0.34	284	0.95	0.000443249	0.0350
M	100% Concrete	144	0.00014	3.33	30.00	2.07	2.07	2.07	451.3	2.5	0.34	269	0.95	0.00013722	0.0103
N	100% Concrete	107	0.00011	10.00	14.00	0.80	0.80	0.80	451.3	2.5	0.34	301	0.95	0.00010163	0.0085
														Total	**0.5642**

Note:
Runoff is calculated in accordance with DSD's "*Stormwater Drainage Manual - Planning, Design and Management* t" (SDM), fifth edition, January 2018..
Equation used:

$$t_0 = \frac{0.14465L}{H^{0.2}A^{0.1}} \qquad t_c = t_0 + t_f \qquad i = \frac{a}{(t_d + b)^c} \qquad Q_p = 0.278\,C\,i\,A$$

Swimming Pool Discharge Peak flow rate, m^3/s	0.0184

Note:
(1) The volume of swimming pool + annual cleaning effluent = $397m^3$
(2) The design cleaning time = 6 hrs
(3) The design cleaning flow rate = (1)/(2)*60*60 = $0.0184m^3/s$

B. Contribution Estimation and Adequacy Check for Existing Drainage System (For Enhanced Design)

Point (Channel No.)	Channel	Diameter, m	Depth, m	Slope	Length, m	Manning's Roughness Coefficient	Cross Section Area,m2	Wetted Perimeter,m	Hydraulic radius,m	Mean Velocity,m/s	Capacity flow,m3/s	Catchment Served	Runoff,m3/s	% of capacity flow	Sufficient Capacity(Y/N)
P1	U-channel	0.375	0.375	0.050	49.0	0.016	0.126	0.964	0.130	3.590	0.451	A,B,D,E,G,H,I	0.307	68%	Y
P2	U-channel	0.375	0.375	0.050	22.4	0.016	0.126	0.964	0.130	3.590	0.451	C,F	0.106	24%	Y
E1	U-channel	0.600	0.600	0.015	125.6	0.016	0.321	1.542	0.208	2.724	0.875	A-N, swimming pool discharge	0.582	67%	Y

Swimming pool discharge

Pool area	220	m^2	Provided by Project Architect
Pool depth	1.8	m	Provided by Project Architect
Volume	397	m^3	
Annual cleaning effluent	397	m^3	
Max. flow allowed	1.12	m^3/s	Provided by Project Team
Shortest cleaning flow time	5.907738	min	
Design cleaning time	6	hr	Provided by Project Team
Design cleaning flow rate	0.01838	m^3/s	

Appendix C

Photos of Existing U-channel

N

Proposed U-channel
(P2)

V1

Proposed U-channel
(P1)

Existing U-channel
(E1)

V2

V3

Existing
natural drain

0 25 50m

Legend
- Site Boundary
- Proposed Manhole
- Proposed U-channel
- Existing U-channel
- Viewing angle

URBAN GREEN

Proposed Residential Development at Lot 182 S.B. in DD128, Lau Fu Shan

Photo Index Plan for Existing U-channel

Appendix C

Rev. 0

Photos of existing u-channel

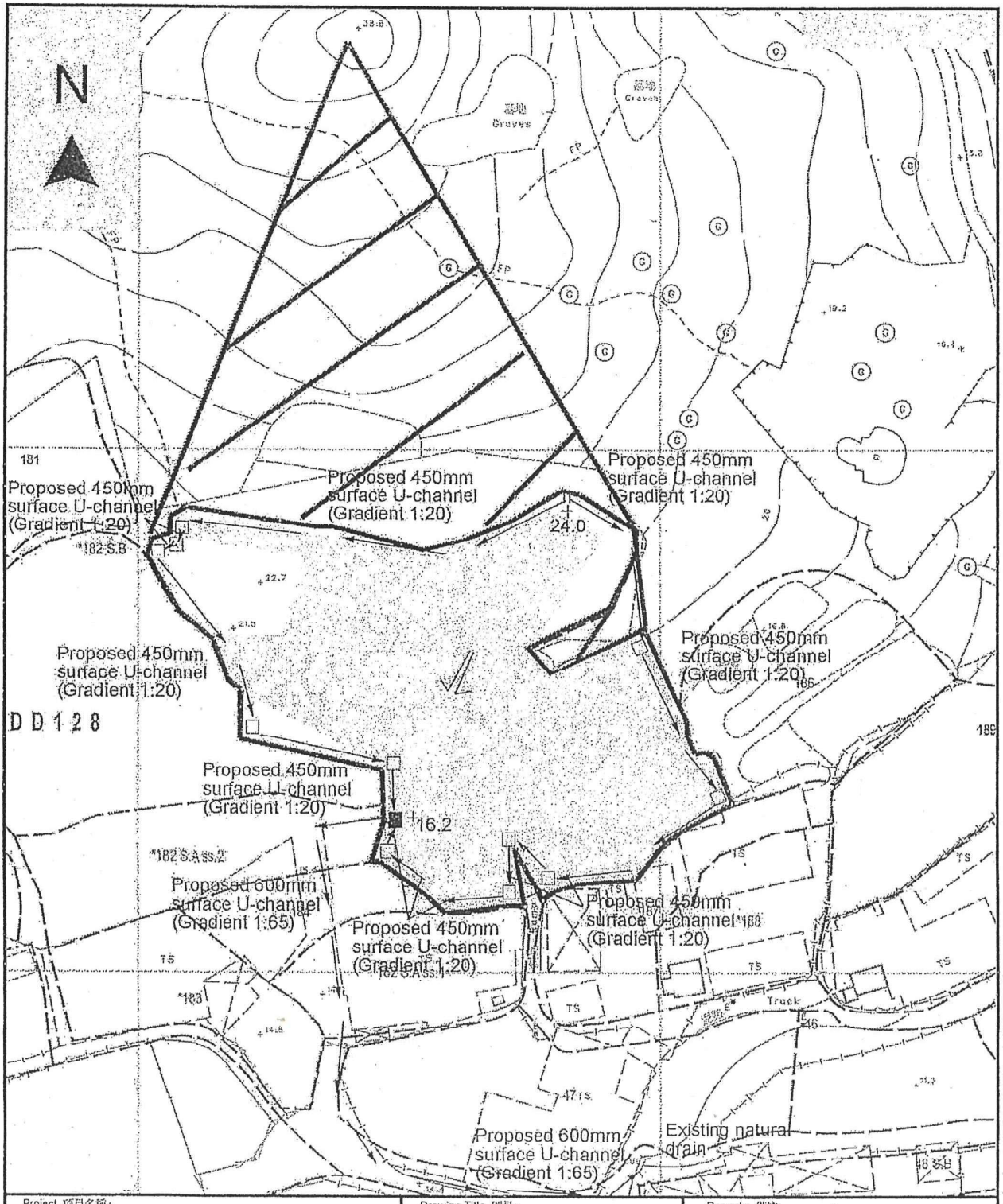
V1

V2

V3

Appendix D

Reference Drainage Plan (Planning No.: A/YL-HTF/1142)



Project 項目名稱: Proposed Temporary Recyclable Collection Centre for Metal and Plastic for a Period of 3 Years at Lots 182 S.A RP, 185 S.A, 185 S.B & 185 S.C in D.D. 128 & Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.	Drawing Title 圖目: Proposed Drainage Plan	Remarks 備註: +24.0 Level (in mPD) □ Proposed Catchpit ■ Catchpit with sand trap ⇐ Flow of Surface Runoff External catchment
	Drawing No. 圖號: Figure 4	Scale 比例: 1:2000

Application No.	A/YL-HTF/1142	
Plan Area	Ha Tsuen Fringe	
District	Tuen Mun & Yuen Long West District	
Date of Application Received	19/10/2022	
Location	Lots 182 S.A RP, 185 S.A, 185 S.B and 185 S.C in D.D.128 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories	
Proposal	Proposed Temporary Recyclable Collection Centre for Metal and Plastic for a Period of 3 Years	
Applicant's Submission	No softcopy provided by Applicant. Hardcopies available at Planning Enquiry Counters for inspection.	
Newspaper Notice & Gist of Development Proposal(including Location Plan)(indicative only for section 12A application)	Newspaper Notice Gist [Note: The Gist may be superseded by a new Gist if Further Information is received]	
No. of Comments on Application Already Received	1	
Further Information Received on 14/12/2022	*Nature*	The applicant provided clarifications on the development parameters and operational details of the proposed development, enclosing replacement pages of the application form and drainage assessment, as well as revised layout plans.
	Applicant's Submission	No softcopy provided by Applicant. Hardcopies available at Planning Enquiry Counters for inspection.
	Decision	Accepted and Exempted from Publication
Application Available for Public Inspection Until (tentative date of meeting)	03/02/2023	
Applications at the Site/Building	[press here]	
Remark	Deferred on 09/12/2022	

Annex 7

Sewerage Impact Assessment

URBAN GREEN

Proposed Residential Development at Lot 182 S.B. in DD128, Lau Fu Shan

Sewerage Impact Assessment Report

Reference: P058/03 Issue 3
Date: January 2023
Confidential

Proposed Residential Development at Lot 182 S.B. in DD128, Lau Fu Shan

Sewage Impact Assessment

Checked and Approved by:

Patrick Ip
Director

Reference: P058/03 Issue 3

Date: January 2023

Issue	Status	Prepared By	Date	Checked by	Date	Approved By	Date
1	For Comment	Cheryl Chan	Jul 22	Emily Tang	Jul 22	Patrick Ip	Jul 22
2	For Comment	Cheryl Chan	Dec 22	Emily Tang	Dec 22	Patrick Ip	Dec 22
3	For Comment	Cheryl Chan	Jan 23	Emily Tang	Jan 23	Patrick Ip	Jan 23

23/F Wui Tat Centre, 55 Connaught Road West, Hong Kong
Tel: (852) 31141144

Contents

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List of Appendices

1 Introduction

1.1 Background

The Applicant intends to develop a village house located at D.D. 128 Lot 182 S.B. Lau Fu Shan, New Territories (hereafter as “the Site”).

Due to the concerns of possible sewage impact arising from the change of uses, Urban Green Consultants Limited (UGC) has been commissioned by the Project Proponent to conduct a Sewage Impact Assessment (SIA) to assess the potential sewerage impacts arising from the change of sewage generation due to the Proposed Development.

1.2 Objectives of the SIA

The objectives of this SIA are to assess the potential sewerage impact arising from the proposed development and recommend the mitigation measures, if necessary, to alleviate the impacts.

1.3 Report Structure

The remaining chapters of this report are shown below:

Chapter 2 – Site Context

Chapter 3 – Evaluation of Sewerage Impact

Chapter 4 – Recommendations

Chapter 5 – Conclusion

2 Site Context

2.1 Site Location and Its Environs

The Site is located at D.D. 128 Lot 182 S.B. Lau Fu Shan. To the south are open storage yards for metals and a recyclable collection centre. To the west is an open storage yard for construction materials. To the north are vacant land, shrubland and a recyclables collection centre. The Site falls within an area zoned “Residential (D)”. The Site area is approximately 2,550 m^2.

Figure 2.1 shows the Site location and its environs.

2.2 Proposed development

The proposed development is a Villa. The building height will be approximately 6 m (1 storey). The building comprises of swimming pool, 6 bedrooms, entertainment room, study room, kitchen, dining & living room. Operation year of the proposed development is expected to be Year 2024.

The general layout plans of the proposed development are presented in Appendix A.

2.3 Existing Sewerage Condition

Based on the site survey conducted on 3 December 2021, it has revealed that the Site is not currently served by any form of DSD’s sewage facility.

.

3 Evaluation of Sewerage Impact

3.1 Evaluation of Sewage Generation

For the estimation of sewage generation from the proposed development, the planning unit flow factors as recommended in the "*Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning*" (hereafter as "GESF") published by EPD in 2005 have been adopted in the assessment.

The sewage generation from the proposed development includes the flow contribution from residents and backwash of swimming pool. The population for the proposed development is shown in Table 3.1.

Table 3.1 Estimated Population of the Proposed Development

Type of people	Minimum Number of People per Day	Unit Flow Factor (m^3/day)	GESF
Residents	9	0.37	Domestic (housing type specific) R4
Backwash of swimming pool	-	4.63	-

Based on the estimated population, the estimated average daily flow for the proposed development will be 7.96 m^3/day. The calculations have been provided in Appendix B for reference.

3.2 Proposed Septic Tank System

As the Site is not and will not be served by public sewer, it is required to provide their own sewage treatment or disposal facilities to ensure sewage can be discharged in a proper manner and hence to achieve the best protection to the public and the environment.

According to "*Guideline Notes on Discharges from Village Houses*" published by EPD, the use of Septic Tank System (STS) is recommended for small village houses in remote area where no communal sewer is available.

As the estimated average daily flow from the development will be approximately 7.96 m^3/day, one septic tank system with a capacity of 9.74 m^3/day is able to cater for the estimated daily flow volume. According to the design requirements as specified in "*Drainage Plans Subject to Comment by the Environmental Protection Department*" (ProPECC PN 5/93), the recommended dimensions of the septic tank should be

about (L) 6.1 m x (W) 1.9 m x (D) 2.2 m with a concrete wall thickness of 0.25 m to fulfil the specified dimension requirement.

The recommended dimensions of soakaway pit should be with the stone layer thickness of 0.15 m to fulfil the specified dimension requirement. Soakaway pit with a capacity of 8.7 m^3/day is able to cater the sewage retained in the septic tank. The dimension of the soakaway pit should be about (W) 2.9 m x (D) 2.9 m. Detail calculation of the volume of septic tank and soakaway pit are shown in Appendix C. The minimum clearance requirements for a soakaway system are shown in Table 3.2.

Table 3.2 Minimum Clearance Requirements for Soakaway Systems

Type	Distance from Soakaway System (m)	Remarks
Building	3	-
Retaining Walls	6	-
Wells	50	-
Stream where the bed is lower than invert of soakaway system	15 (30)	Should the water from the stream or pool is used or likely to be used for drinking or domestic purposes, the distance (30) will be adopted.
Pools	7.5 (30)	
Cuts of Embankments	30	-
Paths	1.5	-
Beaches	100	From boundaries of gazette beaches or bathing beach subzones of water control zone
	30	From H.W.M. and from nearest watercourses for other cases
Ground Water Table	0.6	Below invert

According to the site layout plan and site observation on 3 Dec 2021, no sensitive receivers including retaining walls, wells, stream courses, pools, cut of embankments and beaches were identified. As the building block and the existing access road will be included in the proposed development, the location of the soakaway pit should be fulfilled the minimum clearance requirements. Figure 3.1 shows the proposed location of the septic tank system.

3.3 Emergency Measures

An operation and maintenance manual will be prepared by the contractor and then the future operator should appoint competent technician(s) to operate the septic tank. The operator should be fully conversant with the recommended operating procedures as stipulated in the operation and maintenance manual.

In case of emergency, tanker away service will be arranged immediately to draw away the sewage from septic tank. The collected incoming sewage will be disposed to government treatment plant to avoid sewerage impact.

4 Recommendations

The Septic Tank System (STS) should be properly sited, designed, constructed, operated and maintained in accordance with the "*Guidance Notes on Discharges from Village Houses*" and "*Drainage Plans subject to Comment by the Environmental Protection Department* (ProPECC PN 5/93)" published by the EPD. To minimize the adverse impact on the public and the environment, the following precaution should be considered during planning a new STS:

- Locate the STS away from the beach, stream, well, retaining wall and your building etc. to prevent water contamination and leakage;
- Carry out a soil percolation test before the STS construction to ensure the permeability of soil; and
- Locate the STS in an open space with easy access for desludging.

The operator should implement good house keeping practices to ensure that the continuous operation of the STS. These should include:

- Avoid deposit any oil, chemical and solid waste into the STS;
- Inspect and measure of the sludge depth of treatment components at least once every 6 months;
- Remove the STS sludge properly when exceed 1/4 of overall water depth;
- Inspect the STS immediately when flooding, overflow, odour become noticeable or not flush well; and
- Clean and flush of screens and other sewage handling equipment regularly.

Refer to the "*Guideline Notes on Discharges from Village Houses*", the STS should be inspected and desludged regularly. Desludging should be done by specialist contractor. A tanker lorry equipped with a pump is often used for pumping out the content of the septic tank and transport to sludge treatment facility for future treatment.

5 Conclusion

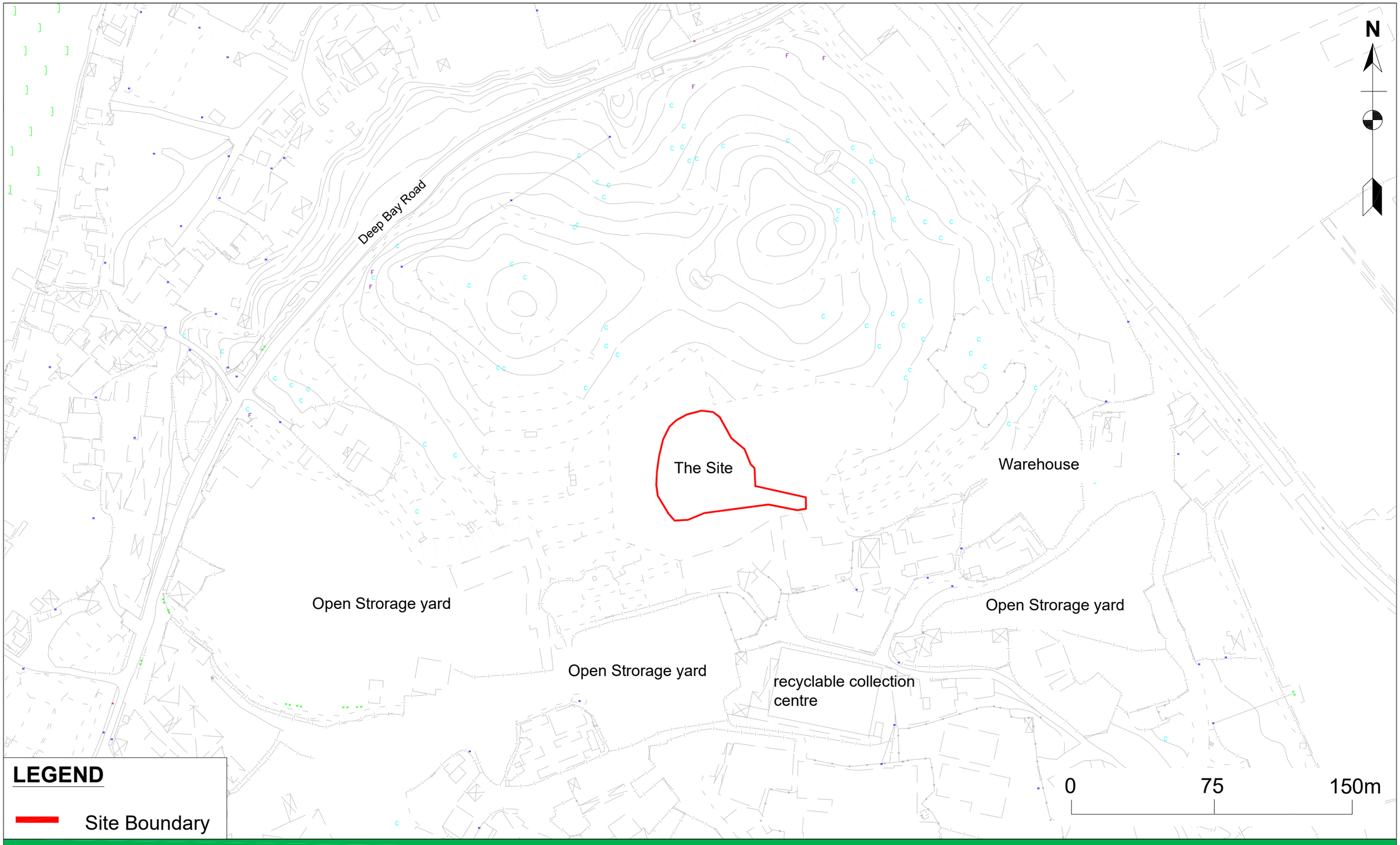
A Sewerage Impact Assessment (SIA) has been conducted to evaluate the potential impacts upon the sewerage system due to the sewage generated from the proposed development.

The assessment findings demonstrated that the estimated average daily flow from the proposed development will be 7.96 m^3/day. The proposed septic tank is capable to cater for the sewage generated from the development, and the soakaway system has fulfilled the specified requirements for minimum clearance distance. As there is no existing public sewer in the vicinity of the Site, the use of Septic Tank System (STS) is recommended.

To ensure the sewage generated from the proposed building can be soak into surrounding soil effectively and the solid wastes including sludge and scum can be screened off and collected by specialist contractor for future treatment. The designed, constructed, operated and maintained of the STS will be follow the "*Guidance Notes on Discharges from Village Houses*" and "*Drainage Plans subject to Comment by the Environmental Protection Department* (ProPECC PN 5/93)" published by the EPD.

Accordingly, it is concluded that sewerage impact arising from the proposed development will be acceptable.

