2021年 10月 0 6日
此文件在_____收到。城市規劃委員會只會在收到所有必要的資料及文件後才正式確認收到申請的日期。

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

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)第16條遞交的許可申請

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

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

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

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

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-NSW/292
	Date Received 收到日期	6 OCT 2021

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。

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)

Joyous Cheer 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)

Dudley Surveyors Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼（如適用）	Lots 879, 880 S.A ss.1, 880 S.B ss1, 881, 882, 883, 884, 885, 889 RP (Part), 891 (Part), 1318, 1326 and 1344 in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	☑ Site area 地盤面積 4,322.4 sq.m 平方米 ☑ About 約 ☑ Gross floor area 總樓面面積 9,178.9 sq.m 平方米 ☑ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有）	658.5 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 Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8
(e)	Land use zone(s) involved 涉及的土地用途地帶	"Undetermined" and "Government, Institution or Community"
(f)	Current use(s) 現時用途	Existing unused historic building (Pun Uk) (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)類申請

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

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

(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 Conservation of Historic Building (Pun Uk), Place of Recreation, Sports or Culture (Arts/Antique Gallery and Heritage Education) and Social Welfare Facility (Residential Care Homes for the Elderly) with Ancillary Eating Place (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	9,178.9 sq.m 平方米	☑About 約
Proposed plot ratio 擬議地積比率	2.12	☑About 約
Proposed site coverage 擬議上蓋面積	56.4%	☑About 約
Proposed no. of blocks 擬議座數	Pun Uk - 1 no.; RCHE - 2 nos	
Proposed no. of storeys of each block 每座建築物的擬議層數	Pun Uk - 1 Storey 層; RCHE (Southern Block) - 5 Storeys 層; (Northern Block) - 6 Storeys 層 (including 1 basement).	
Proposed building height of each block 每座建築物的擬議高度	Pun Uk - Not more than 7.87mPD; RCHE (Southern Block) - Not more than 21.87mPD; (Northern Block) - Not more than 25.37mPD.	

Part 6 (Cont'd) 第 6 部分 (續)

☐ Domestic part 住用部分

GFA 總樓面面積 ..... sq. m 平方米 ☐About 約

number of Units 單位數目 .....

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

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

☑ Non-domestic part 非住用部分 GFA 總樓面面積

☑ eating place 食肆 46.9 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)

RCHE - About 8,526.2 sqm.

Conservation of Pun Uk for Arts/Antique Gallery and Heritage Education - About 605.8 sqm.

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

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

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

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

[Block number] [座數]

2

.....

.....

.....

.....

.....

Floor	Indicative Uses of Northern Block	Indicative Uses of Southern Block
B/F	Ancillary Car Parking, E&M	NA
1/F	Ancillary Car Parking, Ancillary Eating Place and Office	RCHE, multi-purpose/essential rooms
2/F – 5/F	RCHE, multi-purpose/essential rooms	RCHE, multi-purpose/essential rooms
6/F	RCHE, multi-purpose/essential rooms	NA

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

Existing pond, landscape area, EVA

.....

.....

.....

.....

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

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例：2023 年 6 月)
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Tentatively in 2027

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)) Unnamed access road ☐ 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: 6 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): Including accessible parking space: 1
	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: 2 Coach Spaces 旅遊巴車位: Light Goods Vehicle Spaces 輕型貨車車位: 2 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): Light Bus Bay: 1
	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，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

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 Conservation of the existing Pun Uk for arts/antique gallery and heritage education
	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)

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

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

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

Consultant
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 Dudley Surveyors Limited

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

Date 日期 30/9/2021 (DD/MM/YYYY 日/月/年)

Remark 備註

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

Warning 警告

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

Ash interment capacity 骨灰安放容量@

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 879, 880 S.A ss.1, 880 S.B ss1, 881, 882, 883, 884, 885, 889 RP (Part), 891 (Part), 1318, 1326 and 1344 in D.D. 115 and adjoining Government land, Au Tau, Yuen Long
Site area 地盤面積	4322.4 sq. m 平方米 ☑ About 約 (includes Government land of 包括政府土地 658.5 sq. m 平方米 ☑ About 約)
Plan 圖則	Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8
Zoning 地帶	"Undetermined" zone and "Government, Institution or Community" zone
Applied use/ development 申請用途/發展	Proposed Conservation of Historic Building (Pun Uk), Place of Recreation, Sports or Culture (Arts/Antique Gallery and Heritage Education) and Social Welfare Facility (Residential Care Homes for the Elderly) with Ancillary Eating Place

		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	☐ About 約 ☐ Not more than 不多於	☐About 約 ☐Not more than 不多於
	Non-domestic 非住用	☑ About 約 9,178.9 ☐ Not more than 不多於	☑About 約 2.12 ☐Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	Pun Uk 1 no. RCHE 2 nos.	
	Composite 綜合用途		

(iii)	Building height/No. of storeys 建築物高度／層數	Domestic 住用	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)*
		Non-domestic 非住用	m 米 ☐ (Not more than 不多於)
			25.37 mPD 米(主水平基準上) ☑ (Not more than 不多於)
			6 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	56.4%	☑ About 約
(v)	No. of units 單位數目		
(vi)	Open space 休憩用地	Private 私人	sq.m 平方米 ☐ 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) including 1 accessible parking space	6
	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) Light Bus Bay	2 2 1

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

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☐
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） Surrender and Regrant of Land Proposal	☐	☐
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） Preliminary Heritage Statement and Conservation Proposal; and Supplementary Architectural Statement	☐	☐

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。

捷利行測量師
Dudley Surveyors
Your trusted partner in property

Date : 9th August 2022
Our Ref. : Q0500/200202/EL1KC1/L016

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

Attn.: The Secretary of the Town Planning Board **By Email & By Hand**

Dear Sir/Madam,

Section 16 Application for Proposed Conservation of Historic Building (Pun Uk), Place of Recreation, Sports or Culture (Arts/Antique Gallery and Heritage Education) and Social Welfare Facility (Residential Care Homes for the Elderly) with Ancillary Eating Place at Various Lots in D.D. 115 and Adjoining Government Land, Au Tau, Yuen Long, N.T. (Application No. A/YL-NSW/292)

Submission of Further Information 6

We refer to the Planning Statement and Further Information ("FI") received by the Town Planning Board ("the Board") on *04.10.2021, 25.01.2022, 03.05.2022, 14.06.2022, 28.07.2022, and 08.08.2022* in respect of the captioned application, we hereby submit 8 hard copies of the finalised consolidated Planning Statement as FI6 for the Board's consideration.

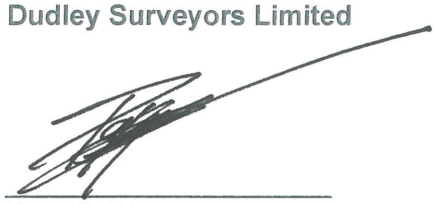
For the ease of reading, all **Responses-to-Comments Tables** submitted in the previous FIs are enclosed in **Annex 1** this submission. To facilitate the processing of the captioned application, the attached Consolidated Planning Statement in **Annex 2** includes the revised version following documents:

- **Appendix I** Preliminary Heritage Statement and Conservation Proposal
- **Appendix II** Supplementary Architectural Statement
- **Appendix III** Landscape Master Plan
- **Appendix IV** Visual Impact Assessment
- **Appendix V** Tree Preservation Proposal
- **Appendix VI** Traffic Impact Assessment
- **Appendix VII** Environmental Assessment
- **Appendix VIII** Drainage Impact Assessment
- **Appendix IX** Sewerage Impact Assessment

In addition, as stated in the submitted FI5, the Applicant will provide the right of way to the two private lots (Lots 880 S.A and 880 S.B) within the site boundary as shown in Figure 2 of the Planning Statement.

The above submissions do not result in a material change of the nature of captioned application. Thus, this Further Information should be accepted by the Secretary of the Town Planning Board for inclusion and be processed as part of the application, in accordance with the relevant provisions of the Town Planning Ordinance.

Yours faithfully,
For and on behalf of
Dudley Surveyors Limited



Kennith Chan
Consultant

Encl. *-Responses-to-Comments Tables*
-8 Hard copies of Further Information 6
c.c. *-Ms. CHEUNG Chi Ming, Christine (Sr Town Plnr/YLE 1) – By Email*
-Mr. LAM Tat Leung, Gary (Town Planner/YLE 1) – By Email
-The Applicant

Dudley Surveyors Limited Dudley Surveyors (Hong Kong) Limited
9/F., Siu Ying Commercial Building, 153 Queen's Road Central, Hong Kong
Tel: (852) 2525 0375 Fax: (852) 2877 0378 E mail: info@dudleysurveyors.com

捷利行測量師有限公司 捷利行測量師(香港)有限公司
香港皇后大道中 153 號兆英商業大廈 9 樓
Website: http://www.dudleysurveyors.com

捷利行測量師
Dudley Surveyors
Your trusted partner in property

Date : 9th August 2022
Our Ref. : Q0500/200202/EL1KC1/L017

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

Attn.: The Secretary of the Town Planning Board **By Email & By Hand**

Dear Sir/Madam,

Section 16 Application for Proposed Conservation of Historic Building (Pun Uk), Place of Recreation, Sports or Culture (Arts/Antique Gallery and Heritage Education) and Social Welfare Facility (Residential Care Homes for the Elderly) with Ancillary Eating Place at Various Lots in D.D. 115 and Adjoining Government Land, Au Tau, Yuen Long, N.T. (Application No. A/YL-NSW/292)

Submission of Further Information 6

We refer to the departmental comment from Commissioner for Heritage's Office ("CHO") and the Antiques and Monuments Office ("AMO") received on 9.8.2022 and the Further Information 6 ("FI") enclosed with the letter (*ref.: Q500/200202/EL1KC1/L1016)* in respect of the captioned application, we hereby provide a response-to-comment for clarification.

	Departmental Comments	Applicant's Responses
Comments from Commissioner for Heritage's Office ("CHO") and the Antiquities and Monuments Office ("AMO") of the Development Bureau received on 4.8.2022		
(2)	In addition to the monthly guided tours and online virtual tours, the "learning programmes" (under Section 1.04 of the Preliminary Heritage Conservation Statement of planning statement of the subjected S.16 Planning Application) and "cultural historical learning workshops for small groups" (under Section 4.4.2 (ii) in the Planning Statement) are also the deliverables under Heritage Conservation Programme / Heritage Education Programme. The applicant should clarify if otherwise.	The "learning programmes" and "Heritage Education Programme" are the same programme aiming to provide heritage education to the public. Under the Programme, there are 3 major elements namely Monthly Guided Tours, Online Virtual Tours and cultural historical learning workshops.

The above submissions do not result in a material change of the nature of captioned application. Thus, this Further Information should be accepted by the Secretary of the Town Planning Board for inclusion and be processed as part of the application, in accordance with the relevant provisions of the Town Planning Ordinance.

Should you have any queries, please contact our Ms. Amy Wong or the undersigned at 2329 8092.

Dudley Surveyors Limited Dudley Surveyors (Hong Kong) Limited
9/F., Siu Ying Commercial Building, 153 Queen's Road Central, Hong Kong
Tel: (852) 2525 0375 Fax: (852) 2877 0378 E mail: info@dudleysurveyors.com

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香港皇后大道中 153 號兆英商業大廈 9 樓
Website: http://www.dudleysurveyors.com

Yours faithfully,
For and on behalf of
Dudley Surveyors Limited



Kennith Chan
Consultant

c.c. *-Ms. CHEUNG Chi Ming, Christine (Sr Town Plnr/YLE 1) – By Email*
-Mr. LAM Tat Leung, Gary (Town Planner/YLE 1) – By Email
-The Applicant

PLANPLUS 思顧
CONSULTANCY 諮問

S.16 Planning Application for Proposed Conservation of Historic Building (Pun Uk), Place of Recreation, Sports or Culture (Arts / Antique Gallery and Heritage Education) and Social Welfare Facility (Residential Care Homes for the Elderly) with Ancillary Eating Place in “Undetermined” and "Government, Institution or Community" Zones in Various Lots in D.D. 115 and Adjoining Government Land, Au Tau, Nam Sang Wai, Yuen Long

Planning Application No. A/YL-NSW/292

Further Information 6

August 2022

Reference : PPC-PLG-10066

Annex 1

Responses-to-Comments Tables Extracted from the Submitted Further Information

Responses-to-Comments

Item	Departmental Comments	Applicant's Responses
1.	**Comments from EMSD Received on 9.11.2021**	
a.	In the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing, supervising and conducting 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.	Noted.
b.	Besides, please also note that there is a high-pressure town gas pipeline (HP pipeline) running along Castle Peak Road (Yuen Long section) in vicinity of the subject site. Increase in population brought in by the proposed development adjacent to the HP pipeline is significant. A Quantitative Risk Assessment (QRA) conducted by the project proponent is required to assess the potential risks associated with the HP pipeline, having considered the proposed development and implement mitigation measures if necessary for compliance with the risk guidelines of the Hong Kong Planning Standards and Guidelines. The project proponent is required to observe the requirements of the Electrical and Mechanical Services Department's "Guidance Note on Quantitative Risk Assessment Study for High Pressure Town Gas Installations in Hong Kong" for carrying out the QRA. The guidance note can be downloaded via the	Noted. The Applicant is committed to complying with the requirement of the Quantitative Risk Assessment (QRA). Should this application be approved by the Town Planning Board (TPB/ Board), a QRA would be submitted prior to the commencement of construction works. Noted. We will continue to liaise with The Hong Kong and China Gas Company

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	following web-link:- https://www.emsd.gov.hk/en/gas_safety/publications/guidance_notes/index.html The project proponent should liaise with The Hong Kong and China Gas Company Limited in respect of the exact locations of existing and planned gas pipes/gas installations in the vicinity to the site and any required minimum set back distance away from them during the planning, design and construction stages of the proposed development.	Limited.
2.	**Comments from the Food and Environmental Hygiene Department (FEHD) Received on 9.11.2021**	
a.	No FEHD's facilities will be affected;	Noted.
b.	if the proposal involves any commercial/trading activities, there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from the commercial/trading activities, the applicant should handle on their own/at their expenses;	Noted.
c.	Proper licence / permit issued by this Department is required if there is any food business / catering service / activities regulated by the Director of Food and Environmental Hygiene (DFEH) under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. Under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop), a food business licence from the FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for licence, if acceptable by the FEHD, will be referred to relevant government departments such as the Buildings Department, Fire Services Department and Planning	Noted.

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	Department or Antiquities and Monuments Office for cases related to a Conservation of Historic Building, for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements.	
d.	Proper licence issued by this Department is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment.	Noted.
3.	**Comments from RDO, HyD Received on 9.11.2021**	
a.	The location of the proposed development falls within the Railway Protection Zone of existing Tuen Ma Line. The railway protection team of MTRCL should be consulted with respect to operation, maintenance and safety of the existing rail network.	Noted. We will continue to liaise with MTRCL on the potential operation, maintenance and safety issues of the existing Tuen Ma Railway Line and would conduct relevant assessments, if require, at detailed design stage, to ensure the said railway would not be adversely impacted.
4.	**Comments from HyD Received on 9.11.2021**	
a.	The access arrangement to the Application Site from Siu Sheung Road should be commented by TD;	Noted.
b.	Please note that HyD is not/shall not be responsible for the maintenance of any access connecting the Application Site and Siu Sheung Road. Presumably, the relevant department will provide their comments to you, if any;	Noted.

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c.	Adequate drainage measures should be provided to prevent surface water running from the Application Site to the nearby public roads and drains; and	Noted. Drainage system will be designed to collect all surface runoff arising from the Application Site and properly discharged to public drainage system.
d.	It is noted that part of the site falls into existing railway protection zone. Presumably, Railway Development Office of this Department, which is also on the distribution list, will provide their comments to you directly, if any.	Noted.
5.	**Comments from HAD Received on 11.11.2021**	
a.	Please be informed that this office has received 2 letters respectively from (i) Indigenous Inhabitant Representative of SHAN PUI and (ii) a resident of SHAN PUI, both dated on 9.11.2021 on the subject application as of today. Please refer to the enclosure attached.	In response to the referred comments, please note that while Pun Uk will be conserved in-situ to uphold its heritage integrity and cultural historical values, it will be respectfully reused for the public enjoyment (by appointment only). Please also refer to our response to public comment below (Item 17 below).
6.	**Comments from BD Received on 11.11.2021**	
a.	If the existing structure (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application;	Noted.
b.	For UBW erected on leased land, enforcement action may be taken by the Building Department to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the application site under the BO;	
c.	Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on application site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;	
d.	The site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulation 5 and 41D of the Building (Planning) Regulations [B(P)R] respectively;	
e.	The site does not abut on a specified street of not less than 4.5m wide and its	

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	permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;	
f.	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;	
g.	Adequate fire separation should be provided between place of recreation, sports or culture and social welfare facilities under subsection C7 of the Code of Practice for Fire Safety in Building 2011 (FD Code);	
h.	Means of Escape requirement under FS Code should be followed. e.g. width of stair;	
i.	If the proposed use under application is subject to issue of a license, the application should be reminded that any existing structures on the application site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed b the licensing authority; and	
j.	Detailed checking under the BO will be carried out at building plan submission stage.	
7.	**Comments from UD&L, PlanD Received on 11.11.2021**	
a.	The application site (the Site) with an area of 4,322.4m^2, falling within an area mainly zoned "U" and partly zoned "G/IC" on the Approved Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/8, is predominantly unused land with the existing Grade 1 historic building (i.e. Pun Uk), pond and vegetation. It is located near Pok Oi Interchange and bounded by Castle Peak Road – Yuen Long to its south, the elevated Yuen Long Highway to its west, MTR West Rail viaduct and village settlement of 1 to 2 storeys to its north. To its immediate east is Pok Oi Hospital (POH) of 12 storeys (about 62mPD) and an elderly home known as POH Jockey Club Care and Attention Home of 8 storeys (about 32mPD).	-

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b.	Based on the proposal submitted by the applicant, the proposed development involves two blocks of Residential Care Home for the Elderly (RCHE), with one 5-storey in the south and one 6-storey in the north (up to 25.37mPD). The proposed development also includes in-situ preservation of Pun Uk which will be adaptive reused for arts/antique gallery and heritage education purposes. The total plot ratio of the proposed development is about 2.12.	-
c.	It is noted that some design and visual mitigation measures are proposed, including the two RCHE blocks on both sides of Pun Uk serving as 'wings' to enhance the importance of Pun Uk, cascading massing for RCHE blocks with balconies and open decks as setback areas forming a stepped BH descending from the northern and southern peripheries towards the centre where Pun Uk is located, tree and shrub planting to maximize areas of visible greenery, a decorative screen adopting a semi-circular form along the eastern boundary at the back of Pun Uk adhering to the Hakka Walled Village tradition to screen off the views from the surrounding developments.	-
d.	Judging from the photomontages in the VIA, the proposed development with a maximum BH of 25.37mPD would, to a certain extent, result in loss of visual openness when viewed from VP1, 2, 9, 10 and 11, leading to an overall slightly adverse visual impact as rated by the applicant.	-
e.	With reference to section 6.2(6) of the Urban Design Guidelines in Chapter 11 of the Hong Kong Planning Standards and Guidelines, new developments should respect and create a suitable setting to the existing heritage features, in terms of BH, massing and scale, etc.	Acknowledging Pun Uk's character-defining elements that account for its heritage and cultural values, together with the traditional Hakka dwelling setting, the new RCHE was positioned as the outer rings of Embracing Blocks (圍隴) resembling the traditional Hakka houses. The overall design has respectfully integrate Pun Uk and the new RCHE by cascading blocks (see **Annexes 1 and 7**) with balconies and open decks as setback areas, giving a descending building height towards Pun Uk. The new RCHE was oriented in separate grid as Pun Uk such that views to Pun Uk could be opened up. Besides, glass wall and glass covered walkway

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		have been adopted as sensible design and visual treatment to reconcile the heritage and new development. Overall, the design scheme in terms of BH, massing and scale has taken into account Pun Uk's uniqueness.
f.	It is noted that the applicant has only submitted the floor plans and section plan to show the design of the proposed development in the Planning Statement. Please submit a master layout plan for better illustration of the general layout setting.	Master layout plan is enclosed in **Annex 1**.
8.	**Comments from EPD Received on 11.11.2021**	
a.	<u>Air Quality</u> Section 5.2.4: The TD Annual Traffic Census 2019 is not up-to-date. The consultant should refer to the latest Annual Traffic Census for the road types of the concerned Siu Sheung Road, Castle Peak Road (Yuen Long), and Yuen Long Highway. Section 5.3.1: The consultant should supplement details of the field survey (e.g. date and time, survey routing etc.) for the evaluation of air quality impact due to industrial chimneys. According to the Yuen Long South EIA study (EIA-254/2017), there should be 5 chimneys at the Pok Oi Hospital. The consultant should check and confirm. Section 5.4.1: The consultant should confirm that all openable windows and air sensitive uses maintain the horizontal separation of 20m from Castle Peak Road (Yuen Long) and Yuen Long Highway to conclude that no adverse air quality impact on the proposed development due to vehicular emission. The meaning of "designating a portion of glazed area as fixed glazing with no maintenance window" is unclear. The consultant should clarify and confirm whether it is non-openable window that air cannot pass through.	According to the latest issued Annual Traffic Census 2020, the observation is the same as for Annual Traffic Census 2019. Section 5.2.4 updated, see **Annex 2**. Details are supplemented in Section 5.3.1 and Fig 6. It is clarified that as mentioned in the report, chimney information at Pok Oi Hospital is directly provided by Hospital Authority According to the drawing provided, there are 7 chimney stacks at about the same location. In all circumstances, the buffer separation requirement is met. Noted and Section 5.4.1 amended. Noted and further clarified in Section 5.4.1. A sub-section is added to address air quality during construction of the project, see Section 5.5.

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	Section 5.5.2: The consultant should elaborate on the potential air quality impact from construction of the RCHE. The consultant should identify and provide separation distance between nearby ASRs to site boundary for evaluation of the dust impact during construction phase.	
b.	Water Quality Provided that the proposed development could be connected to public sewer for wastewater treatment, we **have no adverse comment** from water quality point of view. To minimize potential water quality impact, please be reminded that relevant regulation, best practices and guidelines shall be followed, such as Water Pollution Control Ordinance (WPCO) and its TM, Recommended Pollution Control Clauses for Construction Contracts, ProPECC PN 5/93 "Drainage Plans Subject to Comment by the EPD", etc.	Noted.
c.	Sewerage Impact Assessment (SIA) General Comments: Please include the sewerage impact of the proposed development on upstream and downstream of manhole FMH1009444(450mm diameter sewer) (i.e. Manhole S6 in Figure 2 of SIA).	New pipeline is proposed to divert sewage from FMH1008811 to FMH1039600, please refer to **Annex 3** - figure 2.
d.	Specific Comments Table 1 (i) Assumed population 127 for GIC does not tally with Table 1 of Appendix 2, please clarify. (ii) Design flow for office employee (0.28m^3/person/day) does not tally with Section 2.2.2, please clarify. (iii) The calculated flow rate for GIC (180.6m^3/d) is incorrect, please check. Figure 2 (iv) Manhole S5 and S6 as shown in the Figure 2 should read FMH1009445 and FMH1009444 respectively. Section 2.5 and Appendix 2: (v) Under this section, please also state discharge manhole number for sewage generated from the proposed development.	(i) Noted, table 1 revised. (ii) Noted, section 2.2.2 revised. (iii) Noted, flow rate revised. (iv) Typo for Manhole S5 and S6 is amended. (v) Noted, discharge manhole number for sewage generated from the proposed development is stated in section 2.5. (vi) Noted, typo in section 2.2.2 revised. (vii) Noted, title of table 2a of Appendix 2 amended. Table 2b deleted. (viii) Noted, invert levels provided are subject to change during detailed design stage. (ix) Noted, 2,081 number of employees adopted.

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	(vi) In table 1 of Appendix 2, UFF for office employee (0.28m3/person/day) does not tally with section 2.2.2, please clarify. (vii) The titles of table 2a and 2b of Appendix 2 are incorrect, the proposed project location is not in Tuen Mun, please amend. (viii) For Table 2c, please provide invert levels. (ix) For Table 3, according to Pok Oi Hospital website, the number of employee is 2,081 (as of 31 March 2021), please provide justification on employee number 1,940 as stated in the table.	
9.	**Comments from AMO, CHO Received on 23.11.2021**	
a.	Pun Uk, comprising the mansion and its semicircular pond, was accorded a Grade I status by the Antiquities Advisory Board ("AAB") on 4 February 2010. Grade I historic buildings, by definition, are buildings having outstanding merit which every effort should be made to preserve them if possible. The grading system is administrative in nature and does not affect the ownership, management, usage and development rights of the building.	Noted.
b.	Present Conservation-cum-development Scheme From the heritage conservation viewpoint, we **appreciate** the applicant's intention to preserve this Grade I historic building *in-situ*. Under the proposed scheme, Pun Uk and its semi-circular pond are proposed to be venue for heritage education according to para. 1.3.2 of the Planning Statement. It is noted that heritage education programme and guided tours, mainly for groups of youngsters, will be provided on a regular basis and through advance booking according to para. 5.2.3 of the Planning Statement. While we **appreciate** the initiative of the applicant to open Pun Uk, a valuable piece of Hakka vernacular architecture, to the public for enjoyment and enhance the public's knowledge on local Hakka culture, the applicant is invited to advise on the following: (i) whether the visits to Pun Uk and the guided tours will be provided to the public free-of-charge;	The proposed guided tours and educational programmes would be opened to public free-of-charge. The proposed guided tours and heritage education programme would be provided for the general public, not limited to youngsters. Subject to

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	(ii) whether the proposed guided tours will be provided for the general public, in addition to youngsters as set out in the Planning Statement, and the frequency of guided tours; and (iii) the applicant should consider and devise details, such as frequency, size, routing, duration, etc. of the guided tours / group visits for the public in the application for the Town Planning Board's (TPB) consideration.	AMO/CHO's acceptance/view, the said tours and programmes would be held on a monthly basis. Whereas visitor group of not more than 14 persons is considered appropriate in consideration of crowd control and programme quality. While routing/durations varies by the content of different educational programmes, at this planning stage, it is proposed to have part of the corridor of the new RCHE accessible by the visitors, apart from within the area of Pun Uk, to allow for a panoramic top view of Pun Uk.
c.	Pun Uk with its semicircular pond is proposed to be adaptively reused as a venue for "Arts/Antique Gallery and Heritage Education", the main hall of Pun Uk and transverse blocks are proposed to be venue for greeting visitors and small group workshops / holding heritage learning programmes respectively. With reference to the above proposal, the applicant should clarify the following: (i) according to para. 5.2.2 of the Planning Statement, "*the heritage building including the existing pond would be retained as far as possible.*" Please confirm if the existing Grade 1 historic building and its pond will be entirely preserved in-situ; (ii) according to paras. 4.4.2 (iv) and 5.4.6 of the Planning Statement, the stagnant pond is proposed to be revived into a living water system to improve microclimate. As the pond is situated within the grading boundary, please advise the required installations/alterations to the pond and provide drawings/photomontage of the future pond; (iii) to facilitate heritage education to be conducted in Pun Uk, please advise if any interpretation of the site will be provided; and (iv) according to para. 4.4.2(ii) of the Planning Statement, the transverse blocks are proposed to be venue of cultural historical learning workshops for small group. Please advise whether the proposed workshop would be conducted by the applicant or by other organisation, and whether the transverse blocks will be leased to third party(ies). Besides, please also advise whether the proposed educational programmes will be open for	(i) Please note that Pun Uk and its pond would be preserved in-situ to uphold its heritage integrity and cultural historical values. (ii) As mentioned above, the pond would be preserved. For safety reasons, pond safety grids would be placed to the bed of the pond as a safety deck (see reference images enclosed in **Annex 4**). Whereas water lilies or other freshwater plants is proposed to be resting on water surface as part of the water living system to purify the water by absorbing nutrients. (iii) The proposed education programmes will initially have docents to interpret historical and architectural significance of the compound and collections of Pun Uk, as well as the Hakka cultural values it embraced. (iv) The Applicant will manage the proposed education programmes and guided tours for public enjoyment of all users. The said programmes and guided tours will be provided free-of-charge. Whereas the separated RCHE blocks the Applicant is open to the opportunity to leasing to RCHE operators.

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	the general public, apart from teenagers, and whether the educational programmes will be provided free-of-charge;	
d.	Regarding the proposed works for the development, the applicant is advised to provide information/clarifications on the following: (i) whether there will be any alteration/modification, both interior and exterior, on Pun Uk for the proposed development; (ii) according to the figures enclosed in the planning application, it is noted that the newly constructed blocks, i.e. Northern and Southern Blocks will be detached from Pun Uk. Nevertheless, glass canopies/covered walkway would be installed between the Northern, Southern Blocks and Pun Uk and according to the indicative 3D model illustration in Appendix II, the proposed "ancillary eating place" between the Northern Block and Pun Uk is a glass galleria. In this connection, the applicant should advise whether any structure of the proposed glass canopies/covered walkway and the glass galleria of the "ancillary eating place" would be connected to the existing structure of Pun Uk. The applicant should also advise whether there is any other structure connected to Pun Uk in the proposed development. From the heritage conservation viewpoint, new and massive structures/buildings are not advisable to be built and attached directly to the historic building; and (iii) according to Figure 2A - Proposed Basement Plan, it is noted that the wall of the proposed E&M room at the basement of the Northern Blocks would be constructed right next to Pun Uk. In order to protect the integrity of Pun Uk including its foundation, the applicant should assess the impact rising from the proposed basement works right next to Pun Uk.	(i) The historic fabric will be restored as far as possible according to best conservation practice. There might be surfaces or elements which are of lesser significance, or might have been altered or gone missing, where we could explore an upgrade or replacement in the process to extend the physical life. Details will be provided in CMP upon planning permission given. (ii) Please be advised that the proposed glass canopies/covered walkway and the glass galleria will be detached from the side walls of Pun Uk, see **Annex 1** – Reference image i.e. City & Guilds of London Art School, UK. The approach is to provide protection from rain while preserving the heritage building. (iii) Noted. The proposed E&M room has been amended and offset from Pun Uk by 1m, see **Annex 1** – Proposed Basement Plan. Upon planning permission given by the Board, relevant assessment/condition survey would be conducted before commencement of works to ensure the footing of Pun Uk would not be adversely affected.
e.	<u>Conservation Management Plan ("CMP")</u> According to para. 0.05 of Appendix I "Preliminary Heritage Statement and Conservation Proposal" of the planning application, the applicant is willing to prepare a CMP to illustrate the conservation design as well as the impacts in	Noted. The CMP will be submitted to cover items (i) to (v), it will evaluate the impacts of the works to the historic compound; we will carry out "Do as much as necessary, and do as little as possible" as per best practice conservation.

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	more detail. From the heritage conservation viewpoint, in view of the future new use of Pun Uk and its pond, the CMP should be agreed with AMO before commencement of the works and should include, but not be limited to, the following: (i) an outline of the conservation approach for the captioned development project; (ii) documentation of the proposed conversion works to Pun Uk and its pond; (iii) evaluation of the impacts of the proposed works on Pun Uk, its pond and the environs; (iv) provision of protective measures for Pun Uk and its pond; and (v) recommendations on the mitigation measures for Pun Uk and its pond for managing the changes arising from the captioned development project to ensure that the Grade 1 historic compound will be well preserved and maintained.	We would like to emphasis that this project does not merely mitigate the potential impact, but indeed is committed to go further for the needed pro-active protection to the historic fabric in terms of consolidating the sub-structure and resolving the water seepage. All changes will be managed in accordance to best practice conservation.
f.	<u>Specific comment on the Planning Statement</u> Appendix II Supplementary Architectural Statement refers. Please be clarified that Pun Uk is NOT a declared monument but a Grade I historic building.	Noted. Replacement pages of the Supplementary Architectural Statement as attached in **Annex 1** please.
g.	Urgent remedial repair works to Pun Uk Apart from the subject planning application, it is noted from para. 1.2.3 of the Planning Statement that Pun Uk is already "in a deteriorating condition and in need of upkeep and maintenance" and the present condition of the graded building has also drawn attention from the public. In this connection, the applicant is strongly advised to conduct urgent remedial repairs to the graded building while the subject planning application is being processed. AMO stands ready to provide the applicant with technical comment on the remedial works from the heritage conservation perspective.	Noted. It is noted that there has been illegal entering of the heritage in private property. To protect Pun Uk, the Applicant has taken immediate actions to repair the fencing and placed warning notice at the site. Yet, repetitive patterns of illegal premises breaking, including intentional padlock breaking, are observed. As such, it would be most effective to protect Pun Uk by the opportunity given by the proposed development with visitors, staff and RCHE residents as on-site surveillance. Should this application be approved, corresponding protective/mitigation measures and any needed repair works shall be carried out based on findings of assessments under the CMP.
h.	The applicant is required to inform AMO (Jeffer MAK, Tel: 2655 0822 and	Noted.

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	email: jpwmak@amo.gov.hk) immediately when any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53) are discovered. in the course of works.	
10.	**Comments from the Drainage Services Department (DSD) Received on 23.11.2021 and 26.11.2021**	
a.	Table 3, Appendix 2 - EPD's agreement should be sought on the sewage estimation of existing Pok Oi Hospital.	Noted.
b.	Section 2.6 - Please indicate that the proposed upgrading works will be implemented by the project proponent.	Noted, information supplemented in **Annex 3** - Section 2.6.
c.	Section 2.6.5 - Please review the feasibility of adopting pipe jacking method for the proposed upgrading of the existing sewer from 300mm dia to 375mm dia. The applicant is reminded that the existing 300mm dia. sewer shall always be maintained with uninterrupted service and was advised to review the feasibility of constructing a new sewer across Castle Peak Road instead of online replacement.	Noted, a new sewerage pipeline is proposed to connect manhole FMH1008811 and FMH1039600 based on the revised proposal. Pipe jacking method would avoid disturbance to road traffic and more acceptable to relevant government departments. The feasibility is subject to further investigation in later stage.
d.	Figure 2- The proposed 300mm dia. sewer across Castle Peak Road with IL+3.99mPD to IL+3.82mPD is found of shallow cover with reference to the road level at about +4.8mPD. The applicant shall ensure the proposed sewer comply with HyD's standard with due consideration on the required minimum cover for the proposed pipe jacking works. The applicant was also advised to review the feasibility of connecting the proposed new sewer to FMH1939600 instead.	Alternative route is now proposed. A new sewerage pipeline with lower invert level is proposed to connect manhole FMH1008811 and FMH1039600.
e.	The SIA report needs to meet the full satisfaction of Sewerage Infrastructure Group (SIG) of Environmental Protection Department (EPD), the planning authority of sewerage infrastructure. DSD's comments are subject to the views and agreement of EPD.	Noted.

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11.	**Comments from UD&L, PlanD Received on 23.11.2021**	
a.	According to the Planning Statement (PS), the existing Grade I heritage (Pun Uk) is proposed for arts / antique gallery and heritage education, and 2 building blocks of 5 and 6 storeys height at northern and southern sides of Pun Uk are proposed for RCHE of about 530 beds. According to the Tree Preservation Proposal, about 85 trees of common tree species generally in fair to poor condition and 16 dead trees are identified within the site, and all trees within the site would be felled due to direct conflict with the proposed development. Besides, about 43 new trees are proposed within the site.	Noted. The number of proposed new trees within the application site has been increased to 52, see **Annex 6.**
b.	According to the Landscape Master Plan, not less than 530 sqm of Local Open Space (LOS) would be provided for resident use, and landscape provisions with hard and soft landscape treatments, including restoration of the existing half-moon Feng Shui Pond, landscape buffer planting, bamboo forest grove, bamboo courtyard, landscape terraces, "contemplative garden", function space, "geronics gardens" and urban farming etc. are proposed from 1/F (street level) to the upper levels. With reference to Section 7.0 of the PS, not less than 20% of site coverage of greenery would be provided in the development.	Noted. Under the current scheme, the proposed green coverage is about 21.72%.
i.	As indicated on the LMPS of Appendix III, some of the legends seem to be unclear, e.g. the retained trees and new tree planting are too similar, legend for shrub planting seems missing, the possible aquatic plant in the Feng Shui Pond appears similar with the symbol of bamboo planting etc. Besides, sufficient self-explanatory information, e.g. major vehicular and pedestrian access points, spots level for the landscape areas, and more legends and descriptions with major dimensions for proposed works etc., should be shown on all landscape plans and landscape sections / elevations, etc.	Noted, the relevant graphics haven revised to make a clear distinction between retained and proposed trees, bamboo and aquatic planting. Noted, additional spot levels have been provided in the plans, sections/ elevations. Please refer to **Annex 5** - Figures 6.2 to 6.8 for the location of major access points on various floors.
ii.	The applicant should consider more new tree planting on street level and upper levels to further enhance the overall landscape quality.	Please note the plans have been reviewed to determine if there are additional tree planting opportunities. The number of proposed new trees within the

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		application site has been increased to 52. Please also refer to **Annex 6 -** Figure 10.1 - Constraints to Tree Planting which demonstrates the reasons why trees cannot be planted in some areas.
iii.	More seating facilities should be considered for the enjoyment of future users.	Please note more seating facilities have been provided to future users. Please refer to **Annex 5** - Figure 11.1 for the location of tables and seating facilities.
iv.	Figure 4.2 "LMPS (All Levels without Trees)", the proposed tree pits near the "bamboo courtyard" and Feng Shui Pond is too small for sustainable tree growth. It is advised to enlarge the planting area for better tree growth.	Please note the indicative square shapes represent the opening of the ground paving. The roots of the trees will grow beneath the paving similar to the roots of a street tree in an urban area.
v.	Figure 4.4 "LMP-2IF", spot level and access points for the proposed "bamboo courtyard" should be indicated on plan. Besides, several strips of possible planting areas are observed near the northern, eastern, and south-eastern side of the site. Blow-up drawings should be provided to illustrate the concerned landscape treatment and the corresponding maintenance access should also be clarified.	Spot levels for the proposed "Bamboo Courtyard" have been indicated on **Annex 5** - Fig. 4.4. Please refer to **Annex 5** - the revised Figures 6.2 to 6.8 which show the location of access points on various floors and differentiate between public and private open space. Tree and shrub planting is not provided in the strips near the northern, eastern, and south-eastern side of the Application Site due to site restriction and the maintenance difficulties in such narrow areas.
vi.	Figure 4.9 "LMP ~ RIF", access points for the landscape areas on +25.37 should be indicated on plan. Besides, the applicant should also clarify whether the users are accessible for level +22.37, +24.82 and +27.97, which are highlighted on the LMP but no landscape treatment nor access point is observed.	Please refer to **Annex 5** - revised Figures 6.2 to 6.8 which show the location of points of access on the various floors and differentiate between public and private open space. Please note levels +18.37, +24.47 and +27.97 represent the roofs of the staircase / lift cores.
vii.	Table 9.1 "Planting Species" of Appendix III, the planting arrangement for aquatic plants and "feature tree" is not observed.	Noted, Table 9.1 in **Annex 5** has been revised to separately identify aquatic plants and feature trees.
viii.	With reference to Para. 5.2.3 of Appendix III, it seems that the conservation proposal for Pun Uk is proposed for public enjoyment. The applicant should differentiate which part of the landscape areas within the site is accessible by public or for communal use only, and indicate on plans for reference.	Please refer to **Annex 5** - revised Figures 6.2 to 6.8 which show the location of points of access on the various floors and differentiate between public and private open space.

Item	Departmental Comments	Applicant's Responses
ix.	Para. 6.3 and Para. 10.3 of Appendix III, the responsible parties for construction, management and maintenance for the proposed landscape works within the site is unclear. The applicant should clarify and indicate on plans for reference. Comments from relevant authorities, particularly for the building and landscape areas of Pun Uk should also be sought.	Please note that the Applicant will be the responsible parties for construction, management and maintenance for the proposed landscape works within the site. Whereas the separated RCHE blocks the Applicant is open to the possibility to leasing to RCHE operators.
x.	Figure 2B to 2I "Proposed 1/F Plan" to "Proposed Upper Roof Plan" of the PS, the indicative symbols for trees are not in-line with the LMPs. Review of the drawings with appropriate remark should be considered.	Please note the indicative symbols for trees on Figure 2B to 2I of the PS have been removed, see **Annex 1**. Please also refer to **Annex 5** - LMP and **Annex 6** - TPP for the location of trees.
xi.	As indicated in Table 5.1 of Appendix V, it is noted that the tree preservation proposal included assessment and recommendation for trees within and outside the planning application boundary. Relevant information for trees within the planning application boundary should be clearly indicated in all relevant paragraphs, while for those outside the site should be indicated as "*for reference only*". Para. 5.4.2 of the PS and Appendix V should be reviewed accordingly.	Noted, the report has been revised to differentiate between the trees located with the Application Site and those located outside the boundary. A note has been added to **Annex 6** - the revised TPP where applicable. Please also note that all proposed planting has been revised to be ensure it is located within the application site boundary. Para. 5.4.2 of the PS has been revised accordingly. Please see the replacement pages of the PS in **Annex 8.**
c.	<u>Advisory remarks to the applicant;</u> It is observed that possible landscape works including tree planting are proposed at south- western side of the site which is outside the planning application boundary. The applicant is reminded to seek comments from the relevant authorities accordingly.	Please note that all proposed planting has been reviewed to ensure it is located within the application site boundary.
12.	**Comments from the Transport Department (TD) Received on 23.11.2021**	
a.	<u>Layout Plan</u> The vehicular access and the proposed ingress / egress to the site for the EVA is not the same based on the planning statement Figure 2A. Clarification should be provided on whether the proposed vehicular access would share with the proposed EVA;	Noted. The proposed vehicular access and EVA has been reviewed and tally with the planning statement. The proposed EVA within the Application Site will be separate from the proposed vehicular access for RCHE.
b.	Minor setback should be considered on the frontage of the unnamed access	Please refer to **Annex 9** - revised Figure 2.1 showing the proposed setback of

<table>
<tr><th>Item</th><th>Departmental Comments</th><th>Applicant's Responses</th></tr>
<tr><td></td><td>road for the provision of footpath for visitors commute by public transport services or by walking;</td><td>site for footpath widening your consideration.</td></tr>
<tr><td>c.</td><td>Swept path analysis should be provided to demonstrate the smooth manoeuvring of vehicles to / from Siu Sheung Road, along the unnamed access road, and within the site;</td><td>Noted. Please refer to Figures SP1-SP4 for the swept path analysis of design vehicles to / from Siu Sheung Road, along the unnamed access road and within the site.</td></tr>
<tr><td>d.</td><td>Given the distance between Siu Sheung Road and the vehicular access for the site, the line of sight should be checked and consideration should be given on whether passing bays should be provided;</td><td>According to TPDM Vol 2 Section 3.11.9, passing places should be provided at intervals of approximately 60m. Since the vehicular access is away from Siu Sheung Road at approximately 50m, a passing bay is considered not necessary.

In addition, the proposed RCHE development traffic is low as described in item (g).</td></tr>
<tr><td>e.</td><td>The headroom at the vehicular access should be stated for reference and incorporated in the traffic impact assessment report;</td><td>A 3.87m headroom will be provided for the maneuvering of LGV / light bus / taxis / private cars at the G/F and a 2.84m headroom will be provided for the manoeuvring private cars at the B/F as shown in the Drawing A-1 enclosed in Appendix D of the TIA report.</td></tr>
<tr><td>f.</td><td>The internal road design should comply with the desirable requirements under PNAP APP-111 and should incorporate such requirements in the traffic impact assessment report;</td><td>Noted. The internal road design have comply with the requirements under PNAP APP-111.</td></tr>
<tr><td>g.</td><td><u>Traffic Impact Assessment</u>
The proposed Conservation of Historical Building. Place of Recreation, Sports and Culture and Social Welfare Facility (Residential Care Homes for the Elderly (RCHE)) would be in close proximity of Pok Oi Hospital. Assessment on the peak traffic flow and the anticipated qucu length should be provided;</td><td>Noted. The peak traffic flows of the proposed development based on the adopted trip rate from an approved TIA report with similar development type (i.e. RCHE at New Territories) is shown in the Table 5.1 of the TIA report and reproduced below:
<table>
<tr><td rowspan="2">Proposed Development (530 beds)</td><td colspan="2">AM Peak</td><td colspan="2">PM Peak</td></tr>
<tr><td>Attraction</td><td>Generation</td><td>Attraction</td><td>Generation</td></tr>
<tr><td>Estimated Vehicular Trips</td><td>23</td><td>23</td><td>19</td><td>19</td></tr>
</table></td></tr>
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<tr><th>Item</th><th>Departmental Comments</th><th>Applicant's Responses</th></tr>
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<table>
<tr><td>(pcu/hr)</td><td></td><td></td><td></td><td></td></tr>
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However, it is considered that the above adopted vehicle trip generation / attraction is on a conservative side for traffic assessment (i.e. overestimating the actual development traffic flow) as the trip rate is based on a typical RCHE.

With the convenient public transport facilities in the vicinity, the staff / visitors will commute by public transport which the actual trips are expected to be lower. For this proposed RCHE, visitors will need to apply for the entrance permit/appointment prior to entry the development and Shuttle bus services will be provided to RCHE's visitor to/from the site and MTR Yuen Long Station. Therefore the traffic demand for this proposed RCHE is low.

Adequate driveway length with approx. 130m is provided between Pok Oi Hospital access and the RCHE site entrance. No vehicle queuing problem is anticipated as the proposed vehicular trip demands for this RCHE are low.</td></tr>
<tr><td>h.</td><td>The anticipated peak pedestrian traffic flow should be provided and the corresponding assessment of footpath between MTR Yuen Long Station and the site should be incorporated;</td><td>Noted. The results of the pedestrian assessment demonstrated that there are adequate pedestrian capacity [LOS A] at the footpath between MTR Yuen Long Station and the site in year 2030. Please refer to Section 5.5 for details.</td></tr>
<tr><td>i.</td><td>Section 22 - Whilst there is no parking provision recommended by the Hong Kong Planning Standards and Guidelines for RCHE, reference should be made on similar type development of similar locality to demonstrate the proposed provisions are sufficient;</td><td>The proposed parking provision has made reference to a similar type development of similar locality (i.e. RCHE at New Territories), as shown in table below.
<table>
<tr><td></td><td>Approved Residential Care Home for the Elderly (RCHE), Hung Shui Kiu (300 beds)</td><td>Proposed Development (530 beds)</td></tr>
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<tr><td></td><td></td><td>
<table>
<tr><td></td><td>(Application No. A/YL-TYST/870)</td><td></td></tr>
<tr><td>Car Parking Space (5m x 2.5m)</td><td>3</td><td>6</td></tr>
<tr><td>Light Bus Parking Space (8m x 3m)</td><td>1</td><td>1</td></tr>
<tr><td>L/UL Bay for LGV (7m x 3.5m)</td><td>1</td><td>2</td></tr>
<tr><td>Taxi/Private Car Pick up/Drop off Space</td><td>1</td><td>2</td></tr>
</table>
The proposed parking provisions are considered sufficient to meet the operation needs.
</td></tr>
<tr><td>j.</td><td>Figure 3.2 - The proposed pedestrian routing between MTR Yuen Long Station and the site should be indicated on the layout plan;</td><td>Noted. Please refer to revised Figure 3.2 for details.</td></tr>
<tr><td>k.</td><td>Paragraph 3.3.1
(i) The exact date of the survey should be indicated on the report;
(ii) Given that there is a change of traffic pattern during the pandemic, validation and comparison of traffic survey against pre-pandemic should be conducted to demonstrate the representativeness of the data;
(iii) Based on observation, the evening peak is well pass 18:15 due to traffic pattern from Kowloon to Yuen Long. The peak hours observed should be reviewed;</td><td>(i) Noted.
(ii) It is noted that there might be a change of traffic pattern during the pandemic, an adjustment was applied for 2021 traffic flows as elaborated in Appendix B. Please refer to Chapter 5 for the updated traffic impact assessment.
(iii) It is understood that the traffic pattern varies from day to day. Based on our survey data, the overall peak hour period occurred in 17:15-18:15 hour. The demand at our Pok Oi Interchange Arm D (Kowloon to Yuen Long) is increasing after 18:15. However, the resultant peak still occurred in 17:15-18:15 hour (i.e. the arm A, B and C are more critical than arm D). The DFC for each PM peak hour from 17:15 to 19:00 are summarised in the below table for your reference.
<table>
<tr><td>Time</td><td>DFC</td></tr>
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<tr><th>Item</th><th>Departmental Comments</th><th>Applicant's Responses</th></tr>
<tr><td></td><td></td><td>
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<tr><td>17:15-18:15</td><td>0.80</td></tr>
<tr><td>17:30-18:30</td><td>0.70</td></tr>
<tr><td>17:45-18:45</td><td>0.69</td></tr>
<tr><td>18:00-19:00</td><td>0.67</td></tr>
</table>
Please refer to the calculation sheets in Appendix A for details.</td></tr>
<tr><td>l.</td><td>Table 4.1 - Other ATC stations such as San Tam Road (ATC Station No, 5016) and other appropriate stations should be considered in the derivation of traffic forecast;</td><td>Noted. Other ATC Stations (No. 5016, 6051 and 6059) have also been considered. Please refer to revised Table 4.1 for details.</td></tr>
<tr><td>m.</td><td>Table 4.2 - The derivation of the annual growth rate should be further elaborated with reference with the data from respective sources</td><td>Noted. The derivation of the annual growth rate from 2016 –based Territorial Population and Employment Data Matrix by Planning Department's website is summarized below.
<table>
<tr><td colspan="7">TPEDM by Planning Department's website
Planning Data District Data : Yuen Long</td></tr>
<tr><td colspan="3">2021</td><td colspan="3">2026</td><td>2021-2026 Annual Growth Rate</td></tr>
<tr><td>Population</td><td>Employment</td><td>Total</td><td>Population</td><td>Employment</td><td>Total</td><td>Total</td></tr>
<tr><td>175,200</td><td>68,000</td><td>243,200</td><td>180,000</td><td>69,100</td><td>249,100</td><td>+0.48%</td></tr>
</table>
The derivation of the annual growth rates from the Projections of Population Distribution 2019-2029 by Planning Department is summarized below.
<table>
<tr><td colspan="5">Projections of Population Distribution 2019-2029 by Planning Department
District Council District/Broad Area : Yuen Long</td></tr>
<tr><td>2021</td><td>2026</td><td>2029</td><td>2021-2026 Annual Growth Rate</td><td>2026-2029 Annual Growth Rate</td></tr>
<tr><td>651,400</td><td>668,700</td><td>708,200</td><td>+0.53%</td><td>+1.93%</td></tr>
</table>
The annual growth rates from the Hong Kong Population Projections 2020-</td></tr>
</table>

<table>
<tr><th>Item</th><th>Departmental Comments</th><th>Applicant's Responses</th></tr>
<tr><td></td><td></td><td>2069 by Census and Statistics Department is extracted below.

<table><tr><td></td><td>2019</td><td>2024</td><td>2029</td><td>2034</td></tr><tr><td>Population (Thousands)</td><td>7507.4</td><td>7738.3</td><td>7893.5</td><td>8024.1</td></tr><tr><td>Average annual growth rate over a 5-year period</td><td>+0.8%</td><td>+0.6%</td><td>+0.4%</td><td>+0.3%</td></tr></table></td></tr>
<tr><td>n.</td><td>Table 4.3 The concurrent development should be verified by the Planning Department. Based on our observations, the following planning applications should also be considered, which are not exhaustive:
(i) A/YL/209 - Yuen Long Station Property Development
(ii) A/YL-KTN/604 -- Sha Po North Phase 3 Development
(iii) A/YL-KTN/663 - Sha Po North Phase 2 Development
(iv) A/YL.XTN/698 - Sha Po South Development
(v) A/YL-NSW/274 - Tung Shing Lei Development near Ho Chau Road</td><td>Noted. The planning applications of these 5 planned developments are included in the traffic forecast for 2030 reference scenario.</td></tr>
<tr><td>o.</td><td>Section 5 - The derivation of trip rate used for the assessment should be further elaborated, with reference of similar facilities at similar locality should be provided;</td><td>The adopted trip rates have made reference on reference site with similar facilities at similar locality, as shown in table below.
<table><tr><th rowspan="2">Reference</th><th colspan="2">AM Peak</th><th colspan="2">PM Peak</th></tr><tr><th>Attraction</th><th>Generation</th><th>Attraction</th><th>Generation</th></tr><tr><td>Approved Residential Care Home for the Elderly (RCHE), Hung Shui Kiu (Application No. A/YL-TYST/870) (300 beds)</td><td>0.0435</td><td>0.0435</td><td>0.0362</td><td>0.0362</td></tr></table></td></tr>
<tr><td>p.</td><td>Figure 5.1 - The development traffic distribution should be reviewed, as traffic</td><td>Noted. Please refer to Figure 5.1 for the development traffic distribution.</td></tr>
</table>

Item	Departmental Comments	Applicant's Responses
	from the site to Yuen Long Town would use Au Tau Interchange. However, such U-turn movement is missing in the development traffic. Further, the source and destination of 9 pcu/hr of traffic on Castle Peak Road - Yuen Long (Westbound) is not shown on the development traffic distribution. The traffic pattern should be reviewed;	
q.	Calculation for Pok Oi Interchange – (i) The result should be reviewed with reference to the existing traffic conditions at each arm; (ii) The geometry of the entry arms should be reviewed, with reference to the latest layout at Arm D. In addition, the geometry at Arm C appears to be deviating from existing layout. The calculation should be reviewed;	Noted. The geometry of the entry arms has been updated. Please refer to the updated calculation sheets in Appendix A.
r.	The proposed shuttle bus may be subject to further approval during implementation stage.	Noted.
13.	**Comments from the District Lands Office (DLO) Received on 23.11.2021**	
a.	The application site (the Site") involves various private lots in D.D 115, which are of "agricultural" or "building" status held under Block Government Lease or New Grant, and adjoining Government land. The extent of "building entitlement" of the private lots involved requires verification at the land application stage	Noted.
b.	As quoted by the applicant, the Site has an area of about 4,322.4 sqm (including about 658.5 sqm Govemment land), which should be subject to further verification and survey. In case of any discrepancy in site area found, the proposed development parameters will have to be revised accordingly.	Noted.
c.	The Site is accessible from Siu Sheung Road via an existing unnamed access road, which involves partly Government land and partly private lots. As per para. 5.5.4 of the Planning Statement, the applicant proposed to widen the existing access road to 6m wide for emergency vehicular access. Comments from TD and HyD should be sought on the proposed road improvement works, in particular, the future management and maintenance of the widened access	Noted. Comments from TD and HyD have been sought and addressed as above.

Item	Departmental Comments	Applicant's Responses
	road in view of the concerned road serves not only the Site. Nevertheless, the applicant should be advised that this office would not invoke the relevant Ordinances for resumption of any private lots or creation of any rights for the implementation of the proposed development.	
14.	**Comments from the Fire Services Department (FSD) Received on 23.11.2021**	
a.	Please be informed that I have **no objection in principle** to the proposal provided that the fire service installations and water supplies for firefighting being provided to the satisfaction of the Director of Fire Services and that the height restriction as stipulated in S.20 of Residential Care Homes (Elderly Persons) Regulation, Cap. 459A is observed. Detailed fire services requirements will be formulated upon receipt of formal submission of general building plans. Nevertheless, the applicant is advised to observe the requirements of EVA as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Building 2011, which is administered by the Buildings Department.	Noted with thanks.
b.	Applicant is also advised to consult the Social Welfare Department (SWD) on the proposed development and should be reminded that licensing requirements will be formulated upon receipt of formal application via the Licensing Authority.	SWD's view on the proposed development has been sought. Comments from SWD was addressed below.
15.	**Comments from the Social Welfare Department (SWD) Received on 24.11.2021**	
a.	RCHE Licensing Perspective The applicant is reminded that, for a RCHE licence to be issued, the intended RCHE has to comply with the licensing requirements as stipulated in the Residential Care Homes (Elderly Persons) Ordinance, Cap.459, its subsidiary legislation and the latest version of Code of Practice for Residential Care Homes (Elderly Persons). Please draw the applicant's special attention to the following:	Noted. Should the subject application be approved by the Board, an application for RCHE licence with detailed plans to comply with the Residential Care Homes (Elderly Persons) Ordinance, Cap.459.

Item	Departmental Comments	Applicant's Responses
	(i) The premises shall be constructed and maintained in accordance with the provisions of Buildings Ordinance & Allied Regulations and Code of Practice for Fire Safety in Building 2011 issued by Buildings Department. (ii) Demonstration on compliance of the design requirements in respect of the provisions of the facilities for persons with a disability for the RCHE in accordance with "Design Manual: Barrier Free Access 2008". (iii) The provision of adequate natural lighting and natural ventilation to the habitable area, office and kitchen in compliance with Building (Planning) Regulation 30 & 31. (iv) No part of the area used for habitation shall be more than 9 m measured within the habitable area from a prescribed window as stipulated in Building (Planning) Regulation 32. (v) The provision of adequate natural lighting and natural ventilation to the toilets, pantries (if any) in compliance with Building (Planning) Regulation 36. (vi) The clear width of the door opening for each dormitory and the toilet should have a width not less than 800mm. The door should also be readily opened from inside without the use of a key. (vii) The ceiling (the ceiling structure or suspended false ceiling) of the RCHE must be situated at a height not less than 2.5m measuring vertically from the floor or not less than 2.3m measuring vertically from the floor to the underside of any beam. (viii) The dead-end travel distance in every part of the proposed RCHE should not be more than 12m to the protected exit or to a point, from which travel in different directions to 2 or more protected exits is available. (ix) Height of any light weight partitions should not obstructing the natural lighting and ventilation to the beds not along the windows.	

Item	Departmental Comments	Applicant's Responses
	(x) A designated isolation room shall be provided for every 50 beds. (xi) The captioned premises should be of free of unauthorized building works. (xii) The provision of sanitary fitments should be complied with the requirements as stipulated under Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations. (xiii) Any building works which fall within Minor Work under Building (Minor Works) Regulation (B(MW)R), should fully comply with the requirements of the regulation. Details of the MWCS can be found at the Buildings Department website (www. bd.gov.hk). (xiv) Under section 20 of the Residential Care Homes (Elderly Persons) Regulation, no part of an RCHE shall be situated at a height more than 24 m above the ground floor, measuring vertically from the ground of the building to the floor of the premises in which the RCHE is to be situated.	
b.	Detailed comments can only be formulated at the licence application submission stage.	Noted.
c.	Service Perspective In view of the growing demand for residential care services for the elderly over the territory, subject to the planning permission by the Town Planning Board and views of other government departments, we from the service perspective generally **have no objection-in-principle** to the development of the proposed private Residential Care Home for the Elderly (RCHE) at the historical building "Pun Uk" on conditions that - (i) there shall be no capital and recurrent financial implication to the government; and (ii) the design and construction of the proposed RCHE shall be in full compliance with relevant prevailing Ordinances, Regulations and Codes of	Noted.

Item	Departmental Comments	Applicant's Responses
	Practice enforcing in Hong Kong and any licensing requirements issued by the Social Welfare Department (SWD), including but not limited to: a. the Residential Care Homes (Elderly Persons) Ordinance (Cap. 459); b. the Residential Care Homes (elderly Persons) Regulation (Cap. 459 sub. leg.A); and c. the latest version of the Code of Practice for Residential Care Homes (Elderly Persons) (CoP) issued by SWD.	
d.	Among all, the applicant should particularly take note of the following - (i) The height restriction of a RCHE as stipulated in para 5.3 of the CoP in which no part of the RCHE shall be situated at a height more than 24 metres above the ground floor, measuring vertically from the ground of the building to the floor of the premises in which the RCHE is to be situated; (ii) Sufficient headroom buffer is required for the ceiling for the proposed RCHE for placing, for example, the building services facilities or false ceiling with a view to complying with the 2.5 metres minimum ceiling height (the ceiling slab or false ceiling) requirement measuring vertically from the floor and 2.3 metres height requirement for the underside of any beam for every room of the RCHE according to para. 4.4.3 of CoP; (iii) Every RCHE shall, to the satisfaction of the Director of Social Welfare, be adequate heated, lighted and ventilated, and, every room used for habitation or for the purposes of an office or kitchen in RCHEs shall be provided with adequate natural lighting and ventilation (para. 4.9 of CoP).	Noted.
e.	Besides, from the layout plan in the current application, it is noted that the proposed RCHE has no provision of some basic facilities, such as laundry, kitchen, office and isolation facility/ room (please refer to para. 4.5 of CoP for more details). The applicant may further review the layout design from the licensing and operational perspectives.	Detailed plans to be submitted upon approval from the Board and application for RCHE license, would include the flooring of the said facilities in full compliance with the Code of Practice for Residential Care Homes (Elderly Persons) (CoP).
f.	According to para 5.1.2 and para. 6.2.5 of the Planning Statement, it mentioned that "the applicants intend to provide private RCHE places, but do	Noted.

Item	Departmental Comments	Applicant's Responses
	not rule out the possibility of joining the Enhanced Bought Place Scheme (EBPS)" and "the proposed RCHE is intended to provide private and self-financing ECHE places, but the Applicant is also open to the possibility of joining the EBPS in the future". For this, please note that all operating RCHEs with private/ non-subsidised places may apply for any Scheme(s) launched by the Government for the provision of subsidised places when there is invitation from the Government at specific time and all applications shall be subject to assessment and vetting by the respective vetting committee(s). That being said, there is no guarantee that any proposed RCHE could join the EBPS in the future.	
g.	The Planning Statement indicated that the RCHE will house 530 beds. While we **have no comment** on the proposed number of beds given the layout design of the RCHE is preliminary which is subject to revise, please be reminded the need to comply with the statutory and licensing requirement on the area of floor space for each resident as stipulated in Section 22 of Cap 459 sub. leg A and Chapter 6 of CoP. The applicant may also take special attention of the proposed upward adjustment of the statutory minimum area of floor space per resident for different care level of RCHEs as recommended by the Working Group on the Review of Ordinances and CoP in its reported submitted in May 2018.	Noted.
16.	**Comments from the Environmental Protection Department (EPD) Received on 30.11.2021**	
a.	Please find below our further comments on noise impact assessment (NIA) of the EA:- S2.5.2 and Appendix 3. We noted that the maximum predicted road traffic noise level presented in the main text and the figure are not consistent with each other. Please review and update accordingly.	Typo in Section 2.5.2. The highest predicted noise level is L10(1hr) 77dB(A), see **Annex 2**.
b.	Please document TD's agreement on the traffic forecast date in the NIA report once available. In case TD has no comment on the methodology for traffic forecast only, the consultant should provide written confirmation from the	Noted.

Item	Departmental Comments	Applicant's Responses
	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.	
17.	**Summary of Public Comments Relevant to the Subject Planning Application**	
a.	The grounds of concerns are mainly on the potential environmental, air quality, noise and traffic impact, in particular to the existing unnamed access road abutting the Application Site, Pok Oi interchange and the access to the Pok Oi Hospital.	Relevant impact assessments, including **Annex 2** - Environmental Assessment (EA), Drainage Impact Assessment (DIA), and **Annex 3** - Sewerage Impact Assessment (SIA) and **Annex 9** - Traffic Impact Assessment (TIA) have been conducted in detail for the proposed development under the current application to make sure no adverse impact was anticipated/ mitigation measures were adopted when applicable. Besides, revised EA, DIA, SIA and TIA were prepared to address relevant departmental requirements/ concerns. Results from the said assessments demonstrate that with appropriate mitigation measures in place, no significant environmental, drainage, sewerage and/or traffic impacts would likely be resulted from the proposed development.
b.	General support on conservation of Pun Uk but some raised concerns regarding the potential impact on the Grade 1 Heritage – Pun Uk brought by the development proposal.	The current development proposal will conserve Pun Uk, including its half-moon pond in-situ and adopt the "Do as much as necessary, and do as little as possible" approach as far as practicable in consultation with AMO/CHO. Upon planning permission given, a CMP will be submitted to evaluate the impacts of the works to the historic compound and conserve Pun Uk as per best practice. Again, we like to emphasis that this project does not merely mitigate the potential impact, but indeed is committed to go further for the needed pro-active protection to the historic fabric. Through the proposed guided tours/heritage education programme (free-of-charge), Pun Uk could be open to all users by prior appointment for public enjoyment. Whereas the proposed RCHE blocks separated from Pun Uk is a self-contained development with favorable social outcomes to providing more RCHE places for the aging population.

Responses-to-Comments

Item	Departmental Comments	Applicant's Responses
1. Comments from Landscape Unit, Urban Design & Landscape Section, Planning Department received on 28.2.2022		
a.	LMP (3/F) in Annex 5 - It is noted that greenery is proposed along the path in the east of the site. Appropriate legend should be included.	Noted an item has been added to the legend of Figure 4.5 - Landscape Master Plan (3/F) (Rev B) to indicate that the green area is shrub planting in **Annex 3**.
b.	Regarding our previous comment item (xi), the applicant responded that 'A note' was added to Annex 6, however, it is not found in the FI. Further clarification is required. Noting Para. 5.4.2 of the PS was revised, the trees outside the boundary should also be indicated for reference only.	Noted an additional note has been added to the title block of dwg no. PPCP022-TR001 (**Annex 4**), Rev B Tree Recommendation Plan to indicate that the trees located outside the planning application boundary are included for information only.
2. Comments from Antiquities and Monument Office received on 7.3.2022		
1.	It is noted from Response-to-Comment ("R-to-C") Point 9(b) that free guided tours will be arranged once a month with a maximum number of 14 visitors per tour subject to CHO and AMO's acceptance / views and part of the corridor of the new RCHE is proposed to open to the public / visitors to allow them to enjoy a panoramic top view of Pun Uk from a higher level. While we appreciate the applicant's agreement to provide free guided tours to the public and open part of the corridor of the new RCHE for appreciation of Pun Uk, we would like to appeal to the applicant to consider increasing the frequency and/or the size of the guided tours to enable more visitors to appreciate Pun Uk, which is a Grade 1 historic building. For the applicant's reference, at the Metro Planning Committee meeting held on 24 December 2021, Committee members expressed comments on a planning application for a residential development involving a Grade 1 historic building (which proposed to provide eight guided tours per year with 25 visitors in each tour), and suggested the applicant to increase the frequency and number of visitors of the guided tours and/or to provide virtual tour.	The Applicant preliminarily considers monthly guided tours with 25 visitors to be feasible for crowd control and assurance of the programme quality and intends to provide virtual tours as well. Further details of the guided tours such as routing and duration will be confirmed in the Conservation Management Plan (CMP) during the detail design stage.
2.	It is noted from R-to-C point 9(c)(ii) that pond safety grids and water lilies or freshwater waterplants are proposed to be placed on the semi-circular pond but drawing/photomontage of the future pond are not provided. As the semi-circular pond is situated within the grading boundary of Pun Uk, the applicant is reminded to also include the details of works for the pond in the Conservation Management Plan with	Drawing/photomontage of the future pond will be submitted in the CMP with proposed mitigation measures for AMO's comment.

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	proposed mitigation measures for AMO's comment.	
3.	It is noted from R-to-C point 9(c)(iii) that "the proposed education programmes will initially have docents to interpret historical and architectural significance of the compound and collections of Pun Uk…", the applicant is advised to elaborate on the meaning of "initially".	The Applicant intends to provide docents for interpreting the historical and architectural significance of Pun Uk. Details will be provided in the CMP upon the approval of the Application.
4.	It is noted from R-to-C Point 9(c)(iv) that the proposed Residential Care Home for the Elderly ("RCHE") blocks are open to the opportunity to leasing to RCHE operators. While the applicant would manage all the proposed education programmes and public guided tours, the applicant should clarify whether the daily management and maintenance responsibility of Pun Uk would rest with the applicant or the future operator of the proposed RCHE, and how the approved Conservation Management Plan could be properly implemented to the satisfaction of AMO if the maintenance of Pun Uk is delegated / contracted out to an operator.	The Applicant will assign a competent party with relevant experience and/or qualifications on facilities management of historic buildings for the proper implementation of the approved CMP.
3. Comments from Transport Department received on 28.3.2022		
Layout Plan		
a.	The clear width of the proposed setback should be indicated on the layout plan. In addition, please explore to modify the junction of the unnamed access road with Siu Sheung Road to allow two-way traffic and provide an indicate traffic aids arrangement;	Please find the revised 1/F layout plan showing the proposed setback of up to 2.94m in **Annex 2**. As discussed, there is site constraint for the junction modification due to level difference between Unnamed Access Road and Siu Sheung Road. There are inadequate space for two-way traffic to turn at the same time, and this Unnamed Access Road will operate as a single track access road with passing bay as existing traffic arrangement.
b.	Given that swept path analysis at certain vehicle length has been provided, please clarify if any prohibition zone would be required for the unnamed access road;	It is noted that the unnamed access road already has a prohibition zone for vehicles exceeding 11m and this road also serve other land lots. Therefore, no additional prohibition zone is proposed.
c.	The gradient of the helical ramp should be reviewed, and that the desirable maximum	The proposed gradient of the helical ramp of 1:10 is gentler than the maximum of 1:8 specified in the PNAP APP-111 and there is no extra space to extend the ramp due

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	mentioned in the PNAP APP-111 should be provided;	to vehicular manoeuvring requirements for entering and exiting the underground carpark from the ingress/egress on the ground level. Reference can be made to Swept Path Analysis in **Figures SP5 & SP6** in **Annex 6**.
d.	As the unnamed access road would mainly serve the development, we would not take up the traffic management of the road beyond the existing public road;	Noted, the Applicant will take up responsibility of the traffic management of the road beyond the existing public road.
Traffic Impact Assessment		
e.	Table 2.1 - Please provide further details, such as GFAs, on the reference site quoted in determining the parking and loading / unloading provisions. In addition, please clarify whether MGV loading / unloading provisions would be provided;	The GFA and no. of beds of the reference site are shown in **Table 2.1** of **Annex 6**. As advised by end-users, the provision of MGV loading / unloading bays is not necessary. MGV loading/unloading provisions will not be provided.
f.	Table 3.1 - The GMB Route Nos. 77, 77A and originally serving Pok Oi Hospital has been cancelled. The service has been replaced by MTR K74;	Noted.
g.	Paragraph 3.3.6 - Please specify the date and the hours of survey undertaken;	Noted. The pedestrian count survey was carried out on a typical weekday (with normal school traffic) on 1 December 2021 (Wednesday) during the AM (07:30 to 09:30) and PM (17:00-19:00) peak periods.
h.	Table 4.3 - Please include the planned developments considered in the TTIA. Nevertheless, we observed that A/YL/205 is not considered in the assessment and should be included.	Noted. A/YL/205 (Phase II and III) is included in the revised traffic assessment and please refer to revised **Table 4.3** of **Annex 6** for details.
i.	Table 5.2:	
	(i) Please clarify if the improvement works at Pok Oi Interchange proposed undertaken by CEDD has been considered in the assessment;	The proposed improvement works at Pok Oi Interchange (undertaken by CEDD) has been considered in the updated assessment. Please refer to **Table 5.2** and **Appendix E** of **Annex 6** for details. The results of the traffic analysis show that J2 (Pok Oi Roundabout) will operate with marginal capacity in both 2030 reference and 2030 design scenarios. This marginal junction capacity is mainly due to the background traffic growth but not the development traffic.

Item	Departmental Comments	Applicant's Responses
		The as-built retaining walls and topography etc. have restricted the road hinder for road widening proposal to achieve a higher reserve capacity for the critical arm of Castle Peak Road (Eastbound) at Pok Oi Roundabout. The various site constraints are described in **Section 5.3** of **Annex 6**.
	(ii) Please clarify if the improvement works at Au Tau Interchange proposed by the project proponent of approved planning application no. A/YL-KTN/604 has been considered;	The improvement works at Au Tau Interchange proposed by the project proponent of approved Planning Application No. A/YL-KTN/604 has been considered in the junction calculations. Please refer to **Table 5.2** and **Appendix E** of **Annex 6** for details. The results of the traffic analysis show that J3 (Au Tau Roundabout) will operate with marginal capacity in both 2030 reference and 2030 design scenarios. This marginal junction capacity is mainly due to the background traffic growth but not the development traffic. The as-built temporary structure for flyover and underpass of pedestrian subway etc. have restricted the road hinder for road widening proposal to achieve a higher reserve capacity for the critical arm of Castle Peak Road (Eastbound) at Au Tau Roundabout. The various site constraints are described in **Section 5.3** of **Annex 6**.
	(iii) Please provide the junction layout on which the geometries are based on in the assessment. The entry arm road marking from Yuen Long Highway (Southbound) has been revised;	Please refer to **Figures 5.4 to 5.6** and **Appendix F** of **Annex 6** for the junction layouts.

<table>
<tr><th>Item</th><th>Departmental Comments</th><th>Applicant's Responses</th></tr>
<tr><td>j.</td><td>Table 5.4.1 - Please justify the proposed reference site, with elaboration on its locality with respect to public transport services and railway stations.</td><td>The reference site (Po Leung Kuk Wong Chuk Hang Elderly Home) and the proposed development have similar locality with respect to public transport services and railway stations, as shown in the table below.
<table><tr><td></td><td>Po Leung Kuk Wong Chuk Hang Elderly Home</td><td>Proposed Development</td></tr><tr><td>Walking distance to the nearest bus stop</td><td>130m</td><td>130m</td></tr><tr><td>Walking distance to the nearest railway station</td><td>500m</td><td>600m</td></tr></table></td></tr>
<tr><td colspan="3">4. Comments from Environmental Protection Department received on 29.3.2022</td></tr>
<tr><td colspan="3">Revised EA</td></tr>
<tr><td colspan="3">Air Quality</td></tr>
<tr><td>1.</td><td>Section 5.2.2 : Please clarify when and where (e.g. around the subject site) the site survey is conducted and state clearly in the section. Please also clarify if there is any odour impact arising from the nearby Au Tau SPS on the subject site.</td><td>A more comprehensive survey was conducted on 3 June 2021 (10:00-15:00) which also covers the observation regarding odour impact. S5.2.2 of Annex 7 is further revised.</td></tr>
<tr><td>2.</td><td>Section 5.2.4 and 5.4.1: Apart from Siu Sheung Road, Castle Peak Road – Yuen Long and Yuen Long Highway, it is noted that there is a local access road on the eastern side of the proposed development as shown in Figure 7. Please note that sufficient buffer distance shall be allowed between this access road and the air-sensitive uses within the proposed development. Please provide TD's confirmation or other justification (e.g. the no. of lane and no. of vehicles per time) to support the concerned road type.</td><td>It is assumed that the comment should refer to the local access road on the western side instead. Further elaboration is provided under S5.2 of Annex 7. Figure 7 is updated. It is noted that most of this unnamed road falls within private lot and is a private local access except a small section near and connecting to Siu Sheung Road.

Further discussion and TD's confirmation are included in Appendix 12 of Annex 7 for justification purpose.</td></tr>
<tr><td>3.</td><td>Section 5.3.1 and Appendix 11: According to section 5.3.1, it is stated that the number of chimney stock is 5 but it is shown in Appendix 11 that there should be 7 chimney stacks. Please seek Hospital Authority's confirmation and rectify the discrepancy.</td><td>Additional table and figure provided by Hospital Authority is attached in Appendix 11 of Annex 7. According to the table, it is stated that there are 5 nos. of chimney stacks for boiler. They are aligned on same side.</td></tr>
<tr><td>4.</td><td>Sections 5.3.1 and 5.3.2: Please clarify if the maximum height of the proposed development is 26mPD or higher. If the height difference between the proposed</td><td>Maximum height of +25.37mPD (not more than 26mPD) is confirmed. In other words, there is a vertical buffer of not less than 50m, which satisfies the buffer separation</td></tr>
</table>

Item	Departmental Comments	Applicant's Responses
	development and chimneys exit is less than 40m, a larger horizontal separation distance is required.	requirement of 40m for a horizontal buffer separation of >10m.
5.	Section 5.5.2: Please justify why the number of construction plants will be unlikely be high.	The reason is that the development scale is low (low-rise building development and existing Pun Uk is preserved). **S5.5.2** amended in **Annex 7**.
6.	Section 5.5.3: It is observed that existing Pok Oi Hospital RCHE is in close proximity to the site boundary (~2m from site boundary). It is recommended to suggest and implement additional mitigation measures to minimize construction dust impact close to the ASR as much as possible. Some examples are suggested below. (a) Plan site layout so that machinery and dust causing activities (e.g. haul roads and stockpiling areas) are located away from receptors as far as possible. (b) Please consider connecting construction plant and equipment to mains electricity supply and avoid use of diesel generators and diesel-powered equipment as far as practicable to minimize air quality impact arising from the equipment. (c) It is also recommended that electric power supply shall be provided to on-site machinery during the construction stage as far as possible to minimize the gaseous emissions.	Noted. Additional measures are included under **S5.5.4** in **Annex 7**.
7.	Figure 6: Please mark all the chimneys separately in Figure 6 rather than simply using one spot to represent all chimneys.	**Figure 6** revised in **Annex 7**.
8.	Figure 7: Please clarify if 5m buffer distance could be met for other bedrooms at the southernmost of the proposed development. If not, please mark all the areas within the buffer zone in the figure and state clearly that no air-sensitive uses shall be allowed.	It is confirmed that 5m buffer distance could be met for all other bedrooms at the southernmost except the one at southwest corner. Pls note that the area to the immediate south to southeast is not a carriageway. **Figure 7** in **Annex 7** is revised for clarity.
Noise		
	To follow up on the possible changes on the layout and required noise mitigation measures at a later stage, the applicant will be required for the submission of a	Noted and agreed.

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	detailed Noise Impact Assessment (NIA) report and the implementation of mitigation measures identified therein to the satisfaction of the DEP/ TPB as a planning approval condition.	
SIA		
1.	Please include design year of population intake in the SIA.	Tentative population intake year is 2027. **S1.3** updated in **Annex 8**.
2.	Section 2.2.2: UFF 0.28 m3/day for office employee does not tally with J6 of GESF, please check.	Noted and revised to 0.08 m^3/day.
3.	Section 2.4.1: There is typo for Appendix 1, should it read as Appendix 2?	Typo mistake. Should be Appendix 2. **S2.4.1** updated in **Annex 8**.
4.	Section 2.6.4: As new pipeline is proposed, please state clearly whether sewage from the proposed development will be discharged to Au Tau SPS. Please also state in the text and provide drainage plan showing the routing of sewage to other SPSs (vis Au Tau SPS) and ultimately to San Wai STW for treatment.	Noted and **S2.6.4** updated in **Annex 8**. **Appendix 3** added to illustrate the routing based on figure extracted from EIA-254/2017.
5.	Section 2.6.5 and 2.6.6: Please seek comments from DSD on the proposed new sewerage pipeline.	Noted.
6.	Figure 2: Please include manhole numbers of Catchment B in the figure.	Noted and **Figure 2** updated in **Annex 8**.
7.	Appendix 2	
	(a) In table 2a, manholes numbers stated in S4 - S6 are incorrect, please check.	Noted and revised.
	(b) In table 2c, please provide ground level of T1.	Noted and included under note (1).
	(c) In table 4b, it is understood that segment S3 - S7 will be discharged to Au Tau SPS, please verify whether it is appropriate to include 830.6 m^3/d from Catchment B (which is discharging to Ping Shun Street SPS) into this segment.	
5. Comments from Drainage Services Department received on 29.3.2021		
Sewerage Impact Assessment		
1.	Figure 2 – The level difference between the proposed additional 400mm dia. sewer	Noted. Additional manhole S3a is included in Figure 2 in **Annex 8**.

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	outlet at FMH1008811 at +2.8mPD and the existing inlet 300 mm dia. at +4.13mPD is larger than 600mm drop where a backdrop manhole shall be constructed. The applicant was advised to construct an additional manhole downstream of the existing FMH 1008811 and locate it within the traffic island at southwest, instead of on carriageway, to minimize traffic impact during future O&M works. The above arrangement could also minimize the disturbance/interface in dealing with live sewage.	
2.	The proposed 400mm dia. ID sewer is recommended to be constructed with PE pipe according to the latest DSD's standard. It is common manufacture practice for PE pipe to be made with OD instead of ID, thus please revise the proposed 400mm dia. sewer to 500 OD PE sewer to avoid confusion.	Noted and amended in **Annex 8**.
3.	The proposed additional sewer shall be handed over to DSD upon completion and shall be up to DSD's latest standard.	Noted and agreed.

Responses-to-Comments

Item	Departmental Comments	Applicant's Responses
1. Comments from Transport Department received on 31.5.2022		
(a)	The proposed traffic arrangement at the junction of unnamed access road / Siu Sheung Road should be reviewed, as there is insufficient space for the typical two-way arrangement;	Noted. A vehicular run-in/out is proposed at the junction of unnamed access road shown in **Figure 2.3** with similar arrangement at (1) San Pui Tsuen Access at Yuen Long Kau Hui Road and (2) On Hong Home for Aged Access at Tai Tong Road.
(b)	Please clarify if there is any pedestrian crossing at the junction of unnamed access road / Siu Sheung Road to facilitate walkability aspect;	Noted. A continuous footpath will be provided in form of a run-in/out with taper, as shown in **Figure 2.3**.
(c)	Appendix D - It is understood that a 0.5% background is assumed for conservative. Please clarify the rationale of adopting 0.5% and 2016 as base year in the assessment of conversion factor due to pandemic;	After reviewing the in-house survey data, the traffic survey data in 2018 was adopted for the verification (due to pandemic). The survey traffic flows in 2021 are adopted for assessment purpose. Please refer to **Appendix D** for details.
(d)	It is understood that the DFC for both Junctions J2 and J3 would exceed 0.85 in the 2030 scenario. Please review the calculation on the road geometries based on the latest configuration and propose mitigation measure as appropriate; and	Noted. The road geometries are updated based on the latest configuration. J2 and J3 will operate with adequate capacity under 2030 Design Scenario.
(e)	The TIA has provided a single reference case for RCHE in the assessment of trip rates and parking provision. Please provide a further reference case to support the reasonableness of the trip rates and parking provision adopted.	Noted. A recent approved RCHE at Tsuen Wan is reviewed and the trip rates and car parking provisions are summarized in Chapter 2.2 and 5.1 of the TIA report for supporting the adopted trip rates and parking provisions.
2. Comments from Environmental Protection Department received on 2.6.2022		
2.	The application site has an area of about 4,322 sqm and falls within an area zoned "U" and "GI/C" on the approved Nam Sang Wai OZP. The applicant seeks planning approval for proposed conservation of historic building (Pun Uk), place of recreation, sports or culture (arts/antique gallery and heritage education) and social welfare facility (residential care home for the elderly (RCHE)) with ancillary eating place.	Noted.
3.	According to the planning statement, the proposed development comprises the existing historical building (Pun Uk) and two blocks of RCHE (not more than 6 storey high), which will provide about 530 number of beds for RCHE residents.	Noted.

Item	Departmental Comments	Applicant's Responses
4.	The applicant submitted the Environmental Assessment (EA) and Sewerage Impact assessment (SIA) and replacement pages for EA and SIA in FI-1 and FI-2 to support the planning application. We have reviewed the replacement pages for EA and SIA in FI-2 and provided our further comments in the attached **Annex 1**.	Noted and responded below.
Technical Comments on replacement pages of Environmental Assessment and SIA submitted in FI-2 (Annex 1)		
Air Quality		
1.	Section 5.2.2: Please provide the capacity of the Au Tau SPS and compare the odour impact assessment results of another SPS with similar capacity, control measures and separation distance from the nearest ASRs as the Au Tau SPS to demonstrate that the Au Tau SPS would not impose adverse odour impact to any air-sensitive use of the proposed development. Please supplement.	Please refer to Section 5.2.2, it is amended with consideration and discussion on Au Tau SPS. The Au Tau SPS is a designated project that has been duly considered under the EIA process with mitigation measures for the underground wet well (the major odour source) and other substructures. In addition to the long separation distance from the Proposed Development and the adjacent existing air sensitive uses on the same side and nearer to the Au Tau SPS, adverse odour impact would not be imposed to the Proposed Development.
2.	Section 5.2.5: The first sentence should read as "Siu Sheung Road and the segment of unnamed road are not covered in the census".	Noted and revised.
3.(a)	Section 5.3.1: It is noted in Appendix 11 that the chimneys are located at the R/F but no specific heights of the stacks can be found. Please supplement.	According to **Appendix 11**, the chimney is above UR/F (upper roof floor). According to the additional elevation drawing appended to **Appendix 11**, UR/F floor level is elevated at 66.275mPD. Therefore, a vertical separation of >40m is maintained between the proposed development and chimney stack. Section 5.3.1 is re-written.
3.(b)	Please state clearly in the text that there should be 7 chimney stacks at Pok Oi Hospital and 2 of them are used for stand-by.	Noted and revised Section 5.3.1.
4.	Section 5.4.1: Please note that the buffer distance requirement is required for the whole section of the unnamed access road surrounding the project site but not limited to the public section only in order to minimize the vehicular emission impact on the air sensitive use of the proposed development. Please revise the text.	Please refer to revised Section 5.4.1, buffer distance has been provided between the unnamed access road, Siu Sheung Road and the air sensitive use of the proposed development (demonstrated on **Figure 7**). As the unnamed access road is considered of a lower hierarchy then Siu Sheung Road (rural road (of lower hierarchy than local distributor)), the horizontal buffer distance of not less than 3.5m is considered acceptable as limited traffic would be generated on the private feeder road for EVA purpose.
5.	Section 5.5.2: Air Pollution Control (Non-road Mobile Machinery) (Emission)	Noted and revised.

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	Regulation and Air Pollution Control (Fuel Restriction) Regulation shall also be mentioned to control the emissions from on-site machinery and non-road vehicles. Please supplement.	
6.(a)	Figure 7 Please show the buffer zones (i.e. 5m from the road kerb of the whole unnamed access road and Siu Sheung Road) in the figure clearly to identify if there is any air-sensitive uses of the proposed development located within the buffer zones and state clearly that no air-sensitive uses shall be allowed within the buffer zones.	Please refer to the revised **Figure 7**, buffer zone is shown. Moreover, minimum separation distance from unnamed road is also indicated.
6.(b)	Please also highlight the area for "not carriageway" in Figure 7 for clarity.	Noted and highlighted.
SIA		
1.	Section 2.6.5: The downstream pipe of FMH1009444 for possible sewage overflow from Catchment B via the manholes S6>S5>S4 to Ping Shun Street SPS has not been assessed, please review.	Downstream pipe of FMH 1009444 is of lower invert level so that the chance of having backflow through FMH 1009444 and further to S6>S5>S4 is very unlikely. The extra scenario of considering backflow from Catchment B (of higher invert level than FMH 1009444) to S6>S5>S4 is considered already worst representative of a less likely situation.
2.	Section 2.6.6, Figure 2 and Table 2b of Appendix 2: for segment S3a – S7, invert level 2 does not tally with Figure 2 and FMH1039600 (S7) in Table 2b of Appendix 2, please check.	Noted and revised.
3.(a)	Appendix 2: Table 1: For remark 2, the office employee UFF should be referred to "J6 – Finance, Insurance Real Estate & Business Services" rather than "General-territories average". Please revise.	Noted and revised on **Table 1**.
3.(b)	Table 2a:	

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	(i) Manhole no. FMH1039446 to FMH1039444 should read as FMH1009446 to FMH1009444, please revise. (ii) The applied equivalent sand roughness of pipe portion between S4 and S5 is different from other portions, please justify.	Manhole reference noted and revised on **Table 2a**. The value of k_s is interpolated for pipe velocities between 0.75 m/s and 1.2 m/s. Please refer to Remarks (4).
3.(c)	Table 2b and 2c: Please advise proposed cover level for T1 and S3a.	The cover level of T1 and S3a are: 5.5mPD and 5mPD.
3.(d)	Table 3b: Should item m "velocity of the concerned pipe" be read as "capacity of the concerned pipe".	Changed to "Flow capacity of the concerned pipe".
3.(e)	Table 4a: ADWF of Catchment B (830.7 m3/d) has not been taken into account in Table 4a, please check.	**Table 4a** accounts condition from S1 to S6 before upgrading work under which backflow is not assumed. Therefore, ADWF of Catchment B is not accounted. Instead, it is accounted under **Table 4b**.
3.(f)	Table 4b: According to Figure 2, sewage flow generated from the proposed development would go to both Ping Shun Street SPS and Au Tau SPS, it does not tally with the calculation in Table 4b, please check.	It is demonstrated in the calculation that when all sewage generated from the proposed development go to Au Tau SPS only, the capacity will still be sufficient to cater for the discharge. In real situation, in case there is any split of flow to another route, the capacity should be adequate as well.
3. Summary of Public Comments Relevant to the Subject Planning Application		
1.	Concerns on the structure re-radiated noise from the existing enclosure of the proposed development is raised by Railway Operator. Recommendation to conduct noise assessment to evaluate the noise impacts from Tuen Ma Line (**TML**) at the Application Site is proposed as planning approval condition to the Town Planning Board.	The current application has already conducted and submitted a Noise Impact Assessment (**NIA**) including a Railway Noise Impact Assessment (**RNIA**) to EPD with reference to the 2006 situation. The Applicant understands that the potential noise impact with changes in circumstances in the surrounding area including TML. The Applicant has no objection to carry out a noise assessment to collect updated and specific on-site noise source data for the RNIA as the planning approval condition.

Responses-to-Comments

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1. Comments from Environmental Protection Department received on 14.7.2022		
Technical Comments on replacement pages of Environmental Assessment and SIA submitted in FI-3 (Annex 2 and 3)		
Air Quality		
1.	Section 5.2.2: (a) Please list out the capacity of Au Tau SPS and the odour removal efficiency of the de-odourizing unit to further justify no adverse odour impact from Au Tau SPS on the proposed development. (b) It is suggested to remove "and there already exist other air sensitive uses such as Pok Oi Hospital Jockey Club Care and Attention Home (i.e. elderly home with openable window for ventilation) on the same side and nearer to ATSPS which should be adversely impacted otherwise." from the section since it cannot justify the proposed development will not be subject to adverse odour impact with closer ASRs.	DSD has been consulted on this matter. According to the advice, the capacity of the existing Au Tau SPS is 10,700 m^3/day. De-odourizing unit with odour removal efficiency of 99.5 to 99.9% is employed. The sentence is removed.
2.	Section 5.2.5: Please delete "segment of" and rectify the typo "coved" in line 1.	Amended.
3.	Section 5.3.1: (a) It is noted that 2 sets of floor levels (i.e. 66.725 mPD vs 66.10 mPD for upper roof floor) were presented in the drawing of "South Elevation" in Appendix 11. Please revise "at least 66.725 mPD" as "at least 66.10 mPD" in line 6 for clarity. (b) Please clarify if the separation distance in "50m" or "70m" since there are discrepancies found between Section 5.3.1, 5.6.1 and Figure 6.	Noted and amended. Typo in Section 5.3.1 amended. It should be "70m"
4.	Section5.4.1, 2nd bullet point: (a) Please rectify the typo "horizontal separation of 50m from Siu Sheung …" in line 7. (b) It is noted from Figure 7 that part of the openable window next to the glazed area would be located within buffer zone from Siu Sheung Road. Please clarify if there is really no openable window and air-sensitive uses within the buffer zone and refine the figure for clarity. Otherwise, quantitative	Noted and typo amended. It is clarified that the portion of glazing within buffer zone from Siu Sheung Road is designated as fixed glazing with no maintenance window. **Figure 7** is further revised.

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	assessment shall be carried out to demonstrate the acceptability of the project from air quality perspective.	
5.	Section 5.4.1, 3rd bullet point: (a) Please be clarified that the buffer distance as recommended in chapter 9 of the HKPSG is based on the road type instead of traffic flow. Given the limited information, it is unclear that buffer distance of 3.5m from the unnamed road is sufficient to ensure no adverse vehicular emission impact on the air-sensitive uses of the proposed development. As a conservative approach, the unnamed road should be considered as rural road to avoid underestimation of the potential air quality impact on the proposed development. A buffer distance of 5 m shall be allowed between any air-sensitive uses of the proposed development and the road kerb of unnamed Road. Please revise this section accordingly and remove all traffic flow information to avoid confusion. If a buffer distance of 5m is not allowed, a quantitative air quality impact assessment is required to demonstrate the acceptability of the air quality impact. (b) According to Figure 7, it is noted that several openable windows would be located within 6m buffer zone from the unnamed road and Siu Sheung Road which is considered to be unacceptable. As mentioned above, if the buffer distance requirements for roads as specified in the HKPSG cannot be met, a quantitative air quality impact assessment should be carried out to demonstrate no adverse air quality impact on the proposed development during the operational stage.	A conservative approach is now adopted. A buffer distance of 5m is now provided by further building setback and designating a portion of glazing area as fixed glazing (no opening). It is worth noted that according to the noise impact assessment provided in the submitted EA report, the western noise sensitive façade of the proposed development is affected by road traffic along carriageways on west side including Siu Sheung Road, slip road and Yuen Long Highway. With further building setback, the separation between the sensitive façade and identified carriageway will be longer so that the potential road traffic noise impact will be relatively lower (though the difference may not be noticeable due to the very minor change). Therefore, the road traffic noise impact assessment presented in submitted EA already represents a more conservative scenario. The findings in the noise impact assessment of the submitted EA is considered valid that no unacceptable road traffic noise impact is anticipated with noise mitigation measures in place.
6.	Section 5.6.1: Please revise "about 50m higher than" as "at least 40m higher than" in line 2.	Noted and amended.
7.	Figure 7 (a) Please show the correct buffer zones for Siu Sheung Road and the unnamed road since it is found that the buffer zones vary for different section of these roads (i.e. it shall be measures from the road kerb of the road with a 5m distance).	Noted and **Figure 7** updated based on revised MLP.

Item	Departmental Comments	Applicant's Responses
	(b) Please extend the 5m buffer zone from the road kerb of unnamed road along the site boundary to cover the western site boundary fully. (c) Please provide a remark in figure 7 that no air-sensitive uses including openable window, fresh air intake and recreational use in the open space is allowed within the buffer zone.	
8.	R-toC 3(a): please confirm if "66.10" and "66.275" mean "66.10mPD" and "66.275mPD" in the floor plan.	It is confirmed that "66.10" and "66.275" mean "66.10mPD" and "66.275mPD" in the floor plan.
9.	Other than the above mentioned, please also clarify if there is any concurrent projects in the vicinity and address their cumulative dust impact within the proposed development.	There are concurrent projects in the vicinity so that cumulative dust impact is anticipated during construction of the project. In all circumstances, best management practice and applicable fugitive dust mitigation measures will be implemented which are recommended in the submitted EA. S5.5.3 and **Figure 8** are amended.
SIA		
1.	Figure 2: Some typos were spotted (a) Typo of EMG1008812 A2: 4.57-300, it should read as A3: 4.57-300. (b) Typo of FMH1009474, it should read as FMH1009447.	Typo amended in **Figure 2**.
2. Comments from Executive Secretary (Antiquities & Monuments), Antiquities & Monuments Office received on 14.7.2022		
(a)	The applicant is advised to provide confirmation/clarification to our observations and comments as follows – (a) It is noted from the 2nd F.I. that the applicant intends to provide virtual tour of Pun Uk. The applicant is advised to confirm if the virtual tour is provided free-of-charge and advise how the virtual tour would be provided to the general public, e.g. whether it would be provided online or in other forms. The applicant is reminded that the proposed public appreciation arrangements should be complied and implemented if the planning application is approved by the Town Planning Board ("TPB"); and (b) In the response-to-comment 9b in the 1st F.I., guided tours and heritage education programme for visitors in a group of not more than 14 persons were proposed. We note that the maximum number of visitors for guided tours has subsequently been increased to 25 persons per tour in the 2nd F.I. The applicant is advised to confirm whether there are any changes to the	For the implementation of virtual tour, it will be held in online format which visitors could access to the virtual tour webpage at any time to virtually enjoy and learn about the history and architectural features of Pun Uk. Online visitors could also virtually walkthrough the inside of Pun Uk with description and information for the historical and architectural elements in Pun Uk. The Applicant understood that the proposed appreciation arrangements should be complied and implemented if the planning application is approved by TPB. With reference to AMO's comment on FI2: " *For the applicant's reference, at the Metro Planning Committee meeting held on 24 December 2021, Committee members expressed comments on a planning application for a residential development involving a Grade 1 historic building (which proposed to provide eight guided tours per year with 25 visitors in each tour), and suggested the applicant to increase the*

Item	Departmental Comments	Applicant's Responses
	maximum number of visitors for the proposed heritage education programme.	*frequency and number of visitors of the guided tours and/or to provide virtual tour.*". The Applicant agreed and clarified that a maximum number of 25 visitors for the free-of-charge monthly guided tours is feasible in terms of crowd control management and assurance of programme quality. Further details of the guided tours such as routing and duration will be confirmed in the Conservation Management Plan (CMP) during the detail design stage.

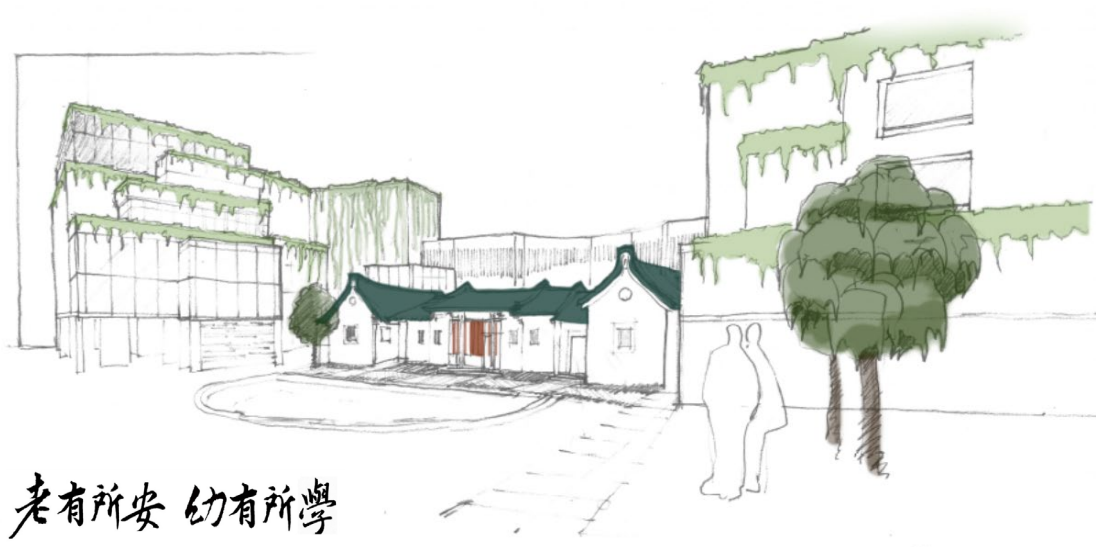
Responses-to-Comments

Item	Departmental Comments	Applicant's Responses
1. Comments from Environmental Protection Department received on 3.8.2022		
Technical Comments on replacement pages of Environmental Assessment and SIA submitted in FI-4		
Air Quality		
1.	Section 5.2.2: (a) Please supplement the information provided by DSD to support that the information of Au Tau SPS presented in this section are correct. (b) Please provide the exhaust heights of the Pak She SPS and the Au Tau SPS to further justify that the ASRs close to the Au Tau SPS would be subject to similar or less odour impacts with larger separation distance.	Noted and attached for record. The exhaust height for the Pak She SPS, according to the above-mentioned EIA report, is at ground floor (~1.5m above ground level), while the exhaust of Au Tau SPS is also at G/F. Given the height is about the same but separation distance is much longer when compared to Pak She SPS case, the proposed development would be subject to less odour impact from Au Tau SPS. S5.2.2 amended.
2.	Section 5.4.1, 3rd bullet point: (a) It is noted from Figure 7 and the proposed 4/F Plan (P.13 of the report) that part of Eco atrium and open deck area (next to the Eco atrium at 4/F) would be located within buffer zone from the unnamed road. Please clarify and state clearly if there is no air-sensitive uses including openable window, fresh air intake and active recreational uses in open space including the Eco atrium and the open deck area would be located within any buffer zones. Otherwise, quantitative assessment shall be carried out to demonstrate the acceptability of the project from air quality perspective. (b) Should read "…of 5m from Siu Sheung Road <u>and the unnamed road</u> by revised design…" in line 7.	Clarification added to S5.4.1 Noted and amended under S5.4.1.

Item	Departmental Comments	Applicant's Responses
3.	Section 5.3.3: (a) <u>Cumulative impact with the 2 planned developments at Tung Shing Lei</u> Other than large separation distances, please provide more justifications why the cumulative dust impact is not significant (e.g. whether the scale of the proposed development is relatively small with justifications such as the size of the approximate site formation and excavation areas of the proposed development are small, standard dust control measures should be in place for both projects).	Actually, the scale of proposed development is limited. For example, existing Pun Uk needs to be preserved so that the built area is even less. The new building is maximum 6 storeys so that foundation/piling work involved will be less. Less than half of the site will have basement (1-storey) formed so that the extent of excavation work is also limited. Moreover, best management practice and applicable fugitive dust mitigation measures are expected to be implemented for the proposed development as well as for other concurrent construction projects.
	(b) <u>Cumulative impact with the S16 planning application to the adjacent north of the proposed development</u> It is noted that the proposed social welfare facility (RCHE) and residential institution development in U zone at various lots and adjoining government land, Tung Shing Lei, Nam Sang Wai, Yuen Long is located closed to the proposed development, the consultant should provide site area of this concurrent project for evaluation of the cumulative dust impact and justify why the cumulative dust impact is not significant (e.g. dust control measures should be in place for both projects, the site area of both projects is relative small and the applicant will have a close liaison with the corresponding parties of the concurrent project to avoid overlapping of dusty works as far as possible).	It is noted that this concurrent project has a site area of about 0.39ha. However, the built area is concentrated on the eastern portion with building footprint of about 1,200 sq.m only whereas the western portion is dedicated for open space and road access. Due to the limited scale of this project, the associated dust impact is less significant. Upon construction of the project, the applicant will have close liaison with the proponent of concurrent project and explore to avoid overlapping of particularly dusty works where practicably possible.
	(c) Please rectify the typo "Tung Shing **<u>Leo</u>**" in line 13.	Typo in S5.5.3 amended.
4.	Figure 7: As mentioned in R-t-C 7(c), please provide a remark in Figure 7 that no air-sensitive uses including openable window, fresh air intake and recreational use in the open space is allowed within the buffer zone.	Figure 7 amended.
2. Comments from Commissioner for Heritage's Office ("CHO") and the Antiquities and Monuments Office ("AMO") of the Development Bureau received on 4.8.2022		
(1)	For the arrangement of public appreciation of Pun Uk, we note that the applicant has agreed and confirmed in the 4th F.I. that free guided tours will be arranged every month with a maximum number of 25 visitors per tour and online virtual tour will be provided. Meanwhile, it is noted from R-to-C 9(b) of the 1st F.I. that heritage education programme would be held on a monthly basis with visitor group of not more than 14 persons. As mentioned in our previous comments dated 11 July 2022, the	For clear clarification, the Heritage Conservation Programme consists of 2 major elements, i.e. Monthly Guided Tours and Online Virtual Tours. For the face-to-face free guided tours under the Programme, it would be arranged on a monthly basis with a maximum number of 25 visitors per tour due to crowd control and maintain tour quality. Both online virtual tour and guided tours operated under the Heritage Conservation

Item	Departmental Comments	Applicant's Responses
	applicant is invited to advise (i) if the maximum number of participants in the heritage education programme remains to be 14 persons; and (ii) whether the online virtual tour would be provided free-of-charge.	Programme are provided free-of-charge. Visitors are welcome to participate both tours under the Programme.
(2)	As various arrangements of public appreciation of Pun Uk including guided tours, heritage education programmes, docents to interpret the historical and architectural significance of Pun Uk to the public, and provision of virtual tours are covered in the planning application and submissions of F.I., for better presentation, the public appreciation arrangements committed by the applicant should be consolidated into relevant sections of the Planning Statement and its Appendix I (i.e. "Preliminary Heritage Statement and Conservation Proposal") accordingly for the Town Planning Board's consideration.	Noted. Planning Statement and Preliminary Heritage Statement and Conservation Proposal are amended accordingly. Please refer to **Annex 2** and **Annex 3**.
(3)	Taking this opportunity, CHO and AMO reiterate our strong recommendation for the applicant to conduct urgent repairs to Pun Uk pending the processing of the subject planning application to avoid further deterioration of the Grade 1 historic building. AMO stands ready to provide technical inputs on the urgent repair works from the heritage conservation perspective.	Noted with thanks. To protect Pun Uk, the Applicant has taken immediate actions to place warning notice at the Site to minimise further illegal entering by the public that might cause further deterioration of the Grade 1 historic building. Should this application be approved, corresponding protective/ mitigation measures and any needed repair works shall be carried out based on findings of assessments under the CMP.

PLANPLUS 思顧
CONSULTANCY 隽問



Section 16 Application for Proposed Conservation of Historic Building (Pun Uk), Place of Recreation, Sports or Culture (Arts/Antique Gallery and Heritage Education) and Social Welfare Facility (Residential Care Homes for the Elderly) with Ancillary Eating Place at Various Lots in D.D. 115 and Adjoining Government Land, Au Tau, Yuen Long

Planning Statement

Prepared by : PlanPlus Consultancy Limited

Associated with

Project Manager : Dudley Surveyors Limited
Architect : HB&L Limited
Traffic Consultant : Ho Wang SPB Limited
Environmental Consultant : Ramboll Hong Kong Limited
Landscape Architect : Scenic Landscape Studio Limited
Conservation Consultant : Mr. Edward Leung

August 2022
Reference : PPC-PLG-10066
Report : Version 2.0

EXECUTIVE SUMMARY

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

This Planning Statement is submitted, on behalf of the Applicant – Joyous Cheer Limited ("**the Applicant**"), to the Town Planning Board ("**the Board**") in support of a Section 16 planning application under Town Planning Ordinance for Proposed Conservation of Historic Building (Pun Uk), Place of Recreation, Sports or Culture (Arts/Antique Gallery and Heritage Education) and Social Welfare Facility (Residential Care Homes for the Elderly ("**RCHE**")) with Ancillary Eating Place ("**the Proposed Development**") at Lots 879, 880 S.A ss.1, 880 S.B ss1, 881, 882, 883, 884, 885, 889 RP (Part), 891 (Part), 1318, 1326 and 1344 in D.D. 115 and adjoining Government land, Au Tau, Yuen Long ("**the Application Site**").

The Application Site falls within "Undetermined" ("**U**") zone and "Government, Institution or Community" ("**GIC**") zone on the Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8 ("**the OZP**"). According to the Notes of OZP, all private developments or redevelopments that fall within "U" zone require planning permission from the Board; whereas under "GIC" zone of the OZP, "Place of Recreation, Sports or Culture" and "Social Welfare Facility" are both Column 1 uses which are always permitted.

The Application Site, covering a total site area of about 4,191.2 m^2, is currently occupied by a Grade 1 historical building – Pun Uk with a half-moon shaped pond. Pun Uk (潘屋), commonly named as Sze Tsz Uk, is built in 1934. It is a traditional Hakka mansion with two-hall-two-row layout with a feng-shui half-moon shaped pond fronting the mansion which represents a strong cultural and historical values.

Inteading of leaving the heritage in a deteriorating condition without proper upkeep and maintenance, the Applicant wish to conserve Pun Uk which is proposed be repurposed for arts/antique gallery and heritage education use. The opportunity is also taken to provide RCHE places with anicllary eating place.

The Proposed Development is fully supported by the below planning justifications:

- Recognising the rising need for rche provision;
- In line with government's policy to increase rche places from the private sector;
- Not incompatible with the surrounding context;
- Optimal development scale with due consideration;
- Not concerned with unprecedented application;
- Social benefits from the conservation-cum-development of the privately-owned heritage;
- Salvage Pun Uk and put it to good use;
- Landscape and visual enhancement;
- Enhancement on drainage and sewerage aspects; and
- No insurmountable impact on traffic and environmental aspects.

On the 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)

本規劃申請謹代表承禧有限公司 (下稱「申請人」)，根據《城市規劃條例》第 16 條，向城市規劃委員會 (下稱「城規會」) 提交規劃許可申請將新界元朗凹頭丈量約份第 115 約地段第 879 號、第 880 號 A 分段第 1 小分段、第 880 號 B 分段第 1 小分段、第 881 號、第 882 號、第 883 號、第 884 號、第 885 號、第 889 號餘段 (部分)、第 891 號 (部分)、第 1318 號、第 1326 號及第 1344 號及毗連政府土地 (下稱「申請地點」)，發展擬議保育歷史建築物 (潘屋) 、康體文娛場所 (美術館、收藏品展館及保育教育) 及社會福利設施 (安老院舍) (下稱「擬議發展」)。

申請地點位於《南生圍分區計劃大綱核准圖編號 S/YL-NSW/8》(下稱「核准圖」)上劃作「未決定用途」及「政府、機構或社區」地帶。根據核准圖註釋，有關「未決定用途」地帶內除註釋所指以外所有其他用途或發展須城向規會申請許可。而「政府、機構或社區」地帶內擬議康體文娛場所及社會福利設施屬第一欄用途的經常准許的用途或發展。

申請地點的地盤面積佔約 4,191.2 平方米，現時有一棟評為一級歷史建築建築物 - 潘屋及其半月池。潘屋 (又名「獅子屋」) 建於 1934 年，以傳統客家風格設計興建的客家大宅，結構屬兩堂兩橫佈局，屋前為半月形之風水池，甚具文化歷史價值。

在沒有適當保養和修復的情況下，潘屋處於日久失修破損的狀況，申請者希望保留潘屋並將其重新用作美術館、收藏品展館及保育教育用途。 藉此機會提供安老院舍及附屬食堂。

擬議發展的理據充分，包括以下規劃考量因素：

- 擬議發展滿足對安老院舍日益增加的需求;
- 擬議發展符合政府就私人市場提供安老院舍發展推行的政策方向;
- 擬議發展與周圍環境沒有不相容；
- 擬議發展規模經適當考慮；
- 有類似的擬議發展獲批准；
- 擬議發展透過保育及發展計劃會帶來社會效益；
- 保育潘屋並善加利用；
- 擬議發展會在景觀及視覺方面帶來改善;
- 擬議發展污水及排污方面帶來改善;
- 不會產生不良的交通，空氣或噪音影響。

擬議發展符合所有的規劃考量因素，申請人懇請城規會委員給予考慮並批准是次規劃申請。

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1 INTRODUCTION

1.1 The Application

1.1.1 We are commissioned by Joyous Cheer Limited ("**the Applicant**") to submit this Section 16 planning application to seek permission from the Town Planning Board ("**TPB**"/"**the Board**") for Proposed Conservation of Historic Building (Pun Uk), Place of Recreation, Sports or Culture (Arts/Antique Gallery and Heritage Education) and Social Welfare Facility (Residential Care Homes for the Elderly ("RCHE")) with ancillary eating place (**"the Proposed Development"**) at Lots 879, 880 S.A ss.1, 880 S.B ss1, 881, 882, 883, 884, 885, 889 RP (Part), 891 (Part), 1318, 1326 and 1344 in D.D. 115 in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long ("**the Application Site**").

1.1.2 The Application Site falls within "Undetermined" ("U") zone and "Government, Institution or Community" ("GIC") zone on the Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8 ("the OZP"). According to the Notes of OZP, all private developments or redevelopments that fall within "U" zone require planning permission from the Board; whereas under "GIC" zone of the OZP, "Place of Recreation, Sports or Culture" and "Social Welfare Facility" are both Column 1 uses which are always permitted.

1.2 Background

1.2.1 Pun Uk (潘屋, Mansion of the Puns) is a Grade 1 historic building built in 1934[1]. It is a traditional Hakka (客家) mansion with Qing vernacular design features and is commonly named as Sze Tsz Uk or Mansion of the Lions. The building design and the environmental settings of its two-hall-two-row plan with a half-moon shaped pond in front of the mansion represents a strong cultural and historical identity for local built architecture. The heritage is richly decorated with carvings, wall paintings, plastered mouldings of auspicious motifs of birds, plant, flowers, animals and characters with high heritage value.

1.2.2 The Pun Uk was built by an excellent team of traditional craftsmen who follow the Hakka (客家) and Teochew (潮州) tradition in the Mei County (梅縣), where the layouts and decorations of different corners of the ensemble correspond to the Geomancy dispositions (風水佈局), determined by the Trigram (八卦) at the central hall ceiling. Our Interior designs of the rooms at different corners and wings shall respect this ideology, say, themed on colour and elements, but adapt to contemporary life and functions.

1.2.3 Yet, the heritage is currently left idle in a deteriorating condition and in need of upkeep and maintenance. One of the strategies to preserve, and at the same time enhance, an abandoned historic building is to give it a new function for public enjoyment. The Applicant proposed this Conservation-cum-Development Proposal for repurposing the existing heritage building for arts/antique gallery and

[1] https://www.amo.gov.hk/form/brief_information_grade1.pdf

heritage education while also taking the opportunity to provide RCHE places at the remaining area of the Application Site.

1.3 Vision and Mission

Vision of Heritage Dissemination

1.3.1 "Elders enjoy Serenity; Juniors attain Learnedness" (老有所安, 幼有所學) is the vision of this revitalization of the Pun Uk (潘屋) historic ensemble and site into a cross-generational co-used compound, to perpetuate traditional meaning of a Hakka House.

Project Objectives

1.3.2 The Applicant is dedicated to best-practice Conservation and Adaptive Reuse of this Grade 1 Historic Building and the front Feng-Shui Pond into a venue for heritage education to present heritage knowledge to the general public and perhaps students, together with developing the adjacent land into elderly homes. It is important that this project can become a venue where our elderly generation and the young generation can support and appreciate each other, using the historic ensemble and its heritage values as the vehicle.

1.3.3 The Proposed Development will respectfully integrate a new function, i.e. elderly homes, to be compatible with the Pun Uk heritage in terms of the plot ratio, building height, development scale, massing and architectural characteristics.

Extending Heritage Value of Hakka House

1.3.4 The Hakka House is not merely a dwelling. By often functioning also as a ritual and assembly space for the Hakka community, it exemplifies the Chinese ethics of "Cohesiveness of Hakka people in Elders and Youngers" (長幼共融). The Hakka House is never a static structure. Its inherent axial and concentric disposition allow its natural expansion (by building outer rings) to suit the family and clan. Hence, we believe that, the most appropriate manner to sustain and dissemble such heritage is, instead of retaining status quo, to extend such vision of the Pun family.

1.4 Structure of the Planning Statement

1.4.1 In support of this planning application, this Planning Statement is divided into seven chapters for the consideration of the Board members.

1.4.2 **Chapter 1** is an introduction outlining the purpose of the current application and provided background information of the Applicant, the vision and mission of the Proposed Development. **Chapter 2** gives the existing information of the Application Site in terms of the surrounding land-use characteristics and its accessibility. **Chapter 3** provides an overview on the planning context of the Application Site. **Chapter 4** discusses the historic background and the values of Pun Uk. **Chapter 5** provides the major development parameters of the Proposed Development, the preliminary conservation-cum-development proposal and the various considerations given to formulate the development parameters. The justifications of this planning application are stated in **Chapter 6**, followed by a conclusion in **Chapter 8**.

2 THE APPLICATION SITE AND SURROUNDINGS

2.1 Existing Condition

2.1.1 The Application Site, with a total site area of about 4,191.2 m^2, comprises private lots (About 84.3%) and Government Land (About 15.7%). The Applicant is the sole landowner of the private lots as registered in the Land Registry.

2.1.2 It is located on the eastern fringe of Yuen Long Town Centre near Au Tau, Yuen Long. The Application Site is currently unused and occupied by a half-moon shaped pond fronting the vacant heritage – Pun Uk. The remaining area is occupied by vegetation and trees. **Diagram 1** below shows the location of the Application Site.

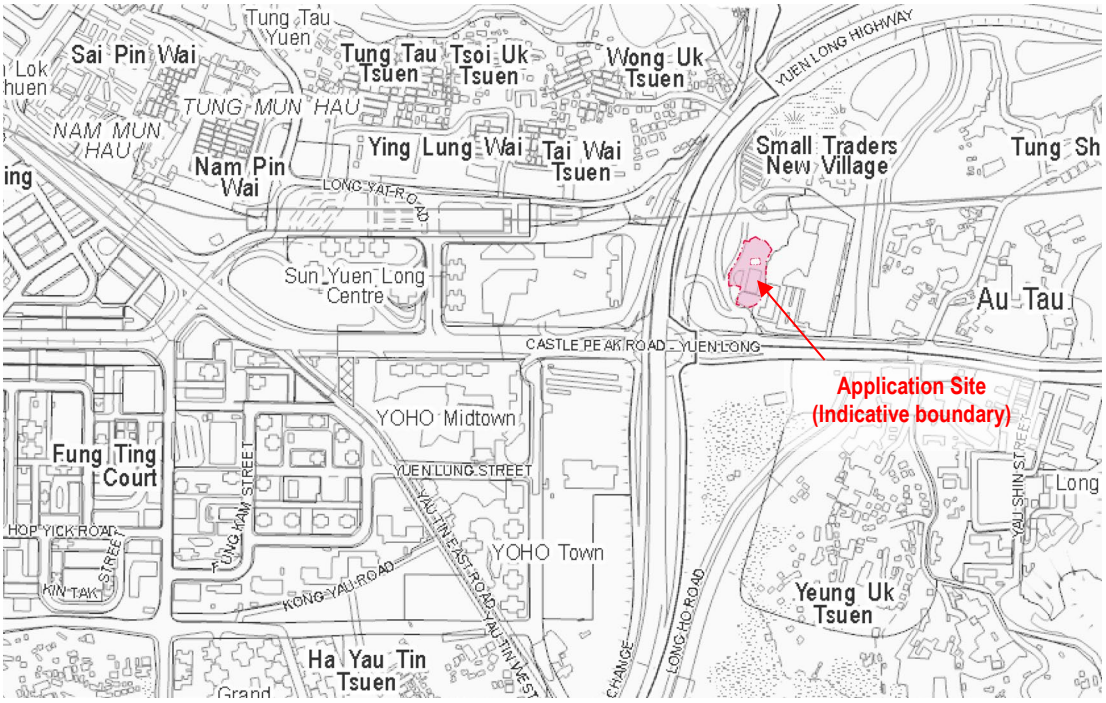


Diagram 1 Location of the Application Site
(Basemap Source: Statutory Planning Portal)

2.2 Surrounding Land-use Characteristics

2.2.1 Locating on the eastern fringe of Yuen Long Town Centre, it is conveniently close to a mixture of commercial, GIC and both high-rise and low-rise residential developments in the area.

2.2.2 The Application Site is accessible by two vehicular roads, i.e. Siu Sheung Road to its south and a local track road to its west. To the further west is the high-rise residential developments, i.e. YOHO Town and YOHO Midtown.

2.2.3 Whereas to the immediate north are some temporary structures, to the further north is the grade-separated Tuen Ma Line viaduct and some low-rise residential settlements i.e. Small Traders New Village.

2.2.4 To its immediate east is the Jockey Club Care & Attention Home, Pok Oi Hospital and Pok Oi Hospital Social Service Office, to the further east across Pok Oi Hospital are some open storage uses, a hotel development, i.e. Sun Kong Hotel, a religious institution, i.e. The Church of Jesus Christ of Latter-day Saints.

2.3 Surrounding Building Height Profile

2.3.1 The surrounding existing building height profile range from 2 to 45 storeys (less than 6m to highest 171m), see **Diagram 2** below.

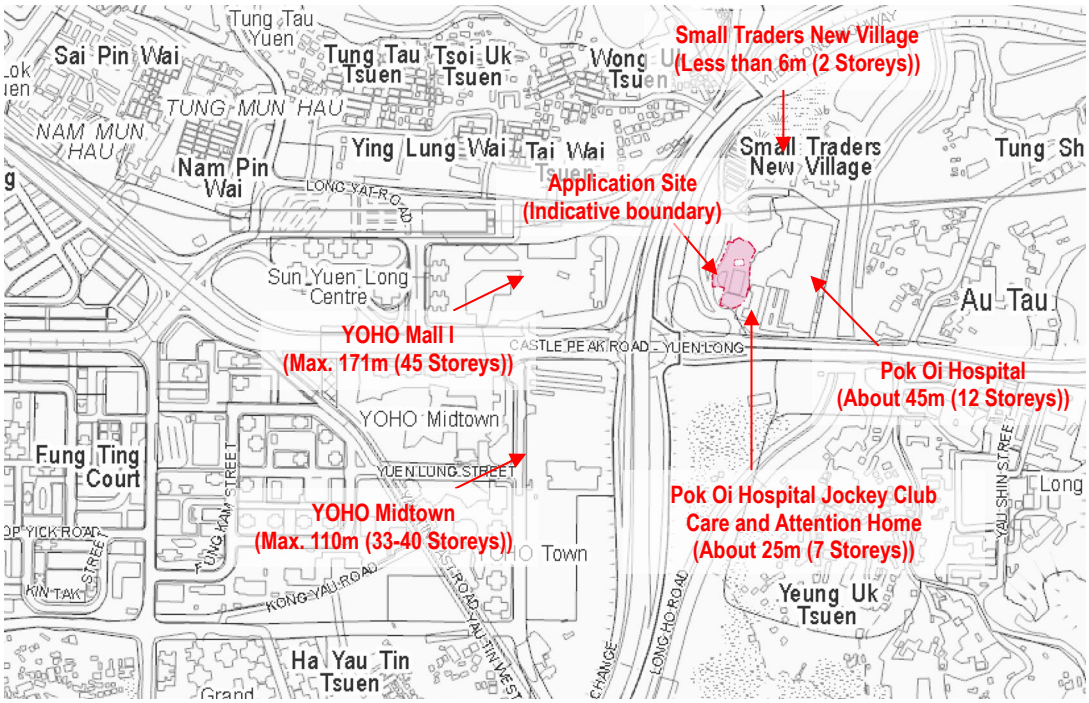


Diagram 2 Building Heights of the Surrounding Developments
(Basemap Source: Statutory Planning Portal)

2.4 Accessibility

2.4.1 The Application site is within 550m walking distance via Long Wo Road to the Yuen Long Station (Tuen Ma Line), where other form of public transportations is readily available. It includes feeder services of franchised bus, Green Minibus (GMB) and light rail train to the southwestern part of Yuen Long are provided.

2.4.2 The site is well-served by several bus routes, including 54, 68, 276, 64K, 76K and 77K, running to/from Yuen Long, Sheung Shui, Tai Po districts. The bus stop is provided at a short distance of 20m to the southwest of the site near Pok Oi interchange.

2.4.3 GMB service is also provided within short walking distance at the unnamed access road near Pok Oi interchange. Routes include 609, 77A and 77B, operating between Au Tau, Yuen Long Town and Tin Shui Wai Town Centre.

2.4.4 With reference to the revised Recommended Outline Development Plan ("**RODP**") of the Yuen Long South Development Area, a proposed public transport interchange is planned at Yuen Ching Road, subject to further study. It would likely further encourage visitors to commute by public transport.

3 PLANNING CONTEXT

3.1 Statutory Planning Context

3.1.1 The Application Site falls within "U" zone and "GIC" zone on the Approved Nam Sang Wai OZP No. S/YL-NSW/8 as shown in **Diagram 3**. According to the Notes of OZP, all private developments or redevelopments that fall within "U" zone require planning permission from the Board; whereas under "GIC" zone of the OZP, "Place of Recreation, Sports or Culture" is a Column 1 use which is always permitted and "Residential Institution" is a Column 2 use which requires planning permission from the Board.

3.1.2 The areas under "U" zone are intended to be comprehensively developed while piecemeal development or redevelopment would degrade the environment and jeopardise the long-term planning intentions of the areas.

3.1.3 The planning intention of "GIC" zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and the district population. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

3.1.4 The Application Site is well-positioned on the periphery of Yuen Long Town Centre. The locality of the site is predominately characterized by residential developments, hospital, hotel and temporary open storages within the "U" and "GIC" zones in the subject OZP; commercial and residential developments in "Comprehensive Development Area" zone in the Draft Yuen Long Outline Zoning Plan No. S/YL/24 to the west; and "Agriculture", "Residential (Group C)", and "Village" zones to the south in the Draft Tai Tong Outline Zoning Plan No. S/YL-TT/17.

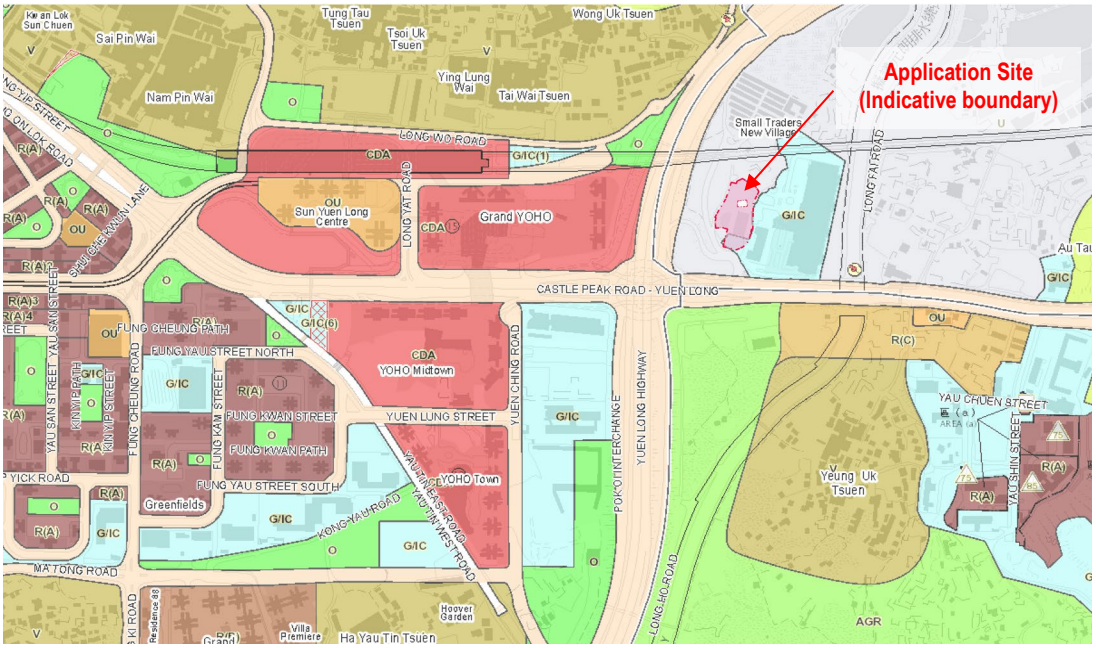


Diagram 3 Application Site in the Approved Nam Sang Wai OZP
(Basemap Source: Statutory Planning Portal)

3.2 Previous Planning Applications

3.2.1 The Application Site is the subject of five previous applications as listed out in **Table 1** below. The previous applications nos. A/YL-NSW/15 and 204 were submitted by the same Applicant as this subject planning application.

3.2.2 The approved planning application no. A/YL-NSW/15 for proposed residential development with preservation of Pun Uk concerns a plot ratio of 2.66 and the building height ranging from 14-17 storeys (+58.5mPD), accommodating 95 flats and 84 car parking spaces and open space of 1,400 sqm. (including Pun Uk). The planning permission was approved on 18.10.1996 and was lapsed on 18.10.2007.

3.2.3 The approved planning application no. A/YL-NSW/204 for proposed columbarium involves a plot ratio of 0.74 and a maximum building height of 6 storeys (+15.8mPD). A total of 20,000 niches were proposed, along with the provision of 2 nos. of car parking spaces, 13 nos. of laybays and loading/unloading spaces and open space of 1,907 sqm. (including Pun Uk). The planning permission was allowed with conditions by the Appeal Board on 14.11.2017 and was revoked on 14.11.2020.

Table 1 Previous Applications Covering the Application Site

No.	Application No.	Applied Use	Decision by the Town Planning Board
1	A/YL-NSW/5	Residential	Rejected/Not agreed on 17/02/1995
2	A/YL-NSW/7	Residential	Rejected/Not agreed on 21/07/1995
3	A/YL-NSW/10	Residential	Rejected/Not agreed on 28/06/1996
4	A/YL-NSW/15	Residential Development with Preservation of Pun Uk	Approved with conditions on 18/10/1996
5	A/YL-NSW/204	Proposed Columbarium Section 17B Appeal (No.6/2015)	Rejected/Not agreed on 15/06/2012 Allowed with conditions on 14/11/2017

(Remarks: The previous applications nos. A/YL-NSW/15 and 204 were submitted by the Applicant of this planning application.)

3.3 Similar S.16 Planning Applications for Social Welfare Facilities (RCHE)

3.3.1 There is no similar application within "U" and "GIC" zones under the same OZP.

3.3.2 There is an approved S.16 planning application for Proposed Conservation of Historic Building and Minor Relaxation of Building Height Restriction for Permitted Social Welfare Facility (RCHE) (No. A/YL/256) in the Approved Yuen Long OZP (No. S/YL/23) which share some similarities with this subject application. In addition to similar proposed land uses, the two developments are of similar

development scale in terms of their plot ratio and building heights. The key development parameters are tabulated in **Table 2** below.

Table 2 Key Development Parameters of Application No. A/YL/256

Development Scheme (Overall)	
Location	Tai Kei Leng, Yuen Long
OZP	Approved Yuen Long OZP No. S/YL/23
Zoning	"GIC(1)"
Site Area (About)	1,714.229 m^2
Total GFA (About)	4,267 m^2
Plot Ratio (About)	2.49
Proposed Uses	• Conservation of Siu Lo (Reused as Gallery for Heritage Proposed Uses Interpretation, Gallery Storage); and • Proposed RCHE
RCHE	• Total of 170 beds • About 3,581 m^2 GFA • Building Height of +27.5mPD (5 storeys +1 basement floor)

4 CONSERVATION OF BUILT HERITAGE – PUN UK

4.1 Background and Description of Pun Uk

4.1.1 Pun Uk (潘屋, Mansion of the Puns) is a Grade 1 historic building built in 1934. It is a traditional Hakka mansion with Qing vernacular design features and is commonly named as Sze Tsz Uk or Mansion of the Lions. The building design and the environmental settings of its two-hall-two-row plan with a half-moon shaped pond in front of the mansion represents a strong cultural and historical identity for local built architecture. The heritage is richly decorated with carvings, wall paintings, plastered mouldings of auspicious motifs of birds, plant, flowers, animals and characters with high heritage value. Details is provided in the Preliminary Heritage Statement in **Appendix I**.

4.2 Historic and Social Values

4.2.1 Pun Uk (Mansion of the Puns) was established in 1934 by Pun Kwan-min (1882-1968), a Hakka coming from Meixian (梅縣) of Guangdong to commemorate his father Pun Yum-wah. Kwan-min became the founder and first president of the Ka Ying Chamber of Commerce in Hong Kong (旅港嘉應商會), and the first vice-president of the Nanyang Imports and Exporters Association in Hong Kong (香港南洋輸出入商會) whose members were mainly Hakka businessmen. Historically significant to the migratory history of Hakka settlement to Hong Kong[2].

4.2.2 Kwan-min supported the revolution of Dr. Sun Yat-sen (孫逸仙) and made donation to the revolutionary group Tongmenghui (同盟會). Guo Mo-rou (郭沫若), a well-known writer, had received the financial support of Kwan-min and visit Pun Uk at times. The mansion was also used by the Japanese as a military headquarter during the wartime period (1941-1945) when the Puns had fled to the Chinese mainland. The main hall had an altar with photographs of Kwan-min, his wife and father for worship. It has the visits of many distinguished guests including Lady Youde, wife of the Governor Sir Edward Youde in 1983.

4.2.3 Hakka house is of high rarity in Hong Kong as stated in Antiquities Advisory Board's (AAB) Historic Building Appraisal.

Geomancy Ideology

4.2.4 The Pun Uk was built by an excellent team of traditional craftsmen who follow the Hakka (客家) and Teochew (潮州) tradition in the Mei County (梅縣), where the layouts and decorations of different corners of the ensemble correspond to the Geomancy dispositions (風水佈局), determined by the Trigram (八卦) at the central hall ceiling. Our Interior designs of the rooms at different corners and wings shall respect this ideology, say, themed on colour and elements, but adapt to contemporary life and functions.

4.3 Architecture Values

4.3.1 Pun Uk is a traditional Hakka mansion of Qing (清) vernacular design. It is in a two-hall-two-row (兩堂兩橫) plan with a semi-circular pond in front taking fung shui principles for its building design and environmental settings. Suen Tin-lung (孫天龍), a builder from Meixian was invited to take

[2] https://www.amo.gov.hk/form/brief_information_grade1.pdf

charge of the construction with the help of three Meixian artisans respectively in charge of its woodcarving, mason and painting works.

4.3.2 Major building materials were from Shantou (汕頭), Foshan (佛山) and Guangzhou (廣州). The project cost some sixty thousand silver coins which was a big sum at the time. The building is symmetrical with a core hall-courtyard-hall in the middle which are individually flanked by side rooms and side halls. To their left and right are a row of 5 rooms separated by an open lane.

4.3.3 The building is constructed of green bricks with its walls, granite columns to support its flush gable roofs of timber rafters, purlins and ceramic clay tiles. Its entrance is with an exquisitely carved timber bracket system having a pair of gilded lions. The mansion is thus commonly called Sz Tsz Uk (獅子屋, Mansion of the Lions). The building is highly decorated with wall paintings, carvings and plastered mouldings of auspicious motifs of plant, flowers, birds and animals and characters.

4.4 Proposed Conservation of Pun Uk

4.4.1 Under the grading system, six criteria are adopted to assess the heritage value of historic buildings: historical interest, architectural merit, group value, social value and local interest, authenticity, and rarity. Grade 1 status refers to buildings of outstanding merit, which every effort should be made to preserve if possible.

4.4.2 It is the project objectives to extend the heritage values of Hakka House by means of:

(i) Restore the historic Halls (堂) and Courtyards (庭) along the central axis for purposes of welcoming guests, as it would have been traditionally, but now can also be used for greeting visitors, to strengthen the understanding of Chinese culture for the young people of HK.

(ii) Adapt the Transverse Blocks (横屋), together with their associated mini-courtyards, on two sides into small gathering venues, as they would have been traditionally for sub-family units of a Hakka larger family; now cultural historical learning workshops for small groups can be held here.

(iii) Extend the ensemble by constructing outer rings, as accommodations for the elderly community, and designed in disposition/ shapes/ bulk drawing inspirations from Embracing Blocks (圍隴) on two sides and at rear, as a Hakka House would have extended naturally.

(iv) Revive the current stagnant Half-Moon Pond (半月池) into a natural water reserve, both for its heritage meaning of encouraging scholarly achievements, and for its scientific functions of distilling storm drain and enhancing microclimate.

(v) Recompose the ensemble into a cultural landscape as a Hakka House would have been set-in, by sensitively extending the rear blocks on higher ground and side blocks in cascading form to complete the Feng Shui embracing composition.

5 THE DEVELOPMENT PROPOSAL

5.1 Development Scheme

5.1.1 The Applicant proposed this conservation-cum-development proposal in recognition of the cultural, historical, and architectural merits of the Grade 1 heritage – Pun Uk. The Proposed Development comprises the existing heritage – Pun Uk and the proposed RCHE – the northern and southern blocks.

5.1.2 The proposed RCHE with ancillary eating place will house about 530 beds for RCHE residents. The northern block of the proposed RCHE will be 6 storeys (i.e. Basement, 1/F to 6/F), whereas the southern block will be 5 storeys (i.e. 1/F-5/F). Essential functional areas/rooms, such as admin office, dining area, staff room and other supporting facilities would be provided and developed in detail at detailed design stage. Sufficient open space, quality greening and parking provisions have been duly considered and provided. The applicants intend to provide private RCHE places, but do not rule out the possibility of joining the Enhanced Bought Place Scheme (EBPS).

5.1.3 The Floor Plans and Front Elevation of the Proposed Development are enclosed in **Figures 3a – 3j**. The major development parameters and the proposed parking provisions are tabulated in **Tables 3 and 4** respectively.

Table 3 Major Development Parameters

Overall	
Site Area	4,191.2 m^2
Plot Ratio	About 2.14
Total GFA Existing Heritage Pun Uk Proposed RCHE	About 8,975.2 m^2 About 605.8 m^2 About 8,369.4 m^2
Site Coverage	57.2% (including Pun Uk)
Maximum Building Height	Not more than +25.37mPD (Main Roof)
Open Space	Not less than 535.2 m^2
Greenery Coverage	About 22.4%
Existing Heritage – Pun Uk	
Total GFA of the Existing Heritage	605.8 m^2
Proposed Use	Arts/antique gallery and heritage education
Proposed RCHE (Northern & Southern Blocks)	
No. of Beds	About 531
Total GFA RCHE Ancillary Eating Place	About 8,369.4 m^2 About 8,322.5 m^2 About 46.9 m^2
No. of Storeys Northern Block Southern Block	 6 Storeys + 1 Basement 5 Storeys
Maximum Building Height Northern Block Southern Block	 Not more than +25.37mPD Not more than +21.87mPD

Table 4 Proposed Parking Provision

Type of Vehicle	No. of Parking Spaces	Location
Car parking spaces (5m x 2.5m)	6 (including 1 disabled parking space)	B/F
Light Goods Vehicle ("LGV") Loading & Unloading ("L/UL") (7 x 3.5 m)	2	1/F
Taxi/Private Car Pick up/Drop off Space	2	1/F
Light Bus Bay (8m x 3m)	1	1/F

Table 5 Floor Schedule

Floor	Indicative Uses of Northern Block	Indicative Uses of Southern Block
B/F	Ancillary Car Parking, E&M	NA
1/F	Ancillary Car Parking, Ancillary Eating Place and Office	RCHE, multi-purpose/essential rooms
2/F – 5/F	RCHE, multi-purpose/essential rooms	RCHE, multi-purpose/essential rooms
6/F	RCHE, multi-purpose/essential rooms	NA

5.2 Proposed Arrangement for Pun Uk

5.2.1 Upon conservation of Pun Uk, the historic ensemble will be adaptive reused for arts/antique gallery for the display of the rich Chinese artefact collections owned by the Applicant which could illustrate and disseminate the Chinese cultural heritage. It would also be used for heritage education with heritage education programme provided free-of-charge. The Programme offers guided tours visiting Pun Uk upon advanced appointment and on a regular monthly basis; while online virtual tours are provided for all-time access and appreciation. Details of the Programme and the tours will be agreed with AMO/CHO should this application be approved.

Conservation

5.2.2 The Pun Uk is most suitable as a venue for the presentation of the collections, the interpretation of the architecture, and the explanation of the intangible Chinese traditional values. The Applicant will exercise best-practice adaptive reuse, to achieve long-term protection of structure and fabric, by means of sensitive approaches to respectfully integrate the new RCHE. The heritage building including the existing pond would be retained as far as possible. The central historic ensemble of Pun Uk shall be diligently restored as per best-practice to preserve historic features, revive traditional artisanship and present the cultural heritage values.

Adaptive Reuse

5.2.3 The objective of the conservation proposal of Pun Uk is to take the opportunity to reuse the heritage building with guided tours and heritage education programmes provided. It will mainly focus on groups of youngsters, will be arranged upon prior booking for public enjoyment and appreciation of

the social and historical values of the traditional Hakka Pun Uk mansion, including the feng shui half-moon pond, the exterior and interior architectural details and the two-hall-two-row building plan etc.

5.2.4 Subject to agreement with AMO/CHO, prior booking will be required to maintain a certain number of visitors on site. As part of the guided tour, visitors will be able to enjoy panoramic view of the entire historic ensemble building from the circulation corridor at 2/F leading to/from the northern and southern blocks.

5.2.5 With proper administrative and security arrangement to minimize potential disturbance of visitors and residents, the heritage building can be opened to the general public. It will help increase the visibility of historic architecture to the wider community, as well as strengthen our own unique culture.

The Feng Shui Pond and Forecourt

5.2.6 For safety reasons, as well as for better maintenance of water plants, discrete gratings below the water surface would be placed. The water edge will also have low rock-features to prevent accidents (like those in ponds of common public parks).

5.3 Design Concept and Visual Treatments

5.3.1 The design concept was developed based on a balance of considerations in planning and government requirements, conservation aspects and the development parameters. The design and disposition of the new RCHE blocks, as a form of the outer traditional Hakka ensemble, was formed to sustain the vision of traditional Hakka master layout. Side courtyard serves as an ongoing cross-generational meeting place of the community. The building orientation was determined by the existing setting of the Hakka heritage, in such a way to frame the mansion, creating a compatible collection of spaces and cohesive building characters.

5.3.2 In terms of visual treatments, major design effort was made to the build design and massing treatment. The overall design has adopted massing treatments, including the use of glass wall and vertical greening, and a cascading building profile to visually softening the hard lines of the built form, respecting the existing neighborhood characteristic.

5.3.3 **Appendix II** enclosed indicative 3D model renderings to illustrate the relationship between the existing heritage Pun Uk and the proposed RCHE blocks. The new RCHE buildings will respectfully integrate with the heritage with the use of façade treatment, building material, cascaded building form, some vertical greening and some Chinese design features.

