2023年 8月 4 日

This occument 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.

<u>Form No. S16-III</u> 表格第 S16-III 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 Proposal Only Involving Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Renewal of Permission for such Temporary Use or Development*

<u>適用於祇涉及位於鄉郊地區土地上及/或建築物內進行為期不超過三年</u> 的臨時用途/發展或該等臨時用途/發展的許可續期的建議*

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.

*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展)及有關該等臨時用途/發展的許可續期,應使用表格第 S16-I 號。

Applicant who would like to publish the <u>notice of application</u> 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<u>申請通知</u>,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 「 v 」 at the appropriate box 請在適當的方格内上加上「 v 」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-MSVU/32/
	Date Received 收到日期	4 AUG 2023

- 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 樓及新界沙田上禾輩路 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 Additional Harmon Age 47/47	1.	Name of	Applicant	申請	人姓名/名	4稱
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(□Mr. 先生 /□Mrs. 夫人 /□Miss 小姐 /□Ms. 女士 /配Company 公司 /□Organisation 機構)

Hong Kong Sheng Kung Hui Welfare Council 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/愛Company 公司/□Organisation 機構)

KTA Planning 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 1212 S.B RP (part) and 1212 S.C ss.3 RP in DD 115 and the adjoining Government Land in Tung 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 23,337 sq.m 平方米☑About 約

▼Gross floor area 總樓面面積 39,307.34 sq.m 平方米口About 約

(c) Area of Government land included (if any)
所包括的政府土地面積(倘有)

1,870 sq.m 平方米 ■About 約

(d)	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	"Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area"							
(f)	Current use(s) 現時用途	Transitional Housing Development (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 Owne	r" of Application Site 申請地點的「現行土地擁有人」							
The	applicant 申請人 —	i i							
	is the sole "current land own 是唯一的「現行土地擁有」	er"#& (please proceed to Part 6 and attach documentary proof of ownership). \ _ #& (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)。								
	並不是「現行土地擁有人」"。								
	The application site is entire 申請地點完全位於政府土地	y on Government land (please proceed to Part 6). 也上(請繼續填寫第 6 部分)。							
5.	Statement on Owner's	Consent/Netification							
J.	就土地擁有人的同意/通知土地擁有人的陳述								
(a)	application involves a total	ord(s) of the Land Registry as at01/08/2023 (DD/MM/YYYY), this of1 "current land owner(s)" 日的記錄,這宗申請共牽現行土地擁有人」"。							
(b)	The applicant 申請人 —								
		of1 "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 (DD/MM/YYYY) 取得同意的日期 (日/月/年)								
	1 Lo	ts No. 1212 S.B RP and 1212 S.C ss. 3 RP in DD115 26/07/2023							
	2								
	(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,諸另直說明)								

	De	tails of the "current land owner(s)" # notified 已獲通知「現行土地擁有人	、」"的詳細資料
	Lai	Lot number/address of premises as shown in the record of 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	(DD/M/M/VVVV)
			£1
761		2 0	
	(Plea	ase use separate sheets if the space of any box above is insufficient. 如上列任何方格	8的空間不足,請另頁說明)
		taken reasonable steps to obtain consent of or give notification to owner(s): 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:	
	Reas	sonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所持	采取的合理步驟
114		sent request for consent to the "current land owner(s)" on	(DD/MM/YYYY)#& 學求同意書 ^{&}
	Reas	sonable 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 於(日/月/年)在指定報章就申請刊登一次通知&	(/YYYY) ^{&}
		posted notice in a prominent position on or near application site/premises o	n
		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)/mutua 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	
		於(日/月/年)把通知寄往相關的業主立案法團/業處,或有關的鄉事委員會 ^{&}	工女只百/工房女只日外日
	Othe	ers 其他	
		others (please specify) 其他(請指明)	
	-		
	-		7 Orlins of the Control of the Contr
	y - 1		
	: 		

6. Type(s) of Application	n 申請類別	
位於鄉郊地區土地上及 (For Renewal of Permission	/或建築物內進行為期不超過: on for Temporary Use or Develop	oment in Rural Areas, please proceed to Part (B))
(如屬位於鄉郊地區臨時用	途/發展的規劃許可續期,請填算	寫(B)部分)
(a) Proposed use(s)/development 擬議用途/發展		
	(Please illustrate the details of the pr	oposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	□ year(s) 年 □ month(s) 個月	······································
(c) Development Schedule 發展終		
Proposed uncovered land area 指 Proposed covered land area	擬議露天土地面積	sq.m □About 約 sq.m □About 約
(8)	s/structures 擬議建築物/構築物製	270 (0)2220
Proposed domestic floor area		
		·····sq.m □About 約
Proposed non-domestic floor		·····sq.m □About 約
Proposed gross floor area 擬詞		sq.m □About 約
Proposed height and use(s) of different by by the	ferent floors of buildings/structures e separate sheets if the space below	(if applicable) 建築物/構築物的擬議高度及不同樓層 is insufficient) (如以下空間不足,請另頁說明)
Depend number of an anti-		- (b-7).46 det / Fer
	spaces by types 不同種類停車位的	列擬議數目
Private Car Parking Spaces 私家 Motorcycle Parking Spaces 電單 Light Goods Vehicle Parking Spa Medium Goods Vehicle Parking St Heavy Goods Vehicle Parking Sp Others (Please Specify) 其他 (詳	車車位 ices 輕型貨車泊車位 Spaces 中型貨車泊車位 aces 重型貨車泊車位	
Proposed number of loading/unloading	ading spaces 上落客貨車位的擬議	數目
Taxi Spaces 的土車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型 Medium Goods Vehicle Spaces 耳 Heavy Goods Vehicle Spaces 重 Others (Please Specify) 其他 (講	型貨車車位 中型貨車車位 型貨車車位	
Canada Openity)	17.121)	

Prop	oosed operating hours	擬議營運田	寺間	*				#
			• • • • • • • •					
(d)	Any vehicular accertification the site/subject build 是否有車路通往地有關建築物?	ess to ing?	es 是		There is an existing accappropriate) 有一條現有車路。(請註) There is a proposed access 有一條擬議車路。(請在	明車路名 s. (please i	稱(如適用)) illustrate on plan	and specify the width)
	200 H	N	o否			2		
(e)		use separat	te sheets oviding	s to in	展計劃的影響 idicate the proposed measur i measures. 如需要的話,			
(i)	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 No 否		lease	provide details 請提供許	羊情		
	eg *	Yes 是	div	version 青用地盤 園)	ndicate on site plan the boundan, the extent of filling of land/pond 盤平面圖顯示有關土地/池塘界 Persion of stream 河道改道	d(s) and/or e 建線,以及河	xcavation of land)	
(ii)	Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	No 否		Filli Are: Dep Filli Are: Dep Exc Are:	ing of pond 填塘 ta of filling 填塘面積 oth of filling 填塘深度 ing of land 填土 ta of filling 填土面積 oth of filling 填土面積 oth of filling 填土厚度 cavation of land 挖土 ta of excavation 挖土面積. oth of excavation 挖土面積.		sq.m 平方米 sq.m 平方米 m 米	□About 約 □About 約 □About 約
(iii)	Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	Landscar Tree Fell Visual In	e 對交遊 supply age 對約 s 對斜切 by slope be Impac ing 砍 npact 權	通對水 es ct 伐成人	共水 全斜坡影響 成景觀影響 1木		Yes 會	No 不會 □ No 不不會 □ No 不不會 □ No 不不會 □ No 不不不 No 不不不 No No 不

dian 請註	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、及胸高度的檢幹直徑及品種(倘可)					
(B) Renewal of Permission 位於鄉郊地區臨時用遊	for Temporary Use or Development in Rural Areas 分發展的許可續期					
(a) Application number to whe the permission relates 與許可有關的申請編號	A/YL-NSW/281					
(b) Date of approval 獲批給許可的日期	(DD 日/MM 月/YYYY 年)					
(c) Date of expiry 許可屆滿日期	(DD 日/MM 月/YYYY 年)					
(d) Approved use/development 已批給許可的用途/發展	Proposed Temporary Transitional Housing and Ancillary Uses for a Period of 3 Years with Filling of Land and Excavation of Land					
(e) Approval conditions 附帶條件	□ The permission does not have any approval condition 許可並沒有任何附帶條件 ✓ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 □ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件: Reason(s) for non-compliance: 仍未履行的原因: (Please use separate sheets if the space above is insufficient) (如以上空間不足,請另頁說明)					
(f) Renewal period sought 要求的續期期間	✓ year(s) 年✓ month(s) 個月					

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

8. Declaration 聲明
I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief. 本人謹此聲明,本人就這宗申請提交的資料,據本人所知及所信,均屬真實無誤。
I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such material 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
KENNETH TO Managing Director
Name in Block LettersPosition (if applicable)姓名(請以正楷填寫)職位 (如適用)
Professional Qualification(s) □ Member 會員 / ☑ Fellow of 資深會員 専業資格 □ HKIP 香港規劃師學會 / □ HKIA 香港建築師學會 / □ HKIS 香港測量師學會 / □ HKIE 香港工程師學會 / □ HKILA 香港園境師學會 / □ HKIUD 香港城市設計學會 ☑ RPP 註冊專業規劃師 (No. アン) · Others 其他
on behalf of 代表 KTA Planning Limited Perluit
✔ Company 公司 / □ Organisation Name and Chop (if applicable) 機構名稱及蓋章 (如適用)
Date 日期 01/08/2023 (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance. 任何人在明知或故意的情况下,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。

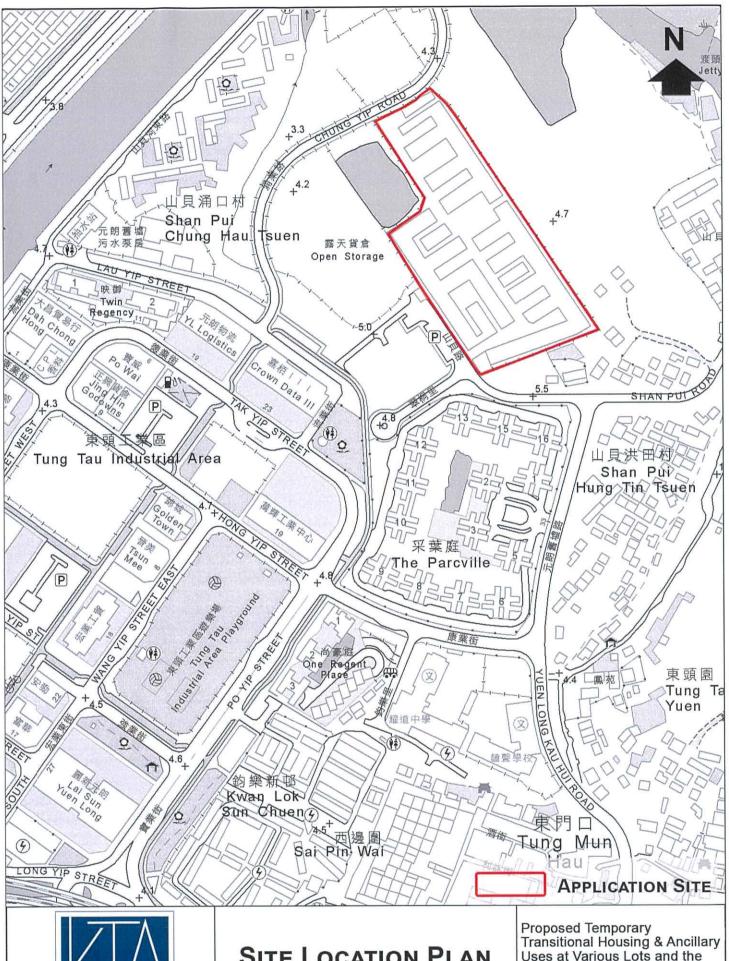
Gist of Applica	ation 申請摘要
consultees, uploaded available at the Plant (請盡量以英文及中	nils in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant to the Town Planning Board's Website for browsing and free downloading by the public and ning Enquiry Counters of the Planning Department for general information.) 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劃資料查詢處供一般參閱。)
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 1212 S.B RP (part) and 1212 S.C ss.3 RP in DD 115 and the adjoining Government Land in Tung Tau, Yuen Long
Site area 地盤面積	23,337 sq. m 平方米 ✔About 約 (includes Government land of 包括政府土地 1,870 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	"Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area"
Type of Application 申請類別	□ Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 □ Year(s) 年 □ Month(s) 月 □ Renewal of Planning Approval for Temporary Use/Development in Rural
	Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期
Applied use/ development 申請用途/發展	Temporary Transitional Housing and Ancillary Uses for a Period of 3 Years

(i)	Gross floor area and/or plot ratio		sq.m	平方米	Plot	Ratio 地積比率
	總樓面面積及/或 地積比率	Domestic 住用	38,054.323	□ About 約 □ Not more than 不多於		About 1.7
	3-	Non-domestic 非住用	1,253.017	□ About 約 □ Not more than 不多於		7.00dt 1.7
(ii)	No. of block 幢數	Domestic 住用		3	=	v
	* .	Non-domestic 非住用		4		
(iii)	Building height/No. of storeys 建築物高度/層數	Domestic 住用		max. 13	□ (No	m 米 ot more than 不多於)
				max. 4	□ (No	Storeys(s) 層 ot more than 不多於)
		Non-domestic 非住用	2	max. 7	□ (No	m 米 ot more than 不多於)
		* 4		max. 2	□ (No	Storeys(s) 層 ot more than 不多於)
(iv)	Site coverage 上蓋面積		50.2	352	%	✔ About 約
(v)	No. of parking spaces and loading / unloading spaces 停車位及上落客貨 車位數目	Medium Goods V	ng Spaces 私家国 ng Spaces 電單區 cle Parking Space ehicle Parking Spa icle Parking Spa	車車位 車車位 ces 輕型貨車泊車 paces 中型貨車泊 cces 重型貨車泊車	車位	150
		Bicycle Parking	Spaces			150
		Total no. of vehicle 上落客貨車位/位 Taxi Spaces 的士 Coach Spaces 旅送 Light Goods Vehicle	亭車處總數 車位 遊巴車位			3
		Medium Goods Veh Heavy Goods Veh Others (Please Spe	ehicle Spaces 中 icle Spaces 重型	型貨車位		3

	<u>Chinese</u> 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) 園境設計圖 Others (please specify) 其他(請註明)		
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 排水影響評估 Risk Assessment 風險評估 Others (please specify) 其他(請註明)		

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。





SITE LOCATION PLAN

(Extracted from Survey Sheet No. 6-NW-B)

Adjoining Government Land in D.D. 115, Tung Tau, Yuen Long





(Extracted from Survey Sheet No. 6-NW-B)

Adjoining Government Land in D.D. 115, Tung Tau, Yuen Long





SITE LOCATION PLAN

(Extracted from Survey Sheet No. 6-NW-B)

Proposed Temporary Transitional Housing & Ancillary Uses at Various Lots and the Adjoining Government Land in D.D. 115, Tung Tau, Yuen Long

S16 PLANNING APPLICATION APPROVED NAM SANG WAI OUTLINE ZONING PLAN NO. S/YL-NSW/8

Renewal of Planning Approval for the Temporary Transitional Housing & Ancillary Uses for a Period of 3 Year at Lots 1212 S.B RP (Part) & 1212 S.C ss.3 RP in D.D. 115 and the adjoining Government Land in Tung Yau, Yuen Long

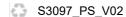
SUPPORTING PLANNING STATEMENT

August 2023

Applicant:

Hong Kong Sheng Kung Hui Welfare Council Limited

<u>Consultancy Team:</u> KTA Planning Limited









(Extracted from Approved Nam Sang Wai OZP No. S/YL-NSW/8) Adjoining Government Land in D.D. 115, Tung Tau, Yuen Long

S16 Planning Application
Renewal of Planning Approval
for the Temporary Transitional Housing & Ancillary Uses for a Period of 3 Years
at Lot Nos. 1212 S.B RP (Part) & 1212 S.C ss.3 RP in D.D. 115 and the adjoining Government Land,
Tung Tau, Yuen Long

Executive Summary

This Supporting Planning Statement is prepared and submitted on behalf of Hong Kong Sheng Kung Hui Welfare Council Limited ("HKSKHWCL") in support of a S16 Planning Application for a renewal of planning approval for the temporary transitional housing development & ancillary uses (for a period of 3 years) the site bounded by Chung Yip Road and Shan Pui Road in Yuen Long ("Application Site"/the "Site"). The Application Site is zoned "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" (i.e. "OU(CDWRA)") on the approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8 ("Approved OZP"). The Town Planning Board approved the planning application no. A/YL-NSW/281 with conditions on 23 October 2020.

The temporary transitional housing development is named *United Court* 同心村. It is temporary and non-profit making in nature. It is a low-rise development with a maximum building height of only 4 storeys to provide 1,800 transitional housing units serving about 3,840 residents. The total gross floor area ("GFA") of the proposed development is about 39,307.34m² at a total plot ratio of about 1.7. This includes such ancillary uses as an integrated social service centre, estate office, communal pantry, communal laundry, small-scale community retail (e.g. shared goods store, low-cost food/convenience store, etc.) and multi-purpose rooms/activity rooms for NGO to provide activities or services (e.g. after school child care facilities).

The approved transitional housing development has been implemented and named *United Court* 同心村 with the first population intake in May 2022. HKSKHWCL anticipates operating *United Court* for 8 years as proposed in the approved S16 Planning Application. Whilst the planning approval is only valid for 3 years until 23 October 2023, HKSKHWCL now seeks for permission to renew the planning approval.

The renewal application is justifiable in the following land use planning and other technical points of view:-

- The project, which will provide 1,800 transitional housing units for the underprivileged families, is in line with the ongoing short-term housing initiative from the Government.
- The subject "OU(CDWRA)" zone has been left idle for a long period of time without a permanent residential development scheme approved for implementation before. The continuation of United Court 同心村 shall not jeopardise the planning intention of the entire zone in the long run.
- The nature of United Court 同心村 is compatible with the surrounding uses.
- Development, operation and the continuation of United Court 同心村 adhere to the Town Planning Board Guidelines on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development (TPB PG-No. 34D).

In light of the above, the Board is cordially invited to favourably consider the renewal of planning approval for 3 years.

S16 Planning Application
Renewal of Planning Approval
for the Temporary Transitional Housing & Ancillary Uses for a Period of 3 Years
at Lot Nos. 1212 S.B RP (Part) & 1212 S.C ss.3 RP in D.D. 115 and the adjoining Government Land,
Tung Tau, Yuen Long

行政摘要

(內文如有差異,應以英文版本為準)

本規劃申請書為香港聖公會福利協會有限公司 (下稱「申請人」/「聖公會」) 擬備。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」) 為位於涌業路和山貝路 (下稱「申請地點」) 的臨時過渡性房屋申請規劃許可續期(為期 3年)。申請地點在南生圍分區核准大綱草圖編號 S/YL-NSW/8 (下稱「大綱圖」) 內被劃 為「其他指定用途」 註明「綜合發展及濕地改善區」地帶。城規會於 2020 年 10月 23日在有條件下批給臨時性質的許可(規劃申請編號:A/YL-NSW/281)。

該過渡性房屋命名為同心村,屬臨時和非牟利性質。同心村為一個低密度和不多於4層發展,為3,840個居民提供1,800個單位。地積比率大約是1.7倍,而總樓面面積則大約39,307.34平方米。同心村內不單提供過渡性房屋單位,亦提供其他社區輔助設施,包括一個綜合社會服務中心,物業辦事處,公用的備膳室,一些小型的社區零售設施(e.g.共享商店,低成本的食品/便利商店等)以及一些為非政府機構提供的多用途活動。

同心村項目已落成,並於 2022 年 5 月開始入住。如同在已獲批的規劃申請中所提及, 聖公會期望能營運同心村 8 年。由於規劃許可屬為期 3 年的臨時性質,因此聖公會 現向城規會申請規劃許可續期。

申請規劃許可續期在土地規劃和技術上理據如下:

- 這項目為基層家庭提供 1800 個過渡性房屋單位,能夠對應政府提倡的短期房 屋行動。
- 申請地點所屬的「其他指定用途」註明「綜合發展及濕地改善區」地帶已被 丟空一段時間並且一直未有任何批准或落實的永久的住宅發展。延續同心村 不會長期損害這地帶的規劃意向。
- 過渡性房屋跟周圍的用途兼容。
- 發展、營運及延續同心村附合城規會指引 有關臨時用途或發展的規劃許可續期及延長履行規劃許可附帶條件的期限(規劃指引編號 34D)。

基於以上各項規劃理據,申請人希望是次的規劃申請能獲城規會批准。

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S16 PLANNING APPLICATION APPROVED NAM SANG WAI OZP No. S/YL-NSW/8

Renewal of Planning Approval
for Temporary Transitional Housing & Ancillary Uses for a Period of 3 Year
at Lots 1212 S.B RP (Part) & 1212 S.C ss.3 RP in D.D. 115 and
the Adjoining Government Land
Tung Tau, Yuen Long, the New Territories

Supporting Planning Statement

1 INTRODUCTION

1.1 Purpose

- 1.1.1 This Supporting Planning Statement is prepared and submitted on behalf of Hong Kong Sheng Kung Hui Welfare Council Limited ("HKSKHWCL") in support of a S16 Planning Application for a renewal of planning approval for the temporary transitional housing development & ancillary uses (for a period of 3 years) the site bounded by Chung Yip Road and Shan Pui Road in Yuen Long ("Application Site"/the "Site"). The Application Site is zoned "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" (i.e. "OU(CDWRA)") on the approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8 ("Approved OZP"). The Town Planning Board approved the planning application no. A/YL-NSW/281 with conditions on 23 October 2020.
- 1.1.2 The approved transitional housing development has been implemented and named *United Court* 同心村 with the first population intake in May 2022. *United Court* is providing 1,800 transitional housing units in three 4-storey blocks. It is operating in a non-profit making nature to help to alleviate imminently the hardship of the families on the public rental housing waiting list and those currently inadequately housed.
- 1.1.3 HKSKHWCL anticipates operating *United Court* for 8 years as proposed in the approved S16 Planning Application. Whilst the planning approval is only valid for 3 years until 23 October 2023, HKSKHWCL now seeks for permission to renew the planning approval.

S16 Planning Application
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for the Temporary Transitional Housing & Ancillary Uses for a Period of 3 Years
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1.2 Report Structure

1.2.1 Following this Introductory Section, the site and planning context will be briefly set out in Section 2. The development scheme is repeated in Section 3. The justifications for the renewal can be found in Section 4. Section 5 concludes and summarizes this Supporting Planning Statement.

2 SITE AND PLANNING CONTEXT

2.1 Site Location and Existing Condition

2.1.1 The Application Site is located adjacent to the Tung Tau business and residential area in Yuen Long. It is a large piece of flat land abutting on both Chung Yip Road and Shan Pui Road with an area of about 23,337 m² (*Figure 2.1* & Figure 2.2 refer).

2.2 Land Status

2.2.1 Majority of the Application Site (about 21,467m²) is registered as Lots 1212 S.B RP (part) and 1212 S.C ss.3 RP in DD 115, while a small portion (about 1,870m²) is Government land.

2.3 Accessibility

2.3.1 The Application Site is well served by the existing public rail and road networks. It is accessible via Chung Yip Road and Shan Pui Road. Vehicular entrance to the site is currently provided at Chung Yip Street. Both MTR Yuen Long Station and Long Ping Station are walkable in about 10-12 minutes from the site (Figure 2.1 refers). There are franchised bus and green minibus routes running in the Tung Tau area near the site. Mini-bus services are available along Shan Pui Road to serve the existing residential clusters located to south and southeast of the site.

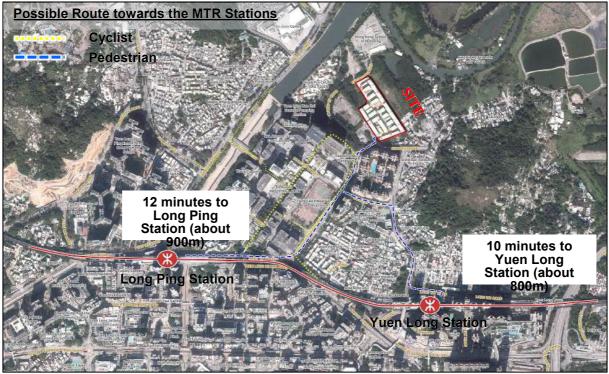


Figure 2.1 Location of Nearby Stations

2.4 Surrounding Context

- 2.4.1 The Application Site is located to the northeast of the Tung Tau business and residential area and to the north of an existing residential development named "The Parcville" (Figure 2.2 refers). The Site is mainly surrounded by the developed / paved areas. It adjoins two pieces of vacant land in the northeast and southwest within the same "OU(CDWRA)" zone. A small abandoned pond is located outside the north-western corner of the Site. Hong Kong School of Motoring's Yuen Long Driving School site is at the confluence of Kam Tin River and Shan Pui River further to the north of the Site. Clusters of village type developments and domestic structures can be found on both sides of Shan Pui Road in the east (e.g. Shan Pui Hung Tin Tsuen and Zen River), as well as Shan Pui Chung Hau Tsuen in the west.
- 2.4.2 Two strips of land along the nullah at the western and north-western edges of the Tung Tau business and residential area are zoned "Residential (Group E) 1" ("R(E)1"). As at February 2020, two residential developments have been completed in this "R(E)1" belt [including a subsidized housing development Wang Fu Court (completed and occupied since 2017) at Wang Yip Street West and a private residential development Twin Regency (completed and occupied since 2017) at Tak Yip Street]. The warehouse site at No. 21 Wang Yip Street West within the same "R(E)1" zone has also been approved for a composite residential development cum public vehicle park (TPB Ref.: A/YL/257, approved in July 2019). To the east of Wang Fu Court is a land sale site (Yuen Long Town Lot No. 532) within the Tung Tau "OU(Business)" zone. It was tendered out by the Government in December 2015 and construction works for a large-scale commercial (office and retail) development are underway. The project will provide a total commercial GFA of about 46,230m².
- 2.4.3 Area to the further west and southwest is the well-established Yuen Long New Town. A wide range of Government, Institution and Community ("GIC") uses can be found, e.g. schools, markets, clinics, town hall, indoor and outdoor sports facilities, etc.

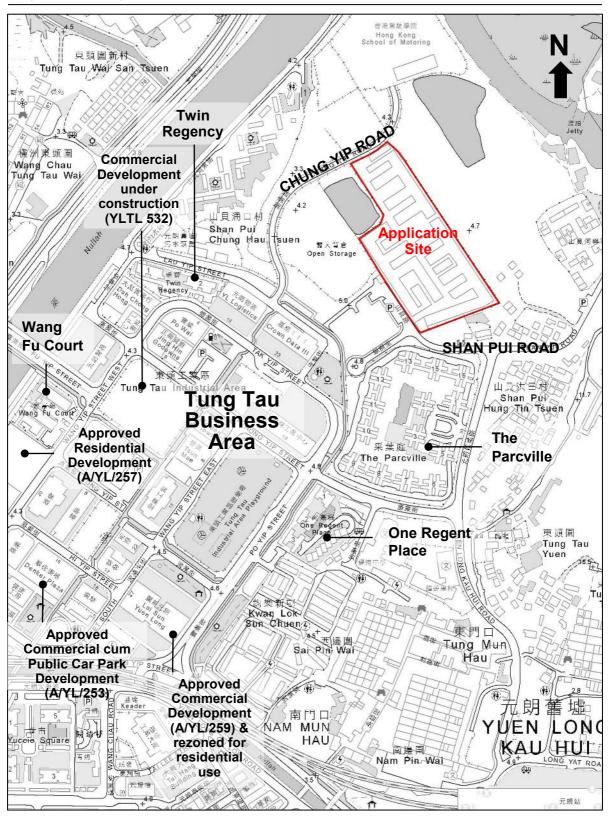


Figure 2.2 Site Location Plan (Scale 1: 5 000)

2.5 Existing Use

2.5.1 The approved transitional housing development has been implemented and named *United Court* 同心村 with the first population intake in May 2022. *United Court* is providing 1,800 transitional housing units in three 4-storey blocks. There are also some ancillary uses, e.g. integrated social service centre, estate office, communal pantry, communal laundry, small-scale shop & services (e.g. community retail in the form of shared goods store, low-cost food/convenience store, etc.) and multi-purpose rooms for NGO to offer services to or arrange activities for the residents (e.g. after school child care facilities) (*Figure 2.3* refers).







Figure 2.3 Site Photos

2.6 Statutory Planning Context

- 2.6.1 Under the approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8 (Figure 2.4 refers), the Site is zoned "OU(CDWRA)". According to the statutory Notes of the Approved OZP, the "OU(CDWRA)" zone is intended "to provide incentive for the restoration of degraded wetland adjoining existing fishponds through comprehensive residential and/or recreational development to include wetland restoration area". It is also intended "to phase out existing sporadic open storage and port back-up uses on degraded wetlands".
- 2.6.2 The Remarks of the statutory Notes of the "OU(CDWRA)" zone specify that no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of 6 storeys including car park.

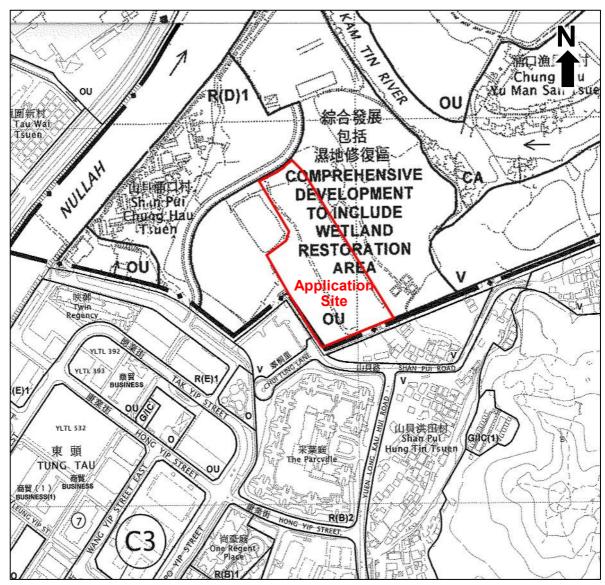


Figure 2.4 Zoning Context Plan (Not to Scale)

2.6.3 In accordance with the covering Notes of the OZP, notwithstanding that the use or development is not provided for in terms of the OZP, the Board may grant permission, with or without conditions, for a maximum period of three years. The current application is made with reference to the covering Notes of the Approved OZP. This S16 Planning Application is prepared to seek approval from TPB for the continuation of the operation of United Court 同心村 for a period of 3 years with subsequent renewal of up to a period of 8 years in total.

2.7 Planning Guidance for Developments in Deep Bay Area

- 2.7.1 TPB had established planning guidelines for controlling developments in Deep Bay area since Sep 1992. Following the completion of the 'Study on the Ecological Value of Fish Ponds in Deep Bay Area' ("Fish Pond Study") in 1997, the TPB took forward the conclusion and recommendations of the Fish Pond Study and issued a set of guidelines for the "Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance" (currently known as TPB PGNo. 12C) in 1999. The guidelines set out the principle of "no-net-loss in wetland" for development within the Deep Bay Area.
- 2.7.2 The guidelines adopt a two-pronged approach in land use planning control by designating all existing continuous and adjoining fish ponds within the Deep Bay Area as Wetland Conservation Area (WCA) and a strip of land of about 500m wide along the landward side of the WCA as Wetland Buffer Area (WBA). Within the WCA, new development would not be allowed unless it is required to support the conservation of the ecological value of the area or the development is an essential infrastructural project with overriding public interest. The WBA is primarily to prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds within WCA. Appropriate level of residential/recreational development is allowed in WBA so as to provide an incentive to remove the open storage use and/or to restore some of the fish ponds lost. For development/ redevelopment which requires planning permission from the Board, an Ecological Impact Assessment ("EcolA") would need to be submitted. The EcolA should demonstrate that the development complies with the "no net loss in wetland" principle and will not cause net increase in pollution load to Deep Bay and any negative impacts should be mitigated through positive measures. The Application Site falls within the WBA adjacent to the Tung Tau business and residential area (Figure 2.6 refers).

2.8 Policy on Providing Transitional Housing

- 2.8.1 The Chief Executive ("CE") announced on 29 June 2018 that as one of the six new housing initiatives, a task force would be set up under the THB to provide one-stop, co-ordinated support to facilitate the implementation of community-initiated transitional housing projects (e.g. technical requirements and procurement of modular housing units). Such housing projects aim to provide short-term housing relief to alleviate the hardship faced by families on the public rental housing waiting list and the inadequately housed.
- 2.8.2 In January 2019, the Legislative Council's ("LegCo") Finance Committee ("FC") approved the Government's proposal to set up a \$1 billion fund to support NGOs in facilitating the gainful use of vacant government sites for non-profit-making purposes (including transitional housing project). To further increase the funding support, the Financial Secretary announced in the 2019/20 Budget that the provision set aside to support NGOs in constructing transitional housing would be increased to \$2 billion. On 16 October 2019, the CE further announced that to substantially increase transitional housing supply to provide a total of 10,000 units in the next three years (2020/21 2022/23) and to facilitate NGOs to take forward transitional housing projects, the provision set aside by the Government will increase from \$2 billion to \$5 billion. In view of the pressing demand from the society, the CE announced on 14 January 2020 that the Government would further increase transitional housing by raising the three-year target to 15,000 units.
- 2.8.3 According to the LegCo's Paper No. FCR(2019-20)45 for the funding scheme (\$5 billion) to support NGOs' transitional housing projects, as at January 2020, a total of 13 major community organisations/social enterprises provided 763 transitional housing units by utilising / adaptive reusing the existing vacant residential buildings and about 960 units in nine announced projects concerning erection of temporary structures on the existing vacant sites or conversion of existing vacant premises. The Applicant is one of the NGOs participating in one of the above projects as stated in the LegCo's Paper (namely 'Good Homes' (好鄰舍) in To Kwa Wan, Kowloon which offers about 60 transitional housing units within existing residential buildings). The Applicant will operate the proposed transitional housing project within the Application Site with an intended duration of 8 years, subject to approval of the renewal applications by TPB for every 3 years. Details of the proposed temporary development within the Application Site are provided in the following section.

2.8.4 The new Light Public Housing being introduced by the Chief Executive in his Policy Address 2022 did not stop the ongoing transitional housing projects and is still inviting development of more transition housing projects; about 13,800 transitional housing units* will be completed in 2023 and 2024.

2.9 Town Planning Board Guidelines on Renewal of Planning Approval

- 2.9.1 The Town Planning Board Guidelines on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development (TPB PG-No. 34D) outlines the following assessment criteria for applications for renewal of planning approval:
 - a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
 - d) whether the approval period sought is reasonable; and
 - e) any other relevant considerations.

Supporting Planning Statement

Panel on Housing, Subcommittee on Issues Relating to the Improvement of Living Conditions of the Grass-roots Tenants –Background brief on establishing a central and unified platform for transitional housing, 28 March 2023 (LC Paper No. CB(1)242/2023(02)

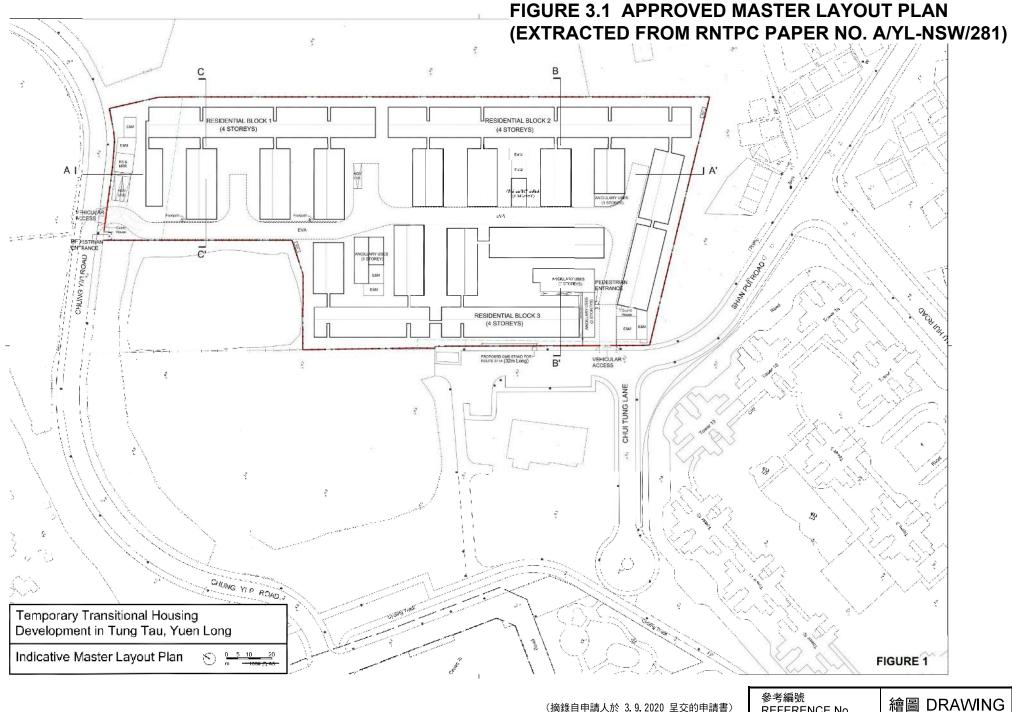
3 DEVELOPMENT SCHEME

3.1 Transitional Housing and Ancillary Uses

- 3.1.1 United Court 同心村 is a low-rise development built on the existing dry land with a maximum building height of only 4 storeys to provide 1,800 transitional housing units to house about 3,840 residents. In line with the relevant government's policy, the target tenants of the project are those families on the public housing waiting list and those currently inadequately housed, including the single-parent families. HKSKHWCL anticipates operating *United Court* for 8 years as proposed in the approved S16 Planning Application.
- 3.1.2 As per the approved GBP, the United Court 同心村 has a total gross floor area ("GFA") of about 39,307m². With a site area of about 23,337m², the total plot ratio of the project will be about 1.66. This includes ancillary uses, e.g. integrated social service centre, estate office, communal pantry, communal laundry, small-scale shop & services (e.g. community retail in the form of shared goods store, low-cost food/convenience store, etc.) and multi-purpose rooms for NGO to offer services to or arrange activities for the residents (e.g. after school child care facilities).
- 3.1.3 The approved Master Layout Plan and Landscape Master Play of the United Court 同心村 are shown in *Figure 3.1* and *Figure 3.2*, development parameters are presented in Table 3.1 below and the approved GBPs are appended in *Appendix 1*.

Table 3.1: Key Development Parameters

Overall Development			
Application Site Area	about 23,337m ²		
Total Plot Ratio	about 1.7		
Total Gross Floor Area	39,307.34m ²		
Domestic GFA	38,054.323m ²		
Non-domestic GFA	1,253.017m ²		
No. of Units	1,800 units		
No. of Blocks			
Domestic:	3 blocks		
Non-domestic:	4 blocks		
Building Height			
Domestic:	max. 4 storeys / max. 18.5mPD / max. 13m		
Non-domestic:	max. 2 storeys / max. 12.5mPD / max. 7m		
Site Coverage	about 50.2%		
Greenery Coverage	about 3,706m²		
Communal Open Space	not less than 3,840m²		
Internal Transport Provision			
L/UL Bay	3		
Bicycle Parking Space	150		



(摘錄自申請人於 3. 9. 2020 星交的申請書) (Extract from Applicant's Submission of 3.9.2020) 參考編號 REFERENCE No. A/YL-NSW/281

繪圖 DRAWING A-1

FIGURE 3.2 APPROVED LANDSCAPE MASTER PLAN (EXTRACTED FROM RNTPC PAPER NO. A/YL-NSW/281)



S.16 Planning Application for Proposed Temporary Transitional Housing & Ancillary Uses at Lots 1212 S.B RP (Part) & S.C ss.3 RP in D.D. 115 and Adjoining Government Land, Tung Tau, Yuen Long

Conceptual Landscape Master Plan

Dwg. No.: 2019215-LMP-01



3.2 Access Arrangement & Internal Transport Facilities

- 3.2.1 The vehicular ingress and egress is provided at Chung Yip Road, whereas the pedestrian entrances will be provided at both Chung Yip Road and Shan Pui Road. The site entrances open to the residents 24 hours daily. No residential car parking space are provided within the Site. Instead, L/UL bays and bicycle parking spaces are provided.
- 3.2.2 In view of the unique nature of the proposed development which targets only the low income group which is currently inadequately housed, only minimal traffic related to pick-up/ drop-off/ loading/unloading activities are generated/ attracted by United Court 同心村.

3.3 Existing Public Transport Facilities and Arrangement

3.3.1 As discussed in Section 2, both MTR Yuen Long Station and Long Ping Station are walkable in about 10-12 minutes from the site. Other public transports like franchised buses and green minibuses are currently serving the Tung Tau area near the site. In fact, a green minibus stop is located at Shan Pui Road near the Application Site, whereas other GMB stops and minibus stops are located within 300m away from the site. The franchised bus stops are located at about 200-400m away from the site. Besides, the GMB stand of Route 611A previously located near the refuse collection point at the dead end of Shan Pui Road (west of Yuen Long Kau Hui Road) has been relocated to the area near the pedestrian entrance of the Application Site to provide 24m long GMB stand (*Figure 3.3* refers).