Figures



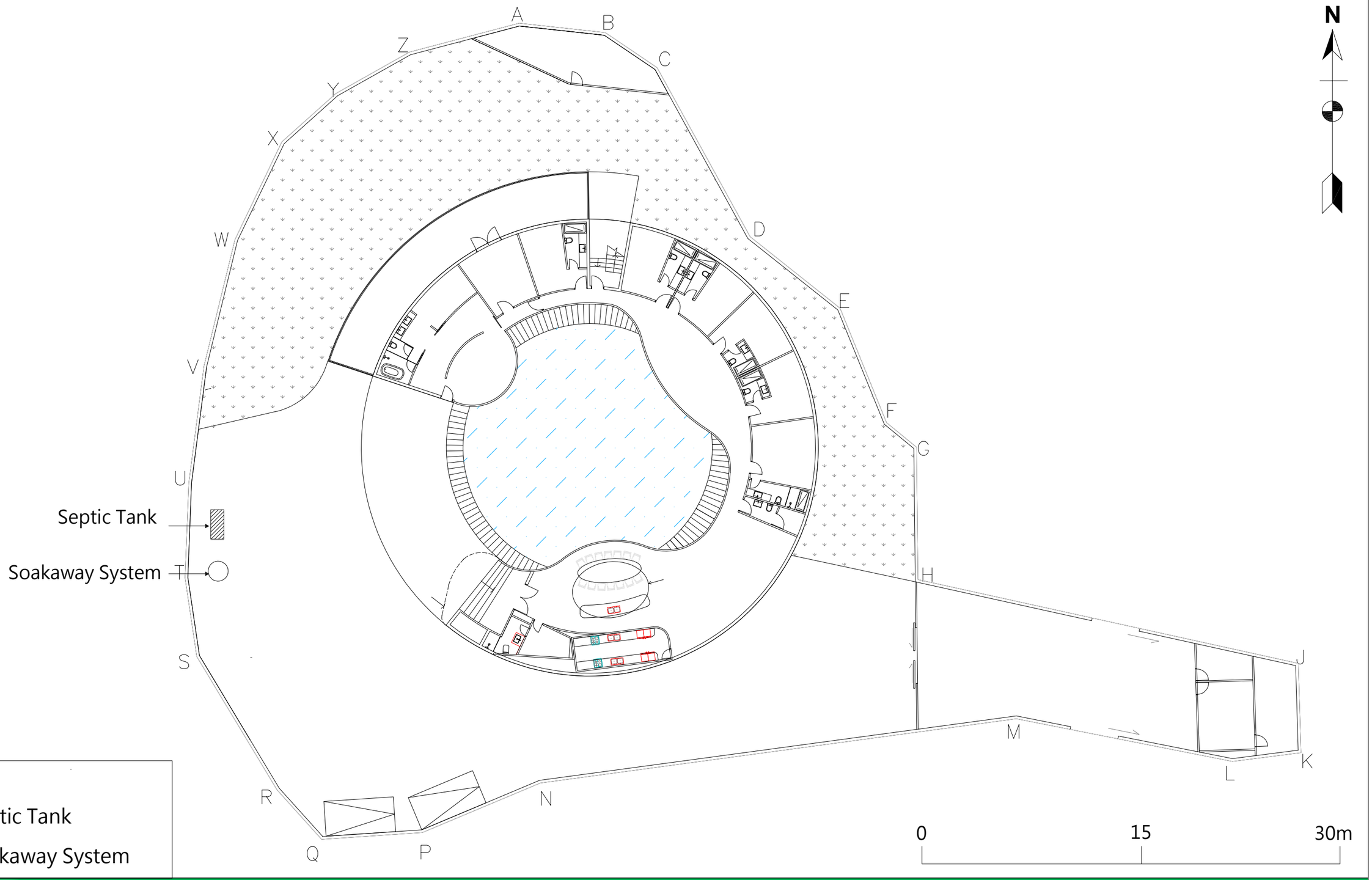
URBAN GREEN

Proposed Residential Development at Lot 182 S.B. in DD128

Site Location and its Environ

Figure 2.1

Rev. 0



URBAN GREEN

Proposed Residential Development at Lot 182 S.B. in DD128

Proposed Location of Septic Tank System

Figure 3.1

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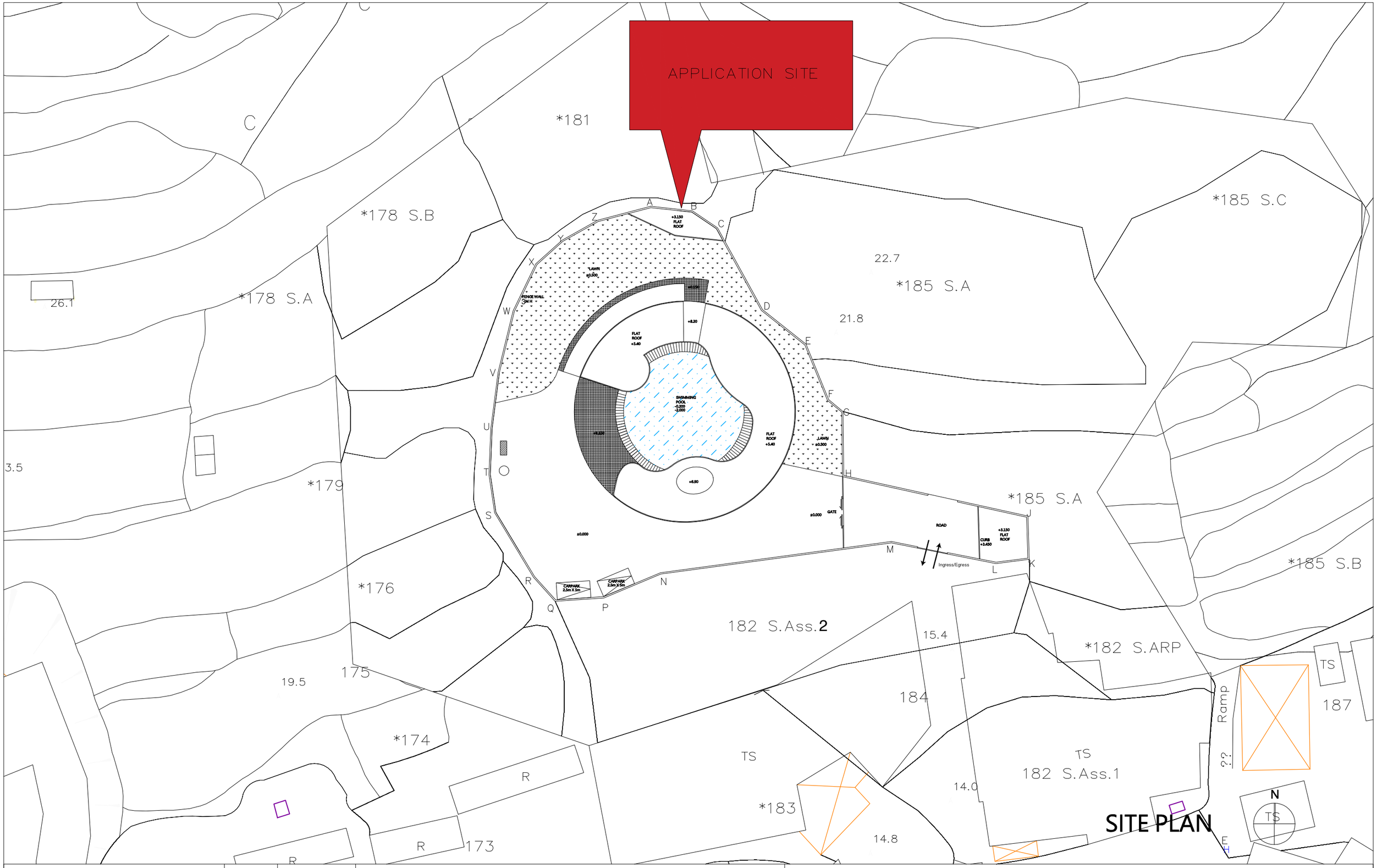
Appendix A

Development Plan



DESIGN DRAWING

Rev	Date	Description
-	-	-

Project:

PROPOSED HOUSE DEVELOPMENT AT LOT NO. 182 S.B IN D.D. 128

ADO LTD. 18C6 TML Tower, 3 Hoi Shing Road, Tsuen Wan West, HK Tel: 2646-6381 Fax: 2634-6648

Drawing Title:

SITE PLAN

Project reference	Scale	Drawn	Checked	Approved
-	1:500 (A3)			
CAD reference	Date	Revision No./Date	Read in conj. with Drawing No.	
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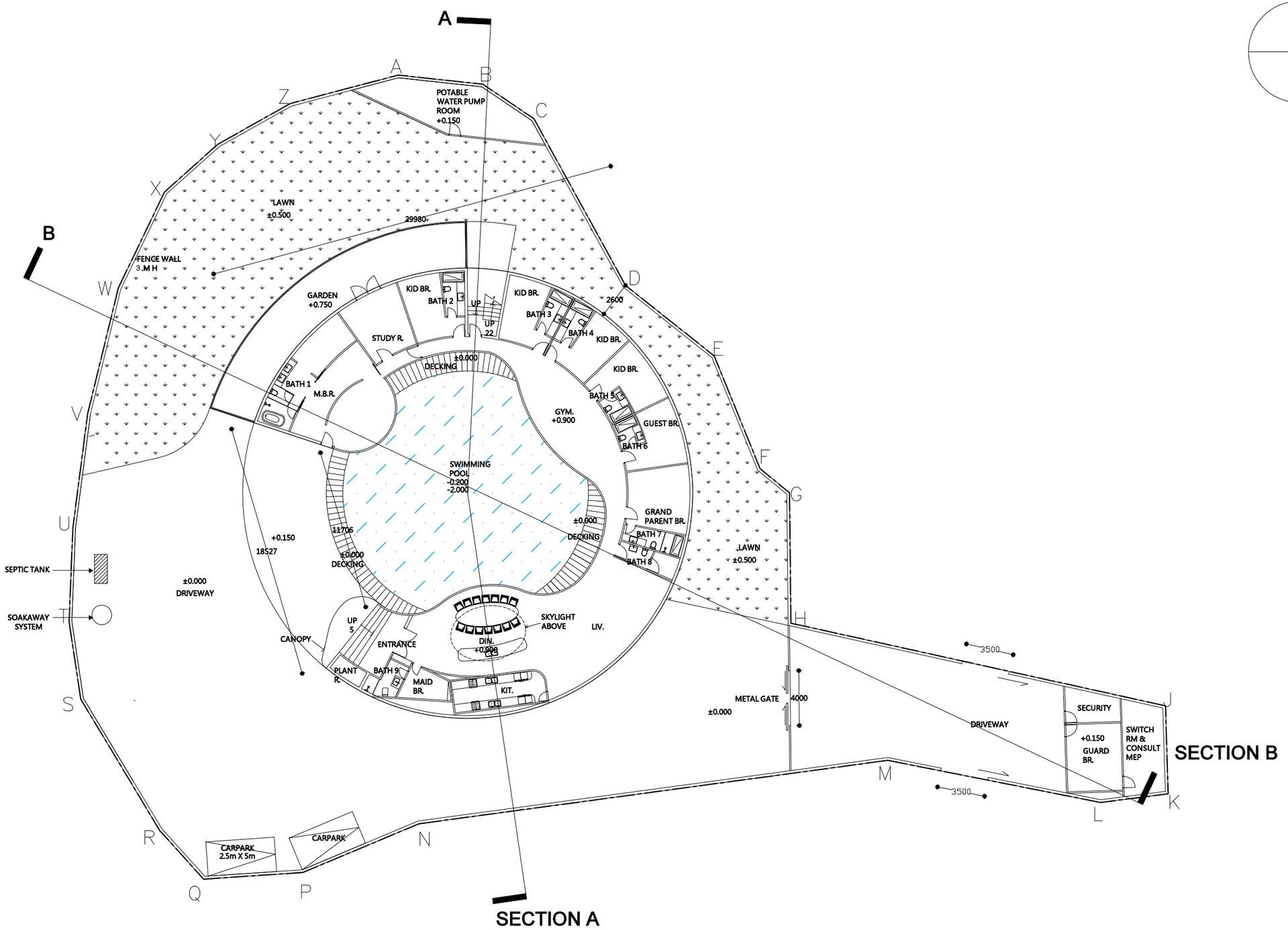

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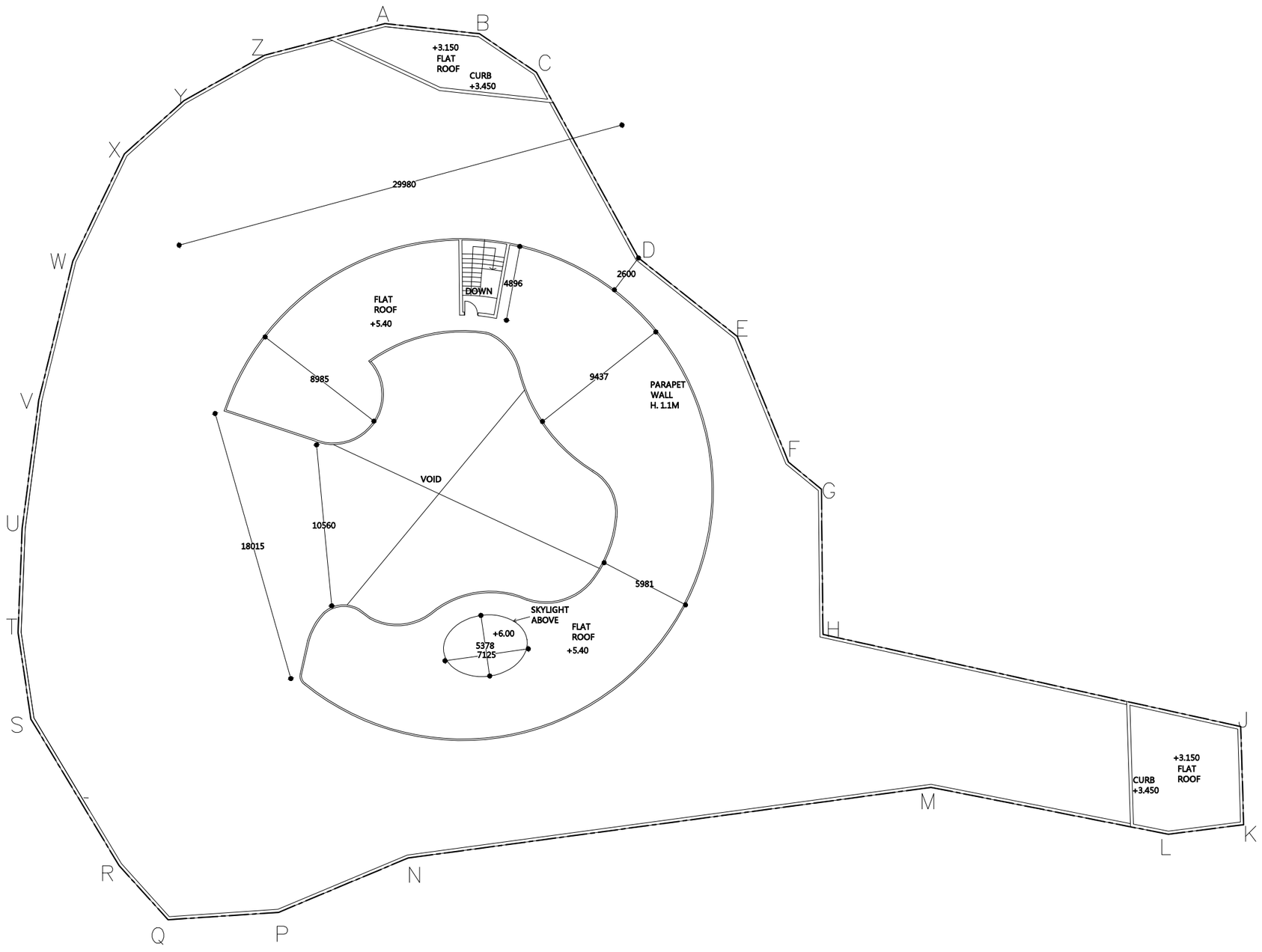
GROUND FLOOR LAYOUT PLAN

Project reference	Scale	Drawn	Checked	Approved
-	1:300 (A3)	PY		

CAD reference	Date	Revision No./Date	Read in conj. with Drawing No.
	2022-02-16		

N



DESIGN DRAWING

Rev	Date	Description
-	-	-

Project:

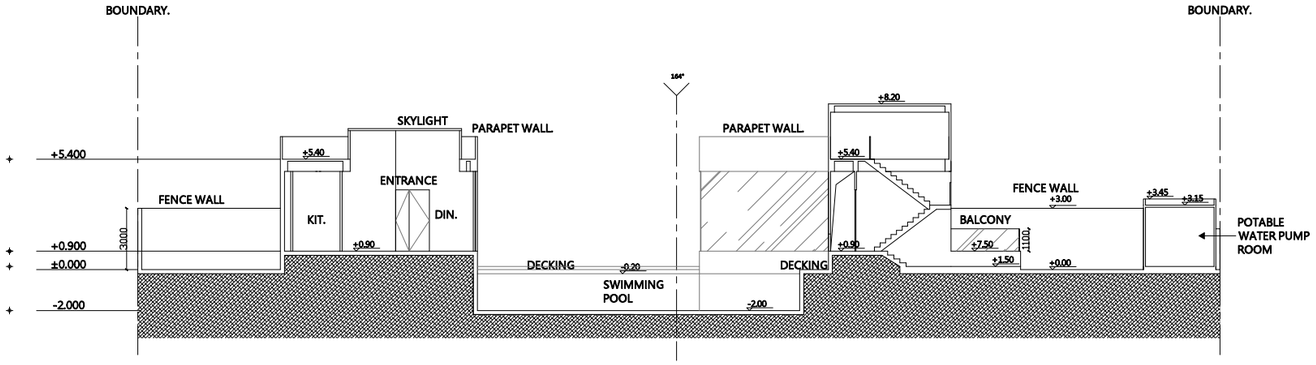
PROPOSED HOUSE DEVELOPMENT AT LOT NO. 182 S.B. IN D.D. 128

ADO LTD. 18C6 TML Tower, 3 Hoi Shing Road, Tsuen Wan West, HK Tel: 2646-6381 Fax: 2634-6648

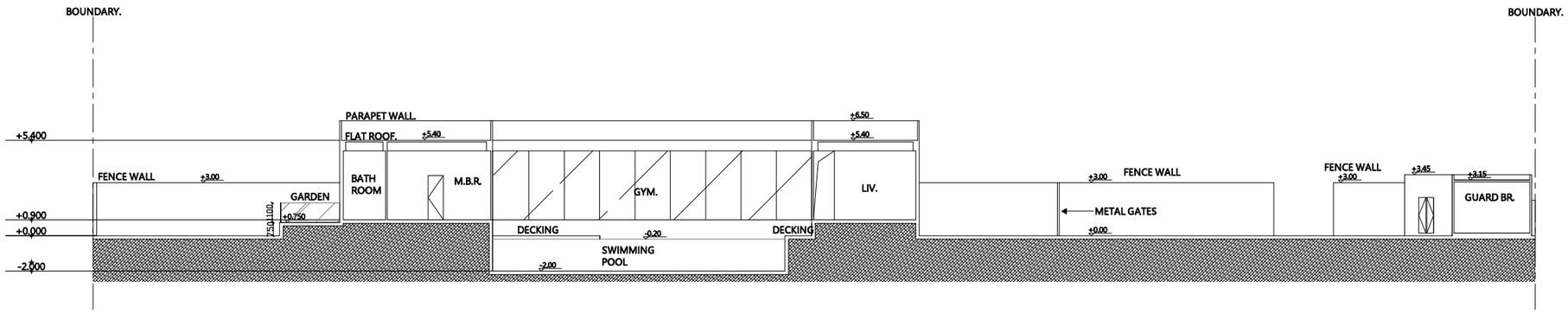
Drawing Title:

ROOF FLOOR LAYOUT PLAN

Project reference	Scale	Drawn	Checked	Approved
-	1:300 (A3)			
CAD reference	Date	Revision No./Date	Read in conj. with Drawing No.	
	2021-2-16			



SECTION A -A



SECTION B -B

DESIGN DRAWING

Rev	Date	Description
-	-	-

Project:

PROPOSED HOUSE DEVELOPMENT AT LOT NO. 182 S.B. IN D.D. 128

ADO LTD. 18C6 TML Tower, 3 Hoi Shing Road, Tsuen Wan West, HK Tel: 2646-6381 Fax: 2634-6648

Drawing Title:

SECTION A - A & B - B

Project reference	Scale	Drawn	Checked	Approved
-	1:300 (A3)			
CAD reference	Date	Revision No./Date	Read in conj. with Drawing No.	
	2021-2-16			

Appendix B

Calculation of Peak Flow

HSK Villa
Sewage Impact Assessment
Sewage Generation Calculation

Estimation of Daily Flow from the Proposed Development			**Remark**
Generation from Residents			
Total number of persons	9	persons	Provided by Project Architect
Unit flow	0.37	m^3/person/day	Referred to the planning for future unit flow for Domestic Flows - Domestic (housing type specific) Private (R4) in Table T-1 of GESF(a).
Generation from Swimming pool (outdoor)			
Minimum Capacity of Septic Tank	220	m^2	Provided by Project Architect
Pool depth	1.8	m	Provided by Project Architect
Pool volume	397	m^3	
Turnover rate	6	hr	General Specification for Swimming Pool Water Treatment Installation in Government Buildings of The Hong Kong Special Administrative Region.
Surface loading rate of filter	50	$m^3/m^2/hr$	Swimming Pools: Design and Construction, Fourth Edition By Philip H. Perkins (50 m3/m2/hr adopted).
Filter areas required	1.32	m^2	
Backwash duration	7	mins	With reference to Section B8.5.5 of General Specification for Swimming Pool Water Treatment Installation in Government Buildings of the HKSAR published by the ArchSD, “the water velocity chosen shall be effective in cleaning the filter in duration of 7 minutes for sand filter”.
Backwash flow rate	30	$m^3/m^2/hr$	Technical Paper - Domestic Swimming Pool Filtration by European Union of Swimmingpool and Spa Associations.
Design flow for swimming pool backwashing	4.63	m^3/day	
Total Average Dry Weather Flow from the Proposed Development			
Total estimated daily flow	**7.96**	m^3/day	
Total estimated peak flow	**0.0007**	m^3/s	As the contributing population of the segment is < 10,000, peaking factor of 8 is adopted based on Table T-5 (including stormwater allowance).

Note:
(a) GESF - *"Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning"* publiched by Environmnetal Protection Department (EPD) in 2005

Appendix C

Estimation of Minimum Capacity of Septic Tank and Soakaway pit

HSK Villa
Sewage Impact Assessment
Determination of Minimum Capacity of Septic Tank

Determination of Minimum Capacity of Septic Tank			
a) Total number of of person served (N)	9	persons	Provided by Project Architect
Estimated per capita daily water consumption (Q)	0.37	m^3	Referred to the planning for future unit flow for Domestic Flows - Domestic (housing type specific) Private (R4) in Table T-1 of GESF(a).
b) Design flow for swimming pool backwashing	4.63	m3/day	
Minimum Capacity of Septic Tank	**7.96**	m^3	Refered to the requirements of septic tank design in ProPECC PN 5/93 (b). Septic Tank not less than QN, where N is the number of persons served and Q is the estimated ultimate per capita daily water consumption

Note:
(a) GESF - *"Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning"* publiched by Environmnetal Protection Department (EPD) in 2005
(b) ProPECC PN 5/93 - "Drainage Plans Subject to Comment by the Environmental Protection Department".

Ref: WSD7.11B

Soakaway pit requirement		
Top soil	300	mm
Surrounded by layer of 75 stone	150	mm
Above ground water	600	mm
Depth (from bottom to inlet)	B/3	mm

Remark: for each drain of the soakaway pit, and 3 drains from top to bottom (Ref:App D)

Total population 6 persons

Required volume= 7.96 m^3

Circular pit volume= (B/2)^2 x Pi x D

*Depth= B+0.1-0.15-0.15

*0.1 : distance between the cement and the drain

*0.15: the tank thickness / the stone layer

Assume B	2.3	m
Depth	2.1	m
Volume	**8.7**	m^3

Actual size of the pit (including the concrete wall)

Width	2.6	m
Depth	2.9	m

Actual size (including the concrete wall and the surrounding stone layer)

Width	2.9	m
Depth	2.9	m

Annex 8

Environmental Assessment

URBAN GREEN

Proposed Residential Development at Lot 182 S.B. in DD128, Lau Fu Shan

Environmental Assessment Report

Reference: P058/01 Issue 6
Date: June 2023
Confidential

Proposed Residential Development at Lot 182 S.B. in DD128, Lau Fu Shan

Environmental Assessment Report

Checked and Approved by:

Patrick Ip
Director

Reference: P058 Issue 6

Date: June 2023

Issue	Status	Prepared By	Date	Checked by	Date	Approved By	Date
1	For comment	Cheryl Chan	Jul 2022	Emily Tang	Jul 2022	Patrick Ip	Jul 2022
2	For comment	Cheryl Chan	Dec 2022	Emily Tang	Dec 2022	Patrick Ip	Dec 2022
3	For comment	Cheryl Chan	Jan 2023	Emily Tang	Jan 2023	Patrick Ip	Jan 2023
4	For Comment	Cheryl Chan	Mar 2023	Emily Tang	Mar 2023	Patrick Ip	Mar 2023
5	For Comment	Cheryl Chan	May 2023	Emily Tang	May 2023	Patrick Ip	May 2023
6	For Comment	Cheryl Chan	Jun 2023	Emily Tang	Jun 2023	Patrick Ip	Jun 2023

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1 Introduction

1.1 Background

The Applicant intends to develop a Villa at Lot 182 S.B in D.D.128 in Lau Fu Shan, New Territories (hereafter as "the Site").