5.4 Landscape Proposal

5.4.1 A Landscape Master Plan (**Figure 3**) and a landscape report (**Appendix III**) are prepared to deliver a quality setting for the future users at Pun Uk and the proposed RCHE.

5.4.2 Overall, some 52 new trees are proposed within the Application Site. There are no rare/ protected species (based on Forests and Countryside Ordinance, Cap. 96), nor registerable OVTs (DEVB TC(W) No. 5/2020 Registration of Old and Valuable Trees (OVT) and Guidelines for their Preservation).

Majority of the existing trees are found to be common species and are in poor form and poor amenity value.

5.4.3 New tree planting is proposed within the site as far as practicable with green coverage of not less than 20%. Given the site constraints, compensatory planting is also proposed off-site at a close distance (details in **Appendix V**).

5.4.4 With reference to the standards for local open space provision as set out in the HKPSG (1m^2 per person), a total of not less than 535.2 sqm. open space is provided (for a total of about 530 beds of the RCHE residents). The proposed open space and communal space include seating out area and a rear courtyard garden (1/F), half-moon pond with water plants (1/F), a landscape deck (2/F), open deck areas (4/F & 5/F), lawn and seating out area (various floors).

5.4.5 In terms of green coverage, a surplus of 21.57% (more than 20% of the site area) is proposed under the current scheme.

Half-Moon Pond

5.4.6 The Half-Moon Pond (半月池) of a Hakka House is not merely for Feng-Shui. It is firstly to remind the family youngsters of the scholarly aspiration. Secondly, under the current proposal it also acts as aesthetic water feature with water-vegetation, such as lotus, and revive the pond as a living water system.

5.5 Transportation

5.5.1 Under the prevailing Hong Kong Planning Standards and Guidelines (HKPSG), there is no parking provision requirement for RCHE. For the operational needs of the proposed RCHE, sufficient ancillary parking spaces will be provided (see **Table 3** in **Section 5.1.3** above or **Appendix VI**).

5.5.2 Visitors to both the RCHE and Pun Uk will require prior booking. On-demand private shuttle services could be provided firstly to reduce the need for private cars entry, and secondly to better serve universal accessibility for visitors. The shuttle bus service will run regularly during off-peak hours.

5.5.3 A pick-up/drop-off point is proposed at Long Ming Street next to the Yuen Long MTR Station (Exit H) and YOHO Mall I as shown in **Figure 6.1** of **Appendix VI**.

5.5.4 In order to fulfill the emergency vehicular access (EVA) requirements, the Proposed Development is setback to make way for the necessary road works at the existing unnamed access road for a 6m wide EVA within the Application Site (**Figure 2b** refers). The arrangement shall meet the general requirement of EVA.

6 PLANNING JUSTIFICATIONS

6.1 Recognising the Rising Need for RCHE Provision

District Profile of Yuen Long

6.1.1 In accordance with the population profile of Yuen Long District, where the Application Site is located, by the Census and Statistics Department ("C&SD"), 15% (around 92,734 people) of the district population was aged 65 or over in 2016 and was expected to increase to 16.8% (around 107,400 people) by 2020[3]. Notwithstanding the ageing population, the total available capacity of both subsidised and non-subsidised residential services are 5,304 places as at 30.6.2021[4], which can only cover about half of the district populace, reflecting the acute demand for increasing RCHE provision in Yuen Long.

6.1.2 Given the slower population growth and longer life expectancy, it is expected to age at a faster pace in the future, hence the surging need for RCHE places to cater for the aging population. According to the Hong Kong Population Projections for 2017 to 2066[5], population ageing will accelerate in the coming two decades and will be most rapid in the future 10 years. It is anticipated the proportion of elderly persons aged 65 and over will increase from 17% in 2016 to 31% in 2036. The elderly dependency ratio is projected to rise to 567 by 2064, meaning each elderly will be supported by 1.8 of working age.

6.1.3 In accordance with "Elderly Services Programme Plan" conducted by Working Group of Elderly Services Programme Plan Elderly Commission[6], a drastic increase in Long-term Care ("LTC") demand is projected from about 60,000 in 2016 to about 108,000 in 2064 with a peak service demand of about 125,000 places in 2051, which is twice the current demand. The demand for Residential Care Service ("RCS") is anticipated to raise from 49,000 in 2016 to around 69,000 in 2051. However, the existing supply RCHE places (including subsidized and non-subsidized) are merely 34,742 as recorded at 30.6.2021[7], which is far below the future demand.

6.1.4 According to a reply by the Secretary for Labour and Welfare responding to questions from a Legislative Councilor on 17.3.2021, the average waiting time for subsidized care and attention places (C&A) and nursing home (NH) are 21 months and 26 months respectively, with over 31,400 and 6,000 people waitlisted for admission to for C&A and NH places[8].

6.1.5 In other words, there is imminent shortfall in RCHE places as the population ages. The Proposed Development will provide a total of about 530 private RCHE places in recognition of the demand to increase the supply of RCHEs to relieve the pressure on service demand and shorten the waiting from for the much-needed care services. It will bring about direct benefits to the population of Yuen Long District as mentioned in paragraph 6.1.1.

[3] https://www.swd.gov.hk/en/index/site_district/page_yuenlong/sub_districtpr/
[4] https://www.swd.gov.hk/en/index/site_pubsvc/page_elderly/sub_residentia/id_overviewon/
[5] https://www.censtatd.gov.hk/en/EIndexbySubject.html?pcode=FA100061&scode=190
[6] https://www.elderlycommission.gov.hk/en/download/library/ESPP_Final_Report_Eng.pdf
[7] https://www.swd.gov.hk/en/index/site_pubsvc/page_elderly/sub_residentia/id_overviewon/
[8] https://www.info.gov.hk/gia/general/202103/17/P2021031700222.htm

6.2 In line with Government's Policy to Increase RCHE Places from the Private Sector

Scheme to Encourage Provision of Residential Care Home for the Elderly Premises

6.2.1 Announced by the Government in July 2003, the scheme to encourage the provision of RCHE premises is launched in new private developments in order to address the surging service demand. RCHE premises which are eligible would be exempted from payment of premium under various land transaction types, such as land exchange, lease modification and private treaty grant subject to lease conditions for ensuring the delivering of RCHE places.

Special Scheme on Privately Owned Sites for Welfare Uses

6.2.2 Announced in the 2013 Policy Address, the Government wanted more flexibly use the Lotteries Fund and better utilize the land owned by non-governmental organizations ("**NGO**") via redevelopment or expansion to deliver different subverted and self-financing facilities. The Special Scheme on Privately Owned Sites for Welfare Uses is later launched by the Labour and Welfare Bureau/Social Welfare Department in September 2013 which elderly services places are targeted on the list of facilities set out by the authority to increase the provision.

Enhanced Bought Place Scheme ("EBPS")

6.2.3 Announced in the 2018 Policy Address, in order to respond to the needs for beds in public hospitals in the seasonal peak of influenza, as well as to enhance the provision of residential respite places for the elderly, the Social Welfare Department ("SWD") introduced a special measure to purchase 250 additional residential places from private RCHEs participating in the Enhanced Bought Place Scheme to deliver residential respite service for the aged individuals over five years starting from 2019-20. It is noteworthy that more resources will be allocated to buy an additional 5,000 EA1 RCHE places under the scheme in the following five years with aims to upgrade the service standard via improved service requirements in terms of staffing and space standard.

6.2.4 The proposed RCHE is a direct response to the above government initiatives to increase private RCHE places which was identified as one of the long-term strategies to tackle the shortfall in such care services, providing additional private services along with the Government's multi-pronged measures.

6.2.5 The proposed RCHE is intended to provide private and self-financing RCHE places, but the Applicant is also open to the possibility of joining the EBPS in the future.

6.3 Not Incompatible with the Surrounding Context

6.3.1 In terms of the surrounding land use pattern, the Application Site is not incompatible with the intermix of land uses which mainly comprises low-rise and high-rise residential, GIC and commercial uses (i.e. YOHO Mall and YOHO Midtown to its west; Sun Kong Hotel and Jockey Club Care & Attention Home, Pok Oi Hospital to the east; Small Traders New Village to the north; and a sewage pumping station to the further south across Castle Peak Road). Furthermore, as discussed in **Section 2**, the current

proposed building height of +25.37mPD is not incompatible with the surrounding building height profile.

6.3.2 Additionally, the proposed RCHE is a complementary land use to the residential developments nearby. While elderly services can be provided conveniently for the local residents, Pun Uk will be open for public enjoyment via guided tours and heritage education programmes.

6.4 Optimal Development Scale with Due Consideration

6.4.1 Due consideration in development scale is given with reference to a similar approved planning application (No. A/YL/256) in Yuen Long, the application for proposed conservation and minor relaxation of building height restriction for permitted social welfare facilities (RCHE) involved a plot ratio of about 2.49 and a building height of not more than +27.5mPD. The subject application is of similar development scale with the abovementioned application in terms of land use, plot ratio and building height. With necessary technical assessments conducted, the development scale of the subject application can be deemed optimal.

6.4.2 Regarding the planning history of the Application Site, the previously approved planning application, No. A/YL-NSW/15 for proposed residential development with preservation of Pun Uk, concerns a plot ratio of 2.66 and the building height ranging from 14-17 storeys (+58.5mPD). Comparing with the proposed building height of this application, it has been significantly reduced to +25.37mPD and the proposed plot ratio has also been decreased to 2.14 for greater compatibility.

6.5 Not concerned with Unprecedented Application

6.5.1 With reference to the above-mentioned approved planning application No. A/YL/256, the proposed conservation-cum-development under this subject application is not unprecedented. Nonetheless, the Proposed Development would provide positive planning outcomes i.e. elderly care services as well as a historically significant place accessible by the general public upon prior booking.

6.5.2 More importantly, as the quality-of-service hinges on the supply of RCHE places. Upon the approval of this application, the private RCHE places provided will ease the pressure of the existing RCHE facilities which in turn could encourage a more robust market comprising quality residential care places. The overall quality of private/public residential care homes would be improved by cumulative efforts.

6.6 Social Benefits from the Conservation-cum-Development of the Privately-owned Heritage

6.6.1 As mentioned in **Section 5.2** above, the Conservation-cum-Development proposal will bring about social, cultural and historical values through guided tours and heritage education programmes to present historic ambience and deliver historic message of Pun Uk. General public, upon prior registration, will be provided the opportunity to visit the conserved Grade 1 Heritage for public enjoyment and appreciation for its historical significance. Together with the new RCHE, the Applicant is committed to the conservation of Pun Uk and to promote healthy aging, while providing sufficient open space, greenery and ancillary services to ensure the RCHE residents lead an active and healthy life.

6.7 Salvage Pun Uk and Put it to Good Use

6.7.1 This project revitalizes the traditional Hakka mansion into a arts/antique gallery with guided tours/heritage programmes provided, themed on the ethics of “Cohesiveness of Hakka people in

Elders and Youngers" (長幼共融) exemplified in a Hakka House. The architectural design welcomes visitors to appreciate and understand Chinese culture through a well-preserved historic building.

6.7.2 A Hakka House is not a static structure. Its inherent concentric disposition allows its extension by building outer rings in the form of Embracing Blocks (圍隴) on two sides and at rear for the wider Hakka clan. It is thus appropriate that, in the modern context of the wider Chinese community of Hong Kong, we can realize these extension blocks as care-homes for the wider elderly residents of Hong Kong, in line with the Chinese tradition that the house as a place where senior family and clan families dwell in serenity.

6.8 Landscape and Visual Enhancement

6.8.1 In terms of the architectural design of the proposed RCHE, it has adopted façade treatment, cascaded building profile and the overall building design with sufficient soft and hard landscaping so as to visually softening the hard lines of the built form, creating a compatible collection of spaces and building forms with the surrounding area as compared with the existing abandon condition of the Application Site.

6.8.2 As demonstrated by the VIA (**Appendix IV**), the photomontages demonstrated the visual compatibility of the Proposed Development within the local context and that with the visual treatments and proposed landscape proposal in place, it will visually improve the existing landscape condition.

6.8.3 With the Proposed Development in place, more greenery including new tree planting will be provided. It will help to reduce heat island effect by deflecting radiation from the sun and releasing moisture to the atmosphere. Similarly, the water feature of the proposed development will also help to reduce temperature by evaporation. It will provide a more pleasant microclimate, promoting more outdoor activities and in turn green living style.

6.9 Enhancement on Drainage and Sewerage Aspects

Drainage

6.9.1 Taking the opportunity for implementing upgrading works proposed in support of new extension RCHE blocks, the infrastructural improvements will together function to salvage Pun Uk by strengthening storm water drainage collection of the historic structure.

6.9.2 Drainage Impact Assessment (DIA) (**Appendix VIII**) has been conducted. Based on the assessment results, upgrading works is proposed to cater for the stormwater generation from the proposed development. The DIA confirms the feasibility of the proposed development in terms of impacts to the public drainage system.

6.9.3 Furthermore, potential flooding might be resulted at heavy storm (1 in 50 year) events due to the insufficient capacity of the existing drainage system can be avoided.

Sewerage

6.9.4 Sewerage Impact Assessment (SIA) (**Appendix IX**) has been conducted. Based on the assessment results, upgrading works of sewers is proposed to cater for the sewage generation from the proposed

development. It confirms that upon the proposed upgrading works, the sewage generation from the Proposed Development is considered acceptable.

6.9.5 Additionally, with the proposed upgrading works in place, it will provide spare capacity for other development in future as well.

6.10 No Insurmountable Impact on Traffic and Environmental (Air Quality & Noise) Aspects

Traffic

6.10.1 The Application Site is well served by public transport including railway, franchised bus and minibus services. Furthermore, with reference to the revised of the Yuen Long South Development Area, a proposed public transport interchange is planned which would likely further encourage visitors to commute on public transport.

6.10.2 Visitors to both the RCHE and Pun Uk will require advanced appointment. On-demand private minibus services will be provided in non-rush hours so as to stagger the timings of busy traffic for smooth road traffic.

6.10.3 With reference to the TIA (**Appendix VI**), upon operation of the Proposed Development, there will be no significant traffic impact anticipated.

Air Quality

6.10.4 With reference to air quality assessment in EA (**Appendix VII**), the buffer separation requirements with respect to the nearest carriageways and the identified chimney stack, which is about 50m higher than the proposed development at over 70m apart, have been fulfilled and adopted in the proposed scheme.

6.10.5 There is no fluff, odour and other noticeable emission identified in the surrounding. Therefore, it is envisaged that the proposed development at the Application Site would not be subject to significant air quality impact.

Noise

6.10.6 In terms of potential road traffic noise impact, with the proposed mitigation measures in place, including acoustic window, fixed glazing and fixed glazing with maintenance window, full compliance of the traffic noise standard can be met. Relevant noise impact assessment has been conducted and no adverse impact is anticipated.

6.10.7 In terms of potential railway noise impact, assessment on the railway viaduct to the north of the site has been conducted. Section of the viaduct is covered up. No unacceptable railway noise impact is anticipated.

6.10.8 In terms of potential fixed noise impact, the identified fixed noise sources located at the rooftop of Pok Oi Hospital over 60m above ground is well shielded by its building structure. No adverse fixed noise impact is anticipated.

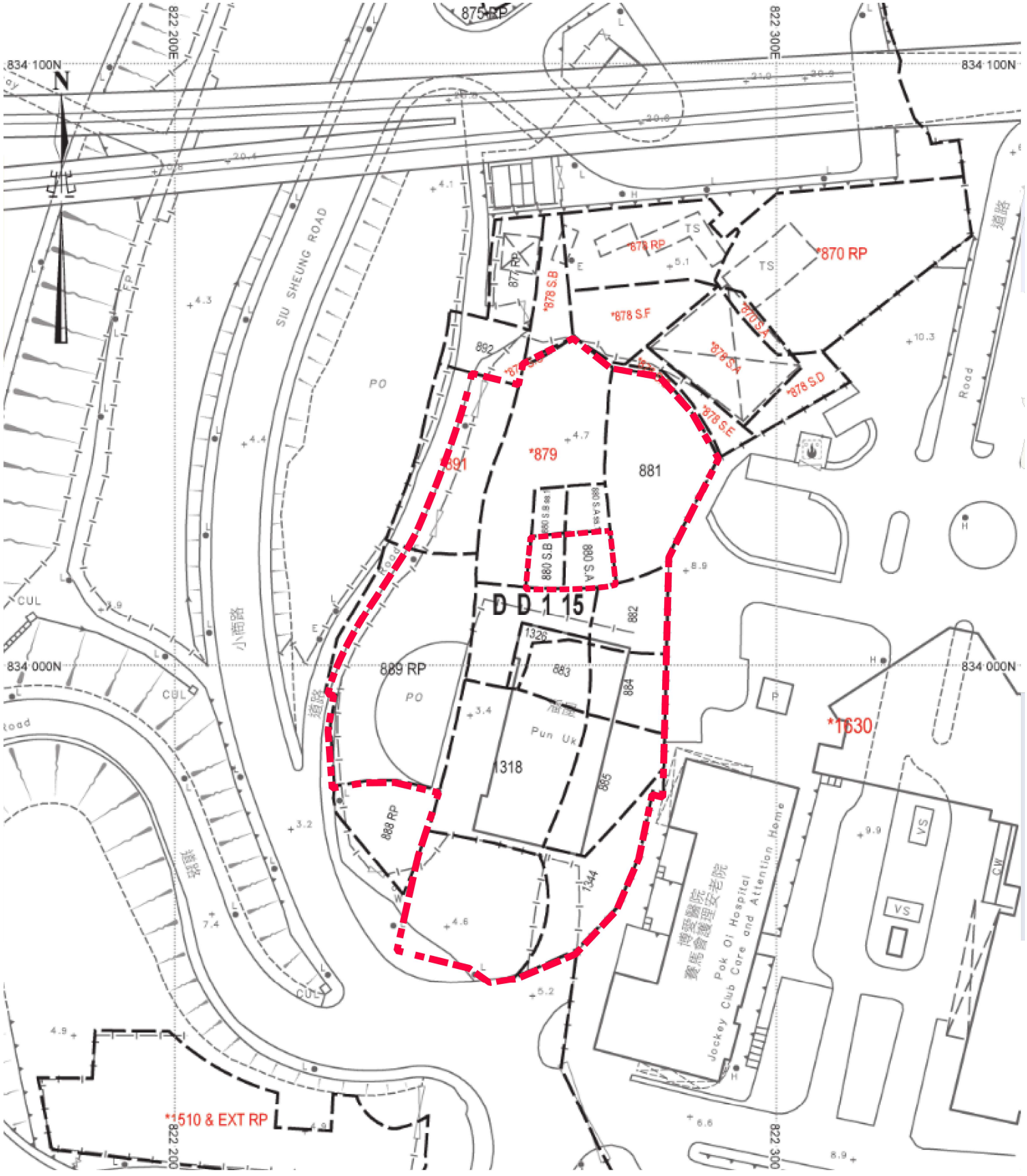
7 CONCLUSION

7.1.1 This Planning Statement is submitted to the Board in support of a proposed conservation of historic building (Pun Uk), Place of Recreation, Sports or Culture (Arts/Antique Gallery and Heritage Education) and Social Welfare Facility (RCHE) with ancillary eating place at Lots 879, 880 S.A ss.1, 880 S.B ss1, 881, 882, 883, 884, 885, 889 RP (Part), 891 (Part), 1318, 1326 and 1344 in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long. The Proposed Development comprises the conservation of the existing heritage Pun Uk to be repurposed for arts/antique gallery and heritage education, and new RCHE development. This Planning Statement aims to provide background information and planning justifications for the Board's consideration.

7.1.2 The Proposed Development is well justified on the grounds that it addresses the acute demand in RCHE places in response to the Government's initiatives; it is not incompatible with the surroundings in terms of its land use and building height; due consideration was given to the Conservation-cum-development proposal such that it would not concerned with unprecedented application; social benefits and enhancement in relation to landscape, visual, drainage and sewerage aspects is expected upon the completion of the Proposed Development, putting Pun Uk to good use; No insurmountable impact on traffic and environmental aspects is anticipated.

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

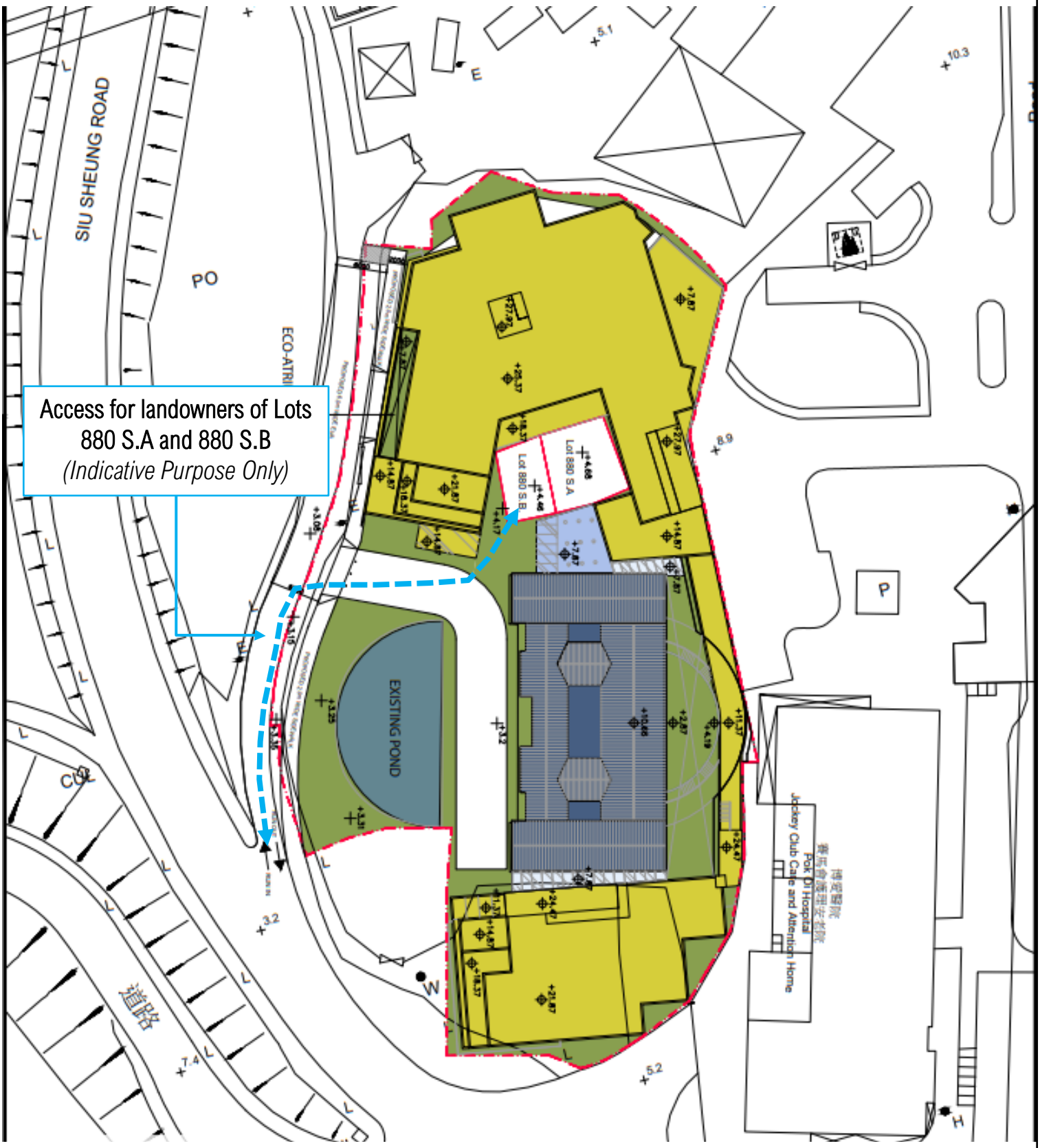
August 2022
PlanPlus Consultancy Limited



LEGEND

Application Site
(for identification only)

PLANPLUS 思顧 CONSULTANCY 隽問		**Project:** Proposed Conservation of Historic Building (Pun Uk), Place of Recreation, Sports or Culture (Arts/Antique Gallery and Heritage Education) and Social Welfare Facility (Residential Care Homes for the Elderly) with Ancillary Eating Place at Various Lots in D.D. 115 and Adjoining Government Land, Au Tau, Yuen Long	**Title:** Lot Index Plan **Project:** PPC-PLG-10066
Scale: N/A	**Date:** September 2021		**Figure 1**



LEGEND

Application Site
(for identification only)

PLANPLUS 思顧 CONSULTANCY 隽問

Scale: N/A

Date: August 2021

Project:
Proposed Conservation of Historic Building (Pun Uk), Place of Recreation, Sports or Culture (Arts/Antique Gallery and Heritage Education) and Social Welfare Facility (Residential Care Homes for the Elderly) with Ancillary Eating Place at Various Lots in D.D. 115 and Adjoining Government Land, Au Tau, Yuen Long

Title: Access to Lots 880 S.A and 880 S.B

Project: PPC-PLG-10066

Figure 2

博愛醫院
賽馬會護理安老院
Pok Oi Hospital
Jockey Club Care and Attention Home

Lot 880 S.A

Lot 880 S.B.

EXISTING POND

PROPOSED 2.0m WIDE SIDEWALK

PROPOSED 6.0m WIDE EVA

PROPOSED 2.0m WIDE SIDEWALK

ECO-ATRIUM

RUN OUT

RUN IN

SIU SHEUNG ROAD

道路

ARCH

單車徑

RCHE

PUN UK

ANCILLARY EATING PLACE

OPEN SPACE / LANDSCAPE

H B & L

PROJECT
PROPOSED RESIDENTIAL CARE HOME FOR THE ELDERLY
AT AU TAU, YUEN LONG

DRAWING TITLE
PROPOSED MASTER LAYOUT PLAN

GENERAL NOTES
-

JOB NO.	HBL2101_S16
DWG NO.	A-10
SCALE	1 : 500@A3
REV.	-
DRAWN	JP
DATE	13/07/2022

博愛醫院
賽馬會護理安老院
Pok Oi Hospital
Jockey Club Care and Attention Home

N

8.9

5.2

3.2

FOR MAINTENANCE USE ONLY

FOR MAINTENANCE USE ONLY

-0.22
(HEADROOM 2.84M)

-0.02
(HEADROOM 7.64M)

+1.05
(HEADROOM 6.57M)

+3.07
(HEADROOM 4.55M)

+3.75
(HEADROOM 3.87M)

P1
P2
P3
P4
P5
P6

E/M

Lot 880 S.A

Lot 880 S.B.

1002

LIGHT BUS BAY

LGV L/UL

LGV L/UL

H B & L

PROJECT
PROPOSED RESIDENTIAL CARE HOME FOR THE ELDERLY
AT AU TAU, YUEN LONG

DRAWING TITLE
PROPOSED BASEMENT PLAN

GENERAL NOTES
-

JOB NO. HBL2101_S16	
DWG NO. 3a	
SCALE 1 : 300@A3	REV. -
DRAWN JP	DATE 01/08/2022

博愛醫院
賽馬會護理安老院
Pok Oi Hospital
Jockey Club Care and Attention Home

N

8.9

KITCHEN

FOR MAINTENANCE USE ONLY

MULTI-PURPOSE

ANCILLARY OFFICE

Lot 880 S.A

Lot 880 S.B.

MULTI-PURPOSE

ANCILLARY EATING PLACE

PLANTER

EL+4.99(MIN.)

EL+4.19

EL+2.37

SLOPE DOWN 5%

EL+2.87

SURFACE CHANNEL

COURTYARD BERM UP 33%

MAINTENANCE PATHWAY

PUN UK

ACCESS DOOR FOR MAINTENANCE USE ONLY

SMALL GATE FOR MAINTENANCE USE ONLY

BEDRM.

BATHRM.

BEDRM.

BATHRM

BEDRM.

BATHRM

BEDRM.

NURSE STATION

MULTI-PURPOSE

PLANTER FOR CLIMBING VINES / PLANTS

5.2

RAMP DOWN 10%

TAXI LAY BY

FOR MAINTENANCE USE ONLY

+3.07

+3.75

LIGHT BUS BAY

LGV L/UL

LGV L/UL

SET BACK WIDTH UP TO 2.94 m

2948

2000

PROPOSED 2.0m WIDE SIDEWALK

KNOCKED-DOWN TEMPORARY CURB

6000

PROPOSED 6.0m WIDE EVA

SIDEWALK WITH ROLL CURB

KNOCKED-DOWN BOLLARDS

LOTUS AREA

EXISTING POND

6000

PROPOSED 2.0m WIDE SIDEWALK

5341

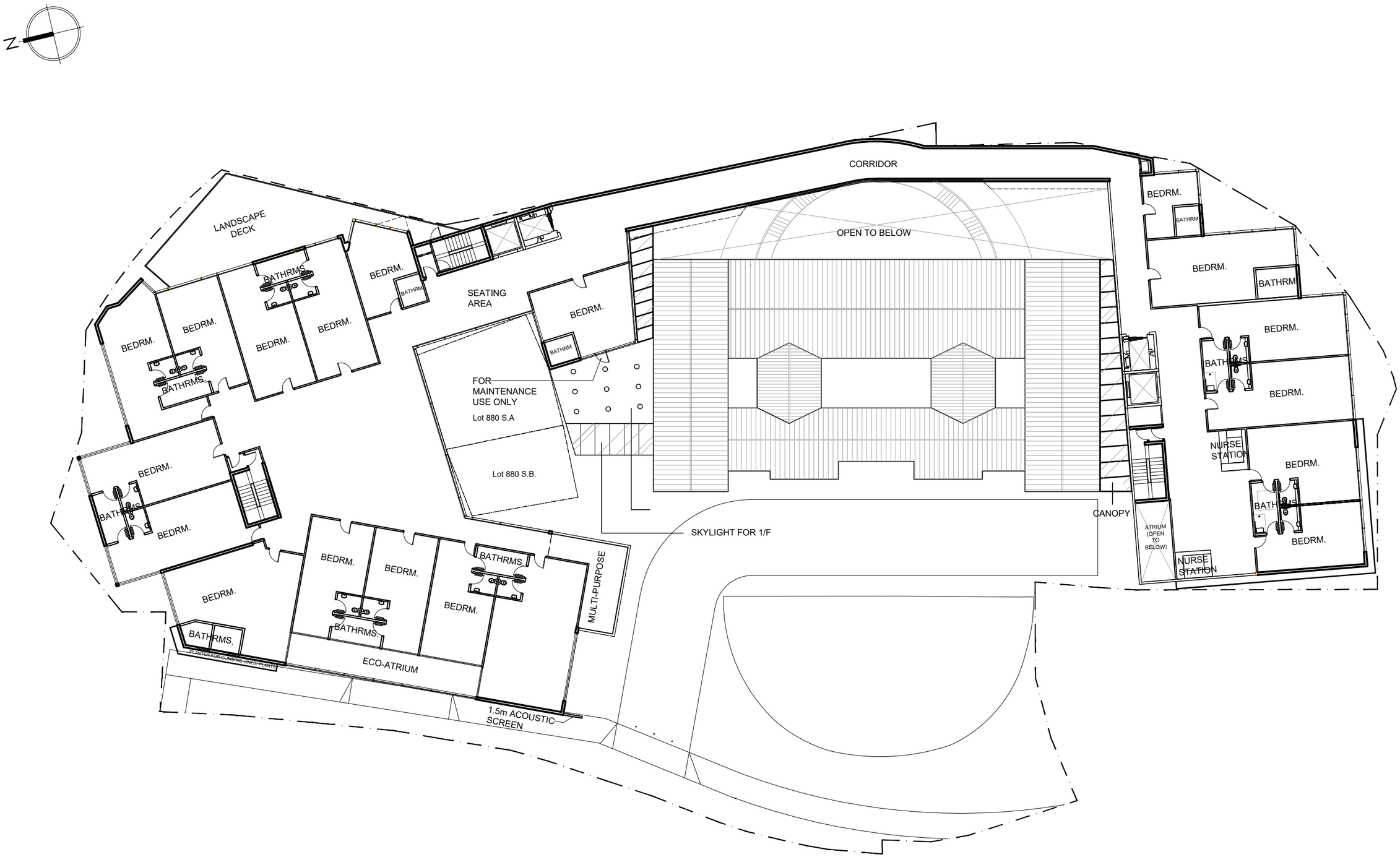
RUN OUT

RUN IN

3.2

W

H B & L	PROJECT PROPOSED RESIDENTIAL CARE HOME FOR THE ELDERLY AT AU TAU, YUEN LONG	GENERAL NOTES -	JOB NO. HBL2101_S16
	DRAWING TITLE PROPOSED 1/F PLAN		DWG NO. 3b
			SCALE 1 : 300@A3 / REV. -
			DRAWN JP / DATE 01/08/2022



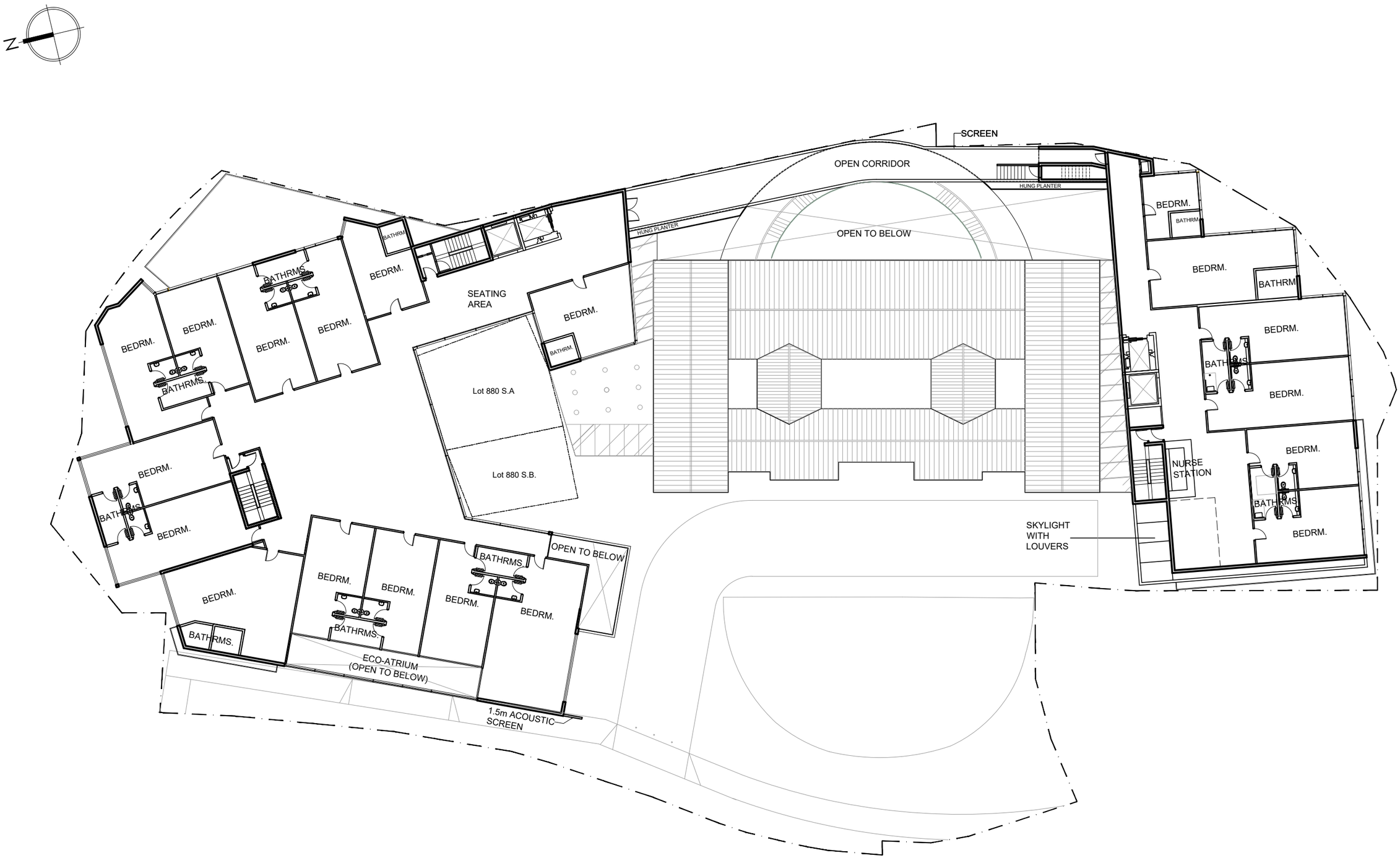
H B & L

PROJECT
PROPOSED RESIDENTIAL CARE HOME FOR THE ELDERLY
AT AU TAU, YUEN LONG

DRAWING TITLE
PROPOSED 2/F PLAN

GENERAL NOTES
-

JOB NO.	HBL2101_S16
DWG NO.	3c
SCALE	1 : 300@A3
REV.	-
DRAWN	JP
DATE	01/08/2022



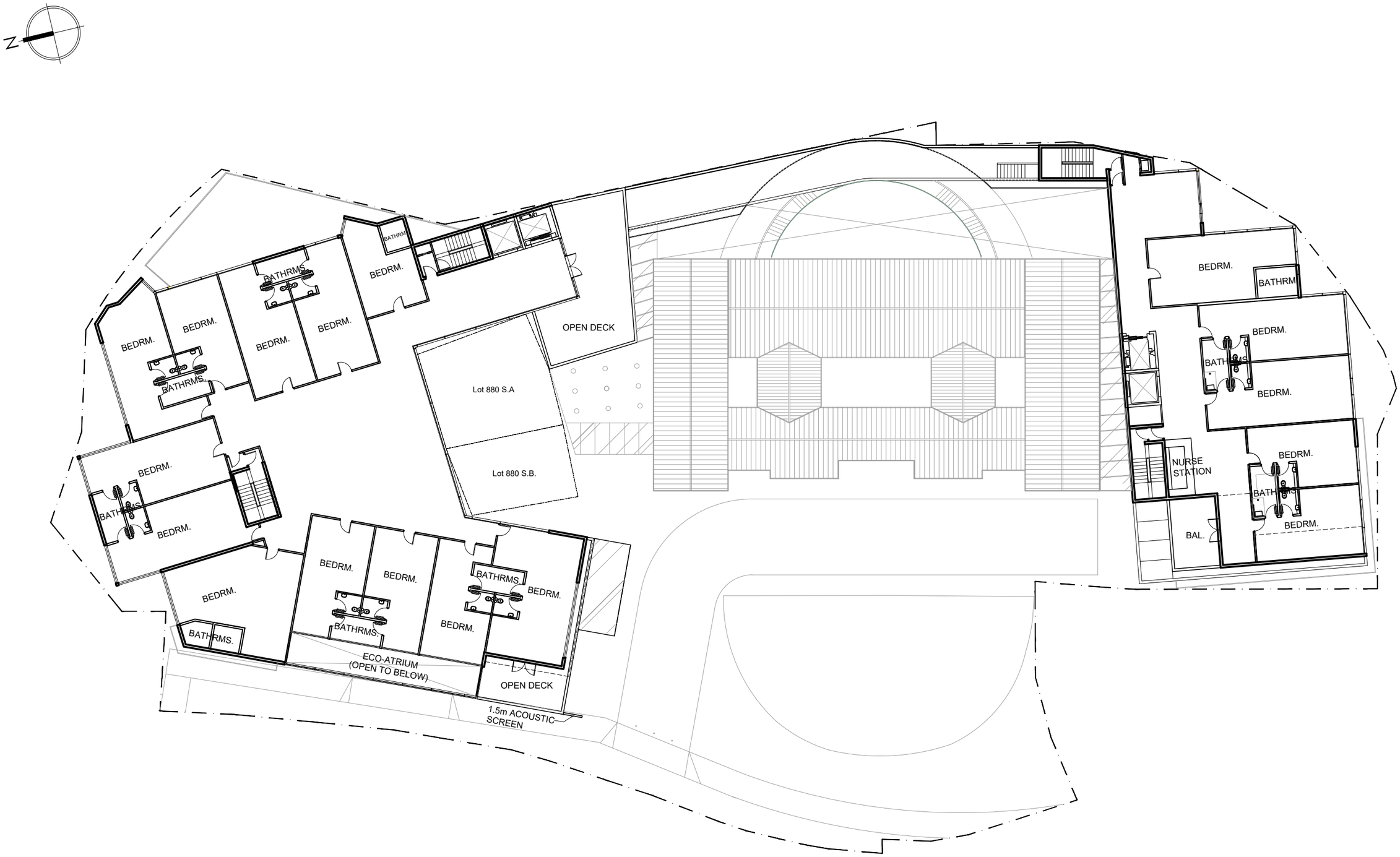
H B & L

PROJECT
PROPOSED RESIDENTIAL CARE HOME FOR THE ELDERLY
AT AU TAU, YUEN LONG

DRAWING TITLE
PROPOSED 3/F PLAN

GENERAL NOTES
-

JOB NO.	HBL2101_S16
DWG NO.	3d
SCALE	1 : 300@A3
REV.	-
DRAWN	JP
DATE	01/08/2022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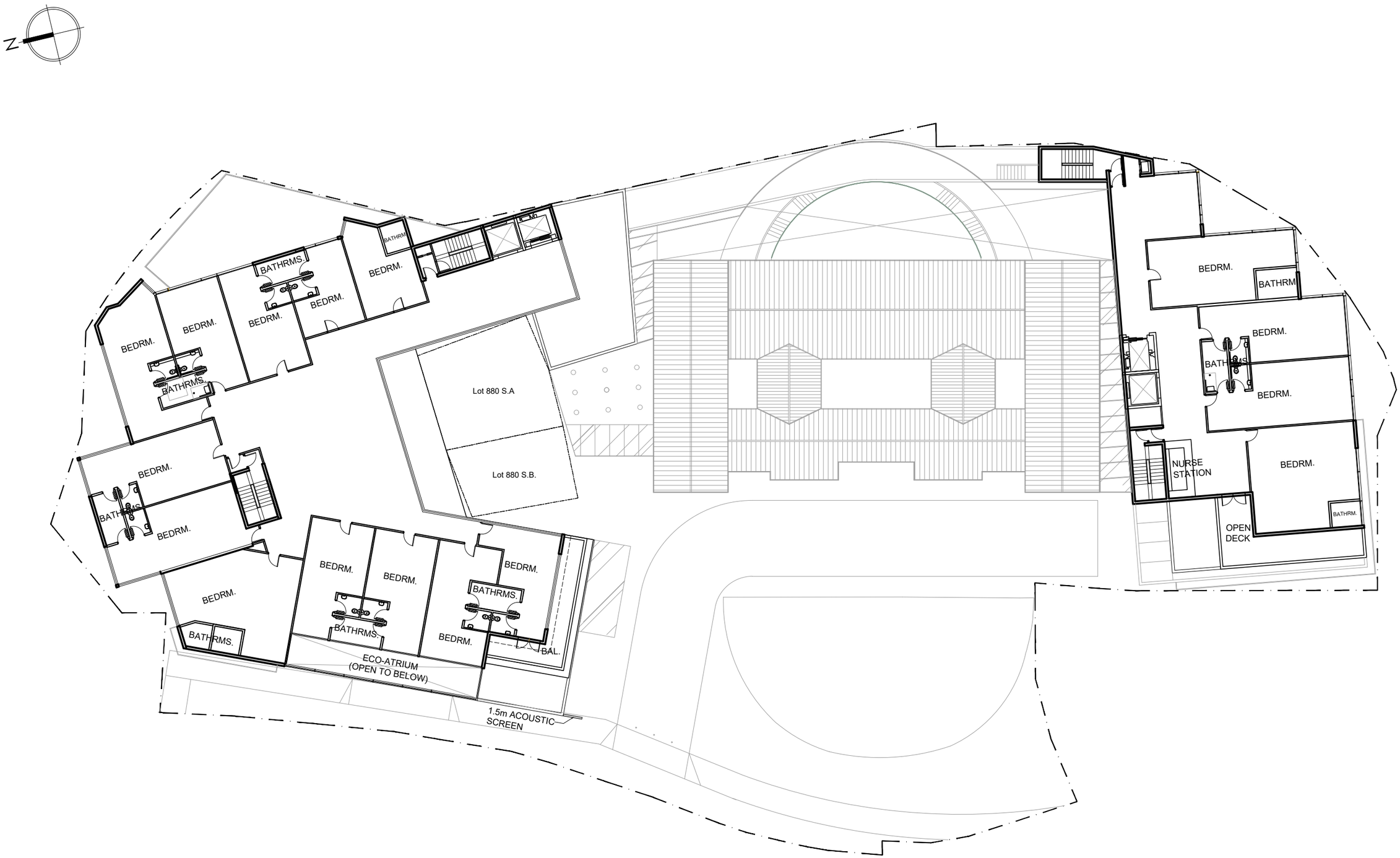

H B & L

PROJECT
PROPOSED RESIDENTIAL CARE HOME FOR THE ELDERLY
AT AU TAU, YUEN LONG

DRAWING TITLE
PROPOSED 5/F PLAN

GENERAL NOTES
-

JOB NO.	HBL2101_S16
DWG NO.	3f
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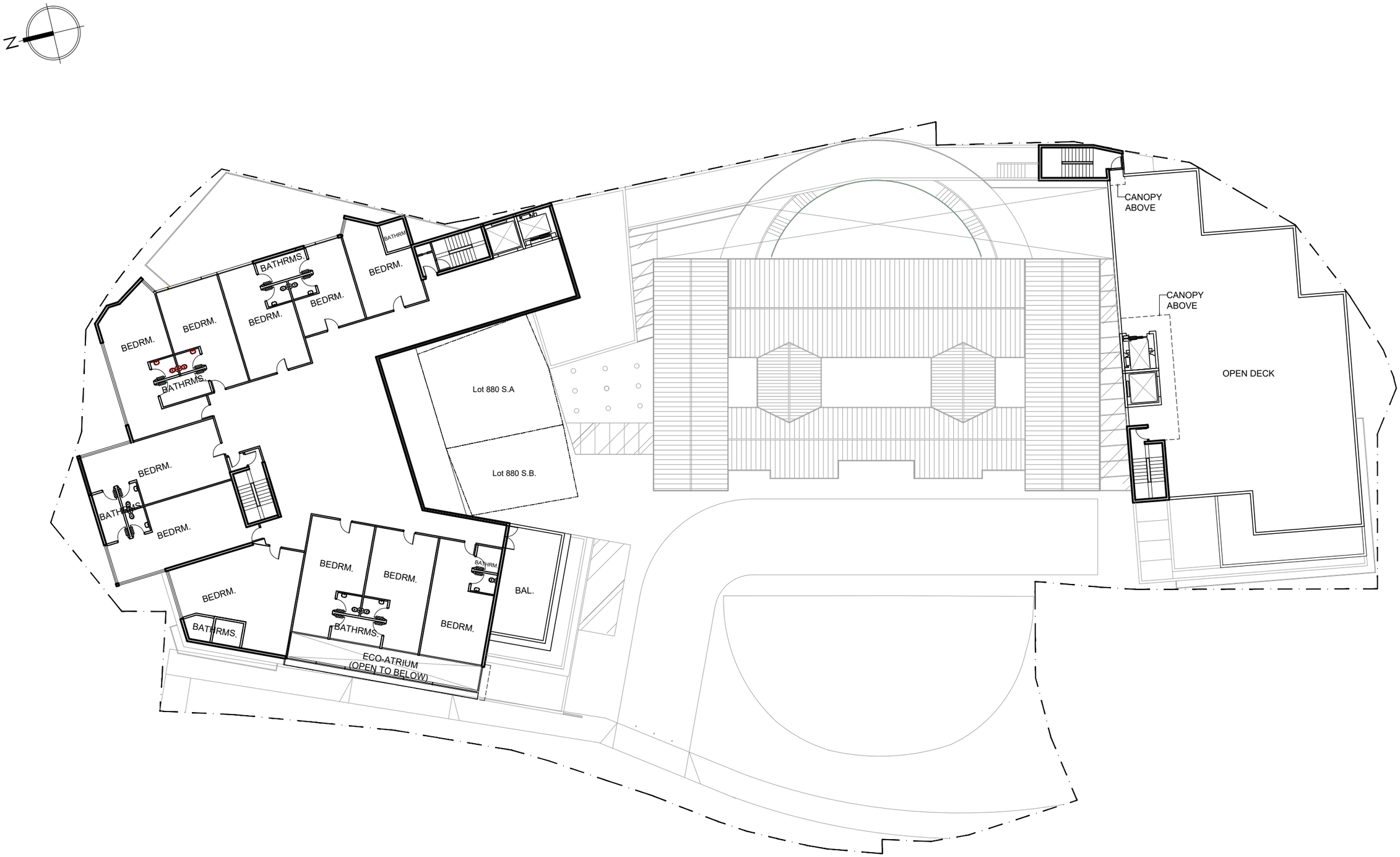
REV.	-
DRAWN	JP
DATE	01/08/2022



H B & L

PROJECT
PROPOSED RESIDENTIAL CARE HOME FOR THE ELDERLY
AT AU TAU, YUEN LONG

DRAWING TITLE
PROPOSED 6/F PLAN

GENERAL NOTES
-

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DWG NO.	3g
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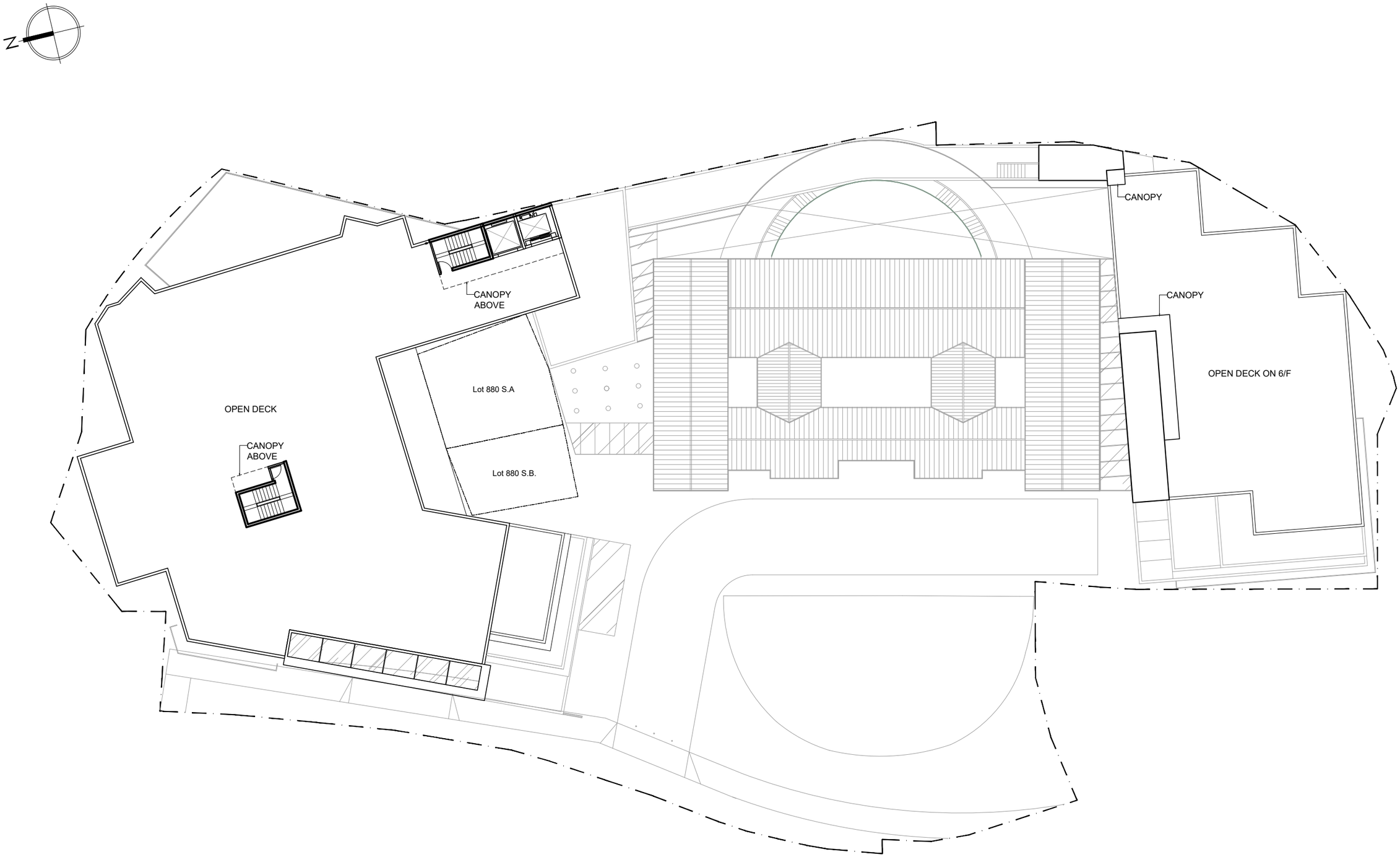
REV.	-
DRAWN	JP
DATE	01/08/2022



H B & L

PROJECT
PROPOSED RESIDENTIAL CARE HOME FOR THE ELDERLY
AT AU TAU, YUEN LONG

DRAWING TITLE
PROPOSED MAIN ROOF PLAN

GENERAL NOTES
-

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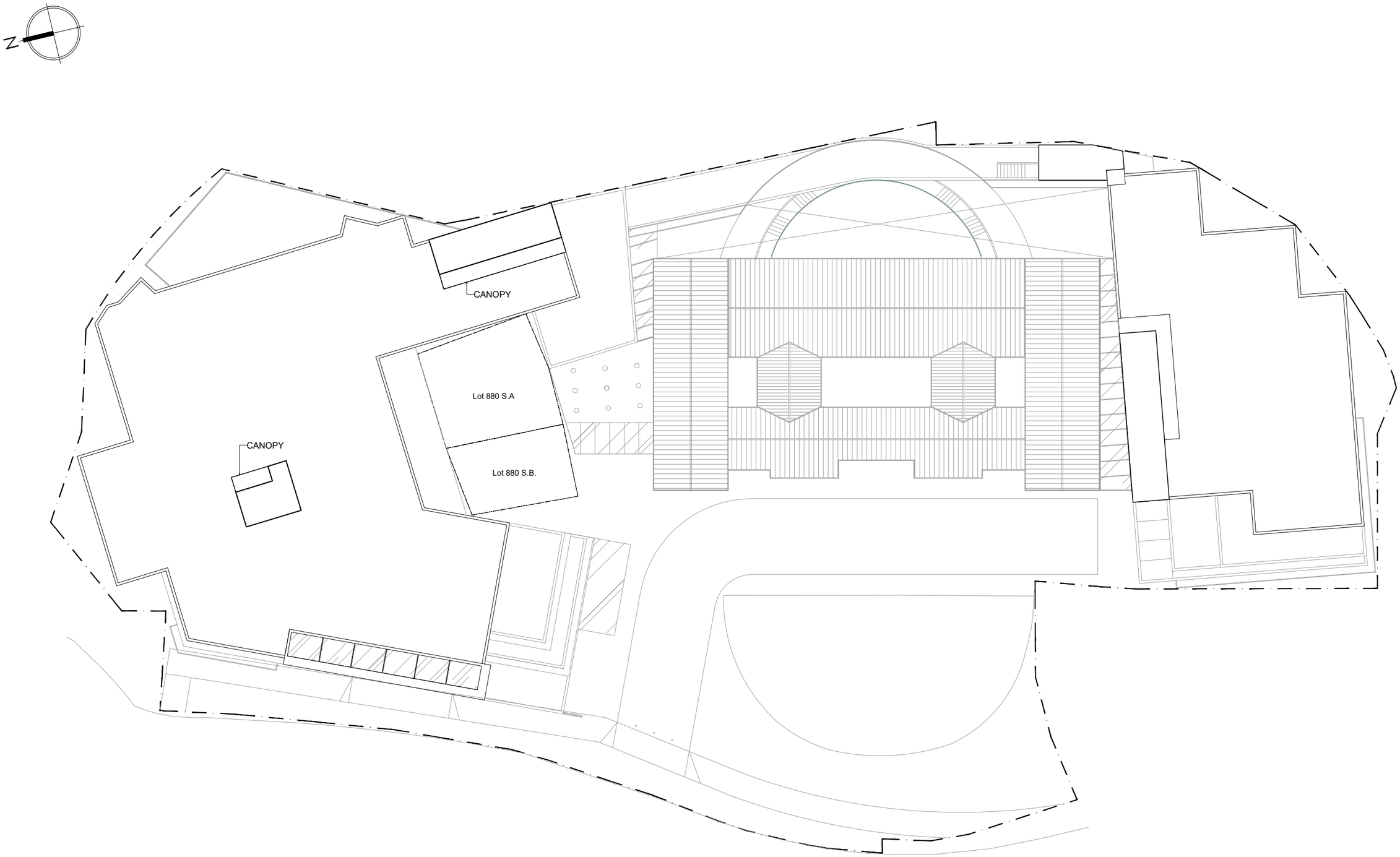
DWG NO. 3h	
SCALE 1 : 300@A3	REV. -
DRAWN JP	DATE 01/08/2022



H B & L

PROJECT
PROPOSED RESIDENTIAL CARE HOME FOR THE ELDERLY
AT AU TAU, YUEN LONG

DRAWING TITLE
PROPOSED UPPER ROOF PLAN

GENERAL NOTES
-

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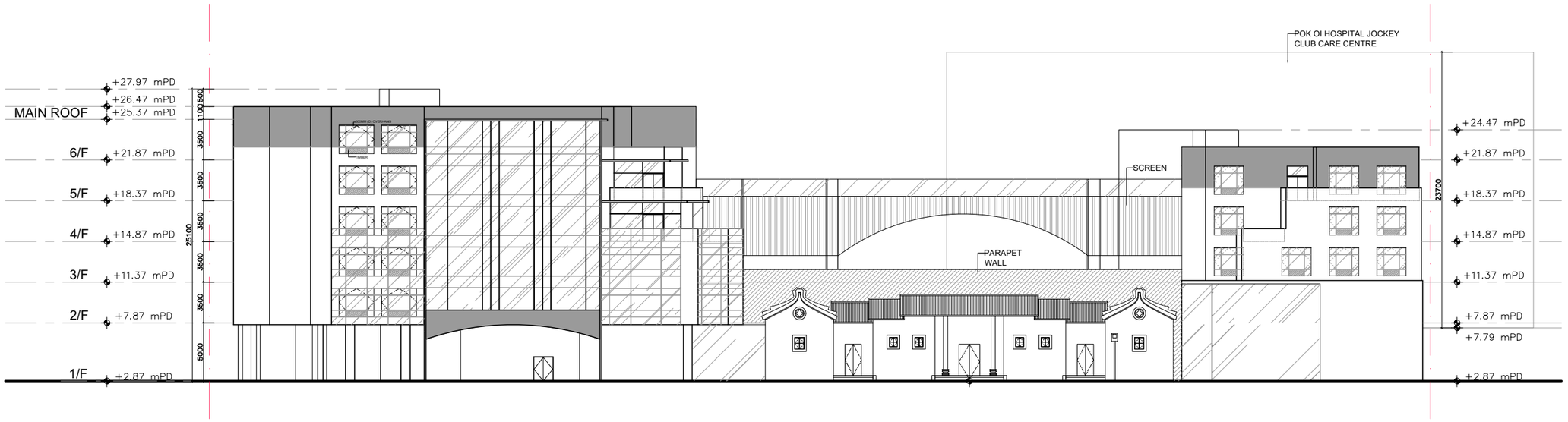
DWG NO. 3i	
SCALE 1 : 300@A3	REV. -
DRAWN JP	DATE 01/08/2022



H B & L

PROJECT
PROPOSED RESIDENTIAL CARE HOME FOR THE ELDERLY
AT AU TAU, YUEN LONG

DRAWING TITLE
FRONT ELEVATION

GENERAL NOTES
-

JOB NO. HBL2101_S16	
DWG NO. 3j	
SCALE 1 : 400@A3	REV. -
DRAWN JP	DATE 01/08/2022

Appendix I

Preliminary Heritage Statement and Conservation Proposal

Preliminary Heritage Conservation Statement in support of S.16 Planning Application
Prepared by Heritage Conservation Advisor: Mr Edward Leung.
Date of this Statement Document: 5th August 2022.



0.0 Executive Summary of Heritage Statement and Conservation Proposal:

0.01 Project Mission:

"Elders enjoy Serenity; Juniors attain Learnedness" (老有所安, 幼有所學) [1] is the vision of this revitalization of the Pun Uk (潘屋) historic ensemble and site into a cross-generational co-used compound, to perpetuate traditional meaning of a Hakka House.

0.02 Project Overall Operation:

The Owner of Pun Uk is dedicated to best-practice Conservation and Adaptive Reuse of this Grade 1 Historic Building and the front Feng-Shui Pond. Upon conservation, Pun Uk will be reuse for arts/antique gallery and heritage learning programme for presenting heritage knowledge to the public and students, together with developing the adjacent land for elderly care sevices.

0.03 Conservation of Historic Building:

The Owner is committed to restore the Pun Uk historic compound, including the Half-Moon Pond and Forecourt, to reveal the exquisite decorations, revive the traditional craftsmanship, to present the cultural meaning of the rooms and spaces.

0.04 Complimentary Extension Blocks:

This proposal also includes building extension blocks to the rear and side, in a composition taking reference from traditional Hakka House ensemble, and used as elders home, in the Hakka spirit that the house be expanded into a meeting place for elders and youngsters.

0.05 Seek Planning Approval:

Upon further proceeding of the application, the Owner undertakes to submit Conservation Management Plan (CMP) and Heritage Impact Assessment (HIA), if required, to illustrate the conservation design in detail.

1 Adapt from "Books of Rites" 《禮記》475-221BC, "Elders enjoys Dependence; Juniors achieve Development" "老有所依, 幼有所長".

1.0 Heritage Objectives of this Project:

1.01 Background of this Project:

This project is the heritage conservation of the prominent Grade 1 Historic Building known as Pun Uk (潘屋), together with the revitalization of the adjoining associated grounds as a compatible social use. The Owner proposes to revitalize and reuse the historic house for public enjoyment. It welcomes the younger generation to appreciate and understand Chinese culture through a well-preserved historic building, as well as providing an opportunity to share cultural experience with elderly generation.

1.02 Purpose of this Document:

The Proposed Development intended for the adaptive reuse of the historic building, together with extension blocks on the site as accommodations for elderly residents, and the revival of the semi-circular pond and surrounding landscape and open-courtyards into communal spaces compatible with the heritage environment. This Preliminary Heritage Statement forms this submission by briefly explaining:

(i) How this project preserves and restores the Character Defining Elements (CDEs) of the historic Mansion and the Pond, and sustains the transmission of traditional craftsmanship;

(ii) How the Adaptive Reuse design reveals and presents the heritage significance of the historic compound;

(iii) How the overall development of the site, including the extension blocks, and the infrastructural and landscape works, support the conservation of the historic compound; and,

(iv) How the design of the extension blocks are drawn from heritage concepts of a Hakka compound and how the extension with the extension blocks sustains and perpetuates the heritage values.

1.03 Heritage Principles of Adaptive Reuse:

The Burra Charter promulgates heritage conservation as a combination of methods to "retain its Cultural Significance… (Including) Adaption means modifying a place to suit proposed compatible uses"[2]. The contemporary international heritage conservation profession acknowledges that, good-practice Adaptive Reuse is also valid heritage conservation, as long as the Cultural Significance is sensitively sustained, Character Defining Elements (both tangible features and intangible spatial and environmental characters) are well preserved and presented, and proposed adapted use is compatible, sustainable, inclusive, and accessible.

1.04 Heritage Visions of the Owner:

The Owner belongs to a well-established patriotic and philanthropic family[3] in Hong Kong, dedicated to both driving transmission of Chinese heritage in Hong Kong, as well as supporting local welfare initiatives. From the beginning, the Owner already had a vision that, the Pun Uk should

2 The "Charter for the Conservation of Places of Cultural Significance" was first adopted by Australia ICOMOS in 1979. The current version is 2013. Burra Charter is made reference by many countries and jurisdictions, including the government and professions in Hong Kong. Articles 1.4 & 1.9 states that, "Conservation means all the processes of looking after a place so as to retain its Cultural Significance. It includes maintenance and may, according to circumstances, include preservation, restoration, reconstruction and adaption, and will be commonly a combination of more than one of these; …. (where) Adaption means modifying a place to suit proposed compatible uses."

3 Mr TT Tsui, 1940-2010, entrepreneur, philanthropist and an antique connoisseur. He was also a Hong Kong member of the Standing Committee of the Chinese People's Political Consultative Conference.

not merely to be well restored and preserved, but also to be used as a vehicle to promote Chinese culture and traditional architectural excellence. This background is not dis-similar to Mr Pun Kwan-min (潘君勉), the original founder of Pun Uk, who built this mansion and created this ensemble in 1934 as a showcase to disseminate the Hakka heritage, and also as magnanimity to welcome lineage families, patriotic comrades, esteemed scholars and community members. The Owner has a vision of reviving this place in the spirit of "Cohesiveness of Elders and Youngers" (長幼共融), being an embracing, inclusive, and contemporary expression of the cultural tradition of the Hakka family house worthy of the prominent heritage status of Pun Uk. The Owner proposes to adaptive reuse and open-up the restored Mansion, together with the landscape, for arts/antique gallery and heritage education where tours within Pun Uk and heritage learning programmes would be provided on a regular basis. The proposed tours and learning programmes will be open to the general public by appointment. Pun Uk where the family treasures that illustrates Chinese culture can be shared with, and presented to visitors and the be used for nurturing of the younger generation. At the same time, low-rise extension blocks will be erected to the sides of the historic ensemble, that offer quality accommodations to senior members of the community amongst the historic rural environment.

1.05 Compatible use of Extension Blocks as Eldering Home:

The Owner undertakes that the Extension Blocks will be operated to provide a high-quality, and well managed tranquil and respectful elderly services. The design and disposition of the elderly home blocks will be inspired by the appreciation of the evolution of a Hakka compound, thus can integrate seamlessly with the historic mansion, communal spaces and scenic routes, with an objective to present the "Spirit of the Place" [4], a key driving principle for best-practice sustainable conservation now recognized by international heritage field.

2.0 Heritage Significance of Pun Uk and Conservation Policies:

2.01 Statement of Historical Significance and Policy to Sustain this Significance:

Historical Significance:

The Pun Uk testifies the contribution of the Pun family, as a reflection of Hakka clans and Chinese immigrant families, to the history of Hong Kong. The Pun Uk firstly served as showcase to disseminate the Hakka heritage and welcome lineage families when first built, but later extended as a magnanimity to accommodate patriotic comrades, esteemed scholars and community members during the turbulent era of transformation of Hong Kong.

Conservation Policy:

To sustain the historical significance, it is recommended not merely to keep the existing status, but indeed to revive the house into a place to present the history of mainland immigrants, greet community visitors, carry out cultural exchanges, and connect with institutes focused on Chinese heritage.

2.02 Statement of Architectural Significance and Policy to Sustain this Significance:

4 The current criteria for UNESCO Asia Pacific Awards for Cultural Heritage Conservation includes three main areas of achievement: (i) Understanding of Significance of the Place", (ii) Conveying the Spirit of Place, and (iii) Communicating the significance of the place through appropriate interpretation. https://bangkok.unesco.org/content/what-are-we-looking-0

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Architectural Significance:

The Pun Uk is a rare, intact, faithful, and exquisite exemplar of surviving Hakka House ensemble in Hong Kong. Its dispositional concept, constructional method, and decorative elements presents the aspiration of Chinese filial piety virtues, geomancy principles, vernacular technical wisdom, and clanship craftsmanship characteristics.

The Pun Uk can also be seen as an essential component of the several remaining Hakka House ensembles of Hong Kong, that explains how the Hakka House built form adapts to evolving circumstances throughout the history of HK. The Pun Uk, and other remaining Hakka Houses in HK, indeed make up a valuable chapter that compliments the wider Hakka Architectural Heritage in Mainland and Overseas, which, together build up the rich Chinese vernacular architectural heritage.

Conservation Policy:

To illustrate the Architectural Significance, adaptive reuse approach is adopted as an exemplar for presenting Chinese cultural heritage, a venue for explaining Chinese architectural values to our younger generation, and as a vehicle for disseminating the architectural aesthetics and craftsmanship. Taking reference to the inherent adaptive capability of a Hakka ensemble, the whole ensemble can be extended according to the traditional concept.

2.03 Statement of Social Significance and Policy to Sustain this Significance:

Social Significance:

The Pun Uk illustrates the Hakka House Ensemble, not merely as a dwelling, but indeed a space that strengthens the Chinese ethics of "Cohesiveness of Elders and Youngers" (長幼共融) and "Transmission and Compassion" (傳承關愛).

The building form and the uses of spaces promote family ties, connect with the ancestral lineage, accumulate the cosmic and geomantic energies, express the moral of filial piety, compliment the surrounding rural environment, and extend the family philanthropy to the larger community.

Conservation Policy:

To perpetuate the Social Significance, the proposed heritage education will focus on presenting the Chinese cultural heritage to the younger generation of Hong Kong. To continue the Hakka filial heritage, we propose to extend the ensemble by building side blocks as elderly home. The operator will arrange regular events themed on Chinese heritage that the elderly residents and young visitors can meet and enjoy.

2.04 Statement of Scientific and Environmental Significance and Policy to Sustain this Significance:

Scientific and Environmental Significance:

The Pun Uk, despite surrounded by new developments, still sits amongst modest patch of remaining landscape, that recalls the original topography and vegetated landscape that a Hakka house within the paddy field would have situated in. The house form and decorations that correspond to geomancy illustrates the Chinese aspirations of integration of living and cosmos. The Half-Moon Pond, despite diminished in traditional environmental functions, is still intact in its form and salvageable. The rear slope, despite losing the Feng Shui Woodland a Hakka house needs, has a minor portion of the topography that can be re-interpreted.

Conservation Policy:

To sustain the Scientific and Environmental Significance, we propose that to revive the micro-climate control and storm water soothing functions of the Half-Moon Pond as it traditionally had. We will also reinstate part of the topography by building up the earth level and vegetating the cascading extension blocks, to recreate the Hakka House ambience as it would have needed.

2.05 Continuance of the Hakka Tradition of Community Extension:

The typical Hall and Side-row House (堂橫屋) ensemble, far from being a rigid format, was evolved by Hakka peoples through centuries as an infinitely expandable multi-purpose space, to suit the community need. The vision of this project is to sustain this tradition. Historic research reveals that, the Pun family built this house, in 1930s, as a magnanimity to greet clan fellows and comrades fleeing the mainland under imminent threat of Japanese invasion at that time. It is reasonable to expect, had it not been the war, the Pun family may have expanded the compound by building outer rings of Embracing Blocks (圍隴) as per Hakka tradition. The World Heritage Site (WHS) of Fujian Tulou (福建土樓), rightfully recognized the ongoing evolution of the Tulou as a living tradition instead of a frozen relic, such as including Qiao-fu Lou (僑福樓) of 1960s and other examples like Nanjing Tien-lug Village (南靖田螺村) that continue to expand or adapt as contemporary hostels, visitor centres, or small-scale local shops. We strongly believe that, the honourable approach to conserve and sustain this prominent and significant Hakka House ensemble is to continue the philanthropic, community conscious, and social inclusiveness Hakka tradition, instead of merely keeping the building structure in frozen timezone. We believe that the best future for Pun Uk is to adapt into a sustainable contemporary social use that reflects the spirit of "Cohesiveness of Hakka people in Elders and Youngers" (長幼共融) and "Transmission and Compassion" (傳承關愛), originally intended for a Hakka house.

2.06 Long-term Landscape and Environmental Protection:

(a) Salvage Historic Structure:

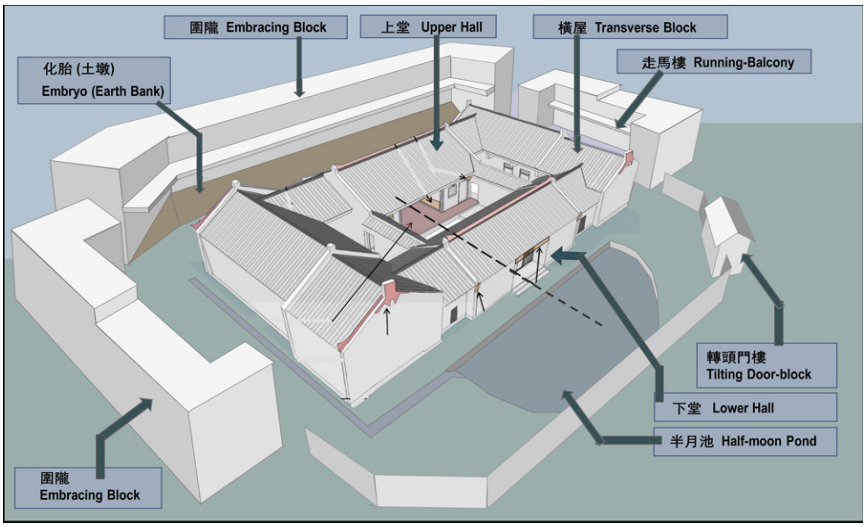
Our survey reveals that the structural damage to the walls of Pun Uk historic compound appears to be caused by its land subsidence, due to inherent shallow foundation upon ancient farmland. The only pragmatic long-term safeguarding of this important historic compound is to carry out comprehensive careful strengthening of foundation (by means of minimum intrusive under-pinning). The conservation shall execute these essential measures to salvage the historic compound during the construction of the proposed side blocks and rear retaining wall.

(b) Landscape Environment:

Pun Uk, as a typical traditional Hakka House, actually originally included the rear Feng Shui Woodland (風水林) on higher hill at the immediate rear, until, as Historic research reveals, that the Pun family voluntarily offered the rear higher land to the hospital, as an extension of the Pun family philanthropic gesture. We therefore design the extension blocks to rear and sides with rich vegetation, to complete the landscape encirclement that the historic compound would have needed.

3.0 Reuse and Extension derived from Heritage Composition of Hakka House:

All Hakka Houses are meant to be symmetrically and centric laid-out, with a series of Halls (堂) and Courtyards (庭) along the central axis, and then expanding on sides by Transverse Blocks (橫屋) and further with Embracing Blocks (圍隴) and Fence Walls. The Pun Uk is a fairly modest Hakka ensemble made of Two-Hall Two Row composition (兩堂兩橫佈局). However, we can make reference to other bigger surviving Hakka compounds in HK, such as Sam Tung Uk (三棟屋), Tsang Tai Uk (曾大屋), Yuen Long Yeung UK (元朗楊屋村), Kong Hai Wai (江夏圍), and Mui Wo Yuen Mansion (梅窩袁氏大宅) [5]. Then, we can understand that a Hakka House can adopt many other compositions based on the same concentric principles, and can even expand by adding layers of outer blocks to suit the family clan size. The following briefly explains how a Hakka Ensemble is firstly made-up and then how it can expand.



(Fig 01: Diagrammatic Composition of a Hakka House Ensemble)

3.01 Halls (堂) and Courtyards (庭):

These are along the Central Axis, and used for purposes of assembly and rituals. We propose that, for Pun Uk, the existing front central block, known as Lower Hall (下堂), be used as greeting space for incoming public or school tours, and the rear central block, known as Upper Halls (上堂), be adaptive reused as main exhibition halls for the Owner's treasures. During good weather, communal activities can also be held in the Central Courtyard (中庭).

3.02 Transverse Blocks (橫屋):

A Hakka House will always have Transverse Blocks (橫屋) on two sides, facing the centre, for dwellings of sub-families of the clan, with shared long courtyards as gathering spaces of the sub-families.

3.03 Embracing Blocks (圍隴):

5 The analysis of other Hakka houses in HK: Sam Tung Uk (三棟屋), Tsang Tai Uk (曾大屋), Yuen Long Yeung UK (元朗楊屋村), Kong Hai Wai (江夏圍), and Mui Wo Yuen Mansion (梅窩袁氏大宅), have more rows of Transverse Blocks, or have additional Embracing Blocks, or have additional Fence Walls and Gate-houses, compared with Lun Uk. These will be analysed in the Heritage Study of the future Conservation Management Plan (CMP).

Other larger Hakka Houses in HK would have built simple outer rows of dwelling units on two sides, or along the rear, known as Embracing Blocks (圍隴), slightly detached from the Halls and Transverse Blocks, as longer and sometimes taller blocks, either in semi-circular or rectilinear layout. These Embracing Blocks were dwellings for the distance branches of family in the clan, which can be inter-connected by Running-Balcony (走馬樓) on upper level to enhance communications amongst branch families. We propose to build new extension blocks on two sides, as encircling forms, as elders' residences, as per Hakka family would have built side Embracing Blocks (圍隴) for their extended families. The side blocks, modelling in a form of, lower in front, rising towards the rear as per Hakka rites, would be vegetated into cascading gardens to bring back the rural ambience. Constrained by the tight rear boundary, a narrow row of rear blocks to complete the encirclement as a Hakka house would have intended. This rear block will incoorporate open corridors, accessible by visitors, in a form similar to the traditional Running-Balcony (走馬樓), to allow panoramic view of the historic ensemble.

3.04 Forecourt and Pond:

The Half-Moon Pond (半月池) in the Forecourt (前埕) of a Hakka House, is not merely a Feng Shui feature, but serves the purpose of not just serving the Feng Shui and scholarly aspiration purposes, but also as a practical micro-climatic control devise, drainage distill tank, and water reserve. We propose to not just keep the Pond intact, but to revive it as a living water cleansing and micro-climate soothing system as it would have meant originally.

3.07 Earth Bank and Rear Landscape:

All Hakka Houses would be built on a gently sloping ground, from the lower forecourt, rising to an Earth Bank (土墩) to form higher ground at the rear Hall, known as Embryo (化胎) to symbolize fertility in Hakka tradition. Constrained by the rear boundary, it is proposed to rebuild the rear into a small memorial garden on slightly higher bank, and encircled by the new rear extension block to offer a sense of the traditional Embryo of a Hakka house.

4.0 Tentative Operation of Heritage Education Programme in the Premises of Pun Uk

Noting the historical value of Pun Uk, along with its distinctive architectural style and the distinct representation of the heritage values of Hakka House, the Applicant takes this opportunity to provide heritage education to the public to appreciate the historical structure of Pun Uk and the cultural and historical values it represented. Hence, it is proposed that the historic ensemble of Puk Uk will be adaptively reused as an arts/antique gallery for displaying the rich Chinese artefact collections owned by the Applicant in illustrating and disseminating the tremendous Chinese cultural heritage.

A Heritage Education Programme will be provided by the Applicant which operates in face-to-face and virual formats as Monthly Guided Tour and Online Virtual Tour respectively that could be accessed by all public members. The details of the Heritage Education Programme are as follows:

4.01 Heritage Education Programme

The Heritage Education Programme aims to continually promote Chinese Culture to the general Public. In general, the Programme will be emphasizing educating the public about the uniqueness and cultural and historical value of the artefacts collections to be displayed on the premises, and also the historical structure of Pun Uk. The ultimate goal of the Programme is to generate interest among the general public in the long history of China, and also how culture and lifestyle changed across the thousands of years of civilization. It is hoped that participants would appreciate the unique artisanship and the social and historical values of Chinese culture.

4.02 Monthly Guided Tour

For the face-to-face guided tour, public members could reserve a place for the monthly guided tours visiting the entire Grade 1 Historic Building – Pun Uk, where **25 quotas** would be provided for each tour due to considerations of crowd control and assurance of the programme quality. The tour will be **free of charge** and open for **all public members** on advanced appointment.

4.03 Online Virtual Tour

As limited quotas are offered for the Monthly Guided Tour due to crowd control and tour quality concerns, it is hoped that virtual tours could offer access to public members to appreciate and learn about the history and architectural features of Pun Uk, and the historical artefact displayed within the premises. Online visitors could virtually walk-through inside Pun Uk, with descriptions and interactive features offering information about the historical and architectural elements within Pun Uk. The virtual arrangements will be **free of charge** and open for **all public members** at all times.

Reference Photos



(Fig 02: Reference Image of Safety Grids for the Half-moon Pond)



(Fig 03: An example of the water lily pond in Jao Tsung I Academy at Lai Chi Kok, Kowloon)

---(End)---

Appendix II

Supplementary Architectural Statement

Design Concept

Home of the Aged embracing the precious aged Jewel

耆英居中的歷史寶盒

Loci Group

PUN UK - PRESENT



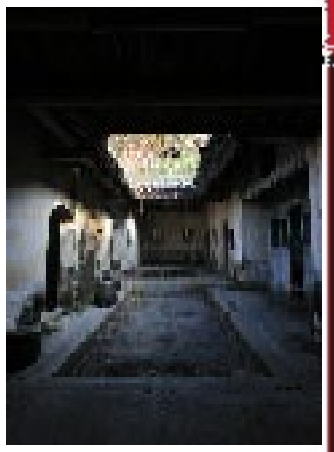




Loci Group

PUN UK - PRESENT



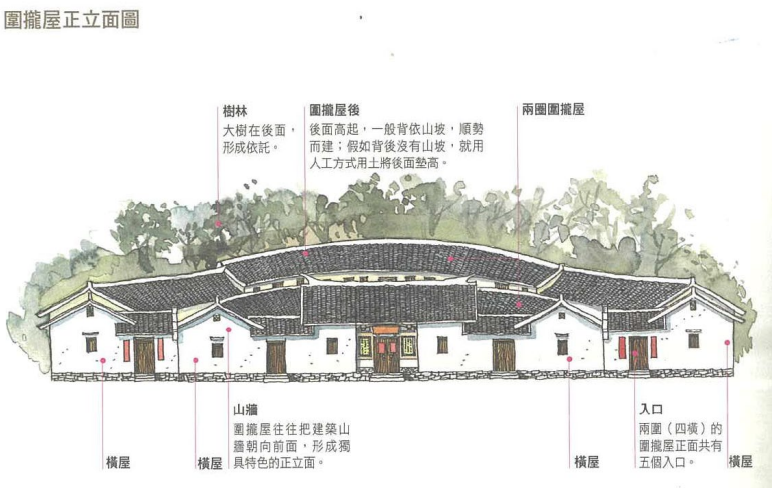



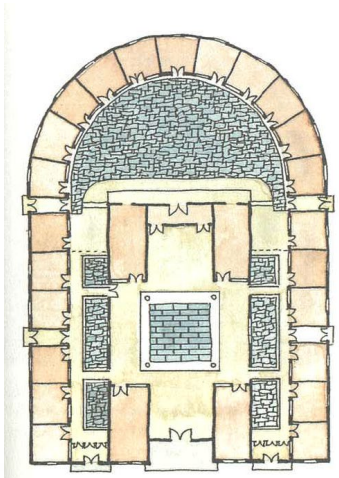


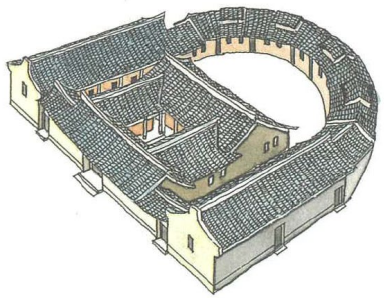

Loci Group

1. Conservation of Historic Building

Pun Uk is a prominent Hakka traditional House in Hong Kong. The central historic ensemble of Pun Uk shall be diligently restored as per best-practice conservation , to preserve historic feature, revive traditional artisanship, and present the cultural heritage values in its best form.

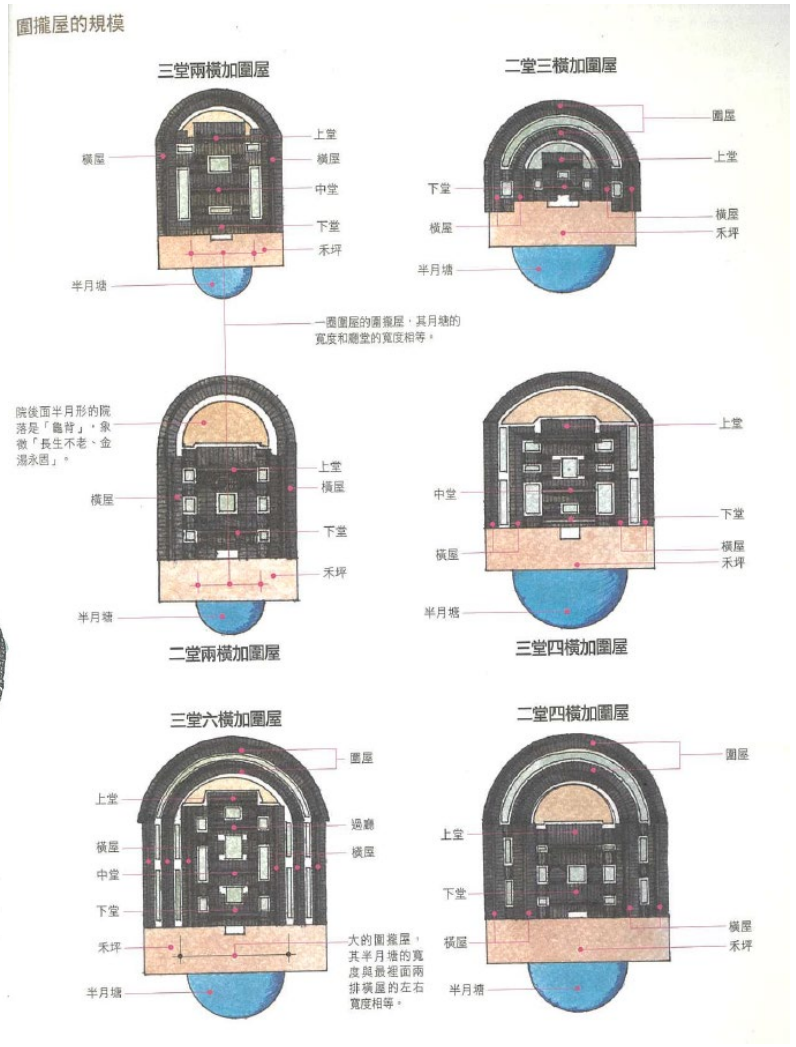






圍攏屋平面圖及透視圖

圍攏屋的尺度不六，建築大多為一層，最高的只有兩層。在平面佈局上，圍攏屋呈嚴格的中軸對稱，空間秩序分明，功能齊全，是客家民居中很經典的一種建築形式。



Loci Group



客家圍攏屋







Loci Group

2. Adaptive Reuse

Appropriate re-use of the historic building means proximity of new development next to Pun Uk. We propose to respect the historic building with 3 strategies:

A. Pun Uk as a jewel in a glass jewellery box: glass enclosure bridging with Pun Uk.

B. Pun Uk in its own grid / jewel and jewellery box in separate grid: intentional contrast will be pronounced and obvious.

C. Pun Uk surrounded by communal spaces : Ancillary eating place to its left and tapered covered corridor leading to back courtyard to its right.

Loci Group

PROXIMITY

Strategy A: Pun Uk as a jewel in a glass jewellery box.

glass enclosure bridging with Pun Uk

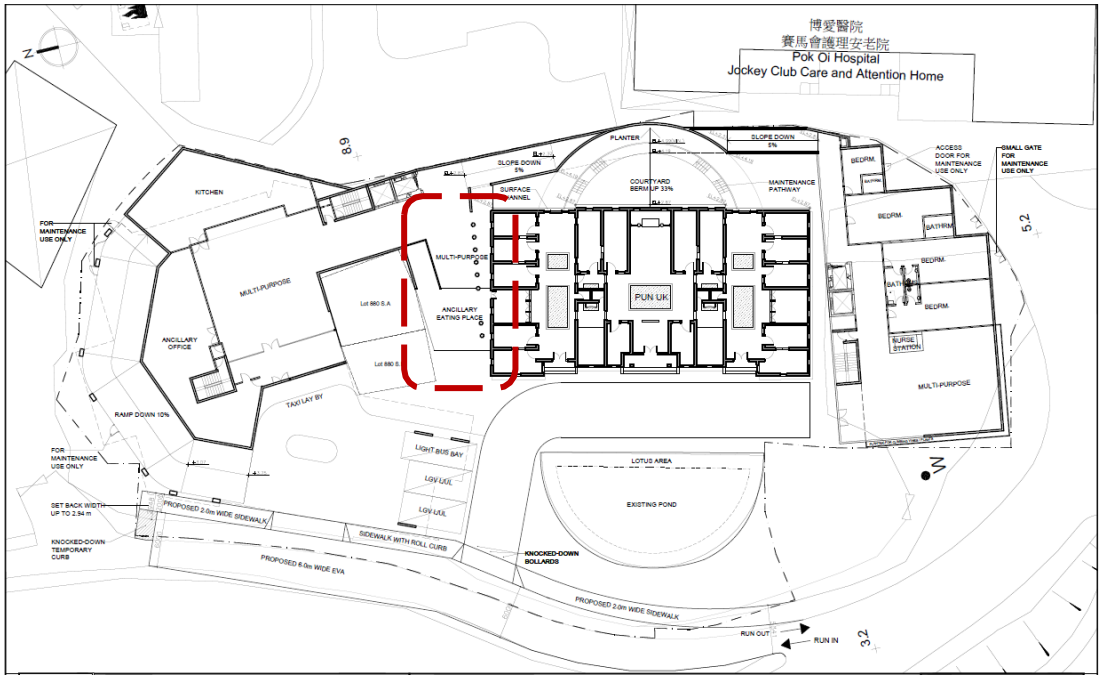
Contrasting Language

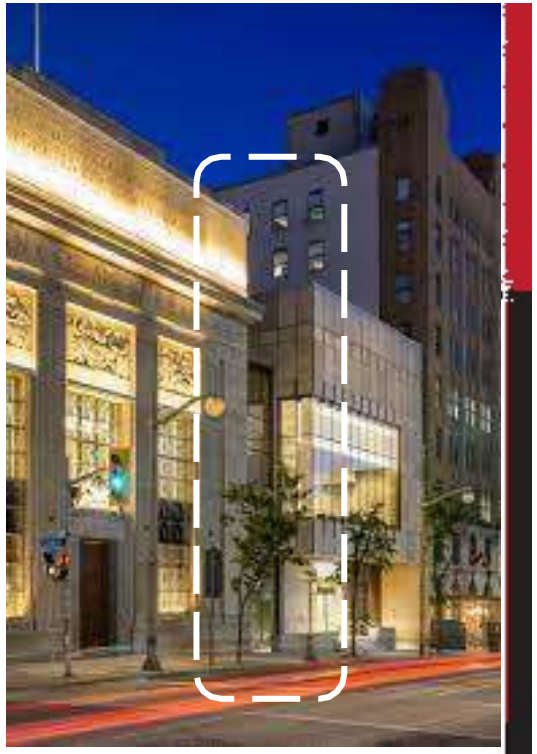
Another way to use a completely different contrasting language to build right next to the building while respecting it. A transparent or translucent block of some sort that can tell us that we respect Pun Uk and we choose to embrace it in another manner. Such is the modern way to preserve a historical building. Successful example are abundant as shown in many award-winning projects.





Loci Group

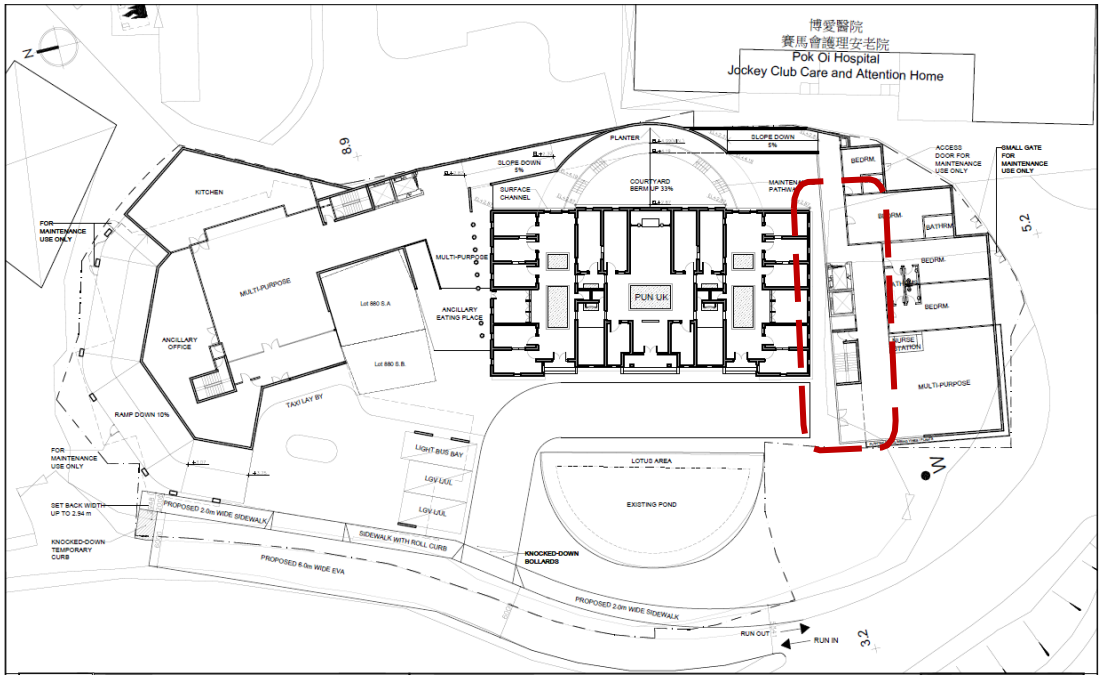




On the left hand side, we are separating Pun Uk from the entrance of the elderly with a **glass galleria** housing an ancillary eating place and a gymnasium for the residents.

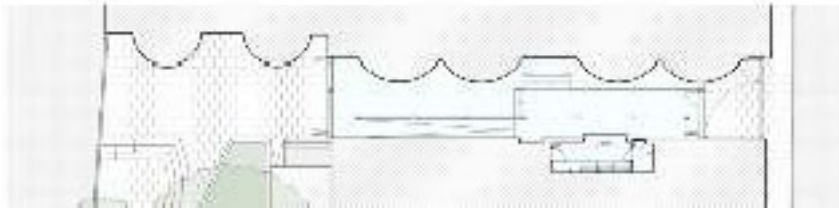


Loci Group



On the right hand side, we are separating the “old” and the “new” with a **covered walkway** giving access to the added courtyard garden in the back.









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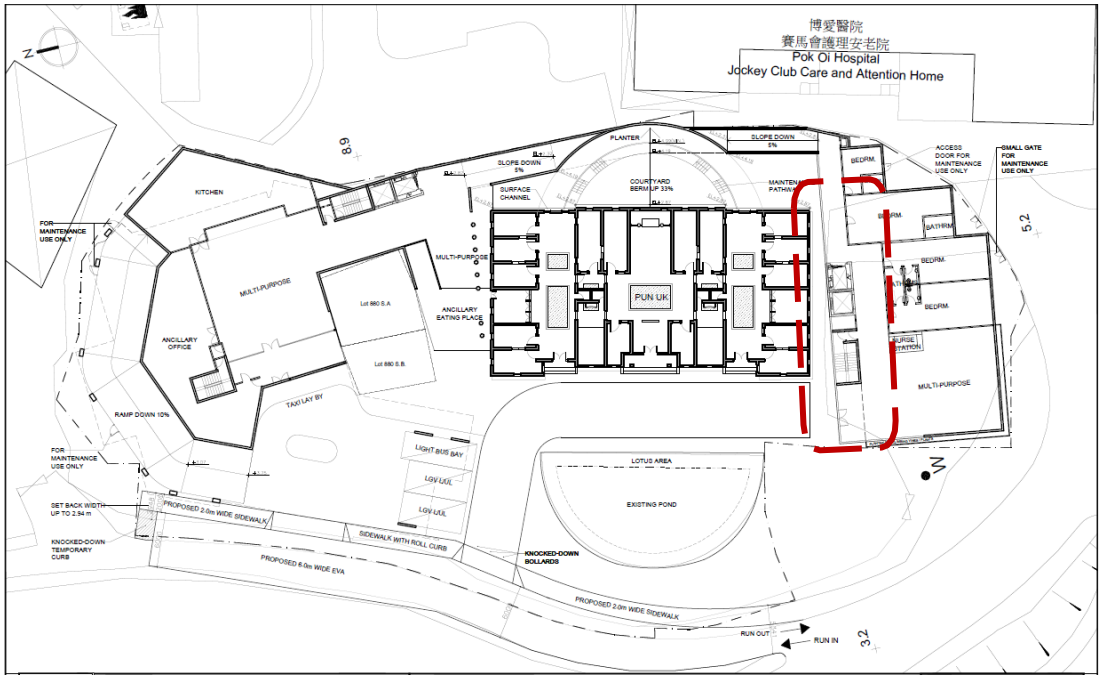


On the right hand side, we are separating the “old” and the “new” with a **covered walkway** giving access to the added courtyard garden in the back.

We very much like to do the same to the front except that would drastically reduce its aesthetics appeal and jeopardize the relationship between the half-moon pond and the mansion. Treatment on the two sides would help to prolong the life of the facades, preserving the precious in a controlled environment.

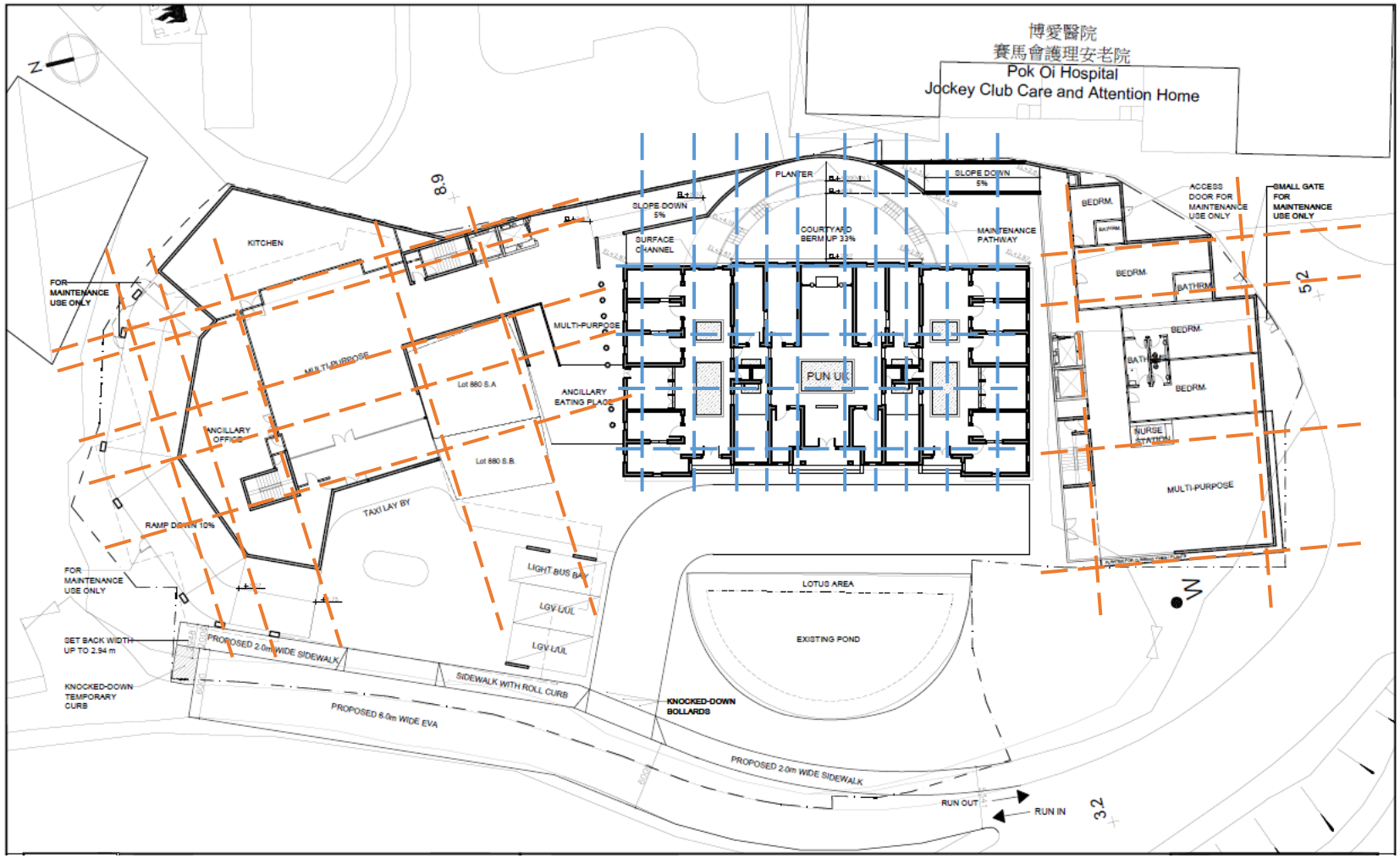




Loci Group

PROXIMITY

Strategy B: Pun Uk in its own grid / jewel and jewellery box in shifted grid: intentional contrast will be pronounced and obvious.



Loci Group

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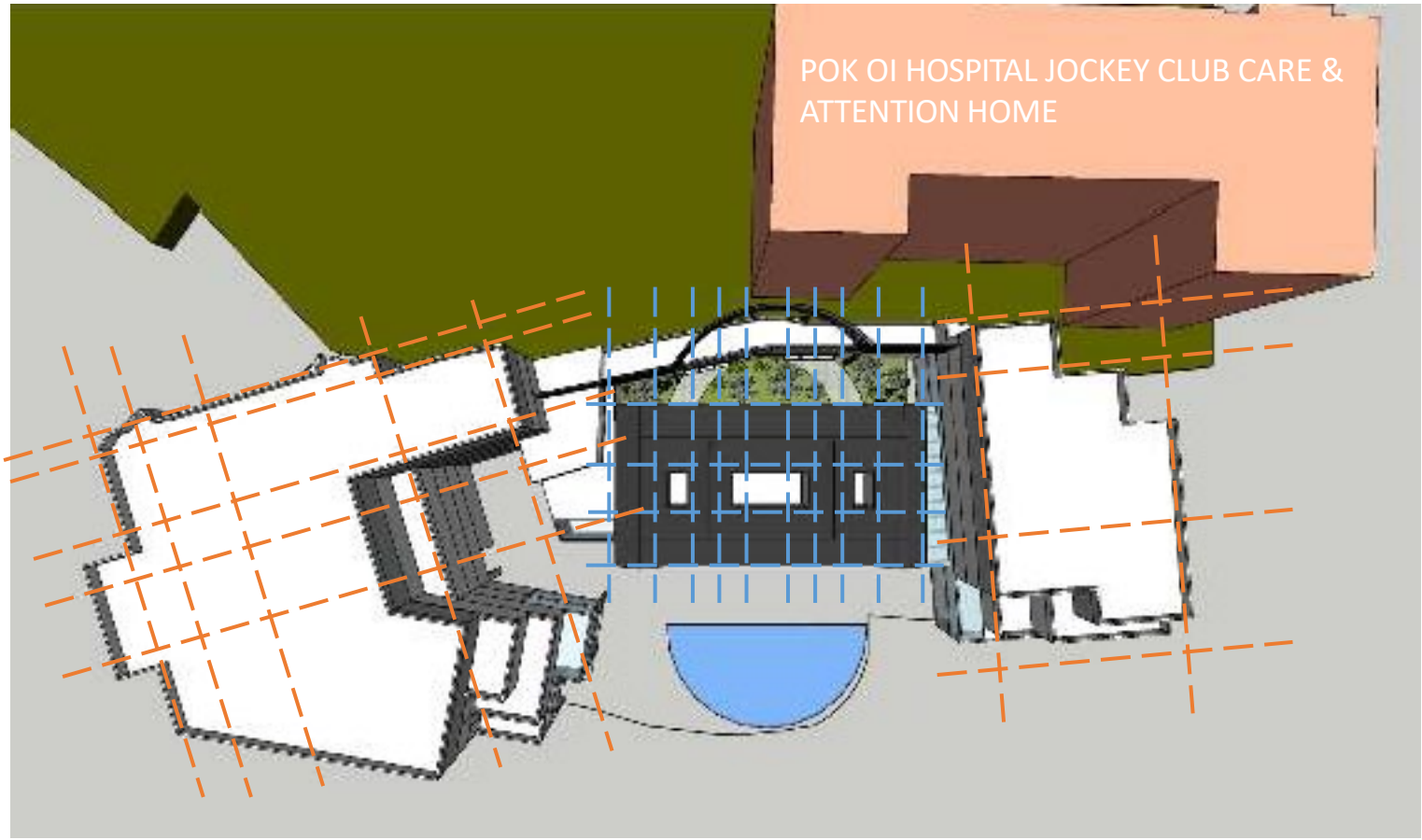


*Remarks: Indicative 3D model illustrations for identification purpose only

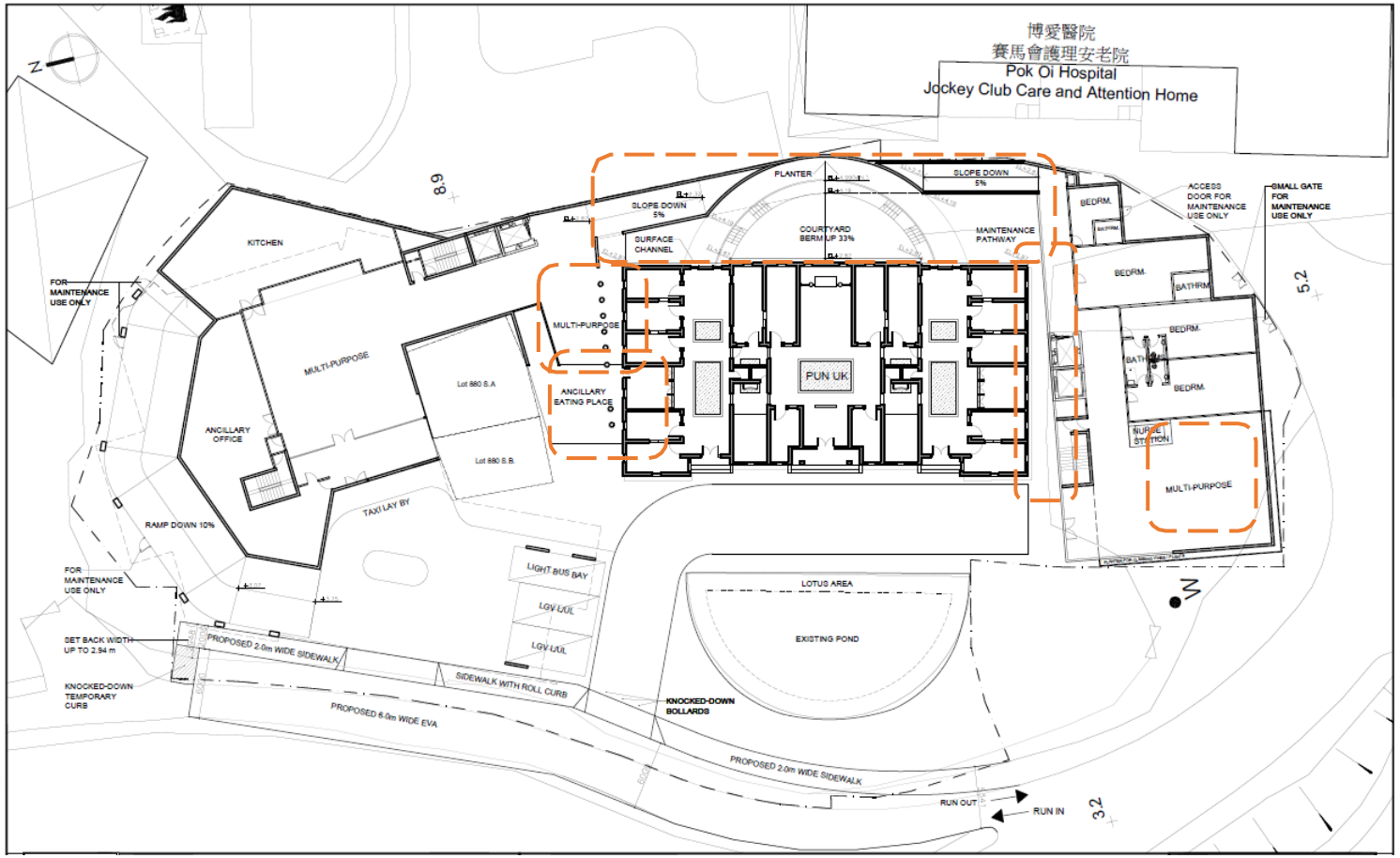
Loci Group

PROXIMITY

Strategy C:

Pun Uk surrounded by communal spaces.

Ancillary eating place to its left and tapered covered corridor leading to back courtyard to its right.



Loci Group

PROXIMITY

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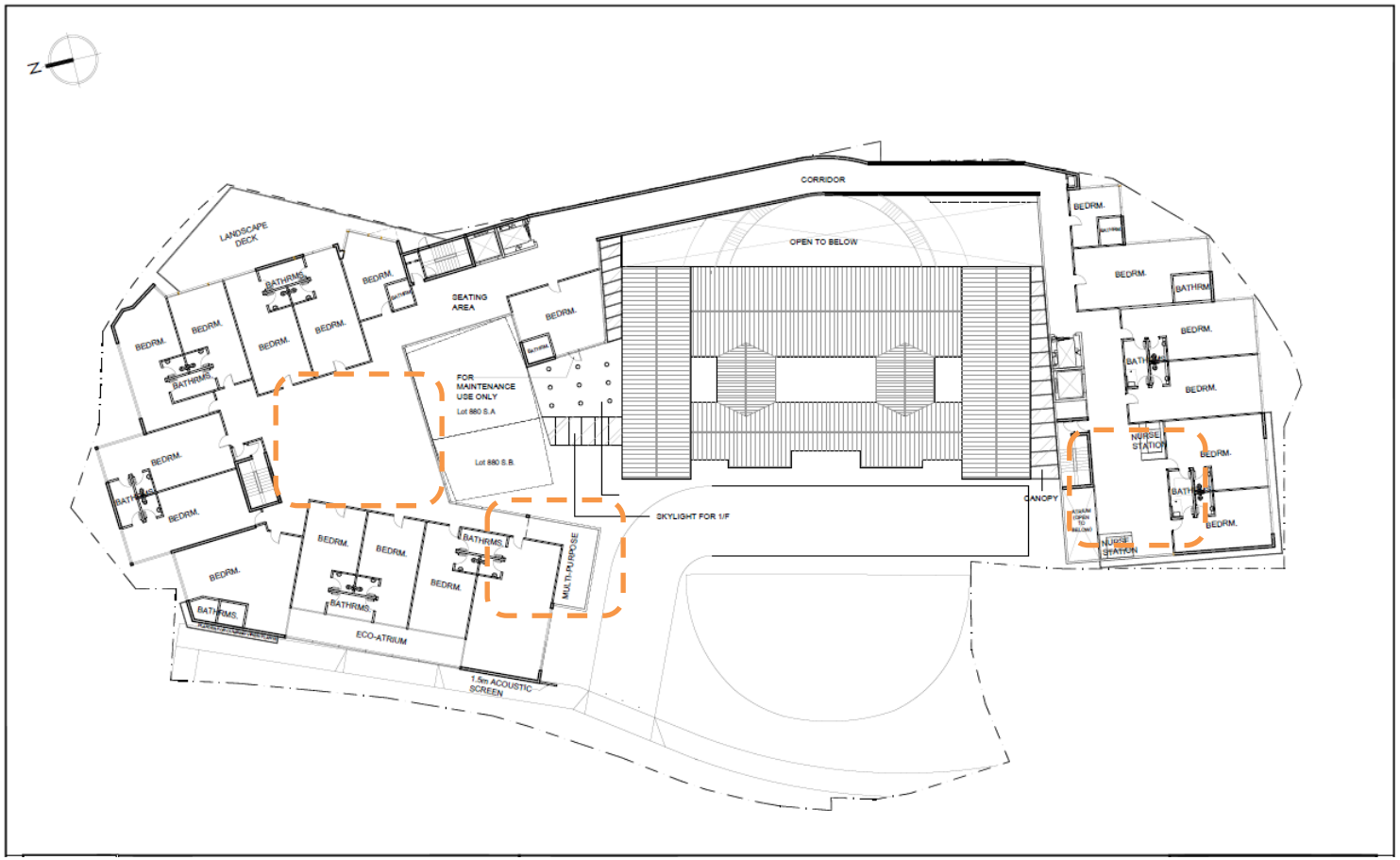


Loci Group

MASSING

RESPECT THE PRECIOUS AND THE OLD

1.3 Extended Blocks: The design and disposition of the extension blocks, as elderly home, take inspirations from the traditional master plan of a Hakka ensemble, and hopes to sustain the vision of the Hakka house as an ongoing cross-generational meeting place of the community.

The extended blocks on both sides embrace the heritage jewel in the middle like a glass box showcasing a gem as the centerpiece. Main communal spaces on various cascading floors overlook Pun Uk much like a center stage. This is a purposeful analogy for both the intended elderly tenants and visiting young ones to appreciate our theme of cherishing the aged gem. For that, we juxtapose the old and the new in a harmonious manner so that one enhances the other.

Home of the Aged embracing the precious aged Jewel

耆英居中的歷史寶盒

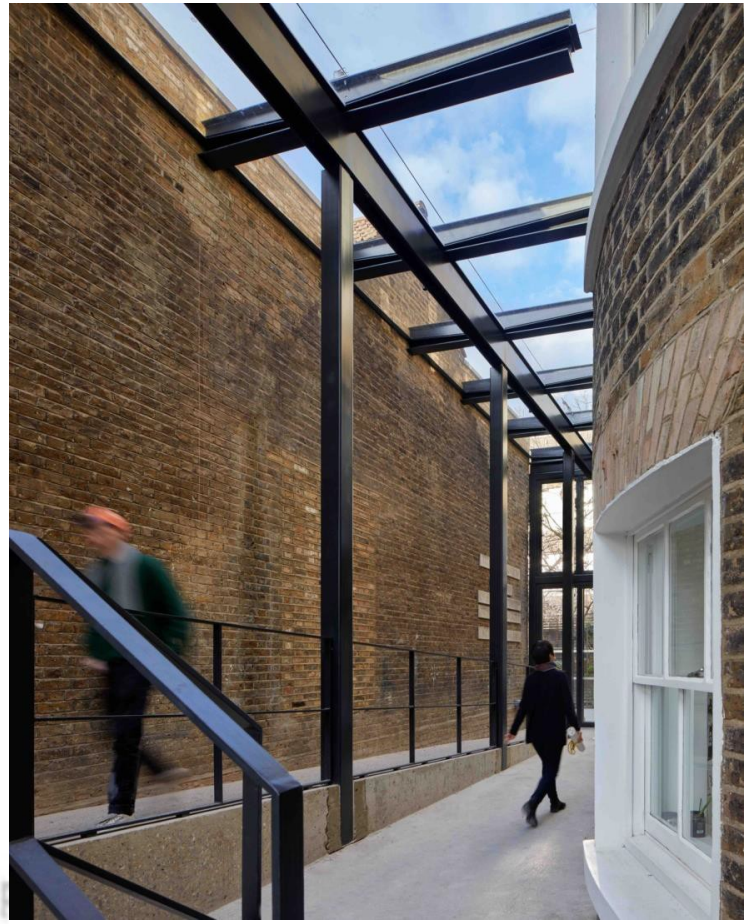
老有所安幼有所學

Loci Group

MASSING

Strategy A:

Jewel in a glass jewellery box. Lower 3 levels to be depicting as literally a glass enclosure immediately next to Pun Uk.





Loci Group

MASSING

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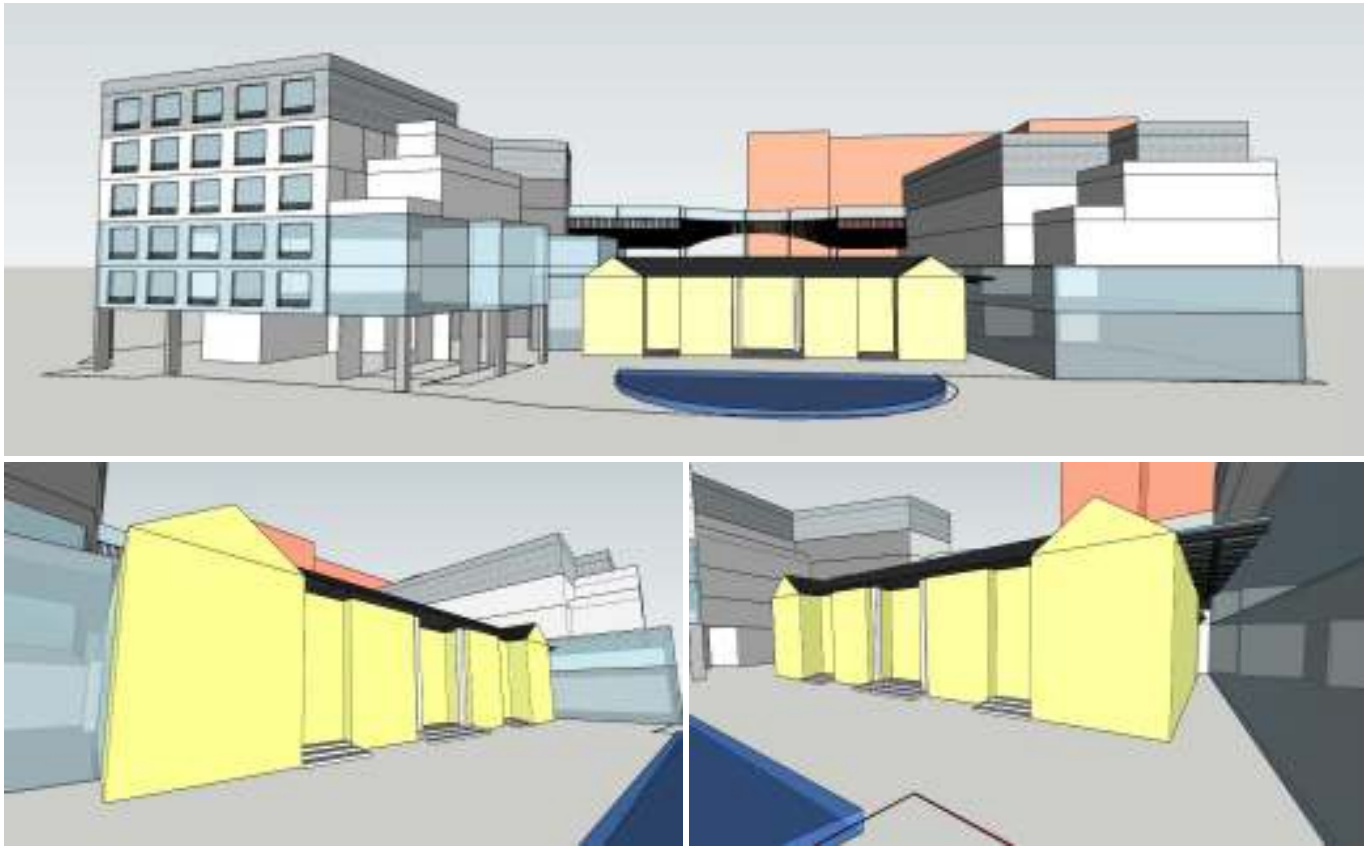


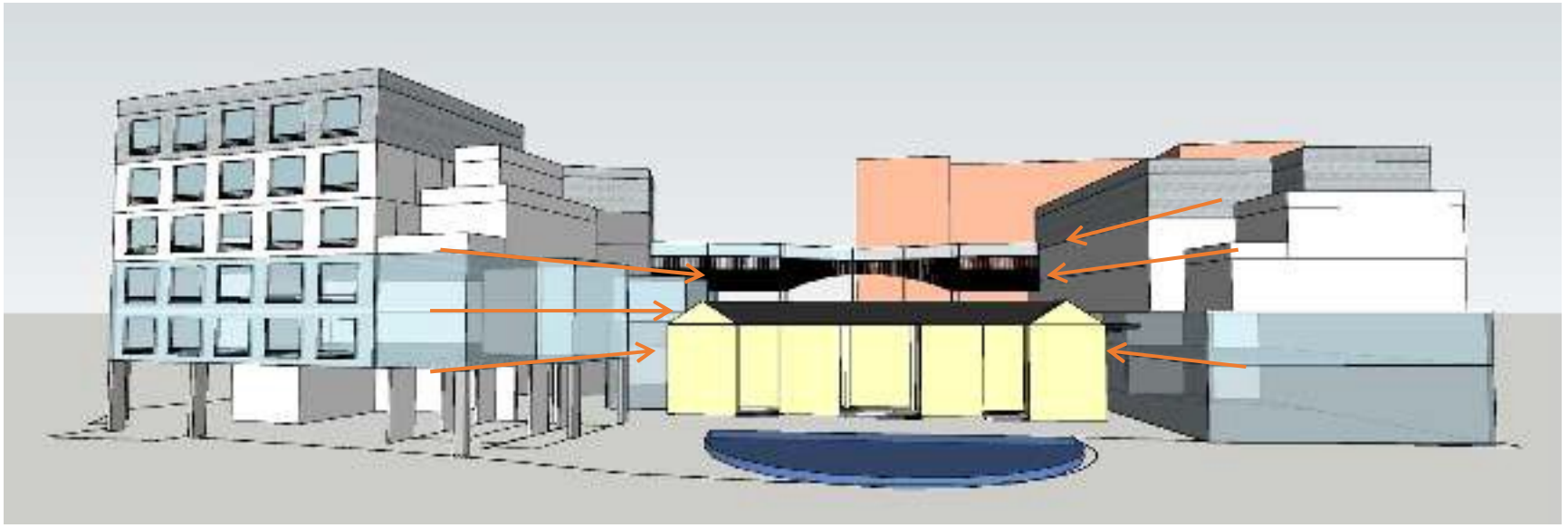
*Remarks: Indicative 3D model illustrations for identification purpose only

Loci Group

MASSING

Strategy B:

Pun Uk as the centre piece. Tapered further backward to embrace the centre piece. Tapering has been revised to emphasize this effect.



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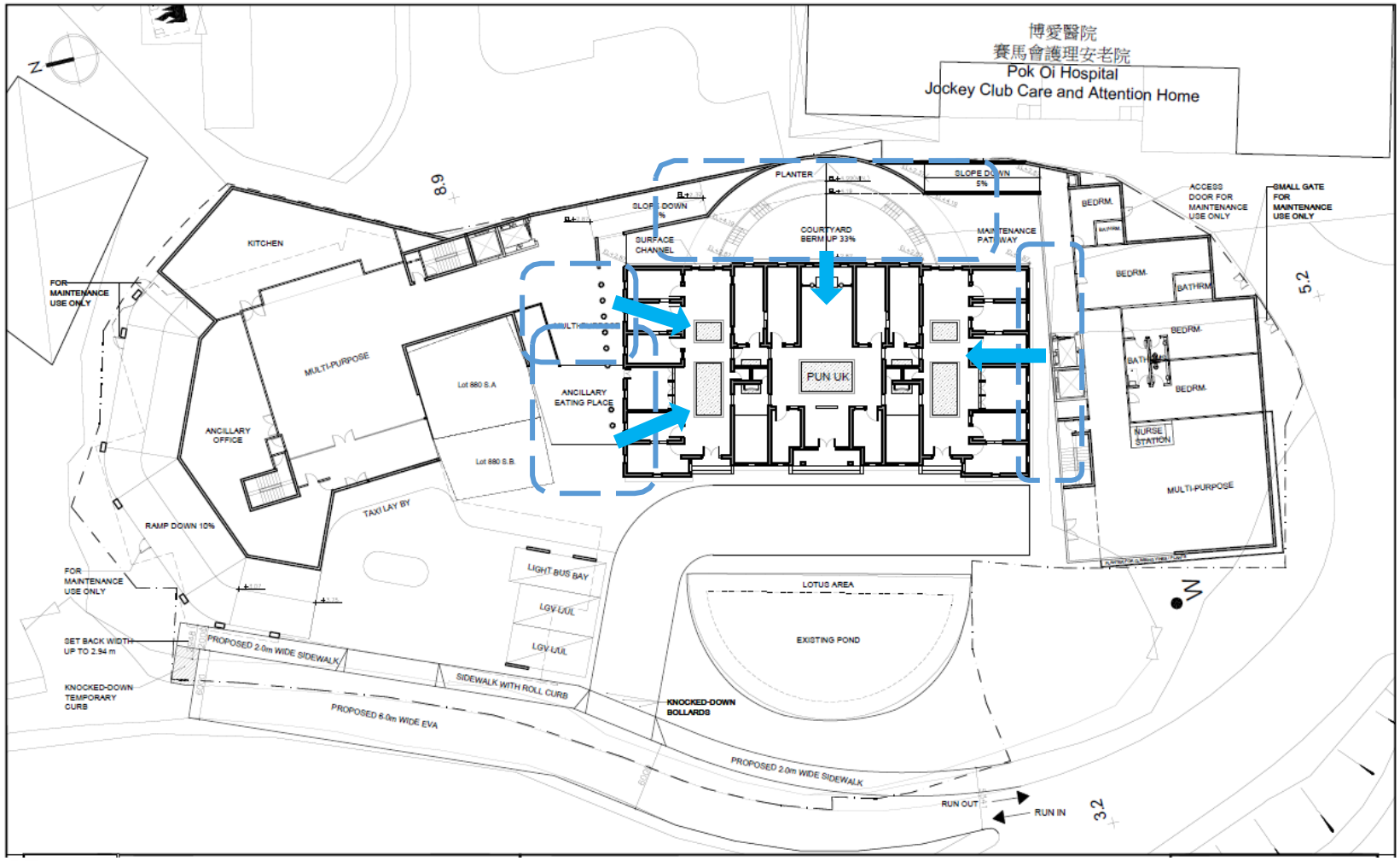
Loci Group

MASSING

Strategy C:

Pay its respect to the jewel in the middle. All major common area focus back onto the Pun Uk on all levels.



Loci Group

MASSING

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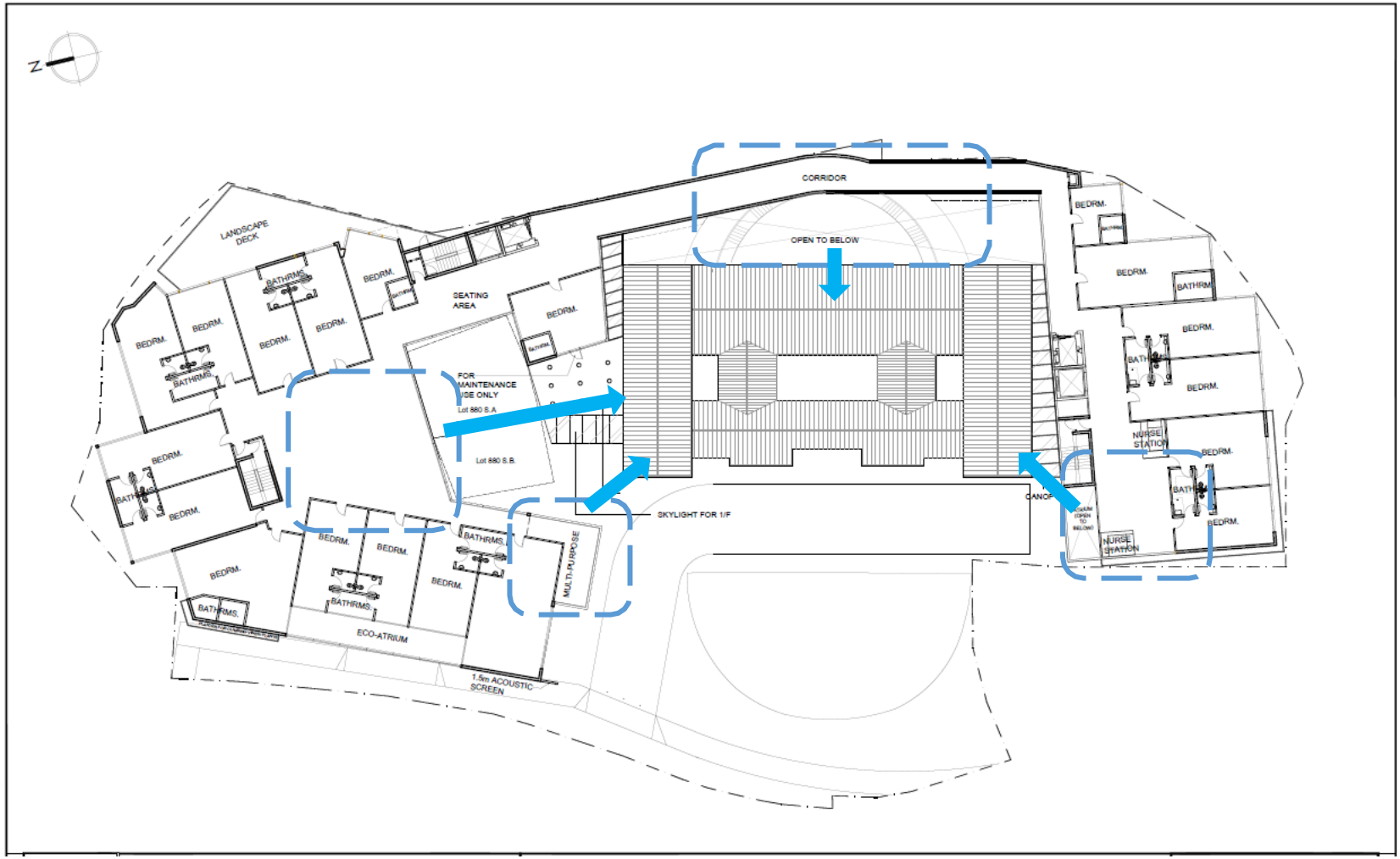
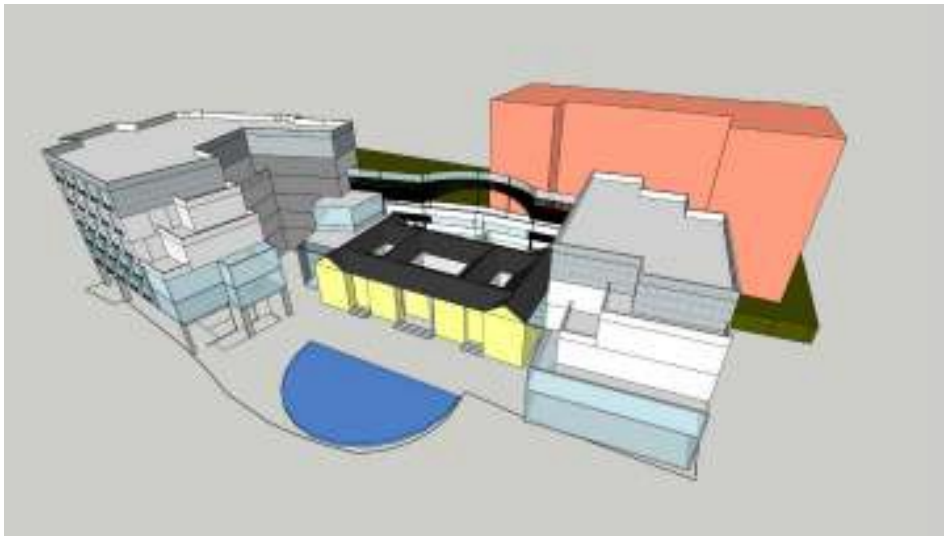
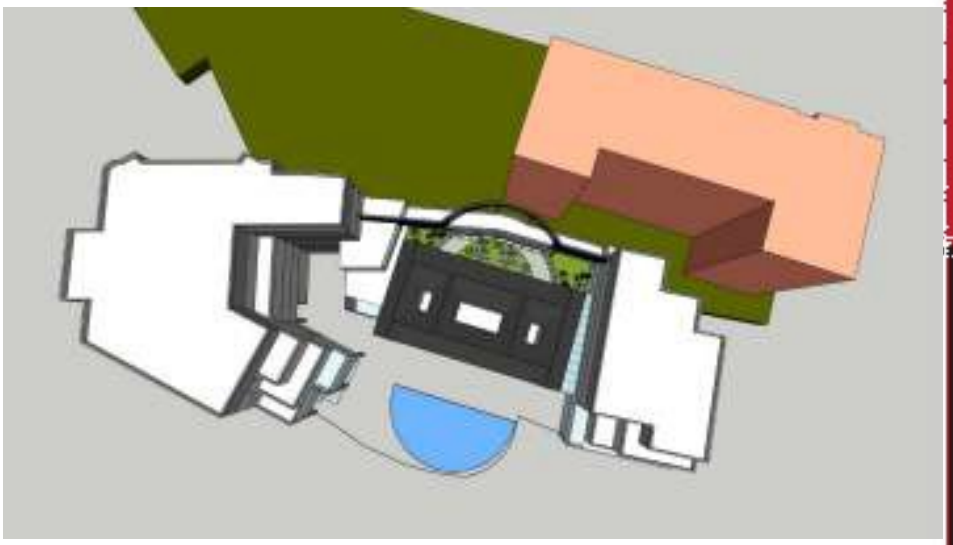


Loci Group

INDICATIVE 3D MASSING MODEL

Loci Group







*Remarks: Indicative 3D model illustrations for identification purpose only

Loci Group

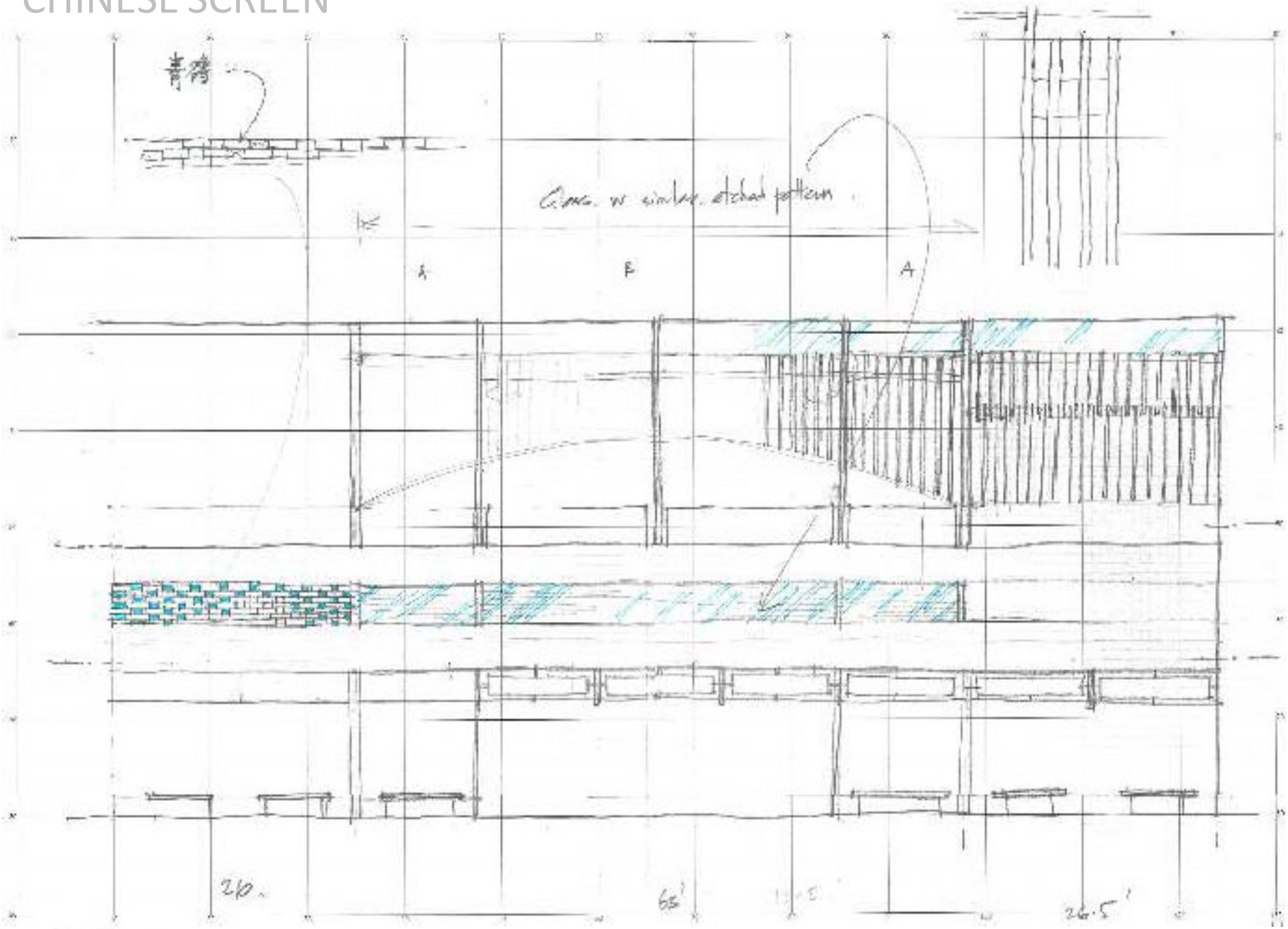
*Remarks: Indicative 3D model illustrations for identification purpose only

Loci Group

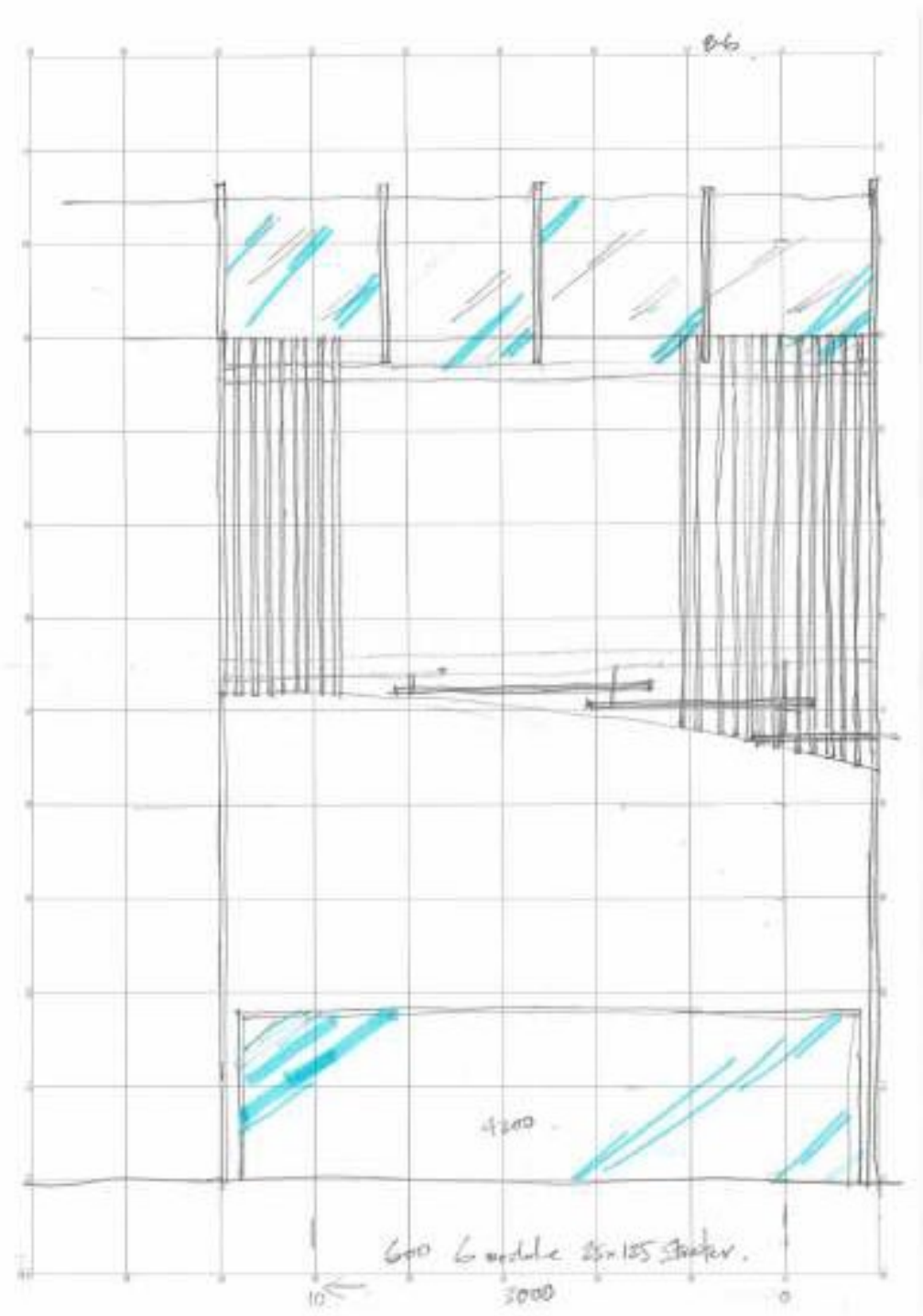
MODERN CHINESE SCREEN

Loci Group

CHINESE SCREEN



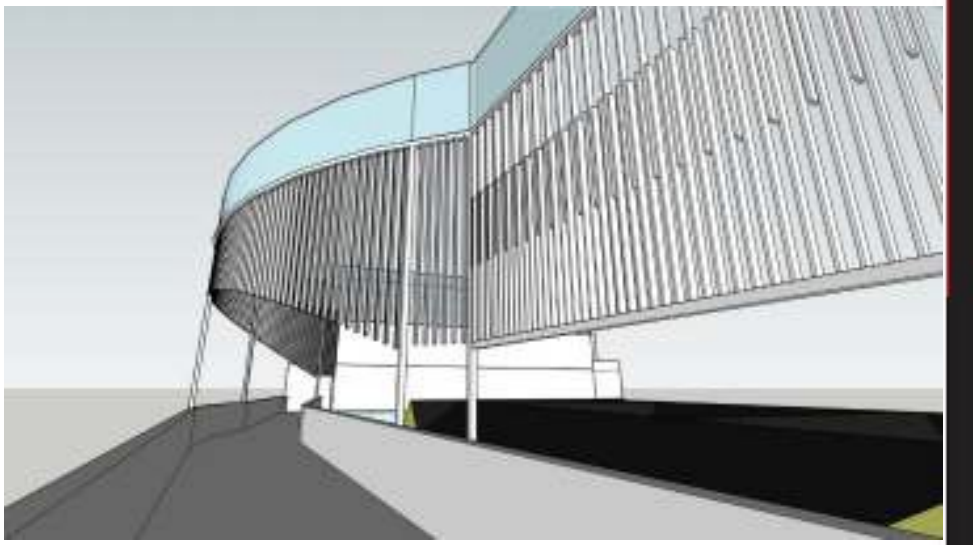
CHINESE SCREEN



Loci Group

CHINESE SCREEN





*Remarks: Indicative 3D model illustrations for identification purpose only

Loci Group

Appendix III

Landscape Master Plan

Section 16 Application for Proposed Conservation of Historic Building (Pun Uk), Place of Recreation, Sports or Culture (for Arts/Antique Gallery and Heritage Education) and Social Welfare Facilities (Residential Care Homes for the Elderly) with Ancillary Facilities at Various Lots in D.D. 115 and Adjoining Government Land, Au Tau, Yuen Long

Landscape Master Plan

8th April 2022

Prepared By:

SCENIC Landscape Studio Limited

Project Title	Section 16 Application for Proposed Conservation of Historic Building (Pun Uk), Place of Recreation, Sports or Culture (for Arts/Antique Gallery and Heritage Education) and Social Welfare Facilities (Residential Care Homes for the Elderly) with Ancillary Facilities at Various Lots in D.D. 115 and Adjoining Government Land, Au Tau, Yuen Long
Report Title	**Landscape Master Plan**

Revision	Date	Complied by:	Checked by:	Approved by:	Description
-	20210929	Ian Wong	Fiona Yu	Chris Foot	Draft to Client
A	20211221	Ian Wong	Fiona Yu	Chris Foot	Draft to Client
B	20220120	Ian Wong	Fiona Yu	Chris Foot	Final to Client
C	20220408	Ian Wong	Fiona Yu	Chris Foot	Final to Client

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Figure 4.5 Landscape Master Plan (3/F)
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Figure 11.1 Location of Site Furniture

1.0 Introduction

1.1 SCENIC Landscape Studio Limited have been commissioned to undertake the preparation of the Landscape Master Plan on behalf of the Applicant for a Section 16 Application for Proposed Conservation of Historic Building (Pun Uk), Place of Recreation, Sports or Culture (for Arts / Antique Gallery and Heritage Education) and Social Welfare Facilities (Residential Care Homes for the Elderly (RCHE)) with Ancillary Facilities at Various Lots in D.D. 115 and Adjoining Government Land, Au Tau, Yuen Long (hereafter referred to as "Application Site").