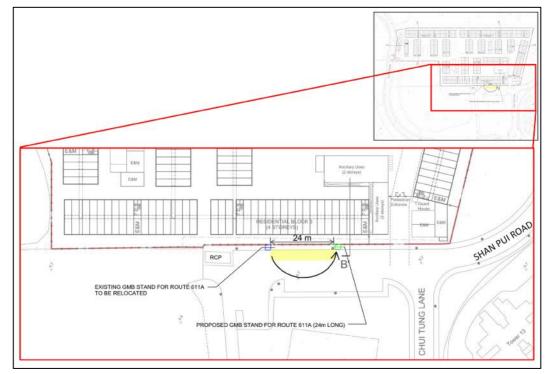


Figure 3.3 Location of the 24m Long GMB Stand

S16 Planning Application
Renewal of Planning Approval
for the Temporary Transitional Housing & Ancillary Uses for a Period of 3 Years
at Lot Nos. 1212 S.B RP (Part) & 1212 S.C ss.3 RP in D.D. 115 and the adjoining Government Land,
Tung Tau, Yuen Long

3.4 Site Management for the Adjacent Pond by the Respective Land Owner

3.4.1 With regard to the existing small pond located near Chung Yip Road and outside the Application Site, the respective land owner has performed necessary site management measures to ensure the environmental hygiene and public safety for the residents (e.g. removing the solid wastes and garbage from the pond, replacing with clean water, fencing off the site with perimeter planting, etc.). as observed on-site, the pond has been separated from United Court 同心村 so that no disturbance shall be produced in either way.

4 PLANNING MERITS AND JUSTIFICATIONS

4.1 In Line with Government's Short-term Housing Initiative which Imminently Alleviates Hardship of Vulnerable Families

- 4.1.1 There is an ongoing keen demand for housing in Hong Kong. According to the Legislative Council Paper No. CB(1)67/19-20(05) dated 31 October 2019, there were some 147,900 general applicants queueing for public rental housing as at end-June 2019 and an estimated 116,600 inadequately housed households in Hong Kong. In line with a short-term housing initiative proposed by the Government in 2018, the proposed transitional housing development will provide 1,800 transitional housing units for the underprivileged families and ultimately benefit approx. 5,000 families throughout the operational stage of the project. It is important to note that the proposed development will contribute to a significant number of transitional housing units, which is equivalent to those ongoing provisions by the community organisations/social enterprises since the announcement of initiatives to increase the supply of transitional housing by the Government.
- 4.1.2 The new Light Public Housing being introduced by the Chief Executive in his Policy Address 2022 did not stop the ongoing transitional housing projects and is still inviting development of more transition housing projects; about 13,800 transitional housing units will be completed in 2023 and 2024. The Housing Bureau has recently launched a central common application form for the public to make one-stop application for different transitional housing projects. The continuation of United Court 国心村 is in line with the ongoing policy initiative.

4.2 Temporary Nature of the Transitional Housing Development will Not Jeopardise the Planning Intention of "OU(CDWRA)" Zone

- 4.2.1 As described in Section 2 above, the planning intention for the "OU(CDWRA)" zone covering the Application Site is "intended "to provide incentive for the restoration of degraded wetland adjoining existing fishponds through comprehensive residential and/or recreational development to include wetland restoration area". It is also intended "to phase out existing sporadic open storage and port back-up uses on degraded wetlands".
- 4.2.2 The Application Site, together with the adjoining area, has been zoned "OU(CDWRA)" for over a decade. The "OU(CDWRA)" zone is a land use zone entailing considerable implementation in view of its stringent wetland conservation and management requirements, let alone the fragmented ownership issue which

[†] Panel on Housing, Subcommittee on Issues Relating to the Improvement of Living Conditions of the Grass-roots Tenants –Background brief on establishing a central and unified platform for transitional housing, 28 March 2023 (LC Paper No. CB(1)242/2023(02)

worsens the situation. As at July 2023, <u>no</u> planning permission had been granted by the TPB for any proposed permanent comprehensive residential development with wetland restoration proposal within the subject "OU(CDWRA)" zone since its introduction in 2005.

4.2.3 United Court 同心村 is temporary in nature. The rationale is to make efficient use of under-utilised land to deliver immediate alleviation to the families in need. The subject "OU(CDWRA)" site has been left idle for a long period of time without active development programme, a temporary use, which only builds on formed land with "no-net-loss in wetland", shall not affect the planning intention in the long run and should be considered as an effective interim approach prior to the presence of a comprehensive development with wetland restoration.

4.3 Compatible with the Character of the Surrounding Area

4.3.1 The Application Site is located to the northeast of Tung Tau area, where the outskirt has been rezoned for residential use and several residential developments (namely Twin Regency, Wang Fu Court and The Spectra) have already been completed and occupied. Existing residential developments, such as The Parcville and One Regent Place, can also be found within 300m from the Application Site. Not least, construction works for the proposed residential development on Chung Yip Road to the opposite of the Site (TPB Ref.: A/YL-NSW/282) has begun. Together with the 3-storey village type developments in the vicinity, the United Court 同心村 is therefore highly suitable in the existing land use pattern and compatible with the surrounding (Figure 4.1 refers).

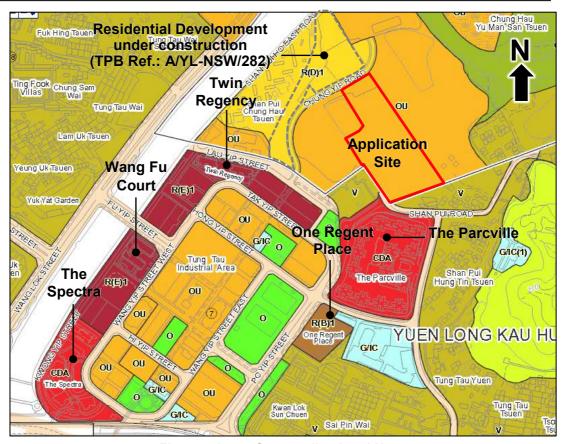


Figure 4.1 Surrounding Land Uses

4.4 Adhere to the Town Planning Board Guidelines on Renewal of Planning Approval

4.4.1 The Town Planning Board Guidelines on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development (TPB PG-No. 34D) set out the assessment criteria for applications for renewal of planning approvals. Table 4.1 below demonstrates that United Court 同心村 warrants approval for a renewal for 3 years:

Assessment criteria stipulated in TPB PG-No. 34D	Justification for renewal of planning approval for United Court 同心村
a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;	 There is no change in policy on development of transitional housing; There is no change in land use zoning for the area; There is no change in policy on land within Wetland Buffer Area; The surrounding land uses, predominantly residential in nature, remain unchanged

Assessment criteria	Justification for renewal of planning		
stipulated in TPB PG-No. 34D	approval for United Court 同心村		
b) whether there are any	The Site is a piece of private land and the land		
adverse planning	owner has previously agre	ed to lend the Site to	
implications arising from the	HKSKHWCL for the operation of a transitional		
renewal of the planning	housing development for 8	years.	
approval (such as pre-			
emption of planned			
permanent development);			
c) whether the planning	(a) no vehicle is allowed	No compliant has	
conditions under previous	to queue back to or	been received thus	
approval have been	reverse onto/from the	far	
complied with to the	site at any time during		
satisfaction of relevant	the planning approval		
Government departments	period;		
within the specified time	(b) the submission of a	Complied	
limits;	run-in/out proposal at	(Letter from the	
	Shan Pui Road to the	Planning	
	satisfaction of the	Department dated	
	Director of Highways and	24.3.2021 and	
	the Commissioner for	Appendix II refers)	
	Transport or of the TPB;		
	(c) in relation to (b)	Complied	
	above, the	(Letter from the	
	implementation of the	Planning	
	run-in/out proposal at	Department dated	
	Shan Pui Road to the	3.5.2023 and	
	satisfaction of the Appendix III refers)		
	Director of Highways and		
	the Commissioner for		
	Transport or of the TPB;		
	(d) the provision of Complied		
	bicycle parking facilities	(Letter from the	
	to the satisfaction of the	Planning	
	Commissioner for	Department dated	
	Transport or of the TPB; 18.5.2022 and		
	Appendix IV refers		
	(e) the submission of a	Complied	
	revised landscape	(Letter from the	
	proposal to the	Planning	
	satisfaction of the	Department dated	

Assessment criteria stipulated in TPB PG-No. 34D	Justification for renewal of planning approval for United Court 同心村			
	Director of Planning or of the TPB;	24.3.2021 and Appendix V refers)		
	(f) in relation to (e) above, the implementation of the revised landscape proposal to the satisfaction of the Director of Planning or of the TPB;	Complied (Letter from the Planning Department dated 25.7.2022 and Appendix VI refers)		
	(g) the submission of a revised drainage impact assessment to the satisfaction of the Director of Drainage Services or of the TPB;	Complied (Letter from the Planning Department dated 1.3.2021 and Appendix VII refers)		
	(h) in relation to (g) above, the implementation of the revised drainage proposal to the satisfaction of the	Complied (Letter from the Planning Department dated 11.4.2022 and Appendix VIII		
	Director of Drainage Services or of the TPB; (i) the submission of a fire service installations proposal to the satisfaction of the Director of Fire Services	refers) Complied (Letter from the Planning Department dated 15.3.2021 and		
	or of the TPB; (j) in relation to (i) above, the implementation of the fire service installations	Appendix IX refers) Complied (Letter from the Planning		
	proposal to the satisfaction of the Director of Fire Services or of the TPB;	Department dated 6.4.2022 and Appendix X refers)		

Assessment criteria stipulated in TPB PG-No. 34D	Justification for renewal of planning approval for United Court 同心村			
	(k) if any of the above planning conditions (a) and (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and	Planning conditions (a) and (d) have been complied		
	(I) if any of the above planning conditions (b), (c), (e), (f), (g), (h), (i) and (j) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.	Planning conditions (b), (c), (e), (f), (g), (h), (i) and (j) have been complied		
d) whether the approval period sought is reasonable; and	The Applicant proposes to seek for a renewal of planning approval for 3 years, which does not exceed the original validity period of the temporary approval.			
e) any other relevant considerations.	N/A			

5 CONCLUSION AND SUMMARY

- 5.1 This S16 Planning Application aims to seek TPB's approval for the renewal of planning approval for United Court 同心村 in Tung Tau, Yuen Long for period of 3 years. The planning approval was approved by the Town Planning Board with conditions on 23 October 2020 under planning application no. A/YL-NSW/281.
- 5.2 The approved transitional housing development has been implemented and named United Court 同心村 with the first population intake in May 2022. United Court is providing 1,800 transitional housing units in three 4-storey blocks. It is operating in a non-profit making nature to help to alleviate imminently the hardship of the families on the public rental housing waiting list and those currently inadequately housed. HKSKHWCL anticipates operating United Court for 8 years as proposed in the approved S16 Planning Application.
- 5.2 The renewal application is justifiable in the following land use planning and other technical points of view:-
 - The project, which will provide 1,800 transitional housing units for the underprivileged families, is in line with the ongoing short-term housing initiative from the Government.
 - The subject "OU(CDWRA)" zone has been left idle for a long period of time without a permanent residential development scheme approved for implementation before. The continuation of United Court 同心村 shall not jeopardise the planning intention of the entire zone in the long run.
 - The nature of United Court 同心村 is compatible with the surrounding uses.
 - Development, operation and the continuation of United Court 同心村 adhere to the Town Planning Board Guidelines on Renewal of Planning Approval.
- 5.3 In light of the above, the Board is cordially invited to favourably consider the renewal of planning approval for 3 years.

S16 Planning Application
Renewal of Planning Approval
for the Temporary Transitional Housing & Ancillary Uses for a Period of 3 Years
at Lot Nos. 1212 S.B RP (Part) & 1212 S.C ss.3 RP in D.D. 115 and the adjoining Government Land,
Tung Tau, Yuen Long

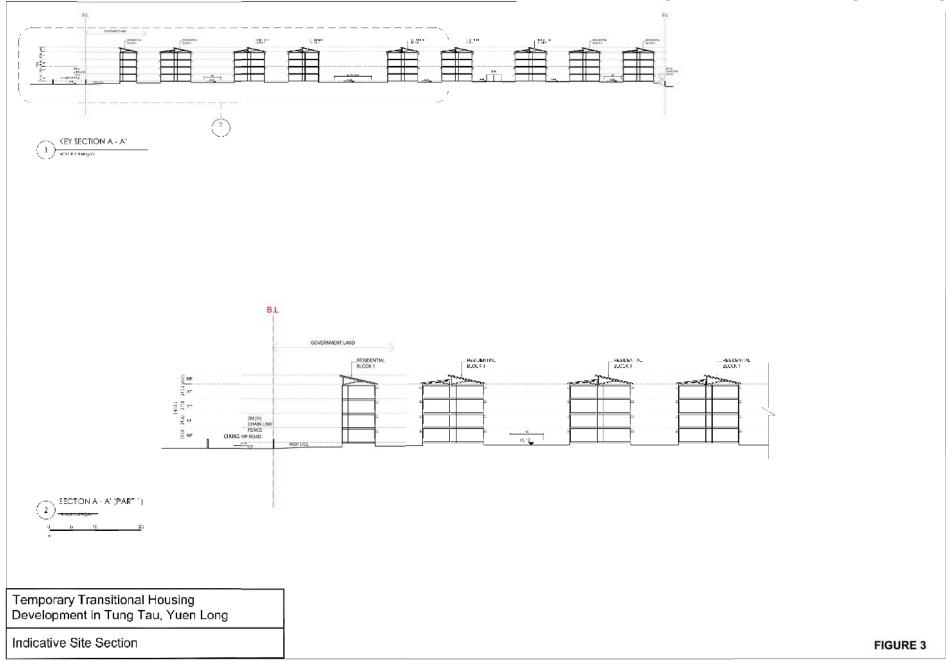
Appendix IApproved MLP and GBPs

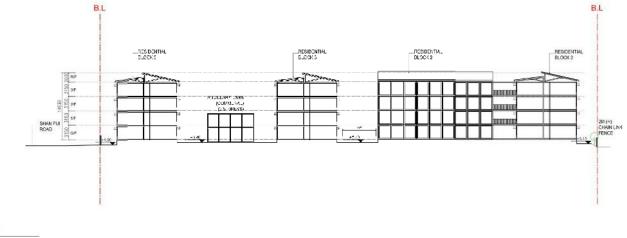
EXTRACTED FROM RNTPC PAPER NO. A/YL-NSW/281 RESIDENTIAL BLOCK 1 (4 STOREYS) RESIDENTIAL BLOCK 2 (4 STOREYS) RESIDENTIAL BLOCK 3 (4 STOREYS) CHUNG YIP ROAD Temporary Transitional Housing Development in Tung Tau, Yuen Long Indicative Master Layout Plan FIGURE 1

(摘錄自申請人於 3. 9. 2020 星交的申請書) (Extract from Applicant's Submission of 3.9.2020) 參考編號 REFERENCE No. A/YL-NSW/281

繪圖 DRAWING A-1

EXTRACTED FROM RNTPC PAPER NO. A/YL-NSW/281



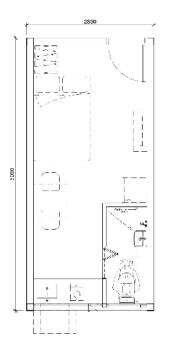


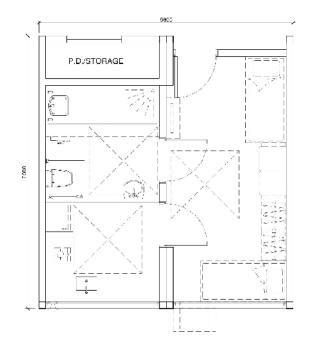
SECTION B - B'

Temporary Transitional Housing Development in Tung Tau, Yuen Long

Indicative Site Section

FIGURE 5





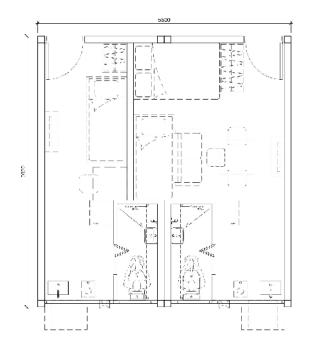
TYPE A (2ppl)

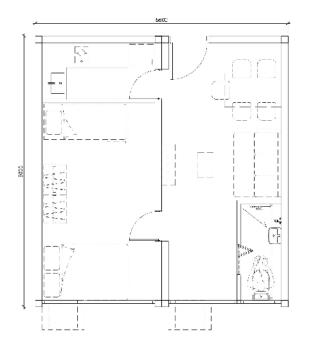
TYPE B ACCESSIBLE (2ppl)

Temporary Transitional Housing Development in Tung Tau, Yuen Long

Typical Floor Plan - Unit Types A & B

FIGURE 7





TYPE C (1 ppl +3 ppl)

TYPE D (4 - 5 ppl)

Temporary Transitional Housing Development in Tung Tau, Yuen Long

Typical Floor Plan - Unit Types C & D

FIGURE 8

EXTRACTED FROM RNTPC PAPER NO. A/YL-NSW/281

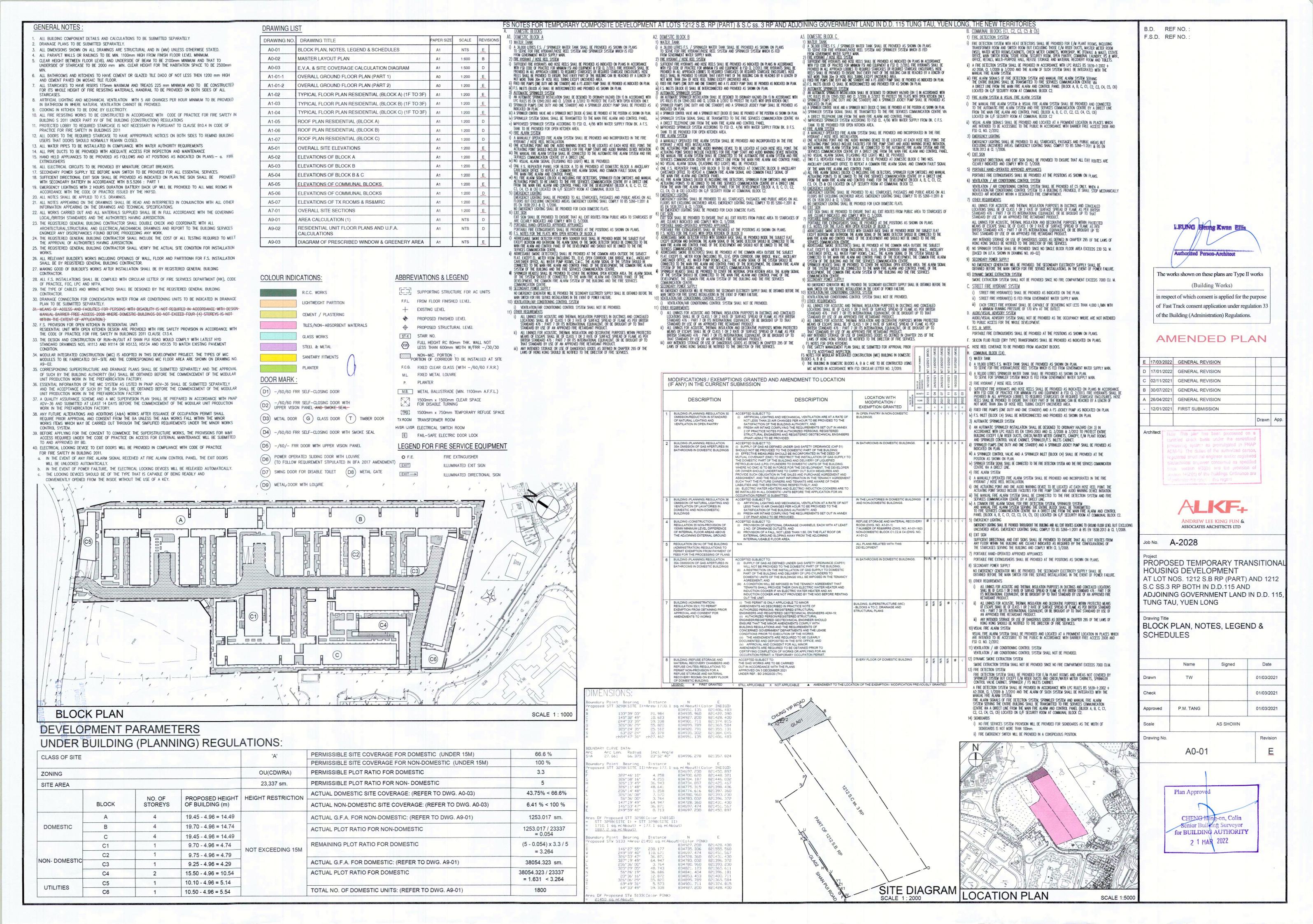


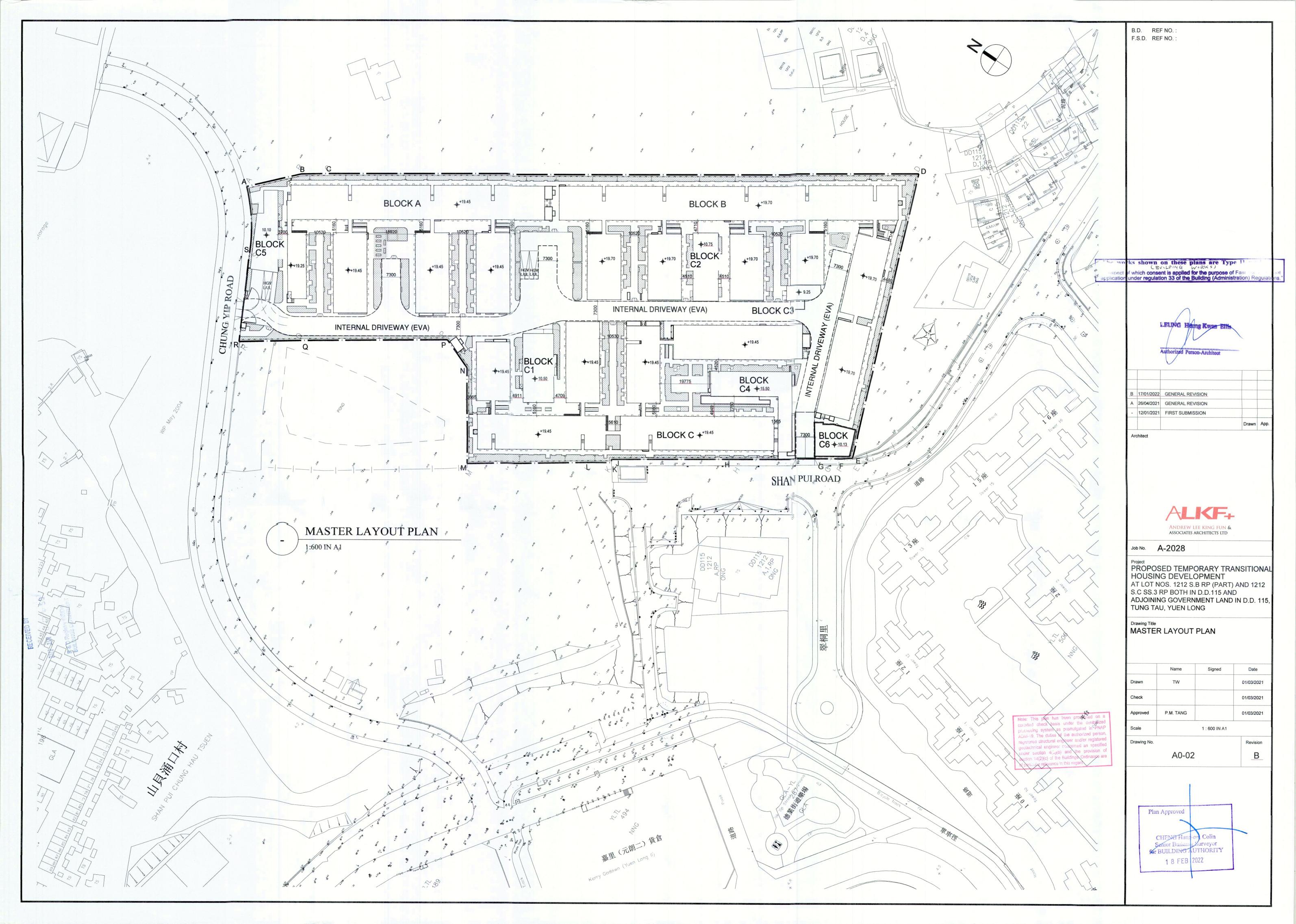
S.16 Planning Application for Proposed Temporary Transitional Housing & Ancillary Uses at Lots 1212 S.B RP (Part) & S.C ss.3 RP in D.D. 115 and Adjoining Government Land, Tung Tau, Yuen Long

Conceptual Landscape Master Plan

Dwg. No.: 2019215-LMP-01







S16 Planning Application
Renewal of Planning Approval
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at Lot Nos. 1212 S.B RP (Part) & 1212 S.C ss.3 RP in D.D. 115 and the adjoining Government Land,
Tung Tau, Yuen Long

Appendix II

Compliance of Approval Condition (b) - Submission of a Run-in/out Proposal at Shan Pui Road



粉嶺、上水及元朗東規劃處 新界荃灣青山公路 388 號 中染大廈 22 樓 2202 宴



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building, 388
Castle Peak Road, Tsuon Wan, N.T.

By Post & Fax (3426 9737)

本函檔號 Your Reference S1370a/TT/19/011Lg

本密檔號

Our Reference (

) in TPB/A/YL-NSW/281

電話號碼

Tel. No.:

3168 4072

傳真機號碼

Fax No.:

3168 4074

Unit K, 16/F, MG Tower, 133 Hoi Bun Road, Kwun Tong, Kowloon (Attn.: Mr. Kenneth TO)

Dear Sir,



24 March 2021

Compliance with Approval Condition (b)
Submission of submission of a run-in/out proposal

Proposed Temporary Transitional Housing and Ancillary Uses for a Period of 3 Years with Filling of Land and Excavation of Land Lots 1212 S.B RP (Part) and 1212 S.C ss.3 RP in D.D. 115 and Adjoining Government Land, Tung Tau, Yuen Long

(Planning Application No. A/YL-NSW/281)

I refer to your submissions dated 25.2.2021 regarding the submission of the run-in/out proposal in an attempt to comply with approval condition (b). Your submission is considered:

Acceptable. The captioned condition has been complied with.

☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it <u>has not been fully complied with</u>. Please proceed to implement the accepted proposal for full compliance with the approval condition.

☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries, please contact Mr. YIM Tak-yiu (Tel: 2762 4937) of Highways Department and Mr. LEE Kar-chun (Tel: 2399 2421) of Transport Department direct.

Yours faithfully,

(Anthony LUK)

District Planning Officer/

Fanling, Sheung Shui and Yuen Long East

Planning Department

我們的理想 - 「透過規劃工作,使番港成為世界知名的國際都市。」 Our Vision - "We plan to make Hong Kong an international city of world prominence."



CHE/NTW, HyD 27,81379 C of T

(Attn.: Mr. YIM Tak-yiu) (Attn.: Mr. LEE Kar-chun, Wilson)

AL/CY/wki



Our Ref: S1370a/TT/19/011Lg

25 February 2021

Fanling, Sheung Shui & Yuen Long East District Planning Office Planning Department Unit 2202 22/F CDW Building 388 Castle Peak Road Tsuen Wan, N.T..

Attn: Ms Cherry Yuen

By Email

Dear Cherry,

Proposed Temporary Transitional Housing & Ancillary Uses with Filling of Land & Excavation of Land at Lots 1212 S.B RP (Part) & S.C ss.3 RP and the Adjoining Government Land in D.D. 115

Tung Tau, Yuen Long, the New Territories

TPB Ref.: A/YL-NSW/281

- Submission for Compliance with Approval Condition (b) -

Reference is made to the S16 Planning Application approved by the Town Planning Board on 23 October 2020, submissions of the run-in/out proposal on 29 December 2020 and on 12 January 2021 in compliance of Approval Condition (b) and comments from the Highways Department ("HyD") received from your office on 28 January 2021.

Comments received from your office on 28 January 2021 are largely the same with those received by our Traffic Consultant on 19 January 2021 directly from HyD. The consultant submitted responses to comments from HyD on 25 January 2021 and we understand that HyD has no further comment on the run-in/out proposal. As a matter of formality, we attached herewith the same submission for your consideration and to discharge approval condition (b).

Kenneth To & Associates Ltd

杜立基規劃顧問有限公司

Our Ref: S1370a/TT/19/011Lg Date: 25 February 2021

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact Mr Kenneth To or the undersigned at 3426 8840.

Thank you for your kind attention.

Yours faithfully For and on behalf of KENNETH TO & ASSOCIATES LTD

Gladys Ng

Encl.

cc. the Applicant & Team

KT/GN/vy



AECOM 12/F, Grand Central Plaza, Tower 2 138 Shatin Rural Committee Road Shatin, Hong Kong 香港新界沙田鄉事會路 138 號 新城市中央廣場第 2 座 12 樓

www.aecom.com

+852 3922 9000 tel +852 3922 9797 fax

Your Ref: (17K7K) in HyD NT/13-5/YL/DD115/1212 Our Ref: MCY:BWTP:wtsk:60636173/1-2021001156L

25 January 2021

By Post

Highways Department New Territories Region NW New Territories District Section 2/F, Ho Man Tin Government Offices 88 Chung Hau Street Ho Man Tin, Kowloon

Attn: Ms. Patsy PY Cheung

Dear Madam,

Proposed Development at Various Lots in D.D.115 on Tung Tau, Yuen Long

Proposed Run-in/out

We refer to HyD comments from above ref. letter dated 19 January 2021 with the same caption. We are pleased to enclose herewith a RtC table for your perusal.

Should you require any further information, please feel free to contact the undersigned at 3922 9327 or our Mr. Ben Wong at 3922 8351.

Yours faithfully, For and on behalf of AECOM Asia Co. Ltd.

Ming YUEN \
Technical Director
Land Supply / Municipal

Encl.

cc SHKP Kenneth To & Associates Ltd. - Mr. Felix Wo

] w/o

- Ms. Gladys Ng

] w/o

Proposed Development at Various Lots in D.D. 115 on Tung Tau, Yuen Long, New Territories Proposed Run-in/out

From:

Ms P Y Cheung /HyD NT West

To:

AECOM Asia Company Limited

Your ref.:

(17K7K) in HyD NT/13-5/YL/DD115/1212

Date:

19 January 2021

<u>Item</u>	Comments	Responses
	I refer to your above referenced letter and drawings regarding the captioned.	
2	I have the following comments on your submission from the highway's maintenance point of view:	
(a)	Item 2(b) of RtC table – Please specify the drawing no. of the relevant set of Highways Standard Drawing to be adopted for the proposed run-in/out on the drawing.	Noted. The proposed run-in/out is to be constructed in accordance with HyD standard drawing H1113 and H1114.
(b)	Item 2(d) of RtC table – Existing railing end section should be modified by the applicant as per the latest version of HyD standard drawings H2130, H2131 and H2132.	Noted.
(c)	Item 2(f) of RtC table – This Office will provide comment when TD's comment is available.	Noted.
(d)	All the street furniture and road drainage to be handed over to this office for future maintenance shall be designed and constructed in accordance with relevant highways standard and to the satisfaction of this Office.	Noted.



Our Ref: S1370a/TT/19/004Lg

29 December 2020

Fanling, Sheung Shui & Yuen Long East District Planning Office Planning Department Unit 2202 22/F CDW Building 388 Castle Peak Road Tsuen Wan, N.T..

Attn: Ms Cherry Yuen

By Email and By Hand

Dear Cherry,

Proposed Temporary Transitional Housing & Ancillary Uses with Filling of Land & Excavation of Land at Lots 1212 S.B RP (Part) & S.C ss.3 RP and the Adjoining Government Land in D.D. 115

Tung Tau, Yuen Long, the New Territories

TPB Ref.: A/YL-NSW/281

- Submission for Compliance with Approval Condition (b) -

Reference is made to the S16 Planning Application approved by the Town Planning Board on 23 October 2020. We hereby submit information to facilitate compliance with the following Planning Approval Condition:

(b) - "the submission of a run-in/out proposal at Shan Pui Road within 6 months from the date of planning approval to the satisfaction of the Director of Highways and the Commissioner for Transport or of the TPB by 23.4.2021"

Please kindly note that the attached materials were previously submitted to the Transport Department and Highways Department in November 2020 by our Traffic Consultant for comment and we are now submitting the *same* materials formally to discharge the abovementioned approval condition.

Kenneth To & Associates Ltd

杜立基規劃顧問有限公司

Our Ref: S1370a/TT/19/004Lg Date: 29 December 2020

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact Mr Kenneth To or the undersigned at 3426 8840.

Thank you for your kind attention.

Yours faithfully

For and on behalf of

KENNETH TO & ASSOCIATES LTD

Gladys Ng

Encl. (3 hard copies)

cc. the Applicant & Team

KT/GN/vy



AECOM 12/F, Grand Central Plaza, Tower 2 138 Shatin Rural Committee Road Shatin, Hong Kong 香港新界沙田郷事會路 138 號 新城市中央廣場第 2 座 12 樓 +852 3922 9000 tel +852 3922 9797 fax

Our Ref: MCY:BWTP:wtsk:60636173/1-2020013374L

27 November 2020

By Post

< Distribution List >

Dear Sirs/Madam,

Proposed Development at Various Lots in D.D. 115 on Tung Tau, Yuen Long

Proposed Run-in/out

We are the Civil Engineering consultant of the captioned project. With Reference to the approval condition (b) of Section 16 Application A/YL-NSW/281 (see attached), we are pleased to submit herewith the proposed run-in/out at Shan Pui Road for your comment.

Drawing No.	Drawing Title	
Figure 1	Site Location Plan	
Figure 2	Proposed Traffic Arrangements	
Figure 3	Swept Path Analysis For 11m HGV	
60636173/TT/TT_1001	Proposed Run-in/out	
60636173/TT/TT_1002	Details of Run-in/out	
60636173/TT/TT 1101	Setting Out Plan	

Should you require any further information, please feel free to contact the undersigned at 3922 9327 or our Mr. Ben Wong at 3922 8351.

Yours faithfully, For and on behalf of AECOM Asia Co. Ltd.

Ming YUEN \
Technical Director

Land Supply / Municipal

Encl.

cc SHKP

- Mr. Felix Wo

] w/o

Kenneth To & Associates Ltd.

- Ms. Gladys Ng

] w/o

Proposed Development at Various Lots in D.D. 115 on Tung Tau, Yuen Long

Proposed Run-in/out

Distribution List

Transport Department NT Regional Office Traffic Engineering (NTW) Division Special Duties Section 7/F, Mongkok Government Offices 30 Luen Wan Street Mongkok, Kowloon	2. Highways Department New Territories Region NW New Territories District Section 2/F, Ho Man Tin Government Offices 88 Chung Hau Street Ho Man Tin, Kowloon
Attn: Mr. LEE Kar Chun, Wilson	Attn: Mr. YIM Tak Yiu

城市規劃委員

香港北角渣華道三百三十三號 北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices 333 Java Road, North Point, Hong Kong.

By Post & Fax (3426 9737)

真 Fax: 2877 0245 / 2522 8426 歱

話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號 In reply please quote this ref.: TPB/A/YL-NSW/281

6 November 2020

Kenneth To & Associates Ltd. Unit K, 16/F, MG Tower 133 Hoi Bun Road Kwun Tong, Kowloon (Attn.: Kenneth To / Gladys Ng)

Dear Sir/Madam,

Proposed Temporary Transitional Housing and Ancillary Uses for a Period of 3 Years with Filling of Land and Excavation of Land in "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" Zone, Lots 1212 S.B RP (Part) and 1212 S.C ss.3 RP in D.D.115 and adjoining Government Land in Tung Tau, Yuen Long

I refer to my letter to you dated 23.10.2020.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years until 23.10.2023 and is subject to the following conditions:

- no vehicle is allowed to queue back to or reverse onto/from the site at any (a) time during the planning approval period;
- the submission of a run-in/out proposal at Shan Pui Road within 6 months (b) from the date of planning approval to the satisfaction of the Director of Highways and the Commissioner for Transport or of the TPB by 23.4.2021;
- in relation to (b) above, the implementation of the run-in/out proposal at (c) Shan Pui Road within 9 months from the date of planning approval to the satisfaction of the Director of Highways and the Commissioner for Transport or of the TPB by 23.7.2021;
- the provision of bicycle parking facilities to the satisfaction of the (d) Commissioner for Transport or of the TPB;
- the submission of a revised landscape proposal within 6 months from the date (e) of planning approval to the satisfaction of the Director of Planning or of the TPB by 23.4.2021;

- (f) in relation to (e) above, the implementation of the revised landscape proposal within 9 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 23.7.2021;
- (g) the submission of a revised drainage impact assessment within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 23.4.2021;
- (h) in relation to (g) above, the implementation of the revised drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 23.7.2021;
- (i) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 23.4.2021;
- (j) in relation to (i) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 23.7.2021;
- (k) if any of the above planning conditions (a) and (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (1) if any of the above planning conditions (b), (c), (e), (f), (g), (h), (i) and (j) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix V of the TPB Paper.

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, please refer to the TPB Guidelines No. 34C and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

This temporary permission will lapse on <u>24.10.2023</u>. You may submit an application to the TPB for renewal of the temporary permission no less than two months before its expiry by completing an application form (Form No. S16-III). For details, please refer to

TPB Guidelines No. 34C. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved scheme that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 23.10.2020 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 27.11.2020). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Ms. Emily Tong of Fanling, Sheung Shui & Yuen Long East District Planning Office at 3168 4033. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,

(Raymond KAN) for Secretary, Town Planning Board

RK/CC/cl

List of Government Department Contacts

(Application No. A/YL-NSW/281)

部門	辦事處	聯絡人姓名	電話號碼	傳真號碼
Department	Office	Name of Contact	Telephone	Facsimile
		Person	No.	No.
渠務署	新界北渠務部	嚴國豪先生	2300 1257	2770 4761
Drainage Services	Mainland North	Mr. YIM Kwok Ho,		
Department	Division	Ivan		
消防處	策劃組	甄仲明先生	2733 7737	2739 8775
Fire Services Department	Planning Group (PG)	Mr. YEN Chung Ming		
路政署	新界西北區域組	嚴德耀先生	2762 4937	2714 5228
Highways Department	NW New Territories	Mr. YIM Tak Yiu		7
	District Section			
	,			
運輸署	交通工程(新界西)部	李家鎮先生	2399 2421	2381 3799
Transport Department	Traffic Engineering	Mr. LEE Kar Chun,		
	(NTW) Division	Wilson		

Extracted from Confirmed Minutes of 658th Meeting of RNTPC held on 23.10.2020

Agenda Item 43

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-NSW/281

Proposed Temporary Transitional Housing and Ancillary Uses for a Period of 3 Years with Filling of Land and Excavation of Land in "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" Zone, Lots 1212 S.B RP (Part) and 1212 S.C ss.3 RP in D.D.115 and adjoining Government Land in Tung Tau, Yuen Long

(RNTPC Paper No. A/YL-NSW/281)

The Secretary reported that AECOM Asia Co. Limited (AECOM) was one of the consultants of the applicant. Dr C.H. Hau had declared an interest on the item for having past business dealings with AECOM. As Dr C.H. Hau had no involvement in the application, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

- 145. With the aid of a PowerPoint presentation, Ms Winnie B.Y. Lau, DPO/FSYLE, presented the application and covered the following aspects as detailed in the Paper:
 - (a) background to the application;
 - (b) the proposed temporary transitional housing and ancillary uses for a period of three years with filling of land and excavation of land;
 - (c) departmental comments were set out in paragraph 10 of the Paper;
 - (d) during the first three weeks of the statutory publication periods, a total of 244 public comments were received, including 201 supporting comments from the Shap Pat Heung Rural Committee Chairman, principals of some local schools, president/representatives of some local organizations

(including Women's International Guild, The Urban Peacemaker Evangelistic Fellowship Ltd. and Sheng Kung Hui St. Joseph's Church) and individuals, and 43 objecting comments from six green groups (viz. Green Sense, Hong Kong Bird Watching Society, World Wide Fund for Nature Hong Kong, Kadoorie Farm & Botanic Garden Corporation, the Conservancy Association and Hong Kong Wild Bird Conservation Concern Group), Indigenous Inhabitant Representative of Shan Pui Tsuen, Village Representatives of Shap Pat Heung Sai Pin Wai and individuals. Major views were set out in paragraph 11 of the Paper; and

the Planning Department (PlanD)'s views – PlanD had no objection to the (e) application based on the assessments set out in paragraph 12 of the Paper. Although the proposed development was not entirely in line with the Uses" planning intention of the "Other Specified "Comprehensive Development to include Wetland Restoration Area" ("OU(CDWRA)") zone, the application site (the Site) did not involve any wetland or habitat of high ecological value. The proposed development was in line with the government policy to increase the supply of transitional housing and the approval of the application on a temporary basis would not jeopardise the long-term planning intention for the area. The Secretary for Transport and Housing supported the application and confirmed that in-principle policy support had been given to the applicant for the proposed transitional housing project. The proposed development was considered not incompatible with the surrounding area. The Director of Agriculture, Fisheries and Conservation considered that the proposed development would not violate the "no-net-loss in wetland" principle under the Town Planning Board Guidelines No.12C and adverse ecological impact caused by the proposed development was unlikely. Other concerned government departments had no objection to or no adverse comment on the application. Regarding the public comments received, the Transport and Housing Bureau (THB) was proactively identifying other suitable sites for transitional housing and was in consultation with the relevant bureaux and departments. The comments from concerned government departments and the planning assessments above were also relevant.