According to the Approved Ha Tsuen Fringe Outline Zoning Plan (No. S/YL-HTF/12) published by Town Planning Board in October 2018, the site is currently zoned as " Residential (Group D) ".

Urban Green Consultants Limited (UGC) has been commissioned to conduct an Environmental Assessment (EA) to assess the potential impact on the proposed development.

1.2 Objectives of the EA

The EA has identified and addressed the following major environmental issues:

- Identify the sensitive uses that will likely be affected by the operation of the Site;
- Assess and evaluate the potential noise impacts due to site operations upon the sensitive uses;
- Assess and evaluate the potential air quality impacts on the sensitive uses; and;
- Propose mitigation measures, where necessary, to reduce the environmental impacts to an acceptable level.

1.3 Report Structure

The remaining chapters of this report are shown below:

Chapter 2 – Site Context

Chapter 3 – Air Quality

Chapter 4 – Noise

Chapter 5 – Water Quality Impact

Chapter 6 – Waste Management

Chapter 7 – Land Contamination

Chapter 8 – Conclusion

2 Site Context

2.1 Site Location and the Environment

The Site is located in Lau Fu Shan. To the east of the site is an open storage yard for recycling materials and a warehouse. To the south are open storage yards for metals and a recyclable collection centre. To the west is an open storage yard for construction materials. To the north are vacant land, shrubland and a recyclables collection centre. The Site area is approximately 2,550 m^2.

Figure 2.1 shows the Site Location and the environment.

2.2 Proposed Development

The project site is currently zoned as “Residential (Group D). The proposed development is a Villa. The building height will be approximately 6 m (1 storey). The building comprises of swimming pool, 6 bedrooms, entertainment room, study room, kitchen, dining & living room. Operation year of the proposed development is expected to be Year 2024.

The master layout plan and floor plans are presented in Appendix A.

3 Air Quality Impact

3.1 Introduction

This section aims to assess the potential air quality impact arising from the proposed development during construction and operation phase.

3.2 Statutory Requirements and Guidelines

Chapter 9 of the HKSPG stipulates the AQOs issued under the APCO. An updated AQOs was in force on 1 Jan 2022 and the relevant criteria for this assessment are tabulated in Table 3.1.

Table 3.1 Hong Kong Air Quality Objectives

Pollutant	Averaging time	Concentration limit [i] ug/m^2	No. of exceedances allowed
Sulphur dioxide	10-minute	500	3
	24-hour	50	3
Respirable suspended particulates (PM10) [ii]	24-hour	100	9
	Annual	50	Not applicable
Fine suspended particulates (PM2.5) [iii]	24-hour	50	35
	Annual	25	Not applicable
Nitrogen dioxide	1-hour	200	18
	Annual	40	Not applicable
Ozone	8-hour	160	9
Carbon monoxide	1-hour	30,000	0
	8-hour	10,000	0
Lead	Annual	0.5	Not applicable

Note:

i. *All measurements of the concentration of gaseous air pollutants, i.e., sulphur dioxide, nitrogen dioxide, ozone and carbon monoxide, are to be adjusted to a reference temperature of 293 Kelvin and a reference pressure of 101.325 kilopascal.*

ii. *Respirable suspended particulates means suspended particles in air with a nominal aerodynamic diameter of 10 μm or less.*

iii. *Fine suspended particulates means suspended particles in air with a nominal aerodynamic diameter of 2.5 μm or less.*

3.3 Air Sensitive Receivers (ASRs)

Representative existing ASRs located within 500 m of study area from the Project site have been identified and details are provided in Table 3.2, and their locations are shown in Figure 3.1.

Table 3.2 Air Sensitive Receivers (ASRs)

ASR	Location	Type	Horizontal Separation, m
ASR 1	Wing Jan Church	Institution	277
ASR 2	Village House	Residential	336
ASR 3	Mountain Royal	Residential	332
ASR 4	Tin Hau Temple	Institution	362

3.4 Air Quality During Construction Phase

The major air pollution source are fugitive dust and smoke emission during the construction stage, especially excavation work. The area of excavation is about 2,550 m^2 and the volume of excavation is about 5,099 m^3. The construction of the proposed development shall comply with the guidelines listed below:

- Construction dust shall be controlled in accordance with the requirements as listed in the Schedule of the Air Pollution Control (Construction Dust) Regulation of APCO. Also, notice of notifiable works as defined under the Regulation shall be completed by the Contractor and sent to the Environmental Protection Department (EPD).
- Dark smoke emission of the machines used for construction shall comply with the requirements of the Air Pollution Control (Smoke) Regulation of APCO.
- All of the Non-road Mobile Machinery (NRMMs) used for the construction shall comply with the Air Pollution Control (NRMMs) (Emission) Regulation.

To mitigate fugitive dust impact, all dust control measures recommended in the Air Pollution Control (Construction Dust) Regulation, where applicable, will be implemented. Typical relevant dust control measures include:

- The works area for site clearance shall be sprayed with water before, during and after the operation so as to maintain the entire surface wet;
- Restricting heights from which materials are to be dropped, as far as practicable to minimise the fugitive dust arising from unloading/ loading;
- Immediately before leaving a construction site, all vehicles shall be washed to remove any dusty materials from its body and wheels;
- All spraying of materials and surfaces should avoid excessive water usage;
- Where a vehicle leaving a construction site is carrying a load of dusty materials, the load shall be covered entirely by clean impervious sheeting to ensure that the dusty materials do not leak from the vehicle;
- Travelling speeds should be controlled to reduce traffic induced dust dispersion and re-suspension within the site from the operating haul trucks;
- Erection of hoarding of not less than 2.4 m high from ground level along the site boundary;
- Any stockpile of dusty materials shall be covered entirely by impervious sheeting; and/or placed in an area sheltered on the top and 4 sides; and
- All dusty materials shall be sprayed with water immediately prior to any loading, unloading or transfer operation so as to maintain the dusty materials wet.
- Adopt a higher hoarding height close to those concerned ASRs.
- Locate the haul road away from those concerned ASRs.
- Avoid dusty works or placing stockpile near those concerned ASRs.
- Electric power supply for on-site machinery should be considered as far as practicable. Diesel generators and machinery shall be avoided to minimize the gaseous and PM emissions.

With the implementation of the mitigation measures, no adverse construction dust impact is anticipated.

3.5 Air Quality During Operational Phase

3.5.1 Air Quality Impact from the Proposed Development

The proposed development is a residential use. As a result, there are no expected air pollutants emissions during operation phase. No potential air quality impacts area is expected due to the proposed development.

3.5.2 Vehicular Emission Impact on the Proposed Development

Only rural roads can be found at the south of the Proposed Development. As the no. of vehicle would be minimal, no vehicular emission impact is anticipated. Also, given that there is a large distance between Deep Bay Road and the Proposed Development which is about 250m, there would be no vehicular emission impact.

3.5.3 Chimney Emission

Based on the site survey was conducted on 3 Dec 2021 and desktop survey, no chimneys are found within 300m of the Proposed Development.

3.5.4 Odour Emission

Based on the site survey was conducted on 3 Dec 2021, no odour impact was found at the warehouse, recyclables collection centres and open storage yard.

The proposed septic tank would be fully enclosed. Thus, no odour emission from the septic tank will affect the proposed development. Furthermore, the distance between the proposed septic tank to ASR 1 is about 305m. Therefore, no odour impact would be anticipated.

4 Noise

4.1 Introduction

This section aims to access the potential noise impacts upon proposed development during occupancy and the noise impacts from the proposed development on the adjacent sensitive uses.

4.2 Criteria and Guidelines

4.2.1 Existing Fixed Noise Source

Under Noise Control Ordinance (NCO), noise criteria for existing fixed noise sources are stipulated in the Technical Memorandum for the Assessment of Noise from Place other than Domestics Premises, Public Places or Construction Sites" (IND-TM).

The site is located within rural area and surrounded by open storage yards, warehouse, recyclable collection centre, vacant land and shrubland. Given the type of area for the subject site is classified as "Type (i) Rural area, including country parks or village type development" and it will not be affected by the IFs, the Area Sensitivity Rating of the subject site area is defined as "A". Noise standards for this fixed noise impact assessment are tabulated in Table 4.1.

Table 4.1 Noise Standard for Fixed Noise Source

Time Period	Acceptable Noise Level(ANL) in IND-TM,dB(A)
Day and Evening (0700-2300 hours)	60
Night (2300-0700 hours)	50

4.2.2 Planned Fixed Noise Source

According to the HKPSG, the noise standards [in $L_{Aeq(30min)}$] from the planned fixed noise sources should be 5 dB(A) below the Acceptable Noise Level (ANL) as specified in the IND-TM or as the prevailing background noise level at the façade of the Noise Sensitive Receivers (NSRs). As mentioned, the ASR is defined as "A". The ANL and the HKPSG standards for the noise impact from the planned fixed noise sources as tabulated in Table 4.2.

Table 4.2 Noise Standards for Planned Fixed Noise Source

Time Period	Acceptable Noise Level(ANL) in IND-TM,dB(A)	IND-TM Noise Standard for Planned Fixed Noise, [ANL-5dB(A)], dB(A)
Day and Evening (0700-2300 hours)	60	55
Night (2300-0700 hours)	50	45

4.3 Noise Sensitive Receivers (NSRs)

Representative existing NSRs located within 300 m of study area from the Project site have been identified and details are provided in Table 4.3, and their locations are shown in Figure 4.1.

Table 4.3 Noise Sensitive Receivers (NSRs)

NSR	Location	Type
NSR 1	Wing Jan Church	Institutional

4.4 Background Noise Condition

Noise surveys were conducted on 3 Dec 2021 to obtain the prevailing background noise level during daytime and evening for determining ANL of the NSR. The measurement point was taken at 1.2m, above the ground level, in free field and L90 (1 hour) noise measurements were recorded. The measured prevailing noise levels and established noise standard to be complied with accordance to IND-TM for fixed plant noise are summarised in Table 4.4. The noise measurement locations are indicated in Figure 4.1.

Table 4.4 Measurement of Background Noise Level (Daytime and Evening period)

Measurement Period	Measured Background Noise Level, L90 (1 hour)	Noise Standard for Planned Fixed Noise [ANL-5dB(A)], dB(A)
Day	59.2	55
Evening	55.1	55

4.5 Road Traffic Noise

4.5.1 Assessment Criteria

Noise standards are stipulated in Chapter 9 of the Hong Kong Planning Standards and Guidelines (HKPSG) for planning against possible noise impact from road traffic. According to the HKPSG, the road traffic noise standard of L10(1-hour) 70 dB(A) for the use of "All domestic premises including temporary housing accommodation" should be followed. As the proposed development is a residential development which is a sensitive use, the road traffic noise impact of Deep Bay Road shall be assessed.

4.5.2 Assessment Location

All noise sensitive receivers (NSRs) within the Proposed Development are assigned with an assessment point. In general, the assessment points are assumed to be at a height of 1.2m above floor level and 1m away from the façade of the NSRs relying on opened window for ventilation. The location of the assessment points is shown in Figures 4.2.

4.5.3 Assessment Assumption and Methodology

As advised by the Project Traffic Consultant, it is anticipated that the traffic will grow continuously within 15 years from occupation of the Proposed Development (i.e. Year 2039 = Year of occupancy (Year 2024) + 15 years). Therefore, the road traffic noise levels are predicted based on the projected peak hour traffic flows for the worst year within 15-year from the year of occupancy. The traffic forecast in Year 2039 is provided by the Traffic Consultant under the same application. The traffic data at peak hour is taken into consideration in the assessment. All major roads within 300m from the Site are included in the assessment. The traffic forecast data is presented in Appendix B.

The road traffic noise impact at the assessment points is predicted using the computer model "NoiseMap Enterprise - RoadNoise" which implements the calculation method as prescribed in the Calculation of Road Traffic Noise (CRTN) developed by UK Department of Transport, Welsh Office in 1988. The predicted noise levels are then compared against the HKPSG noise criterion for evaluating the impact.

4.5.4 Assessment Results

Based on the road traffic noise assessment results, the predicted traffic noise levels at all identified NSRs range from 44.1 to 64.6 dB(A). The predicted traffic noise levels at the representative NSRs are given in Appendix C. Based on the result, no road traffic noise impact is anticipated.

4.6 Existing Fixed Noise Source

4.6.1 Identified Fixed Noise Source

According to the site survey conducts on 12 April 2023, six potential fixed noise sources were identified within 300m assessment area. Figure 4.3 indicates the location of the fixed noise source.

Table 4.5 Summary of Identified Fixed Noise Source

Noise Source ID	Operation Hour	Usage Activities	Shortest Horizontal Distance from 1m away from the Building Façade of the Proposed Development, m
NS 1	09:00-19:00	Open Storage	16
NS 2	09:00-19:00	Open Storage	23
NS 3	09:00-19:00	Warehouse	118
NS 4	09:00-19:00	Open Storage	22
NS 5	09:00-19:00	Warehouse	27
NS 6	09:00-19:00	Recyclable Collection Centre	85

4.6.2 Assessment Methodology

In accordance with HKPSG, residential uses that rely on open windows for ventilation are considered as noise sensitive receiver (NSR). Thus, the proposed development is considered as an NSR.

The fixed source noise impact was assessed based on on-site noise measurement of the identified noise sources (i.e., NS 1-6). The noise measurement methodology as detailed in IND-TM was followed. The measurement points were taken at 1.2m above ground level and 30-minute Leq noise samples were recorded. The sound power level (SWL) of the noise sources is calculated by adopting standard acoustic principles as shown below:

$$SWL = SPL + DC - FC - BC$$

where,
SWL = Sound power level, dB(A)
SPL = Sound pressure level, dB(A)
DC = Distance attenuation, dB(A) (i.e., 20 log D + 8, where D is distance in m)
FC = Façade correction, dB(A), (i.e., 3 dB(A))

The corrected noise levels (CNL) of the operation of NS 1-6 at the proposed development are calculated based on the following equation to compare against the noise standards:

$$CNL = SWL + Cdist1 + Cbarrier$$

where,
Cdist1 = correction for distance, dB(A)
Cbarrier = correction for noise barrier, dB(A), if applicable

4.6.3 Assessment Result

Noise measurements were conducted on 12 April 2023 for the fixed noise source. The noise levels recorded at the six noise sources are summarized in Table 4.6.

Table 4.6 Measured Noise Levels

Noise Source ID	Measurement Period	Measured Noise Level, dB(A)	Façade Correction, dB(A)
NS 1	10:37-11:07	55.4	-
NS 2	11:10-11:40	53.8	56.8
NS 3	11:41-12:11	57.1	-
NS 4	12:12-12:42	55.7	58.7
NS 5	12:44-13:14	59.1	62.1
NS 6	13:17-13:47	58.7	61.7

Note:
(1) NS 2, NS 4, NS 5 and NS 6 are measured in free-field conditions. Therefore, +3dB(A) correction is applied.

3m height fence wall will be provided along the site boundary of the Proposed Development. Therefore, -5dB(A) correction for barrier is applied. The cross section for the fence wall is shown in Figure 4.4.

Based on the above information and assumptions, the corrected noise levels at the Proposed development is calculated and summarized in Table 4.7. As there is no evening and night-time operation in the identified noise sources, the noise criteria for the two time periods are not considered in the assessment. Detailed noise calculations are presented in Appendix D.

Table 4.7 Predicted Noise Levels at the Proposed Development

Total Predicted Noise Level, dB(A)	Noise Criteria (Dayltime)
55.4	60

As shown above, the total predicted noise level at the proposed development is 55.4 dB(A), which fulfil the noise criteria for daytime. Hence, fixed noise source impact upon the Proposed Development is not anticipated.

4.7 Planned Fixed Noise Source

The proposed development is a Villa. Potential fixed plant noise will include building service equipment and mechanical ventilation provisions for the plant room, etc. According to Table 4.4, all the planned fixed noise sources within the proposed development would comply with noise standard stated in IND-TM for fixed plant noise. Furthermore, as the building service equipment and the plant room will be fully enclosed by building structure, the potential breakout noise should be minimal. Thus, no adverse noise impact is anticipated.

4.8 Noise During Construction Phase

4.8.1 Sources of Noise Impact

During construction of the proposed development, it is anticipated that general construction works with the use of PMEs will be the primary noise source from the Site.

The equipment inventory should be subject to the selection from the contractor and to ensure the construction noise impact is within the acceptable level.

4.8.2 Noise mitigation Measures

With reference to the Practice Note for Professional Persons (ProPECC 2/93) Noise from Construction Activities – Non-statutory Controls, recommended noise mitigation measures include implementation of good site practices, use of quieter PME, avoidance of concurrent construction activities within an active construction site, siting if facilities and application of the acoustic screen.

Implement of Good Site Practices

Good site practices can reduce the noise impacts on affected NSRs, although the effectiveness of those practices can vary depending on actual site conditions, and hence it is difficult to quantify effectiveness. The recommended practices are as follows:

- PMEs should be kept to a minimum and the parallel use of them should be avoided;
- Intermittent use of PME which can be shut down between work periods or throttled down to a minimum;
- Mobile PME should be sited as far from NSRs as possible;
- PME known to emit noise strongly in one direction should be oriented to direct away from the nearby NSRs; and
- Only well-maintained plant should be operated on-site and PME should be serviced regularly during construction programme.

Use of Quieter PME

Using the quieter PME is considered as a practical measure to significantly reduce the noise impacts. Quieter PME are defined as having SWLs les than those listed in the GW-TM.

The Contractor has the flexibility to select appropriate quieter PME models on the condition that the SWL of each selected quieter PME plant is less than or equal to the SWL.

Use of Noise Barrier/Enclose

With the adoption of mobile temporary noise barrier locating as close as possible to the noise source, a general assumption of 5dB(A) reduction for movable PME, 10 dB(A) for stationary PME can be achieved in accordance with Guidance Note No. 9/2010 “Preparation of Construction Noise Impact Assessment Under the Environmental Impact Assessment Ordinance (EIAO) (EIAO-GN No. 9/2010)’ published by EPD.

Others

To minimise inconvenience and environmental nuisance to nearby residents and other sensitive receivers, “Recommended Pollution Control Clause for Construction Contracts” of the EPD should be adopted.

Construction Works during Restricted Hours

The Contractors should apply the Construction Noise Permit (CNP) granted by the EPD if there are general construction activities with the use of PME and carry out Prescribed Construction Works (PCWs) during the restricted hours of 1900-0700 hours for all days and 1700-1900 hours on Sunday and public holidays.

5 Water Quality

5.1 Introduction

This section addresses the potential sources of water quality impact associated with the construction and operation phases of the proposed development. The relevant statutory requirements and mitigation measures recommended in order to minimize impacts are presented in this section.

5.2 Criteria and Guidelines

The construction of the Site shall comply with the Water Pollution Control Ordinance (WPCO) and its Technical Memorandum. Guidelines for preparation of drainage plans in ProPECC PN 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department” and handling construction site runoff and discharges in ProPECC PN 1/94 “Construction Site Drainage” should be followed.

5.3 Water Sensitive Receivers (WSRs)

Based on the desktop study followed by site visit conducted on 3 December 2021, no area of conservation value, ecological importance, agriculture activity or fish pond near the Site was identified. A water sensitive receiver (WSR) (i.e. WSR1 – Hang Hau Tsuen Nullah) was identified within the study area of 300m from the site boundary. The location of the WSR is shown in Figure 5.1.

Table 5.1 Water Sensitive Receiver

WSR	Location
WSR 1	Hang Hau Tsuen Nullah

5.4 Water Quality During Construction Phase

Construction site runoff and drainage, sewage effluent and liquid/ chemical spillage generated from construction activities are the potential pollution sources and may induce water quality impact if not properly controlled.

The Contractor shall apply for a Discharge License from EPD in accordance with the WPCO. The effluent standards will have to comply with the Discharge License requirements. Appropriate water pollution control measures shall be implemented on-site during construction as follows:

- High loading of suspended solids (SS) in construction site runoff shall be prevented through proper site management by the contractor;

- Construction works should be programmed to minimise soil excavation works where practicable during rainy conditions. Exposed soil surfaces should be protected from rainfall through covering temporarily exposed slope surfaces or stockpiles with tarpaulin or the like;
- Temporary ditches, earth bunds will be created/ provided where necessary to facilitate directed and controlled discharge of runoff into storm drains via sand/ silt removal facilities such as sand traps, silt traps and sediment retention basin;
- Sand and silt removal facilities, channels and manholes will be regularly maintained and the deposited silt and grit should be removed by the contractor, and at the onset of and after each rainstorm to ensure that these facilities area functioning properly;
- Manholes (including newly constructed ones) should be adequately covered or temporarily sealed so as to prevent silt, construction materials or debris from getting into the drainage system;
- Vehicle wheel washing facilities should be provided at the site exit such that mud, debris, etc. deposited onto the vehicle wheels or body can be washed off before the vehicles are leaving the site area;
- Section of the road between the wheel washing bay and the public road should be paved with backfill to reduce vehicle tracking of soil and to prevent site run-off from entering public road drains; and
- Chemical toilet(s) will be provided for workers during construction stage. All chemical toilets, if any, shall be regularly cleaned and the night-soil collected and transported by a licensed contractor to a Government Sewage Treatment Works facility for disposal.

Regarding management of chemicals such as oils and solvents involved with Project construction, the following measures shall apply:

- Plant workshop/ maintenance areas should be bunded and constructed on a hard standing. Sediment traps and oil interceptors should be provided at appropriate locations;
- Oil and grease removal facilities should also be provided where appropriate, for example, in area near plant workshop/ maintenance areas; and
- Chemical waste arising from the site should be properly stored, handled, treated and disposed of in compliance with the requirements stipulated under the Waste Disposal (Chemical Waste) (General) Regulation.

As the above water pollution control measures will be properly implemented during the construction stage, the effluent discharge shall be in compliance with the discharge license requirements, and the Technical Memorandum (TM) under WPCO.