1.2 This report seeks to present the landscape design proposal. It will outline the landscape design objectives and landscape treatment for each component of the proposed Development Site. This report has been prepared in accordance with Buildings Department, Lands Department and Planning Department Joint Practice Note No. 3 concerning the Re-engineering of Approval Process for Land and Building Developments and adheres to the requirements of Buildings Department Practice Notes PNAP APP-152 Sustainable Building Design Guidelines for the calculation of the green coverage.

1.3 The Landscape Master Plan is presented as **Figures 4.1** to **4.9**, with perspectives presented as **Figure 4.10** and sections through the landscape as **Figures 5.1** to **5.2.**

2.0 Existing Site Description

2.1 The Application Site, which is currently zoned "Undetermined" ("U") and partly zoned "Government, Institution or Community" ("G/IC") on the Approved Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/8. It is located at the eastern periphery of Yuen Long between the Yuen Long Highway and Pok Oi Hospital; and the Pok Oi Hospital (POH) Jockey Club Care and Attention Home. The Application Site is bounded to the north by the MTR West Rail Line viaduct, to the east by Pok Oi Hospital; and the POH Jockey Club Care and Attention Home; to the south by access road to the POH, and to the west by Siu Sheung Road. The Application Site is approximately 4.191.2 m^2, ranges in elevation from +3.4 to 4.7mPD, is rectangular in shape and orientated on a north – south axis.

2.2 The historical Pun Uk complex and its associated Feng Shui half-moon pond is located in the southern portion of the Application Site. The architecture of these buildings is representative of a traditional vernacular architectural style of grey bricks, white lime mortar, terracotta pan tiles and ornate carved timber, tile and stone decoration on the roof apex, eaves and panels on the gable ends. The buildings overlook a semi-circular Feng Shui pond to the east. The Feng Shui Pond is brick lined with staircases at the north east and south east corners. The edge of the Application Site is largely enclosed by mature tree growth.

2.3 **Figure 2.1** shows the existing landscape resources within the immediate vicinity of the Application Site and **Figure 2.2** illustrates the existing landscape resources of the surroundings and establishes the landscape context of the site.

3.0 Description of the Proposed Development

3.1 Pun Uk, a vacant Grade 1 historic building, has declined in condition and requires urgent restoration works. In view of the acute shortage of elderly facilities in Hong Kong, the Applicant proposes to incorporate Pun Uk as an integral part of a proposed elderly home at the subject site by preserving and restoring Pun Uk and its adjacent half-moon pond.

3.2 The Proposed Scheme has a site area of about4,191.2 m^2 (subject to land survey), a plot ratio of 2.14 and a Gross Floor Area of approximately 8,795.2m^2, and tentatively houses about 530 beds. Pun Uk, which is proposed to be fully retained, will be in the centre of the subject site and designated as a leisure area for residents and visitors. A northern 6-storey block (excluding basement level for car parking) and a southern 5-storey block are proposed to accommodate most of the elderly facilities including bedrooms, dining and sitting area, nurse station etc. The two blocks are connected by corridors on 1/F to 3/F at the back of Pun Uk. Apart from the existing half-moon pond which will be restored, landscape areas are provided at the courtyard at the back of Pun Uk and on the balcony and open deck areas created through the cascading levels.

3.3 The below design concept and merits have been incorporated in the current scheme to respect and highlight Pun Uk as the focus of the proposal:

- Cascading massing for both blocks with setback areas as balconies and open decks.
- Elderly blocks on both sides of Pun Uk serving as 'wings' to embrace and enhance its importance when viewed from the west of the site.
- Design features to respect and complement the Pun Uk including glass façade on lower levels of the northwestern portion of the southern block and southern portions of the northern block, and a glass screen along portion of the eastern site boundary to screen off the visual incompatibility of Pok Oi Hospital Jockey Club Care and Attention Home in the background with Pun Uk in the foreground when viewing from the west of the site.
- A semi-circle structured expansion at the back of Pun Uk adheres to the tradition of a Hakka Walled Village.

4.0 Landscape Design Proposal

4.1 The concept underpinning the Landscape Master Plan for the development scheme, presented as **Figures 4.1** to **4.9** is to integrate the proposals within their future landscape and visual context; provide a synthesis between the proposed symbolic architecture and its landscape setting and provide high quality open space in association with the development. The proposals have sought to create a subtle setting for the historical Pun Uk and areas for quiet contemplation near the proposed RCHE.

4.2 The landscape design proposal is described in terms of the main design objectives, followed by a description of the key landscape components, and finally the landscape elements including the proposed hard and soft landscape, which form the palette of materials.

5.0 Landscape Design Objectives

5.1 The design objectives for the Master Landscape Plan are to:

- Create a distinctive landscape which responds to the existing historical context, the architectural scheme proposals and the future needs of the residents and staff, and family and friends visiting the elderly care home and the educational role of Pun Uk;
- Integrate the proposed development from a landscape and visual perspective with the existing and planned landscape context;

- Provide visual integration in views of the proposed building mass from the surroundings and provide vegetation screening and softening of the built-form in closer low-level views; and
- Maximise opportunities for greening measures utilising tree and shrub planting and climbing plants within the new landscape area.

6.0 Open Space Proposals

6.1 The Proposed Scheme has sought to provide adequate open space (1m^2 per person based on the predicted future population) in accordance with the requirements of the Hong Kong Planning Standards and Guidelines (HKPSG). The design of the open space is based on the objective of providing high quality active and passive recreational facilities and features that will satisfy the needs of the future residents and staff of the RCHE; and visitors to Pun Uk. The provision of open space is shown on **Figure 6.1**.

6.2 The Proposed Scheme will include not less than 535.2 m^2 of uncovered open space in total for resident use. Since the current planned total resident population of the project is approximately 530 persons the proposals adequately satisfy the requirements for 1m^2 per person based on the predicted future population in accordance with the HKPSG.

6.3 Subject to its location, all of the open space within the Application Site boundary would be constructed, managed and maintained by the developer and relevant authorities after the completion of Defect Liability Period and Establishment Period.

6.4 **Figures 6.2** to **6.8** demonstrate the points of access on various floors; and differentiate areas accessible to the public, public (by appointment only) and future RCHE residents (for private use).

7.0 Green Coverage

7.1 The green coverage for the Application Site will not be less than 20% in accordance with the Buildings Department Practice Notes PNAP APP-152 Sustainable Building Design Guidelines and DEVB Technical Circular (Works) No. 3/2012. This includes a minimum of 10% at the Primary Zone (15m above mean street level). The calculation of area is based on the uncovered areas of tree and shrub, lawn and groundcover planting; and an area of vertical greening. The Greening Coverage for the proposed development is shown on **Figures 7.1** to **7.8**.

7.2 The total site area of Proposed Scheme is 4,191.2 m^2, the site coverage of greening shall be no less than 838.24 m^2 (20%).

7.3 The actual green coverage based on the Proposed Scheme is around 938.71m^2 (22.40 %) with an area of 448.04m^2 (10.69%) including vertical greening within the Primary Zone (within 15m of mean street level) and 490.67m^2 (11.71%) within the Non-primary zone.

8.0 Landscape Design Components

8.1 The following description seeks to establish some general principles that are important in realising the landscape design as part of the general mitigation for the development and ensure its feasibility. **Figures 4.1** to **4.9** shows the Landscape Master Plan for the Proposed Scheme:

8.2 The landscape seeks to integrate the proposals within their future landscape and visual context, and create a unique green development and provide a tranquil and contemplative landscape for visitors to Pun Uk and the RCHE. The proposed landscape concept has a number of key components which include the creation of the boundary landscape, arrival landscape, the main courtyard space and roof terraces and gardens.

The Boundary Landscape

Landscape Buffer Planting

8.3 Where space allows the design for the Proposed Scheme incorporates tree and shrub planting at the boundary which will function to help integrate the development with its surroundings and soften the architectural form in views form the surrounding landscape.

The Arrival Landscape

8.4 The landscape design for projects on this nature should readable to the first-time visitors and the design and aid orientation and this is known as the Arrival Landscape. This is a sequence of experiences as one moves through composed moments in the landscape.

Vehicle Drop-off

8.5 The access into the site defines the address of the development and would be designed to provide an attractive entry experience which is also sensitive to the existing landscape context of the site. The entrance will be designed as a subtle threshold, framed by new trees and incorporating naturalistic accent planting, and gateway / threshold formed in subtle tones of natural stone. The space establishes the character of the development at the point of entry. The vehicle drop-off is shown on **Figure 4.3**.

Pun Uk Landscape

8.6 The landscape should also function as a spiritual landscape forming the setting for the Pun Uk and reflecting its functional requirements. The key aspects of the spatial planning and features of the proposed landscape are described as follows:

Entry Courtyard and Feng Shui Pond

8.7 To the west of Pun Uk the proposed EVA / vehicular route gives way to the entrance courtyard for the historical structure. The paving in this space is designed to reinforce the link between the historic building and the half-moon *Feng Shui* Pond and disguise the functional character of the road. The design has sought to encircle the pond drawing the two features together and uses traditional materials which are appropriate to the architecture. Trees at the edge of the pond are designed to frame views of Pun Uk from the public road. The vehicle turnabout at the southern end of the road adopts a traditional paving motif with a water feature and large central tree. **Figures 4.1** to **4.3** show the Pun UK

Courtyard space and the half-moon *Feng Shui* Pond. The perspective presented as **Figure 4.10** shows the Entry Courtyard.

8.8 The *Feng Shui* Pond is a historic structure which was constructed without a filtration plant. It is an important part of Pun Uk and as such the design intent is to keep the pond in its original condition as per the Conservation Architecture design. The area immediately surrounding the half-moon pond has been kept free of tree planting owing to concerns over the stability of the pond edge structure and adherence to the traditional design principles which maintain that the plaza around the pond should be open.

8.9 The design of the Entry Courtyard provides a careful integration of the landscape elements to create a serene harmonious environment. A feature tree is planted in the centre surrounded by a feature exhibiting a contemporary interpretation of traditional paving. The tree will cast dappled shade over the courtyard creating intimate enclosure and helping with the thermal comfort of residents, visitors and staff to the RCHE and Pun Uk. The perspective presented as **Figure 4.10** and Section A-A', **Figure 5.1**, shows the main courtyard.

Bamboo Forest Grove

8.10 The Bamboo Forest Grove is located to the east of the Pun Uk has two key functions, the first to provide a green backdrop to the historic structure and the second to create distinctive landscape space. The Grove is envisaged as a decorative landscape with a gentle slope covered in low shrubs and ground cover planting and punctuated by sculptural rock assemblages. The backdrop will be formed by tall forest bamboo clumps. **Figures 4.1** to **4.3** show the Bamboo Forest Grove and **Figure 5.2**, Section B-B' shows a section through the landscape.

Bamboo Courtyard

8.11 The Bamboo Courtyard forms an intimate enclosed space to the north of Pun Uk which uses traditional materials in a contemporary way with natural granite paving punctuated by a series of abstract circles. Some of these circles are part of the decorative paving pattern while others (the larger diameter circles) contain clumps of bamboo. **Figures 4.1, 4.2** and **4.4** show the Bamboo Courtyard.

Decorative Screen Backdrop

8.12 The Decorative Screen Backdrop is located along the eastern boundary of the Application Site behind (to the east) of Pun Uk. It is designed using the language of a traditional Chinese screen but viewed through a contemporary design lens. The shape of the screen mirrors the semi-circular form of the half-moon *Feng Shui Pond* and frames the view of the historic structure. The screen is formed by a series of vertical elements which will also provide trellis for climbing plants creating a more naturalistic appearance. **Figures 4.1, 4.2** and **4.5** show the location of the climbing plants on decorative screen background; and the sections in **Figures 5.1** to **5.2** show the details of its structure and greening approach. **Figure 9.2** also provides some details of the vertical greening approach for this feature.

RCHE Landscape

8.13 The landscape of the RCHE facility provides a multi-levelled response to the architectural design with a series of landscape terraces at various levels, contemplative passive gardens, function spaces and activity spaces for the future residents.

Landscape Terraces

8.14 The Landscape Terraces utilise the stepped form of the proposed architectural scheme to create series of intimate landscape spaces with useable deck spaces bounded where space allows with planters. The planters both soften the architectural form of the building and maximise the area of visible greenery. **Figures 4.1** to **4.2, 4.4** and **4.6** to **4.8** show the location of the landscape terraces; and the sections in **Figures 5.1** to **5.2** the level and greening effect of each terrace. The perspective presented as **Figure 4.10** also shows the greening effect and the softening of the architectural form achieved through the introduction of the terraces.

Contemplative Garden and Function Space

8.15 Located on the southern wing of the Proposed Scheme the Contemplative Garden provides a series of intimate spaces for personal quietude and activities such as yoga and tai-chi. The open lawn areas are surrounded by calming tree and shrub planting and a small pavilion / garden trellis to the west provides protection from the elements and a flexible outdoor space. **Figures 4.1** to **4.2** and **4.8** show the location of the Contemplative Garden and a section is provided in **Figure 5.1**.

Geronics Garden

8.16 The Geronics Garden, located on the northern wing of the RCHE, is designed as a compliment to the elderly accommodation with activities to enable elders to live a healthy, respectful and dignified life, and both physically and mentally stimulate residents. It will explore various aspects of gerontechnology. This includes basic exercise equipment, a sensory garden and passive areas to gently watch the world. It is envisaged that the garden could be part of therapeutic regime and encourage seniors to maintain an active lifestyle and participate in different experiences as part of the community. The garden also includes a flexible area of open lawn in the centre of the space which is multi-functional and can be used for range of activities. **Figures 4.1** to **4.2** and **4.9** show the location of the Geronics Garden and a section is provided in **Figure 5.1**.

Urban Farming

8.17 The roof of the northern wing for the RCHE also includes an area set aside for urban farming or gardening with raised planters designed for wheelchair use and at a convenient height for easy access by the elderly. It is envisaged that the farming can be both therapeutic promoting activity and contributing to a sense of shared community. **Figures 4.1** to **4.2** and **4.9** show the layout of the farm on the roof of the northern wing of the RCHE and a section is provided in **Figure 5.1**.

9.0 Landscape Design Elements

Soft Landscape Design Approach

9.1 The basis for the proposed planting scheme would be to provide a green and comfortable environment for residents and staff of the RCHE and visitors to the Pun Uk complex. Shade trees with a dense canopy and flowering shrubs in addition to the use of hard landscape treatments would be used to emphasise the character of each of the landscape spaces described above. The spaces will be characterised by the use of tree, shrub and groundcover species selected to provide a lush landscaped area whilst responding to the character of the architecture that embraces it.

9.2 The planting design will contribute to the overall character of the proposed development

providing colour throughout the year with seasonal variations providing an evolving tableau. This will be achieved through the selection of species with an interesting form, colour and texture of their foliage and through the use of flowering species to provide an architectural highlight. The opportunities and constraints to new tree planting are illustrated in **Figure 10.1**. This drawing clearly demonstrates that all opportunities for new tree planting have been fully exploited while also facilitating pedestrian and vehicular movement; and maximising the view for future residents

9.3 The species listed in Table 9.1 will form the basis of the planting design proposals.

Table 9.1: Planting Species

Botanical Name	Native / Exotic	Stock Size / Size (mm)	Spacing (mm)
Tree Species			
Feature Trees			
Bauhinia acuminata	Exotic	Heavy standard	4000
Magnolia grandifolia	Exotic	Heavy standard	4000
Prunus campanulata	Exotic	Heavy standard	4000
Tabebuia rosea	Exotic	Heavy standard	4000
Structural Trees			
Cailistemon viminalis	Exotic	Heavy standard	4000
Cinnamomum burmanii	Exotic	Heavy standard	4000
Elaeocarpus hainanensis	Exotic	Heavy standard	4000
Garcinia spicata	Exotic	Heavy standard	4000
Juniperus conferta	Exotic	Heavy standard	4000
Michelia champaca	Exotic	Heavy standard	4000
Pinus elliottii	Exotic	Heavy standard	4000
Podocarpus macrophyllus	Native	Heavy standard	4000
Plumeria rubra	Exotic	Heavy standard	4000
Polyspora axillaris	Native	Heavy standard	4000
Sapium discolor	Native	Heavy standard	4000
Sapium sebiferum	Native	Heavy standard	4000
Terminalia mantaly	Exotic	Heavy standard	4000
Viburnum odoratissimum	Native	Heavy standard	4000
Shrub Planting for Amenity Areas			
Bougainvillea sp. 'Mary Palmer'	Exotic	600 x 600	500
Duranta repens 'Golden Leaves'	Exotic	300 x 300	250
Ficus microcarpa 'Golden Leaves'	Native	500 x 500	400
Hibiscus rosa sinensis	Native	500 x 500	400
Ixora chinensis	Native	250 x 250	200
Pittosporum tobira	Exotic	600 x 500	400
Rhododendron mucronatum	Exotic	300 x 300	200
Rhododendron pulchrum	Exotic	300 x 300	200

Botanical Name	Native / Exotic	Stock Size / Size (mm)	Spacing (mm)
Rhododendron simsii	Native	300 x 300	200
Schefflera arboricola	Exotic	600 x 600	500
Groundcover Species for Amenity Areas			
Cuphea hyssopifolia	Exotic	250 x 300	250
Hymenocallis americana	Exotic	300 x 500	400
Iris spp	Exotic	150 x 150	100
Lantana montevidensis	Exotic	300 x 300	200
Nephrolepis auriculata	Native	250 x 400	250
Ophiopogon japonicus	Native	250 x 300	200
Philodendron bipinnatifidum	Exotic	700 x 700	500
Phyllanthus myrtifolius	Exotic	300 x 300	250
Epipremnum aureum	Exotic	300 x 300	250
Spathiphyllum floribundum	Exotic	400 x 400	300
Bamboo			
Bambusa textilis	Exotic	2000-3000 Ht,.3 culms per clump	250
Pseudosasa japonica	Exotic		250
Lawn / Grassland			
Axonopus compressus	Exotic	N/A	N/A
Climbing Plants			
Ficus pumila	Native	At least 3 shoots per plant. Each shoot at least 1000mm in length	250
Lonicera japonica	Exotic		
Parthenocissus tricuspidata	Exotic		
Philodendron cordatum	Exotic		
Quisqualis indica	Exotic		
Wisteria sinensis	Native		
Aquatic Plants			
Nelumbo nucifera	Exotic	4 shoots per plant, Each shoot 100mm long	500
Nymphaea rubra	Exotic		500

Note: The plant species listed above provide an indication of the future character of the proposed landscape areas however the design will be subject to review during the detailed design stage of the project.

Vertical Greening

9.4 The vertical greening for the Decorative Screen Backdrop, located along the eastern boundary of the Application Site behind (to the east) of Pun Uk, will be achieved through the use of a s/s wire trellis allowing the climbing plants to grow in the space between the architectural fins or slats which form the structure of the screen. **Figure 9.2** shows the planting approach and species selection for the vertical greening.

Soil Depth for Planting Areas

9.5 In order to ensure that the planting proposals are feasible, it is proposed that an adequate planting medium be incorporated into the design of the soft landscape areas. All planting areas allow a minimum soil depth of 1200mm facilitating the planting of trees whilst shrub and lawn areas will incorporate a minimum soil depth of 600mm and 300mm respectively, as illustrated in **Figure 9.1**.

Irrigation and Drainage

9.6 The proposed irrigation system will utilise a manual system with lockable water points at 40m centres throughout the entire site. The proposed source of water supply will be subject to final approval from the Water Services Department. Sub-soil drainage shall be provided for all planting areas with a cellular drainage system such as "Mira-drain" or an approved equivalent.

Feature Paving

9.7 The paving will be an important element of the landscape design both in terms of its aesthetic appearance and in terms of producing a hardwearing landscape for usage by the future users. The design of the proposed paving will highlight entrance areas and major pedestrian routes through the site providing a hierarchy for pedestrian movement and help to define the spatial configuration of the landscape. It would be constructed of quality materials in feature patterns creating a distinct identity for each of the key landscape zones responding to the architectural design and function of each. Colour changes within the patterns would be used to break the linearity of the spaces and establish a theme across the development.

9.8 The use of a similar material palette for the vehicular and pedestrian areas is designed to blur the distinction between the two and create the appearance of a shared surface.

9.9 Non-slip paving materials will be utilised throughout the site and the proposed finishes and materials are summarized below:

- Internal vehicular surface and EVA: Subtle shades of natural granite and concrete pavers designed to create visual continuity with the adjacent pedestrian pavement whilst also creating a distinct identity at the threshold of the development.
- Courtyard spaces: Combination of natural granite, concrete paving to create attractive garden scale paving features.
- Roof Gardens and Landscape Terraces: Subtle shades of natural granite and concrete pavers with areas of recycled plastic composite timber decking.

9.10 Wherever possible all landscape areas will cater for multiple use needs including people with impaired ability and access for the disabled in accordance with Building Department's Design Manual on 'Barrier Free Access (DMBFA), 2008'.

9.11 The landscape design considers the requirements of Chapter 6 of the DMBFA for the use of elderly residents whereby the landscape has been designed without steps, thresholds, small ramps or kerbs, wherever possible. Where changes in level are unavoidable handrails or grab bars will be provided. Steps and staircases should be designed with wider treads and lower risers. Floor surfaces will comply with Division 4. Slip-resistant floor finishes and avoids the use of shiny and reflective floors such as marble, glazed tiles and the like. Open jointed pavers or aeration paver blocks with uneven or very rough surface will be avoided at external open spaces.

Planter Walls

9.12 For the most part planters and/or planting areas will be at-grade and open bottomed. Where planters are raised for effect the planter walls will be clad with a combination of light and dark grey and yellow natural granite.

Lighting

9.13 The lighting design concept for the landscaped areas should be designed to contribute to the quality of the development in nocturnal views providing an aesthetically pleasing landscape through the highlighting of landscape elements. All of the landscape areas will be provided with sufficient illumination to meet the required lighting standards, particularly for the entrance areas and pedestrian access paths. The lighting concept will include three types of lighting which are as follows:

- Amenity lighting highlighting feature trees, walls, sculptures and planting through the use of spotlights and up-lighting;
- Area lighting involving the use of low-level lighting sources such as lighting bollards and recessed wall lights for sitting areas and main landscape spaces designed to avoid glare / light spillage to adjacent properties; and
- General safety lighting with the minimum lux level which will last between midnight and early morning; and;

Site Furniture

9.14 The landscape design would include the provision of site furniture including seating, which in addition to its functional attributes would also contribute to the perceived quality of the landscape. The LMP presented as **Figures 4.1** to **4.9, and 11.1** show the proposed location of amenity facilities such as seating. The proposed seat benches have been shown as two types, the first (Type 1) incorporated with seating walls and landscape features and the second (Type 2) the more traditional park bench type of seating. The LMP also indicates potential locations for movable seating. These locations are preliminary at this stage being subject to the detailed design of the landscape spaces and their programme for use.

Safety Requirements

9.15 All outdoor facilities will be designed, constructed and operated in full compliance with relevant safety standards and guidelines.

10.0 Landscape Management and Maintenance

10.1 Upon completion of the construction works, a 12-month Defects Liability Period (DLP) will be implemented applying to the hard landscape whereby the specialist contractor will be responsible for the maintenance during this first year. **Figures 6.2 to 6.8** demonstrate the points of access on various floors for landscape maintenance purposes.

A - Routine Maintenance (Daily – Weekly)

a. Rubbish and litter removal;
b. Sweeping and cleaning;
c. Water feature cleaning; and
d. Damage inspection, repair of site furniture and light bulb replacement.
e. Routine management attendance, inspection and cleaning of surface channels and subsoil drainage, in particular at elevated levels.

B – Annual / Long-term Maintenance

a. Repainting;
b. Resurfacing of worn pavements;
c. Replacing worn parts of site furniture, lighting fixtures and other facilities; and
d. Replacement of damaged landscape furniture.

10.2 Similarly the softworks contractor will be responsible for a 12-month Establishment Period (EP) for the planting after practical completion. This allows a period of time for proper establishment of the plants and the replacement of any losses. Table 10.1 (overleaf) provides the maintenance schedule for the soft landscape.

10.3 At the end of the 12-month DLP / EP, subject to the location of the landscape will be managed and maintained by relevant authorities and/or private property owners. This includes general tree care and proper tree maintenance in accordance with relevant guidelines promulgated by DEVB.

10.4 **Figures 6.2** to **6.8** demonstrate the points of access on various floors which will facilitate landscape maintenance access.

Tree Risk Assessment

10.5 A tree risk assessment for the target area shall be conducted annually in accordance with the 'Handbook on Tree Management' promulgated by the GLTM Section of DEVB.

10.6 **Table 10.1** (overleaf) provides the maintenance schedule for the soft landscape.

Table 10.1 Landscape Maintenance Schedule

Item	Maintenance Operation	Frequency	J	F	M	A	M	J	J	A	S	O	N	D
1.1	Watering	280 days												
1.2	Litter Collection	Daily												
1.3	Weed Control	16/ year												
1.4	Pruning of Shrubs	As required												
1.5	Pruning of Trees	As required												
1.6	Fertiliser Application	Twice/year												
1.7	Top-up Mulch	Twice/year												
1.8	Pest Control	As required												
1.9	Replacement planting	As required												
1.10	Tree Support Inspection/ Adjustment	Once/month	1	1	1	1	1	1	1	1	1	1		
1.11	Checking After Exceptional Weather	As required												
1.12	Grass Cutting	14 times												
1.13	Periodic Inspection by User and Horticultural Maintenance Contractor is recommended	Four/year				1		1		1			1	
1.14	Tree Risk Assessment in accordance with DEVB methodology at an appropriate time of year	Once/year				1								

Landscape Figures

north

0 50 100 150 200M

LEGEND

- 500m Assessment Boundary
- Application Site

Landscape Resources

- LR1 Road Development
- LR2 Pedestrian / Cycle Track
- LR3 Residential Development
- LR4 Village Development
- LR5 Government/ Institution or Community
- LR6 Vacant Land or Car Park
- LR7 Active or Inactive Agriculture Land
- LR8 Mixed Woodland/Tree Groups
- LR9 Hillside Secondary Woodland
- LR10 Open Space and Outdoor Recreation Facilities
- LR11 Watercourse or Pond
- LR12 MTR West Rail Line

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE)
at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Landscape Context

SCALE	N.T.S.	DATE	Sep 2021
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 2.1	REV	-

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VP01: LR1 Road Development



VP05: LR05 Government/ Institution or Community



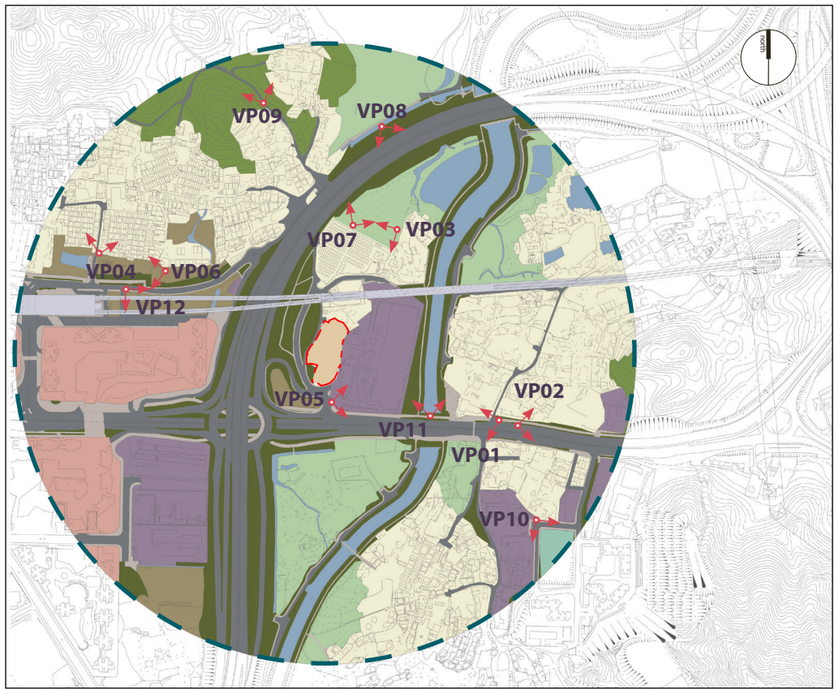
VP06: LR6 Vacant Land or Car Park



VP09: LR9 Hillside Secondary Woodland



VP02: LR2 Pedestrian/Cycle Track





VP10: LR10 Open Space and Outdoor Recreation Facilities



VP03: LR3 Residential Development



VP11: LR11 Watercourse or Pond



VP04: LR4 Village Development



VP07: LR07 Active or Inactive Agriculture Land



VP08: LR08 Mixed Woodland/Tree Groups



VP12: LR12 MTR West Rail Line

LEGEND

500m Assessment Boundary

Application Site

Landscape Resources

- LR1 Road Development
- LR2 Pedestrian / Cycle Track
- LR3 Residential Development
- LR4 Village Development
- LR5 Government/ Institution or Community
- LR6 Vacant Land or Car Park
- LR7 Active or Inactive Agriculture Land
- LR8 Mixed Woodland/Tree Groups
- LR9 Hillside Secondary Woodland
- LR10 Open Space and Outdoor Recreation Facilities
- LR11 Watercourse or Pond
- LR12 MTR West Rail Line

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE)
at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Photographic Record of Existing Landscape Resources

SCALE	N.T.S.	DATE	Sep 2021
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 2.2	REV	-

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Facsimile: 3016 2422
Website: scenic@studioscenic.com

Pok Oi Hospital

Jockey Club Care and Attention Home,
Pok Oi Hospital

north

Siu Sheung Road

LEGEND

- Application Site Boundary
- Lot not in the application site
- Existing Pun Uk Building
- Existing Fung Shui Pond
- Proposed Architectural Scheme
- xx.xx — Proposed Levels
- +xx.xx — Existing Levels
- Existing Retained Tree
- Proposed Tree Planting
- Proposed Feature Tree Planting
- Proposed Bamboo planting
- Proposed Shrub planting
- Proposed Lawn
- Proposed Vertical Greening
- Proposed Decorative Paving
- Proposed Timber Deck
- Proposed Active Area
- Proposed Seat Benches
- Proposed Table and Seating

LANDSCAPE COMPONENTS

1. Vehicle Drop-off
2. Pun Uk Courtyard
3. Bamboo Forest Grove
4. Feng Shui Pond
5. Landscape Buffer
6. Bamboo Courtyard
7. Decorative Screen Backdrop
8. Landscape Terrace
9. Contemplative Garden
10. Function Space
11. Geronics Garden
12. Urban Farming

0 5 10 15 20M

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE)
at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Landscape Master Plan (All Levels)

SCALE	N.T.S.	DATE	Sep 2021
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FIGURE NO.	Figure 4.1	REV	A

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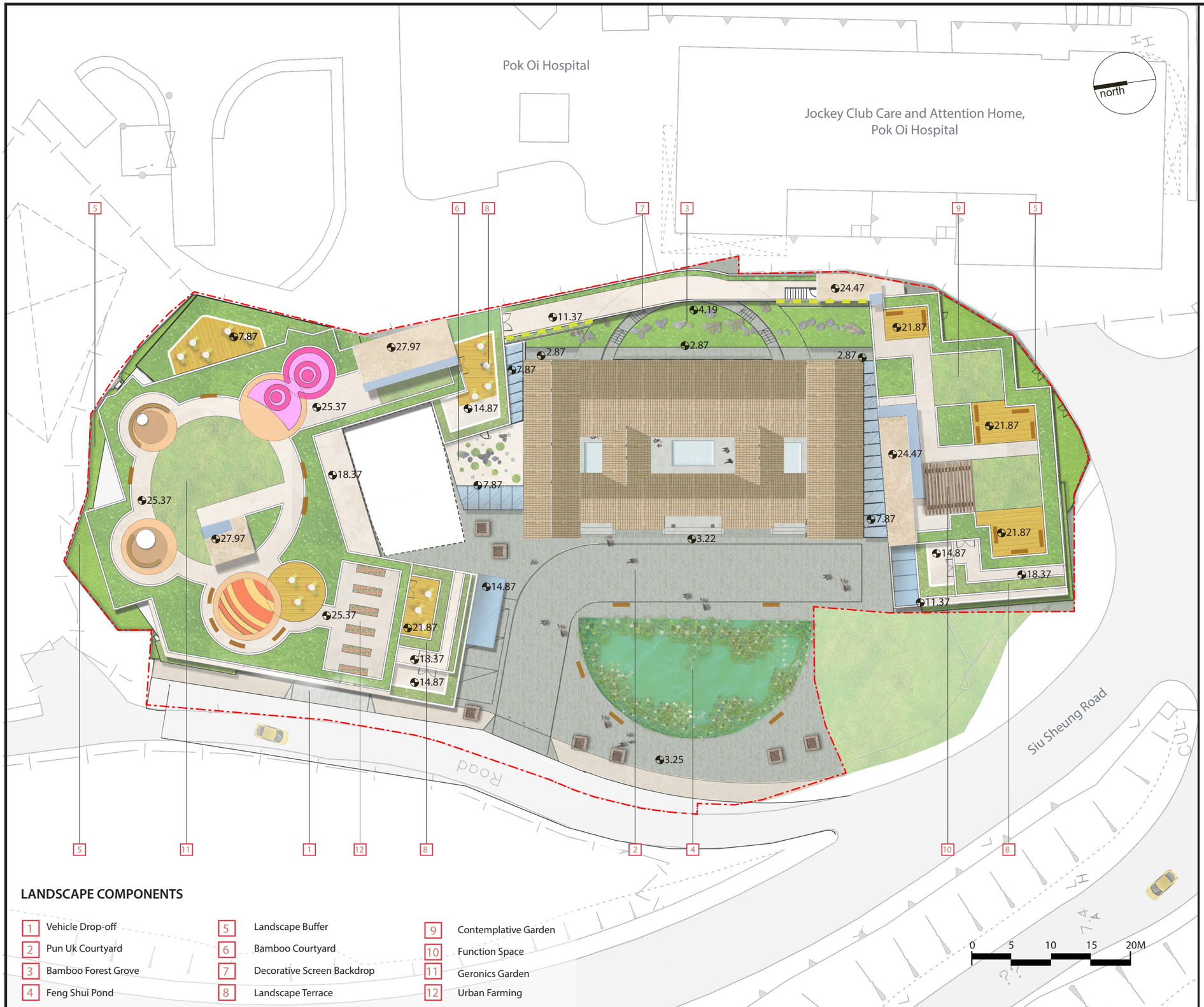

LANDSCAPE COMPONENTS

1	Vehicle Drop-off	5	Landscape Buffer	9	Contemplative Garden
2	Pun Uk Courtyard	6	Bamboo Courtyard	10	Function Space
3	Bamboo Forest Grove	7	Decorative Screen Backdrop	11	Geronics Garden
4	Feng Shui Pond	8	Landscape Terrace	12	Urban Farming

LEGEND

- Application Site Boundary
- Lot not in the application site
- Existing Pun Uk Building
- Existing Fung Shui Pond
- Proposed Architectural Scheme
- xx.xx — Proposed Levels
- +xx.xx — Existing Levels
- Proposed Shrub planting
- Proposed Lawn
- Proposed Vertical Greening
- Proposed Decorative Paving
- Proposed Timber Deck
- Proposed Active Area
- Proposed Seat Benches (Type1)
- Proposed Seat Benches (Type 2)
- Proposed Table and Seating

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE)
at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Landscape Master Plan (All Levels Without Trees)

SCALE	N.T.S.	DATE	Sep 2021
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 4.2	REV	A

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LEGEND

- Application Site Boundary
- Lot not in the application site
- Existing Pun Uk Building
- Existing Fung Shui Pond
- Proposed Architectural Scheme
- xx.xx Proposed Levels
- +xx.xx Existing Levels
- Existing Retained Tree
- Proposed Tree Planting
- Proposed Feature Tree Planting
- Proposed Shrub planting
- Proposed Bamboo planting
- Proposed Decorative Paving
- Proposed Seat Benches (Type 2)

LANDSCAPE COMPONENTS

1. Vehicle Drop-off
2. Pun Uk Courtyard
3. Bamboo Forest Grove
4. Feng Shui Pond
5. Landscape Buffer

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE)
at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Landscape Master Plan (1/F)

SCALE	N.T.S.	DATE	Sep 2021
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 4.3	REV	A

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Facsimile: 3016 2422
Website: scenic@studioscenic.com

Pok Oi Hospital

Jockey Club Care and Attention Home,
Pok Oi Hospital

north

Siu Sheung Road

7.87

7.87

7.87

LEGEND

- Application Site Boundary
- Proposed Architectural Scheme
- xx.xx Proposed Levels
- xx.xx Existing Levels
- Proposed Tree Planting
- Proposed Shrub planting
- Proposed Bamboo planting
- Proposed Timber Deck
- Proposed Table and Seating

LANDSCAPE COMPONENTS

1. Landscape Buffer
2. Landscape Terrace
3. Bamboo Courtyard

0 5 10 15 20M

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE)
at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Landscape Master Plan (2/F)

SCALE	N.T.S.	DATE	Sep 2021
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 4.4	REV	A

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Website: scenic@studioscenic.com



LEGEND

- Application Site Boundary
- Proposed Architectural Scheme
- xx.xx Proposed Levels
- xx.xx Existing Levels
- Proposed Decorative Paving
- Proposed Vertical Greening
- Proposed Shrub planting

LANDSCAPE COMPONENT

1 Decoractive Screen Backdrop

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE)
at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Landscape Master Plan (3/F)

SCALE	N.T.S.	DATE	Sep 2021
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 4.5	REV	B

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Telephone: 2468 2422
Facsimile: 3016 2422
Website: scenic@studioscenic.com

Pok Oi Hospital

Jockey Club Care and Attention Home,
Pok Oi Hospital

north

14.87

14.87

14.87

14.87

11.37

Siu Sheung Road

1

1

1

LANDSCAPE COMPONENT

1 Landscape Terrace

0 5 10 15 20M

LEGEND

- Application Site Boundary
- Proposed Architectural Scheme
- xx.xx Proposed Levels
- xx.xx Existing Levels
- Proposed Tree Planting
- Proposed Shrub planting
- Proposed Decorative Paving
- Proposed Timber Deck
- Proposed Table and Seating

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE)
at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Landscape Master Plan (4/F)

SCALE	N.T.S.	DATE	Sep 2021
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 4.6	REV	A

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LEGEND

- Application Site Boundary
- Proposed Architectural Scheme
- xx.xx Proposed Levels
- xx.xx Existing Levels
- Proposed Decorative Paving
- Proposed Shrub planting

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE)
at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Landscape Master Plan (5/F)

SCALE	N.T.S.	DATE	Sep 2021
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 4.7	REV	A

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Facsimile: 3016 2422
Website: scenic@studioscenic.com

Pok Oi Hospital

Jockey Club Care and Attention Home,
Pok Oi Hospital

north

21.87

21.87

21.87

21.87

Siu Sheung Road

LANDSCAPE COMPONENTS

1 Contemplative Garden
2 Landscape Terrace
3 Function Space

0 5 10 15 20M

LEGEND

- Application Site Boundary
- Proposed Architectural Scheme
- xx.xx Proposed Levels
- xx.xx Existing Levels
- Proposed Tree Planting
- Proposed Feature Tree Planting
- Proposed Shrub planting
- Proposed Lawn
- Proposed Decorative Paving
- Proposed Timber Deck
- Proposed Seat Benches (Type 2)
- Proposed Table and Seating

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE)
at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Landscape Master Plan (6/F)

SCALE	N.T.S.	DATE	Sep 2021
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 4.8	REV	A

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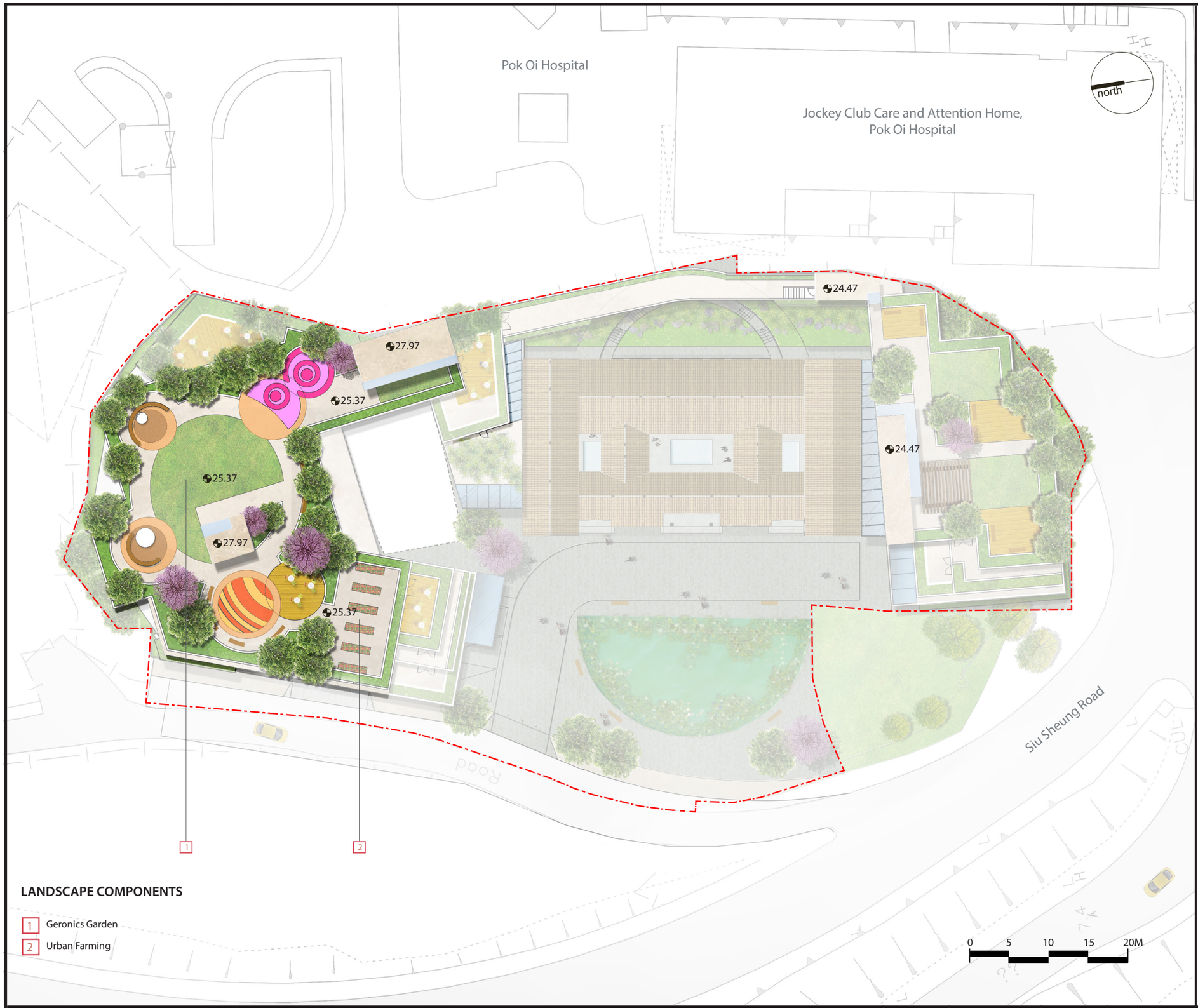

LEGEND

- Application Site Boundary
- Proposed Architectural Scheme
- xx.xx — Proposed Levels
- xx.xx — Existing Levels
- Proposed Tree Planting
- Proposed Feature Tree Planting
- Proposed Shrub planting
- Proposed Lawn
- Proposed Decorative Paving
- Proposed Timber Deck
- Proposed Active Area
- Proposed Seat Benches (Type 1)
- Proposed Seat Benches (Type 2)
- Proposed Table and Seating

LANDSCAPE COMPONENTS

1 Geronics Garden
2 Urban Farming

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE)
at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Landscape Master Plan (R/F)

SCALE	N.T.S.	DATE	Sep 2021
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 4.9	REV	A

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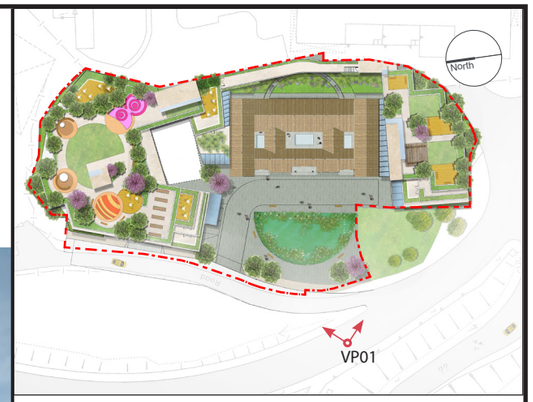
VP 01: View looking east towards Pun Uk and the proposed RCHE



LOCATION PLAN

LEGEND

VP Viewpoint

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE)
at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Landscape Perspective

SCALE	N.T.S.	DATE	Sep 2021
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 4.10	REV	A

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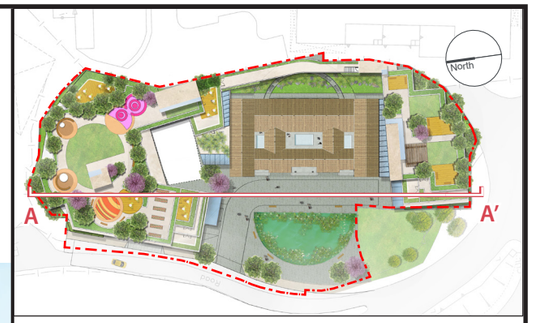

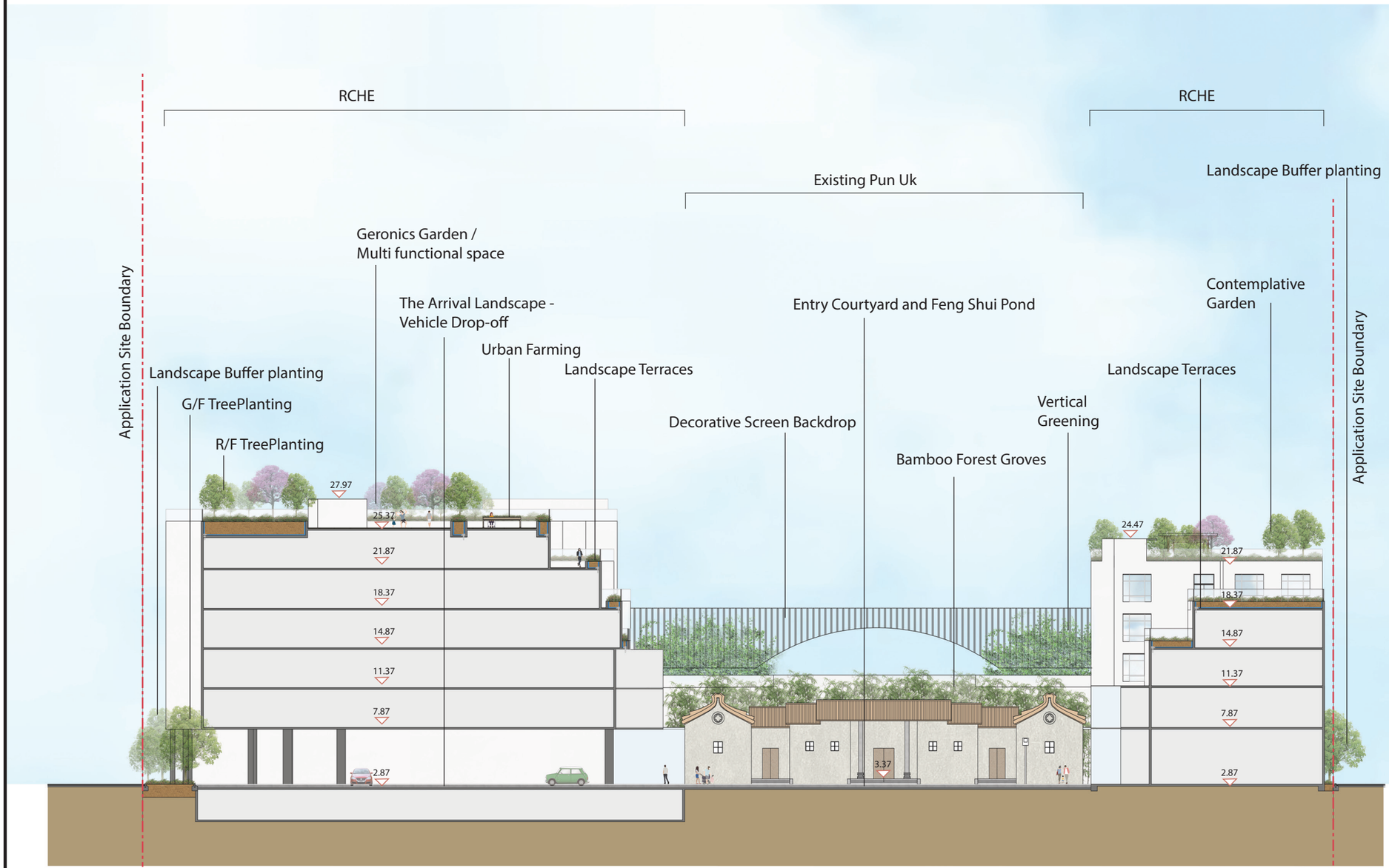

Section A - A'

0 4 8 12 16M

LEGEND

- Application Site Boundary
- Section Line
- XX.XX Typical Levels (mPD)
- Existing Fung Shui Pond
- Proposed Tree Planting
- Proposed Feature Tree Planting
- Proposed Shrub Planting
- Proposed Vertical Green Wall

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE)
at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Landscape Section A-A'

SCALE	N.T.S.	DATE	Sep 2021
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 5.1	REV	A

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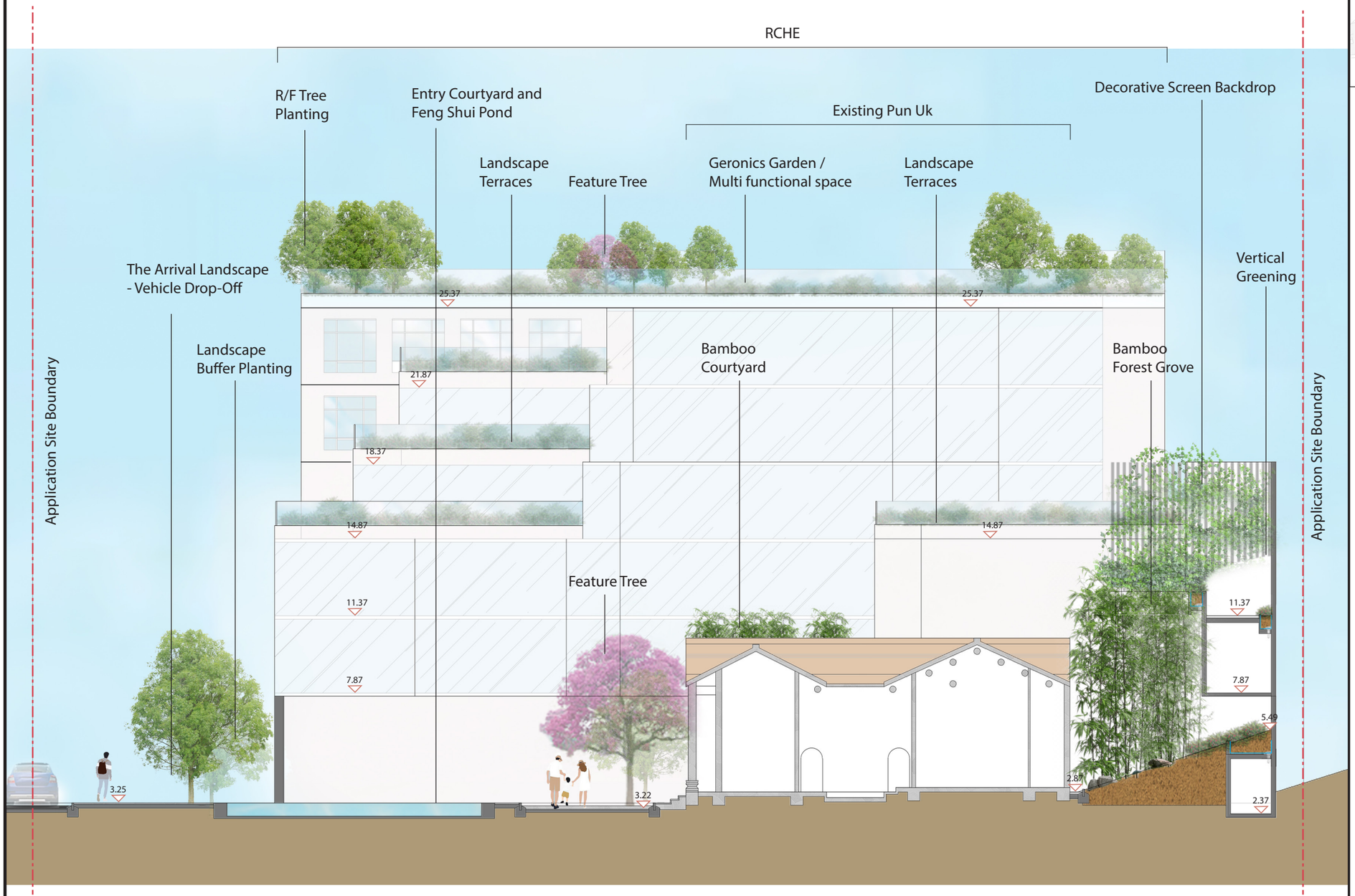
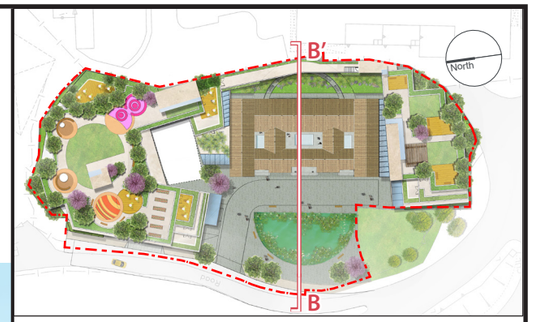
Facsimile: 3016 2422
Website: scenic@studioscenic.com



Section B - B′

0 2 4 6 8M



LEGEND

- Application Site Boundary
- Section Line
- xx.xx Typical Levels (mPD)
- Existing Fung Shui Pond
- Proposed Tree Planting
- Proposed Feature Tree Planting
- Proposed Shrub Planting
- Proposed Vertical Green Wall

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE)
at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Landscape Section B-B′

SCALE	N.T.S.	DATE	Sep 2021
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 5.2	REV	A

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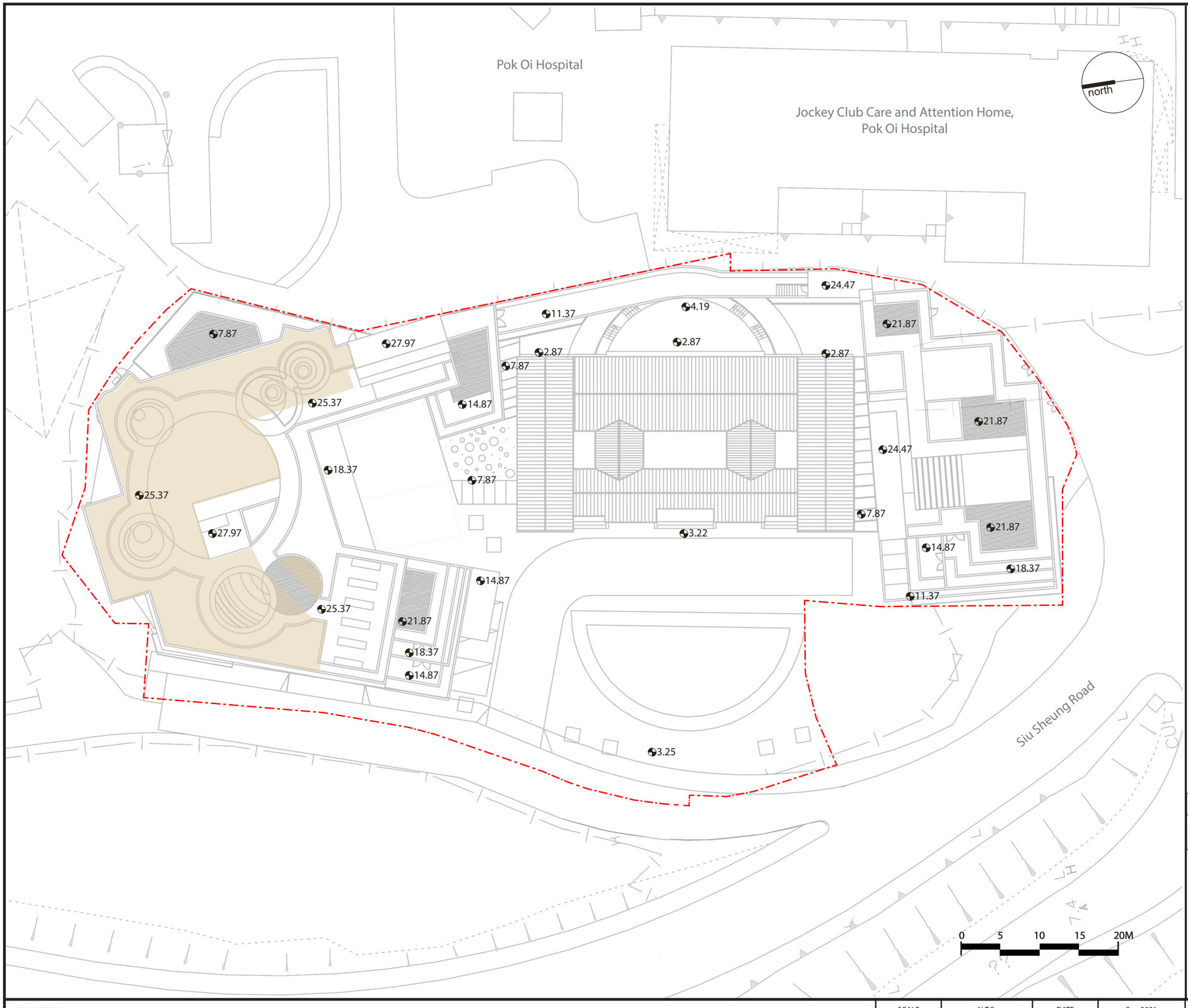

LEGEND

Application Site Boundary

Uncovered Private Open Space

Open Space	
Uncovered private open space	Not less than 535m²

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE)
at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Open Space - R/F

SCALE	N.T.S.	DATE	Sep 2021
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FIGURE NO.	Figure 6.1	REV	A

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Facsimile: 3016 2422
Website: scenic@studioscenic.com

Pok Oi Hospital

Jockey Club Care and Attention Home,
Pok Oi Hospital

north

4.19

2.87

2.87

2.87

3.22

3.25

Siu Sheung Road

0 5 10 15 20M

LEGEND

- Application Site Boundary
- Lot not in the Application Site
- Areas Accessible to the Public (By Appointment)
- Areas for Private Access by Future Residents (RCHE Use)
- Areas Accessible to the Public
- Vehicular Entrance/ Exit
- Pedestrian Entrance/ Exit
- Landscape Maintenance Access

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE)
at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Public / Private Access - 1/F

SCALE	N.T.S.	DATE	Sep 2021
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 6.2	REV	-

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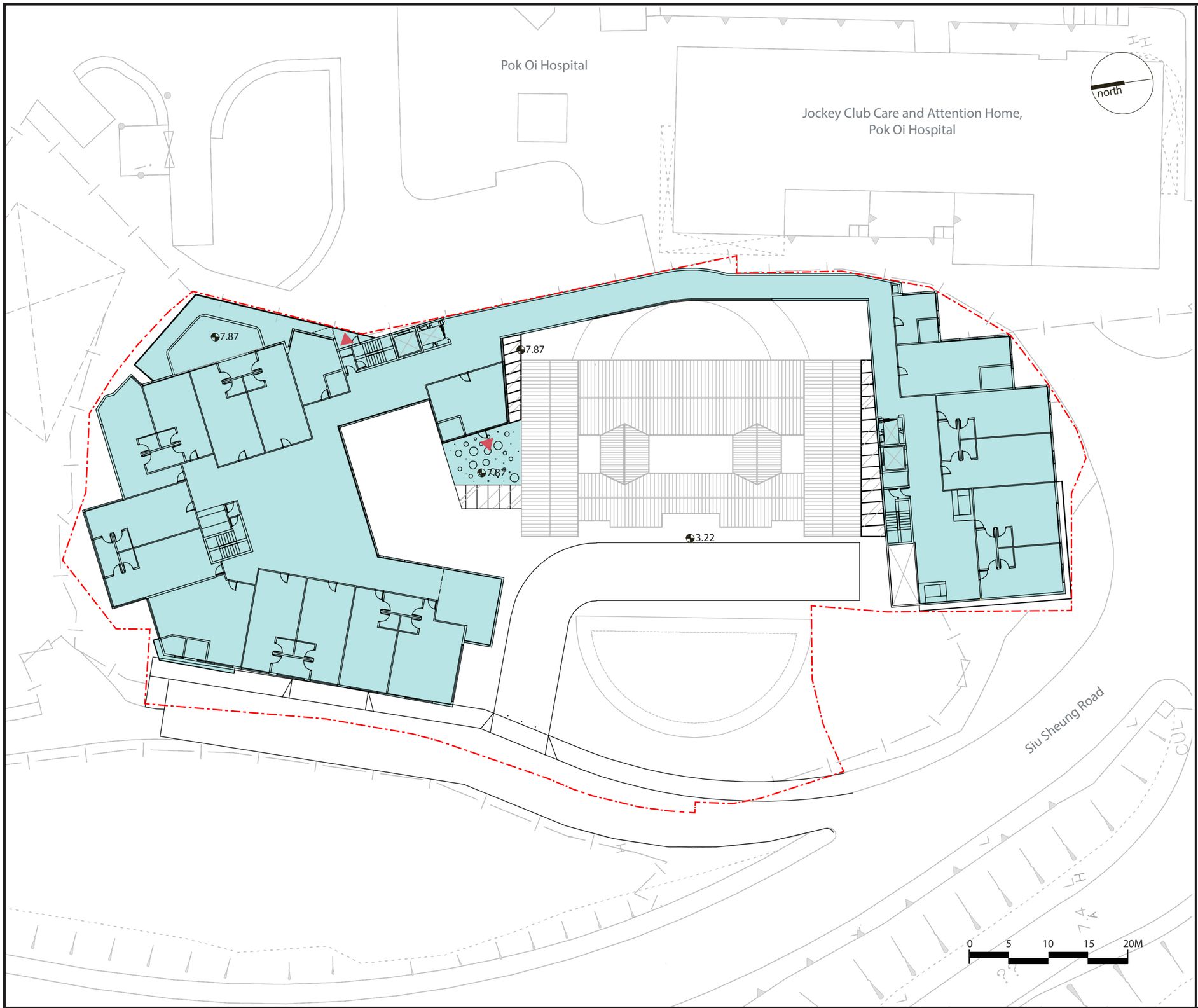

LEGEND

- Application Site Boundary
- Areas for Private Access by Future Residents (RCHE Use)
- Pedestrian Entrance/ Exit

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE)
at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Public / Private Access - 2/F

SCALE	N.T.S.	DATE	Sep 2021
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 6.3	REV	-

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Facsimile: 3016 2422
Website: scenic@studioscenic.com

Pok Oi Hospital

Jockey Club Care and Attention Home,
Pok Oi Hospital

north

11.37

Siu Sheung Road

0 5 10 15 20M

LEGEND

- Application Site Boundary
- Areas for Private Access by Future Residents (RCHE Use)
- Areas Accessible to the Public (By Appointment)
- Pedestrian Entrance / Exit

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE)
at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Public / Private Access - 3/F

SCALE	N.T.S.	DATE	Sep 2021
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 6.4	REV	-

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Telephone: 2468 2422
Facsimile: 3016 2422
Website: scenic@studioscenic.com

Pok Oi Hospital

Jockey Club Care and Attention Home,
Pok Oi Hospital

north

14.87

14.87

14.87

Siu Sheung Road

0 5 10 15 20M

LEGEND

Application Site Boundary

Areas for Private Access
by Future Residents (RCHE Use)

Pedestrian Entrance/ Exit

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE)
at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Public / Private Access - 4/F

SCALE	N.T.S.	DATE	Sep 2021
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 6.5	REV	-

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Facsimile: 3016 2422
Website: scenic@studioscenic.com

Pok Oi Hospital

Jockey Club Care and Attention Home,
Pok Oi Hospital

north

Siu Sheung Road

18.37

T8.37

0 5 10 15 20M

LEGEND

- Application Site Boundary
- Areas for Private Access by Future Residents (RCHE Use)
- Pedestrian Entrance/ Exit

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE)
at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Public / Private Access - 5/F

SCALE	N.T.S.	DATE	Sep 2021
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 6.6	REV	-

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Facsimile: 3016 2422
Website: scenic@studioscenic.com

Pok Oi Hospital

Jockey Club Care and Attention Home,
Pok Oi Hospital

north

18.37

21.87

21.87

21.87

21.87

Siu Sheung Road

0 5 10 15 20M

LEGEND

- Application Site Boundary
- Areas for Private Access by Future Residents (RCHE Use)
- Pedestrian Entrance/ Exit

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE)
at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Public / Private Access - 6/F

SCALE	N.T.S.	DATE	Sep 2021
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 6.7	REV	-

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Telephone: 2468 2422
Facsimile: 3016 2422
Website: scenic@studioscenic.com

Pok Oi Hospital

Jockey Club Care and Attention Home,
Pok Oi Hospital

north

24.47

25.37

25.37

25.37

24.47

Siu Sheung Road

0 5 10 15 20M

LEGEND

Application Site Boundary

Areas for Private Access
by Future Residents (RCHE Use)

Pedestrian Entrance/ Exit

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE)
at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Public / Private Access - R/F

SCALE	N.T.S.	DATE	Sep 2021
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 6.8	REV	-

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Telephone: 2468 2422
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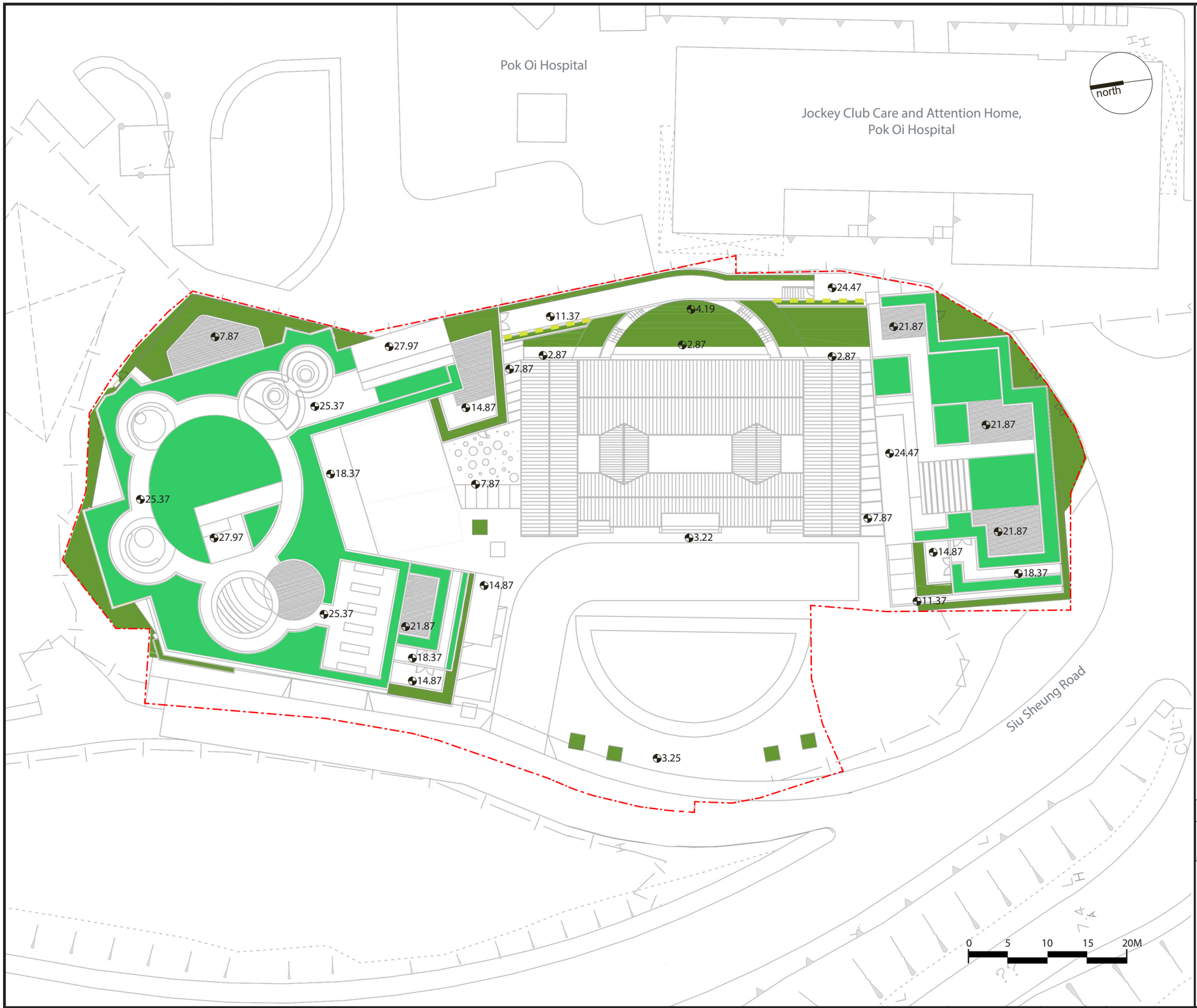

LEGEND

- Application Site Boundary
- Uncovered Greening at Primary Zone
- Uncovered Greening at Non-Primary Zone
- Vertical Greening at Primary Zone

Green Coverage

Total green coverage	Not less than 938.71m² (22.40%)

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE) at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Green Coverage- All levels

SCALE	N.T.S.	DATE	Sep 2021
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 7.1	REV	B

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Website: scenic@studioscenic.com



LEGEND

- Application Site Boundary
- Uncovered Greening at Primary Zone
- Covered Greening at Primary Zone

Green coverage at 1F	
Total green coverage	273.68m²

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE)
at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Green Coverage- 1/F

SCALE	N.T.S.	DATE	Sep 2021
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 7.2	REV	A

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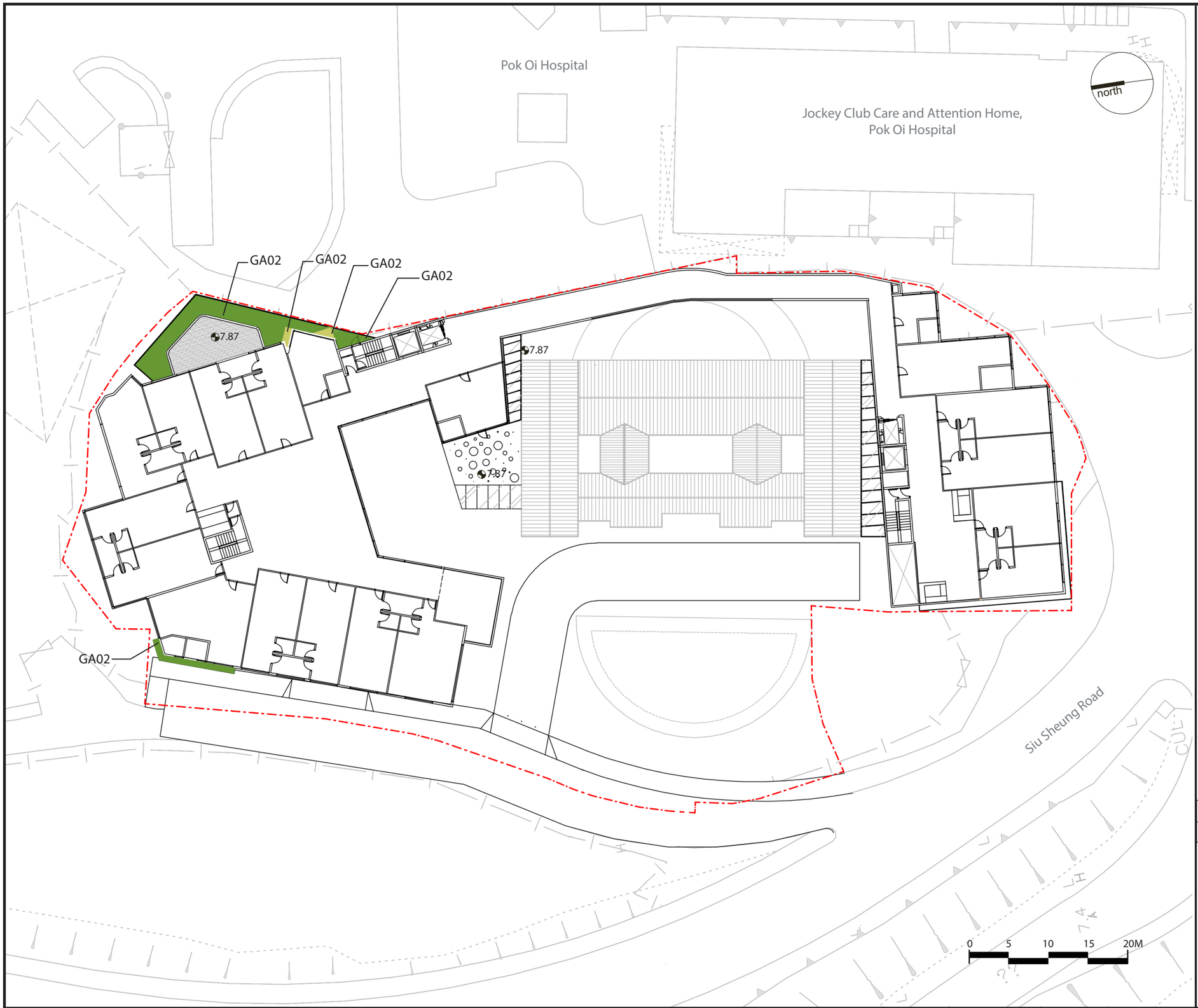

LEGEND

- Application Site Boundary
- Uncovered Greening at Primary Zone
- Covered Greening at Primary Zone

Green coverage at 2F	
Total green coverage	52.84m²

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE)
at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Green Coverage- 2/F

SCALE	N.T.S.	DATE	Sep 2021
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 7.3	REV	A

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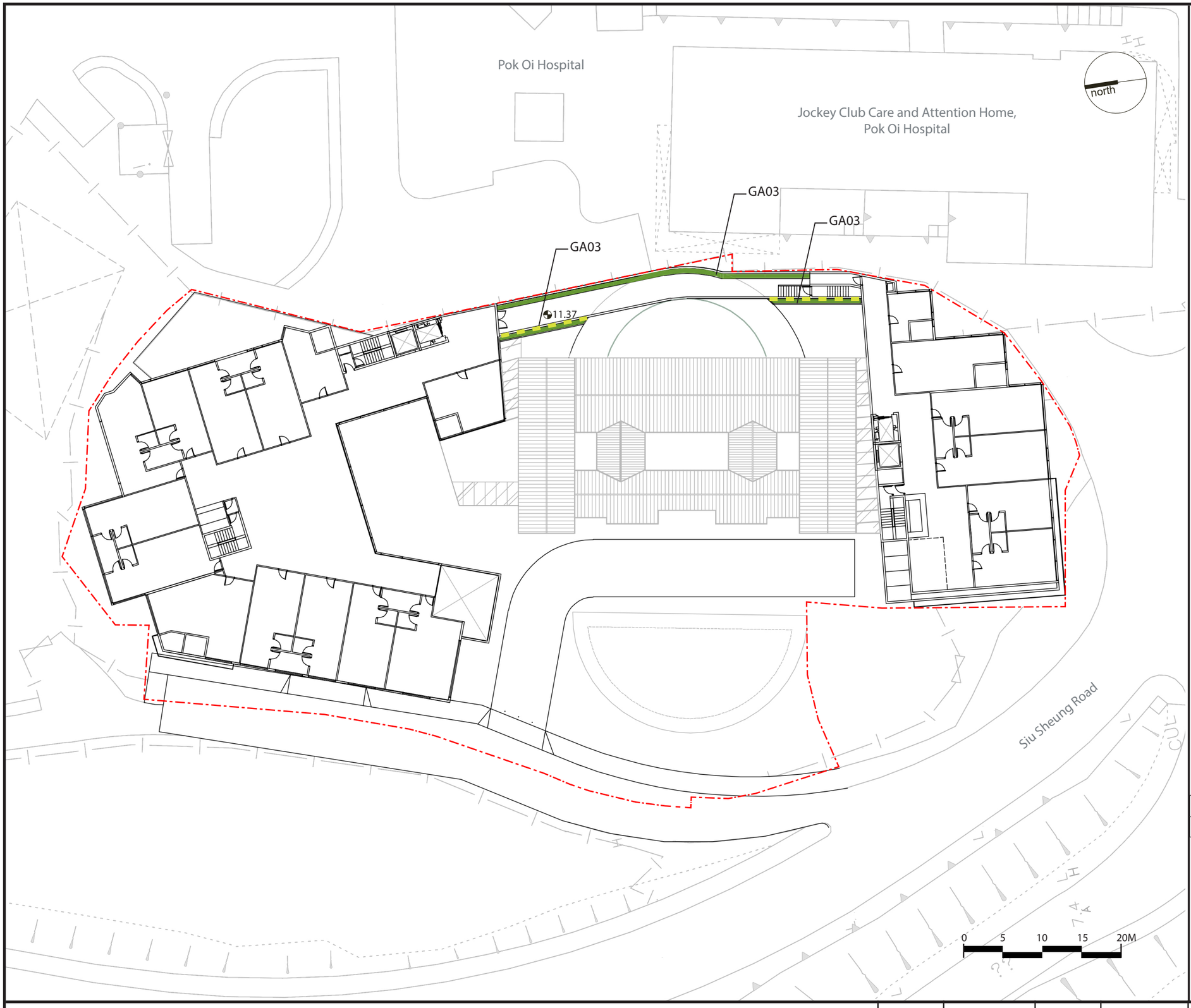

LEGEND

- Application Site Boundary
- Uncovered Greening at Primary Zone
- Vertical Greening at Primary Zone

Green coverage at 3F	
Total green coverage	72.25m²

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE)
at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Green Coverage- 3/F

SCALE	N.T.S.	DATE	Sep 2021
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 7.4	REV	A

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Pok Oi Hospital

Jockey Club Care and Attention Home,
Pok Oi Hospital

north

GA04

14.87

14.87

14.87

GA04

GA04

Siu Sheung Road

0 5 10 15 20M

LEGEND

Application Site Boundary

Uncovered Greening
at Primary Zone

Green coverage at 4F

Total green coverage	49.27m²

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE)
at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Green Coverage- 4/F

SCALE	N.T.S.	DATE	Sep 2021
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 7.5	REV	A

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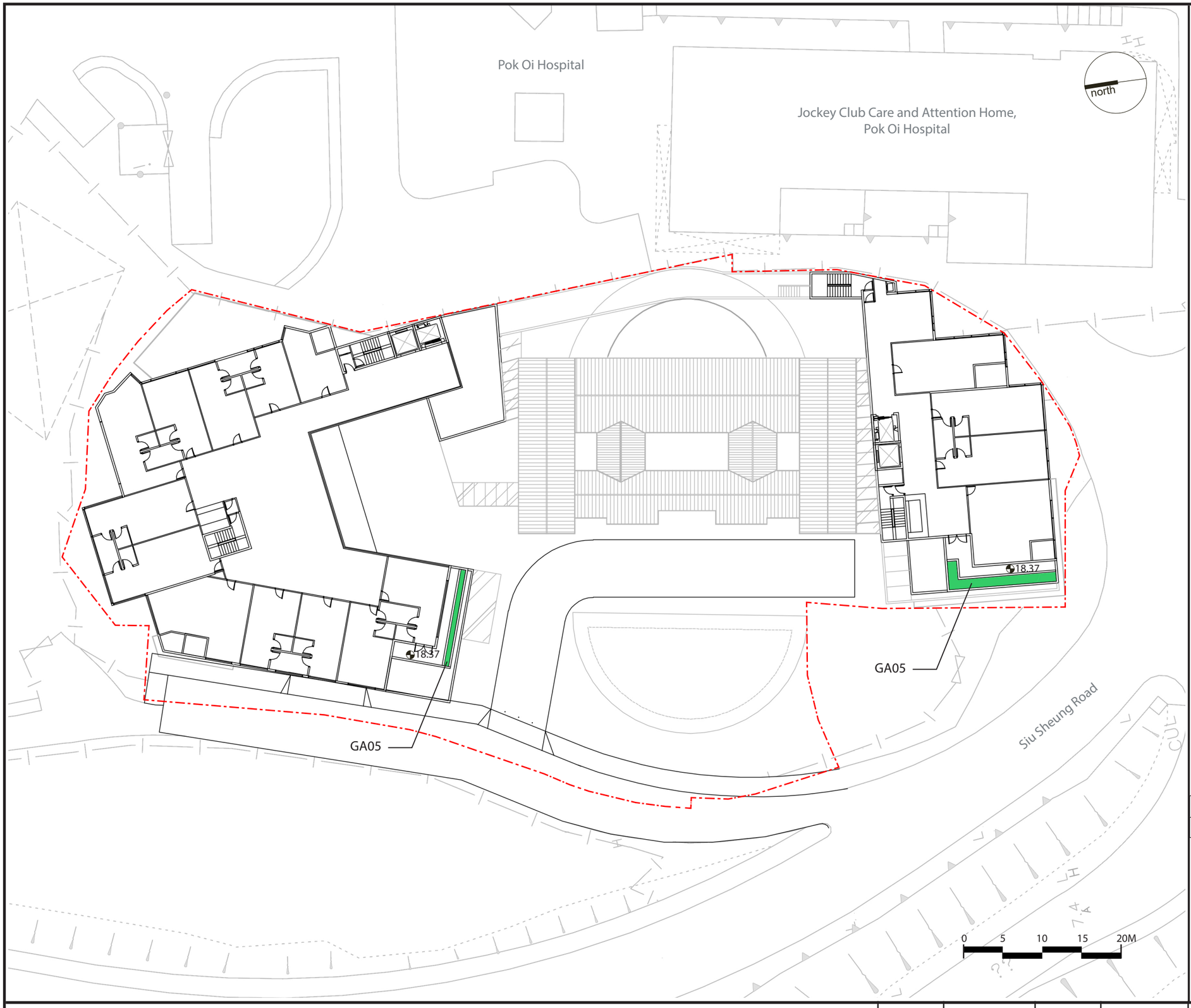

LEGEND

Application Site Boundary

Uncovered Greening at Non-Primary Zone

Green coverage at 5F

Total green coverage	18.29m²

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE)
at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Green Coverage- 5/F

SCALE	N.T.S.	DATE	Sep 2021
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 7.6	REV	A

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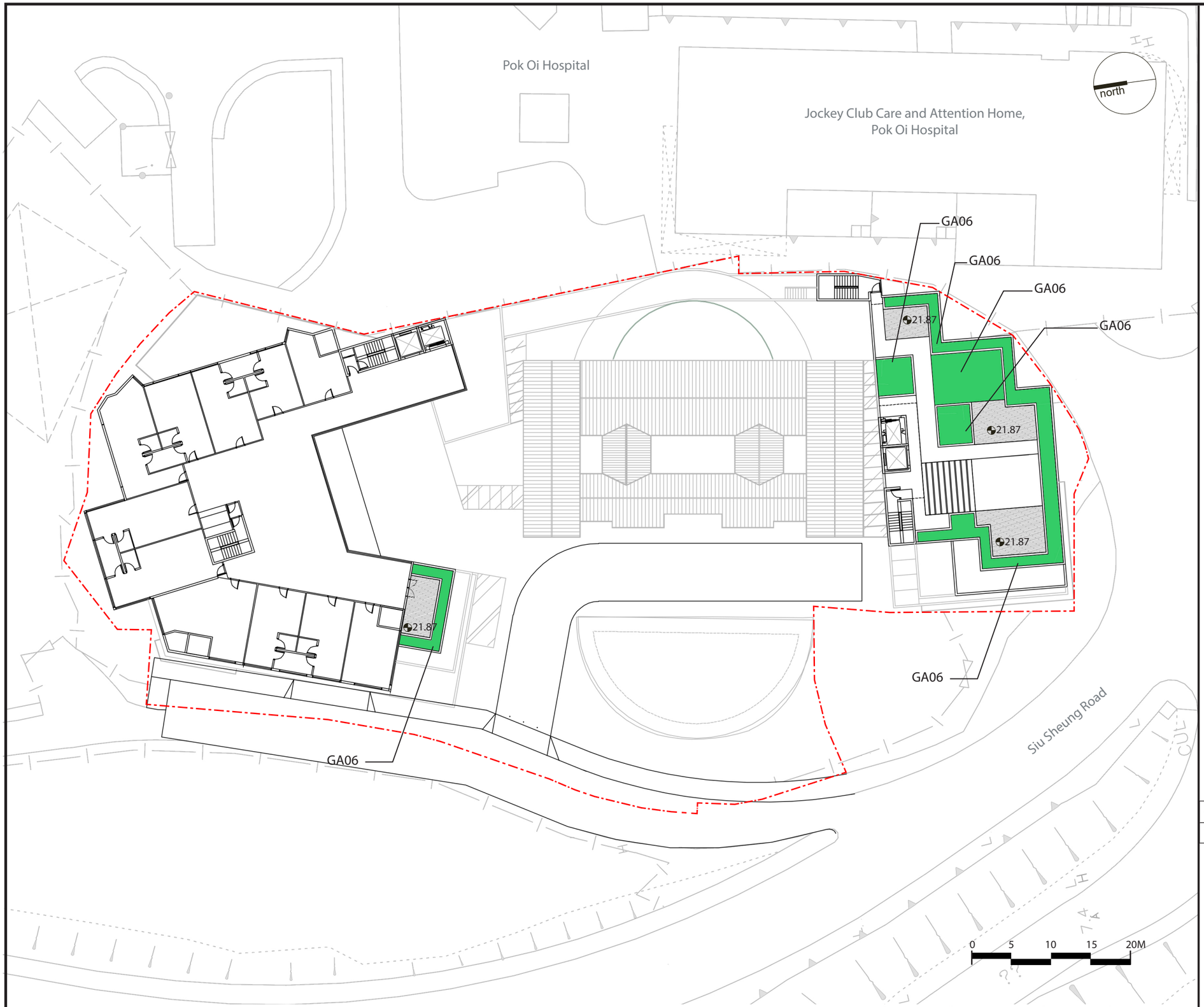

LEGEND

Application Site Boundary

Uncovered Greening at Non-Primary Zone

Green coverage at 6F

Total green coverage	205.93m²

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE)
at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Green Coverage- 6/F

SCALE	N.T.S.	DATE	Sep 2021
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 7.7	REV	A

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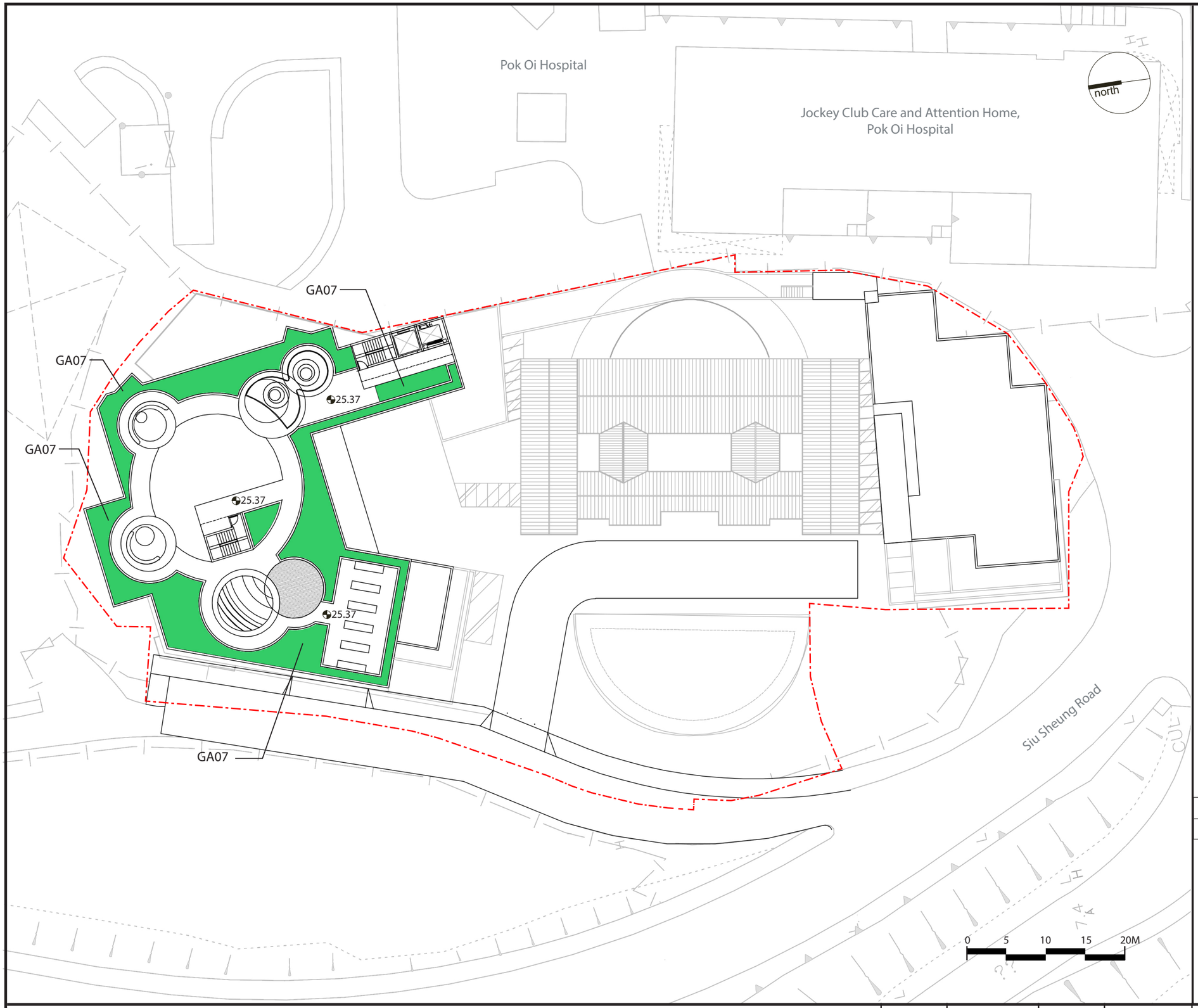

LEGEND

- Application Site Boundary
- Uncovered Greening at Non-Primary Zone

Green coverage at RF	
Total green coverage	266.45m²

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE)
at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Green Coverage- R/F

SCALE	N.T.S.	DATE	Sep 2021
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 7.8	REV	A

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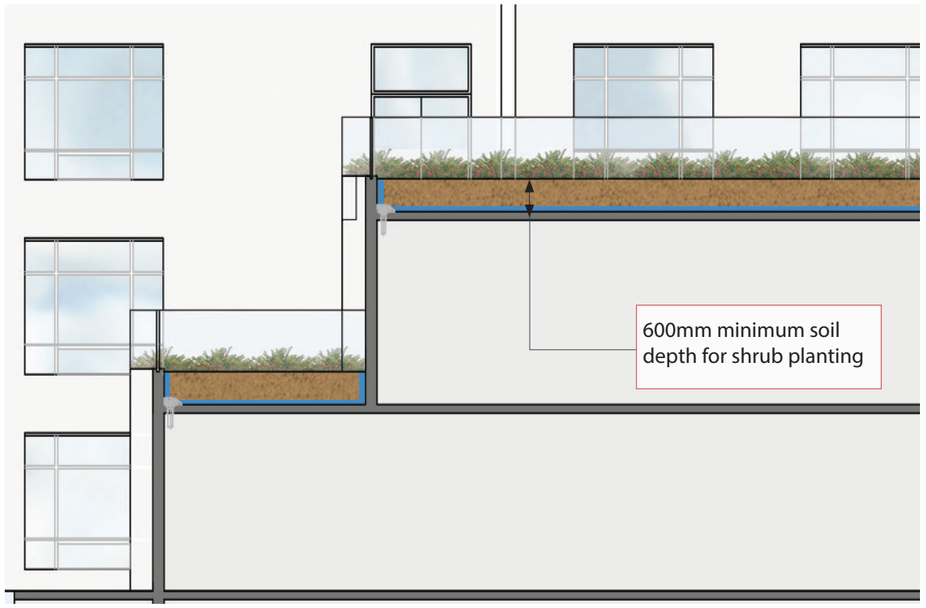
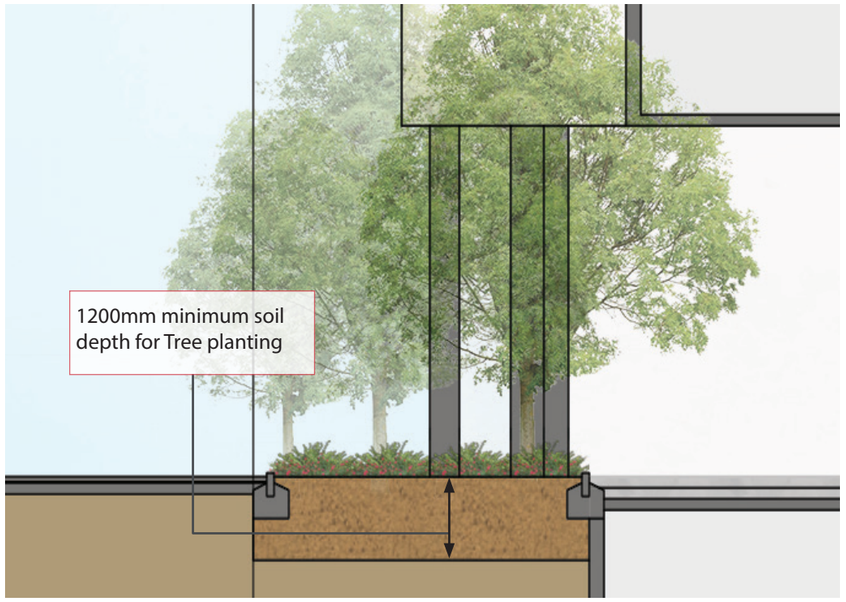
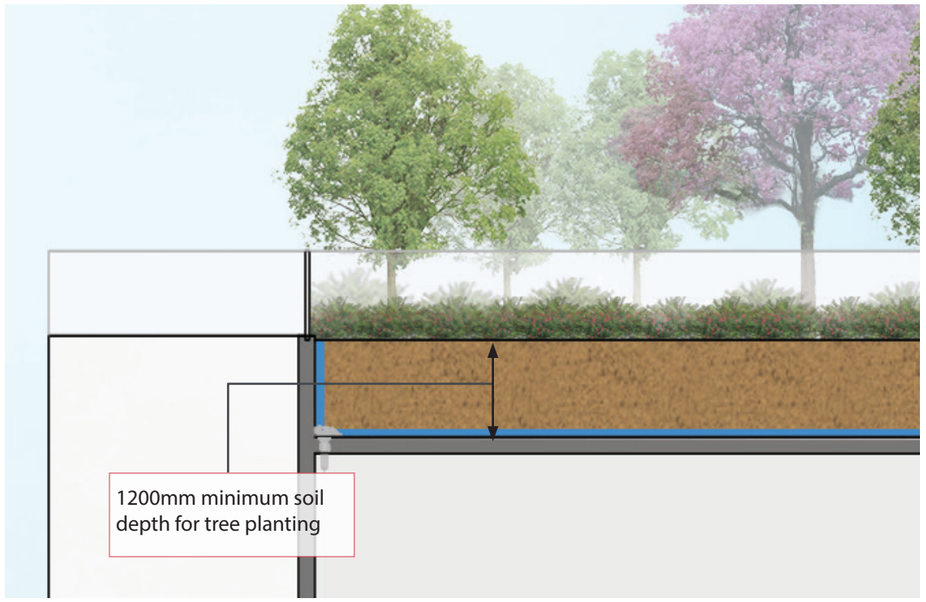


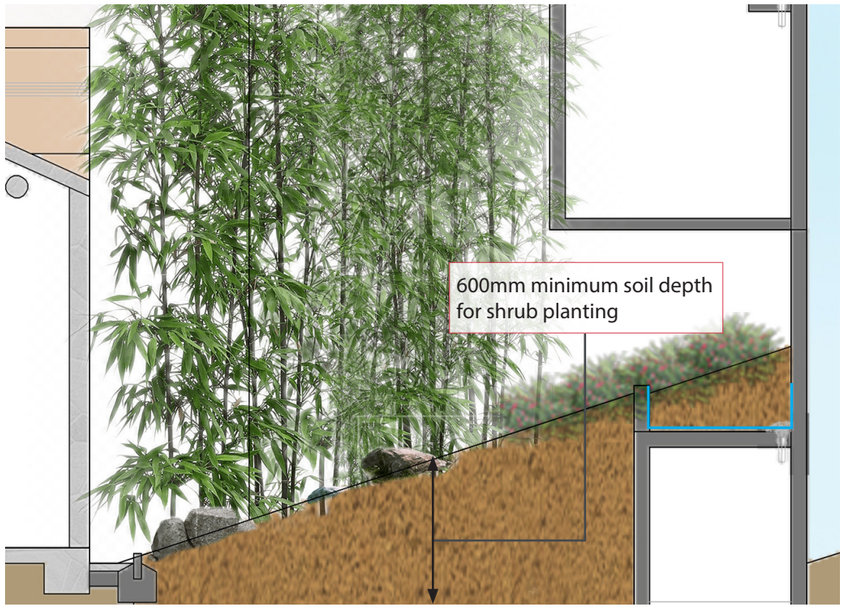
A1. Section showing the proposed shrub planting (on-structure)



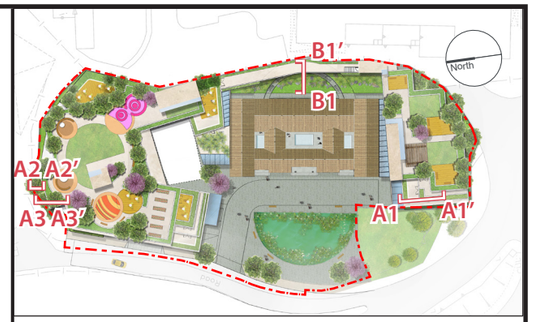
A2. Section showing the proposed planting tree and shrub planting (at-grade)



A3. Section showing the proposed tree and shrub planting (on-structure)



B1. Section showing the proposed Shrub planting (at-grade)



LEGEND

- Section Line
- Typical Levels (xx.xx)
- Soil Mix
- Planter Drainage Outlet to Engineering's Details
- Drainage Cell / Screed Laid to Falls
- Gravel Covered with Geotextile at Drain Outlet

Note:
- All soil depths stated exclude drainage layer.
- Light and drak grey granite finishes for the planter walls and coping.

Soil depth excluding drainage layers (Min.300mm for groundcover planting, Min. 600mm for shrub planting and Min.1200mm for tree planting)

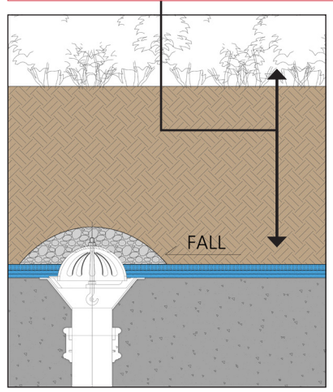


Diagram showing the Drainage outlet detail

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE)
at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Typical Section showing Soil Depth

SCALE	N.T.S.	DATE	Sep 2021
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FIGURE NO.	Figure 9.1	REV	A

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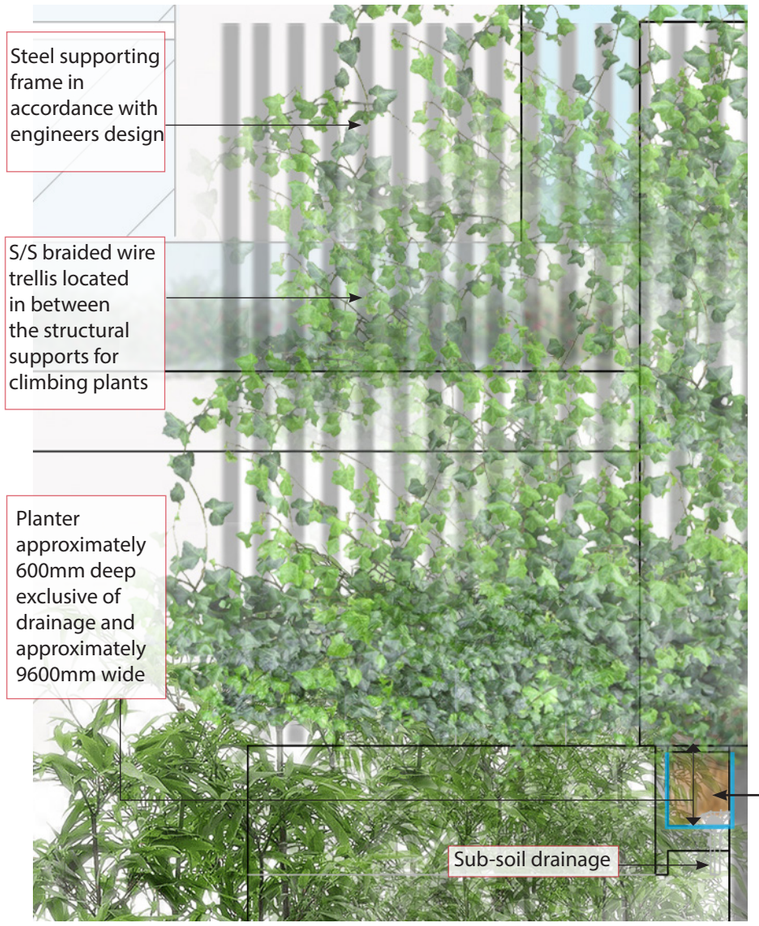
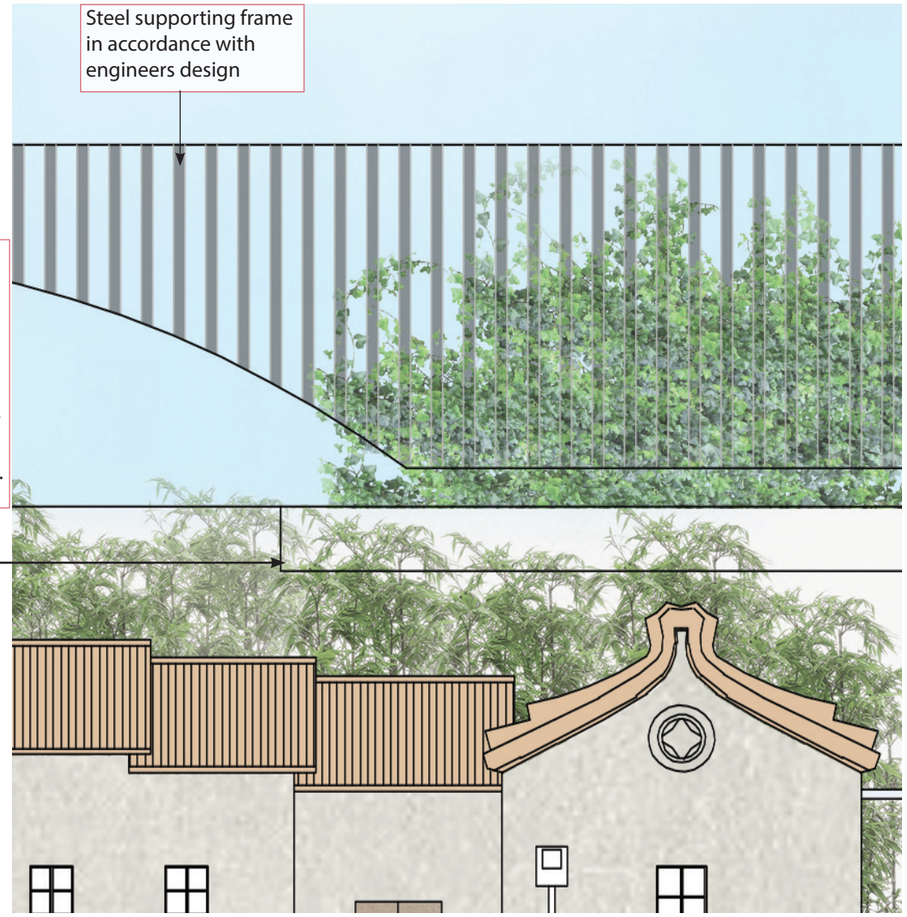


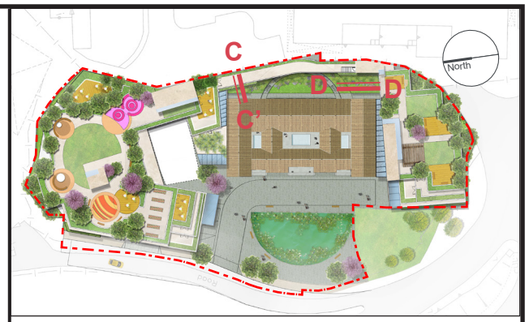
Section C-C'

0 0.5 1 1.5 2M



Elevation D-D'

0 1 2 3 4M



LEGEND

Section Line

Plants requiring support of wires or a metal trellis



Various trellis designs will be explored during detailed design

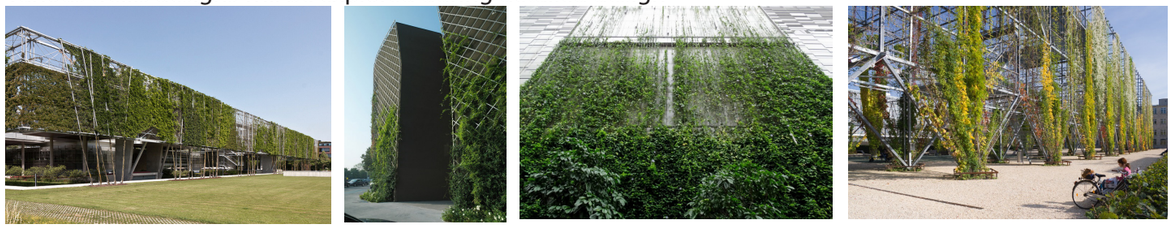


FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE)
at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Green Wall Design

SCALE	N.T.S.	DATE	Sep 2021
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FIGURE NO.	Figure 9.2	REV	A

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LEGEND

- Application Site Boundary
- Lot not in the Application Site
- Existing Pun Uk Building
- Existing Fung Shui Pond
- Proposed Architectural Scheme
- Proposed Vehicular Access and Circulation icluding Loading/ Unloading Bays and EVA
- Proposed Ramp to Basement Carpark
- Proposed visual corridor to the façade of the historic Pun Uk Building
- Proposed new pedestrian pavement
- Proposed Bamboo Forest Grove
- Proposed landscape terraces too small to accommodate tree planting

Note:
The area immediately surrounding the half-moon pond has been kept free of tree planting owing to concerns over the stability of the pond edge structure and adherence to the traditional design principles which maintain that the plaza around the pond should be open.

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE)
at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Contraints to Tree Planting

SCALE	N.T.S.	DATE	Sep 2021
CHECKED	CJF	DRAWN	IW

FIGURE NO. Figure 10.1 REV -

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Website: scenic@studioscenic.com

Pok Oi Hospital

Jockey Club Care and Attention Home,
Pok Oi Hospital

north

Siu Sheung Road

Road

0 5 10 15 20M

LEGEND

- Application Site Boundary
- Proposed Seat Benches (Type1)
- Proposed Seat Benches (Type 2)
- Proposed Table and Seating

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE)
at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Location of Site Furniture

SCALE	N.T.S.	DATE	Sep 2021
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FIGURE NO.	Figure 11.1	REV	-

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Appendix IV

Visual Impact Assessment

Section 16 Application for Proposed Conservation of Historic Building (Pun Uk), Place of Recreation, Sports or Culture (for Arts/Antique Gallery and Heritage Education) and Social Welfare Facilities (Residential Care Homes for the Elderly) with Ancillary Facilities at Various Lots in D.D. 115 and Adjoining Government Land, Au Tau, Yuen Long

Visual Impact Assessment

8th April 2022

Prepared By:

SCENIC Landscape Studio Limited

Project Title	Section 16 Application for Proposed Conservation of Historic Building (Pun Uk), Place of Recreation, Sports or Culture (for Arts/Antique Gallery and Heritage Education) and Social Welfare Facilities (Residential Care Homes for the Elderly) with Ancillary Facilities at Various Lots in D.D. 115 and Adjoining Government Land, Au Tau, Yuen Long
Report Title	**Visual Impact Assessment**

Revision	Date	Complied by:	Checked by:	Approved by:	Description
-	20210930	Ian Wong	Fiona Yu	Chris Foot	Draft to Client
A	20211221	Ian Wong	Fiona Yu	Chris Foot	Final to Client
B	20220120	Ian Wong	Fiona Yu	Chris Foot	Final to Client
C	20220408	Ian Wong	Fiona Yu	Chris Foot	Final to Client

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3.0 Description of the Proposed Scheme
4.0 Baseline Conditions
5.0 Visual Impact Assessment
6.0 Visual Mitigation Measures
7.0 Residual Impacts
8.0 Conclusion

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Figure 4.6 Visual Envelope
Figure 4.7 Visual Envelope and Visually Sensitive Receivers
Figure 7.1 Location of Photomontage Vantage Points
Figure 7.2-7.12 Visual Impact Assessment: Photomontages

1.0 Introduction

1.1 SCENIC Landscape Studio Limited have been commissioned to prepare the Visual Impact Assessment on behalf of the Applicant for a Section 16 Application for Proposed Conservation of Historic Building (Pun Uk), Place of Recreation, Sports or Culture (for Arts / Antique Gallery and Heritage Education) and Social Welfare Facilities (Residential Care Homes for the Elderly) with Ancillary Facilities at Various Lots in D.D. 115 and Adjoining Government Land, Au Tau, Yuen Long (hereafter referred to as "Application Site").

1.2 The VIA has been prepared in accordance with Town Planning Board ("TPB") Guidelines No. 41 – Guidelines on Submission of Visual Impact Assessment for Planning Applications to the Town Planning Board ("TPB PG No. 41"). It assesses the source and magnitude of the proposed development on the existing visual character and amenity within the context of the site and its environs. The report concludes by making specific recommendations for alleviating any potential visual impact caused by the proposed development.

2.0 Existing Site Description

2.1 The Application Site, which is currently zoned "Undetermined" ("U") and partly zoned "Government, Institution or Community" ("G/IC") on the Approved Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/8. It is located at the eastern periphery of Yuen Long between the Yuen Long Highway and Pok Oi Hospital; and the Pok Oi Hospital (POH) Jockey Club Care and Attention Home. The Application Site is bounded to the north by the MTR West Rail Line viaduct, to the east by Pok Oi Hospital; and the POH Jockey Club Care and Attention Home; to the south by access road to the POH, and to the west by Siu Sheung Road. The Application Site is approximately 4,191.2 m^2, ranges in elevation from +3.4 to 4.7mPD, is rectangular in shape and orientated on a north – south axis.

2.2 The historical Pun Uk complex and its associated Feng Shui half-moon pond is located in the southern portion of the Application Site. The architecture of these buildings is representative of a traditional vernacular architectural style of grey bricks, white lime mortar, terracotta pan tiles and ornate carved timber, tile and stone decoration on the roof apex, eaves and panels on the gable ends. The buildings overlook a semi-circular Feng Shui pond to the east. The Feng Shui Pond is brick lined with staircases at the north east and south east corners. The edge of the Application Site is largely enclosed by mature tree growth.

3.0 Description of the Proposed Scheme

3.1 Pun Uk, a vacant Grade 1 historic building, has declined in condition and requires urgent restoration works. In view of the acute shortage of elderly facilities in Hong Kong, the Applicant proposes to incorporate Pun Uk as an integral part of a proposed elderly home at the subject site by preserving and restoring Pun Uk and its adjacent half-moon pond.

3.2 The proposed development has a site area of about 4,191.2m^2 (subject to land survey), a plot ratio of 2.14 and a Gross Floor Area of approximately 8,975.2 m^2, and tentatively houses about 530 beds. Pun Uk, which is proposed to be fully retained, will be in the centre of the subject site and designated as a leisure area for residents and visitors. A northern 6-storey block (excluding basement level for car parking) and a southern 5-storey block are proposed to accommodate most of the elderly facilities including bedrooms, dining and sitting area, nurse station etc. The two blocks or wings are connected by corridors on 1/F to 3/F at the back of Pun Uk. Apart from the existing half-moon pond which will be restored, landscape areas are provided at the courtyard at the back of Pun Uk and on the balcony and open deck areas created through the cascading levels.

3.3 The below design concept and merits have been incorporated in the current scheme to respect and highlight Pun Uk as the focus of the proposal:

- Cascading massing for both blocks with setback areas as balconies and open decks.
- Elderly blocks on both sides of Pun Uk serving as 'wings' to embrace and enhance its importance when viewed from the west of the site.
- Design features to respect and complement the Pun Uk including glass façade on lower levels of the north western portion of the southern block and southern portions of the northern block, and a glass screen along portion of the eastern site boundary to screen off the visual incompatibility of Pok Oi Hospital Jockey Club Care and Attention Home in the background with Pun Uk in the foreground when viewing from the west of the site (Street Entry View 2).
- A semi-circle structured expansion at the back of Pun Uk adheres to the tradition of a Hakka Walled Village.

3.4 **Figure 3.1 - Proposed Scheme: Urban Design Considerations** demonstrates the measures incorporated within the architectural design to address potential visual impacts ad soften the building form.

4.0 Baseline Conditions

Visual Envelope

4.1 The extent of the Visual Envelope (VE), the zones of visual influence (ZVI) and the location of the Vantage Points (VPs) are presented as **Figures 4.6** and **4.7** – Visual Envelope and Vantage Points. The VE, the area from which the Proposed Development will be seen, is shaped primarily by a combination of the existing elevated infrastructure (embankment of the Yuen Long Highway and the viaduct of the MTR West Rail, the POH and the embankment and tree planting associated with the Castle Peak Road – Yuen Long.

4.2 To the north the VE is contained by a combination of the MTR West Rail viaduct (at approximately +21mpD) including its emergency escape staircase, an electrical substation below the viaduct and a number of walls and structures associated with grounds of the POH.

4.3 To the east of the VE is contained at upper elevations by the approximately 12 floors of the main POH building and the 7 floors of the POH Jockey Club Care and Attention Home. At lower levels the VE is partially contained by mature tree growth on the eastern periphery of the Application Site.

4.4 To the south the VE is initially formed by the growth of mature trees at the southern periphery of the Application Site. Further south the structures of the Castle Peak Road – Yuen Long and its associated vegetation serve to contain views.

4.5 To the west the VE is formed by the embankment, roundabout and noises barriers of the Yuen Long Highway with elevations ranging from +7.1mPD to +17.4mPD. The road corridor is lined by dense woodland and tree growth which serves to enhance the screening effect. Above this the VE extends to the east facing apartments of the high-rise residential towers and podium of the Grand YOHO and YOHO Mall I.

4.6 Given the level of development in the immediate area views are largely contained within 200m of the Application Site.

4.7 Within the VE there are a number of Zones of Visual Influence (ZVIs) which represent areas from which there are different degrees of visibility of the proposals. These are as follows:

- **Primary Zone of Visual Influence** – Area from which the majority of the development can be seen is controlled by the mature trees and development at the edge of the Application Site. This zone is located in the area immediately adjacent to the proposed development

- **Secondary Zone of Visual Influence** – Area with more limited visibility of the Proposed Scheme due to intervening obstacles including a combination of existing built development and vegetation. As such the visible part of the Proposed Scheme is largely limited to the central and upper portions of the proposed building.

- **Tertiary Zone of Visual Influence** – For the most part views of the Proposed Scheme are obscured or screened by intervening visual obstacles including the landform, mature tree growth and built development. Views limited to partial and glimpsed views of the upper portion of the proposed building. This includes the high-rise residential developments to the east of the Application Site and the summit of the small hill to the northwest above Wong Uk Tsuen. The degree of visibility of the proposed scheme is determined by the elevation of the viewing position. Filtered and glimpsed views at lower elevations owing to the intervening mature vegetation.

4.8 The importance of identifying the ZVIs is that this provides a clearer picture of the actual visibility of the Proposed Scheme and demonstrates that given the nature of the existing landscape there are few locations where the whole development would be visible and for the most part views are limited to the upper sections and roofs of the proposed building. The extent of the VE and the ZVIs are presented as **Figure 4.7 – Visual Envelope and Visually Sensitive Receivers**.

Visual Elements

4.9 **Figures 4.1** to **4.5** shows the visual elements which shape the visual outlook and amenity of the area. These include attractors such as the wooded areas which surround the Application Site and the existing historical buildings and half-moon *Feng Shu*i pond.

4.10 Visually detracting elements include the MTR West Rail viaduct, the main POH building and POH Jockey Club Care and Attention Home; and the structures associated with the Castle Peak Road – Yuen Long and the Yuen Long Highway.

4.11 The photographs demonstrate that small developments can be accommodated within the landscape without causing significant visual impacts.

4.12 The ability of the local landscape to accommodate development and obscure views is an important consideration in assessing the potential impacts of the proposed development and its effect (if any) on the local landscape and visual context.

Vantage Points

4.13 The Vantage Points (VPs) are identified as views from key strategic and popular local vantage points. For the purposes of this assessment and in accordance with current approaches the VPs are based on publicly accessible and popular locations. Priority is given during the selection to public view points, open spaces and key pedestrian routes. In many cases visibility is greatly reduced by the relative scale and proximity of the existing landform and the presence of mature woodland

and tree planting around the periphery of the Application Site and to lesser extent the existing development including the existing fence wall.

4.14 Based on the targeting of publicly accessible locations the representative VPs are listed below and their locations presented as **Figures 4.6** and **4.7** – **Visual Envelope and Vantage Points**.

- **Vantage Point 01**: View looking south east from the Small Traders Village.
- **Vantage Point 02:** View looking north west from Pok Oi Hospital.
- **Vantage Point 03:** View looking north west from Footpath / Cycle track beside nullah (Yeung Uk Tsuen).
- **Vantage Point 04:** View looking north west from Footpath / Cycle track beside nullah (Yeung Uk Tsuen).
- **Vantage Point 05:** View looking north from public open space at Yeung Uk Tsuen.
- **Vantage Point 06:** View looking north from agricultural land near Yeung Uk Tsuen.
- **Vantage Point 07:** View looking north east from footpath / cycle track by YOHO Midtown.
- **Vantage Point 08:** View looking east from footpath / cycle track by YOHO Mall I.
- **Vantage Point 09:** View looking south east from Wong Uk Tsuen.
- **Vantage Point 10:** View from hills to the north west of Wong Uk Tsuen.
- **Vantage Point 11:** View from the bus stop to the south west of the Application Site.

4.15 These locations are in close proximity to the Application Site due to the enclosed nature of the landscape and the surrounding development and demonstrate both the potential visual impacts and the screening effect of the landform and mature vegetation.

5.0 Visual Impact Assessment

Sources of Visual Impact

Construction Stage

5.1 The sources of temporary visual impact during the construction stage will include the following.

- Site clearance;
- Construction works associated with the new development; and
- Temporary site access, material storage and offices.

Operational Stage

5.2 The primary source of visual impact will be due to the introduction of a new development within a relatively rural location.

5.3 The key issues to be addressed by the visual impact assessment will include:

- The introduction of new development within a semi-rural / urban fringe landscape although the proposal will be situated within an area surrounded by development and major infrastructure;
- The maintenance and enhancement of the existing tree planting and woodland buffer around the periphery of the Application Site; and
- Development of a responsive architectural design and the associated mitigation measures to minimise potential visual impacts as far as possible which responds to both the existing context and the future planning context.

5.4 The predicted visual impact for each of the VPs is described in section 7.0 together with the proposed mitigation measures in accordance with PG-No. 41.

6.0 Visual Mitigation Measures

6.1 The proposed mitigation measures during the construction and operational phases of the project are described below.

Construction Stage

- Operational time restrictions to limit after-dark welding and the careful design of lighting to prevent spillage;
- The careful positioning of site offices and the storage of materials;
- Treatment of the proposed site hoarding to enhance its appearance: and
- Structures such as site offices shall be painted in muted and recessive colours.

Operational Stage

6.2 Operational stage landscape and visual mitigation measures include two key levels of approach, the primary and secondary mitigation. The primary mitigation measures are based on the design, disposition, orientation and overall form of the Proposed Scheme whilst the secondary mitigation measures look to how the proposals can be treated to mitigate any potential impacts. It is the primary mitigation measures which shape the form of the architectural scheme and have the biggest effect on the mitigation of the potential visual impacts. **Figure 3.1 - Proposed Scheme: Urban Design Considerations** demonstrates the measures incorporated within the architectural design to address potential visual impacts and soften the building form. The proposed mitigation measures include the following:

Primary Mitigation Measures

- Capping of the proposed Building Height (BH) at +27.97 mPD comparable to the other low and medium-rise structures in the immediate vicinity of the Application Site.
- Cascading massing for both blocks of the RCHE with setback areas as balconies and open decks. This is effectively a stepped building height which descends from the northern and southern peripheries of the Application Site towards the centre where the historic Pun Uk is located.
- In accordance with the Venice Charter the new structures are modern in design and the transition between the historic and new structures is distinct. Glass structures are used at the interface to minimise potential impacts on the character and appearance of Pun Uk.
- Design of a void in the centre of the proposed RCHE to reduce the visual bulk of the structure in views from the southeast, south and south west.
- The RCHE blocks on both sides of Pun Uk serve as 'wings' to embrace and enhance its importance when viewed from the west of the Application Site.
- Introduction of design features which respect and complement the Pun Uk building including a glass façade on the lower levels of the north western portion of the southern wing or block and southern portions of the northern block or wing
- Introduction of a decorative screen or backdrop along the eastern side of the Application Site behind (east) of Pun Uk to establish a setting for the historic structure and to screen views of the larger scale buildings to the east including the Pok Oi Hospital Jockey Club Care and Attention Home and the Pok Oi Hospital complex. This screen adopts a semi-circular form with the structure seeking to mirror the form of the half-moon *Fung Shui* pond and builds on the design theme of the traditions of a Hakka Walled Village.

Secondary Mitigation Measures

- Other measures to be implemented as part of the architectural scheme might include the articulation and treatment of the building façade and the use of colour and finishes to minimise the prominence of the Proposed Scheme.
- Landscaping at various levels to soften the architectural form of the Proposed Scheme, including the Landscape Buffer areas at the 1/F, the Landscape Terraces at the 2/F, 3/F, 4/F, 5/F, 6/F and R/F.
- Introduction of landscaping on the roofs of the two wings of the RCHE on the 6/F and R/F.
- Introduction of comprehensive urban design parameters as part of the detailed design stage of the project to establish the future character of the development from an architectural and landscape perspective. This includes the use of high quality hard and soft landscape measures including water features, sculpture, site furniture, lighting and seating.

6.3 It should be noted that the final architectural design and the appearance of the buildings including the proposed landscaping is subject to detailed design stage of the project.

7.0 Residual Impacts

7.1 The residual visual impact is defined as the impact remaining after all practical methods of mitigation have been implemented. A series of computer generated images or photomontages from the VPs indicated on **Figure 7.1** are presented as **Figures 7.2** to **7.12**. The locations are based on the locations used for the Visual Appraisal prepared for the PHD on the adjacent site. The VPs serve to demonstrate the range of viewing angles and viewing distances from which the proposals can be seen, the schemes 'fit' into the existing and future semi-rural context; and also demonstrate the degree of visibility from surrounding locations.

7.2 The photomontages show the existing situation and Proposed Scheme following the implementation of the proposed mitigation measures. Where the proposals are not visible or views partially obscured a red dashed line is used to indicate their approximate location. The text below provides a brief description of each of the views selected for the photomontages and provides an appraisal of visual changes (visual composition, visual obstruction, the effect on public viewers and the effect on visual resources) in accordance with TPB PG-No. 41.

7.3 **Vantage Point 01: View looking south east from the Small Traders Village (VP 01)** (**Figure 7.2** refers). This vantage point, at an elevation of +4.1mPD, located at a distance of approximately 50m, is available to pedestrians at one location to the north of the Application Site. The view south from this location is dominated by the viaduct structure and the emergency staircase of the MTR West Rail in the foreground. Beyond this the view is dominated by the north facing façade of the POH. The top two floors of the POH Jockey Club Care and Attention Home are partially visible. To the east the view is framed by a high wall and an electricity substation. There will be a partial view of the northern and western facades of the proposed RCHE. Views of the lower portion of the structure are obscured by the intervening vegetation and the MTR West Rail emergency staircase. The quality of the existing view is considered to be poor. The sensitivity of public viewers is considered to be medium and there are alternative views to the north and east.

7.4 *Overall visual Impact*: Slight adverse
Despite the relatively short viewing distance the view is partial being interrupted by intervening obstacles such the railway viaduct. The Proposed Scheme although utilising much of the Application Site would be lower than Pok Oi Hospital (+40.0mPD) and views of the lower portion of the proposed RCHE scheme would be obscured by existing mature tree growth located to the north of the Application Site. Given the relative scale of the proposals compared with the adjacent hospital buildings and the limited visibility the visual composition of the proposals is considered to

be compatible. There would be some visual blockage and loss of the sky view above the Application Site although this view is available to relatively few pedestrians. As such the overall visual impacts in views form this location would be slight adverse.

7.5 **Vantage Point 02: View looking north west from Pok Oi Hospital (VP 02)** (**Figure 7.3** refers). This vantage point, at an elevation of +22.3mPD and at a distance of approximately 65m, looks north west from mid-level of the POH building towards the Application Site. The existing view is characterised by a combination of the existing hard paved area in the foreground, the vegetation at the periphery of the Application Site; the MTR West Rail viaduct in the middle ground; and in the background views of the high-rise development the edge of Yuen Long to the west and village development and hillside setting to the north. From this location there will be partial views of the proposed development focused largely on the proposed RCHE with views of the Pun Uk building being obscured by the large tees on the eastern periphery of the site. The visible part of the propose RCHE will be limited to the central and upper portions of the eastern façade/ Views of the lower portion will be obscured by existing tree growth at the edge of the Application Site. The sensitivity of the existing view is considered to be medium to high.

7.6 *Overall visual Impact*: Slight adverse
Despite the relatively short viewing distance the view is partial being limited to the eastern facade of the proposed RCHE building. Views of the lower portion of the structure are obscured by the intervening vegetation and the MTR West Rail emergency staircase. The Proposed Scheme will be visible above the tree canopies at the edge of the hospital campus. It would obstruct low-level views to the north and north west however these are currently characterised by the West Rail Viaduct. Views to the west are dominated by large scale highway infrastructure and the high-rise development at the eastern periphery of Yuen Long. Pun Uk would be revealed by the removal of the mature tree growth in this area however north and west for patients on the upper floors of the hospital would be relatively uninterrupted. Given the nature of the existing view and the height, massing and disposition of the Proposed Scheme the overall visual impact for viewers in this location is considered to be slight adverse.

7.7 **Vantage Point 03: View looking north west from Footpath / Cycle track beside nullah (Yeung Uk Tsuen) (VP 03)** (**Figure 7.4** refers). Views from this location at a distance of some 220m and at an elevation of +6.3mPD extend north west along the corridor formed by the Castle Peak Road (Yuen Long). The view is framed to the north by the POH and to the south by the high-rise development at the periphery of Yuen Long. The middle ground is formed by the mature tree growth along the roadside and the nullah which passes under the road. The sensitivity of public viewers in this location is considered to be high.

7.8 *Overall visual Impact*: Slight adverse
Despite the relatively short viewing distance the view is partial being limited to the upper portion of the southern façade of the proposed southern wing of the RCHE. Views of the remainder of the Proposed Development will be obscured by a combination of the main block of Pok Oi Hospital and intervening mature tree growth. As such the visual composition of the proposals would not be apparent. There would be a small visual obstruction and loss of visual resources through with the loss of part of the sky view above the Application Site. As such the effect on public viewers would be small and the overall visual impact slight adverse.

7.9 **Vantage Point 04: View looking north west from Footpath / Cycle track beside nullah (Yeung Uk Tsuen) (VP 04)** (**Figure 7.5** refers). Views from this location at a distance of some 255m and at an elevation of +6.3mPD extend north west across the river nullah towards the Application Site. The view is framed to the north by the POH and to the south by the high-rise development at the periphery of Yuen Long. The middle ground is formed by the mature tree growth along the banks of the nullah. The sensitivity of public viewers in this location is considered to be high.

7.10 *Overall visual Impact*: Insubstantial
Views of the Proposed Scheme are obscured by the mature tree growth on the north western bank of the nullah and as such the composition of the proposed Scheme is not apparent and there is no blockage of views or loss of visual resources. As such the effect on public viewers would be negligible and the overall visual impact insubstantial.

7.11 **Vantage Point 05: View looking north from public open space at Yeung Uk Tsuen (VP 05)** (**Figure 7.6** refers). This vantage point is located at an elevation of approximately +5.3mpD within a relatively large open space at the centre of the village. Views looking north west extend some 330m north west towards the Application Site and are framed on either side by three-storey village houses. Part of the roof of the POH Jockey Club Care and Attention Home is visible from this location. Views of the lower portion of the POH are obscured by mature tree growth at the edge of the village and alongside the nullah. The upper portion of the Grand YOHO high-rise residential development from this location. The sensitivity of public viewers in this location is considered to be high.

7.12 *Overall visual Impact*: Insubstantial
From this vantage point the views of the proposed development are likely to be obscured by the intervening mature tree growth at the edge of the village and alongside the nullah.

7.13 **Vantage Point 06: View looking north from agricultural land near Yeung Uk Tsuen (VP 06)** (**Figure 7.7** refers). Views at an elevation of 3.2mPD looking north west extend some 230m across the existing agricultural fields, towards the corridor between the POH and the adjacent high-rise development at Grand YOHO. In the foreground the view features active (cultivated) agricultural land and in the middle ground an agricultural orchard with the mature tree growth lining Castle Peak Road (Yuen Long). In the background the top portion (6 floors) of the POH and the roof structures of the Care and Attention Home are visible above the tops of trees. The sensitivity of public viewers is considered to be medium.

7.14 *Overall visual Impact*: Slight adverse
The existing mature growth to the north of this location and alongside the Castle Peak Road (Yuen Long) and the Pok Oi Hospital Jockey Club Care and Attention Home are likely to obscure views of the lower and central portions of the Proposed Scheme from this location. There will be glimpsed views if the upper floors of the southernmost part of the proposed RCHE although its composition will not be apparent. Although this visible portion of the Proposed Scheme will block part of the sky view above the Application Site there will be a limited impact on visual resources and as consequence public viewers. Given its limited visibility the Proposed Development will have a slight adverse impact on views from this location.

7.15 **Vantage Point 07: View looking north east from footpath / cycle track by YOHO Midtown (VP 07)** (**Figure 7.8** refers). Views looking north east towards the Application Site at an elevation of 5.4mPD and a distance of around 300m are framed to the north by the Grand YOHO podium and high-rise residential towers and to the south by the low-rise form of the adjacent low-rise (single storey) industrial and storage units and the vegetation growing at the edge of the area. The main characteristics of the view are the infrastructure associated with the junction between Yuen Long Highway and Castle Peak Road (Yuen Long) which includes the elevated viaduct and slip roads. Beyond this there are views of the upper most portion of the POH and a glimpse of part of the roof structure of the Care and Attention Home. In the background long distance views reveal glimpses of the mountains to the north east of Yuen Long. The sensitivity of the existing public viewers is considered to be medium.

7.16 *Overall visual Impact*: Slight adverse
Partial view of a small part of the upper floors of the western façade of the proposed RCHE to the

north and south of Pun Uk. Views of the lower floors are obscured by a combination of the structures in the middle ground. This includes for instance the roundabout and embankment structures associated with the Yuen Long Highway and Castle Peak Road (Yuen Long). As such the visual composition of the Proposed Development would not really be apparent. There would be a small visual obstruction and loss of visual resources through with the loss of a small area of the mountain backdrop to the north east of Yuen Long and the sky view above the Application Site. The proposals represent a foreshortening of existing views which are already interrupted by the medium-rise form of the POH block. As such the effect on public viewers would be small and the overall visual impact slight adverse.

7.17 **Vantage Point 08: View looking east from footpath / cycle track by YOHO Mall I (VP 08)** (**Figure 7.9** refers). This vantage point is located at an elevation of some +4.5mPD some 250m south west of the Application Site. Views looking north east for pedestrians and cyclists are framed to the north by the Grand YOHO podium and high-rise residential towers and to the south by the mature tree planting established as part of the mitigation for the adjacent residential developments. In the foreground is the cycle track / footpath (probable EVA) for the residential development leads the eye to a glimpsed view of the viaduct of the Yuen Long Highway and a framed view of the POH beyond. There are also glimpses of the mountains to the east of Yuen Long above the highway. The sensitivity of the existing public viewers is considered to be fair.

7.18 *Overall visual Impact*: Slight adverse
Partial view of the northernmost portion of the southern wing of the Proposed Development and the glass barrier between Pun Uk and the POH main block. Given the limited visibility the visual composition of the proposals will not be apparent and there will be no visual obstruction just a foreshortening of the existing views which already terminates with the western façade of POH. As such the effect on public viewers and visual resources will be small and the overall visual impact will be slight adverse.

7.19 **Vantage Point 09: View looking south east from Wong Uk Tsuen (VP 09)** (**Figure 7.10** refers). This small village square is located at an elevation of +4.0mPD and some 195m from the Application Site. The views is characterised in the foreground by typical village activity including a small open space, 3-storey village houses and small amount of commercial activity. In the middle ground the view is dominated by the embankment and noise barrier associated with the Yuen Long Highway. Above the highway there are views of the upper portion (top 3 floors and roof structures) of the POH and glimpses of the vegetation on the side of the embankment to the south of the highway. The sensitivity of the existing public viewers in this location is considered to be low.

Overall Visual Impact: Slight adverse

7.20 For the most part views of the Proposed Development will be obscured by the Yuen Long Highway including the road embankment and the 7m high noise barrier however there will be partial views of the upper floors of the northern wing and the roof of the southern wing. Given the limited visibility the visual composition of the Proposed Development would not be apparent and there would only be small amount of visual obstruction with the loss of part of the sky view above the Application Site. As such there would be a small effect on public viewers and a small loss of visual resources. Given the limited visibility towards the Proposed Scheme from this location the overall visual impact would be slight adverse.

7.21 **Vantage Point 10: View from hills to the north west of Wong Uk Tsuen (VP 10)** (**Figure 7.11** refers). The view from these small hills at an elevation of approximately +63.6mPD extends some 676m south east to the façade of the proposed RCHE. Views are framed to the west by the podium and high-rise residential towers of Grand YOHO and YOHO Mall I and to the east and south east by the existing medium-rise form of the POH and the Jockey Club Care and Attention Centre. These buildings also form the immediate backdrop to the application site. The ultimate backdrop is formed by the mountains to the south and south east of Yuen Long. In the middle ground the view

is characterised by a combination of the station box and elevated viaduct of MTR West Rail and Yuen Long Station; and the structures and vegetation associated with the Yuen Long Highway. The foreground includes the village houses of Wong Uk Tsuen interspersed by mature tree growth and the visible graves on the lower hill slopes. The sensitivity of the existing public viewers in this location is considered to be high.

Overall Visual Impact: Slight adverse

7.22 In this view owing to its elevation the visual composition is apparent with the stepping down of the building height in the central; portion where it embraces Pun Uk. In addition the scale of the Proposed Development responds to the scale of adjacent structures such as the POH, Jockey Club Care and Attention Centre, and the MTR West Rail viaduct. Maintaining an elevation which is slightly higher than the viaduct is considered important in minimising the perceived visual impact of the proposals in views from this location. The existing and new tree planting would also serve to break-up the horizontal emphasis of the proposed development.

7.23 The Proposed Development will lead to a partial obstruction of views from this location however this is limited due to the larger structures of the POH and HKJC Care and Attention Centre, which form the immediate backdrop and so the visual obstruction is a more a foreshortening of an existing view. Owing to a combination of the viewing distance and the relative scale of the proposals the effect on public viewers and visual resources will be small. Given a combination of the viewing distance, the scale of the proposals relative to the surrounding existing development and the limited extent of the visible part of the proposed scheme the predicted visual impact will not be significant.

7.24 **Vantage Point 11: View from the bus stop to the south west of the Application Site (VP 11)** (**Figure 7.12** refers). The view from the bus stop at an elevation of +3.2mPD extends some 25m north east to the façade of Pun Uk. Views form this location are dominated by the vertical form of the POH and to a lesser extent the Jockey Club Care and Attention Centre although views of the lower portion of both buildings are partially screened by the mature trees within the Application Site and along the boundary of the hospital / care home sites. These mature trees are important in establishing the landscape and visual amenity of the area and the site. Within the site there are views of the Pun Uk building surrounded by dense new tree growth smothered in climbing plants. Only the roof of the old structure is viable. Views towards the site of the proposed RCHE are interrupted by some mature trees. The sensitivity of the existing public viewers in this location is considered to be low.

Overall Visual Impact: Moderate adverse

7.25 The visual composition of the Proposed Development as it encompasses the historical Pun Uk will be apparent. To the north there are filtered views of the proposed RCHE between the retained mature trees. The visible portion of the proposed RCHE is compatible in terms of scale and appearance with POH and the stepped of the built form down to Pun Uk in the centre. Owing to the scale and proximity of the POH block the Proposed Development will cause more a foreshortening of existing views rather than a blockage of views although there will be some loss of the sky view above the northern portion of the Application Site. Given the proximity of this VP to the Proposed Development the effect on public viewers will be medium and with the loss of the existing trees to the north, south and east of the Application Site the effect on visual resources will also be medium. Given the close proximity of the Proposed Development and its relative scale the overall visual impact will be moderate adverse.