- 146. Some Members raised the following questions:
 - (a) whether the permission on a temporary basis for three years was adequate for the implementation and operation of the transitional housing development and whether renewal of planning permission was necessary;
 - (b) details of the section 12A rezoning application submitted by another applicant covering the Site and the differences between the current application and the rezoning application;
 - (c) whether there was any area requirement for wetland restoration in the "OU(CDWRA)" zone;
 - (d) whether the rezoning application was required to observe the requirement of providing a wetland restoration and/or creation scheme as set out in the Notes of the "OU(CDWRA)" zone; and
 - (e) whether the planning intention of the "OU(CDWRA)" zone would be affected if the Site was used for transitional housing for a long period.
- 147. In response, Ms Winnie B.Y. Lau, DPO/FSYLE, made the following main points:
 - (a) the applicant had an agreement with the current land owner to use the Site for transitional housing for eight years, and the applicant would need to renew the temporary permission, should the current application be approved by the Board, to continue the operation of the transitional housing for up to eight years;
 - (b) the current application, which only included part of the "OU(CDWRA)" zone, was for temporary transitional housing development for three years. There was currently no wetland within the Site. There was provision for planning permission to be granted on a temporary basis for three years, notwithstanding that the relevant restrictions under the Notes of the OZP,

including the plot ratio restriction and compensation of wetland were not complied with. The rezoning application (No. Y/YL-NSW/6) submitted by another applicant was for rezoning of the whole "OU(CDWRA)" zone (more than 10 ha) to "OU(CDWRA)1" zone with a much higher development intensity. The rezoning application had been circulated for departmental comments and would be submitted to the Committee for consideration in due course. As per the planning statement of the rezoning application, the applicant of the rezoning application was one of the land owners of some sites in the "OU(CDWRA)" zone while the land owner of the current application site had submitted objection to the rezoning application. Even if the rezoning application was approved, the proposed residential development would remain as Column 2 use of the "OU(CDWRA)1" zone and planning permission from the Committee was still required;

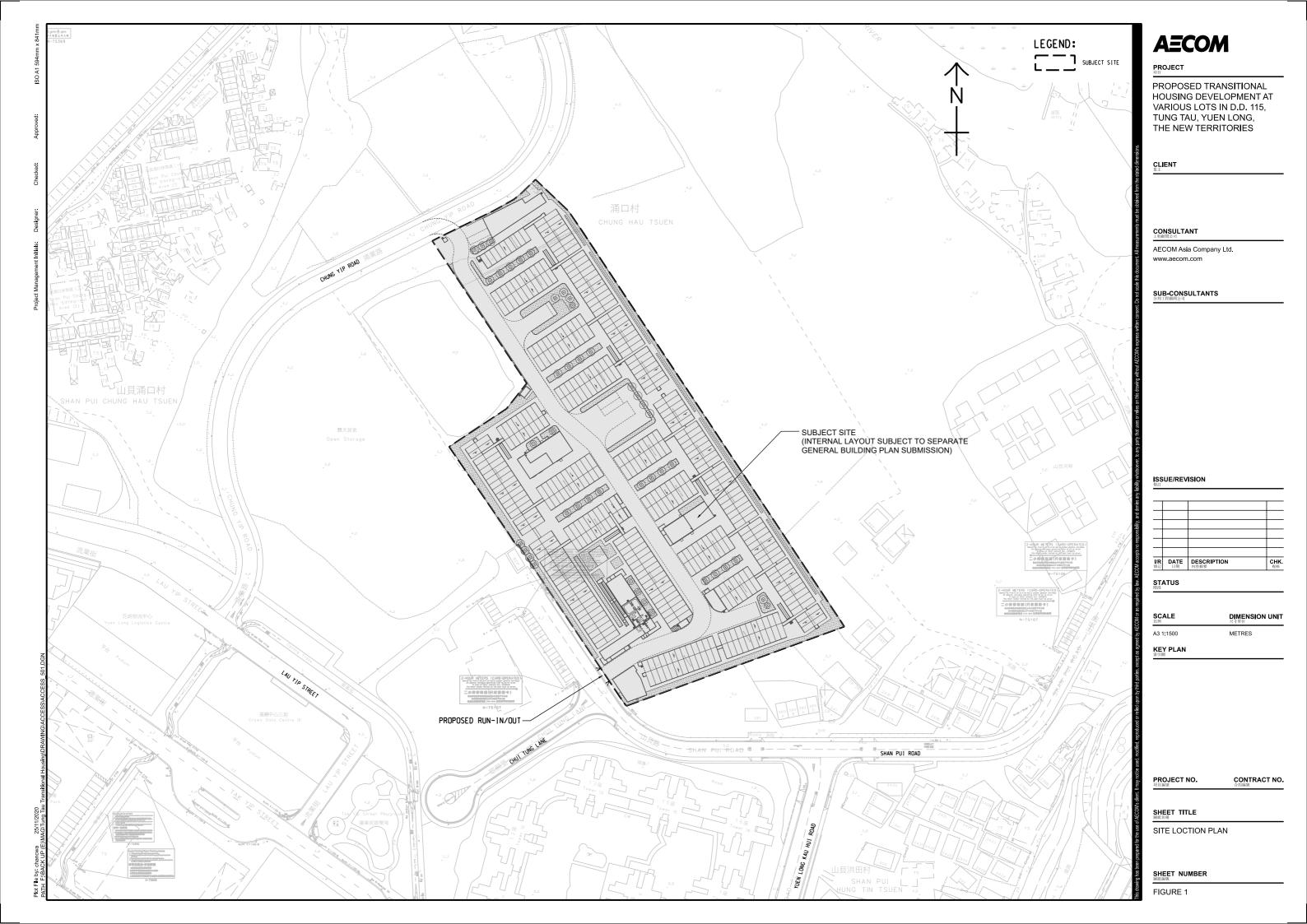
- (c) there was no specific area requirement for wetland restoration under the Notes of the "OU(CDWRA)" zone. Advice would be sought from relevant government departments, including the Agriculture, Fisheries and Conservation Department, on the wetland restoration and compensation proposal;
- (d) although the applicant of the proposed development in the rezoning application did not need to observe the requirement of providing a wetland restoration and/or creation scheme which would only be required under section 16 application should the rezoning application be approved, the applicant had indeed provided a wetland restoration scheme to support the rezoning application; and
- (e) the applicant would need to sign an agreement with THB on the use of the Site for transitional housing and the tenure would be governed by the agreement. It was not THB's policy intention for continuing transitional housing as a long-term use.

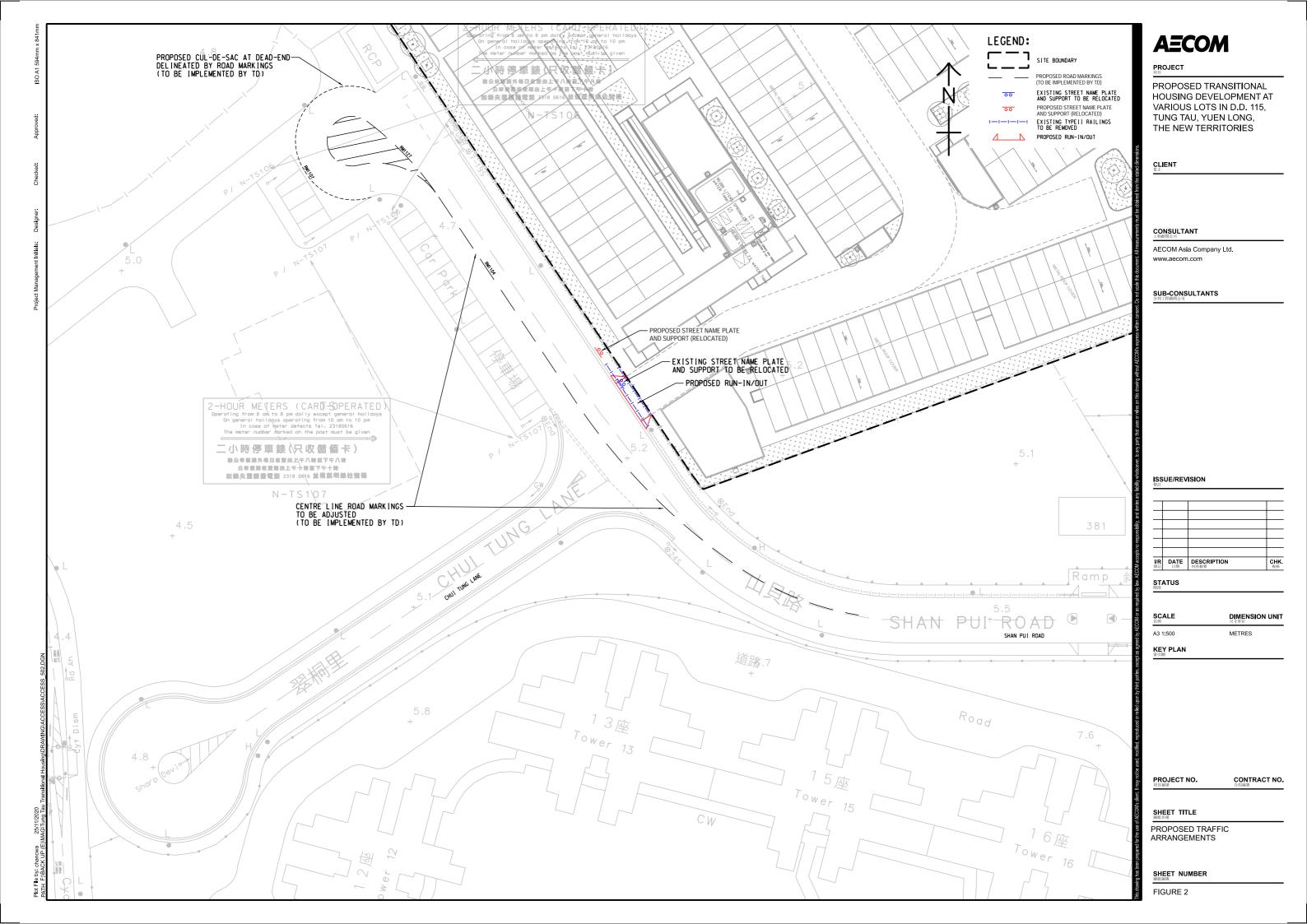
Deliberation Session

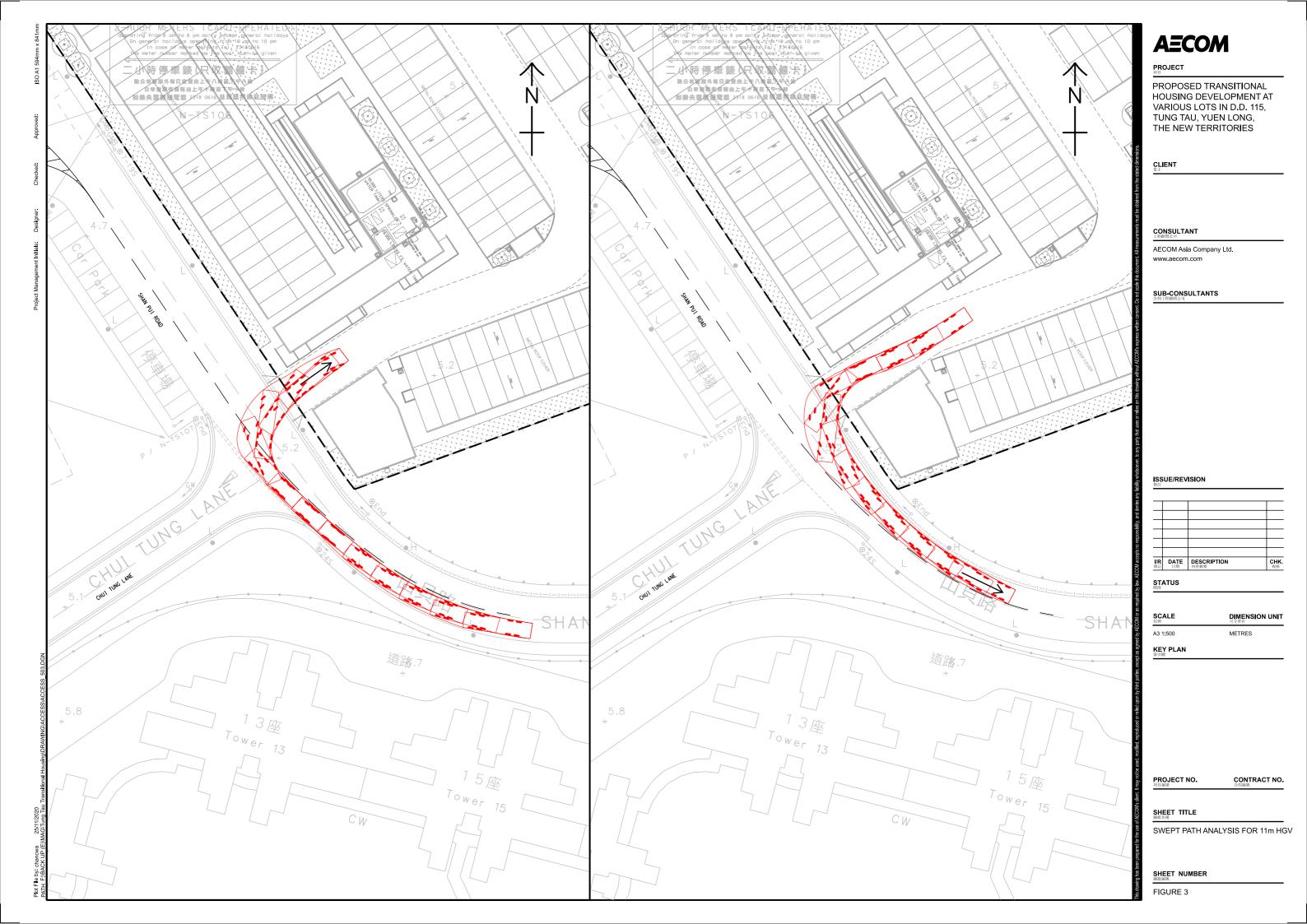
- The Chairman remarked that whilst the long-tern planning intention of the "OU(CDWRA)" was yet to be realized, there was provision under the Notes of the approved Nam Sang Wai Outline Zoning Plan for application for temporary use not exceeding three years. The current application was for transitional housing development at the Site which did not involve any wetland or habitat of high ecological value. Members generally agreed that the temporary application should be approved as the proposed development had strong social benefits and was in line with the government policy of providing transitional housing. Any renewal application for the temporary transitional housing upon the expiry of the subject planning permission would need to be considered based on the planning circumstances at that time.
- Having noted that no car parking spaces were proposed within the development, a Member suggested that bicycle parking facilities could be provided within the development to facilitate cycling by the future residents. Members agreed that relevant approval condition would be included to facilitate the provision of such facilities.
- 150. After deliberation, the Committee <u>decided</u> to <u>approve</u> the application <u>on a temporary basis for a period of 3 years until 23.10.2023, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:</u>
 - "(a) no vehicle is allowed to queue back to or reverse onto/from the site at any time during the planning approval period;
 - (b) the submission of a run-in/out proposal at Shan Pui Road within 6 months from the date of planning approval to the satisfaction of the Director of Highways and the Commissioner for Transport or of the TPB by 23.4.2021;
 - (c) in relation to (b) above, the implementation of the run-in/out proposal at Shan Pui Road within 9 months from the date of planning approval to the satisfaction of the Director of Highways and the Commissioner for Transport or of the TPB by 23.7.2021;

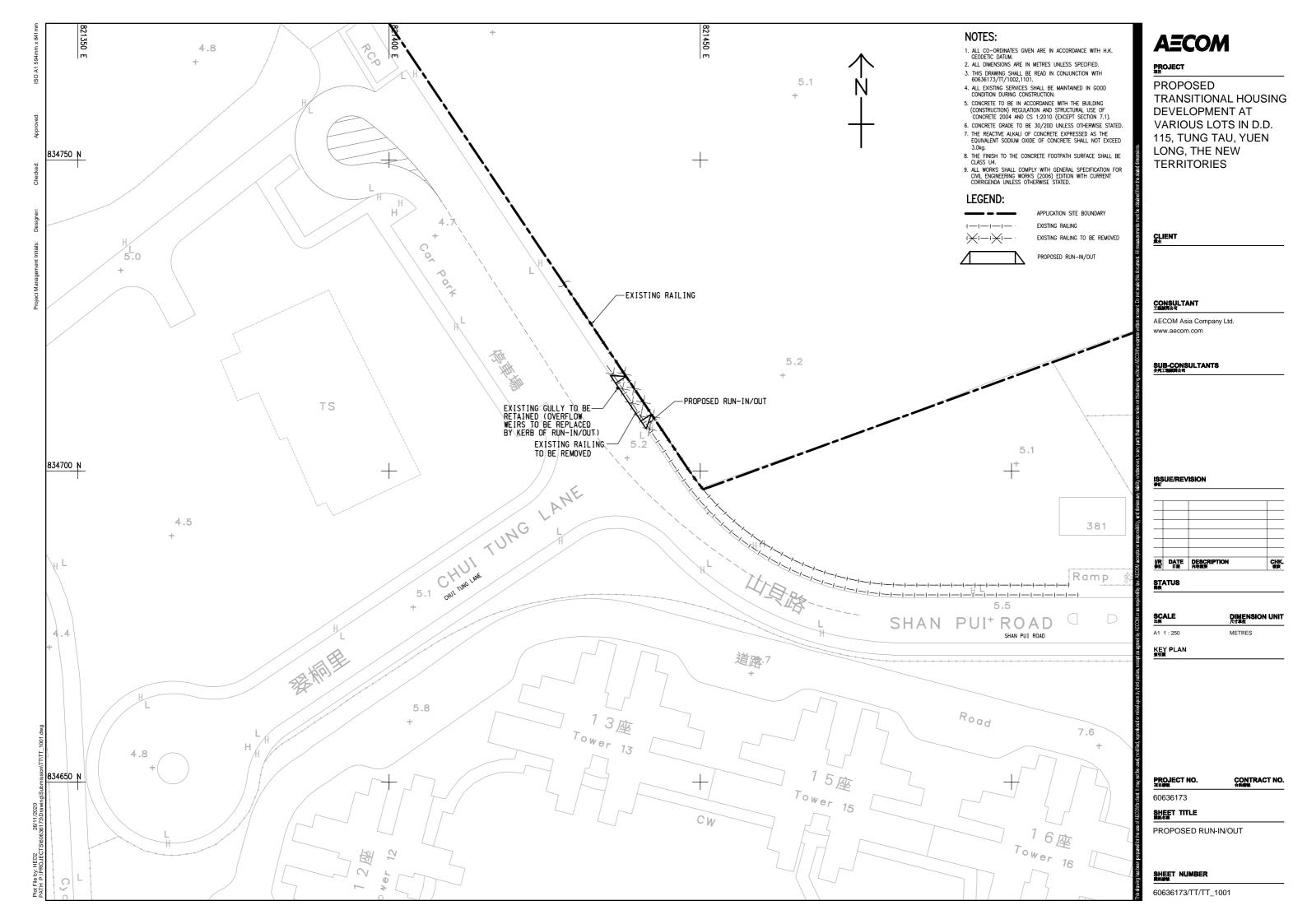
- (d) the provision of bicycle parking facilities to the satisfaction of the Commissioner for Transport or of the TPB;
- (e) the submission of a revised landscape proposal within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 23.4.2021;
- (f) in relation to (e) above, the implementation of the revised landscape proposal within 9 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 23.7,2021;
- (g) the submission of a revised drainage impact assessment within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 23.4.2021;
- (h) in relation to (g) above, the implementation of the revised drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 23.7.2021;
- (i) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 23.4.2021;
- (j) in relation to (i) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 23.7.2021;
- (k) if any of the above planning conditions (a) and (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (1) if any of the above planning conditions (b), (c), (e), (f), (g), (h), (i) and (j) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice."

The Committee also <u>agreed</u> to <u>advise</u> the applicant to note the advisory clauses as 151. set out at Appendix V of the Paper.









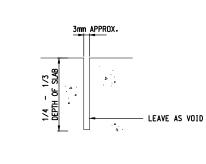
EXISTING FOOTPATH

JOINT GROOVE — (SEE DETAIL B)

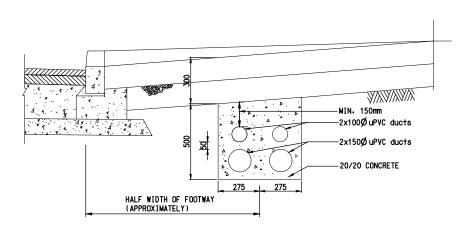
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NOTE:

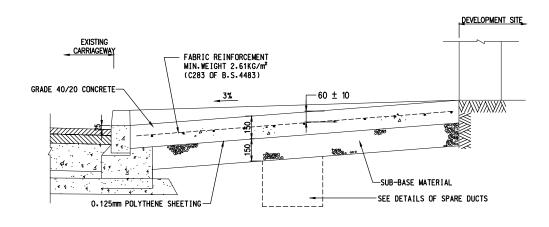
1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH 60636173 /TT/1001,1101.



DETAIL B



OPTION A ETAILS OF SPARE DUCTS



В

DEVELOPMENT SITE

Ы

DETAILS OF RUN-IN/OUT SCALE 1 : 10

SECTION A - A
SCALE 1: 10

A

0.125mm POLYTHENE SHEETING

1500

NORMAL CONC. FOOTWAY PAVING

BACK OF FOOTWAY AT SAME GRADE LINE THROUGHOUT

A

EXISTING FOOTPATH

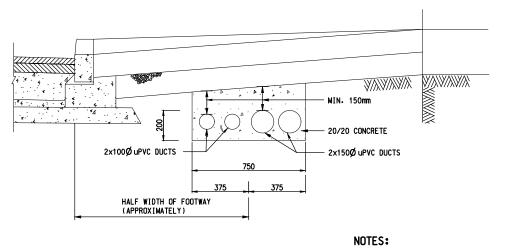
> - JOINT GROOVE (SEE DETAIL B)

1500

NORMAL CONC. FOOTWAY PAVING

-60 ± 10

SECTION B - B
SCALE 1: 10



OPTION B
DETAILS OF SPARE DUCTS
SCALE 1: 10

•

- 1. THE CHOICE OF OPTION DEPENDS ON THE SITE SITUATIONS (e.g. WIDTH OF FOOTWAY, EXISTING UNDERGROUND UTILITIES).
- 2. POSITION OF BOTH ENDS OF THE DUCT BANK TO BE MARKED ON FOOTWAY THUS CAD.

AECOM

PROJECT

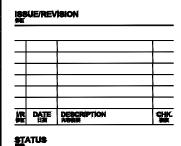
PROPOSED
TRANSITIONAL HOUSING
DEVELOPMENT AT
VARIOUS LOTS IN D.D.
115, TUNG TAU, YUEN
LONG, THE NEW
TERRITORIES

SLIENT

CONSULTANT

AECOM Asia Company Ltd. www.aecom.com

SUB-CONSULTANTS



ano.

A1 1:10 METRES

KEY PLAN 報道

PROJECT NO.

CONTRACT NO.

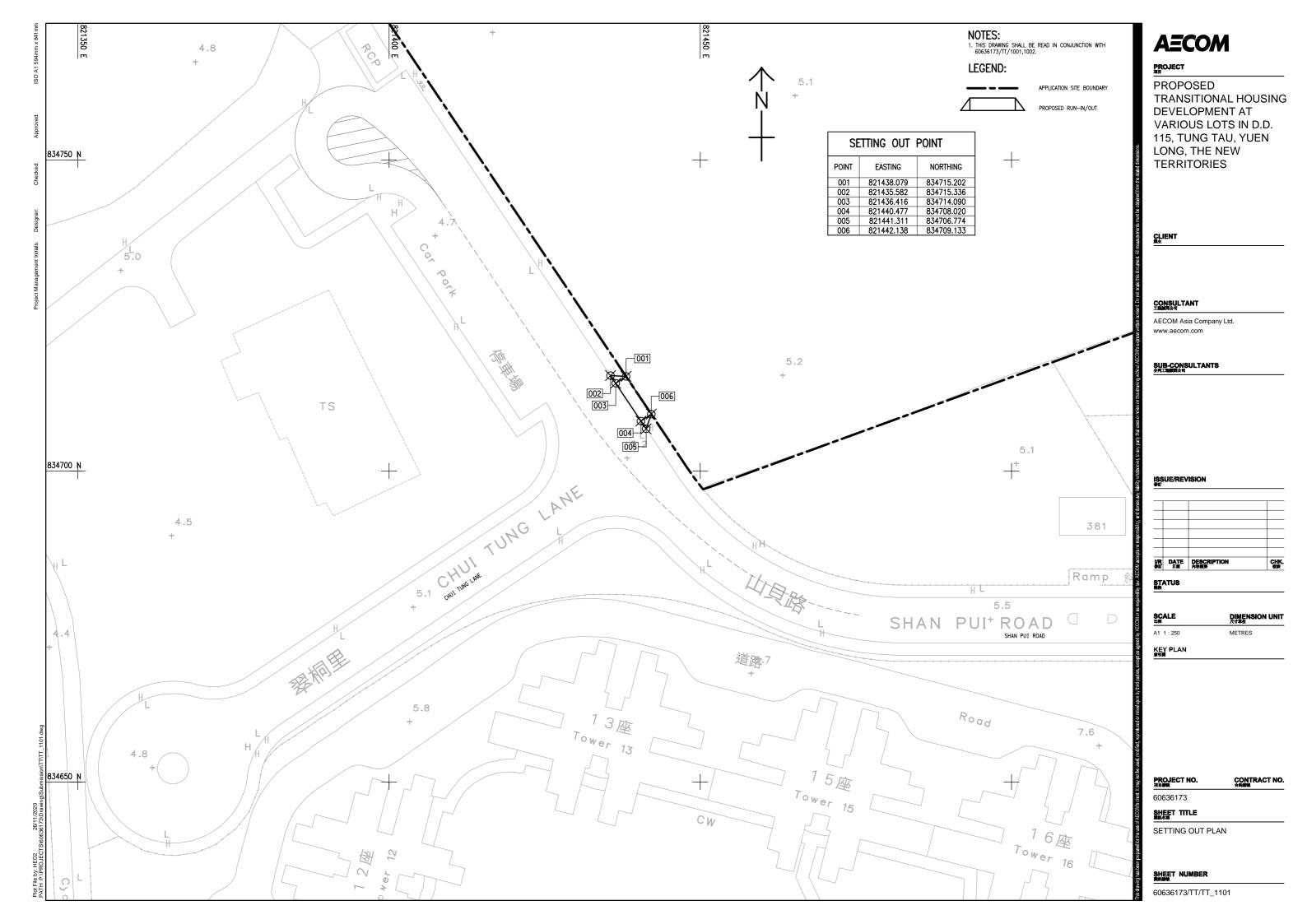
60636173

SHEET TITLE

DETAILS OF RUN-IN / OUT

SHEET NUMBER

60636173/TT/TT_1002



S16 Planning Application
Renewal of Planning Approval
for the Temporary Transitional Housing & Ancillary Uses for a Period of 3 Years
at Lot Nos. 1212 S.B RP (Part) & 1212 S.C ss.3 RP in D.D. 115 and the adjoining Government Land,
Tung Tau, Yuen Long

Appendix III

Compliance of Approval Condition (c) - Implementation of the Run-in/out Proposal at Shan Pui Road

- FSYLE/DP(

P.001/004

規劃署

粉嶺、上水及元朗來規劃處 新界荃灣旁山公路 388 號 中染大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui & Yuen Long East District Planning Office Unit 2202, 22/F, CDW Building, 388 Castle Peak Road, Tsuch Wan, N.T.

By Post & Fax (3426 9737)

本函檔號 Your Reference

本署檔號 Our Reference (

) in TPB/A/YL-NSW/281

電話號碼

Tel. No.:

3168 4072

傳真機號碼

Fax No.:

3168 4074 / 3168 4075

KTA Planning Limited Unit K, 16/F, MG Tower, 133 Hoi Bun Road, Kwun Tong, Kowloon (Attn.: Ms. Gladys NG)



3 May 2023

Dear Madam,

Compliance with Approval Condition (c)

Implementation of the Run-in/out Proposal at Shan Pui Road

Proposed Temporary Transitional Housing and Ancillary Uses for a Period of 3 Years with Filling of Land and Excavation of Land in "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" Zone,

Lots 1212 S.B RP (Part) and 1212 S.C ss.3 RP in D.D.115

and adjoining Government Land in Tung Tau, Yuen Long

(Section 16 Application No. A/YL-NSW/281)

I refer to your submission of run-in/out proposal dated 7.3.2022 for compliance with the captioned approval condition. Relevant departments has been consulted on your submission. Your submission is considered:

M Acceptable. The captioned condition has been complied with.

Acceptable. Since the captioned condition require both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.

☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries, please contact Ms. Tanya TSUI (Tel: 2762 3947) of Highways Department or Mr. Phil CAI (Tel: 2399 2421) of Transport Department directly.



P.002/002

Yours faithfully,

(Anthony LUK)
District Planning Officer/
Fanling, Sheung Shui and Yuen Long East

Planning Department

c.c. CHE/NTW, HyD C for T

(Attn.:Ms. Tanya TSUI) (Attn.:Mr. Phil CAI)

AL/GL/wm

S16 Planning Application
Renewal of Planning Approval
for the Temporary Transitional Housing & Ancillary Uses for a Period of 3 Years
at Lot Nos. 1212 S.B RP (Part) & 1212 S.C ss.3 RP in D.D. 115 and the adjoining Government Land,
Tung Tau, Yuen Long

Appendix IV

Compliance of Approval Condition (d) - Provision of Bicycle Parking Facilities

粉嶺、上水及元朗取規劃處 新界荃灣青山公路 388 號 中染大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui & Yuen Long East District Planning Office Unit 2202, 22/F, CDW Building, 388 Castle Peak Road, Tsuch Wan, N.T.

By Post & Fax (3426 9737)

Your Reference '本函檔號

本醫檔號

Our Reference (

) in TPB/A/YL-NSW/281

電話號碼

Tel. No.:

3168 4072

使真機號碼

Fax No.:

3168 4074

Kenneth To & Associates Ltd. Unit K, 16/F, MG Tower, 133 Hoi Bun Road, Kwun Tong, Kowloon

(Attn.: Mr. Kenneth TO/Ms. Gladys NG)

Dear Sir/Madam,



18 May 2022

Compliance with Approval Condition (d) The Provision of Bicycle Parking Facilities

Proposed Temporary Transitional Housing and Ancillary Uses for a Period of 3 Years with Filling of Land and Excavation of Land in "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" Zone, Lots 1212 S.B RP (Part) and 1212 S.C ss.3 RP in D.D. 115 and Adjoining Government Land in Tung Tau, Yuen Long

(Planning Application No. A/YL-NSW/281)

I refer to your submissions dated 13.5.2022 for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

Acceptable. The captioned condition has been complied with.

Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.

□ Not acceptable. The captioned condition has not been complied with,

Should you have any queries, please contact Mr. LEE Kar-chun (Tel: 2399 2421) of the Transport Department directly.

Yours faithfully.

District Planning Officer/ Fanling, Sheung Shui and Yuen Long East

Planning Department

我們的理想 - 「透過期劃工作,使資港成為世界知名的國際都市。」 Our Vision - "We plan to make Hong Kong an international city of world prominence."



FSYLE/DPO

P.002/002

<u>c.c.</u> C for T

(Attn.: Mr. LEE Kar-chun, Wilson)

AL/CY/cl



Our Ref: S1370a/TT/19/023Lg

13 May 2022

Fanling, Sheung Shui & Yuen Long East District Planning Office Planning Department Unit 2202 22/F CDW Building 388 Castle Peak Road Tsuen Wan, N.T..

Attn: Ms Cherry Yuen

By Email

Dear Cherry,

Proposed Temporary Transitional Housing & Ancillary Uses
with Filling of Land & Excavation of Land
at Lots 1212 S.B RP (Part) & S.C ss.3 RP & the Adjoining Government Land in D.D. 115
Tung Tau, Yuen Long, the New Territories
TPB Ref.: A/YL-NSW/281

- Submission for Compliance with Approval Condition (d) -

This letter supersedes our letter dated 10 May 2022 vide our letter ref.: S1370a/TT/19/022Lg

Reference is made to the S16 Planning Application approved by the Town Planning Board on 23 October 2020. We hereby submit information to facilitate compliance with the following Planning Approval Condition:

"the provision of bicycle parking facilities to the satisfaction of the Commissioner for Transport or of the TPB as required under approval condition (d)."

Meanwhile, should you have any queries in relation to the above, please do not hesitate to contact Mr Kenneth To or the undersigned at 3426 8840. Thank you for your kind attention.

Yours faithfully For and on behalf of KENNETH TO & ASSOCIATES LTD

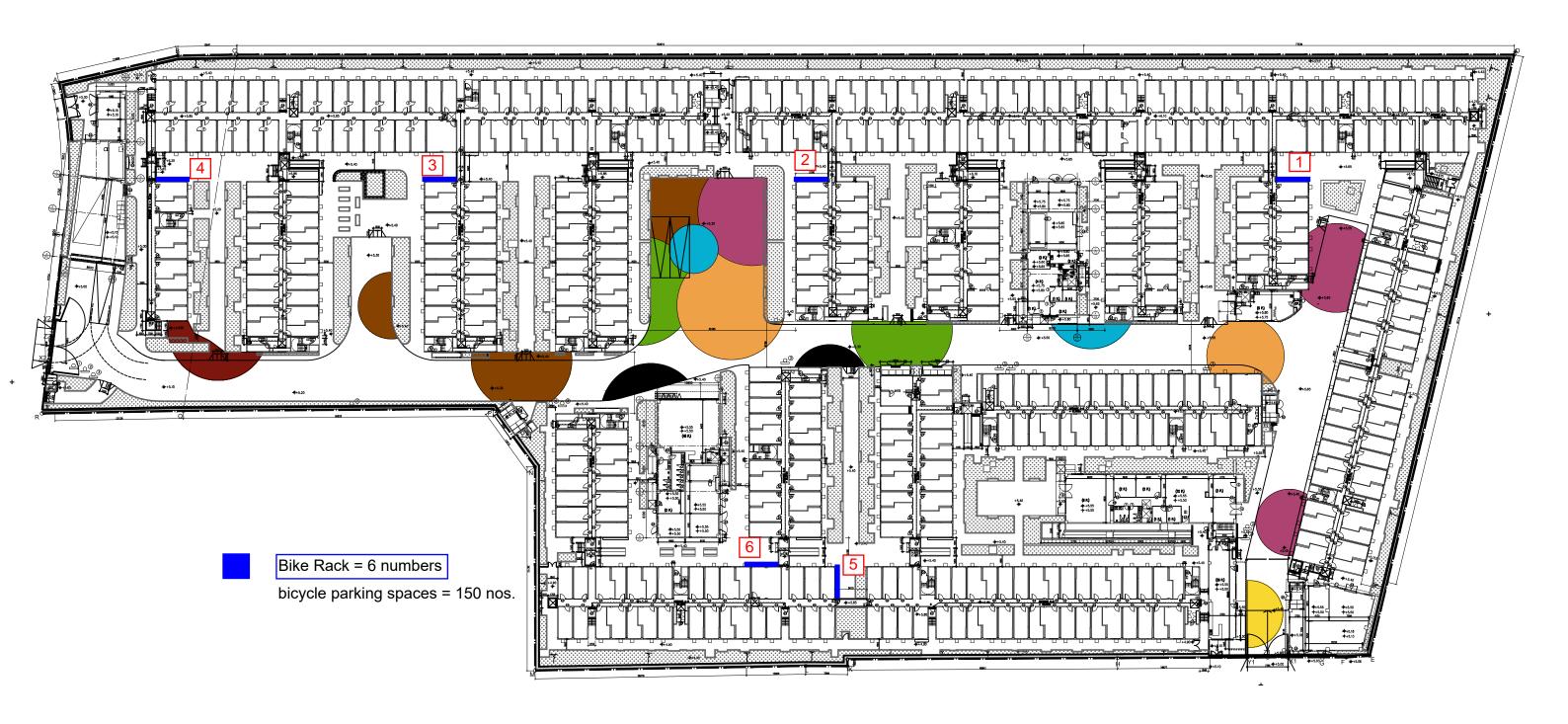
Gladys Ng

Encl.

cc. the Applicant & Team

KT/GN/vy

九龍觀塘海濱道133號萬兆豐中心16樓K室 Unit K, 16/F, MG Tower, 133 Hoi Bun Road, Kwun Tong, Kowloon 電話 Tel: (852) 3426 8451 傳真 Fax: [852) 3426 9737 電子郵件 Email: kta@ktaplanning.com















S16 Planning Application
Renewal of Planning Approval
for the Temporary Transitional Housing & Ancillary Uses for a Period of 3 Years
at Lot Nos. 1212 S.B RP (Part) & 1212 S.C ss.3 RP in D.D. 115 and the adjoining Government Land,
Tung Tau, Yuen Long

Appendix V

Compliance of Approval Condition (e) - Submission of a Revised Landscape Proposal



粉嶺、上水及元朗東規劃處 新界荃灣青山公路 388 號 中染大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui & Yuen Long East District Planning Office Unit 2202, 22/F, CDW Building, 388 Castle Peak Road, Tsuen Wan, N.T.

By Post & Fax (3426 9737)

本函檔號 Your Reference

本署档號 Our Reference (

) in TPB/A/YL-NSW/281

電話號碼

Tel. No.:

3168 4072

傳真機號碼 Fax No.:

3168 4074/ 3168 4075

Kenneth To & Associates Ltd.
Unit K, 16/F, MG Tower,
133 Hoi Bun Road,
Kwun Tong, Kowloon
(Attn.: Mr. Kenneth TO / Ms. Gladys NG)

•

Dear Sir/Madam,



25 May 2022

Compliance with Approval Condition (e)

Submission of a Revised Landscape Proposal

Proposed Temporary Transitional Housing and Ancillary Uses for a Period of 3 Years with Filling of Land and Excavation of Land in "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area"

Zone, Lots 1212 S.B RP (Part) and 1212 S.C ss.3 RP in D.D. 115 and adjoining Government Land in Tung Tau, Yuen Long

(Planning Application No. A/YL-NSW/281)

I refer to your submission dated 13.5.2022 regarding the revised Landscape Proposal – Rev. A(LP) for compliance with approval condition (e) of the subject planning application.

The Chief Town Planner/Urban Design and Landscape of this department has been consulted and considered that the revised LP is acceptable from the landscape planning perspective; hence, has complied with approval condition (e) of the subject application. Compliance with approval condition (f) rests upon the implementation of the approved LP to the satisfaction of the Director of Planning or of the TPB.

You are requested to submit sufficient copies of the submission in full set to our office for stamping. Kindly be advised that stamped copies should be issued to the relevant parties for record and/or action including District Lands Office of Lands Department.

You are reminded to follow JPN3 and Planning Department's Practice Note No. 1/2019 for compliance checking of the completed landscape works. You shall appoint a Registered Landscape Architect (RLA) to certify that the landscape works has been implemented in accordance with the

approved LP and submit a Self-Certification of Compliance (SCC). Alternatively, a full compliance check will be undertaken by the Landscape Unit of this department upon receipt of confirmation that the approved LP has been fully implemented.

The involved RLA shall observe and follow the circular letter of 16.6,2015 issued by the Landscape Architects Registration Board (LARB) addressing to all RLAs, in connection with the RLA's Delivery of Professional Standards of Services.

You are reminded that approval of the LP under TPB approval condition does not imply approval of the site coverage of greenery requirements under APP PNAP-152. The site coverage of greenery calculation should be submitted separately to Building Department for approval. For any proposed tree preservation/removal scheme, you are reminded to approach relevant authority/government department(s) directly to obtain the necessary approval.

Should you have any enquiries, please contact Mr. Samuel HUI of the Urban Design and Landscape Section of this Department at 3565 3957.

Yours faithfully,

(Anthony LUK)

District Planning Officer/
Fanling, Sheung Shui and Yuen Long East

Planning Department

c.c.

URBIS Ltd.