The construction site runoff and wastewater arising from the Site will be properly treated according to the aforesaid control measures. The effluent discharge will be in compliance with the discharge license requirements, and the Technical

Memorandum (TM) under WPCO. Hence, no adverse impact on the WSR is anticipated.

5.5 Water Quality During Operation Phase

During operation phase, domestic sewage including toilet flushing would be the major wastewater discharge arising from the Project. Septic tank system will be built to collect all the sewage. All stormwater/rainwater from the Project site will be conveyed to the stormwater drain. A WPCO license is not required to be obtained for the mentioned discharges. With a properly designed sewerage and drainage system, no insurmountable water quality impacts would be generated from operation of the Project

6 Waste Management

6.1 Introduction

This section identifies the types of wastes that are likely to be generated during the construction and operation phases of the Project and evaluates the associated waste management implications that may result from these waste types.

6.2 Criteria and Guidelines

The Waste Disposal Ordinance prohibits the unauthorised disposal of wastes, with waste defined as any substance that is abandoned. All wastes should be properly stored and disposed in accordance with relevant waste management regulations and guidelines listed below:

- Waste Disposal Ordinance (Cap. 354);
- Waste Disposal (Chemical Waste) (General) Regulation (Cap. 354C);
- Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N);
- Land (Miscellaneous Provisions) Ordinance (Cap. 28);
- Public Health and Municipal Services Ordinance (Cap. 132) - Public Cleansing and Prevention of Nuisances Regulation;
- Environment, Transport and Works Bureau Technical Circular (Works) No. 19/2005, Environmental Management on Construction Sites;
- Development Bureau (Works) No. 8/2010, Enhanced Specification for Site Cleanliness and Tidiness;
- Code of Practice on the Packaging, Labelling and Storage of Chemical Waste;
- Development Bureau (DEVB) Technical Circular (Works) (TC(W)) No. 6/2010 – Trip Ticket System for Disposal of C&D Materials; and
- Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers, No. ADV-19, Construction and Demolition Waste.

6.3 Waste During Construction Phase

Construction wastes are likely to be generated from the demolition, excavation and construction of structure works. Construction wastes should be at least segregated into inert Construction and Demolition (C&D) materials (i.e. public fills) and non-inert C&D materials (i.e. C&D waste). All wastes should be properly stored and disposed. Waste disposal during the construction stage will follow the trip ticket system and comply with legislation requirements including:

- Application for a billing account in accordance with the Waste Disposal (Charges for Disposal of Construction Waste) Regulation under WDO; and
- Registration as a Chemical Waste Producer and storage/disposal of chemical wastes in accordance with the Waste Disposal (Chemical Waste) (General) Regulation under WDO.

The following types of wastes are anticipated during the construction of the proposed development:

- Construction and Demolition (C&D) materials;
- Chemical waste; and
- General refuse.

6.3.1 Construction and Demolition (C&D) Materials

C&D materials would be generated from demolition, excavation and construction activities during the course of the works. Waste-generating activities include excavation activities, concrete works and internal / external finishing works. Concrete debris and packaging material would also be produced.

All C&D materials generated shall be sorted into inert and non-inert portion of C&D materials. Where practicable, on-site reuse of inert portion of C&D materials shall be encouraged to minimise material volumes requiring off-site transport/ disposal. Disposal outlets such as public fill reception facilities shall be identified for inert C&D materials if no on-site reuse opportunities exist. Non-inert C&D materials should be re-used or recycled as far as possible. Landfill disposal should be considered as the last resort for non-inert C&D materials handling.

The Land (Miscellaneous Provisions) Ordinance requires that individuals or companies, who deliver inert C&D materials to the public fill reception facilities, must obtain Dumping Licences. The licences are issued by CEDD under delegated authority from the Director of Lands.

Disposal of C&D materials from the site to the public fill reception facilities and designated landfill shall be controlled under the trip-ticket system under the Development Bureau Technical Circular (Works) No. 6/2010 in order to minimise the incidence of illegal dumping.

The methods to minimise the generation of C&D materials will be addressed during detailed design and in planning of the construction works. According to ADV-19,

Waste Management Plan (WMP) will be prepared by Contractor and be submitted to Architect/ Engineer for approval before construction works.

6.3.2 Chemical Waste

The maintenance and servicing of construction plant and equipment may generate a small amount of chemical wastes during construction works, such as cleaning fluids, solvents, lubrication oil and fuel.

Chemical wastes arising during the construction stage may pose environmental, health and safety hazards if not stored and disposed of in an appropriate manner as stipulated in the Waste Disposal (Chemical Waste) (General) Regulations. The potential hazards include:

- Toxic effects to workers;
- Adverse impacts on water quality from spills; and
- Fire hazards.

Materials classified as chemical wastes will require special handling and storage arrangements before removal for appropriate treatment at the Chemical Waste Treatment Centre (CWTC) or other licensed facilities. Wherever possible opportunities should be taken to reuse and recycle materials.

Storage, handling, transport and disposal of chemical waste should be arranged in accordance with the Code of Practice on the Packaging, Labelling and Storage of Chemical Waste published by the EPD. A trip-ticket system should be operated in accordance with the Waste Disposal (Chemical Waste) (General) Regulation to monitor all movements of chemical wastes which would be collected by licensed chemical waste collectors to a licensed facility for final treatment and disposal.

Provided that this occurs, and the chemical waste is disposed at a licensed chemical waste treatment and disposal facility, the potential environmental impacts arising from the storage, handling and disposal of a small amount of chemical waste generated from the construction activities will be negligible.

6.3.3 General Refuse

The workforce will generate refuse comprising food scraps, paper waste, empty containers, etc. Such refuse will be properly stored in designated area prior to collection and disposal. Disposal of refuse at Site other than approved waste transfer or disposal facilities will be prohibited. Effective collection of site wastes will prevent waste materials being blown around by wind, or creating an odour nuisance or pest and vermin problem. Waste storage areas will be well maintained and cleaned regularly.

The daily arising of general refuse during the construction period would be small volume and such waste can be effectively controlled by recommended waste management mitigation measures stated in Section 6.4. With the implementation of good waste management practices at the site, adverse environmental impacts are

not expected to arise from the storage, handling and transportation of workforce wastes.

6.4 Waste During Operation Phase

6.4.1 General Refuse

General refuse is anticipated during the operation of the proposed development. General refuse will arise from daily activities of residents of the proposed development. General refuse will include food scraps, paper waste and containers. The storage of general refuse has potential to give rise to adverse environmental impacts. These include odour if waste is not collected frequently, windblown litter and visual impact. The Site may also attract pests and vermin if the waste storage area is not well maintained and cleaned regularly.

General refuse generated during the operation stage will be collected at the refuse collection point provided within the Site for further collection. The waste management practice will comply with the statutory requirements. In line with Government's position on waste minimization, the practice of avoiding and minimising waste generation and waste recycling should be adopted as far as practicable. Waste reduction and management including the provision of recycling bins and adequate space to facilitate separation, collection and storage of recyclable materials for recycling will be implemented.

It is anticipated that the amount of general refuse to be generated from the operation of the proposed development is small. With the implementation of good waste management practices, the environmental impacts caused by storage, handling, transport and disposal of general refuse are expected to be minimal.

6.5 Recommended Waste Management Mitigation Measures

While potentially significant waste management impacts are not envisaged, given the potential for secondary impacts (e.g., dust, noise, water quality and visual impacts) mitigation measures are required to ensure proper waste handling, storage, transportation and disposal during the operational stage.

In line with Government's position on waste minimisation, the practice of avoiding and minimising waste generation and waste recycling should be adopted as far as practicable. Recommended mitigation measures to be implemented:

6.5.1 Construction Stage

- Soil generated from the excavation will need to be properly handled to minimise contamination to surface waters and any exposed ground areas due to leakage or improper storage (i.e. onto bare ground instead of into tanks);
- The reuse/ recycling of all materials on-site shall be investigated prior to treatment/ disposal off-site;

- Good site practices shall be adopted from the commencement of works to avoid the generation of waste, reduce cross contamination of waste and to promote waste minimisation;
- All waste materials shall be sorted on-site into inert and non-inert C&D materials, and where the materials can be recycled or reused, they shall be further segregated. Inert material, or public fill will comprise stone, rock, masonry, brick, concrete and soil which is suitable for land reclamation and site formation whilst non-inert materials include all other wastes generated from the construction process such as plastic packaging and vegetation (from site clearance);
- The Contractor shall be responsible for identifying what materials can be recycled/ reused, whether on-site or off-site. In the event of the latter, the Contractor shall make arrangements for the collection of the recyclable materials. Any remaining non-inert waste shall be collected and disposed of at landfill whilst any inert C&D materials shall be reused on-site as far as possible. Alternatively, if no use of the inert material can be found on-site, the materials can be delivered to a Public Fill Area or Public Fill Bank after obtaining the appropriate license. The storage, handling, transportation and disposal of C&D materials shall be conducted in accordance with the ETWB TCW No. 19/2005, Environmental Management on Construction Sites;
- Under the Waste Disposal (Chemical Waste) (General) Regulation, the Contractor shall register as a Chemical Waste Producer if chemical wastes such as spent lubricants and paints are generated on-site. Only licensed chemical waste collectors shall be employed to collect any chemical waste generated at site. The handling, storage, transportation and disposal of chemical wastes shall be conducted in accordance with the Code of Practice on the Packaging, Labelling and Storage of Chemical Wastes and a Guide to the Chemical Waste Control Scheme both published by EPD;
- A sufficient number of covered bins shall be provided on-site for the containment of general refuse to prevent visual impacts and nuisance to the sensitive surroundings. These bins shall be cleared daily and the collected waste disposed of to the refuse transfer station. Further to the issue of ETWB TCW No. 6/2002A, Enhanced Specification for Site Cleanliness and Tidiness, the Contractor is required to maintain a clean and hygienic site throughout the project works;
- Tool-box talks should be provided to workers about the concepts of site cleanliness and appropriate waste management procedures, including waste reduction, reuse and recycling; and
- The Contractor shall comply with all relevant statutory requirements and guidelines and their updated versions that may be issued during the course of construction.

6.5.2 Operational Stage

- Waste reduction and management including the provision of recycling bins and adequate space to facilitate separation, collection and storage of

recyclable materials for recycling in the Refuse Storage and Material Recovery Chamber will be implemented.

7 Land Contamination

7.1 Introduction

This section aims to identify the potential land contamination issues through studying the aerial photos.

7.2 Relevant Legislation, Standards and Guidelines

The relevant legislations, standards and guidelines applicable to the present study for the review of land contamination implications include:

- Guidance Note for Contaminated Land Assessment and Remediation;
- Guidance Manual for Use of Risk-based Remediation Goals ("RBRGs") for Contaminated Land Management; and
- Practice Guide for Investigation and Remediation of Contaminated Land.

7.3 Description of Existing Environment

Currently, there is no development at the proposed development and it is a vacant land.

7.4 Identification of Potential Land Contamination

Historical aerial photographs were reviewed to identify previous land uses at the proposed Project Site and any previous contaminative activities. There are no identified sources of potential land contamination from previous land uses based on review of historical aerial photographs. The reviewed aerial photographs are provided in Appendix F. Table 7.1 summarised the land use from 1974 to 2020.

Table 7.1 Summary of Land Use from 1974 to 2020

Year	Land Use
1974	Farmland
1989	Vegetated land
1991	Vegetated land
2002	Vegetated land
2015	Vegetated land
2020	Vacant land

Based on the historical aerial photographs and site visit, it is not expected there will be potential land contamination issues at the Project Site.

8 Conclusions

The Environmental Assessment (EA) is prepared to identify all potential environmental impacts and relevant environmental requirements due to the operation of the proposed development.

Air Quality Impact

The proposed development is a residential use. As a result, there are no expected air pollutants emissions during operation phase and such, no potential air quality impacts are expected due to proposed development.

No chimney emission was found within 300 m of the Site, no unacceptable air quality impact arising from vehicular and industrial emissions on the proposed development is anticipated.

Noise Impact

The road traffic noise impacts were assessed based on the projected peak hour flows for the worst year within 15-year from the day of occupancy. The predicted traffic noise levels at all noise sensitive rooms complied with the HKPSG standard of 70 dB(A). Hence, no adverse traffic noise impact is anticipated.

Noise measurements were conducted to assess the existing fixed noise source impacts. Based on the result, the fixed noise sources should have minimal impact on the Proposed Development. Thus, no adverse fixed noise source impacts upon the Proposed Development.

Building service equipment and plant room will be fully enclosed by building structures. Furthermore, noise standard for all the planned fixed noise will comply with accordance to IND-TM for fixed plant sources. Hence, no adverse noise impact is anticipated.

Water Quality Impact

The effluent discharge will be in compliance with the discharge license requirements, and the Technical Memorandum (TM) under WPCO. Hence, no adverse impact on the WSR is anticipated during construction.

Regarding the water quality during operational stage, the sewage generated from the proposed development will be collected by the septic tank system. Hence, no adverse water quality impact is anticipated.

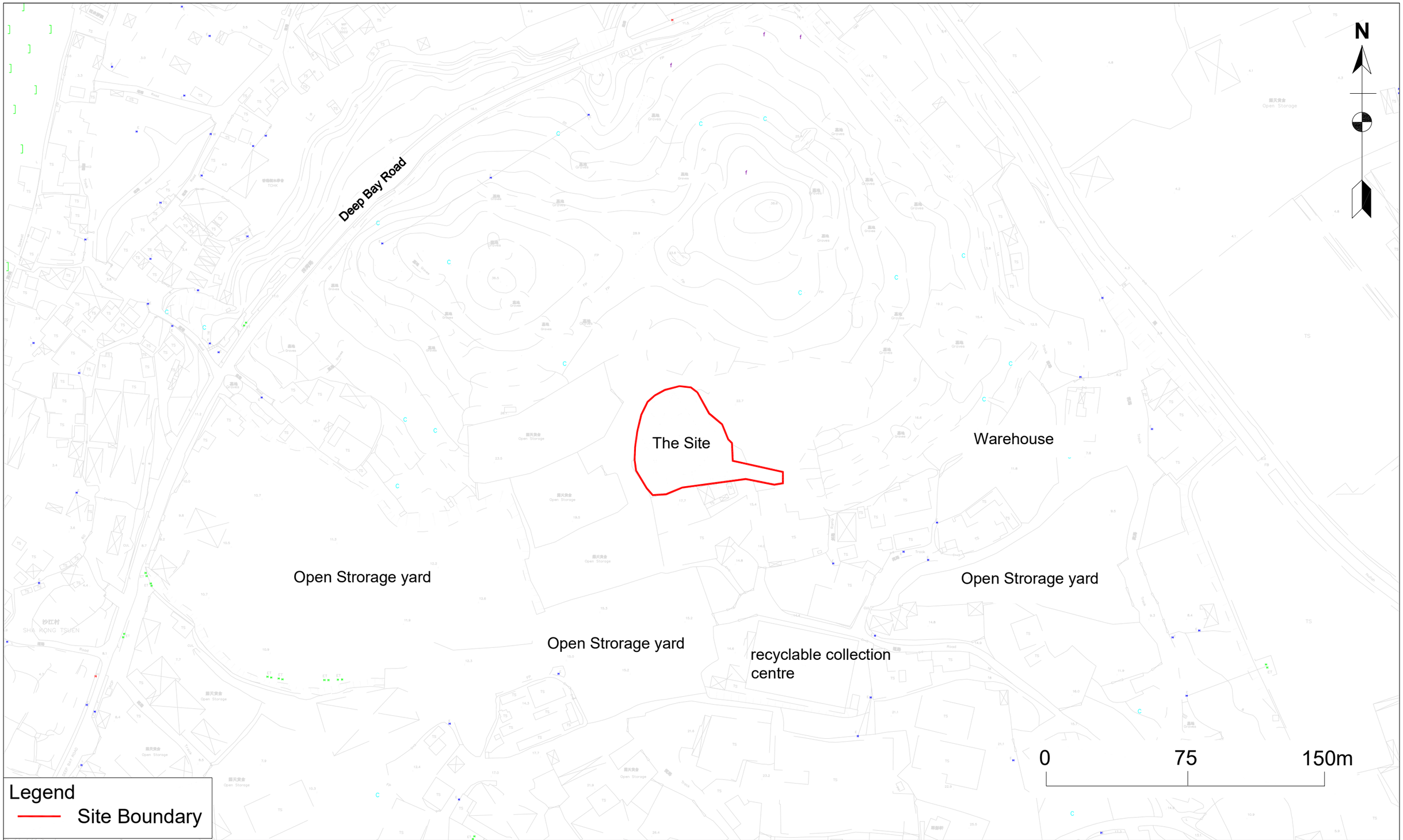
Waste Management

The potential impacts of waste arising from construction and operation phases of the proposed development have been assessed. With the implementation of waste management measures, waste generated/disposed of the proposed development should not lead to any adverse impact.

Land Contamination

Currently, there is no development at the Site. With the review of historical photograph and site visit, it is not expected there will be potential land contamination issues at the Project Site.

Figures



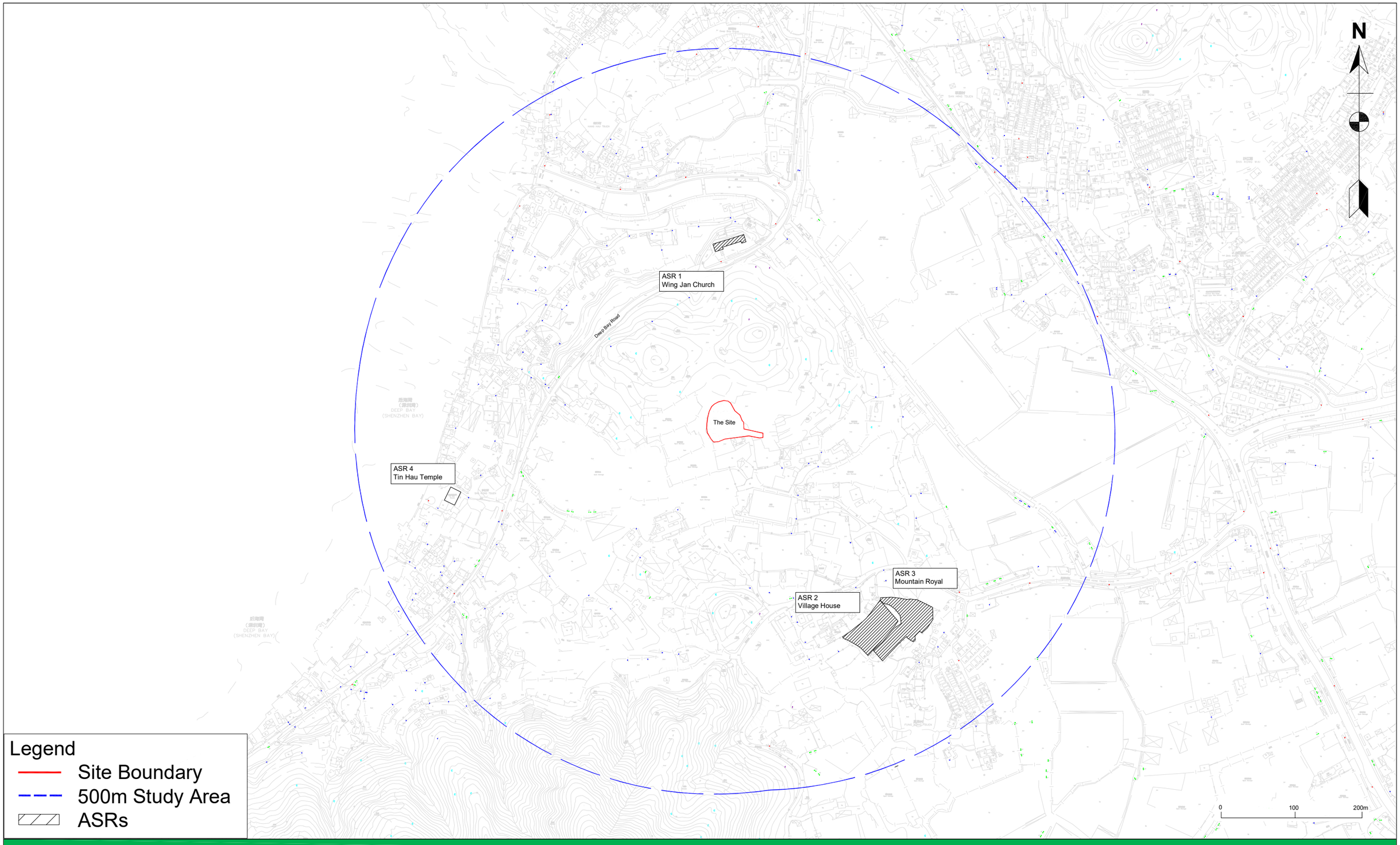
URBAN GREEN

Proposed Residential Development at Lot 182 S.B. in DD128

Site Location and its Environ

Figure 2.1

Rev. 0



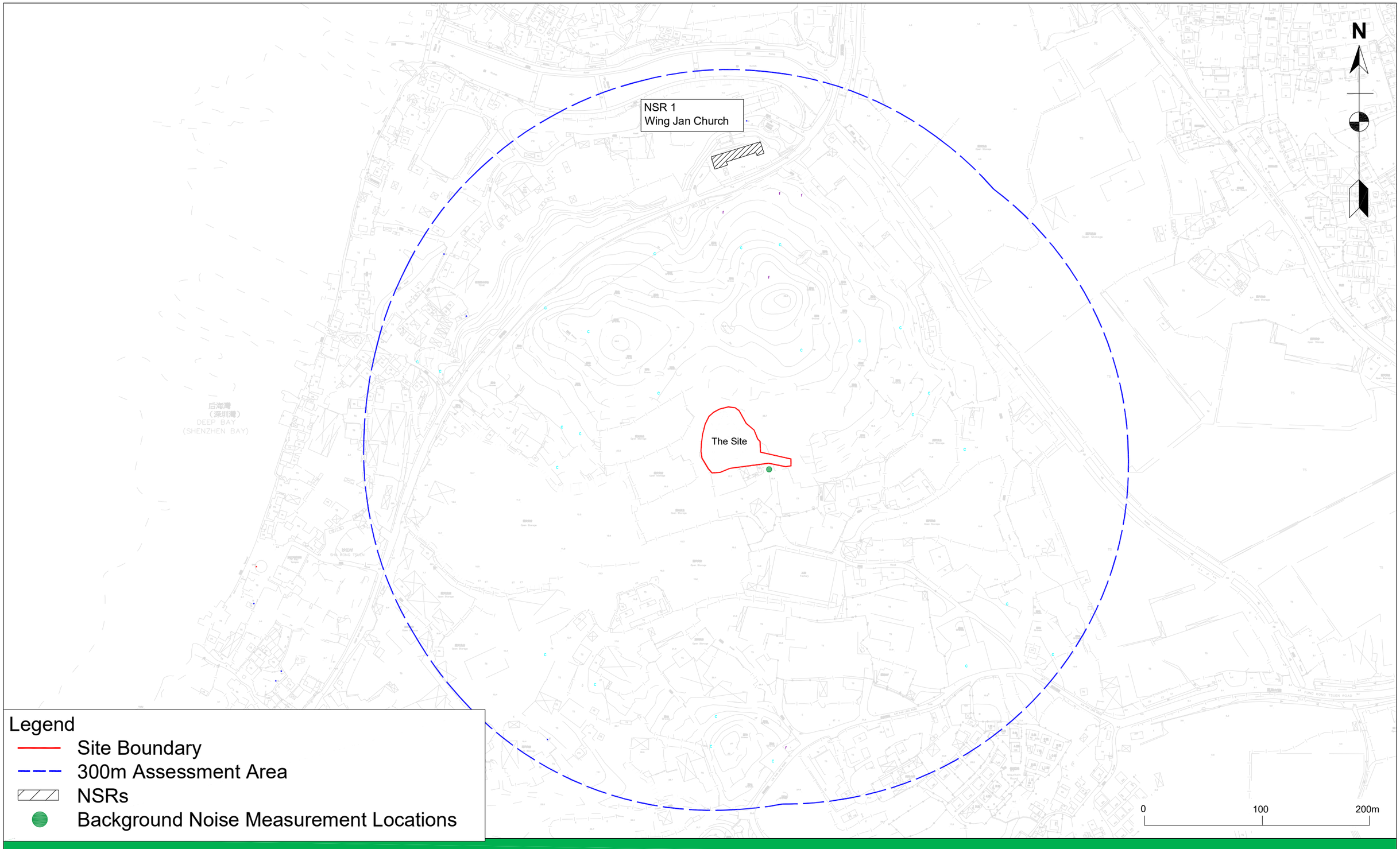
URBAN GREEN

Proposed Residential Development at Lot 182 S.B. in DD128

Air Sensitive Receivers (ASRs)