8.0 Conclusion

8.1 The proposed RCHE adopts u-shaped plan which embraces the Pun Uk building. The Proposed Scheme comprises a northern 6-storey block (excluding basement level for car parking) and a southern 5-storey block are proposed to accommodate most of the elderly facilities including bedrooms, dining and sitting area, nurse station etc. The two blocks are connected by corridors on 1/F to 3/F at the back of Pun Uk. The form of the building is designed to step away from Pun Uk so as to preserve its setting and not overwhelm the structure. This stepped building height approach to the design allows for the creation of series of small roof gardens.

8.2 The building massing and height of the proposed development is visually compatible with the adjacent development context particularly the main block of the POH. Given the nature of existing views, the low-rise nature of the Proposed Development and the mitigating effect of intervening visual obstacles which surround the Application Site including for instance the Yuen Long Highway and Pok Oi Hospital; and the Pok Oi Hospital (POH) Jockey Club Care and Attention Home. The Application Site is bounded to the north by the MTR West Rail Line viaduct, to the east by Pok Oi Hospital; and the POH Jockey Club Care and Attention Home; to the south by the access road to the POH; and to the west by Siu Sheung Road.

8.3 Views of the proposed Development will for the most part be partial and glimpsed and so the effect on public views and visual resources will generally be small. The perceived quality of the available views would not be significantly changed with the magnitude of change for public viewers would be small.

8.4 With consideration of the factors described above the proposals will be visually compatible with their existing context and the overall visual impacts slight. There is one potential moderate adverse impact in views from the bus stop to the south west of the Application Site due to its proximity however in this view the sensitivity of public viewers is considered to be low and the view is experienced by a relatively few pedestrians.

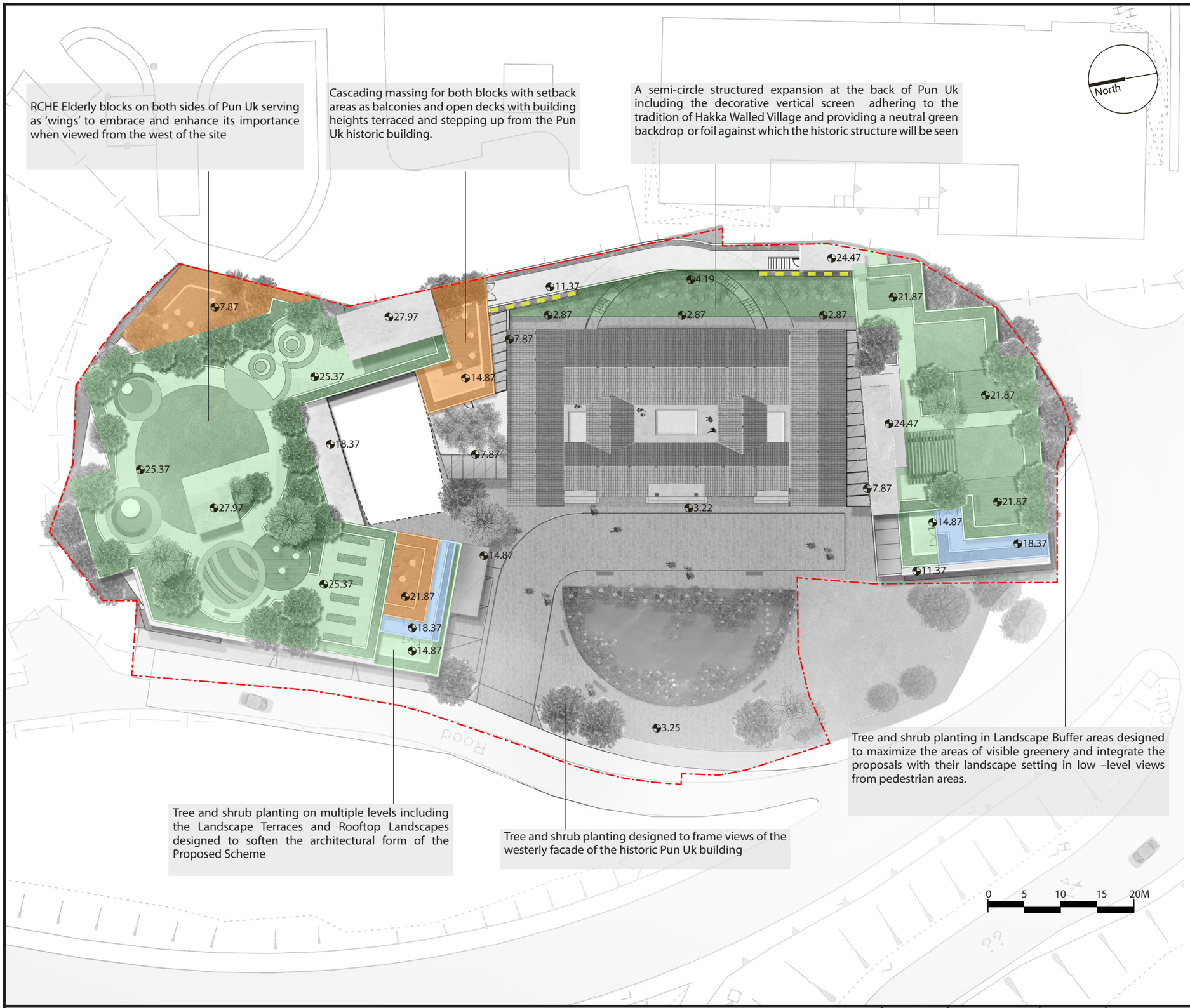
Visual Impact Assessment Figures

RCHE Elderly blocks on both sides of Pun Uk serving as 'wings' to embrace and enhance its importance when viewed from the west of the site

Cascading massing for both blocks with setback areas as balconies and open decks with building heights terraced and stepping up from the Pun Uk historic building.

A semi-circle structured expansion at the back of Pun Uk including the decorative vertical screen adhering to the tradition of Hakka Walled Village and providing a neutral green backdrop or foil against which the historic structure will be seen

North



Tree and shrub planting on multiple levels including the Landscape Terraces and Rooftop Landscapes designed to soften the architectural form of the Proposed Scheme

Tree and shrub planting designed to frame views of the westerly facade of the historic Pun Uk building

Tree and shrub planting in Landscape Buffer areas designed to maximize the areas of visible greenery and integrate the proposals with their landscape setting in low –level views from pedestrian areas.

0 5 10 15 20M

LEGEND

- Application Site Boundary
- Existing Pun Uk Historical Building
- Proposed Residential Care Homes for the Elderly(RCHE)
- XX.XX Proposed Levels
- Proposed Stepped Building Height Profile
- Retained Existing Trees
- Proposed Tree and Shrub Planting
- Proposed Landscape Buffer Planting
- Proposed Vertical Greening

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE) at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Proposed Scheme: Urban Design Considerations

SCALE	N.T.S.	DATE	Sep 2021
CHECKED	CJF	DRAWN	FY
FIGURE NO.	Figure 3.1	REV	A

SCENIC Landscape Studio Limited
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VP10
VP09
VP01
VP02
+40.0mPD
VP11
VP08
VP07
VP06
VP04
VP05
VP03
+3.4mPD
+2.1mPD
+12.8mPD
+8.9mPD
+6.3mPD
+3.3mPD
Nullah
MTR West Rail
Castle Peak Road- Yuen Long
Yuen Long Highway
North
0
75
150
225
300M

LEGEND

- Application Site Boundary
- Proposed Scheme (Max. building height +27.97mPD)
- Existing Pun Uk Building (Max. building height +10.66mPD)
- Visual envelope (the areas from which the whole development can be seen)
- Primary Zone of Visual Influence: Area from which the whole scheme can be seen
- Fields of View towards the Proposed Development
- VP — Key Public Vantage Points
- A — Location of photographs of Visual Elements
- +9.3mPD — Height in mPD
- Agriculture Area
- Orchards /Tree Groups
- Hillside Secondary Woodland
- Disturbed or Vacant Land
- Key Building / Structures shaping the Visual Envelope
- Visually Detracting Elements
- Watercourses and Fish Ponds

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE)
at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Visual Elements

SCALE	N.T.S.	DATE	Sep 2021
CHECKED	CJF	DRAWN	FY
FIGURE NO.	Figure 4.1	REV	A

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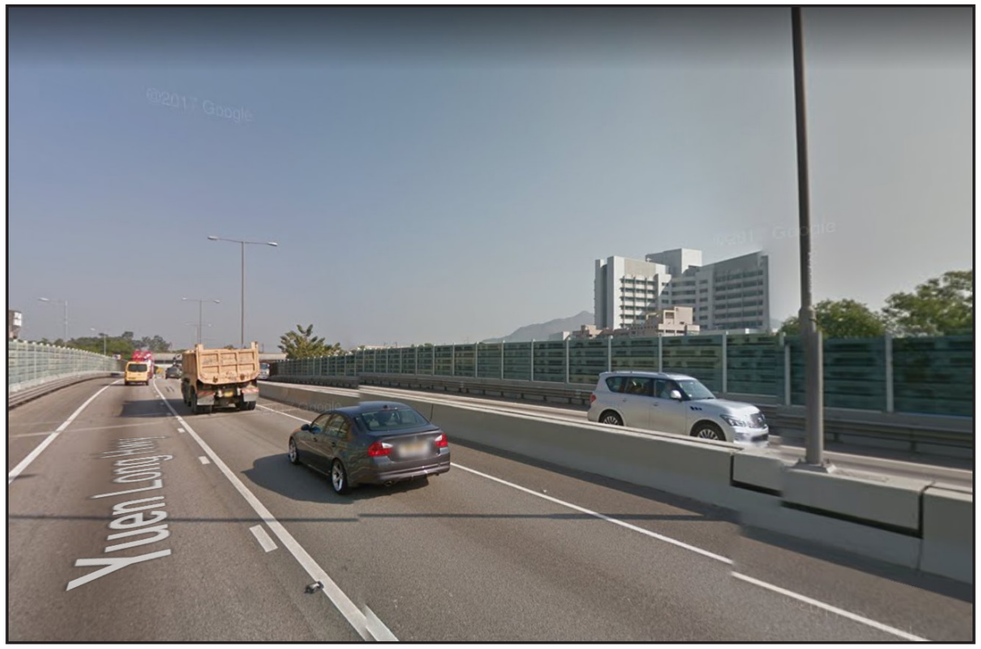

A B The Application Site is visually enclosed by the surrounding infrastructure including the MTR West Rail and Yuen Long Highway





C D Site also visually enclosed by large scale development such as Pok Hoi Hospital and POH Jockey Club Care and Attention Home

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE)
at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Visual Elements

SCALE	N.T.S.	DATE	May 2021
CHECKED	CJF	DRAWN	FY
FIGURE NO.	Figure 4.2	REV	-

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E F At closer viewing distances the existing mature vegetation at the periphery of the Application Site and in the local area serves to obscure open views of the proposed scheme.



G At closer viewing distances the existing mature vegetation at the periphery of the Application Site and in the local area serves to obscure open views of the proposed scheme.



H Views from the villages areas to the north are largely obscured by the intervening structures particularly the Yuen Long Highway embankment and noise barriers

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE)
at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Visual Elements

SCALE	N.T.S.	DATE	May 2021
CHECKED	CJF	DRAWN	FY
FIGURE NO.	Figure 4.3	REV	-

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I Views from the villages areas to the north are largely obscured by the intervening structures particularly the Yuen Long Highway embankment and noise barriers



J Views from the valley landscape to the north and east are also contained by dense vegetation



K Views from the valley landscape to the north and east are also contained by dense vegetation



L Views from the valley landscape to the north and east are also contained by dense vegetation

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE)
at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Visual Elements

SCALE	N.T.S.	DATE	May 2021
CHECKED	CJF	DRAWN	FY
FIGURE NO.	Figure 4.4	REV	-

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Website: scenic@studioscenic.com





M N The low lying nature of the agricultural landscape together with mature tree growth obscures views of the application site from the south and south east



O The low lying nature of the agricultural landscape together with mature tree growth and recent open storage activities obscure views of the application site from the south and south east

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE)
at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Visual Elements

SCALE	N.T.S.	DATE	May 2021
CHECKED	CJF	DRAWN	FY
FIGURE NO.	Figure 4.5	REV	-

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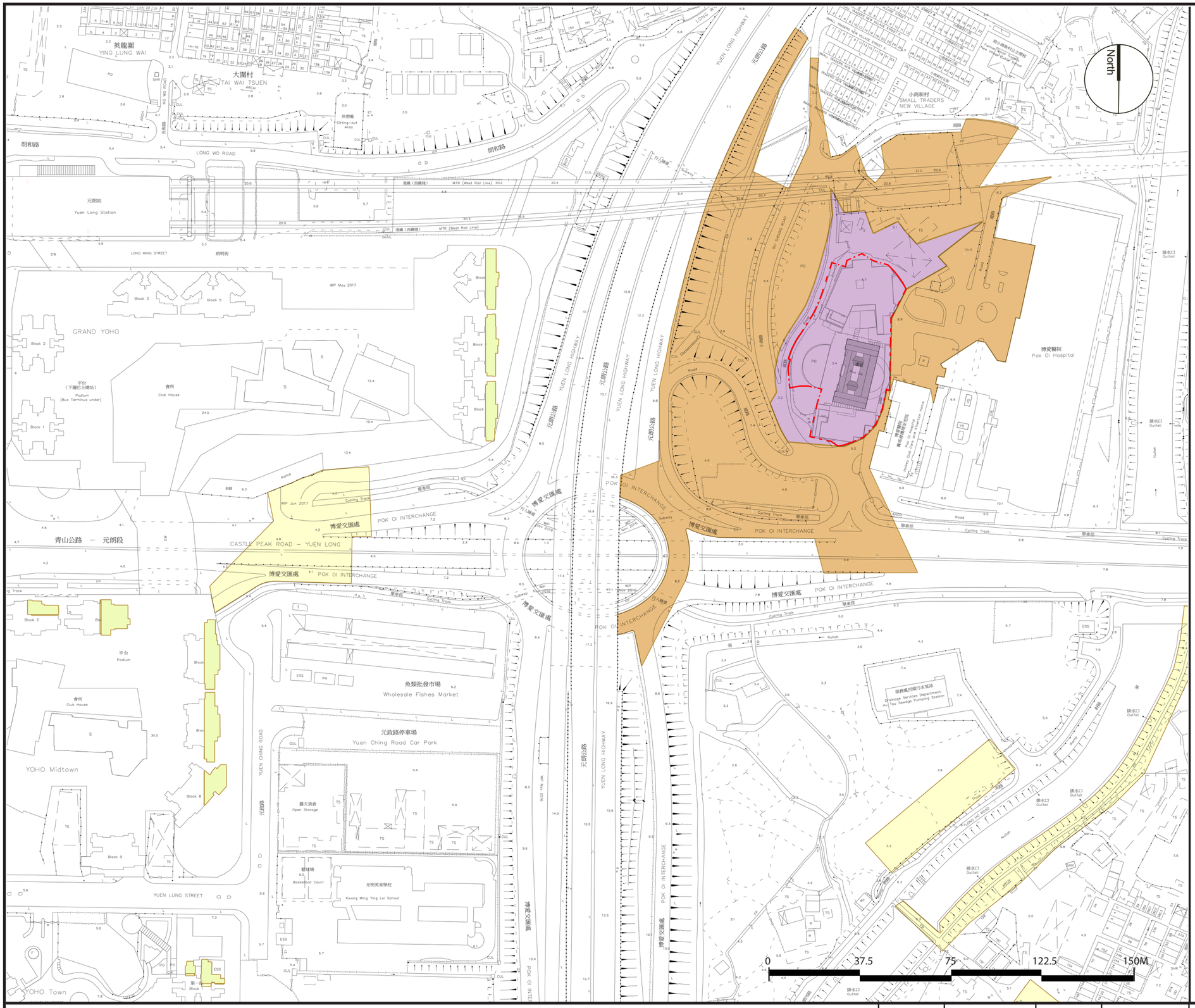

LEGEND

- Application Site Boundary
- Proposed Scheme
- Zone of Visual Influence
- Primary Zone of Visual Influence – Area from which it is estimated that there will be glimpsed views of the upper portion of the proposed development can be seen. Visual access is contained by a combination of the existing development, landform and mature vegetation.
- Secondary Zone of Visual Influence – Area from which it is estimated that there will be glimpsed views of the upper portion of the proposed development can be seen. Visual access is contained by a combination of the existing development, landform and mature vegetation.
- Tertiary Zone of Visual Influence – Includes the high-rise residential developments to the east of the application site and the summit of the small hill to the northwest above Wong Uk Tsuen. The degree of visibility of the proposed scheme is determined by the elevation of the viewing position.

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE)
at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Visual Envelope

SCALE	N.T.S.	DATE	Sep 2021
CHECKED	CJF	DRAWN	FY
FIGURE NO.	Figure 4.6	REV	-

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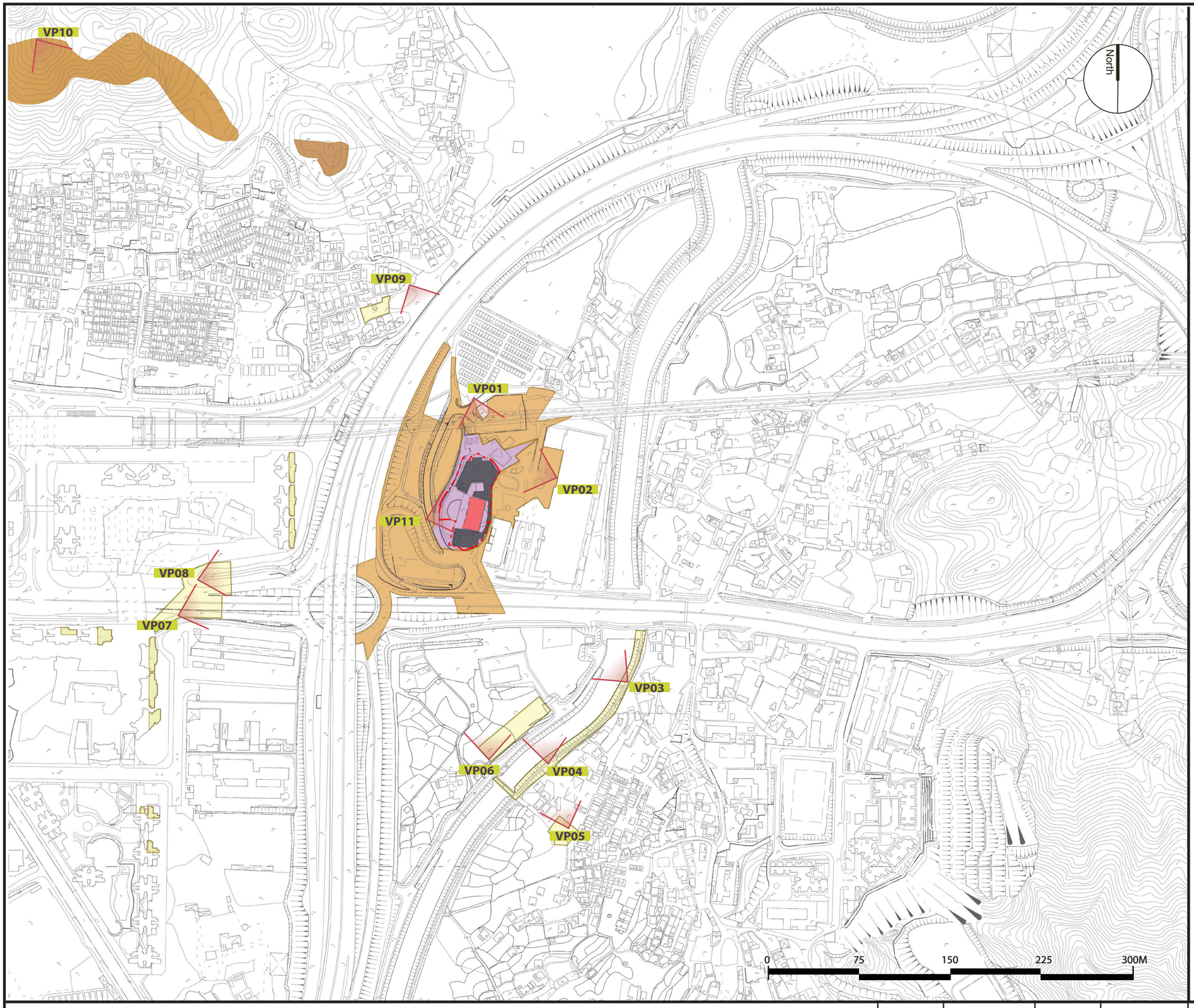

LEGEND

- Application Site Boundary
- VP — Location of Vantage Point and Angle of Main View
- Proposed Scheme (Max. building height +27.97mPD)
- Existing Pun Uk Building (Max. building height +10.66mPD)

Vantage Points

VP 01	View looking south east from the Small Traders Village
VP 02	View looking north west from Pok Oi Hospital
VP 03	View looking north west from Footpath / Cycle track beside nullah (Yeung Uk Tsuen)
VP 04	View looking north west from Footpath / Cycle track beside nullah (Yeung Uk Tsuen)
VP 05	View looking north from public open space at Yeung Uk Tsuen
VP 06	View looking north from agricultural land near Yeung Uk Tsuen
VP 07	View looking north east from footpath / cycle track by YOHO Midtown
VP 08	View looking east from footpath / cycle track by YOHO Mall I
VP 09	View looking south east from Wong Uk Tsuen
VP 10	View from hills to the north west of Wong Uk Tsuen
VP 11	View from the bus stop to the south west of the Application Site

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE)
at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Visual Envelope and Visually Sensitive Receivers

SCALE	N.T.S.	DATE	Sep 2021
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 4.7	REV	-

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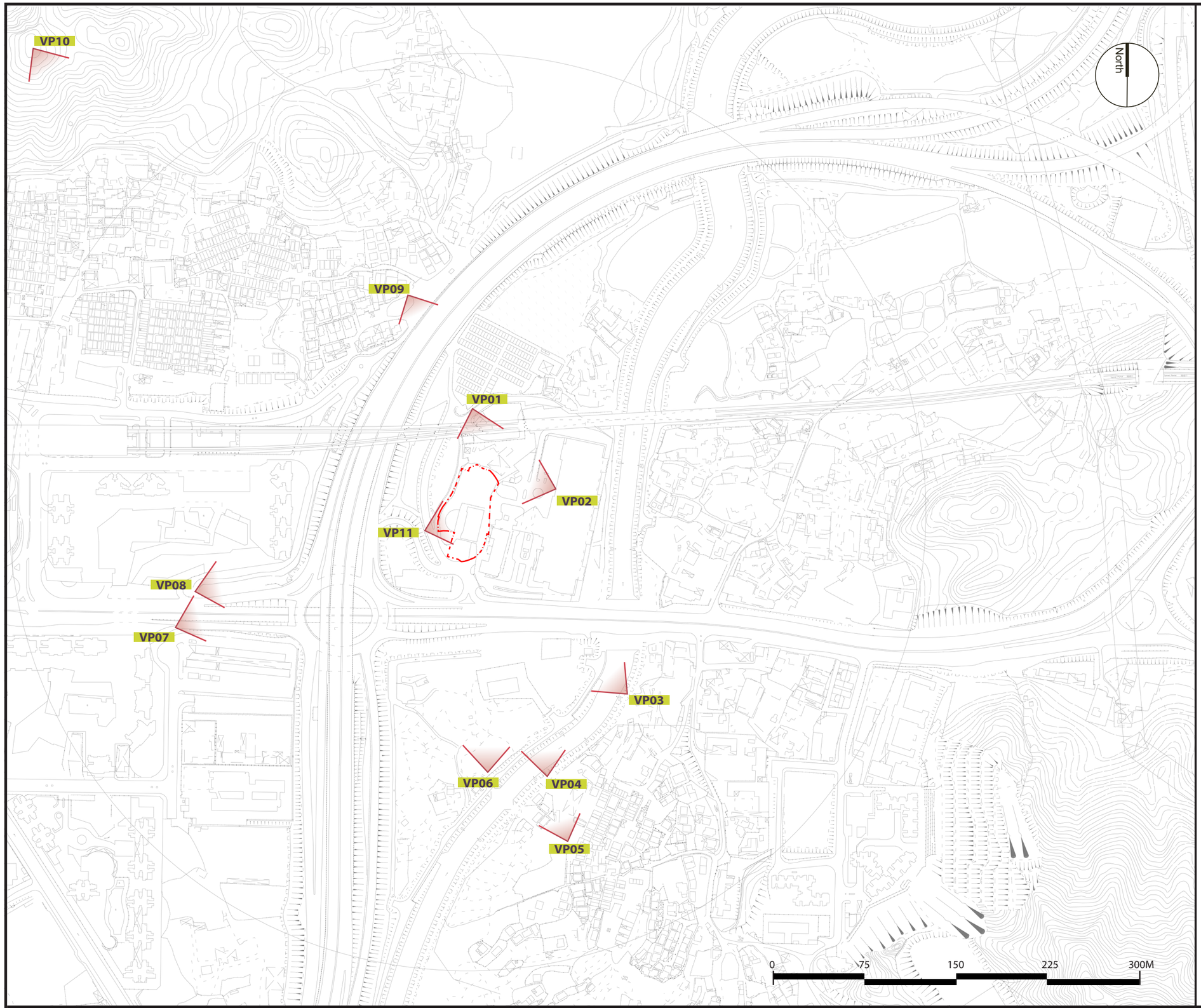

LEGEND

- Application Site Boundary
- VP — Location of Vantage Point and Angle of Main View
- Proposed Scheme (Max. building height +27.97mPD)
- Existing Pun Uk Building (Max. building height +10.66mPD)

Vantage Points

VP 01	View looking south east from the Small Traders Village
VP 02	View looking north west from Pok Oi Hospital
VP 03	View looking north west from Footpath / Cycle track beside nullah (Yeung Uk Tsuen)
VP 04	View looking north west from Footpath / Cycle track beside nullah (Yeung Uk Tsuen)
VP 05	View looking north from public open space at Yeung Uk Tsuen
VP 06	View looking north from agricultural land near Yeung Uk Tsuen
VP 07	View looking north east from footpath / cycle track by YOHO Midtown
VP 08	View looking east from footpath / cycle track by YOHO Mall I
VP 09	View looking south east from Wong Uk Tsuen
VP 10	View from hills to the north west of Wong Uk Tsuen
VP 11	View from the bus stop to the south west of the Application Site

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE)
at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Location of Photomontage Vantage Points

SCALE	N.T.S.	DATE	Sep 2021
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 7.1	REV	-

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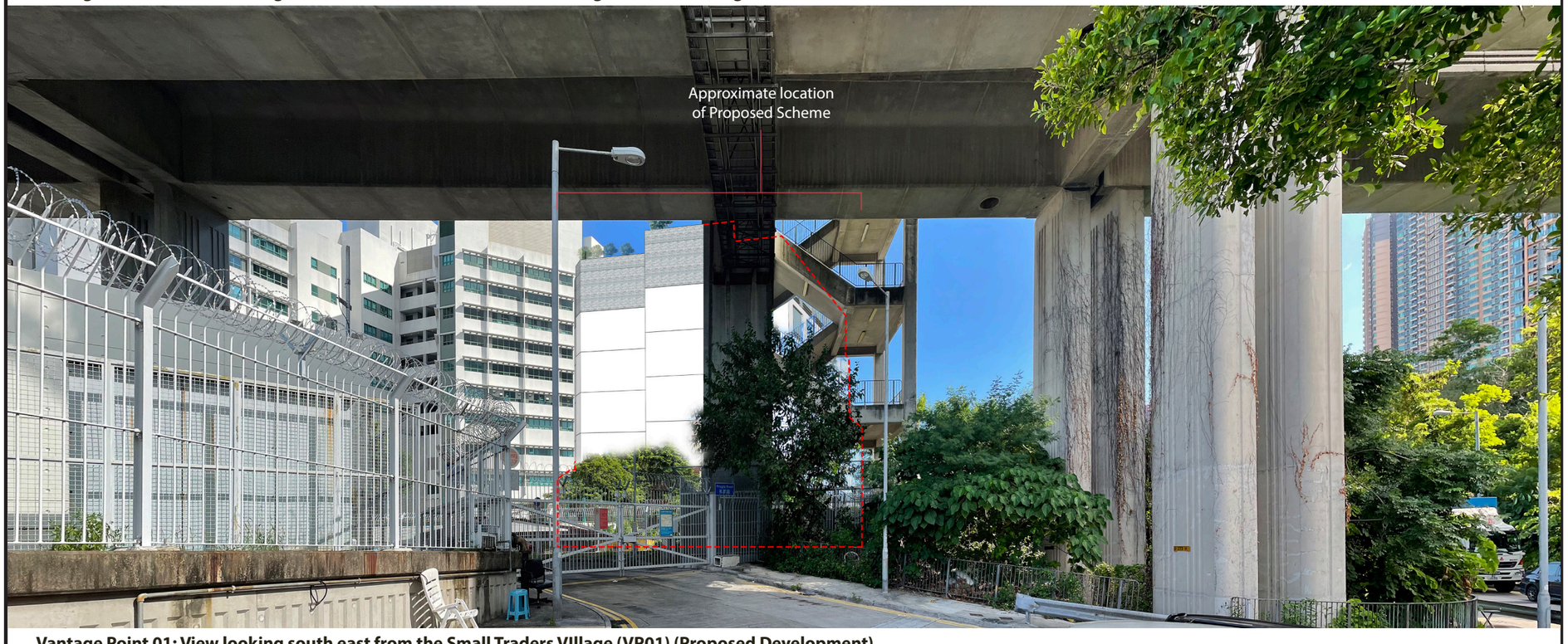
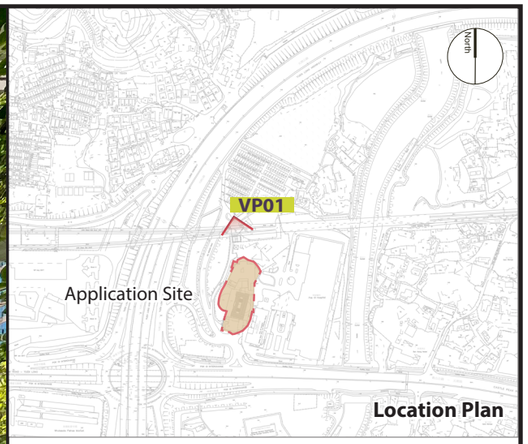
Vantage Point 01: View looking south east from the Small Traders VIllage (VP01) (Existing Situation)



Vantage Point 01: View looking south east from the Small Traders VIllage (VP01) (Proposed Development)



Vantage Point 01 (VP01)

Vantage point elevation: +4.1mPD
Viewing distance: 50m
Maximum height of Proposed Development
+27.97mPD

Note: Red dashed line indicates the areas that are not visible from this location.

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE)
at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	Sep 2021
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 7.2	REV	-

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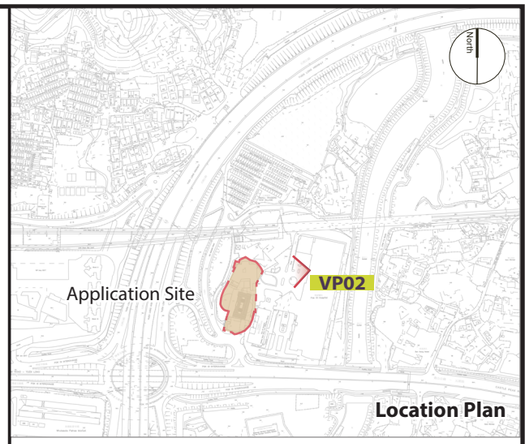
Vantage Point 02: View looking north west from Pok Oi Hospital (VP02) (Existing Situation)



Vantage Point 02: View looking north west from Pok Oi Hospital (VP02) (Proposed Development)



Vantage Point 02 (VP02)

Vantage point elevation: +22.3mPD
Viewing distance: 65m
Maximum height of Proposed Development: +27.97mPD

Note: Red dashed line indicates the areas that are not visible from this location.

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE) at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	Sep 2021
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 7.3	REV	-

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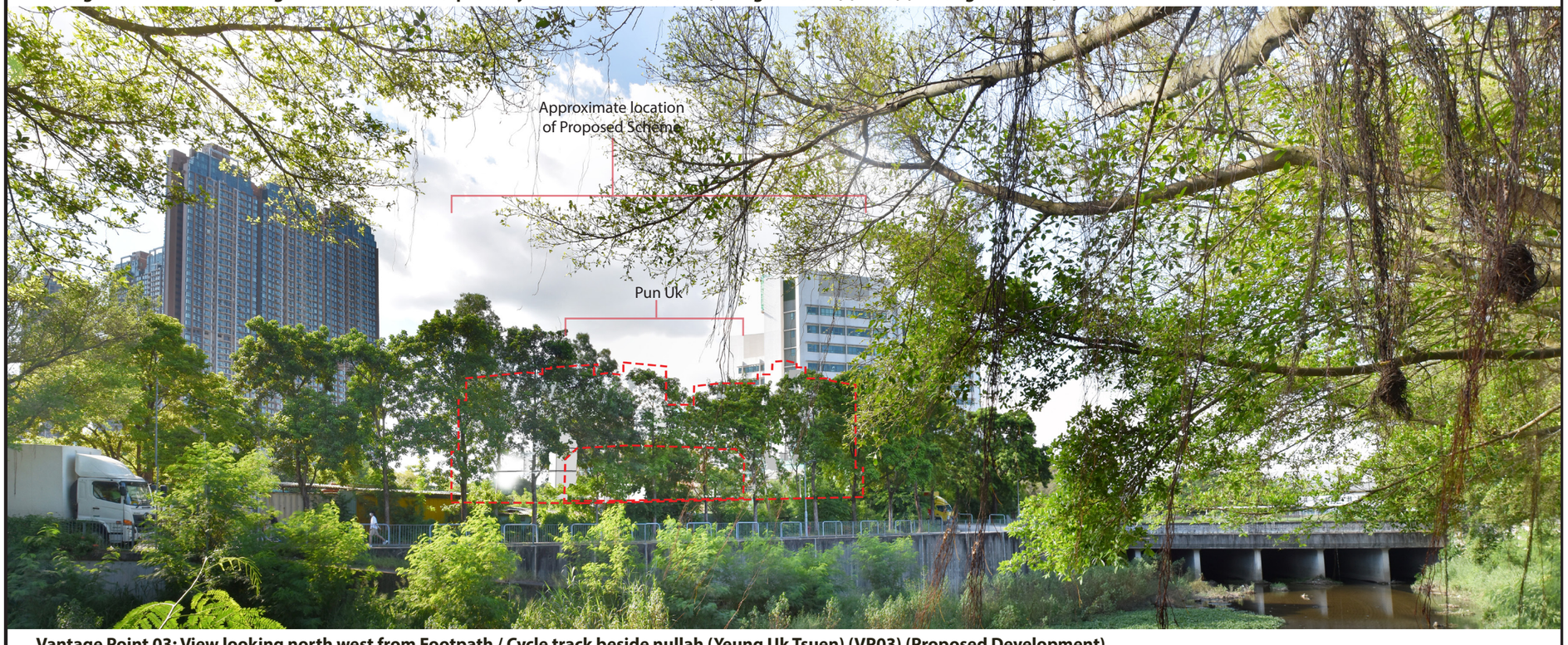
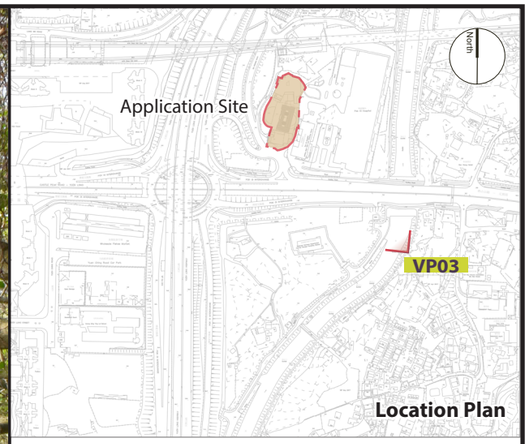
Vantage Point 03: View looking north west from Footpath / Cycle track beside nullah (Yeung Uk Tsuen) (VP03) (Existing Situation)



Vantage Point 03: View looking north west from Footpath / Cycle track beside nullah (Yeung Uk Tsuen) (VP03) (Proposed Development)



Vantage Point 03 (VP03)

Vantage point elevation: +6.3mPD
Viewing distance: 220m
Maximum height of Proposed Development: +27.97mPD

Note: Red dashed line indicates the areas that are not visible from this location.

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE)
at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	Sep 2021
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 7.4	REV	-

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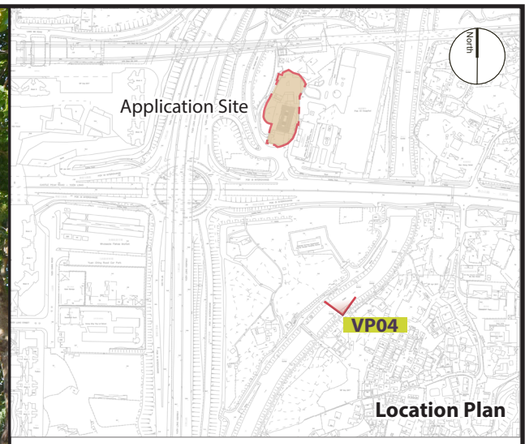
Vantage Point 04: View looking north west from Footpath / Cycle track beside nullah (Yeung Uk Tsuen) (VP04) (Existing Situation)



Vantage Point 04: View looking north west from Footpath / Cycle track beside nullah (Yeung Uk Tsuen) (VP04) (Proposed Development)



Vantage Point 04 (VP04)

Vantage point elevation: +6.3mPD
Viewing distance: 255m
Maximum height of Proposed Development: +27.97mPD

Note: Red dashed line indicates the areas that are not visible from this location.

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE)
at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	Sep 2021
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 7.5	REV	-

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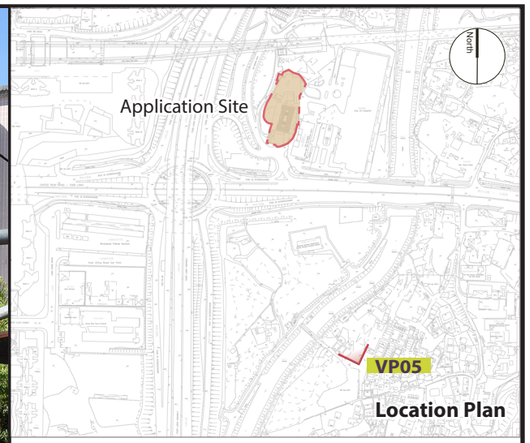
Vantage Point 05: View looking north from public open space at Yeung Uk Tsuen (VP05) (Existing Situation)



Vantage Point 05: View looking north from public open space at Yeung Uk Tsuen (VP05) (Proposed Development)



Vantage Point 05 (VP05)

Vantage point elevation: +5.3mPD
Viewing distance: 330m
Maximum height of Proposed Development: +27.97mPD

Note: Red dashed line indicates the areas that are not visible from this location.

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE) at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	Sep 2021
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 7.6	REV	-

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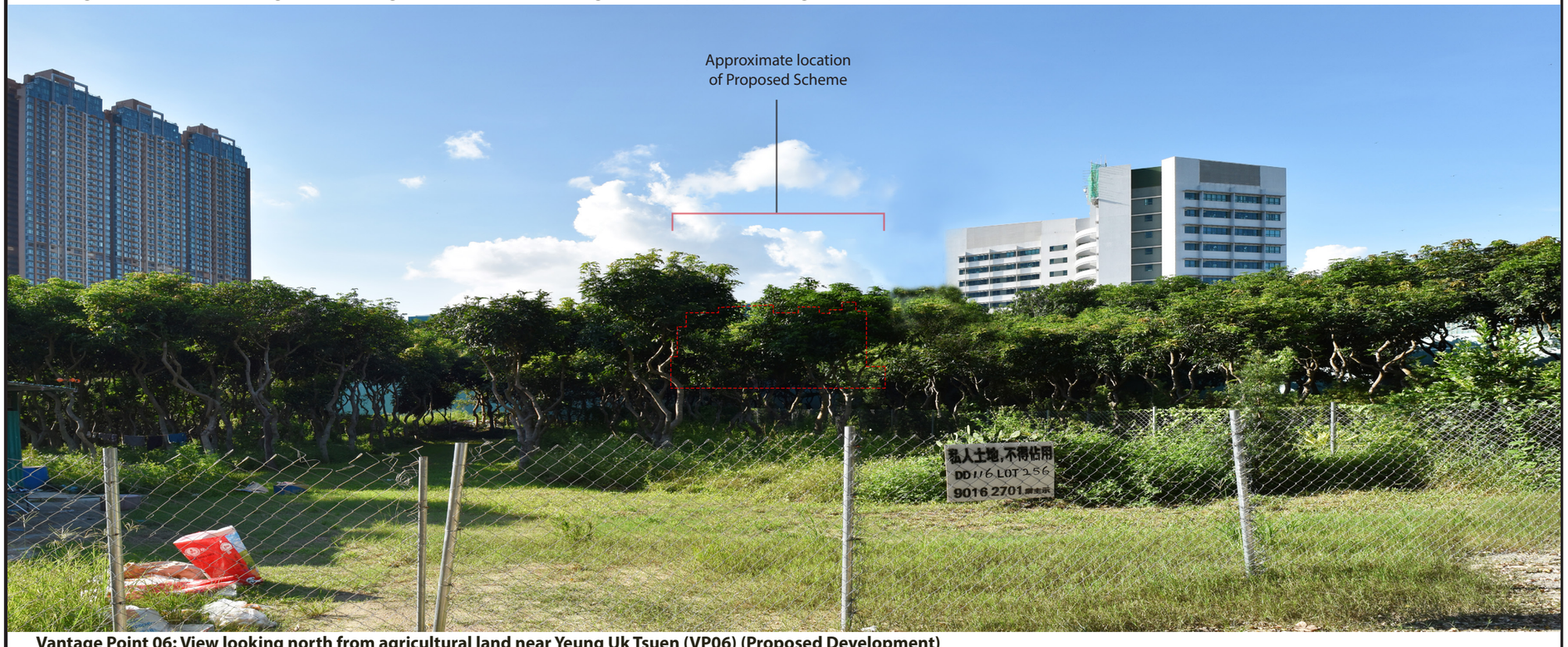
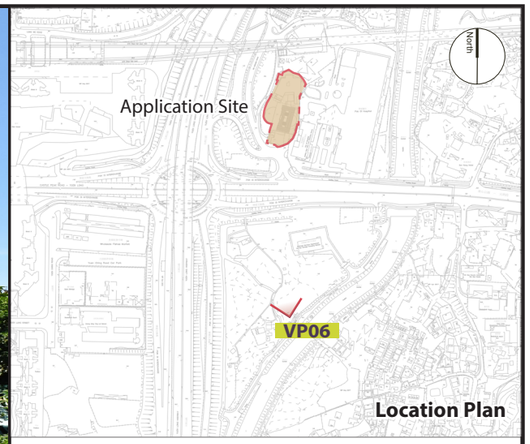
Vantage Point 06: View looking north from agricultural land near Yeung Uk Tsuen (VP06) (Existing Situation)



Vantage Point 06: View looking north from agricultural land near Yeung Uk Tsuen (VP06) (Proposed Development)



Vantage Point 06 (VP06)

Vantage point elevation: +3.2mPD
Viewing distance: 230m
Maximum height of Proposed Development: +27.97mPD

Note: Red dashed line indicates the areas that are not visible from this location.

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE) at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	Sep 2021
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 7.7	REV	-

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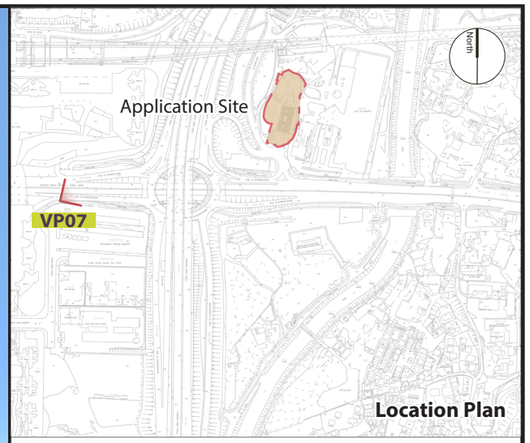
Vantage Point 07: View looking north east from footpath / cycle track by YOHO Midtown (VP07) (Existing Situation)



Vantage Point 07: View looking north east from footpath / cycle track by YOHO Midtown (VP07) (Proposed Development)



Vantage Point 07 (VP07)

Vantage point elevation: +5.4mPD
Viewing distance: 300m
Maximum height of Proposed Development: +27.97mPD

Note: Red dashed line indicates the areas that are not visible from this location.

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE)
at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	Sep 2021
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 7.8	REV	-

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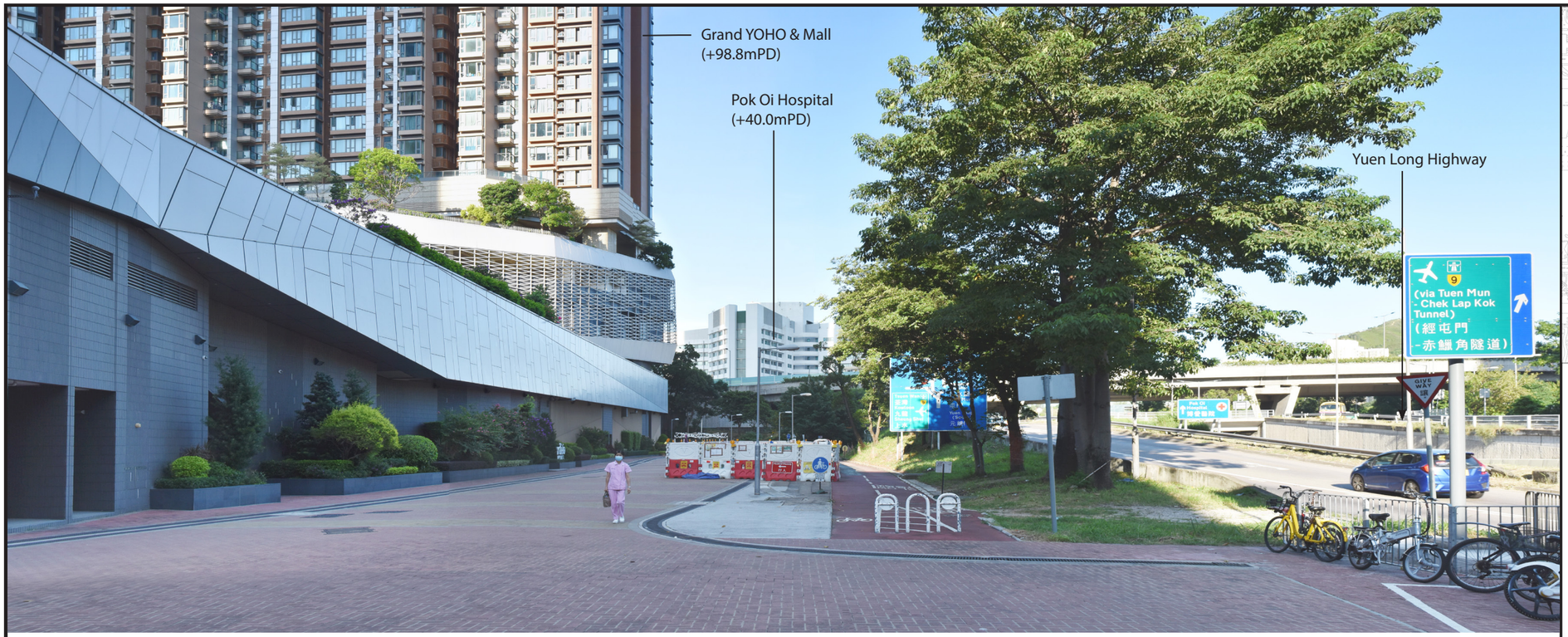
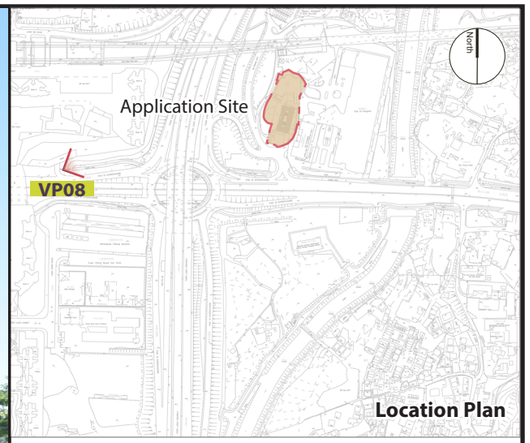


Vantage Point 08: View looking east from footpath / cycle track by YOHO Mall I (VP08) (Existing Situation)



Vantage Point 08: View looking east from footpath / cycle track by YOHO Mall I (VP08) (Proposed Development)



Vantage Point 08 (VP08)

Vantage point elevation: +4.5mPD
Viewing distance: 250m
Maximum height of Proposed Development: +27.97mPD

Note: Red dashed line indicates the areas that are not visible from this location.

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE) at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	Sep 2021
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 7.9	REV	-

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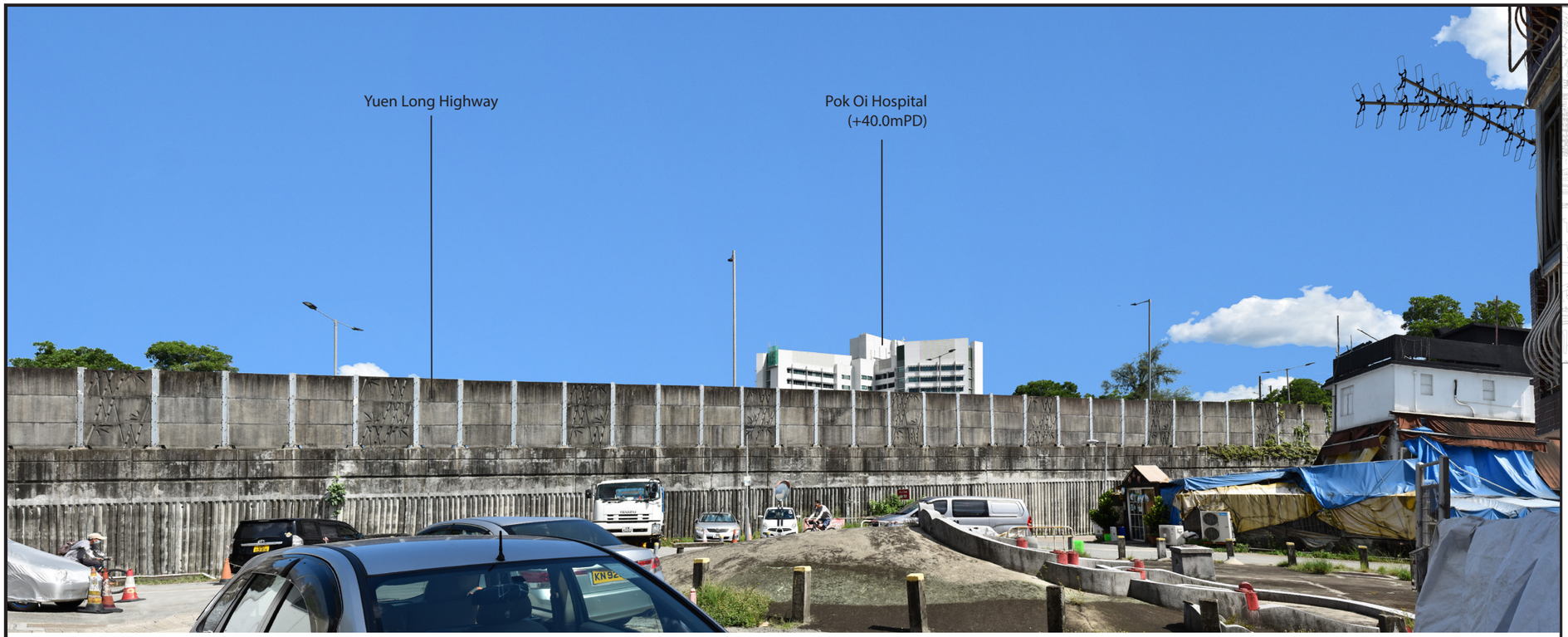
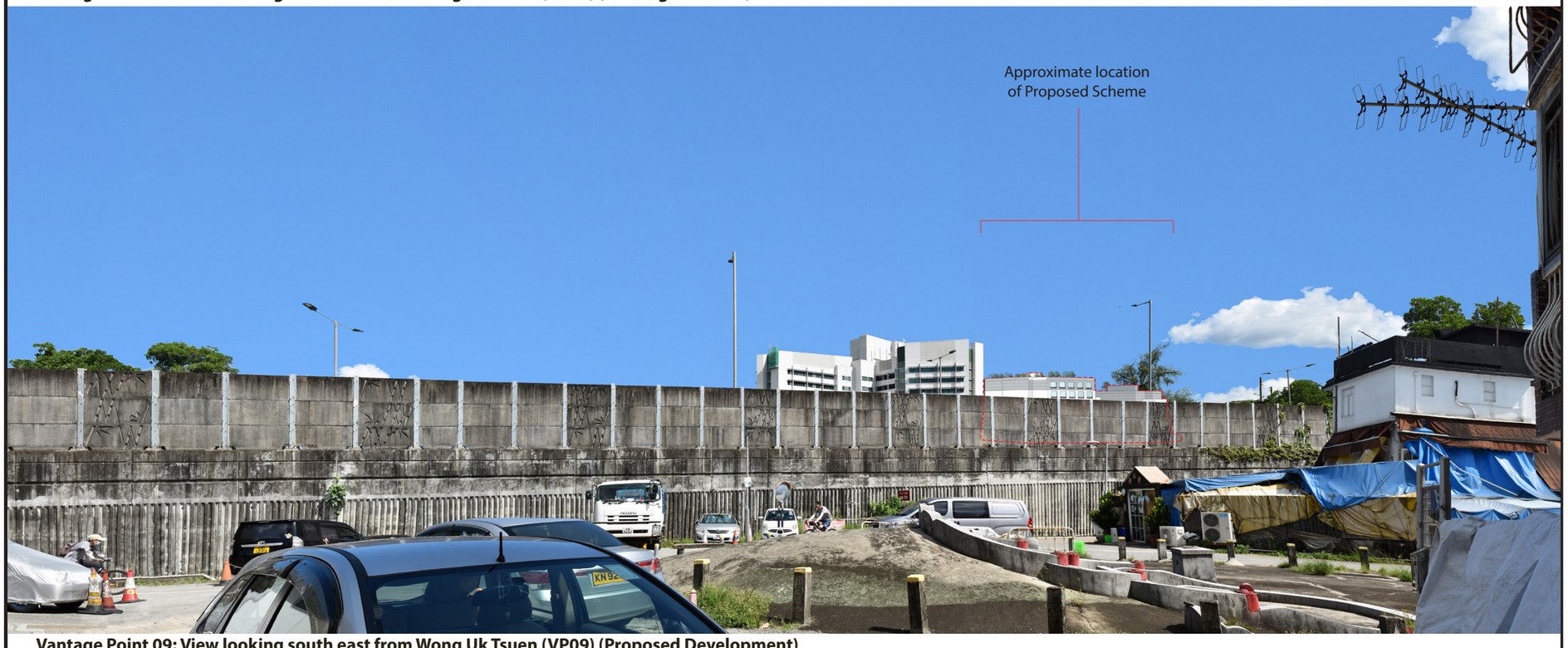
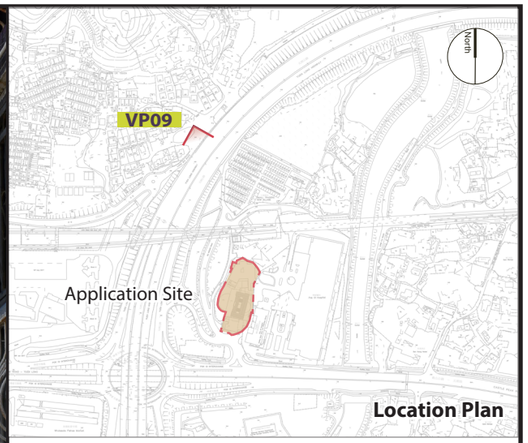


Vantage Point 09: View looking south east from Wong Uk Tsuen (VP09) (Existing Situation)



Vantage Point 09: View looking south east from Wong Uk Tsuen (VP09) (Proposed Development)



Vantage Point 09 (VP09)

Vantage point elevation: +4.0mPD
Viewing distance: 195m
Maximum height of Proposed Development: +27.97mPD

Note: Red dashed line indicates the areas that are not visible from this location.

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE)
at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	Sep 2021
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 7.10	REV	-

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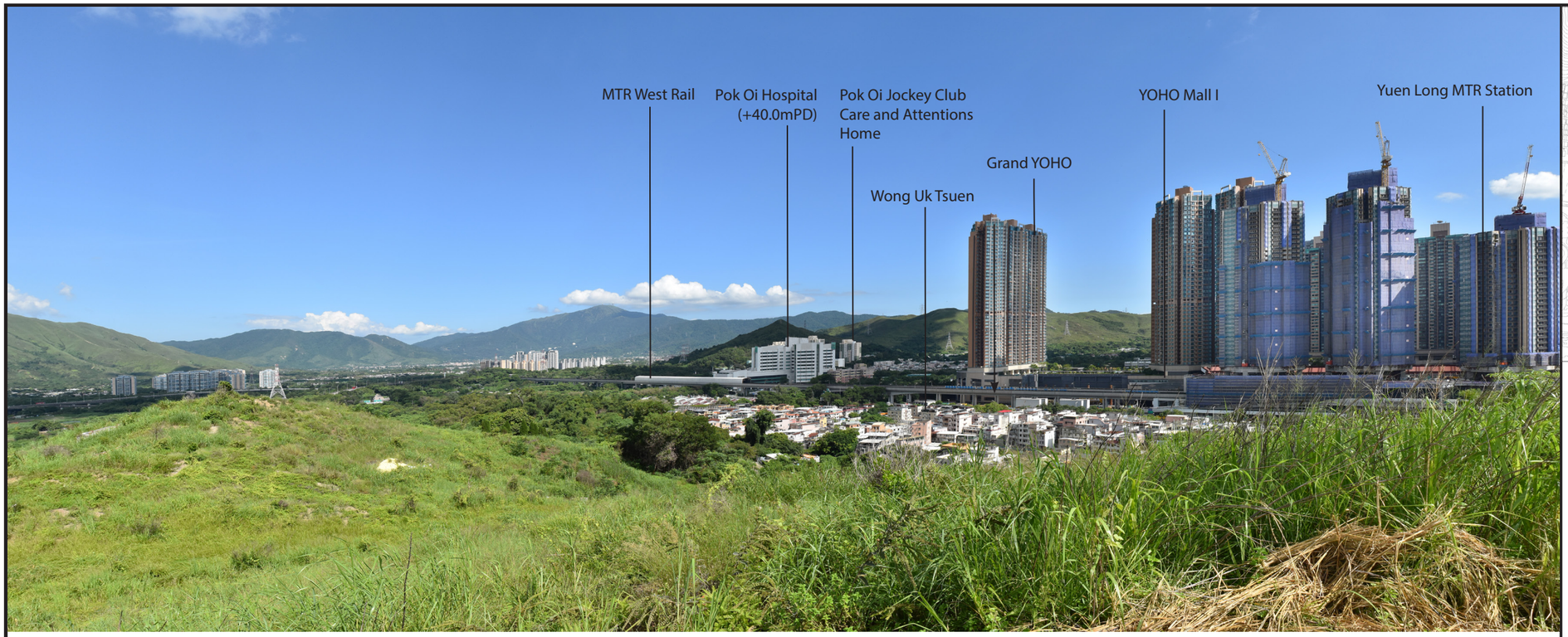
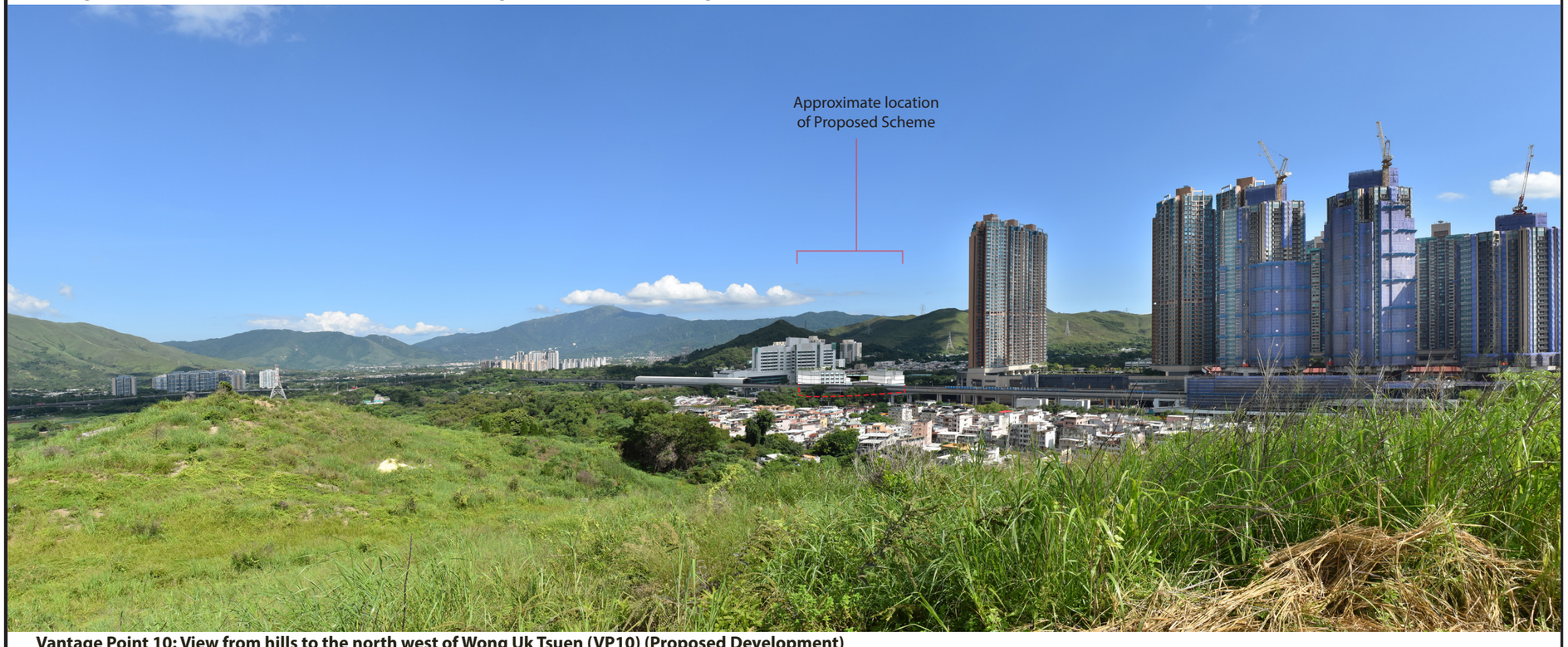
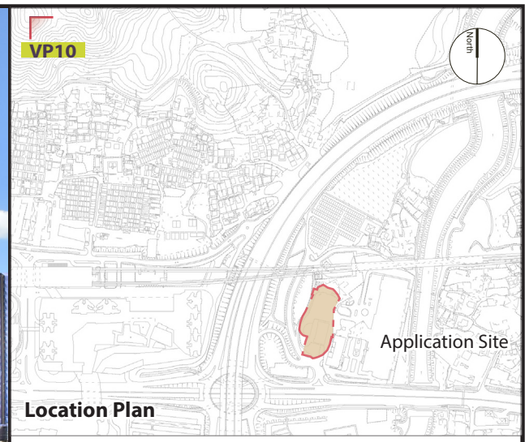


Vantage Point 10: View from hills to the north west of Wong Uk Tsuen (VP10) (Existing Situation)



Vantage Point 10: View from hills to the north west of Wong Uk Tsuen (VP10) (Proposed Development)



Vantage Point 10 (VP10)

Vantage point elevation: +63.6mPD
Viewing distance: 676m
Maximum height of Proposed Development: +27.97mPD

Note: Red dashed line indicates the areas that are not visible from this location.

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE) at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	Sep 2021
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 7.11	REV	-

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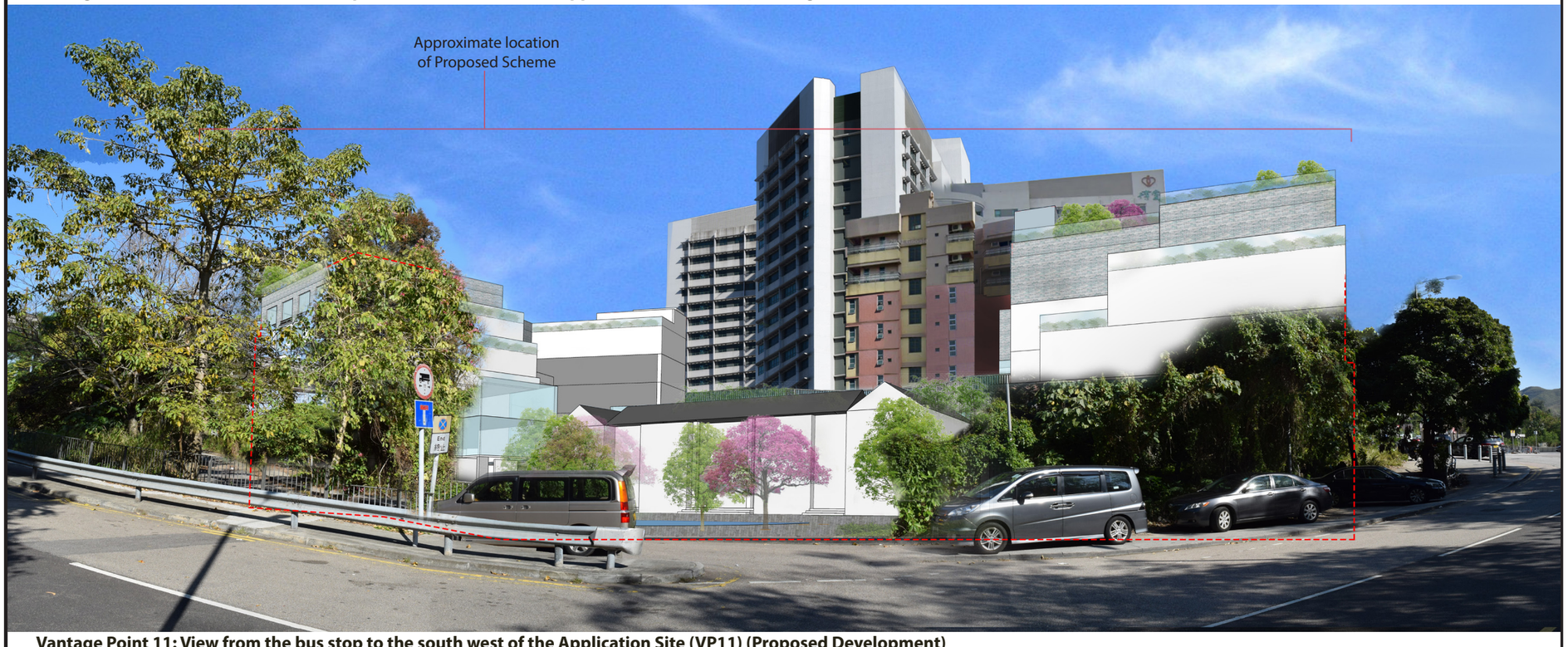
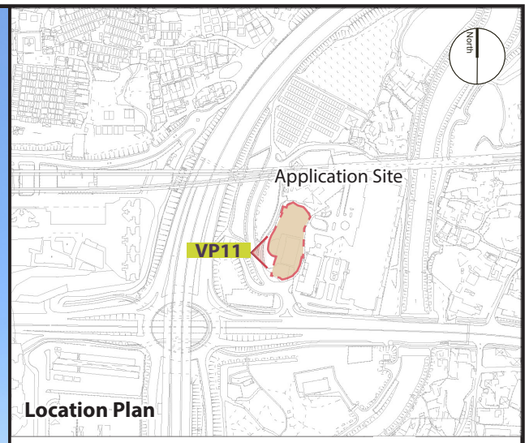
Vantage Point 11: View from the bus stop to the south west of the Application Site (VP11) (Existing Situation)



Vantage Point 11: View from the bus stop to the south west of the Application Site (VP11) (Proposed Development)



Vantage Point 11 (VP11)

Vantage point elevation: +3.2mPD
Viewing distance: 25m
Maximum height of Proposed Development
+27.97mPD

Note: Red dashed line indicates the areas that are not visible from this location.

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE)
at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	Sep 2021
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 7.12	REV	A

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Appendix V

Tree Preservation Proposal

Section 16 Application for Proposed Conservation of Historic Building (Pun Uk), Place of Recreation, Sports or Culture (for Arts/Antique Gallery and Heritage Education) and Social Welfare Facilities (Residential Care Homes for the Elderly) with Ancillary Facilities at Various Lots in D.D. 115 and Adjoining Government Land, Au Tau, Yuen Long

Tree Preservation Proposal

8th April 2022

Prepared By:

SCENIC Landscape Studio Limited

Project Title	Section 16 Application for Proposed Conservation of Historic Building (Pun Uk), Place of Recreation, Sports or Culture (for Arts/Antique Gallery and Heritage Education) and Social Welfare Facilities (Residential Care Homes for the Elderly) with Ancillary Facilities at Various Lots in D.D. 115 and Adjoining Government Land, Au Tau, Yuen Long
Report Title	**Tree Preservation Proposal**

Revision	Date	Complied by:	Checked by:	Approved by:	Description
-	20210927	Ian Wong	Fiona Yu	Chris Foot	Draft to Client
A	20210929	Ian Wong	Fiona Yu	Chris Foot	Final to Client
B	20211221	Ian Wong	Fiona Yu	Chris Foot	Final to Client
C	20220120	Ian Wong	Fiona Yu	Chris Foot	Final to Client
D	20220408	Ian Wong	Fiona Yu	Chris Foot	Final to Client

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1.0 Introduction

1.1 SCENIC Landscape Studio Limited have been commissioned to undertake the Tree Preservation Proposal on behalf of the Applicant for a Section 16 Application for Proposed Conservation of Historic Building (Pun Uk), Place of Recreation, Sports or Culture (for Arts / Antique Gallery and Heritage Education) and Social Welfare Facilities (Residential Care Homes for the Elderly) with Ancillary Facilities at Various Lots in D.D. 115 and Adjoining Government Land, Au Tau, Yuen Long (hereafter referred to as "Application Site").

1.2 The Tree Preservation Proposal outlines the approach and findings of the tree survey and describes the type, number and condition of the existing trees found within the site. The proposal also identifies the trees found to be in conflict with the Proposed Development and makes recommendations for their proposed treatment and provides detailed compensatory planting proposals to compensate for the loss of these trees.

1.3 This tree preservation proposal has been prepared in broad accordance with Lands Administration Office Practice Note Number 2/2020 "Tree Preservation in Private Development". The survey approach is presented as **Annex I** – Tree Survey Methodology. The tree survey was undertaken in July 2021.

2.0 Existing Site Description

2.1 The Application Site, which is currently zoned "Undetermined" ("U") and partly zoned "Government, Institution or Community" ("G/IC") on the Approved Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/8. It is located at the eastern periphery of Yuen Long between the Yuen Long Highway and Pok Oi Hospital; and the Pok Oi Hospital (POH) Jockey Club Care and Attention Home. The Application Site is bounded to the north by the MTR West Rail Line viaduct, to the east by Pok Oi Hospital; and the POH Jockey Club Care and Attention Home; to the south by access road to the POH, and to the west by Siu Sheung Road. The Application Site is approximately 4,191.2 m^2, ranges in elevation from +3.4 to 4.7mPD, is rectangular in shape and orientated on a north – south axis.

2.2 The historical Pun Uk complex and its associated Feng Shui half-moon pond is located in the southern portion of the Application Site. The architecture of these buildings is representative of a traditional vernacular architectural style of grey bricks, white lime mortar, terracotta pan tiles and ornate carved timber, tile and stone decoration on the roof apex, eaves and panels on the gable ends. The buildings overlook a semi-circular Feng Shui pond to the east. The Feng Shui Pond is brick lined with staircases at the north east and south east corners. The edge of the Application Site is largely enclosed by mature tree growth.

3.0 Description of the Proposed Development

3.1 Pun Uk, a vacant Grade 1 historic building, has declined in condition and requires urgent restoration works. In view of the acute shortage of elderly facilities in Hong Kong, the Applicant proposes to incorporate Pun Uk as an integral part of a proposed elderly home at the subject site by preserving and restoring Pun Uk and its adjacent half-moon pond.

3.2 The proposed development has a site area of about 4,191.2 m^2 (subject to land survey), a plot ratio of 2.14 and a Gross Floor Area of approximately 8,975.2 m^2, and tentatively houses about 530 beds. Pun Uk, which is proposed to be fully retained, will be in the centre of the subject site and designated as a leisure area for residents and visitors. A northern 6-storey block (excluding basement level for car parking) and a southern 5-storey block are proposed to accommodate most of the elderly facilities including bedrooms, dining and sitting area, nurse station etc. The two

blocks are connected by corridors on 1/F to 3/F at the back of Pun Uk. Apart from the existing half-moon pond which will be restored, landscape areas are provided at the courtyard at the back of Pun Uk and on the balcony and open deck areas created through the cascading levels.

3.3 The below design concept and merits have been incorporated in the current scheme to respect and highlight Pun Uk as the focus of the proposal:

- Cascading massing for both blocks with setback areas as balconies and open decks.
- Elderly blocks on both sides of Pun Uk serving as 'wings' to embrace and enhance its importance when viewed from the west of the site.
- Design features to respect and complement the Pun Uk including glass façade on lower levels of the northwestern portion of the southern block and southern portions of the northern block, and a glass screen along portion of the eastern site boundary to screen off the visual incompatibility of Pok Oi Hospital Jockey Club Care and Attention Home in the background with Pun Uk in the foreground when viewing from the west of the site (Street Entry View 2).
- A semi-circle structured expansion at the back of Pun Uk adheres to the tradition of a Hakka Walled Village.

4.0 Existing Vegetation

4.1 A total of 109 nos. trees were identified within and immediately adjacent to the Application Site boundary.

4.2 As shown on **Annex II – Tree Location Plan**, there are clusters of existing trees surrounding Pun Uk to the north, east and south. Of these trees 101 nos. are located within the Application site boundary and 8 nos. are located immediately outside the boundary.

4.3 **Annex III – Tree Survey Schedule** provides an identification of the tree species, an assessment of their condition and recommendations for the treatment of the trees and **Annex IV – Tree Photographic Record** provides a visual reference for the assessment.

4.4 Table 4.1 below lists the tree species surveyed and their relative abundance and describes their conservation value (native or exotic).

Table 4.1 Tree Species Summary

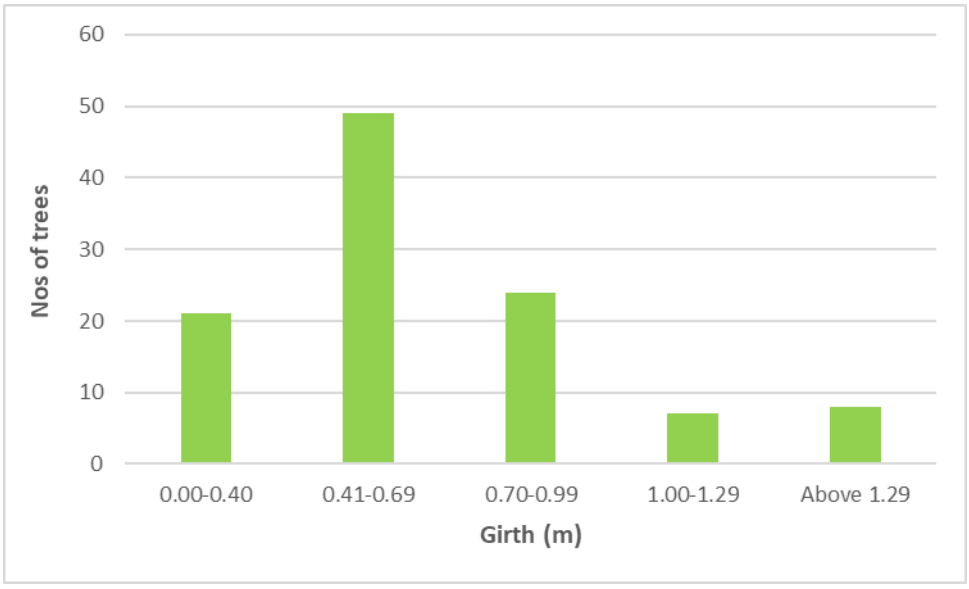
Botanical Name	Chinese Name	No. within Application Site	No. outside Application Site	Native (N) Exotic (E)	Status in Hong Kong
Acacia confusa	台灣相思	1	1	E	Common
Aleurites moluccana	石栗	3	0	E	Common
Archontophoenix alexandrae	假檳榔	1	0	E	Common
Bauhinia purpurea	紅花羊蹄甲	5	0	E	Common
Bauhinia variegata	宮粉羊蹄甲	1	0	E	Common
Bombax ceiba	木棉	1	0	E	Common
Callistemon viminalis	串錢柳	3	0	E	Common
Caryota mitis	短穗魚尾葵	4	0	E	Common
Celtis sinensis	朴	9	0	N	Common
Delonix regia	鳳凰木	1	0	E	Common

Botanical Name	Chinese Name	No. within Application Site	No. outside Application Site	Native (N) Exotic (E)	Status in Hong Kong
Dimocarpus longan	龍眼	1	3	E	Common
Ehretia acuminata	厚殼樹	2	1	N	Common
Ficus hispida	對葉榕	11	0	N	Common
Ficus variegata	青果榕	4	1	N	Common
Leucaena leucocephala	銀合歡	3	0	E	Common
Macaranga tanarius var. *tomentosa*	血桐	37	1	N	Common
Melia azedarach	苦楝	11	1	E	Common
Total		**101** (including 16 dead trees)	**8**		

4.5 The survey has identified a range of some 17 specie, all of which are commonly found in Hong Kong. Within and immediately outside the Application Site these include native species such as *Macaranga tanarius var. tomentosa* (38 nos.); F*icus hispida* (11 nos.) and *Melia azedarach* (12 nos.) reflecting the history of the site and its colonization by pioneer species after falling into dis-use. There are also some 3 nos. of the weed tree species *Leucaena leucocephala*.

4.6 The photographs in **Annex iV** clearly show the condition of the existing trees whilst the Tree Survey Schedule in **Annex III** also records their dimensions. The average trunk girth is 0.69m (equivalent to a trunk diameter at breast height (DBH) of 0.22m); average tree height 6.53m and average crown spread 4.50m. Table 4.2, which illustrates the size distribution of the existing trees, indicates that most of the trees on site have a girth size between 0.41-0.69m.

Table 4.2 Existing Tree Size Distribution



4.7 Table 4.3 below shows that a high percentage of trees have an average to poor form and existing condition and exhibit a fair to poor amenity value. Several of the trees are growing in close

quarters with one another, which due to the competition of light and space, can result in a leaning form, unbalanced crown and stressed tree health. As a result, a large proportion of the trees are recorded as having a fair to poor health condition.

Table 4.3 Summary of Existing Tree Condition

Assessment Criteria	Status of Trees	% Trees
Form	Good	1%
	Fair	16%
	Poor	83%
Existing Tree Condition	Good	0%
	Fair	82%
	Poor	4%
	Dead	15%
Amenity Value	High	0%
	Medium	10%
	Low	90%

4.8 No rare or protected tree species (based on Forests and Countryside Ordinance, Cap. 96) or Champion Trees (identified in the book 'Champion Trees in Urban Hong Kong').

4.9 There are no trees within the Application Site registered as Old and Valuable Trees (DEVB TC(W) No. 5/2020 Registration of Old and Valuable Trees (OVT), and Guidelines for their Preservation).

5.0 Recommendations

5.1 The site formation for the proposed development will extend across much of the Application Site and will be required to form the building platform, excavate for the basement levels and construct the access road and EVA. When these proposals are considered in relation to the location of the existing trees, it is inevitable that the development will lead to the loss of some existing trees. **Table 5.1** provides a summary of the recommendations for the treatment of the existing trees.

Table 5.1 Summary of Tree Recommendations

Recommendation	Number of Trees		% Trees
	Trees within the Site	**Trees outside the Site**	
Trees to be retained	0	7	6%
Trees to be transplanted	0	0	0%
Trees to be felled	85	1	79%
Dead trees to be removed	16	0	15%
Sub Total	**101**	**8**	
Total number of trees	**109**		100%

5.2 The recommendations for the treatment of each of the trees is contained within **Annex III - Tree Survey Schedule** and shown on **Annex V – Tree Recommendation Plan**.

5.3 Whilst overall a high percentage of the trees within the site are proposed to be felled it should be noted that generally the quality of the individual trees is not high.

Preservation of Existing Trees

5.4 As described above, the utilisation of the site as part of the development proposals including the formation of roads and building platform levels will inevitably affect a large proportion of the existing trees. Although it would not be possible to preserve any of the existing trees within the Application Site it will be possible to retain some 7 nos. (6%) trees in-situ located to the south east of the Site.

Transplantation of the Existing Trees

5.5 None of the trees affected by the proposed works are deemed suitable for transplantation. It is considered of greater benefit to plant new trees of an appropriate species and size, so that the future users can benefit from the shade provided by newly planted broadleaf trees and appreciate species more suited to the future use of the site.

Tree Felling Proposal

5.6 Much of the existing site will be utilised for the construction of the proposed RCHE and the functional requirements to meet current standards including the proposed EVA. As the northern portion of the site is largely covered with new tree growth it is inevitable that the construction of the proposed residential care home will lead to the loss of trees. Therefore some 101 nos. (93%) of the trees within the Application Site including some 16 nos. of dead trees are recommended for felling. A further 1 no. (1%) located outside the Application Site boundary are also recommended for removal.

5.7 Despite the predicted loss of these existing trees, the proposed landscape design will allow the introduction of high quality replacement trees. These will compensate for the predicted tree loss and can contribute to the enhancement of the landscape and visual amenity of the site and its environs. The proposed schematic compensatory planting proposals are described in section 6.0.

5.8 The recommendations for tree retention, transplantation and felling are provided on plan at **Annex V – Tree Recommendation Plan**. These recommendations are also included in the Tree Survey Schedule contained in **Annex III**.

6.0 New Tree Planting Proposal

6.1 The loss of existing trees will be compensated where possible through the planting of new trees. The planting proposals have sought to:

- Provide physical and visual integration with the surrounding landscape;
- Create a planting structure with high amenity value which serves to integrate the new development in pedestrian level views from the surrounding roads;
- Enhance the landscape character and visual amenity of the local area;
- Provide appropriately located tree shade for the comfort of residents and visitors to the residential care home and Pun Uk;
- Provide compensation for the proposed felling of trees required to accommodate the new development;

- Maximise opportunities for the planting of new trees and shrubs; and
- Utilise both ornamental and native species to enhance the ecological and landscape character and improve the bio-diversity of the site.

6.2 The landscape proposals mainly consist of a combination of at-grade planting areas and the roof gardens on the proposed new structures. The main areas of tree planting for the Application Site are at is perimeter and these trees contribute to the creation of the landscape setting for the Pun Uk and the peripheral planters on the roof gardens.

6.3 It is considered that the opportunities for tree planting within the Application Site have been maximised. In accordance with Development Bureau guidelines for Proper Planting Practice the compensatory planting plans have been developed to provide adequate growing space for future growth of tree canopies. **Annex VIII - Constraints to Tree Planting** demonstrates the constraints to the planting of new trees.

6.4 As outlined in **Table 6.1**, based on the current compensatory tree planting proposals it would not be possible to compensate for the numbers of trees affected with the new compensatory tree planting at a minimum compensation ratio of 1:1 or greater. The preliminary new tree planting plan is presented as **Annex VI**.

Table 6.1: New Tree Planting Ratios (by number)

Compensatory Metrics	Location	Statistic / Ratio	Notes
Total number of trees proposed to be felled	Within and immediately adjacent to Application Site	102	
Number of newly planted trees	Application Site	52	Heavy Standard sized trees.
	New tree planting ratio	0.51 : 1 (52:102)	(Number of newly planted trees: number of trees felled)

6.5 A summary of the new tree planting proposals are provided in **Table 6.2** below.

Table 6.2: New Tree Planting Proposals

Botanical Name	Native / Exotic	Stock Size / Size (mm)	Spacing (mm)
Feature Trees			
Bauhinia acuminata	Exotic	Heavy standard	4000
Magnolia grandifolia	Exotic	Heavy standard	4000
Prunus campanulata	Exotic	Heavy standard	4000
Tabebuia rosea	Exotic	Heavy standard	4000
Structural Trees			
Cailistemon viminalis	Exotic	Heavy standard	4000
Cinnamomum burmanii	Exotic	Heavy standard	4000
Elaeocarpus hainanensis	Exotic	Heavy standard	4000

Botanical Name	Native / Exotic	Stock Size / Size (mm)	Spacing (mm)
Garcinia spicata	Exotic	Heavy standard	4000
Juniperus conferta	Exotic	Heavy standard	4000
Michelia champaca	Exotic	Heavy standard	4000
Pinus elliottii	Exotic	Heavy standard	4000
Podocarpus macrophyllus	Native	Heavy standard	4000
Plumeria rubra	Exotic	Heavy standard	4000
Polyspora axillaris	Native	Heavy standard	4000
Sapium discolor	Native	Heavy standard	4000
Sapium sebiferum	Native	Heavy standard	4000
Terminalia mantaly	Exotic	Heavy standard	4000
Viburnum odoratissimum	Native	Heavy standard	4000

Note: Trees with a smaller mature size proposed for the roof of the building.

6.6 Heavy standard sized trees are defined as follows:

Heavy Standard:
- A sturdy, straight stem with stem height from the root collar to the lowest branch between 1800 mm and 2400 mm above the soil level;
- Total height above soil level between 3500 mm and 5000 mm;
- Stem diameter measured at a point 1300mm above the root collar shall be over 150 mm;
- A well-balanced branching head, or a well-defined straight and upright leader with branches growing out from the stem with good symmetry, and a minimum length of 800 mm;
- A rootball not less than 750 mm in diameter and 400 mm in depth;
- Grown in a container not less than 750 mm in diameter and 600 mm deep; and
- Free from any kind of pest, fungi, disease and parasitic plants.

6.7 The height of all trees shall be measured above root collar, and the diameter of all stems to be measured at a height of 1300m above ground level.

7.0 Relevant Recognised Standards for Tree Preservation, Protection and Transplanting

7.1 The tree preservation, protection and transplanting proposals will be undertaken in accordance with the following:

- BS 3998: 2010 Recommendations for Tree Work;
- BS 4043: 1989 Recommendations for transplanting root-balled trees;
- BS 4428 1989 Code of practice for general landscape operations (excluding hard surfaces);
- BS 5837: 2012 Trees in relation to Construction;
- Handbook on Tree Management prepared by the Greening, Landscape and Tree Management Section of Development Bureau (http://www.greening.gov.hk/en/tree_care/Handbook_on_Tree_Management.html); and
- ArchSD General Specification (2017 Edition).

8.0 Conclusion

8.1 The trees survey undertaken in July 2021 identified a total of 109 nos. trees within and immediately adjacent to the Application Site boundary. The survey has identified a range of some 17 specie, all of which are commonly found in Hong Kong and includes both native and exotic specimens. The species composition within the Application Site reflects the history of the site and its colonization by pioneer species after falling into dis-use.

8.2 No rare or protected tree species (based on Forests and Countryside Ordinance, Cap. 96); Champion Trees (identified in the book 'Champion Trees in Urban Hong Kong') and OVTs (in accordance with DEVB TC(W) No. 5/2020 Registration of Old and Valuable Trees (OVT), and Guidelines for their Preservation were found on site.

8.3 A high percentage of trees have an average to poor form and existing condition and exhibit a fair to poor amenity value. Several of the trees are growing in close quarters with one another, which due to the competition of light and space, can result in a leaning form, unbalanced crown and stressed tree health. As a result, a large proportion of the trees are recorded as having a fair to poor health condition.

8.4 Given that the existing Pun Uk building and the proposed scheme utilize nearly the entire site it is inevitable that the existing trees would be affected by the works. The architectural design and site planning have sought to preserve trees wherever possible. Based on the current architectural scheme it would be possible to preserve some 7 nos. (6%) trees in-situ. None of the existing trees were considered to make good candidates for transplantation.

8.5 Unfortunately owing to the conflict with the Proposed Scheme some 102 nos. (94%) of the trees within and immediately adjacent to the Application Site are recommended for felling.

8.6 In order to compensate for the loss of existing trees within the Application Site 52 nos. new trees will be planted which is equivalent to 0.51 : 1 (Number of newly planted trees : number of trees felled). It is considered that all available space has been fully exploited for new tree planting.

8.7 It should be noted that opportunities for new tree planting on a sustainable basis have been fully exploited within a landscape framework which provides at least 20% green coverage of the site area as part of comprehensive landscape proposals for the development. The compensatory trees will form part of the future landscape and enhance the overall greenery and visual quality of the development.

Annexes

Annex I
Tree Survey Methodology

Tree Survey Methodology

1.0 Tree Survey

1.1 Definitions

1.1.1 Scope of Survey: To survey all 'trees' within the Application Site Boundary and the intermediate adjacent area where trees are possibly be affected by proposed road widening works.

1.1.2 Tree: A woody plant with a stem diameter over 95mm measured at a point 1300mm above the root collar (DBH).

1.1.3 DBH: Diameter at Breast Height as defined in the Practice Note Issue No. 2/2006 issued by AFCD.

1.2 Site Survey

1.2.1 The tree locations were recorded by visual assessment and subject to verification by topographic surveyor. Measurements of tree size (DBH, Height and Crown Spread) were primarily measured by Tree Surveyor. Photographs to show the whole tree, tree trunk, tree base are taken for each tree during the tree assessment survey. Topographic plans are attached in Annex VI for reference.

1.3 Basic Tree Information in Tree Survey Schedule

1.3.1 The tree survey schedule includes the following information for each tree or group of trees surveyed:

1.3.2 **Tree Number** - Each tree is allocated a tree number and clearly marked on site with an identity label showing the tree number and its position plotted on topographic Tree Location Plan(s) (Annex III). The numbering is to follow a logical sequence in numerical order say from north to south.

1.3.3 **Species Name (Botanical Name)** - All trees are identified by species, or in some cases by genus if full identification is not possible. Species names currently adopted by AFCD take precedence over other scientific publications.

1.3.4 **Jurisdiction** - Authority providing expert advice in vetting of Tree Removal Application for particular trees.

1.3.5 **Tree Dimensions** - The following dimensions are to be recorded for each tree:

- Overall **Height** (in metres);
- **Trunk DBH** (in metres / millimetres; refer to schedule);
- Overall **Crown Spread** (in metres);
- **Height at the base of the tree**: In metres above principal datum (mPD); and
- **Location:** On a slope or flat ground

1.3.6 Measurements of tree dimension and location are recorded by topographical surveyor

1.4 Photographic Record

1.4.1 Photographs to show the whole tree, tree trunk, tree base are taken for each tree during the tree assessment survey. Four photographs per A4 sheet.

1.5 Tree Health and Condition

1.5.1 Factors considered include both functional health and structural stability, which is evaluated with reference to the following criteria:

Foliage Condition

- Insect and fungal infections. Colour and small size indicating possible damage to roots;
- Crown density and foliage colour in consideration of normal species performance, seasonal and climatic effect;
- Evidence of insect, bacterial or fungal infections;
- Mechanical damage (e.g. typhoons, insect consumption and vandalism).

Branch Condition

- Poor shoot growth and die-back in the crown are often symptoms of root problems caused by a change in the water table level or soil compaction resulting from site development work.
- Dead or crossing branches.
- Heavy horizontal branches [which] may make the tree unstable" (Ref. R.Webb).
- The presence of broken damaged or cut branches to be noted as a possible site for infections, calluses may protect the wounds.
- Damaged branches which make the tree unbalanced or unstable;
- Location of decay and/or voids in the branches.
- Whether the tree is "an edge tree exposed as a result of the removal of adjacent trees [which] often has an unbalanced crown and may be hazardous" (Ref R.Webb).

Trunk Condition

- Tightly forked trunks which may be a source of weakness in the tree and in high winds can be torn apart.
- Inspect for "cavities or internal rot [which] can be revealed by discoloured bark, moisture seeping through the bark or bracket fungi" (Ref R.Webb).
- Co-dominant stems with included bark.
- Open cavities, cracks and bark damage.

Root Condition

- Damaged surficial roots.
- Ground heave evident in cracks in the soil around root zone.
- Branch die-back.

Miscellaneous

- Occurrence of aggressive climbers or parasitic plants.
- Asymmetrical crowns and leaning due to intense competition between adjacent trees.
- Tangled branches or roots.
- Adjacency of underground structures.

1.5.2 Ratings for tree health and condition:

Definition

G Trees with a low incidence of less serious defects are graded as good;
F Trees with a higher incidence of less serious defects are graded as fair;
P Trees with more serious defects are graded as poor; or
D Trees that are dead or irretrievably unhealthy are graded as dead.

1.6 Tree Form

1.6.1 Assessment of tree form following inspections are classified as follows with reference to the overall tree size, shape and any special features:

G	**Good** - trees with well-balanced form, upright, evenly branching, well-formed head and generally in accordance with the standard form for its species
F	**Fair** - Trees with less balanced crowns which are mildly distorted due to competition with neighbouring trees or structures, or which have suffered minor damage or which have leaning trunks for example are graded as average
P	**Poor** - trees with very unbalanced form, distorted crowns, severely leaning, suffering loss of major branches with general damage; unstable and growing close to adjacent trees.

1.6.2 Terms used to describe tree form:

- Forked: a tree with a division in the main stem or having major branches that divide near ground level.
- Topped: a tree that has had its main trunk severed drastically reducing and distorting its crown development.
- Multi-stem: a tree with more than one main stem or trunk

1.7 Tree Condition

1.7.1 Assessment of tree health and condition involves inspections for the above features and classification as follows:

G	**Good** - trees with a low incidence of the less serious features listed above and a high chance of a fast recovery from such features.
F	**Fair** - trees with a higher incidence of the less serious features and a medium chance of recovery.
P	**Poor** - trees with more serious health features and with a low chance of recovery, even with remedial measures.
D	**Dead** - no signs of life or irretrievably unhealthy

1.8 Amenity Value

1.8.1 Amenity value is graded as “Excellent”, “Good”, “Fair” or “Poor”. The grading indicates the following qualities in trees or groups of trees:

Excellent	Important trees where species may be of fung shui significance which should be retained by adjusting the design layout accordingly
Good	Common species and good health, good condition and good form.

Fair	Common species and average health, average condition and average form.
Poor	Common species and little or no functional or visual value and poor health, poor condition and poor form.

1.9 Structural Condition

1.9.1 Assessment of tree structural condition involves inspections for the overall tree structural system features and classification as follows:

G	**Good** - trees with good structural system and robust form with low risk of structural failure.
F	**Fair** - trees with overall robust structure despite some minor structural problems and risk of structural failure is medium.
P	**Poor** - trees with more serious structural problem and with high risk of structural failure.

1.10 Suitability for Transplanting

1.10.1 This assessment is based on the health of the tree and the practicalities of transplantation. Some species are much more tolerant of the stress of transplantation than others. The assessment of the survival rate of a species after transplantation is based on the observed performance of that species in previous transplantation programmes. Species with insufficient transplantation data are assumed to have a low survival rate. Grading are given as follows:

High - very likely to survive transplantation;
Medium - likely to survive transplantation;
Low - unlikely to survive due to poor health/species/form or difficult to transplant.

1.11 Conservation Status

1.11.1 Assessment of conservation status indicates rarity and protection status under relevant ordinances of a species in Hong Kong. References such as Rare and Precious Plants of Hong Kong, the IUCN Red List of Threatened Species and the Forests and Countryside Ordinance (Cap. 96) may be used.). The categories include very common, common, rare, rare and protected.

1.12 Remarks

1.12.1 Notes will be made about the condition of the tree including any defects, whether it is leaning or not, asymmetrical canopies, the presence of cavities, tree form issues such as forked main stem, included bark, decay, growth of sprouts; and/or growth of climbers. The schedule shall also record any trees with high conservation values such as rare or protected species, old and valuable trees etc.

2.0 Effects of the Development on Existing Trees

2.1 Treatment of Trees

2.1.1 First priority to retain trees and then if this is not possible transplant trees to new location. Trees in direct conflict with proposals which are necessary to be felled shall be confirmed on site by the Architect's / Engineer's Representative. Existing trees to be retained will be protected during construction.

2.2 Assessment

2.2.1 The assessment leading to the recommendation for the treatment of the tree is based on the following:

Retain

2.2.2 The preferred option for all trees is to be retained in-situ unless they pose a threat to the public or the trees are nuisance species (e.g. *Leucaena leucocephala*). In case a tree group processes significant value in the landscape or to the ecosystem, it should be retained as a whole even when the individual components are not outstanding aesthetically.

2.2.3 The feasibility of retaining trees has been considered with regard to the following:

- Potential damage to trees as a result of proximity to the works.
- Changes to ground level on a macro scale which affects the ground water table and may cause severe stress.
- Special constructions to maintain the existing ground level are also considered.
- Conflict between tree roots and the proposed works.

Transplant

Statutory Guidelines

2.2.4 The recommendation of Transplanting makes reference to paragraph 7[b] of the DEVB TC(W) No.4/2020 which states '…transplant the affected tree(s) to other permanent locations within the project site or the maintenance area to minimise the loss of vegetation in the local environs'. This should be considered as far as possible unless the trees affected are of low conservation and amenity value, or have a low chance of surviving or recovering to its normal form after transplanting'.

2.2.5 In situations where it is impossible to retain trees then transplanting them is the first consideration. The criteria upon which the assessment of transplanting trees is based includes the following:

- **Variety of species**, rare Hong Kong species are particularly important.
- **Condition of the tree**, especially trees with balanced form, in good health and with high amenity value.
- **Size and maturity**, small and younger trees have a better chance of surviving transplanting while larger, mature trees are difficult to transplant both logistically and in terms of survival rate.
- **Species**, different tree species have differing rates of survival and are better suited to transplanting than others.
- **Access**, large machinery may be required to lift the trees, steep slopes and rocky terrain therefore make it difficult to access trees.

2.2.6 A recommendation to transplant a tree will be made only when:

- It is impossible to retain the tree in-situ due to the unavoidable proximity of proposed retaining walls, viaducts, roads or other structures, including their foundations, which pose major conflicts with its branches, root system or the tree in its entirety.
- It is impossible to retain the tree in-situ due to changes to surrounding ground levels on a macro scale which affect the ground water table thereby severely stressing the tree or where large areas of proposed cut and fill unavoidably affect the tree.
- Transplantation of the tree is feasible and is positive to the landscape and environment for the public.
- The Overall Value of the tree justifies transplanting.

Fell

Statutory Guidelines

2.2.7 The recommendation of Felling makes reference to paragraph 9 of the DEVB TC(W) No. 4/2020 which states '…Tree removal arising from government projects shall only be considered and approved under the following circumstances -

(a) preservation or transplanting is unsuitable or impracticable;
(b) the tree has been irreparably damaged by inclement weather;
(c) dead tree(s); or
(d) any other justifications or circumstances'

2.2.8 Expanding on this the following shall also be considered:

- Tees in direct conflict with the proposals; changes of level etc., trees which cannot be transplanted
- There is no practical alternative and the tree to be felled is neither included in the Register of Old and Valuable Trees under DEVB TCW No. 05/2020 nor potentially eligible to be registered as such.
- The tree has an unrecoverable health problem and is in poor condition;
- The tree has a low amenity value;
- Dead, damaged, hazardous or trees with contagious diseases are also proposed to be felled or
- Trees which are unsuitable for the proposed development. For example poisonous species within a public open space;
- Woodland trees which have had adjacent trees removed and have an unbalanced form or which are at risk of being blown over due to loss of supporting trees are considered for felling; or
- Other justifications provided by the project proponent.

2.2.9 Where it is possible neither to retain trees in-situ nor transplant them to other permanent locations within the site or off-site, felling is recommended. The felling of a tree must be justified by the following criteria:

- No irreplaceable, rare or protected species (under Forestry Regulation Cap.96) is felled.
- The felling would not cause a serious loss of species diversity in the subject area.
- A genuine development or traffic need exists, which cannot be reasonably overcome.
- Adequate compensatory tree planting is to be implemented, or replacement with a new nursery grown specimen of the same species and comparable size is deemed more cost effective than transplanting, particularly in the case of common pioneer or cultivated species (e.g. *Acacia confusa*).
- The tree is not an unusually large or fine example of its species.

- The tree has a low amenity value, poor health, and structure or form;
- The tree is in poor condition or is unsuitable for transplanting due to its low survival potential.
- The tree is not in the list of Champion Trees (Ref: Jim, C.Y. 1994. Champion Trees in Urban Hong Kong. Urban Council, Hong Kong) nor Unusual Trees (Ref: AFCD's Register of Unusual Trees in Rural Areas), nor registered Old and Valuable Tree.
- The tree is neither a significant landmark tree nor of special fung shui or cultural significance.
- Existing site conditions are such that transplantation would be hazardous to the public.
- The tree is dead, hazardous or diseased.
- A tree that has been rendered unstable because of the removal of neighbouring trees may be considered for felling.
- The tree possesses invasive habits. According to DEVB TC(W) No. 4/2020 section 8 (e) this includes *Leucaena leucocephala* is identified as an undesirable species with aggressive growth characteristics which prevent natural succession of indigenous species and so is not controlled by the same preservation requirements as other more valuable tree species. Therefore, this weed species should be replaced with native tree species.

2.3 Tree Photography

2.3.1 With respect to the objectives of photo recording and the possible function of the photographs, shot of each tree follows the standards set out below:

- Where practical (within reasonable distance and within a safe location), the whole form of an individual tree will be shown;
- Where obstacle(s) are present (e.g. structures, other trees / nearby vegetation, dense climbers covering, etc.), the main tree trunk(s) from the base level to at least 3m in height will be shown;
- Picture to show the full extent of the canopy (may include more than one shot) and the base of the tree including the adjacent ground conditions;
- Where special feature(s) at the trunk base present (e.g. exposed roots, special rooting medium, etc.), the photo shot of a tree is taken from the location where such feature as well as the largest possible part of the tree can be displayed.

2.4 References

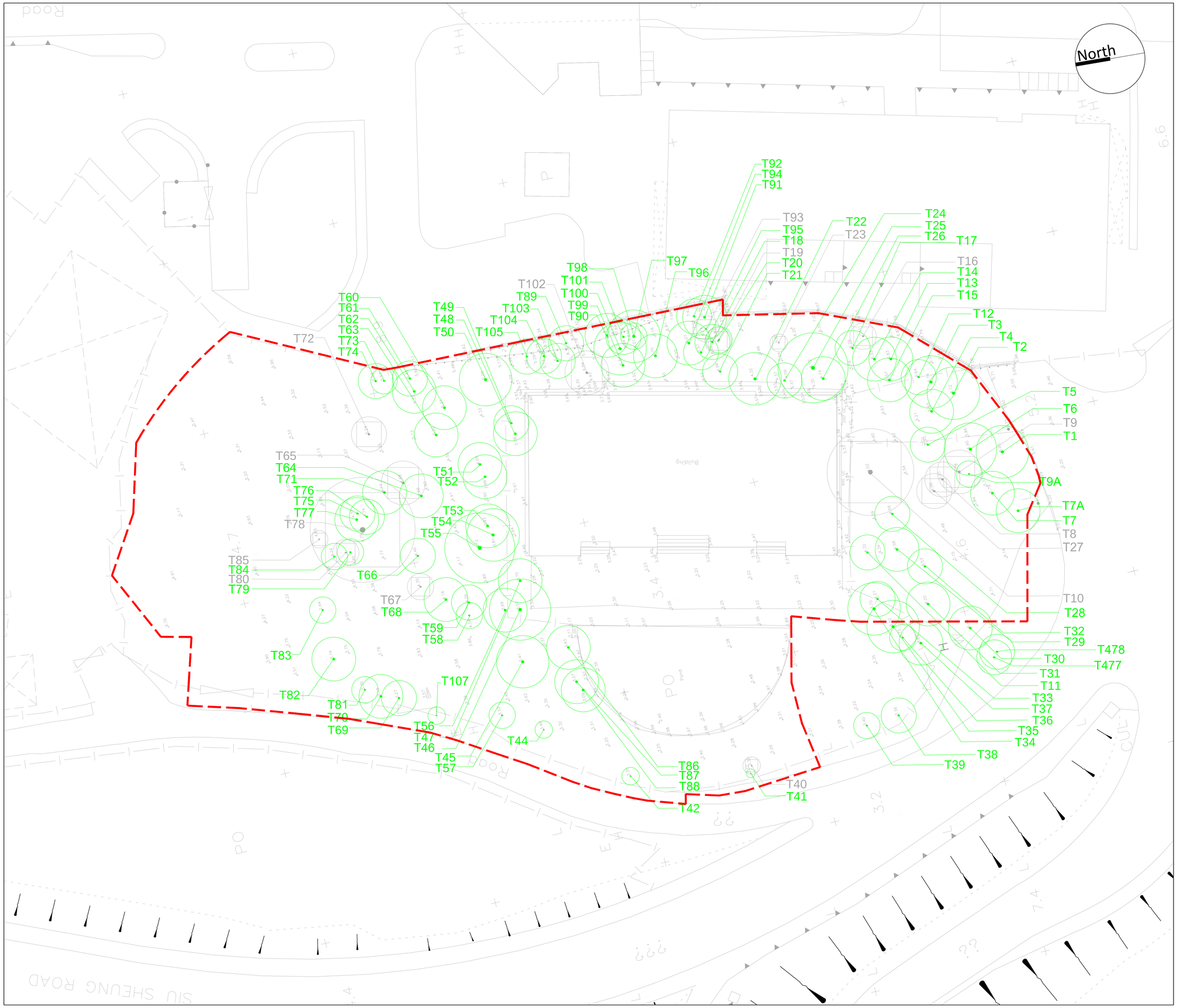
Ordinances, Circulars and Practice Notes

- Chapter 96. Forest and Countryside Ordinance;
- Chapter 586. Protection of Endangered Species of Animals and Plants Ordinance;
- DEVB TC(W) No. 05/2020, Registration of Old and Valuable Trees, and Guidelines for their Preservation;
- DEVB TC(W) No. 04/2020, Tree Preservation;
- DEVB TC(W) No. 2/2020 Tree Preservation and Tree Removal Application for Building Development in Private Projects;
- AFCD Conservation Practice Note No. 2, Measurement of Diameter at Breast Height (DBH); and
- AFCD Conservation Practice Note No. 3, The Use of Plant Names.

Publications

- HU, Q. et al (2003) Rare and Precious Plants of Hong Kong. AFCD, Hong Kong;
- Leisure and Culture Services Department. Register of Old and Valuable Trees. Website: http://ovt.lcsd.gov.hk/ovt/
- Webb, R. (1991). Tree Planting and Maintenance in Hong Kong. Standing Interdepartmental Landscape Technical Group, Hong Kong Government, Hong Kong.

Annex II
Tree Location Plan



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Legend

- APPLICATION SITE BOUNDARY
- +3.40 EXISTING LEVELS
- T10 EXISTING TREES
- T10 DEAD TREES

General notes

Rev.	Date	Description	Inital

Revision

	Name:	Signed:	Date:
Designed by:	FY		
Drawn by:	IW		
Checked by:	FY		
Approved by:	CJF		

Project Title:

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE) at Various Lots in D.D.115 and adjoining Government Land, Au Tau

Drawing Title:

TREE LOCATION PLAN

Drawing Number:		Revision:
PPCP022-TL001		-
Project Number:	Scale:	Date:
PPCP022	1:200@A1	07/07/2021

Annex III
Tree Survey Schedule

Tree Assessment Schedule

Address: Various Lots in D.D.115 and adjoining Government Land, Au Tau
Prepared by a Certified Arborist (Luk Ka Chun, Ray; CA number: HK-0662A)
Field survey conducted on 27/07/2021
To be read in conjunction with drawing numbers: PPCP022 - EX - TL001 and TR001

Tree No.	Botanical Name	Chinese Name	Top of Soil level at base of tree (mPD)	Survey Size (M)			Form			Health Condition				Amenity Value			Structural Condition			Conservation Status (Protected by Cap. 96, CAP 586 etc. / NIL)	Suitability for Transplanting					Proposed Treatment			Within Application Site	Outside Application Site	Justification	Remarks
				DBH (m)*	Height (m)	Spread (m)	G	A	P	G	A	P	D	H	M	L	G	A	P		High / Medium / Low	Remarks (Major determining factors for the low rating)				Retain	Trans	Fell				
																						Site Condition	Tree Condition	Tree Size	Tree Species							
T1	*Macaranga tanarius* var. *tomentosa*	血桐	5.95	0.365	10	6		1			1				1			1		Native, common	Low		1		1			1	1		a,f	Dead branches, dead stub
T2	*Aleurites moluccana*	石栗	6.12	0.235	11	6			1		1					1			1	Exotic, common	Low		1					1	1		a,d,f,g,i	Included bark between forked stems, multiple trunks
T3	*Aleurites moluccana*	石栗	6.74	0.363	11	6		1			1					1		1		Exotic, common	Low		1					1	1		a,f,i	Exposed roots, roots contact with concrete pavement
T4	*Macaranga tanarius* var. *tomentosa*	血桐	5.83	0.417	9	5			1		1					1		1		Native, common	Low				1			1	1		a,f,i	Unbalanced tree form
T5	*Caryota mitis*	短穗魚尾葵	5.45	0.111	6	4		1			1				1			1		Exotic, common	Medium							1	1		a	Multiple trunks
T6	*Aleurites moluccana*	石栗	5.95	0.522	12	6		1			1				1			1		Exotic, common	Low		1					1	1		a,f	Pruning wound on branches
T7	*Melia azedarach*	苦楝	5.78	0.230	7	5			1		1					1		1		Exotic, common	Low		1					1	1		a,f,i	Leaning, vined, unbalanced tree form
T7A	*Leucaena leucocephala*	銀合歡	0.25	0.250	8	5			1		1					1		1		Exotic, common	Low		1		f			1	1		a,c,f,i	leaning
T8	*Macaranga tanarius* var. *tomentosa*	血桐	5.51	0.172	5	4			1				1			1		1		Native, common	Low				1			1	1		a,f,i	dead tree
T9	*Macaranga tanarius* var. *tomentosa*	血桐	5.78	0.137	5	5			1				1			1			1	Native, common	Low				1			1	1		a,d,f,g,i	dead tree
T9A	*Bauhinia purpurea*	紅花羊蹄甲	0.15	0.150	5	3			1		1				1			1		Exotic, common	Low		1					1	1		a,f	broken trunk
T10	*Celtis sinensis*	朴	4.52	0.637	3	10			1				1			1			1	Native, common	Low		1					1	1		a,d,f,g,i	dead and fallen
T11	*Dimocarpus longan*	龍眼	4.33	0.172	7	4			1		1					1		1		Exotic, common	Low				1			1	1		a,f,i	Asymmetric tree crown
T12	*Macaranga tanarius* var. *tomentosa*	血桐	6.64	0.169	7	4			1		1					1		1		Native, common	Low				1			1	1		a,f,i	Bowed, bending trunk, unbalanced tree form
T13	*Bauhinia purpurea*	紅花羊蹄甲	6.83	0.287	6	5			1			1				1			1	Exotic, common	Low		1					1	1		a,d,f,g,i	Cavity and decayed void in trunk, topped, split in branches
T14	*Bauhinia purpurea*	紅花羊蹄甲	6.33	0.185	8	5			1		1					1		1		Exotic, common	Low		1					1	1		a,f,i	Bowed / bending trunk, unbalanced tree form, vined
T15	*Bauhinia purpurea*	紅花羊蹄甲	5.57	0.188	10	5			1		1					1			1	Exotic, common	Low		1					1	1		a,d,f,g,i	Leaning, unbalanced tree form, crack in trunk
T16	*Macaranga tanarius* var. *tomentosa*	血桐	7.11	0.271	6	3			1				1			1			1	Native, common	Low				1			1	1		a,d,f,g,i	dead tree
T17	*Bauhinia variegata*	宮粉羊蹄甲	6.26	0.207	3	4			1		1					1			1	Exotic, common	Low		1					1	1		a,d,f,g,i	Broken trunk, epicormics, decay on trunk, vined
T18	*Macaranga tanarius* var. *tomentosa*	血桐	5.99	0.137	7	4			1		1					1		1		Native, common	Low				1			1	1		a,f,i	Bowed, bending trunk,unbalanced tree form
T19	*Dead tree*	死樹	5.89	0.124	4	3			1				1			1			1	NIL	Low		1					1	1		a,d,f,g,i	Dead tree
T20	*Macaranga tanarius* var. *tomentosa*	血桐	5.82	0.178	4	3			1		1					1		1		Native, common	Low				1			1	1		a,f,i	Bowed, bending trunk,unbalanced tree form, codominant leaders
T21	*Macaranga tanarius* var. *tomentosa*	血桐	4.98	0.191	6	4			1		1					1		1		Native, common	Low				1			1	1		a,f,i	Buttress roots cause breakage of concrete pavement, , included bark between scaffolds, unbalanced tree form,
T22	*Ficus variegata*	青果榕	4.32	0.500	8	6			1		1					1			1	Native, common	Low		1					1	1		a,d,f,g,l,k	Topped , epicormics
T23	*Bauhinia purpurea*	紅花羊蹄甲	5.81	0.110	2	2			1				1			1			1	Exotic, common	Low		1					1	1		a,d,f,g,i	dead tree
T24	*Macaranga tanarius* var. *tomentosa*	血桐	4.56	0.140	7	4			1		1					1		1		Native, common	Low				1			1	1		a,f,i	Bowed, bending trunk
T25	*Delonix regia*	鳳凰木	5.12	0.420	12	8	1				1					1		1		Exotic, common	Low		1					1	1		a,f,i	Bowed, bending trunk, upright tree form
T26	*Macaranga tanarius* var. *tomentosa*	血桐	4.74	0.226	7	5			1		1					1		1		Native, common	Low				1			1	1		a,f,i	Bowed, bending trunk,unbalanced tree form, multiple trunks
T27	*Macaranga tanarius* var. *tomentosa*	血桐	4.96	0.153	1	4			1				1			1			1	Native, common	Low		1		1			1	1		a,d,f,g,i	dead tree, fallen
T28	*Caryota mitis*	短穗魚尾葵	4.56	0.134	8	4		1			1				1			1		Exotic, common	Medium							1	1		a	Multiple trunks
T29	*Melia azedarach*	苦楝	4.58	0.191	11	5			1		1					1		1		Exotic, common	Low		1					1	1		a,f,i	Asymmetrical crown, dead branches, broken trunk, crack
T30	*Melia azedarach*	苦楝	4.44	0.370	10	5		1			1					1			1	Exotic, common	Low		1			1				1	a,d,f,g,i	Broken branches, previous failure of branches, hanger
T31	*Ehretia acuminata*	厚殼樹	4.20	0.303	7	5		1			1					1			1	Native, common	Low		1					1	1		a,d,f,g,i	Dead branches, hanger, cavity in scaffolds, included bark between scaffolds, iron chain embedded in trunk
T32	*Macaranga tanarius* var. *tomentosa*	血桐	4.53	0.118	6	4			1		1					1		1		Native, common	Low				1			1	1		a,f,i	Bending trunk, unbalanced tree form
T33	*Ehretia acuminata*	厚殼樹	4.22	0.188	6	4			1		1					1		1		Native, common	Low		1					1	1		a,b,f,i	Unbalanced tree form
T34	*Acacia confusa*	台灣相思	3.70	0.783	12	6			1		1					1		1		Exotic, common	Low		1					1	1		a,b,f,i	Leaning, co-dominant scaffolds, dead branches, vined, one trunk removed
T35	*Acacia confusa*	台灣相思	3.80	0.764	12	6			1		1					1		1		Exotic, common	Low		1					1		1	a,f,i	Asymmetrical crown, bark crack
T36	*Ehretia acuminata*	厚殼樹	3.73	0.115	4	3			1		1					1		1		Native, common	Low		1			1				1	a,f,i	Bending trunk, unbalanced tree form
T37	*Dimocarpus longan*	龍眼	3.83	0.252	8	5		1			1				1			1		Exotic, common	Low				1	1				1	f	Pruning wound on branches

Tree No.	Botanical Name	Chinese Name	Top of Soil level at base of tree (mPD)	Survey Size (M)			Form			Health Condition				Amenity Value			Structural Condition			Conservation Status (Protected by Cap. 96, CAP 586 etc. / NIL)	Suitability for Transplanting					Proposed Treatment			Within Application Site	Outside Application Site	Justification	Remarks
				DBH (m)*	Height (m)	Spread (m)	G	A	P	G	A	P	D	H	M	L	G	A	P		High / Medium / Low	Remarks (Major determining factors for the low rating)				Retain	Trans	Fell				
																						Site Condition	Tree Condition	Tree Size	Tree Species							
T38	*Ficus variegata*	青果榕	3.36	0.210	6	4			1		1					1		1		Native, common	Low		1			1					1	f,i	Asymmetric crown, vined, multiple trunks
T39	*Macaranga tanarius* var. *tomentosa*	血桐	3.40	0.143	4	3			1		1					1			1	Native, common	Low		1		1	1				1	d,f,g,i	Leaning , unbalanced tree form, vined, uprooting
T40	*Melia azedarach*	苦楝	3.30	0.099	1	2			1				1			1			1	Exotic, common	Low		1					1	1		d,f,g,i	dead tree, fallen
T41	*Ficus hispida*	對葉榕	3.32	0.115	2	1			1		1					1			1	Native, common	Low				1			1	1		d,f,g,i	Unbalanced tree form. Vined, broken trunk, epicormic shoots, trunk conflicted with wire mesh
T42	*Leucaena leucocephala*	銀合歡	3.35	0.102	3	2			1		1					1		1		Exotic, common	Low		1					1	1		c,f,i	vined, leaning form, crooked trunk, broken branch
T44	*Macaranga tanarius* var. *tomentosa*	血桐	3.46	0.140	4	2			1		1					1		1		Native, common	Low				1			1	1		a,f,i	Leaning , vined
T45	*Macaranga tanarius* var. *tomentosa*	血桐	3.41	0.194	6	6			1		1					1			1	Native, common	Low				1			1	1		d,f,g,i	Leaning, crack on trunk, uprooting, vined
T46	*Ficus hispida*	對葉榕	3.51	0.201	7	7			1		1					1		1		Native, common	Low				1			1	1		f,i	Unbalanced tree form, vined, codominant trunks
T47	*Ficus variegata*	青果榕	3.70	0.286	8	5			1		1					1		1		Native, common	Low		1					1	1		f,i	Multiple trunks, dead branches, vined
T48	*Ficus variegata*	青果榕	3.78	0.341	7	5			1		1					1		1		Native, common	Low		1					1	1		a,f,i	Co-dominant trunks, cross trunks, cross with T49, vined , dead branches, restricted roots
T49	*Ficus hispida*	對葉榕	4.01	0.128	8	4			1		1					1		1		Native, common	Low				1			1	1		a,f,i	cross with T48, cross trunk, co-dominant trunks, vined, restricted roots
T50	*Macaranga tanarius* var. *tomentosa*	血桐	5.09	0.252	7	6			1		1					1		1		Native, common	Low				1			1	1		a,f,i,k	Epicormics, leaning, vined
T51	*Macaranga tanarius* var. *tomentosa*	血桐	4.09	0.268	7	5		1			1					1		1		Native, common	Low				1			1	1		a,f,i	vined
T52	*Bombax ceiba*	木棉	3.99	0.191	8	5			1		1					1		1		Exotic, common	Low		1					1	1		a,f,i	Asymmetric crown, climing plants
T53	*Celtis sinensis*	朴	3.93	0.230	7	5			1		1					1		1		Native, common	Low		1					1	1		a,f,i	Unbalanced tree form
T54	*Ficus variegata*	青果榕	3.82	0.290	8	6			1		1					1		1		Native, common	Low		1					1	1		a,f,i	Unbalanced tree form, vined
T55	*Melia azedarach*	苦楝	4.12	0.271	8	8			1		1					1			1	Exotic, common	Low		1					1	1		a,d,f,g,i	Broken trunk, unbalanced tree form, vined, hanger, laterla trunk pressing on building
T56	*Macaranga tanarius* var. *tomentosa*	血桐	3.69	0.191	6	5			1		1					1		1		Native, common	Low				1			1	1		a,f,i	Unbalanced tree form
T57	*Ficus hispida*	對葉榕	3.33	0.166	4	3			1		1					1		1		Native, common	Low				1			1	1		a,f,i	Co-dominant trunks, vined
T58	*Macaranga tanarius* var. *tomentosa*	血桐	4.04	0.115	3	3			1		1					1		1		Native, common	Low				1			1	1		a,b,f,i	vined, unbalanced tree form, hanger
T59	*Macaranga tanarius* var. *tomentosa*	血桐	4.06	0.210	6	4			1		1					1		1		Native, common	Low				1			1	1		a,b,f,i	Unbalanced tree form
T60	*Macaranga tanarius* var. *tomentosa*	血桐	5.31	0.274	7	5			1		1					1		1		Native, common	Low				1			1	1		a,f,i	vined, leaning
T61	*Melia azedarach*	苦楝	5.45	0.194	6	4			1		1					1			1	Exotic, common	Low		1					1	1		a,d,f,g,i	Topped , hanger , cavity in trunk
T62	*Macaranga tanarius* var. *tomentosa*	血桐	5.34	0.146	7	5			1		1					1		1		Native, common	Low				1			1	1		a,f,i	Co-dominant trunks, included bark, vined, cross trunks
T63	*Ficus hispida*	對葉榕	5.22	0.312	6	5			1		1					1		1		Native, common	Low				1			1	1		a,f,i	Being pressed by collapsed treeT65, unbalanced tree form
T64	*Ficus hispida*	對葉榕	4.66	0.207	5	5			1		1					1		1		Native, common	Low				1			1	1		a,f,i	Unbalanced tree form, dead branches, codominant trunks, crooked trunk, vined
T65	*Melia azedarach*	苦楝	4.68	0.334	9	5			1				1			1			1	Exotic, common	Low		1					1	1		a,d,f,g,i	dead tree, Collapsed tree , failure root plate, pressing on T63
T66	*Melia azedarach*	苦楝	4.46	0.127	6	4			1			1				1		1		Exotic, common	Low		1					1	1		a,f,i	Fully covered by vined, bowed / bending trunk
T67	*Celtis sinensis*	朴	4.35	0.108	4	3			1				1			1			1	Native, common	Low		1					1	1		a,d,f,g,i	dead tree, fully covered by vined
T68	*Celtis sinensis*	朴	4.18	0.217	6	5			1		1					1		1		Native, common	Low		1					1	1		a,f,i	Dead branches , unbalanced tree form, clumbing plants
T69	*Ficus hispida*	對葉榕	3.27	0.131	6	4			1		1					1		1		Native, common	Low				1			1	1		a,f,i	Leaning , pruning wound on scaffolds
T70	*Macaranga tanarius* var. *tomentosa*	血桐	3.18	0.213	6	5			1		1					1		1		Native, common	Low				1			1	1		a,f,i	Unbalanced tree form, vined
T71	*Celtis sinensis*	朴	4.77	0.245	10	5		1			1					1		1		Native, common	Medium							1	1		a,i	vined
T72	*Ficus hispida*	對葉榕	5.24	0.159	6	4			1				1			1			1	Native, common	Low		1		1			1	1		a,d,f,g,i	Co-dominant trunk, dead and fallen
T73	*Melia azedarach*	苦楝	5.57	0.105	6	3			1		1					1			1	Exotic, common	Low		1					1	1		a,b,d,f,g,i	Co-dominant trunk, cross trunk, included bark between trunk, split on trunk
T74	*Macaranga tanarius* var. *tomentosa*	血桐	5.53	0.137	6	4			1			1				1			1	Native, common	Low		1		1			1	1		a,b,d,f,g,i	Exposed roots, topped trunk
T75	*Celtis sinensis*	朴	4.75	0.172	9	4			1		1					1		1		Native, common	Low		1					1	1		a,b,f,i	Cross with T77, leaning, unbalanced tree form
T76	*Celtis sinensis*	朴	4.74	0.153	9	4		1			1					1		1		Native, common	Medium							1	1		a,b,i	vined
T77	*Macaranga tanarius* var. *tomentosa*	血桐	4.77	0.143	7	5			1		1					1		1		Native, common	Low				1			1	1		a,b,f,i	Cross with T75
T78	*Melia azedarach*	苦楝	4.79	0.398	4	12			1				1			1			1	Exotic, common	Low		1					1	1		a,d,f,g,i	dead and fallen
T79	*Celtis sinensis*	朴	4.85	0.140	4	3			1		1					1		1		Native, common	Low		1					1	1		a,b,f,i	Bending trunks, wound at trunk base
T80	*Dead tree*	死樹	4.80	0.111	4	3			1				1			1			1	NIL	Low		1					1	1		a,b,d,f,g,i	Dead tree
T81	*Macaranga tanarius* var. *tomentosa*	血桐	3.35	0.127	4	3			1		1					1		1		Native, common	Low				1			1	1		a,f,i	Leaning , co-dominant trunks
T82	*Macaranga tanarius* var. *tomentosa*	血桐	3.74	0.166	4	5			1		1					1			1	Native, common	Low				1			1	1		a,d,f,g,i	Co-dominant leaders, cross trunk, crack, vined

Tree No.	Botanical Name	Chinese Name	Top of Soil level at base of tree (mPD)	Survey Size (M)			Form			Health Condition				Amenity Value			Structural Condition			Conservation Status (Protected by Cap. 96, CAP 586 etc. / NIL)	Suitability for Transplanting					Proposed Treatment			Within Application Site	Outside Application Site	Justification	Remarks
				DBH (m)*	Height (m)	Spread (m)	G	A	P	G	A	P	D	H	M	L	G	A	P		High / Medium / Low	Remarks (Major determining factors for the low rating)				Retain	Trans	Fell				
																						Site Condition	Tree Condition	Tree Size	Tree Species							
T83	*Leucaena leucocephala*	銀合歡	2.44	0.102	6	3			1		1					1		1		Exotic, common	Low		1					1	1		a,c,f,i	Leaning, co-dominant trunks, dead branches, topped trunk
T84	*Celtis sinensis*	朴	4.74	0.111	5	3			1			1				1			1	Native, common	Low		1					1	1		a,b,d,f,g,i	Fully covered by vined, bending trunk, unbalanced tree form, heavily leaning, uprooting
T85	*Melia azedarach*	苦楝	4.65	0.220	4	2			1				1			1			1	Exotic, common	Low		1					1	1		a,d,f,g,i	Co-dominant trunks, leaning, loose bark , vined, dead and fallen
T86	*Callistemon viminalis*	串錢柳	3.43	0.328	6	5			1		1					1		1		Exotic, common	Low		1					1	1		f,i	heavily leaning, unbalanced tree form, vined
T87	*Callistemon viminalis*	串錢柳	3.07	0.242	7	5			1		1					1			1	Exotic, common	Low		1					1	1		d,f,g,i	Bending trunk, unbalanced tree form, previous failure of root plate, fallen on pond, vined
T88	*Callistemon viminalis*	串錢柳	3.09	0.255	8	5			1		1					1			1	Exotic, common	Low		1					1	1		d,f,g,i	Leaning, bending trunk, fallen on pond, vined
T89	*Melia azedarach*	苦楝	8.32	0.255	7	4		1			1					1		1		Exotic, common	Low		1					1	1		a,f,i	Broken branches , vined, restricted roots
T90	*Macaranga tanarius* var. *tomentosa*	血桐	8.26	0.271	7	5			1		1					1		1		Native, common	Low				1			1	1		a,f,i	Unbalanced tree form, clumbing plants, trunk, restricted roots
T91	*Macaranga tanarius* var. *tomentosa*	血桐	7.35	0.223	7	5			1		1					1		1		Native, common	Low				1			1	1		a,f,i	Unbalanced tree form
T92	*Macaranga tanarius* var. *tomentosa*	血桐	7.28	0.185	7	4			1		1					1		1		Native, common	Low				1			1	1		a,f,i	Unbalanced tree form, bending trunk
T93	*Dead tree*	死樹	6.74	0.111	5	3			1				1			1			1	NIL	Low		1					1	1		a,d,f,g,i	Dead tree
T94	*Macaranga tanarius* var. *tomentosa*	血桐	6.08	0.143	7	5			1		1					1		1		Native, common	Low				1			1	1		a,f,i	Unbalanced tree form, bending trunk
T95	*Caryota mitis*	短穗魚尾葵	5.57	0.127	7	4		1			1				1			1		Exotic, common	Medium							1	1		a	Multiple trunks
T96	*Macaranga tanarius* var. *tomentosa*	血桐	5.70	0.252	8	5			1		1					1		1		Native, common	Low				1			1	1		a,f,i	Leaning, unbalanced tree form
T97	*Macaranga tanarius* var. *tomentosa*	血桐	6.18	0.220	8	6			1		1					1		1		Native, common	Low				1			1	1		a,b,f,i	Leaning, unbalanced tree form
T98	*Ficus hispida*	對葉榕	6.01	0.134	6	3			1		1					1		1		Native, common	Low				1			1	1		a,b,f,i	Co-dominant trunks, pruning wound, dead branches, sparse foliage
T99	*Macaranga tanarius* var. *tomentosa*	血桐	5.31	0.172	7	5			1		1					1			1	Native, common	Low				1			1	1		a,d,f,g,i	Uprooted, leaning, co-dominant trunks, unbalanced tree form, vined
T100	*Macaranga tanarius* var. *tomentosa*	血桐	5.66	0.299	9	6			1		1					1		1		Native, common	Low				1			1	1		a,f,i	codominant trunks, included bark between scaffolds, unbalanced tree form, leaning
T101	*Caryota mitis*	短穗魚尾葵	5.84	0.121	7	4		1			1				1				1	Exotic, common	Medium							1	1		a,d,g	Multiple trunks
T102	*Macaranga tanarius* var. *tomentosa*	血桐	4.94	0.169	6	5			1				1			1			1	Native, common	Low				1			1	1		a,d,f,g,i	dead tree
T103	*Archontophoenix alexandrae*	假檳榔	5.05	0.178	6	4		1			1				1			1		Exotic, common	Medium							1	1		a	vined
T104	*Ficus hispida*	對葉榕	5.13	0.121	5	4			1		1					1		1		Native, common	Low				1			1	1		a,f,i	Wound on trunk, bowed / bending trunk
T105	*Macaranga tanarius* var. *tomentosa*	血桐	5.09	0.191	6	4			1		1					1		1		Native, common	Low				1			1	1		a,f,i	Leaning , broken branches , dea branches, asymmetrical canopy
T107	*Ficus hispida*	對葉榕	3.37	0.134	3	2		1			1					1		1		Native, common	Low				1			1	1		f	multi-trunk, vined, trunk conflicted with wire mesh
T477	*Dimocarpus longan*	龍眼	3.94	0.170	8	4			1		1				1			1		Exotic, common	low				1	1				1	f,g	grow together with T478, imbalance crown, crooked trunk
T478	*Dimocarpus longan*	龍眼	4.50	0.425	8	4		1			1				1			1		Exotic, common	low				1	1				1	f,g	grow together with T477, double trunk, low branching, cavity on trunk
							1	**17**	**91**	**0**	**89**	**4**	**16**	**0**	**11**	**98**	**0**	**74**	**35**							**7**	**0**	**102**	**101**	**8**		**109**
							1%	16%	83%	0%	82%	4%	15%	0%	10%	90%	0%	68%	32%							6%	0%	94%	93%	7%		**Surveyed total no. of trees**
							G	**A**	**P**	**G**	**A**	**P**	**D**	**H**	**M**	**L**	**G**	**A**	**P**	**Conservation Status**						**Retain**	**Trans**	**Fell**	**Within**	**Outside**		

Legend

Tree Condition / Health

G	Good
A	Average
P	Poor

Tree Form

G	Good
A	Average
P	Poor

Structural Condition

G	Good
A	Average
P	Poor

Good High Survival Rate expected after transplantation

Average Medium Survival Rate expected after transplantation

Poor Low Survival Rate expected after transplantation

Amenity Value

H	High	Common species and good health, good condition and good form.
M	Medium	Common species and average health, average condition and average form.
L	Low	Common species and little or no functional or visual value and poor health, poor condition and poor form.

Top of Soil Level at the base of the tree

This figure refers to the soil level at the base of the tree to be maintained following the development of the site as surveyed by the topographic surveyor.
The future soil level should not cover the root collar of the tree.

Conservation Status

Conservation status (indicates rarity and protection status under relevant ordinances of a species in Hong Kong. References such as Rare and Precious Plants of Hong Kong, the IUCN Red List of Threatened Species and the Forests and Countryside Ordinance (Cap. 96) are used.)

Justification for Tree Felling

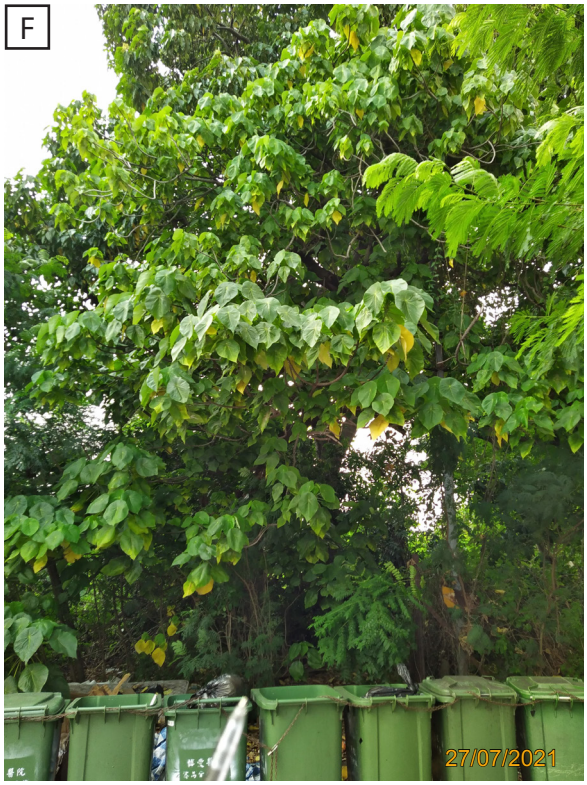
A	Tree is in direct conflict with the proposed works.
B	Preparation of intact and sufficient-sized root ball not practical due to the topography (e.g. on rock, steep slope, shallow substratum, structures). Close proximity to other trees - roots intertwinned.
C	Undesirable species, weedy species without special ecological significance or species creating maintenance problem.
D	Tree with poor health, structure or form (e.g. imbalanced form, leaning, with major cavity/cracks/splits).
E	Lack of access for transplantation machinery or vehicle.
F	Species with low survival rate after transplanting.
G	Tree has structural problem and may create hazard to public during root ball preparation and/or after transplantation, while auxiliary support will not be sufficient / practical.
H	Irrecoverable form after transplanting (e.g. if substantial crown and root pruning are necessary to facilitate the transplanting).
I	Low amenity value.
J	Tree with evidence of over-maturity and onset of senescence.
K	Very large size (unless the feasibility to transplant has been considered financially reasonably and technically feasible).
L	Tree has high survival rate after transplantation

Tree Trunk Diameter at Breast Height (DBH)

*	Diameter of tree trunk measured at breast height (i.e. measured at 1.3m above ground level)
**	Diameter at Breast Height (DBH) of multi-stem trees (i.e. trees with multi-stems were all measured seperately at 1m above ground level). The collective girth was then calculated using the methodology set out in Nature Conservation Practice Note No. 02/2003, Measurement of Diameter at Breast Height (DBH).

Annex IV
Photographic Record
of Existing Trees

F



T1 (Macaranga tanarius var. tomentosa)
Photograph showing the overall form of the tree.

F



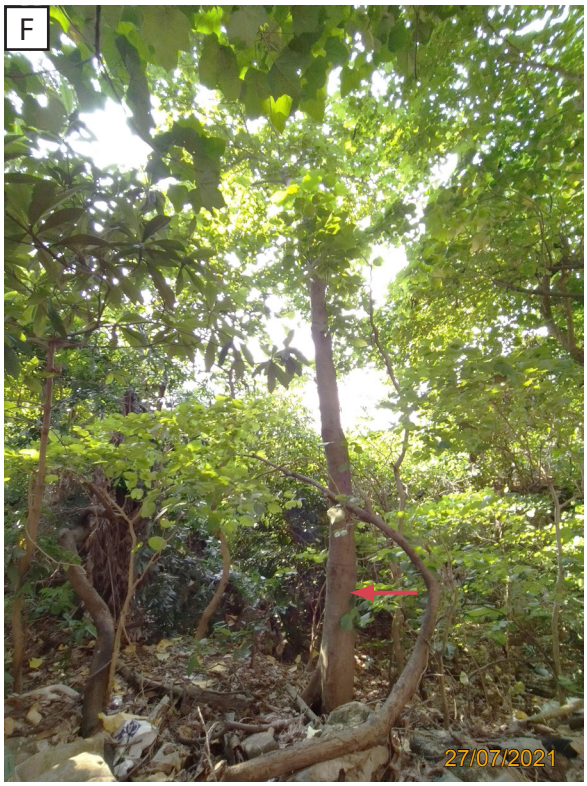
T2 (Aleurites moluccana)
Photograph showing the overall form of the tree.

F



T3 (Aleurites moluccana)
Photograph showing the overall form of the tree.

F



T4 (Macaranga tanarius var. tomentosa)
Photograph showing the overall form of the tree.

R-Retain *T-Transplant* *F-Fell*

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE) at Various Lots in D.D.115 and adjoining Government Land, Au Tau

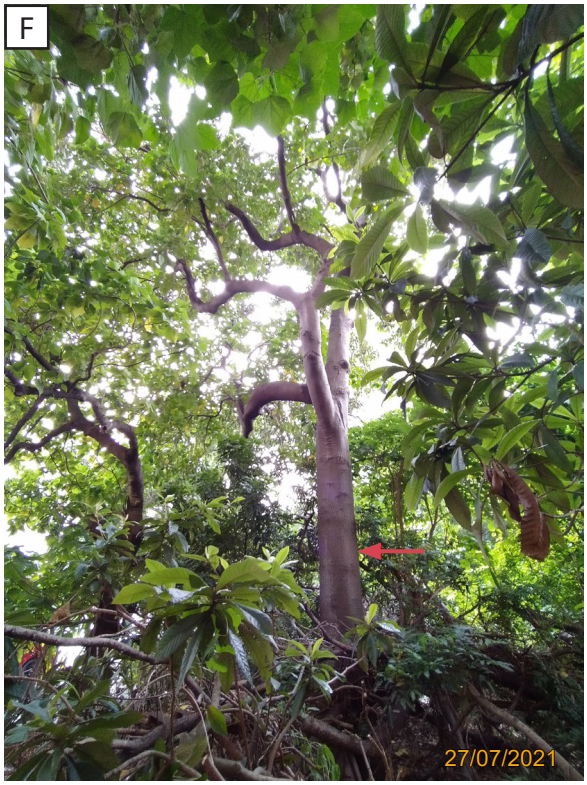
Tree Photographic Record

SCALE	N.T.S.	DATE	AUG 2021
CHECKED	CJF	DRAWN	FY
FIGURE NO.	PPCP022 TSR	REV	-

SCENIC 新域



T5 (Caryota mitis)
Photograph showing the overall form of the tree.



T6 (Aleurites moluccana)
Photograph showing the overall form of the tree.



T7 (Melia azedarach)
Photograph showing the overall form of the tree.



T7A (Leucaena leucocephala)
Photograph showing the overall form of the tree.

R-Retain *T-Transplant* *F-Fell*

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE) at Various Lots in D.D.115 and adjoining Government Land, Au Tau

Tree Photographic Record

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CHECKED	CJF	DRAWN	FY
FIGURE NO.	PPCP022 TSR	REV	-

SCENIC 新域



T8 (Macaranga tanarius var. tomentosa)
Photograph showing the overall form of the tree.



T9 (Macaranga tanarius var. tomentosa)
Photograph showing the overall form of the tree.



T9A (Bauhinia purpurea)
Photograph showing the overall form of the tree.



27/07/2021

T10 (Celtis sinensis)
Photograph showing the overall form of the tree.