(Attn.: Mr. Jason YEUNG) シグロン & 662

Internal

CTP/UD&L CTP/TPB(2)

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(Attn.: Mr. Samuel HUI)

AL/CY/cl

REVISION	ISSUE DATE	DESCRIPTION
Α	03 March 2022	Amendment Submission

PROPOSED TEMPORARY TRANSITIONAL HOUSING & ANCILLARY USES AT LOTS 1212 S.B RP (PART) & S.C SS.3 RP IN D.D. 115 AND ADJOINING GOVERNMENT LAND, TUNG TAU, YUEN LONG

LANDSCAPE PROPOSAL AMENDMENT SUBMISSION

(for compliance of Planning Approval Condition (e) of S.16 Application No. A/YL-NSW/281)

Rev. A

(Doc. Ref. No.: AL17-DOC-001)

Prepared by URBIS Limited

		03 March 2022	
Prepared by :	Jason Yeung	Date	
	(1) Serve	03 March 2022	
Checked by :	Dhany Kusuma	Date	
	Innal)		
	1000	03 March 2022	
Approved for issue by :	Craig Doubleday	Date	



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TABLE 1	Proposed Planting Mix
TABLE 2	Proposed New Tree Species

LIST OF APPENDIXES

APPENDIX A - LANDSCAPE STATUTORY APPROVAL LETTERS

- PlanD Approval Letter of S.16 Planning Application dated 6 November 2020
- PlanD Approval Letter of Compliance with Approval Condition (e) dated 1 March 2021
- LandsD Approval Letter of Deemed Approval of TPRP dated 5 May 2021

APPENDIX B - LANDSCAPE PROPOSAL DRAWINGS

Drawing No.	Drawing Title	Revision No.
AL17/LP/LP01	Landscape Plan – G/F	Rev. 0
AL17/LP/LS01	Landscape Section - A-A	Rev. 0
AL17/LP/LS02	Landscape Section - B-B & C-C	Rev. 0
AL17/LP/GP01 A)	Greenery Demarcation Plan	Rev. 0
AL17/LP/OS01	Open Space Demarcation Plan	Rev. A
AL17/LP/IR01	Irrigation Layout Plan	Rev. 0

APPENDIX C - TREE PROPOSAL (NOT USED)

APPENDIX D - GBP DRAWINGS

• Final Amendment GBP Drawings (A1-01-1 (Rev. E), A1-01-2 (Rev. E), A7-01 (Rev. E), A9-03 (Rev. E)

APPENDIX E – TREE MAINTENANCE SCHEDULE

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1 INTRDUCTION

1.1 Background

- 1.1.1 The proposed temporary transitional housing development is located at Lots 1212 S.B RP (Part) & S.C ss.3 RP in D.D. 115, Tung Tau, Yuen Long, New Territories (the Site).
- The original Section 16 Planning Application (No. A/YL-NSW/281) was submitted to the Town Planning Board in 23 October 2020 and was approved by the Town Planning Board (TPB) on 23 October 2020 with condition (e) "the submission and implementation of tree and landscape proposals to the satisfaction of the Director of Planning or of the TPB" (refer to **Appendix A**).
- 1.1.3 The Landscape Proposal (hereafter refer to as the "Revision 0") to support the approved S.16 Application was prepared by Axxa Group Limited for partial discharge of planning approval condition (e) and approved by PlanD on 1 March 2021 (refer to **Appendix A**).
- 1.1.4 The Project Client is Hong Kong Sheng Kung Hui Welfare Council Limited and the Project Architect is Andrew Lee King Fun & Associates Architects Limited.
- 1.1.5 We, URBIS Limited, have been appointed as the Landscape Consultant to take on the landscape consultancy services for this development.
- 1.1.6 This Landscape Proposal submission is prepared in consideration of Planning Department's Practice Note for Professional Persons No.1/2004 0 Processing and Complaince Cheking of Landscape Submissions realted to Planning Application and Joint Practive Note No.3 Reenegerering of Appocal Process for Land and Building Development (April 2019).
- 1.1.7 This submission is prepared by URBIS Limited to address the changes associated with the Final Amendment General Building Plan (GBP) layout (refer to **Appendix D**). All text changes are highlighted in 'Grey' and all changes in the drawings are 'Clouded'.

1.2 Consideration / Approval of Submissions

1.2.1 We welcome the Director's prompt consideration of this submission. Should he have any questions regarding the submission, the following persons may be contacted for discussion and/or clarification: Mr. Craig Doubleday or Mr. Jason Yeung of URBIS Limited, 21st Floor Siu On Centre, 188 Lockhart Road, Wan Chai, Hong Kong (Tel: 2802 3333, Fax: 2802 8662).

2 HE LANDSCAPE PROPOSAL

2.1 Site Context & Existing Conditions

2.1.1 The Application Site, with an area of approximately **23,337m**² is bounded by Chung Yip Road to the north and Shan Pui Road/ Chui Tung Lane to the southwest. The surrounding context is characterized by a mix of village houses, industrial buildings and medium-rise residential developments such as the Parcville and One Regent Place. The Site is largely zoned "Other Specfied Uses" annotated "Comprehensive Development to include Westland Restoration Area" ("OU(CDWRA)") in the prevailing Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8 ("Approved OZP"). Refer to **Figure 1**.

2.1.2 The proposed temporary transitional housing development on the site will provide 1,800 units and ancillary uses to serve those households which are on the public rental housing waiting list and/ or currently inadequately housed. The proposed development will be operated by non-government organization (NGO) on a non-profit making basis. The project will adopt modular integretated construction to shortern the lead time in delivering those units to meet the imminent need.

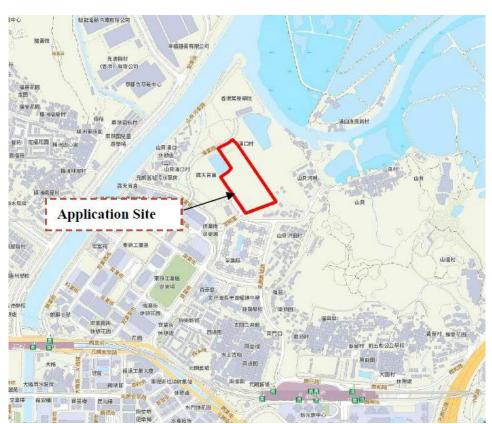


Figure 1 - Location Plan

2.2 Existing Vegetation

2.2.1 Since the approval of the Landscape Proposal (Rev.0) by PLanD on 1 March and deemed approval via streamline by DLO on 5 May 2021 (refer to **Appendix A**), the tree were felled by the contractor on June 2021 prior to hoarding and site formation works.

2.3 Landscape Design Objectives

- 2.3.1 In this submission, the landscape design objectives is still being reflected while tallying with the Final Amendment of General Building Plan (GBP) layout (refer to **Appendix D**). Below sections describing the original landscape design objectives remains valid.
- 2.3.2 The primary landscape objectives are:
 - To generate a visually compatible temporary development with the surrounding context;
 - To provide a quality and sustainable environment for the future occupants of the proposed temporary development;

URBIS LIMITED 1 MARCH 2022



To maximize the opportunities for outdoor recreation for the future community.

2.4 Landscape Design

- 2.4.1 Due to changes in the Final Amendment of General Building Plan (GBP) dated 17 March 2022, the approved Landscape Proposal (Rev.0) needs to be revised to match the latest GBP as shown in the plans in **Appendix D**.
- 2.4.2 The proposed temporary development comprises three main residential blocks (each 4 storeys high) and a number of 2 storeys high ancillary blocks. It will provide a total of 1,800 units.
- 2.4.3 The landscape framework includes the following:
 - a) Communal Landscape
 - Multi-purpose play area, open plaza and outdoor spaces will be provided for recreational use
 of future residents.
 - b) Buffer / Perimeter Planting
 - Provision of buffer planting with fast-growing bamboo species and shrub along the site boundary to provide visual screening and soft transition to the surrounding environment.
- 2.4.4 Hardscape materials and design are chosen for durability, sustainability, low maintenance, reasonable cost.
- 2.4.5 The landscape lighting will be designed in accordance with the intended use of an area, such as seating areas or play areas and for the safety and security of pedestrian circulation.
- 2.4.6 Proposed fitness area and ancillary works in this development will be in full compliance with relevant safety standards and guidelines.
- 2.4.7 Hard landscape design works shall be in compliance with the government ordinances, codes and regulations, and relevant international standards.

2.5 Soft Landscape

- 2.5.1 In addition to the design of the hard landscape, the use of well combined of evergreen, broadleaf and ornamental trees and flowering shrubs will emphasise the character of each of the landscape/activities zones described above, to screen and visually soften the appearance of the development, and to improve the pedestrian environment of the footpaths along the site boundary.
- 2.5.2 The following description seeks to establish some guiding principles that are important for implementing the landscape as part of the overall scheme and in ensuring its feasibility.
- 2.5.3 The plant species for the landscaped areas will be selected to provide colour throughout the year with seasonal variation. 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. Shade tolerant species will be considered in covered planting areas underneath the building blocks or area with relatively less sun light.

2.5.4 The following species will form the basis of the planting design proposals. All plant stocks will be of good quality in terms of tree form and health condition.

Table 1 - Proposed Planting Mix

BOTANICAL NAME	SIZE	SPACING (mm)			
Tree (Refer to Table 5.1 Proposed New Tree Species Details under Section 4 of this report)					
Cinnamomum burmannii*	Light Standard	Min. 4000			
Cinnamomum camphora*	Light Standard	Min. 4000			
Elaeocarpus hainanensis	Light Standard	Min. 4000			
Lagerstroemia speciose	Light Standard	Min. 4000			
Terminalia mantaly 'Tricolor'	Light Standard	Min. 4000			
Remarks: * Native Tree Species					
Shrub					
Aglaia odorata	600 x 500	400			
Allamanda schottii	500 x 400	300			
Bougainvillea spectabilis	600 x 500	500			
Codiaeum variegatum	500 x 400	300			
Duranta erecta 'Golden Leaves'	500 x 400	400			
Gardenia jasminoides	450 x 300	300			
Ixora coccinea f. lutea	500 x 400	400			
Ixora 'Super Pink'	400 x 400	300			
Jasminum sambac	300 x 300	300			
Michelia figo	300 x 300	300			
Murraya paniculata	600 x 400	400			
Nandina domestica	400 x 400	400			
Pennisetum x advena 'Rubrum'	500 x 300	300			
Pennisetum alopecuroides	500 x 300	300			
Rhododendron simsii	600 x 300	300			
Schefflera arboricola 'Variegata'	600 x 300	300			
Telosma cordata	500 x 400	400			
Groundcover					
Asparagus densiflorus 'Sprengeri'	300 x 200	200			
Catharanthus roseus	250 x 250	250			
Cuphea hyssopifolia	250 x 250	250			
Cymbopogon citratus	300 x 300	300			
Hamelia patens	300 x 300	300			
Lantana camara 'Flava'	200 x 300	300			

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BOTANICAL NAME	SIZE	SPACING (mm)		
Lantana camara 'Red'	200 x 300	300		
Lantana montevidensis	300 x 300	300		
Nephrolepis auriculata	300 x 300	250		
Ophiopogon japonicus	200 x 200	150		
Plectranthus amboinicus	300 x 300	300		
Plectranthus amboinicus 'Variegata'	300 x 300	300		
Russelia equisetiformis	300 x 300	300		
Herb/ Vegetable				
Allium cerhuum	Varies	Varies		
Capsicum annum	Varies	Varies		
Citrus aurantifolia	Varies	Varies		
Mentha suaveolens	Varies	Varies		
Origanum vulgare	Varies	Varies		
Rosmarinus officinalis	Varies	Varies		
Solanum lycopersicum	Varies	Varies		
Bamboo				
Phyllostachys aurea	2500 x 500	Varies		
Climbing/ Trailing Plant				
Campsis grandiflora				
Ipomoea indica	At least 3 shoots per plant. Each shoot at least 700mm long			
Petrea volubilis	with 300 spacing			
Thunbergia grandiflora				

Note: Species selection will be subject to detailed design development and market availability.

Soil Depth for Planting Areas

2.5.5

In order to ensure that these planting proposals are feasible, it is proposed that an adequate planting medium be incorporated into the design of the soft landscape areas. For example the tree planting within the at-grade areas on the ground floor will utilise a minimum 1200mm depth of planting medium facilitating the planting of trees in this area, 600mm depth of soil for shrub areas and 300mm depth of soil will be required for groundcover. These are minimum soil depths required in planting areas and planters with exclusion of structural and drainage layers to ensure healthy plant establishment.

Irrigation and Drainage

2.5.6 The proposed irrigation system will be via manual water point operation, covering the entire planting area within the site. The proposed source of water supply is subject to final approval from the Water Services Department. Sub-Soil drainage shall be provided for all planting areas. Please refer to Irrigation Plan(s) in **Appendix B**.

2.6 Open Space Proposals

- 2.6.1 The open space provision in the development site complies with the requirement for local open space under the Hong Kong Planning Standards and Guidelines (HKPSG), which is minimum 1m² local open space per person. Estimated population for the current development scheme is 3,840, hence not less than 3,840m² of communal open space shall be provided for the residents. The open space framework is shown in Appendix D. An approximate of 6,262m² open space is provided in this submission.
- 2.6.2 Passive recreation facilities and shaded sitting out areas would be accommodated in the landscape areas. The open spaces consist with children play area, elderly fitness equipment and multifunctional activity areas which serve both the young and elderly population and to accommodates open space for resident and guests enjoyment.

2.7 Green Coverage

- 2.7.1 Greening opportunities have been maximised at ground level. Greenery is provided as at-grade planting and closed bottom planters at ground floor. These greenery will enrich diversity of the landscape elements and soften the development mass.
- 2.7.2 Based on the previously approved Landscape Proposal (Rev.0), a minimum greenery coverage of **3,690m²** will be provided for the residents. An approximate of **3,711m²** greenery area is provided in this submission (refer to **Appendix B**).

2.8 Landscape Management and Maintenance

- 2.8.1 Upon completion of the construction works, a 12-month defect liability period will be implemented which applies to both hard and soft landscaping works. The soft landscape specialist contractor will be responsible for the maintenance of planting during this first year (Establishment Period) following practical completion to ensure proper establishment of planting works. Tree Maintenance will be carried out in accordance to the Tree Maintenance Schedule attached in **Appendix D**. In the future the property management department for the development will assume responsibility for the management and maintenance of the landscape within the Site, and employ a contractor to take care of all landscape areas including hard and soft landscape works.
- 2.8.2 The softworks contractor will be responsible for a 12-month establishment period of plants after practical completion of the planting works. It allows a period of time for proper establishment of the plants.
- 2.8.3 Upon the end of the 12-month establishment period, the developer will employ maintenance staff to take care of all landscape areas within the development.

URBIS LIMITED 3 MARCH 2022



3 TREE PRESERVATION PROPOSAL

3.1.1 Since the approval of the Landscape Proposal (Rev.0) by PlanD on 1 March and deemed approval via streamline by DLO on 5 May 2021 (refer to **Appendix A**), the trees were felled by the contractor on June 2021 prior to hoarding and site formation works.

4 NEW TREE PLANTING PROPOSAL

- 4.1.1 The loss of existing trees will be replaced by a combination of broadleaf and ornamental tree planting in the proposed landscape areas at ground floor of the proposed development. Upon full establishment of the proposed planting, the local landscape context will be enhanced by the introduction of good quality planting that would enhance the visual amenity in the local context which benefits both future residents and their neighbourhoods. The proposed New Planting Plans has been revised to reflect the latest GBP amendment submission and latest landscape layout. The changes on the proposed new planting plans are only on the proposed locations of the trees which follows the current planter layout. Below sections 5.1.2 and 5.1.4 describe the approved tree planting proposal strategy in the approved Tree and Landscape Proposal (Rev.0) for your information.
- 4.1.2 The revised New Tree Planting Plan is indicated in Landscape Plan in **Appendix B**. The planting proposals have sought to:
 - Provide a physical and visual integration with the surrounding landscape;
 - Maintain the landscape character and visual amenity of the local area;
 - Provide a high quality and sustainable residential environment for the future residents;
 - 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 context and improve the bio-diversity of the Site and the surroundings.
- 4.1.3 All proposed planting areas are designed either on-grade or in planter which will reserve adequate planting soil depth for healthy tree establishment. A minimum of 1200mm soil depth (exclusion of structural and drainage layers) will be reserved in the new tree planting areas. Planting spacing follows the guidelines for tree planting recently published by DEVB GLTM and mature size of proposed species to ensure enough space is reserved for healthy establishment of the new planted trees.
- 4.1.4 The selection of good quality species will enhance the existing landscape context upon full establishment of the planting. These trees form part of the overall landscape design proposal. There are **NO** change in term of the total number of new trees compare with the Approved Landscape Proposal (Rev.0). A summary of the new tree planting proposal is provided in **Table 2** below.

Table 2 - Proposed New Tree Species

Botanical Name	Chinese Name	Height x Spread (mm)	DBH (mm)	Live Crown Ratio	Spacing (mm)	Quantity (nos.)
Cinnamomum burmannii*	陰香	2000 x 1500	25	Min. 40%	Min. 4000	10
Cinnamomum camphora*	樟樹	2500 x 1500	25	Min. 40%	Min. 4000	8
Elaeocarpus hainanensis	水石榕	2500 x 1500	25	Min. 40%	Min. 4000	5
Lagerstroemia speciose	大花紫薇	2000 x 1000	25	Min. 40%	Min. 4000	12
Terminalia mantaly 'Tricolor'	錦葉欖仁	2500 x 1500	25	Min. 40%	Min. 4000	10
					Total	45
Remarks: * Native Tree Species						

Note: Species selection subject to market availability

URBIS LIMITED 4 MARCH 2022

Proposed Temporary Transitional Housing & Ancillary Uses at Lots 1212 S.B RP (Part) & S.C ss.3 RP in D.D. 115 and Adjoining Government Land, Tung Tau, Yuen Long Landscape Proposal Amendment Submission (Rev. A)



APPENDIX A

LANDSCAPE STATUTORY APPROVAL LETTERS

城市規劃委員會

TOWN PLANNING BOARD

香港北角渣華道三百三十三號 北角政府合署十五樓 15/F., North Point Government Offices 333 Java Road, North Point, Hong Kong.

直 Fax: 2877 0245 / 2522 8426

By Post & Fax (3426 9737)

電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號 In reply please quote this ref.: TPB/A/YL-NSW/281

6 November 2020

Kenneth To & Associates Ltd. Unit K, 16/F, MG Tower 133 Hoi Bun Road Kwun Tong, Kowloon (Attn.: Kenneth To / Gladys Ng)

Dear Sir/Madam,

Proposed Temporary Transitional Housing and Ancillary Uses for a Period of 3 Years with Filling of Land and Excavation of Land in "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" Zone, Lots 1212 S.B RP (Part) and 1212 S.C ss.3 RP in D.D.115 and adjoining Government Land in Tung Tau, Yuen Long

I refer to my letter to you dated 23.10.2020.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years until 23.10.2023 and is subject to the following conditions:

- (a) no vehicle is allowed to queue back to or reverse onto/from the site at any time during the planning approval period;
- (b) the submission of a run-in/out proposal at Shan Pui Road within 6 months from the date of planning approval to the satisfaction of the Director of Highways and the Commissioner for Transport or of the TPB by 23.4.2021;
- (c) in relation to (b) above, the implementation of the run-in/out proposal at Shan Pui Road within 9 months from the date of planning approval to the satisfaction of the Director of Highways and the Commissioner for Transport or of the TPB by 23.7.2021;
- (d) the provision of bicycle parking facilities to the satisfaction of the Commissioner for Transport or of the TPB;
- (e) the submission of a revised landscape proposal within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 23.4.2021;

(f) in relation to (e) above, the implementation of the revised landscape proposal within 9 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 23.7.2021;

- 2 -

- (g) the submission of a revised drainage impact assessment within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 23.4.2021;
- (h) in relation to (g) above, the implementation of the revised drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 23.7.2021;
- the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 23.4.2021;
- in relation to (i) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 23.7.2021;
- (k) if any of the above planning conditions (a) and (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- if any of the above planning conditions (b), (c), (e), (f), (g), (h), (i) and (j) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix V of the TPB Paper.

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, please refer to the TPB Guidelines No. 34C and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

This temporary permission will lapse on <u>24.10.2023</u>. You may submit an application to the TPB for renewal of the temporary permission no less than two months before its expiry by completing an application form (Form No. S16-III). For details, please refer to

TPB Guidelines No. 34C. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved scheme that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 23.10.2020 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 27.11.2020). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Ms. Emily Tong of Fanling, Sheung Shui & Yuen Long East District Planning Office at 3168 4033. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,

(Raymond KAN) for Secretary, Town Planning Board

RK/CC/cl

規劃署

粉嶺、上水及元朗東規劃處 新界荃灣青山公路 388 號 中染大廈 22 核 2202 室



Planning Department

Fanling, Shoung Shui & Yuen Long East District Planning Office Unit 2202, 22/F, CDW Building, 388 Castle Peak Road, Tsuch Wan, N.T.

By Post & Fax (3426 9737)

1 March 2021

本函檔號

Our Reference (

) in TPB/A/YL-NSW/281

電話號碼

Tcl. No. :

3168 4072

Your Reference \$1370a/TT/19/008Lg

傅直機號碼 Fax No.:

3168 4074

Unit K, 16/F, MG Tower, 133 Hoi Bun Road, Kwun Tong, Kowloon (Attn.: Mr. Kenneth TO)

Dear Sir,

Compliance with Approval Condition (e) Submission of revised Landscape Proposal

Proposed Temporary Transitional Housing and Ancillary Uses for a Period of 3 Years with Filling of Land and Excavation of Land Lots 1212 S.B RP (Part) and 1212 S.C ss.3 RP in D.D. 115 and Adjoining Government Land, Tung Tau, Yuen Long

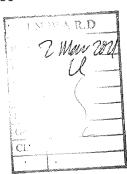
(Planning Application No. A/YL-NSW/281)

I refer to your submission dated 29.12.2020, 7.1.2021 and 9.2.2021 regarding the revised landscape proposal (LP) with the annotation of bicycle parking spaces for compliance with approval condition (e) of the subject planning application.

The Chief Town Planner/Urban Design and Landscape of this department has been consulted and considered that the revised LP is acceptable from the landscape planning perspective; hence, has complied with approval condition (e) of the subject application. Full compliance with approval condition (f) rests upon the implementation of the approved LP to the satisfaction of the Director of Planning or of the TPB.

You are requested to collate the latest revision of drawings into full sets and submit sufficient copies to our office for stamping. Kindly be advised that stamped copies should be issued to the relevant parties for record and/or action including DLO of LandsD.

You are reminded to follow JPN3 and PlanD's Practice Note No. 1/2019 for compliance checking of the completed landscape works. You may appoint a Registered Landscape Architect (RLA) to certify that the landscape works has been implemented in accordance with the approved LP and submit a self-certificate of compliance (SCC). Alternatively, a full compliance check will



be undertaken by Urban Design and Landscape Section of this department upon receipt of confirmation that the approved LP has been fully implemented.

The involved RLA shall observe and follow the circular letter of 16.6.2015 issued by the Landscape Architects Registration Board (LARB) addressing to all RLAs, in connection with the RLA's Delivery of Professional Standards of Services.

You are also reminded that approval of the LP under TPB approval condition does not imply approval of the site coverage of greenery requirements under APP PNAP-152. The site coverage of greenery calculation should be submitted separately to BD for approval. Similarly for any proposed tree preservation/removal scheme, you are reminded to approach relevant authority/government department(s) direct to obtain the necessary approval.

Should you have any enquiries, please contact Ms. Kinnis LEE of the Urban Design and Landscape Section of this Department at 2231 4720 or Ms. Cherry YUEN of this office at 3168 4043.

Yours faithfully,

District Planning Officer/ Fanling, Sheung Shui and Yuen Long East Planning Department

CTP/UD&L CTP/TPB(2)

AL/CY/wkl

(Attn.: Ms. Kinnis LEE)

TOTAL P.002

話 Tel:

2443 3029

圖文傳真 Fax:

2473 3134 本 處 檔 號 Our Ref.: (14) in DLOYL LM(4) to 15/YAT/2020

來函檔號 Your Ref.: AG/2019215/211134

TEO Yee Shun Jason Axxa Group Limited 51/F, China Online Centre,

333 Lockhart Road. Wanchai, Hong Kong



地政總署 元朗地政處 DISTRICT LANDS OFFICE, YUEN LONG

我們矢志努力不懈,提供盡善盡美的土地行政服務。 We strive to achieve excellence in land administration. 新界元朗橋樂坊二號大橋政府合署七樓及九至十一樓 7/F & 9/F.-11/F., Yuen Long Government Offices & Tai Kiu Market, No. 2 Kiu Lok Square, Yuen Long, N.T.

By Fax (2893 8997) and By Post

7 May 2021

Dear Sir,

Tree Preservation and Removal Application Short Term Tenancy No. 3298 Tung Tau, Yuen Long (Planning Application No. A/YL-NSW/281)

I hereby acknowledge receipt of the tree preservation and tree removal application ("the Application") submitted by you on 3 May 2021 vide letter under Ref. AG/2019215/211134 enclosing (i) the tree preservation and removal proposal together with compensatory planting proposal as included in the Landscape Proposal (Consolidated Report) (dated February 2021) approved by Planning Department and (ii) the Form 2. Please note that this acknowledgement signifies the giving of deemed approval for Tree Works within the captioned premises in accordance with Paragraph 9 of Lands Department ("LandsD") Land Administration Office ("LAO") Practice Note No. 2/2020, subject to implementation of the tree preservation and compensatory planting proposal within the captioned premises contained in the Application or such other proposal as may subsequently be approved by the Government in all respects to my satisfaction before completion of the development of the captioned premises. In view of the certification given by you in the Application, the contents of the Application have not been checked or verified by LandsD. For the avoidance of doubt, the deemed approval given by this letter is limited to the tree preservation provision under the Tenancy Agreement insofar as the Tree Works within the captioned premises is concerned and should not be constructed as an acknowledgment that anything indicated in the Application is in all respects in compliance with other conditions. Such deemed approval will not in any way prejudice the Government's right to reject building plans or any other plans or submissions which are consistent with the Application but inconsistent with other Clauses and Special Conditions. The Tenancy Agreement is subject to the terms and conditions of the Policy Support Agreement dated 25 February 2021 between and Secretary for Transport and Housing and the Tenant, you should therefore also seek the comment from the Transport and Housing Bureau for the application.

Yours faithfully.

(Aaron SO)

for District Lands Officer, Yuen Long

c.c. (By fax)

Hong Kong Sheng Kung Hui Welfare (Attn.: Dr. Jane LEE)

Fax: 2523 1513

Council Limited Landscape Advisory Team, LandsD

DPO/TM & YLW, PlanD

(Attn.: Mr. Tak WONG) (Attn.: Ms. Irene LAI)

Fax: 2412 4488 Fax: 3168 4074 Fax: 2412 4488

BPU

(Attn.: Mr. George LIU) (Attn.: Ms. Alanar YU)

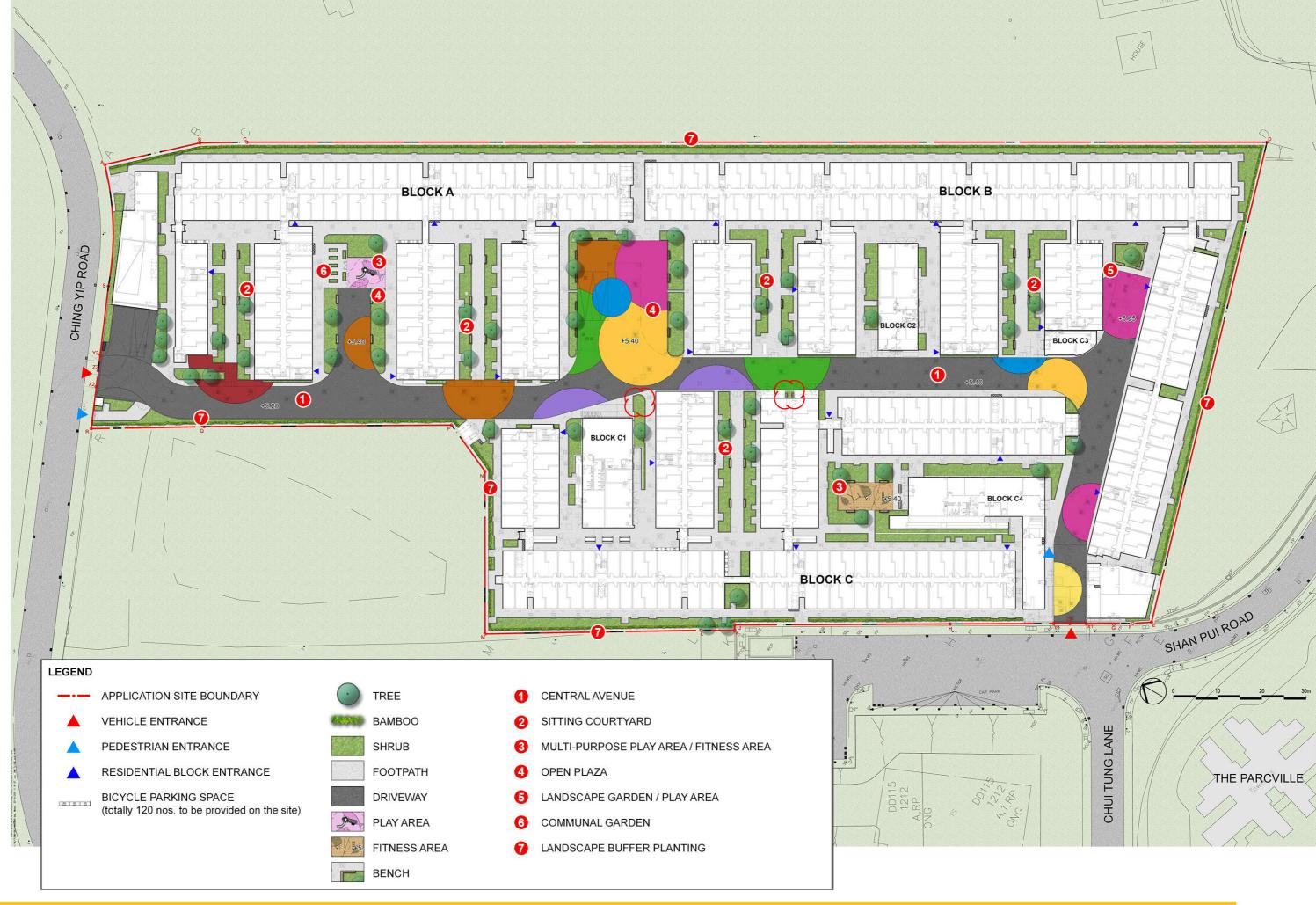
Fax: 3579 5775

This message and any attachment is intended for the use of the addressee only. It may contain information which is confidential and/or legally privileged. You are hereby notified that no unauthorised disclosure or use of this message is permitted. If you have received this message by mistake, please notify us immediately and delete or destroy this message, as appropriate. Any liability arising from the use of this information is excluded.

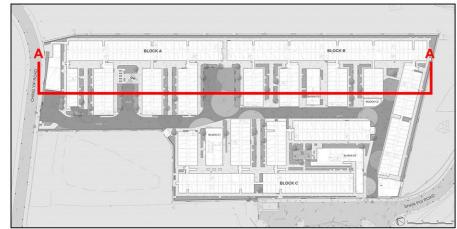
Proposed Temporary Transitional Housing & Ancillary Uses at Lots 1212 S.B RP (Part) & S.C ss.3 RP in D.D. 115 and Adjoining Government Land, Tung Tau, Yuen Long Landscape Proposal Amendment Submission (Rev. A)



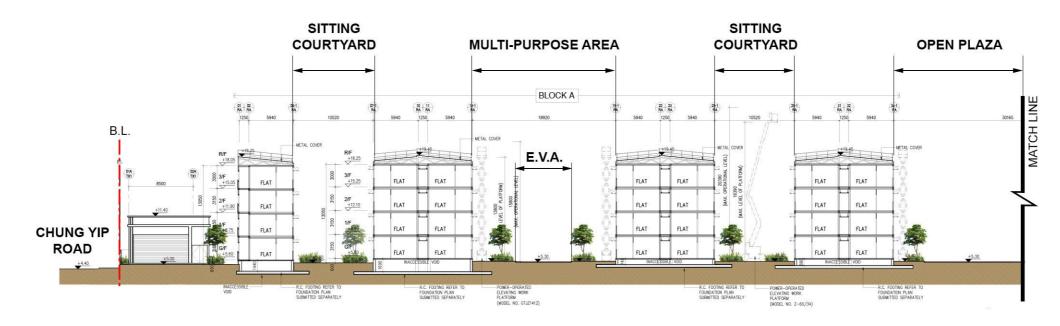
APPENDIX B
LANDSCAPE PROPOSAL DRAWINGS







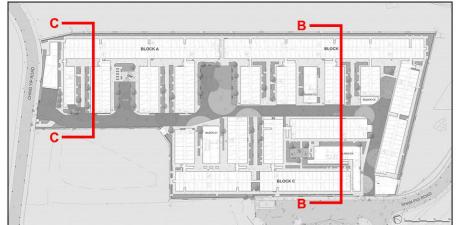
KEY PLAN



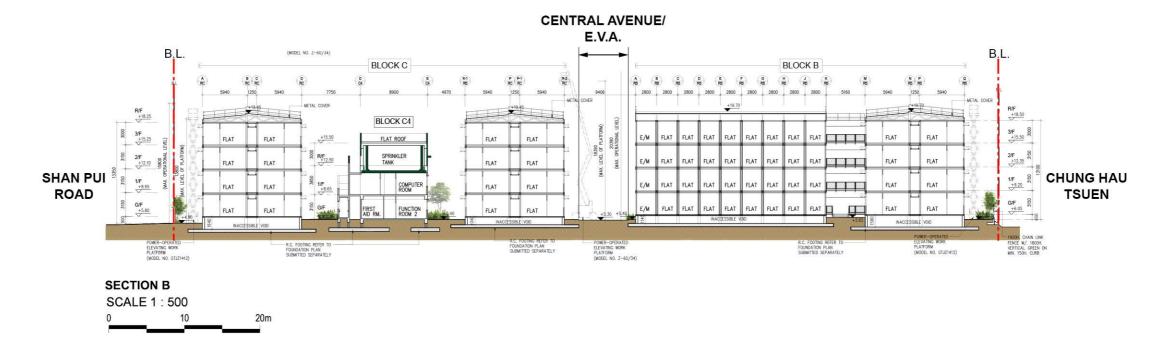


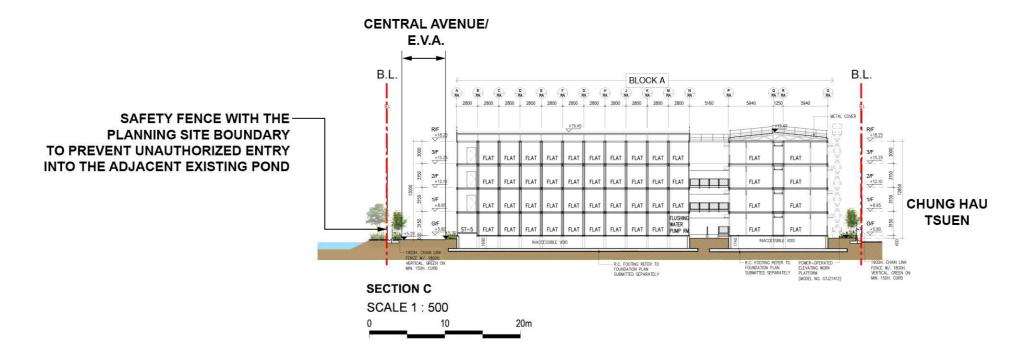
SECTION A SCALE 1:500 20m





KEY PLAN

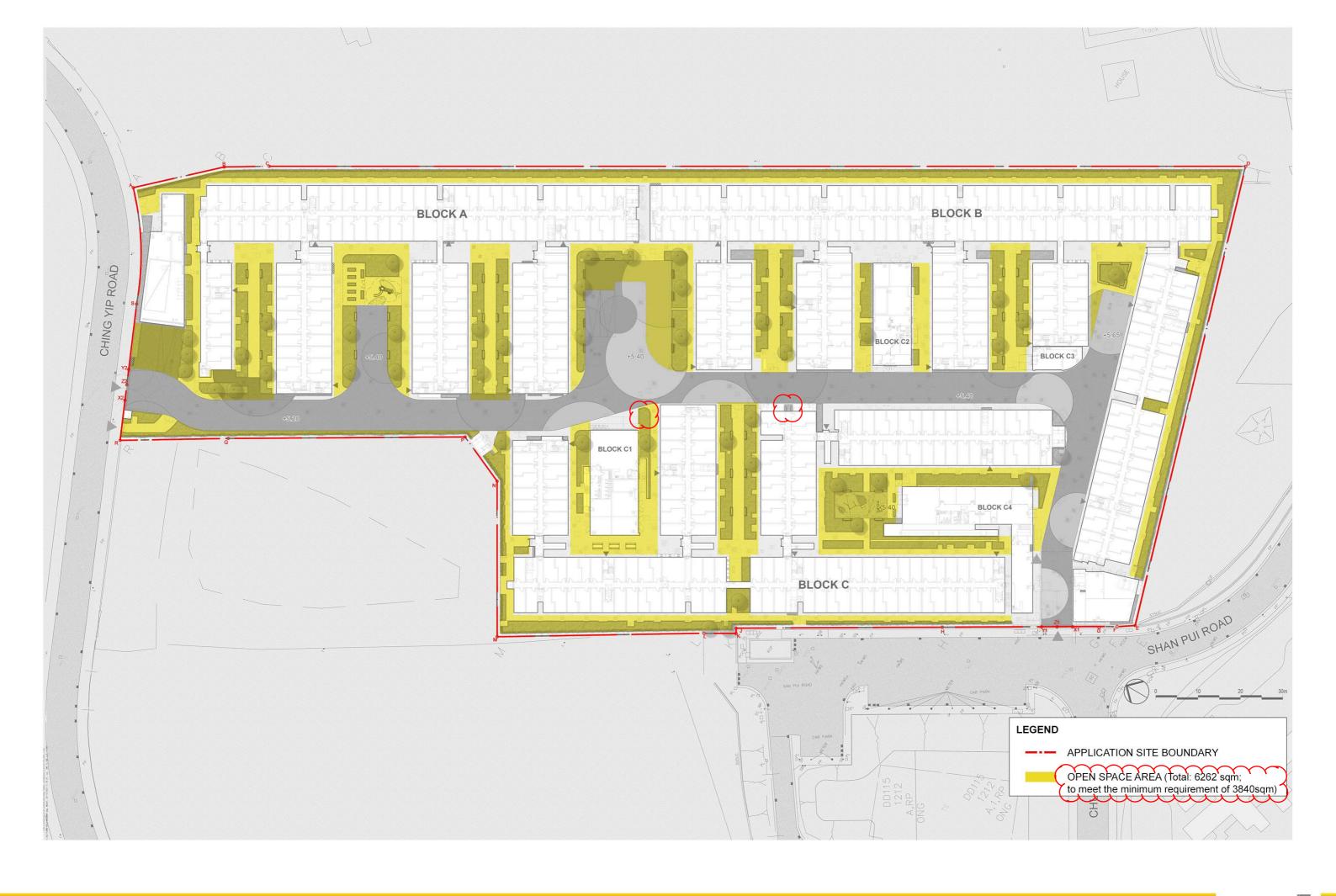






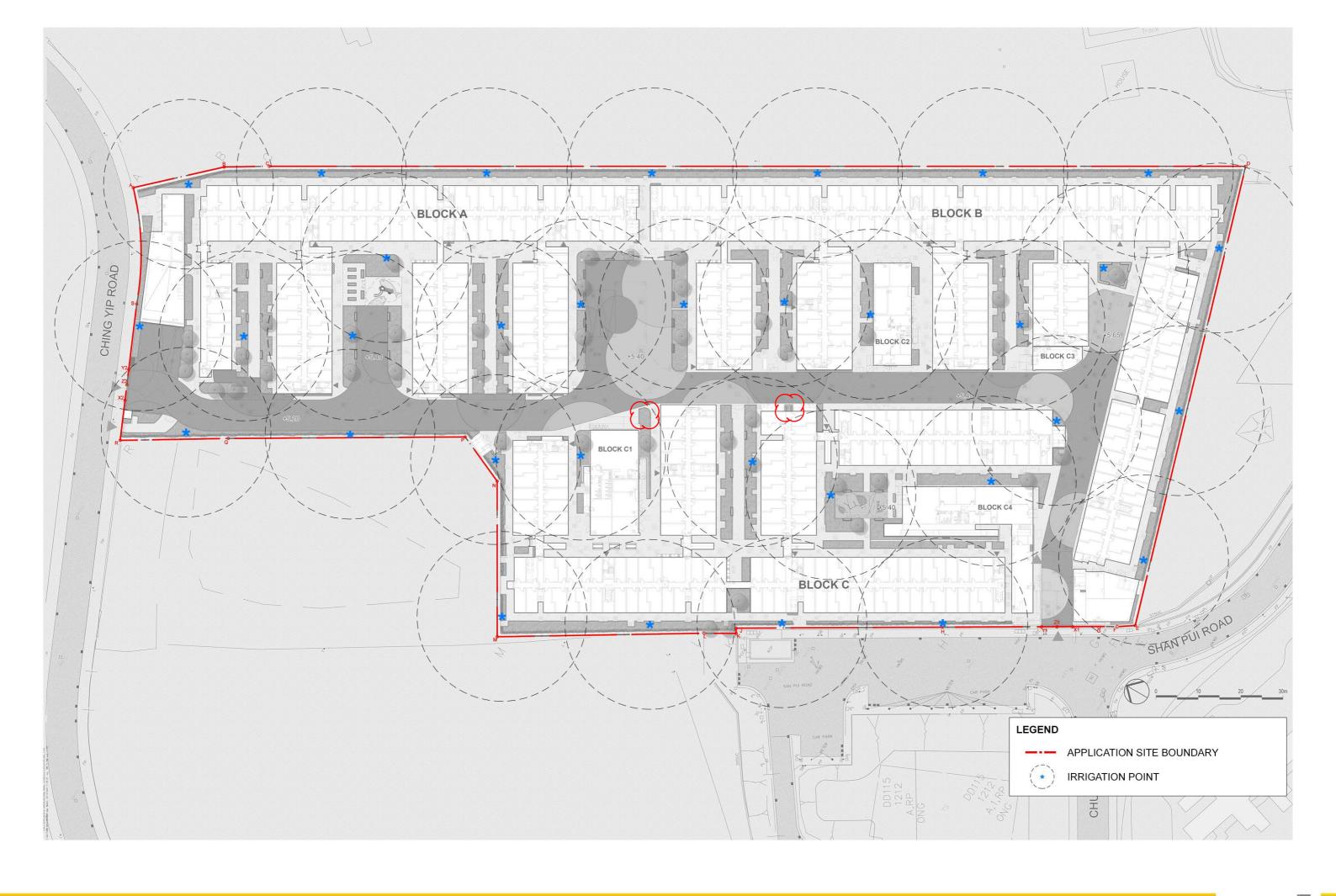














Proposed Temporary Transitional Housing & Ancillary Uses at Lots 1212 S.B RP (Part) & S.C ss.3 RP in D.D. 115 and Adjoining Government Land, Tung Tau, Yuen Long Landscape Proposal Amendment Submission (Rev. A)



APPENDIX C

TREE PROPOSAL (NOT USED)

Proposed Temporary Transitional Housing & Ancillary Uses at
Lots 1212 S.B RP (Part) & S.C ss.3 RP in D.D. 115 and Adjoining Government Land, Tung Tau, Yuen Long
Landscape Proposal Amendment Submission (Rev. A)



APPENDIX D GBP DRAWINGS



YOUR REF 來函檔號

OUR REF 本署檔號: (34) in BD 2/9020/20(TH) Pt.IV

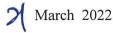
FAX 圖文傳真:

2845 1559 2626 1431

TEL 電話: WEBSITE 網址:

www.bd.gov.hk

Leung Heung Kwan, Ellis c/o Andrew Lee King Fun & Associates Architects Limited 19/F, Universal Trade Centre, 3 Arbuthnot Road, Central, Hong Kong



Dear Sir,

Transitional Housing Development at Tung Tau, Yuen Long, New Territories – Lots 1212 s.B RP (Part) & s.C ss.3 RP and the Adjoining Government Land in D.D. 115

I refer to your application received on <u>17 March 2022</u> for approval of proposals in respect of <u>Building Amendment</u> and the application for consent to the commencement and carrying out of the above building works.