Figure 3.1

Rev. 0



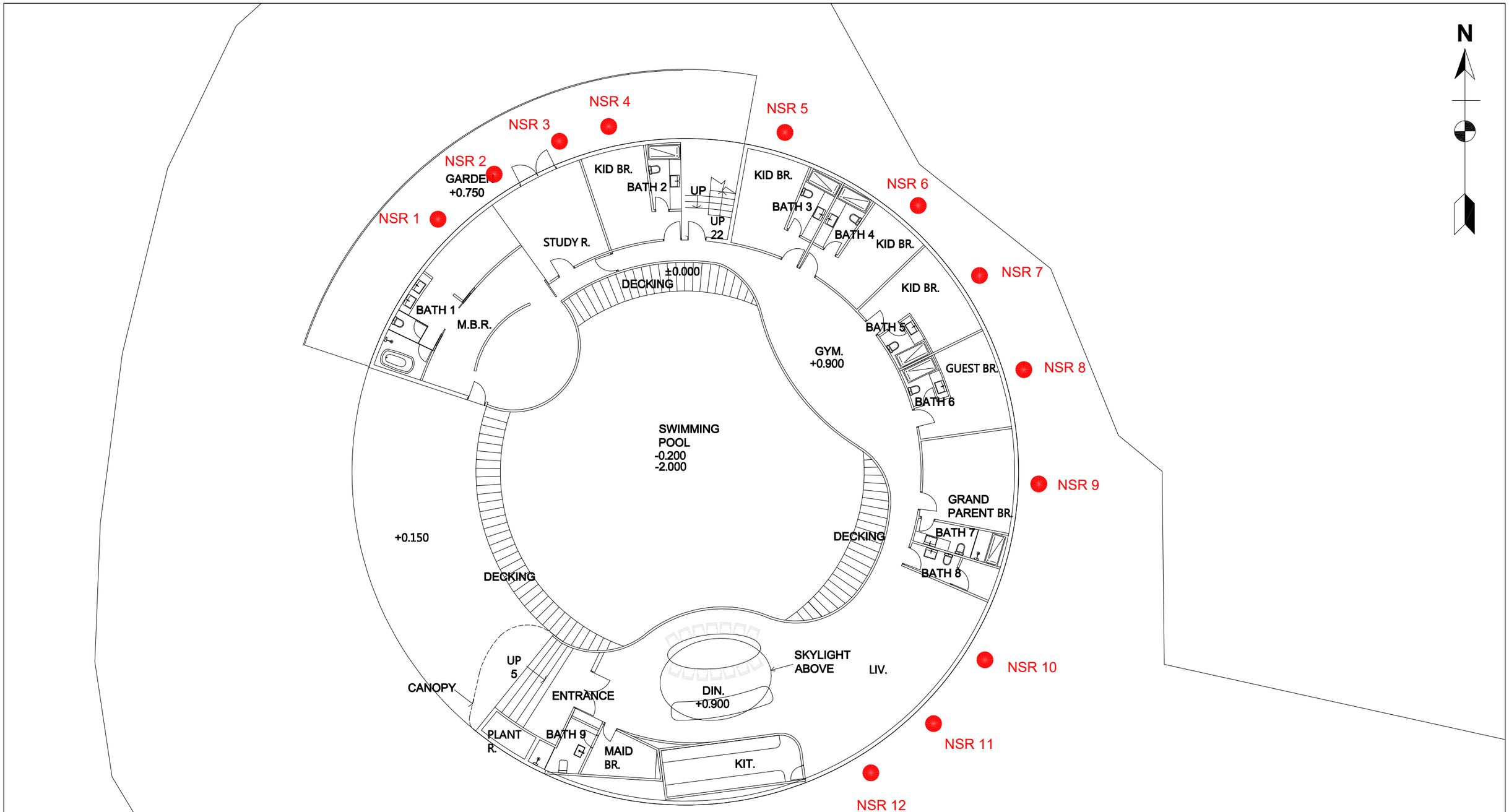
URBAN GREEN

Proposed Residential Development at Lot 182 S.B. in DD128

300m assessment area and Noise Sensitive Receivers (NSRs)

Figure 4.1

Rev. 0



URBAN GREEN

Proposed Residential Development at Lot 182 S.B. in DD128, Lau Fu Shan

Location of the Assessment Points

Figure 4.2

Rev. 0

Representative Noise Measurement Points of Fixed Noise Source:

NS 1: P1

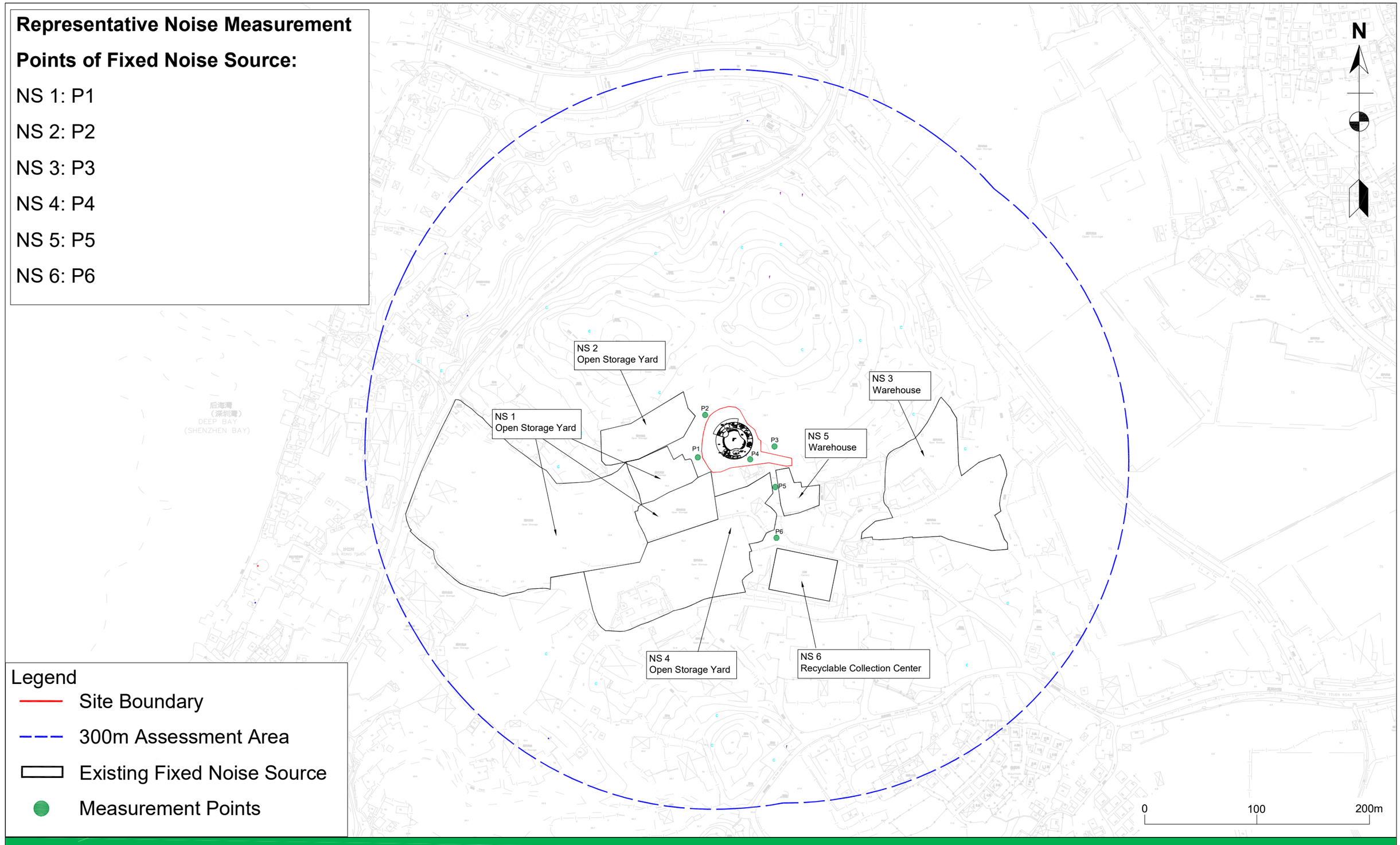
NS 2: P2

NS 3: P3

NS 4: P4

NS 5: P5

NS 6: P6



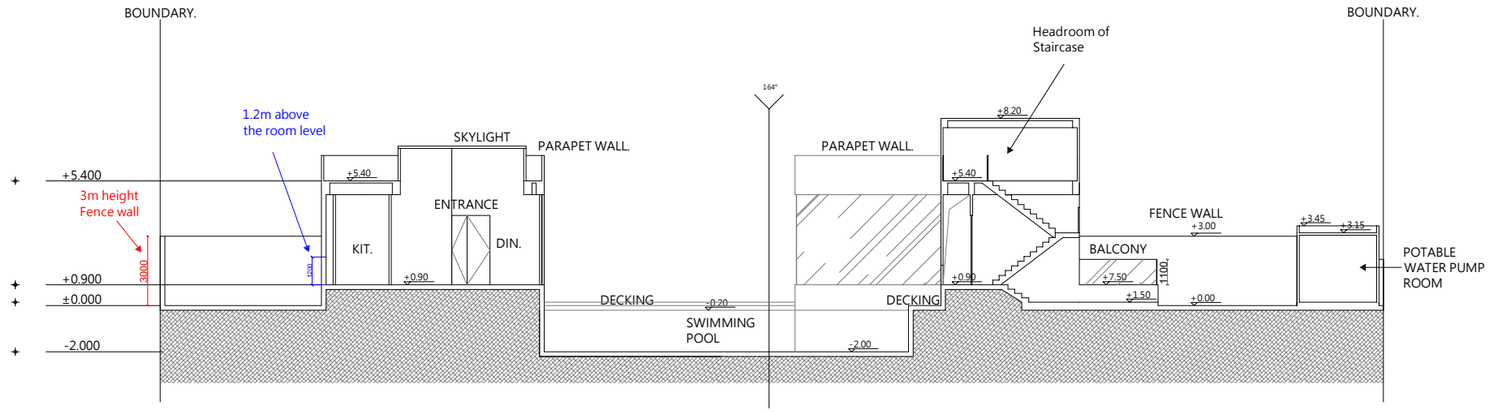
URBAN GREEN

Proposed Residential Development at Lot 182 S.B. in DD128

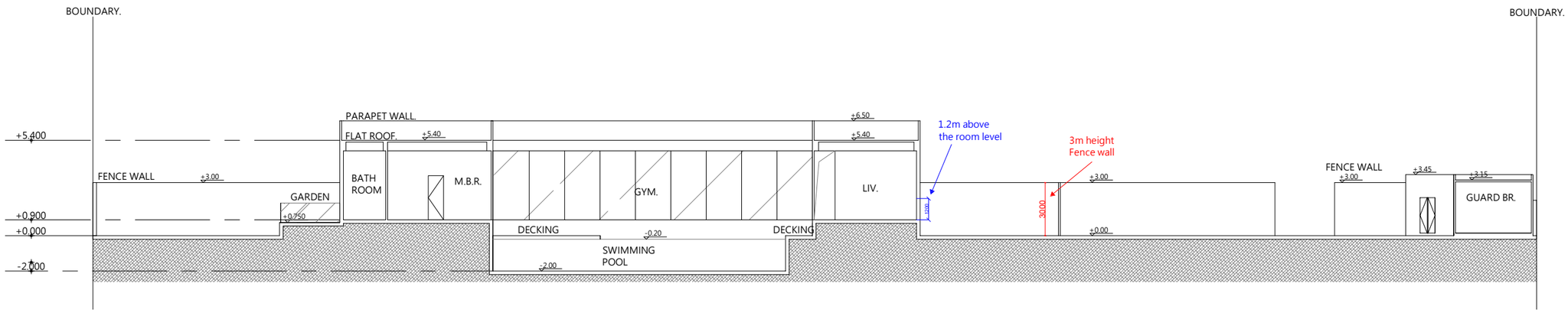
Location of Fixed Noise Source

Figure 4.3

Rev. 0



SECTION A -A



SECTION B -B

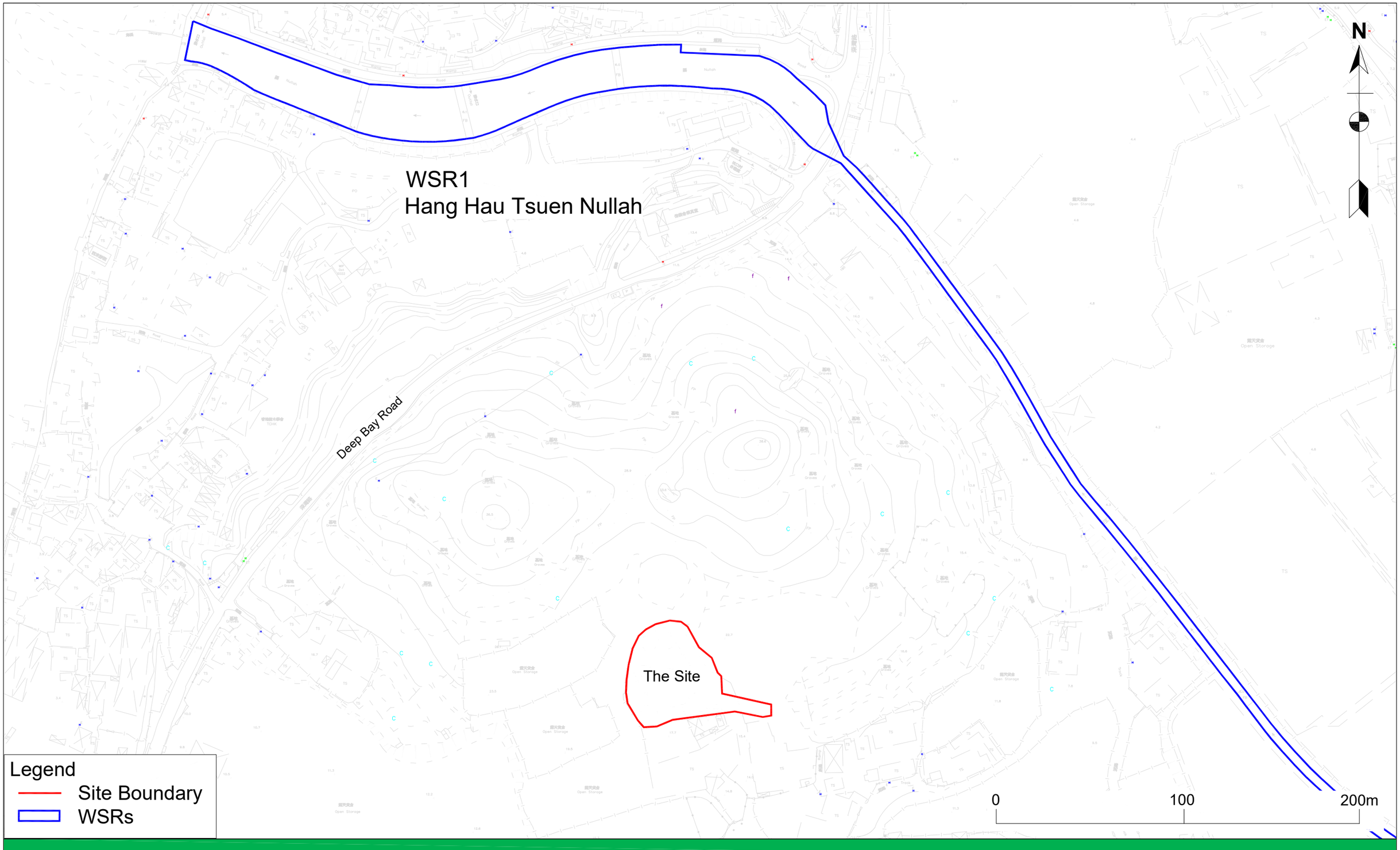
URBAN GREEN

Proposed Residential Development at Lot 182 S.B. in DD128

Cross Section of the Fence Wall

Figure 4.4

Rev. 0



URBAN GREEN

Proposed Residential Development at Lot 182 S.B. in DD128

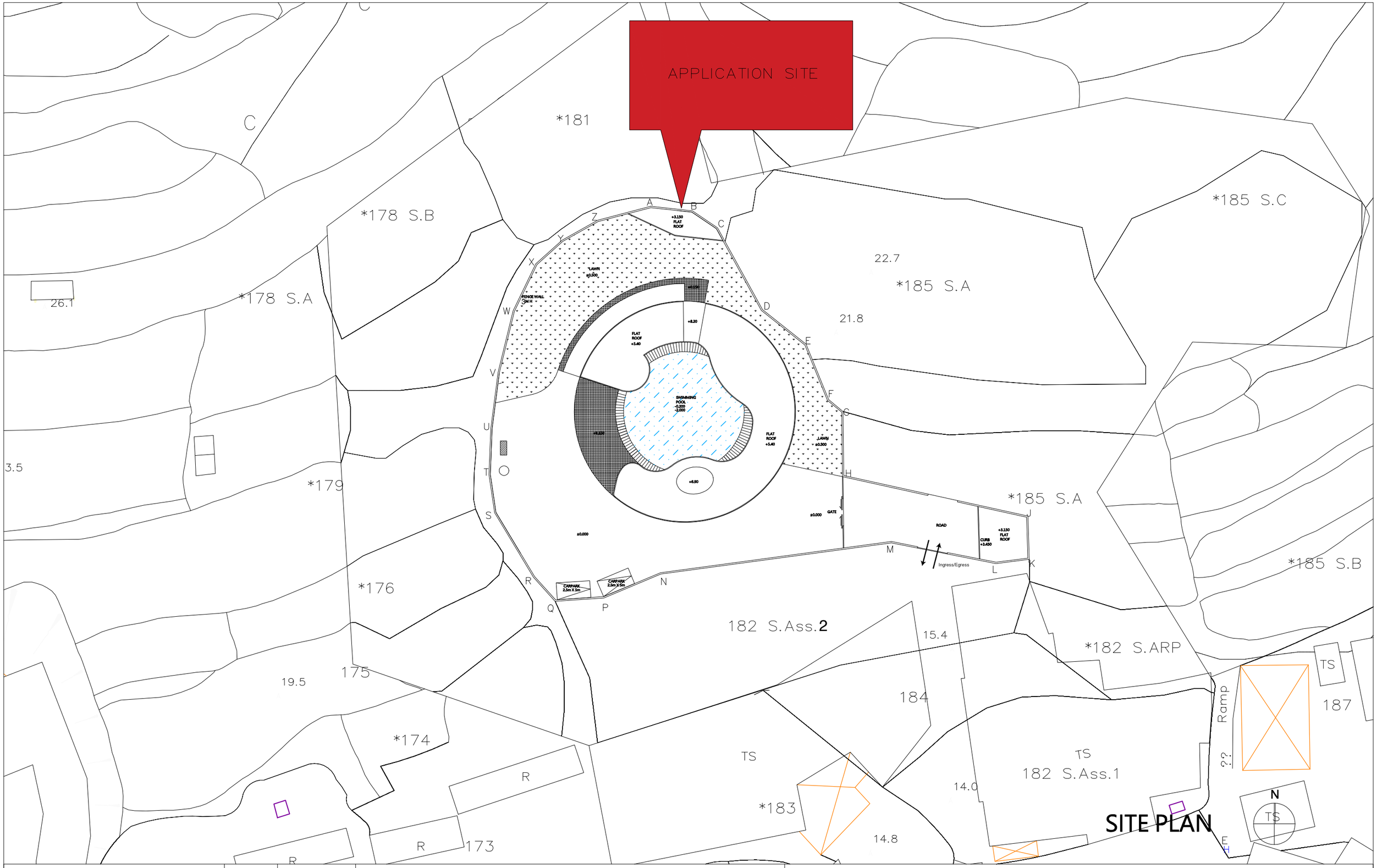
Water Sensitive Receivers (WSRs)

Figure 5.1

Rev. 0

Appendix A

Development Plan



DESIGN DRAWING

Rev	Date	Description
-	-	-

Project:

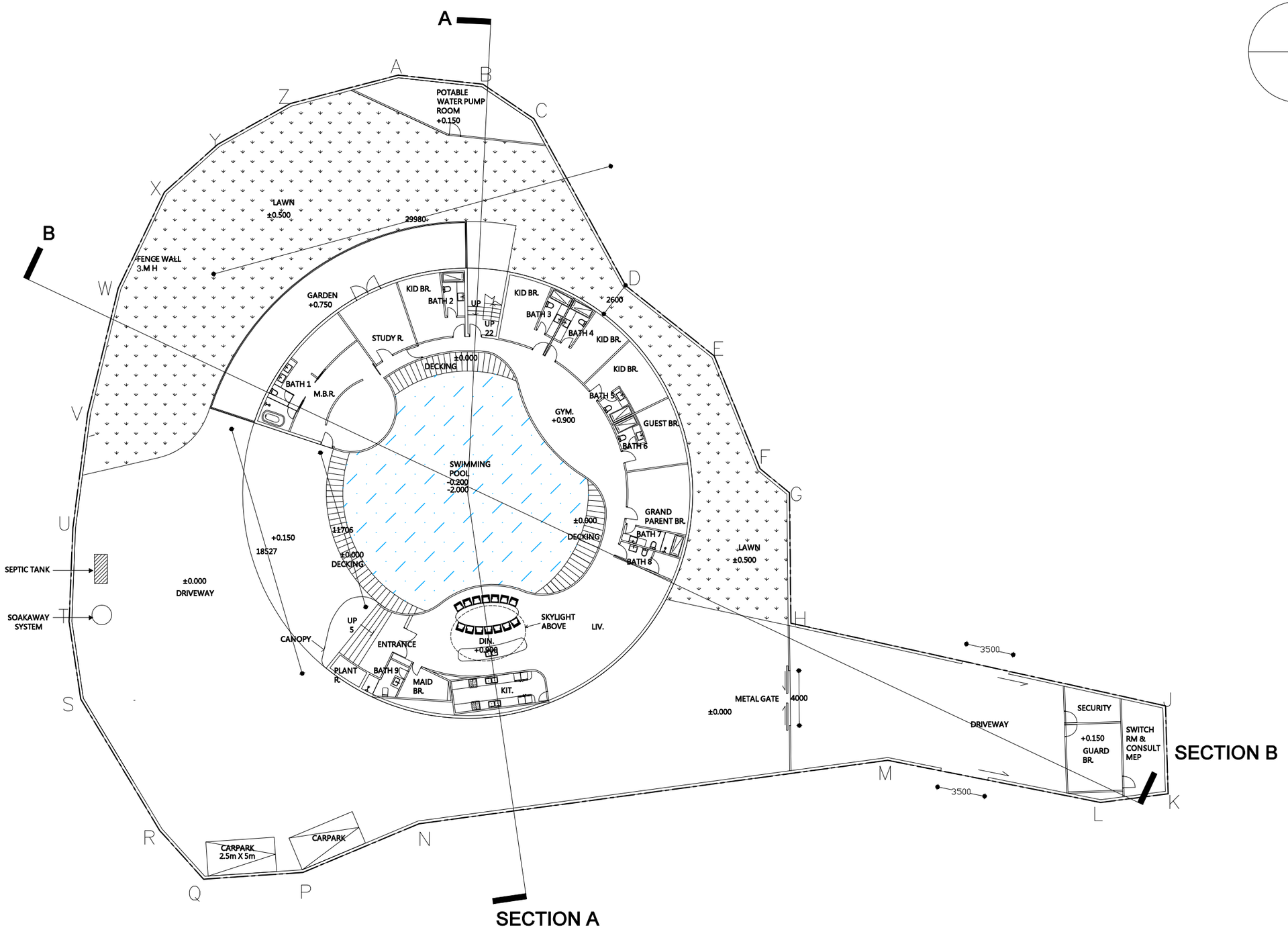
PROPOSED HOUSE DEVELOPMENT AT LOT NO. 182 S.B IN D.D. 128

ADO LTD. 18C6 TML Tower, 3 Hoi Shing Road, Tsuen Wan West, HK Tel: 2646-6381 Fax: 2634-6648

Drawing Title:

SITE PLAN

Project reference	Scale	Drawn	Checked	Approved
-	1:500 (A3)			
CAD reference	Date	Revision No./Date	Read in conj. with Drawing No.	
	2022-02-17			



DESIGN DRAWING

Rev	Date	Description
-	-	-

Project:

PROPOSED HOUSE DEVELOPMENT AT LOT NO. 182 S.B. IN D.D. 128

ADO LTD. 18C6 TML Tower, 3 Hoi Shing Road, Tsuen Wan West, HK Tel: 2646-6381 Fax: 2634-6648

Drawing Title:

GROUND FLOOR LAYOUT PLAN

Project reference	Scale	Drawn	Checked	Approved
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CAD reference	Date	Revision No./Date	Read in conj. with Drawing No.
	2022-02-16		

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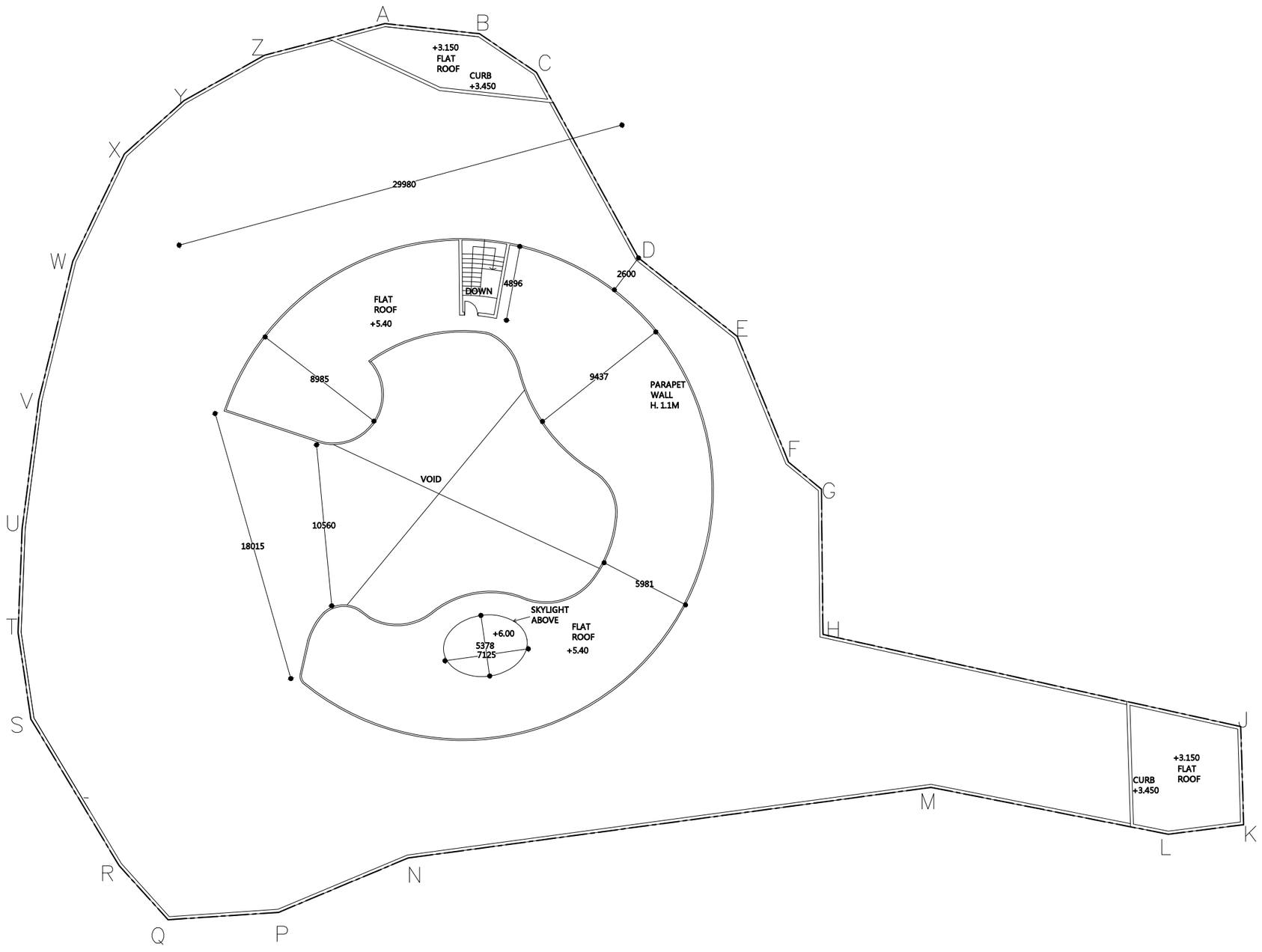

DESIGN DRAWING

Rev	Date	Description
-	-	-

Project:

PROPOSED HOUSE DEVELOPMENT AT LOT NO. 182 S.B. IN D.D. 128

ADO LTD. 18C6 TML Tower, 3 Hoi Shing Road, Tsuen Wan West, HK Tel: 2646-6381 Fax: 2634-6648

Drawing Title:

ROOF FLOOR LAYOUT PLAN

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CAD reference	Date	Revision No./Date	Read in conj. with Drawing No.	
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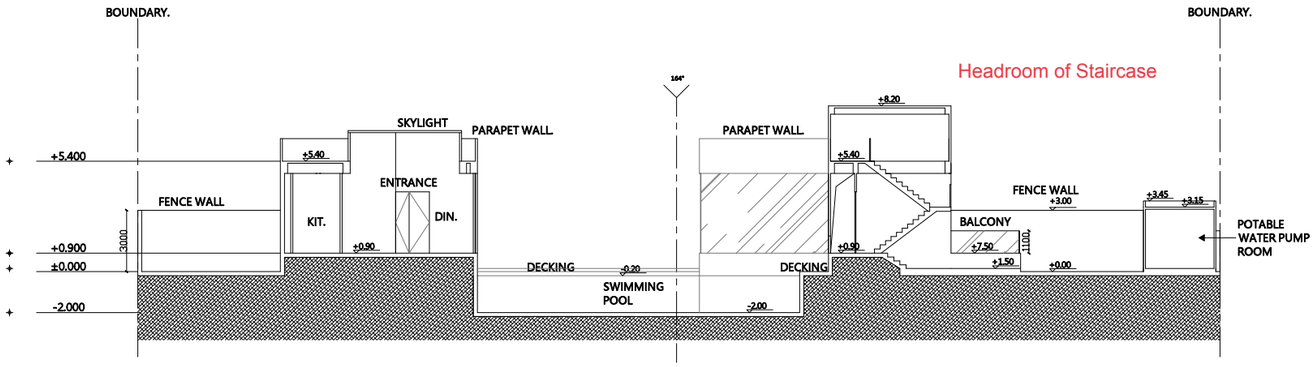
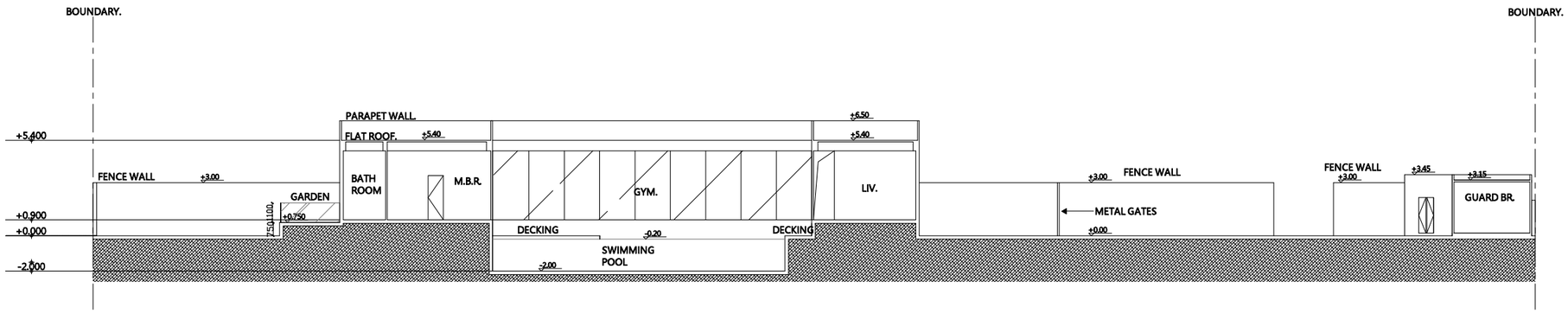


SECTION A -A



SECTION B -B

DESIGN DRAWING

Rev	Date	Description
-	-	-

Project:

PROPOSED HOUSE DEVELOPMENT AT LOT NO. 182 S.B. IN D.D. 128

ADO LTD. 18C6 TML Tower, 3 Hoi Shing Road, Tsuen Wan West, HK Tel: 2646-6381 Fax: 2634-6648

Drawing Title:

SECTION A - A & B - B

Project reference	Scale	Drawn	Checked	Approved
-	1:300 (A3)			
CAD reference	Date	Revision No./Date	Read in conj. with	Drawing No.
	2021-2-16			

Appendix B

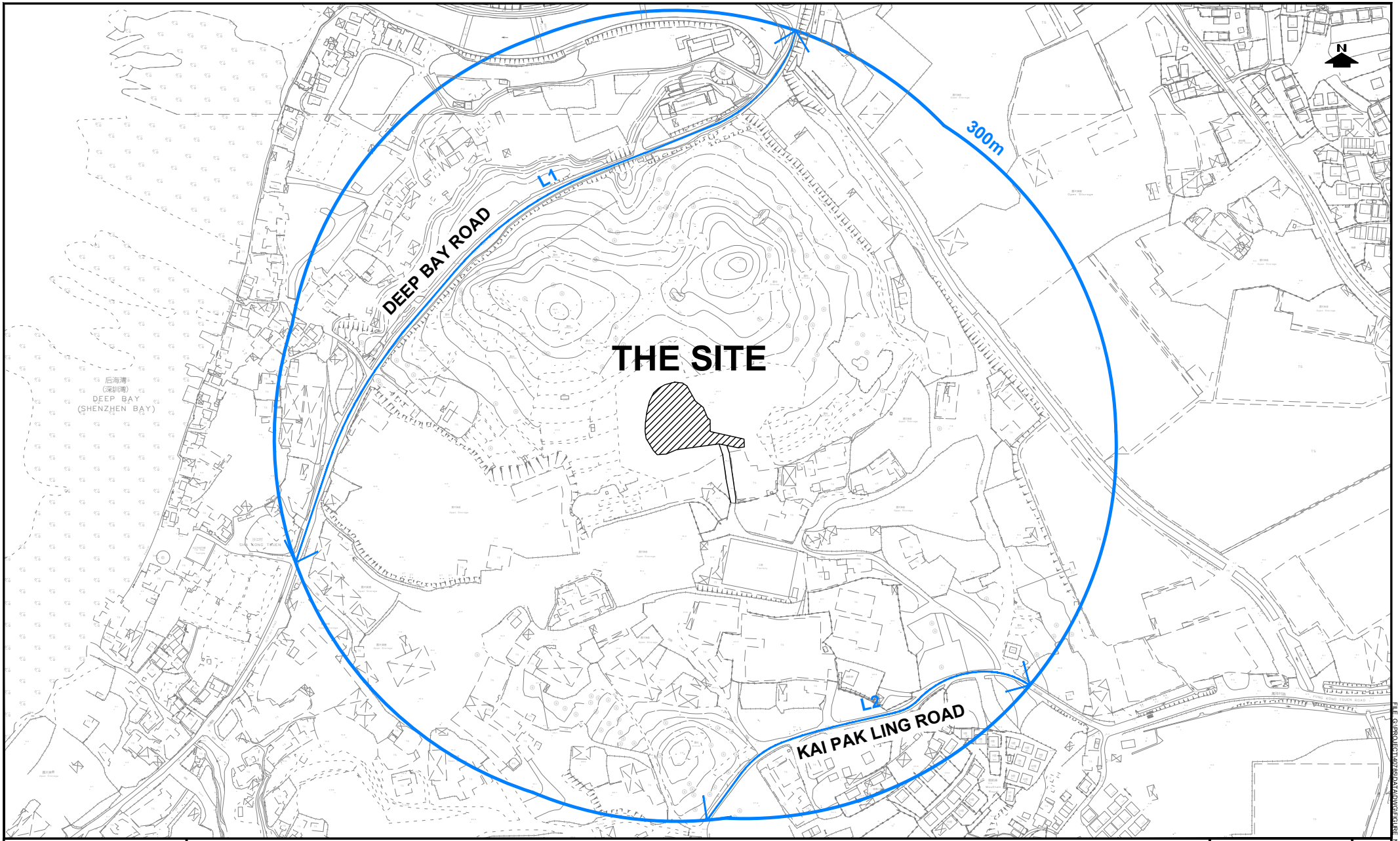
Traffic Flow in 2039

Table 2 2039 Traffic Forecast – AM Peak Hour

No.	Road	2039 Project Traffic Flows (veh/hr)	% of Heavies
L1-EB	Deep Bay Road	350	51%
L1-WB	Deep Bay Road	400	46%
L2-EB	Kai Pak Ling Road	50	51%
L2-WB	Kai Pak Ling Road	50	46%

Table 3 2039 Traffic Forecast – PM Peak Hour

No.	Road	2039 Project Traffic Flows (veh/hr)	% of Heavies
L1-EB	Deep Bay Road	400	41%
L1-WB	Deep Bay Road	400	41%
L2-EB	Kai Pak Ling Road	50	41%
L2-WB	Kai Pak Ling Road	50	41%



PROJECT NO. 40785	PROJECT TITLE: PROPOSED SINGLE HOUSE RESIDENTIAL DEVELOPMENT AT LOT NO. 182 S.B IN D.D. 128 FUNG KONG TSUEN ROAD, NEW TERRITORIES	DRAWING NO. FIGURE N1	REV. ·
DESIGNED SLN / DRAWN CLL / CHECKED SLN	DATE APR 2023 / SCALE 1:4000@A4	DRAWING TITLE: ROAD SECTIONS WITHIN 300m OF THE SITE	LLA 顧問有限公司 Consultancy Limited

FILE: G:\PROJECT\40785\DATA\DWG\FIGURE_N1.DWG PLOT SCALE : 1 = 1

Appendix C

Predicted Traffic Noise Levels

Proposed Residential Development at Lot 182 S.B. in DD128, Lau Fu Shan
Road Traffic Noise - Unmitigated

Room Type	M.B.R	STUDY R.	STUDY R.	KID BR.	KID BR.	KID BR.	KID BR.	GUEST BR.	GRAND PARENT BR.	LIV.	LIV.	LIV.
Floor/NSR	NSR 1	NSR 2	NSR 3	NSR 4	NSR 5	NSR 6	NSR 7	NSR 8	NSR 9	NSR 10	NSR 11	NSR 12
GF	64.6	64.6	64.6	64.6	63.9	62.4	61.3	60	58	46.6	44.1	48.8

Appendix D

Calculation of Existing Fixed Noise

Proposed Residential Development at Lot 182 S.B. in DD128, Lau Fu Shan

Estimation of noise level received by the Proposed Development

Fixed Noise Source	Description	Measured Noise Level	Distance from Noise Measurement Point to Noise Source	Distance Correction	Facade Correcion [3]	Estimated Sound Power Level of Noise Source	Distance from Noise Source to 1m away from the Building Façade of the Propsoed Development	Distance Correction	Barrier Correction [2]	Corrected Noise Level received by the Proposed Development	Total Predicted Noise Level at the Proposed Development	Noise Criteria (Daytime) [1]	Pass/ Fail
		dB(A)	m	dB(A)	dB(A)	dB(A)	m	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	
NS 1	Open Storage Yard	55.4	6.1	24	0	79	16.0	-32	-5	42	55.4	60	Pass
NS 2	Open Storage Yard	53.8	8.8	27	3	84	23.0	-35	-5	43			
NS 3	Warehouse	57.1	101.7	48	0	105	118.0	-49	-5	51			
NS 4	Open Storage Yard	55.7	19.0	34	3	92	22.0	-35	-5	52			
NS 5	Warehouse	59.1	2.7	16	3	79	27.0	-37	-5	37			
NS 6	Recyclable Collection Centre	58.7	9.2	27	3	89	85.0	-47	-5	37			

Notes:
[1] It is confirmed that all identified noise sources do not operate at evening and night time (1900-0700).
[2] Fence Wall will be built along the Site Boundary. Therefore -5dB(A) correction is applied.
[3] NS 2, NS 4, NS 5 and NS 6 are measured in free-field condition. Therefore, +3dB(A) correction is applied.

Appendix E

Photos of Fixed Noise Measurement

Proposed Residential Development at Lot 182 S.B. in DD128

Photo Record for Fixed Noise Measurement

Noise Source	Photo Record	Remark
NS 1		Façade measurment
NS 2		Free-field measurment

NS 3		Façade measurment
NS 4		Free-field measurment

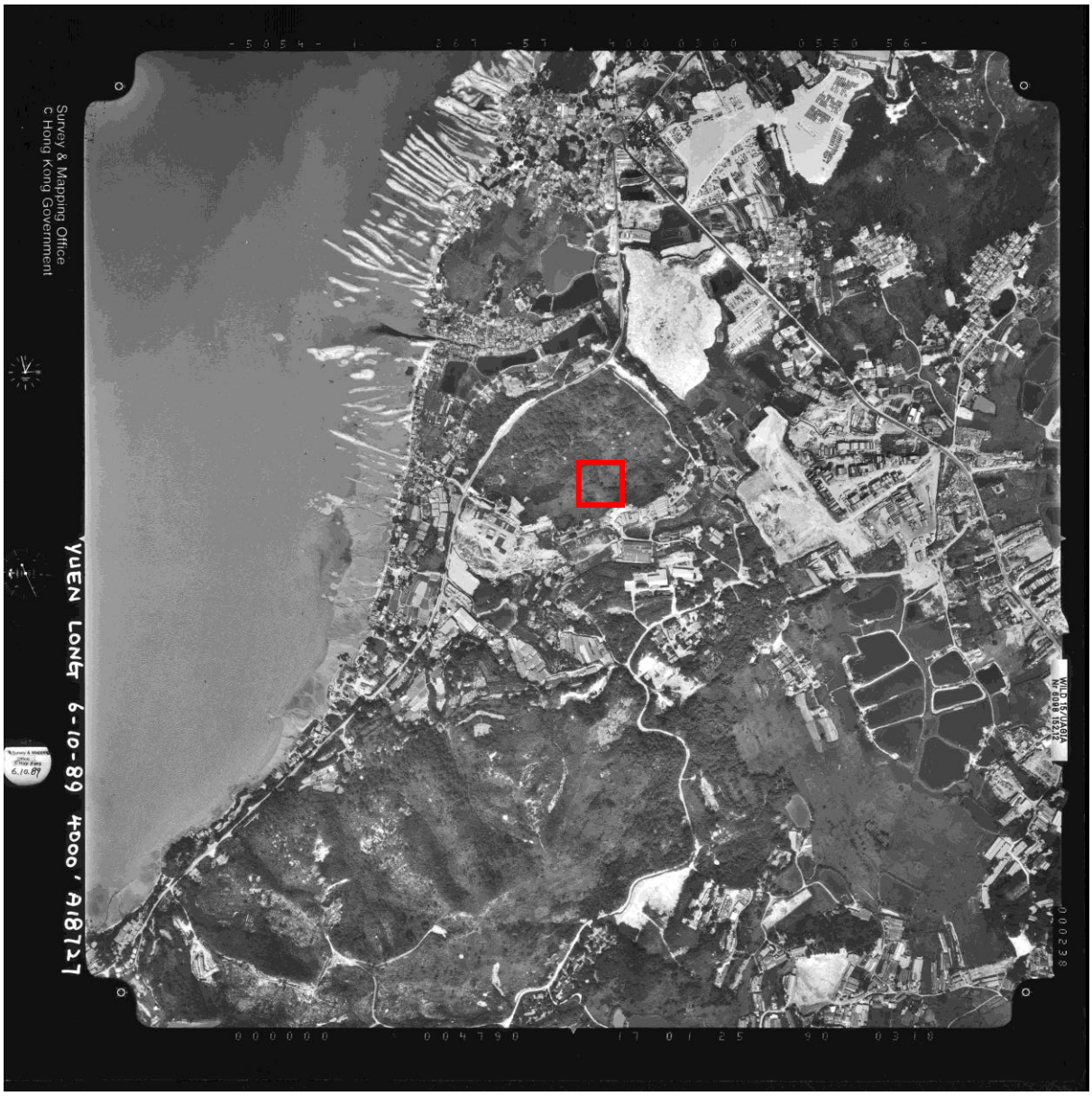
NS 5		Free-field measurment
NS 6		Free-field measurment