R-Retain *T-Transplant* *F-Fell*

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE) at Various Lots in D.D.115 and adjoining Government Land, Au Tau

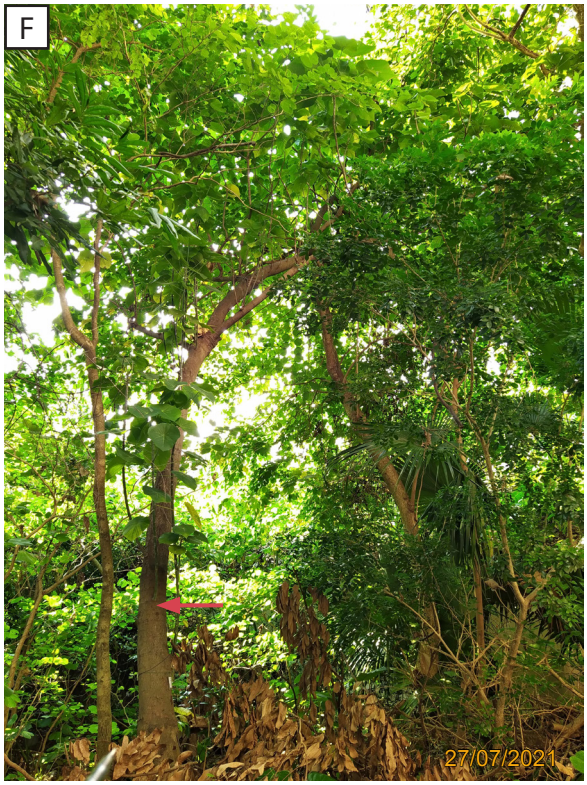
Tree Photographic Record

SCALE	N.T.S.	DATE	AUG 2021
CHECKED	CJF	DRAWN	FY
FIGURE NO.	PPCP022 TSR	REV	-

SCENIC 新域



T11 (Dimocarpus longan)
Photograph showing the overall form of the tree.



T12 (Macaranga tanarius var. tomentosa)
Photograph showing the overall form of the tree.



T13 (Bauhinia purpurea)
Photograph showing the overall form of the tree.



T14 (Bauhinia purpurea)
Photograph showing the overall form of the tree.

R-Retain *T-Transplant* *F-Fell*

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE) at Various Lots in D.D.115 and adjoining Government Land, Au Tau

Tree Photographic Record

SCALE	N.T.S.	DATE	AUG 2021
CHECKED	CJF	DRAWN	FY
FIGURE NO.	PPCP022 TSR	REV	-

SCENIC 新域



T15 (Bauhinia purpurea)
Photograph showing the overall form of the tree.



T16 (Macaranga tanarius var. tomentosa)
Photograph showing the overall form of the tree.



T17 (Bauhinia variegata)
Photograph showing the overall form of the tree.



T18 (Macaranga tanarius var. tomentosa)
Photograph showing the overall form of the tree.

R-Retain *T-Transplant* *F-Fell*

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE) at Various Lots in D.D.115 and adjoining Government Land, Au Tau

Tree Photographic Record

SCALE	N.T.S.	DATE	AUG 2021
CHECKED	CJF	DRAWN	FY
FIGURE NO.	PPCP022 TSR	REV	-

SCENIC 新域



T19 (Dead tree)
Photograph showing the overall form of the tree.



T20 (Macaranga tanarius var. tomentosa)
Photograph showing the overall form of the tree.



T21 (Macaranga tanarius var. tomentosa)
Photograph showing the overall form of the tree.



T22 (Ficus variegata)
Photograph showing the overall form of the tree.

R-Retain *T-Transplant* *F-Fell*

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE) at Various Lots in D.D.115 and adjoining Government Land, Au Tau

Tree Photographic Record

SCALE	N.T.S.	DATE	AUG 2021
CHECKED	CJF	DRAWN	FY
FIGURE NO.	PPCP022 TSR	REV	-

SCENIC 新域



T23 (Bauhinia purpurea)
Photograph showing the overall form of the tree.



T24 (Macaranga tanarius var. tomentosa)
Photograph showing the overall form of the tree.



T25 (Delonix regia)
Photograph showing the overall form of the tree.



T26 (Macaranga tanarius var. tomentosa)
Photograph showing the overall form of the tree.

R-Retain *T-Transplant* *F-Fell*

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Tree Photographic Record

SCALE	N.T.S.	DATE	AUG 2021
CHECKED	CJF	DRAWN	FY
FIGURE NO.	PPCP022 TSR	REV	-

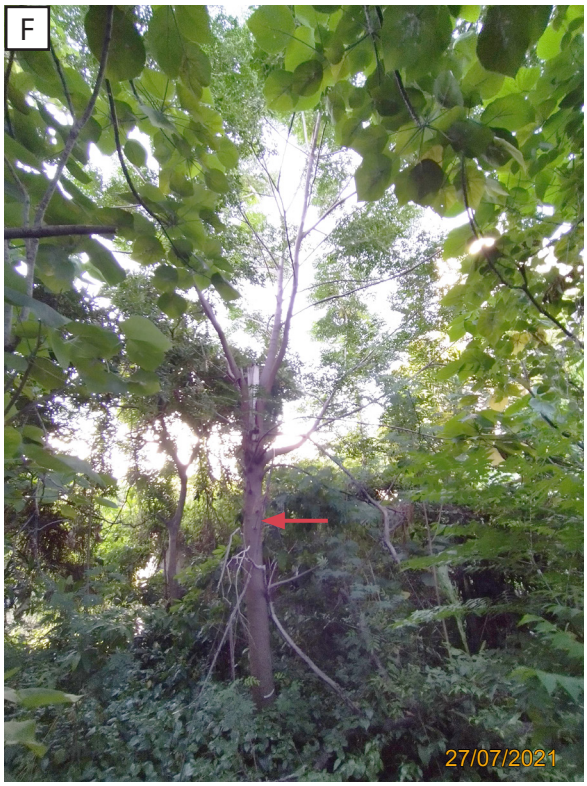
SCENIC 新域



T27 (Macaranga tanarius var. tomentosa)
Photograph showing the overall form of the tree.



T28 (Caryota mitis)
Photograph showing the overall form of the tree.



T29 (Melia azedarach)
Photograph showing the overall form of the tree.



T30 (Melia azedarach)
Photograph showing the overall form of the tree.

R-Retain *T-Transplant* *F-Fell*

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Tree Photographic Record

SCALE	N.T.S.	DATE	AUG 2021
CHECKED	CJF	DRAWN	FY
FIGURE NO.	PPCP022 TSR	REV	-

SCENIC 新域

F



T31 (Ehretia acuminata)

Photograph showing the overall form of the tree.

F



T32 (Macaranga tanarius var. tomentosa)

Photograph showing the overall form of the tree.

F



T33 (Ehretia acuminata)

Photograph showing the overall form of the tree.

F



T34 (Acacia confusa)

Photograph showing the overall form of the tree.

R-Retain *T-Transplant* *F-Fell*

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE) at Various Lots in D.D.115 and adjoining Government Land, Au Tau

Tree Photographic Record

SCALE	N.T.S.	DATE	AUG 2021
CHECKED	CJF	DRAWN	FY
FIGURE NO.	PPCP022 TSR	REV	-

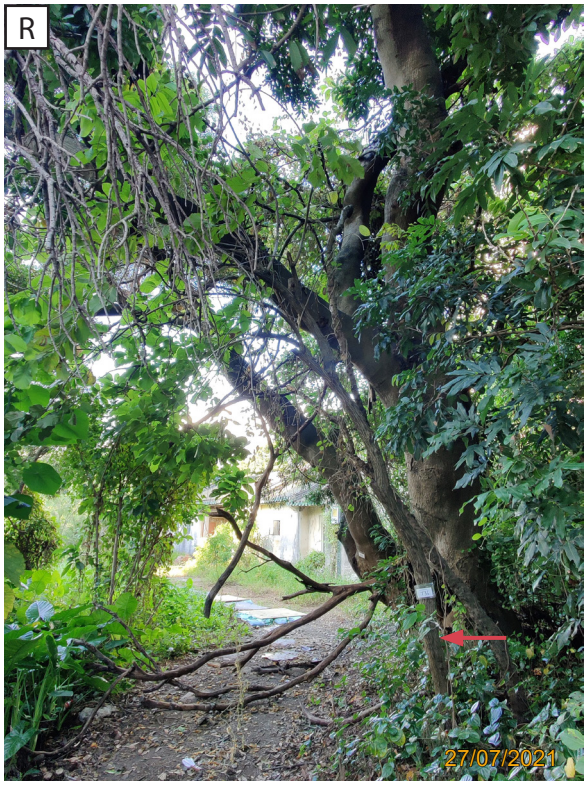
SCENIC 新域

F



T35 (Acacia confusa)
Photograph showing the overall form of the tree.

R



T36 (Ehretia acuminata)
Photograph showing the overall form of the tree.

R



T37 (Dimocarpus longan)
Photograph showing the overall form of the tree.

R



T38 (Ficus variegata)
Photograph showing the overall form of the tree.

R-Retain *T-Transplant* *F-Fell*

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE) at Various Lots in D.D.115 and adjoining Government Land, Au Tau

Tree Photographic Record

SCALE	N.T.S.	DATE	AUG 2021
CHECKED	CJF	DRAWN	FY
FIGURE NO.	PPCP022 TSR	REV	-

SCENIC 新域

R



T39 (Macaranga tanarius var. tomentosa)
Photograph showing the overall form of the tree.

F



T40 (Melia azedarach)
Photograph showing the overall form of the tree.

F



T41 (Ficus hispida)
Photograph showing the overall form of the tree.

F



T42 (Leucaena leucocephala)
Photograph showing the overall form of the tree.

R-Retain *T-Transplant* *F-Fell*

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE) at Various Lots in D.D.115 and adjoining Government Land, Au Tau

Tree Photographic Record

SCALE	N.T.S.	DATE	AUG 2021
CHECKED	CJF	DRAWN	FY
FIGURE NO.	PPCP022 TSR	REV	-

SCENIC 新域



T44 (Macaranga tanarius var. tomentosa)
Photograph showing the overall form of the tree.



T45 (Macaranga tanarius var. tomentosa)
Photograph showing the overall form of the tree.



T46 (Ficus hispida)
Photograph showing the overall form of the tree.



T47 (Ficus variegata)
Photograph showing the overall form of the tree.

R-Retain *T-Transplant* *F-Fell*

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE) at Various Lots in D.D.115 and adjoining Government Land, Au Tau

Tree Photographic Record

SCALE	N.T.S.	DATE	AUG 2021
CHECKED	CJF	DRAWN	FY
FIGURE NO.	PPCP022 TSR	REV	-

SCENIC 新域



T48 (Ficus variegata)
Photograph showing the overall form of the tree.



T49 (Ficus hispida)
Photograph showing the overall form of the tree.



T50 (Macaranga tanarius var. tomentosa)
Photograph showing the overall form of the tree.



T51 (Macaranga tanarius var. tomentosa)
Photograph showing the overall form of the tree.

R-Retain *T-Transplant* *F-Fell*

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE) at Various Lots in D.D.115 and adjoining Government Land, Au Tau

Tree Photographic Record

SCALE	N.T.S.	DATE	AUG 2021
CHECKED	CJF	DRAWN	FY
FIGURE NO.	PPCP022 TSR	REV	-

SCENIC 新域



T52 (Bombax ceiba)
Photograph showing the overall form of the tree.



T53 (Celtis sinensis)
Photograph showing the overall form of the tree.



T54 (Ficus variegata)
Photograph showing the overall form of the tree.



T55 (Melia azedarach)
Photograph showing the overall form of the tree.

R-Retain *T-Transplant* *F-Fell*

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE) at Various Lots in D.D.115 and adjoining Government Land, Au Tau

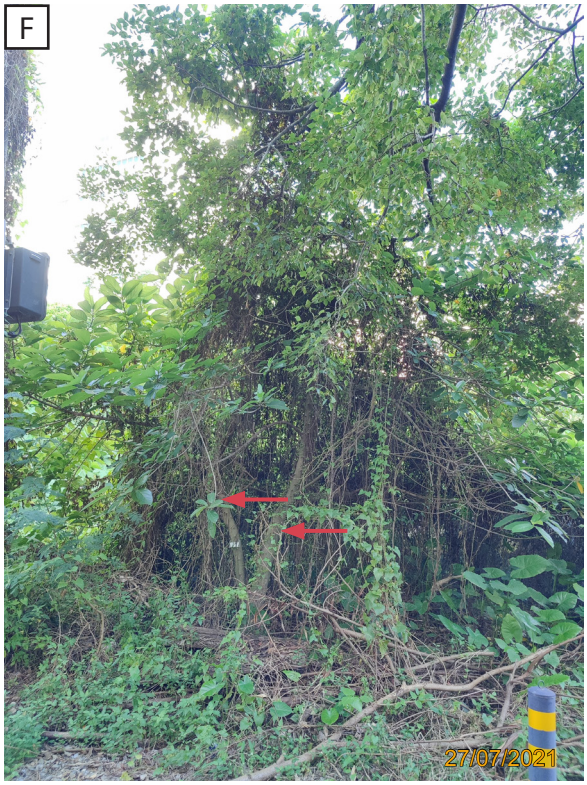
Tree Photographic Record

SCALE	N.T.S.	DATE	AUG 2021
CHECKED	CJF	DRAWN	FY
FIGURE NO.	PPCP022 TSR	REV	-

SCENIC 新域



T56 (Macaranga tanarius var. tomentosa)
Photograph showing the overall form of the tree.



T57 (Ficus hispida)
Photograph showing the overall form of the tree.



T58 (Macaranga tanarius var. tomentosa)
Photograph showing the overall form of the tree.



T59 (Macaranga tanarius var. tomentosa)
Photograph showing the overall form of the tree.

R-Retain *T-Transplant* *F-Fell*

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE) at Various Lots in D.D.115 and adjoining Government Land, Au Tau

Tree Photographic Record

SCALE	N.T.S.	DATE	AUG 2021
CHECKED	CJF	DRAWN	FY
FIGURE NO.	PPCP022 TSR	REV	-

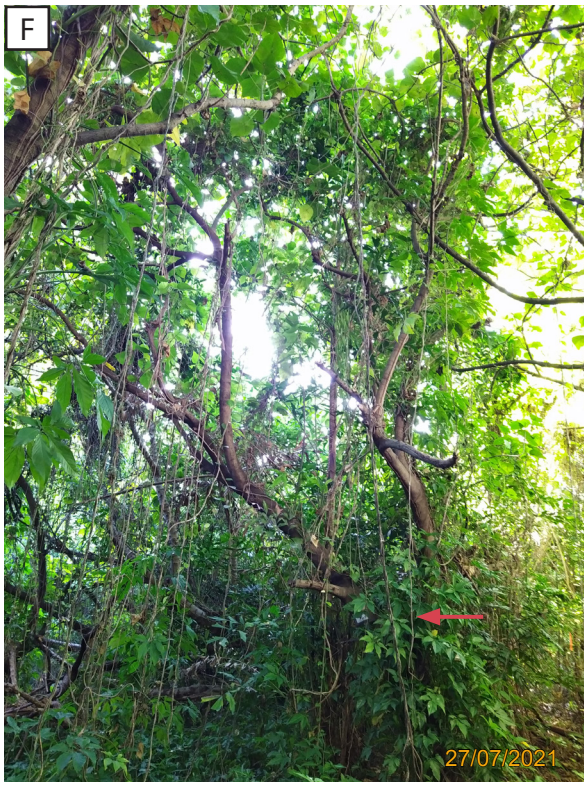
SCENIC 新域



T60 (Macaranga tanarius var. tomentosa)
Photograph showing the overall form of the tree.



T61 (Melia azedarach)
Photograph showing the overall form of the tree.



T62 (Macaranga tanarius var. tomentosa)
Photograph showing the overall form of the tree.



T63 (Ficus hispida)
Photograph showing the overall form of the tree.

R-Retain *T-Transplant* *F-Fell*

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE) at Various Lots in D.D.115 and adjoining Government Land, Au Tau

Tree Photographic Record

SCALE	N.T.S.	DATE	AUG 2021
CHECKED	CJF	DRAWN	FY
FIGURE NO.	PPCP022 TSR	REV	-

SCENIC 新域



T64 (Ficus hispida)
Photograph showing the overall form of the tree.



T65 (Melia azedarach)
Photograph showing the overall form of the tree.



T66 (Melia azedarach)
Photograph showing the overall form of the tree.



T67 (Celtis sinensis)
Photograph showing the overall form of the tree.

R-Retain *T-Transplant* *F-Fell*

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE) at Various Lots in D.D.115 and adjoining Government Land, Au Tau

Tree Photographic Record

SCALE	N.T.S.	DATE	AUG 2021
CHECKED	CJF	DRAWN	FY
FIGURE NO.	PPCP022 TSR	REV	-

SCENIC 新域



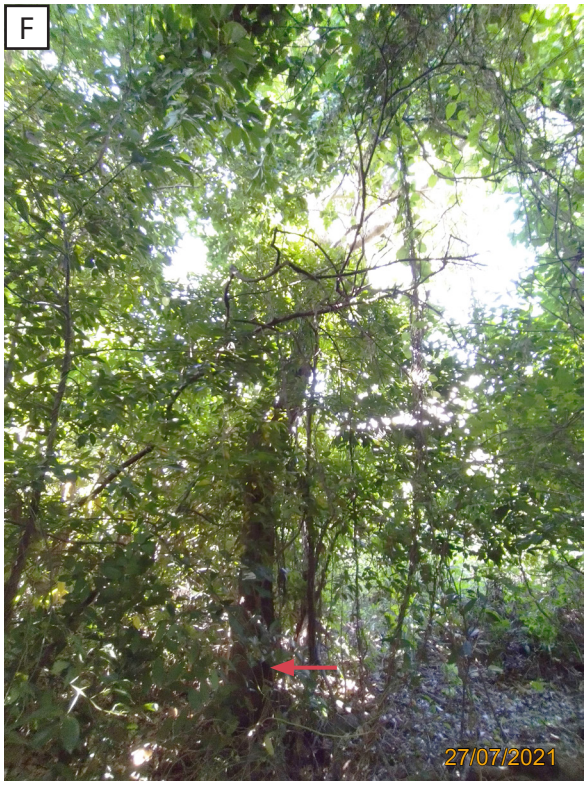
T68 (Celtis sinensis)
Photograph showing the overall form of the tree.



T69 (Ficus hispida)
Photograph showing the overall form of the tree.



T70 (Macaranga tanarius var. tomentosa)
Photograph showing the overall form of the tree.



T71 (Celtis sinensis)
Photograph showing the overall form of the tree.

R-Retain *T-Transplant* *F-Fell*

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE) at Various Lots in D.D.115 and adjoining Government Land, Au Tau

Tree Photographic Record

SCALE	N.T.S.	DATE	AUG 2021
CHECKED	CJF	DRAWN	FY
FIGURE NO.	PPCP022 TSR	REV	-

SCENIC 新域



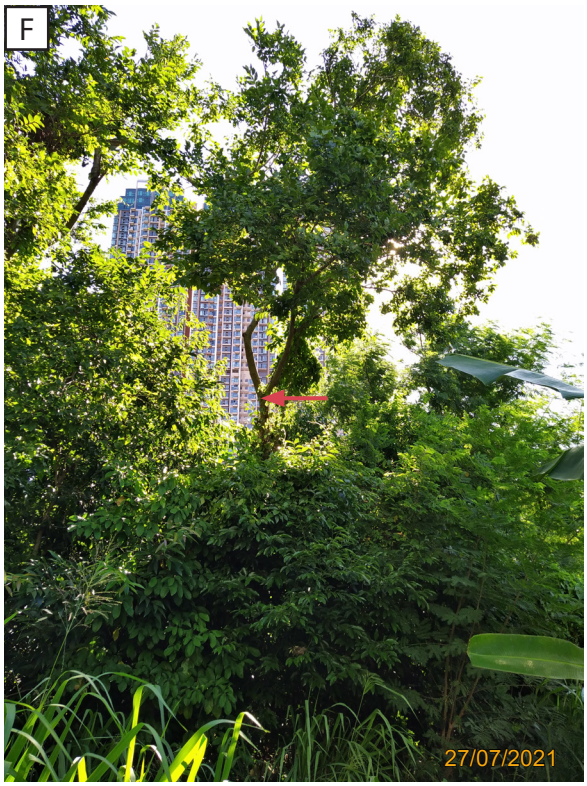
T72 (Ficus hispida)
Photograph showing the overall form of the tree.



T73 (Melia azedarach)
Photograph showing the overall form of the tree.



T74 (Macaranga tanarius var. tomentosa)
Photograph showing the overall form of the tree.



T75 (Celtis sinensis)
Photograph showing the overall form of the tree.

R-Retain *T-Transplant* *F-Fell*

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE) at Various Lots in D.D.115 and adjoining Government Land, Au Tau

Tree Photographic Record

SCALE	N.T.S.	DATE	AUG 2021
CHECKED	CJF	DRAWN	FY
FIGURE NO.	PPCP022 TSR	REV	-

SCENIC 新域



T76 (Celtis sinensis)
Photograph showing the overall form of the tree.



T77 (Macaranga tanarius var. tomentosa)
Photograph showing the overall form of the tree.



T78 (Melia azedarach)
Photograph showing the overall form of the tree.



T79 (Celtis sinensis)
Photograph showing the overall form of the tree.

R-Retain *T-Transplant* *F-Fell*

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE) at Various Lots in D.D.115 and adjoining Government Land, Au Tau

Tree Photographic Record

SCALE	N.T.S.	DATE	AUG 2021
CHECKED	CJF	DRAWN	FY
FIGURE NO.	PPCP022 TSR	REV	-

SCENIC 新域



T80 (Dead tree)
Photograph showing the overall form of the tree.



T81 (Macaranga tanarius var. tomentosa)
Photograph showing the overall form of the tree.



T82 (Macaranga tanarius var. tomentosa)
Photograph showing the overall form of the tree.



T83 (Leucaena leucocephala)
Photograph showing the overall form of the tree.

R-Retain *T-Transplant* *F-Fell*

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE) at Various Lots in D.D.115 and adjoining Government Land, Au Tau

Tree Photographic Record

SCALE	N.T.S.	DATE	AUG 2021
CHECKED	CJF	DRAWN	FY
FIGURE NO.	PPCP022 TSR	REV	-

SCENIC 新域



T84 (Celtis sinensis)
Photograph showing the overall form of the tree.



27/07/2021

T85 (Melia azedarach)
Photograph showing the overall form of the tree.



T86 (Callistemon viminalis)
Photograph showing the overall form of the tree.



T87 (Callistemon viminalis)
Photograph showing the overall form of the tree.

R-Retain *T-Transplant* *F-Fell*

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE) at Various Lots in D.D.115 and adjoining Government Land, Au Tau

Tree Photographic Record

SCALE	N.T.S.	DATE	AUG 2021
CHECKED	CJF	DRAWN	FY
FIGURE NO.	PPCP022 TSR	REV	-

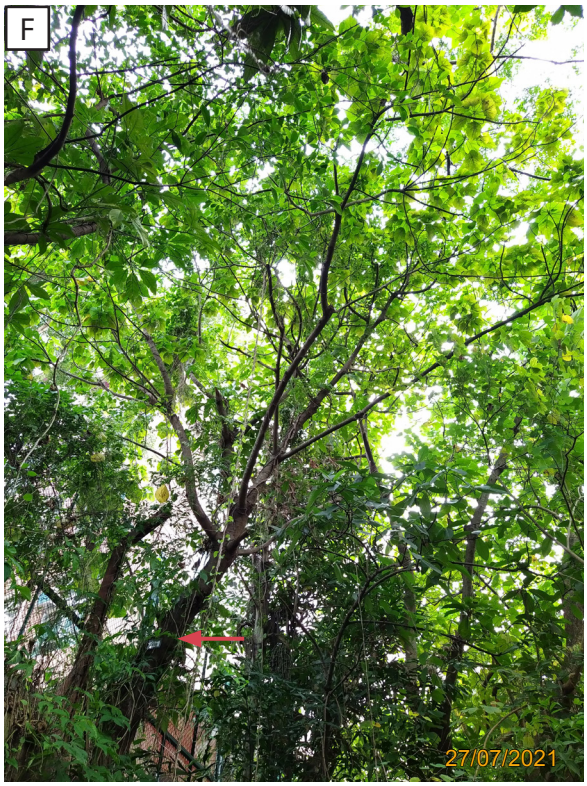
SCENIC 新域



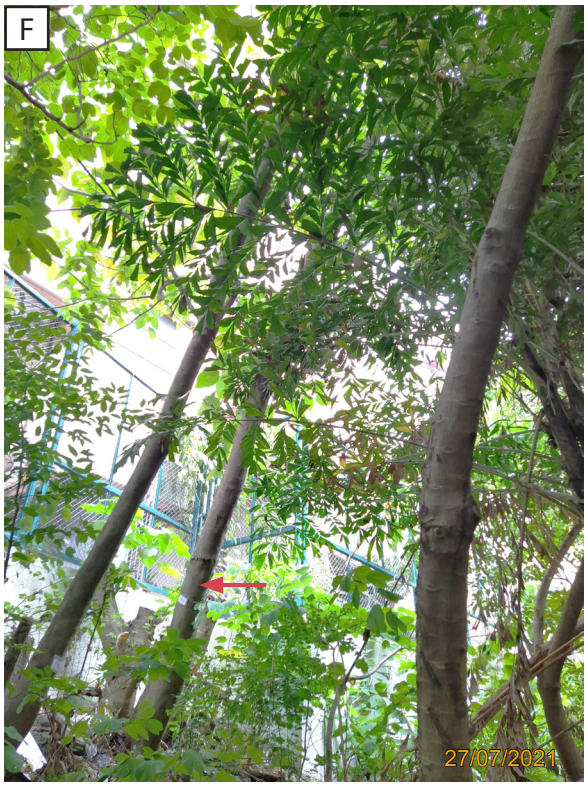
T88 (Callistemon viminalis)
Photograph showing the overall form of the tree.



T89 (Melia azedarach)
Photograph showing the overall form of the tree.



T90 (Macaranga tanarius var. tomentosa)
Photograph showing the overall form of the tree.



T91 (Macaranga tanarius var. tomentosa)
Photograph showing the overall form of the tree.

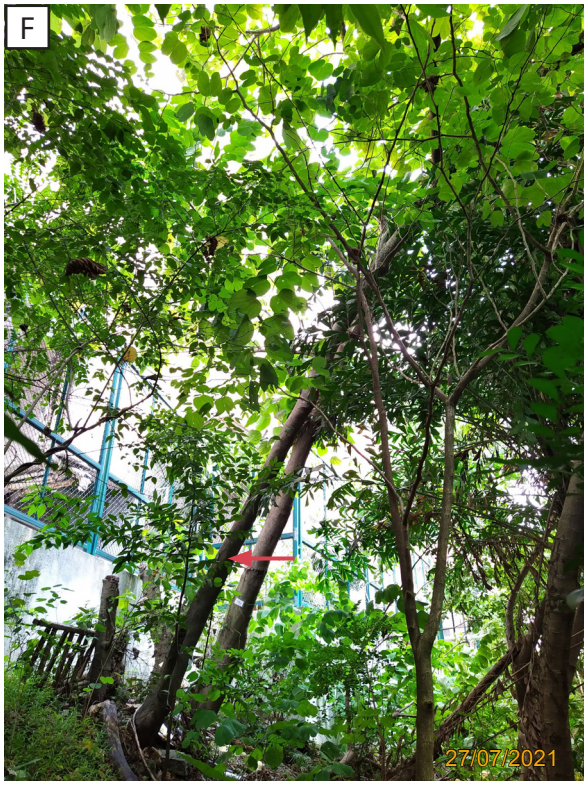
R-Retain *T-Transplant* *F-Fell*

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE) at Various Lots in D.D.115 and adjoining Government Land, Au Tau

Tree Photographic Record

SCALE	N.T.S.	DATE	AUG 2021
CHECKED	CJF	DRAWN	FY
FIGURE NO.	PPCP022 TSR	REV	-

SCENIC 新域



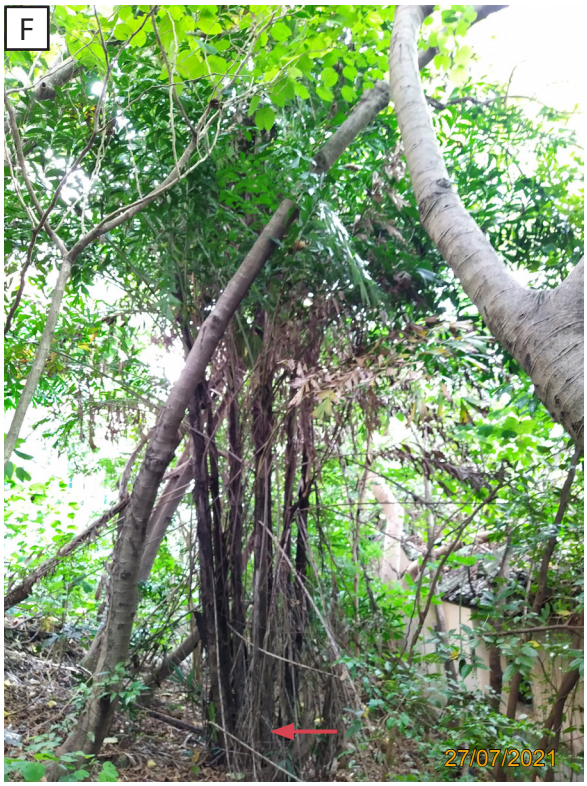
T92 (Macaranga tanarius var. tomentosa)
Photograph showing the overall form of the tree.



T93 (Dead tree)
Photograph showing the overall form of the tree.



T94 (Macaranga tanarius var. tomentosa)
Photograph showing the overall form of the tree.



T95 (Caryota mitis)
Photograph showing the overall form of the tree.

R-Retain *T-Transplant* *F-Fell*

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE) at Various Lots in D.D.115 and adjoining Government Land, Au Tau

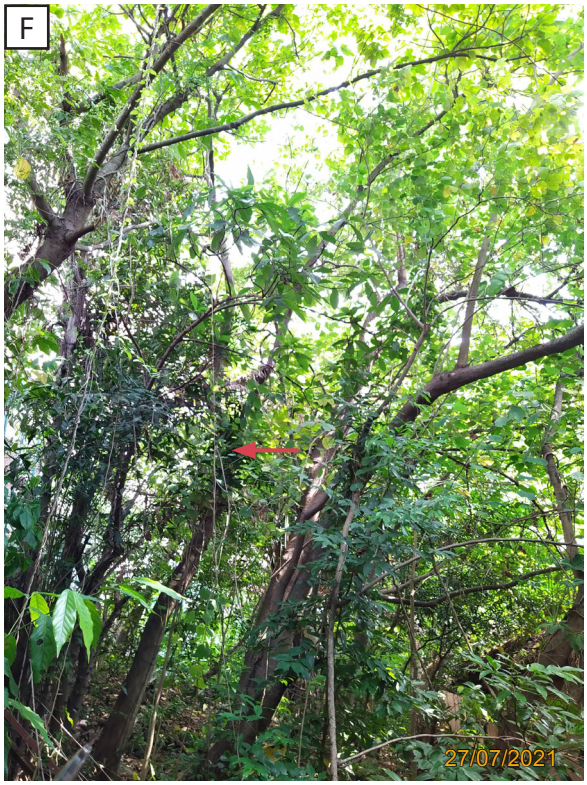
Tree Photographic Record

SCALE	N.T.S.	DATE	AUG 2021
CHECKED	CJF	DRAWN	FY
FIGURE NO.	PPCP022 TSR	REV	-

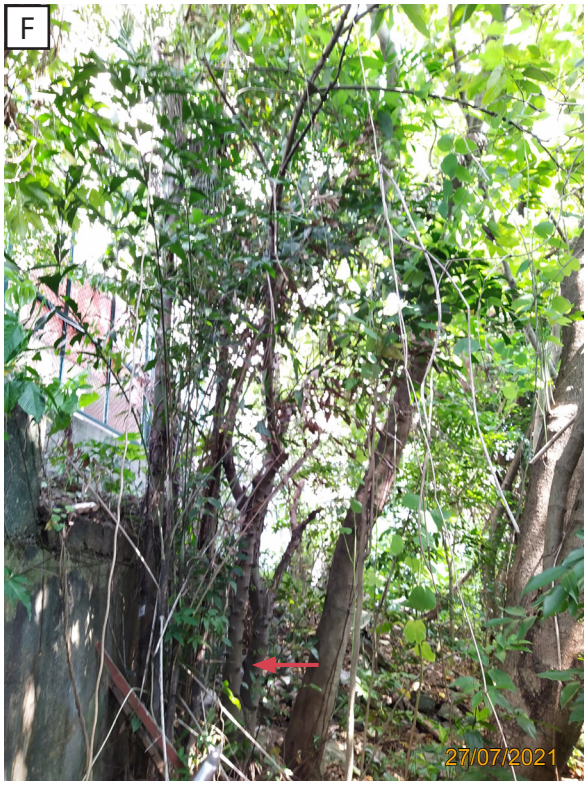
SCENIC 新域



T96 (Macaranga tanarius var. tomentosa)
Photograph showing the overall form of the tree.



T97 (Macaranga tanarius var. tomentosa)
Photograph showing the overall form of the tree.



T98 (Ficus hispida)
Photograph showing the overall form of the tree.



T99 (Macaranga tanarius var. tomentosa)
Photograph showing the overall form of the tree.

R-Retain *T-Transplant* *F-Fell*

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE) at Various Lots in D.D.115 and adjoining Government Land, Au Tau

Tree Photographic Record

SCALE	N.T.S.	DATE	AUG 2021
CHECKED	CJF	DRAWN	FY
FIGURE NO.	PPCP022 TSR	REV	-

SCENIC 新域



T100 (Macaranga tanarius var. tomentosa)
Photograph showing the overall form of the tree.



T101 (Caryota mitis)
Photograph showing the overall form of the tree.



T102 (Macaranga tanarius var. tomentosa)
Photograph showing the overall form of the tree.



T103 (Archontophoenix alexandrae)
Photograph showing the overall form of the tree.

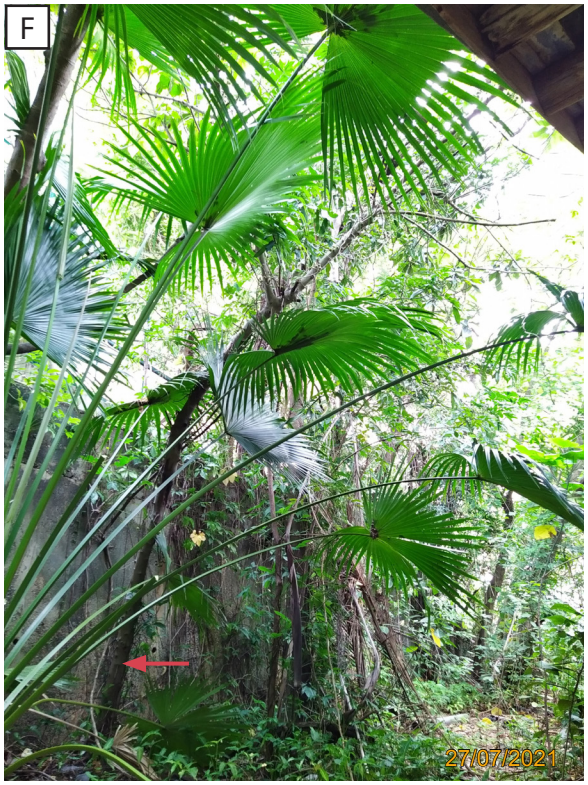
R-Retain *T-Transplant* *F-Fell*

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE) at Various Lots in D.D.115 and adjoining Government Land, Au Tau

Tree Photographic Record

SCALE	N.T.S.	DATE	AUG 2021
CHECKED	CJF	DRAWN	FY
FIGURE NO.	PPCP022 TSR	REV	-

SCENIC 新域



T104 (Ficus hispida)
Photograph showing the overall form of the tree.



T105 (Macaranga tanarius var. tomentosa)
Photograph showing the overall form of the tree.



T107 (Ficus hispida)
Photograph showing the overall form of the tree.



T477 (Dimocarpus longan)
Photograph showing the overall form of the tree.

R-Retain *T-Transplant* *F-Fell*

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE) at Various Lots in D.D.115 and adjoining Government Land, Au Tau

Tree Photographic Record

SCALE	N.T.S.	DATE	AUG 2021
CHECKED	CJF	DRAWN	FY
FIGURE NO.	PPCP022 TSR	REV	-

SCENIC 新域



T478 (Dimocarpus longan)

Photograph showing the overall form of the tree.

R-Retain *T-Transplant* *F-Fell*

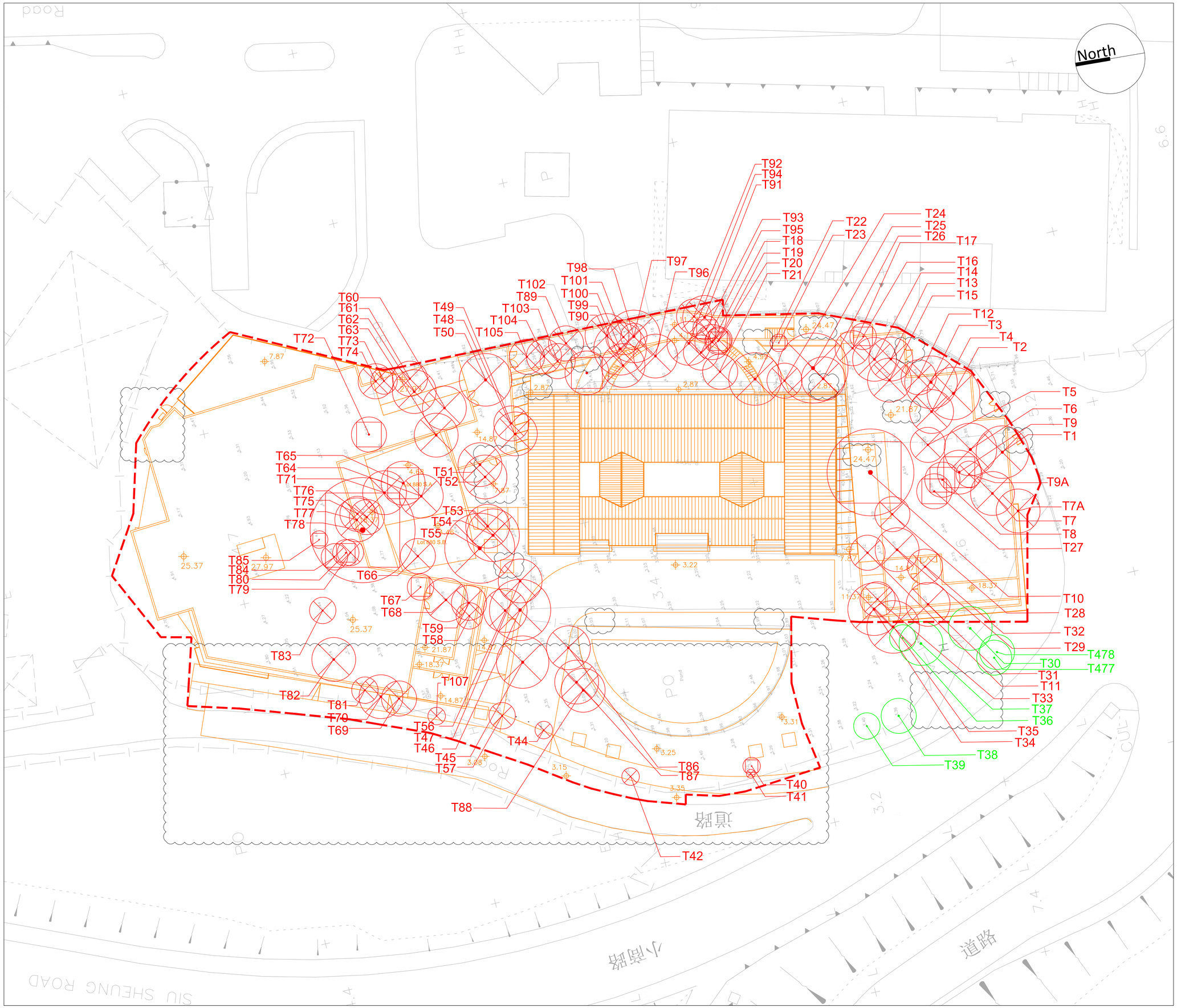
Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE) at Various Lots in D.D.115 and adjoining Government Land, Au Tau

Tree Photographic Record

SCALE	N.T.S.	DATE	AUG 2021
CHECKED	CJF	DRAWN	FY
FIGURE NO.	PPCP022 TSR	REV	-

SCENIC 新域

Annex V
Tree Recommendation Plan



SCENIC landscape studio limited

12/F So Hong Commercial Building, 41-47 Jervois Street, Sheung Wan, Hong Kong Telephone: +852 2468 2422
Email: scenic@studioscenic.com Fax: +852 3016 2422

Legend

- APPLICATION SITE BOUNDARY
- 3.40 EXISTING LEVELS
- 3.40 PROPOSED LEVELS
- PROPOSED ARCHITECTURE AND ROAD SCHEME
- T10 EXISTING TREES TO BE RETAINED
- T10 EXISTING TREES TO BE FELLED
- T10 DEAD TREES TO BE FELLED
- PROPOSED TREE PIT (SQUARE REPRESENTS THE TREE GRILLE AND IT IS ENVISAGED THAT ROOT STRUCTURES WILL EXTEND BELOW THE PAVED SURFACE)

General notes

Rev.	Date	Description	Inital
A	07/12/2021	GENERAL REVISION	IW
Revision			

	Name:	Signed:	Date:
Designed by:	FY		
Drawn by:	IW		
Checked by:	FY		
Approved by:	CJF		

Project Title:

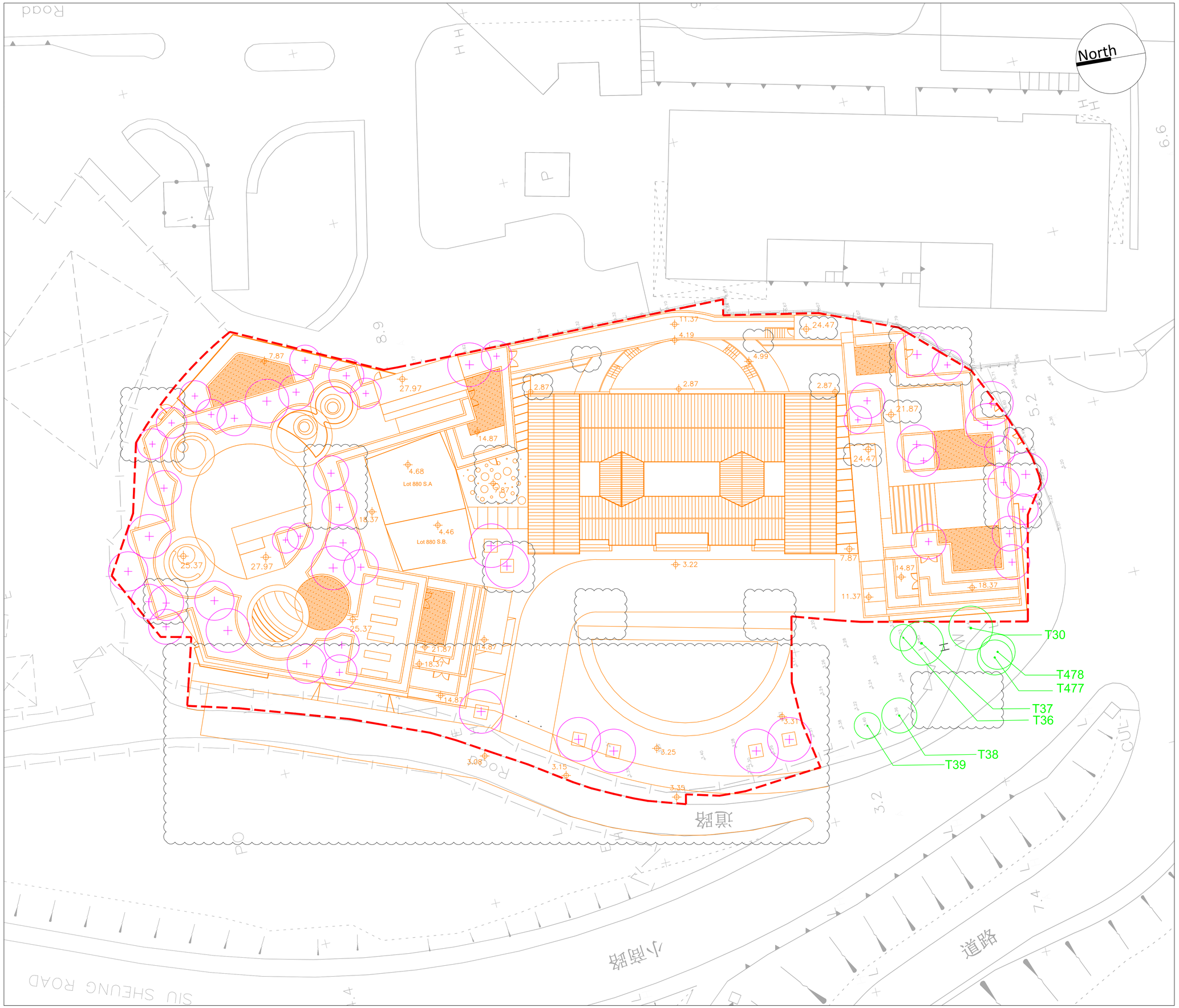
Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE) at Various Lots in D.D.115 and adjoining Government Land, Au Tau

Drawing Title:

TREE RECOMMENDATION PLAN

Drawing Number:		Revision:
PPCP022-TR001		A
Project Number:	Scale:	Date:
PPCP022	1:200@A1	07/07/2021

Annex VI
New Tree Planting Proposal



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Sheung Wan, Hong Kong Telephone: +852 2468 2422
Email: scenic@studioscenic.com Fax: +852 3016 2422

Legend

- APPLICATION SITE BOUNDARY
- 3.40 PROPOSED LEVELS
- 3.40 EXISTING LEVELS
- PROPOSED ARCHITECTURE AND ROAD SCHEME
- T1 EXISTING TREES TO BE RETAINED
- PROPOSED NEW TREES PLANTING
- PROPOSED TREE PIT (SQUARE REPRESENTS THE TREE GRILLE AND IT IS ENVISAGED THAT ROOT STRUCTURES WILL EXTEND BELOW THE PAVED SURFACE)

General notes

Rev.	Date	Description	Inital
A	07/12/2021	GENERAL REVISION	IW
Revision			

	Name:	Signed:	Date:
Designed by:	FY		
Drawn by:	IW		
Checked by:	FY		
Approved by:	CJF		

Project Title:

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE) at Various Lots in D.D.115 and adjoining Government Land, Au Tau

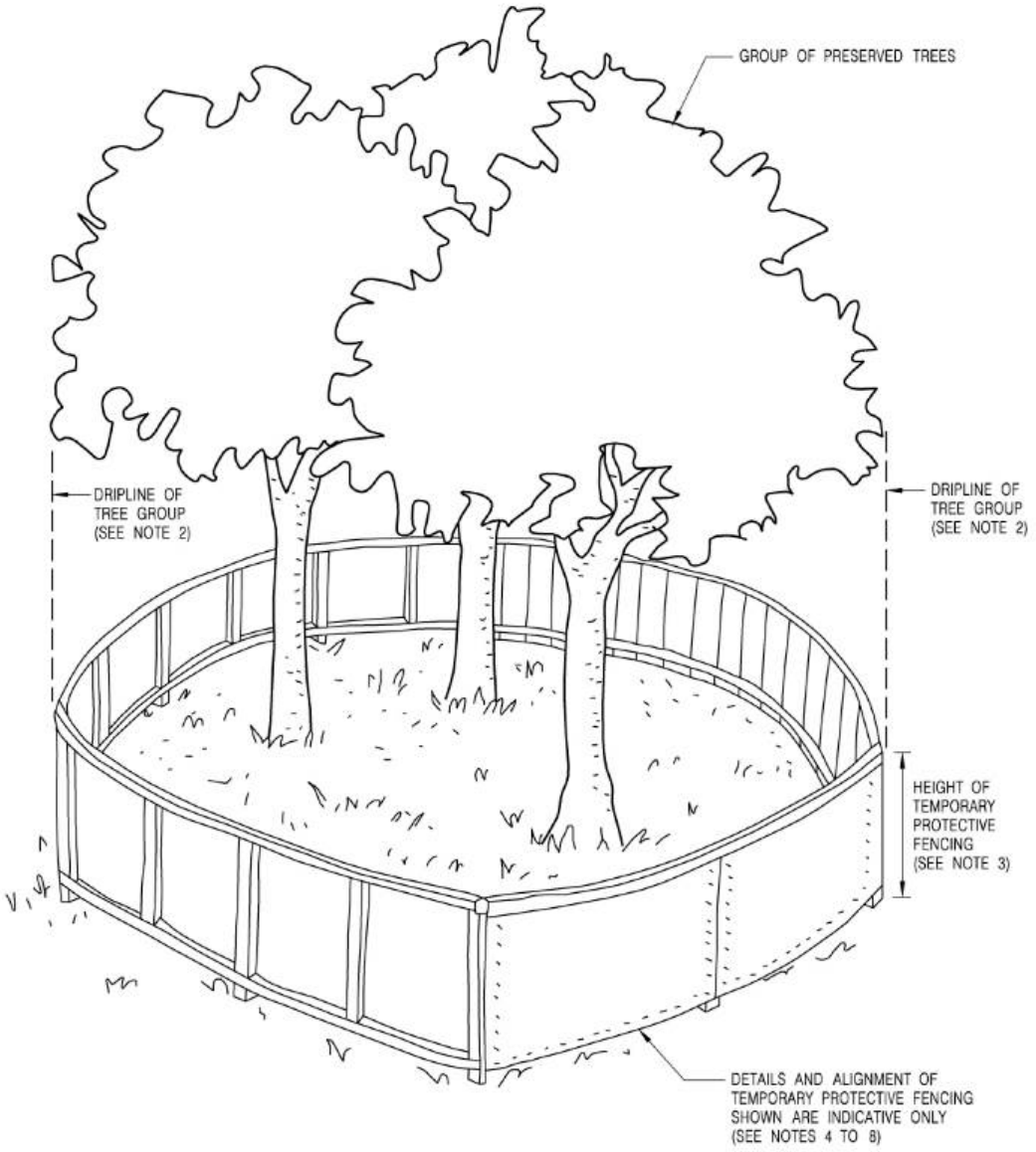
Drawing Title:

NEW TREE PLANTING PLAN

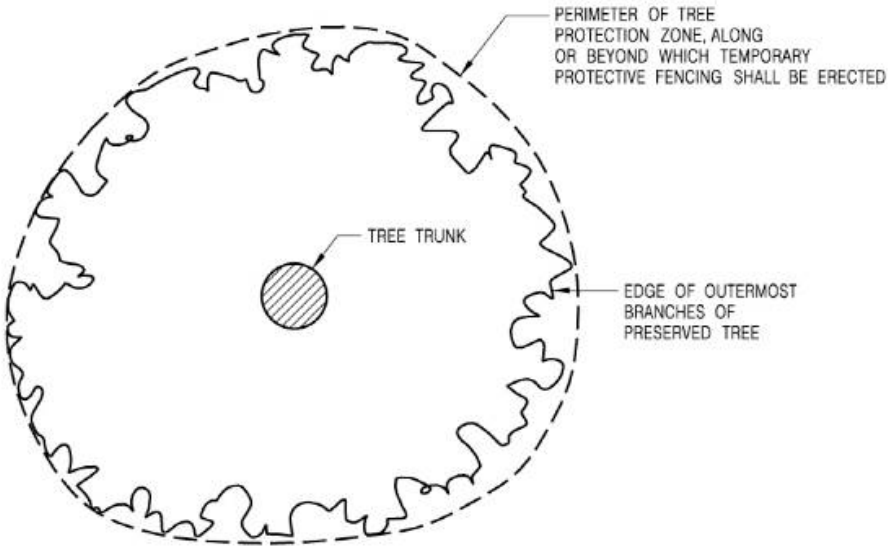
Drawing Number:		Revision:
PPCP022-TC001		A
Project Number: PPCP022	Scale: 1:200@A1	Date: 07/07/2021

Annex VII
Tree Protection Measures

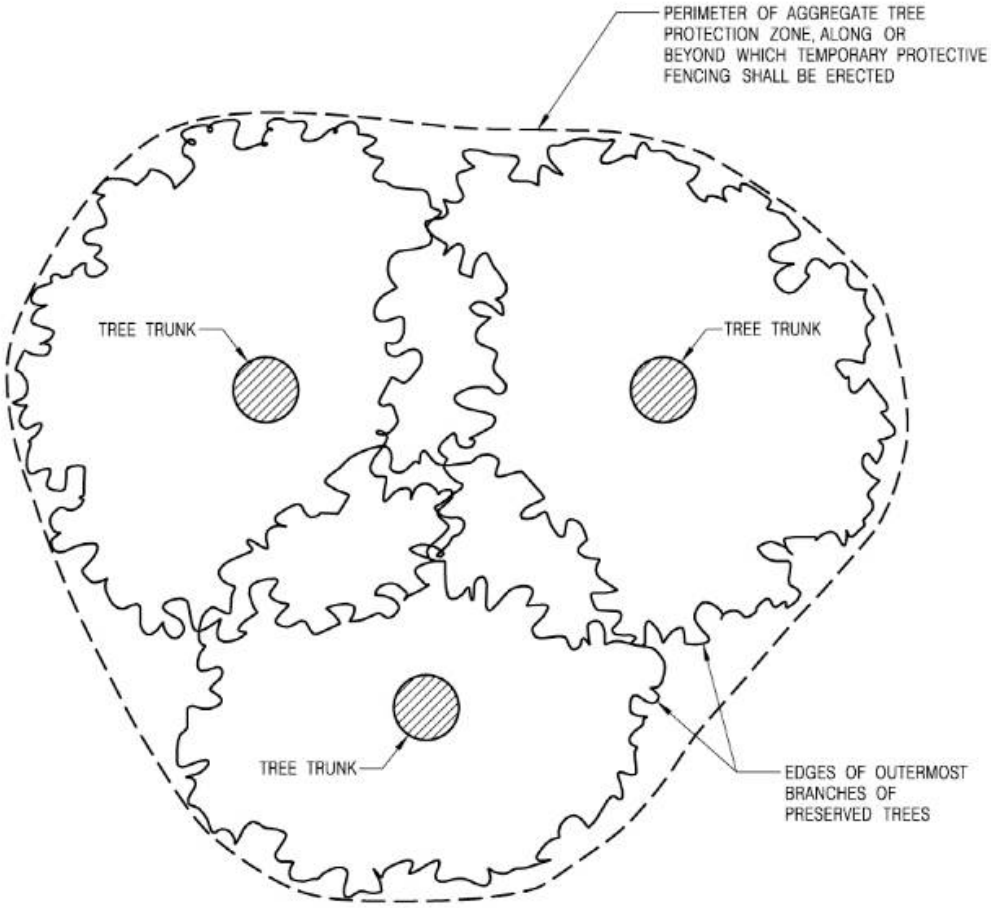
Tree Protection Measures



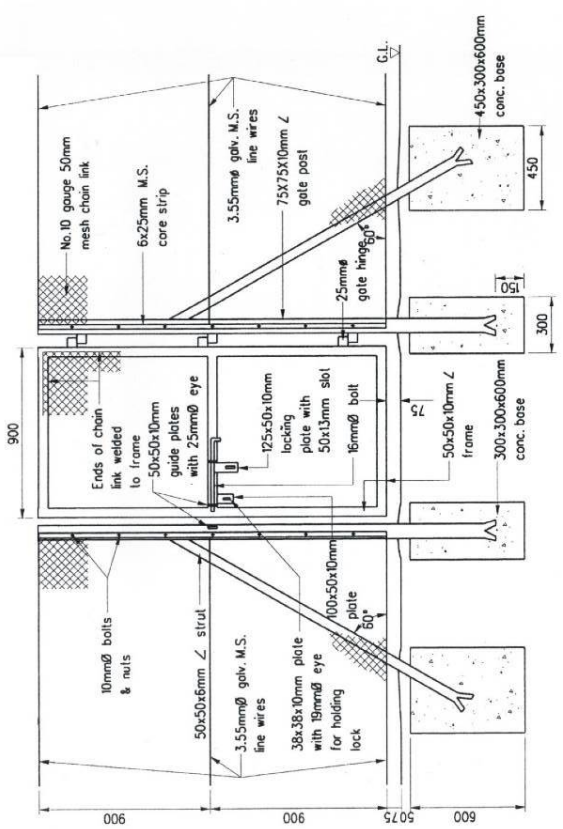
PERSPECTIVE – GROUP OF TREES
(DIAGRAMMATIC)



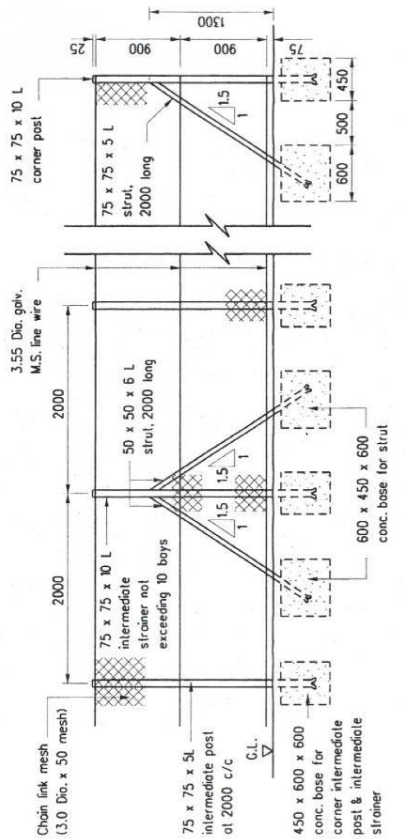
PLAN – INDIVIDUAL TREE
(DIAGRAMMATIC)



PLAN – GROUP OF TREES
(DIAGRAMMATIC)

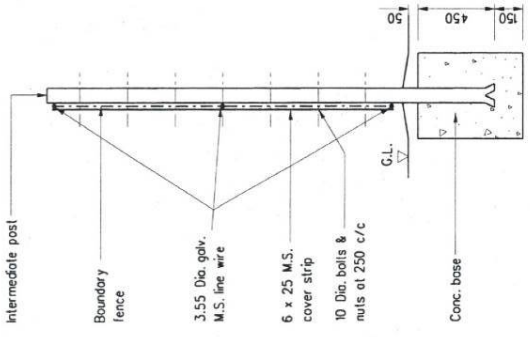


PEDESTRIAN GATE
(NTS)
Note: One pedestrian gate in each enclosure.



ELEVATION OF INTERMADIATE POST
INTERMEDIATE STRAINER & CORNER POST
(NTS)

Notes :
1. Dimensions are in millimetres.
2. All welds to be ground smooth.
3. Steel to be grade 43 BS 4360.
4. All site welds to be treated with two coats of zinc rich paint before application of paint system.
5. Steelwork for fencing including wires to be hot dip galvanized to BS 729 to a coating thickness at least 500 g/m².
6. Chain link mesh to be zinc coated type GLS1B0 of BS1722 Part 1.
7. Concrete to be grade 30/20.
8. Where the concrete footing is located in block paved footpath, the footing should be lowered to allow for the paving blocks and the sand course.



INTERMEDIATE POST
(NTS)

Annex VIII
Constraints to Tree Planting



LEGEND

- Application Site Boundary
- Lot not in the Application Site
- Existing Pun Uk Building
- Existing Fung Shui Pond
- Proposed Architectural Scheme
- Proposed Vehicular Access and Circulation icluding Loading/ Unloading Bays and EVA
- Proposed Ramp to Basement Carpark
- Proposed visual corridor to the façade of the historic Pun Uk Building
- Proposed new pedestrian pavement
- Proposed Bamboo Forest Grove
- Proposed landscape terraces too small to accommodate tree planting

Note:
The area immediately surrounding the half-moon pond has been kept free of tree planting owing to concerns over the stability of the pond edge structure and adherence to the traditional design principles which maintain that the plaza around the pond should be open.

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE)
at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Contraints to Tree Planting

SCALE	N.T.S.	DATE	Sep 2021
CHECKED	CJF	DRAWN	IW

FIGURE NO. Figure 10.1 REV -

SCENIC Landscape Studio Limited
LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT
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Telephone: 2468 2422
Facsimile: 3016 2422
Website: scenic@studioscenic.com

Appendix VI

Traffic Impact Assessment

Proposed Conservation of Historic Building (Pun Uk), Place of Recreation, Sports or Culture (for Arts/Antique Gallery and Heritage Education) and Social Welfare Facilities (Residential Care Homes for the Elderly ("RCHE") with Ancillary Facilities at Various Lots in D.D. 115, Au Tau, Yuen Long, New Territories

Traffic Impact Assessment Report

June 2022



HWSPB 何黃
Traffic & Transportation Consultants

Proposed Conservation of Historic Building (Pun Uk), Place of Recreation, Sports or Culture (for Arts/Antique Gallery and Heritage Education) and Social Welfare Facilities (Residential Care Homes for the Elderly ("RCHE") with Ancillary Facilities at Various Lots in D.D. 115, Au Tau, Yuen Long, New Territories

Traffic Impact Assessment Report

June 2022

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2. PROPOSED DEVELOPMENT

3. EXISTING TRAFFIC CONDITIONS

4. FUTURE TRAFFIC CONDITIONS

5. TRAFFIC IMPACT ASSESSMENT

6. PROPOSED TRAFFIC MANAGEMENT IMPROVEMENT MEASURES

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Appendix B Headroom along the Internal Driveway
Appendix C Swept Path Analysis
Appendix D Verification of 2021 Traffic Flows (under COVID-19 Conditions)
Appendix E Junction Calculation Sheets
Appendix F Junction Improvement Schemes at Pok Oi Interchange and Au Tau Interchange

1. INTRODUCTION

1.1 Background

1.1.1 The Applicant plans to develop a Proposed Conservation of Historic Building (Pun Uk), Place of Recreation, Sports or Culture (for Arts/Antique Gallery and Heritage Education) and Social Welfare Facilities (Residential Care Homes for the Elderly ("RCHE") with Ancillary Facilities which is located at Various Lots in D.D. 115, Au Tau, Yuen Long, New Territories.

1.1.2 Ho Wang SPB Ltd. (hereinafter as "HWSPB") is commissioned as the traffic consultant on behalf of the Applicant to conduct a traffic impact assessment (TIA) study for this development study.

1.1.3 In June 2022, Transport Department (TD) has comment on this TIA study. This revised TIA report has incorporated with TD's comment and the Response to TD's comment is enclosed in **Appendix A**.

1.2 Study Objectives

1.2.1 The objectives of this TIA study are to review the traffic and transport engineering feasibility for this development listed as follows:

(a) Review and recommend on the car park and loading/unloading provisions for the development site;
(b) Review the internal traffic arrangements and the development access for the development site;
(c) Conduct vehicle traffic and pedestrian surveys to record existing traffic during AM and PM peak periods within the study area;
(d) Review the existing traffic condition and transport facilities in the vicinity of the development site;
(e) Estimate the development traffic generation and attraction; and the future traffic forecast based on the latest available 2016-Based TPEDM from Planning Department's website and Annual Traffic Census (ATC) from Transport Department; and
(f) Assess the likely traffic impacts generated by the proposed development site upon completion within the study area; and develop traffic improvement schemes to mitigate any adverse impact; if necessary.

1.3 Structure of the Report

1.3.1 Following this introductory chapter describes the background and study objective, this TIA report focuses on the presentation and elaboration of the following key areas:

Chapter 2 - describes the proposed development schedule, vehicular access arrangements and the proposed internal transport facilities provisions;

Chapter 3 - describes the baseline traffic surveys and the existing 2021 traffic conditions and junction performance in the vicinity;

Chapter 4 - describes the traffic forecast methodology and future traffic conditions;

Chapter 5 - presents the traffic assessment results for the reference and design scenarios, and to propose improvement measures to mitigate adverse traffic impact, if necessary;

Chapter 6 - describes the proposed traffic management measures; and

Chapter 7- summarizes and concludes the TIA study findings.

2. PROPOSED DEVELOPMENT

2.1 Proposed Development Parameters

2.1.1 The proposed RCHE will provide 530 beds (maximum) and is scheduled to be completed for operation in 2027 tentatively.

2.2 Proposed Internal Parking Provision

2.2.1 There are no specific guidelines in accordance with HKPSG for this kind of elderly home development. The proposed car parking and loading/unloading provisions for this proposed development have made reference on similar type development with similar locality.

2.2.2 The comparison of the parking and loading/unloading provisions of the 2 elderly homes are summarised in **Table 2.1**.

Table 2.1 Comparison of Parking and Loading/Unloading Facilities Provisions with Reference Site

	Approved Residential Care Home for the Elderly (RCHE), Hung Shui Kiu (300 beds) (GFA: 5,313m^2 (about)) (Application No. A/YL-TYST/870)	**Yuen Yuen Home for the Aged, Tsuen Wan (387 beds) (GFA: 11,305m^2) (Application No. Y/TW/14)**	**Proposed Development (530 beds) (GFA: 9,257m^2 (including Pun Uk))**
Car Parking Space (5m x 2.5m)	3	1	6
Light Bus Parking Space (8m x 3m)	1	1	1
Loading/Unloading Bay/Parking Space for LGV (7m x 3.5m)	1	2	2
Taxi/Private Car Pick up/Drop off Space	1	-	2
Ambulance Parking Space	-	1	-

2.2.3 The proposed car parking and loading/unloading provisions and arrangement for this proposed development are summarised in **Table 2.2**.

Table 2.2 Proposed Parking and Loading/Unloading Provisions and Arrangement

Parking Spaces/Loading/Unloading Bays	Proposed Development (530 beds)[(1)]	Location
Car Parking Space (5m x 2.5m)	6	B/F
Light Bus Parking Space (8m x 3m)	1	1/F
Loading/Unloading Bay for LGV (7m x 3.5m)	2	1/F
Taxi/Private Car Pick-up/Drop-off Space	2	1/F

2.2.4 The proposed car parking and loading / unloading provisions have been agreed with the Applicant and considered adequate to meet their operation needs.

2.2.5 The 1/F and B/F layout plans are shown in **Figures 2.1 and 2.2** respectively.

2.2.6 A 3.87m clear headroom will be provided for the maneuvering of LGV / light bus / taxis / private cars at the G/F and a 2.84m clear headroom will be provided for the manoeuvring private cars at the B/F as shown in **Appendix B**.

2.2.7 Detailed swept path analysis shown in **Appendix C** demonstrated that there are no manoeuvre problems for the design vehicles at the critical parking spaces and loading / unloading bays within the site.

2.3 Proposed Vehicular Access Arrangement at Siu Sheung Road

2.3.1 Under the existing traffic condition, there is insufficient road space to allow two-way traffic operation at the junction of unnamed access road/Siu Sheung Road.

2.3.2 A vehicular run-in/out together with a continuous footpath along Siu Sheung Road and the access road is proposed as shown in **Figure 2.3**.

3. EXISTING TRAFFIC CONDITIONS

3.1 Existing Road Networks

3.1.1 The subject site is located at an unnamed local access road which adjoins Siu Sheung Road as a priority junction. Vehicles to/from the proposed site will have to access via Siu Sheung Road and the unnamed access road. This unnamed access road approx. 4.5m wide is classified as a rural road and adjoins with Siu Sheung Road.

3.1.2 Siu Sheung Road is adjoined with Castle Peak Road – Yuen Long. This road is a 2-way road of approx. 8m wide serving Pok Oi Hospital and the Small Traders New Village.

3.1.3 The section of Castle Peak Road – Yuen Long (between Pok Oi Interchange and Au Tau Interchange) is a dual-carriageway road of approx. 10.4m wide in each direction. This is classified as a rural trunk road and has 3 traffic lanes in each direction. Footpaths and cycle tracks are also provided alongside this section of Castle Peak Road.

3.1.4 The Area of Influence (AOI) covers the 3 key junctions in the vicinity of the site as shown in **Figure 3.1**.

3.2 Public Transport Facilities

3.2.1 There are numerous GMB and franchised bus services along the Castle Peak Road – Yuen Long section and near Pok Oi Hospital.

3.2.2 The nearest bus stops are located at bus-only lane adjoins Siu Sheung Road and is 130m (approx.) to the proposed site. The details of the franchised buses/GMB are summarized in **Table 3.1**.

Table 3.1 Summary of Franchised Bus and GMB Routes in the Vicinity of the Site

Location	Franchised Bus	GMB
Castle Peak Road – Yuen Long / YOHO Mall	53, 54, 64K, 68, 68E, 68F, 68M, 68X, 76K, 77K, 261X, 264R, 268A, 268B, 268C, 268P, 268X, 269D, 276, 276C, 276P, 968, 968A, 968X, A36, B1, E36, E36A, N269, N368, NA36, P968	36, 37, 38, 71, 72, 75, 76, 77B, 79S, 608
Pok Oi Hospital	54, 276, 64K, 68, 68F, 76K, 77K, K74	77B, 609, 609B, 609S

3.2.3 The MTR (Yuen Long) Station is located at approx. 600m (about 8-9 minutes walk) from the proposed site.

3.2.4 Visitors and staff can easily commute to/from the site via the nearby convenient public transport services.

3.2.5 The locations of these public transport facilities are shown in **Figure 3.2**.

3.3 Baseline Traffic Surveys

Vehicular Traffic Survey

3.3.1 In order to review the existing traffic conditions, vehicular count survey was carried out on a typical weekday (with normal school traffic) on 21 June 2021 (Monday) during the AM (07:30 to 09:30) and PM (17:00-19:00) peak periods.

3.3.2 The AM and PM peak hours of the existing local road network are identified as 08:00-09:00 and 17:15-18:15 hours respectively.

3.3.3 Although the school were resumed during our survey in June 2021, the traffic patterns may have changed with lower daily commuting demands and public transport services under the pandemic of COVID-19. The 2021 traffic survey data in June (under COVID-19 condition) were verified with our previous in-house survey record to reflect the normal traffic condition.

3.3.4 The verification methodology for the surveyed traffic flows in June 2021 is described in **Appendix D**.

3.3.5 The observed traffic flows for the 3 concerned junctions in 2021 are presented in **Figure 3.3**.

Pedestrian Count Survey

3.3.6 A pedestrian count survey was conducted for the pedestrian footpaths between MTR Yuen Long Station and the site during the AM (07:30 to 09:30) and PM (17:00-19:00) peak hour periods on 1 December 2021 (Wednesday). The observed pedestrian flows are summarized in **Table 3.2** and shown in **Figure 3.4**.

Table 3.2 Surveyed Pedestrian Flows in the Vicinity of the Site

Location	2-way Peak 15 mins Pedestrian Flows (ped/15 mins)	
	AM Peak	PM Peak
Long Wo Road southern footpath	34	24
Subway under Yuen Long Highway	35	27
Siu Sheung Road footpath to Subway	11	11

Note: AM peak 07:30 – 07:45
PM peak 18:25 – 18:40

3.4 Existing Junction and Link Performance

3.4.1 Based on the 2021 surveyed traffic flows, the junction capacity analysis for the 3 concerned junctions during the critical AM and PM peak periods have been assessed. The results of the junction capacity analysis are summarized in **Table 3.3**.

Table 3.3 2021 Existing Junction Performance

Junction Location		Junction Type	AM Peak	PM Peak
J1	Siu Sheung Road / Castle Peak Road (Yuen Long)	Priority (DFC)	0.27	0.26
J2	Pok Oi Roundabout	Roundabout (DFC)	0.71	0.72
J3	Au Tau Roundabout	Roundabout (DFC)	0.61	0.57

3.4.2 The results of the junction performance enclosed in **Appendix E** show that all the 3 concerned junctions are having adequate junction capacity during the AM and PM peak periods.

3.5 Existing Footpath Performance

3.5.1 According to TPDM Volume 6 Chapter 10.4 Section 10.4.2, The Level of Service (LOS) is defined varied from A to F, with the best LOS 'A' and the worst LOS 'F'. The LOS 'C' is considered acceptable and LOS 'D' is barely acceptable with considerably likely occurrence of friction and interactions between pedestrians. LOS 'E' and 'F' are simply unacceptable.

3.5.2 The pedestrian flows for the concerned footpath during the AM and PM peak hour periods have been assessed and the performance are summarized in **Table 3.4**.

Table 3.4 2021 Existing Footpath Capacity Assessment

Location	AM Peak			PM Peak		
	Flow (ped/15 mins)	**Flow Rate (ped/min /m)**	**LOS**	**Flow (ped/15 mins)**	**Flow Rate (ped/min /m)**	**LOS**
Long Wo Road southern footpath(1)	34	1.5	A	24	1.1	A
Subway under Yuen Long Highway(2)	35	0.9	A	27	0.7	A
Siu Sheung Road footpath to subway(3)	11	0.1	A	11	0.1	A

Note:
(1) The clear footpath width = 2.0m actual width – 0.5m dead width = 1.5m.
(2) The clear footpath width = 3.0m actual width – 0.5m dead width = 2.5m.
(3) The clear footpath width = 2.0m actual width – 0.5m dead width = 1.5m.

3.5.3 The analysis results show that the pedestrian footpaths are operating with ample capacity [LOS A] in the AM and PM peak periods.

4. FUTURE TRAFFIC CONDITIONS

4.1 Traffic Forecast Approach

4.1.1 This RCHE site is anticipated to be completed and in operation by 2027. A design year is adopted 3 years after the completion which is 2030 with full-intake for this traffic impact assessment purpose.

4.1.2 Since there are no major changes in the road network in the vicinity, the traffic forecast has been conducted based on the following data:

- Historical trend data from the Annual Traffic Census (ATC) by Transport Department
- 2016-based Territorial Population and Employment Data Matrix (TPEDM) planning data by Planning Department's website
- Projections of Population Distribution 2021-2029 by Planning Department
- Hong Kong Population Projections 2020-2069 by Census and Statistics Department

4.1.3 The historical traffic data of the surrounding road links are based on the Annual Average Daily Traffic (AADT) extracted from the "Annual Traffic Census" report issued by Transport Department. The relevant AADT data from 2016 to 2020 are summarized in **Table 4.1**.

Table 4.1 AADT at Relevant Stations Extracted from Annual Traffic Census – 2016 to 2020

Stn No.	Road	From	To	2016	2017	2018	2019	2020
5016	San Tin Highway, Castle Peak Rd & San Tam Rd	Kam Tin Rd	Fairview Park Boulevard	92,230	90,650	86,230	90,860	81,870
5019	Castle Peak Rd – Yuen Long	Yuen Long On Lok Rd	Kam Tin Rd	34,380	31,990	30,040	29,300	30,160
6051	Kam Tin Rd	Castle Peak Rd - Yuen Long	Kam Sheung Rd western junction	35,260	34,880	41,960	41,820	41,410
6059	Long Yip St FO <N192>	Footbridge	Castle Peak Rd - Yuen Long	24,340	24,030	25,480	26,500	25,230
All Stations Total				**183,820**	**179,600**	**182,970**	**189,340**	**176,150**
Average Growth Rate (% p. a.)				**-2.30%**	**1.88%**	**3.48%**	**-6.97%**	
Overall Growth Rate (% p. a.) from 2016 to 2020				**-0.98%**				

4.1.4 The population and employment data of the Planning Data District extracted from the 2016-based TPEDM issued by Planning Department, the projections of population distribution by district council district extracted from the "Projections of Population Distribution 2021-2029" issued by Planning Department and the Hong Kong Population Projections 2020-2069 by Census and Statistics Department are summarized in **Table 4.2**.

Table 4.2 Growth Factors Information

Information	Planning Horizon	District	Annual Growth Rates			
			2016-2020	2020-2026	2026-2029	2029-2030
2016 – based Territorial Population and Employment Data Matrix by Planning Department's website	2026	Yuen Long District	--	+0.48%[(a)]	--	--
Projections of Population Distribution 2019-2029 by Planning Department	2029	Yuen Long District	--	+0.53%[(a)]	**+1.93%**	--
Hong Kong Population Projections 2020-2069 by Census and Statistics Department	2069	Territorial-wide	--	**+0.8%[(b)]** **+0.6%[(c)]**	+0.4%	**+0.3%**
Annual Traffic Census	--	Yuen Long	-0.98%	--	--	--

Note:
(a) annual growth rates from 2021 to 2026
(b) annual growth rates from 2020 to 2024
(c) annual growth rates from 2024 to 2026

4.1.5 After reviewing the above future planning data forecast, the background traffic annual growth rate will adopt +0.8% p.a. from 2021 to 2024, +0.6 p.a. from 2024 to 2026, +1.93% p.a. from 2026 to 2029 and +0.3% p.a. from 2029 to 2030 for the projection of the 2030 reference traffic flows for the traffic assessment purpose.

4.2 Future Planned Developments

4.2.1 The traffic flows generated by the adjacent potential developments in the vicinity have been taken into account in the reference case scenario.

4.2.2 The planned developments in the vicinity of the development site are extracted from the relevant public available sources are shown in **Table 4.3.**

Table 4.3 Summary of Future Planned Developments in the Vicinity

Planned Development	Estimated Commercial / Industrial GFA	Estimated Population	Anticipated Intake Year
Kam Tin South Development(1)	-	8,100 flats	In phases from 2026
Yuen Long South Development(2)	229,930 m^2 commercial GFA 484,110 m^2 industrial GFA	32,850 flats	First Intake: 2028 Full Intake: 2038
Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA)(3)(4)	2,000,000 m^2 commercial GFA 4,300,000 m^2 industrial GFA	61,000 flats	First Intake: 2024 Full Intake: 2037
Proposed Public Rental Housing Development at Ex-Long Bin Interim Housing(5)	-	Phase 1: 2,800 flats Phase 2: 8,900 flats	Phase 1: 2024/2025 Phase 2: 2028/2029
Development of housing and industrial estate in Wang Chau South, Yuen Long(6)	-	17,000 flats	2025 onwards
Yuen Long Industrial Estate Extension(6)	291,500 m2 industrial GFA	-	2026/2027
Yuen Long Station Property Development(7)	-	1,876 flats	2022
Sha Po North Phase 3 Development(8)	5,500 m^2 commercial GFA	3,891 flats	-
Sha Po North Phase 2 Development(9)	10,000 m^2 commercial GFA	4,282 flats	-
Sha Po South Development(10)	-	561 flats	-
Tung Shing Lei Development near Ho Chau Road(11)	4,550 m^2 commercial GFA	1,518 flats	-
Proposed Comprehensive Commercial / Residential Development (Hotel and Flats) at Various Lots and YLTL 504 in D.D. 116 and adjoining Government land, 9 Yuen Lung Street , Yuen Long - Phase II and III(12)	-	294 flats 324 hotel rooms	-

Sources:
(1) Legislative Council Paper No.: CB(1)54/20-21(02).
(2) Agreement No. CE 35/2012 (CE) Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation Executive Summary
(3) Legislative Council Paper No.: CB(4)1306/14-15(04).
(4) Yuen Long District Council Paper No.: 2016/78.
(5) Planning Department Planning Brief: Long Bin Phases 1 and 2, Yuen Long
(6) Planning and Engineering Study for the Public Housing Site and Yuen Long Industrial Estate Extension at Wang Chau Final Technical Report No. 3A.
(7) Planning Application No. A/YL/209 – Yuen Long Station Property Development
(8) Planning Application No. A/YL-KTN/604 – Sha Po North Phase 3 Development
(9) Planning Application No. A/YL-KTN/663 – Sha Po North Phase 2 Development
(10) Planning Application No. A/YL-KTN/698 – Sha Po South Development
(11) Planning Application No. A/YL-NSW/274 – Tung Shing Lei Development near Ho Chau Road
(12) Planning Application No. A/YL/205

4.2.3 The traffic generations of the above planned / committed developments have taken into account in the reference case scenario for the TIA purpose.

4.2.4 The 2030 reference traffic flows are shown in **Figure 4.1**.

5. TRAFFIC IMPACT ASSESSMENT

5.1 Vehicular Generation and Attraction by the Proposed Development

5.1.1 The comparison of trip rates from the 2 approved similar elderly homes are summarised in **Table 5.1**.

Table 5.1 Surveyed Vehicular Trip Rates at Reference Sites

Reference	AM Peak		PM Peak	
	Attraction (pcu/hr/bed)	Generation (pcu/hr/bed)	Attraction (pcu/hr/bed)	Generation (pcu/hr/bed)
Approved Residential Care Home for the Elderly (RCHE), Hung Shui Kiu (Application No. A/YL-TYST/870)	**0.0435**	0.0435	0.0362	0.0362
Yuen Yuen Home for the Aged, Tsuen Wan (Application No. Y/TW/14)	0.0400	**0.0500**	**0.0400**	**0.0500**

5.1.2 The estimated development vehicle trip generations based on the highest trip rates from an approved elderly home are summarized in **Table 5.2**.

Table 5.2 Estimated Vehicular Trips upon Development

Proposed Development (530 beds)	AM Peak		PM Peak	
	Attraction	Generation	Attraction	Generation
Adopted Trip Rate (1) (pcu/hr/bed)	0.0435	0.0500	0.0400	0.0500
Estimated Vehicular Trips (pcu/hr)	**23**	**27**	**21**	**27**

Note: (1) Adopted from approved TIA report of reference project with similar facilities at similar locality, as shown in table below.

5.1.3 The proposed development will attract and generate 50 (i.e. 23+27) pcus in the worst AM peak hour and 48 (i.e. 21+27) pcus in the PM peak hour.

5.1.4 The distribution of development traffic flows are shown in **Figure 5.1**.

5.2 Traffic Impact Assessments for Reference and Design Scenarios

5.2.1 The 2030 design flows (2030 reference flows + development flows) are shown in **Figure 5.2**.

5.2.2 The junction performance of the 3 concerned junctions based on the 2030 reference and 2030 design scenarios are summarized in **Table 5.3**.

Table 5.3 Junction Capacity Assessment for Year 2030

Junction No	Junction	Junction Type	2030 Reference		2030 Design	
			AM	PM	AM	PM
J1	Siu Sheung Road / Castle Peak Road (Yuen Long)	Priority (DFC)	0.32	0.30	0.37	0.34
J2*	Pok Oi Roundabout	Roundabout (DFC)	0.81	0.70	0.82	0.70
J3*	Au Tau Roundabout	Roundabout (DFC)	0.74	0.68	0.75	0.69

Note: (*) Assuming junction improvement schemes at Pok Oi Roundabout by CEDD and at Au Tau Roundabout by project proponent of A/YL-KTN/604 have been completed by 2030. The junction layouts are enclosed in **Appendix F.**

5.2.3 The results of the junction capacity analysis enclosed in **Appendix E** show that all the 3 junctions will operate satisfactorily with ample junction capacity in both 2030 reference and 2030 design scenarios.

5.3 Pedestrian Generation and Attraction by the Proposed Development

5.3.1 A pedestrian trip rate survey was conducted at an elderly home with 165 beds as a reference site to estimate / derive the proposed pedestrian generation and attraction. The surveyed pedestrian trip rates at the reference site are summarized in **Table 5.4**.

Table 5.4 Surveyed Pedestrian Trips Rates at Reference Sites

	AM Peak		PM Peak	
	Attraction (ped/hr/bed)	Generation (ped/hr/bed)	Attraction (ped/hr/bed)	Generation (ped/hr/bed)
Po Leung Kuk Wong Chuk Hang Elderly Home (165 beds)	**0.0788**	**0.0242**	**0.0182**	**0.2364**
Yuen Yuen Home for the Aged, Tsuen Wan (Application No. Y/TW/14)	0.0400	0.0400	0.0000	0.0000

5.3.1 The peak hour pedestrian traffic generations and attractions of the proposed development are derived by using the adopted pedestrian trip rates and are presented in **Table 5.5**.

Table 5.5 Pedestrian Generation and Attraction by the Proposed Development

Proposed Development (530 beds)	AM Peak		PM Peak	
	Attraction	Generation	Attraction	Generation
Adopted Trip Rate (ped/hr/bed)	0.0788	0.0242	0.0182	0.2364
Estimated Pedestrian Trips (ped/hr)	42	13	10	125

Proposed Development (530 beds)	AM Peak		PM Peak	
	Attraction	Generation	Attraction	Generation
Estimated Pedestrian Trips (ped/15mins)	11	3	3	31

5.4 Pedestrian Impact Assessment for Year 2030

5.4.1 The pedestrian assessment for the year 2030 is summarized in **Table 5.6** and shown in **Figure 5.3**.

Table 5.6 2030 Footpath Capacity Analysis

Location	2030 Reference						2030 Design					
	AM Peak			PM Peak			AM Peak			PM Peak		
	Flow (ped/ 15mins)	Flow Rate (ped/min /m)	LOS	Flow (ped/ 15mins)	Flow Rate (ped/min /m)	LOS	Flow (ped/15 mins)	Flow Rate (ped/min /m)	LOS	Flow (ped/ 15mins)	Flow Rate (ped/min /m)	LOS
Long Wo Road southern footpath(1)	37	1.6	A	26	1.2	A	51	2.3	A	60	2.7	A
Subway under Yuen Long Highway(2)	39	1.0	A	30	0.8	A	53	1.4	A	64	1.7	A
Siu Sheung Road footpath to subway(3)	12	0.1	A	12	0.1	A	26	0.3	A	46	0.5	A

Note:
(1) The clear footpath width = 2.0m actual width – 0.5m dead width = 1.5m.
(2) The clear footpath width = 3.0m actual width – 0.5m dead width = 2.5m.
(3) The clear footpath width = 2.0m actual width – 0.5m dead width = 1.5m.

5.4.2 The results of the pedestrian assessment demonstrated all the 3 concerned footpaths will operate with adequate pedestrian capacity in design year 2030.

6. PROPOSED TRAFFIC MANAGEMENT IMPROVEMENT MEASURES

6.1.1 The Site is well served by public transport including railway, franchised bus and minibus services. Visitors are encouraged to commute on public transport and walk instead of travelling by private vehicle and taxi in order to reduce the traffic impact onto the local road network.

6.1.2 Traffic management measures are proposed to minimize the traffic impact at the nearby Pok Oi Roundabout by regulating the visiting elderly demands by means of arrival for the visitors. These measures are described below.

Pre-booking System

6.1.3 All visitors to the RCHE and Pun Uk will be based on a pre-booking system [i.e. visitors will need to make an advanced appointment with the management].

6.1.4 Visitors can only be allowed to visit the RCHE (except emergency case) and Pun Uk at the pre-assigned visiting date and time. This arrangement can stagger the visiting demands and avoid traffic congestion during the peak hour period.

Shuttle Bus Service

6.1.5 A shuttle bus service (16-seaters minibus) will be provided to serve the visitors between Yuen Long MTR Station and the Site. The shuttle bus service will run regularly in a frequency of 30 minutes (2 round trips / 1 hour) during off-peak hours. Visitors with pre-booking can take the shuttle bus service to the Site.

6.1.7 A pick-up / drop-off point is proposed at Long Ming Street which is next to the Yuen Long MTR Station (Exit H) and YOHO Mall I. The proposed shuttle routing is shown in **Figure 6.1**.

7. SUMMARY AND CONCLUSIONS

7.1 Summary

Proposed Development and Parking Provisions

7.1.1 A Conservation of Historic Building (Pun Uk), Place of Recreation, Sports or Culture (for Arts/Antique Gallery and Heritage Education) and Social Welfare Facilities (Residential Care Homes for the Elderly ("RCHE") with Ancillary Facilities with about 530 beds is proposed at various Lots in D.D. 115, Au Tau, Yuen Long, New Territories.

7.1.2 There are no specific parking provision guidelines in accordance with HKPSG for this kind of development. A total of 6 car parking spaces, 1 light bus parking space, 2 loading/unloading bays for LGV and 2 taxi/private car pick up/drop off spaces are proposed to satisfy the operation needs and requirement.

Existing Traffic Conditions

7.1.3 The results of the junction capacities show that all the 3 concerned junctions/roundabouts are operating with adequate junction capacity during the AM and PM peak hour periods in 2021.

Future Traffic Conditions

7.1.4 The Site is anticipated to be fully developed by 2027. A 2030 design year [i.e. 3 years after the development completion with full in-take] is adopted for the traffic assessment purpose.

7.1.5 The 2030 traffic forecasts flows have been made reference to the historical trend data from the ATC, the latest 2016-based TPEDM planning assumptions from PlanD's website, projections of population distribution 2021-2029 by Planning Department, and Hong Kong Population Projections 2020-2069 by Census and Statistics Department.

Traffic Impact Assessment

7.1.6 The proposed development will attract and generate 50 pcus in the AM peak hour and 48 pcus in the PM peak hour.

7.1.7 The results show that show that all the 3 junctions/roundabouts will operate satisfactorily with ample junction capacity in both 2030 reference and 2030 design scenarios [with proposed Pok Oi Roundabout and Au Tau Roundabout improvement by others].

Proposed Traffic Management Measures

7.1.8 A visitor pre-booking system together with visitor shuttle bus service will be provided. This arrangement can minimize the private vehicle and taxi demands and impacts at the nearby Pok Oi Roundabout.

7.2 Conclusion

7.2.1 The findings of this traffic impact study show that the proposed RCHE development will not cause significant traffic impact onto the local road network.

7.2.2 The proposed RCHE development (with 530 beds) is supported from the traffic engineering point of view.

FIGURES

博愛醫院
賽馬會護理安老院
Pok Oi Hospital
Jockey Club Care and Attention Home

N

8.9 +

KITCHEN

FOR MAINTENANCE USE ONLY

MULTI-PURPOSE

ANCILLARY OFFICE

RAMP DOWN 10%

FOR MAINTENANCE USE ONLY

EL+2.55

EL+3.25

KNOCKED-DOWN TEMPORARY CURB

Lot 880 S.A

Lot 880 S.B.

TAXI LAY BY

MULTI-PURPOSE

ANCILLARY EATING PLACE

SLOPE DOWN 5%

EL+2.37

EL+2.87

SURFACE CHANNEL

PLANTER

EL+4.99 (MIN.)

EL+4.19

COURTYARD BERM UP 33%

EL+2.87

SLOPE DOWN 5%

EL+2.37

EL+2.87

MAINTENANCE PATHWAY

PUN UK

LIGHT BUS BAY

LGV L/UL

LGV L/UL

SIDEWALK WITH ROLL CURB

PROPOSED 6.0m WIDE EVA

KNOCKED-DOWN BOLLARDS

6000

LOTUS AREA

EXISTING POND

BEDRM.

BATHRM.

ACCESS DOOR FOR MAINTENANCE USE ONLY

SMALL GATE FOR MAINTENANCE USE ONLY

BEDRM.

BATHRM.

5.2 +

BEDRM.

BATHRMS

BEDRM.

NURSE STATION

MULTI-PURPOSE

PLANTER FOR CLIMBING VINES/PLANTS

N

5341

1500

9000

1500

HWSPB 何王 Traffic & Transportation Consultants Ho Wang SPB Limited	Project Title: PROPOSED RESIDENTIAL CARE HOME FOR ELDERLY DEVELOPMENT AT VARIOUS LOTS IN D.D. 115, AU TAU, YUEN LONG, NEW TERRITORIES	Scale: 1 : 300	Date: JUN 2022	Figure No.: 2.1
	Figure Title: 1/F LAYOUT PLAN	Project No.: J1052.1	CAD Ref.: J1052.1/TIA1/F21C/2022-06-09	Rev.: C

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N

FOR MAINTENANCE USE ONLY

+0.25

+0.46

+1.53

P6

P5

P4

P1

P2

P3

Lot 880 S.A

Lot 880 S.B.

FOR MAINTENANCE USE ONLY

+2.55

+3.25

LIGHT BUS BAY

LGV L/UL

LGV L/UL

T:\01(Mon)2021-12-20\J1052.1-cad\TIA1 2021-08-27\J1052.1-TIA1-F21B_F22A_SP1-SP6.dwg

HWSPB
Traffic & Transportation Consultants
Ho Wang SPB Limited

Project Title: PROPOSED RESIDENTIAL CARE HOME FOR ELDERLY DEVELOPMENT AT VARIOUS LOTS IN D.D. 115, AU TAU, YUEN LONG, NEW TERRITORIES	Scale: 1 : 200	Date: DEC 2021	Figure No.: 2.2	
Figure Title: B/F PARKING LAYOUT PLAN	Project No.: J1052.1	CAD Ref.: J1052.1/TIA1/F22A/2021-12-20	Rev.: A	

博愛醫院
賽馬會護理安老院
Pok Oi Hospital
Jockey Club Care and Attention Home

N

8.9 +

KITCHEN

FOR MAINTENANCE USE ONLY

MULTI-PURPOSE

ANCILLARY OFFICE

RAMP DOWN 10%

FOR MAINTENANCE USE ONLY

EL+2.55

EL+3.25

TAXI LAY BY

Lot 880 S.A

Lot 880 S.B.

MULTI-PURPOSE

ANCILLARY EATING PLACE

SLOPE DOWN 5%

EL+2.37

EL+2.87

SURFACE CHANNEL

PLANTER

EL+4.99 (MIN.)

EL+4.19

COURTYARD BERM UP 33%

SLOPE DOWN 5%

MAINTENANCE PATHWAY

PUN UK

BEDRM.

BATHRM.

ACCESS DOOR FOR MAINTENANCE USE ONLY

SMALL GATE FOR MAINTENANCE USE ONLY

5.2 +

BEDRM.

BATHRM.

BEDRM.

BATHRMS.

BEDRM.

NURSE STATION

MULTI-PURPOSE

PLANTER FOR CLIMBING VINES/PLANTS

LIGHT BUS BAY

LGV L/UL

LGV L/UL

LOTUS AREA

EXISTING POND

KNOCKED-DOWN TEMPORARY CURB

SIDEWALK WITH ROLL CURB

KNOCKED-DOWN BOLLARDS

PROPOSED 6.0m WIDE EVA

6000

1500

9000

1500

3.2 +

HWSPB 何王 Traffic & Transportation Consultants Ho Wang SPB Limited	Project Title: PROPOSED RESIDENTIAL CARE HOME FOR ELDERLY DEVELOPMENT AT VARIOUS LOTS IN D.D. 115, AU TAU, YUEN LONG, NEW TERRITORIES	Scale: 1 : 300	Date: JUN 2022	Figure No.: 2.3
	Figure Title: PROPOSED TRAFFIC ARRANGEMENT AT J/O SIU SHEUNG ROAD / UNNAMMED ACCESS ROAD	Project No.: J1052.1	CAD Ref.: J1052.1/TIA1/F23/2021-06-01	Rev.: -

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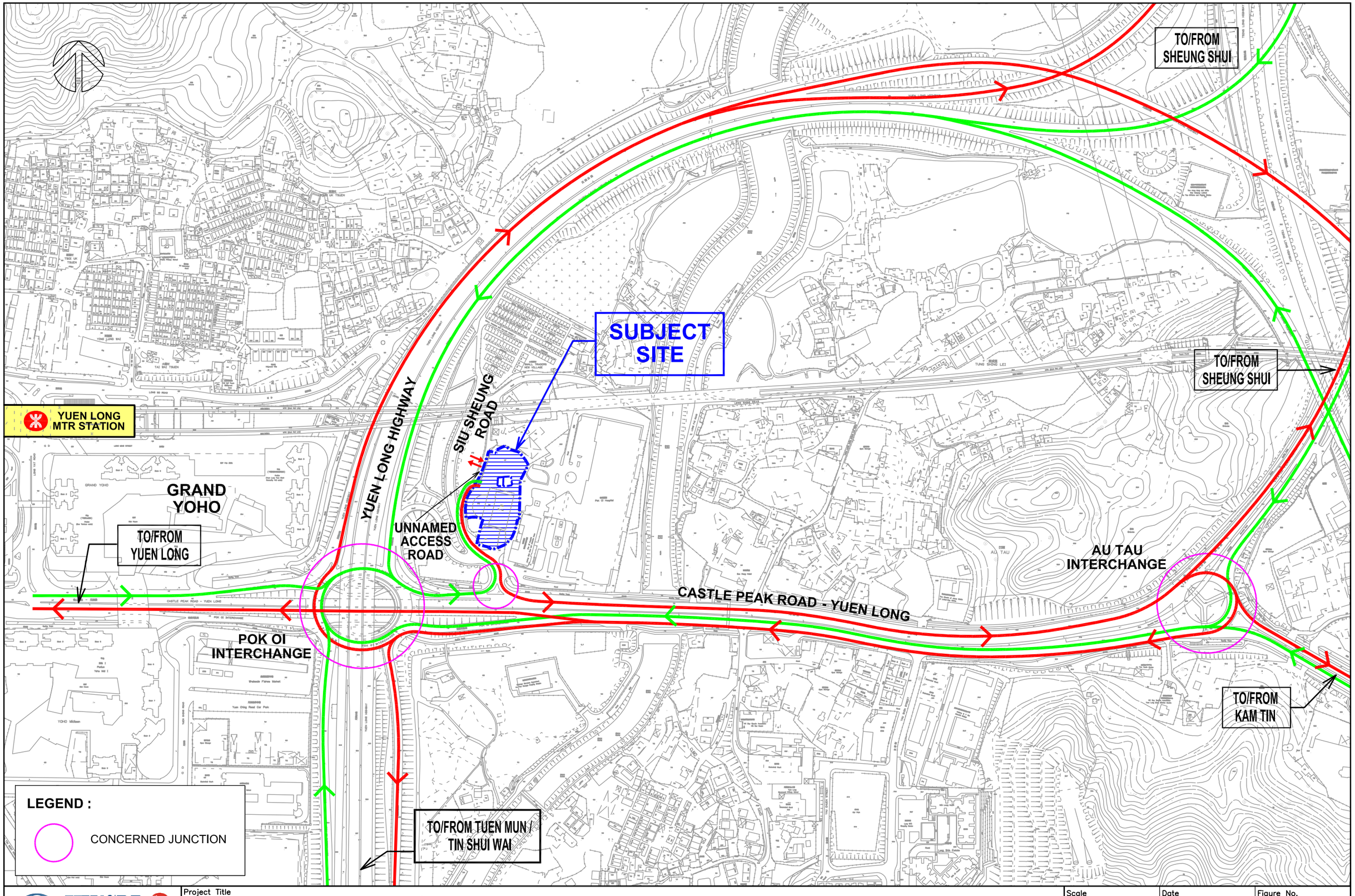
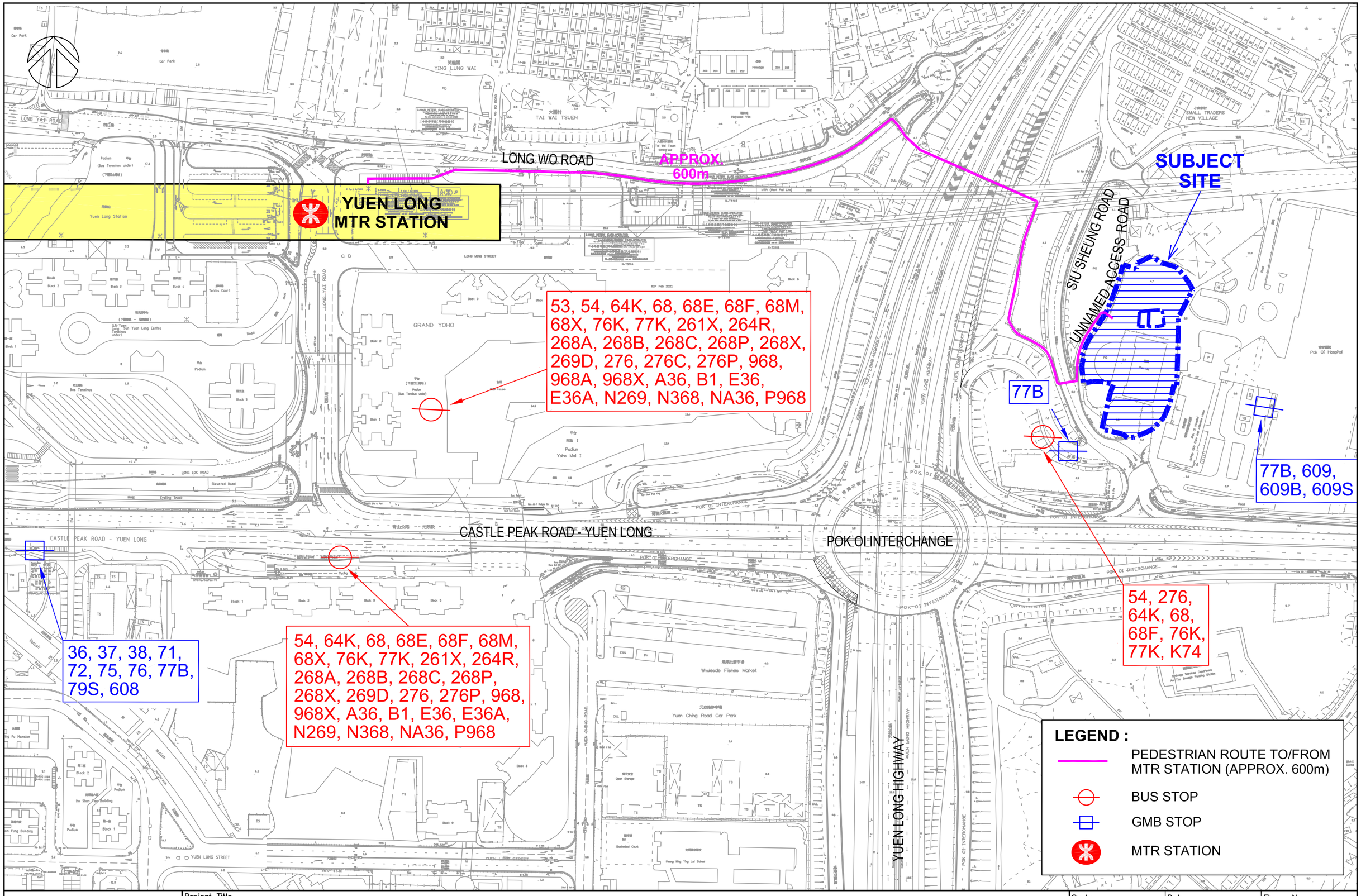


HWSPB 何黃 Traffic & Transportation Consultants Ho Wang SPB Limited	Project Title: PROPOSED RESIDENTIAL CARE HOME FOR ELDERLY DEVELOPMENT AT VARIOUS LOTS IN D.D. 115, AU TAU, YUEN LONG, NEW TERRITORIES	Scale: 1 : 3500	Date: AUG 2021	Figure No.: 3.1
	Figure Title: LOCATION PLAN AND STUDY AREA	Project No.: J1052.1	CAD Ref.: J1052.1/TIA1/F31/2021-09-27	Rev.: –



HWSPB Traffic & Transportation Consultants Ho Wang SPB Limited	Project Title: PROPOSED RESIDENTIAL CARE HOME FOR ELDERLY DEVELOPMENT AT VARIOUS LOTS IN D.D. 115, AU TAU, YUEN LONG, NEW TERRITORIES	Scale: N. T. S.	Date: AUG 2021 / Figure No.: 3.2
	Figure Title: EXISTING PUBLIC TRANSPORT FACILITIES IN THE VICINITY OF THE SITE	Project No.: J1052.1	CAD Ref.: J1052.1/TIA1/F32B/2022-04-06 / Rev.: B

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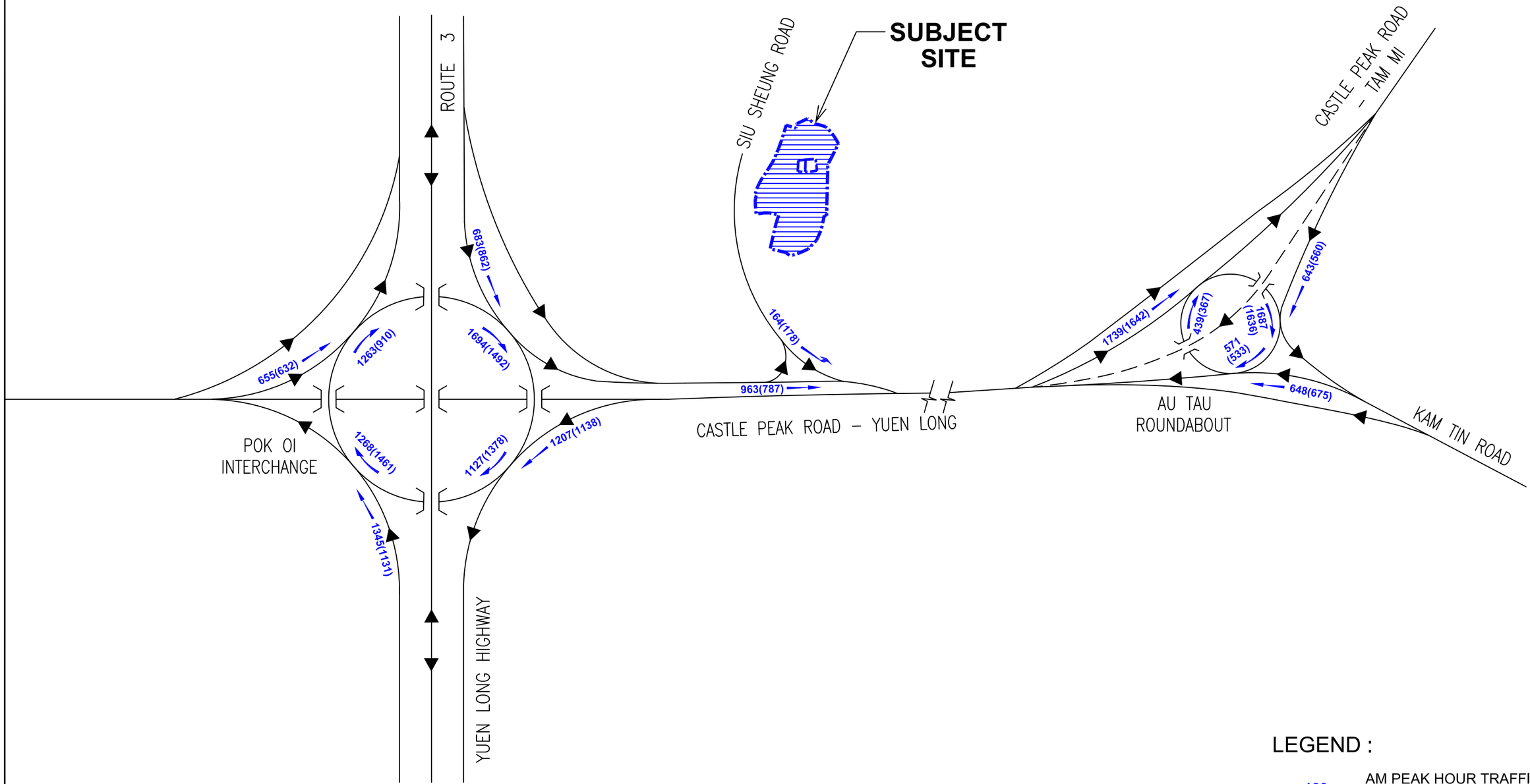

LEGEND :

123	AM PEAK HOUR TRAFFIC FLOWS (PCU/HR)
(123)	PM PEAK HOUR TRAFFIC FLOWS (PCU/HR)

HWSPB 何業
Traffic & Transportation Consultants
Ho Wang SPB Limited

Project Title: PROPOSED RESIDENTIAL CARE HOME FOR ELDERLY DEVELOPMENT AT VARIOUS LOTS IN D.D. 115, AU TAU, YUEN LONG, NEW TERRITORIES	Scale: N. T. S.	Date: DEC 2021	Figure No.: 3.3	
Figure Title: 2021 OBSERVED TRAFFIC FLOWS	Project No.: J1052.1	CAD Ref.: J1052.1/TIA1/F33B/2022-06-07	Rev.: B	

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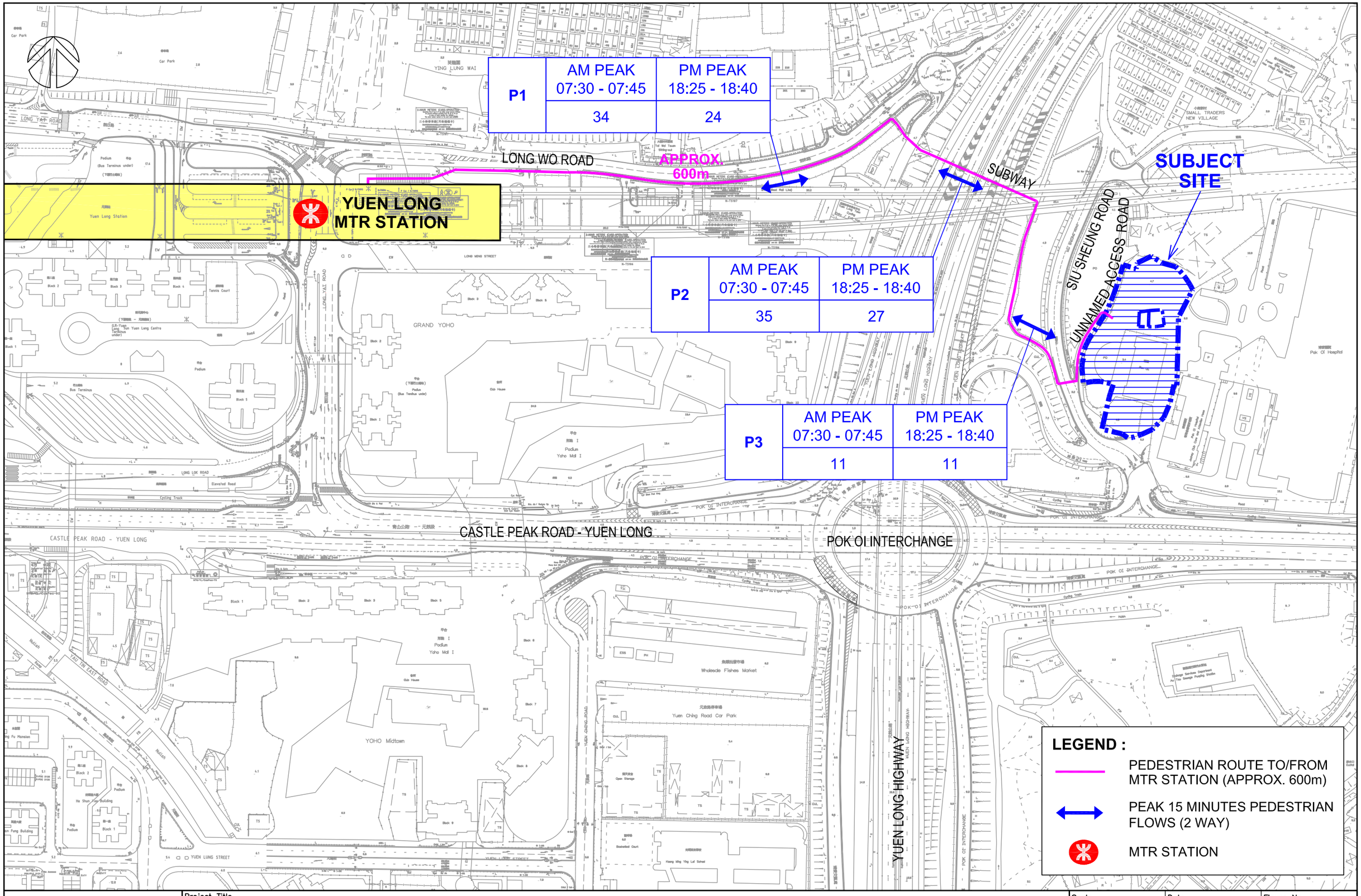

HWSPB 何黃 Traffic & Transportation Consultants Ho Wang SPB Limited	Project Title: PROPOSED RESIDENTIAL CARE HOME FOR ELDERLY DEVELOPMENT AT VARIOUS LOTS IN D.D. 115, AU TAU, YUEN LONG, NEW TERRITORIES	Scale: N. T. S.	Date: DEC 2021	Figure No.: 3.4
	Figure Title: 2021 OBSERVED PEAK 15 MINUTES PEDESTRIAN FLOWS	Project No.: J1052.1	CAD Ref.: J1052.1/TIA1/F34/2021-12-17	Rev.: –

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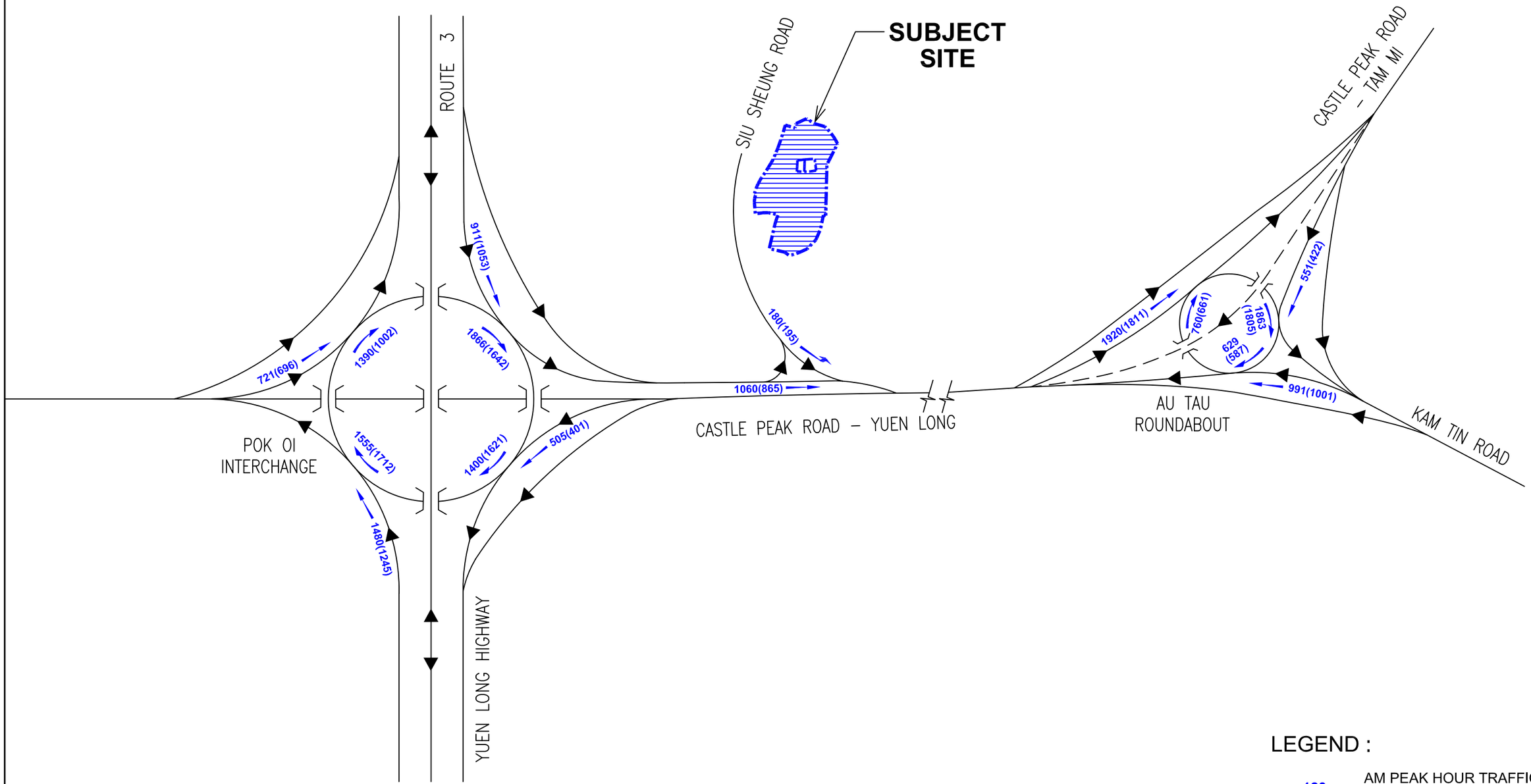

LEGEND :

123	AM PEAK HOUR TRAFFIC FLOWS (PCU/HR)
(123)	PM PEAK HOUR TRAFFIC FLOWS (PCU/HR)

HWSPB 何黃 Traffic & Transportation Consultants
Ho Wang SPB Limited

Project Title: PROPOSED RESIDENTIAL CARE HOME FOR ELDERLY DEVELOPMENT AT VARIOUS LOTS IN D.D. 115, AU TAU, YUEN LONG, NEW TERRITORIES	Scale: N. T. S.	Date: APR 2022	Figure No.: 4.1
Figure Title: 2030 REFERENCE TRAFFIC FLOWS	Project No.: J1052.1	CAD Ref.: J1052.1/TIA1/F41D/2022-06-07	Rev.: D

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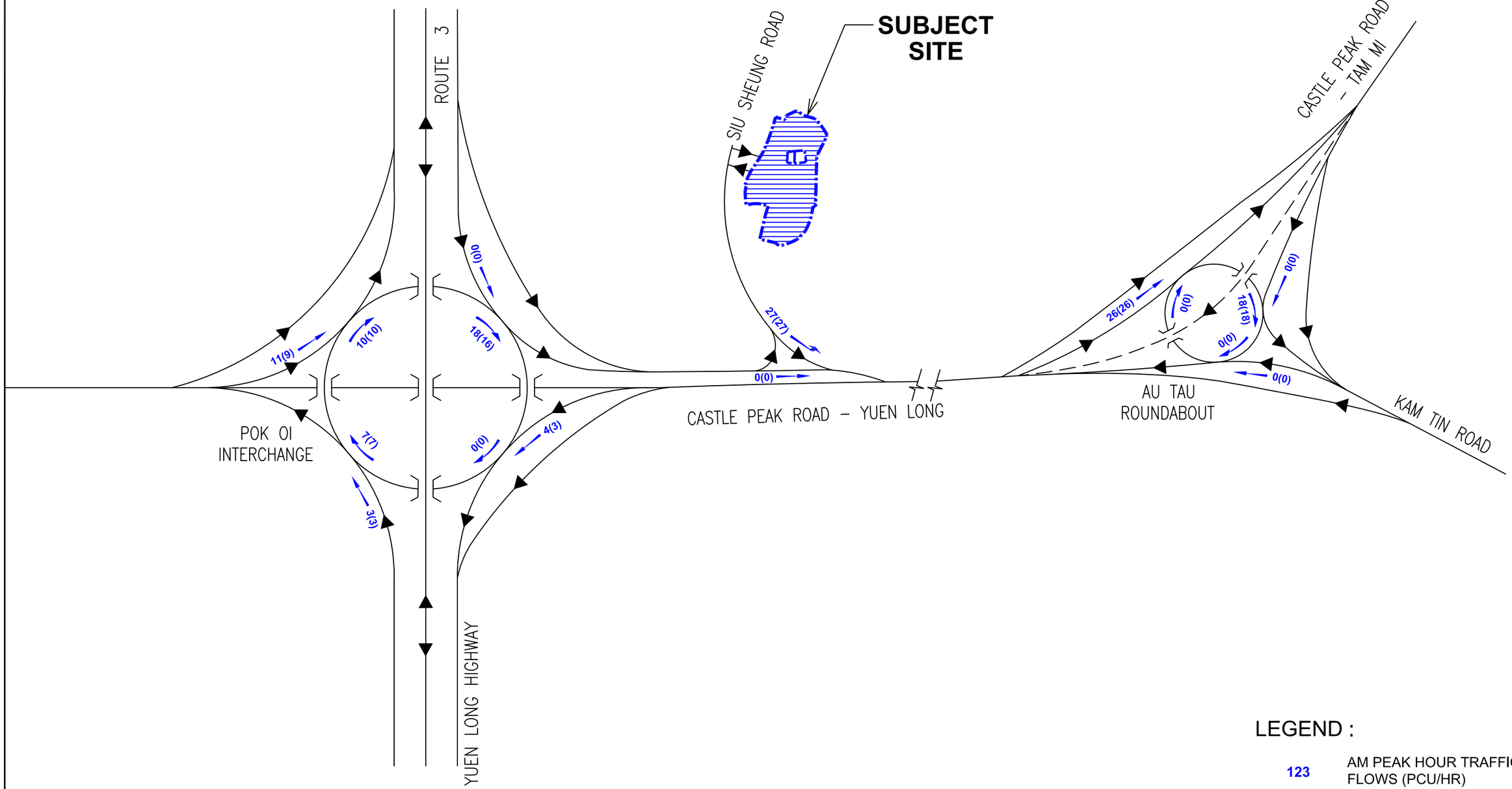

LEGEND :

123	AM PEAK HOUR TRAFFIC FLOWS (PCU/HR)
(123)	PM PEAK HOUR TRAFFIC FLOWS (PCU/HR)

HWSPB 何黃 Traffic & Transportation Consultants Ho Wang SPB Limited

Project Title: PROPOSED RESIDENTIAL CARE HOME FOR ELDERLY DEVELOPMENT AT VARIOUS LOTS IN D.D. 115, AU TAU, YUEN LONG, NEW TERRITORIES	Scale: N. T. S.	Date: AUG 2021	Figure No.: 5.1
Figure Title: DISTRIBUTION OF DEVELOPMENT TRAFFIC	Project No.: J1052.1	CAD Ref.: J1052.1/TIA1/F51C/2022-06-07	Rev.: C

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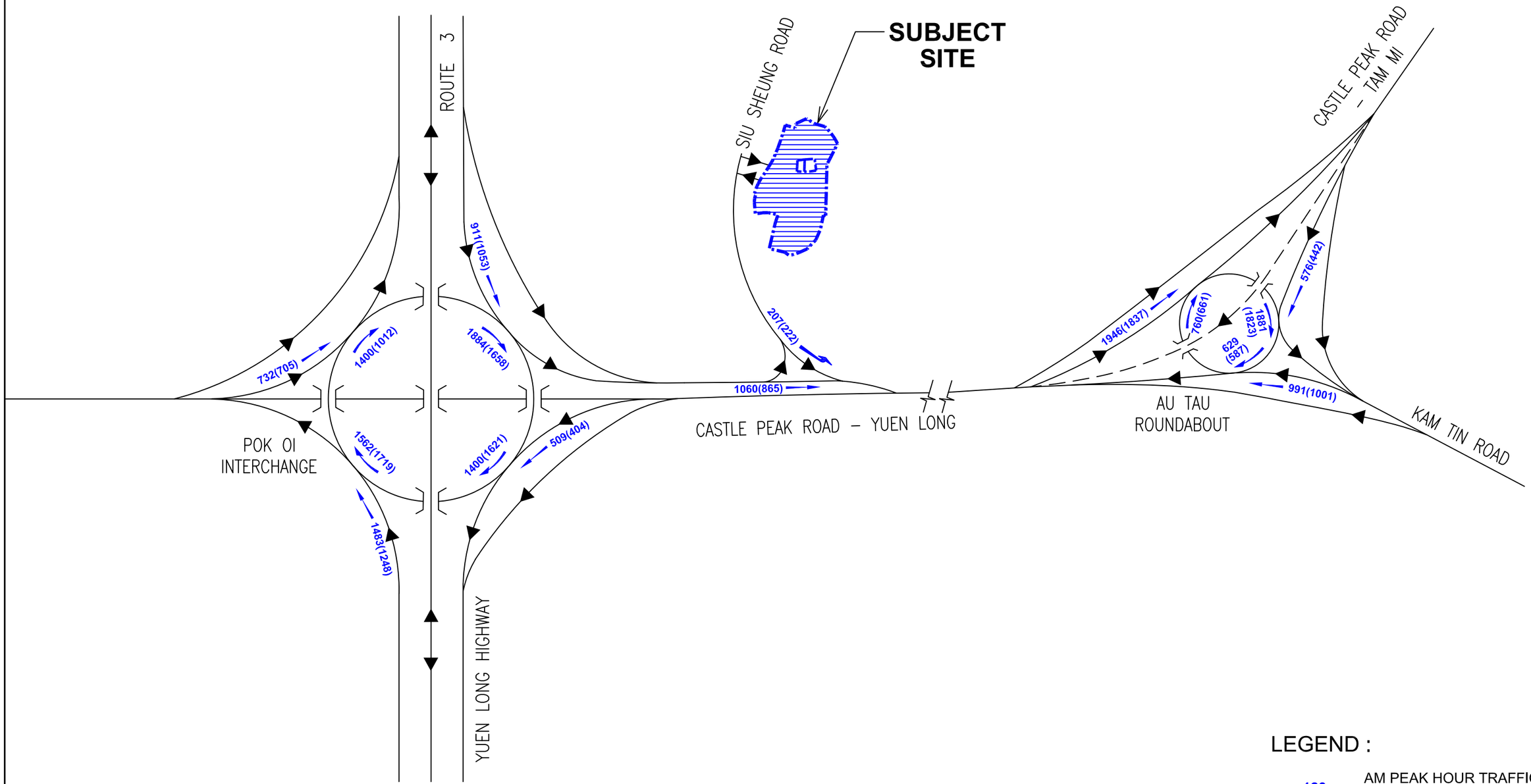

LEGEND :

123	AM PEAK HOUR TRAFFIC FLOWS (PCU/HR)
(123)	PM PEAK HOUR TRAFFIC FLOWS (PCU/HR)

HWSPB 何黃
Traffic & Transportation Consultants
Ho Wang SPB Limited

Project Title: PROPOSED RESIDENTIAL CARE HOME FOR ELDERLY DEVELOPMENT AT VARIOUS LOTS IN D.D. 115, AU TAU, YUEN LONG, NEW TERRITORIES	Scale: N. T. S.	Date: APR 2022	Figure No.: 5.2
Figure Title: 2030 DESIGN TRAFFIC FLOWS	Project No.: J1052.1	CAD Ref.: J1052.1/TIA1/F52D/2022-06-07	Rev.: D

T:\02(Tue)2022-06-07\J1052.1-cad\TIA1 2021-08-27\J1052.1-TIA1-F52D.dwg, 1:1

P1	2030 REFERENCE		2030 DESIGN	
	AM PEAK 07:30 - 07:45	PM PEAK 18:25 - 18:40	AM PEAK 07:30 - 07:45	PM PEAK 18:25 - 18:40
	37	26	51	60

P2	2030 REFERENCE		2030 DESIGN	
	AM PEAK 07:30 - 07:45	PM PEAK 18:25 - 18:40	AM PEAK 07:30 - 07:45	PM PEAK 18:25 - 18:40
	39	30	53	64

P3	2030 REFERENCE		2030 DESIGN	
	AM PEAK 07:30 - 07:45	PM PEAK 18:25 - 18:40	AM PEAK 07:30 - 07:45	PM PEAK 18:25 - 18:40
	12	12	26	46

YUEN LONG MTR STATION

APPROX. 600m

SUBJECT SITE

LONG WO ROAD

SUBWAY

SIU SHEUNG ROAD

UNNAMED ACCESS ROAD

CASTLE PEAK ROAD - YUEN LONG

POK OI INTERCHANGE

YUEN LONG HIGHWAY

LEGEND :

PEDESTRIAN ROUTE TO/FROM MTR STATION (APPROX. 600m)

PEAK 15 MINUTES PEDESTRIAN FLOWS (2 WAY)

MTR STATION

HWSPB Traffic & Transportation Consultants Ho Wang SPB Limited

Project Title: PROPOSED RESIDENTIAL CARE HOME FOR ELDERLY DEVELOPMENT AT VARIOUS LOTS IN D.D. 115, AU TAU, YUEN LONG, NEW TERRITORIES

Figure Title: 2030 REFERENCE AND DESIGN PEAK 15 MINUTES PEDESTRIAN FLOWS

Scale	Date	Figure No.
N. T. S.	DEC 2021	5.3

Project No.	CAD Ref.	Rev.
J1052.1	J1052.1/TIA1/F53/2021-12-17	-

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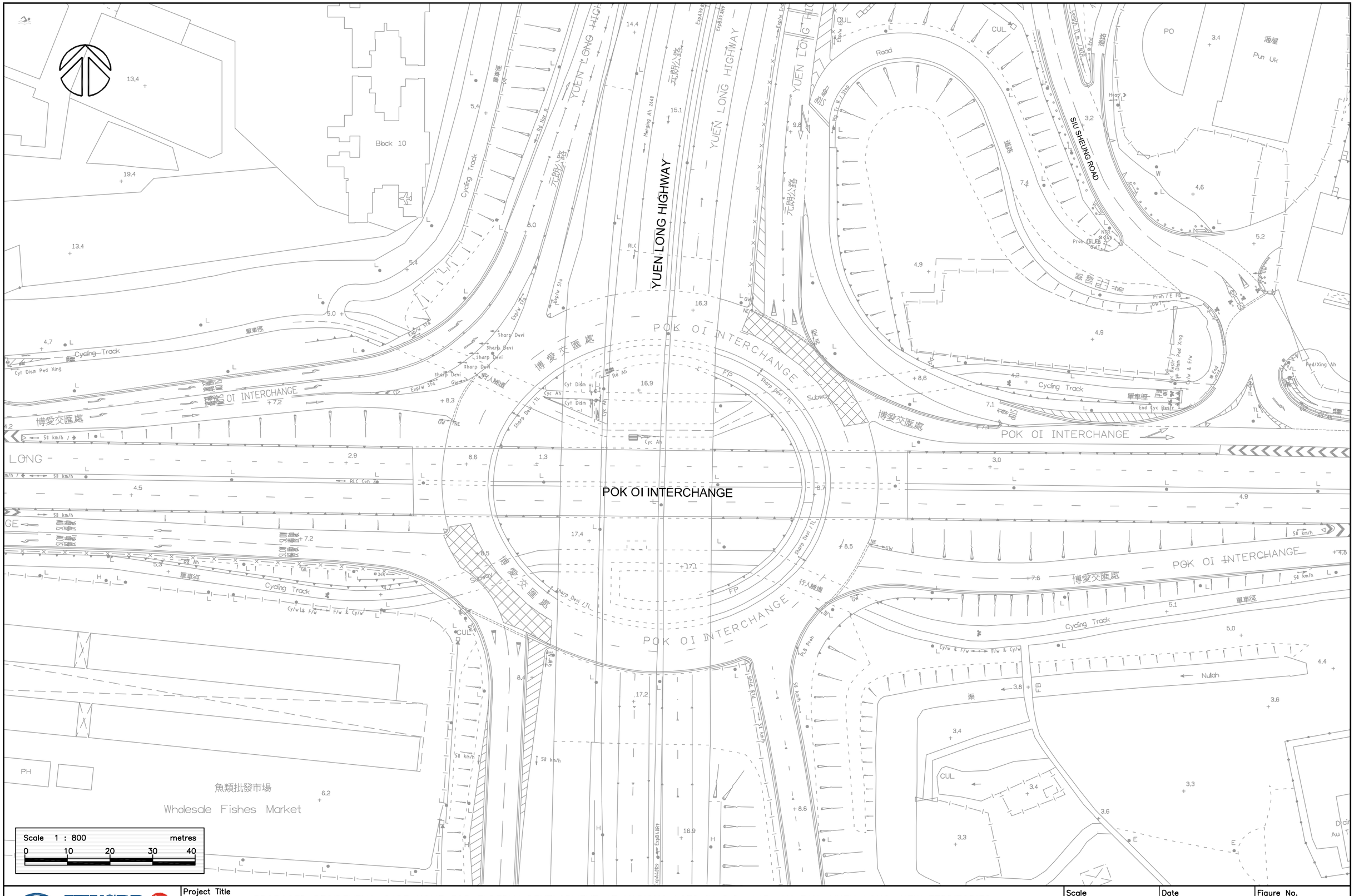

HWSPB 何黃 Traffic & Transportation Consultants Ho Wang SPB Limited	Project Title: PROPOSED RESIDENTIAL CARE HOME FOR ELDERLY DEVELOPMENT AT VARIOUS LOTS IN D.D. 115, AU TAU, YUEN LONG, NEW TERRITORIES	Scale: 1 : 800	Date: APR 2022	Figure No.: 5.4
	Figure Title: JUNCTION LAYOUT OF SIU SHEUNG ROAD / CASTLE PEAK ROAD (YUEN LONG)	Project No.: J1052.1	CAD Ref.: J1052.1/TIA1/F54/2022-04-27	Rev.: -

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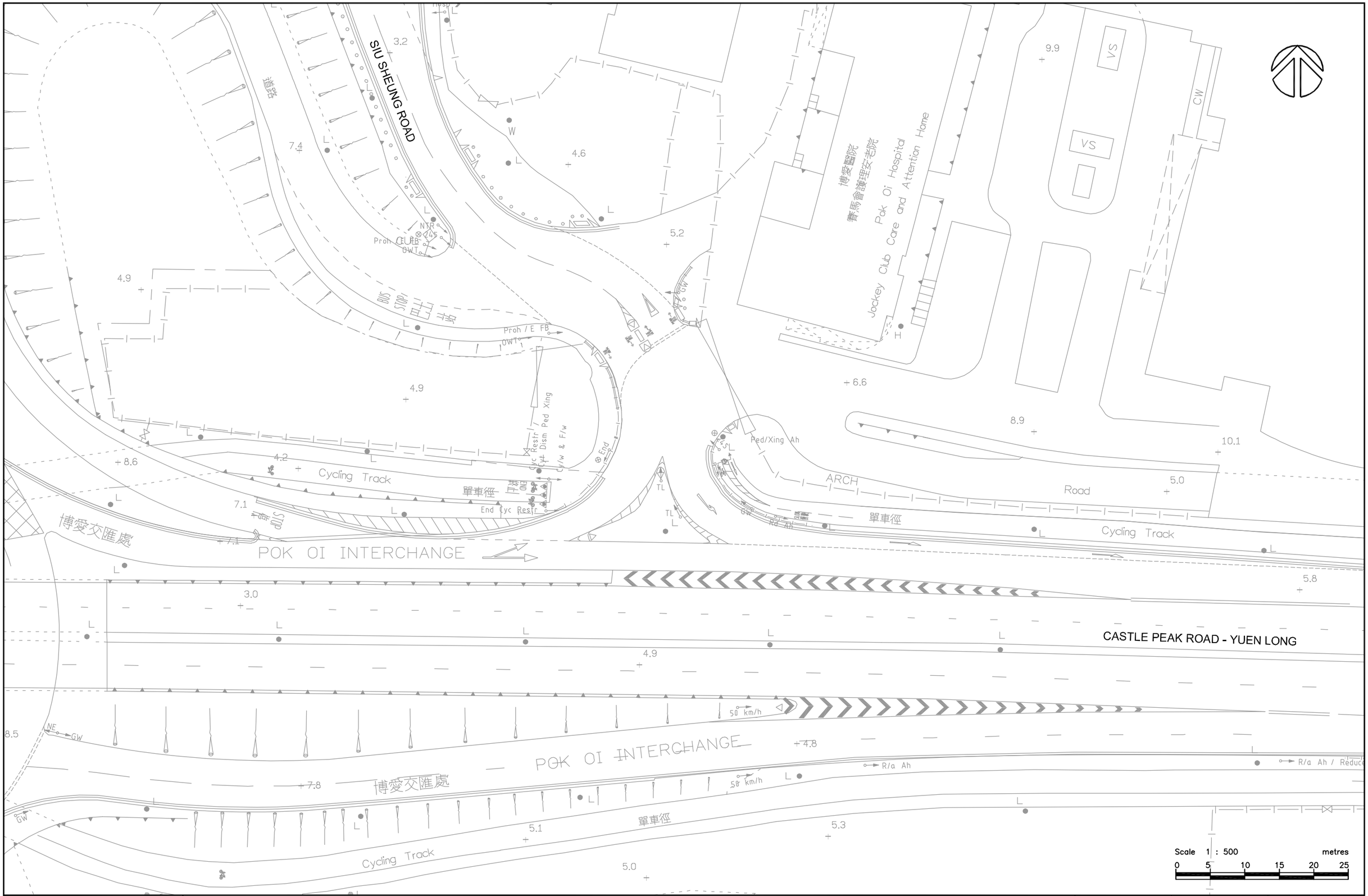

HWSPB 何黃 Traffic & Transportation Consultants Ho Wang SPB Limited	Project Title: PROPOSED RESIDENTIAL CARE HOME FOR ELDERLY DEVELOPMENT AT VARIOUS LOTS IN D.D. 115, AU TAU, YUEN LONG, NEW TERRITORIES	Scale: 1 : 500	Date: APR 2022	Figure No.: 5.5
	Figure Title: JUNCTION LAYOUT OF POK OI INTERCHANGE	Project No.: J1052.1	CAD Ref.: J1052.1/TIA1/F55/2022-04-27	Rev.: –

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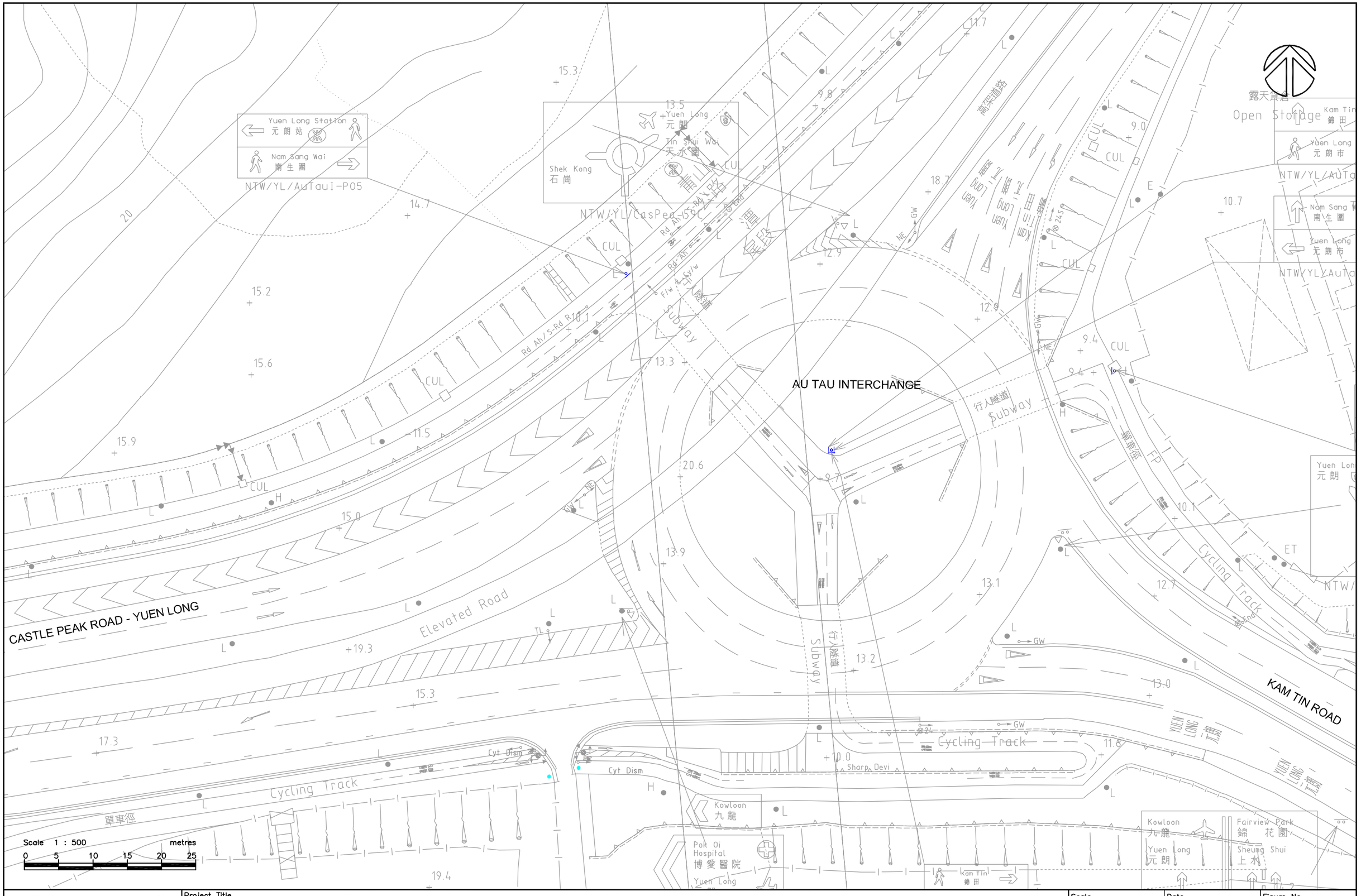

HWSPB 何黃 Traffic & Transportation Consultants Ho Wang SPB Limited	Project Title: PROPOSED RESIDENTIAL CARE HOME FOR ELDERLY DEVELOPMENT AT VARIOUS LOTS IN D.D. 115, AU TAU, YUEN LONG, NEW TERRITORIES	Scale: 1 : 500	Date: APR 2022	Figure No.: 5.6
	Figure Title: JUNCTION LAYOUT OF AU TAU INTERCHANGE	Project No.: J1052.1	CAD Ref.: J1052.1/TIA1/F56/2022-04-27	Rev.: –

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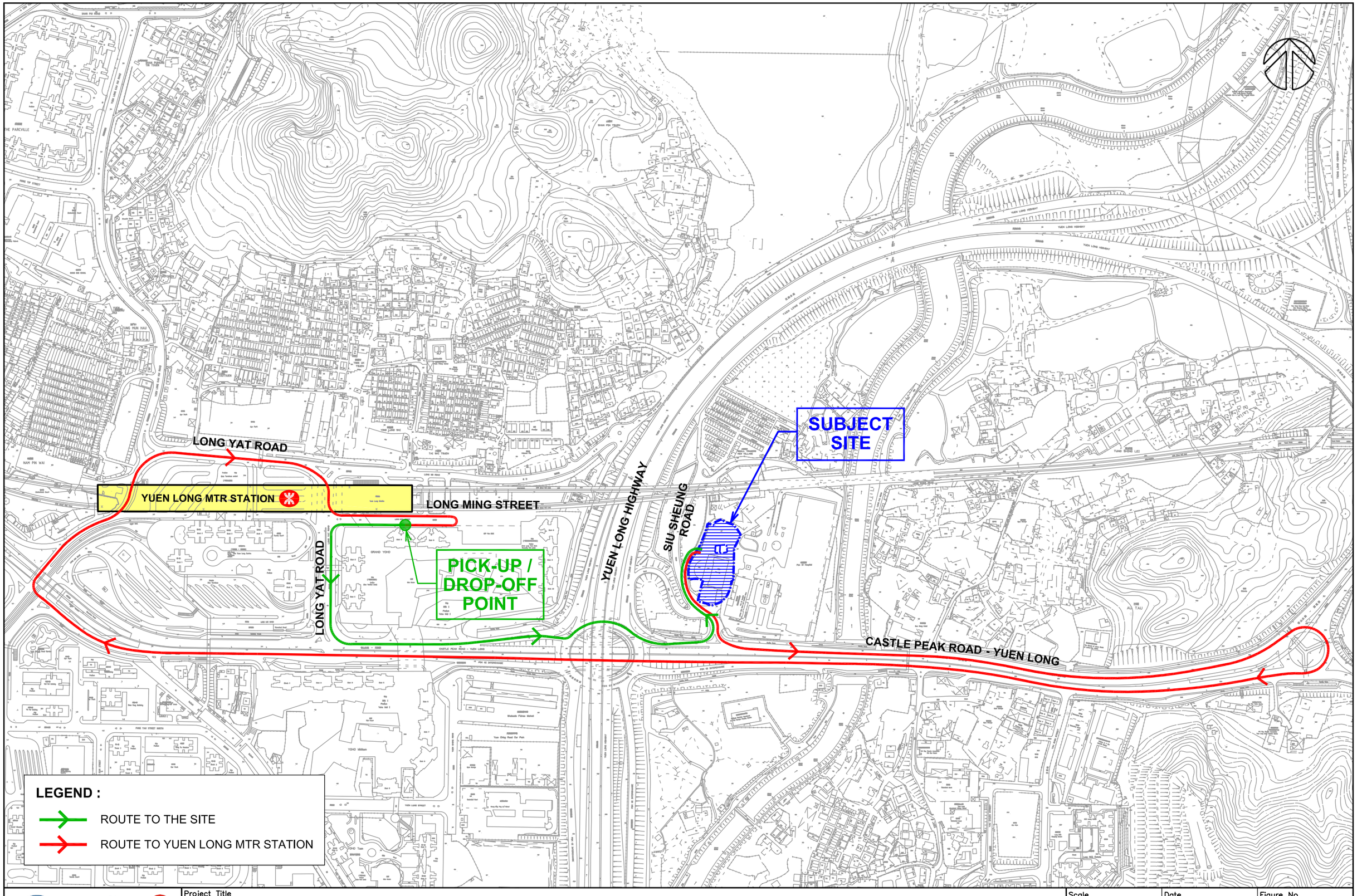

HWSPB 何黃 Traffic & Transportation Consultants Ho Wang SPB Limited	Project Title: PROPOSED RESIDENTIAL CARE HOME FOR ELDERLY DEVELOPMENT AT VARIOUS LOTS IN D.D. 115, AU TAU, YUEN LONG, NEW TERRITORIES	Scale: N. T. S.	Date: SEP 2021	Figure No.: 6.1
	Figure Title: PROPOSED SHUTTLE BUS ROUTING	Project No.: J1052.1	CAD Ref.: J1052.1/TIA1/F61/2021-09-27	Rev.: –

APPENDIX A

RESPONSE TO TD'S COMMENTS

Proposed Conservation of Historic Building (Pun Uk), Place of Recreation, Sports or Culture (Arts / Antique Gallery and Heritage Education) and Social Welfare Facility (Residential Care Homes for the Elderly) with Ancillary Eating Place in "Undetermined" and "Government, Institution or Community" Zones
Lots 879, 880 S.A ss.1, 880 S.B ss.1, 881 to 885, 889 RP (Part), 891 (Part), 1318, 1326 and 1344 in D.D. 115 and Adjoining Government Land,
Au Tau, Nam Sang Wai, Yuen Long
(Planning Application No. A/YL-NSW/292 - FI 2)

Response to Comments

Transport Department's Comment dated 2 June 2022	Responses to Comments
1. Comments of TD (Contact Person: Mr. KC LEE, Tel: 2399 2421)	
(a) The proposed traffic arrangement at the junction of unnamed access road / Siu Sheung Road should be reviewed, as there is insufficient space for the typical two-way arrangement;	(a) Noted. A vehicular run-in/out is proposed at the junction of unnamed access road shown in **Figure 2.3** with similar arrangement at (1) San Pui Tsuen Access at Yuen Long Kau Hui Road and (2) On Hong Home for Aged Access at Tai Tong Road.
(b) Please clarify if there is any pedestrian crossing at the junction of unnamed access road / Siu Sheung Road to facilitate walkability aspect;	(b) Noted. A continuous footpath will be provided in form of a run-in/out with taper, as shown in **Figure 2.3**.
(c) Appendix D - It is understood that a 0.5% background is assumed for conservative. Please clarify the rationale of adopting 0.5% and 2016 as base year in the assessment of conversion factor due to pandemic;	(c) After reviewing the in-house survey data, the traffic survey data in 2018 was adopted for the verification (due to pandemic). The survey traffic flows in 2021 are adopted for assessment purpose. Please refer to **Appendix D** for details.
(d) It is understood that the DFC for both Junctions J2 and J3 would exceed 0.85 in the 2030 scenario. Please review the calculation on the road geometries based on the latest configuration and propose mitigation measure as appropriate; and	(d) Noted. The road geometries are updated based on the latest configuration. J2 and J3 will operate with adequate capacity under 2030 Design Scenario.
(e) The TIA has provided a single reference case for RCHE in the assessment of trip rates and parking provision. Please provide a further reference case to support the reasonableness of the trip rates and parking provision adopted.	(e) Noted. A recent approved RCHE at Tsuen Wan is reviewed and the trip rates and car parking provisions are summarized in Chapter 2.2 and 5.1 of the TIA report for supporting the adopted trip rates and parking provisions.