- 2. Your submission of plans has been checked under the curtailed check system announced in Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) ADM-19. On this basis, I am satisfied that your submission is fundamentally acceptable and may be approved.
- 3. You are reminded that the curtailed check system covers only the fundamental issues of a building proposal. Although non-fundamental issues will not be raised as reasons for disapproving a submission, I expect that all contraventions of the Buildings Ordinance (BO) and its subsidiary legislation are rectified as and when they are discovered and in any event, before completion of the works is certified. In this connection, I ask you to note that the Building Authority attaches great importance to the proper assumption of duties and responsibilities by authorized persons and registered structural engineers.
- 4. In accordance with the provisions of regulation 30(1) of the Building (Administration) Regulations, this is to notify that the <u>above mentioned</u> plans submitted with your application received on <u>17 March 2022</u> are hereby approved. One set of the said plans, on which I have signified my approval, is enclosed. Your client has been sent a copy of this letter but I would request that you ensure that the contents are understood by him.
- 5. This approval should not be deemed to confer any title to land or to act as a waiver of any term in any lease or licence. Your attention is drawn to section 14(2) of the BO.
- 6. Consent to the commencement and carrying out of the above <u>Building Amendment</u> is given in the Form BD103 enclosed. You are reminded to ensure that the plans now approved are compatible with all previously approved plans, any conditions imposed are fulfilled and no works are carried out before all required plans have been approved and consent given. Your attention is drawn to paragraph 10 of PNAP APP-97.

/7.

S.L. 9A

屋宇署拓展部: 香港太古城太古灣道14號7樓 New Buildings Divisions, Buildings Department: 7/F, 14 Taikoo Wan Road, Taikoo Shing, Hong Kong Our Ref: (34) in BD 2/9020/20(TH) Pt.IV

-2-

- 7. This approval is confined to the coloured portions as shown on the plans, and should not be construed as approval of the uncoloured portions of the plans.
- 8. Your plans had been referred to Planning Department for consideration and their comments will be conveyed to you once available. You are required to resolve their comments, if any upon next plan submission. Your attention is drawn to section 4(3) of the BO in case of any amendments are required.
- 9. Your plans have been referred to District Lands Officer / Yuen Long of Lands Department for direct comment under lease. Your attention is drawn to Section 14(2) of the BO.
- 10. You are reminded to provide and maintain adequate precautionary measures to fence off the working area and to ensure the safety of the workmen, occupier and public during the course of works. Your attention is drawn to PNAP ADV-4 & APP-107.
- 11. Since you have made amendment on the plans, please furnish a copy of this approved plan to the relevant departments for record and further comments, if any. Your attention is drawn to section 4(3) of the BO in case further amendments are required.
- 12. For any further enquiries, please contact our Yumi NG at 2626 1435.

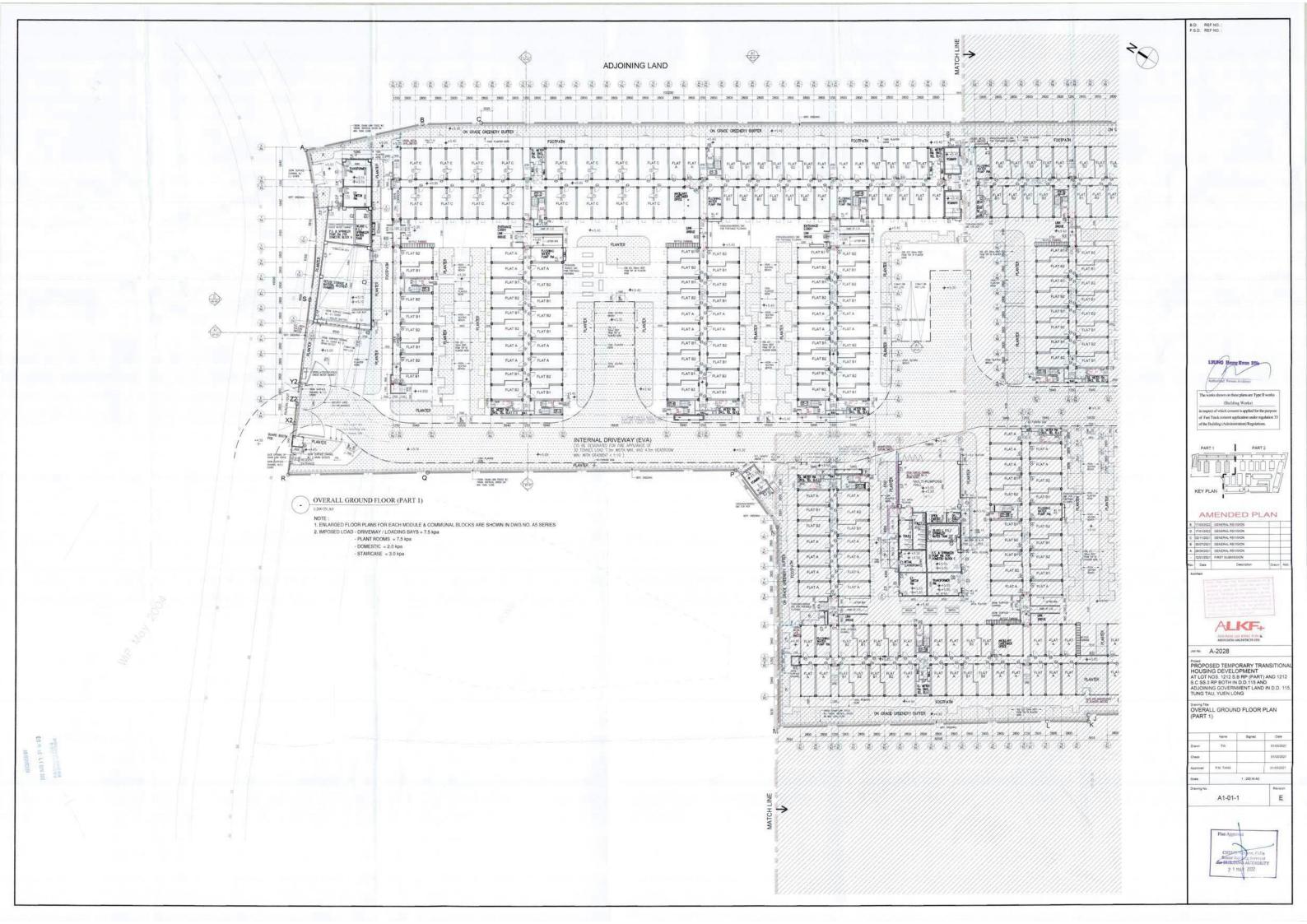
Yours faithfully,

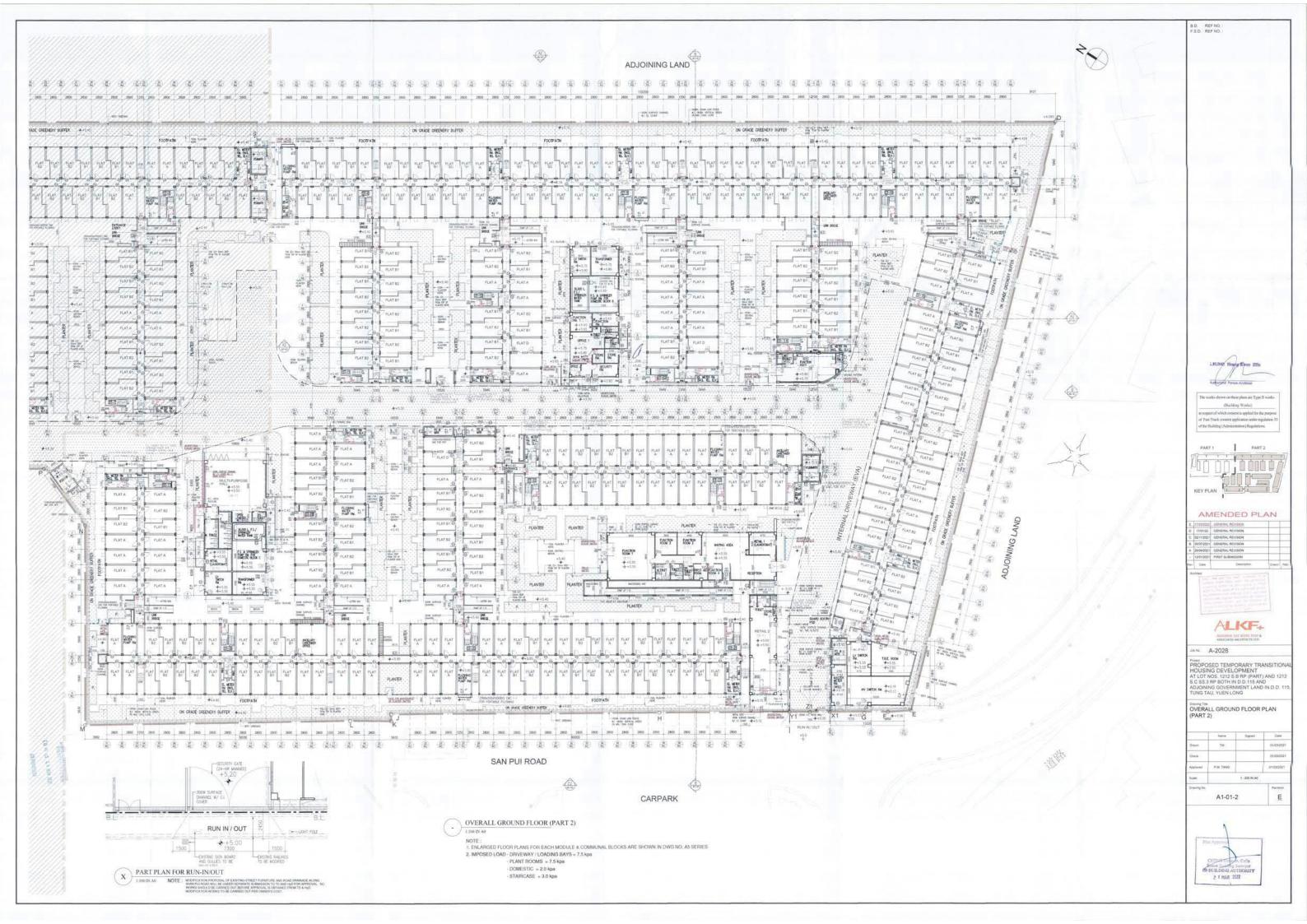
(CHENG Hang-on, Colin)
Senior Building Surveyor
for Building Authority

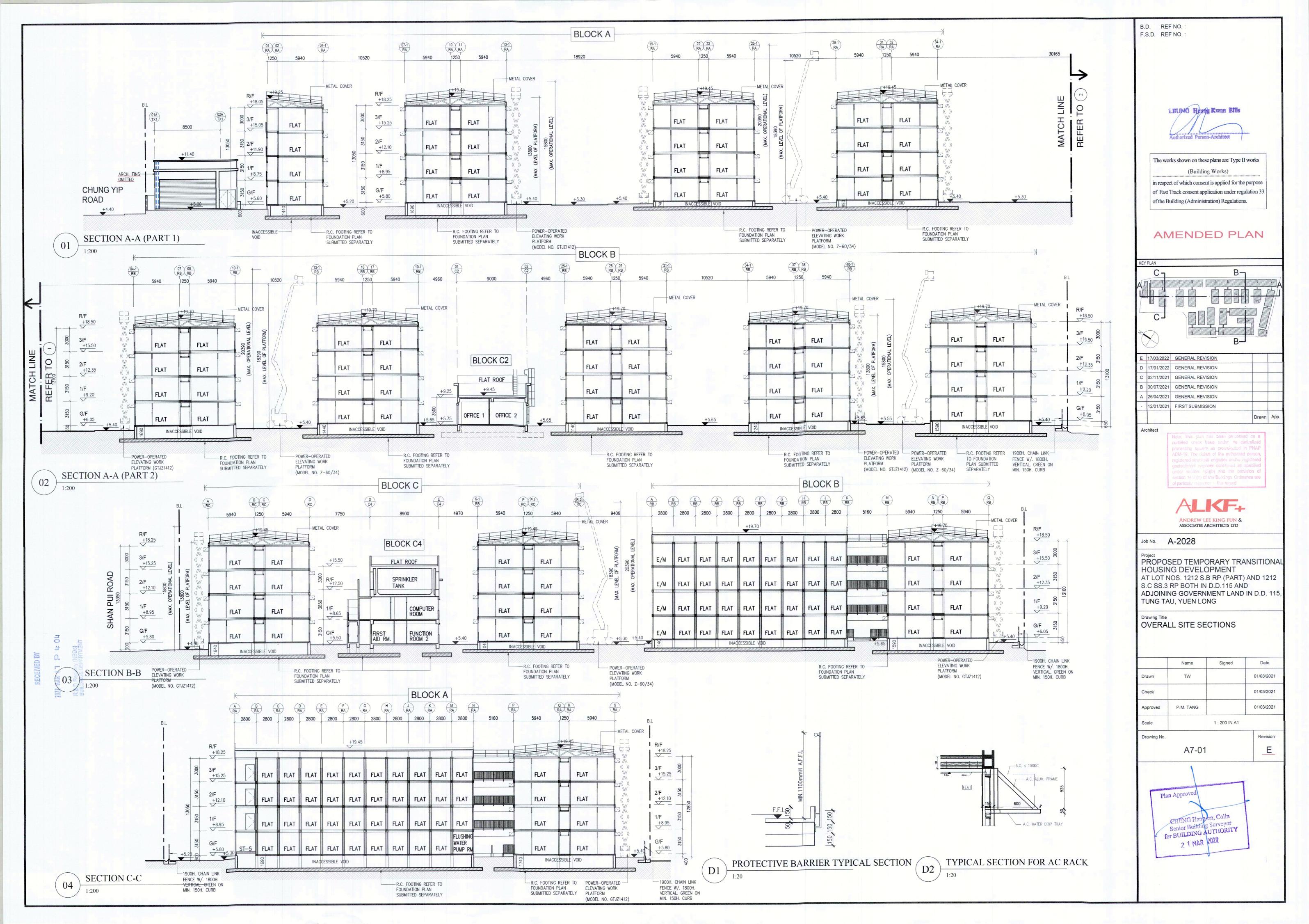
c.c. Hong Kong Sheng Kung Hui Welfare Council Limited (By Fax ONLY: 2904 8222)

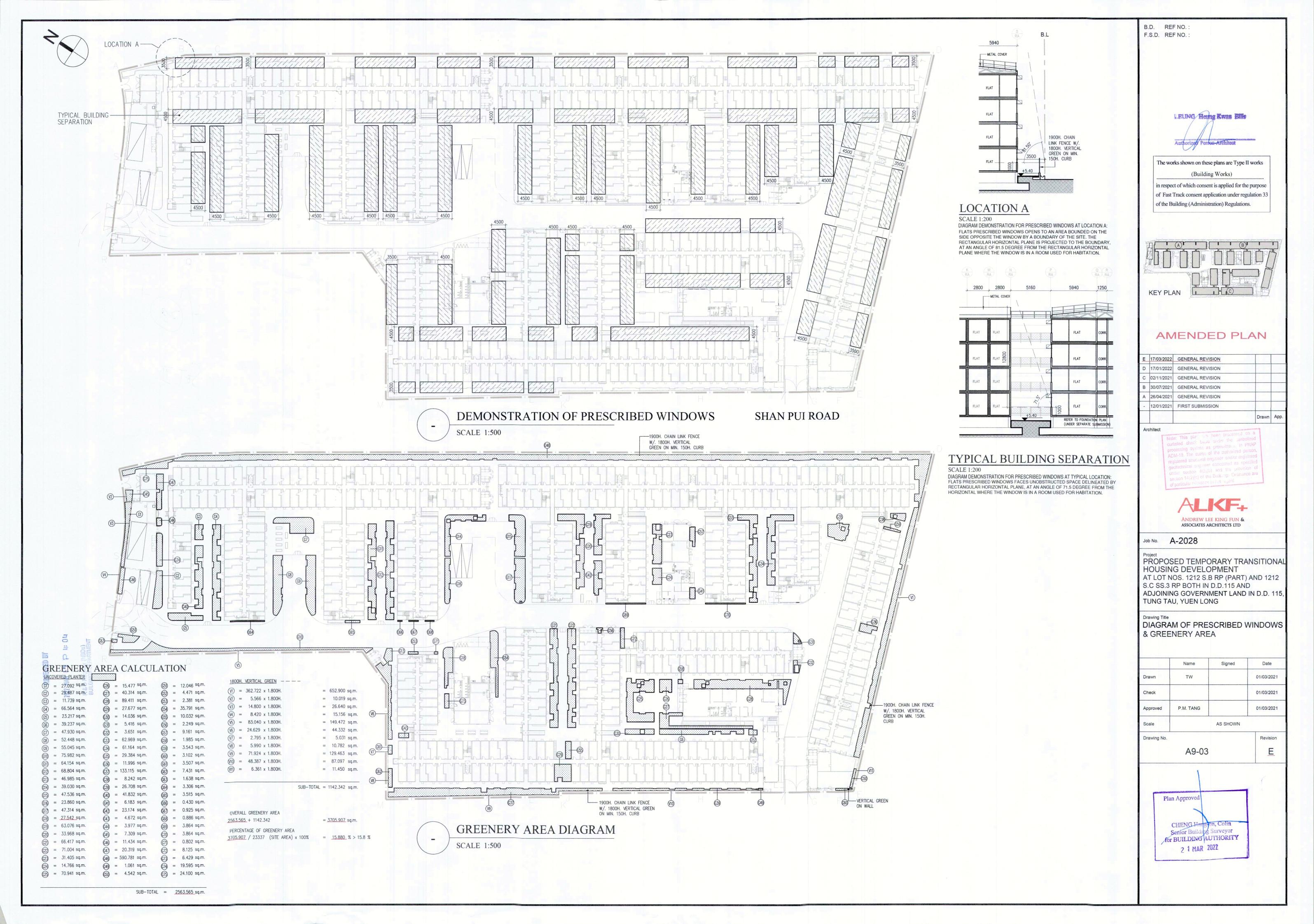
> CO/SM (By Fax ONLY: 3162 0993) FSD (By Fax ONLY: 2722 6234) DPO (By Fax ONLY: 3168 4074) DLO (By Fax ONLY: 2473 3134)

S.L. 9A









Proposed Temporary Transitional Housing & Ancillary Uses at Lots 1212 S.B RP (Part) & S.C ss.3 RP in D.D. 115 and Adjoining Government Land, Tung Tau, Yuen Long Landscape Proposal Amendment Submission (Rev. A)



APPENDIX E
TREE MAINTENANCE SCHEDULE

Mainter Urbis Li	nance Schedule for t	rees												
	Objective	Works Description	Suggested Frequency											
			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1.0	Record keeping	Take quaterly date-imprinted, colour, photographic records to show all conditions of trees including full views and close-ups of wounds and defects. Record keeping includes monitoring trees and soil. Records shall be kept for below regular checking works item 1.6, 1.8, 1.11 and 1.12.	√	-	-	√	-	-	√	-	-	√	-	-
1.1	Leaf picking and ground cleaning	Ensure areas beneath tree crowns are free of foreign matters harmful to trees or undesirable for users. Root collars must be kept clear from leaf and litter to ensure they stay dry and fungus-free.	V	√	V	√	√	V	√	√	√	√	V	√
1.2	Watering	Watering to maintain a moist soil adequate for healthy growth. Watering to be carefully calibrated with rainfall, watering is not required on days when rainfall is sufficient to moisten the soil.	Anticipated daily (At most daily except during heavy rainfall)		Anticipated daily									
1.3	Weeding	All planted areas shall be kept free from weeds. Any unwanted plants including <i>Mikania micrantha</i> are noxious weeds and shall be removed.	√	√	√	√	$\sqrt{}$	√	$\sqrt{}$	$\sqrt{}$	√	$\sqrt{}$	$\sqrt{}$	√
1.4	Fertilization	Fertilization should be carried out in Spring and Fall to provide added nutrient at times of seasonal plant growth. Slow release fertilizer should be applied. It should be granular NPK chemical fertilizer with a minimum four (4) month release period at 32°C with the following formula: 14 - 18 parts N (Nitrogen) 7 - 14 parts P2O5 (Available Phosphoric Acid) 12 - 16 parts K2O (Soluble Potash) max. 2 parts MgO (Magnesium Oxide) plus other trace elements Application should be adjusted at a rate of 200 gm per heavy standard tree.	-	-	√	-	-	-	-	√	-	-	-	-
1.5	Soil amelioration	Soil amelioration includes inspection of the soil beneath tree crowns to ensure its composition is suitable for growth. Where necessary aeration, adding soil conditioner, adding soil mix, should be done to ensure soil remains friable.	-	-	V	-	-	-	-	√	-	-	-	-
1.6	Checking tree stability	Tree stability should be checked quarterly to ensure trees are standing firm. Checking tree stability is especially important for tall and transplanted trees. Gently push against the trunk by hand to see if the tree sways. Ensure tree is well-secured by staking or anchoring should tree be found not yet taking root in new soil. Checking should be done on ad-hoc basis after strong winds, black rainstorm or typhoon.	√	-	-	V	-	-	√	-	-	√	-	-
1.7	Staking & tie maintenance and removal	Loosen tree ties and adjust stakes to accommodate growth. Ensure tree trunks and branches are not girdled by ties. Trunks and branch barks shall be healthy and free from damage due to tree ties. Stakes shall be adjusted to ensure they are secure and do not cause nuisance to users.	√	√	√	V	√	√	√	√	√	√	√	√
1.8	Checking branch health	Branch health should be checked quaterly. This is to ensure that problem branches with defect such as wounds, loose bark, cracks, fungal fruiting bodies, stubs and dead branches are identified. Adhoc checking may be carried out after inclement weather.	√	-	-	√	-	-	√	-	-	√	-	-
1.9	Pruning	Pruning shall be carried out quarterly to maintain regular tree vigor and remove problem branches identified during regular checking. Adhoc pruning may be carried out after inclement weather should damages be found.	V	√	V	√	√	√	√	V	V	√	V	V
1.10	Mulch maintenance	As required to keep mulching layer at thinkness of 50mm.			As requested									
1.11	Pest and disease control	Maintain vigilance at all times when carrying out maintenance for pest and disease. Have experience personnel specifically carry out pest and disease inspection monthly and during know periods of outbreak. Once identified, eradication should be carried out immediately and no later than 7 days of identification.	√	√	V	V	V	V	V	√	V	V	V	√
1.12	Tree inspection following adverse weather events	To be carried out within 24 hours after Tropical typhoon T8, Black Rainstorm, or local severe weather. Results of inspection with photos as necessary should be recorded. Where branches, trunks, or entire trees are found affected by recent event, remedial works should be carried out immediately.		As required										
1.13		Tree Risk Assessment is a defined method of determining risk of tree failure on targets. Tree risk assessment shall be carried out in accordance with 'Guidelines for Tree Risk Assessment and Management Arrangement on an Area Basis and on a Tree Basis' promulgated by Tree Management Office, Greening, Landscape and Tree Management Section of DEVB. Maintenance personnel shall be familiar with the requirement of this assessment and shall carry out Tree Risk Assessments regularly and at appropriate times to facilitate proper tree management with the Lot.		As appropriate										

Note:

¹ All maintenance works listed above should be carried out by experienced and qualified personnel having suitable training in aboricultural works.

² Above maintenance works schedule applies on a regular basis under normal circumstances.

S16 Planning Application
Renewal of Planning Approval
for the Temporary Transitional Housing & Ancillary Uses for a Period of 3 Years
at Lot Nos. 1212 S.B RP (Part) & 1212 S.C ss.3 RP in D.D. 115 and the adjoining Government Land,
Tung Tau, Yuen Long

Appendix VI

Compliance of Approval Condition (f) - Implementation of a Revised Landscape Proposal



Our Ref: S1370a/TT/19/028Lg

6 July 2022

Fanling, Sheung Shui & Yuen Long East District Planning Office Planning Department Unit 2202 22/F CDW Building 388 Castle Peak Road Tsuen Wan, N.T..

Attn: Ms Cherry Yuen

By Email and Hand

Dear Cherry,

Proposed Temporary Transitional Housing & Ancillary Uses
with Filling of Land & Excavation of Land
at Lots 1212 S.B RP (Part) & S.C ss.3 RP & the Adjoining Government Land in D.D. 115
Tung Tau, Yuen Long, the New Territories
TPB Ref.: A/YL-NSW/281

- Submission for Compliance with Approval Condition (f) -

Reference is made to the S16 Planning Application approved by the Town Planning Board on 23 October 2020, submission of Self-certification of Compliance on 8 June 2022 and comments from the Urban Design and Landscape Unit received on 27 June 2022.

We hereby submit a revised Self-certification of Compliance with Responses-to-Comment to facilitate compliance with the captioned Planning Approval Condition.

Meanwhile, should you have any queries in relation to the above, please do not hesitate to contact Mr Kenneth To or the undersigned at 3426 8840. Thank you for your kind attention.

Yours faithfully For and on behalf of KENNETH TO & ASSOCIATES LTD

Gladys Ng

Encl. (3 hard copies)

cc. the Applicant & Team

KT/GN/vy



No.	Comment	Response						
1.	PLANNING DEPARTMENT MS CHERRY YUEN Ref./Date: () in TPB/A/YL-NSW/281 dated 27 June2022 Received Date: 28 June2022							
	I refer to your submission dated 8.6.2022 enclosing the Self-Certificate of Compliance (SCC) Submission for compliance with the approval condition (f) of the subject planning application, i.e. "the implementation of the revised landscape proposal to the satisfaction of the Director of Planning or of the Town Planning Board"/							
	2. The Chief Town Planner/Urban Designer and Landscape of this Department has been consulted on the submission and has the following comments from the landscape planning perspective:							
	(a) Approved landscape plan attached under incurred cover sheet (Appendix B) is duplicated and should be removed.	Please be clarified the approved landscape plan is now attached under the correct cover sheet (Appendix A).						
	(b) Based on photographic record of view angle 25, 29 and 31, discrepancies between the as-built planter shape and approved Landscape Plan dated 7.6.2022 are observed. You should update and highlight the minor amendments under the SCC submission.							
	(c) Appendix C – some view angles (e.g. 1, 3, 4, 35, 54, 55 and 79) are not tally with the site photos provided and duplicated. Please review all the view angles provided and ensure the view angles are all tally with the photos.	Please be clarified that the view angles 3, 4, 35, 54, 55 and 79 have been retaken to ensure the view angles tally with the photos. View angle 1 has been updated on the As-Built View Point Key Plan of Landscape (Dwg. AL17/SCC/LP01_KEY Rev.A) to tally with the photo. The change has been clouded for ease of reference.						
	 You are advised that compliance with approval condition does not imply approval of the tree works such as pruning, transplanting and felling under Lease. You are reminded to seek approval for any proposed tree works from relevant department prior to commencement of the works. 							
	 Please be informed that the captioned submission is not selected for on-site compliance checking in accordance with PNPP No. 1/2019. 	Noted.						

PROPOSED TEMPORARY TRANSITIONAL HOUSING & ANCILLARY USES AT LOTS 1212 S.B RP (PART) & S.C SS.3 RP IN D.D. 115 AND ADJOINING GOVERNMENT LAND, TUNG TAU, YUEN LONG

Self-Certificate of Compliance for Landscape Works & Tree Works

Document No.: AL17-DOC-003 (Rev.A)

Craig lan Doubleday (LARB No. 067)

06 Jul 2022

Date



INTRODUCTION

This submission is made to DPO (Fanling, Sheung Shui & Yuen Long East) and Landscape Unit of Planning Department at the same time to report completed landscape works.

The Landscape Plan was approved by Planning Department on 07 June 2022. A copy of the Landscape Plan drawings are shown in **Appendix A**.

The landscape works are completed. As-built drawings of the completed landscape works are shown in **Appendix B**.

We have used the as-built landscape plans to indicate positions of all planters and irrigation points' location. These key plans and photo records are shown in **Appendixes C** and **D**.

The as-built tree planting plan, tree schedule and photo records are shown in **Appendix E**.

For ease of reference, the Approval letter of the Landscape and Tree Preservation Proposal (Revision A) submission is shown in **Appendix F.**

LIST OF CONTENTS

- Standard SCC Form Self-Certificate of Compliance of Landscape Works
- Minor Variation between the Approved Landscape Plan and the Completed Landscape Works

ATTACHMENTS

Appendix A – Approved Landscape Plans

- Landscape Plan G/F (Rev. A)
- Irrigation Layout Plan (Rev. A)

Appendix B – As-Built Landscape Plans

- As-Built Landscape Plan G/F (Rev. A)
- As-Built Irrigation Layout Plan (Rev. A)

Appendix C – As-Built View Point Key Plan of Landscape and Photo Records

- As-Built View Point Key Plan of Landscape
- Photo Records

Appendix D – As-Built View Point Key Plan of Irrigation Point and Photo Record

- As-Built View Point Key Plan of Irrigation Points
- Photo Records

Appendix E – As-Built Tree Planting Plan, Tree Schedules and Photo Record

- As-Built Tree Planting Plan and View Point Key Plan
- Tree Schedule
- Photo Records of Trees

Appendix F – Reference Letter

i

Standard SCC Form
To: DPO/Fanling, Sheung Shui and Yuen Long East, Planning Department
To: CTP/UD&L, Planning Department
Self-certification of Compliance of Landscape Works
Lot No.: STT 3298 & STW 5133
Address: Tung Tau, Yuen Long, Hong Ko
PlanningApplicationNo.: A/YL-NSW/281
I <u>Craig Ian Doubleday</u> , hereby confirm that the applicant of the
appointed or authorized me to act on his/their behalf to submit a self-certification of
landscape works.
I <u>Craig Ian Doubleday</u> , hereby confirm that I am a Registered Land
(Registration No. <u>067</u>) registered under the Landscape Architects Registration
I confirm that the landscape works as detailed on the Landscape Master Plan (L
Proposal (LP)* approved by the Planning Department or the Town Planning Board of
implemented satisfactorily with/without* variation(s) from the approved LMP / LP*
Copies of the latest approved LMP/ LP* are attached / duly coloured to ind
attached*.
**Signature:
Name of RLA:
Date:
PlanD official abon
PlanD official chop:
Date of receipt of this self-certification:
* Delete as appropriate
** RLA's signature must be supported with the membership chop

SCC Form

Self-certification of Compliance	e of Landscape Works
Lot No.: STT 329	98 & STW 5133
Address: Tung Ta	au, Yuen Long, Hong Kong
PlanningApplicationNo.: A	A/YL-NSW/281
I <u>Craig Ian Doubleday</u> , hereby confirm the appointed or authorized me to act on his/their behalf to substandscape works. I <u>Craig Ian Doubleday</u> , hereby confirm that (Registration No. <u>067</u>) registered under the Landscap I confirm that the landscape works as detailed on the H	I am a Registered Landscape Architect be Architects Registration Ordinance.
Proposal (LP)* approved by the Planning Department or the implemented satisfactorily with/without* variation(s) from Copies of the latest approved LMP/ LP* are attack	e Town Planning Board on 25/05/2022 has been the approved LMP / LP*.
attached*.	**Signature: Name of RLA: Craig Ian Doubleday 是 德 Date: 06 July 2022 R067
PlanD official chop: Date of receipt of this self-certification:	
* Delete as appropriate	
** RI A's signature must be supported with the membership chan	



Minor Variation between the Approved Landscape Plan and the Completed Landscape Works

There is minor variation between the Approved Landscape Plan (Dwg. AL17/LP/LP01 (Rev. A) in **Appendix A**) and the As Built Landscape Plan (Dwg. AL17/SCC/ABLP01 (Rev.A) in **Appendix A**), as well as minor variation in the tree species.

Details of the minor variations are described in the table below, using ID number that is indicated on the As-Built Landscape Plan (Dwg. AL17/SCC/ABLP01 (Rev.A) in **Appendix A**) and the Tree Schedule (in **Appendix E**).

Key Plans and Photo Records of the as-built landscape works are enclosed in Appendix C, D and E respectively.

List of Minor Variations

Variation ID on As-Built Plan & Tree Schedule	Description
1	Revised planter shape.
2	2 nos. Elaeocarpus hainanensis (水石榕) have been changed to 2 nos. Lagerstroemia speciosa (大花紫薇) [trees C34 to C35] due to location constraint.
3	Revised planter shape.
4	Revised planter shape.
5	Revised planter shape.