Appendix F

Aerial Photos

1974

1989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YUEN LONG 6-10-89 4000' A18727

1991


Survey & Mapping Office
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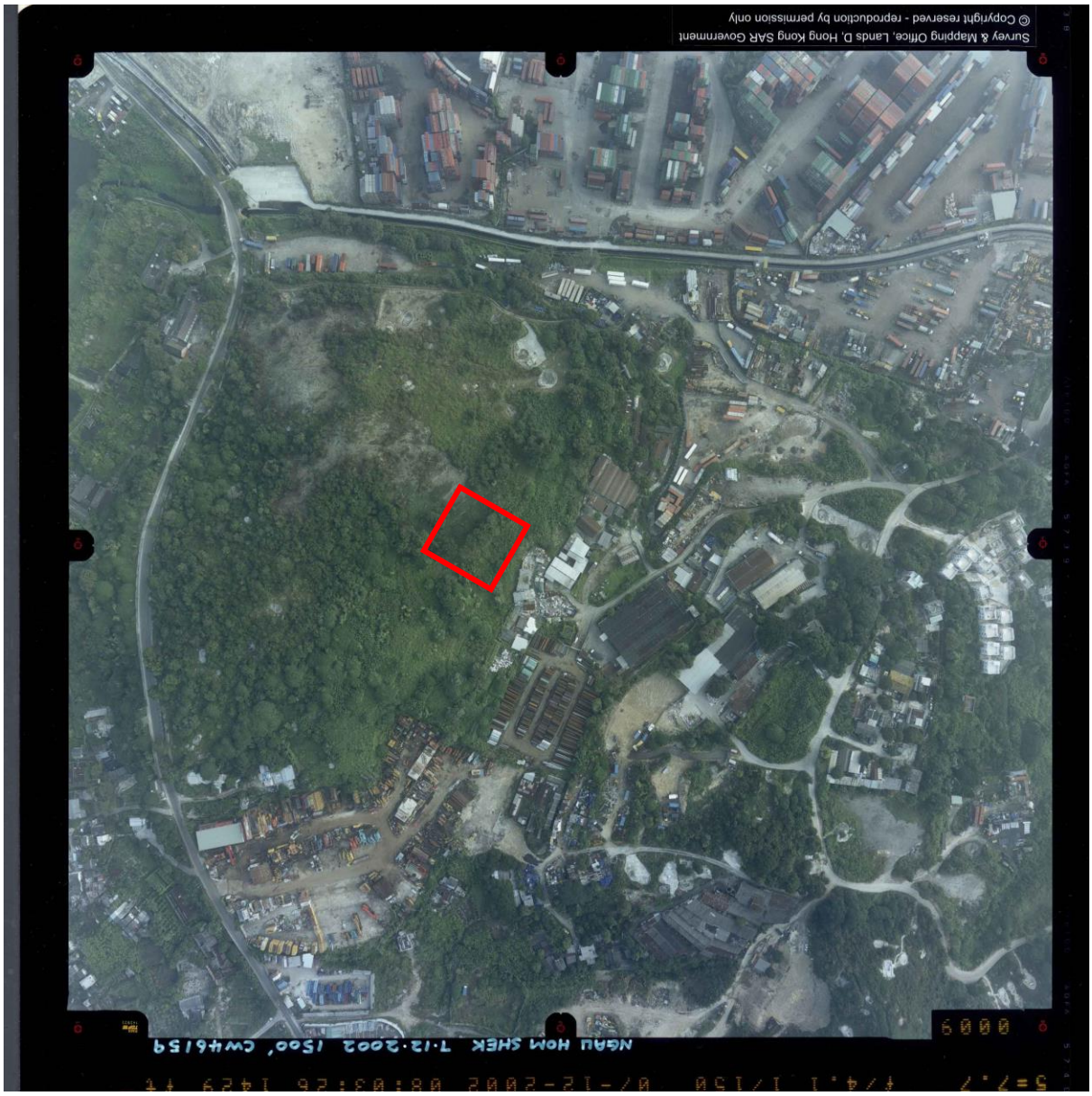
LAU FAU SHAN 15-7-91 2000' A26156

2002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Survey & Mapping Office, Lands Department
The Government of Hong Kong Special Administrative Region

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LAU FAU SHAN 流浮山

2020

Annex 9

TD's Consent Letter on Traffic Forecast Result

LLA CONSULTANCY LIMITED
顧 問 有 限 公 司
Traffic Engineers and Planners 交通工程及規劃

Certificate No.: FS 79326
ISO 9001:2015

3 August 2023

Our Ref: 40785/L47562/SLN/amw
Your Ref: (KN5T5) in TD NR157/161/YLDD-128

By Email and By Post

Transport Department
NT Regional Office
Traffic Engineering (NTW) Division
North West Section
7/F, Mongkok Government Offices,
30 Luen Wan Street, Mongkok, Kowloon

Attn: Mr. MA Yik Kau, Victor

Dear Mr. MA,

Section 16 Application for Proposed House Development and Excavation of Land in "Residential (Group D)" Zone at Lot 182 S.B in D.D. 128, Ha Tsuen, Yuen Long, New Territories - 2039 Traffic Forecast for Environmental Assessment

We refer to your letter (Ref: (KN5T5) in TD NR157/161/YLDD-128) dated 7 June 2023.

Please be informed that the 2019-based BDTM is also obtained to forecast the 2039 traffic flows and the results are shown in the following table:

Location	2039 Projected Traffic Flows (veh/hr)			
	2016-Based BDTM		2019-Based BDTM	
	AM	PM	AM	PM
Deep Bay Road EB	350	400	350	400
Deep Bay Road WB	400	400	300	300
Kai Pak Ling Road EB	50	50	50	50
Kai Pak Ling Road WB	50	50	50	50

As compared the traffic forecast results generated from the 2016-Based and the 2019-Based BDTMs, it was observed that the traffic forecast results in the 2016-Based BDTM produced more conservative numbers (higher traffic flows) and therefore, was continued to be adopted in the environmental assessment. At the same time, that there is no major planned development within 300m radius from the Site as checked in the public domain.

We would be pleased to have your further comment on the above traffic forecast. Should you have any queries, please feel free to contact the undersigned at 2831-9191.
Yours faithfully,

S L Ng

Managing Director : Wilkie Lam BSc, MSc, CEng, MICE, MHKIE, MCIT 董事總經理 : 林振海
Director : S.L. Ng B Eng (Hons), MSc, MICE, MHKIE 董 事 : 吳小龍
Director : Richard F. Di Bona BA(Hons), MSc, CMILT, MIHT 董 事 : 狄保華

香 港 辦 事 處 Hong Kong Office :
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上海分公司 : 里里通 (上海) 交通工程咨詢有限公司
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電話 : (86) 21 - 3362 6611
電郵 : lla@llashanghai.com.cn

By Fax and by Post
2831 0003

運輸署
Transport Department

本署檔案 Our Ref. : (KNN4A) in TD NR157/161/YLDD-128
來函檔號 Your Ref. : 40785/L47562/SLN/amw
電 話 Tel. : 2399 2422
圖文傳真 Fax : 2381 3799
電 郵 Email : ykma@td.gov.hk

9 August 2023

LLA Consultancy Limited
Unit 610, 6/F, Island Place Tower,
510 King's Road,
North Point,
Hong Kong
(Attn: Mr. S L NG)

Dear Mr. NG,

Section 16 Application for Proposed House Development and Excavation of Land in "Residential (Group D)" Zone at Lot 182 S.B in D.D. 128, Ha Tsuen, Yuen Long, New Territories -
2039 Traffic Forecast for Environmental Assessment

I refer to your above-referenced letter regarding the captioned submission.

Please be advised that we have no further comment on the submission from traffic engineering perspective.

As a remark, please be reminded to consult PlanD and CEDD to take into account the latest planning assumptions and road network in HSK/HT NDA and the concerned area in your assessment.

Yours faithfully,

(Victor MA)
for Commissioner for Transport

c.c.
PlanD Fax: 2489 9711
CEDD Fax: 2693 2918

Annex 10

Responses-to-Comments Table

Responses-to-Comments

Item	Departmental Comments	Applicant's Responses
1.	**Comments from Environmental Protection Department received on 30.11.2022**	
	We have no specific comment on the Sewerage Impact Assessment (SIA).	Noted.
(1)	Having said that, the applicant should also demonstrate in the Environmental Assessment (EA) that: the operational phase fixed noise impact on the proposed house due to the fixed noise sources nearby, including recycling collection centre, open storage yards, warehouses, etc. will not be a concern; and	Noted and updated. It is clarified that the recycling collection centre, open storage yards and warehouse are only used for storage and there are no fixed plants. Please refer to Section 4.5 of **Annex 8**.
(2)	the land use history and hence the land contamination issue at the subject site will not be a concern.	Noted and included. It is clarified that there are no developments from 1974-2020. Therefore, no land contamination issues are anticipated. Please refer to Section 7 of **Annex 8**.
2.	**Comments from Drainage Services Department received on 2.12.2022**	
	Drainage Impact Assessment (DIA)	
(i)	Peripheral surface channels shall be provided along the site boundary to collect the surface runoff accrued on the application site and to intercept the overland flow from the adjacent land.	Noted. The proposed peripheral u-channel (P1 and P2) will be provided along the site boundary to collect the surface runoff from catchment A-F and intercept the overland flow from catchment G-I.
(ii)	Please indicate clearly the full alignment of the discharge path from the application site all the way down to the ultimate discharge point (e.g. a well-established stream course/public drainage system).	Noted and revised. Surface runoff will be collected and discharged to the existing natural drain. Please refer to Figure 3.1 of **Annex 6**.
(iii)	Section 2.3 of the DIA stated that the collected surface runoff from the application site would be conveyed to an existing underground U-channel on the south-east side of the site. Please clarify whether it is underground pipe or U-channel. Since there is no record of the said discharge path, please provide more details regarding the mentioned U-channel such as gradient, size and levels. Besides, please provide site photos to demonstrate its presence and existing condition. Furthermore, please demonstrate with hydraulic calculation that the existing channel can cater for the	It is clarified that the collected surface runoff from the application site would be conveyed to an existing U-channel (E1). Please refer to Appendix B for detail calculation of **Annex 6** and Appendix C for photos of existing u-channel of **Annex 6**.

Item	Departmental Comments	Applicant's Responses
	additional discharge from the application site.	
(iv)	It is observed that a swimming pool was proposed to be constructed within the application site, please clarify whether there would be any emergency discharge system (e.g. overflow) from the swimming pool proposed to be connected to the drainage system.	It is clarified that no emergency discharge system will be provided. The swimming pool discharge for regular cleaning has been included in the calculation. Please refer to Appendix B of **Annex 6** for detailed calculation.
(v)	Where walls or hoarding are erected and laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site.	It is clarified that walls will be erected along the site boundary. The proposed peripheral u-channel (P1 and P2) will be provided along the site boundary with an opening under the wall to collect the surface runoff from catchment A-F and intercept the overland flow from catchment G-I.
(vi)	The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.	It is clarified that the development neither obstructs overland flow nor adversely affects existing natural streams, village drains, ditches and the adjacent areas. The capacity of the existing u-channel is adequate to cater for the overflow of all the catchment.
	Sewerage Impact Assessment (SIA)	
(i)	Sewerage generated by the swimming pool backwash system shall be incorporated in the impact assessment.	Noted and included. Please refer to Section 3.1 and Appendix B of **Annex 7.**
(ii)	Size of septic tank shall be revisited as the septic tank may well require to cater for the sewerage generated by the backwash of swimming pool.	Noted and updated. Please refer to Section 3.2 and Appendix C of **Annex 7**.
(iii)	The SIA report needs to meet the full satisfaction of the Environmental Protection Department (EPD), the planning authority of sewerage infrastructure. Please be advised that DSD's comments on the report are subject to views and agreement of EPD.	Noted. Please be advised that EPD has no comment on the submitted SIA report (ref: P058/03 Issue 1).

<table>
<tr><th>Item</th><th>Departmental Comments</th><th>Applicant's Responses</th></tr>
<tr><td>3.</td><td colspan="2">Comments from Transport Department received on 14.12.2022</td></tr>
<tr><td>(i)</td><td>As the proposed development has a domestic GFA of 508m^2, please review the parking provision based on the following table:
<table>
<tr><th>Flat Size</th><th>No. of car parking spaces per house</th><th>No. of car parking spaces per flat</th></tr>
<tr><td>160<Size<220 m^2</td><td>1.5 – 2</td><td>1 – 1.5</td></tr>
<tr><td>≥220 m^2</td><td>2</td><td>1.5 – 2</td></tr>
</table></td><td>Noted. There is only 1 unit (with flat size more than 220m^2) under the subject application, 1.5 – 2 car parking spaces should be provided to satisfy the requirement of the provided table. As such, the proposed provision of 2 car parking spaces satisfies the requirement of the provided table and is considered acceptable.</td></tr>
<tr><td>(ii)</td><td>Please assess the potential traffic impact for the excavation of land.</td><td>Please note that only 1 vehicle per hour would be induced by the excavation works, hence, the traffic impact would be negligible.</td></tr>
</table>

Responses-to-Comments

Item	Departmental Comments	Applicant's Responses
1.	**Comments from Environmental Protection Department received on 16.1.2023 (EPD Officer: Ms Hyde MAK Tel: 2835 1123)**	
1)	Please see our comments on air quality below. Please also note that we have no comment on waste and land contamination issues. For noise and water quality, we are still reviewing the relevant technical assessments.	Noted.
	Comments on Air Quality Section 1.1: Please revise "access" to "assess" in the third paragraph.	Noted and revised.
	Section 1.2: Please revise "users" to "uses" in the bullet point 3.	Noted and revised.
	Section 3.2: The prevailing AQOs have been in force since 1 Jan 2022. Please revise.	Noted and revised.
	Table 3.1: Notes [i], [ii] and [iii] are missing. Please supplement.	Noted and revised.
	Section 3.3: - Air sensitive receivers (ASRs) close to the project site are subject to potential adverse air quality impact during the construction phase. Please identify and show the nearby ASRs in a map and indicate the corresponding separation distances from the project site boundary.	Noted and updated. Please refer to Section 3.3 of **Annex 8**.
	- Please specify the size of site formation or excavation area, amount of excavated materials to be handled, number of dump trucks and mechanical equipment to be used on-site to justify whether significant air quality impact is anticipated during the construction phase. Any concurrent projects in the surrounding shall be identified and their cumulative air quality impact shall be addressed.	Noted and updated. Please refer to the 1st paragraph of Section 3.4 of **Annex 8**.
	- Please consider providing electric power supply for on-site machinery as far as practicable. Diesel generators and machinery shall be avoided to minimize the gaseous and PM emissions.	Noted and revised. Please refer to the last items of the 2nd paragraph of Section 3.4 of **Annex 8**.

Item	Departmental Comments	Applicant's Responses
	Section 3.4: The proposed development is considered to be an air sensitive use. The cumulative air quality impact on the proposed development arising from various emission sources in the surrounding (e.g. road traffic, industrial activities, odour emissions) shall be addressed and whether there are sufficient buffer distances in accordance with the HKPSG's requirements for roads, chimneys and odour sources shall be assessed.	Noted and updated. It is clarified that there is no vehicular emission impact since the Deep Bay Road is about 250m from the proposed development. Also, no chimneys and odour sources are found within 300m of the proposed development. Please refer to Section 3.5 of **Annex 8**.
	Section 3.5: Please consider conducting a more updated survey on the industrial chimneys and be reminded that it is the responsibility of the applicant and their consultants to ensure the validity of the chimney data by their own site surveys. Should the information of industrial chimneys be subsequently found to be incorrect, the assessment result presented in the planning application would be invalid. Please address the potential odour impact arising from the surrounding environment including but not limited to the warehouses, recyclable collection centers and factories. Please provide more details about the proposed septic tank, address its potential odour impact (e.g. whether it is fully enclosed, the separation distance between the septic tank and the nearby ASRs) and recommend proper mitigation measures if necessary.	Noted and updated. It is clarified that there are no chimneys found within 300m of the project site. Noted and updated. It is clarified that there is no odour impact arising from the surrounding environment. Also, the proposed septic tank would be fully enclosed and the distance between the proposed septic tank to ASR 1 is about 305m. Please refer to Section 3.5 of **Annex 8**.
2.	**Comments from Food and Environmental Hygiene Department received on 16.1.2023 (FEHD Officer: Mr. Raymond CHAN Tel: 3141 1231)**	
1)	Please be informed that FEHD has no adverse comments on the planning application. Some general comments are provided below: (a) No Food and Environmental Hygiene Department's (FEHD) facilities will be affected and such work and operation shall not cause any environmental nuisance, pest infestation and obstruction to the surrounding. (b) It is noted that a swimming pool would be provided in the proposed	Noted.

Item	Departmental Comments	Applicant's Responses
	development. Under the Swimming Pools Regulation (Cap 132 sub. leg.), private swimming pools which serve more than 20 residential units and which are accessible to the public require a swimming pool licence from FEHD. The applicant should be reminded that no person shall take any part in the management of a swimming pool and the establishment or maintenance of which has not been licensed . However, the Regulation does NOT apply to any swimming pool which serves not more than 20 residential units and to which the public have no access. (c) No environmental nuisance should be generated to the surroundings. Also, for any waste generated from the operations and works, the project proponent should arrange its disposal properly at their own expenses.	
3.	**Comments from Transport Department received on 19.1.2023 (TD Officer: Mr Victor MA Tel: 2399 2422)**	
1)	In view of the large domestic gross floor area of the proposed development (i.e. 508m^2), the applicant shall review the proposed parking provision and provide additional parking spaces where appropriate.	Noted. The proposed provision of 2 car parking spaces can meet the high-side of the HKPSG requirement and is considered acceptable. Additional provision will be GFA countable subjected to other department's comment.
4.	**Comments from Environmental Protection Department received on 20.1.2023 (EPD Officer: Ms Hyde MAK Tel: 2835 1123/ Ms Ming HE Tel: 2835 2390)**	
1)	Please be advised that we have no comment on the SIA. We have no comment on water quality issues. Please find our comments on noise issues below.	Noted.
2)	<u>Noise</u> The noise chapter in the EA report only consisted of qualitative fixed noise and construction noise impact assessment. For the purpose of supporting the s.16 application, the EA report is considered incomplete and has yet to demonstrate the proposed villa/house would comply with the noise criteria of HKPSG. Please find our comments below and revise them in the next submission.	Noted.

Item	Departmental Comments	Applicant's Responses
	1. It is noted that Deep Bay Road is located approximately 150m to the north of the site, and a number of access roads are within the 300m study area. Road traffic noise impact assessment should be required, and appropriate noise mitigation measures should be implemented to alleviate the traffic noise impact to the planned NSRs if necessary.	Noted and updated. The road traffic noise assessment is conducted based on noise prediction as stipulated in Chapter 9 of HKPSG. Please refer to Section 4.5 of **Annex 8**.
	2. Please document TD's agreement on the traffic forecast data in the report once available. In case TD has no comment on the methodology for traffic forecast only, the consultant should provide written confirmation from the respective competent party (e.g. traffic consultant) that TD's endorsed methodology has been strictly adopted in preparing the traffic forecast data, and hence the validity of traffic data can be confirmed.	It is clarified that the road traffic assessment is conducted based on noise prediction as stipulated in Chapter 9 of HKPSG. Also, the annual average daily flow of Deep Bay Road is based on the Annual Traffic Census 2021 published by Transport Department. Therefore, TD's agreement on the traffic forecast shall not be required.
	3. Table 4.1 – Please include the Acceptable Noise Level of night-time (2300-0700) for fixed noise source in the table. Please also correct the typos "Acceptance Noise Level" to "Acceptable Noise Level" in Table 4.1, Table 4.2 as well as in the main text. Please clarify if there is any night-time operation from the nearby warehouse, open storages, recyclable collection centre, etc.	Noted and revised. It is clarified that the nearby warehouse, open storages and recyclable collection centre will not operate in night-time.
	4. S.4.3 – Please use L90 for the background noise level.	Noted and updated. L90 is adopted for background noise level.
	5. S.4.5 – (i) Please confirm if there are no NSRs within the 300m study area and if the planned fixed noise sources within the proposed villa/house would comply with the relevant noise criteria.	(i) It is clarified that there is 1 NSR (i.e. Wing Jun Church) within 300m of the study area. Furthermore, the planned fixed plant noise from the proposed development would strictly comply with the noise criteria as stated in Table 4.2. Please refer to Section 4.7 of **Annex 8**.
	(ii) Based on the desktop review, the open storage area, godowns and workshops are at the east and south of the site. Please provide further information that there are no existing fixed noise sources within the 300m study area. Please supplement.	(ii). Noted and revised. Please refer to Appendix B for the photos of existing surrounding environment and Section 4.7 of **Annex 8**.

Item	Departmental Comments	Applicant's Responses
5.	**Comments from Drainage Services Department received on 26.1.2023 (EPD Officer: Ms Vicky SY Tel: 2300 1347 / Mr Victus KWAN Tel: 2300 1235)**	
1)	I have the following comments on the submitted drainage impact assessment: (i) Please indicate how the runoff (the flow direction) within the site would discharged to the proposed u-channel. Surface runoff from existing natural terrain (northern bound of the site) should also be taken into account.	(i) Noted and updated. It is clarified that the surface runoff from Catchment A-F will flow along the site boundary. Proposed underground manholes will be provided at the corner of the site boundary where walls are erected to collect the surface runoff from catchment A-F. Please refer to **Annex 6**'s Appendix A for the location of the proposed manholes, Figure 3.1 for the flow direction and Figure 3.2 for the section of the proposed manhole.
	(ii) Appendix B to Annex 3 of the Further Information 1 refers, please note that existing u-channel E1 collects surface runoff not only from catchments A-K but also from the vicinity area downstream. Please revisit the hydraulic calculation to ensure the capacity of existing u-channel E1 is capable for additional runoff generated from the application site.	(ii) Noted and updated. It is clarified that the vicinity area downstream has been included in the hydraulic calculation. Please refer to Appendix B and Figure 3.1 of **Annex 6**.
	(iii) Appendix C to Annex 3 of the Further Information 1 refers, please note that the photo provided for existing natural stream (ultimate discharge point) is not sufficient. Only 1 small channel was observed in the photo given. Please provide more photos to demonstrate its presence and existing condition.	(iii) Noted and updated. Please refer to Appendix C for the photo of existing natural stream of **Annex 6**.
	(iv) The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.	(iv) Noted. The development would not obstruct overland flow and adversely affect existing natural streams, village drains, ditches and the adjacent areas.
2)	I have the following comments on the submitted sewerage impact assessment: (i) The applicant should demonstrate how the proposed soakaway system could cater for the sewage retained in the septic tank.	(v) It is clarified that a soakaway pit with a capacity of 8.7 m^3/day can handle the sewage retained in the septic tank (approximately 7.96 m^3/day). Please refer to paragraph 4 in Section 3.2 and Appendix B of **Annex 7** for detailed calculations. Moreover, it is recommended to remove the STS sludge regularly to ensure the continuous operation and performance of the STS. Please refer to Section 4 for detailed continuous operation measurements of **Annex 7**.