APPENDIX B

HEADROOM ALONG THE INTERNAL DRIVEWAY

博愛醫院
賽馬會護理安老院
Pok Oi Hospital
Jockey Club Care and Attention Home

N

8.9

5.2

3.2

FOR MAINTENANCE USE ONLY

FOR MAINTENANCE USE ONLY

-0.22
(HEADROOM 2.84M)

-0.02
(HEADROOM 7.64M)

+1.05
(HEADROOM 6.57M)

+3.07
(HEADROOM 4.55M)

+3.75
(HEADROOM 3.87M)

P1
P2
P3
P4
P5
P6

E/M

1002

Lot 880 S.A

Lot 880 S.B.

LIGHT BUS BAY

LGV L/UL

LGV L/UL

H B & L

PROJECT
PROPOSED RESIDENTIAL CARE HOME FOR THE ELDERLY
AT AU TAU, YUEN LONG

DRAWING TITLE
PROPOSED BASEMENT PLAN

GENERAL NOTES
-

JOB NO.	HBL2101_S16
DWG NO.	3A-1
SCALE	1 : 300@A3
REV.	-
DRAWN	JP
DATE	01/08/2022

APPENDIX C

SWEPT PATH ANALYSIS



HWSPB Traffic & Transportation Consultants Ho Wang SPB Limited	Project Title: PROPOSED RESIDENTIAL CARE HOME FOR ELDERLY DEVELOPMENT AT VARIOUS LOTS IN D.D. 115, AU TAU, YUEN LONG, NEW TERRITORIES	Scale: 1 : 300	Date: JUN 2022	Figure No.: SP1
	Figure Title: SWEPT PATH ANALYSIS OF A 5m VEHICLE MANOEUVRING TO / FROM SIU SHEUNG ROAD TO THE LAYBY WITHIN SITE	Project No.: J1052.1	CAD Ref.: J1052.1/SWP2/PATH/2022-06-09	Rev.: –

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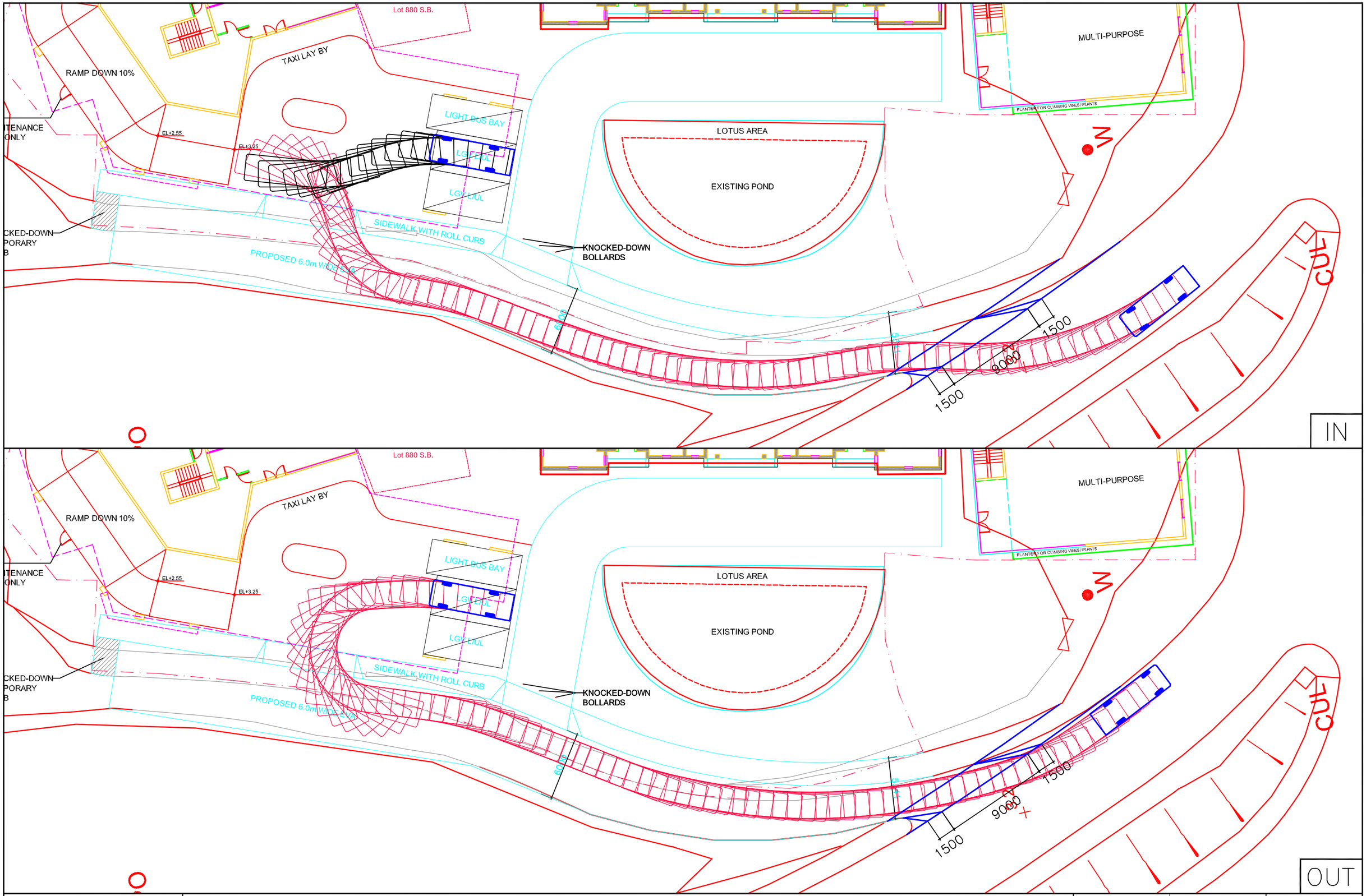

HWSPB 何黃 Traffic & Transportation Consultants Ho Wang SPB Limited	Project Title: PROPOSED RESIDENTIAL CARE HOME FOR ELDERLY DEVELOPMENT AT VARIOUS LOTS IN D.D. 115, AU TAU, YUEN LONG, NEW TERRITORIES	Scale: 1 : 300	Date: JUN 2022	Figure No.: SP2
	Figure Title: SWEPT PATH ANALYSIS OF A 7.7m LIGHT BUS MANOEUVRING TO / FROM SIU SHEUNG ROAD TO LIGHT BUS BAY WITHIN SITE	Project No.: J1052.1	CAD Ref.: J1052.1/SWP2/PATH/2022-06-09	Rev.: –

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Lot 880 S.B.

TAXI LAY BY

RAMP DOWN 10%

ITENANCE
ONLY

CKED-DOWN
PORARY
B

EL+2.55

EL+3.25

LIGHT BUS BAY

LGV L/UL

LGV L/UL

SIDEWALK WITH ROLL CURB

PROPOSED 6.0m WIDE EXA

KNOCKED-DOWN
BOLLARDS

LOTUS AREA

EXISTING POND

MULTI-PURPOSE

PLANTER FOR CLIMBING VINES / PLANTS

N

6000

1500

9000

1500

CUT

IN

Lot 880 S.B.

TAXI LAY BY

RAMP DOWN 10%

ITENANCE
ONLY

CKED-DOWN
PORARY
B

EL+2.55

EL+3.25

LIGHT BUS BAY

LGV L/UL

LGV L/UL

SIDEWALK WITH ROLL CURB

PROPOSED 6.0m WIDE EXA

KNOCKED-DOWN
BOLLARDS

LOTUS AREA

EXISTING POND

MULTI-PURPOSE

PLANTER FOR CLIMBING VINES / PLANTS

N

6000

1500

9000

1500

CUT

OUT

HWSPB 何黃
Traffic & Transportation Consultants
Ho Wang SPB Limited

Project Title: PROPOSED RESIDENTIAL CARE HOME FOR ELDERLY DEVELOPMENT AT VARIOUS LOTS IN D.D. 115, AU TAU, YUEN LONG, NEW TERRITORIES	Scale: 1 : 300	Date: JUN 2022	Figure No.: SP3	
Figure Title: SWEPT PATH ANALYSIS OF A 7m VEHICLE MANOEUVRING TO / FROM SIU SHEUNG ROAD TO LIGHT BUS BAY WITHIN SITE	Project No.: J1052.1	CAD Ref.: J1052.1/SWP2/PATH/2022-06-09	Rev.: –	

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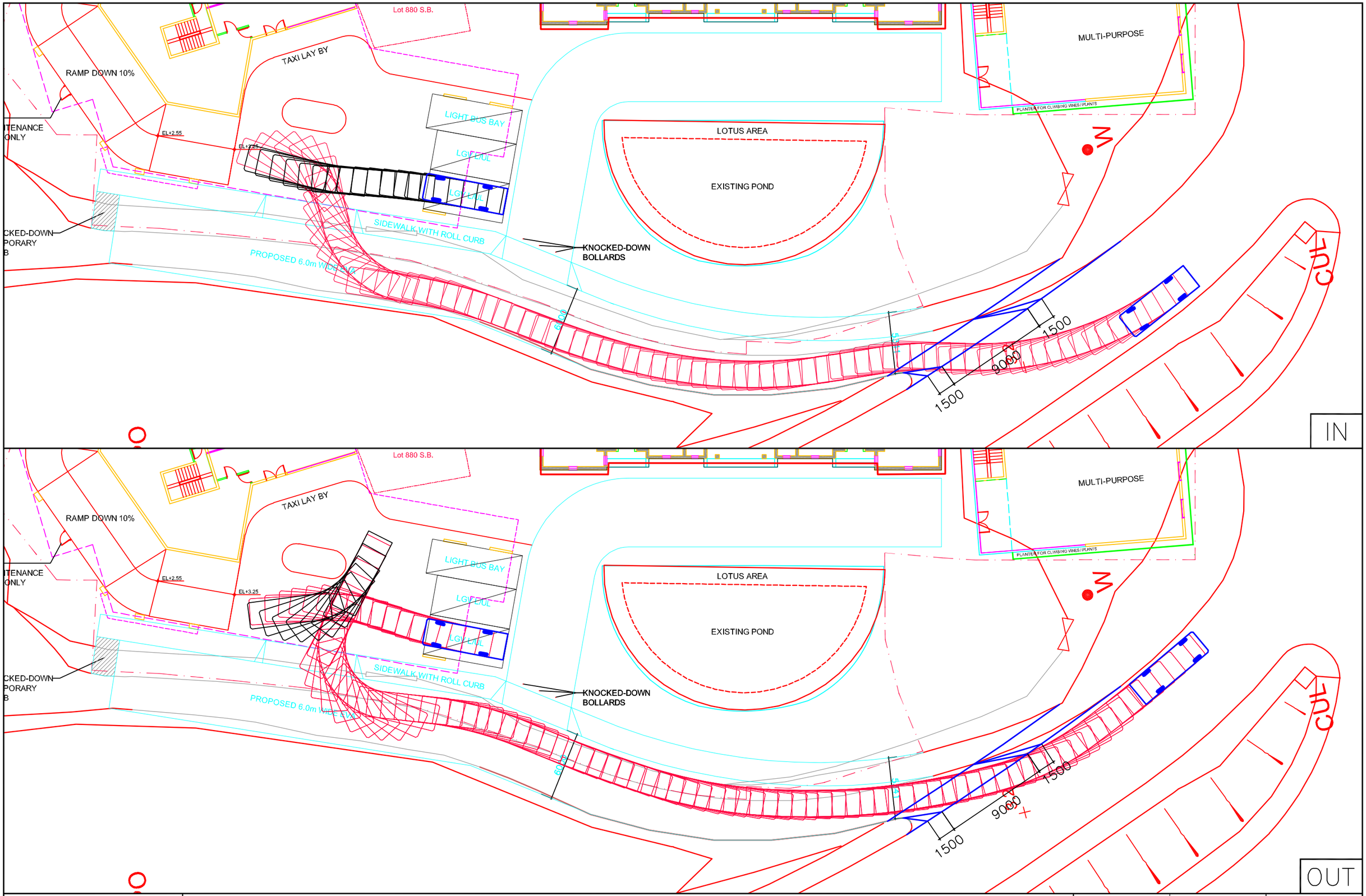

HWSPB 何黃 Traffic & Transportation Consultants Ho Wang SPB Limited	Project Title: PROPOSED RESIDENTIAL CARE HOME FOR ELDERLY DEVELOPMENT AT VARIOUS LOTS IN D.D. 115, AU TAU, YUEN LONG, NEW TERRITORIES	Scale: 1 : 300	Date: JUN 2022	Figure No.: SP4
	Figure Title: SWEPT PATH ANALYSIS OF A 7m VEHICLE MANOEUVRING TO / FROM SIU SHEUNG ROAD TO LIGHT BUS BAY WITHIN SITE	Project No.: J1052.1	CAD Ref.: J1052.1/SWP2/PATH/2022-06-09	Rev.: –

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Jockey Club Care and Attention Home

8.9

5.2

FOR MAINTENANCE USE ONLY

FOR MAINTENANCE USE ONLY

P1
P2
P3
P4
P5
P6

Lot 880 S.A

Lot 880 S.B.

LIGHT BUS BAY
LGV L/UL
LGV L/UL

+2.46
+1.53
+2.35
+3.25

1500
9000
1500

PO

7.4

HWSPB 何華 Traffic & Transportation Consultants Ho Wang SPB Limited	Project Title: PROPOSED RESIDENTIAL CARE HOME FOR ELDERLY DEVELOPMENT AT VARIOUS LOTS IN D.D. 115, AU TAU, YUEN LONG, NEW TERRITORIES	Scale: 1 : 300	Date: JUN 2022	Figure No.: SP5
	Figure Title: SWEPT PATH ANALYSIS FOR TWO 5m VEHICLE MANOEUVRING ALONG THE RAMP	Project No.: J1052.1	CAD Ref.: J1052.1/SWP2/PATH/2022-06-09	Rev.: –

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FOR MAINTENANCE USE ONLY

+0.25

+0.46

+1.53

P6

P5

P4

P1

P2

P3

Lot 880 S.A

Lot 880 S.B.

+2.55

+3.25

LIGHT BUS BAY

LGV L/UL

LGV L/UL

PO

FOR MAINTENANCE USE ONLY

+0.25

+0.46

+1.53

P6

P5

P4

P1

P2

P3

Lot 880 S.A

Lot 880 S.B.

+2.55

+3.25

LIGHT BUS BAY

LGV L/UL

LGV L/UL

PO

HWSPB 何生
Traffic & Transportation Consultants
Ho Wang SPB Limited

Project Title: PROPOSED RESIDENTIAL CARE HOME FOR ELDERLY DEVELOPMENT AT VARIOUS LOTS IN D.D. 115, AU TAU, YUEN LONG, NEW TERRITORIES	Scale: 1 : 300	Date: JUN 2022	Figure No.: SP6
Figure Title: SWEPT PATH ANALYSIS OF A 5m VEHICLE MANOEUVRING TO/FROM PARKING SPACE AT B/F	Project No.: J1052.1	CAD Ref.: J1052.1/SWP2/PATH/2022-06-09	Rev.: –

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APPENDIX D

VERIFICATION OF 2021 TRAFFIC FLOWS (UNDER COVID-19 CONDITIONS)

Appendix D - Verification of 2021 Traffic Flows (under COVID-19 Conditions)

Although the Government has announced all the schools classes were resumed in March 2021, there might be changed traffic patterns under the pandemic of COVID-19 in 2021. The daily commuting demands and public transport services might be lower than the normal traffic condition.

The 2021 traffic survey data in June 2021 (under COVID-19 condition) have compared with in-house survey record to verify the validity of the surveyed data.

2021 estimated flows (under normal condition)	=	2018 surveyed flows (under noraml condition)	x	Historical Growth Factor from 2016 to 2020

Historical Growth Factor from 2016 to 2020 (by review of previous "Annual Traffic Census" (ATC).

The historical Annual Average Daily Traffic (AADT) data of the surrounding road links are extracted from the "Annual Traffic Census" report issued by Transport Department are summarized below.

Stn No.	Road	From	To	2016	2017	2018	2019	2020
5016	San Tin Highway, Castle Peak Rd & San Tam Rd	Kam Tin Rd	Fairview Park Boulevard	92,230	90,650	86,230	90,860	81,870
5019	Castle Peak Rd - Yuen Long	Yuen Long On Lok Rd	Kam Tin Rd	31,990	30,040	29,300	30,160	27,640
6051	Kam Tin Rd	Castle Peak Rd - Yuen Long	Kam Sheung Rd western junction	35,260	34,880	41,960	41,820	41,410
6059	Long Yip St FO <N192>	Footbridge	Castle Peak Rd - Yuen Long	24,340	24,030	25,480	26,500	25,230
All Stations Total				**183,820**	**179,600**	**182,970**	**189,340**	**176,150**
Average Growth Rate (% p. a.)				**-2.30%**	**1.88%**	**3.48%**	**-6.97%**	
Overall Growth Rate (% p. a.) from 2016 to 2020				**-0.98%**				

The past ATC record shows that there is a negative growth (-0.98%) over the past 5 years. It is considered to adopt an nominal conservative annual growth rate of +0.5% for the 2018 traffic flows to produce the 2021 traffic flows (normal condition).

The comparison of the 2018 traffic flows, 2021 estimated traffic flows (normal condition with +0.5% growth) and 2021 actual surveyed traffic flows (under COVID-19 condition) are summarized below.

	2018 Flows (Normal Condition)	**2021 Estimated Flows (Normal Condition)**	**2021 Surveyed Flows (under COVID-19 Condition)**
Total Traffic Flows of Pok Oi Interchange (J2) (pcu/hr)	17684	17951	18246

After comparing the 2021 estimated flows and actual surveyed flows in 2021, the 2021 surveyed flows (under COVID-19 condition) is still higher than the 2021 estimated flows (normal condition with growth). Hence, the higher traffic flows (i.e. 2021 surveyed flows under COVID-19 condition) are adopted for the 2021 baseline traffic flows for projection to design year.

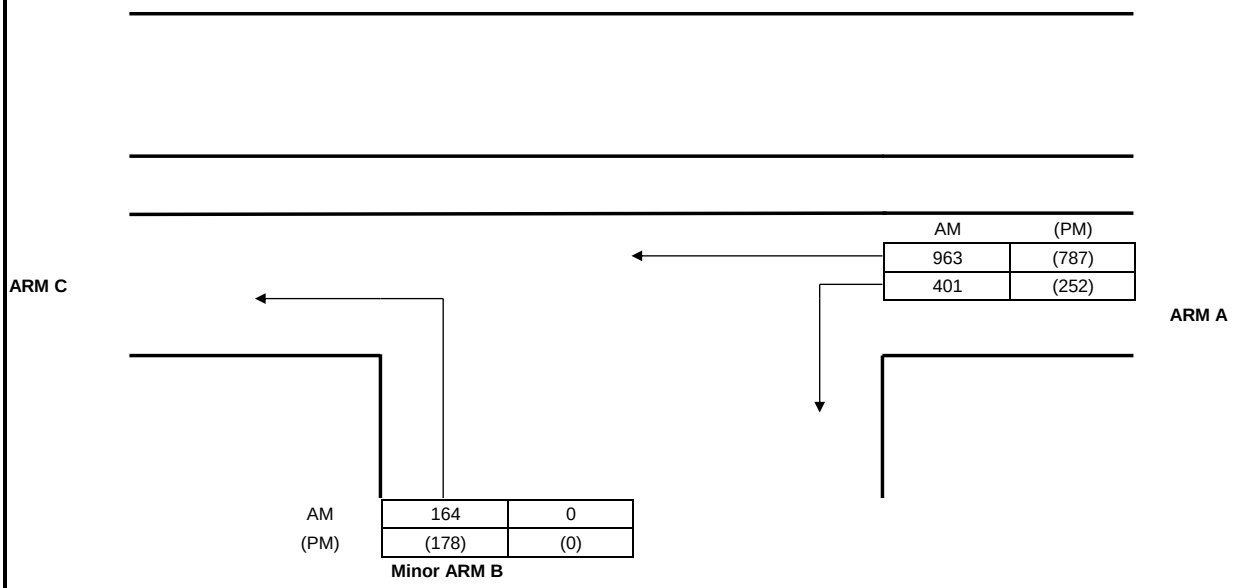
APPENDIX E

JUNCTION CALCULATION SHEETS

Simplified Priority Junction Capacity Calculation

Ho Wang SPB Limited
Traffic & Transportation Consultants

Job Title:	Proposed Residential Care Home for Elderly Development at Various Lots in D.D. 115, Au Tau, Yuen Long, New Territories				
Junction:	Siu Sheung Road / Castle Peak Road (Yuen Long)			Ref. No.:	J1
Scheme:	2021 Observed			Ref. No.:	
Year:	2021	Job No.:	J1052.1	Rev.:	-
ARM A:	Castle Peak Road (Yuen Long)				
ARM B:	Siu Sheung Road				
ARM C:	Castle Peak Road (Yuen Long)				



GEOMETRY

Major road width	W	10.00	Lane widths	w(b-a)	0.00
Central Reserve width	Wcr	0.00		w(b-c)	6.70
2 Lane Minor Arm (Y/N)		N		w(c-b)	0.00
Visibilities	Vr(b-a)	100	Calculated	D	0.63
	Vl(b-a)	100		E	1.26
	Vr(b-c)	100		F	0.59
	Vr(c-b)			Y	0.66

ANALYSIS

		Factor	AM PEAK	(PM) PEAK
TRAFFIC FLOWS	q(c-a)		0	0
	q(c-b)		0	0
	q(a-b)		401	252
	q(a-c)		963	787
	q(b-a)		0	0
	q(b-c)		164	178
	f		1.00	1.00
CAPACITIES	Q(b-a)	1	225	260
	Q(b-c)	1	603	674
	Q(c-b)	1	246	291
	Q(b-ac)	1	603	674
RFC's	b-a		0.000	0.000
	b-c		0.272	0.264
	c-b		0.000	0.000
	b-ac		0.272	0.264
Worst RFC			**0.272**	**0.264**

Where Vl and Vr are visibility distances to the left or right of the respective streams

D = (1+0.094(w(b-a)-3.65))(1+0.0009(Vr(b-a)-120))(1+0.0006(Vl(b-a)-150))

E = (1+0.094(w(b-c)-3.65))(1+0.0009(Vr(b-c)-120))

F = (1+0.094(w(c-b)-3.65))(1+0.0009(Vr(c-b)-120))

Y = 1-0.0345W

f = proportion of minor traffic turning left

Q (b-ac) = Q(b-c)*Q(b-a)/(1-f)*Q(b-c)+f*Q(b-a)

T.P.D.M.V.2.4
Appendix 1

Capacity of combined streams
- in accordance with TPDM V2.4

Calculated by:	SL	Date:	Jun-22	Checked by:	TA

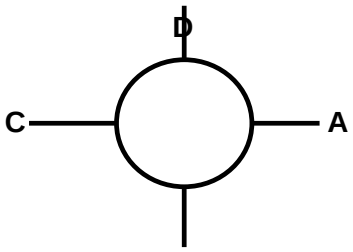
Simplified Roundabout Capacity Calculation

Ho Wang SPB Limited
Traffic & Transportation Consultants

Job Title:	Proposed Residential Care Home for Elderly Development at Various Lots in D.D. 115, Au Tau, Yuen Long, New Territories				
Junction:	Pok Oi Roundabout			Ref. No.:	J2
Scheme:	2021 Observed			Ref. No.:	
Year:	2021	Job No.:	J1052.1	Rev.:	-

AM PM

ARM A: Castle Peak Road (Yuen Long)
ARM B: Yuen Long Highway
ARM C: Castle Peak Road (Yuen Long)
ARM D: Yuen Long Highway



GEOMETRY

ARM	v	e	L	r	D	Phi	S
A	7.00	9.50	5	25	90	45	0.80
B	8.50	11.00	5	30	90	30	0.80
C	3.50	7.00	7	30	90	30	0.80
D	7.50	8.50	5	30	90	40	0.32

AM FLOWS

from \ to	A	B	C	D	Circ	Entry
A	0	0	0	0	1127	1207
B	0	0	0	0	1268	1345
C	0	0	0	0	1263	655
D	0	0	0	0	1694	683

PM FLOWS

from \ to	A	B	C	D	Circ	Entry
A	0	0	0	0	1378	1138
B	0	0	0	0	1461	1131
C	0	0	0	0	910	632
D	0	0	0	0	1492	862

CALCULATIONS

ARM	K	X_2	M	F	t_D	f_c	Q_E AM	Q_E PM	RFC AM	RFC PM
A	0.96	7.96	20.09	2412	1.02	0.56	1709	1575	0.71	0.72
B	1.02	9.46	20.09	2867	1.02	0.62	2112	1990	0.64	0.57
C	1.02	4.85	20.09	1468	1.02	0.42	949	1101	0.69	0.57
D	0.98	8.11	20.09	2457	1.02	0.56	1475	1587	0.46	0.54

Critical Arm: **A** **A**
RFC: **0.71** **0.72**
AM **PM**

- In accordance with TPDM V2.4

Calculated by:	SL	Date:	Jun-22	Checked by:	TA

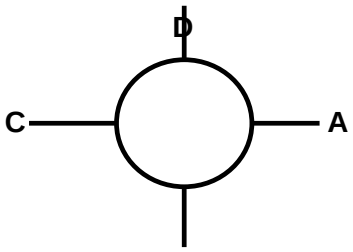
Simplified Roundabout Capacity Calculation

Ho Wang SPB Limited
Traffic & Transportation Consultants

Job Title:	Proposed Residential Care Home for Elderly Development at Various Lots in D.D. 115, Au Tau, Yuen Long, New Territories				
Junction:	Pok Oi Roundabout			Ref. No.:	J2 (1730-1845)
Scheme:	2021 Observed			Ref. No.:	
Year:	2021	Job No.:	J1052.1	Rev.:	-

17:30-18:30 17:45-18:45

ARM A: Castle Peak Road (Yuen Long)
ARM B: Yuen Long Highway
ARM C: Castle Peak Road (Yuen Long)
ARM D: Yuen Long Highway



GEOMETRY

ARM	v	e	L	r	D	Phi	S
A	7.00	9.50	5	25	90	45	0.80
B	8.50	11.00	5	30	90	30	0.80
C	3.50	7.00	7	30	90	30	0.80
D	7.50	8.50	5	30	90	40	0.32

17:30-18:30 FLOWS

from \ to	A	B	C	D	Circ	Entry
A	0	0	0	0	1374	1105
B	0	0	0	0	1412	1163
C	0	0	0	0	887	664
D	0	0	0	0	1539	848

17:45-18:45 FLOWS

from \ to	A	B	C	D	Circ	Entry
A	0	0	0	0	1445	1063
B	0	0	0	0	1440	1115
C	0	0	0	0	821	702
D	0	0	0	0	1520	846

CALCULATIONS

ARM	K	X_2	M	F	t_D	f_c	Q_E 17:30-18:30	Q_E 17:45-18:45	RFC 17:30-18:30	RFC 17:45-18:45
A	0.96	7.96	20.09	2412	1.02	0.56	1577	1539	0.70	0.69
B	1.02	9.46	20.09	2867	1.02	0.62	2021	2004	0.58	0.56
C	1.02	4.85	20.09	1468	1.02	0.42	1111	1139	0.60	0.62
D	0.98	8.11	20.09	2457	1.02	0.56	1561	1571	0.54	0.54

Critical Arm: **A** **A**
RFC: **0.70** **0.69**

- In accordance with TPDM V2.4

17:30-18:30 17:45-18:45

Calculated by:	SL	Date:	Jun-22	Checked by:	TA

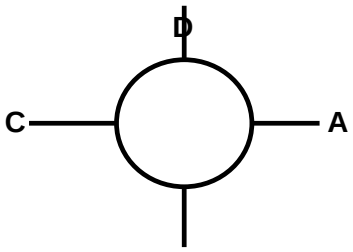
Simplified Roundabout Capacity Calculation

Ho Wang SPB Limited
Traffic & Transportation Consultants

Job Title:	Proposed Residential Care Home for Elderly Development at Various Lots in D.D. 115, Au Tau, Yuen Long, New Territories				
Junction:	Pok Oi Roundabout			Ref. No.:	J2 (1800-1900)
Scheme:	2021 Observed			Ref. No.:	
Year:	2021	Job No.:	J1052.1	Rev.:	-

18:00-19:0

ARM A: Castle Peak Road (Yuen Long)
ARM B: Yuen Long Highway
ARM C: Castle Peak Road (Yuen Long)
ARM D: Yuen Long Highway



GEOMETRY

ARM	v	e	L	r	D	Phi	S
A	7.00	9.50	5	25	90	45	0.80
B	8.50	11.00	5	30	90	30	0.80
C	3.50	7.00	7	30	90	30	0.80
D	7.50	8.50	5	30	90	40	0.32

FLOWS

from \ to	A	B	C	D	Circ	Entry
A	0	0	0	0		
B	0	0	0	0		
C	0	0	0	0		
D	0	0	0	0		

18:00-19:0 FLOWS

from \ to	A	B	C	D	Circ	Entry
A	0	0	0	0	1452	1014
B	0	0	0	0	1427	1080
C	0	0	0	0	780	738
D	0	0	0	0	1520	879

CALCULATIONS

ARM	K	X_2	M	F	t_D	f_c	Q_E 0	Q_E 18:00-19:0	RFC 0	RFC 18:00-19:0
A	0.96	7.96	20.09	2412	1.02	0.56	2310	1535	0.00	0.66
B	1.02	9.46	20.09	2867	1.02	0.62	2914	2012	0.00	0.54
C	1.02	4.85	20.09	1468	1.02	0.42	1492	1157	0.00	0.64
D	0.98	8.11	20.09	2457	1.02	0.56	2412	1571	0.00	0.56

Critical Arm:	**A**	**A**
RFC:	**0.00**	**0.66**
	0.00	**18:00-19:0**

- In accordance with TPDM V2.4

Calculated by:	SL	Date:	Jun-22	Checked by:	TA

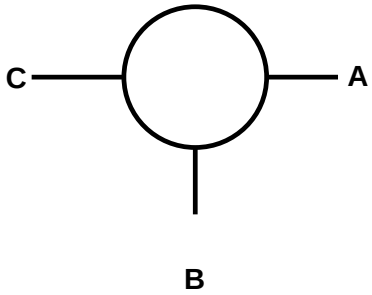
Simplified Roundabout Capacity Calculation

Ho Wang SPB Limited
Traffic & Transportation Consultants

Job Title:	Proposed Residential Care Home for Elderly Development at Various Lots in D.D. 115, Au Tau, Yuen Long, New Territories				
Junction:	Au Tau Roundabout			Ref. No.:	J3
Scheme:	2021 Observed			Ref. No.:	
Year:	2021	Job No.:	J1052.1	Rev.:	-

AM PM

ARM A: Castle Peak Road (Tam Mei)
ARM B: Kam Tin Rd
ARM C: Castle Peak Road (Yuen Long)



GEOMETRY

ARM	v	e	L	r	D	Phi	S
A	7.30	16.00	20	50	65	45	0.70
B	7.00	7.00	1	90	65	30	0.00
C	7.00	11.00	45	100	65	30	0.14

AM FLOWS

from \ to	A	B	C	Circ	Entry
A	0	0	0	1687	643
B	0	0	0	571	648
C	0	0	0	439	1739

PM FLOWS

from \ to	A	B	C	Circ	Entry
A	0	0	0	1636	560
B	0	0	0	533	675
C	0	0	0	367	1642

CALCULATIONS

ARM	K	X_2	M	F	t_D	f_c	Q_E AM	Q_E PM	RFC AM	RFC PM
A	0.98	10.94	1.65	3314	1.19	0.80	1927	1966	0.33	0.28
B	1.04	7.00	1.65	2121	1.19	0.60	1847	1870	0.35	0.36
C	1.04	10.11	1.65	3065	1.19	0.75	2840	2897	0.61	0.57

Critical Arm: **C** **C**
RFC: **0.61** **0.57**
AM **PM**

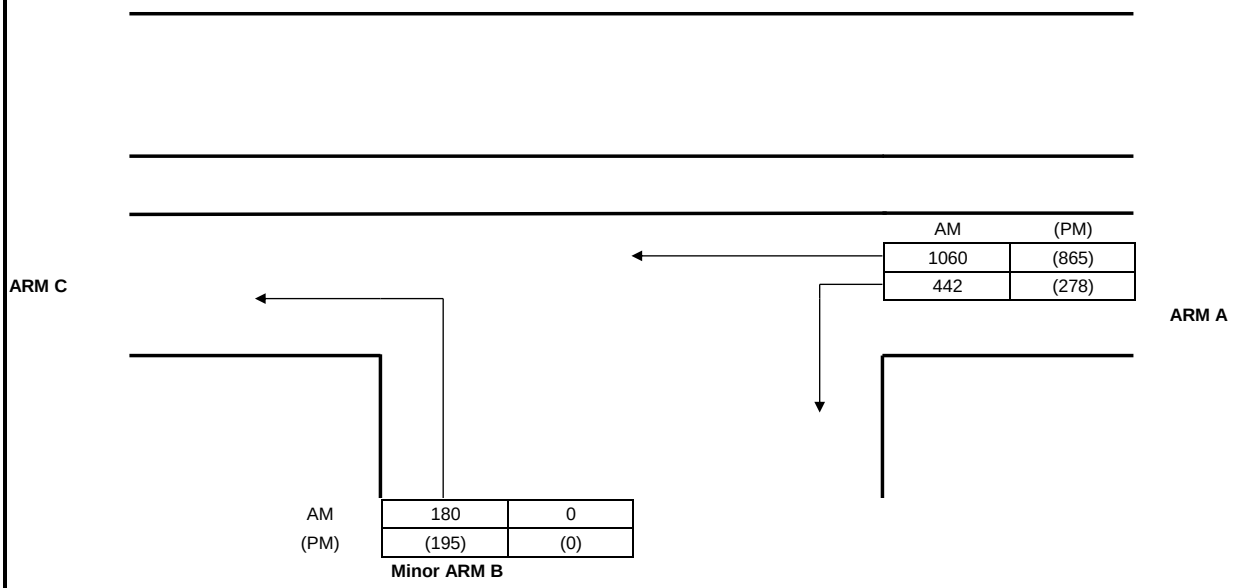
- In accordance with TPDM V2.4

Calculated by:	SL	Date:	Jun-22	Checked by:	TA

Simplified Priority Junction Capacity Calculation

Ho Wang SPB Limited
Traffic & Transportation Consultants

Job Title:	Proposed Residential Care Home for Elderly Development at Various Lots in D.D. 115, Au Tau, Yuen Long, New Territories				
Junction:	Siu Sheung Road / Castle Peak Road (Yuen Long)			Ref. No.:	J1R
Scheme:	2030 Reference			Ref. No.:	
Year:	2030	Job No.:	J1052.1	Rev.:	-
ARM A:	Castle Peak Road (Yuen Long)				
ARM B:	Siu Sheung Road				
ARM C:	Castle Peak Road (Yuen Long)				



GEOMETRY

Major road width	W	10.00	Lane widths	w(b-a)	0.00
Central Reserve width	Wcr	0.00		w(b-c)	6.70
2 Lane Minor Arm (Y/N)		N		w(c-b)	0.00
Visibilities	Vr(b-a)	100	Calculated	D	0.63
	Vl(b-a)	100		E	1.26
	Vr(b-c)	100		F	0.59
	Vr(c-b)			Y	0.66

ANALYSIS

		Factor	AM PEAK	(PM) PEAK
TRAFFIC FLOWS	q(c-a)		0	0
	q(c-b)		0	0
	q(a-b)		442	278
	q(a-c)		1060	865
	q(b-a)		0	0
	q(b-c)		180	195
	f		1.00	1.00
CAPACITIES	Q(b-a)	1	208	247
	Q(b-c)	1	569	648
	Q(c-b)	1	227	277
	Q(b-ac)	1	569	648
RFC's	b-a		0.000	0.000
	b-c		0.316	0.301
	c-b		0.000	0.000
	b-ac		0.316	0.301
Worst RFC			**0.316**	**0.301**

Where Vl and Vr are visibility distances to the left or right of the respective streams

D = (1+0.094(w(b-a)-3.65))(1+0.0009(Vr(b-a)-120))(1+0.0006(Vl(b-a)-150))

E = (1+0.094(w(b-c)-3.65))(1+0.0009(Vr(b-c)-120))

F = (1+0.094(w(c-b)-3.65))(1+0.0009(Vr(c-b)-120))

Y = 1-0.0345W

f = proportion of minor traffic turning left

Q (b-ac) = Q(b-c)*Q(b-a)/(1-f)*Q(b-c)+f*Q(b-a)

T.P.D.M.V.2.4
Appendix 1

Capacity of combined streams
- in accordance with TPDM V2.4

Calculated by:	SL	Date:	Jun-22	Checked by:	TA

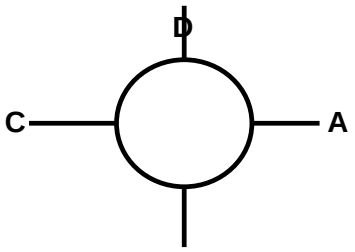
Simplified Roundabout Capacity Calculation

Ho Wang SPB Limited
Traffic & Transportation Consultants

Job Title:	Proposed Residential Care Home for Elderly Development at Various Lots in D.D. 115, Au Tau, Yuen Long, New Territories		
Junction:	Pok Oi Roundabout		Ref. No.: J2R (with CEDD Improvement)
Scheme:	2030 Reference (with CEDD improvement)		Ref. No.:
Year:	2030	Job No.: J1052.1	Rev.: -

AM PM

ARM A: Castle Peak Road (Yuen Long)
ARM B: Yuen Long Highway
ARM C: Castle Peak Road (Yuen Long)
ARM D: Yuen Long Highway



GEOMETRY

ARM	v	e	L	r	D	Phi	S
A	3.50	4.50	5	25	90	30	0.32
B	8.50	11.00	5	30	90	30	0.80
C	3.50	7.00	7	30	90	30	0.80
D	7.50	8.50	5	30	90	40	0.32

AM FLOWS

from \ to	A	B	C	D	Circ	Entry
A	0	0	0	0	1400	505
B	0	0	0	0	1555	1480
C	0	0	0	0	1390	721
D	0	0	0	0	1866	911

PM FLOWS

from \ to	A	B	C	D	Circ	Entry
A	0	0	0	0	1621	401
B	0	0	0	0	1712	1245
C	0	0	0	0	1002	696
D	0	0	0	0	1642	1053

CALCULATIONS

ARM	K	X_2	M	F	t_D	f_c	Q_E AM	Q_E PM	RFC AM	RFC PM
A	1.01	4.11	20.09	1245	1.02	0.39	704	616	0.72	0.65
B	1.02	9.46	20.09	2867	1.02	0.62	1931	1832	0.77	0.68
C	1.02	4.85	20.09	1468	1.02	0.42	894	1061	0.81	0.66
D	0.98	8.11	20.09	2457	1.02	0.56	1380	1504	0.66	0.70

Critical Arm:	**C**	**D**
RFC:	**0.81**	**0.70**
	AM	**PM**

- In accordance with TPDM V2.4

Calculated by:	SL	Date:	Jun-22	Checked by:	TA

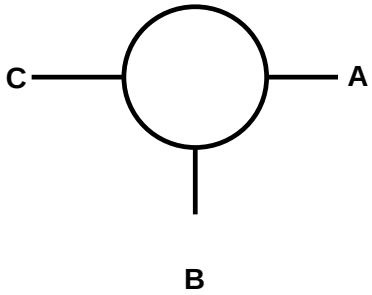
Simplified Roundabout Capacity Calculation

Ho Wang SPB Limited
Traffic & Transportation Consultants

Job Title:	Proposed Residential Care Home for Elderly Development at Various Lots in D.D. 115, Au Tau, Yuen Long, New Territories		
Junction:	Au Tau Roundabout	Ref. No.:	J3R (with 604 improvement)
Scheme:	2030 Reference (with A/YL-KTN/604 improvement)	Ref. No.:	
Year:	2030	Job No.: J1052.1	Rev.: -

AM PM

ARM A: Castle Peak Road (Tam Mei)
ARM B: Kam Tin Rd
ARM C: Castle Peak Road (Yuen Long)



GEOMETRY

ARM	v	e	L	r	D	Phi	S
A	7.30	16.00	20	50	65	45	0.70
B	7.00	7.00	1	90	65	30	0.00
C	7.00	11.00	45	100	65	30	0.14

AM FLOWS

from \ to	A	B	C	Circ	Entry
A	0	0	0	1863	576
B	0	0	0	629	991
C	0	0	0	760	1920

PM FLOWS

from \ to	A	B	C	Circ	Entry
A	0	0	0	1805	442
B	0	0	0	587	1001
C	0	0	0	661	1811

CALCULATIONS

ARM	K	X_2	M	F	t_D	f_c	Q_E AM	Q_E PM	RFC AM	RFC PM
A	0.98	10.94	1.65	3314	1.19	0.80	1790	1835	0.32	0.24
B	1.04	7.00	1.65	2121	1.19	0.60	1810	1837	0.55	0.55
C	1.04	10.11	1.65	3065	1.19	0.75	2589	2666	0.74	0.68

Critical Arm:	**C**	**C**
RFC:	**0.74**	**0.68**
	AM	**PM**

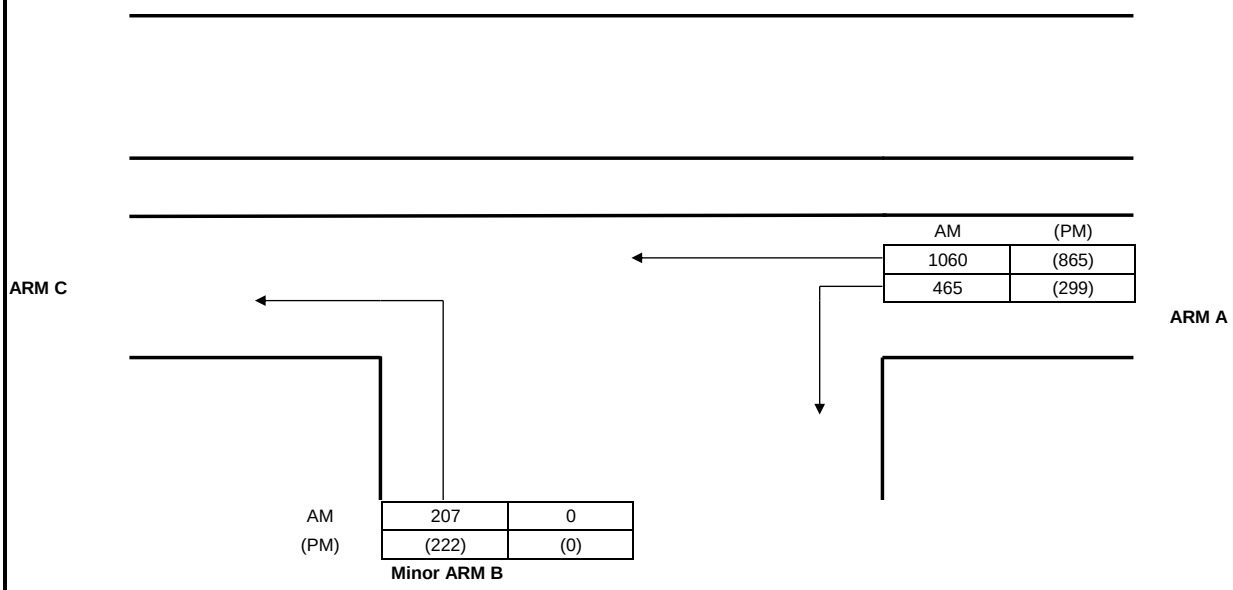
- In accordance with TPDM V2.4

Calculated by:	SL	Date:	Jun-22	Checked by:	TA

Simplified Priority Junction Capacity Calculation

Ho Wang SPB Limited
Traffic & Transportation Consultants

Job Title:	Proposed Residential Care Home for Elderly Development at Various Lots in D.D. 115, Au Tau, Yuen Long, New Territories				
Junction:	Siu Sheung Road / Castle Peak Road (Yuen Long)			Ref. No.:	J1D
Scheme:	2030 Design			Ref. No.:	
Year:	2030	Job No.:	J1052.1	Rev.:	-
ARM A:	Castle Peak Road (Yuen Long)				
ARM B:	Siu Sheung Road				
ARM C:	Castle Peak Road (Yuen Long)				



GEOMETRY

Major road width	W	10.00	Lane widths	w(b-a)	0.00
Central Reserve width	Wcr	0.00		w(b-c)	6.70
2 Lane Minor Arm (Y/N)		N		w(c-b)	0.00
Visibilities	Vr(b-a)	100	Calculated	D	0.63
	Vl(b-a)	100		E	1.26
	Vr(b-c)	100		F	0.59
	Vr(c-b)			Y	0.66

ANALYSIS

		Factor	AM PEAK	(PM) PEAK
TRAFFIC FLOWS	q(c-a)		0	0
	q(c-b)		0	0
	q(a-b)		465	299
	q(a-c)		1060	865
	q(b-a)		0	0
	q(b-c)		207	222
	f		1.00	1.00
CAPACITIES	Q(b-a)	1	207	246
	Q(b-c)	1	567	645
	Q(c-b)	1	223	274
	Q(b-ac)	1	567	645
RFC's	b-a		0.000	0.000
	b-c		0.365	0.344
	c-b		0.000	0.000
	b-ac		0.365	0.344
Worst RFC			**0.365**	**0.344**

Where Vl and Vr are visibility distances to the left or right of the respective streams

D = (1+0.094(w(b-a)-3.65))(1+0.0009(Vr(b-a)-120))(1+0.0006(Vl(b-a)-150))

E = (1+0.094(w(b-c)-3.65))(1+0.0009(Vr(b-c)-120))

F = (1+0.094(w(c-b)-3.65))(1+0.0009(Vr(c-b)-120))

Y = 1-0.0345W

f = proportion of minor traffic turning left

Q (b-ac) = Q(b-c)*Q(b-a)/(1-f)*Q(b-c)+f*Q(b-a)

T.P.D.M.V.2.4
Appendix 1

Capacity of combined streams
- in accordance with TPDM V2.4

Calculated by:	SL	Date:	Jun-22	Checked by:	TA

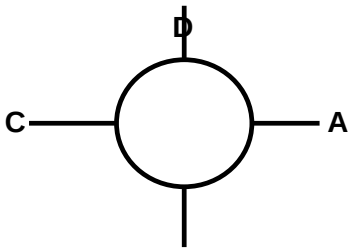
Simplified Roundabout Capacity Calculation

Ho Wang SPB Limited
Traffic & Transportation Consultants

Job Title:	Proposed Residential Care Home for Elderly Development at Various Lots in D.D. 115, Au Tau, Yuen Long, New Territories		
Junction:	Pok Oi Roundabout		Ref. No.: J2D (with CEDD Improvement)
Scheme:	2030 Design (with CEDD improvement)		Ref. No.:
Year:	2030	Job No.: J1052.1	Rev.: -

AM PM

ARM A: Castle Peak Road (Yuen Long)
ARM B: Yuen Long Highway
ARM C: Castle Peak Road (Yuen Long)
ARM D: Yuen Long Highway



GEOMETRY

ARM	v	e	L	r	D	Phi	S
A	3.50	4.50	5	25	90	30	0.32
B	8.50	11.00	5	30	90	30	0.80
C	3.50	7.00	7	30	90	30	0.80
D	7.50	8.50	5	30	90	40	0.32

AM FLOWS

from \ to	A	B	C	D	Circ	Entry
A	0	0	0	0	1400	509
B	0	0	0	0	1562	1483
C	0	0	0	0	1400	732
D	0	0	0	0	1884	911

PM FLOWS

from \ to	A	B	C	D	Circ	Entry
A	0	0	0	0	1621	404
B	0	0	0	0	1719	1248
C	0	0	0	0	1012	705
D	0	0	0	0	1658	1053

CALCULATIONS

ARM	K	X_2	M	F	t_D	f_c	Q_E AM	Q_E PM	RFC AM	RFC PM
A	1.01	4.11	20.09	1245	1.02	0.39	704	616	0.72	0.66
B	1.02	9.46	20.09	2867	1.02	0.62	1927	1827	0.77	0.68
C	1.02	4.85	20.09	1468	1.02	0.42	890	1057	0.82	0.67
D	0.98	8.11	20.09	2457	1.02	0.56	1370	1495	0.67	0.70

Critical Arm:	**C**	**D**
RFC:	**0.82**	**0.70**
	AM	**PM**

- In accordance with TPDM V2.4

Calculated by:	SL	Date:	Jun-22	Checked by:	TA

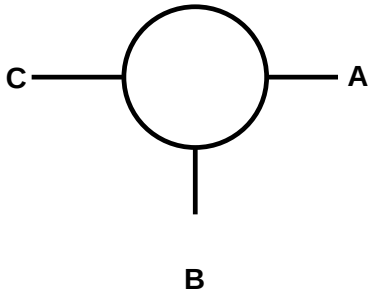
Simplified Roundabout Capacity Calculation

Ho Wang SPB Limited
Traffic & Transportation Consultants

Job Title:	Proposed Residential Care Home for Elderly Development at Various Lots in D.D. 115, Au Tau, Yuen Long, New Territories		
Junction:	Au Tau Roundabout	Ref. No.:	J3D (with 604 improvement)
Scheme:	2030 Design (with A/YL-KTN/604 improvement)	Ref. No.:	
Year:	2030	Job No.: J1052.1	Rev.: -

AM PM

ARM A: Castle Peak Road (Tam Mei)
ARM B: Kam Tin Rd
ARM C: Castle Peak Road (Yuen Long)



GEOMETRY

ARM	v	e	L	r	D	Phi	S
A	7.30	16.00	20	50	65	45	0.70
B	7.00	7.00	1	90	65	30	0.00
C	7.00	11.00	45	100	65	30	0.14

AM FLOWS

from \ to	A	B	C	Circ	Entry
A	0	0	0	1881	576
B	0	0	0	629	991
C	0	0	0	760	1946

PM FLOWS

from \ to	A	B	C	Circ	Entry
A	0	0	0	1823	442
B	0	0	0	587	1001
C	0	0	0	661	1837

CALCULATIONS

ARM	K	X_2	M	F	t_D	f_c	Q_E AM	Q_E PM	RFC AM	RFC PM
A	0.98	10.94	1.65	3314	1.19	0.80	1776	1821	0.32	0.24
B	1.04	7.00	1.65	2121	1.19	0.60	1810	1837	0.55	0.55
C	1.04	10.11	1.65	3065	1.19	0.75	2589	2666	0.75	0.69

Critical Arm: C C
RFC: **0.75** **0.69**
AM **PM**

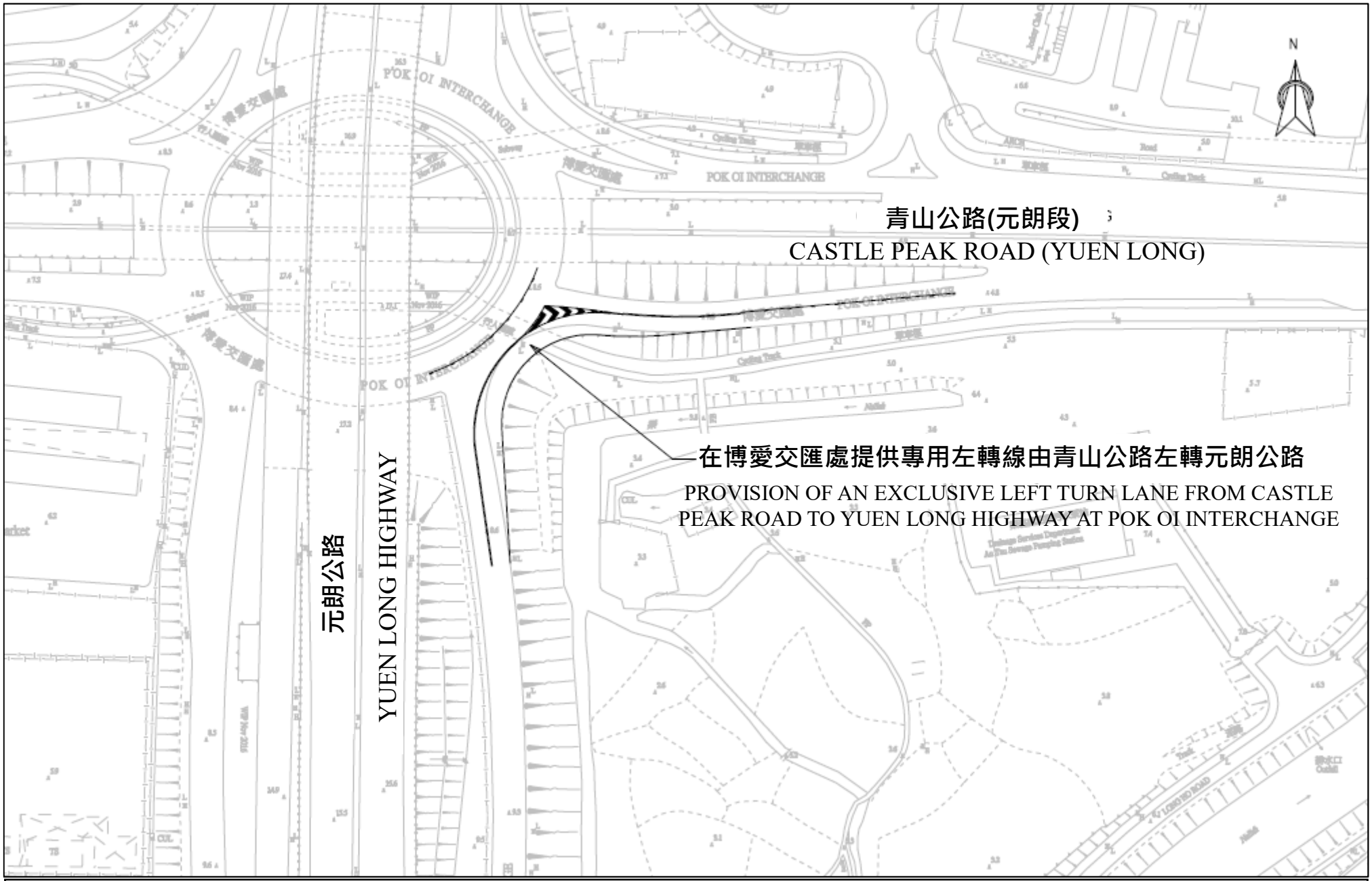
- In accordance with TPDM V2.4

Calculated by:	SL	Date:	Jun-22	Checked by:	TA

APPENDIX F

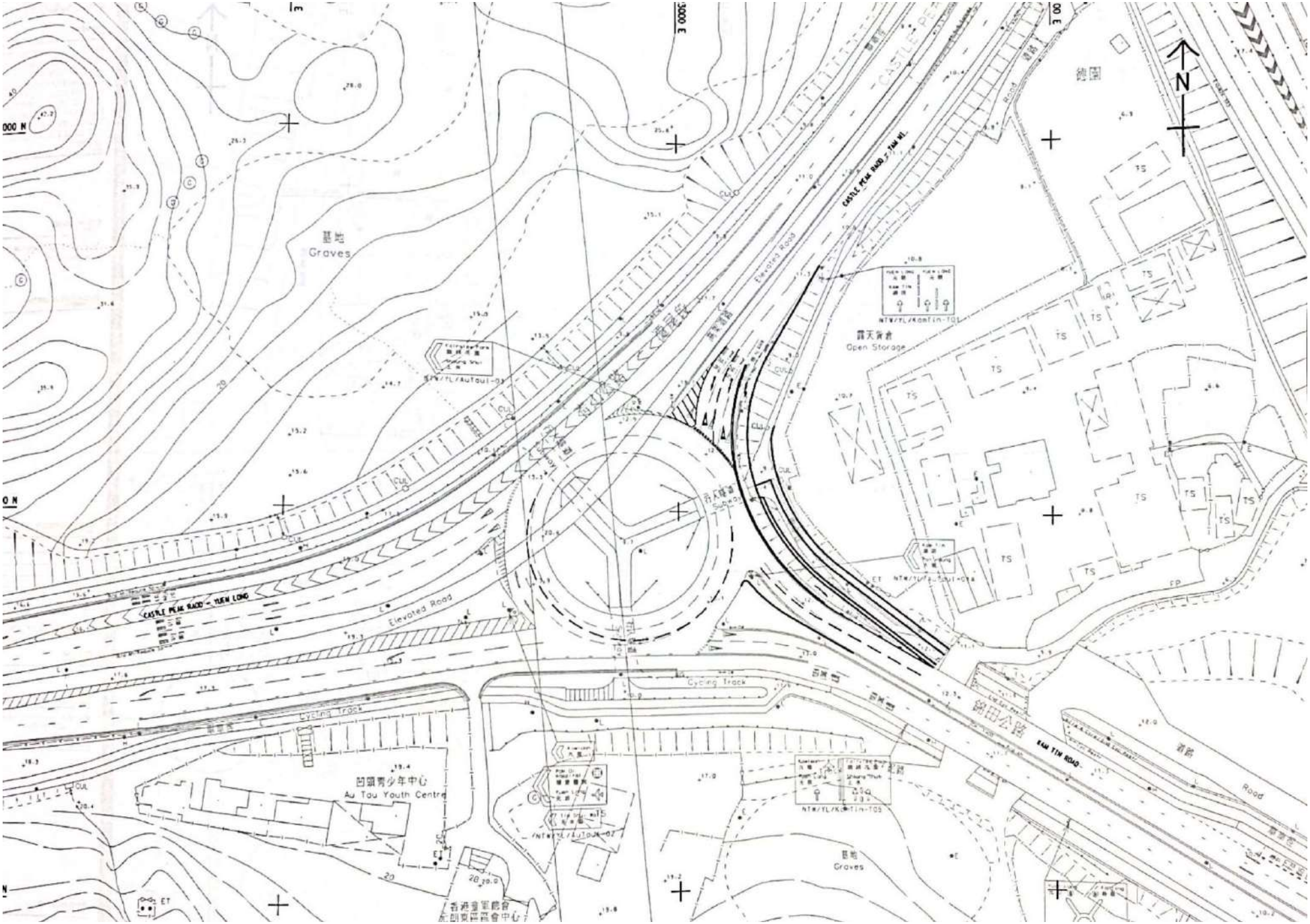
JUNCTION IMPROVEMENT SCHEMES AT POK OI INTERCHANGE AND AU TAU INTERCHANGE

附件四
ANNEX 4



博愛交匯處改善工程平面圖

LAYOUT PLAN OF IMPROVEMENT WORKS TO POK OI INTERCHANGE



N
基地
Graves
Elevated Road
CASTLE PEAK RAOD - YUEN LONG
CASTLE PEAK RAOD - TAM WI
Open Storage
Cycling Track
凹頭青少年中心
Au Tau Youth Centre
KAM TIN ROAD
Road
TS

Appendix VII

Environmental Assessment

Prepared for

Joyous Cheer Limited

Prepared by

Ramboll Hong Kong Limited

PROPOSED CONSERVATION OF HISTORIC BUILDING (PUN UK), PLACE OF RECREATION, SPORTS OR CULTURE (ARTS/ANTIQUE GALLERY AND HERITAGE EDUCATION) AND SOCIAL WELFARE FACILITIES (RESIDENTIAL CARE HOMES FOR THE ELDERLY ("RCHE")) AT VARIOUS LOTS IN D.D. 115 AND ADJOINING GOVERNMENT LAND, AU TAU, YUEN LONG

ENVIRONMENTAL ASSESSMENT

Date	**28 September 2021**
Prepared by	**Angela Chan** **Graduate Environmental Consultant**
Signed	
Approved by	**Calvin Chiu** **Senior Manager**
Signed	
Project Reference	**CNTAUTAUEI02**
Document No.	**R8153_v1.0**

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1. INTRODUCTION

1.1 Project Background

1.1.1 The Subject Site is located at various lots in D.D. 115 and adjoining government land in Au Tau, Yuen Long, N.T. Most of the Subject Site falls within area zoned "Undetermined" ("U") and with remaining area on south side zoned "Government, Institution or Community" ("G/IC") under Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8. Pun Uk which is a hakka mansion building structure and a Grade I Historic Building is situated within the Subject Site. In the latest proposal, Pun Uk is proposed to be conserved, and place of recreation, sports or culture (Arts/Antique Gallery and Heritage Education) and social welfare facilities (residential care home for the elderly, or RCHE) are proposed at the Subject Site.

1.1.2 A section 16 planning application is submitted for the proposed scheme. Ramboll Hong Kong Limited has been commissioned by the Applicant, Joyous Cheer Limited, to conduct the Environmental Assessment (EA) as one of the technical supporting documents.

1.1.3 This EA covers to provide assessment of environmental noise and air quality impact on the proposed development.

1.2 Project Location and Environ

1.2.1 The Subject Site is located at Au Tau, Yuen Long, which is surrounded by Pok Oi Hospital and Pok Oi Hospital Jockey Club Care and Attention Home (RCHE) to the east; site with temporary structure, Small traders New Village and the viaduct of the West Rail to the north; Siu Sheung Road and a local access road (solely for accessing to a private lot with temporary structure on the northern side of the Subject Site which is used for storage purpose) to the west; and Castle Peak Road to the south. To the further west of the Subject Site is Yuen Long Highway.

1.2.2 The existing historic building, Pun Uk, is located at about central to eastern part of the Subject Site. There is a semi-circular artificial pond located to the west of Pun Uk building. There are patches of vegetation scatted over remaining areas within the Subject Site.

1.2.3 The location of the Subject Site and its surrounding environs are shown in **Figure 1**.

1.3 Project Development

1.3.1 Pun Uk building and artificial pond will be retained. The additional buildings to house RCHE will be disposited on northern and southern side of Pun Uk building. The additional buildings will have max 6 storeys and elevation of 23.8m aboveground.

1.3.2 The proposed development scheme is shown in **Appendix 1**.

1.4 Organisation of this Environmental Assessment

1.4.1 This EA has been prepared to address environmental noise and air quality impacts, drainage and sewerage impacts on or arising from the proposed development.

1.4.2 Regarding the noise environment, the Subject Site is dominated by road traffic noise from along Castle Peak Road and Yuen Long Highway.

1.4.3 Nevertheless, as there exists Pok Oi Hospital, Jockey Club Care and Attention Home and site with temporary structure nearby, it is prudent to identify if there is any potential fixed/industrial noise source and evaluate whether the impact is acceptable.

1.4.4 Similarly, the existing West Rail viaduct is located at about 30m to the north of the Subject Site. While a section of viaduct (over 200m length) has been provided with full enclosure so that railway noise impact will be significantly reduced, there exists other section shielded by standard parapet only. The barrier shielding effect will be less significant and it is anticipated that the future noise sensitive uses facing viaduct at higher elevation will be subject to higher railway noise impact so that assessment of potential railway noise impact is considered necessary.

1.4.5 Regarding air quality, the major pollution source is vehicular emission along road carriageway. In addition, while there is absence of any industrial development and corresponding chimney stacks, emission source at Pok Oi Hospital is likely and should be verified.

1.4.6 This EA is organised as follows:

- Chapter 2 – road traffic noise impact assessment
- Chapter 3 – railway noise impact assessment
- Chapter 4 – fixed noise impact assessment
- Chapter 5 – environmental air quality impact assessment to address impact from vehicular and chimney stack emissions;
- Chapter 6 – concluding summary based on aforementioned assessment findings.

2. ROAD TRAFFIC NOISE IMPACT ASSESSMENT

2.1 Introduction

2.1.1 The Subject Site is surrounded by two major roads, Castle Peak Road – Yuen Long and Yuen Long Highway on south and west sides. The noise environment onsite is dominated by road traffic noise.

2.1.2 Traffic noise impact assessment is prepared to address potential road traffic noise impact on the proposed residential redevelopment in future.

2.2 Assessment Criteria

2.2.1 Noise standards are recommended in the HKPSG for planning against noise impact from sources such as road traffic, railway and aircraft etc. The proposed development is a RCHE. There are residence for elderly which will rely on openable window for ventilation purpose. Other areas (e.g multi-purpose hall, eating place, tea room, office) are either not noise sensitive in nature or not rely on openable window for ventilation so that they are not noise sensitive in nature. According to the guidelines, the maximum noise level from road traffic, measured in terms of L_{10} (1-hr) is recommended to be 70 dB(A).

2.3 Road Traffic Noise Impact Assessment Methodology

2.3.1 The assessment approach and methodology involved the prediction of future noise impacts on Noise Sensitive Receivers (NSRs) arising from traffic flows on existing and future road carriageways situated in the vicinity of the Subject Site.

2.3.2 The U.K. Department of Transport's procedure "Calculation of Road Traffic Noise" (CRTN) was used to predict the hourly L_{10} noise levels generated from road traffic at selected representative NSRs.

2.3.3 The Proposed development is applied for commencing operation in 2027. Traffic forecast for year 2042 representing the worst situation within 15 years from the operation is provided by project traffic consultant and included in **Appendix 2**. Project traffic consultant is liaising with Transport Department (TD) and any reply from TD in relation to the traffic forecast will be provided promptly.

2.4 Noise Sensitive Receivers

2.4.1 NSRs within the Subject Site have been selected for openable window of habitable rooms to represent the noise sensitive uses of the proposed development. Locations of the NSRs are shown in **Figure 2**.

2.4.2 The assessment points have been taken to be situated at 1.2 m above floor slabs and at 1 m away from the external facade of openable windows of habitable room of the flats.

2.5 Predicted Road Traffic Noise Level under Base Case Scenario

2.5.1 The predicted road traffic noise level (L_{10}(1-hr)) under base case scenario for the proposed development (without any noise mitigation measures) is presented in **Appendix 3**.

2.5.2 According to the assessment result, the highest predicted noise level is L_{10}(1hr) 77dB(A).

2.6 Recommended Noise Mitigation Measures

Fixed Glazing and Fixed Glazing with Maintenance Window

2.6.1 In case the room of noise sensitive use has alternative choice of openable window, the locations with glazing area would be designated as fixed glazing or fixed glazing with maintenance window (at least 8mm with noise insulation performance of Sound Transmission Class (STC) 34 or above).

2.6.2 If the fixed glazing is equipped with maintenance window, the maintenance window will be provided with a removable handle or key lock system to ensure the maintenance window remains locked except for cleaning and maintenance purpose. The maintenance window will be opened for maintenance only but not for ventilation purpose.

Acoustic Window (Baffle Type)

2.6.3 Acoustic window (baffle type) has been proposed as an innovative mitigation measures for the residential development. For all cases, the air gap will be maintained at 100mm.

2.6.4 The "designed setting" to reduce noise entry to indoor area is that the inner sliding panel is moved to the side behind the outer openable window so that noise from outside cannot penetrate through the opening and enter indoor area directly. According to the latest Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-130 "Lighting and Ventilation Requirements – Performance-based Approach", the proposed acoustic window (Baffle Type) is considered complying with prescribed ventilation requirement when the inner sliding panel is not on the same side as the openable window at the outer façade and with adequate net opening area. The design of the proposed baffle type acoustic window in its "designed setting" for noise reduction is confirmed by the project architect to meet the relevant natural ventilation requirement under the Building (Planning) Regulations (B(P)R). Similar baffle type acoustic window system has been adopted in ex-North Point Estate site (hereafter referred to as the "Reference Case"), the relative noise reduction (RNR) verified onsite ranges from 6.7 to 6.9 dB(A) for bedroom with micro-perforated absorbed (MPA) applied to the inner sliding panel and about 8.8 dB(A) for living room without MPA applied.

2.6.5 **Table 1** indicates the key parameters and configurations of the acoustic window (Baffle Type) and the acoustic door (Baffle Type) adopted in the Residential Reference Case and the associated noise reduction effects.

Table 1 Key Parameters of Acoustic Window (Baffle Type) of the Reference Case and the Associated Noise Reduction Effects

Parameters					RNR, dB(A)
Outer Opening Area, m^2	Gap Width, mm	Over-lapping Length, mm	Room Area, m^2	Use of Micro-perforated Absorber (MPA)	
3,2	100	253	38.3	No	8.8

Note: Micro-perforated Absorber (MPA), a kind of transparent sound absorption material when with air gap behind, was applied on the inner sliding panel for the case of Bedroom.

2.6.6 The configurations of the acoustic windows design are shown in **Appendix 4**. With the proposed configurations, the noise reduction effectiveness of the acoustics windows in this Proposed Development should not be worse than the Reference Case's, it is anticipated that the proposed acoustic window / door (Baffle Type) should have at least the same noise reduction (insertion loss) as the Reference Case's. In the Proposed Development, the configurations (i.e. gap width, over-lapping length, outer and inner opening areas) of the acoustic window will be optimized in detailed design stage. That is, the outer opening area and gap width will be minimised as far as practicable and the longest possible overlapping length is provided.

2.6.7 It should be noted that, RNR of baffle type acoustic window (Baffle Type) refers to the relative insertion loss indoors when compared with case using conventional window. Therefore, the RNR also depends on the size of conventional window and in turn the size of the habitable room (it is required under B(P)R that the size of window opening is at least 1/10 and 1/16 of the size of the room to fulfil prescribed natural lighting and ventilation requirement respectively). To take this into consideration when adopting the RNR of baffle type acoustic window of the configuration of the Reference Case, the RNR would be adjusted if the room size of the development is different from the Reference Case. It is considered that the amount of sound energy that can enter to room indoors should be proportional to the area of the window opening and in turn correlated to the room size. The adjustment is therefore proposed by using ratio of room size of proposed case and Reference Case (which represents the ratio of sound energy that can enter indoor area) and then converted to decibel scale using 10 x log function. For a conservative approach, if the room size of the Proposed Development is larger than the Reference Case, RNR of the corresponding Reference Case is adopted.

2.6.8 Based on the approach and methodology discussed above, the dimensions of major parameters and room size of Reference Case and individual habitable rooms in the Proposed Development are tabulated and shown in **Appendix 5**. It can be seen that all major parameters of the proposed cases would not be worse than that of the Reference Case.

2.6.9 The RNR of acoustic window (Baffle Type) of individual NSR at each floor is presented in **Appendix 6.** The maximum noise reduction adopted at each NSR will be the adjusted RNR but not exceed the residual exceedance under base case scenario.

2.6.10 The proposed mitigation measures (fixed glazing, fixed glazing with maintenance window, acoustic window (baffle type)) are also shown in **Figure 3**.

2.7 Predicted Road Traffic Noise Level under Mitigated Scenario

2.7.1 With the mitigation measures in place, the predicted noise level at all NSRs would be within the acceptable standard. As shown in **Appendix 3**, full compliance of the road traffic noise standard can be achieved.

2.7.2 It is notable that with the use of innovative acoustic window (Baffle Type), the predicted noise level at 1m away from the opening of the NSRs represents the

equivalent noise level after accounting the reduction in noise levels inside the room offered by the proposed mitigation measures.

2.8 Conclusion

2.8.1 The proposed development is subject to road traffic noise impact. Noise mitigation measures including fixed glazing, fixed glazing with maintenance window, acoustic window (baffle type) are proposed. With the proposed noise mitigation measures in place, no unacceptable road traffic noise impact is anticipated.

3. RAILWAY NOISE IMPACT ASSESSMENT

3.1 Introduction

3.1.1 The existing West Rail is aligned to the north of the Subject Site and separated by the private lot used for storage purpose. The nearest station, West Rail Yuen Long Station, is located over 380m to the west of the Subject Site. The railway line nearby the Subject Site is in the form of viaduct. The single viaduct from West Rail Yuen Long Station merges to a twin viaduct at the north of the Subject Site. Moreover, a portion of the twin viaduct is provided with full enclosure of more than 210m length covering up to about 250m to the east of the Subject Site. The section of viaduct to the further east is shielded by Pok Oi Hospital. In other words, the section of railway line affecting the site is to the north and west.

3.2 Assessment Criteria

3.2.1 Operation of the West Rail would be subject to control under the Noise Control Ordinance (NCO) by the "Technical Memorandum on Noise From Places Other Than Domestic Premises, Public Places or Construction Sites" (TM). The TM specifies the applicable Acceptable Noise Levels (ANLs) at Noise Sensitive Receivers (NSRs) which are dependent on the Area Sensitivity Rating (ASR) and the time period concerned. The ASR of NSR is determined on the basis of the perceived usage of the study area and the presence of any influencing factors such as major roads, industrial areas and airports.

3.2.2 According to the TM, 4 types of areas are defined and including: rural area (including country parks or village type developments), low density residential area (consisting of low-rise or isolated high-rise developments), urban area, and area other than those above. The Subject Site is located in Au Tau area and considered not rural, low density residential or urban area. Moreover, Yuen Long Highway has daily traffic flow of well over 30,000 veh and is considered an influencing factor (IF) according to the TM. Therefore, it is considered that this should be classified as the area other than those above and directly affected by IF with area sensitivity rating (ASR) "C".

3.2.3 The ANLs targeted in this assessment are shown in the table below.

Table 2 Acceptable Noise Levels (ANLs) at NSRs of the Proposed Development

Time Period	ANL for ASR "C", Leq (30 min), dB(A)
Day & Evening (0700 to 2300 hours)	70
Night (2300 to 0700 hours)	60

3.2.4 Besides the TM, the HKPSG also provides additional criteria for assessing railway noise. These noise criteria are specified in terms of A-weighted maximum noise level and daily railway noise exposure level.

Table 3 Railway Noise Standard under HKPSG

Description	Standard, dB(A)
Lmax (2300 to 0700 hours)	85
Leq (24-hour)	65

3.3 Assessment Approach for West Rail

3.3.1 Referring to the West Rail EIA and according to the advice from KCRC with regard to the operational characteristics of the services and the associated train noise, the frequency of trains during night time period will be highest between 0600 and 0700 in the morning.

3.3.2 According to the latest Environmental Permit for West Rail operation (FEP-24/004/1998/J) (**Appendix 8**), the frequency during 0600-0700 will be 40 trains per hour (two directions). The maximum number of trains in each direction would be 10 numbers in 30 minutes. Moreover, the ultimate train length will be reduced from 12 cars to 9 cars as stated in the Environmental Permit.

3.3.3 Reference is also made to the West Rail Operational Train Noise Assessment Report prepared by Ove Arup for MTR Corporation Limited dated July 2015 (2015 report) prepared for the purpose to cater for the future changes to form an east-west rail corridor once the Shatin to Central Link is completed (see **Appendix 9**). According to S3.1.1 of the 2015 report, it is understood that during daytime and evening (i.e. 0700 – 2300), the maximum total train frequency would need to be increased from 20 to 28 per 30-minute period afterwards. During night-time (i.e. 2300 – 0700), which is more critical as the night-time noise criteria is 10 dB(A) lower than the daytime, the maximum train frequency during any 30-minute period would remain unchanged as assumed in the EIA/VEP. Therefore, the assumption of 40 trains/hour based on EIA/VEP for night time is still applicable. On the other hand, the number of cars will be revised to 8 in future. As discussed in 2015 report, the noise level difference based on minor change of number of car is not significant. For the purpose of this study, 9-car train based on latest environmental permit is still adopted.

Reference Sound Exposure Level

Sound Exposure Level based on Direct Measurement (Reference Case)

3.3.4 The extent of railway noise was measured during the operation of West Rail at another site (now known as "The RIVA") adjacent to West Rail in 2006 before development. The train speed is estimated at around 120kph. Measurement was conducted just adjacent to West Rail viaduct and crane was used to elevate the sound level meter to highest possible height (38.5m above ground) generally having direct line of sight with West Rail train for measurement. At the time of measurement, the train was of 7 cars.

3.3.5 Based on the SELs determined, a conservative approach was adopted by selecting the maximum SELs respectively for near track and far track train movement as the reference noise level for subsequent assessment. The SELs at 130kph at reference distance of 25m and view angle of 180 degree for far and near tracks are derived below.

Table 4 West Rail Railway Noise Actual Measurement and Worst Case

Scenario	Actual Measurement	Worst Case Reference Scenario
Train type	7-car	9-car
Train speed, V	120 kph	130 kph
d (near track), m	23.8 m	25 m
d (far track), m	28 m	25 m
View angle (near track)	193°	180°
View angle (far track)	191°	180°
Barrier shielding (near track)	1.6 dB(A) reduction	No shielding
Barrier shielding (far track)	No shielding	No shielding
SEL (near track)	79.1 dB(A)	82.0 dB(A)
SEL (far track)	79.7 dB(A)	81.7 dB(A)

3.3.6 In this study, the highest SEL (i.e. **82.0 dB(A)**) at 25m is adopted for both near and far tracks as a conservative approach.

Reference Lmax Level

3.3.7 According to the latest Environmental Permit for West Rail operation (FEP-24/004/1998/J), the measured Lmax of West Rail is 72.5 dB(A), which was obtained during the test on the new trains at a distance of 25 m and at a speed of 130 km/hr. The train noise source term of Lmax of 75.3 dB(A) was adopted in a VEP application for the Pat Heung Depot Modification Works which has been approved by EPD (VEP-361/2012) in June 2012. The measurement result (Lmax 75.3 dB(A)), being the latest information, was also adopted for the assessment in SCL EIAs and PHD VEP. The calculation of Lmax in this report, therefore, adopts **75.3 dB(A)** at distance of 25 m and speed of 130 km/hr as Lmax reference for West Rail Line. It is assumed that trains pass along each track (WR EB and WR WB) concurrently for the worst case scenario.

Method of Prediction

3.3.8 Based on the reference SEL, the Leq (30 min) level during the night-time period was determined by accounting the following factors:

- Distance correction [DC = 10 x log (Dref / D)] where Dref is reference distance during measurement
- View angle correction [VAC = 10 x log (VA / 180]] where VA = view angle to railway track within 300 m from the NSR (for tracks over 300 m away from the NSR, the contribution to the overall railway noise impact is considered negligible. In real situation, railway noise from over 300 m is unlikely audible so that the proposed methodology would unlikely result in any significant under-estimation of the predicted noise impact)
- Barrier correction (based on Maekawa's Approach to take into account barrier effect using path difference)
- Wearing correction [+3 dB(A)]
- Façade correction [+2.5 dB(A)]
- Conversion from SEL to Leq (30 min) during night-time [a frequency of 11 flights in 30 minutes per direction during night time as advised by KCRC and with 1 additional train to account possible worst case impact]

3.3.9 It is noted that the traveling speed of reference case ranges from 120kph to 130kph. On the other hand, the railway segment nearby the Subject Site is close to Yuen Long Station so that the travelling speed is generally lower due to need of stoppage. As a conservative approach, no correction for speed is included.

3.3.10 For day and evening time noise standard, it was mentioned that the maximum two-way frequency during day and evening time for West Rail is 28 trains per 30 minutes, or 14 trains per direction per 30 minutes. The worst situation will be having 15 trains (i.e. with 1 additional train) per direction in 30-minute period. Leq(30min) during day and evening time can be projected based on Leq(30min)(2300-0700) by a correction factor of 10xlog(15/11) = 1.3 dB(A) (N.B. 11 trains assumed before per direction in 30-minute period during 2300-0700). Since the standard for day and evening time is 10 dB(A) higher than the night time standard where the predicted noise level during day and evening time will be **1.3 dB(A)** higher than predicted noise level during night time, it means that the day and evening time standard is deemed complied with once the night time standard can be met.

3.3.11 By assuming worst case situation with train operations in 24 hours and maximum frequency respectively during 0700-2300 and 2300-0700 are applied, Leq(24hour) level can be projected as 10xlog((10^(Leq(30min)(0700-2300)/10) x 16 + 10^(Leq(30min)(2300-0700)/10) x 8)/24). The equivalent correction factor to determine Leq(24hr) based on Leq(30min)(2300-0700) will be 0.9 dB(A). Since the Leq(24hr) standard is 5 dB(A) higher than the night time standard where the predicted noise level during day and evening time will be **0.9 dB(A)** higher than predicted noise level during night time, it means that the day and evening time standard is deemed complied with once the night time standard can be met.

3.3.12 The night time noise standard is considered most stringent. Should the predicted night time noise level be within the acceptable criterion, no unacceptable railway noise impact is anticipated.

3.3.13 The Lmax noise level is determined by considering distance, barrier, wearing and façade correction. For the worst case scenario, it is assumed that there is concurrent EB and WB train generating noise impact at the same time.

3.4 Noise Sensitive Receiver

3.4.1 The proposed development would have bedroom of elderly located on the northern side facing West Rail viaduct. The track of the viaduct is elevated at around 20.4 mPD. The floor slab of top storey (6/F) of the proposed development is elevated at 22.37 mPD and just higher than the viaduct. Since the viaduct is provided with standard parapet of 1.2m height (measured from platform used for emergency purpose), there will be noise shielding effect so that the highest storey of the proposed development will be subject to relatively lower noise shielding and higher noise impact. Therefore, the location of the NSR nearest to the existing West Rail at 6/F is selected to represent the worst affected location of the habitable room of the Proposed Development at the Subject Site (i.e. RN1) (see **Figure 4**).

3.5 Predicted Results

3.5.1 The predicted railway noise result is shown below. Assessment sample calculation is shown in **Appendix 10.**

Leq(30min)(2300-0700)

3.5.2 The predicted night time Leq levels for the selected NSRs are presented in **Table 5**. According to the assessment result, the maximum predicted noise level amounts to about 53 dB(A) which is within the night time criterion of 60 dB(A). Other parameters projected based on methodology aforementioned are of noise level well within the standard. The predicted Lmax noise level is also within acceptable level.

Table 5 Predicted Railway Noise Level at RN1 (6/F)

Parameters	Predicted Noise Level, dB(A)	Standard, dB(A)
Leq (30 min) (2300-0700)	52.9	60
Leq (30 min) (0700-2300)	52.9+1.3 = 54.2	70
Leq (24 hr)	52.9+0.9 = 53.8	65
Lmax	69.5	85

3.6 Conclusion

3.6.1 Based on previous direct noise measurement data and the worst case operational scenario of the West Rail, the potential railway noise impact on the Proposed Development has been evaluated.

3.6.2 The results revealed that the predicted noise levels at the nearest NSR would be able to meet the noise criteria since a large portion of existing viaduct has been enclosed and the building height is limited and with substantial barrier shielding effect due to the standard parapet wall.

3.6.3 Given the above, no unacceptable railway noise impact due to West Rail operation to the proposed development at the Subject Site is anticipated.

4. FIXED NOISE IMPACT ASSESSMENT

4.1 Introduction

4.1.1 In this assessment, potential fixed noise source, if any, is identified and with its impact on the noise sensitive uses of the proposed development evaluated.

4.1.2 The proposed RCHE is not environmental polluting in nature. Yet, it may happen that there would be AC and mechanical ventilation equipment installation in future (subject to detailed design) that would generate some noise impact. Surrounding noise sensitive use (Pok Oi Hospital Jockey Club Care and Attention Home (RCHE) to the immediate east of the Subject Site) may be affected. There are also existing villages further apart (more than 90m to the north). It is practicably possible to suppress noise generation by means of such as housing the noisy equipment in door, selecting more quiet equipment, locating equipment away from noise sensitive uses, installing noise mitigation measures (e.g. barrier, partial enclosure, full enclosure, acoustic louver, silencer). In future detailed design stage, the requirement to meet HKPSG standard (Acceptable Noise Level – 5dB or prevailing background whichever is lower) will be clearly specified so that engineering consultant and future contractor should account and strictly follow. Therefore, no adverse fixed noise impact is anticipated.

4.2 Assessment Criteria

4.2.1 As discussion in **Section 3.2**, the applicable standard is tabulated in **Table 2**.

4.3 Evaluation of Fixed Noise Impact

4.3.1 **Figure 5** shows the identified fixed noise sources in the surrounding.

4.3.2 There is a private lot to the north of the Subject Site for storage purpose. As observed, there is no noisy operation and no powered mechanical equipment in this storage site. Only some temporary structure and vehicles are observed.

4.3.3 There is a company on opposite side of Siu Sheung Road to the southwest of the Subject Site for sales of container office. There is container office and car parking at this lot and again no noisy operation and no powered mechanical equipment observed.

4.3.4 Au Tau Sewage Pumping Station is located over 130m to the south of the Subject Site. There is no noticeable noise observed from just outside its fence wall.

4.3.5 Besides, according to the information provided by Pok Oi Hospital, there are cooling towers chillers located at the rooftop of the hospital at over 60m above ground. Since the proposed development is elevated up to 23m aboveground only, the cooling towers and chillers are well shielded by building structure of Pok Oi Hospital. There is no line of sight when viewing from the Subject Site There is no noticeable noise from its operation observed at the Subject Site as well.

4.3.6 According to the survey observation, there is no fixed noise source identified that would significantly affect the Subject Site and the future proposed development (6 storey RCHE building).

4.4 Conclusion

4.4.1 According to the survey, the only major fixed noise sources identified are cooling towers and chillers at the rooftop of Pok Oi Hospital over 60m above ground whereas no noticeable noise can be observed from other locations in the surrounding. Since the proposed development is elevated up to 23m aboveground only, the chillers are well shielded by building structure of Pok Oi Hospital.

4.4.2 It may happen that there would be AC and mechanical ventilation equipment installation in future (subject to detailed design) that would generate some noise impact. In future detailed design stage, the requirement to meet HKPSG standard (Acceptable Noise Level – 5dB or prevailing background whichever is lower) will be clearly specified so that engineering consultant and future contractor should account and strictly follow. Therefore, no adverse fixed noise impact is anticipated.

5. AIR QUALITY IMPACT ASSESSMENT

5.1 Buffer Separation Requirement under HKPSG

5.1.1 According to Table 3.1 in Chapter 9 of Hong Kong Planning Standards and Guidelines (HKPSG), minimum buffer separation is recommended for air sensitive uses from different types of pollution sources including road and industrial areas.

5.1.2 For industrial areas, buffer separation depends on relative difference in height of chimney exit and the site, and up to 200m is recommended.

5.1.3 For road and highways, buffer separations (measured from road kerb side to air sensitive use) of 20m, 10m and 5m are recommended respectively for trunk road and primary distributor, district distributor and local distributor.

5.2 Surrounding Environment

5.2.1 The surrounding context of the Subject Site is dominated by RCHE, hospital, village, high rise residential development and infrastructure facilities such as Au Tau Sewage Pumping Station (ATSPS). A site for storage purpose is to the immediate north and with some temporary structures built.

5.2.2 According to the field survey conducted on 3 June 2021 during day time (about 10:00 to 15:00) which covers the Subject Site and 200m from the Subject Site (see **Figure 6** for survey routing), there is no fluff, odour and other noticeable air pollutant emission identified in the surrounding, including area close to existing ATSPS over 130m to the south. In fact, ATSPS is a designated project under EIA Ordinance. A project profile (PP-097/2000) was prepared to cover individual environmental issues for permission to apply directly for permit. The design to mitigate odour impact has been duly considered under the EIA process. According to the project profile, wet well of the pumping station is the major odour source. To mitigate odour impact, the wet well is located underground and enclosed by air-tight covers. A reinforced concrete superstructure is provided to enclose the underground substructures including wet well, inlet chamber, screening chamber, etc. In addition, a de-odourizer and a forced ventilation system is installed to remove odour before discharging air from the pumping station to open air so that potential odour impacts can be mitigated. According to the advice from DSD, the design capacity of ATSPS is 10,700 m^3 per day. The odour removal efficiency of do-odorization system is of 99.5 to 99.9%. Reference is also made to a previously approved project, "Outlying Island Sewerage Stage 2 - Upgrading of Cheung Chau Sewage Collection, Treatment and Disposal Facilities (Application No. EIA-219/2013)". According to that project, the odour impact assessment conducted for the Pak She SPS (with a capacity of 42,336 m^3/day) has revealed that sensitive receivers with a separation distance varying from 1m up to 68m could meet the relevant criteria for odour level after the implementation of odour removal filtering system (with efficiency of 99%). Moreover, both Pak She SPS and ATSPS have the exhaust at G/F (~1.5m aboveground). Given (a) the similar nature of the ATSPS, (b) the relatively small capacity of the ATSPS (10,700 m^3/day vs 42,336 m^3/day), (c) even better odour removal efficiency (99.5-99.9% vs 99%) and (d) similar exhaust height but a much longer separation distance (130m vs 1~68m) between ATSPS and proposed development, the impact to ASRs at the subject site is not likely to be significant.

5.2.3 The nearest roads are Siu Sheung Road, Castle Peak Road – Yuen Long and Yuen Long Highway. In addition, there is an unnamed road to the immediate west which serves as access to another site to the immediate north of the Subject Site. It is noted that most of this unmanned road falls within private lot except the segment nearest and connecting to Siu Sheung Road (see **Appendix 12**).

5.2.4 According to Annual Traffic Census 2020, Castle Peak Road – Yuen Long is a rural trunk road; Yuen Long highway is an expressway. Both are considered equivalent to trunk road and primary distributor.

5.2.5 Siu Sheung Road and the unnamed road are not covered in the census. According to reply from TD and project traffic consultant, these roads can be classified as rural road and feeder road and is ranked lower than local distributor (see **Appendix 12**).

5.3 Appraisal of Chimney Stack Emission Impact on the Proposed Development

5.3.1 According to the field survey conducted on 3 June 2021 during day time (about 10:00 to 15:00) which covers 200m from the Subject Site, there is no chimney stacks observed other than those at the rooftop of Pok Oi Hospital (see **Figure 6** for survey routing). According to information provided by Pok Oi Hospital, the chimney stack (7 nos. with 2 of them for stand-by purpose) (see **Appendix 11**) is elevated above the upper roof floor so that it would have an elevation of at least 66.10mPD (upper roof floor level). The horizontal separation distance from the nearest (eastern) site boundary is about 70m.

5.3.2 Given that the proposed development is elevated to not more than 26mPD, the difference in vertical elevation between the chimney stack and the proposed development is >40m. Since chimney stack emission is generally dispersed upward, the potential air quality impact is unlikely significant. According to Table 3.1 in Chapter 9 of HKPSG, with different in height >40m, a horizontal separation distance of >10m is required. As the nearest horizontal separation distance between the Site and chimney stack is well above 10m, the buffer separation required is deemed fulfilled (**Figure 6**).

5.3.3 Therefore, no adverse air quality impact due to chimney stack emission is anticipated.

5.3.4 It is fully understood that it should be the responsibility of the applicant and consultants to ensure the validity of the chimney data in site surveys.

5.4 Appraisal of Vehicular Emission Impact on the Proposed Development

5.4.1 **Figure 7** shows the buffer separation from kerb side of nearest roads to the Subject Site.

- The openable window of the proposed development maintains horizontal separation of >20m from Castle Peak Road – Yuen Long and Yuen Long Highway (equivalent to trunk road and primary distributor). It is confirmed that all openable windows and air sensitive uses maintain the horizontal separation of 20m from Castle Peak Road (Yuen Long) and Yuen Long Highway.
- Siu Sheung Road is classified as rural road while the unnamed road is classified as feeder road. It is confirmed by project traffic consultant that rural road is of lower

hierarchy than local distributor. The feeder road is considered of even lower hierarchy. A more conservative assumption is adopted by applying the requirement of buffer distance for local distributor to Siu Sheung Road and unnamed road (i.e. 5m). It is confirmed that there is no air sensitive uses including openable window, fresh air intake and active recreational uses in open space including the Eco atrium and the open deck area located within any buffer zones by revised design with more setback from the unnamed road and designating a portion of glazed area as fixed glazing with no maintenance window (i.e. the glazing area is non-openable; there is no openable window within 5m from kerb side of unnamed road and Siu Sheung Road).

5.4.2 Therefore, no adverse air quality impact due to traffic emission is anticipated with adequate buffer separation provided.

5.5 Appraisal of Air Quality Impact due to Construction of the Project

5.5.1 The major air quality impact of concern during the construction phase will be the potential fugitive dust emission. The major dust emission sources during the construction phase of the Proposed Development are expected to arise from construction activities during site formation stage such as:

- Excavation resulting in exposed ground vulnerable to air erosion;
- Earth moving, loading and unloading of excavated material;
- Wind effect on material stockpiling; and
- Vehicle movements on haul roads and over the construction site.

5.5.2 There will be potential impacts from the criteria pollutants (e.g. nitrogen oxides (NOx), sulphur dioxide (SO2), and carbon monoxide (CO)). Emission from diesel trucks for the haulage of materials and construction plants will contain high percentage of smoke particulate and unburned hydrocarbons in comparison with petrol driven vehicles. However, as the development scale is low (low-rise building development only and Pun Uk is preserved onsite so that additional development to be built is of limited scale), the anticipated number of construction plants that result from the construction works will unlikely be high so that significant impact on the existing air quality is not envisaged. Under Air Pollution Control (Non-road Mobile Machinery) Emission Regulation and Air Pollution Control (Fuel Restriction) Regulation, there is also adequate control for emission from on-site machinery and non-road vehicles. In all circumstances, the contractor will be required to observe all relevant regulations and maintain all equipment in good condition to avoid any excessive emission.

5.5.3 There are ASRs located within 500m from the Proposed Development and considered as Air Sensitive Receivers (ASRs). Figure 8 shows the separation distance between the Application Site and the nearby ASRs which are expected to be worst affected. The nearest one is the existing Pok Oi Hospital RCHE adjacent to the Subject Site, and then Pok Oi Hospital and Small Traders New Village. Other ASRs are separated by major roads and sited further apart. It is noted that there are 2 planned developments respectively at various lots in DD115, Tung Shing Lei about 280m to the north of the subject site, and at "U" zone in Tung Shing Lei at over 300m to the east to northwest of the subject site. The tentative completion year of these 2 planned developments are respectively 2025 and 2026. In addition, a new S16

planning application for a site to the adjacent north of the subject site (proposed social welfare facility (RCHE) and residential institution development in "U" zone at various lots and adjoining government land, Tung Shing Lei, Nam Sang Wai, Yuen Long) has just been submitted in Jun 2022. Its tentative completion year is 2028. As the tentative completion year of the proposed development is 2027, there should be some overlapping of construction period of the aforementioned projects with the proposed development. Cumulative fugitive dust impact is anticipated. The first two planned development projects are sited farther away from the subject site. The cumulative impact is considered less significant when comparing that to the adjacent north of the subject site. It is noted that this concurrent project to the adjacent north has a site area of about 0.39ha. However, the built area is concentrated on the eastern portion with building footprint of about 1,200 sq.m only whereas the western portion is dedicated for open space and road access. Due to the limited scale of this project, the associated dust impact is less significant. Upon construction of the project, the applicant will have close liaison with the proponent of concurrent project and explore to avoid overlapping of particularly dusty works where practicably possible. In all circumstances, best management practice and applicable fugitive dust mitigation measures are expected to be implemented for the proposed development as well as for other concurrent construction projects.

Mitigation Measures for Fugitive Dust Emission

5.5.4 It is noted that the site area of the proposed development is limited. The existing Pun Uk will be preserved so that the actual built area of new building is even less. The proposed development is maximum 6 storeys including ground floor so that the foundation work would not involve large and deep piling. There is less than half of the site with 1-storey basement formed so that excavation work is limited as well. In all circumstances, fugitive dust emission arising from construction activities can be effectively suppressed by incorporating proper mitigation measures into work procedures through contractual clauses with reference to EPD's Recommended Pollution Control Clauses for Construction Contracts, where applicable, good site management, and close monitoring by the resident engineers. The contractor shall be required to follow the requirements of the Air Pollution Control (Construction Dust) Regulations. With the adaptation of good practices, it is expected that emission of construction dust can be kept at an acceptable level. Mitigation measures including but not limited to the followings with respect to superstructure construction of a building and hoarding should be implemented as appropriate:

- Plan site layout so that machinery and dust causing activities (e.g. haul roads and stockpiling areas) are located away from receptors (especially existing RCHE to the southeast of the Subject Site) as far as possible
- Electric power supply shall be provided to on-site machinery during the construction stage as far as possible to minimize the gaseous emissions. Construction plant and equipment will be connected to mains electricity supply use of diesel generators and diesel-powered equipment should be avoided as far as practicable to minimize air quality impact arising from the equipment
- In the case of the superstructure construction of a building
  - Where a scaffolding is erected around the perimeter of a building under construction, effective dust screens, sheeting or netting shall be provided to

5.6 Conclusion

5.6.1 As confirmed in field survey and information further provided by Pok Oi Hospital, there are only chimneys identified which is at least 40m higher than the proposed development at over 70m apart. The air sensitive uses of the proposed development can meet the respective buffer separation requirement from chimney stack. In addition, the air sensitive uses in the development scheme can also meet the buffer separation requirement with respect to nearest carriageways. There is no fluff, odour and other noticeable emission identified in the surrounding. Therefore, it is envisaged that the proposed development at the Subject Site would not be subject to significant air quality impact.

5.6.2 The proposed RCHE is not air polluting in nature. No significant air quality impact due to future operation of the proposed RCHE is anticipated. During construction of the project, best management practice and mitigation measures will be properly implemented so that no significant air quality impact during construction of the project on surrounding ASRs is anticipated.

6. CONCLUSION

6.1.1 The proposed RCHE at the Subject Site is located at Au Tau, Yuen Long. Bedrooms of the RCHE will rely on openable window for natural ventilation purpose. This Environmental Assessment has evaluated potential environmental noise and air quality impacts during operational phase of the project.

6.1.2 The proposed development is subject to road traffic noise impact. Noise mitigation measures including fixed glazing, fixed glazing with maintenance window, acoustic window (baffle type) are proposed. With the proposed noise mitigation measures in place, no unacceptable road traffic noise impact is anticipated.

6.1.3 Based on previous direct noise measurement data and the worst case operational scenario of the West Rail, the potential railway noise impact on the Proposed Development has been evaluated. The results revealed that the predicted noise levels at the nearest NSR would be able to meet the noise criteria since a large portion of existing viaduct has been enclosed and the building height is limited and with substantial barrier shielding effect due to the standard parapet wall. Given the above, no unacceptable railway noise impact due to West Rail operation to the proposed development at the Subject Site is anticipated.

6.1.4 According to the survey, the only major fixed noise sources identified are cooling towers and chillers at the rooftop of Pok Oi Hospital over 60m above ground whereas no noticeable noise can be observed from other locations in the surrounding. Since the proposed development is elevated up to 23m aboveground only, the chillers are well shielded by building structure of Pok Oi Hospital.

6.1.5 It may happen that there would be AC and mechanical ventilation equipment installation in future (subject to detailed design) that would generate some noise impact. In future detailed design stage, the requirement to meet HKPSG standard (Acceptable Noise Level – 5dB or prevailing background whichever is lower) will be clearly specified so that engineering consultant and future contractor should account and strictly follow. Therefore, no adverse fixed noise impact is anticipated.

6.1.6 As confirmed in field survey and information further provided by Pok Oi Hospital, there is only one chimney identified which is about 50m higher than the proposed development at over 70m apart. The air sensitive uses of the proposed development can meet the respective buffer separation requirement from chimney stack. In addition, the air sensitive uses in the development scheme can also meet the buffer separation requirement with respect to nearest carriageways. There is no fluff, odour and other noticeable emission identified in the surrounding. Therefore, it is envisaged that the proposed development at the Subject Site would not be subject to significant air quality impact.

6.1.7 The proposed RCHE is not air polluting in nature. No significant air quality impact due to future operation of the proposed RCHE is anticipated. During construction of the project, best management practice and mitigation measures will be properly implemented so that no significant air quality impact during construction of the project on surrounding ASRs is anticipated.

6.1.8 The proposed development is proposed to be connected to public sewer for wastewater treatment as detailed in the separate sewerage impact assessment

report. Therefore, no significant water quality impact during its operation is anticipated. To minimize potential water quality impact, relevant regulations, best practices and guidelines shall be followed, such as Water Pollution Control Ordinance (WPCO) and its TM, Recommended Pollution Control Clauses for Construction Contracts, ProPECC PN 5/93 "Drainage Plans Subject to Comment by the EPD", etc.

6.1.9 To summarise, there is no insurmountable environmental noise and air/water quality impact on or arising from the proposed RCHE development.

Figure





Figure: 1

Title: Location of the Subject Site and its Environs

Project: Proposed Conservation of Historic Building (Pun Uk), Place of Recreation, Sports or Culture (Arts/Antique Gallery and Heritage Education) and Social Welfare Facilities (Residential Care Homes for The Elderly ("RCHE")) at Various Lots in D.D. 115 and Adjoining Government Land, Au Tau, Yuen Long

RAMBOLL

Drawn by:	AC
Checked by:	CC
Rev.:	1.0
Date:	Sep 2021

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Figure: 2a

Title: Location of Selected Representative Noise Sensitive Receivers for Road Traffic Noise Impact Assessment (1/F)

Project: Proposed Conservation of Historic Building (Pun Uk), Place of Recreation, Sports or Culture (Arts/Antique Gallery and Heritage Education) and Social Welfare Facilities (Residential Care Homes for The Elderly ("RCHE")) at Various Lots in D.D. 115 and Adjoining Government Land, Au Tau, Yuen Long

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Rev.:	1.0
Date:	Sep 2021

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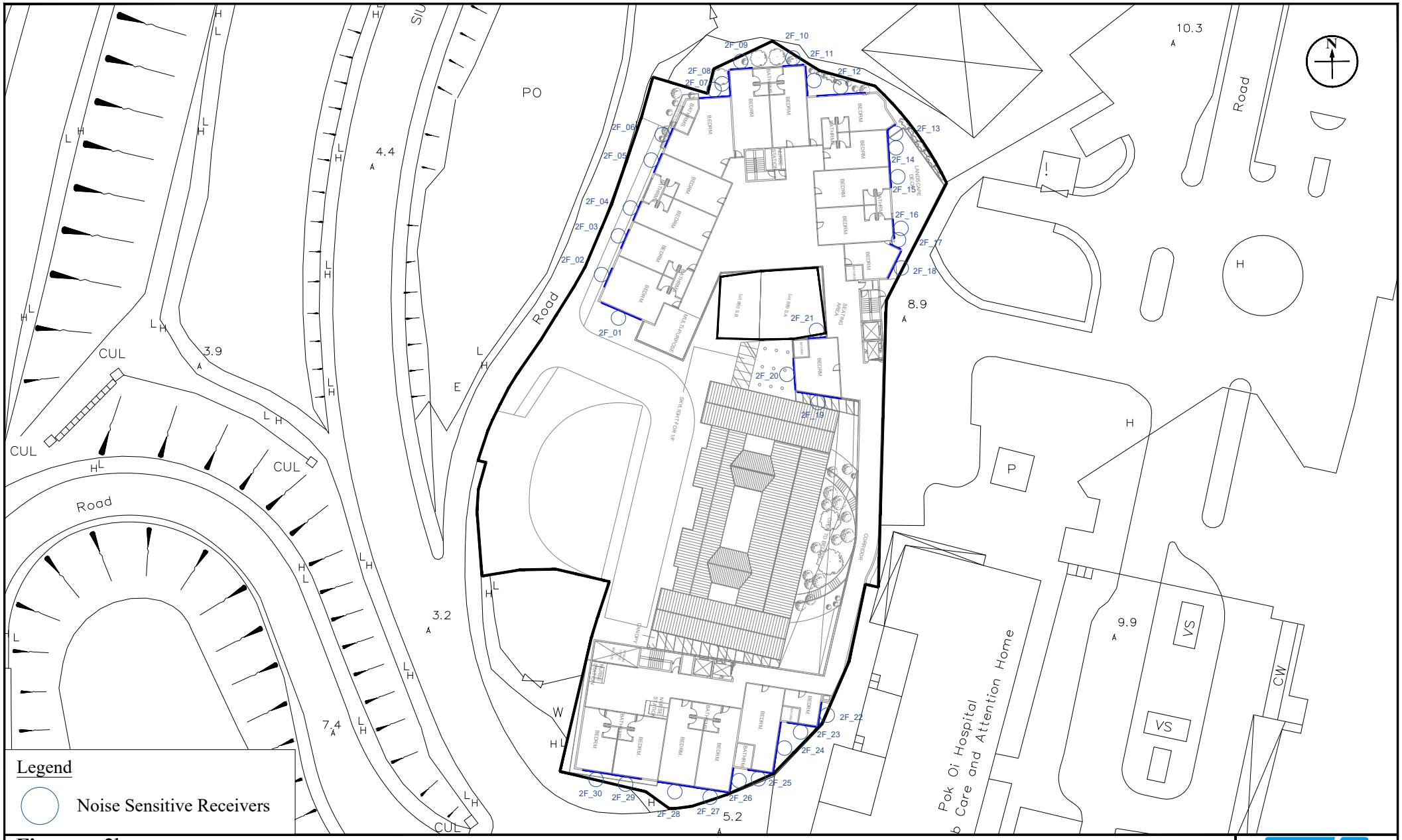

Figure: 2b

Title: Location of Selected Representative Noise Sensitive Receivers for Road Traffic Noise Impact Assessment (2/F)

Project: Proposed Conservation of Historic Building (Pun Uk), Place of Recreation, Sports or Culture (Arts/Antique Gallery and Heritage Education) and Social Welfare Facilities (Residential Care Homes for The Elderly ("RCHE")) at Various Lots in D.D. 115 and Adjoining Government Land, Au Tau, Yuen Long

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Checked by:	CC
Rev.:	1.0
Date:	Sep 2021

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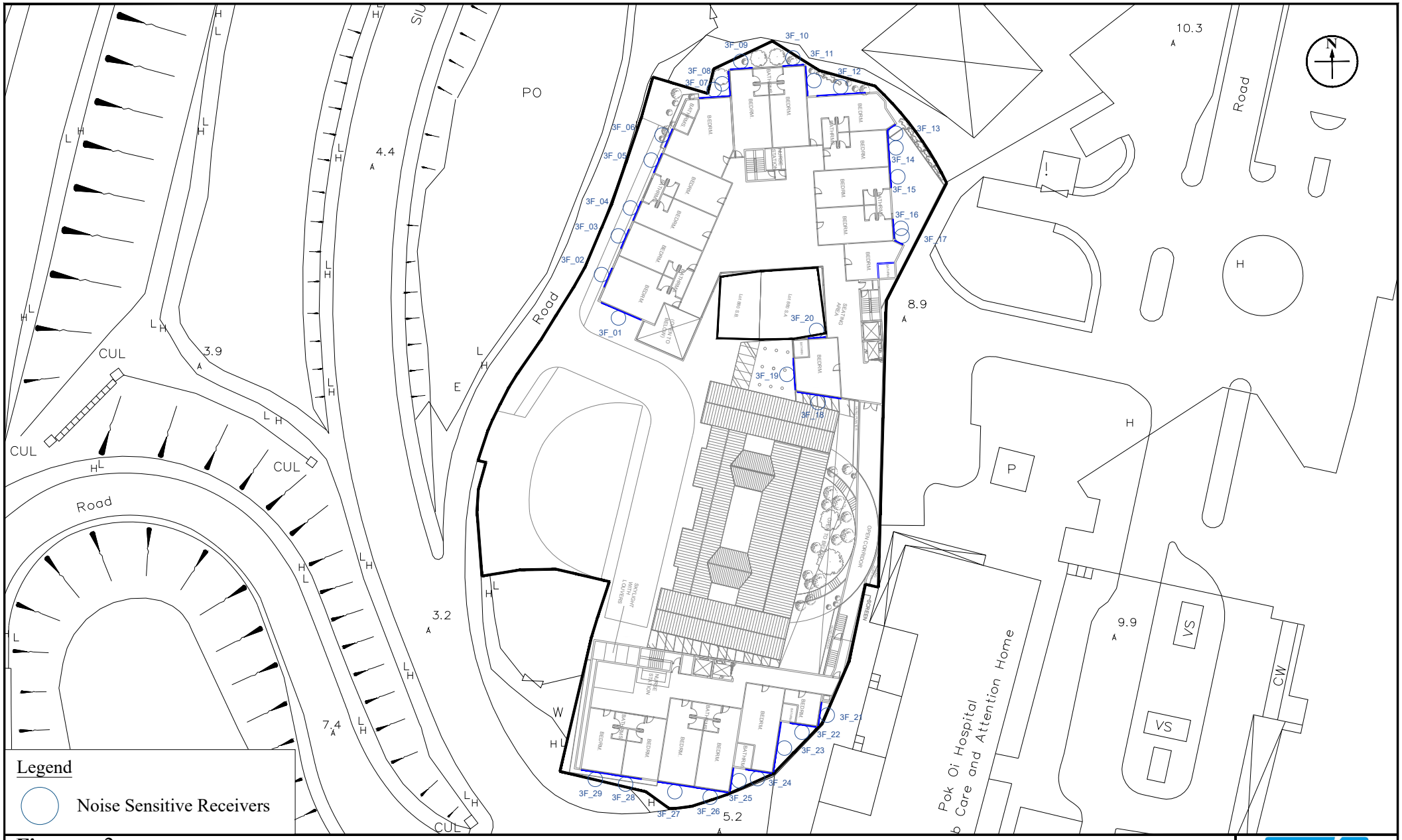

Figure: 2c

Title: Location of Selected Representative Noise Sensitive Receivers for Road Traffic Noise Impact Assessment (3/F)

Project: Proposed Conservation of Historic Building (Pun Uk), Place of Recreation, Sports or Culture (Arts/Antique Gallery and Heritage Education) and Social Welfare Facilities (Residential Care Homes for The Elderly ("RCHE")) at Various Lots in D.D. 115 and Adjoining Government Land, Au Tau, Yuen Long

RAMBOLL

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Checked by:	CC
Rev.:	1.0
Date:	Sep 2021

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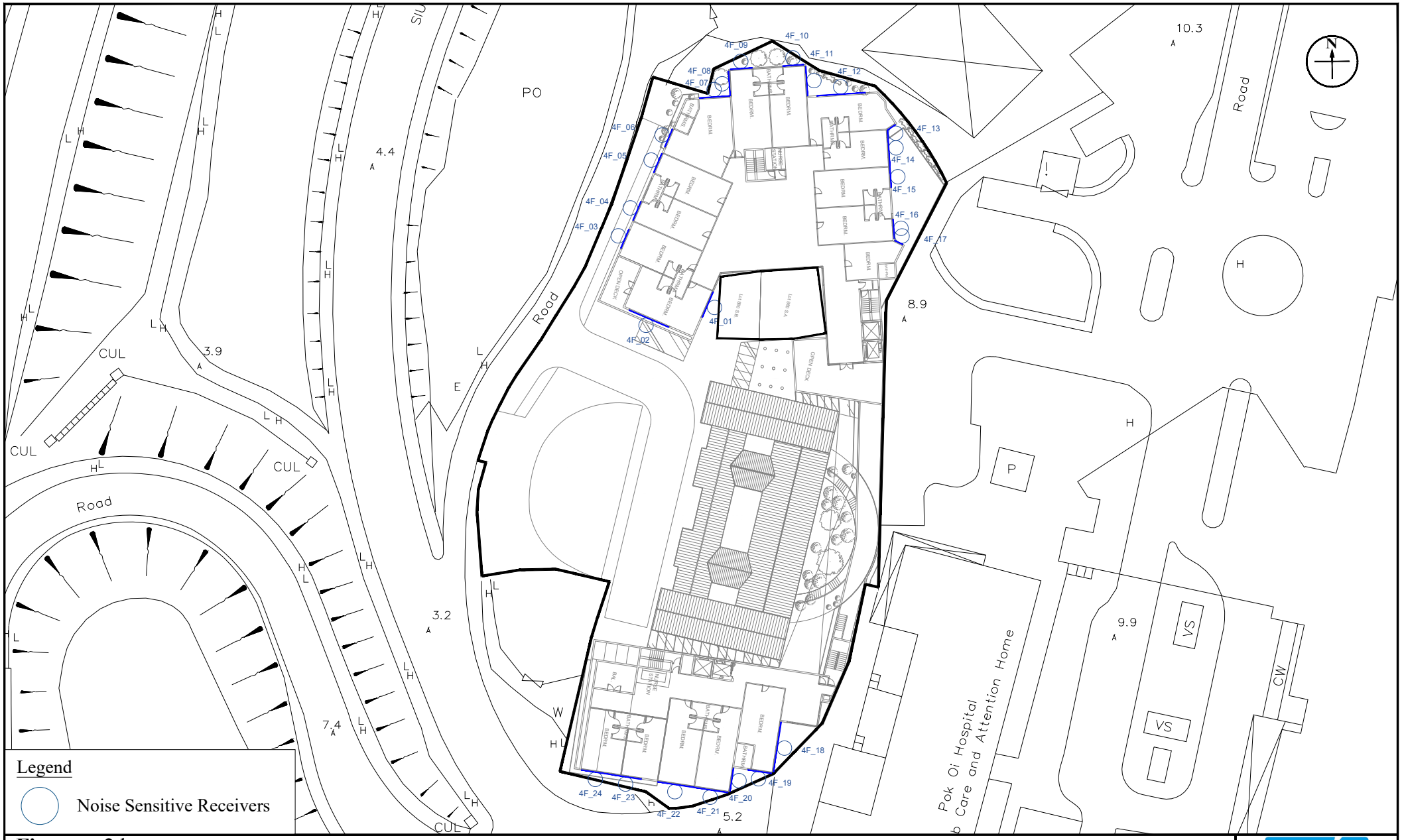

Figure: 2d

Title: Location of Selected Representative Noise Sensitive Receivers for Road Traffic Noise Impact Assessment (4/F)

Project: Proposed Conservation of Historic Building (Pun Uk), Place of Recreation, Sports or Culture (Arts/Antique Gallery and Heritage Education) and Social Welfare Facilities (Residential Care Homes for The Elderly ("RCHE")) at Various Lots in D.D. 115 and Adjoining Government Land, Au Tau, Yuen Long

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Checked by:	CC
Rev.:	1.0
Date:	Sep 2021

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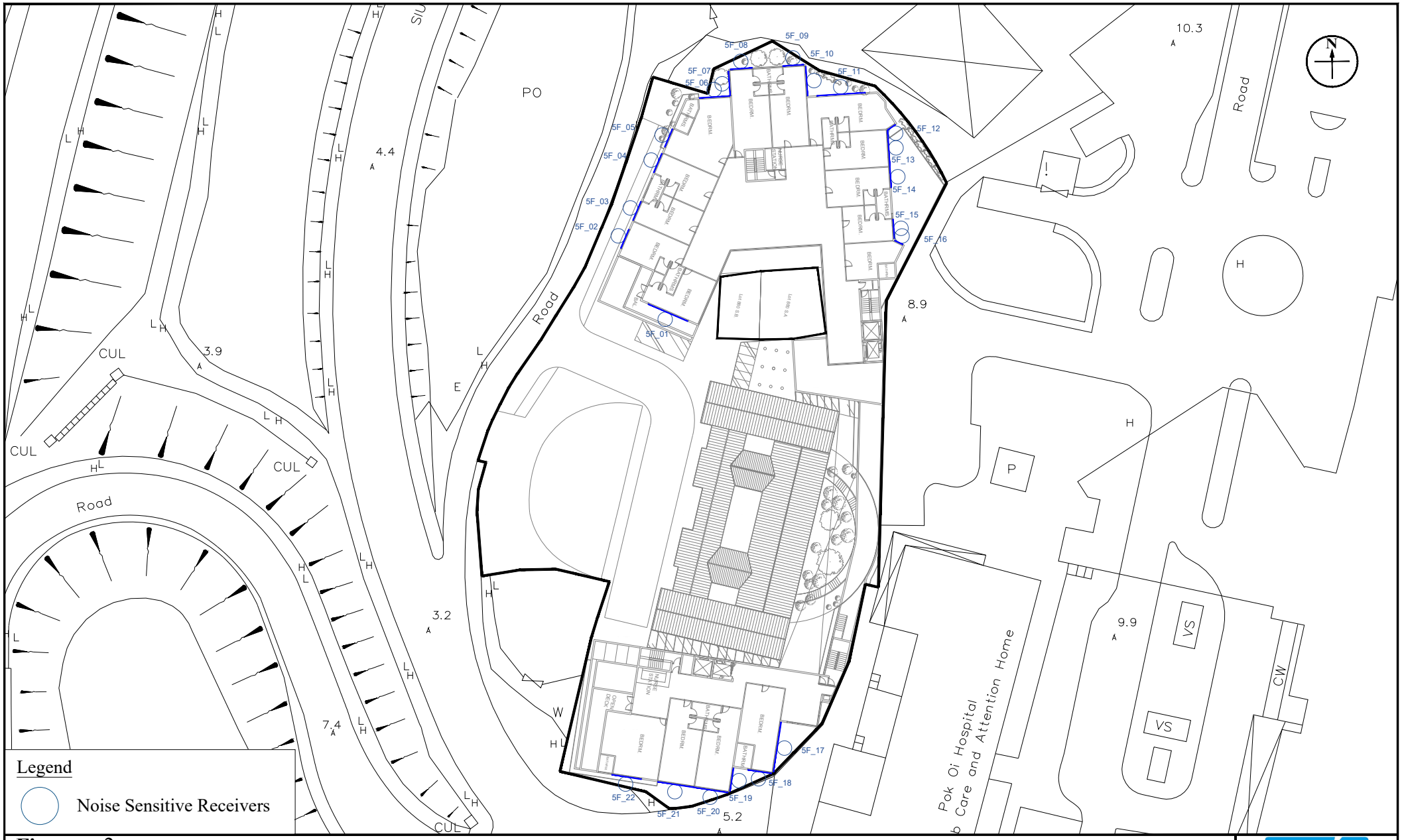

Figure: 2e

Title: Location of Selected Representative Noise Sensitive Receivers for Road Traffic Noise Impact Assessment (5/F)

Project: Proposed Conservation of Historic Building (Pun Uk), Place of Recreation, Sports or Culture (Arts/Antique Gallery and Heritage Education) and Social Welfare Facilities (Residential Care Homes for The Elderly ("RCHE")) at Various Lots in D.D. 115 and Adjoining Government Land, Au Tau, Yuen Long

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Checked by:	CC
Rev.:	1.0
Date:	Sep 2021

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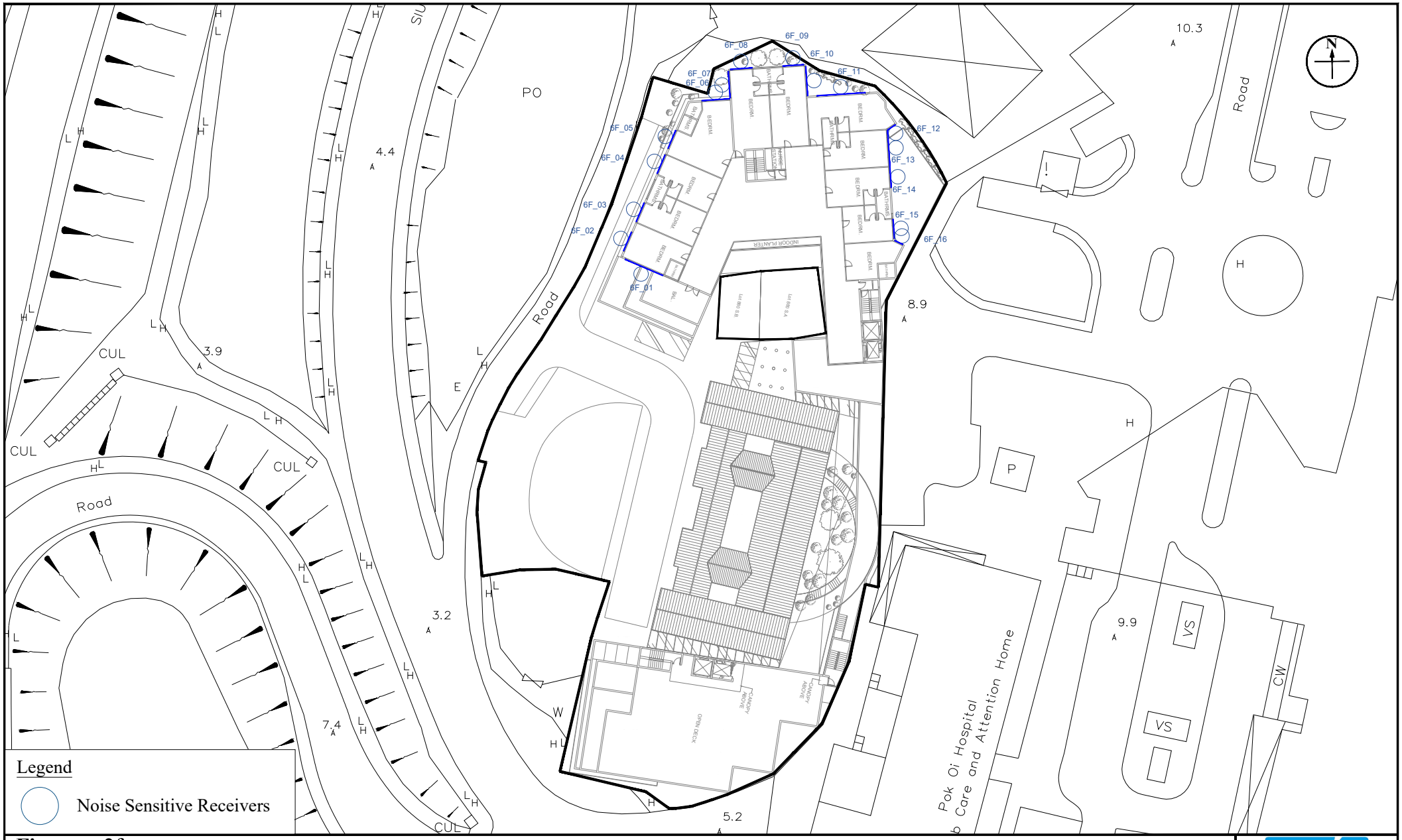

Figure: 2f

Title: Location of Selected Representative Noise Sensitive Receivers for Road Traffic Noise Impact Assessment (6/F)

Project: Proposed Conservation of Historic Building (Pun Uk), Place of Recreation, Sports or Culture (Arts/Antique Gallery and Heritage Education) and Social Welfare Facilities (Residential Care Homes for The Elderly ("RCHE")) at Various Lots in D.D. 115 and Adjoining Government Land, Au Tau, Yuen Long

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Checked by:	CC
Rev.:	1.0
Date:	Sep 2021

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Figure: 3a

Title: Proposed Noise Mitigation Measures for Road Traffic Noise Impact Assessment (1/F)

Project: Proposed Conservation of Historic Building (Pun Uk), Place of Recreation, Sports or Culture (Arts/Antique Gallery and Heritage Education) and Social Welfare Facilities (Residential Care Homes for The Elderly ("RCHE")) at Various Lots in D.D. 115 and Adjoining Government Land, Au Tau, Yuen Long

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Checked by:	CC
Rev.:	1.0
Date:	Sep 2021

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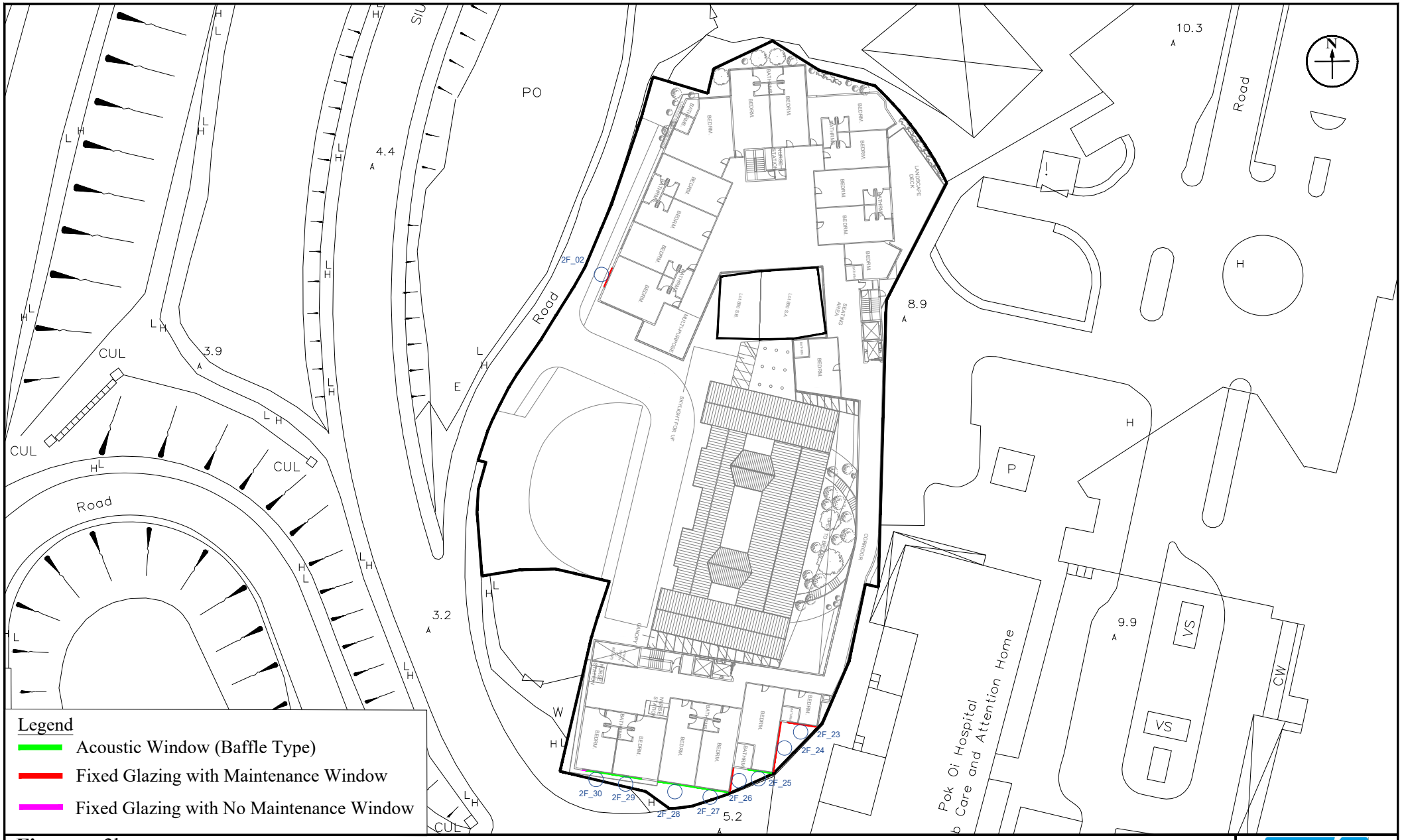

Figure: 3b

Title: Proposed Noise Mitigation Measures for Road Traffic Noise Impact Assessment (2/F)

Project: Proposed Conservation of Historic Building (Pun Uk), Place of Recreation, Sports or Culture (Arts/Antique Gallery and Heritage Education) and Social Welfare Facilities (Residential Care Homes for The Elderly ("RCHE")) at Various Lots in D.D. 115 and Adjoining Government Land, Au Tau, Yuen Long

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Checked by:	CC
Rev.:	1.0
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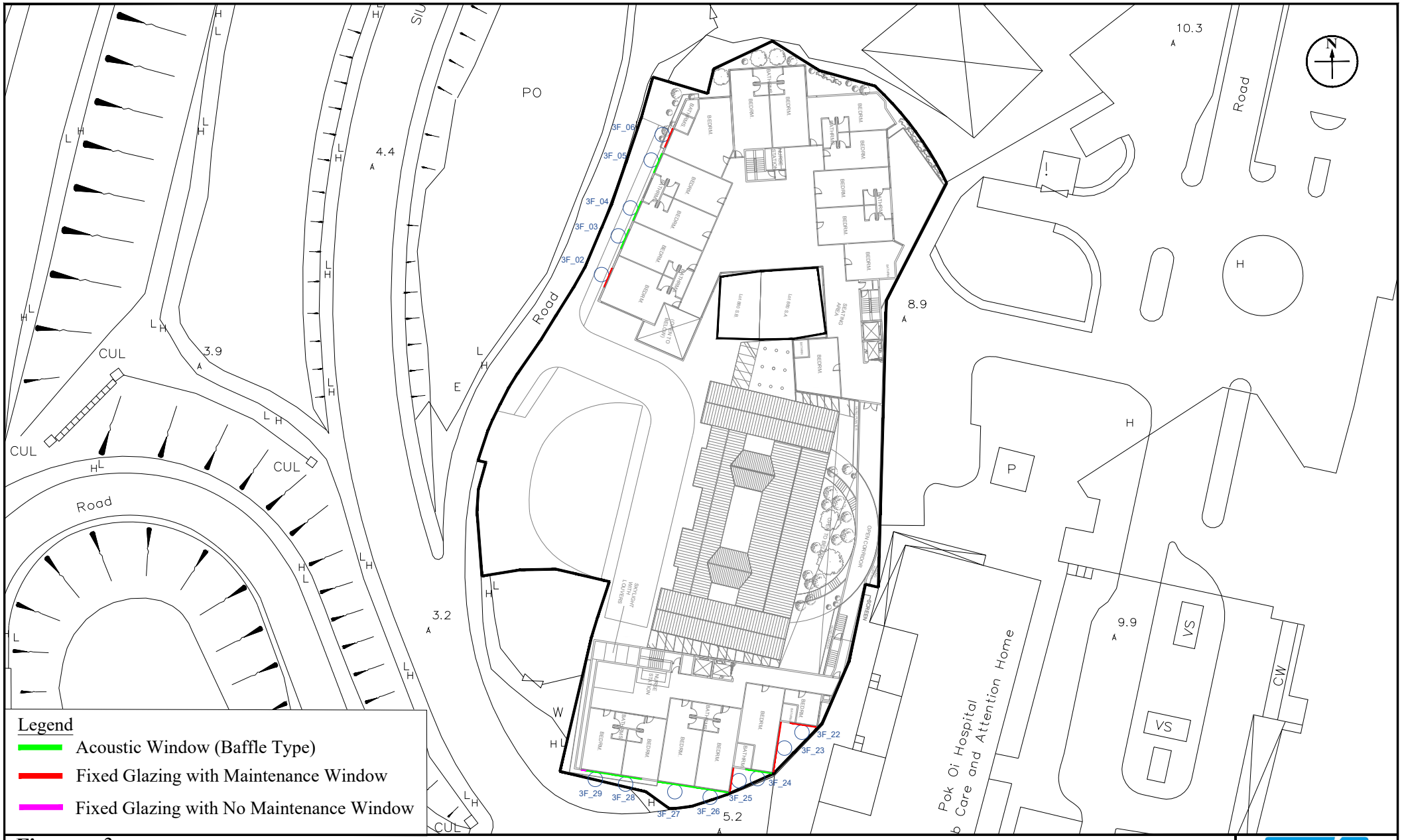

Figure: 3c	RAMBOLL
Title: Proposed Noise Mitigation Measures for Road Traffic Noise Impact Assessment (3/F)	Drawn by: AC Checked by: CC
Project: Proposed Conservation of Historic Building (Pun Uk), Place of Recreation, Sports or Culture (Arts/Antique Gallery and Heritage Education) and Social Welfare Facilities (Residential Care Homes for The Elderly ("RCHE")) at Various Lots in D.D. 115 and Adjoining Government Land, Au Tau, Yuen Long	Rev.: 1.0 Date: Sep 2021

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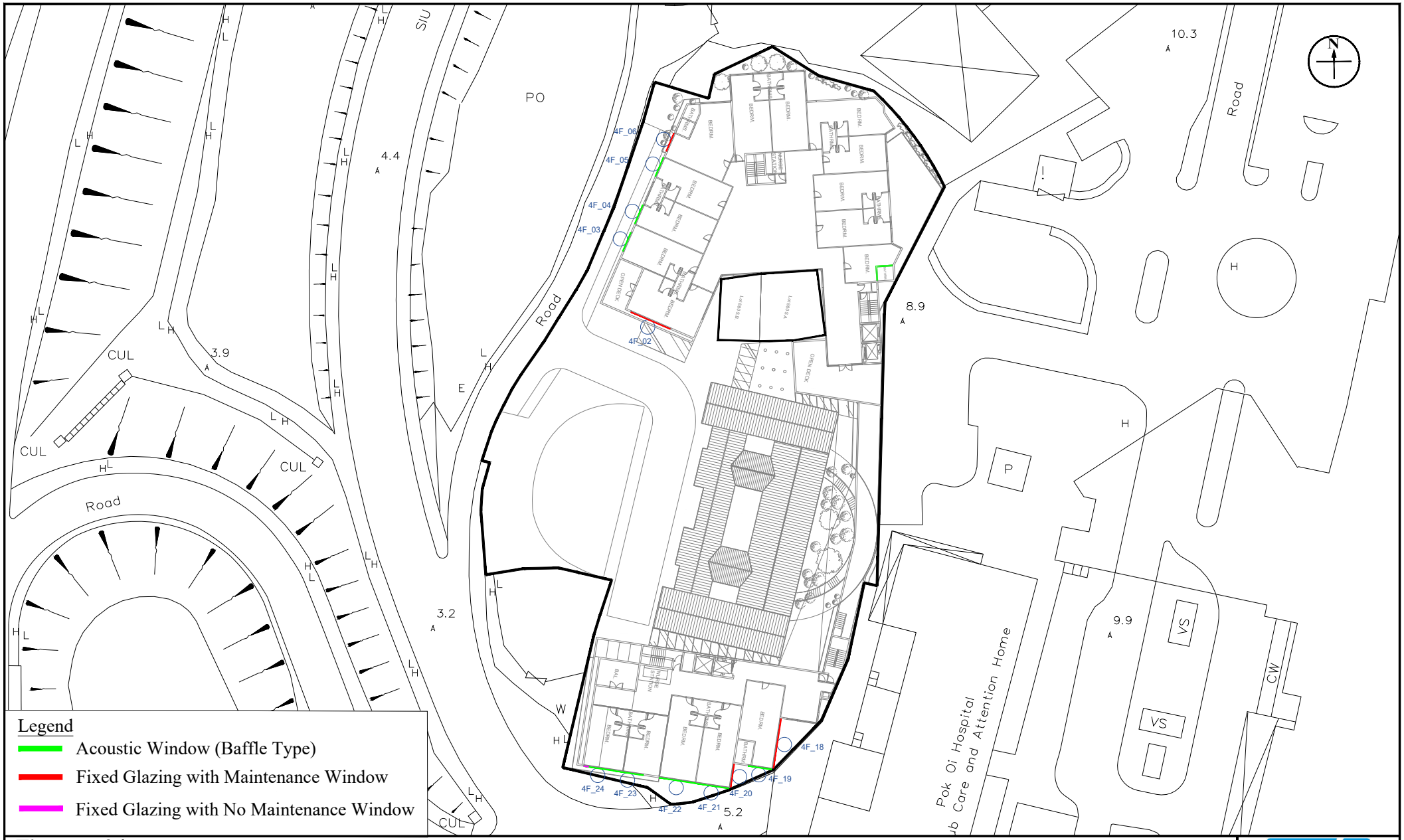

Figure: 3d

Title: Proposed Noise Mitigation Measures for Road Traffic Noise Impact Assessment (4/F)