PROPOSED TEMPORARY TRANSITIONAL HOUSING & ANCILLARY USES AT LOTS 1212 S.B RP (PART) & S.C SS.3 RP IN D.D. 115 AND ADJOINING GOVERNMENT LAND, TUNG TAU, YUEN LONG SELF-CERTIFICATE OF COMPLIANCE FOR LANDSCAPE WORKS & TREE WORKS (REV. A)



Appendix A

APPROVED LANDSCAPE PLANS









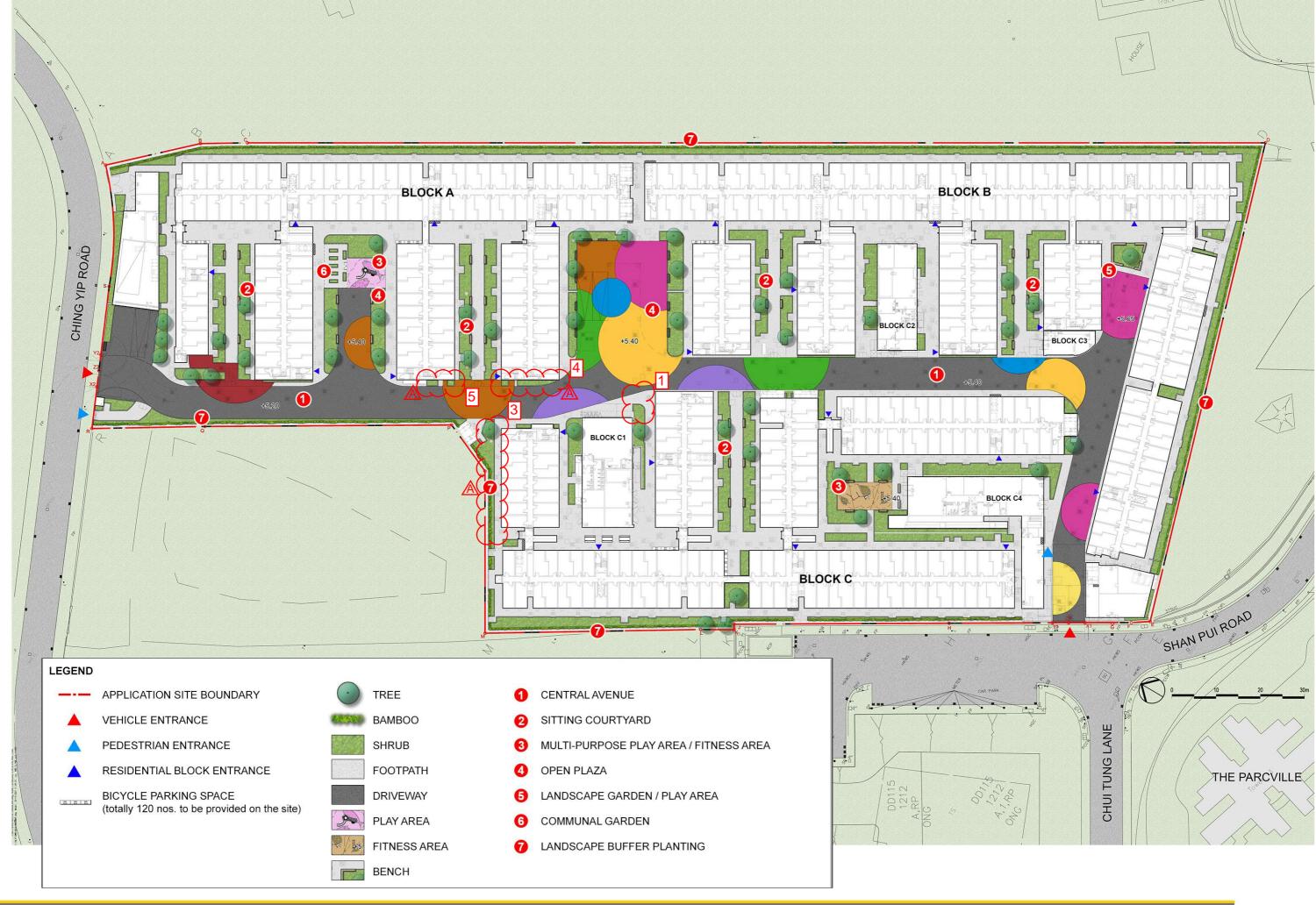


PROPOSED TEMPORARY TRANSITIONAL HOUSING & ANCILLARY USES AT LOTS 1212 S.B RP (PART) & S.C SS.3 RP IN D.D. 115 AND ADJOINING GOVERNMENT LAND, TUNG TAU, YUEN LONG SELF-CERTIFICATE OF COMPLIANCE FOR LANDSCAPE WORKS & TREE WORKS (REV. A)



Appendix B

AS-BUILT LANDSCAPE PLANS





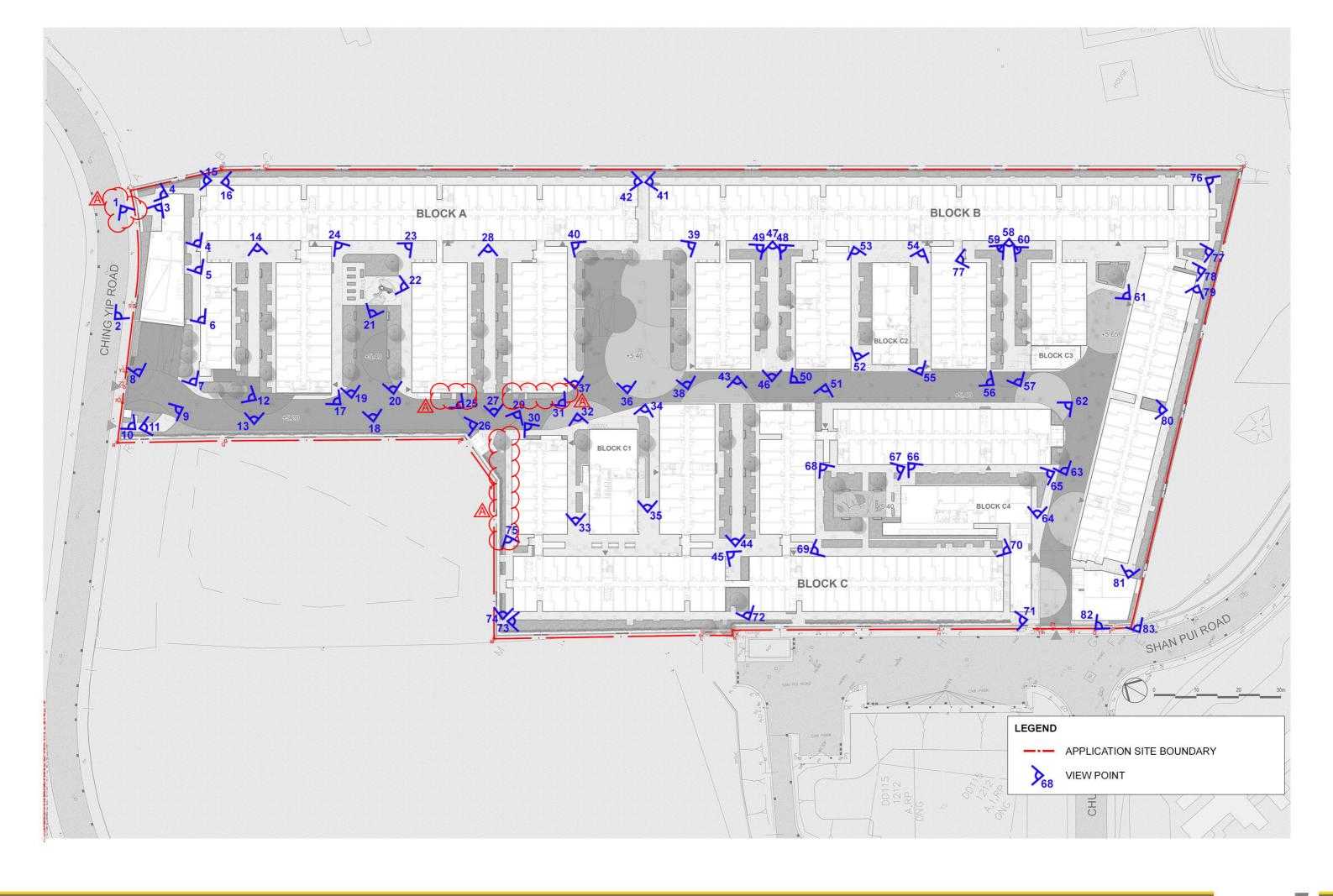


PROPOSED TEMPORARY TRANSITIONAL HOUSING & ANCILLARY USES AT LOTS 1212 S.B RP (PART) & S.C SS.3 RP IN D.D. 115 AND ADJOINING GOVERNMENT LAND, TUNG TAU, YUEN LONG SELF-CERTIFICATE OF COMPLIANCE FOR LANDSCAPE WORKS & TREE WORKS (REV. A)



Appendix C

AS-BUILT VIEW POINT KEY PLAN OF LANDSCAPE & PHOTO RECORDS



JUN 2022 REV. A SCALE 1 : 750 @A3



VP1



VP3 (Replaced)



VP2



VP4 (Replaced)

SELF-CERTIFICATE OF COMPLIANCE FOR LANDSCAPE PLAN – PHOTO RECORD







VP7

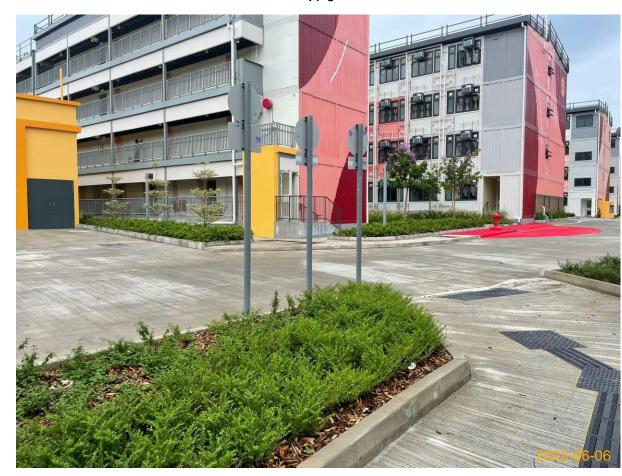
VP6



VP8



VP9



VP11



VP10



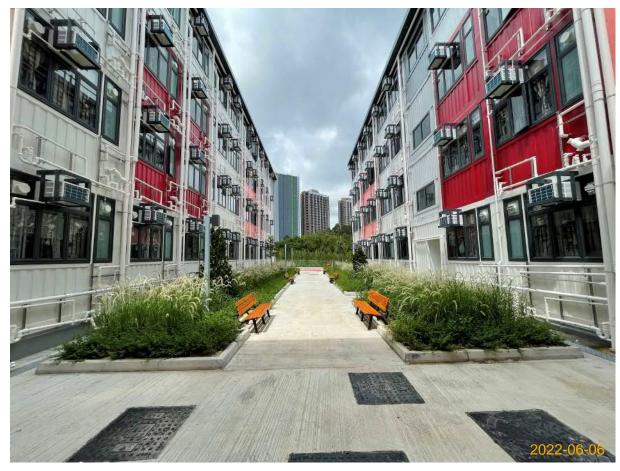
VP12



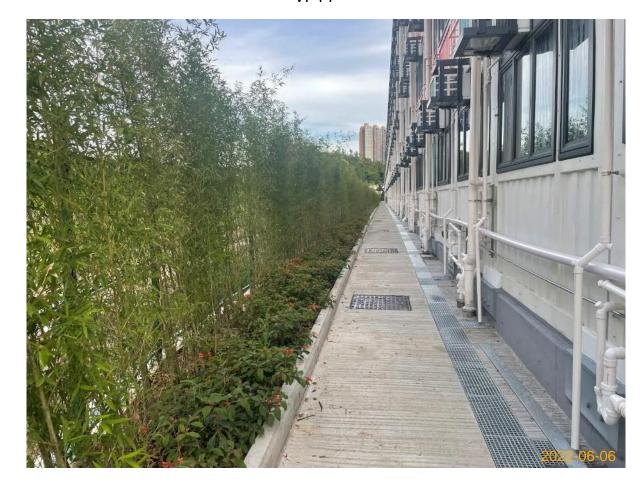
VP13



VP15



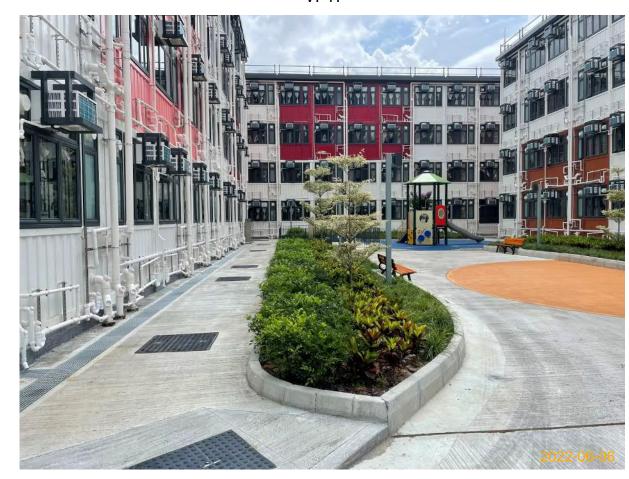
VP14



VP16



VP17



VP19



VP18



VP20



VP21



VP23



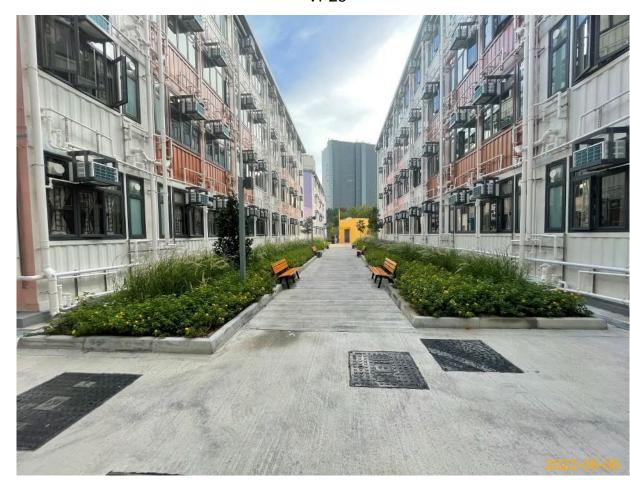
VP22



VP24



VP25



VP27



VP26

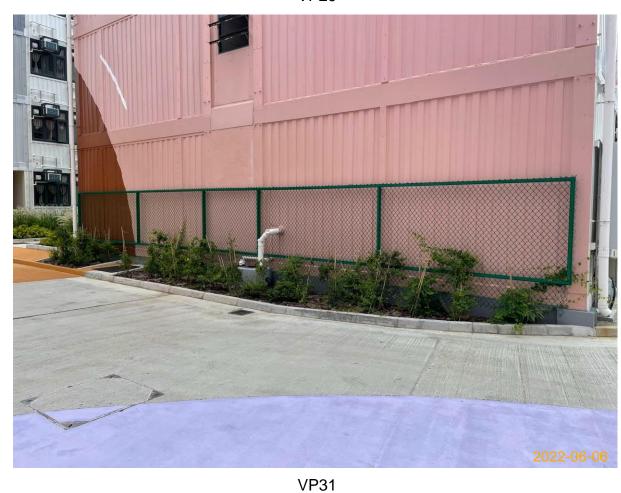


VP28



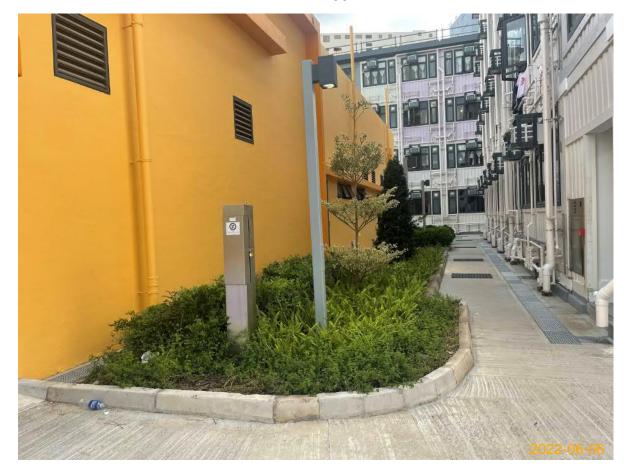


VP29





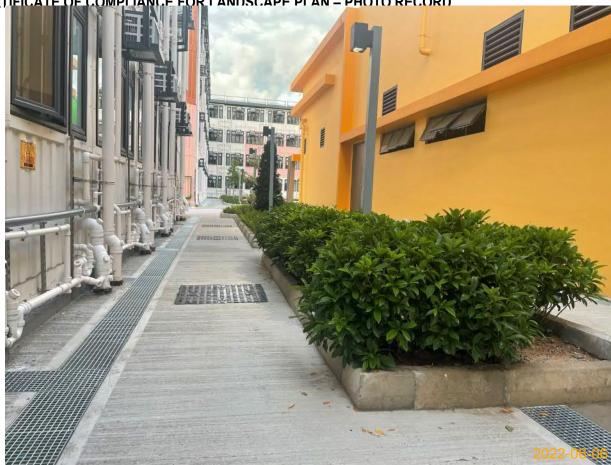
VP30



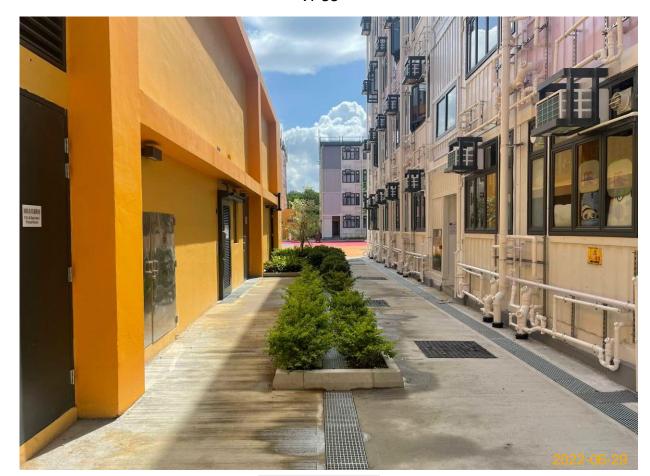
VP32







VP33



VP35 (Replaced)



VP34



VP36



VP37



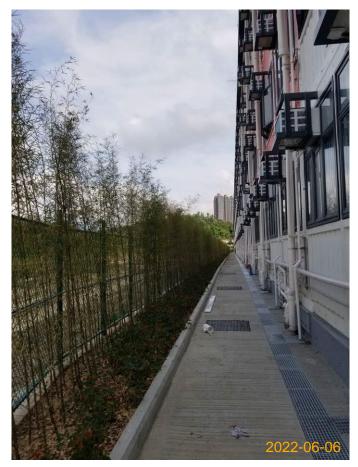
VP39



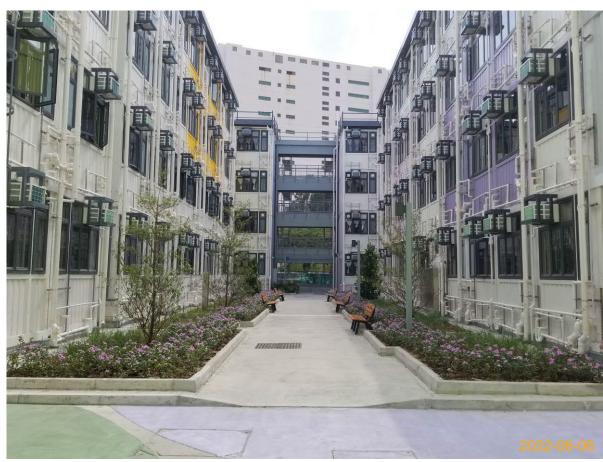
VP38



VP40



VP41



VP43



VP42



VP44

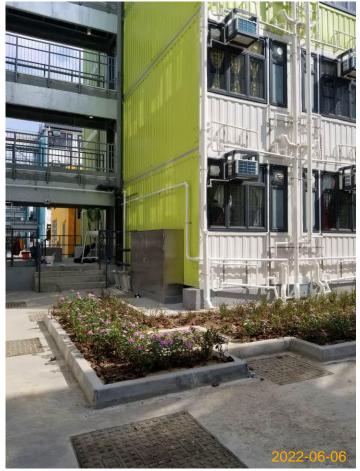


VP45

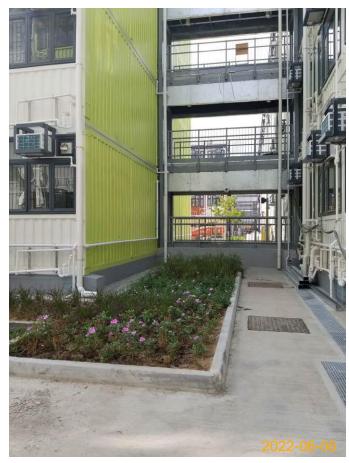




VP46



VP48



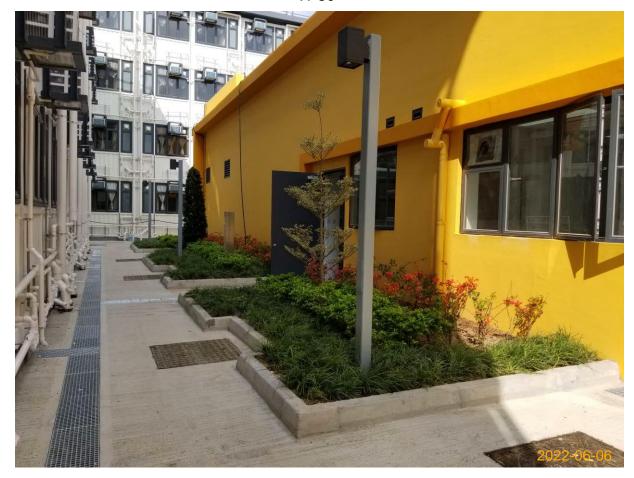
VP49



VP51



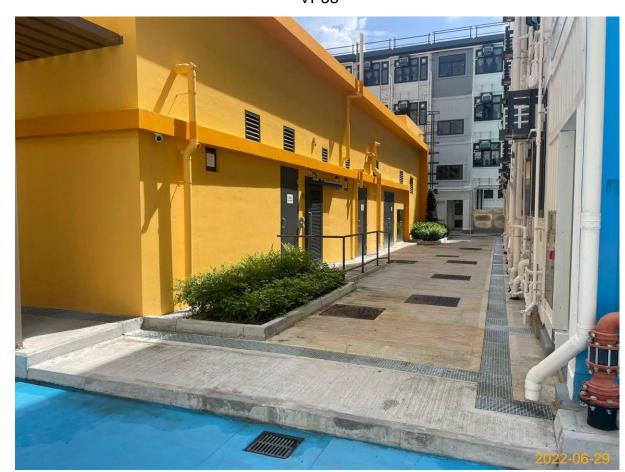
VP50



VP52



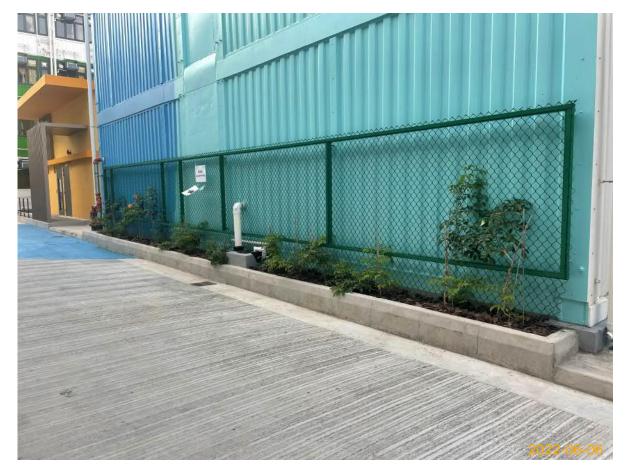
VP53



VP55 (Replaced)



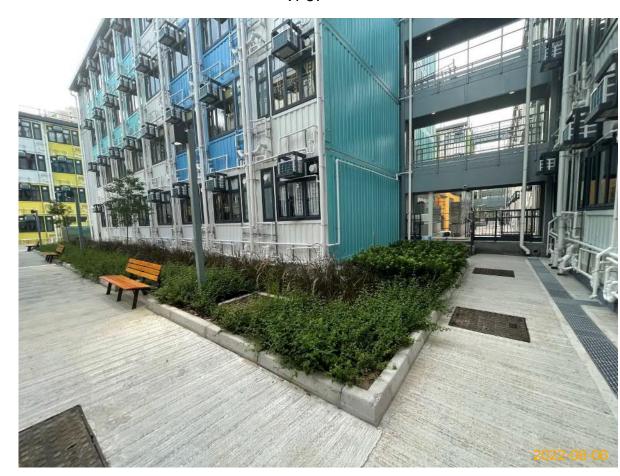
VP54 (Replaced)



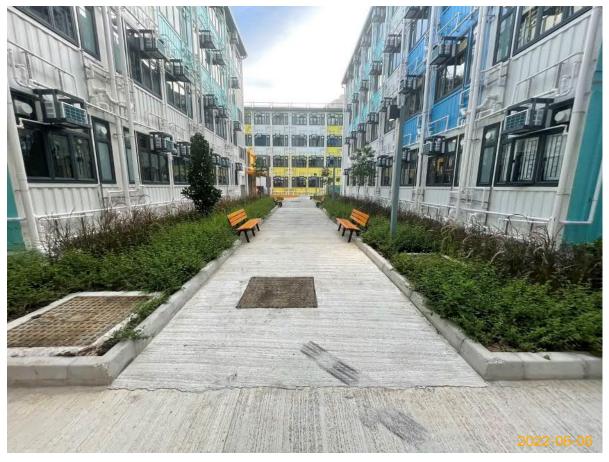
VP56



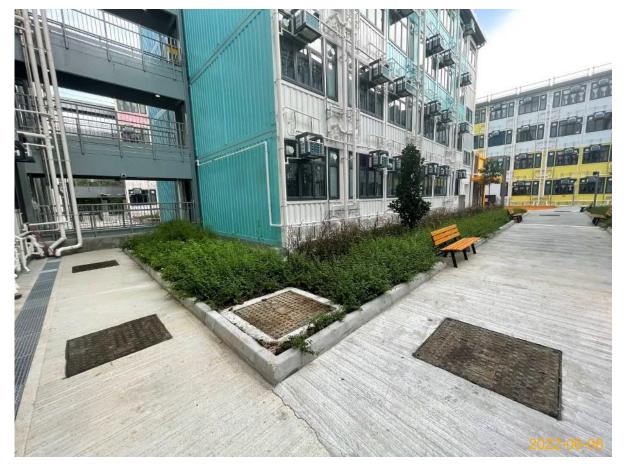
VP57



VP59



VP58



VP60







VP61



VP63



VP62



VP64



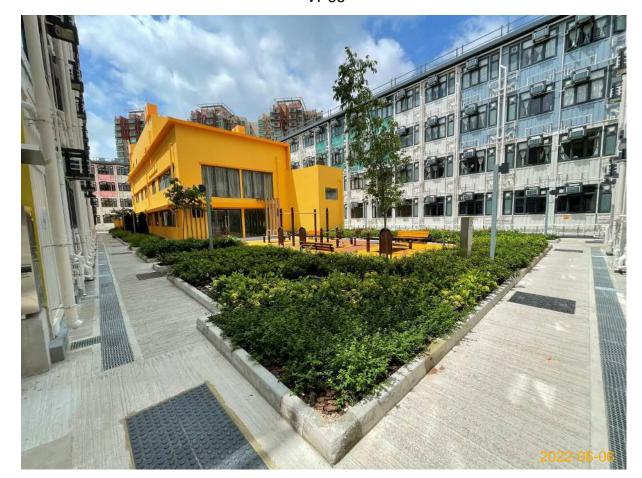
VP65



VP67



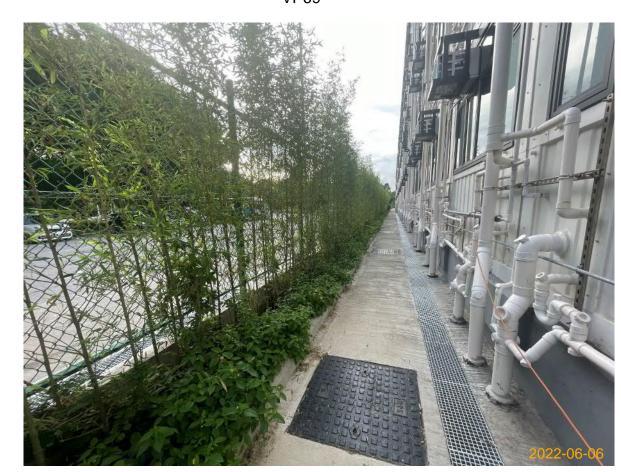
VP66



VP68



VP69



VP71



VP70



VP72



VP73



2022-06-08

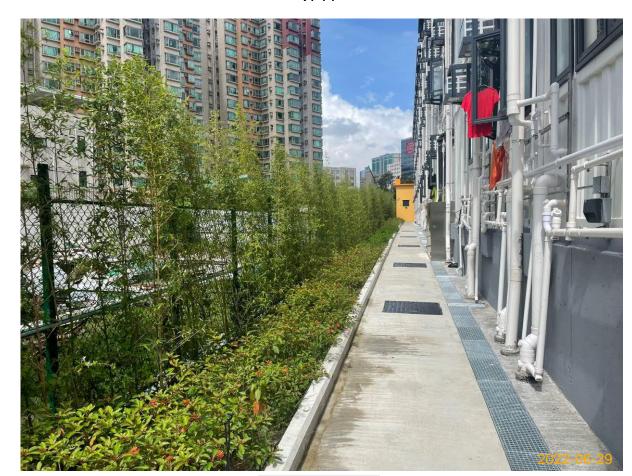
VP74



VP75 VP76



VP77



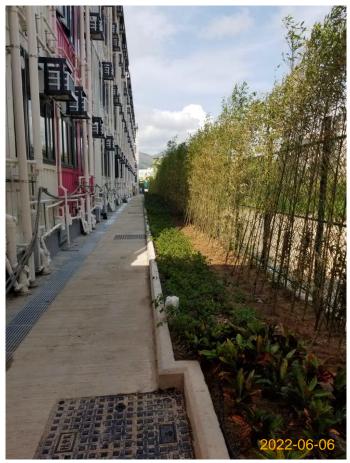
VP79 (Replaced)



VP78



VP80



VP81



VP83



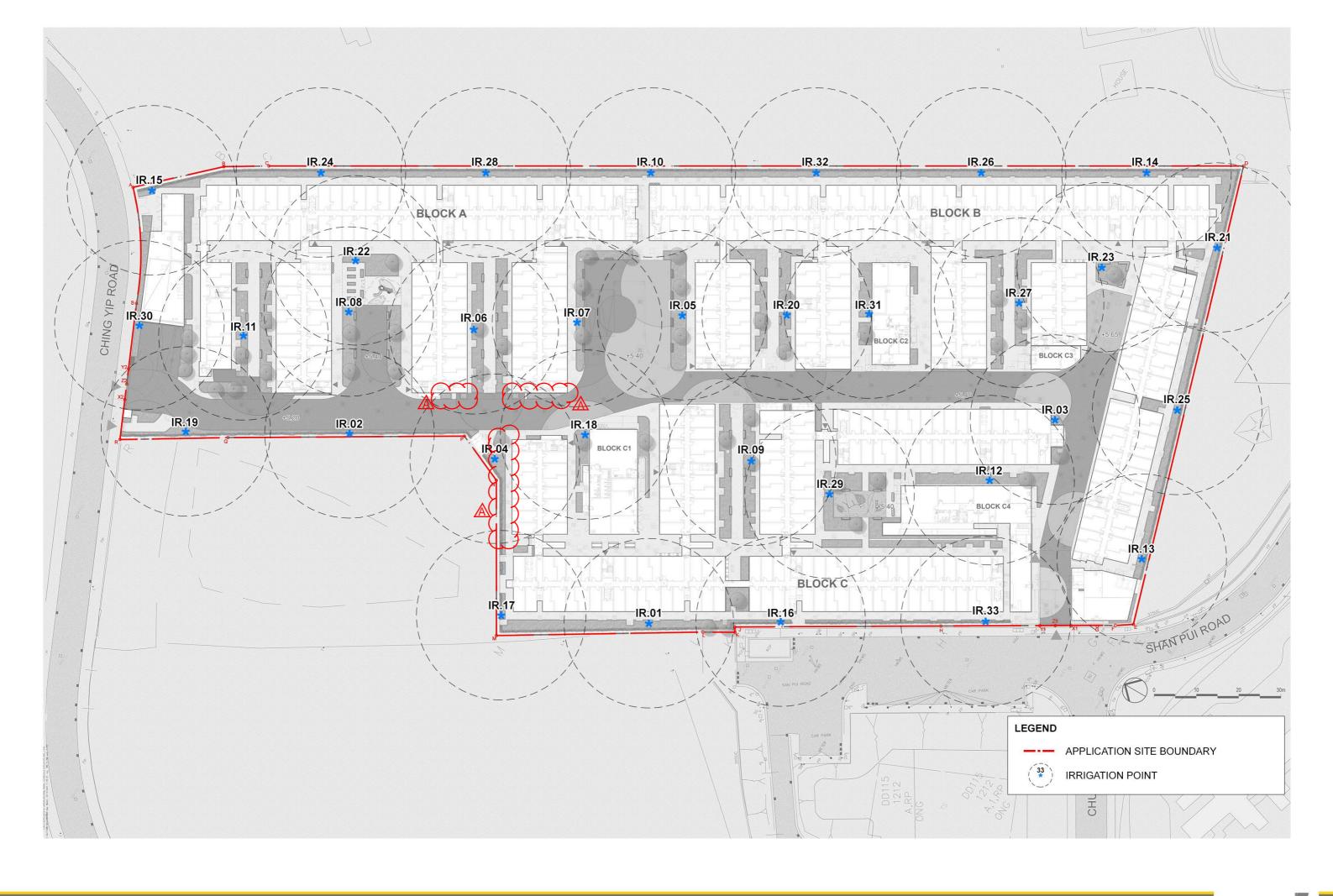
VP82

PROPOSED TEMPORARY TRANSITIONAL HOUSING & ANCILLARY USES AT LOTS 1212 S.B RP (PART) & S.C SS.3 RP IN D.D. 115 AND ADJOINING GOVERNMENT LAND, TUNG TAU, YUEN LONG SELF-CERTIFICATE OF COMPLIANCE FOR LANDSCAPE WORKS & TREE WORKS (REV. A)



Appendix D

AS-BUILT VIEW POINT KEY PLAN OF IRRIGATION POINT AND PHOTO RECORDS



JUN 2022 REV. A SCALE 1 : 750 @A3



















IR.05 IR.06 IR.07 IR.08























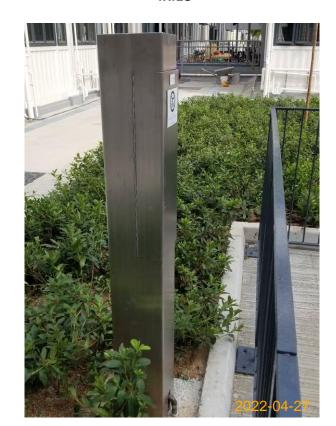






IR.17

(3)



IR.19



IR.21

IR.22

IR.23

IR.24











IR.25

3







IR.29

IR.30

IR.31

IR.32

PROPOSED TEMPORARY TRANSITIONAL HOUSING & ANCILLARY USES AT LOTS 1212 S.B RP (PART) & S.C SS.3 RP IN D.D. 115 AND ADJOINING GOVERNMENT LAND, TUNG TAU, YUEN LONG

SELF-CERTIFICATE OF COMPLIANCE FOR IRRIGATION POINTS – PHOTO RECORD





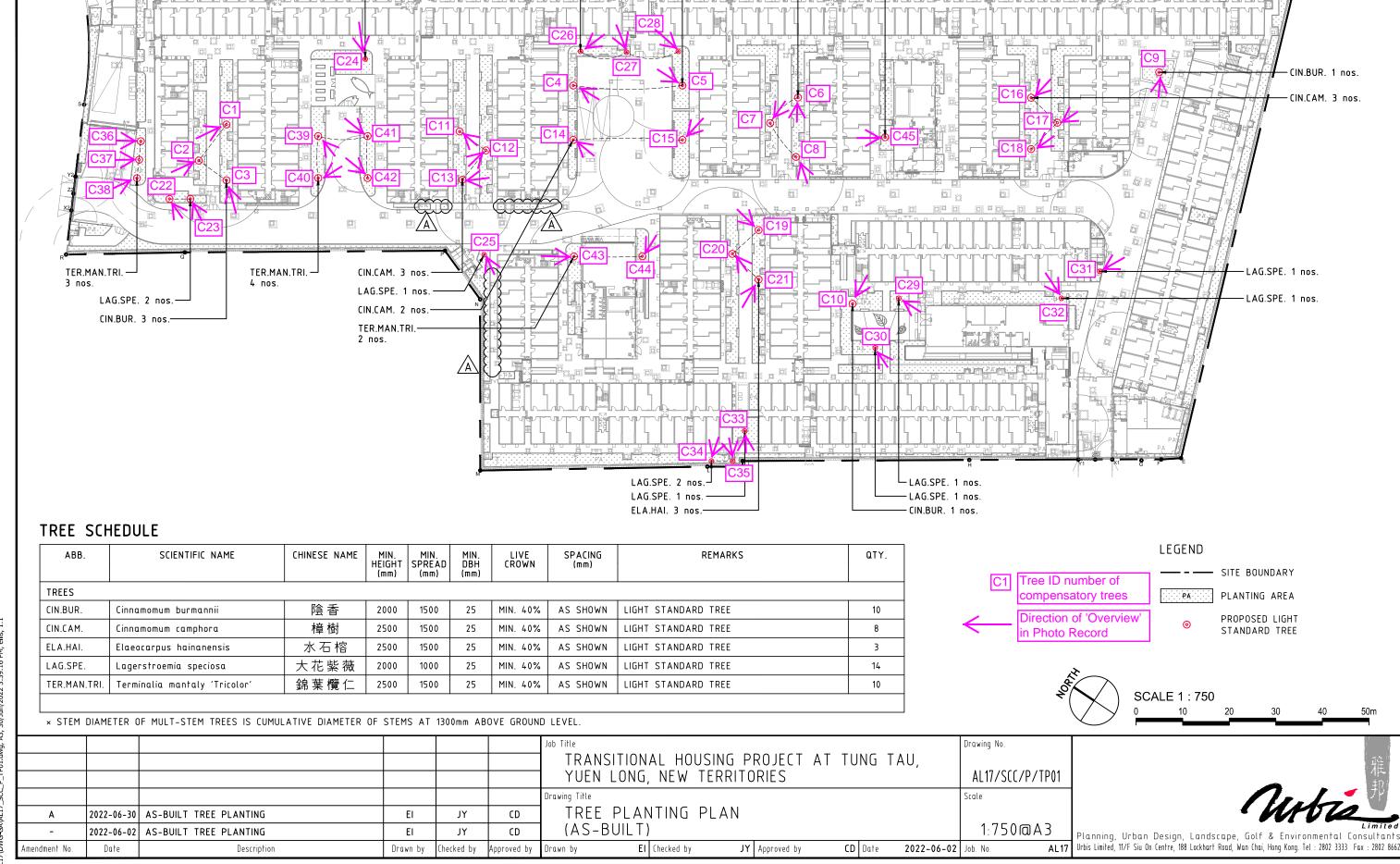
IR.33

PROPOSED TEMPORARY TRANSITIONAL HOUSING & ANCILLARY USES AT LOTS 1212 S.B RP (PART) & S.C SS.3 RP IN D.D. 115 AND ADJOINING GOVERNMENT LAND, TUNG TAU, YUEN LONG SELF-CERTIFICATE OF COMPLIANCE FOR LANDSCAPE WORKS & TREE WORKS (REV. A)



Appendix E

AS-BUILT TREE PLANTING PLAN, TREE SCHEDULE AND PHOTO RECORD



LAG.SPE. 3 nos.

CIN.BUR. 2 nos.

⊢CIN.BUR. 3 nos. ⊢TER.MAN.TRI. 1 nos.

-LAG.SPE. 1 nos.



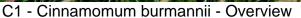
Tree Schedule

Location (Lot/ GA/ YA/ GHBA/ etc.)	Species (in scientific name)	Chinese Name	DBH (mm)	Crown Spread (M)	Overall Height (M)	Quantity (no.)	Photo no. in the Report
Lot	Cinnamomum burmannii	陰香	31	1.5	4	1	C1
Lot	Cinnamomum burmannii	陰香	35	1.5	4	1	C2
Lot	Cinnamomum burmannii	陰香	33	1.5	4	1	C3
Lot	Cinnamomum burmannii	陰香	35	1.5	4	1	C4
Lot	Cinnamomum burmannii	陰香	43	1.5	5	1	C5
Lot	Cinnamomum burmannii	陰香	37	1.5	5	1	C6
Lot	Cinnamomum burmannii	陰香	40	1.5	5	1	C7
Lot	Cinnamomum burmannii	陰香	36	1.5	5	1	C8
Lot	Cinnamomum burmannii	陰香	35	1.5	5	1	C9
Lot	Cinnamomum burmannii	陰香	34	1.5	5	1	C10
Lot	Cinnamomum camphora	樟樹	35	2	3.5	1	C11
Lot	Cinnamomum camphora	樟樹	29	2	3	1	C12
Lot	Cinnamomum camphora	樟樹	32	1.5	3	1	C13
Lot	Cinnamomum camphora	樟樹	33	1.5	4	1	C14
Lot	Cinnamomum camphora	樟樹	31	1.5	4	1	C15
Lot	Cinnamomum camphora	樟樹	34	1.5	4	1	C16
Lot	Cinnamomum camphora	樟樹	34	1.5	3.5	1	C17
Lot	Cinnamomum camphora	樟樹	29	1.5	4	1	C18
Lot	Elaeocarpus hainanensis	水石榕	36	3	4.5	1	C19
Lot	Elaeocarpus hainanensis	水石榕	51	3	4	1	C20
Lot	Elaeocarpus hainanensis	水石榕	45	4	4.5	1	C21
Lot	Lagerstroemia speciosa	大花紫薇	52	3	4	1	C22
Lot	Lagerstroemia speciosa	大花紫薇	54	2	4.5	1	C23
Lot	Lagerstroemia speciosa	大花紫薇	45	2	3.5	1	C24
Lot	Lagerstroemia speciosa	大花紫薇	47	2.5	3.5	1	C25
Lot	Lagerstroemia speciosa	大花紫薇	50	3	4	1	C26
Lot	Lagerstroemia speciosa	大花紫薇	49	2	3.5	1	C27
Lot	Lagerstroemia speciosa	大花紫薇	41	2	4	1	C28
Lot	Lagerstroemia speciosa	大花紫薇	46	2	3	1	C29
Lot	Lagerstroemia speciosa	大花紫薇	50	2	3	1	C30
Lot	Lagerstroemia speciosa	大花紫薇	48	3	5	1	C31
Lot	Lagerstroemia speciosa	大花紫薇	51	3	5	1	C32
Lot	Lagerstroemia speciosa	大花紫薇	51	3	4.5	1	C33
Lot	Lagerstroemia speciosa	大花紫薇	52	3	4	1	C34
Lot	Lagerstroemia speciosa	大花紫薇	50	2	3.5	1	C35
Lot	Terminalia mantaly 'Tricolor'	錦葉欖仁	32	1.5	3	1	C36
Lot	Terminalia mantaly 'Tricolor'	錦葉欖仁	32	1.5	2.5	1	C37
Lot	Terminalia mantaly 'Tricolor'	錦葉欖仁	34	1.5	2	1	C38
Lot	Terminalia mantaly 'Tricolor'	錦葉欖仁	45	1.5	3	1	C39



Location (Lot/ GA/ YA/ GHBA/ etc.)	Species (in scientific name)	Chinese Name	DBH (mm)	Crown Spread (M)	Overall Height (M)	Quantity (no.)	Photo no. in the Report
Lot	Terminalia mantaly 'Tricolor'	錦葉欖仁	27	1.5	2	1	C40
Lot	Terminalia mantaly 'Tricolor'	錦葉欖仁	36	1.5	3	1	C41
Lot	Terminalia mantaly 'Tricolor'	錦葉欖仁	29	1.5	2.5	1	C42
Lot	Terminalia mantaly 'Tricolor'	錦葉欖仁	29	1.5	3	1	C43
Lot	Terminalia mantaly 'Tricolor'	錦葉欖仁	32	1.5	3	1	C44
Lot	Terminalia mantaly 'Tricolor'	錦葉欖仁	34	1.5	3	1	C45