Item	Departmental Comments	Applicant's Responses
	(ii) Please clarify whether there would be emergency measure for the sewerage retention or conveyance in case the soakaway system failed to perform.	(i) Noted and revised. It is clarified there would be emergency measure for the sewerage retention or conveyance in case the soakaway system failed to perform. Please refer to Section 3.3 of **Annex 7**.

Responses-to-Comments

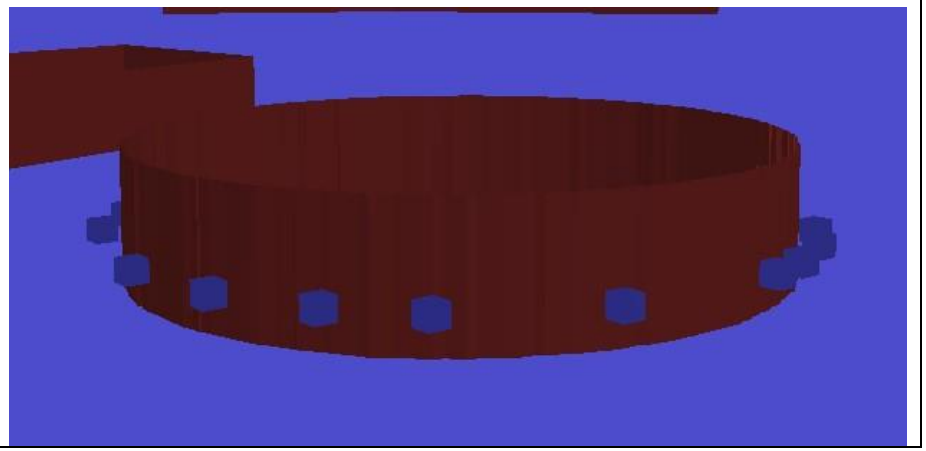
Item	Departmental Comments	Applicant's Responses
1.	**Comments from Environmental Protection Department received on 27.2.2023 (EPD Officer: Ms Hyde MAK Tel: 2835 1123)**	
1.	*Air quality Impact Assessment* *Section 3.3: Please note that the study area for air quality impact assessment shall be 500 m from the project site boundary, but not 300m. Please amend the first sentence of this section. Please also amend Figure 3.1 accordingly.*	Noted and revised.
	Table 3.2: Please indicate the separation distance of ASR from the project site boundary in the table.	Noted and revised.
	Comments on noise impact assessment will be provided to you in due course.	Noted.
2.	**Comment from Transport Department received on 22.2.2023 (TD Officer: Mr Victor KWAN Tel: 2399 2422)**	
1.	We have no further comment on the application from traffic engineering point of view. Sufficient manoeuvring space shall be provided within the subject site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads. The local track leading to the subject site is not under TD's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the subject site.	Noted.
3.	**Comment from Drainage Services Department received on 28.2.2023 (DSD Officer: Mr Victus KWAN Tel: 2300 1235)**	
1.	I have no objection in principle to the proposed application from a drainage point of view. Should the Town Planning Board consider that the application is acceptable from the planning point of view, I would suggest that a condition should be stipulated in the approval letter requiring the applicant to submit a drainage proposal, to implement and maintain the proposed drainage facilities to the satisfaction of this Division.	Noted.
4.	**Comment from Environmental Protection Department received on 3.3.2023 (EPD Officer: Ms Hyde MAK Tel: 2835 1123)**	

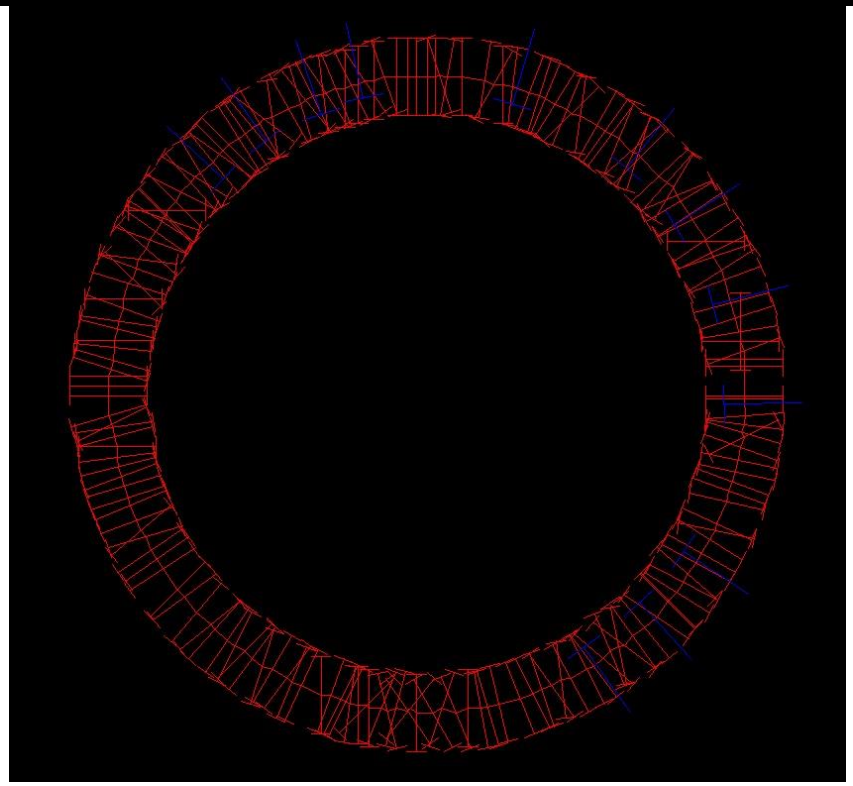
Item	Departmental Comments	Applicant's Responses
1.	S.4.4 - Please show in a figure the location for the background noise measurement.	Please refer to Figure 4.1 at **Annex 8**.
	S.4.5 and Figure 4.1 – (i) Please double-check the distance between Deep Bay Road and the proposed villa.	(i) It is clarified that the distance between Deep Bay Road and the proposed development is about 179m.
	(ii) Please be clarified that the annual average daily traffic published in Transport's Annual Traffic Census is not the same as the peak hour traffic flow quoted in Tables 4.2 and 4.3 of HKPSG. Please update the text accordingly.	(ii) Noted and updated. The traffic data is provided by the traffic consultant and the peak hour traffic flow data is adopted.
	(iii) It is noted that the Applicant has made reference to the HKPSG and Transport Department's Annual Traffic Census. Please confirm if the assumptions adopted for road traffic noise impact are representative of the worst case scenario within 15 years after the occupation of the proposed villa.	(iii) Noted and updated. The road traffic noise impact have demonstrate the worse case scenario within 15 years after the occupation of the proposed developments which is Year 2039.
	S.4.7 – (i) Please state the planned fixed noise sources within the proposed villa would comply with the relevant noise criteria in the main text for proper record.	(i) Noted and updated. Please refer to Section 4.7, 1st para at **Annex 8**.
	(ii) As many existing fixed noise sources including the recycling operation and open storages surrounding the site will likely cause adverse noise impact to the proposed villa, the applicant should consider more extensive noise mitigation to avoid direct line of sight to existing fixed noise sources, such as higher boundary wall, to alleviate the fixed noise impact.	(ii) Noted and revised. High performance glazing will be provided to prevent the potential noise impact from the changes of surrounding land use.

Responses-to-Comments

Item	Departmental Comments	Applicant's Responses
1. Comments from Environmental Protection Department received on 29.3.2023 (EPD Officer: Ms Hyde MAK Tel: 2835 1123)		
1.	S.4.4 The location of background noise measurement is located approximately 200m to the north of the site and is not considered representative of the proposed site. Please consider conducting prevailing background noise measurements within the site/near the site boundary or adopt the noise criterion of -5 dB(A) below the appropriate ANL. In that case, the noise criteria for planned fixed noise source should be 55 dB(A) for day and evening time, and 45 dB(A) for night time. Please update. Please also update Table 4.4 as appropriate.	Noted and revised. Please refer to Figure 4.1 for the noise monitoring location at **Annex 8**.
2.	S.4.5 (i) Given that the predicted traffic flow along Deep Bay Road is 600 veh/hr and the proposed site is at 179m away, the façade noise level of Deep Bay Road seems over estimated. Please review and provide the noise model for checking. (ii) Please document TD's agreement on the traffic forecast data in the report once available. In case TD has no comment on the methodology for traffic forecast only, the consultant should provide written confirmation from the respective competent party (e.g. traffic consultant) that TD's endorsed methodology has been strictly adopted in preparing the traffic forecast data, and hence the validity of traffic data can be confirmed.	(i) Noted. Noise model has been built and the result showed that the proposed development is not affected by Deep Bay Road. Please refer to Section 4.5 at **Annex 8**. (ii) The traffic forecast has been submitted to TD for approval. The approval letter will be attached once received.
3.	S.4.7 and Appendix C Based on the aerial and site photos of ID2 and ID5, there seems to be at least one mobile crane within the existing open storage yards. In addition, the existing godowns and workshops are in close proximity to the site, which may have a potential fixed noise impact. The open storage yards and recycling workshop are immediately west and north of the site. We do not agree that no potential noise source is identified within 300m of the site. The potential fixed noise from these open storage yards, godowns and workshops should also be quantitatively addressed. Please review and update the fixed noise impact assessment accordingly.	Noted. Fixed Noise Source monitoring has been conducted to record the noise level. The results showed that the fixed noise source complied with the noise standard in IND-TM. Please refer to Section 4.6 at **Annex 8**.

Item	Departmental Comments	Applicant's Responses
4.	S.4.7 We noted that the consultant proposed high performance glazing will be provided to mitigate the fixed noise impact. Please provide more information about the high performance glazing, such as the thickness of the window insulation, etc	Based on the result in Section 4.6 at **Annex 8,** no fixed noise impact on development. Therefore, mitigation measures are not required.
5.	We have no comment on air quality impact assessment.	Noted.
2.	**Comments from Environmental Protection Department received on 6.6.2023 (EPD Officer: Ms Hyde MAK Tel: 2835 1123)**	
2.	S.4.6.1, Table 4.5 and Figure 4.3 Please verify the shortest horizontal distance between the proposed villa and the existing fixed noise sources NS 1 to NS 6. For example, the estimated distance between NS2 and the proposed villa is only about 20m. Based on our preliminary calculation, the predicted maximum fixed noise may exceed the relevant noise criteria under HKPSG. Please review the fixed noise impact assessment accordingly. The applicant should consider implementing more extensive noise mitigation measures to avoid direct line of sight to existing fixed noise sources, such as higher boundary wall, to alleviate the fixed noise impact if necessary.	Noted and revised. Please refer to Table 4.5 and Appendix D at **Annex 8**. 3m height fence wall is proposed along the Site boundary. Therefore, -5dB(A) correction for barrier is applied.
3.	S.4.6.3 and Figure 4.3 (i) We noted that the consultant conducted the on-site measurement for existing fixed noise sources. Photos taken during on-site measurement and site survey should be supplemented for completeness. (ii) The drawing does not clearly indicate the noise source ID. Please review and update the drawing for better clarity and presentation. (iii) Please provide clarification regarding whether façade correction will be applied to NS 1 to NS 4.	(i) Noted and updated. Please refer to Appendix E for the photo records at **Annex 8**. (ii) Noted and revised. Please refer to Figure 4.3 at **Annex 8**. (iii) Noted. It is clarified that NS 1 to NS 4 are measured 1m from the façade, while NS 5 and NS 6 are measured under free-field conditions.
4.	S.4.5.3 Please document TD's agreement on the traffic forecast data in the report once available. In case TD has no comment on the methodology for traffic forecast only, the consultant should provide written confirmation from the respective competent party (e.g. traffic consultant) that TD's endorsed methodology has	TD's agreement on the traffic forecast data is pending. The approval letter will be attached once received.

Item	Departmental Comments	Applicant's Responses
	been strictly adopted in preparing the traffic forecast data, and hence the validity of traffic data can be confirmed.	
5.	S.4.4 Should the measurement period "Evening" read as "Night time"?	Noted and updated. It is clarified that the noise measurement periods are during daytime and evening time. The noise standard for planned fixed noise during evening is revised.
6.	Noise model (i) Please ensure that the road width is set to 3.5m, and the alignment of the road should be adjusted to shift over the road kerb. Please review and rectify. (ii) Please note that the assessment points shall normally be 1m away from the façade and at a height of 1.2m above the ground. Please rectify the noise model accordingly.	(i) Noted and revised. Please refer to the Noise Model. (ii) Noted. It is clarified that the assessment point is 1m away from the façade and 1.2m above the ground level of the room. Please refer to the Model Screenshot. Also, it is clarified that there is only 1-storey for the proposed development. 

Item	Departmental Comments	Applicant’s Responses
		

Responses-to-Comments

Item	Departmental Comments	Applicant's Responses
1. Comments from Environmental Protection Department received on 6.6.2023 (EPD Officer: Ms Hyde MAK Tel: 2835 1123)		
1.	S.4.5.3 - Please document Transport Department (TD)'s agreement on the traffic forecast data in the report once available. In case TD has no comment on the methodology for traffic forecast only, the consultant should provide written confirmation from the respective competent party (e.g. traffic consultant) that TD's endorsed methodology has been strictly adopted in preparing the traffic forecast data, and hence the validity of traffic data can be confirmed.	TD's agreement on the traffic forecast data **(Annex 9)** is attached for your record. The endorsed traffic forecast data has been incorporated in the revised Environmental Assessment Report in **Annex 8**.

Previous s.16 Applications covering the Application Site

Approved Applications

Application No.	Applied Use(s)/Development(s)	Date of Consideration
A/YL-HTF/1101	Proposed Temporary Recyclable Collection Centre for Metal and Garment for a Period of 3 Years	17.1.2020 (Revoked on 17.7.2020)
A/YL-HTF/1109	Proposed Temporary Recyclable Collection Centre for Metal for a Period of 3 Years	18.12.2020 (Revoked on 18.9.2022)
A/YL-HTF/1138	Proposed Temporary Recyclable Collection Centre for Metal for a Period of 3 Years	26.8.2022

Similar s.16 Application within the same "Residential (Group D)" Zone on the Ha Tsuen Fringe OZP

Approved Application

Application No.	Applied Use(s)/Development(s)	Date of Consideration
A/YL-HT/725	Proposed Low-Density Residential Development and Minor Relaxation of Building Height Restriction (from 6m to 6.6m)	20.7.2012

Recommended Advisory Clauses

(a) to note that the Site falls within the study area of the "Land Use Review Study for Lau Fau Shan, Tsim Bei Tsui and Pak Nai Areas – Feasibility Study". Subject to the findings of the Study, the Site may be required for implementation of government project(s) in the future;

(b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:

  (i) the Site comprises a lot held under Block Government Lease as an old scheduled lot for agricultural purposes. The actual site area, land status and land holding details of the lot under the application are subject to further verification when the land exchange application is submitted;

  (ii) land exchange is required to implement the proposed development. However, he must stress that there is no guarantee that the land exchange application will be approved by LandsD. Such application will be dealt with by LandsD acting in the capacity as the landlord at their sole discretion and if the land exchange is approved, it will be subject to such terms and conditions including but not limited to the payment of premium and administrative fee as may be imposed; and

  (iii) a vehicular access through Lots 182 SA ss.1, 182 s.A ss.2 and 184 in D.D. 128 is proposed but the applicant is not the owner of Lots 182 s.A ss.1, 182 s.A ss.2 and 184 in D.D. 128. The applicant is required to fully address and demonstrate his ability in implementing their proposed vehicular access scheme in the land exchange application;

(c) to note the comments of the Commissioner for Transport (C for T) that:

  (i) sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public road or reverse onto/from public road; and

  (ii) the local track leading to the Site is not under the Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;

(d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:

  (i) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and

  (ii) the access road connecting the Site with Fung Kong Tsuen Road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site with Fung Kong Tsuen Road;

(e) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

  (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access (EVA) in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;

(ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;

(iii) the proposed excavation of land would be considered as a kind of building works and subject to control of the Buildings Ordinance (BO);

(iv) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

(v) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;

(vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and

(vii) detailed checking under the BO will be carried out at building plan submission stage;

(f) to note the comments of the Director of Fire Services (D of FS) that detailed fire service requirements will be formulated upon receipt of formal submission of general building plans. The EVA provision in the Site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the Building (Planning) Regulation 41D which is administered by BD;

(g) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that for provision of fresh water and flushing water supply to the development, the applicant needs to extend their inside services to the nearest suitable government fresh water mains and salt water mains respectively 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;

(h) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that the applicant is reminded to submit plans of the proposed building works to BD for approval as required under the provisions of the BO;

(i) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:

(i) no Food and Environmental Hygiene Department's (FEHD) facilities will be affected and such work and operation shall not cause any environmental nuisance, pest infestation and obstruction to the surrounding;

(ii) it is noted that a swimming pool would be provided in the proposed development. Under the Swimming Pools Regulation (Cap. 132 subsidiary legislation), private swimming pools which serve more than 20 residential units and which are accessible to the public require a swimming pool licence from FEHD. The applicant should be reminded that no person shall take any part in the management of a swimming pool and the establishment or maintenance of which has not been licensed. However, the Regulation does not apply

to any swimming pool which serves not more than 20 residential units and to which the public has no access; and

(iii) no environmental nuisance should be generated to the surroundings. Also, for any waste generated from the operations and works, the project proponent should arrange its disposal properly at their own expenses;

(j) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines; and

(k) to note the comments of the Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office (ES(A&M), AMO) that the applicant is required to inform AMO immediately when any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53) are discovered in the course of works.

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

參考編號 **Reference Number:**	221121-162719-46289
提交限期 **Deadline for submission:**	06/12/2022
提交日期及時間 **Date and time of submission:**	21/11/2022 16:27:19
有關的規劃申請編號 **The application no. to which the comment relates:**	A/YL-HTF/1145
「提意見人」姓名/名稱 **Name of person making this comment:**	先生 Mr. Lam Ka Hing

意見詳情
Details of the Comment :

反對，住屋過於密集，引至附近交通阻塞，環境污染，增加引發火警危機，影響村民安全、生活質數及生態環境。

184份

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

參考編號 **Reference Number:**	221202-165122-65721
提交限期 **Deadline for submission:**	06/12/2022
提交日期及時間 **Date and time of submission:**	02/12/2022 16:51:22
有關的規劃申請編號 **The application no. to which the comment relates:**	A/YL-HTF/1145
「提意見人」姓名/名稱 **Name of person making this comment:**	先生 Mr. Lam Ka Hing

意見詳情
Details of the Comment :

反對，住屋過於密集，引至附近交通阻塞，環境污染，增加引發火警危機，影響村民安全、生活質數及生態環境。

Seq 5 2

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi

A/YL-HTF/1145 DD 128 Ha Tsuen
06/09/2023 03:39

From: [redacted]
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

A/YL-HTF/1145

Lots 182 S.A ss.2 (Part) and 182 S.B (Part) in D.D.128, Ha Tsuen

Site area: About 2,550sq.m

Zoning: "Res (Group D)"

Applied use: Villa / OS 1,960sq.m / 2 Vehicle Parking / **Excavation of Land**

Dear TPB Members,

1101 was approved last year and now an application for a private villa in the middle of brownfield?

There is something fishy about this application andit appears to be related to:

Proposed Excavation of Land

4.2.1 The Site is currently sloping from North to South at +20.36mPD to +17.81mPD according to the Topographic Survey Plan (Annex 4 refers). The proposed excavation of land serves for site formation works for the proposed house and a swimming pool designed due to the uneven leveling of the Application Site. The proposed excavation of land aims to unify the ground level.

4.2.2 **The proposed excavation of land includes an area of about 2,550m2**; the depth of excavation is about 2m; the volume for excavation is about 5,099.0m3.
4.2.3 The proposed excavation is of a minimal scale and will not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse impact on the surrounding environment.

The intention is clearly a first step in preparing the site to accommodate a much larger development going forward.

Members have a duty to question whether the application is genuine

Mary Mulvihill
From: [redacted]

To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 4 August 2022 2:25 AM CST
Subject: A/YL-HTF/1138 DD 128 Ha Tsuen

Dear TPB Members,

Again conditions have not been met and applicant is taking the usual 'get out of jail card' by lodging a fresh application.

There are frequent reports of fires and other incidents at these ramshackle operations.

Unfortunately the current system of allowing fresh applications, supported by PlanD and no questions asked by members is part of the problem.

Members should not approve when there is a history of this nature;

Mary Mulvihill

From: [redacted]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 2 December 2020 1:57 AM CST
Subject: A/YL-HTF/1109 DD 128 Ha Tsuen

Dear TPB Members,

On 17 Jan Minutes
Plan D: Approval of the application on a temporary basis of three years would not jeopardize the long-term development of the site. The site was located in an area predominantly occupied by warehouse, godowns and different types of open storage uses. The proposed use was considered not incompatible with the surrounding areas. The proposed use would not cause significant adverse traffic, environmental, drainage and landscape impacts on the surrounding areas.

There is no reference to the fact that there was no previous approval history.

Conditions include: the existing trees within the site shall be maintained in good condition at all times during the planning approval period;

But on 17 July approval was revoked. There is no link on www.ozp to the reasons. So was it failure to meet conditions or is the site due to be incorporated into the Ha Tsuen New Town?

As link to papers is provided one week before meeting, the public has no access to this information before closing date on objections.

Members must therefore raise questions so that the particulars are provided in the next meeting minutes.

Mary Mulvihill

From: [redacted]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Sunday, December 15, 2019 3:11:35 AM
Subject: A/YL-HTF/1101 DD 128 Ha Tsuen

A/YL-HTF/1101
Lots 182 S.A ss.2 (Part) and 182 S.B (Part) in D.D.128, Ha Tsuen
Site area : About 3,350sq.m
Zoning : "Res (Group D)"
Applied use : Recyclable Collection Centre / 2 Vehicle Parking

Dear TPB Members,

The lots to the North between Kai Pak Ling Road and Deep Bay Road are still in a relatively natural state.

Extension of brownfield operations should not be allowed in order to protect the environment so that future residential clusters can enjoy a pollutant free setting.

There are numerous trashed sites that can be used for recycling centres.

Mary Mulvihill