Project: Proposed Conservation of Historic Building (Pun Uk), Place of Recreation, Sports or Culture (Arts/Antique Gallery and Heritage Education) and Social Welfare Facilities (Residential Care Homes for The Elderly ("RCHE")) at Various Lots in D.D. 115 and Adjoining Government Land, Au Tau, Yuen Long

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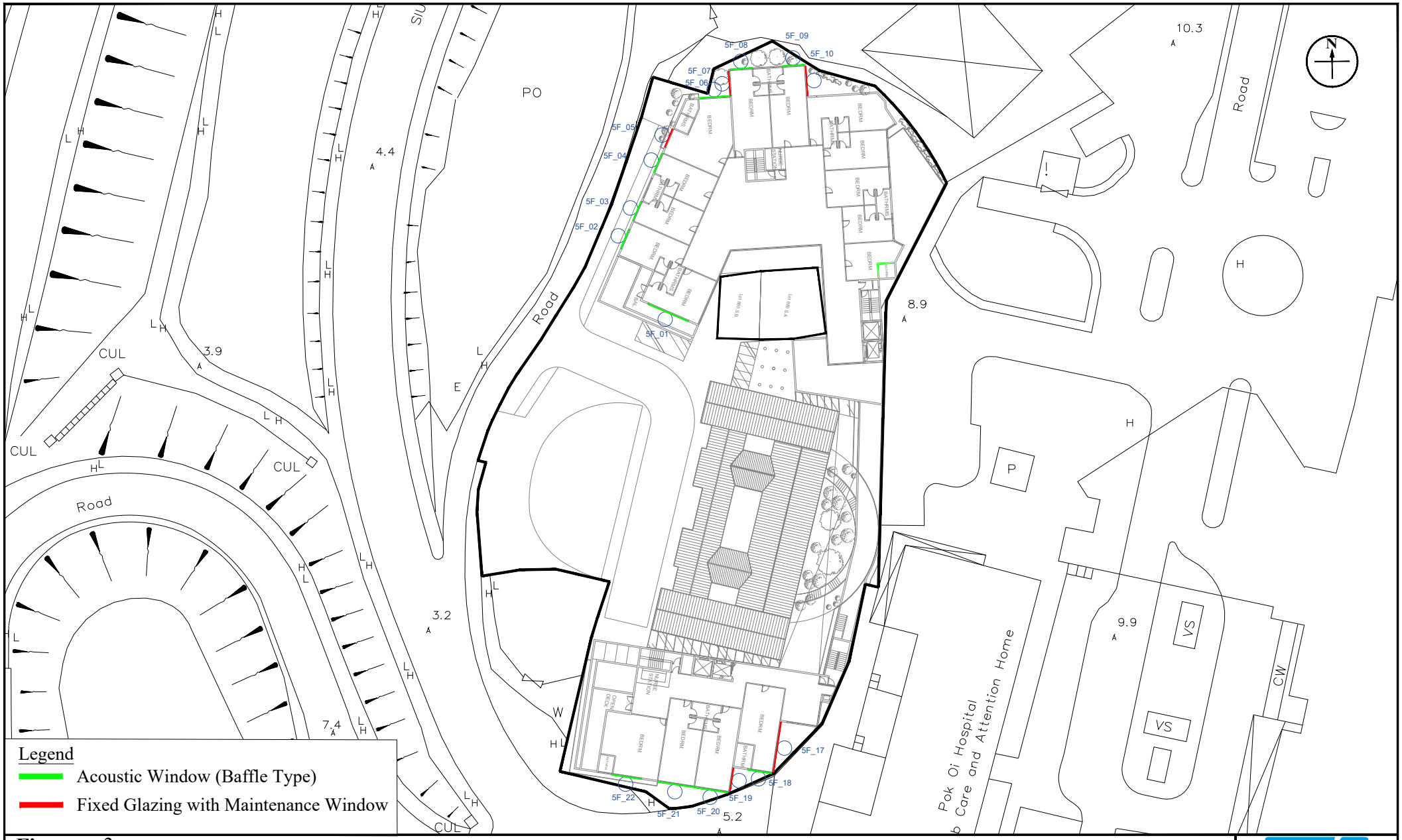

Figure: 3e

Title: Proposed Noise Mitigation Measures for Road Traffic Noise Impact Assessment (5/F)

Project: Proposed Conservation of Historic Building (Pun Uk), Place of Recreation, Sports or Culture (Arts/Antique Gallery and Heritage Education) and Social Welfare Facilities (Residential Care Homes for The Elderly ("RCHE")) at Various Lots in D.D. 115 and Adjoining Government Land, Au Tau, Yuen Long

RAMBOLL

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Checked by:	CC
Rev.:	1.0
Date:	Sep 2021

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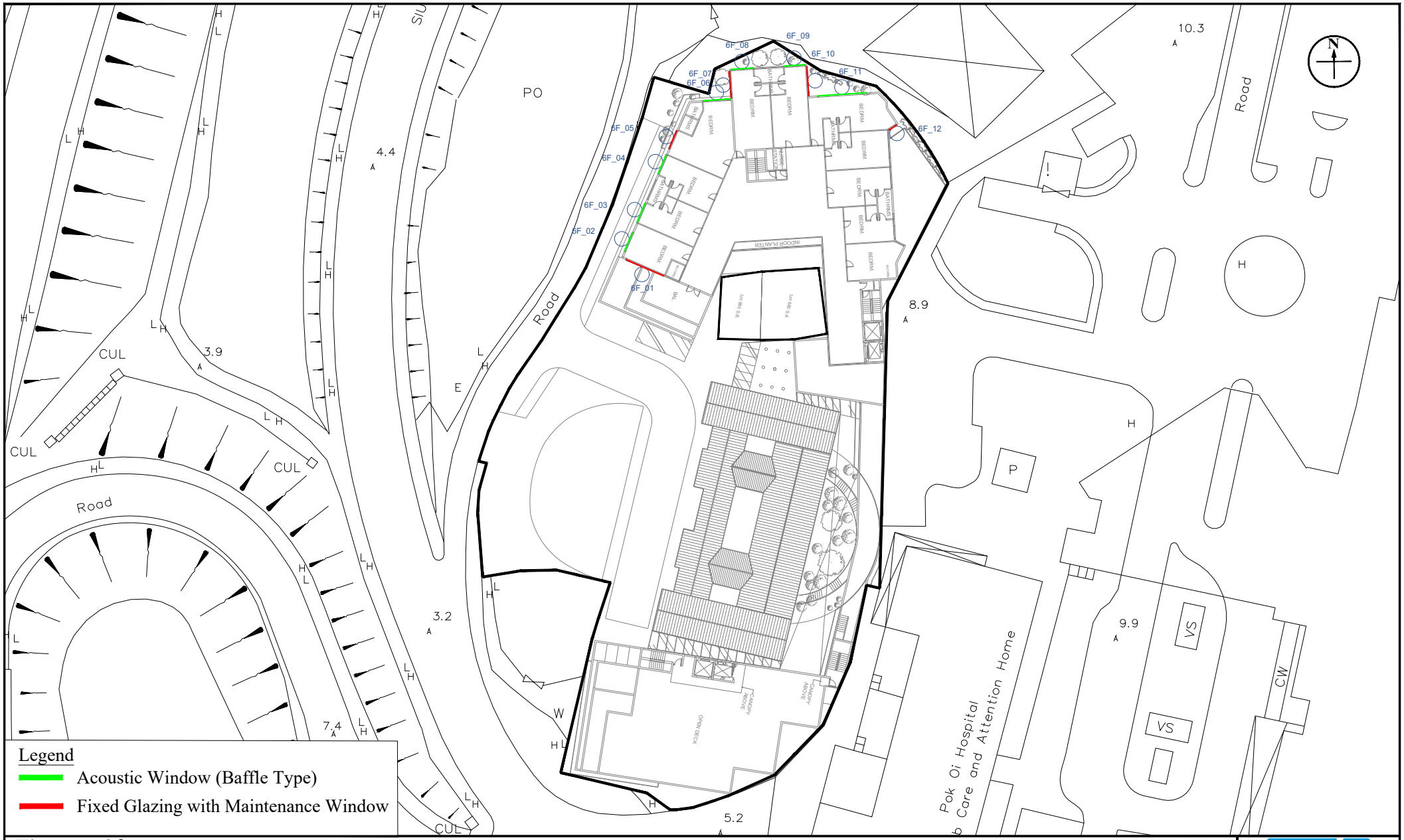

Figure: 3f

Title: Proposed Noise Mitigation Measures for Road Traffic Noise Impact Assessment (6/F)

Project: Proposed Conservation of Historic Building (Pun Uk), Place of Recreation, Sports or Culture (Arts/Antique Gallery and Heritage Education) and Social Welfare Facilities (Residential Care Homes for The Elderly ("RCHE")) at Various Lots in D.D. 115 and Adjoining Government Land, Au Tau, Yuen Long

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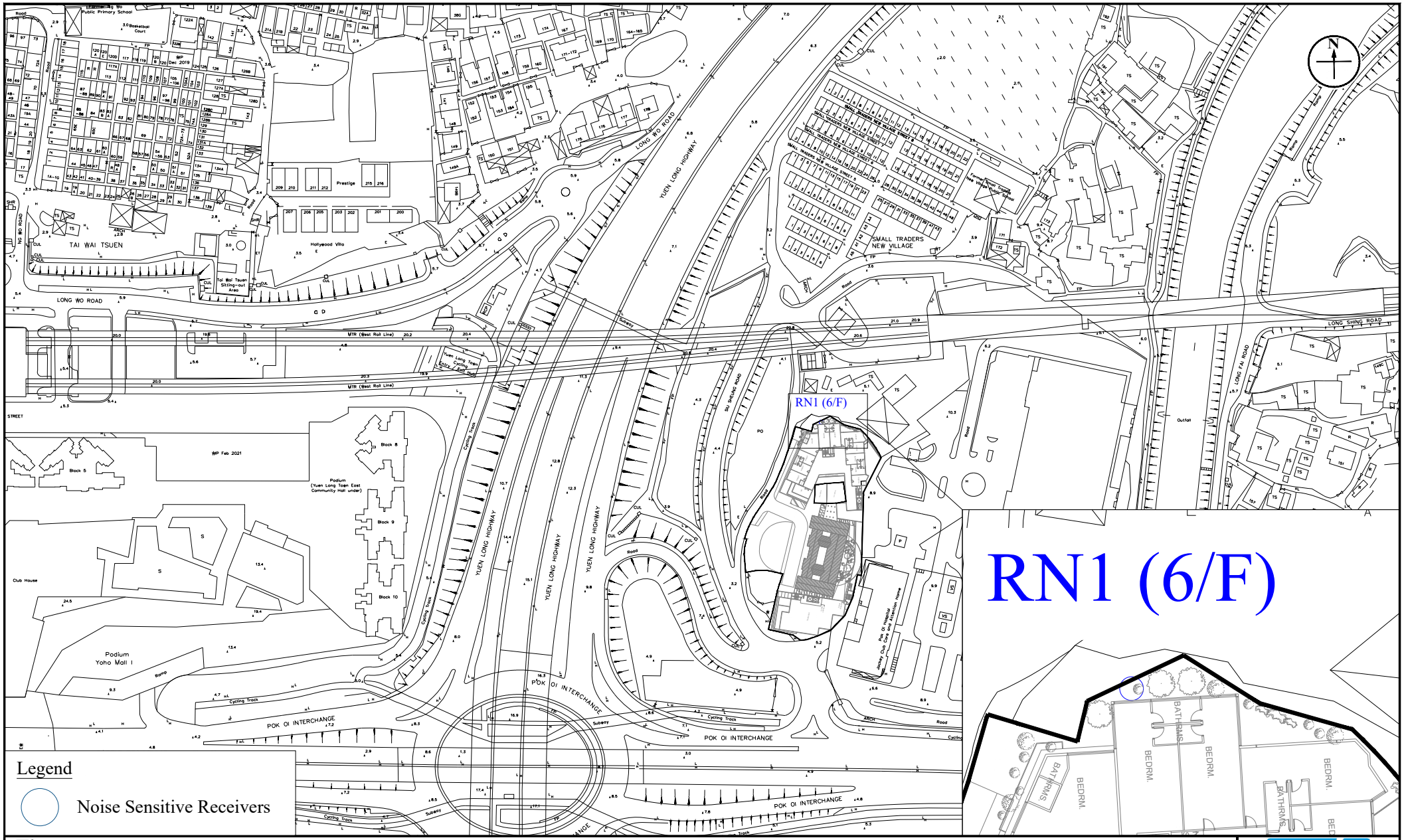

Figure: 4

Title: Location of Selected Representative Noise Sensitive Receivers for Railway Noise Impact Assessment

Project: Proposed Conservation of Historic Building (Pun Uk), Place of Recreation, Sports or Culture (Arts/Antique Gallery and Heritage Education) and Social Welfare Facilities (Residential Care Homes for The Elderly ("RCHE")) at Various Lots in D.D. 115 and Adjoining Government Land, Au Tau, Yuen Long

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Checked by:	CC
Rev.:	1.0
Date:	Sep 2021

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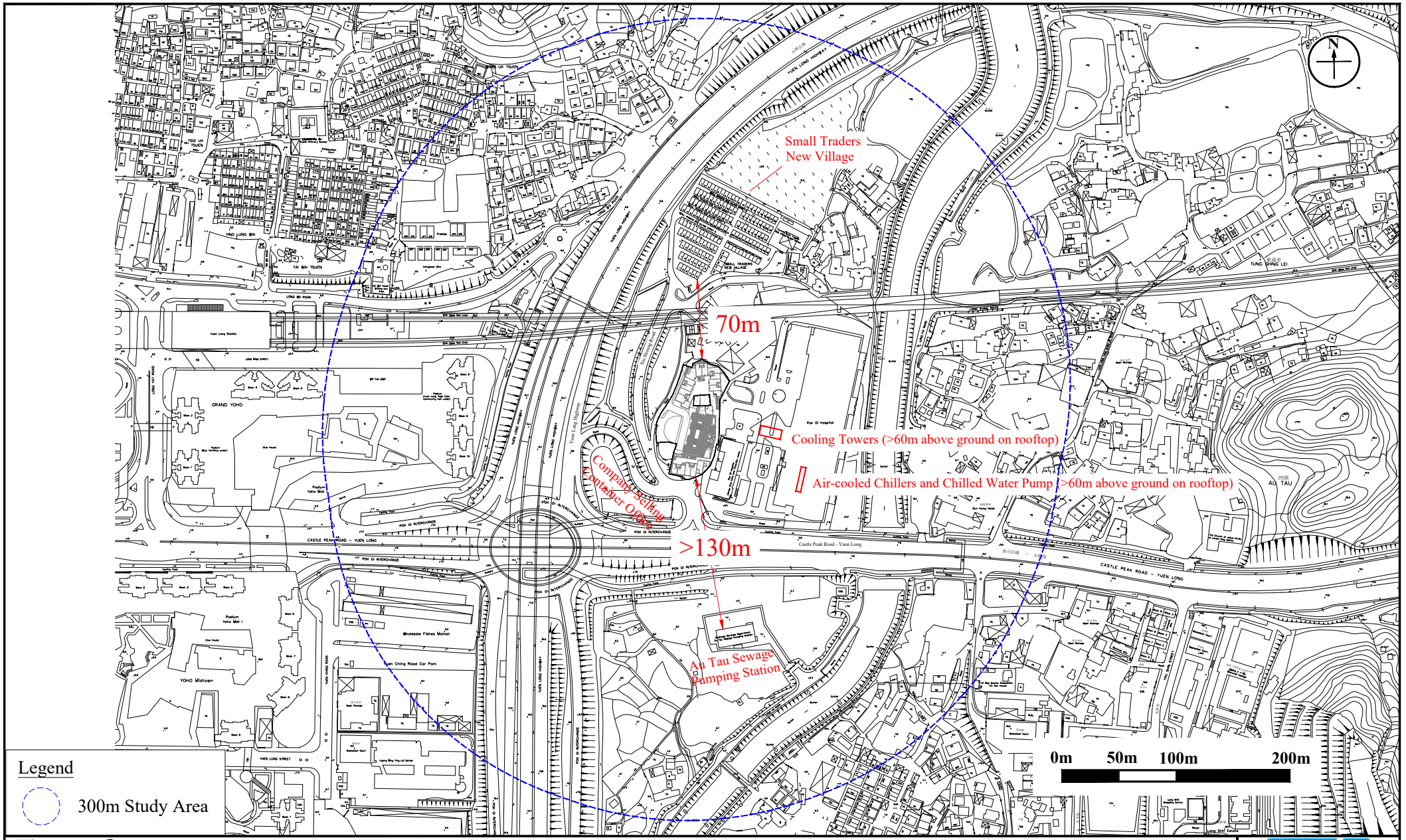

Figure: 5

Title: Identified Fixed Noise Sources in the Surrounding

Project: Proposed Conservation of Historic Building (Pun Uk), Place of Recreation, Sports or Culture (Arts/Antique Gallery and Heritage Education) and Social Welfare Facilities (Residential Care Homes for The Elderly ("RCHE")) at Various Lots in D.D. 115 and Adjoining Government Land, Au Tau, Yuen Long

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Checked by:	CC
Rev.:	1.0
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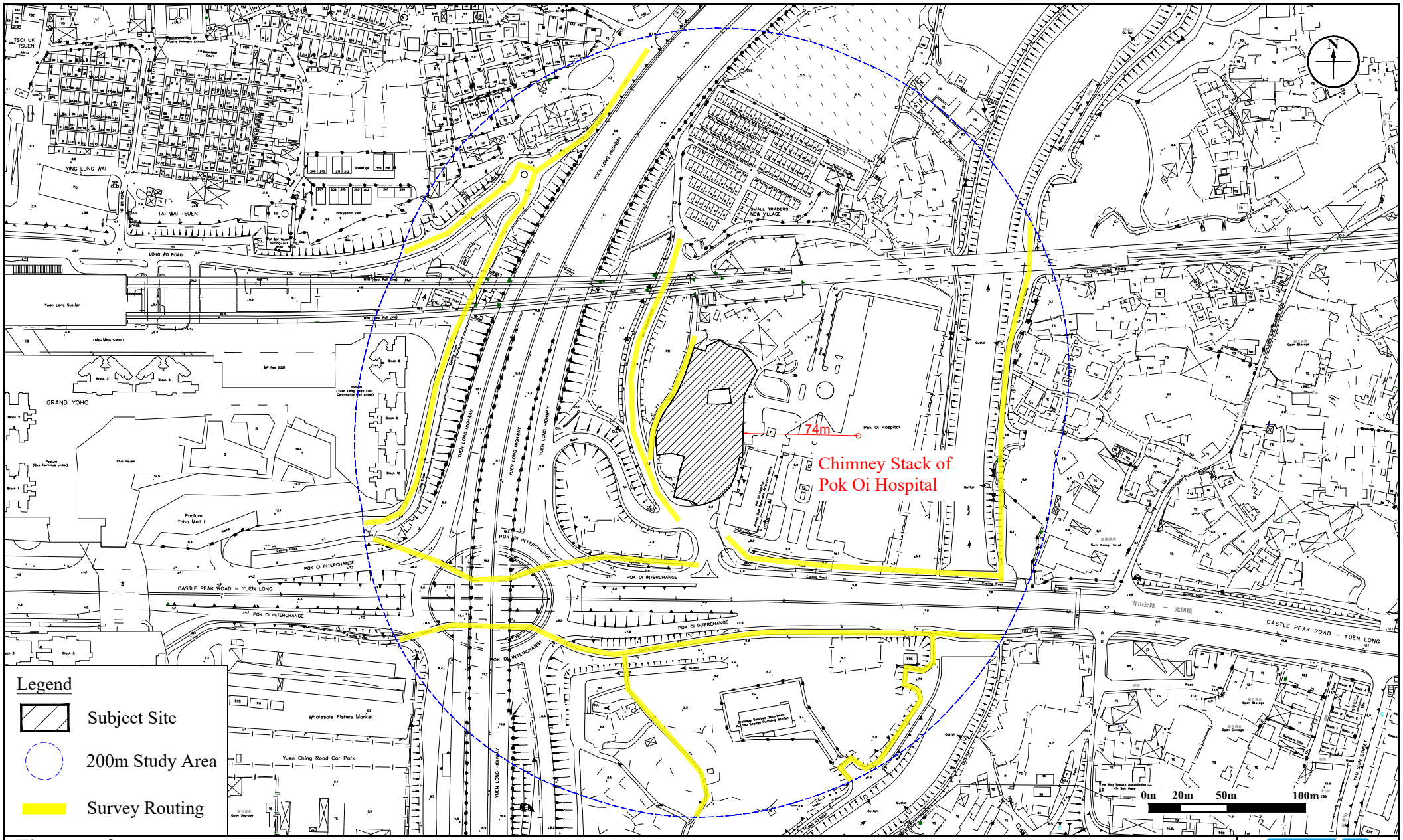

Figure: 6

Title: Buffer Separation between the Subject Site and Chimney Stack of Pok Oi Hospital

RAMBOLL

Drawn by:	AC
Checked by:	CC
Rev.:	1.0
Date:	Sep 2021

Project: Proposed Conservation of Historic Building (Pun Uk), Place of Recreation, Sports or Culture (Arts/Antique Gallery and Heritage Education) and Social Welfare Facilities (Residential Care Homes for The Elderly ("RCHE")) at Various Lots in D.D. 115 and Adjoining Government Land, Au Tau, Yuen Long

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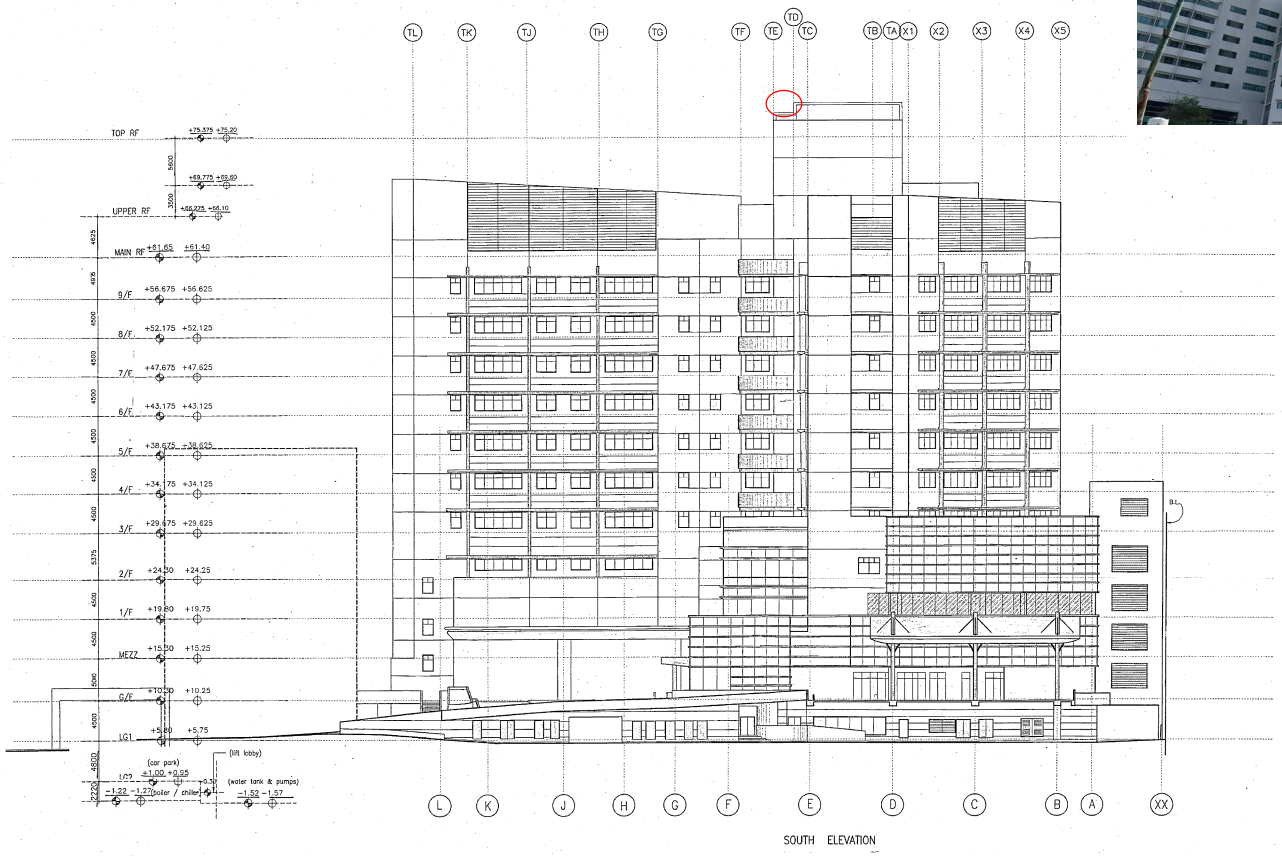

SOUTH ELEVATION

B.L.D. REF	2/9164/00 (P)
F.S.D. REF	8/3465 II
REVISIONS	
NUMBER	DESCRIPTION DATE

Plan Approved
W. L. PAU
Senior Building Surveyor
for BUILDING AUTHORITY
27 APR 2002

HA SI HUNG
CHARTERED ENGINEER
STATE OF HONG KONG
Registered Architect
AP Line 1
- 4 MAR 2002
For BUILDING AUTHORITY

醫院管理局
HOSPITAL AUTHORITY
博愛醫院
Pok Oi Hospital

PROJECT MANAGER
Meinhardt Management Asia Ltd

ARCHITECT
WONG & OUYANG (HK) LTD
ARCHITECTS AND ENGINEERS HONG KONG

BUILDING SERVICES ENGINEER
Parsons Brinckerhoff (Asia) Ltd

STRUCTURAL ENGINEER
Mott Connell

QUANTITY SURVEYOR
DAVIS LANGDON & SEAH

PROJECT
POK OI HOSPITAL
REDEVELOPMENT & EXPANSION,
CASTLE PEAK ROAD,
AU TAU, YUEN LONG, N.T.
(CWRF 8005 ME).
LOT No. 1630 IN DD 115

DRAWING TITLE
SOUTH ELEVATION

SIGNATURE FOR SUBMISSION/CONSTRUCTION

		DATE	
DRAWN BY	CTW/KLS	DATE	MARCH 2002
ENTERED BY	CTW/KLS	PLOT DATE	MARCH 2002
CHECKED BY	FM/SU	DATE	MARCH 2002
SCALE	1:200	PRINT DATE	

JOB NUMBER	DRAWING NUMBER	REVISION
2045	S/GBP/022	A

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CERTIFIED TRUE COPY
LAI Mei-Kwan
Technical Officer (Structural)
11 MAR 2013
A public officer authorized by the Building Authority in writing for the purpose of Section 3(1) of Buildings Ordinance

Plan 5 3 ... 2002
R & D Section
BUILDINGS DEPARTMENT

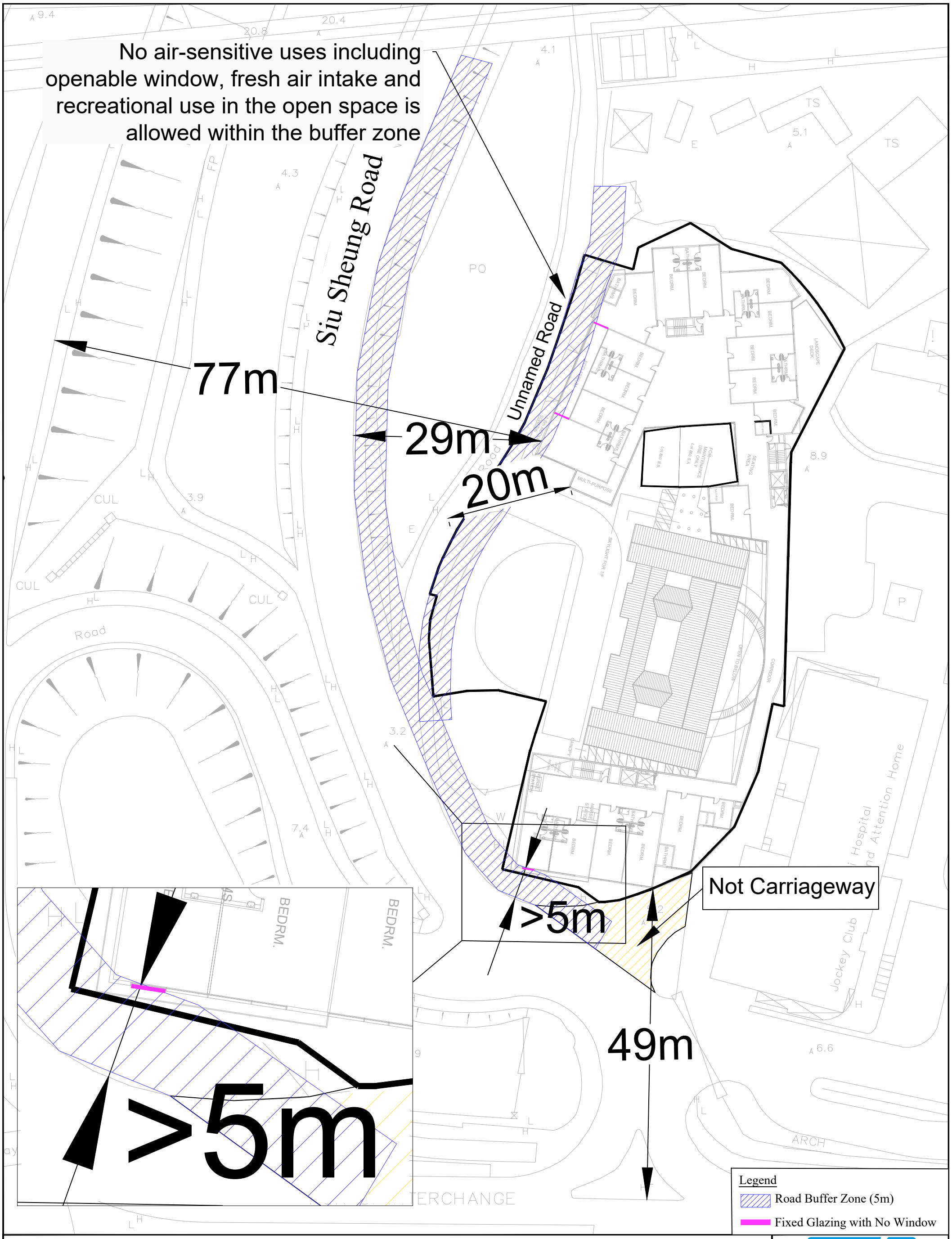

Figure: 7

Title: Buffer Separation between Kerb Side of Road Carriageway and Nearest Air Sensitive Uses in the Subject Site

Project: Proposed Conservation of Historic Building (Pun Uk), Place of Recreation, Sports or Culture (Arts/Antique Gallery and Heritage Education) and Social Welfare Facilities (Residential Care Homes for The Elderly ("RCHE")) at Various Lots in D.D. 115 and Adjoining Government Land, Au Tau, Yuen Long

RAMBOLL

Drawn by: MW

Checked by: CC

Rev.: 1.5

Date: Aug 2022

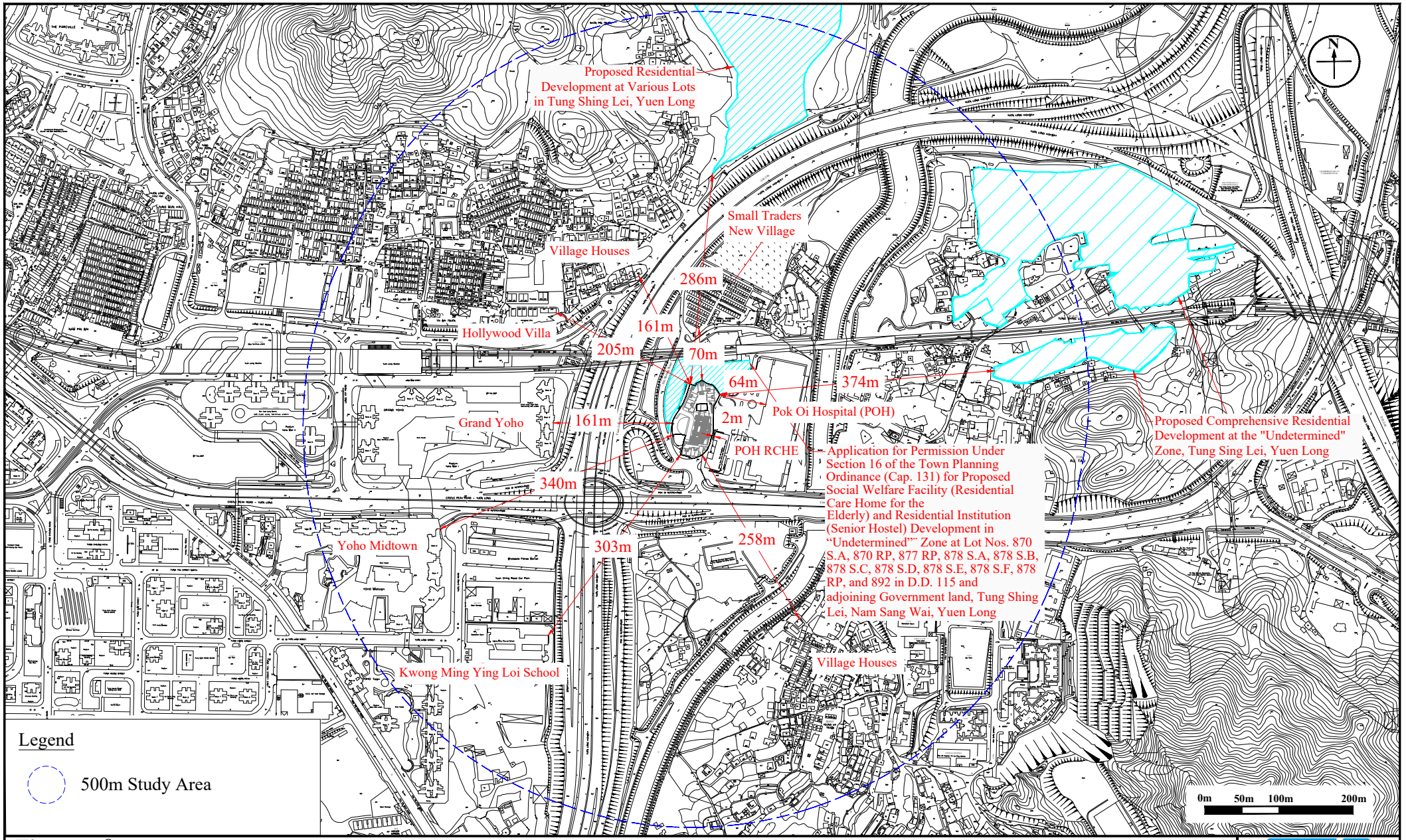

Figure: 8

Title: Air Sensitive Receivers nearby the Subject Site

RAMBOLL

Drawn by:	MW
Checked by:	CC
Rev.:	1.4
Date:	July 2022

Project: Proposed Conservation of Historic Building (Pun Uk), Place of Recreation, Sports or Culture (Arts/Antique Gallery and Heritage Education) and Social Welfare Facilities (Residential Care Homes for The Elderly ("RCHE")) at Various Lots in D.D. 115 and Adjoining Government Land, Au Tau, Yuen Long

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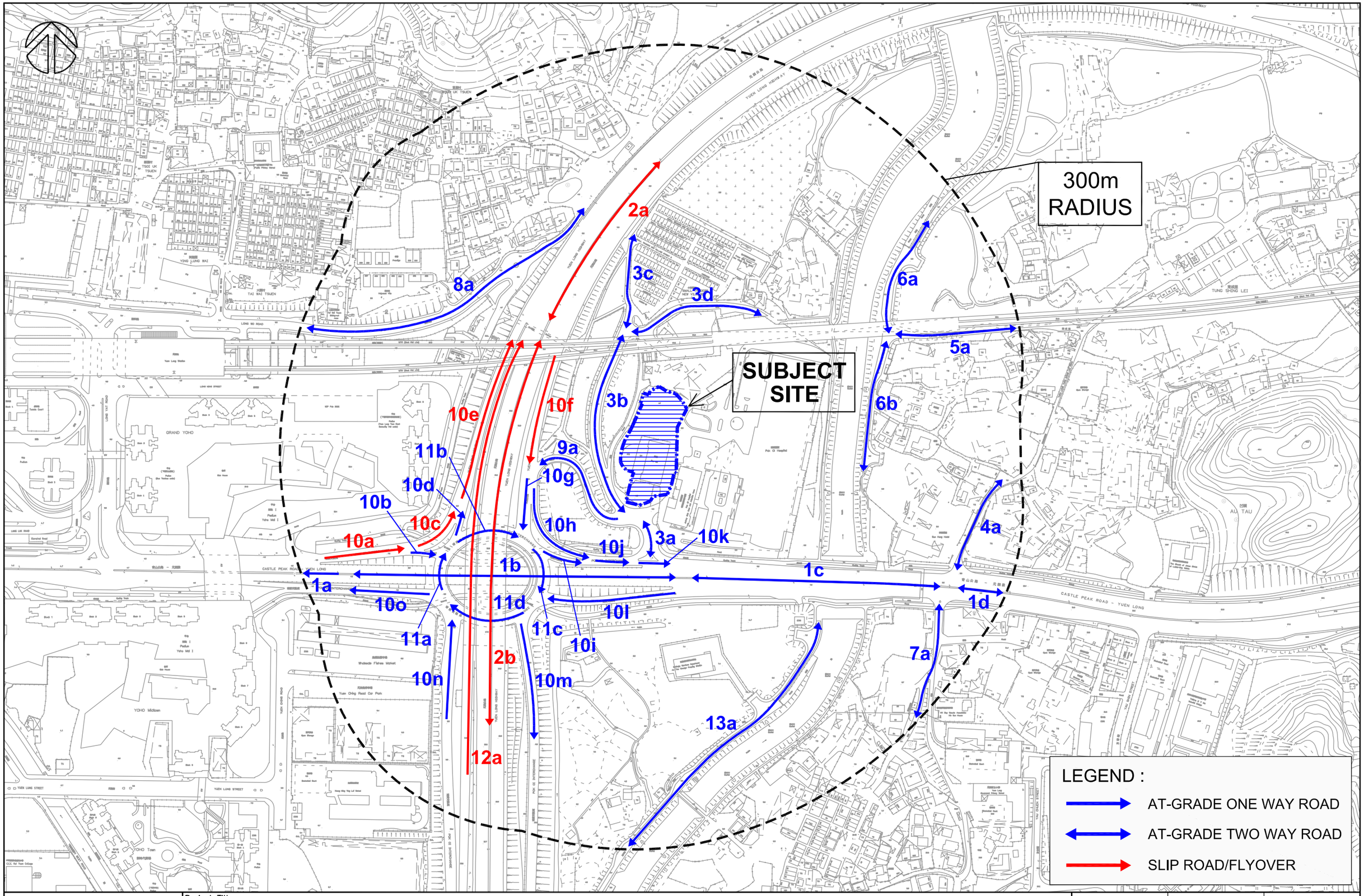
Appendix 1 Tentative Layout Plans

Refer to Planning Statement

Appendix 2 Traffic Forecast for Year 2042 Provided by Project Traffic Consultant



HWSPB 何黃
Traffic & Transportation Consultants
Ho Wang SPB Limited

Project Title: PROPOSED RESIDENTIAL CARE HOME FOR ELDERLY DEVELOPMENT AT VARIOUS LOTS IN D.D. 115, AU TAU, YUEN LONG, NEW TERRITORIES	Scale: 1 : 3000	Date: AUG 2021	Figure No.: 1
Figure Title: INDEX PLAN	Project No.: J1052.1	CAD Ref.: J1052.1/EIA1/F01/2021-08-13	Rev.: –

T:\05(Fri)2021-08-13\J1052.1-cad\EIA1 2021-08-13\J1052.1-EIA1-F01.dwg, 1:1

No.	Road Name	1-Way/2-Way	Direction	Speed Limit (kph)	2027 AM VEH (Veh/hr)	2027 PM VEH (Veh/hr)	2042 AM VEH (Veh/hr)	2042 PM VEH (Veh/hr)	AM Heavy Veh %	PM Heavy Veh %
1a	Castle Peak Road	2-way	EB	50	2786	2421	3015	2620	38%	29%
			WB	50	2617	3138	2832	3397	33%	37%
1b	Castle Peak Road	2-way	EB	50	838	872	908	944	46%	31%
			WB	50	1446	1591	1564	1723	32%	45%
1c	Castle Peak Road	2-way	EB	50	1859	1764	2010	1908	38%	29%
			WB	50	2482	2636	2685	2852	31%	38%
1d	Castle Peak Road	2-way	EB	50	1846	1703	1998	1842	38%	30%
			WB	50	2489	2626	2693	2841	30%	38%
2a	Yuen Long Highway	2-way	NB	80	5280	3954	5715	4280	38%	36%
			SB	80	2969	3761	3213	4071	47%	43%
2b	Yuen Long Highway	2-way	NB	80	3704	2925	4009	3166	39%	39%
			SB	80	2397	3034	2594	3285	49%	47%
3a	Siu Sheung Road	2-way	NB	50	345	196	372	211	32%	45%
			SB	50	175	196	187	211	22%	15%
3b	Siu Sheung Road	2-way	NB	50	35	22	37	22	67%	0%
			SB	50	46	53	48	56	20%	12%
3c	Siu Sheung Road	2-way	NB	50	17	11	18	11	67%	0%
			SB	50	23	27	24	28	23%	12%
3d	Siu Sheung Road	2-way	NB	50	18	11	19	11	67%	0%
			SB	50	23	26	24	28	17%	13%
4a	Yuen Long Tung Shing Lei Road	2-way	NB	50	17	53	18	58	25%	22%
			SB	50	22	45	24	50	30%	37%
5a	Long Shing Road	2-way	EB	50	1	2	1	2	0%	0%
			WB	50	1	3	1	3	0%	0%
6a	Long Fai Road	2-way	NB	50	0	2	0	2	0%	0%
			SB	50	1	0	1	0	0%	0%
6b	Long Fai Road	2-way	NB	50	0	2	0	2	0%	0%
			SB	50	1	1	1	1	0%	0%
7a	Access Road to Yeung Uk Tsuen	2-way	NB	50	83	82	89	89	24%	17%
			SB	50	45	36	49	39	10%	15%
8a	Long Wo Road	2-way	EB	50	21	37	23	39	35%	20%
			WB	50	35	34	37	37	44%	13%
9a	Pok Oi Bus Only Lane	1-way	WB	50	63	70	68	76	70%	86%
10a	Slip Road to Pok Oi Interchange	1-way	EB	50	1948	1549	2107	1677	35%	28%
10b	Slip Road to Pok Oi Interchange	1-way	EB	50	604	629	653	680	38%	30%
10c	Slip Road to Pok Oi Interchange	1-way	NB	50	1344	920	1454	996	33%	27%
10d	Slip Road to Pok Oi Interchange	1-way	NB	50	232	109	251	117	37%	32%
10e	Slip Road to Pok Oi Interchange	1-way	NB	50	1576	1029	1705	1113	34%	27%
10f	Slip Road to Pok Oi Interchange	1-way	SB	50	572	727	619	786	37%	27%
10g	Slip Road to Pok Oi Interchange	1-way	SB	50	635	797	687	862	40%	32%
10h	Slip Road to Pok Oi Interchange	1-way	SB	50	90	39	97	42	36%	60%
10i	Slip Road to Pok Oi Interchange	1-way	EB	50	1103	857	1192	927	32%	33%
10j	Slip Road to Pok Oi Interchange	1-way	EB	50	1193	897	1289	969	33%	34%
10k	Slip Road to Pok Oi Interchange	1-way	EB	50	1021	892	1102	964	31%	28%
10l	Slip Road to Pok Oi Interchange	1-way	WB	50	2482	2636	2685	2852	31%	38%
10m	Slip Road to Pok Oi Interchange	1-way	SB	50	901	968	975	1047	32%	26%
10n	Slip Road to Pok Oi Interchange	1-way	NB	50	1222	1050	1322	1136	29%	28%
10o	Slip Road to Pok Oi Interchange	1-way	WB	50	1171	1547	1268	1674	34%	28%
11a	Pok Oi Interchange	1-way	NB	50	1128	816	1221	883	30%	32%
11b	Pok Oi Interchange	1-way	EB	50	1501	1337	1623	1446	32%	31%
11c	Pok Oi Interchange	1-way	SB	50	943	1236	1020	1338	37%	29%
11d	Pok Oi Interchange	1-way	WB	50	1078	1313	1166	1420	35%	30%
12a	Slip Road from Shap Pat Heung Interchange	1-way	NB	80	354	536	383	581	21%	30%
13a	Long Ho Road	2-way	NB	50	17	6	18	7	22%	33%
			SB	50	2	3	2	3	100%	0%

Appendix 3 **Predicted Traffic Road Noise Level (L10(1-hr)) at Selected NSRs under Base Case and Mitigated Case**

Results of Road Traffic Noise Impact Assessment (Base Case)
AM Peak Traffic Flow

GBP Floor	*mPD	NSRs						
		1F_01	1F_02	1F_03	1F_04	1F_05	1F_06	1F_07
1/F	4.1	70	71	71	74	73	75	76

GBP Floor	*mPD	NSRs																											
		2F_01	2F_02	2F_03	2F_04	2F_05	2F_06	2F_07	2F_08	2F_09	2F_10	2F_11	2F_12	2F_13	2F_14	2F_15	2F_16	2F_17	2F_18	2F_19	2F_20	2F_21	2F_22	2F_23	2F_24	2F_25	2F_26	2F_27	2F_28	2F_29	2F_30
2/F	9.1	70	71	70	70	70	70	67	67	67	66	61	64	56	57	58	58	57	54	62	64	61	70	71	71	74	73	76	76	76	77

GBP Floor	*mPD	NSRs																											
		3F_01	3F_02	3F_03	3F_04	3F_05	3F_06	3F_07	3F_08	3F_09	3F_10	3F_11	3F_12	3F_13	3F_14	3F_15	3F_16	3F_17	3F_18	3F_19	3F_20	3F_21	3F_22	3F_23	3F_24	3F_25	3F_26	3F_27	3F_28	3F_29
3/F	12.6	70	72	71	71	71	71	69	69	69	68	64	66	58	59	60	60	60	67	68	62	70	71	70	75	74	76	76	77	77

GBP Floor	*mPD	NSRs																						
		4F_01	4F_02	4F_03	4F_04	4F_05	4F_06	4F_07	4F_08	4F_09	4F_10	4F_11	4F_12	4F_13	4F_14	4F_15	4F_16	4F_17	4F_18	4F_19	4F_20	4F_21	4F_22	4F_23	4F_24
4/F	16.1	64	71	72	72	72	72	70	70	70	70	65	68	59	60	61	61	61	71	75	74	76	77	77	77

GBP Floor	*mPD	NSRs																					
		5F_01	5F_02	5F_03	5F_04	5F_05	5F_06	5F_07	5F_08	5F_09	5F_10	5F_11	5F_12	5F_13	5F_14	5F_15	5F_16	5F_17	5F_18	5F_19	5F_20	5F_21	5F_22
5/F	19.6	71	74	73	73	73	72	72	72	71	67	69	61	62	63	62	63	71	75	74	77	77	77

GBP Floor	*mPD	NSRs															
		6F_01	6F_02	6F_03	6F_04	6F_05	6F_06	6F_07	6F_08	6F_09	6F_10	6F_11	6F_12	6F_13	6F_14	6F_15	6F_16
6/F	23.1	72	75	74	74	74	73	73	73	73	69	71	63	64	65	65	65

Summary

GBP Floor	1/F	2/F	3/F	4/F	5/F	6/F
Max SPL	76	77	77	77	77	75

Legend
Exceeded Hong Kong Planning Standard Guidelines' Standard of 70 dB(A)

*** The assessment point is located at 1m in front of the most exposed part of an openable window for ventilation at a habitable room (NSRs) and 1.2m above the floor level of individual floors of the residential towers of the proposed development.**

Results of Road Traffic Noise Impact Assessment (Base Case)
PM Peak Traffic Flow

GBP Floor	*mPD	NSRs						
		1F_01	1F_02	1F_03	1F_04	1F_05	1F_06	1F_07
1/F	4.1	70	71	70	74	73	75	75

GBP Floor	*mPD	NSRs																											
		2F_01	2F_02	2F_03	2F_04	2F_05	2F_06	2F_07	2F_08	2F_09	2F_10	2F_11	2F_12	2F_13	2F_14	2F_15	2F_16	2F_17	2F_18	2F_19	2F_20	2F_21	2F_22	2F_23	2F_24	2F_25	2F_26	2F_27	2F_28	2F_29	2F_30
2/F	9.1	69	70	70	70	69	69	66	66	66	65	60	63	56	56	57	57	56	53	62	64	60	70	71	70	74	73	76	76	76	76

GBP Floor	*mPD	NSRs																											
		3F_01	3F_02	3F_03	3F_04	3F_05	3F_06	3F_07	3F_08	3F_09	3F_10	3F_11	3F_12	3F_13	3F_14	3F_15	3F_16	3F_17	3F_18	3F_19	3F_20	3F_21	3F_22	3F_23	3F_24	3F_25	3F_26	3F_27	3F_28	3F_29
3/F	12.6	70	71	71	70	70	70	68	68	68	67	62	65	57	58	59	59	59	67	68	62	70	71	71	75	74	76	76	77	77

GBP Floor	*mPD	NSRs																						
		4F_01	4F_02	4F_03	4F_04	4F_05	4F_06	4F_07	4F_08	4F_09	4F_10	4F_11	4F_12	4F_13	4F_14	4F_15	4F_16	4F_17	4F_18	4F_19	4F_20	4F_21	4F_22	4F_23	4F_24
4/F	16.1	65	71	72	72	71	71	69	69	69	69	64	66	58	59	60	60	60	71	75	74	77	77	77	77

GBP Floor	*mPD	NSRs																				
		5F_01	5F_02	5F_03	5F_04	5F_05	5F_06	5F_07	5F_08	5F_09	5F_10	5F_11	5F_12	5F_13	5F_14	5F_15	5F_16	5F_17	5F_18	5F_19	5F_20	5F_21	5F_22
5/F	19.6	71	73	73	73	73	71	71	71	70	66	68	60	61	62	61	62	71	75	74	77	77	78

GBP Floor	*mPD	NSRs															
		6F_01	6F_02	6F_03	6F_04	6F_05	6F_06	6F_07	6F_08	6F_09	6F_10	6F_11	6F_12	6F_13	6F_14	6F_15	6F_16
6/F	23.1	72	74	74	74	74	72	72	72	72	67	69	63	63	64	64	64

Summary

GBP Floor	1/F	2/F	3/F	4/F	5/F	6/F
Max SPL	75	76	77	77	78	74

Legend	
Exceeded Hong Kong Planning Standard Guidelines' Standard of 70 dB(A)	

*** The assessment point is located at 1m in front of the most exposed part of an openable window for ventilation at a habitable room (NSRs) and 1.2m above the floor level of individual floors of the residential towers of the proposed development.**

Results of Road Traffic Noise Impact Assessment (Base Case)
AM Peak Traffic Flow

GBP Floor	*mPD	NSRs						
		1F_01	1F_02	1F_03	1F_04	1F_05	1F_06	1F_07
1/F	4.1	70	F.G.	F.G.	70	F.G.	70	70

GBP Floor	*mPD	NSRs																											
		2F_01	2F_02	2F_03	2F_04	2F_05	2F_06	2F_07	2F_08	2F_09	2F_10	2F_11	2F_12	2F_13	2F_14	2F_15	2F_16	2F_17	2F_18	2F_19	2F_20	2F_21	2F_22	2F_23	2F_24	2F_25	2F_26	2F_27	2F_28	2F_29	2F_30
2/F	9.1	70	F.G.	70	70	70	70	67	67	67	66	61	64	56	57	58	58	57	54	62	64	61	70	F.G.	F.G.	70	F.G.	70	70	70	70

GBP Floor	*mPD	NSRs																											
		3F_01	3F_02	3F_03	3F_04	3F_05	3F_06	3F_07	3F_08	3F_09	3F_10	3F_11	3F_12	3F_13	3F_14	3F_15	3F_16	3F_17	3F_18	3F_19	3F_20	3F_21	3F_22	3F_23	3F_24	3F_25	3F_26	3F_27	3F_28	3F_29
3/F	12.6	70	F.G.	70	70	70	F.G.	69	69	69	68	64	66	58	59	60	60	60	67	68	62	70	F.G.	F.G.	70	F.G.	70	70	70	70

GBP Floor	*mPD	NSRs																						
		4F_01	4F_02	4F_03	4F_04	4F_05	4F_06	4F_07	4F_08	4F_09	4F_10	4F_11	4F_12	4F_13	4F_14	4F_15	4F_16	4F_17	4F_18	4F_19	4F_20	4F_21	4F_22	4F_23	4F_24
4/F	16.1	64	F.G.	70	70	70	F.G.	70	70	70	70	65	68	59	60	61	61	61	F.G.	70	F.G.	70	70	70	70

GBP Floor	*mPD	NSRs																					
		5F_01	5F_02	5F_03	5F_04	5F_05	5F_06	5F_07	5F_08	5F_09	5F_10	5F_11	5F_12	5F_13	5F_14	5F_15	5F_16	5F_17	5F_18	5F_19	5F_20	5F_21	5F_22
5/F	19.6	70	70	70	70	F.G.	70	F.G.	70	70	F.G.	69	61	62	63	62	63	F.G.	70	F.G.	70	70	70

GBP Floor	*mPD	NSRs															
		6F_01	6F_02	6F_03	6F_04	6F_05	6F_06	6F_07	6F_08	6F_09	6F_10	6F_11	6F_12	6F_13	6F_14	6F_15	6F_16
6/F	23.1	F.G.	70	70	70	F.G.	70	F.G.	70	70	F.G.	70	F.G.	64	65	65	65

Summary

GBP Floor	1/F	2/F	3/F	4/F	5/F	6/F
Max SPL	70	70	70	70	70	70

Legend	
Acoustic Window (Baffle Type)	AW(BT)
Fixed Glazing with Maintenance Window	F.G.

*** The assessment point is located at 1m in front of the most exposed part of an openable window for ventilation at a habitable room (NSRs) and 1.2m above the floor level of individual floors of the residential towers of the proposed development.**

Results of Road Traffic Noise Impact Assessment (Base Case)
PM Peak Traffic Flow

GBP Floor	*mPD	NSRs						
		1F_01	1F_02	1F_03	1F_04	1F_05	1F_06	1F_07
1/F	4.1	70	F.G.	70	70	F.G.	70	70

GBP Floor	*mPD	NSRs																											
		2F_01	2F_02	2F_03	2F_04	2F_05	2F_06	2F_07	2F_08	2F_09	2F_10	2F_11	2F_12	2F_13	2F_14	2F_15	2F_16	2F_17	2F_18	2F_19	2F_20	2F_21	2F_22	2F_23	2F_24	2F_25	2F_26	2F_27	2F_28	2F_29	2F_30
2/F	9.1	69	70	70	70	69	69	66	66	66	65	60	63	56	56	57	57	56	53	62	64	60	70	F.G.	70	70	F.G.	70	70	70	70

GBP Floor	*mPD	NSRs																											
		3F_01	3F_02	3F_03	3F_04	3F_05	3F_06	3F_07	3F_08	3F_09	3F_10	3F_11	3F_12	3F_13	3F_14	3F_15	3F_16	3F_17	3F_18	3F_19	3F_20	3F_21	3F_22	3F_23	3F_24	3F_25	3F_26	3F_27	3F_28	3F_29
3/F	12.6	70	F.G.	70	70	70	70	68	68	68	67	62	65	57	58	59	59	59	67	68	62	70	F.G.	F.G.	70	F.G.	70	70	70	70

GBP Floor	*mPD	NSRs																						
		4F_01	4F_02	4F_03	4F_04	4F_05	4F_06	4F_07	4F_08	4F_09	4F_10	4F_11	4F_12	4F_13	4F_14	4F_15	4F_16	4F_17	4F_18	4F_19	4F_20	4F_21	4F_22	4F_23	4F_24
4/F	16.1	65	F.G.	70	70	70	F.G.	69	69	69	69	64	66	58	59	60	60	60	F.G.	70	F.G.	70	70	70	70

GBP Floor	*mPD	NSRs																					
		5F_01	5F_02	5F_03	5F_04	5F_05	5F_06	5F_07	5F_08	5F_09	5F_10	5F_11	5F_12	5F_13	5F_14	5F_15	5F_16	5F_17	5F_18	5F_19	5F_20	5F_21	5F_22
5/F	19.6	70	70	70	70	F.G.	70	F.G.	70	70	66	68	60	61	62	61	62	F.G.	70	F.G.	70	70	70

GBP Floor	*mPD	NSRs															
		6F_01	6F_02	6F_03	6F_04	6F_05	6F_06	6F_07	6F_08	6F_09	6F_10	6F_11	6F_12	6F_13	6F_14	6F_15	6F_16
6/F	23.1	F.G.	70	70	70	F.G.	70	F.G.	70	70	F.G.	69	63	63	64	64	64

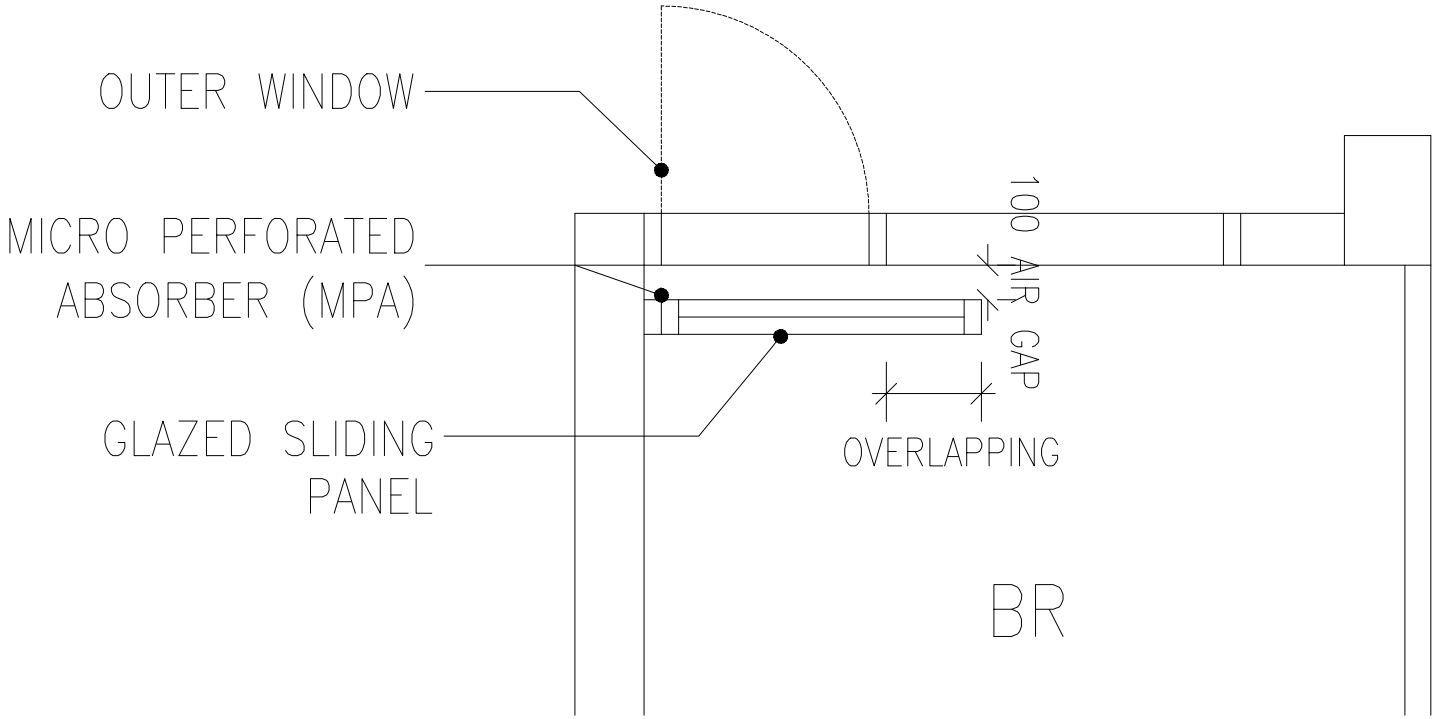
Summary

GBP Floor	1/F	2/F	3/F	4/F	5/F	6/F
Max SPL	70	70	70	70	70	70

Legend	
Acoustic Window (Baffle Type)	AW(BT)
Fixed Glazing with Maintenance Window	F.G.

*** The assessment point is located at 1m in front of the most exposed part of an openable window for ventilation at a habitable room (NSRs) and 1.2m above the floor level of individual floors of the residential towers of the proposed development.**

Appendix 4 Indicative Design of Acoustic Window/Door (Baffle Type)



Appendix: 4

Title: Indicative Design of Acoustic Window (Baffle Type)

Project: Proposed Conservation of Historic Building (Pun Uk), Place of Recreation, Sports or Culture (Arts/Antique Gallery and Heritage Education) and Social Welfare Facilities (Residential Care Homes for The Elderly ("RCHE")) at Various Lots in D.D. 115 and Adjoining Government Land, Au Tau, Yuen Long

RAMBOLL

Drawn by: AC

Checked by: CC

Rev.: 1.0

Date: Sep 2021

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Appendix 5 Comparison of Key Parameters and Room Size Adjustment between the Proposed Case and the Reference Case for Residential Development

Road Traffic Noise Impact Assessment
Acoustic Window/ Door (Baffle Type)
Table of Major Parameters and Room Size of Proposed Case and Corresponding Reference Case, and Sound Attenuation Adjustment

				Application Site	Reference													
Floor	Room	Opening	NSRs	Room area (RA), m^2	Outer opening width, m	Outer opening height, m	Outer opening area, m^2	Inner opening width, m	Inner opening height, m	Inner opening area, m^2	Air gap, m	Overlapping length (excluding mullion), m	MPA applied?	Room area (RAref), m^2	Ref. sound attenuation, dB(A)	Room Size Adjustment: 10xlog(RA / RAref) (adjust downward only), dB(A)	Window Size Adjustment: 10xlog(OOAref / OOA) (adjust downward only), dB(A)	Adjusted sound attenuation, dB(A)
1/F	Bedroom	D	1F_04	53.4	1.275	2.535	**3.2**	1.627	2.400	3.905	0.100	0.275	no	38.3	8.8	0.0	0.0	8.8
1/F	Bedroom	D	1F_06	46.1	1.275	2.535	**3.2**	1.627	2.400	3.905	0.100	0.275	no	38.3	8.8	0.0	0.0	8.8
1/F	Bedroom	D	1F_07	46.1	1.275	2.535	**3.2**	1.627	2.400	3.905	0.100	0.275	no	38.3	8.8	0.0	0.0	8.8
2/F	Bedroom	D	2F_25	53.4	1.275	2.535	**3.2**	1.627	2.400	3.905	0.100	0.275	no	38.3	8.8	0.0	0.0	8.8
2/F	Bedroom	D	2F_27	46.1	1.275	2.535	**3.2**	1.627	2.400	3.905	0.100	0.275	no	38.3	8.8	0.0	0.0	8.8
2/F	Bedroom	D	2F_28	49.6	1.275	2.535	**3.2**	1.627	2.400	3.905	0.100	0.275	no	38.3	8.8	0.0	0.0	8.8
2/F	Bedroom	D	2F_29	45.6	1.275	2.535	**3.2**	1.627	2.400	3.905	0.100	0.275	no	38.3	8.8	0.0	0.0	8.8
2/F	Bedroom	D	2F_30	34.3	1.275	2.535	**3.2**	1.627	2.400	3.905	0.100	0.275	no	38.3	8.8	-0.5	0.0	8.3
3/F	Bedroom	D	3F_03	43.7	1.275	2.535	**3.2**	1.627	2.400	3.905	0.100	0.275	no	38.3	8.8	0.0	0.0	8.8
3/F	Bedroom	D	3F_04	43.7	1.275	2.535	**3.2**	1.627	2.400	3.905	0.100	0.275	no	38.3	8.8	0.0	0.0	8.8
3/F	Bedroom	D	3F_05	43.7	1.275	2.535	**3.2**	1.627	2.400	3.905	0.100	0.275	no	38.3	8.8	0.0	0.0	8.8
3/F	Bedroom	D	3F_24	53.3	1.275	2.535	**3.2**	1.627	2.400	3.905	0.100	0.275	no	38.3	8.8	0.0	0.0	8.8
3/F	Bedroom	D	3F_26	46.1	1.275	2.535	**3.2**	1.627	2.400	3.905	0.100	0.275	no	38.3	8.8	0.0	0.0	8.8
3/F	Bedroom	D	3F_27	49.6	1.275	2.535	**3.2**	1.627	2.400	3.905	0.100	0.275	no	38.3	8.8	0.0	0.0	8.8
3/F	Bedroom	D	3F_28	34.5	1.275	2.535	**3.2**	1.627	2.400	3.905	0.100	0.275	no	38.3	8.8	-0.5	0.0	8.3
3/F	Bedroom	D	3F_29	38.7	1.275	2.535	**3.2**	1.627	2.400	3.905	0.100	0.275	no	38.3	8.8	0.0	0.0	8.8
4/F	Bedroom	D	4F_03	43.7	1.275	2.535	**3.2**	1.627	2.400	3.905	0.100	0.275	no	38.3	8.8	0.0	0.0	8.8
4/F	Bedroom	D	4F_04	43.7	1.275	2.535	**3.2**	1.627	2.400	3.905	0.100	0.275	no	38.3	8.8	0.0	0.0	8.8
4/F	Bedroom	D	4F_05	43.7	1.275	2.535	**3.2**	1.627	2.400	3.905	0.100	0.275	no	38.3	8.8	0.0	0.0	8.8
4/F	Bedroom	D	4F_19	53.3	1.275	2.535	**3.2**	1.627	2.400	3.905	0.100	0.275	no	38.3	8.8	0.0	0.0	8.8
4/F	Bedroom	D	4F_21	46.1	1.275	2.535	**3.2**	1.627	2.400	3.905	0.100	0.275	no	38.3	8.8	0.0	0.0	8.8
4/F	Bedroom	D	4F_22	46.6	1.275	2.535	**3.2**	1.627	2.400	3.905	0.100	0.275	no	38.3	8.8	0.0	0.0	8.8
4/F	Bedroom	D	4F_23	34.5	1.275	2.535	**3.2**	1.627	2.400	3.905	0.100	0.275	no	38.3	8.8	-0.5	0.0	8.3
4/F	Bedroom	D	4F_24	38.7	1.275	2.535	**3.2**	1.627	2.400	3.905	0.100	0.275	no	38.3	8.8	0.0	0.0	8.8
5/F	Bedroom	D	5F_01	38.0	1.275	2.535	**3.2**	1.627	2.400	3.905	0.100	0.275	no	38.3	8.8	0.0	0.0	8.8
5/F	Bedroom	D	5F_02	35.1	1.275	2.535	**3.2**	1.627	2.400	3.905	0.100	0.275	no	38.3	8.8	-0.4	0.0	8.4
5/F	Bedroom	D	5F_03	33.7	1.275	2.535	**3.2**	1.627	2.400	3.905	0.100	0.275	no	38.3	8.8	-0.6	0.0	8.2
5/F	Bedroom	D	5F_04	33.7	1.275	2.535	**3.2**	1.627	2.400	3.905	0.100	0.275	no	38.3	8.8	-0.6	0.0	8.2
5/F	Bedroom	D	5F_06	63.1	1.275	2.535	**3.2**	1.627	2.400	3.905	0.100	0.275	no	38.3	8.8	0.0	0.0	8.8
5/F	Bedroom	D	5F_08	49.8	1.275	2.535	**3.2**	1.627	2.400	3.905	0.100	0.275	no	38.3	8.8	0.0	0.0	8.8
5/F	Bedroom	D	5F_09	46.8	1.275	2.535	**3.2**	1.627	2.400	3.905	0.100	0.275	no	38.3	8.8	0.0	0.0	8.8
5/F	Bedroom	D	5F_18	53.3	1.275	2.535	**3.2**	1.627	2.400	3.905	0.100	0.275	no	38.3	8.8	0.0	0.0	8.8
5/F	Bedroom	D	5F_20	46.1	1.275	2.535	**3.2**	1.627	2.400	3.905	0.100	0.275	no	38.3	8.8	0.0	0.0	8.8
5/F	Bedroom	D	5F_21	49.6	1.275	2.535	**3.2**	1.627	2.400	3.905	0.100	0.275	no	38.3	8.8	0.0	0.0	8.8
5/F	Bedroom	D	5F_22	64.5	1.275	2.535	**3.2**	1.627	2.400	3.905	0.100	0.275	no	38.3	8.8	0.0	0.0	8.8
6/F	Bedroom	D	6F_02	36.5	1.275	2.535	**3.2**	1.627	2.400	3.905	0.100	0.275	no	38.3	8.8	-0.2	0.0	8.6
6/F	Bedroom	D	6F_03	33.7	1.275	2.535	**3.2**	1.627	2.400	3.905	0.100	0.275	no	38.3	8.8	-0.6	0.0	8.2
6/F	Bedroom	D	6F_04	33.7	1.275	2.535	**3.2**	1.627	2.400	3.905	0.100	0.275	no	38.3	8.8	-0.6	0.0	8.2
6/F	Bedroom	D	6F_06	59.2	1.275	2.535	**3.2**	1.627	2.400	3.905	0.100	0.275	no	38.3	8.8	0.0	0.0	8.8
6/F	Bedroom	D	6F_08	49.8	1.275	2.535	**3.2**	1.627	2.400	3.905	0.100	0.275	no	38.3	8.8	0.0	0.0	8.8
6/F	Bedroom	D	6F_09	46.8	1.275	2.535	**3.2**	1.627	2.400	3.905	0.100	0.275	no	38.3	8.8	0.0	0.0	8.8
6/F	Bedroom	D	6F_11	49.0	1.275	2.535	**3.2**	1.627	2.400	3.905	0.100	0.275	no	38.3	8.8	0.0	0.0	8.8

Appendix 6 Adopted Relative Noise Reduction for Acoustic Door (Baffle Type) at Selected NSRs

Adopted Sound Attenuation of Acoustic Window (Baffle Type) for Residential Development (Mitigated Case)
AM Peak Traffic Flow

GBP Floor	*mPD	NSRs						
		1F_01	1F_02	1F_03	1F_04	1F_05	1F_06	1F_07
1/F	4.1				-3.5		-4.8	-5.2

GBP Floor	*mPD	NSRs																												
		2F_01	2F_02	2F_03	2F_04	2F_05	2F_06	2F_07	2F_08	2F_09	2F_10	2F_11	2F_12	2F_13	2F_14	2F_15	2F_16	2F_17	2F_18	2F_19	2F_20	2F_21	2F_22	2F_23	2F_24	2F_25	2F_26	2F_27	2F_28	2F_29	2F_30
2/F	9.1																									-3.8		-5.2	-5.6	-6	-6.1

GBP Floor	*mPD	NSRs																											
		3F_01	3F_02	3F_03	3F_04	3F_05	3F_06	3F_07	3F_08	3F_09	3F_10	3F_11	3F_12	3F_13	3F_14	3F_15	3F_16	3F_17	3F_18	3F_19	3F_20	3F_21	3F_22	3F_23	3F_24	3F_25	3F_26	3F_27	3F_28	3F_29
3/F	12.6			-0.8	-0.6	-0.4																			-4.1		-5.7	-6	-6.4	-6.6

GBP Floor	*mPD	NSRs																						
		4F_01	4F_02	4F_03	4F_04	4F_05	4F_06	4F_07	4F_08	4F_09	4F_10	4F_11	4F_12	4F_13	4F_14	4F_15	4F_16	4F_17	4F_18	4F_19	4F_20	4F_21	4F_22	4F_23	4F_24
4/F	16.1			-1.9	-1.8	-1.6														-4.4		-6	-6.3	-6.7	-6.9

GBP Floor	*mPD	NSRs																					
		5F_01	5F_02	5F_03	5F_04	5F_05	5F_06	5F_07	5F_08	5F_09	5F_10	5F_11	5F_12	5F_13	5F_14	5F_15	5F_16	5F_17	5F_18	5F_19	5F_20	5F_21	5F_22
5/F	19.6	-0.5	-3.2	-3	-2.9		-1.5		-1.6	-0.9									-4.6		-6.3	-6.6	-7

GBP Floor	*mPD	NSRs															
		6F_01	6F_02	6F_03	6F_04	6F_05	6F_06	6F_07	6F_08	6F_09	6F_10	6F_11	6F_12	6F_13	6F_14	6F_15	6F_16
6/F	23.1		-4.1	-3.9	-3.9		-2.6		-2.9	-2.1		-0.2					

*** The assessment point is located at 1m in front of the most exposed part of an openable window for ventilation at a habitable room (NSRs) and 1.2m above the floor level of individual floors of the residential towers of the proposed development.**

Adopted Sound Attenuation of Acoustic Window (Baffle Type) for Residential Development (Mitigated Case)
PM Peak Traffic Flow

GBP Floor	*mPD	NSRs						
		1F_01	1F_02	1F_03	1F_04	1F_05	1F_06	1F_07
1/F	4.1				-3.3		-4.6	-4.9

GBP Floor	*mPD	NSRs																												
		2F_01	2F_02	2F_03	2F_04	2F_05	2F_06	2F_07	2F_08	2F_09	2F_10	2F_11	2F_12	2F_13	2F_14	2F_15	2F_16	2F_17	2F_18	2F_19	2F_20	2F_21	2F_22	2F_23	2F_24	2F_25	2F_26	2F_27	2F_28	2F_29	2F_30
2/F	9.1																									-3.7		-5.1	-5.4	-5.7	-5.9

GBP Floor	*mPD	NSRs																											
		3F_01	3F_02	3F_03	3F_04	3F_05	3F_06	3F_07	3F_08	3F_09	3F_10	3F_11	3F_12	3F_13	3F_14	3F_15	3F_16	3F_17	3F_18	3F_19	3F_20	3F_21	3F_22	3F_23	3F_24	3F_25	3F_26	3F_27	3F_28	3F_29
3/F	12.6			-0.2																					-4.1		-5.6	-6	-6.3	-6.5

GBP Floor	*mPD	NSRs																						
		4F_01	4F_02	4F_03	4F_04	4F_05	4F_06	4F_07	4F_08	4F_09	4F_10	4F_11	4F_12	4F_13	4F_14	4F_15	4F_16	4F_17	4F_18	4F_19	4F_20	4F_21	4F_22	4F_23	4F_24
4/F	16.1			-1.5	-1.2	-1														-4.4		-6.1	-6.4	-6.7	-6.9

GBP Floor	*mPD	NSRs																					
		5F_01	5F_02	5F_03	5F_04	5F_05	5F_06	5F_07	5F_08	5F_09	5F_10	5F_11	5F_12	5F_13	5F_14	5F_15	5F_16	5F_17	5F_18	5F_19	5F_20	5F_21	5F_22
5/F	19.6	-0.6	-2.7	-2.5	-2.3		-0.5		-0.6										-4.8		-6.5	-6.8	-7.1

GBP Floor	*mPD	NSRs															
		6F_01	6F_02	6F_03	6F_04	6F_05	6F_06	6F_07	6F_08	6F_09	6F_10	6F_11	6F_12	6F_13	6F_14	6F_15	6F_16
6/F	23.1		-3.6	-3.4	-3.2		-1.6		-1.8	-1.1							

*** The assessment point is located at 1m in front of the most exposed part of an openable window for ventilation at a habitable room (NSRs) and 1.2m above the floor level of individual floors of the residential towers of the proposed development.**

Appendix 7 Schedule of Noise Mitigation Measures

Schedule of Noise Mitigation Measures

Floor	NSR	Room	Noise Mitigation Measures
1/F	1F_02	Bedroom	Fixed Glazing with Maintenance Window
1/F	1F_03	Bedroom	Fixed Glazing with Maintenance Window
1/F	1F_04		Acoustic Window (Baffle Type)
1/F	1F_05	Bedroom	Fixed Glazing with Maintenance Window
1/F	1F_06		Acoustic Window (Baffle Type)
1/F	1F_07	Bedroom	Acoustic Window (Baffle Type)
2/F	2F_02	Bedroom	Fixed Glazing with Maintenance Window
2/F	2F_23	Bedroom	Fixed Glazing with Maintenance Window
2/F	2F_24	Bedroom	Fixed Glazing with Maintenance Window
2/F	2F_25		Acoustic Window (Baffle Type)
2/F	2F_26	Bedroom	Fixed Glazing with Maintenance Window
2/F	2F_27		Acoustic Window (Baffle Type)
2/F	2F_28	Bedroom	Acoustic Window (Baffle Type)
2/F	2F_29	Bedroom	Acoustic Window (Baffle Type)
2/F	2F_30	Bedroom	Acoustic Window (Baffle Type)
			Fixed Glazing with No Maintenance Window
3/F	3F_02	Bedroom	Fixed Glazing with Maintenance Window
3/F	3F_03	Bedroom	Acoustic Window (Baffle Type)
3/F	3F_04	Bedroom	Acoustic Window (Baffle Type)
3/F	3F_05	Bedroom	Acoustic Window (Baffle Type)
3/F	3F_06	Bedroom	Fixed Glazing with Maintenance Window
3/F	3F_22	Bedroom	Fixed Glazing with Maintenance Window
3/F	3F_23	Bedroom	Fixed Glazing with Maintenance Window
3/F	3F_24		Acoustic Window (Baffle Type)
3/F	3F_25	Bedroom	Fixed Glazing with Maintenance Window
3/F	3F_26		Acoustic Window (Baffle Type)
3/F	3F_27	Bedroom	Acoustic Window (Baffle Type)
3/F	3F_28	Bedroom	Acoustic Window (Baffle Type)
3/F	3F_29	Bedroom	Acoustic Window (Baffle Type)
			Fixed Glazing with No Maintenance Window

Schedule of Noise Mitigation Measures

Floor	NSR	Room	Noise Mitigation Measures
4/F	4F_02	Bedroom	Fixed Glazing with Maintenance Window
4/F	4F_03	Bedroom	Acoustic Window (Baffle Type)
4/F	4F_04	Bedroom	Acoustic Window (Baffle Type)
4/F	4F_05	Bedroom	Acoustic Window (Baffle Type)
4/F	4F_06	Bedroom	Fixed Glazing with Maintenance Window
4/F	4F_18	Bedroom	Fixed Glazing with Maintenance Window
4/F	4F_19		Acoustic Window (Baffle Type)
4/F	4F_20	Bedroom	Fixed Glazing with Maintenance Window
4/F	4F_21		Acoustic Window (Baffle Type)
4/F	4F_22	Bedroom	Acoustic Window (Baffle Type)
4/F	4F_23	Bedroom	Acoustic Window (Baffle Type)
4/F	4F_24	Bedroom	Acoustic Window (Baffle Type)
			Fixed Glazing with No Maintenance Window
5/F	5F_01	Bedroom	Acoustic Window (Baffle Type)
5/F	5F_02	Bedroom	Acoustic Window (Baffle Type)
5/F	5F_03	Bedroom	Acoustic Window (Baffle Type)
5/F	5F_04	Bedroom	Acoustic Window (Baffle Type)
5/F	5F_05	Bedroom	Fixed Glazing with Maintenance Window
5/F	5F_06		Acoustic Window (Baffle Type)
5/F	5F_07	Bedroom	Fixed Glazing with Maintenance Window
5/F	5F_08		Acoustic Window (Baffle Type)
5/F	5F_09	Bedroom	Acoustic Window (Baffle Type)
5/F	5F_10		Fixed Glazing with Maintenance Window
5/F	5F_17	Bedroom	Fixed Glazing with Maintenance Window
5/F	5F_18		Acoustic Window (Baffle Type)
5/F	5F_19	Bedroom	Fixed Glazing with Maintenance Window
5/F	5F_20		Acoustic Window (Baffle Type)
5/F	5F_21	Bedroom	Acoustic Window (Baffle Type)
5/F	5F_22	Bedroom	Acoustic Window (Baffle Type)
6/F	6F_01	Bedroom	Fixed Glazing with Maintenance Window
6/F	6F_02		Acoustic Window (Baffle Type)
6/F	6F_03	Bedroom	Acoustic Window (Baffle Type)
6/F	6F_04	Bedroom	Acoustic Window (Baffle Type)
6/F	6F_05	Bedroom	Fixed Glazing with Maintenance Window
6/F	6F_06		Acoustic Window (Baffle Type)
6/F	6F_07	Bedroom	Fixed Glazing with Maintenance Window
6/F	6F_08		Acoustic Window (Baffle Type)
6/F	6F_09	Bedroom	Acoustic Window (Baffle Type)
6/F	6F_10		Fixed Glazing with Maintenance Window
6/F	6F_11	Bedroom	Acoustic Window (Baffle Type)
6/F	6F_12		Fixed Glazing with Maintenance Window

Appendix 8 West Rail EIA VEP (Extracts)

Environmental Permit No. FEP-24/004/1998/J
環境許可證編號 **FEP-24/004/1998/J**

ENVIRONMENTAL IMPACT ASSESSMENT ORDINANCE
(CHAPTER 499)
SECTION 10 & 13

環境影響評估條例
(第 **499**章 **)**
第 **10** 及 **13** 條

ENVIRONMENTAL PERMIT TO CONSTRUCT AND OPERATE A DESIGNATED PROJECT

建造及營辦指定工程項目的環境許可證

PART A (MAIN PERMIT)
A部 **(**許可證主要部分**)**

Pursuant to Sections 10 and 12 of the Environmental Impact Assessment Ordinance (EIAO), the Director of Environmental Protection (the Director) grants this environmental permit to the MTR Corporation Limited (hereinafter referred to as the "Permit Holder") to construct and operate the designated project described in Part B subject to the conditions specified in Part C.

根據《環境影響評估條例》(環評條例)第10及12條的規定，環境保護署署長(署長)將本環境許可證批予香港鐵路有限公司(下稱 "許可證持有人")以建造及營辦B部所說明的指定工程項目，但須遵守C部所列明的條件。

The issue of this Environmental Permit is based on the documents, approval and permissions described below:

本環境許可證乃依據下列的文件、批准及許可條件而簽發:

Application No. 申請書編號**:**	VEP-413/2013
Documents in the Register : 登記冊上的文件**:**	(a) West Rail - Final Assessment Report West Kowloon to Tuen Mun Centre - Environmental Impact Assessment, its Technical Annexes, and Final Landscape Design Strategy, Report Vol.1 (Register No. EIA-149/1998) [Hereafter referred to as the EIA report] (b) Application documents submitted by Permit Holder including all attachments on 19 August 1998 (Application No. AEP-004/1998) (c) Environmental Permit issued on 16 September 1998 (Permit No. EP-004/1998) (d) Application documents for Variation of an Environmental Permit including all attachments by Permit Holder submitted on 21 July 2000. (Application No. VEP-020/2000) (e) Environmental Permit issued on 18 August 2000 (Permit No. VEP-020/2000/A/EP-004)

(e) reduction of train length from 12 cars to 9 cars with increase in train frequency from 30 to 40 trains per hour during 0600 to 0700;

(f) reduction of train speed between Tin Shui Wai and Siu Hong from 130km/h to 100km/h;

(g) revised locations of noise enclosure and additional height noise barriers at the north of Kam Sheung Road Station, near Pok Oi Hospital, the west of Long Ping Station, the west of Tin Shui Wai Station, Tin Sam Tsuen to Lam Tei and Tuen Mun;

(VI) The Application for Variation No. VEP-020/2000

(h) the construction method for the Tsing Tsuen Tunnel;

(i) the revised alignment in Tsuen Wan;

(j) the increased quantities of marine mud at Tsuen Wan Bay;

shall within 45 days, provide supplementary information for the Director's approval of any changes necessary to the submissions previously made to the Director in fulfilment of conditions 2.4, 2.5, 2.6, 2.7, 2.8, 2.9, 2.14, 2.16, 2.17, 2.18 and 2.19 above. All supplementary information shall be certified by the Environmental Manager and verified by the Independent Environmental Checker before submission to the Director. All mitigation measures arising from submitted supplementary information shall be fully implemented in accordance with the details and time schedule set out in the approved supplementary information.

2.21 All finalised submissions, as required under this part of the permit, shall be released to the public if requested by the Director, by depositing copies in the Environmental Impact Assessment Ordinance Register Office or any other places or by any other means as specified by the Director for public inspection. For this purpose, the Permit Holder shall provide sufficient copies of submissions.

3. Submissions or Measures during the Construction Period

3.1 Within two months of commencement of construction of each of the Southern, Central, Northern and Western sections of the Project, the Permit Holder shall deposit with the Director environmental management plan(s) as recommended in the EIA Report [ref: register no EIA 149/1998]. Before their submission to the Director, the environmental management plan(s) shall be certified by the Environmental Manager and verified by the Independent Environmental Checker.

3.2 Within 6 months of the commencement of construction of the Northern Section and the 270m alignment from North Portal of Tai Lam Tunnel to West Rail Depot of the Project, the Permit Holder shall submit an implementation programme for the Habitat Creation and Management Plan submitted under condition 2.13 and obtain the approval of the Director. Before its submission to the Director, the implementation programme shall be certified by the Environmental Manager and verified by the Independent Environmental Checker. All measures recommended in the approved Habitat Creation and Management Plan and its implementation programme shall be fully implemented.

3.3 All design or construction measures described in the submissions approved or deposited under section 2, and conditions 3.1 and 3.2 above shall be fully implemented. Any changes to the measures shall be justified by Environmental Manager and verified by the Independent Checker as conforming to the requirements of the EIA Report [ref: register no EIA 149/1998]. (See Note 6).

3.4 In accordance with the information and recommendations contained in the EIA Report [ref: register no

Appendix 9 Extracts of West Rail Operational Train Noise Assessment Report (2015)

MTR Corporation Limited

West Rail

West Rail Operational Train Noise Assessment Report

(July 2015)

Certified by: Richard Kwan
Environmental Manager

Date: 27 Jul 2015

Verified by: Fredrick Leong
Independent Environmental Checker

Date: 27 Jul 2015

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ARUP

Document Verification

Job title	West Rail Line	Job number
		25445
Document title	Noise Assessment Report	File reference

Document ref

Revision	Date				
Draft 1	10/04/2015	Filename	20150722 Noise Assessment Report Final.doc		
		Description	West Rail Operational Train Noise Assessment Report		
			Prepared by	Checked by	Approved by
		Name	Various	Franki Chiu	Sam Tsoi
		Signature			
Draft 2	01/06/2015	Filename	20150722 Noise Assessment Report Final.doc		
		Description	West Rail Operational Train Noise Assessment Report		
			Prepared by	Checked by	Approved by
		Name	Various	Franki Chiu	Sam Tsoi
		Signature			
Draft 3	29/06/2015	Filename	20150722 Noise Assessment Report Final.doc		
		Description	West Rail Operational Train Noise Assessment Report		
			Prepared by	Checked by	Approved by
		Name	Various	Franki Chiu	Sam Tsoi
		Signature			
Final 1	28/07/2015	Filename	20150722 Noise Assessment Report Final.doc		
		Description	West Rail Operational Train Noise Assessment Report		
			Prepared by	Checked by	Approved by
		Name	Various	Franki Chiu	Sam Tsoi
		Signature			

Issue Document Verification with Document ☑

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Figures

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Figure 2.1 □□□□□□□□□□□ □□□□□□M□□□□□□□□□□M□□□□□r□□□□□r□□□ □□□□R□□□□□□□□

Figure 4.1 □ □□ □□□ □□□□□□□d□□□ □□□□□□□□□□□ □□□□□□□□□□□□□□□□□□□□□□ □□□□R□□□□□□□□

Figure 4.2 □□□□□□□□□□□□□□□R□□r□□□□□□□□□□□□□□□ □□□□□□□ □□□□□□□□□□□R□□□□□□r□□

Figure 4.3 □□□□□□□d□M□□□□□□□□□□M□□□□□r□□□□□□□□□□□r□□□r□□□ □□□□R□□□□□□□□

Figure 6.1 R□□□□□ □□□□□M□□□□□r□□ □□□□□□□□□□□□□□□□

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Appendices

Appendix 2.1 □□□□□□□□□□ □□□□d□□r□□□□□□

Appendix 4.1 □ □□□□□M□□□□□r□□ □□□□R□□□□r□□

Appendix 5.1 □r□d□□□□□d□□□ □□□□□□□□□□□□□□D□r□□□□□□ □□□□□□□□□□□ □□□

Appendix 5.2 □r□d□□□□□d□□□ □□□□□□□□□□□□□□D□r□□□□□□ □□□□□□□□□□ □□□d□□□d□□□□d□□r□□□□□□

Appendix 5.3 □□□ □□□□□□□ □□□□□□□□□□□□□□□

Appendix 6.1 □□r□□□□□□□□□□□□□ □□□□□□M□□□□□r□□ □□□□R□□□□□□□□

Nomenclature and Abbreviations □

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3□ Proposed Changes & Potential Environmental Issues

3.1□ Proposed Changes in Operational Parameters

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3.1.1□ Train Frequency

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Appendix 10 Railway Noise Impact Assessment Sample Calculation

NSR ID	RN1
NSR (x)	822262.28
NSR (y)	834051.24
NSR (z)	23.07
Leq(30min)(2300-0700) Noise Criterion, dB(A)	55

DETAILED CALCULATIONS

NA/BNA

	Track ID	ToTM_01	ToTM_02	ToTM_03	ToTM_04	ToHH_01	ToHH_02	ToHH_03	ToHH_04
	Near Track / Far Track	Near	Near	Near	Near	Far	Far	Far	Far
	Rolling Noise	Single Viaduct	Single Viaduct	Single Viaduct	Twin Viaduct	Single Viaduct	Single Viaduct	Single Viaduct	Twin Viaduct
1	$SEL_{Reference}$ [a]	**82.00**	**82.00**	**82.00**	**82.00**	**82.00**	**82.00**	**82.00**	**82.00**
2	Height of Receiver, mPD	23.07	23.07	23.07	23.07	23.07	23.07	23.07	23.07
3	Height of Notional Noise Source, mPD	21.23	21.23	21.23	21.23	21.23	21.23	21.23	21.23
4	Horizontal Distance Between Notional Noise Source and Solid Parapet/Noise Barrier, m	1.20	1.20	1.20	1.20	0.70	0.70	0.70	5.55
5	Solid Parapet Height, mPD	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20
6	Noise Barrier Height, m	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7	Solid Parapet & Nosie Barrier Height, mPD	22.43	22.43	22.43	22.43	22.43	22.43	22.43	22.43
8	Horizontal Distance Between Notional Noise Source and NSR, m	**14.06**	**25.77**	**32.91**	**32.87**	**35.84**	**34.89**	**40.13**	**41.07**
9	View angle, degree	**0.86**	**3.79**	**57.70**	**79.22**	**2.47**	**5.53**	**54.68**	**69.22**
10	Acute angle, degree	**2.57**	**7.41**	**40.76**	**70.98**	**6.68**	**10.47**	**42.61**	**71.37**
11	Slant Distance Between Notional Noise Source and Noise Barrier (SB), m	1.70	1.70	1.70	1.70	1.39	1.39	1.39	5.68
12	Slant Distance Between Solid Parapet/NoiseBarrier and Receiver (BR), m	12.87	24.57	31.72	31.68	35.15	34.19	39.44	35.53
13	Slant Distance Between Source and Receiver (SR) (d'), m	14.18	25.83	32.96	32.92	35.89	34.93	40.18	41.11
14	Path Length Difference (P.L.D.), m	0.39	0.44	0.45	0.45	0.65	0.65	0.65	0.09
15	Angle SB, degree	45.00	45.00	45.00	45.00	59.74	59.74	59.74	12.20
16	Angle SR, degree	7.46	4.08	3.20	3.20	2.94	3.02	2.62	2.57
17	Shadow Zone	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE
18	Barrier Correction (CRN), dB(A) [b]	-14.95	-15.31	-15.40	-15.40	-16.55	-16.55	-16.57	-10.70
19	Distance Correction, dB(A) [c]	**2.46**	**-0.14**	**-1.20**	**-1.20**	**-1.57**	**-1.45**	**-2.06**	**-2.16**
20	View Angle Correction (CRN), dB(A) [d]	**-47.13**	**-31.49**	**-5.54**	**-1.66**	**-34.29**	**-26.86**	**-5.52**	**-2.09**
21	Train Frequency, dB(A) [e]	**10.41**	**10.41**	**10.41**	**10.41**	**10.41**	**10.41**	**10.41**	**10.41**
22	Time Correction (30min), dB(A) [f]	**-32.55**	**-32.55**	**-32.55**	**-32.55**	**-32.55**	**-32.55**	**-32.55**	**-32.55**
24	Track Deterioration Correction, dB(A) [h]	**3.00**	**3.00**	**3.00**	**3.00**	**3.00**	**3.00**	**3.00**	**3.00**
25	Façade Correction, dB(A) [i]	**2.50**	**2.50**	**2.50**	**2.50**	**2.50**	**2.50**	**2.50**	**2.50**
28	**L_{Aeq} ([a] + [b] + [c] + [d] + [e] + [g] + [h] + [i] + [j])**	**5.74**	**18.42**	**43.22**	**47.11**	**12.95**	**20.50**	**41.20**	**50.40**
29	Intensity	3.75	69.45	20988.99	51369.63	19.71	112.22	13190.71	109730.33
30	**Rolling Noise Overall L_{Aeq}**	**52.9**							

NSR ID	**RN1**
NSR (x)	822262.28
NSR (y)	834051.24
NSR (z)	23.07
Lmax Noise Criterion, dB(A)	**85**

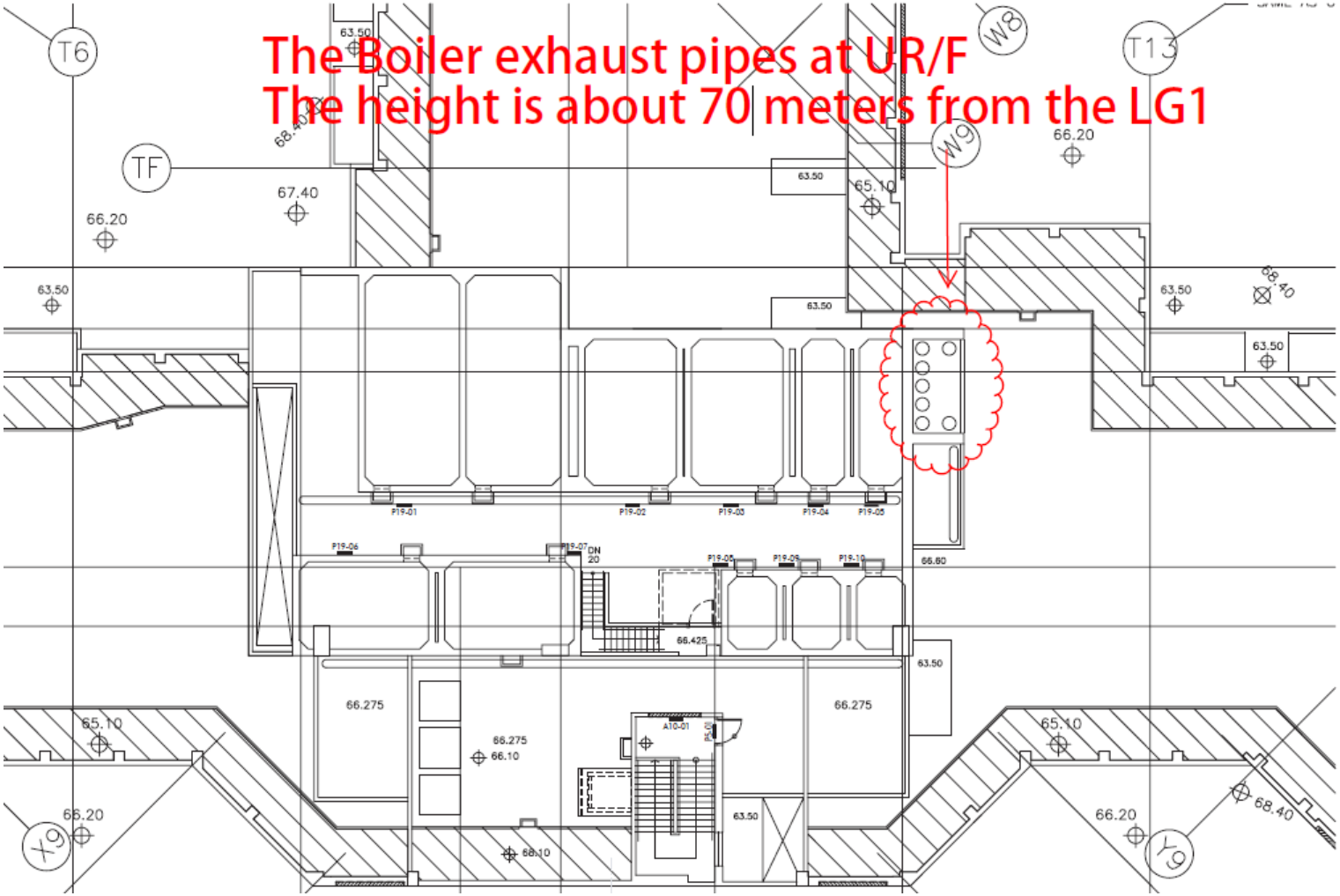
DETAILED CALCULATIONS

NA/BNA

	Track ID	ToTM_01	ToTM_02	ToTM_03	ToTM_04	ToHH_01	ToHH_02	ToHH_03	ToHH_04
	Near Track / Far Track	**Near**	**Near**	**Near**	**Near**	**Far**	**Far**	**Far**	**Far**
	Rolling Noise	**Single Viaduct**	**Single Viaduct**	**Single Viaduct**	**Twin Viaduct**	**Single Viaduct**	**Single Viaduct**	**Single Viaduct**	**Twin Viaduct**
1	$Lmax_{Reference}$ [a]	**75.30**	**75.30**	**75.30**	**75.30**	**75.30**	**75.30**	**75.30**	**75.30**
2	Height of Receiver, mPD	23.07	23.07	23.07	23.07	23.07	23.07	23.07	23.07
3	Height of Notional Noise Source, mPD	21.23	21.23	21.23	21.23	21.23	21.23	21.23	21.23
4	Horizontal Distance Between Notional Noise Source and Solid Parapet/Noise Barrier, m	1.20	1.20	1.20	1.20	0.70	0.70	0.70	5.55
5	Solid Parapet Height, mPD	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20
6	Noise Barrier Height, m	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7	Solid Parapet & Nosie Barrier Height, mPD	22.43	22.43	22.43	22.43	22.43	22.43	22.43	22.43
8	Horizontal Distance Between Notional Noise Source and NSR, m	**14.06**	**25.77**	**32.91**	**32.87**	**35.84**	**34.89**	**40.13**	**41.07**
9	View angle, degree	**0.86**	**3.79**	**57.70**	**79.22**	**2.47**	**5.53**	**54.68**	**69.22**
10	Acute angle, degree	**2.57**	**7.41**	**40.76**	**70.98**	**6.68**	**10.47**	**42.61**	**71.37**
11	Slant Distance Between Notional Noise Source and Noise Barrier (SB), m	1.70	1.70	1.70	1.70	1.39	1.39	1.39	5.68
12	Slant Distance Between Solid Parapet/NoiseBarrier and Receiver (BR), m	12.87	24.57	31.72	31.68	35.15	34.19	39.44	35.53
13	Slant Distance Between Source and Receiver (SR) (d'), m	14.18	25.83	32.96	32.92	35.89	34.93	40.18	41.11
14	Path Length Difference (P.L.D.), m	0.39	0.44	0.45	0.45	0.65	0.65	0.65	0.09
15	Angle SB, degree	45.00	45.00	45.00	45.00	59.74	59.74	59.74	12.20
16	Angle SR, degree	7.46	4.08	3.20	3.20	2.94	3.02	2.62	2.57
17	Shadow Zone	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE
	Absolute Distance between the railway segment and NSR, m	268.2	159.5	35.2	32.9	260.4	152.4	42.8	41.1
18	Barrier Correction (CRN), dB(A) [b]	-14.95	-15.31	-15.40	-15.40	-16.55	-16.55	-16.57	-10.70
19	Distance Correction, dB(A) [c]	**-10.31**	**-8.05**	**-1.48**	**-1.20**	**-10.18**	**-7.85**	**-2.33**	**-2.16**
24	Track Deterioration Correction, dB(A) [h]	**3.00**	**3.00**	**3.00**	**3.00**	**3.00**	**3.00**	**3.00**	**3.00**
25	Façade Correction, dB(A) [i]	**2.50**	**2.50**	**2.50**	**2.50**	**2.50**	**2.50**	**2.50**	**2.50**
28	**L_{Aeq} ([a] + [b] + [c] + [d] + [e] + [g] + [h] + [i] + [j])**	**55.54**	**57.44**	**63.92**	**64.21**	**54.07**	**56.40**	**61.89**	**67.94**
29	Intensity	358233.17	555105.15	2467274.30	2635368.32	255292.29	436772.04	1546785.49	6218646.34
30	**Rolling Noise Overall Lmax**	**69.5**							

Appendix 11 Information from Pok Oi Hospital regarding Chimney Stack Location

Boiler exhaust pipes at UR/F



3.□ For **chimneys**	
•□ The number of chimneys located at Pok Oi Hospital	1. 5 nos. chimney for boilers 2. 3 nos. chimney for generators
•□ The locations of the chimneys located at the Hospital	Please refer to Appendix A
•□ The usage of the chimneys (e.g. for the exhaust of a boiler system, Genset, etc.)	Used for generators and boilers
•□ The purpose of each system/equipment (such as used for routine operation or as a standby unit used in emergency condition, etc.)	1. Generators are used for stand-by. 2. Boilers are used for routine operation.
•□ The operating period of each system/equipment (e.g. 24 hours?)	24 hours
•□ The fuel type adopted for each system/equipment (e.g. town gas, diesel, etc.)	1. Diesel for generators 2. Dual fuel for boilers. Generally, it is used for Towngas in duty and diesel for back-up.
•□ The consumption rate of fuel for each system/equipment of each hour or each day (L/day or L/hr)	Consumption rate (average) for Towngas in boilers is about 3600 J/hr
•□ The height of each chimney (including its height of the chimney and the height of the floor where the chimney located)	Please refer to Appendix A and Appendix B
•□ The Exit Temperature (K) of each chimney	No information
•□ The Exit Velocity (m/s) of each chimney	No information
•□ The Stack Diameter (m) of each chimney	1. 3 nos. x Dia 400 and 2 nos. Dia 350 for boilers. 2. 3 nos. x Dia 350 for generators

FIVE CHIMNEY STACKS ALIGNED ON SAME SIDE


SAME AS GRID "6"
SAME AS GRID "11"
SS-21
SC-08
SC-07
SS-22
SS-20
SC-06
SC-05
SS-19
SC-04
SC-04A
SC-03
SC-02
SC-01
SS-26
SC-16
SC-17
SC-13
SC-14
SC-15
SS-25
SC-12
SC-11
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SC-09
SS-23
SS-24
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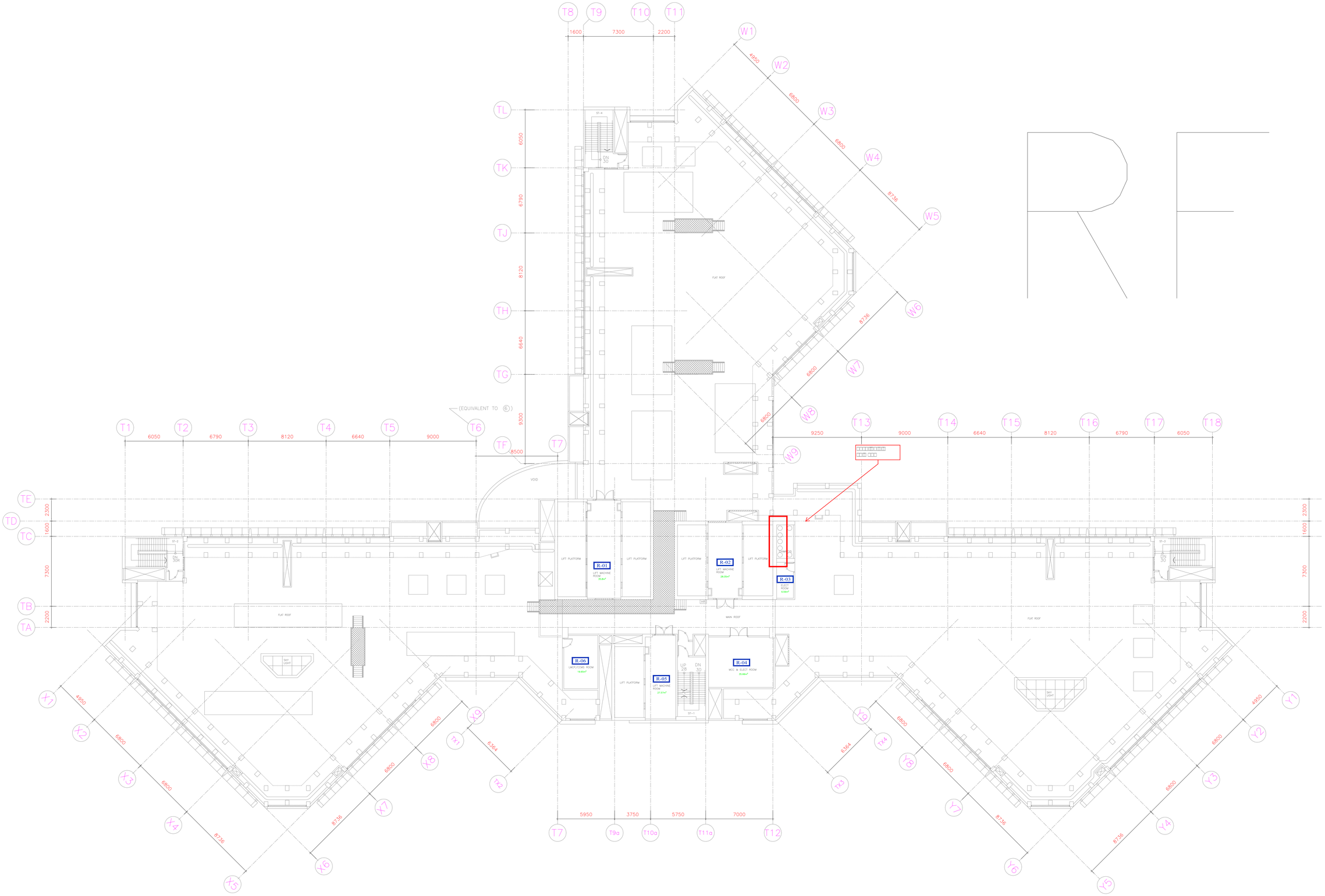

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MAIN ROOF
LIFT PLATFORM
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X9
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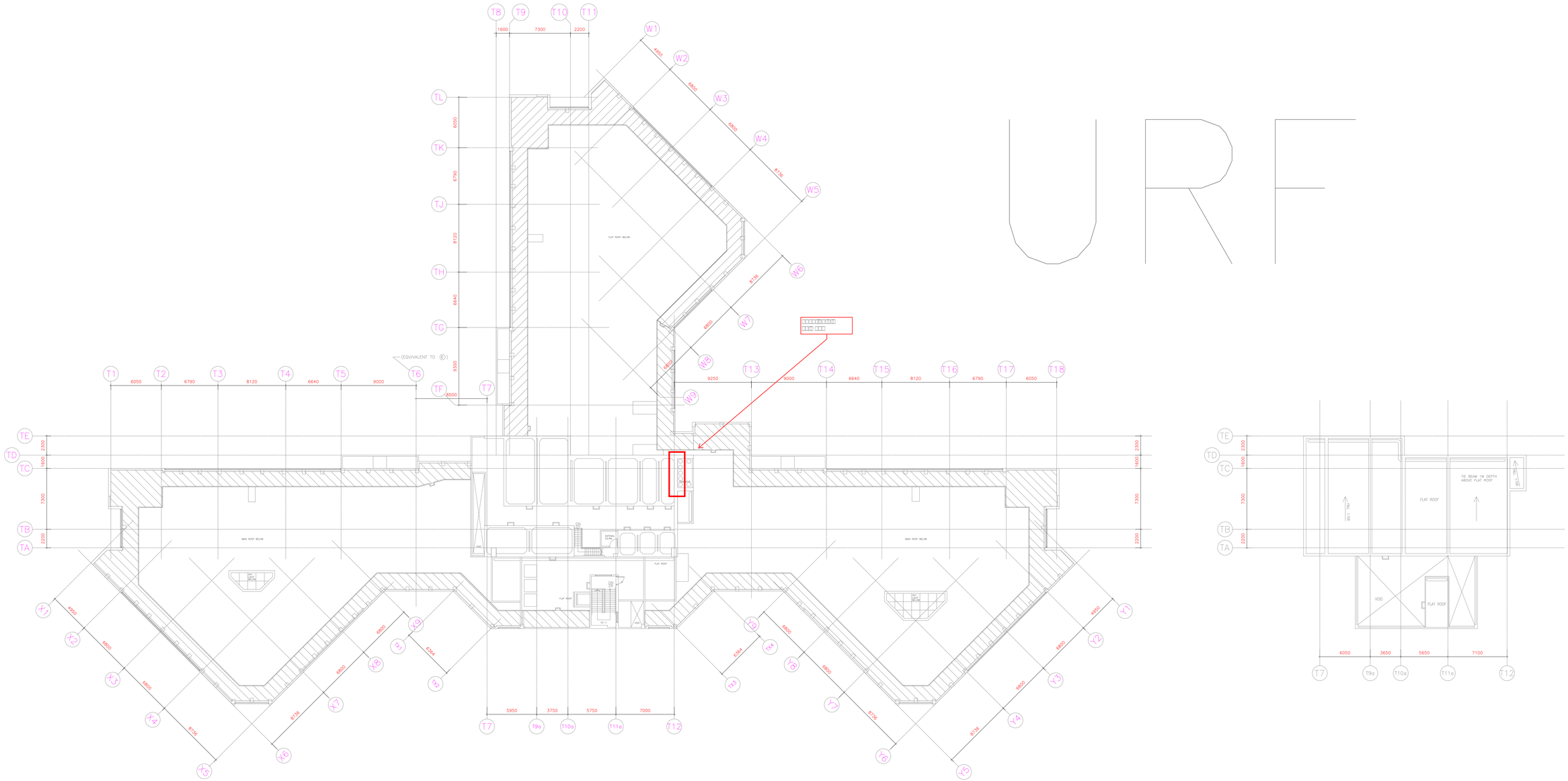

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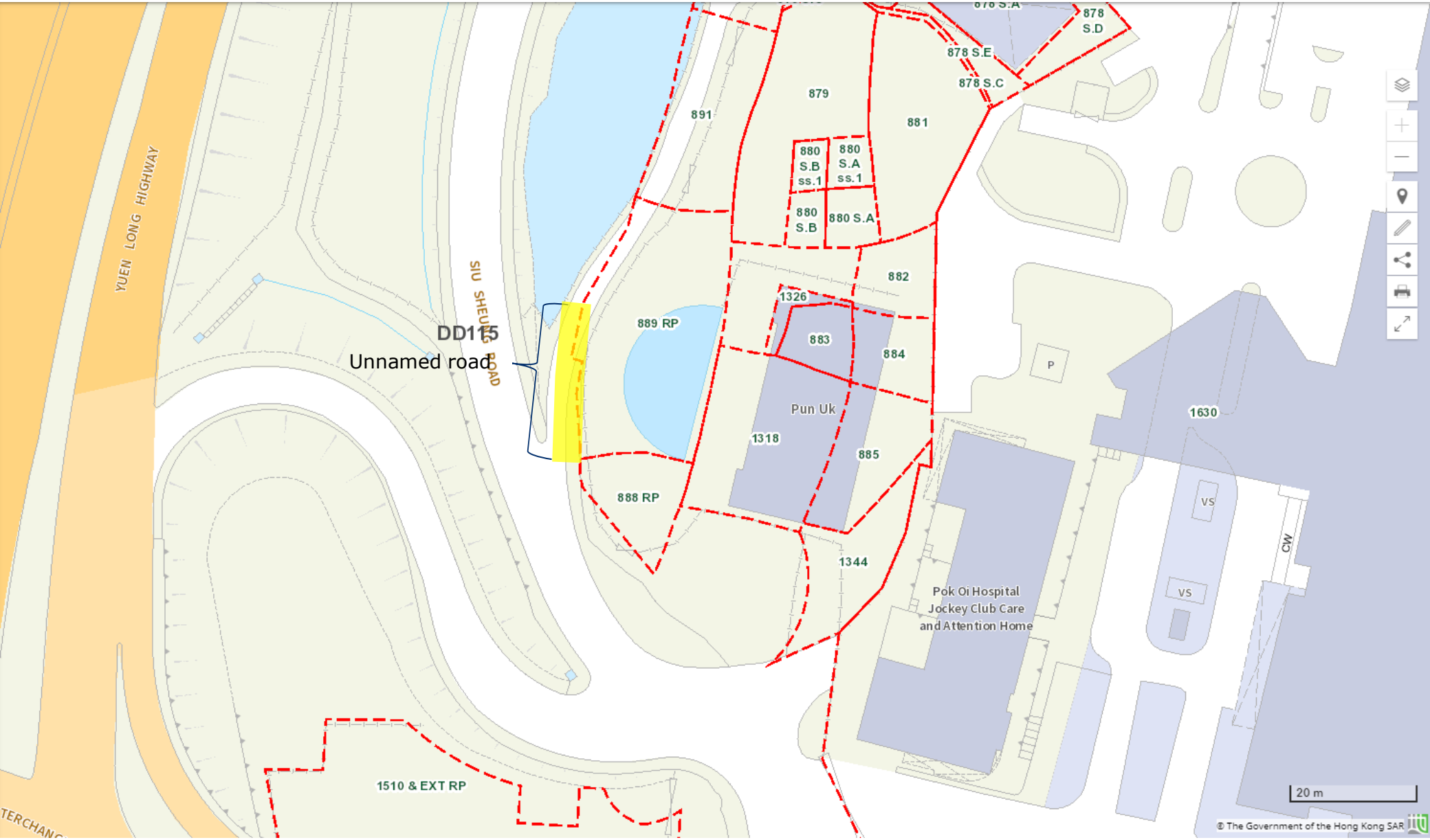
Y6
Y7
Y8
Y9
T7
T9a
T10a
T11a
T12
FLAT ROOF
VOID

URF

Appendix 12 Unmanned Road Information and Road Type Confirmation by TD and Traffic Consultant



Note: red line indicates private lots. Therefore, carriageway within lots are not public road

Calvin Chiu

From:	Tommy Lam <tommylam@howangspb.com>
Sent:	Friday, April 8, 2022 7:54 PM
To:	Calvin Chiu; 'Robin Chan'; tinsonleung@howangspb.com; samuello@howangspb.com; Angela Chan; Lily Chow; Billy Fan; ben@hbltd.net; 'Joyce Pang'
Cc:	'Christopher Foot'; 'John Charters'; 'fiona'; 'vicky'; zhlyh2006@163.com; elo@dudleysurveyors.com; 'Maggie MW Leung CNT'; eddie@cntgroup.com.hk; ang@dudleysurveyors.com; 'Kennith Chan'; 'Kennith'
Subject:	RE: Conservation of Pun Uk & RCHE (No. A/YL-NSW/292) - Comments from TD, EPD & DSD on FI1
Attachments:	Extract of Annual Traffic Census by TD.PDF; Fw: Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE) at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long - Road Classification for Siu Sheung Road and no name access road

Dear Calvin,

We refer to the confirmation Email from TD dated 20 July 2021 as enclosed regarding the road type of Siu Sheung Road and unnamed access road. Siu Sheung Road is classified as Rural Road and unnamed access road is classified as Feeder Road according to TPDM Vol. 2 Chap. 3.2.

We understand that there is no “Rural Road” and “Feeder Road” in HKPSG guideline. However, according to Appendix G of Annual Traffic Census published by TD as enclosed, “Rural Road” is at a lower hierarchy than “Local Distributor”. As such, we considered that Siu Sheung Road (Rural Road) and unnamed access road (Feeder Road) should adopt the requirement of Local Distributor under HKPSG guideline.

Should you have any queries, please do not hesitate to contact the undersigned.

Best regards,

Tommy Lam
Senior Traffic Engineer

Ho Wang SPB Limited
5 Floor, So Hong Commercial Building,
41-47 Jervois Street, Sheung Wan
Hong Kong
T: 2865 0090 F: 2866 4332
Direct Line: 21696765
Encl.

HWSPB 何黃
Traffic & Transportation Consultants
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41-47 Jervois Street, Sheung Wan, HK
Tel : (852) 2865 0090
Fax : (852) 2866 4332
E-mail : info@howangspb.com
SGS

Calvin Chiu

From: KC LEE <kclee@td.gov.hk>
Sent: Tuesday, July 20, 2021 6:28 PM
To: Samuel Lo
Cc: tommylam@howangspb.com; tinsonleung@howangspb.com; 'Raymond Tak Chi LEUNG'
Subject: Fw: Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE) at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long - Road Classification for Siu Sheung Road and no name access road
Attachments: Site location plan.jpg

Dear Samuel

I have no adverse comment on the proposed classification from traffic engineering perspective.

Many thanks.

Best Regards
wilson
E/YLE, TE(NTW), TD
Tel. 2399 2421
----- Forwarded by KC LEE/TD/HKSARG on 20/07/2021 18:26 -----

From: "Samuel Lo" <samuello@howangspb.com>
To: "'KC LEE'" <kclee@td.gov.hk>
Cc: <tommylam@howangspb.com>, <tinsonleung@howangspb.com>, "'Raymond Tak Chi LEUNG'" <raymondleung@td.gov.hk>
Date: 20/07/2021 18:23
Subject: RE: Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE) at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long - Road Classification for Siu Sheung Road and no name access road

---

Dear Wilson,

After reviewing, we understand that the Siu Sheung Road is connected to Castle Peak Road – Yuen Long, which is a Rural Trunk Road according to ATC. Therefore, as Siu Sheung Road is connecting Castle Peak Road – Yuen Long (Rural Trunk Road) and Small Traders New Village (smaller centres of population), we consider it should be classified as Rural Road according to TPDM Vol. 2 Chap. 3.2.

The unamed access road to Pun Uk connects Siu Sheung Road and more remote settlements should be classified as Feeder Road according to TPDM Vol. 2 Chap. 3.2.

We would be grateful if you could kindly confirm if the classification is correct.

Best regards,

Samuel Lo
Assistant Transport Planner

運輸署
Transport Department

THE ANNUAL TRAFFIC CENSUS
-2019-

TSSD Publication No. 19CAB1

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TRAFFIC SURVEY AND SUPPORT DIVISION September 2020

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APPENDIX G

ROAD CLASSIFICATION SYSTEM

Classification	Function	Standard	Traffic Management
Expressway and Urban / Rural Trunk Road	Connects the main centres of population	High capacity roads with no frontage access or development, pedestrians segregated, widely spaced grade-separated junctions.	24 hour stopping restrictions.
Primary Distributor	Forms the major network of the urban area	Roads having high capacity junction, normally grade separated, segregated pedestrian facilities and limited frontage access.	Usually 24 hour stopping restrictions.
District Distributor	Links districts to the Primary Distributor	Roads having high capacity at-grade junction.	Usually peak hour stopping restrictions and parking restrictions throughout the day.
Local Distributor	Roads within districts linking developments to the District Distributor		
Rural Road	Connects the smaller centres of population or popular recreation areas with major road networks	Roads having high capacity junction and limited frontage access.	

Appendix VIII

Drainage Impact Assessment

Prepared for

Joyous Cheer Limited

Prepared by

Ramboll Hong Kong Limited

PROPOSED CONSERVATION OF HISTORIC BUILDING (PUN UK) AND SOCIAL WELFARE FACILITIES (RCHE) AT VARIOUS LOTS IN D.D. 115 AND ADJOINING GOVERNMENT LAND, AU TAU, YUEN LONG

DRAINAGE IMPACT ASSESSMENT

Date	**September 2021**
Prepared by	**Lily Chow** **Assistant Environmental Consultant**
Signed	
Approved by	**Calvin Chiu** **Senior Manager**
Signed	
Project Reference	**CNTAUTAUEI02**
Document No.	**R8155_v1.0**

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Email: hkinfo@ramboll.com

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APPENDICES

Appendix 1 Indicative MLP of the Proposed Scheme
Appendix 2 Detailed Drainage Impact Assessment Calculations

1. INTRODUCTION

1.1 Project Background

1.1.1 The Subject Site is located at various lots in D.D. 115 and adjoining government land in Au Tau, Yuen Long, N.T. Most of the Subject Site falls within area zoned "Undetermined" ("U") and with remaining area on south side zoned "Government, Institution or Community" ("G/IC") under Nam Sang Wai Outline Zoning Plan (No. S/YL-NSW/8). Pun Uk which is a Hakka mansion building structure and a Grade I Historic Building is situated within the Subject Site. In the latest proposal, Pun Uk is proposed to be conserved and social welfare facilities (residential care home of the elderly, or RCHE) is proposed at the Subject Site.

1.1.2 A section 16 planning application is submitted for the proposed scheme. Ramboll Hong Kong Limited has been commissioned by the Applicant, Joyous Cheer Limited, to conduct the Drainage Impact Assessment (DIA) as one of the technical supporting documents.

1.2 Project Location and Environ

1.2.1 The Subject Site of about 3,970 m^2 is located at Au Tau, Yuen Long, which is surrounded by Pok Oi Hospital and Pok Oi Hospital Jockey Club Care and Attention Home (RCHE) to the east; site with temporary structure, Small traders New Village and the viaduct of the West Rail to the north; Siu Sheung Road and a local access road (solely for accessing to a private lot with temporary structure on the northern side of the Subject Site which is used for storage purpose) to the west; and Castle Peak Road to the south. To the further west of the Subject Site is Yuen Long Highway.

1.2.2 The existing historic building, Pun Uk, is located at about central to eastern part of the Subject Site. There is a semi-circular artificial pond located to the west of Pun Uk building. There are patches of vegetation scatted over remaining areas within the Subject Site.

1.2.3 The location of the Subject Site and its surrounding environs are shown in **Figure 1**.

1.3 Project Development

1.3.1 Pun Uk building and artificial pond will be retained. The additional buildings to house RCHE will be disposited on northern and southern side of Pun Uk building. The additional buildings will have max 6 storeys and elevation of 23.6m aboveground.

1.3.2 The proposed development scheme is shown in **Appendix 1**.

2. DRAINAGE IMPACT ASSESSMENT

2.1 Scope of Work

2.1.1 The aim of this DIA is to assess whether the capacity of the existing drainage network serving the Subject Site is sufficient to cope with the stormwater runoff from the proposed development. Drainage Record Plans was obtained from Drainage Services Department (DSD) for the purpose of this DIA.

2.2 Assessment Criteria and Methodology

2.2.1 The assessment standard complies with DSD Stormwater Drainage Manual (SDM) (2018 Edition). The Subject Site is situated in an area served by urban drainage trunk system, therefore, a 1 in 50 year return storm has been adopted for the DIA.

2.2.2 The catchment runoff has been calculated using the "Rational Method", as outlined in the DSD SDM:

$$Q = 0.278\ C\ i\ A$$

Where	Q	=	peak runoff in m^3/s
	C	=	runoff coefficient (dimensionless)
	i	=	rainfall intensity in mm/hr
	A	=	catchment area in km

2.2.3 The Subject Site comprises of mainly vegetated land with the existing artificial pond and Pun Uk. The proposed development will be for G/IC use. Runoff coefficients of 0.95 and 0.15 are adopted for the paved and unpaved areas respectively.

2.2.4 The rainfall intensity parameter "i" is dependent on the return period, rainfall duration and the time of concentration of the catchment under consideration. For the future upstream catchment containing the Site, there is no significant change to the flow path and the same time of concentration has been adopted as for the existing scenario. Runoff calculations are included in **Appendix 2**.

2.3 Existing Drainage System

2.3.1 There is an existing Ø300 mm stormwater drain within the Subject Site conveying the surface runoff to along Siu Sheung Road. The drain then runs across Castle Peak Road Yuen Long, which gradually enlarged to Ø1650 mm and eventually discharge the collected stormwater to a trapezoidal channel, connecting to a 2500 × 2500 mm box culvert (see **Figure 2**).

2.4 Catchment Before Development

2.4.1 The surface runoff from the existing Subject Site is drained to the existing drainage system and eventually conveyed to a 2500 × 2500 mm box culvert. Under condition before development, the Subject Site is mostly unpaved. The surface runoff to the existing drains before development is summarized in **Table 1** below. Related catchment area is also shown in **Figure 3**.

Table 1 Summary of Surface Runoff under Existing Conditions

Catchment	Area (m^2)	Runoff (m^3/s) under 1 in 50 years scenario
S	3,970	0.08

2.4.2 The calculated runoff from the above catchment to the existing drainage system for storm period of 50 years is shown in **Appendix 2**.

2.5 Proposed Development

2.5.1 After development, the site would have 20% greenery. Stormwater flow from the Subject Site will be conveyed to the proposed terminal manhole and then connected to the existing drainage system by Ø525 mm pipeline as shown in **Figure 2**.

2.5.2 The surface runoff of the Subject Site after development is summarized in **Table 2**.

Table 2 Summary of Surface Runoff under Proposed Conditions

Catchment	Area (m^2)	Runoff (m^3/s) under 1 in 50 years scenario
S	3,970	0.18

2.6 Discussion

2.6.1 The adequacy of drainage system to cater for surface runoff under 1 in 50 year scenario has been evaluated before and after development.

2.6.2 Before development, the estimated surface runoff from the subject site and surrounding catchment areas has been compared with the capacity of the existing drainage system. It is found that the existing drainage system does not have adequate capacity to cater for 1 in 50 runoff. Based on the assessment, 3 existing pipe segments (T1-D3) are found to have inadequate capacity (Table 4a of **Appendix 2**). Flooding is possible under extreme rainfall condition.

2.6.3 After development, the percentage of paved area would increase, and 1 in 50-year runoff from the Project Site is expected to increase from 0.08 m^3/s to 0.18 m^3/s (Table 1 of **Appendix 2**). The estimated surface runoff from the proposed development and surrounding catchment areas has been compared with the capacity of the existing drainage system. Based on the assessment, 3 existing pipe segments (T1-D3) are found to have inadequate capacity (Table 4b of **Appendix 2**), which is the same as the extent before development.

2.6.4 The proposed upgrading works are summarized in **Table 3** below.

Table 3 Proposed Upgrading Works

Segment	Length (m)	Original Size (Ø) (mm)	Upgraded Size (Ø) (mm)
T1-D1	15.7	300	525
D1-D2	35.2	525	675
D2-D3	20.7	600	675

2.6.5 The existing insufficient capacity problem would lead to flooding situation under heavy storm (1 in 50 year) event. With the proposed development and associated upgrading works in place, the drainage system will have adequate capacity to cater for the proposed development and the nearby catchments (Table 4c of **Appendix 2**). Flooding problem can be avoided then.

3. OVERALL CONCLUSION

3.1 Conclusion

3.1.1 A development is proposed at various lots in D.D. 115 and adjoining government land in Au Tau, Yuen Long, N.T. The potential drainage impact has been assessed.

3.1.2 Based on the drainage impact assessment results, it is found that the capacity of the existing drainage system serving the area would not be sufficient to cater for the stormwater generation even before development.

3.1.3 With the proposed development and associated upgrading works in place, this DIA confirms the feasibility of the proposed development in terms of impacts to the public drainage system. At the same time, potential flooding problem with respect to existing condition can be avoided.

Figures

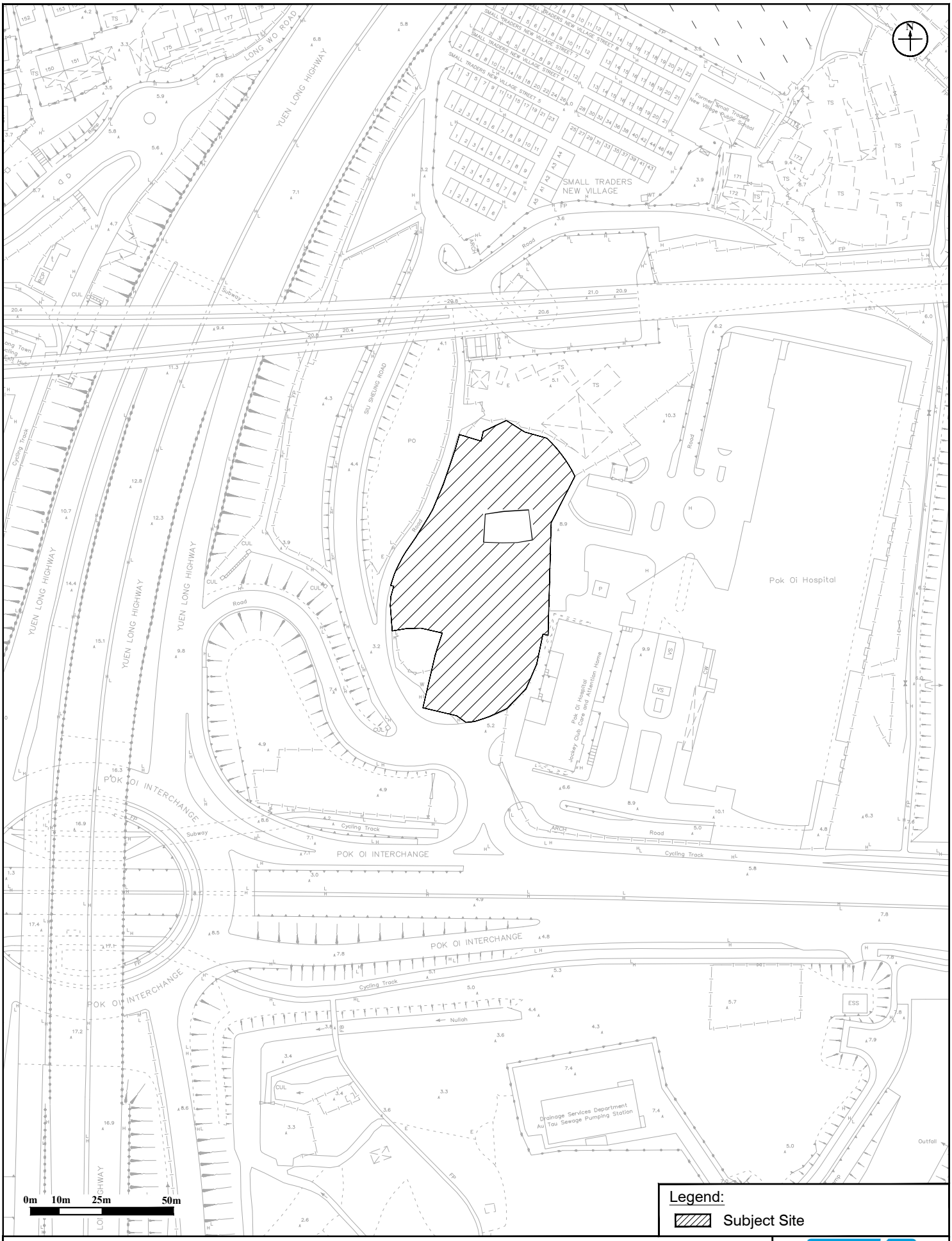

Figure: 1

Title: Location of the Subject Site and its Environs

Project: Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

RAMBOLL

Drawn by:	LC
Checked by:	CC
Rev.:	1.0
Date:	Sep 2021

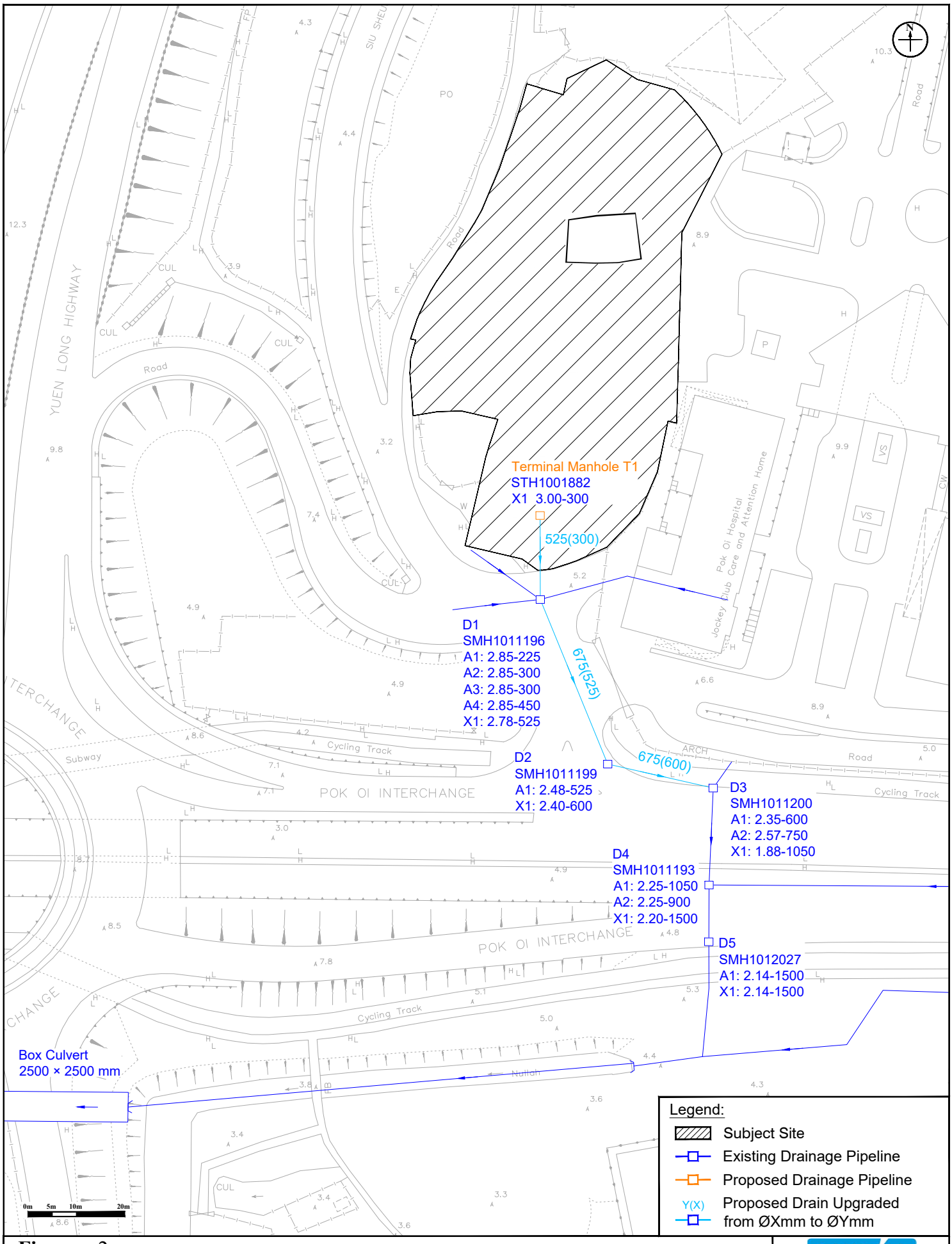

Figure: 2

Title: Existing Drainage System in the Vicinity of the Subject Site and Proposed Drainage Pipeline

Project: Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

RAMBOLL

Drawn by:	LC
Checked by:	CC
Rev.:	1.0
Date:	Sep 2021

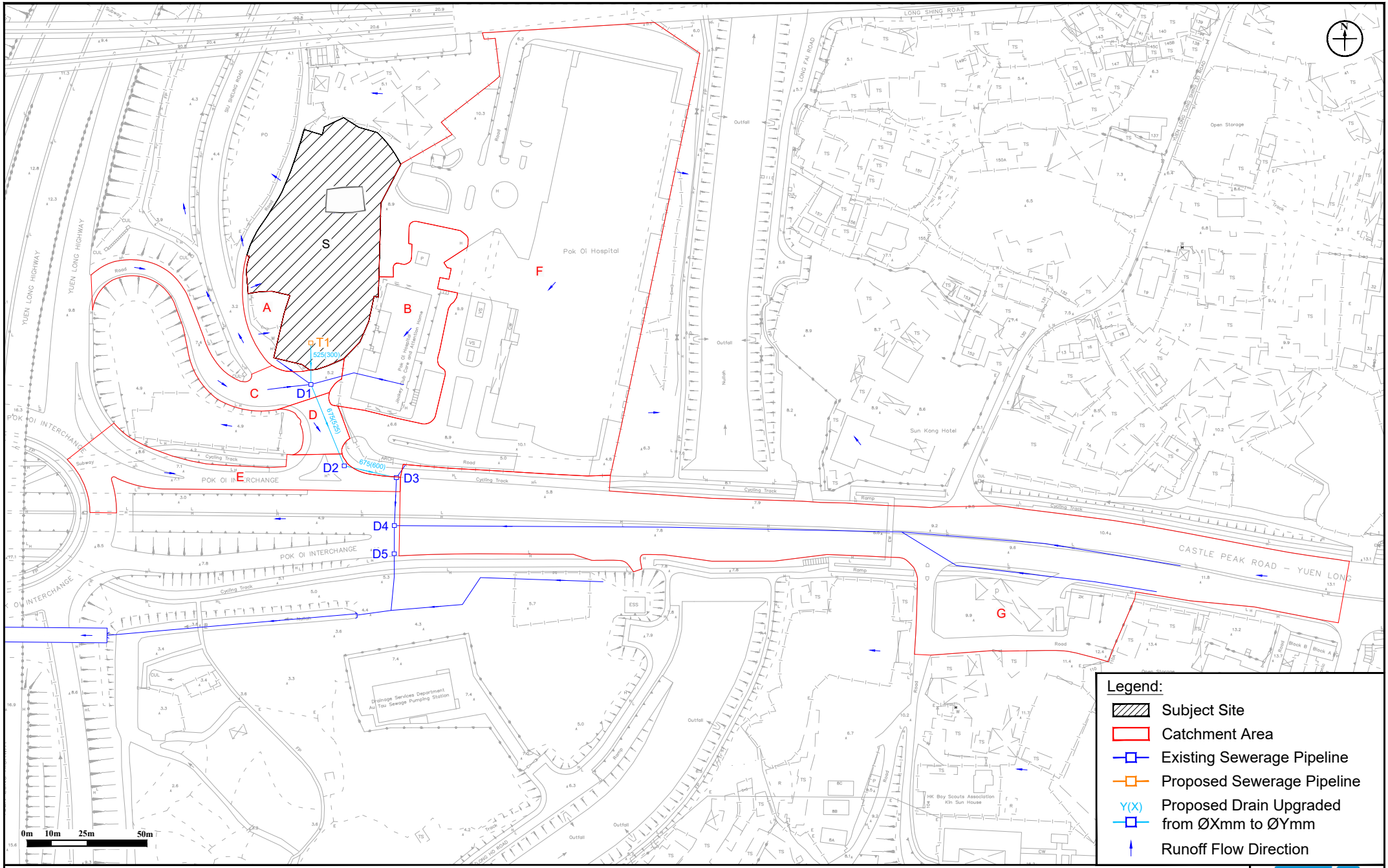

Figure: 3

Title: Existing Drainage System and Catchment Area in the Vicinity of the Subject Site and Proposed Drainage Pipeline

Project: Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

RAMBOLL

Drawn by:	LC
Checked by:	CC
Rev.:	1.0
Date:	Sep 2021

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Appendix 1 Indicative MLP of the Proposed Scheme

博愛醫院
賽馬會護理安老院
Pok Oi Hospital
Jockey Club Care and Attention Home

N

8.9

KITCHEN

FOR MAINTENANCE USE ONLY

MULTI-PURPOSE

ANCILLARY OFFICE

Lot 880 S.A

Lot 880 S.B.

TAXI LAY BY

RAMP DOWN 10%

FOR MAINTENANCE USE ONLY

+3.07

+3.75

SET BACK WIDTH UP TO 2.94 m

2948

2000

PROPOSED 2.0m WIDE SIDEWALK

KNOCKED-DOWN TEMPORARY CURB

6000

PROPOSED 6.0m WIDE EVA

MULTI-PURPOSE

ANCILLARY EATING PLACE

SURFACE CHANNEL

PLANTER

EL+4.99(MIN.)

EL+4.19

EL+2.87

EL+2.37

SLOPE DOWN 5%

COURTYARD BERM UP 33%

PUN UK

MAINTENANCE PATHWAY

LIGHT BUS BAY

LGV L/UL

LGV L/UL

SIDEWALK WITH ROLL CURB

KNOCKED-DOWN BOLLARDS

LOTUS AREA

EXISTING POND

PROPOSED 2.0m WIDE SIDEWALK

6000

5341

RUN OUT

RUN IN

3.2

ACCESS DOOR FOR MAINTENANCE USE ONLY

SMALL GATE FOR MAINTENANCE USE ONLY

BEDRM.

BATHRM.

BEDRM.