C1 - Cinnamomum burmannii - Ground



C1 - Cinnamomum burmannii - 31 mm DBH



C2 - Cinnamomum burmannii - Overview



C2 - Cinnamomum burmannii - Ground



C2 - Cinnamomum burmannii - 35mm DBH

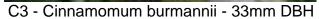


C3 - Cinnamomum burmannii - Overview



C3 - Cinnamomum burmannii - Ground







C4 - Cinnamomum burmannii - Overview



C4 - Cinnamomum burmannii - Ground



C4 - Cinnamomum burmannii - 35mm DBH



C5 - Cinnamomum burmannii - Overview



C5 - Cinnamomum burmannii - Ground



C5 - Cinnamomum burmannii - 43mm DBH



C6 - Cinnamomum burmannii - Overview



C6 - Cinnamomum burmannii - Ground



C6 - Cinnamomum burmannii - 37mm DBH



C7 - Cinnamomum burmannii - Overview



C7 - Cinnamomum burmannii - Ground



C7 - Cinnamomum burmannii - 40mm DBH



C8 - Cinnamomum burmannii - Overview

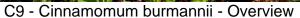


C8 - Cinnamomum burmannii - Ground



C8 - Cinnamomum burmannii - 36mm DBH











C10 - Cinnamomum burmannii - Overview



C10 - Cinnamomum burmannii - Ground



C10 - Cinnamomum burmannii - 34mm DBH



C11 - Cinnamomum camphora - Overview



C11 - Cinnamomum camphora - Ground



C11 - Cinnamomum camphora - 35mm DBH



C12 - Cinnamomum camphora - Overview



C12 - Cinnamomum camphora - Ground



C12 - Cinnamomum camphora - 29mm DBH



C13 - Cinnamomum camphora - Overview



C13 - Cinnamomum camphora - Ground



C13 - Cinnamomum camphora - 32mm DBH



C14 - Cinnamomum camphora - Overview



C14 - Cinnamomum camphora - Ground



C14 - Cinnamomum camphora - 33mm DBH



C15 - Cinnamomum camphora - Overview



C15 - Cinnamomum camphora - Ground



C15 - Cinnamomum camphora - 31mm DBH



C16 - Cinnamomum camphora - Overview



C16 - Cinnamomum camphora - Ground



C16 - Cinnamomum camphora - 34mm DBH



C17 - Cinnamomum camphora - Overview



C17 - Cinnamomum camphora - Ground



C17 - Cinnamomum camphora - 34mm DBH



C18 - Cinnamomum camphora - Overview



C18 - Cinnamomum camphora - Ground



C18 - Cinnamomum camphora - 29mm DBH



C19 - Elaeocarpus hainanensis - Overview





C19 - Elaeocarpus hainanensis - 36mm DBH



C20 - Elaeocarpus hainanensis - Overview





C20 - Elaeocarpus hainanensis - 51mm DBH



C21 - Elaeocarpus hainanensis - Overview



C21 - Elaeocarpus hainanensis - Ground



C21 - Elaeocarpus hainanensis - 45mm DBH



C22 - Lagerstroemia speciosa - Overview



C22 - Lagerstroemia speciosa - Ground



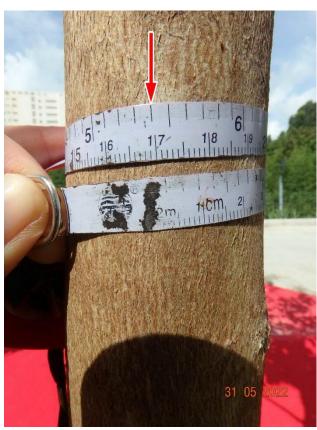
C22 - Lagerstroemia speciosa - 52mm DBH



C23 - Lagerstroemia speciosa - Overview



C23 - Lagerstroemia speciosa - Ground



C23 - Lagerstroemia speciosa - 54mm DBH



C24 - Lagerstroemia speciosa - Overview



C24 - Lagerstroemia speciosa - Ground



C24 - Lagerstroemia speciosa - 45mm DBH



C25 - Lagerstroemia speciosa - Overview



C25 - Lagerstroemia speciosa - Ground



C25 - Lagerstroemia speciosa - 47mm DBH



C26 - Lagerstroemia speciosa - Overview



C26 - Lagerstroemia speciosa - Ground



C26 - Lagerstroemia speciosa - 50mm DBH



C27 - Lagerstroemia speciosa - Overview



C27 - Lagerstroemia speciosa - Ground



C27 - Lagerstroemia speciosa - 49mm DBH



C28 - Lagerstroemia speciosa - Overview



C28 - Lagerstroemia speciosa - Ground



C28 - Lagerstroemia speciosa - 41mm DBH



C29 - Lagerstroemia speciosa - Overview



C29 - Lagerstroemia speciosa - Ground



C29 - Lagerstroemia speciosa - 46mm DBH



C30 - Lagerstroemia speciosa - Overview



C30 - Lagerstroemia speciosa - Ground



C30 - Lagerstroemia speciosa - 50mm DBH



C31 - Lagerstroemia speciosa - Overview



C31 - Lagerstroemia speciosa - Ground



C31 - Lagerstroemia speciosa - 48mm DBH



C32 - Lagerstroemia speciosa - Overview



C32 - Lagerstroemia speciosa - Ground



C32 - Lagerstroemia speciosa - 51mm DBH







C33 - Lagerstroemia speciosa - Ground



C33 - Lagerstroemia speciosa - 51mm DBH



C34 - Lagerstroemia speciosa - Overview



C34 - Lagerstroemia speciosa - Ground



C34 - Lagerstroemia speciosa - 52mm DBH



C35 - Lagerstroemia speciosa - Overview



C35 - Lagerstroemia speciosa - Ground







C36 - Terminalia mantaly 'Tricolor' - Overview



C36 - Terminalia mantaly 'Tricolor' - Ground



C36 - Terminalia mantaly 'Tricolor' - 32mm DBH



C37 - Terminalia mantaly 'Tricolor' - Overview



C37 - Terminalia mantaly 'Tricolor' - Ground



C37 - Terminalia mantaly 'Tricolor' - 32mm DBH



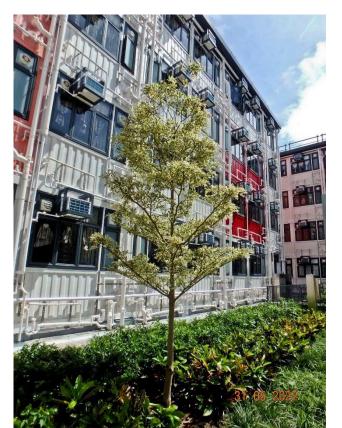
C38 - Terminalia mantaly 'Tricolor' - Overview



C38 - Terminalia mantaly 'Tricolor' - Ground



C38 - Terminalia mantaly 'Tricolor' - 34mm DBH



C39 - Terminalia mantaly 'Tricolor' - Overview



C39 - Terminalia mantaly 'Tricolor' - Ground



C39 - Terminalia mantaly 'Tricolor' - 45mm DBH



C40 - Terminalia mantaly 'Tricolor' - Overview



C40 - Terminalia mantaly 'Tricolor' - Ground



C40 - Terminalia mantaly 'Tricolor' - 27mm DBH



C41 - Terminalia mantaly 'Tricolor' - Overview



C41 - Terminalia mantaly 'Tricolor' - Ground



C41 - Terminalia mantaly 'Tricolor' - 36mm DBH



C42 - Terminalia mantaly 'Tricolor' - Overview



C42 - Terminalia mantaly 'Tricolor' - Ground



C42 - Terminalia mantaly 'Tricolor' - 29mm DBH



C43 - Terminalia mantaly 'Tricolor' - Overview



C43 - Terminalia mantaly 'Tricolor' - Ground



C43 - Terminalia mantaly 'Tricolor' - 29mm DBH



C44 - Terminalia mantaly 'Tricolor' - Overview



C44 - Terminalia mantaly 'Tricolor' - Ground



C44 - Terminalia mantaly 'Tricolor' - 32mm DBH



C45 - Terminalia mantaly 'Tricolor' - Overview



C45 - Terminalia mantaly 'Tricolor' - Ground



C45 - Terminalia mantaly 'Tricolor' - 34mm DBH

PROPOSED TEMPORARY TRANSITIONAL HOUSING & ANCILLARY USES AT LOTS 1212 S.B RP (PART) & S.C SS.3 RP IN D.D. 115 AND ADJOINING GOVERNMENT LAND, TUNG TAU, YUEN LONG SELF-CERTIFICATE OF COMPLIANCE FOR LANDSCAPE WORKS & TREE WORKS (REV. A)



Appendix F

REFERENCE LETTER

相 劇 婴

粉徵、上水及元朗東規劃處 新界荃灣青山公路 388 號 中染大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui &
Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building, 388
Castle Peak Road, Tsuen Wan, N.T.

By Post & Fax (3426 9737)

本函檔號 Your Reference

Our Reference (

ce () in TPB/A/YL-NSW/281

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Tel No.:

3168 4072

傳真機號碼 Fax No.:

3168 4074/ 3168 4075

Kenneth To & Associates Ltd.
Unit K, 16/F, MG Tower,
133 Hoi Bun Road,
Kwun Tong, Kowloon
(Attn.: Mr. Kenneth TO / Ms. Gladys NG)



25 May 2022

Dear Sir/Madam,

Compliance with Approval Condition (e)

Submission of a Revised Landscape Proposal

Proposed Temporary Transitional Housing and Ancillary Uses for a Period of 3 Years with Filling of Land and Excavation of Land in "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area"

Zone, Lots 1212 S.B RP (Part) and 1212 S.C ss.3 RP in D.D. 115 and adjoining Government Land in Tung Tau, Yuen Long

(Planning Application No. A/YL-NSW/281)

I refer to your submission dated 13.5.2022 regarding the revised Landscape Proposal – Rev. A(LP) for compliance with approval condition (e) of the subject planning application.

The Chief Town Planner/Urban Design and Landscape of this department has been consulted and considered that the revised LP is acceptable from the landscape planning perspective; hence, has complied with approval condition (e) of the subject application. Compliance with approval condition (f) rests upon the implementation of the approved LP to the satisfaction of the Director of Planning or of the TPB.

You are requested to submit sufficient copies of the submission in full set to our office for stamping. Kindly be advised that stamped copies should be issued to the relevant parties for record and/or action including District Lands Office of Lands Department.

You are reminded to follow JPN3 and Planning Department's Practice Note No. 1/2019 for compliance checking of the completed landscape works. You shall appoint a Registered Landscape Architect (RLA) to certify that the landscape works has been implemented in accordance with the

approved LP and submit a Self-Certification of Compliance (SCC). Alternatively, a full compliance check will be undertaken by the Landscape Unit of this department upon receipt of confirmation that the approved LP has been fully implemented.

The involved RLA shall observe and follow the circular letter of 16.6,2015 issued by the Landscape Architects Registration Board (LARB) addressing to all RLAs, in connection with the RLA's Delivery of Professional Standards of Services.

You are reminded that approval of the LP under TPB approval condition does not imply approval of the site coverage of greenery requirements under APP PNAP-152. The site coverage of greenery calculation should be submitted separately to Building Department for approval. For any proposed tree preservation/removal scheme, you are reminded to approach relevant authority/government department(s) directly to obtain the necessary approval.

Should you have any enquiries, please contact Mr. Samuel HUI of the Urban Design and Landscape Section of this Department at 3565 3957.

Yours faithfully,

(Anthony LUK)
District Planning Officer/
Fanling, Sheung Shui and Yuen Long East

Planning Department

c.c.

URBIS Ltd.

(Attn.: Mr. Jason YEUNG) ころっと 8 662

Internal

CTP/UD&L. CTP/TPB(2)

(Attn.: Mr. Samuel HUI)

AL/CY/cl

S16 Planning Application
Renewal of Planning Approval
for the Temporary Transitional Housing & Ancillary Uses for a Period of 3 Years
at Lot Nos. 1212 S.B RP (Part) & 1212 S.C ss.3 RP in D.D. 115 and the adjoining Government Land,
Tung Tau, Yuen Long

Appendix VII

Compliance of Approval Condition (g) - Submission of a Revised Drainage Impact
Assessment

規劃署

粉徵、上水及元朗東規劃處 新界荃灣青山公路 388 號 中染大廈 22 棣 2202 室



Planning Department

Fanling, Sheung Shui & Yuen Long East District Planning Office Unit 2202, 22/F, CDW Building, 388 Castle Peak Road, Tsuen Wan, N.T.

By Post & Fax (3426 9737)

本函檔號 Your Reference S1370a/TT/19/009Lg

Our Reference () in TPB/A/YL-NSW/281

本署檔號

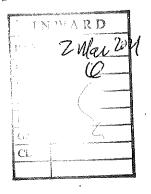
Tel. No. :

3168 4072

傳真機號碼 Fax No.:

3168 4074

Unit K, 16/F, MG Tower, 133 Hoi Bun Road, Kwun Tong, Kowloon (Attn.: Mr. Kenneth TO)



1 March 2021

Dear Sir,

Compliance with Approval Condition (g)
Submission of revised drainage impact assessment

Proposed Temporary Transitional Housing and Ancillary Uses for a Period of 3 Years with Filling of Land and Excavation of Land Lots 1212 S.B RP (Part) and 1212 S.C ss.3 RP in D.D. 115 and Adjoining Government Land, Tung Tau, Yuen Long

(Planning Application No. A/YL-NSW/281)

I refer to your submissions dated 21.1.2021 and 9.2.2021 regarding the submission of a revised drainage impact assessment in an attempt to comply with approval condition (g). Your submission is considered:

Acceptable. The captioned condition has been complied with.

☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it <u>has not been fully complied with</u>. Please proceed to implement the accepted proposal for full compliance with the approval condition.

☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the comments, please contact Mr. Ivan Kwok-ho YIM (Tel: 2300 1257) of Drainage Services Department direct.

Yours faithfully,

(Anthony LUK)

District Planning Officer/
Fanling, Sheung Shui and Yuen Long East

Planning Department

我們的理想 "「透過規劃工作,使香港成為世界知名的國際都市。」 Our Vision – "We plan to make Hong Kong an international city of world prominence."



う <u>CE/MN</u>, DSD_ っぷ CTP/TPB(2)

(Attn.: Mr. Ivan Kwok-ho YIM)

AL/CY/wkl



Our Ref: S1370a/TT/19/009Lg

9 February 2021

Fanling, Sheung Shui & Yuen Long East District Planning Office Planning Department Unit 2202 22/F CDW Building 388 Castle Peak Road Tsuen Wan, N.T..

Attn: Ms. Cherry Yuen

By Email and By Hand

Dear Cherry,

Proposed Temporary Transitional Housing & Ancillary Uses with Filling of Land & Excavation of Land at Lots 1212 S.B RP (Part) & S.C ss.3 RP and the Adjoining Government Land in D.D. 115
Tung Tau, Yuen Long, the New Territories
TPB Ref.: A/YL-NSW/281

- Submission for Compliance with Approval Condition (g) -

Reference is made to the S16 Planning Application approved by the Town Planning Board on 23 October 2020 and submission of the Drainage Impact Assessment on 21 January 2021. We hereby submit a further revised report to facilitate compliance with the following Planning Approval Condition:

(g) - "the submission of a revised drainage impact assessment within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 23.4.2021."

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact Mr Kenneth To or the undersigned at 3426 8840.

Thank you for your kind attention.

Yours faithfully For and on behalf of

KENNETH TO & ASSOCIATES LTD

Gladys Ng

Encl. (3 hard copies)

cc. the Applicant & Team

KT/GN/vy



九龍觀塘海濱道133號萬兆豐中心16樓K室 Unit K, 16/F, MG Tower, 133 Hoi Bun Road, Kwun Tong, Kowloon 電話 Tel: (852) 3426 8451 傳真 Fax: [852] 3426 9737 電子郵件 Email: kta@ktaplanning.com

Section 16 Planning Application for Proposed Temporary Transitional Housing & Ancillary Uses Development at Various Lots in D.D. 115 & Adjoining Government Land, Tung Tau, Yuen Long, New Territories Drainage Impact Assessment

February 2021

AECOM



S.16 Planning Application for Proposed Transitional Housing & Ancillary Uses at Various Lots in D.D. 115 & Adjoining Government Land, Tung Tau, Yuen Long, N.T.

DRAINAGE IMPACT ASSESSMENT REPORT

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Figure

DIA/Figure 1	Site Location Plan
DIA/Figure 2	Master Layout Plan
DIA/Figure 3	Existing Paved/Unpaved Catchment Area Layout
DIA/Figure 4	Existing Drainage Layout
DIA/Figure 5A	Proposed Drainage Layout

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Annex

Annex A	Hydraulic Calculation of the Application Site
Annex B	Sub-catchment runoff and U-channel design
Annex C	Release of stagnant water in split-flow manhole



1 INTRODUCTION

1.1 Background

- 1.1.1 The Application Site is located at Lot No. 1212 BRP (Part) & 1212 C3RP in D.D. 115 and adjoining Government Land, Tung Tau, Yuen Long (**DIA/Figure 1**). The site is bounded by Chung Yip Road to the north and Shan Pui Road / Chui Tung Lane to the southwest with an area of about 23,337 m². Under the Approved Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/8, the site is largely zoned "OU(CDWRA)" for residential purpose.
- 1.1.2 To facilitate a short-term housing initiative as proposed by the Government in mid-2018 to increase the supply of transitional housing, the Applicant proposes to temporarily use the Application Site for transitional housing purpose. The proposed temporary use will provide about 1,800 transitional housing units and ancillary uses to serve the future residents who are currently inadequately housed and/or awaiting public rental housing (PRH) under financial hardship.

1.2 Objectives

- 1.2.1 The main objectives of this DIA are as follows:
 - (i) Inspect and review any change to the existing and planned drainage catchment features in the area.
 - (ii) Quantify any change in stormwater runoff arising from the proposed temporary use and assess its impact on the existing and planned stormwater drainage infrastructure.
 - (iii) Investigate appropriate mitigation measures if required

2 METHODOLOGY FOR TECHNICAL EVALUATION

The approach adopted in carrying out the technical evaluation on the drainage system is highlighted as follows:

- Collect available information of the existing and planned drainage infrastructure in the area relevant to the proposed development.
- Determine the drainage runoff generated from the development.
- Assess drainage impact on the system capacity; and
- Recommend improvement/upgrading works where necessary.



3 EXISTING DRAINAGE SYSTEM

3.1 Project Description

3.1.1 The proposed development consists of 1,800 transitional housing units (with a total domestic GFA of about 37,497m²) and ancillary communal (about 1,015m²) and commercial (about 230m²) uses. The proposed development can accommodate about 3,840 residents based on the flat mix proposed by the NGO. **DIA/Figure 2** shows the master layout plan of the proposed development.

3.2 Site Description

3.2.1 The private lots within the Application Site were previously used as a plant nursery, whereas the roadside Government land (near Chung Yip Road) within the site was previously used for parking purpose. Both the private lots and the Government land within the Application Site have been left vacant for some years. The private lots are now mainly covered by vegetation. The existing ground levels of the Application Site range from about +3.8mPD to about +5.1mPD. Based on the existing catchment plan as shown in **DIA/Figure 3** and site visits for the existing site condition, it is assumed that about 6.4% of the land area within the site is paved, whereas the remaining area (i.e. about 93.6%) is unpaved.

3.3 Existing Drainage System

3.3.1 Regarding the existing drainage system, the Drainage Record Plans from Drainage Services Department (DSD) as shown in **DIA/Figure 4** indicated 2 nos. of existing box culverts located south of the Application Site. The one closer to the site (Box Culvert A) is a 1-cell 2500x2000mm box culvert under Shan Pui Road and Chui Tung Lane, conveying stormwater to the existing Yuen Long Kau Hui Floodwater Pumping Station (YLKHFPS) before merging with the other box culvert (Box Culvert B). A series of the existing 375mm u-channels and pipe drains are discharging to Box Culvert A under the existing scenario. The other existing box culvert running in parallel is also a 1-cell 2500x2000mm box culvert (Box Culvert B), while it is further south to the application site. Existing Box Culvert B conveys stormwater directly to Shan Pui River bypass the pumping station. The 2 existing single cell box culverts will merge into a twin-cell box culvert immediately before the outfall to Shan Pui River.

4 DESIGN ASSUMPTION AND APPROACH

4.1 Design Approach

- 4.1.1 This DIA is carried out in accordance with the requirements stated in "Advice Note No. 1

 Application of the Drainage Impact Assessment Process to Private Sector Projects" issued DSD.
- 4.1.2 The proposed drainage system is designed in accordance with DSD's "Stormwater Drainage Manual" (SDM) Fifth Edition, 2018.

4.2 Design Parameter

4.2.1 The design return period for the proposed drainage system is 1 in 50 years with minimum 300mm freeboard as specified in the SDM. The design parameters are summarized in **Table D4-1**.

2

1 x 10⁻⁶m²/s

Table 2 : 1 Cammaly Cliftaeptea 2 colgin a amotore				
Item	Design Parameter/Method			
Design Standard	1 in 50-year storm event			
Runoff coefficient	0.95 for paved area; and 0.35 for unpaved area			
Sediment depth	10% reduction in flow area			
Pipe roughness (k _s)	1.5mm			

Table D4-1 Summary of Adopted Design Parameters

4.3 Surface Runoff Estimation

Kinematic viscosity of water

4.3.1 Peak instantaneous runoff is calculated using Rational Method in accordance with Section 7.5.2 of SDM, and assuming uniform intensity rainfall, as expressed by the following equation:

$$Q = 0.278CiA$$

Where

 $Q = peak runoff (m^3/s)$

C = runoff coefficient

i = rainfall intensity (mm/hr)

 $A = \text{catchment area (km}^2)$

4.4 Rainfall Intensity

4.4.1 Average rainfall intensity (i) is estimated on the basis of design rainfall duration and return period from Intensity-Duration-Frequency Relationship as given in Section 4.3.2 and expressed by the following equation:

$$i = \frac{a}{(t_d + b)^c}$$

Where

i = extreme mean intensity in mm/hr

 t_d = duration in minutes (td \leq 240)

a, b, c = storm constants given in Table 3a of the DSD Stormwater Drainage Manual



5 DRAINAGE IMPACT ASSESSMENT

5.1 Impact on Existing Drainage System

- 5.1.1 An increase in the paved area within the Application Site is envisaged after the proposed development. There will be additional runoff generated from the site. For design purpose, it is assumed that about 93.6% of the land area is currently unpaved and post development would have an unpaved area of about 15%.
- 5.1.2 The existing site comprises vegetated area and some paved grounds. Under the development proposal, the Application Site will be partly paved for the construction of the transitional housing blocks and the ancillary facilities and internal road/walkway. The formation level ranges from +4.65mPD to +5.20mPD. The change in percentage of the paved area before and after the proposed development is shown in **Table D5-1**.

Table D5-1 Change in Paved / Unpaved areas before and after the Proposed Development

Catchment Area	Total Area	% of Paved and Unpaved Area before Development		% of Paved Area and Unpaved Area after Development	
Application Site	23,337	6.4% Paved	93.6% Unpaved	85% Paved	15% Unpaved

5.1.3 The change in peak runoff before and after development is shown in **Table D5-2**. Details of calculation of runoff estimation is provided in **Annex A**.

Table D5-2 Change in Peak Runoff before and after the Proposed Development

- table 20 2 change his cantitation belong and alter the representation					
Catchment Area	Total Area	Peak runoff before Development	Peak runoff after Development		
Application Site	23,337	0.65m ³ /s	1.44m³/s		
External Catchment	652	0.02m ³ /s	0.02m ³ /s		

6 PROPOSED DRAINAGE WORKS

6.1 Connection to Public Drainage System

- A series of 300mm dia. u-channel are proposed surrounding the Application Site to collect stormwater runoff within the site and prevent stormwater runoff leak outside development site boundary. Part of the stormwater runoff would be collected by the proposed 300mm dia. u-channel and internal discharge points MH-01 and MH-02 and conveyed by the proposed 600mm dia. and 225mm dia. storm drain respectively to a terminal manhole STMH-01 and then to a proposed public manhole NGMH-01 through another proposed 600mm dia. storm drain. The remaining stormwater runoff would be collected by 300mm dia. u-channel and internal drains connected to internal manhole MH-03 and conveyed by other proposed 750mm dia. storm drain to terminal manhole STMH-02 and finally discharge to modified manhole SMH1037963. The proposed drainage arrangement may refer to DIA/Figure 5A.
- According to hydraulic checking, 750mm dia. storm drain with 1 in 100 fall is proposed to convey Catchment A1, A2, A3, B1, B2 & B3 and external Catchment Area 1 and Area 2 stormwater runoff from the Application Site to the existing 2500mm(W) x 2000mm (H) 1-cell box culvert located south of the Application Site (i.e. Existing Box Culvert A). The catchment plan refers to DIA/SK-01 and Proposed Catchment Plan (External) under Annex B. The proposed drainage arrangement is shown in DIA/Figure 5A. The details of hydraulic calculation refer to Annex A.

- According to hydraulic checking, 600mm dia. storm drain with 1 in 100 fall is proposed to convey **Catchment A4 & B4** stormwater runoff while 225mm dia. storm drain with 1 in 100 fall is proposed to convey **Catchment A5 & B5** stormwater runoff from the Application Site to the existing 2500mm(W) x 2000mm (H) 1-cell box culvert located at further south of the Application Site (i.e. Existing Box Culvert B) through a series of existing 750mm dia. storm drain. The catchment plan refers to **DIA/SK-01** under **Annex B**. The proposed drainage arrangement is shown in **DIA/Figure 5A**. The details of hydraulic calculation refer to **Annex A**.
- 6.1.4 Due to raising of site formation level, the overland flow outside the proposed site would be intercepted by the proposed 300mm u-channel as mentioned in Section 6.1.1 and divert to public drainage system through the Application Site. Catchment plan for external catchment base on existing topo survey and corresponding hydraulic calculation refer to **Annex B**.
- The existing manhole **SMH1037963** will be modified to become a split-flow manhole with multi-part covers and overflow weir with stoplogs to prioritize stormwater flowing to Existing Box Culvert B. In case of extreme rainfall event, stormwater will firstly use up the available capacity of Existing 750mm pipe towards Box Culvert B, and then water may overflow to another compartment inside modified SMH1037963 towards Box Culvert A. Referring to hydraulic calculation under **Annex A**, 0.54m³/s is the maximum possible flowrate through the existing 750mm pipe to Box Culvert B. The design peak flow under 50-year storm is about 1.46m³/s. Therefore, after fully utilizing the pipe capacity up to 0.54m³/s to culvert B, the remaining 0.92m³/s will overflow to culvert A above the weir inside the split-flow manhole as per designed. The schematic diagram of the split-flow manhole arrangement is also shown under **Annex A**. Detailed design of the split-flow manhole will be further developed during detailed design stage.
- Weep holes would be provided at the bottom piece of stop log to release the stagnant water after each rainfall event. According to the hydraulic calculation presented in **Annex C**, 4 nos. of 25mm dia. weep holes to be drilled at the bottom piece of stop log and the maximum orifice flowrate up to 0.007m³/s can release stagnant water inside the proposed split-flow manhole less than half an hour. Details will be subjected to review during detailed design stage.
- 6.1.7 The existing 375mm dia. u-channel and corresponding catchpit would be demolished while a series of 300mm dia. u-channel and associated drain pits are proposed to suit the proposed development's stormwater runoff discharge arrangement.
- 6.1.8 The estimation of the capacity of the 2 nos. of existing 2500mm(W) x 2000mm (H) 1-cell box culvert as in **Annex A** showing that the capacity of existing Box Culvert A is approx. 6.02m³/s while the capacity of existing Box Culvert B is approx. 8.45m³/s.
- 6.1.9 The peak discharge from the Application Site to existing Box Culvert A is 0.92m³/s. The runoff discharge to existing Box Culvert A under 50A boundary condition is 3.78m³/s. Therefore, the total runoff discharge to existing Box Culvert A is approximately 4.70m³/s, which constitute about 78% of the total flow capacity of the existing Box Culvert A.
- 6.1.10 The peak discharge from the Application Site to existing Box Culvert B is 0.54m³/s. The runoff discharge to existing Box Culvert B under 50A boundary condition is 2.62m³/s. Therefore, the total runoff discharge to existing Box Culvert B is approximately 3.16m³/s, which constitute about 37% of the total flow capacity of the existing Box Culvert B.
- 6.1.11 The size and detailed arrangement of the internal drainage system proposed for the development will be carried out at the detailed design stage and will be submitted to Buildings Department for approval.



7

MAINTENANCE RESPONSIBILITY

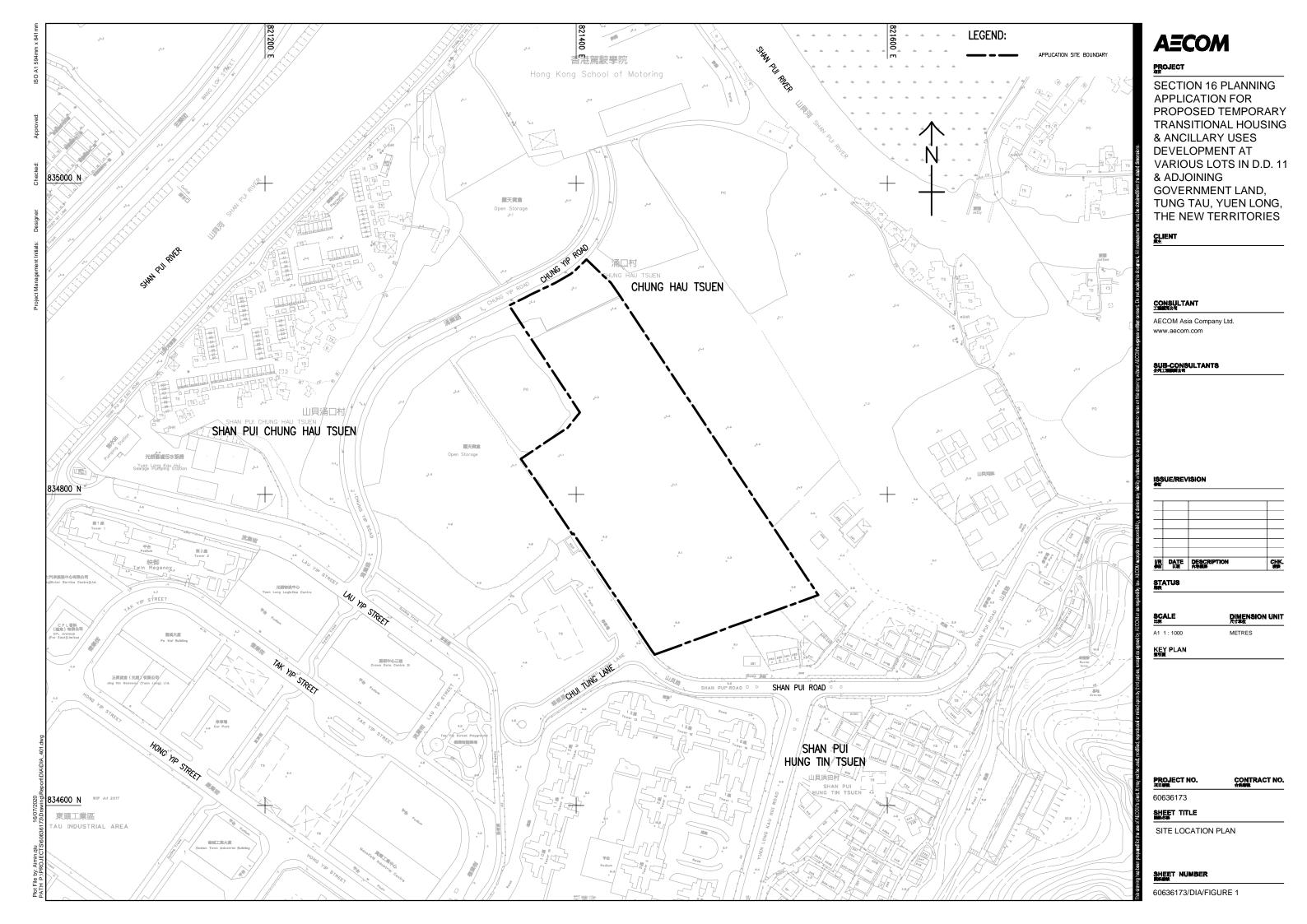
- 7.1.1 The project proponent is responsible for the construction and maintenance of the proposed drainage works inside the Application Site up to and including the terminal manhole. Regular maintenance / desilting of the channels, manholes and gratings will be carried out to prevent blockage of the downstream drainage system.
- 7.1.2 The project proponent is responsible for the modification of public manhole **SMH1037963**, and the associated pipework to facilitate the split-flow arrangement. The completed works will hand over to relevant government department for future maintenance. Annual maintenance of the modified manhole **SMH1037963** is recommended, including condition checking, silt removal and replacement of the stoplogs if required.
- 7.1.3 Manhole inspection is also recommended, to be carried out by relevant government department before wet season to ensure the proper function of the modified manhole **SMH1037963.**
- 7.1.4 The project proponent is required to monitor the water level of the terminal manhole and upstream channel regularly, and report to relevant government department when high water alarm level is reached.

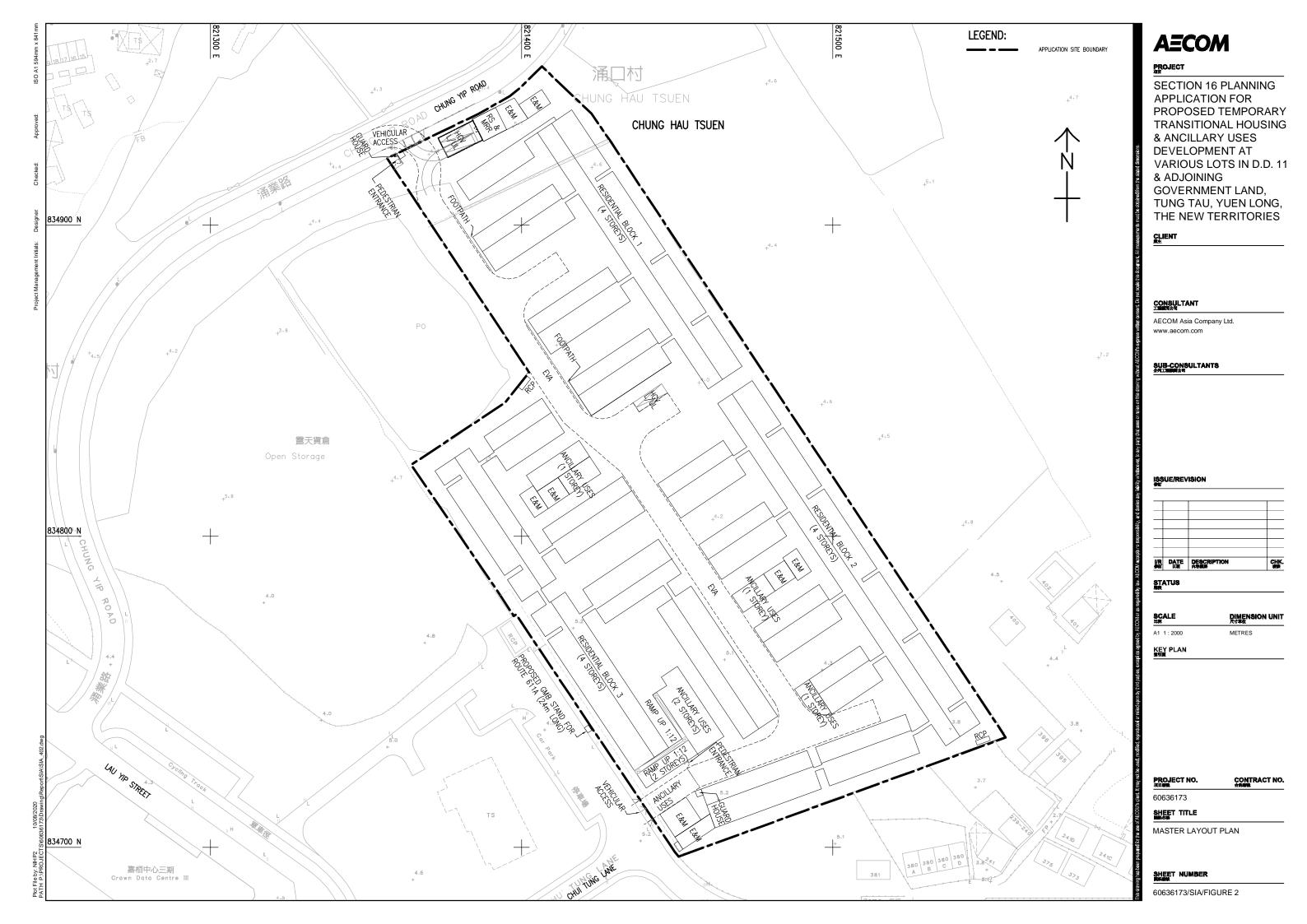


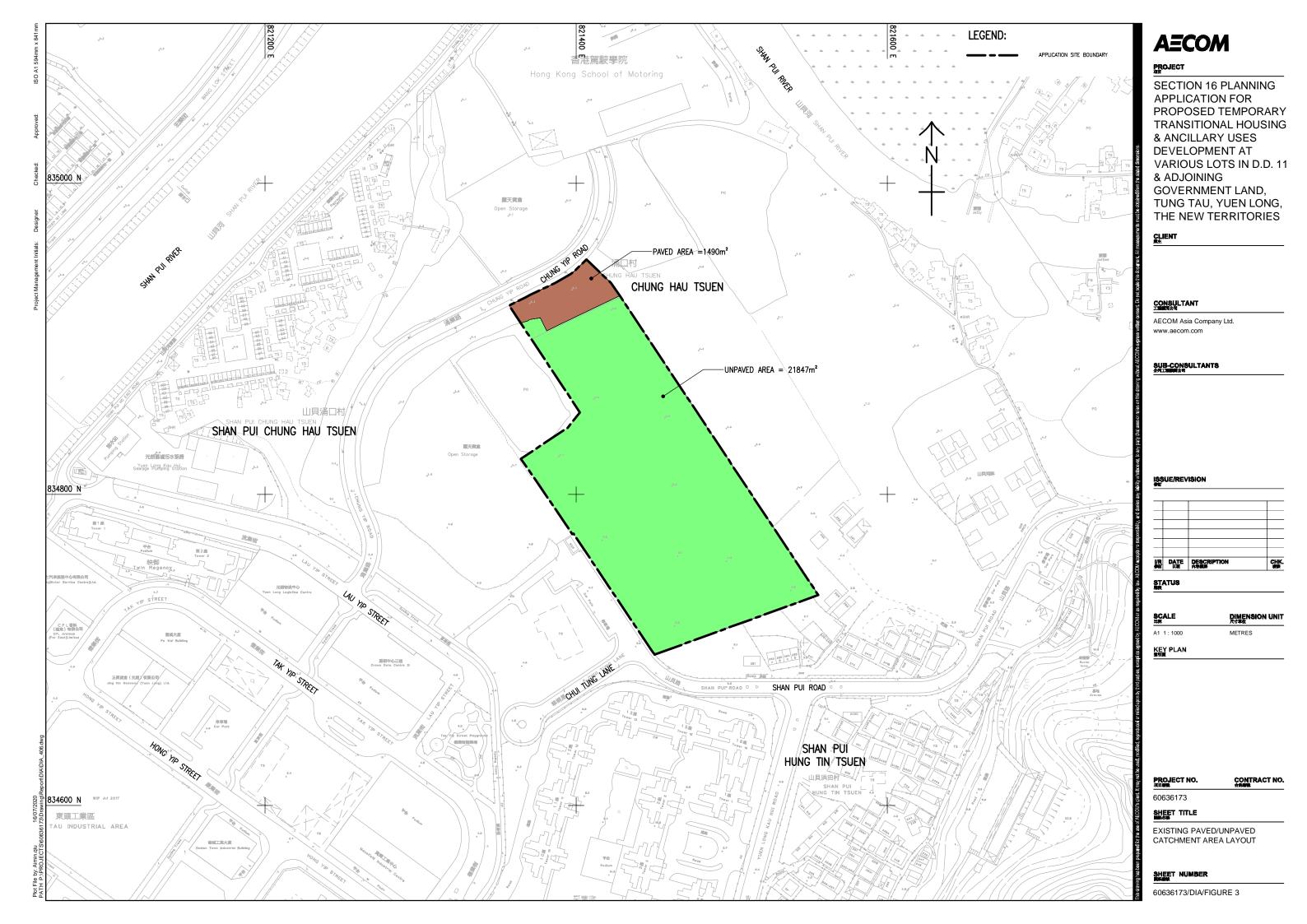
8 CONCLUSIONS

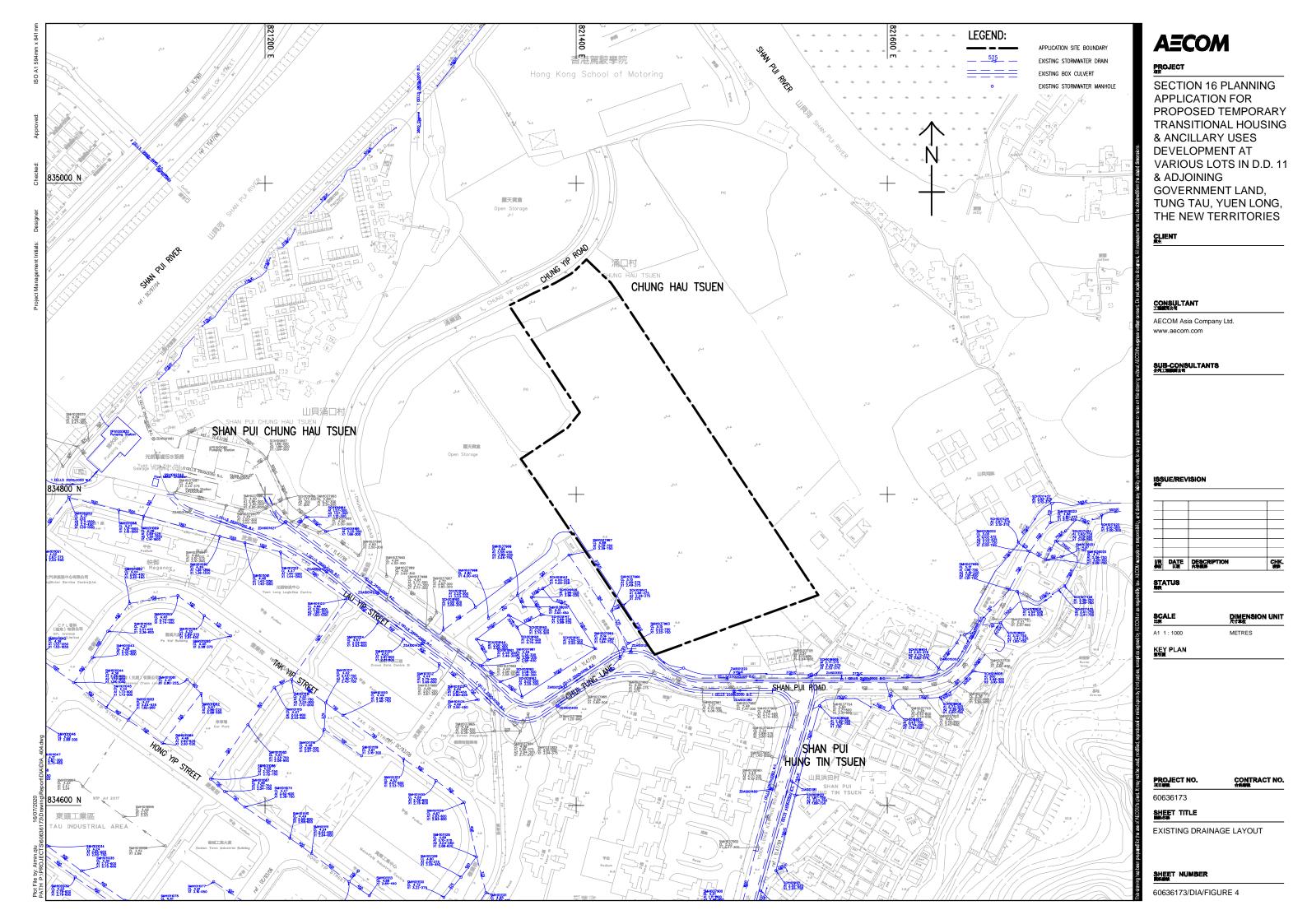
- 8.1.1 A series of 300mm dia. u-channel are proposed surrounding the Application Site to collect stormwater runoff. Part of the stormwater runoff would be collected by the proposed 300mm dia. u-channel and internal discharge points MH-01 and MH-02 and conveyed by the proposed 600mm dia. and 225mm dia. storm drain respectively to a terminal manhole STMH-01 and then to a proposed public manhole NGMH-01 through another proposed 600mm dia. storm drain. The remaining stormwater runoff would be collected by 300mm dia. u-channel and internal drains connected to internal manhole MH-03 and conveyed by other proposed 750mm dia. storm drain to terminal manhole STMH-02 and finally discharge to modified manhole SMH1037963.
- 8.1.2 The proposed 750mm dia. storm drain with 1 in 100 fall is required to convey **Catchment A1, A2, A3, B1, B2 & B3** and external **Catchment Area 1** and **Area 2** stormwater runoff from the Application Site to the existing 2500mm(W) x 2000mm (H) 1-cell box culvert located south of the Application Site (i.e. Existing Box Culvert A).
- 8.1.3 600mm dia. storm drain with 1 in 100 fall is proposed to convey **Catchment A4 & B4** stormwater runoff while 225mm dia. storm drain with 1 in 100 fall is proposed to convey **Catchment A5 & B5** stormwater runoff from the Application Site to the existing 2500mm(W) x 2000mm (H) 1-cell box culvert located further south of the Application Site (i.e. Existing Box Culvert B) through a series of existing 750mm dia. storm drain.
- 8.1.4 The existing manhole **SMH1037963** will be modified to become a split flow manhole with multi-part cover and overflow weir with stoplogs to prioritize the runoff discharge flow to Box Culvert B. In case of extreme rainfall event, stormwater may overflow to another compartment inside modified **SMH1037963** towards Box Culvert A.
- 8.1.5 The capacity of existing Box Culvert A is approx. 6.02m³/s while the capacity of existing Box Culvert B is approx. 8.45m³/s. The total runoff discharge from Application Site is approx. 1.46m³/s. The total runoff discharge to existing box culvert A is approximately 4.70m³/s, which constitute about 78% of the total flow capacity of the existing Box Culvert A. The total runoff discharge to existing Box Culvert B is approximately 3.16m³/s, which constitute about 37% of the total flow capacity of the existing Box Culvert B.
- 8.1.6 With the stormwater mitigation measures implemented, it is considered that the proposed development would not cause adverse impact to the drainage system.