BATHRM

BEDRM.

BATHRM

BEDRM.

NURSE STATION

MULTI-PURPOSE

PLANTER FOR CLIMBING VINES / PLANTS

5.2

W

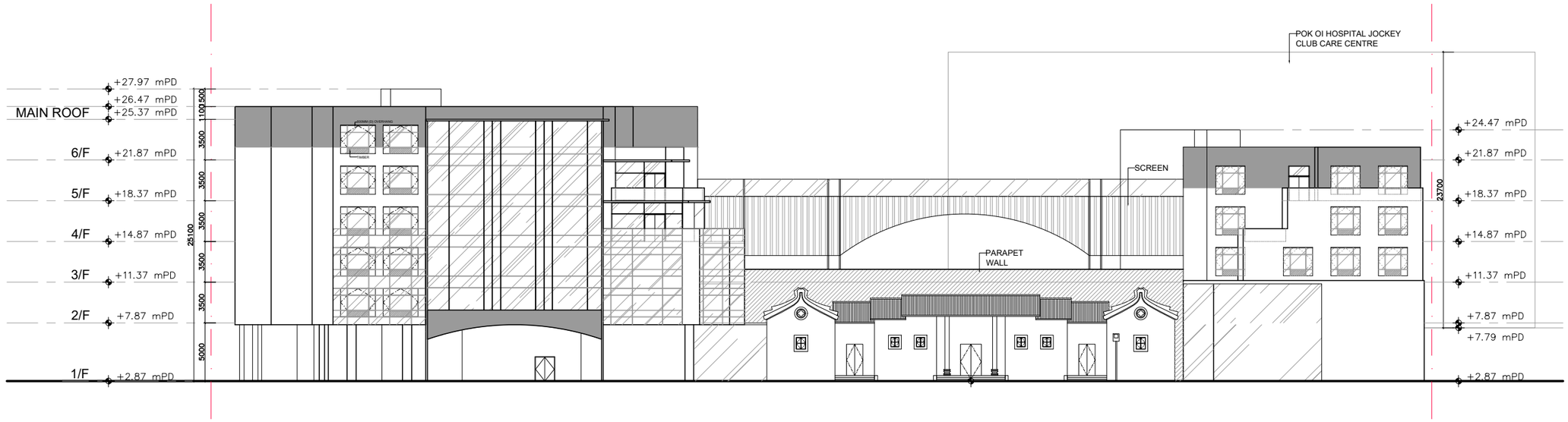
H B & L

PROJECT
PROPOSED RESIDENTIAL CARE HOME FOR THE ELDERLY
AT AU TAU, YUEN LONG

DRAWING TITLE
PROPOSED 1/F PLAN

GENERAL NOTES
-

JOB NO.	HBL2101_S16
DWG NO.	3A-2
SCALE	1 : 300@A3
REV.	-
DRAWN	JP
DATE	01/08/2022



H B & L

PROJECT
PROPOSED RESIDENTIAL CARE HOME FOR THE ELDERLY
AT AU TAU, YUEN LONG

DRAWING TITLE
FRONT ELEVATION

GENERAL NOTES
-

JOB NO. HBL2101_S16	
DWG NO. 3E-1	
SCALE 1 : 400@A3	REV. -
DRAWN JP	DATE 01/08/2022

Appendix 2 Detailed Drainage Impact Assessment Calculations

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE) at Various Lots in D.D. 115 and Adjoining Government Land, Au Tau, Yuen Long
Table 1 - Proposed Catchment Areas and Run-off (1 in-50 year)

$$Q_p = 0.278\ C\ i\ A$$

where Q_p = peak runoff in m^3/s
C = runoff coefficient (dimensionless)
i = rainfall intensity in mm/hr
A = catchment area in km^2

Surface Characteristics	*Runoff coefficient, C**
Asphalt	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Grassland (heavy soil**)	
Flat	0.13 - 0.25
Steep	0.25 - 0.35
Grassland (sandy soil)	
Flat	0.05 - 0.15
Steep	0.15 - 0.20

Notes:
Site Area: 4,322 m^2

Future Site Development will include Paved Areas, C = 0.95, with Soft Landscaping, C = 0.15
Catchments are small, so Rational Method is appropriate

1 in 50-year (according to Table 3 of DSD Manual)
a= 451.3
b= 2.46
c= 0.337

	Catchment	Discharge Manhole	Paved	Unpaved	Run-off at	Area	Levels (mPD)		Fall	Overland, L	Fall, H	Overland t_c	t_0	Total t_f[1]	Total t_c[2]	Intensity	Weighted Runoff Coefficient	Run-off
						(m^2)	Upstream	Downstream	(m)	(m)	(m/100m)	(min)	(min)	(min)	(min)	(mm/h)		(m^3/s)
Surrounding Catchment	A	T1	10%	90%	T1	455	3.6	2.9	0.7	19.9	3.5	1.2	1.2	5.9	7.1	211	0.23	0.01
					D1									0.2	7.3	210	0.23	0.01
					D2									0.4	7.7	207	0.23	0.01
					D3									0.2	7.9	205	0.23	0.01
					D4									0.2	8.1	204	0.23	0.01
	B	D1	80%	20%	D1	2,627								7.2	7.2	210	0.79	0.12
					D2									0.4	7.6	207	0.79	0.12
					D3									0.2	7.8	206	0.79	0.12
					D4									0.2	8.0	204	0.79	0.12
	C	D1	100%	0%	D1	1,332	9.5	5.0	4.5	105.1	4.3	5.5	5.5	0.2	5.7	222	0.95	0.08
					D2									0.4	6.1	219	0.95	0.08
					D3									0.2	6.4	217	0.95	0.08
					D4									0.2	6.6	215	0.95	0.08
	D	D2	100%	0%	D2	435	5.3	4.8	0.5	41.2	1.2	3.1	3.1	0.0	5.0	229	0.95	0.03
					D3									0.2	5.2	227	0.95	0.03
					D4									0.2	5.4	225	0.95	0.03
	E	D3	100%	0%	D3	1,932	8.7	5.0	3.7	149.2	2.5	8.4	8.4	0.0	8.4	202	0.95	0.10
					D4									0.2	8.6	200	0.95	0.10
	F	D3	90%	10%	D3	17,866								14.9	14.9	173	0.87	0.75
					D4									0.2	15.1	172	0.87	0.74
	G	D4	100%	0%	D4	13,996	13.1	4.8	8.3	71.0	11.7	2.4	2.4	3.7	6.1	219	0.95	0.81
					Overall	**38,642**												**1.89**
Before Development	S	T1	20%	80%	T1	4,322	5.7	5.0	0.7	89.3	0.8	5.9	5.9	0.0	5.9	221	0.31	0.08
					D1									0.2	6.1	219	0.31	0.08
					D2									0.4	6.5	216	0.31	0.08
					D3									0.2	6.7	214	0.31	0.08
					D4									0.2	6.9	212	0.31	0.08
After Development	S	T1	80%	20%	T1	4,322								7.0	7.0	212	0.79	0.20
					D1									0.2	7.2	210	0.79	0.20
					D2									0.4	7.6	208	0.79	0.20
					D3									0.2	7.8	206	0.79	0.20
					D4									0.2	8.0	205	0.79	0.19

Remarks:
1. Assumed Time of Concentration through stream flow
2. Assumed Time of Concentration

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE) at Various Lots in D.D. 115 and Adjoining Government Land, Au Tau, Yuen Long
Hydraulic Calculations of Existing and Proposed Drainage System

Table 2a - 1 in 50-year Runoff of Existing Catchments (m^3/s)

Runoff at	Catchment								Total
	A	B	C	D	E	F	G	S	
T1	0.01							0.08	**0.09**
D1	0.01	0.12	0.08					0.08	**0.29**
D2	0.01	0.12	0.08	0.03				0.08	**0.31**
D3	0.01	0.12	0.08	0.03	0.10	0.75		0.08	**1.16**
D4	0.01	0.12	0.08	0.03	0.10	0.74	0.81	0.08	**1.96**

Table 2b - 1 in 50-year Runoff of Future Catchments (m^3/s)

Runoff at	Catchment								Total
	A	B	C	D	E	F	G	S	
T1	0.01							0.20	**0.21**
D1	0.01	0.12	0.08					0.20	**0.41**
D2	0.01	0.12	0.08	0.03				0.20	**0.43**
D3	0.01	0.12	0.08	0.03	0.10	0.75		0.20	**1.27**
D4	0.01	0.12	0.08	0.03	0.10	0.74	0.81	0.19	**2.07**

Table 3a - Hydraulic Capacities for Existing Drainage System

Manhole ID	Manhole ID	Manhole Reference	Manhole Reference	Type of Channel	Pipe Dia.	Pipe Length	Invert Level 1	Invert Level 2	g	k_s	s	Gradient	v	V	Area	Q	Q_{silt}[1]
					mm	m	mPD	mPD	m/s^2	m		1 in	m^2/s	m/s	m^2	m^3/s	m^3/s
T1	D1	STH1001882	SMH1011196	Circular	300	15.7	3.00	2.85	9.81	0.0030	0.010	105	0.000001	1.22	0.07	0.09	0.08
D1	D2	SMH1011196	SMH1011199	Circular	525	35.2	2.78	2.48	9.81	0.0030	0.009	117	0.000001	1.66	0.22	0.36	0.32
D2	D3	SMH1011199	SMH1011200	Circular	600	20.7	2.40	2.35	9.81	0.0030	0.003	357	0.000001	1.04	0.28	0.29	0.26
D3	D4	SMH1011200	SMH1011193	Circular	1050	18.4	1.88	2.25	9.81	0.0030	-	-	0.000001	-	0.87	-	-
D4	D5	SMH1011193	SMH1012027	Circular	1500	10.0	2.20	2.14	9.81	0.0030	0.006	167	0.000001	2.74	1.77	4.84	4.35

Table 3b - Hydraulic Capacities for Proposed Drainage System (after Upgrading T1-D3)

Manhole ID	Manhole ID	Manhole Reference	Manhole Reference	Type of Channel	Pipe Dia.	Pipe Length	Invert Level 1	Invert Level 2	g	k_s	s	Gradient	v	V	Area	Q	Q_{silt}[1]
					mm	m	mPD	mPD	m/s^2	m		1 in	m^2/s	m/s	m^2	m^3/s	m^3/s
T1	D1	STH1001882	SMH1011196	Circular	525	15.7	3.00	2.85	9.81	0.0030	0.010	105	0.000001	1.76	0.22	0.38	0.34
D1	D2	SMH1011196	SMH1011199	Circular	675	35.2	2.78	2.48	9.81	0.0030	0.008	129	0.000001	1.87	0.36	0.67	0.60
D2	D3	SMH1011199	SMH1011200	Circular	675	20.7	2.40	2.35	9.81	0.0030	0.008	129	0.000001	1.87	0.36	0.67	0.60
D3	D4	SMH1011200	SMH1011193	Circular	1050	18.4	1.88	2.25	9.81	0.0030	-	-	0.000001	-	0.87	-	-
D4	D5	SMH1011193	SMH1012027	Circular	1500	10.0	2.20	2.14	9.81	0.0030	0.006	167	0.000001	2.74	1.77	4.84	4.35

Table 4a - Comparison of Runoff from Existing Catchments and Hydraulic Capcities of Existing Drainage System

Manhole ID	Manhole ID	Pipe Dia.	Q_{silt}[1]	Catchment Involved	Runoff	Occupancy	Sufficient Capacity?	Runoff [2]	Occupancy	Sufficient Capacity?	Runoff [3]	Occupancy	Sufficient Capacity?
		mm	m^3/s		m^3/s			m^3/s			m^3/s		
T1	0.006132156		0.08	A, S	0.09	114.2%	NO	0.10	126.1%	NO	0.10	130.0%	NO
D1	0.006094932		0.32	A-C, S	0.29	88.6%	YES	0.32	97.8%	YES	0.33	100.8%	NO
D2	0.006014648		0.26	A-D, S	0.31	117.0%	NO	0.34	129.1%	NO	0.35	133.1%	NO
D3	0.005969279	0.102955159	-	A-F, S	1.16	-	-	1.28	-	-	1.32	-	-
D4	0.005930098	0.102312746	4.35	A-G, S	1.96	45.0%	YES	2.16	49.7%	YES	2.23	51.2%	YES

Table 4b - Comparison of Runoff from Proposed Catchments and Hydraulic Capcities of Existing Drainage System

Manhole ID	Manhole ID	Pipe Dia.	Q_{silt}[1]	Catchment Involved	Runoff	Occupancy	Sufficient Capacity?	Runoff [2]	Occupancy	Sufficient Capacity?	Runoff [3]	Occupancy	Sufficient Capacity?
		mm	m^3/s		m^3/s			m^3/s			m^3/s		
T1	D1	300	0.08	A, S	0.21	267.8%	NO	0.23	295.6%	NO	0.24	304.7%	NO
D1	D2	525	0.32	A-C, S	0.41	125.0%	NO	0.45	138.0%	NO	0.46	142.2%	NO
D2	D3	600	0.26	A-D, S	0.43	161.1%	NO	0.47	177.8%	NO	0.48	183.3%	NO
D3	D4	1050	-	A-F, S	1.27	-	-	1.40	-	-	1.45	-	-
D4	D5	1500	4.35	A-G, S	2.07	47.6%	YES	2.29	52.6%	YES	2.36	54.2%	YES

Table 4c - Comparison of Runoff from Proposed Catchments and Hydraulic Capcities of Proposed Drainage System (after Upgrading T1-D3)

Manhole ID	Manhole ID	Pipe Dia.	Q_{silt}[1]	Catchment Involved	Runoff	Occupancy	Sufficient Capacity?	Runoff [2]	Occupancy	Sufficient Capacity?	Runoff [3]	Occupancy	Sufficient Capacity?
		mm	m^3/s		m^3/s			m^3/s			m^3/s		
T1	D1	525	0.34	A, S	0.21	60.3%	YES	0.23	66.6%	YES	0.24	68.7%	YES
D1	D2	675	0.60	A-C, S	0.41	67.3%	YES	0.45	74.3%	YES	0.46	76.5%	YES
D2	D3	675	0.60	A-D, S	0.43	70.7%	YES	0.47	78.1%	YES	0.48	80.5%	YES
D3	D4	1050	-	A-F, S	1.27	-	-	1.40	-	-	1.45	-	-
D4	D5	1500	4.35	A-G, S	2.07	47.6%	YES	2.29	52.6%	YES	2.36	54.2%	YES

Remarks:

1. Qsilt: 10% reduction in flow for gradient is not greater than 1 in 25, 5% reduction in flow for gradient greater than 1 in 25.
2. Cross Section Area of Circular Pipe: $D^2 \times PI / 4$
3. Perimeter of Circular Pipe: $(D \times 2 \times PI) / 2$
4. The value of k_s = 3mm is used for the calculation of slimed precast concrete for the drains, poor condition (based on Table 5: Recommended roughness values in Sewerage Manual)

Runoff [2] represents the situation in Mid 21st Century with additional runoff of 10.4%
Runoff [3] represents the situation in Late 21st Century with additional runoff of 13.8%

Appendix IX

Sewerage Impact Assessment

Prepared for

Joyous Cheer Limited

Prepared by

Ramboll Hong Kong Limited

PROPOSED CONSERVATION OF HISTORIC BUILDING (PUN UK) AND SOCIAL WELFARE FACILITIES (RCHE) AT VARIOUS LOTS IN D.D. 115 AND ADJOINING GOVERNMENT LAND, AU TAU, YUEN LONG

SEWERAGE IMPACT ASSESSMENT

Date	**December 2021**
Prepared by	**Lily Chow** **Assistant Environmental Consultant**
Signed	
Approved by	**Calvin Chiu** **Senior Manager**
Signed	
Project Reference	**CNTAUTAUEI02**
Document No.	**R8154_v1.1**

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Appendix 2 Detailed Sewerage Impact Assessment Calculations
Appendix 3 Downstream Connection to San Wai STW

1. INTRODUCTION

1.1 Project Background

1.1.1 The Subject Site is located at various lots in D.D. 115 and adjoining government land in Au Tau, Yuen Long, N.T. Most of the Subject Site falls within area zoned "Undetermined" ("U") and with remaining area on south side zoned "Government, Institution or Community" ("G/IC") under Nam Sang Wai Outline Zoning Plan (No. S/YL-NSW/8). Pun Uk which is a Hakka mansion building structure and a Grade I Historic Building is situated within the Subject Site. In the latest proposal, Pun Uk is proposed to be conserved and social welfare facilities (residential care home of the elderly, or RCHE) is proposed at the Subject Site.

1.1.2 A section 16 planning application is submitted for the proposed scheme. Ramboll Hong Kong Limited has been commissioned by the Applicant, Joyous Cheer Limited, to conduct the Sewerage Impact Assessment (SIA) as one of the technical supporting documents.

1.2 Project Location and Environ

1.2.1 The Subject Site is located at Au Tau, Yuen Long, which is surrounded by Pok Oi Hospital and Pok Oi Hospital Jockey Club Care and Attention Home (RCHE) to the east; site with temporary structure, Small traders New Village and the viaduct of the West Rail to the north; Siu Sheung Road and a local access road (solely for accessing to a private lot with temporary structure on the northern side of the Subject Site which is used for storage purpose) to the west; and Castle Peak Road to the south. To the further west of the Subject Site is Yuen Long Highway.

1.2.2 The existing historic building, Pun Uk, is located at about central to eastern part of the Subject Site. There is a semi-circular artificial pond located to the west of Pun Uk building. There are patches of vegetation scatted over remaining areas within the Subject Site.

1.2.3 The location of the Subject Site and its surrounding environs are shown in **Figure 1**.

1.3 Project Development

1.3.1 Pun Uk building and artificial pond will be retained. The additional buildings to house RCHE will be disposited on northern and southern side of Pun Uk building. The additional buildings will have max 6 storeys and elevation of 23.6m aboveground.

1.3.2 The proposed development scheme is shown in **Appendix 1**. There will be 530 beds provided in the RCHE. It also includes facilities such as F&B (47 m^2) and office (143 m^2). The tentative population intake year is 2027.

2. SEWERAGE IMPACT ASSESSMENT

2.1 Scope of Work

2.1.1 The aim of this SIA is to assess whether the capacity of the existing sewerage network serving the Subject Site is sufficient to cope with the sewage flow from the proposed development. Drainage Record Plans from Drainage Services Department (DSD) were obtained for the purposes of this SIA.

2.2 Assessment Criteria and Methodology

2.2.1 Environmental Protection Department's (EPD's) Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning, Version 1 (GESF) has been referred to for the purposes of estimating the quantity of the sewage generated from the proposed development and the existing catchment area. Sewage flow parameters and global peaking factors in this document have been adopted for this SIA.

2.2.2 Based on the building types in the area, the following unit flow factors are used in the SIA calculation:

- G/IC residents: 0.19 m^3/day (Institutional and special class)
- G/IC Staff: 0.28 m^3/day (J11 - Community, Social & Personal Services)
- Office employee: 0.08 m^3/day (J6 Finance, Insurance, Real Estate & Business Services)
- F&B employee: 1.58 m^3/day (J10 Restaurants & Hotels)

2.2.3 Catchment Inflow Factor (P_{CIF}) of Yuen Long (1.00) has been applied in the assessment.

2.3 Existing and Future Sewerage System

2.3.1 According to the Drainage Record Plans obtained from DSD, there is a Ø225 mm sewer within the Subject Site conveying the surface runoff to along Siu Sheung Road. The sewer is enlarged to Ø300 mm, crossing Castle Peak Road Yuen Long, and eventually discharge the collected sewage to a Ø450 mm sewer. The existing sewers in the vicinity of the Subject Site are shown in **Figure 2**.

2.3.2 The sewage generated from the Subject Site will be discharged to manhole no.: FMH1009495 (S1) as shown in **Figure 2**.

2.4 Wastewater Generated by the Proposed Development

2.4.1 Wastewater arising from the proposed development will be primarily contributed by the elderly residents, G/IC, office and F&B staff. Detailed calculation for the proposed development is given in **Table 1** below and **Appendix 2**.

Table 1 Estimated Peak Flow

Development Parameters	Proposed Development			
	Office	F&B	G/IC	
Area (m^2)	143	47	8,651	-
Assumed Population	8	2	286	530
Design Flow (m^3/person/day)	0.08(1)	1.58(2)	0.28(3)	0.19(4)
Flow Rate (m^3/day)	**0.6**	**3.2**	**180.8**	
Total Flow Rate (m^3/day)	**184.6**			
Peak Flow (L/s)	**12.8**			

(1) Refer to Table T-2 of GESF – J6
(2) Refer to Table T-2 of GESF - J10
(3) Refer to Table T-2 of GESF - J11
(4) Refer to Table T-1 of GESF - Institutional and special class

2.5 Assessment of Sewerage Impact

2.5.1 **Appendix 2** shows the detailed calculation on the estimated hydraulic capacity of the proposed sewer sections and existing downstream sewers and the calculation of the amount of the sewage entering each segment of the said sewer network. Total flow from the proposed development is assessed in the calculations. The sewage generated from the Subject Site will be discharged to manhole no.: FMH1009495 (S1).

2.6 Discussion

2.6.1 The potential sewerage impact due to the proposed development has been quantitatively addressed. Sewage generation rate from the proposed development is estimated to be 184.6 m^3/day (i.e. peak flow 12.8 litre/sec).

2.6.2 After calculating the appropriate capacities as mentioned above, the estimated sewage flow from the Subject Site and contribution from other existing developments has been compared with the capacity of the existing and proposed sewerage system to determine whether it has adequate spare capacity to accommodate the flow from the proposed development.

2.6.3 According to Table 4a of **Appendix 2**, regarding the sewage generation rate from the proposed development and surrounding catchment areas (**Figure 2**), it is found that one of existing Ø300mm pipe segment (S4-S5) is found with inadequate capacity.

2.6.4 As the invert level for the existing S4-S5 is +3.99mPD to +3.82mPD, it is found of shallow cover with reference to the road level at about +4.8mPD. Upgrading work crossing Castle Peak Road for this segment (with pipe diameter increased leading to more shallow cover) is not recommended. New pipeline crossing Castle Peak Road from manhole FMH1008811 to FMH1039600 (S3-S7) via a new manhole (S3a) is proposed to divert additional flow from the proposed development to Au Tau Sewage Pumping Station (SPS), and then to Lung Tin SPS, Ha Tsuen SPS and eventually to San Wai Sewage Treatment Works (see **Appendix 3**).

2.6.5 The assessment also accounts extreme condition with possible overflow sewage from Catchment B (**Figure 2**) via the manholes S6->S5->S4 as the worst case situation.

2.6.6 The proposed sewerage pipeline is summarized in **Table 2** below.

Table 2 Proposed Sewerage Pipeline

Segment	Length (m)	Invert Level 1 (mPD)	Invert Level 2 (mPD)	Size (Ø) (mm)
S3-S3a	3.0	4.12	4.00	300
S3a-S7	44.0	2.80	2.50	400

2.6.7 The proposed sewerage pipeline crossing Castle Peak Road will be tentatively implemented by pipe jacking method. While such method would usually involve additional time/cost when compared to conventional cut-and-fill method, it would avoid disturbance to road traffic and more acceptable to relevant government departments. The feasibility will be further investigated in later stage. The proposed work will be implemented by the project proponent.

2.6.8 With the proposed sewerage pipeline in place, the cumulative flow along S3-S7 would contribute around half of the capacity. The sewerage system will not only have adequate capacity to cater for the proposed development and the nearby catchments, but will have spare capacity for other development (e.g. hospital extension) in future.

3. OVERALL CONCLUSION

3.1 Conclusion

3.1.1 A development is proposed at various lots in D.D. 115 and adjoining government land in Au Tau, Yuen Long, N.T. The potential sewerage impact has been quantitatively addressed.

3.1.2 Based on the sewerage impact assessment results, it is found that the capacity of the existing sewerage system serving the area would not be sufficient to cater for the sewage generation from the proposed development and nearby catchment areas. Construction of a new sewer crossing Castle Peak Road will be required.

3.1.3 With the proposed sewerage pipeline in place, this SIA confirms the feasibility of the proposed development in terms of impacts to the public sewerage system. This project will provide spare capacity for other development in future as well.

Figures

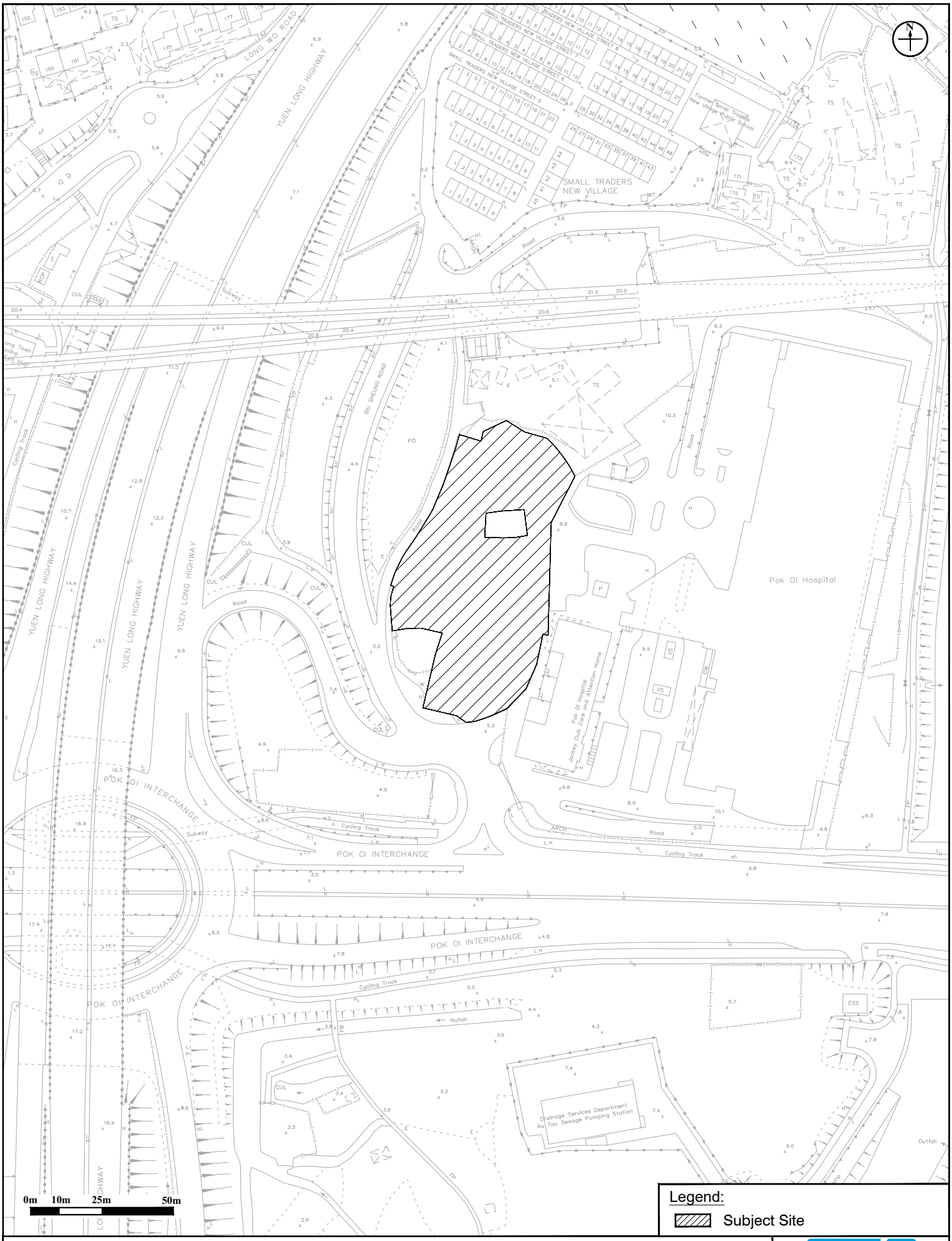

Figure: 1

Title: Location of the Subject Site and its Environs

Project: Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

RAMBOLL

Drawn by:	LC
Checked by:	CC
Rev.:	1.0
Date:	Sep 2021

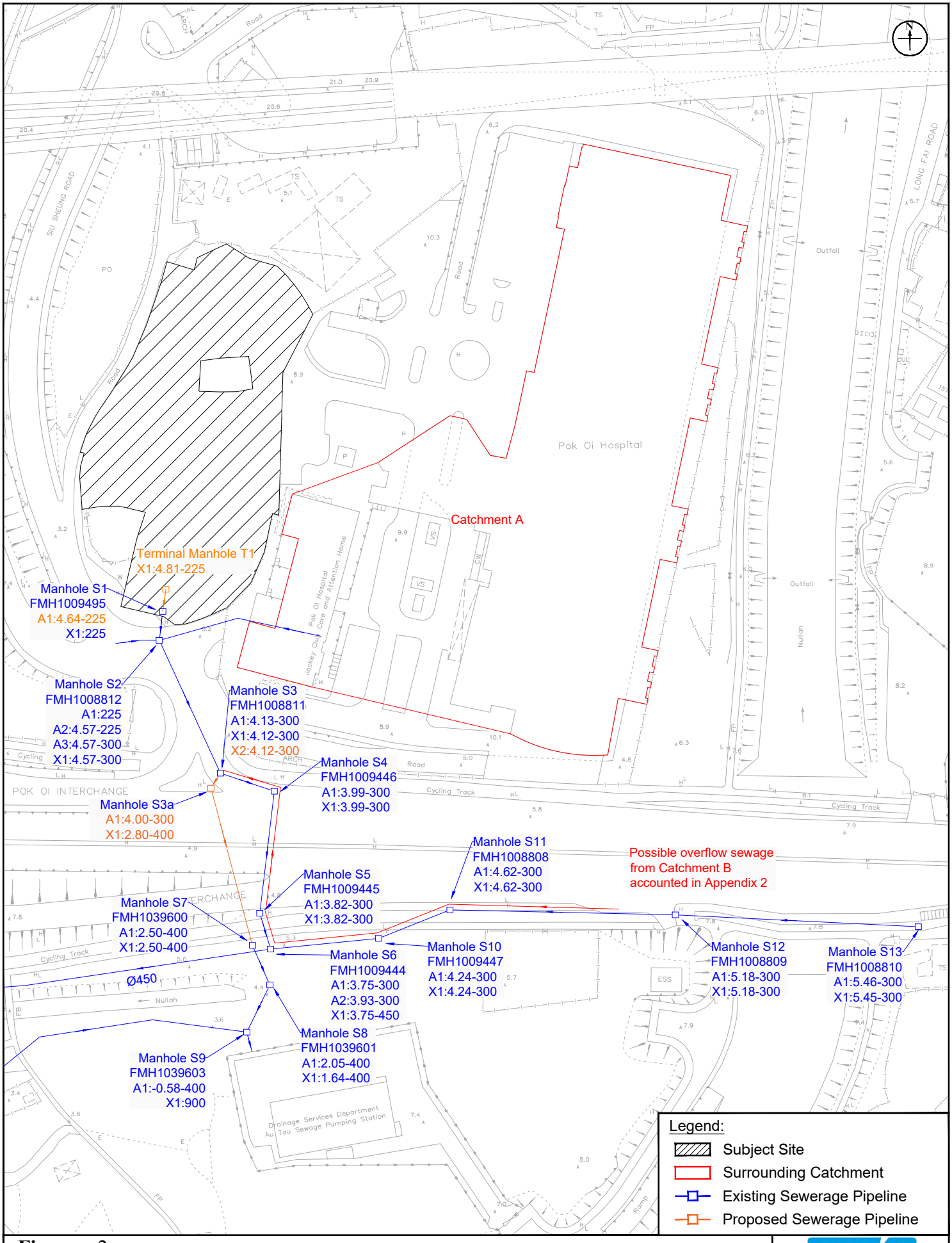

Figure: 2

Title: Existing Sewerage System and Catchment Area in the Vicinity of the Subject Site and Proposed Sewerage Pipeline

Project: Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

RAMBOLL

Drawn by:	MW
Checked by:	CC
Rev.:	1.4
Date:	July 2022

Appendix 1 Indicative MLP of the Proposed Scheme

博愛醫院
賽馬會護理安老院
Pok Oi Hospital
Jockey Club Care and Attention Home

N

8.9

5.2

3.2

FOR MAINTENANCE USE ONLY

-0.22
(HEADROOM 2.84M)

-0.02
(HEADROOM 7.64M)

+1.05
(HEADROOM 6.57M)

+3.07
(HEADROOM 4.55M)

+3.75
(HEADROOM 3.87M)

P1
P2
P3
P4
P5
P6

Lot 880 S.A

Lot 880 S.B.

E/M

1002

LIGHT BUS BAY

LGV L/UL

LGV L/UL

H B & L

PROJECT
PROPOSED RESIDENTIAL CARE HOME FOR THE ELDERLY
AT AU TAU, YUEN LONG

DRAWING TITLE
PROPOSED BASEMENT PLAN

GENERAL NOTES
-

JOB NO. HBL2101_S16	
DWG NO. A-1	
SCALE 1 : 300@A3	REV. -
DRAWN JP	DATE 01/08/2022

博愛醫院
賽馬會護理安老院
Pok Oi Hospital
Jockey Club Care and Attention Home

N

8.9

KITCHEN

FOR MAINTENANCE USE ONLY

MULTI-PURPOSE

ANCILLARY OFFICE

Lot 880 S.A

Lot 880 S.B.

TAXI LAY BY

RAMP DOWN 10%

FOR MAINTENANCE USE ONLY

+3.07

+3.75

SET BACK WIDTH UP TO 2.94 m

2948

2000

PROPOSED 2.0m WIDE SIDEWALK

KNOCKED-DOWN TEMPORARY CURB

6000

PROPOSED 6.0m WIDE EVA

SLOPE DOWN 5%

EL+2.37

EL+2.87

SURFACE CHANNEL

PLANTER

EL+4.99(MIN.)

EL+4.19

COURTYARD BERM UP 33%

EL+2.87

MAINTENANCE PATHWAY

MULTI-PURPOSE

ANCILLARY EATING PLACE

PUN UK

LIGHT BUS BAY

LGV L/UL

LGV L/UL

SIDEWALK WITH ROLL CURB

KNOCKED-DOWN BOLLARDS

LOTUS AREA

EXISTING POND

PROPOSED 2.0m WIDE SIDEWALK

6000

5341

RUN OUT

RUN IN

3.2

SLOPE DOWN 5%

EL+2.37

EL+2.87

EL+4.19

BEDRM.

BATHRM.

BEDRM.

BATHRM

BEDRM.

BATHRM

BEDRM.

NURSE STATION

ACCESS DOOR FOR MAINTENANCE USE ONLY

SMALL GATE FOR MAINTENANCE USE ONLY

5.2

MULTI-PURPOSE

PLANTER FOR CLIMBING VINES / PLANTS

W

H B & L

PROJECT
PROPOSED RESIDENTIAL CARE HOME FOR THE ELDERLY
AT AU TAU, YUEN LONG

DRAWING TITLE
PROPOSED 1/F PLAN

GENERAL NOTES
-

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DWG NO.	A-2
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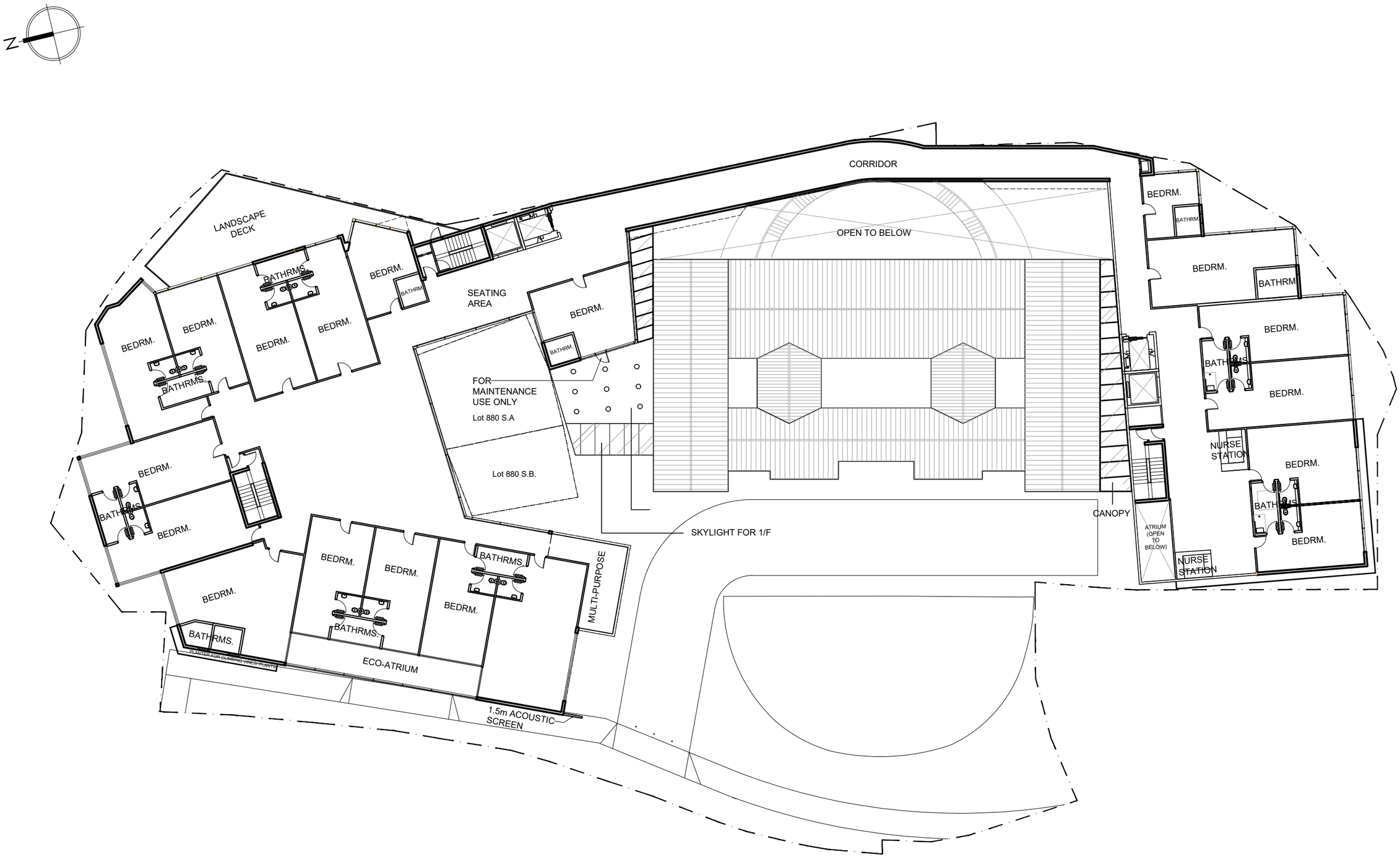
REV.	-
DRAWN	JP
DATE	01/08/2022



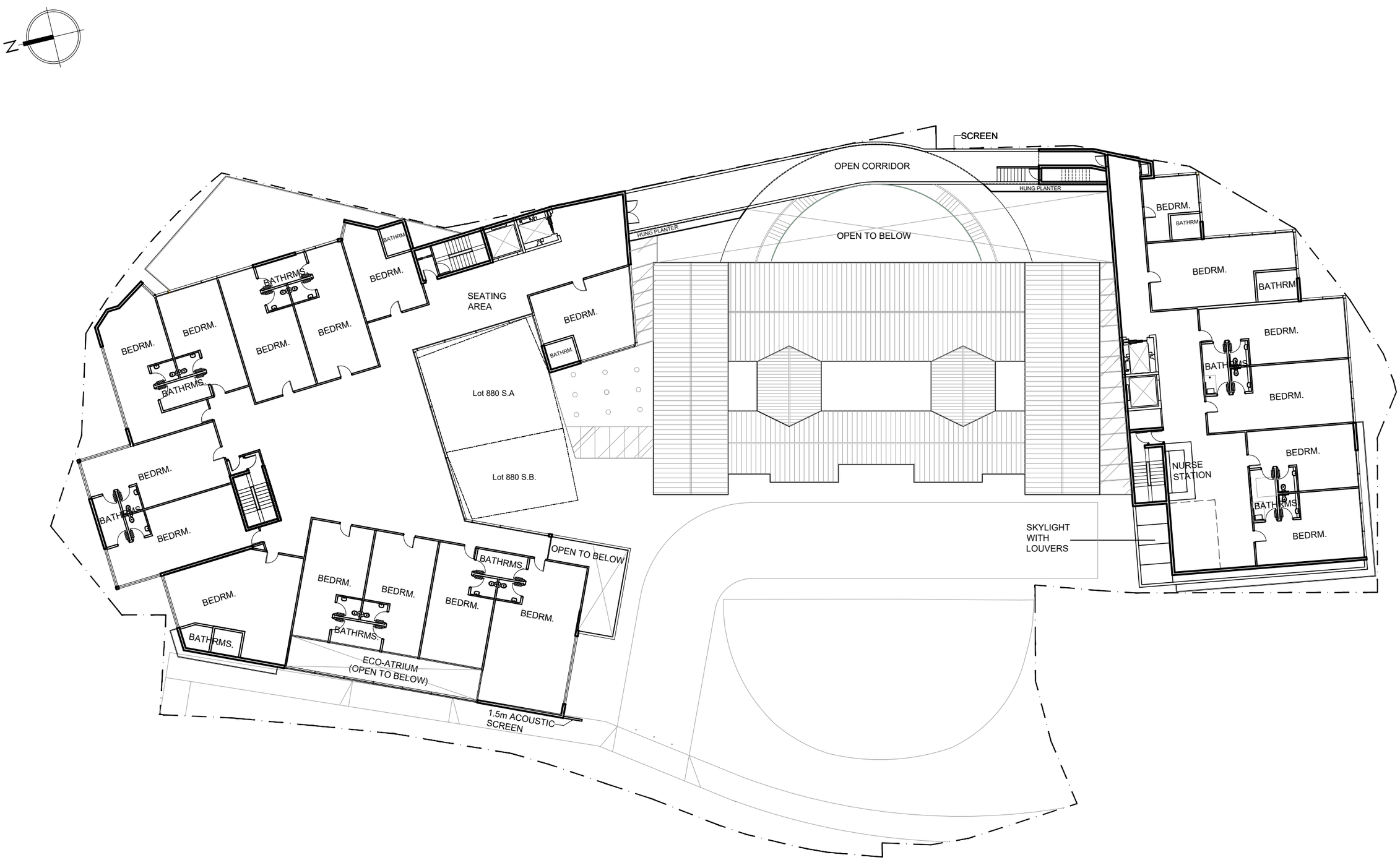
H B & L

PROJECT
PROPOSED RESIDENTIAL CARE HOME FOR THE ELDERLY
AT AU TAU, YUEN LONG

DRAWING TITLE
PROPOSED 2/F PLAN

GENERAL NOTES
-

JOB NO.	HBL2101_S16
DWG NO.	A-3
SCALE	1 : 300@A3
REV.	-
DRAWN	JP
DATE	01/08/2022



H B & L

PROJECT
PROPOSED RESIDENTIAL CARE HOME FOR THE ELDERLY
AT AU TAU, YUEN LONG

DRAWING TITLE
PROPOSED 3/F PLAN

GENERAL NOTES
-

JOB NO.	HBL2101_S16
DWG NO.	A-4
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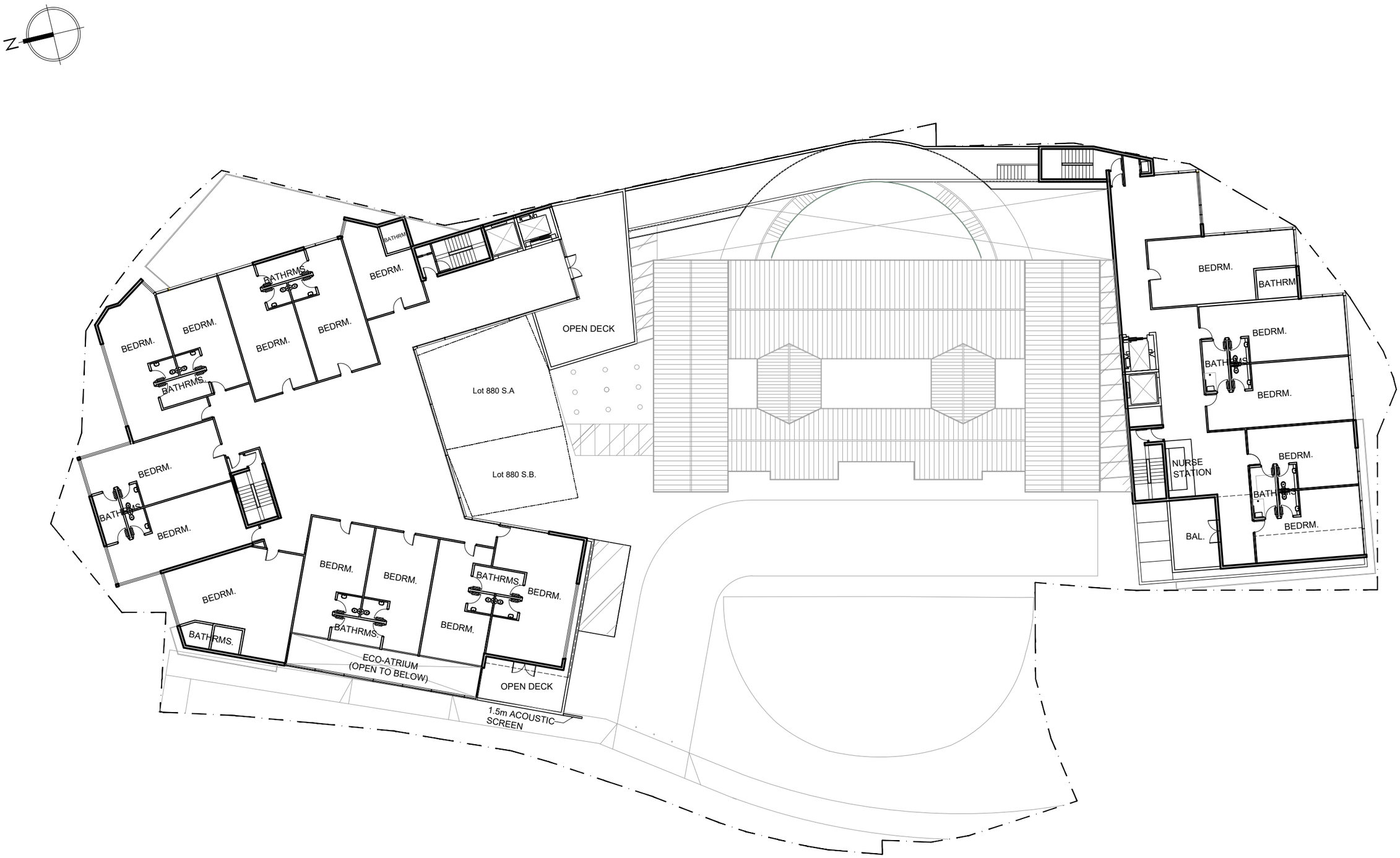
REV.	-
DRAWN	JP
DATE	01/08/2022


N
BEDRM.
BATHRMS.
BEDRM.
BEDRM.
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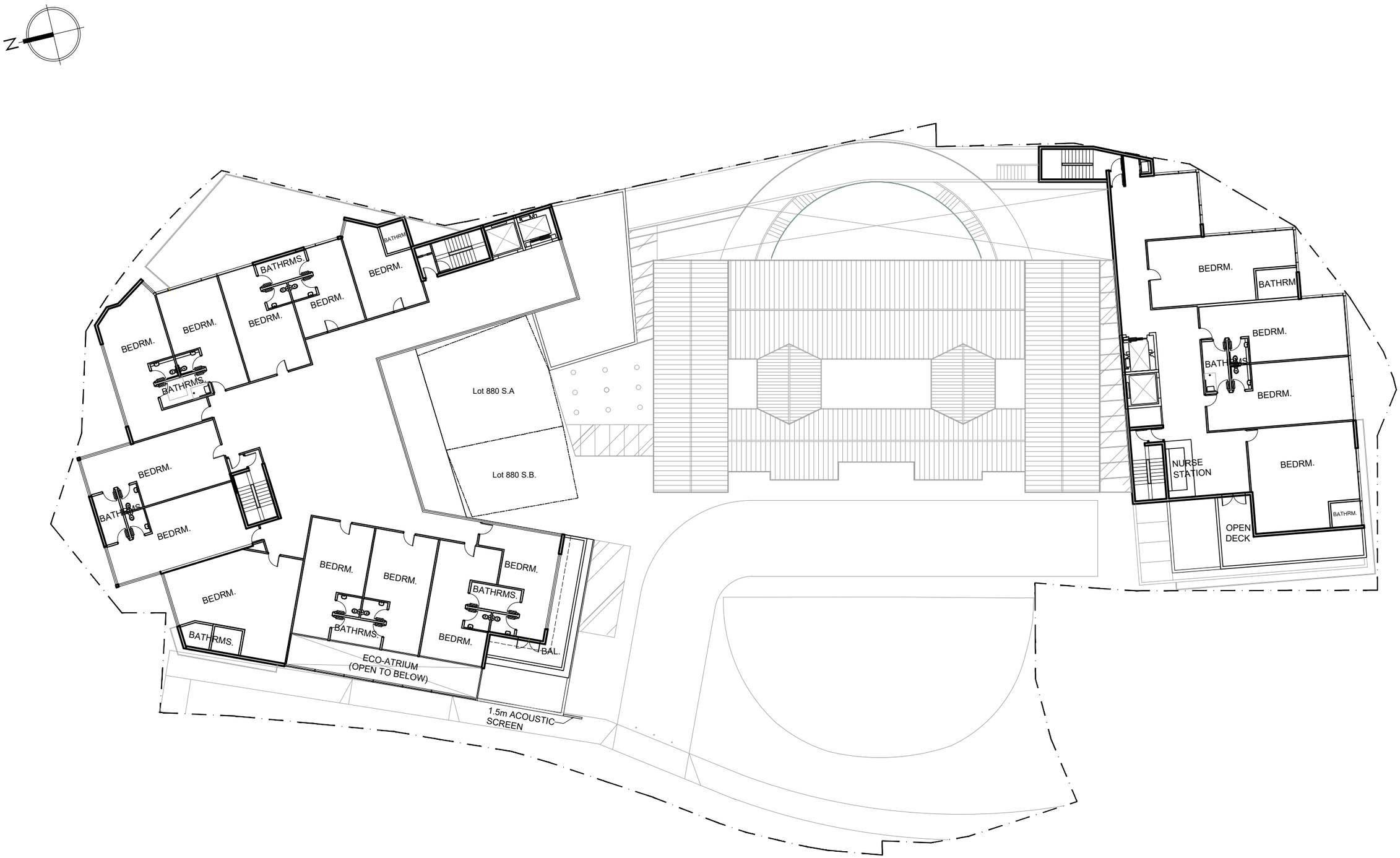
BEDRM.
BEDRM.
BATHRMS



H B & L

PROJECT
PROPOSED RESIDENTIAL CARE HOME FOR THE ELDERLY
AT AU TAU, YUEN LONG

DRAWING TITLE
PROPOSED 5/F PLAN

GENERAL NOTES
-

JOB NO.	HBL2101_S16
DWG NO.	A-6
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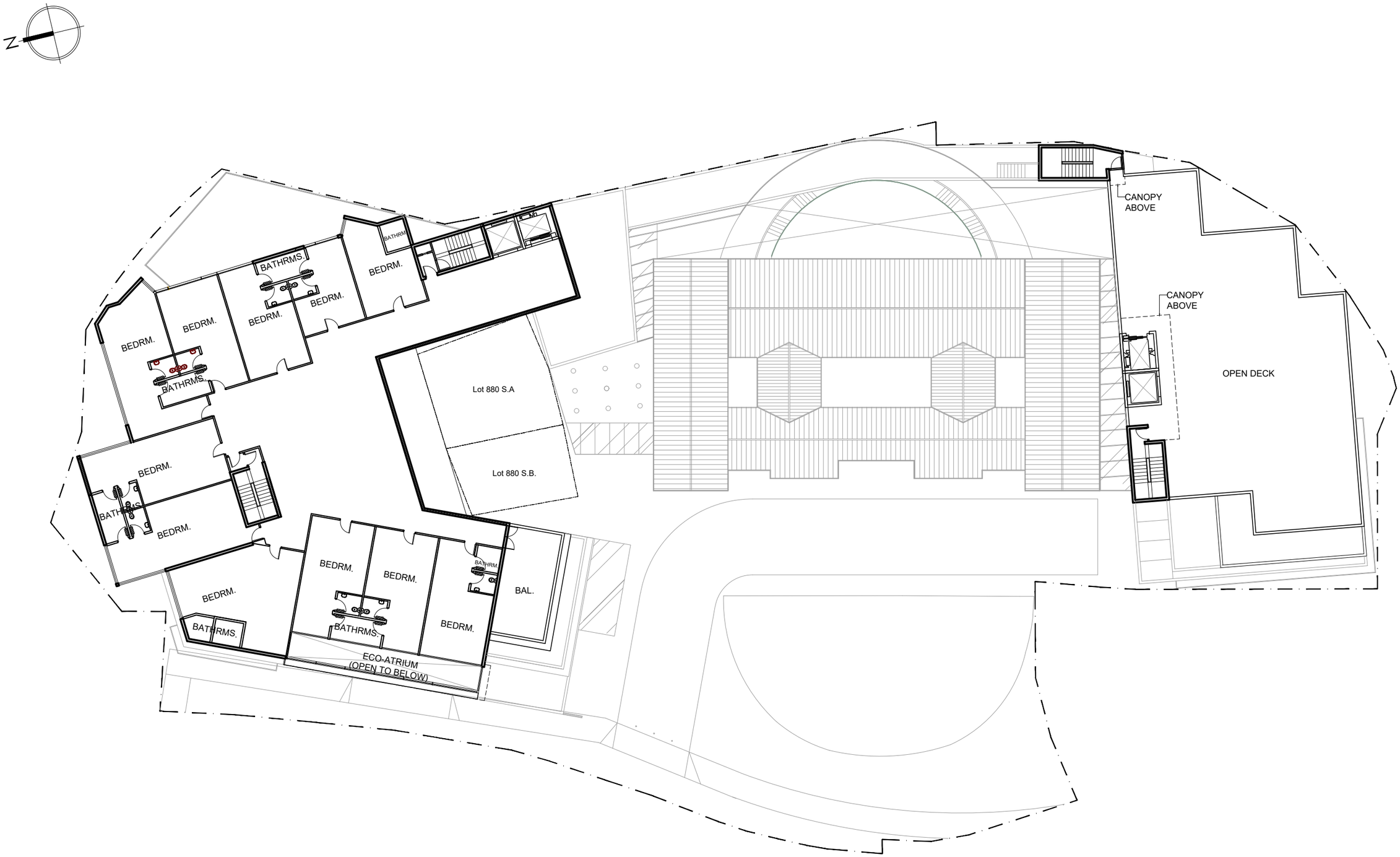
REV.	-
DRAWN	JP
DATE	01/08/2022



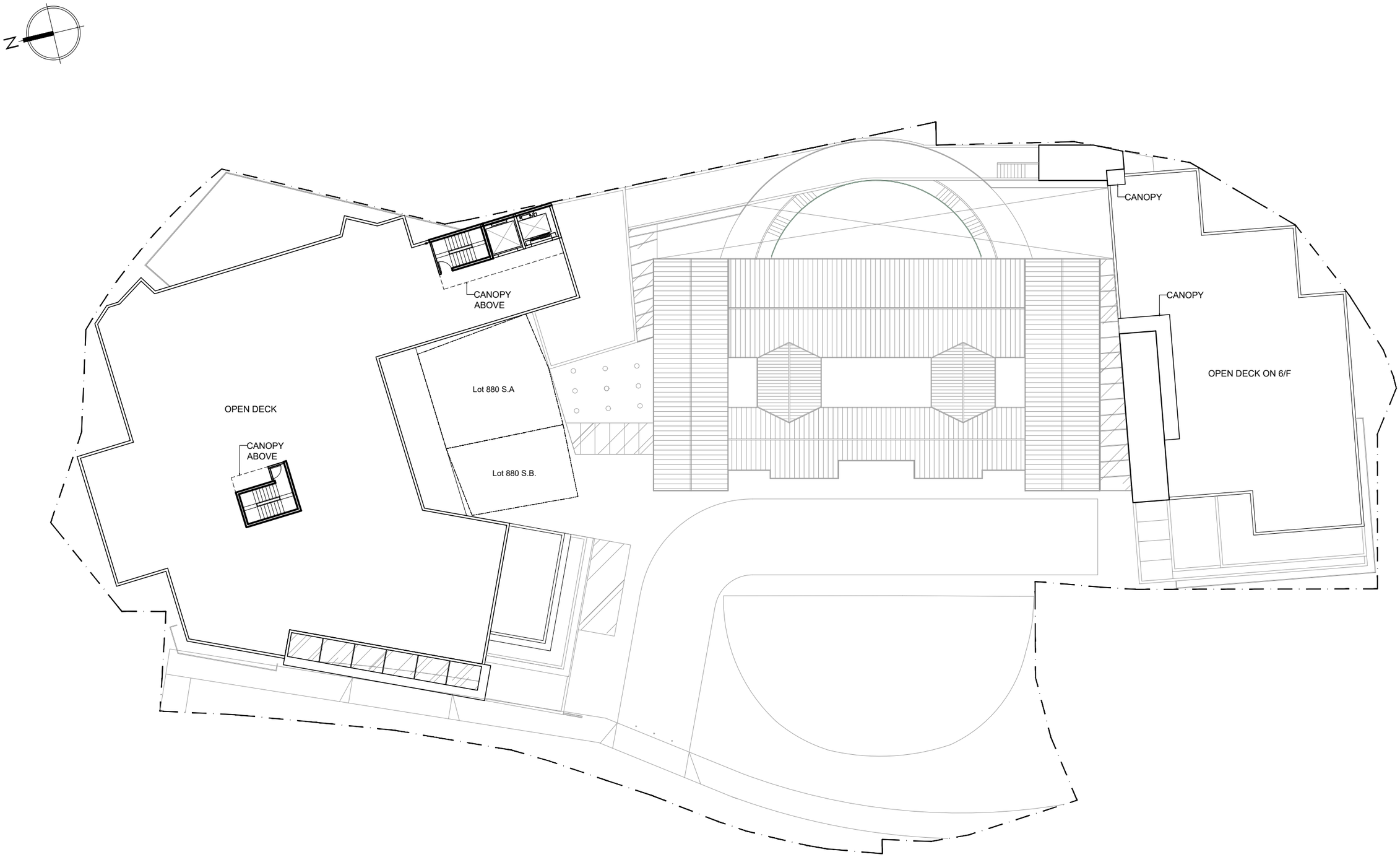
H B & L

PROJECT
PROPOSED RESIDENTIAL CARE HOME FOR THE ELDERLY
AT AU TAU, YUEN LONG

DRAWING TITLE
PROPOSED 6/F PLAN

GENERAL NOTES
-

JOB NO. HBL2101_S16	
DWG NO. A-7	
SCALE 1 : 300@A3	REV. -
DRAWN JP	DATE 01/08/2022



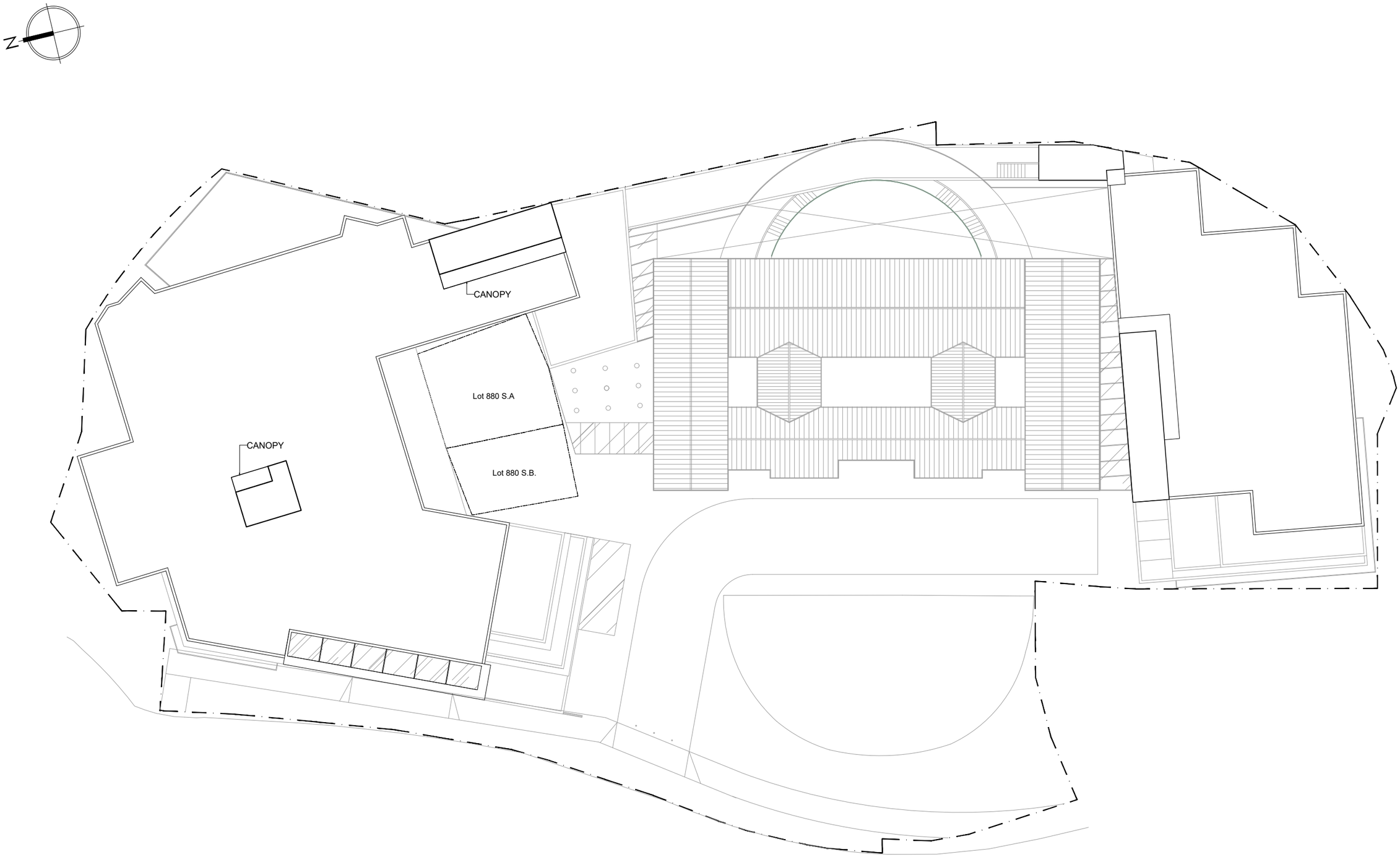
H B & L

PROJECT
PROPOSED RESIDENTIAL CARE HOME FOR THE ELDERLY
AT AU TAU, YUEN LONG

DRAWING TITLE
PROPOSED MAIN ROOF PLAN

GENERAL NOTES
-

JOB NO. HBL2101_S16	
DWG NO. A-8	
SCALE 1 : 300@A3	REV. -
DRAWN JP	DATE 01/08/2022



H B & L

PROJECT
PROPOSED RESIDENTIAL CARE HOME FOR THE ELDERLY
AT AU TAU, YUEN LONG

DRAWING TITLE
PROPOSED UPPER ROOF PLAN

GENERAL NOTES
-

JOB NO. HBL2101_S16	
DWG NO. A-9	
SCALE 1 : 300@A3	REV. -
DRAWN JP	DATE 01/08/2022

Appendix 2 Detailed Sewerage Impact Assessment Calculations

Table 1 Calculation for Sewage Generation Rate of the Proposed Development at the Subject Site

Type of Use		Office			F&B			G/IC						ADWF (m^3/day)					
Remarks			(1)	(2)		(3)	(4)		(5)	(6)		(7)	(8)						
Catchment	Discharge Manhole (S)	GFA	Number of Employee	UFF (m^3/employee/day)	GFA	Number of Employee	UFF (m^3/employee/day)	GFA	Number of Employee	UFF (m^3/employee/day)	Number of Beds	Domestic Type	UFF (m^3/person/day)	Office	F&B	G/IC	Sub-total	Catchment Total	Cumulative Total
Catchment Site	**1**																	184.6	184.6
Proposed Development		143	8	0.08	47	2	1.58	8651	286	0.28	530	IS	0.19	0.6	3.2	180.8	184.6		

Contributing Population = 684
Peaking Factor = 6 (9)
Total Peak Flow = **12.8** litre/sec

Remarks:

(1) Assumed floor area per office employee = 18.2 m^2 per person (refer to Table 8 of CIFSUS - Business Services)

(2) Office employee UFF = 0.08 m^3/employee/day (refer to Table T-2 of GESF - J6 Finance, Insurance Real Estate & Business Services)

(3) Assumed floor area per F&B employee = 19.6 m^2 per worker (refer to Table 8 of CIFSUS - Restaurants)

(4) F&B employee UFF = 1.58 m^3/employee/day (refer to Table T-2 of GESF - J10 Restaurants & Hotels)

(5) Assumed floor area per G/IC employee = 30.3 m^2 per worker (refer to Table 8 of CIFSUS - Community & Social Services)

(6) G/IC employee UFF = 0.28 m^3/employee/day (refer to Table T-2 of GESF - J11 Community, Social & Personal Services)

(7) PR: Public rental, TV: Traditional village, MV: Modern village, IS: Institutional and special class, TN: Temporary and non-domestic, MR: Mobile residents

(8) Residential UFF = 0.19 m^3/person/day is adopted for PR, R1, IS and MS. UFF = 0.27 m^3/person/day is adopted for R2 and MV.
UFF = 0.37 m3/person/day is adopted for R3 and R4. UFF = 0.15 m3/person/day is adopted for TV and TN (refer to Table T-1 of GESF)

(9) Refer to Table T-5 of GESF for population < 1,000 excl. stormwater allowance

Table 2a Hydraulic Capacity of Existing Sewers at Siu Sheung Road, Yuen Long

Segment	Manhole Reference	Manhole Reference	Pipe Dia.	Pipe Length	Invert Level 1	Invert Level 2	g	k_s	s	v	V	Area	Q	Estimated Capacity
			mm	m	mPD	mPD	m/s^2	m		m^2/s	m/s	m^2	m^3/s	L/s
S1-S2	FMH1009495	FMH1008812	225	6.3	4.64	4.57	9.81	0.00060	0.011	0.000001	1.39	0.04	0.06	55
S2-S3	FMH1008812	FMH1008811	300	38.9	4.57	4.13	9.81	0.00060	0.011	0.000001	1.67	0.07	0.12	118
S3-S4	FMH1008811	FMH1009446	300	14.0	4.12	3.99	9.81	0.00060	0.009	0.000001	1.51	0.07	0.11	107
S4-S5	FMH1009446	FMH1009445	300	32.4	3.99	3.82	9.81	0.00167	0.005	0.000001	0.99	0.07	0.07	70
S5-S6	FMH1009445	FMH1009444	300	8.7	3.82	3.75	9.81	0.00060	0.008	0.000001	1.41	0.07	0.10	100

Table 2b Hydraulic Capacity of Existing and Proposed Sewers at Siu Sheung Road, Yuen Long

Segment	Manhole Reference	Manhole Reference	Pipe Dia.	Pipe Length	Invert Level 1	Invert Level 2	g	k_s	s	v	V	Area	Q	Estimated Capacity
			mm	m	mPD	mPD	m/s^2	m		m^2/s	m/s	m^2	m^3/s	L/s
S1-S2	FMH1009495	FMH1008812	225	6.3	4.64	4.57	9.81	0.00060	0.011	0.000001	1.39	0.04	0.06	55
S2-S3	FMH1008812	FMH1008811	300	38.9	4.57	4.13	9.81	0.00060	0.011	0.000001	1.67	0.07	0.12	118
S3-S3a	FMH1008811	NA	300	3.0	4.12	4.00	9.81	0.00060	0.040	0.000001	3.16	0.07	0.22	223
S3a-S7	NA	FMH1039600	400	44.0	2.80	2.50	9.81	0.00030	0.007	0.000001	1.68	0.13	0.21	212
S7-S8	FMH1039600	FMH1039601	400	10.3	2.50	2.05	9.81	0.00060	0.044	0.000001	3.96	0.13	0.50	498
S8-S9	FMH1039601	FMH1039603	400	12.8	1.64	-0.58	9.81	0.00060	0.173	0.000001	7.90	0.13	0.99	992

Table 2c Hydraulic Capacity of Proposed Sewers from the Terminal Manhole of the Proposed Development for Sewage generated from the Proposed Development

Segment	Manhole Reference	Manhole Reference	Pipe Dia.	Pipe Length	Invert Level 1	Invert Level 2	g	k_s	s	v	V	Area	Q	Estimated Capacity
			mm	m	mPD	mPD	m/s^2	m		m^2/s	m/s	m^2	m^3/s	L/s
T1-S1	-	FMH1009495	225	16.9	4.81	4.64	9.81	0.00030	0.0100	0.000001	1.42	0.04	0.06	57

Notes: (1) T1 is the proposed terminal manhole (with tentative cover level of 5.3mPD) as shown in Figure 2 of the SIA report. Norminal assumption of 1 in 100 gradient is applied for the proposed sewer. The exact proposed manhole is subject to change during detailed design stage.

(2) According to DSD Drainage Records, the outgoing level of S1 is not avaliable. Therefore, the gradient of S1-S2 is estimated by the gradient of S2-S3. The assumed outgoing level of S1 is included in table 2a & 2b.

(3) for the proposed pipeline S3a-S7, 500mm OD polyethelyene pipe will be constructed (whereas 400mm ID is adopted for calculation)

Remarks: (1) g=gravitational acceleration; k_s=equivalent sand roughness; s=gradient; v=kinematic viscosity of water; V=mean velocity

(2) Table 2a & 2b: The value of k_s = 3.0-0.6mm is used for the calculation of slimed clayware sewer, poor condition (Table 5: Recommended roughness values in Sewerage Manual)

(3) Table 2b & 2c: The value of k_s = 1.5-0.3mm is used for the calculation of slimed polyethelyene for the proposed sewers, poor condition (Table 5: Recommended roughness values in Sewerage Manual)

(4) Table 2: The value of k_s is interpolated for pipe velocities between 0.75 m/s and 1.2 m/s.

(5) The value of velocity (V) is referred to the Tables for the hydraulic design of pipes, sewers and channels (8th edition)

(6) Equation used: $V = -\sqrt{(8gDs)}\log\left(\frac{k_s}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$

(7) cover level of T1 is 5.5mPD; cover level of S3a is 5mPD

Table 3a Calculation for Sewage Generation Rate of the Existing Surrounding Building

Type of Use		G/IC					ADWF (m^3/day)				
Remarks			(1)		(2)	(3)					
Catchment	Discharge Manhole (S)	Number of Employee	UFF (m^3/employee/day)	Number of Beds	Domestic Type	UFF (m^3/person/day)	G/IC	Sub-total	Catchment Total	Catchment Total with P_{CIF} = 1.00 (Yuen Long)	Cumulative Total
Catchment A	**2**								809.1	809.1	809.1
Pok Oi Hospital		2081	0.28	795	IS	0.19	733.7	733.7			
Pok Oi Hospital Jockey Club Care and Attention Home		125	0.28	213	IS	0.19	75.3	75.3			

Remarks:

(1) G/IC employee UFF = 0.28 m^3/employee/day (refer to Table T-2 of GESF - J11 Community, Social & Personal Services)

(2) PR: Public rental, TV: Traditional village, MV: Modern village, IS: Institutional and special class, TN: Temporary and non-domestic, MR: Mobile residents

(3) Residential UFF = 0.19 m^3/person/day is adopted for PR, R1, IS and MS. UFF = 0.27 m^3/person/day is adopted for R2 and MV. UFF = 0.37 m3/person/day is adopted for R3 and R4. UFF = 0.15 m3/person/day is adopted for TV and TN (refer to Table T-1 of GESF)

Table 3b Calculation for Sewage Generation Rate of the Existing Surrounding Building

Catchment B (FMH1008810 → FMH1008809)

a. Assumed Pipe Capacity	=	100	%
b. Pipe Diameter	=	300	mm
c. Pipe Length	=	64.50	m
d. Invert Level 1	=	5.45	mPD
e. Invert Level 2	=	5.18	mPD
f. Invert Level Difference	=	0.27	m
g. Gravitational Acceleration	=	9.81	ms^{-2}
h. Equivalent Sand Roughness	=	0.002733	m
i. Gradient	=	0.0042	
j. Kinematic Viscosity of Water	=	0.000001	m^2/s
k. Mean Velocity	=	0.82	m/s
l. Cross Sectional Area of the Pipe	=	0.07	m^2
m. Flow Capacity of the Concerned Pipe	=	0.06	m^3/s
n. Estimated Capacity	=	**57.7**	litre/sec

Sub-total

Peak Flow	=	57.7	litre/sec
Peaking factor	=	6	Refer to Table T-5 of GESF for population 1,000-5,000 incl. stormwater allowance
Contributing Population	=	3076	people
Equivalent Flow Rate	=	830.6	m^3/day

Table 4a Comparision of the Hydraulic Capacity of Existing Sewers for Sewerage generated from the Proposed Development and Surrounding Catchment Areas

Segment	Pipe Dia. (mm)	Pipe Length (m)	Gradient	Estimated Capacity (L/s)	ADWF (m^3/day)	Contributing Population	Peaking Factor	Swimming Pool/Public Toilet (L/s)	Peak Flow from the Proposed Development and Catchment Areas (L/s)	Contribution from the Proposed Development and the Surrounding Catchment Areas (%)	Status
S1-S2	225	6.3	0.011	55	184.6	684	8	0.0	17.1	30.9%	OK
S2-S3	300	38.9	0.011	118	993.6	3680	6	0.0	69.0	58.4%	OK
S3-S4	300	14.0	0.009	107	993.6	3680	6	0.0	69.0	64.5%	OK
S4-S5	300	32.4	0.005	70	993.6	3680	6	0.0	69.0	98.9%	Spill
S5-S6	300	8.7	0.008	100	993.6	3680	6	0.0	69.0	69.2%	OK

Table 4b Comparision of the Hydraulic Capacity of Existing and Proposed Sewers for Sewerage generated from the Proposed Development and Surrounding Catchment Areas

Segment	Pipe Dia. (mm)	Pipe Length (m)	Gradient	Estimated Capacity (L/s)	ADWF (m^3/day)	Contributing Population	Peaking Factor	Swimming Pool/Public Toilet (L/s)	Peak Flow from the Proposed Development and Catchment Areas (L/s)	Contribution from the Proposed Development and the Surrounding Catchment Areas (%)	Status
S1-S2	225	6.3	0.011	55	184.6	684	8	0.0	17.1	30.9%	OK
S2-S3	300	38.9	0.011	118	993.6	3680	6	0.0	69.0	58.4%	OK
S3-S3a	300	3.0	0.040	223	993.6	3680	6	0.0	69.0	30.9%	OK
S3a-S7	400	44.0	0.007	212	1824.3	6756	5	0.0	105.6	49.9%	OK
S7-S8	400	10.3	0.044	498	1824.3	6756	5	0.0	105.6	21.2%	OK
S8-S9	400	12.8	0.173	992	1824.3	6756	5	0.0	105.6	10.6%	OK

Remarks: (1) The value of peaking factor = 8 is used for population <1,000 incl. stormwater allowance (refers to Table T-5 of GESF)
(2) The value of peaking factor = 6 is used for population 1,000-5,000 incl. stormwater allowance (refers to Table T-5 of GESF)
(3) The value of peaking factor = 5 is used for population 5,000-10,000 incl. stormwater allowance (refers to Table T-5 of GESF)

Table 4c Comparision of the Hydraulic Capacity of Proposed Sewers from the Terminal Manhole of the Proposed Development for Sewage generated from the Proposed Development

Segment	Pipe Dia. (mm)	Pipe Length (m)	Gradient	Estimated Capacity (L/s)	ADWF (m^3/day)	Contributing Population	Peaking Factor	Swimming Pool/Public Toilet (L/s)	Peak Flow from the Proposed Development and Catchment Areas (L/s)	Contribution from the Proposed Development (%)	Status
T1-S1	225	16.9	0.010	57	184.6	684	6	0.0	12.8	22.7%	OK

Remarks: (1) The value of peaking factor = 6 is used for population <1,000 excl. stormwater allowance (refers to Table T-5 of GESF)

Appendix 3 Downstream Connection to San Wai STW

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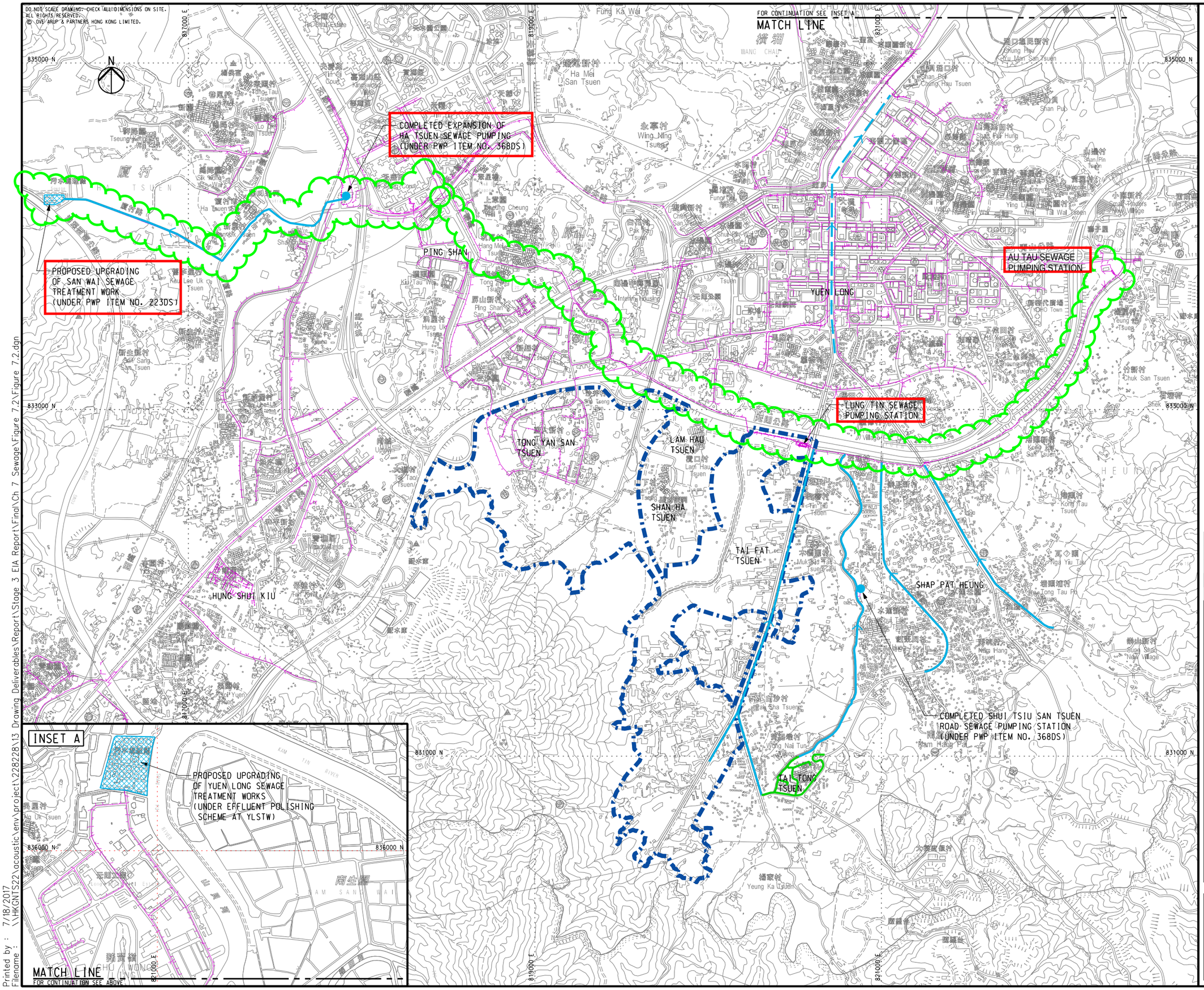

LEGEND

- Potential Development Areas (PDAs)
- Existing Sewerage System
- Completed Yuen Long South Trunk Sewerage and Expansion of Ha Tsuen Sewage Pumping Station Under PWP Item No. 368DS and Contract No. DC/2009/08
- Proposed Yuen Long South Branch Sewerage under PWP Item No. 384DS And Contract No. DC/2012/05
- DWF Interception System At Yuen Long Nullah Under Pwp Item No. 161CD

Rev	Description	By	Date
-	DRAFT TECHNICAL REPORT NO. 10J	IC	10/15

Consultant

ARUP

Project title

Agreement No. CE 35/2012(CE)

Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

Drawing title

Existing and Planned Sewerage System

Drawing no.			Rev.
Figure 7.2			-
Drawn: RY	Date: 01/14	Checked: KC	Approved: PC
Scale: 1:20000 @A3		Status: PRELIMINARY	

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土木工程拓展署 Civil Engineering and Development Department

規劃署 Planning Department

Printed by : 7/18/2017
Filename : \\HKGNTS22\acoustic\env\project\228228\13 Drawing Deliverables\Report\Stage 3 EIA Report\Final\Ch 7 Sewage\Figure 7.2\Figure 7.2.dgn

Previous s.16 Applications covering the the Application Site

A. Approved Application

	Application No.	Proposed Use(s)/ Development(s)	Date of Consideration	Approval Conditions
1.	A/YL-NSW/15	Proposed Residential Development with Preservation of Pun Uk	18.10.1996	1 to 8
2	A/YL-NSW/204	Proposed Columbarium	14.11.2017 [allowed by the Town Planning Appeal Board]	9 to 30

Approval Conditions

1. Submission and implementation of a master landscape plan
2. Submission and implementation of the flood mitigation measures
3. Provision of noise mitigation measures
4. Provision of adequate ventilation for the ground floor and basement carparking areas
5. Provision of carparking spaces and vehicular access
6. Submission and implementation of the detailed design of the development scheme including the colour scheme and the design of the exterior of the new development
7. Provision of adequate protective measures to the Pun Uk and the pond in front throughout the entire construction period to ensure that the structural stability of the Pun Uk and the pond
8. The permission shall cease to have effect on specified date unless prior to the specified date either the development permitted is commenced or this permission is renewed
9. Submission of an updated traffic impact assessment report within 6 months
10. The maximum number of niches within the Site should not exceed 20,000
11. No furnace and no burning of ritual papers and joss sticks are allowed within the site
12. Implementation of the traffic improvement schemes, as proposed by the applicant, prior to the commencement of operation of the columbarium
13. Submission of an implementation programme, with phasing proposals (with niche sales not exceeding 3,000 niches per year) to tie in with the completion of the traffic improvement measures and the submission of a traffic review report at the end of each phase, as proposed by the applicant;
14. The applicant shall not proceed to the niche sales in the next phase unless the traffic management measures, as proposed by the applicant, have been implemented
15. In-situ preservation of Pun Uk in its entirely, including the feng shui pond in front of Pun Uk, as proposed by the applicant
16. Submission and implementation of conservation management plan, prior to the

commencement of any building works on the site

17. Submission of a revised environmental assessment within 6 months
18. Submission of a revised ecological impact assessment (EcoIA) within 6 months
19. Implementation of mitigation measures identified in the EcoIA prior to the commencement of operation of the columbarium (including sale/allocation of niches of any purpose and conducting any memorial ceremony at the site)
20. Submission of a revised landscape master plan (LMP) including tree preservation scheme within 6 months
21. Implementation of a revised LMP including tree preservation scheme prior to the commencement of operation of the columbarium (including sale/allocation of niches of any purpose and conducting any memorial ceremony at the site)
22. Submission of a revised visual impact assessment (VIA) within 6 months
23. Implementation of mitigation measures identified in the VIA prior to the commencement of operation of the columbarium (including sale/allocation of niches of any purpose and conducting any memorial ceremony at the site)
24. Submission of drainage proposal within 6 months
25. Implementation of drainage proposal prior to the commencement of operation of the columbarium (including sale/allocation of niches of any purpose and conducting any memorial ceremony at the site)
26. Submission of emergency vehicular access (EVA), water supply for fire fighting and fire services installations (FSIs) within 6 months prior to the commencement of operation of the columbarium
27. Provision of EVA, water supply for fire fighting and FSIs proposed prior to the commencement of operation of the columbarium (including sale/allocation of niches of any purpose and conducting any memorial ceremony at the site)
28. Revocation of the planning permission if the planning conditions is not complied with during the planning approval period or within the specified date
29. The planning permission and the conditions attached thereto for the proposed development was undertaken and should continue to have effect as long as the completed development or any part of it was in existence and the Conditions were fully complied with
30. Additional Conditions

B. Rejected Applications

	Application No.	Proposed Use(s)/ Development(s)	Date of Consideration	Main Reason(s) for Rejection
1.	A/YL-NSW/5	Residential Development	17.2.1995	1 to 5
2.	A/YL-NSW/7	Residential Development	21.7.1995	1 to 5
3.	A/YL-NSW/10	Residential Development	28.6.1996	6

Rejection Reasons

1. The proposed development will constrain the future land use planning of the area the finalization of which will depend on the selected railway alignment yet to be confirmed
2. As the proposed development is not located within the Yuen Long New Town area, the proposed development intensity is considered excessive in terms of its plot ratio and building height
3. As the development will generate additional traffic, the proposed arrangement of using the access on Castle Peak Road is not desirable because this will increase the traffic burden on the junction of Castle Peak Road and the access road
4. The traffic movement in/out of the proposed development may hamper the access of emergency vehicles to the Pok Oi Hospital and will pose unacceptable risks to other motorists in the immediate area
5. The proposed development will affect the existing Grade I historical building which is of outstanding historical and architectural merits
6. The car-parking space provision for the proposed development is insufficient and the car-parking space provision should be about one space per flat

5-3

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

參考編號 **Reference Number:**	211108-203330-74863
提交限期 **Deadline for submission:**	09/11/2021
提交日期及時間 **Date and time of submission:**	08/11/2021 20:33:30
有關的規劃申請編號 **The application no. to which the comment relates:**	A/YL-NSW/292
「提意見人」姓名/名稱 **Name of person making this comment:**	女士 Ms. Tsang Yuk Ming

意見詳情
Details of the Comment :

Dear Sir/Madam,

I am writing to show my support for the subject application. Although Pun Uk had confirmed Grade 1 historic building by the Antiquities Advisory Board in 2010, it appears that Pun Uk was left without proper maintenance. I believe a more proactive approach should be taken to preserve the heritage. Besides, I would like to see the subject application deliver transformation to Pun Uk to put it into good use and enjoyable to members of the public.

I hope that the Town Planning Board approves this application.

Regards,
YP Tsang

5-17

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

參考編號 **Reference Number:**	220301-211800-36957
提交限期 **Deadline for submission:**	01/03/2022
提交日期及時間 **Date and time of submission:**	01/03/2022 21:18:00
有關的規劃申請編號 **The application no. to which the comment relates:**	A/YL-NSW/292
「提意見人」姓名/名稱 **Name of person making this comment:**	先生 Mr. Matthew Ma

意見詳情
Details of the Comment :

本人看到博愛醫院董事局（簡稱「博愛」）作為提意見人，本人對博愛所提出的意見表示關注，並且在這裡表達本人支持這宗規劃申請。

在博愛的意見裡，他們稱申請人的交通影響評估報告沒有提及考慮到博愛醫院及博愛醫院賽馬會護理安老院未來之發展。在博愛的意見裡，他們透露了他們的安老院重建計劃及增加醫院病床數目，我們在規劃署及城規會的網站內找不到該重建及擴建項目的相關資料。博愛沒有為以上項目遞交規劃申請。換言之，以上博愛的項目沒有廣泛咨詢。一般人不會知道究竟以上博愛的項目有沒有構成負面的交通、環境、排水、排污及景觀等影響。

以上博愛的項目涉及重建安老院，但是在他們的意見裡又好像不大支持申請人興建安老院舍，本人覺得這是不公道，實屬「只許州官放火，不許百姓點燈」。本人都很想了解一下點解博愛的項目又不會造成嚴重交通擠塞情況。請問博愛有沒有遞交他們的項目的交通影響評估報告給有關政府部門審批？結果如何？

鑒於這宗規劃申請的位置與博愛醫院非常接近，於申請的位置發展做私營安老院舍，本人認為他們兩者有協同效應。這幅土地已丟空多年，潘屋也失修多年，本人覺得申請位置發展做私營安老院舍是最好的選擇。安老院舍是應該靠近醫院的，這是好的規劃。本人支持這宗規劃申請，並希望獲得城規會批准。

5-7

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

參考編號 **Reference Number:**	211109-182545-68310
提交限期 **Deadline for submission:**	09/11/2021
提交日期及時間 **Date and time of submission:**	09/11/2021 18:25:45
有關的規劃申請編號 **The application no. to which the comment relates:**	A/YL-NSW/292
「提意見人」姓名/名稱 **Name of person making this comment:**	先生 Mr. Chan Wing

意見詳情
Details of the Comment :

Attention: The Town Planning Board

It appears that the proposed development building height and density are acceptable from the ur ban design point of view.

The proposed elderly home is in a good location as it is close to Pok Oi Hospital.

The population in Yuen Long District is increasing rapidly. Elderly home centre are in need in t his area.

We support this application.

Thank you.

5-8

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

參考編號 **Reference Number:**	211109-190527-13921
提交限期 **Deadline for submission:**	09/11/2021
提交日期及時間 **Date and time of submission:**	09/11/2021 19:05:27
有關的規劃申請編號 **The application no. to which the comment relates:**	A/YL-NSW/292
「提意見人」姓名/名稱 **Name of person making this comment:**	女士 Ms. Melanie Moore

意見詳情
Details of the Comment :

I support preservation of the Pun Uk historic building for an elderly residential care home. How ever, I believe the applicant could improve its landscaping plans by preserving more trees at the periphery of the site and conducting more at-grade replanting. Above grade and rooftop planters do not compensate for lack of trees at ground level. Despite the applicant's assertions that 86 live trees must be felled, there is much room for improvement to its proposal. Larger trees near the e xisting building should be retained, and additional trees in a heavy standard size should be plant ed around the site to preserve as much greenery as possible, particularly near the pedestrian side walks around the site.

Seq 1 5-14

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

參考編號 **Reference Number:**	220301-184444-62580
提交限期 **Deadline for submission:**	01/03/2022
提交日期及時間 **Date and time of submission:**	01/03/2022 18:44:44
有關的規劃申請編號 **The application no. to which the comment relates:**	A/YL-NSW/292
「提意見人」姓名/名稱 **Name of person making this comment:**	小姐 Miss Allen Chiu

意見詳情
Details of the Comment :

本人支持申請人所倡議的保育歷史建築物及安老院舍發展。現在香港正面對人口老化的問題，本人認為申請地點如果能發展做安老院舍，能夠解決元朗區希望有更多老人宿舍的要求。
本人認為這個項目十分有意義，值得城規會批准。

5-15

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

參考編號 **Reference Number:**	220301-184712-55587
提交限期 **Deadline for submission:**	01/03/2022
提交日期及時間 **Date and time of submission:**	01/03/2022 18:47:12
有關的規劃申請編號 **The application no. to which the comment relates:**	A/YL-NSW/292
「提意見人」姓名/名稱 **Name of person making this comment:**	女士 Ms. Kyoko Chiu

意見詳情
Details of the Comment :

本人認為因為申請位置很接近博愛醫院，所以非常適合興建老人院。如果老人院的老人家生病，可以自行步行去或工作人員扶著他去博愛醫院治療，不需要叫救護車，減低使用救護車的壓力。

5-16

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

參考編號 **Reference Number:**	220301-184924-70847
提交限期 **Deadline for submission:**	01/03/2022
提交日期及時間 **Date and time of submission:**	01/03/2022 18:49:24
有關的規劃申請編號 **The application no. to which the comment relates:**	A/YL-NSW/292
「提意見人」姓名/名稱 **Name of person making this comment:**	女士 Ms. Agnes Chiu

意見詳情
Details of the Comment :

我很喜歡這位建築師的設計，他能巧妙地把建築物保育及新穎建築放在一齊，雖然是兩種截然不同的建築風格，但又出奇地協調。我支持這個規劃申請。

5-1

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

參考編號 **Reference Number:**	211108-124519-97292
提交限期 **Deadline for submission:**	09/11/2021
提交日期及時間 **Date and time of submission:**	08/11/2021 12:45:19
有關的規劃申請編號 **The application no. to which the comment relates:**	A/YL-NSW/292
「提意見人」姓名/名稱 **Name of person making this comment:**	博愛醫院董事局

意見詳情
Details of the Comment :

因上述發展項目座落於博愛醫院賽馬會護理安老院及博愛醫院的彼鄰，博愛醫院董事局對於此項目發展對博愛醫院以及博愛醫院賽馬會護理安老院造成的交通影響表示十分關注。現時博愛迴旋處、博愛交匯處及小商路繁忙時間已常有擠塞情況，查閱項目之交通影響評估報告，亦有提及於2030年預計博愛迴旋處早上繁忙時間的容量已達臨界點(marginal capacity)。此外，項目之報告表示，已將未來附近地區的發展納入於交通影響評估內，但報告沒有提及考量到博愛醫院及博愛醫院賽馬會護理安老院未來之發展。博愛醫院董事局已於2019年向社署申請賽馬會護理安老院重建，屆時除會增加院舍宿位，亦會增加長者日間服務及相關社會服務; 而醫院管理局亦正計劃未來增加博愛醫院病床數目，故預計未來十年附近的人流以及交通流量將持續增加，如再加上上述項目發展，預計博愛交匯處在早上繁忙時間的交通擠塞情況會更嚴重，對緊急救護車進入醫院急症室及延誤救援工作表示深切憂慮及關注。

此外，因上述項目計劃發展私營安老院舍，將設530個院舍宿位，本院關注此將增加醫院緊急救護的醫療負荷。

長春社 since 1968
The Conservancy Association
電話 Tel.: (852)2728 6781　　傳真 Fax.: (852) 2728 5538

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城市規劃委員會

電郵: tpbpd@pland.gov.hk

就城規條例第 16 條作出的編號 A/YL-NSW/292 規劃申請提出的意見

長春社反對編號 A/YL-NSW/292 的規劃申請。

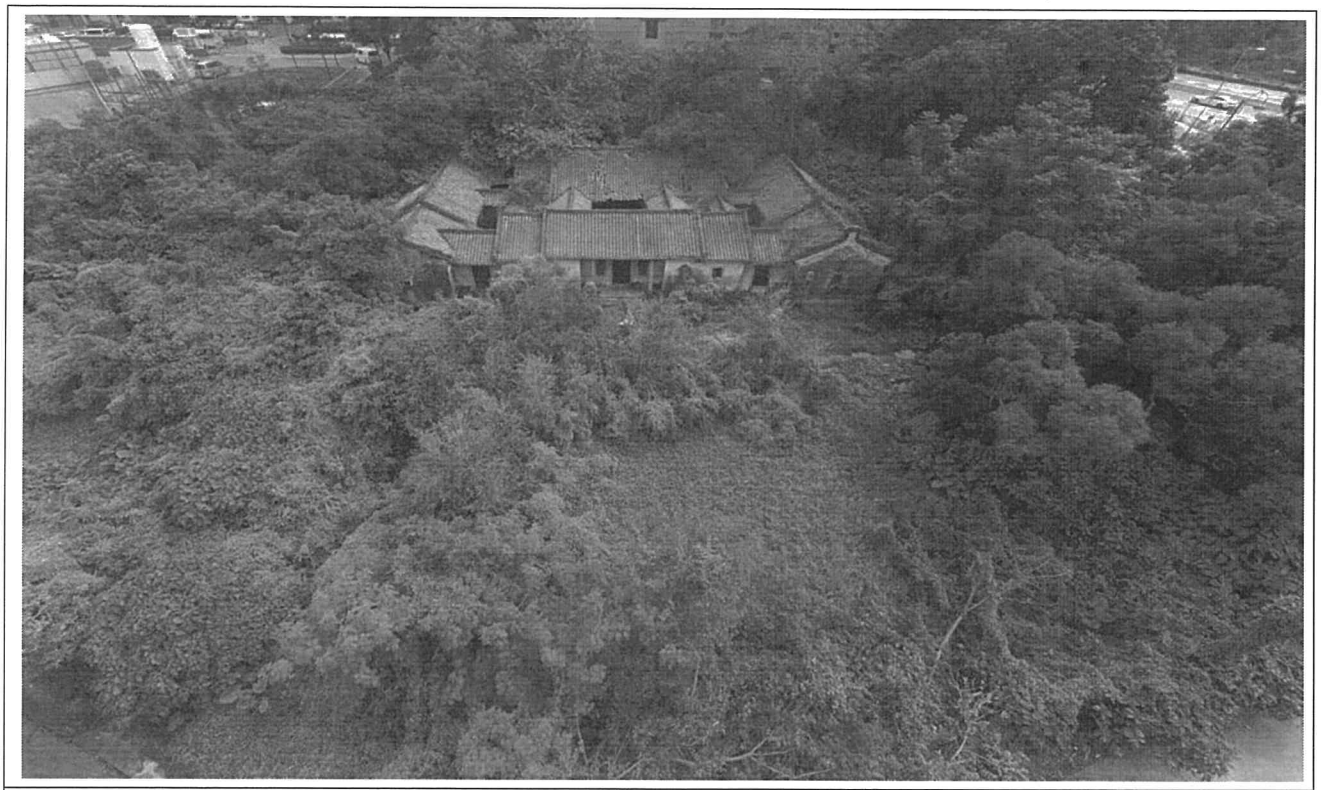
有關申請建議在一級歷史建築的潘屋兩旁興建安老院，而把潘屋改為美術館和收藏品展館。雖然申請文件指會保留潘屋主體及屋前的半月池，但提交的文件中，只有簡單的「保育聲明」，並沒有詳細的文物影響評估。申請人的建議對潘屋會否帶來不良影響，現階段沒有足夠資料判斷，但申請文件指出潘屋現時破落，因此應修復和活化；但潘屋的破落是因為缺乏維修，這方面業權人責無旁貸。潘屋因前門頂的兩對金獅子而被稱為「獅子屋」，但金獅子已告失踪，切口異常整齊。業權人對潘屋這歷史建築保護不力。為免潘屋因為「活化」而變相進一步破壞，城規會應要求申請人先提交詳細的文物影響評估。

潘屋的兩旁被樹木包圍，申請人提交的樹木調查也承認是成熟的樹木，但因為要興建安老院的關係，全數大約一百棵樹要遭砍掉；而申請人提出的種植新樹數目更不及原來的一半，情況令人不可接受。

其於以上理由，長春社反對有關申請。

高級公共事務經理
李少文
二零二一年十一月八日

附圖



潘屋兩旁為成熟樹木，但因要興建老人院而要全數砍掉。





潘屋前門頂的兩對金獅子現已不存。

5-9

醫院管理局
HOSPITAL AUTHORITY

Our ref: HA56/DEV/1

9 November 2021

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

BY FAX & BY POST

Dear Sir,

Proposed Conservation of Historical Building (Pun Uk), Place of Recreation, Sports or Culture (Arts/ Antique Gallery and Heritage Education) and Social Welfare Facility (Residential Care Homes for the Elderly) with Ancillary Eating Place at Various Lots in D.D. 115 and Adjoining Government Land, Au Tau, Yuen Long
(Application No. A/YL-NSW/292 under s.16 of the Town Planning Ordinance (Cap. 131)

Reference is made to Application No. A/YL-NSW/292 proposing the s.16 application for the "Proposed Conservation of Historical Building (Pun Uk), Place of Recreation, Sports or Culture (Arts/ Antique Gallery and Heritage Education) and Social Welfare Facility (Residential Care Homes for the Elderly) with Ancillary Eating Place".

Pok Oi Hospital (POH) is a public hospital providing 24-hour Accident and Emergency services to the community. Any hindrance or obstruction to the hospital access is an issue of life or death.

Currently, there is only one single vehicular access point from Castle Peak Road serving the POH complex. The proposed development would need to share use this single vehicular access. Patients requiring emergency care do not only travel by ambulance, they may also come to the A&E Department of POH by taxi, private car or mini-bus.

We would therefore request that concerned government departments should satisfy themselves that 24-hour unimpeded access to and from POH, particular for emergency vehicles, can be maintained before accepting or approving the submitted Traffic Impact Assessment / planning application.

Yours faithfully,

(Donald LI)
for Chief Executive
Hospital Authority

c.c.: FHB (Attn: Ms. Elaine MAK)

Hospital Authority Building
147B Argyle Street,
Kowloon, Hong Kong

香港九龍亞皆老街 147B
醫院管理局大樓
Tel: 2300 6213
Fax: 2882 4367

與民攜手 Helping People Stay Healthy
保健安康

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www.mtr.com.hk

MTR

19
Seq.2

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

Our ref: T&ESD/E&IC/ES/EnvE/L1136

Date: -2 JUN 2022

By Post and Fax
(Fax no.: 2877 0245 / 2522 8426)

Dear Sir/Madam,

Comments on the Section 16 Planning Application regarding Proposed Conservation of Historic Building (Pun Uk), Place of Recreation, Sports or Culture (Arts/ Antique Gallery and Heritage Education) and Social Welfare Facility (Residential Care Homes for the Elderly) with Ancillary Eating Place at Lots 879, 880 S.A ss.1, 880 S.B ss.1, 881 to 885, 889 RP (Part), 891 (Part), 1318, 1326 and 1344 in D.D. 115 and Adjoining Government Land, Au Tau, Nam Sang Wai, Yuen Long
(Application No. A/YL-NSW/292)
Operational Railway Noise Concerns

The Corporation has, in general, no objection to the Section 16 Planning Application (Application No. A/YL-NSW/292) for the proposed conservation of historic building (Pun Uk) and social welfare facility (residential care homes for the elderly) with ancillary eating place at Lots 879, 880 S.A ss.1, 880 S.B ss.1, 881 to 885, 889 RP (Part), 891 (Part), 1318, 1326 and 1344 in D.D. 115 and adjoining government land, Au Tau, Nam Sang Wai, Yuen Long. As the proposed development is situated close to the MTR Tuen Ma Line (TML), noise from train operations could have a potential impact on any future occupants.

We understand that the applicant has already conducted a Noise Impact Assessment, including a Railway Noise Impact Assessment (RNIA), which will be reviewed by the Environmental Protection Department (EPD) to ensure full compliance with the statutory requirements. From the RNIA, we noticed that the sound exposure level was based on the measurements at another site in 2006 when the operating conditions of TML (then West Rail) were different. Based on such sound exposure level, with the consideration of the existing noise enclosure and parapet walls of TML viaducts, the RNIA concluded that the predicted noise levels at the selected noise sensitive receiver comply with the statutory requirements and therefore no additional mitigation measures are proposed. However, we wish to caution that the proposed development can be sensitive to the structure re-radiated noise from the existing enclosure of TML viaducts which could result in additional annoyance to the future occupants of the proposed development. We recommend that the project proponent conducts noise measurement at the subject development site to collect updated and specific on-site noise source data for the railway noise assessment.

MTR Headquarters Building, Telford Plaza, Kowloon Bay,
Kowloon, Hong Kong. GPO Box 9916, Hong Kong
Tel (852) 2993 2111 Fax (852) 2798 8822

香港九龍灣德福廣場港鐵總部大樓
香港郵政總局信箱9916號
電話 (852) 2993 2111 傳真 (852) 2798 8822

MTR Corporation Limited
香港鐵路有限公司
www.mtr.com.hk

Our ref: T&ESD/E&IC/ES/EnvE/L1136
Date: -2 JUN 2022

Should approval be granted to the Section 16 Planning Application, we urge the Town Planning Board to include in the planning approval conditions requiring the development proponent to conduct noise assessment to evaluate the noise impacts from the TML, as well as identify and incorporate all necessary noise mitigation measures at their own cost and to the satisfaction of the Director of Environmental Protection, to ensure that the future residents of the development will not be exposed to noise impacts from railway operations.

Should you have any queries, please feel free to contact our Acting Lead Environmental Manager Ms. Catherine Leung at 2993-4127.

Yours faithfully,

Chan Hing Keung
General Manager – Engineering & Innovation Centre

c.c Mr. TSANG Sai Wing, Terence - Assistant Director of EPD (Environmental Assessment)
Mr. LEE Chee Kwan - Principal Environmental Protection Officer (Assessment & Noise)

MTR Headquarters Building, Telford Plaza, Kowloon Bay, Kowloon, Hong Kong. GPO Box 9916, Hong Kong
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社作合任責限有活生善改村新商小朗元
七四一一六七四二：話電　　號三十街八第村新商小：址社
THE YUEN LONG SMALL TRADERS NEW VILLAGE BETTER LIVING CO-OPERATIVE SOCIETY, LTD.
ADDRESS: 13, 8TH ST., SMALL TRADERS NEW VILLAGE YUEN LONG, NEW TERRITORIES, HONG KONG
TEL: 2476 1147 (Yuen Long)

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致 城市規劃委員會/元朗民政事務專員袁謝光先生:

反對有關 A/YL-NSW/292 之規劃申請

本人為元朗小商新村合作社理事長，近日得知有關擬議發展(潘屋)及附近一帶，本合作社經各理事及委員等會議後，均對上述申請表示強烈反對!! 理由如下:

- 自從毗鄰博愛醫院的護理安老院落成以後，每每在不同時段，小商路等一帶的違泊車輛已明顯增加，當加上醫院內的覆診或探訪車輛，令小商路每天也出現長長違泊車龍，甚致曾有車輛阻塞唯一出入本村的車道，而因博愛醫院內的泊位非常有限，故此，就算警方加強執法也未必會有改善情況，當再增加一系列新的設施後，違泊問題肯定會更為惡化。
- 在社會福利設施方面，大約在一年前的時間，小商新村學校舊址已由錦光元朗中心所營辦，提供不少當區居民的服務及活動，實在沒任何需要在人口密度如此低的地方，再興建多一所同類服務。倘若，該設施不是服務當區居民，又何需要在此緊急車輛的必經路段興建相關設施呢?
- 當一所安老院興建以後，必會引致員工、家屬、不同服務單位的進出，而該等人士的車輛，定必會增加小商路及通往博愛醫院的緊急車輛通道的負荷，現在博愛迴旋處，已成為全港知名的塞車地點，無論日夜也排著長長車龍，沒有理由再興建一所安老院來增加車流量，阻礙救護車輛進出醫院。當然，若然違泊車輛增多而阻礙救護車及緊急車輛對本村居民作救援，本合作社實責無旁貸。
- 小商新村及其鄰近村落，本屬寧靜的居住地方，但自從疫情帶來的本地遊後，時常有外人進出本村，故此，若再興建康體文娛場所及食肆等，定必帶來大量人流，對居民構成滋擾，破壞昔日安寧。
- 本村治安以往非常優良，但自從外來人士增多之後，爆竊案件便時有發生，更曾發現有可疑人士穿著行山人士裝束，對本村居民的多部車輛逐一窺探，令村民人心惶惶，更需安裝閉路電視等措施等加強保安

懇請 責會能考慮上述各項負面因素，阻止相關的申請，感激萬分!!

祝各人安康!

此致

城市規劃委員會/

元朗民政事務專員袁謝光先生

彭鑑權

元朗小商新村合作社理事長 謹啟

二零二一年十一月二日 彭鑑權

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5-10

強烈反對

元朗南生圍凹頭丈量約份第115 約地段第879 號、 第880 號A 分段第1 小分段, 第880 號B 分段第1 小分段、第881 號至第885 號, 第889 號餘段(部分) 、第891 號(部分), 第1318 號,第1326 號、第1344 號及毗連政府土地擬議保育歷史建築物（潘屋）、康體文娛場所（美術館、收藏品展館及保育教育）及社會福利設施（安老院舍）連附屬食肆

申請編號A/YL-NSW/292

敬啟者：

前言：

香港政府當年將后海灣、米埔沼澤區及毗鄰地區(統稱為「后海灣地區」) 認為是國際上備受重視的濕地，於是將該地區劃為濕地保育區及濕地緩衝區，將居民擁有上述價值數以仟億計的土地變成用來養雀仔，政府將香港最美麗的地方之一用於保育生態用途，此苛政居民無耐接受，亦無力反抗，後香港政府還加入「拉姆薩爾國際公約」稱「后海灣地區」為「拉姆薩爾濕地」受國際公約監管。香港政府也因此多次修改南生圍分區計劃大綱草圖，由南生圍分區計劃大綱草圖S/YL-NSW/1修改至現時S/YL-NSW/8，就是要落實保育環境。記住，你們每個決定，對整個南生圍分區計劃大綱草圖有深遠的影響。

法定古蹟：

申請地點屬一級歷史建築，是具有歷史價值的建築，被列為法定古蹟。保護歷史建築物的內部指引說明，香港一級歷史建築具特別重要價值而可能的話須盡一切努力予以保存。你們能力保護不了的話，請向古物古蹟辦事處查詢，古物事務監督是可阻止古蹟的任何改動，或酌情規定改動時必須遵守的條件，以便保護有關古蹟。興建老人院，任何人也明白是個商業行動，利益是大前提，不要被甚麼活化潘屋愚弄。

交通問題：

元朗區人口超過60萬，博愛醫院設有急症室給元朗居民使用，但醫院只有一小路做出入口，並且要經迴旋處才能進入，根本不容有塞車情況，你說在醫院唯一出入口相鄰旁邊興建老人院，你說會發生甚麼情況，那處根本沒有停車場，路面非常狹窄，平時私家車行駛也有困難，何況老人院會涉及其他車輛出入？最重要是因塞車造成延誤救治生命，誰人負責呢？不要相信專用小巴可解決問題，能擴闊路面嗎？能有道路梳道嗎？有地方停放車輛嗎？完全沒有的。請你們有智慧人士到現場了解一吓，不然就叫運輸署、警務處寫份詳盡報告，不然沒有人負責的，

到時延誤救治生命肯定你們負責啊！

此致

香港特別行政區行政長官

香港警務處處長

運輸署署長

城市規劃委員會主席及各會員

古物諮詢委員會主席及各會員

元朗民政事務處



山貝村村民林興年敬上

地址:

聯絡電話:

FAX：

日期:2021-11-09

RECEIVED
- 9 NOV 2021
Town Planning Board

511

強烈反對

元朗南生圍凹頭丈量約份第115 約地段第879 號、 第880 號A 分段第1 小分段, 第880 號B 分段第1 小分段、第881 號至第885 號, 第889 號餘段(部分) 、第891 號(部分), 第1318 號,第1326 號、第1344 號及毗連政府土地擬議保育歷史建築物（潘屋）、康體文娛場所（美術館、收藏品展館及保育教育）及社會福利設施（安老院舍）連附屬食肆

申請編號A/YL-NSW/292

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FAX：

日期:2021-11-09

RECEIVED
31 MAY 2022
Town Planning Board

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山貝村村民林興年敬上

[redacted]

日期:2022-05-24

RECEIVED
31 MAY 2022
Town Planning Board

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山貝村村代表林煥富敬上

[redacted]

FAX：24434030

日期:2022-05-25

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日期:2022-07-11

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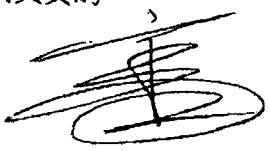

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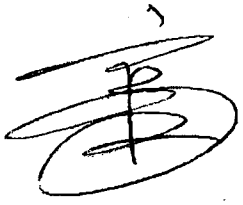

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[redacted]

日期:2022-07-11

GRANDMAX SURVEYORS LIMITED
俊滙測量師行有限公司

5-12

Date: 9th November 2021 Our Ref.: HK-PLG-030-DD115

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

By Fax 2877 0245 & By Email tpbpd@pland.gov.hk

Dear Sirs,

Comments to the Application for Permission under s.16 of the Town Planning Ordinance
TPB Application No.A/YL-NSW/292

We act on behalf of the registered owners of Lot Nos.870 S.A, 870 RP, 877 RP, 878 S.A, 878 S.B, 878 S.C, 878 S.D, 878 S.E, 878 S.F, 878 RP and 892 in D.D.115, which situate to the immediate north of the proposed development. The access road as shown on the submitted drawings is the only vehicular access to our site which we have been using it for over 50 years. The proposed development would definitely increase traffic flow at the local access road. As such, the project proponent or the applicant should be required to upgrade the whole section of the access road and to provide and maintain the current free vehicular access right to our property.

Should you have any queries please do not hesitate to contact the undersigned at Tel: 2111 9577 Thank you for your attention.

Yours faithfully,
For & on behalf of
Grandmax Surveyors Limited

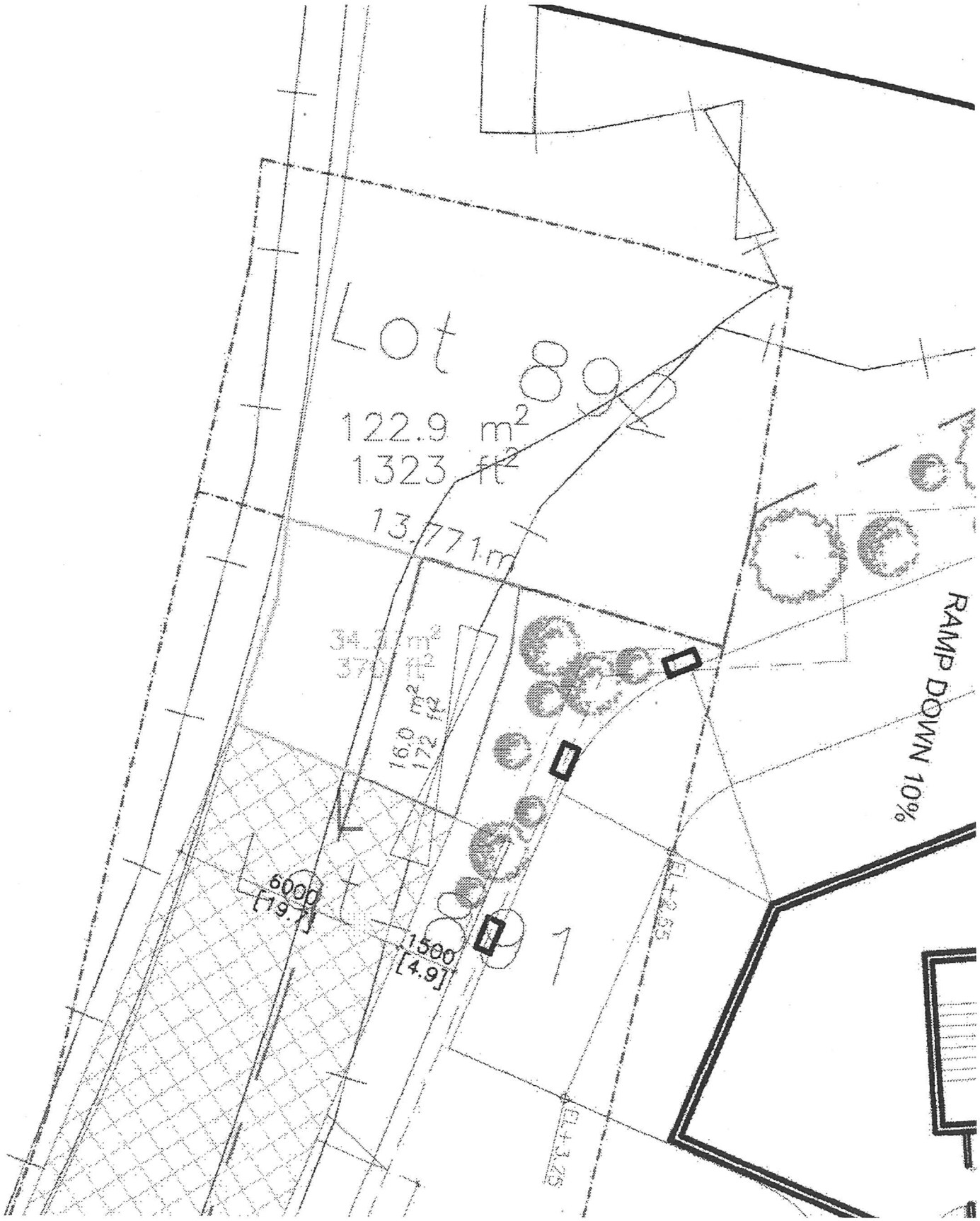
Wong Chi Wai
MHKIS MRICS RPS(GP)

RECEIVED
- 9 NOV 2021
Town Planning Board

Encl.
c.c. client

Unit 1215, 12/F, Houston Centre, 63 Mody Road, East Tsim Sha Tsui, Kowloon
九龍尖沙咀東麼地道 63 號好時中心 12 樓 1215 室
Tel : (852) 2110 9177 Fax : (852) 3628 3308 Email : info@gms.hk


SIU SHEUNG ROAD
Lot 878 RP
Lot 870 RP
Lot 877 RP
Lot 878 S.B
Lot 878 S.F
Lot 878 S.A
Lot 878 S.D
Lot 878 S.E
Lot 892
Lot 1630
Road
891
880B1
880A1
880B
880A
882
1392
889 RP
888 RP
837
Jockey Club Care and Attention Home
Pok Oi Hospital
Pok Oi Hospital Jockey Club Care and Attention Home


Lot 892
122.9 m²
1323 ft²
13.771m
16.0 m²
172 ft²
6000
[19.7]
1500
[4.9]
RAMP DOWN 10%



地段索引圖
LOT INDEX PLAN

地圖說明：本地段索引圖在其背景的地形圖上標示了各種永久和臨時持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租務批地，以及其他目前准許的土地。請注意：(1)此索引圖上的資料會經常更新而不另行通知；(2)索引圖的更新或會經歷有關資料的更換數天；以及(3)本圖上圖形界線準確性的解釋須徵詢專業土地測量師的意見。

免責聲明：對因使用本地段索引圖，或因所依據此索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何責任。

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

地政總署測繪處
Survey and Mapping Office
Lands Department

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比例尺 SCALE 1 : 1 000

米 metres 10 0 10 20 30 40 50 米 metres

Locality :	
Lot Index Plan No. : ags_S00000058038_0001	
District Survey Office : Land Information Centre	
Date :02-Mar-2021	
Reference No. 6-NW-10D	

SMO-P02 20210302174721 10

5-13

tpbpd@pland.gov.hk

寄件者:
寄件日期: 2021年11月09日星期二 3:49
收件者: tpbpd
主旨: A/YL-NSW/292 DD 115 Pun Uk Heritage, Au Tau
附件: 1024px-Pun_Uk.jpg

A/YL-NSW/292
Lots 879, 880 S.A ss.1, 880 S.B ss.1, 881 to 885, 889 RP (Part), 891 (Part), 1318, 1326 and 1344 in D.D. 115 and Adjoining Government Land, Au Tau, Nam Sang Wai
Site area : About 4,322.4sq.m Includes Government Land of about 658.5sq.m
Zoning : "Undetermined" and "GIC"
Applied development : Conservation of Historic Building (Pun Uk)(Place of Recreation, Sports or Culture (Arts / Antique Gallery and Heritage Education) / Eating Place / 530 Bed RCHE / 535sq.m OS / 11 Vehicle Parking

Dear TPB Members,

While supporting the provision of RCHE place, strongly object to this plan that overwhelms the heritage building. This is a Grade 1 building and it is not acceptable that it be exploited to such an extent that it is reduced to nothing more than a Disneyfied pastiche that deprives it of any dignity and the natural surroundings that are an integral element of its cultural importance and identity.

This is certainly anything but a 'respectful integration' as 102 trees would be felled and the heritage building would be overwhelmed by the much taller structures hemming it in on both sides. The attached image shows that the green surroundings are an essential backdrop to the structure.

The planning history of the site is a cause for alarm.

A/YL-NSW/15 95 Units Approved 18 Oct 1996 REVOKED ON 10.6.2005:

As the applicant had failed to comply with conditions (b), (c), (d), (e), (f) and (g) satisfactorily by 10.6.2005, and the planning permission for the subject application had already been revoked on the same date.

A/YL-NSW/204 20.000 Niches / 15 Vehicle Parking Approved on appeal 14 Nov 2017

REVOKED ON 14.11.2020:

As the applicant had failed to comply with condition (i) satisfactorily by 14.11.2020, the planning permission for the subject application had already been revoked on the same date.

Members should reject this application. The community is now very aware and concerned with regard to the preservation of historical structures and has expectations that any development will enhance not degrade graded sites.

Mary Mulvihill



seq.1 于-18

tpbpd@pland.gov.hk

寄件者:
寄件日期: 2022年03月01日星期二 21:07
收件者: tpbpd
主旨: Re: A/YL-NSW/292 DD 115 Pun Uk Heritage, Au Tau

Dear TPB Members,

Just when one thinks it could not get any worse, the architect goes for the URA approach:
A transparent or translucent block of some sort that can tell us that we respect Pun Uk

Since when has shiny glass had anything to do with heritage? Check out the Des Voeux Road facade of Central Market, the Shanghai Street tong lau, the Lui Seng Chun building, all examples of the "vanishing elegance' of our city whereby discreet edifices with interesting juxtaposing of light and shade are encased in reflective surfaces.

Strong objections

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 9 November 2021 3:49 AM CST
Subject: A/YL-NSW/292 DD 115 Pun Uk Heritage, Au Tau

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

Re: A/YL-NSW/292 DD 115 Pun Uk Heritage, Au Tau
18/07/2022 03:23

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

Dear TPB Members,

An adjustment to the size of the site, now

Please question the catering arrangements for the smaller block. The kitchen is in the main block and is some distance away. Many residents of elderly care homes are frail, use wheel chairs, etc. What if they want a hot drink or a snack? Would they have to leg it over to the main block? This means navigating a slope.

Of course applicant will respond that the staff will provide service but members must bear in mind that RCHE are notorious for staff shortages as the pay level is not attractive and the working environment depressing at times. There must be easily accessible refreshment arrangements included to provide the more mobile residents with autonomy.

Mary Mulvihill
From: [redacted]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 1 March 2022 9:07 PM CST
Subject: Re: A/YL-NSW/292 DD 115 Pun Uk Heritage, Au Tau

Dear TPB Members,

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Subject: A/YL-NSW/292 DD 115 Pun Uk Heritage, Au Tau

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Re: A/YL-NSW/292 DD 115 Pun Uk Heritage, Au Tau
18/07/2022 03:28

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

Dear TPB Members,

An adjustment to the size of the site, now 4,191.2sq.m

Please question the catering arrangements for the smaller block. The kitchen is in the main block and is some distance away. Many residents of elderly care homes are frail, use wheel chairs, etc. What if they want a hot drink or a snack? Would they have to leg it over to the main block? This means navigating a slope.

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Mary Mulvihill

5-2

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

參考編號 **Reference Number:**	211108-175942-95049
提交限期 **Deadline for submission:**	09/11/2021
提交日期及時間 **Date and time of submission:**	08/11/2021 17:59:42
有關的規劃申請編號 **The application no. to which the comment relates:**	A/YL-NSW/292
「提意見人」姓名/名稱 **Name of person making this comment:**	先生 Mr. Philip Ching

意見詳情
Details of the Comment :

本人建議潘屋應不加其他結構，而是原址請專家作出修復，保留原貌，原汁原味。

5-4

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

參考編號 **Reference Number:**	211031-222205-89038
提交限期 **Deadline for submission:**	09/11/2021
提交日期及時間 **Date and time of submission:**	31/10/2021 22:22:05
有關的規劃申請編號 **The application no. to which the comment relates:**	A/YL-NSW/292
「提意見人」姓名/名稱 **Name of person making this comment:**	先生 Mr. 張先生

意見詳情
Details of the Comment :

反對有關A/YL-NSW/292的發展申請

致 城規會

茲因下列各項之原因，本人反對A/YL-NSW/292的發展申請:

☐ 保育發展，除為有歷史價值的建築作活化外，更應對周邊的環境和生態保育一併考慮，更應將安老院、食肆、康樂文娛場所等作獨立處理，因上述各項設施，無論是對人流、環境、污染、周邊交通等為區內帶內的影響完全不同，落差極為明顯，對此項綑綁式的規劃申請，實屬錯誤之舉，就此以言，城規會應更小心批核及審理該項申請

☐ 一所530名院友的安老院，加上輪更制的三班人手安排、物資運輸、及家屬等探訪者的出入；一個有保育價值的古建築，加上藝術展覽等活化，帶來假日可能過千名遊人的遊覽；一間餐飲食肆，每逢用膳時間帶來的額外人流；懇請城規會作長時間的實地考察，評估突然劇增的人流，對當區造成深遠的影響，尤其對元朗唯一醫院的道路阻塞，城規會更應慎重考慮，以免日後被追究問責。

☐ 就疫情控制而言，眾所周知，醫院範圍必屬極高風險，若然把安老院、醫院、食肆、保育及藝術設施等作緊密的混合發展，可推想到各不同地場人員必會在相同的公共交通工具有所接觸，而進出路段及設施也會造成污染，當香港經歷沙示，全球經歷新冠疫情之後，更應對該類設施作更詳盡的研究，甚致諮詢相關專家，以取得更有用的資訊作審批考慮

☐ 城規會有責任批核所有計劃，盡量不為當地居民的生活帶來負面影響，並使該區得到可持續的發展，更應平衡各持份者的利益及權利，包括興建道路及地下公用設施之公帑使用，以免利益輸送，損害民生的嫌疑，尤其南生圍及東成里等地段，近年已十分積極作不同地段或多次的申請。

☐ 近日政府主張的大西北發展，需可能未對上述項目有直接關係，但為解決公私營房屋的要求，甚致配合人口遷移的變化，城規會更應對每個發展作更長遠的考慮，如某些用地應作重點住宅發展，某些土地則保留低密度的環境保育綠地，以免失去平衡，土地資源錯配

☐ 對博愛醫院的救護車路線造成嚴重阻礙，就觀察所得，連接該地段的主要幹道，必須經過博愛迴旋處，就算以錦上路站為起點也必須經過該迴旋處，現時，博愛迴旋處在不同時段，都會出現交通嚴重擠塞的情況，尤其在繁忙時段擠塞更為嚴重，倘若安老院、食肆、文娛設施、景點等設施的落成，肯定會令人流急劇增加，必然會對此段路面造成更大負荷，全面影響各危急人士到達博愛醫院求醫的路線，造成人命傷亡。

☐ 運輸配置: 自從數年前巴士線重組以後，市區便沒有任何公共交通工具能直達博愛醫院，而唯一能在大欖隧道轉車站直達博愛醫院的巴士路線亦被取消，任何人如在市區到博愛醫院，必需要在元朗市轉乘其他交通工具，而且兩站相去甚遠，實屬公共交通的嚴重失誤，罔顧前往醫院人仕的實際需要，若然興建該等設施後，必令情況更為惡化，甚或造成交通混亂，不要忘記，西鐵站與博愛醫院有著相當距離，真的要考慮出入醫院人仕的身體狀況，也未必每個人能支付的士費用。

☐ 在當區區域的泊車位置嚴重缺乏下，現時違泊問題已非常嚴重，更時常出現人車爭路，車輛胡亂掉頭，阻礙巴士及救護車進出的情況也極為常見，更 諷刺的是，不難發現該計劃的車位嚴重缺乏，明顯是沒有經過該方面的仔細考慮，沒有顧及當區居民和人仕的實際影響。

☐ 在大型工程施工期間直至落成以後，必然會產生噪音、污水、塵埃、空氣、周邊水流等污染，而野生動物、昆蟲及雀鳥等，對環境均極為敏感，建造工程除能令生態即時死亡外，更有可能令雀鳥及生物受驚而另覓棲息地，造成無可挽救的生態災害。

保育古舊建築理應大力支持，但本次的申請以綑綁式作發展，當中目的實在不明所以，也似乎完全沒有考慮對當區甚致醫院病友的影響，懇請城規會各委員能慎重審批，把守最重要的一關，在此祝願各人身體健康，工作順利。

張先生
31-10-2021

Recommended Advisory Clauses

(a) To note the comments of the Antiques and Monuments Office (AMO) and Commissioner of Heritage's Office (CHO) of the Development Bureau as follows:

(i) CHO and AMO reiterate strong recommendation for the applicant to conduct urgent repairs to Pun Uk pending the processing of the subject planning application to avoid further deterioration of the Grade 1 historic building. AMO stands ready to provide technical inputs on the urgent repair works from the heritage conservation perspective.

(ii) It is assumed that the term "Heritage Education Programme" as mentioned in the Planning Statement and Preliminary Heritage Statement and Conservation Proposal is equivalent to "Heritage Conservation Programme" as mentioned in point (1) of R-to-C in the 5th F.I. To avoid confusion, the applicant is advised to align the terms when referring to the same subject in future submissions.

(iii) Heritage Education Programme includes free monthly guided tours, online virtual tours and cultural historical learning workshops for the public.

(b) To note the comments of the District Lands Officer/Yuen Long, LandsD (DLO/YL, LandsD) as follows:

(i) the Site involves various private lots in D.D. 115, which are of "agricultural" or "building" status held under Block Government Lease or New Grant, and adjoining Government Land (GL). The extent of "building entitlement" of the private lots involved requires verification at the land application stage;

(ii) as quoted by the applicant, the Site has an area of about 4,191.2 m^2 (including 658.5m^2 GL), which should be subject to further verification and survey. In case of any discrepancy in site area found, the proposed development parameters will have to be revised accordingly;

(iii) the Site is accessible from Siu Sheung Road via an existing unnamed access road, which involves partly GL and partly private lots. According to the Planning Statement, the applicant proposed to widen the existing access road to 6m wide for emergency vehicle access. Comments from Transport Department and Highways Department should be sought on the proposed road improvement works, in particular, the future management and maintenance of the widened access road in view of the concerned road serves not only the Site. Nevertheless, the applicant should be advised that his office would not invoke the relevant Ordinances for resumption of any private lots or creation of any rights for the implementation of the proposed development;

(iv) the registered owners have to apply for a land exchange to implement the planning scheme. However, there is no guarantee at this stage that the land exchange application (including granting of additional GL) would be approved. Such application will be dealt with by LandsD acting in the capacity of the landlord at his discretion, and if it is approved under such discretion, the approval would be subject to such terms and conditions including amongst others, the payment of premium and administrative fee as may be imposed by LandsD;

(v) the proposed RCHE is intended to provide private and self-financing RCHE places, but the applicant is also open to the possibility of joining the Enhanced Bought Place Scheme introduced by SWD in the future. The premium will be assessed at full market value basis unless there is policy support from the relevant policy bureau for granting the proposed land exchange at nominal or concessionary premium; and

(vi) the proposed tree felling/transplanting/tree compensatory as stated in the Planning Statement should be subject to separate application to be submitted for formal approval upon implementation of the development proposal.

(c) To note the comments of the Commissioner for Transport (C for T) that the proposed shuttle bus may be subject to further approval during implementation stage.

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

(i) the proposed access arrangement to the Site from Siu Sheung Road should be approved by Transport Department;

(ii) HyD is not/shall not be responsible for the maintenance of any access connecting the Site and Siu Sheung Road; and

(iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.

(e) To note the comments of the Chief Engineer/Railway Development 2-2, Railway Development Office, HyD (CE/RD 2-2, RDO, HyD) that location of the proposed development falls within the Railway Protection Zone of existing Tuen Ma Line. The railway protection team of MTR Corporation Limited should be consulted with respect to operation, maintenance and safety of the existing rail network.

(f) To note the comments of the Director of Environmental Protection (DEP) as follows:

The Environmental Assessment (EA) and Sewerage Impact Assessment (SIA) demonstrated that with implementation of mitigation measures, the proposed development will not cause/subject to adverse environmental impacts exceeding the Hong Kong Planning Standards and Guidelines (HKPSG) criteria. The key mitigation measures proposed in the EA/SIA are highlighted below:-

(i) all the air sensitive uses (including fresh air intake of ventilation system, openable windows of the buildings and active recreational uses, etc.) within the proposed site boundary met the HKPSG's buffer distance requirements for chimney stack and roads;

(ii) noise mitigation measures including fixed glazing, fixed glazing with maintenance window and acoustic windows recommended in s.2.6 of the EA will be provided; and

(iii) upgrading works of sewers will be provided to connect the subject development to the nearby public sewerage system.

(g) To note the comments of the Chief Building Surveyor/New Territories West, Buildings Department as follows:

(i) there is no record of approval granted by the Building Authority (BA) for the existing structures at the site;

(ii) if the existing structure (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application;

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

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

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

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

(vii) 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;

(viii) adequate fire separation should be provided between place of recreation, sports or culture and social welfare facility under Subsection C7 of the Code of Practice for Fire Safety in Buildings 2011 (FS Code);

(ix) means of escape requirements under FS Code should be followed, e.g. width of stair;

(x) if the proposed use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority; and

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

(h) To note the comments of the Director of Fire Services (D of FS) as follows:

(i) the height restriction as stipulated in S.20 of Residential Care Homes (Elderly Persons) Regulation, Cap. 459A is observed;

(ii) detailed fire services requirements will be formulated upon receipt of formal submission of general building plans. Nevertheless, the applicant is advised to observe the requirements of EVA as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Building 2011, which is administered by the Buildings Department; and

(iii) the applicant shall consult Social Welfare Department on the proposed development and should be reminded that licensing requirements will be formulated upon receipt of formal application via the Licensing Authority.

(i) To note the comments of the Director of Social Welfare (DSW) that:

RCHE Licensing Perspective

(i) for a RCHE licence to be issued, the proposed RCHE has to comply with the licensing requirements as stipulated in the Residential Care Homes (Elderly Persons) Ordinance, Cap.459, its subsidiary legislation and the latest version of Code of Practice for Residential Care Homes (Elderly Persons); and

(ii) the applicant's special attention are drawn to the following:

1. The premises shall be constructed and maintained in accordance with the provisions of Buildings Ordinance & Allied Regulations and Code of Practice for Fire Safety in Building 2011 issued by Buildings Department.
2. Demonstration on compliance of the design requirements in respect of the provisions of the facilities for persons with a disability for the RCHE in accordance with "Design Manual: Barrier Free Access 2008".
3. The provision of adequate natural lighting and natural ventilation to the habitable area, office and kitchen in compliance with Building (Planning) Regulation 30 & 31.
4. No part of the area used for habitation shall be more than 9 m measured within the habitable area from a prescribed window as stipulated in Building (Planning) Regulation 32.
5. The provision of adequate natural lighting and natural ventilation to the toilets, pantries (if any) in compliance with Building (Planning) Regulation 36.
6. The clear width of the door opening for each dormitory and the toilet should have a width not less than 800mm. The door should also be readily opened from inside without the use of a key.
7. The ceiling (the ceiling structure or suspended false ceiling) of the RCHE must be situated at a height not less than 2.5m measuring vertically from the floor or not less than 2.3m measuring vertically from the floor to the underside of any beam.
8. The dead-end travel distance in every part of the proposed RCHE should not be more than 12m to the protected exit or to a point, from which travel in different directions to 2 or more protected exits is available.
9. Height of any light weight partitions should not obstructing the natural lighting and ventilation to the beds not along the windows.
10. A designated isolation room shall be provided for every 50 beds.
11. The captioned premises should be of free of unauthorized building works.
12. The provision of sanitary fitments should be complied with the requirements as stipulated under Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations.
13. Any building works which fall within Minor Work under Building (Minor Works)

Regulation (B(MW)R), should fully comply with the requirements of the regulation. Details of the MWCS can be found at the Buildings Department website.

14. Under section 20 of the Residential Care Homes (Elderly Persons) Regulation, no part of an RCHE shall be situated at a height more than 24 m above the ground floor, measuring vertically from the ground of the building to the floor of the premises in which the RCHE is to be situated.

(iii) detailed comments can only be formulated at the licence application submission stage.

Service Perspective

(iv) in view of the growing demand for residential care services for the elderly over the territory, subject to the planning permission by the Town Planning Board and views of other government departments, we from the service perspective generally have no objection-in-principle to the development of the proposed private Residential Care Home for the Elderly (RCHE) at the historical building "Pun Uk" on conditions that-

1. there shall be no capital and recurrent financial implication to the government; and
2. the design and construction of the proposed RCHE shall be in full compliance with relevant prevailing Ordinances, Regulations and Codes of Practice enforcing in Hong Kong and any licensing requirements issued by the Social Welfare Department (SWD), including but not limited to:
   I. the Residential Care Homes (Elderly Persons) Ordinance (Cap. 459);
   II. the Residential Care Homes (elderly Persons) Regulation (Cap. 459 sub. leg.A); and,
   III. the latest version of the Code of Practice for Residential Care Homes (Elderly Persons) (CoP) issued by SWD.

(v) among all, the applicant should particularly take note of the following –

1. The height restriction of a RCHE as stipulated in para 5.3 of the CoP in which no part of the RCHE shall be situated at a height more than 24 metres above the ground floor, measuring vertically from the ground of the building to the floor of the premises in which the RCHE is to be situated;
2. Sufficient headroom buffer is required for the ceiling for the proposed RCHE for placing, for example, the building services facilities or false ceiling with a view to complying with the 2.5 metres minimum ceiling height (the ceiling slab or false ceiling) requirement measuring vertically from the floor and 2.3 metres height requirement for the underside of any beam for every room of the RCHE according to para. 4.4.3 of CoP; and
3. Every RCHE shall, to the satisfaction of the Director of Social Welfare, be adequate heated, lighted and ventilated, and, every room used for habitation or for the purposes of an office or kitchen in RCHEs shall be provided with adequate natural lighting and ventilation (para. 4.9 of CoP)

(vi) besides, from the layout plan in the current application, it is noted that the proposed RCHE has no provision of some basic facilities, such as laundry, kitchen, office and isolation facility/ room (please refer to para. 4.5 of CoP for more details). The

applicant may further review the layout design from the licensing and operational perspectives;

(vii) according to para 5.1.2 and para. 6.2.5 of the Planning Statement, it mentioned that "the applicants intend to provide private RCHE places, but do not rule out the possibility of joining the Enhanced Bought Place Scheme (EBPS)" and "the proposed RCHE is intended to provide private and self-financing ECHE places, but the Applicant is also open to the possibility of joining the EBPS in the future". For this, please note that all operating RCHEs with private/ non-subsidised places may apply for any Scheme(s) launched by the Government for the provision of subsidised places when there is invitation from the Government at specific time and all applications shall be subject to assessment and vetting by the respective vetting committee(s). That being said, there is no guarantee that any proposed RCHE could join the EBPS in the future; and

(viii) the Planning Statement indicated that the RCHE will house 530 beds. While we have no comment on the proposed number of beds given the layout design of the RCHE is preliminary which is subject to revise, please be reminded the need to comply with the statutory and licensing requirement on the area of floor space for each resident as stipulated in Section 22 of Cap 459 sub. leg A and Chapter 6 of CoP. The applicant may also take special attention of the proposed upward adjustment of the statutory minimum area of floor space per resident for different care level of RCHEs as recommended by the Working Group on the Review of Ordinances and CoP in its reported submitted in May 2018.

(j) To note the comments of the Director of Electrical and Mechanical Services (DEMS) that:

(i) in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing, supervising and conducting 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;

(ii) there is a high pressure town gas pipeline (HP pipeline) running along Castle Peak Road (Yuen Long section) in vicinity of the Site;

(iii) increase in population brought in by the proposed development adjacent to the HP pipeline is significant. A Quantitative Risk Assessment (QRA) conducted by the applicant is required to assess the potential risks associated with the HP pipeline, having considered the proposed development and implement mitigation measures if necessary for compliance with the risk guidelines of the HKPSG;

(iv) the applicant is required to observe the requirements of the Electrical and Mechanical Services Department's "Guidance Note on Quantitative Risk Assessment Study for High Pressure Town Gas Installations in Hong Kong" for carrying out the QRA. The

guidance note can be downloaded via the following web-link:-
https://www.emsd.gov.hk/en/gas_safety/publications/guidance_notes/index.html; and

(v) the applicant should liaise with The Hong Kong and China Gas Company Limited in respect of the exact locations of existing and planned gas pipes/gas installations in the vicinity to the site and any required minimum set back distance away from them during the planning, design and construction stages of the proposed development.

(k) To note the comments of the Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD) that the applicant shall submit the proposed building works plans to the Buildings Department for approval as required under the provisions of the BO.

(l) To note the comments of the Director of Food and Environmental Hygiene (DFEH):

(i) no Food and Environmental Hygiene Department's (FEHD) facilities will be affected;

(ii) if the proposal involves any commercial/trading activities, there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from the commercial/trading activities, the applicant should handle on their own/at their expenses;

(iii) proper licence / permit issued by FEHD is required if there is any food business / catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. Under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop), a food business licence from the FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for licence, if acceptable by the FEHD, will be referred to relevant government departments such as the Buildings Department, Fire Services Department and Planning Department or AMO for cases related to a Conservation of Historic Building, for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;

(iv) proper licence issued by FEHD is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment

(m) To note the local concerns as stated in paragraph 10 of the Rural and New Town Planning Committee paper and to liaise with the locals to address their concerns as far as possible.