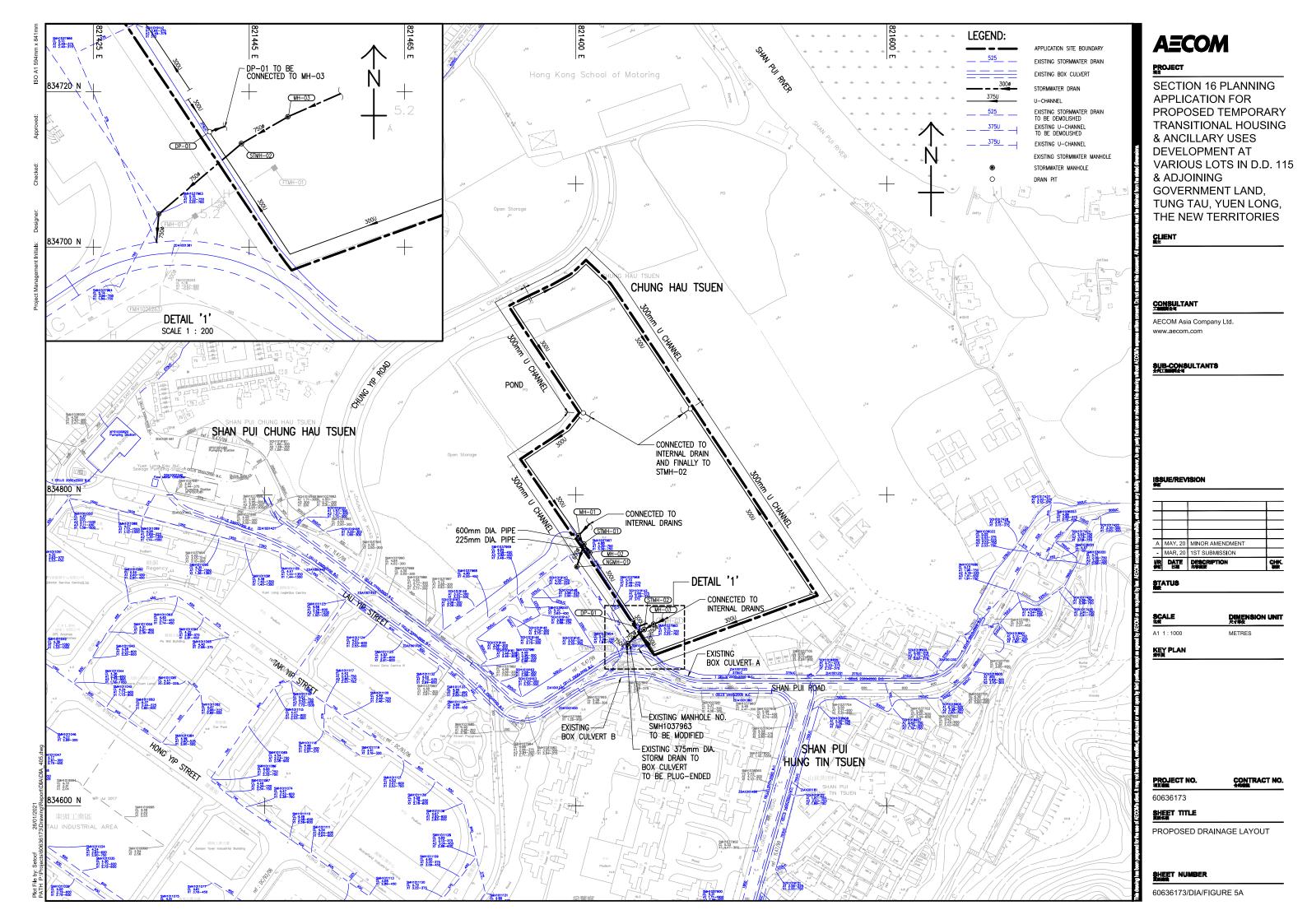
Figures













Annex A

Hydraulic Calculation of the Application Site



Surface Runoff Estimation - Rational Method

Pre-Development Scenario 1 in 50 year

(A) TIME OF CONCENTRATION

The surface runoff in the development would be collected by internal road drainage system which would be designed to the road drainage standard as stipulated in HyD's "Guidance Notes on Road Pavement Drainage Design".

Therefore $t_d = 5.0$ min

(B) RAINFALL INTENSITY

The Intensity-Duration-Frequency data can be expressed by the following algebraic equation:

$$i = \frac{a}{(t_d + b)^c}$$
 (SDM 4.3.2)

where i = extreme mean intensity in mm/hr

 t_d = duration in minutes (t_o less than or equal to 240), and

a, b, c = storm constants given in SDM Table 3

For 50-year return period,

$$a = 451.3$$
, $b = 2.46$, $c = 0.337$

==> i = **230** mm/hr

 $i_{adj} = 257.83$ mm/hr Adjusted i based on rainfall increase in SDM Table 28



(C) PEAK RUNOFF ESTIMATION

The peak runoff by Rational Method is given by the following expression:

$$Q_p = 0.278 C i A$$

(SDM 7.5.2)

where

 $Q_n = \text{peak runoff in m}^3/\text{s}$

C = runoff coefficient (dimensionless)

 $i \hspace{0.5cm} = \hspace{0.5cm} rainfall \ intensity \ in \ mm/hr$

A = catchment area in km²

Catchment of the Site consists of natural terrain and developed area. The runoff coefficient is derived as follows:

Paved Area = 1,490 m² (C1 = 0.95) 6% paved Unpaved Area = 21,847 m² (C2 = 0.35) 94% unpaved

C = 0.388

 $==> Q_p = 0.65$ m $^3/s$



Surface Runoff Estimation - Rational Method

Post-Development Scenario 1 in 50 year

(A) TIME OF CONCENTRATION

The surface runoff in the development would be collected by internal road drainage system which would be designed to the road drainage standard as stipulated in HyD's "Guidance Notes on Road Pavement Drainage Design".

Therefore $t_d = 5.0$ min

(B) RAINFALL INTENSITY

The Intensity-Duration-Frequency data can be expressed by the following algebraic equation:

$$i = \frac{a}{(t_d + b)^c}$$
 (SDM 4.3.2)

where i = extreme mean intensity in mm/hr

 t_d = duration in minutes (t_o less than or equal to 240), and

a, b, c = storm constants given in SDM Table 3

For 50-year return period,

$$a = 451.3$$
, $b = 2.46$, $c = 0.337$

==> i = **230** mm/hr

 $i_{adj} = 257.83$ mm/hr Adjusted i based on rainfall increase in SDM Table 28



(C) PEAK RUNOFF ESTIMATION

The peak runoff by Rational Method is given by the following expression:

$$Q_p = 0.278 C i A$$

(SDM 7.5.2)

where

 $Q_p = \text{peak runoff in m}^3/\text{s}$

C = runoff coefficient (dimensionless)

 $i \hspace{0.5cm} = \hspace{0.5cm} rainfall \ intensity \ in \ mm/hr$

A = catchment area in km²

Catchment of the Site consists of natural terrain and developed area. The runoff coefficient is derived as follows:

Paved Area = 19,836 m² (C1 = 0.95) 85% paved Unpaved Area = 3,501 m² (C2 = 0.35) 15% unpaved

C = 0.860

 $=> Q_{\rm p} = 1.44 \, {\rm m}^3/{\rm s}$



Surface Runoff Estimation - Rational Method

Post-Development Scenario 1 in 50 year (external Catchment Area 1 and Area 2)

(A) TIME OF CONCENTRATION

The surface runoff in the development would be collected by internal road drainage system which would be designed to the road drainage standard as stipulated in HyD's "Guidance Notes on Road Pavement Drainage Design".

Therefore $t_d = 5.0$ min

(B) RAINFALL INTENSITY

The Intensity-Duration-Frequency data can be expressed by the following algebraic equation:

$$i = \frac{a}{(t_d + b)^c}$$
 (SDM 4.3.2)

where i = extreme mean intensity in mm/hr

 t_d = duration in minutes (t_o less than or equal to 240), and

a, b, c = storm constants given in SDM Table 3

For 50-year return period,

$$a = 451.3$$
, $b = 2.46$, $c = 0.337$

==> i = **230** mm/hr

 $i_{adj} = 257.83$ mm/hr Adjusted i based on rainfall increase in SDM Table 28



(C) PEAK RUNOFF ESTIMATION

The peak runoff by Rational Method is given by the following expression:

$$Q_p = 0.278 C i A$$

(SDM 7.5.2)

where

 $Q_p = \text{peak runoff in m}^3/\text{s}$

C = runoff coefficient (dimensionless)

 $i \hspace{0.5cm} = \hspace{0.5cm} rainfall \ intensity \ in \ mm/hr$

A = catchment area in km²

Catchment of the Site consists of natural terrain and developed area. The runoff coefficient is derived as follows:

Paved Area = - m^2

(C1 = 0.95) 85% paved

Unpaved Area = $652 m^2$ (C2 = 0.35) 15% unpaved

C = 0.350

 $==> \qquad Q_p \quad = \qquad \textbf{0.02} \qquad \qquad m^3/s$

Annex A - Hydraulic Calculations for Existing Box Culvert (After Proposed Development)

Checking of Velocity, Capacity and Hydraulic Head

Assume the existing box culvert was operated under uniform flow at all time Using Colebrook-White Equation given in Table 12 of DSD Stormwater Drainage Manual as recommended by Section 8.3.1 of DSD Stormwater Drainage Manual

Colebrook-White Equation

$$\overline{v} = -\sqrt{32 \, gRS} \log(\frac{k_s}{14.8R} + \frac{1.255 \, v}{R\sqrt{32 \, gRS}})$$

where v = mean velocity (m/s)

g = acceleration due to gravity (m/s²) = 9.81 m²/s

R = hydraulic radius (m)

S = frictional gradient (dimensionless)

k_s = surface roughness (m)

v = kinematic viscoity (m²/s) = 0.000001003 m²/s

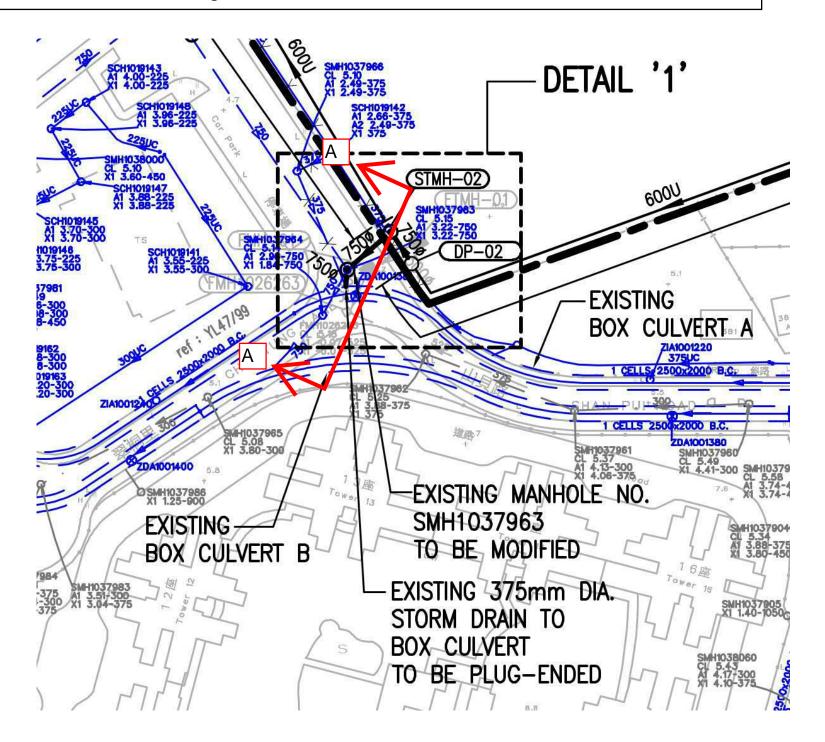
Calculation Check for 1 in 50 years

Calculation Cl	alculation Check for 1 in 50 years																								
Accumulated	d MH#		ted MH#		IL		IL		IL		Soffit	Level	Conduit Lenath	Gradient X	Type	Dimension	on (mm)	Flowable	Ks	Wetted Perimeter	Hydraulic Radius	Velocity	Capacity	Utilization	Remark
Flow	From	To	US	DS	US	DS	(m)	(1 in X)	.,,,,	Height	Width	Area (m ²)	(mm)	(m)	(m)	(m/s)	(m ³ /s)	%	Norman						
Northern B.C. (Existing Box C	ulvert A)																							
1.04	MH-03	STMH-02	1.97	1.95	2.72	2.70	1.5	100	Pipe	750	750	0.40	0.15	2.4	0.169	3.02	1.202	86	Catchment A1,A2,A3,B1,B2&B3 and external Catchment Area 1 and Area 2						
1.04	STMH-02	SMH1037963	1.95	1.85	2.70	2.60	10	100	Pipe	750	750	0.40	0.15	2.4	0.169	3.02	1.202	86	Catchment A1,A2,A3,B1,B2&B3 and external Catchment Area 1 and Area 2						
0.92	SMH1037963	B.C. (North)	1.85	1.82	2.60	2.57	3	100	Pipe	750	750	0.40	0.15	2.4	0.169	3.02	1,202	77	Proportionally 0.92m ³ /s overflow to Existing Box Culvert A (50 yr Peak)						
4.70	-	-	N/A	N/A			N/A	2036	Box Culvert	2000	2500	4.88	3	6.3	0.774	1.23	6.018	78	Remaining flow after priority discharge to Existing Box Culvert B =0.92m ³ /s; Existing Flow at 50A=3.78m ³ /s						
Southern B.C. (Existing Box Culvert B)																									
0.04	MH-02	STMH-01	3.55	3.50	3.78	3.73	5	100	Pipe	225	225	0.04	0.15	0.7	0.051	1.43	0.051	81	Catchment A5&B5						
0.38	MH-01	STMH-01	3.59	3.49	4.19	4.09	15	150	Pipe	600	600	0.25	0.15	1.9	0.135	2.14	0.546	70	Catchment A4&B4						
0.42	STMH-01	NGMH-01	3.49	3.36	4.09	3.96	13	100	Pipe	600	600	0.25	0.15	1.9	0.135	2.64	0.671	63	Catchment A4 to A5 & B4 to B5						
0.42	NGMH-01	SMH1037963	3.36	3.22	4.11	3.97	57	407	Pipe	750	750	0.40	0.6	2.4	0.169	1.29	0.514	82	Catchment A4 to A5 & B4 to B5						
1.46	SMH1037963	SMH1037964	3.22	2.96	3.97	3.71	10.44	40	Pipe	750	750	0.40	0.6	2.4	0.169	4.14	1.648	89	1.46m³/s (Sum of Catchment A1 to A5; B1 to B5 and external Catchment Area 1 and Area 2); runoff will be discharged in priority to Existing Box Culvert B and the remaining to Existing Box Culvert A						
0.54	SMH1037964	B.C. (South)	1.84	1.80	2.59	2.55	14.79	370	Pipe	750	750	0.40	0.6	2.4	0.169	1.36	0.540	100	Priority discharged to Existing Box Culvert B, full-bored capcity of 750mm dia. storm drain used up, remaining discharge (i.e. 1.46-0.54=0.92m³/s) to Existing Box Culvert A						
3.16	-	-	N/A	N/A			N/A	1035	Box Culvert	2000	2500	4.88	3	6.3	0.774	1.73	8.446	37	Catchment A4; Existing Flow at 50A=2.62m3/s						
1	1			1			1	1	1					1			1	1							

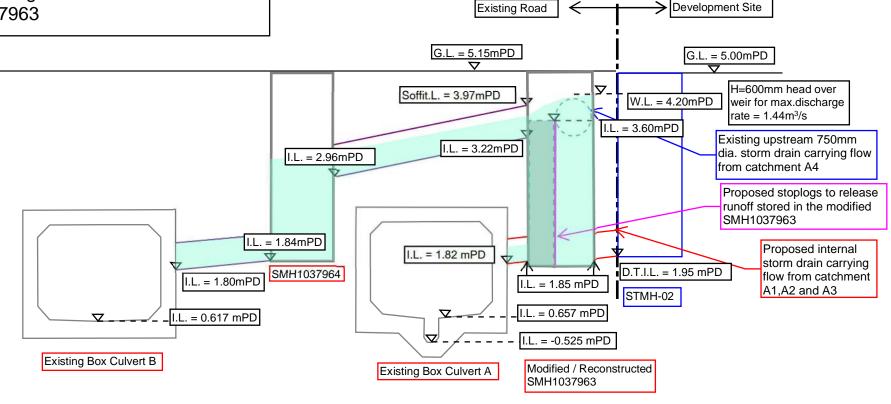
Note

- (1) The gradient of existing box culvert adopted is extracted from as-built record.
- (2) Assume material for existing 750mm dia. storm drain is precast concrete pipes with 'O' ring joints in poor condition
- (3) Assume material for proposed 600mm dia. storm drain is precast concrete pipes with 'O' ring joints in normal condition
- (4) Flow rate at 50A adopted is with reference to boundary condition provided by DSD.

Option 2a: 2 Nos. of Discharge Storm Drains at same modified manhole SMH1037963



Option 2a: 2 Nos. of Discharge Storm Drains at same modified manhole SMH1037963



$$Q = \frac{2}{3}C_d\sqrt{2g}bH^{\frac{3}{2}}$$

Cd: coefficient of discharge

g: gravitational acceleration (m/s2)

b: width of weir (m)

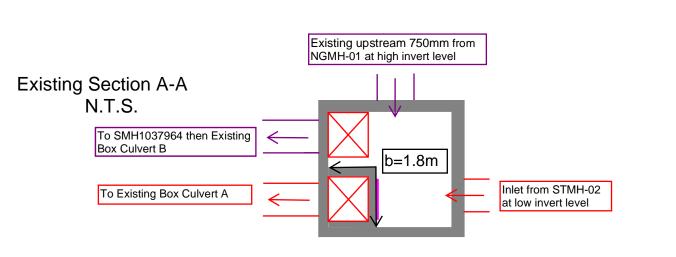
H: elevation of the water surface from the top of the weir (m)

Weir Calculation:

 $Q=1.46m^3/s$,

Assumption: b=1.8m, Cd=0.6

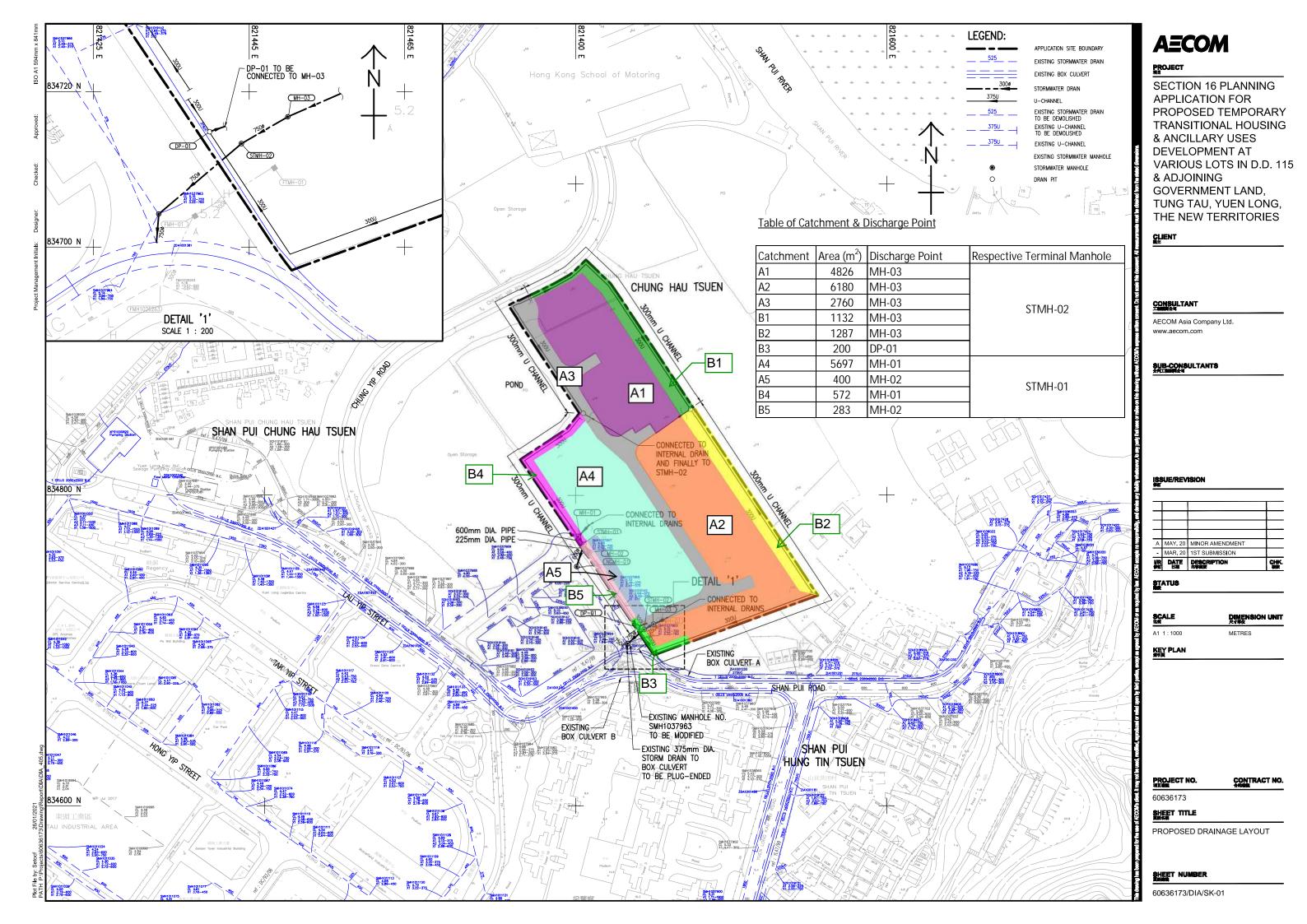
H=approx. 0.6m

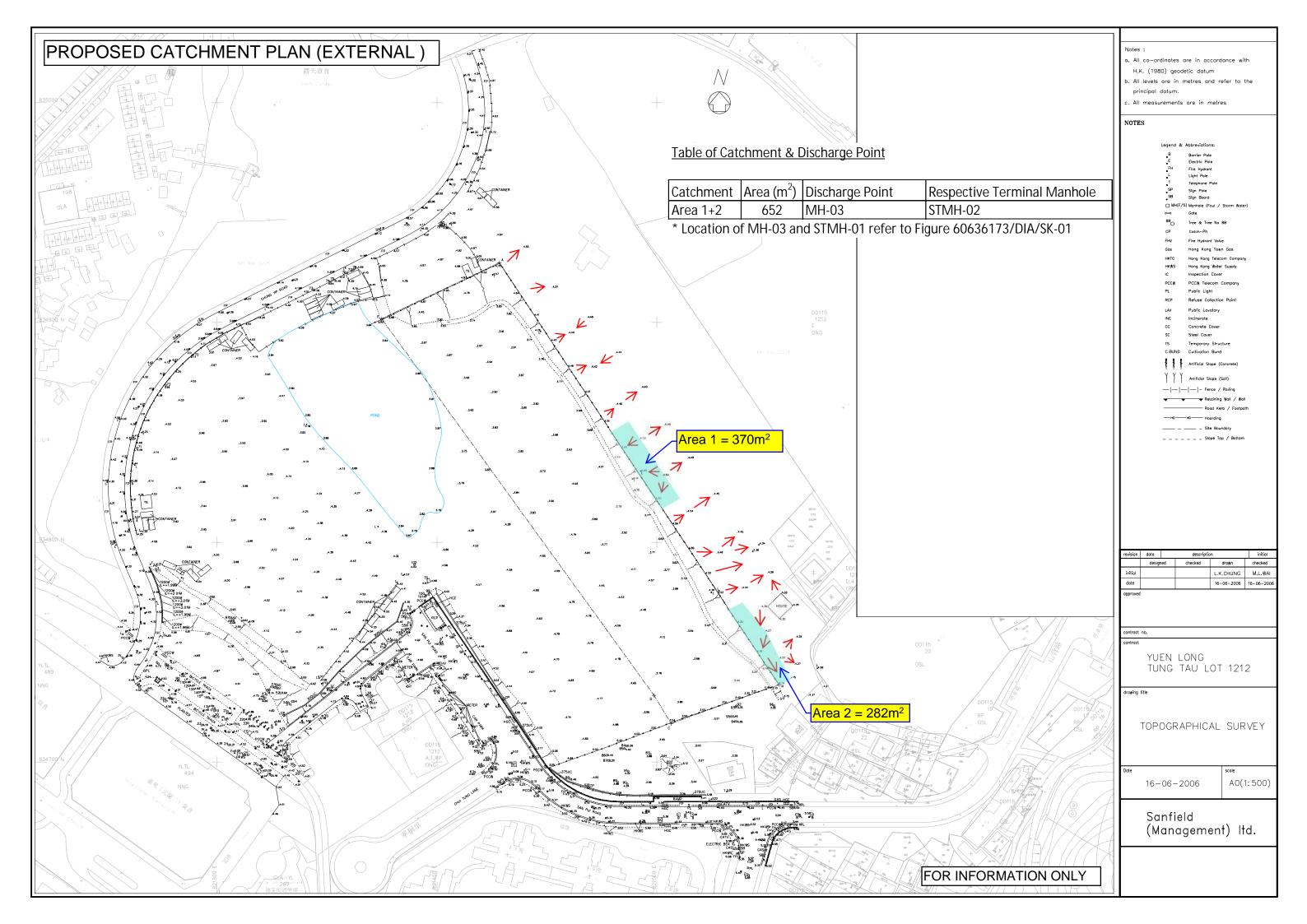




Annex B

Sub-catchment runoff and U-channel design







Surface Runoff Estimation - Rational Method

Post-Development Scenario 1 in 50 year

(A) TIME OF CONCENTRATION

The surface runoff in the development would be collected by internal road drainage system which would be designed to the road drainage standard as stipulated in HyD's "Guidance Notes on Road Pavement Drainage Design".

Therefore $t_d = 5.0$ min

(B) RAINFALL INTENSITY

The Intensity-Duration-Frequency data can be expressed by the following algebraic equation:

$$i = \frac{a}{(t_d + b)^c}$$
 (SDM 4.3.2)

where i = extreme mean intensity in mm/hr

 t_d = duration in minutes (t_o less than or equal to 240), and

a, b, c = storm constants given in SDM Table 3

For 50-year return period,

$$a = 451.3$$
 , $b = 2.46$, $c = 0.337$

 $i_{adj} = 257.83$ mm/hr Adjusted i based on rainfall increase in SDM Table 28



(C) PEAK RUNOFF ESTIMATION

The peak runoff by Rational Method is given by the following expression:

 $Q_p = 0.278 C i A$ (SDM 7.5.2)

where $Q_p = \text{peak runoff in m}^3/\text{s}$

C = runoff coefficient (dimensionless)

i = rainfall intensity in mm/hr A = catchment area in km²

Catchment of the Site consists of natural terrain and developed area. The runoff coefficient is derived as follows:

Paved Area = 19,836 m² (C1 = 0.95) 85% paved Unpaved Area = 3,501 m² (C2 = 0.35) 15% unpaved

C = 0.860

(D) RUNOFF COLLECTED BY INTERNAL DRAINAGE DIRECTLY

Rainfall Return Period: 1 in 50

Catchment	A1	A2	A3	A4	A5	Total Runoff (m ³ /s)	Remark
Catchment area, A (m ²)	4826	6180	2760	5697	400		Catchment A1 to A3 to STMH-02 through MH-03:
Runoff coefficient (c)	0.85	0.85	0.95	0.85	0.85		Catchment A4 will discharge to STMH-01
Rainfall intensity (i)	257.83	257.8	257.8	257.83	257.83		through MH-01; Catchment A5 will discharge to STMH-01
Runoff (Q) m3/s	0.29	0.38	0.19	0.35	0.02	1.23	through MH-02

(E) RUNOFF COLLECTED BY PROPOSED INTERCEPTING U CHANNEL (300mm)

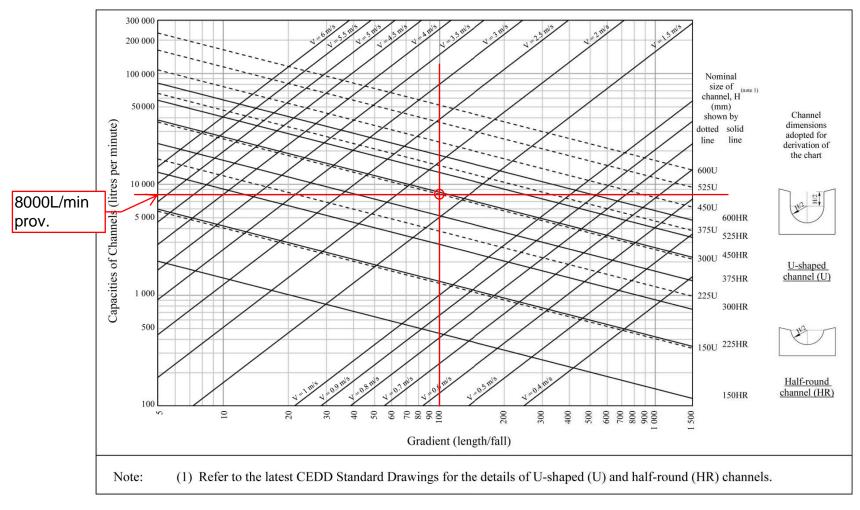
Rainfall Return Period: 1 in 50

Catchment	B1	B2	В3	B4	B5	Area 1 + 2	Total Runoff (m ³ /s)	Remark
Catchment area, A (m ²)	1132	1287	200	572	283	652		Catchment B1 to B2 & Area 1+2 (external catchment) to STMH-02 through MH-03;
Runoff coefficient (c)	0.85	0.85	0.95	0.85	0.85	0.35		Catchment B3 to STMH-02 through DP-01 then MH- 03:
Rainfall intensity (i)	257.8	257.8	257.8	257.83	257.83	257.83		Catchment B4 to STMH-01 through MH-01; Catchment B5 to STMH-01 through MH-02
								Cateline B3 to 31 Will-of through Will-o2
Runoff (Q) m3/s	0.07	0.08	0.01	0.03	0.02	0.02	0.23	

Max. runoff for 300U

- = Catchment B2 and Area 1+2
- $= 0.10 \text{ m}^3/\text{s}$
- = 6000L/min (approx.)

Annex B



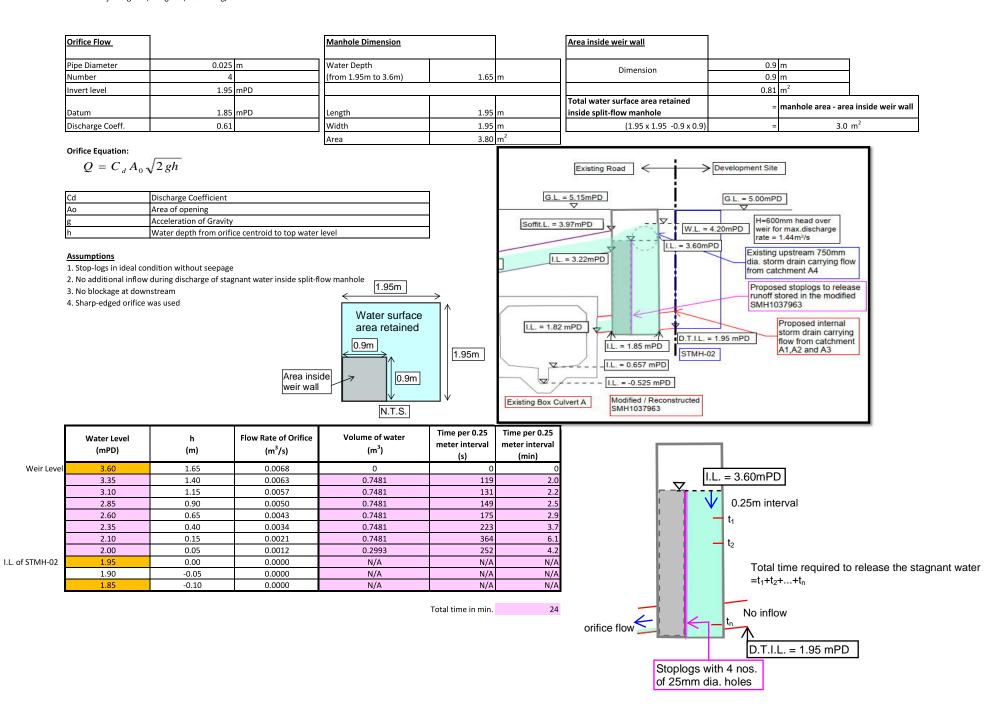
ANNEX TGN 43 A1

For Catchment B1, B2, B3, B4, B5 and external catchment Area 1 and Area 2



Annex C

Release of stagnant water in split-flow manhole



S16 Planning Application
Renewal of Planning Approval
for the Temporary Transitional Housing & Ancillary Uses for a Period of 3 Years
at Lot Nos. 1212 S.B RP (Part) & 1212 S.C ss.3 RP in D.D. 115 and the adjoining Government Land,
Tung Tau, Yuen Long

Appendix VIII

Compliance of Approval Condition (h) - Implementation of a Revised Drainage Proposal

規劃署

粉頓、上水及元朗東規劃處 新界荃灣青山公路 388 號 中染大廈 22 棟 2202 室



Planning Department

Fanling, Sheung Shui & Yuen Long East District Planning Office Unit 2202, 22/F, CDW Building, 388 Castle Peak Road, Tsuen Wan, N.T.

By Post & Fax (3426 9737)

本函檔號 Your Reference

本譽檔號 Our Reference () in TPB/A/YL-NSW/281

网络透透

Tel. No.:

3168 4072

傅真機號碼

Fax No.:

3168 4074

Kenneth To & Associates Ltd. Unit K, 16/F, MG Tower, 133 Hoi Bun Road, Kwun Tong, Kowloon

(Attn.: Mr. Kenneth TO / Ms. Gladys NG)

Dear Sir/Madam,



11 April 2022

Compliance with Approval Condition (h) Implementation of the Revised Drainage Proposal

Proposed Temporary Transitional Housing and Ancillary Uses for a Period of 3 Years with Filling of Land and Excavation of Land in "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area"

Zone, Lots 1212 S.B RP (Part) and 1212 S.C ss.3 RP in D.D. 115 and adjoining Government Land in Tung Tau, Yuen Long

(Planning Application No. A/YL-NSW/281)

I refer to your submission dated 7.4.2022 for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

M	Acceptable.	The captioned	condition	has	been	complied	with
	raceoptacie.	TITO ORDITORIO		TEACH :	M AATT	# O P P P P P P P P P P P P P P P P P P	* * * * * * * * * * * * * * * * * * * *

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

/...p.2



Should you have any queries, please contact Mr. Ivan YIM (Tel: 2300 1257) of the Drainage Services Department directly.

Yours faithfully,

('Anthony LUK')
District Planning Officer/

Fanling, Sheung Shui and Yuen Long East

Planning Department

c.c. CE/MN, DSD CTP/TPB(2)

(Attn.: Mr. Ivan YIM)

(Fax: 2770 4761)

AL/CY/CL



Our Ref: S1370a/TT/19/019Lg

7 April 2022

Fanling, Sheung Shui & Yuen Long East District Planning Office Planning Department Unit 2202 22/F CDW Building 388 Castle Peak Road Tsuen Wan, N.T..

Attn: Ms Cherry Yuen

By Email

Dear Cherry,

Proposed Temporary Transitional Housing & Ancillary Uses
with Filling of Land & Excavation of Land
at Lots 1212 S.B RP (Part) & S.C ss.3 RP and the Adjoining Government Land in D.D. 115
Tung Tau, Yuen Long, the New Territories
TPB Ref.: A/YL-NSW/281

- Submission for Compliance with Approval Condition (h) -

Reference is made to the S16 Planning Application approved by the Town Planning Board on 23 October 2020. We hereby submit information to facilitate compliance with the following Planning Approval Condition:

(j) - "the implementation of the revised drainage proposal as required under approval condition (h) to the satisfaction of the Director of Drainage Services or of the TPB by 23.4.2022"

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact Mr Kenneth To or the undersigned at 3426 8840.

Thank you for your kind attention.

Yours faithfully For and on behalf of

KENNETH TO & ASSOCIATES LTD

Gladys Ng

Encl.

cc. the Applicant & Team

KT/GN/vy

Progress photos (surface channel) dated 30-03-2022

G/F PLAN













S16 Planning Application
Renewal of Planning Approval
for the Temporary Transitional Housing & Ancillary Uses for a Period of 3 Years
at Lot Nos. 1212 S.B RP (Part) & 1212 S.C ss.3 RP in D.D. 115 and the adjoining Government Land,
Tung Tau, Yuen Long

Appendix IX

Compliance of Approval Condition (i) - Submission of a Fire Service Installations Proposal



粉嶺、上水及元朗東規劃處 新界荃灣青山公路 388 號 中染大厦 22 樓 2202 室



Planning Department

Fanling, Sheung Shui & Yuen Long East District Planning Office Unit 2202, 22/F, CDW Building, 388 Castle Peak Road, Tsuen Wan, N.T.

By Post & Fax (3426 9737)

15 March 2021

Your Reference \$1370a/TT/19/010Lg 本函檔號) in TPB/A/YL-NSW/281 本習檔號 Our Reference (3168 4072 鐵話號碼 Tel. No.: 3168 4074 傳真機號碼 Fax No.:

Unit K, 16/F, MG Tower, 133 Hoi Bun Road, Kwun Tong, Kowloon (Attn.: Mr. Kenneth TO)

Dear Sir,

Compliance with Approval Condition (i) Submission of fire service installations proposal

Proposed Temporary Transitional Housing and Ancillary Uses for a Period of 3 Years with Filling of Land and Excavation of Land Lots 1212 S.B RP (Part) and 1212 S.C ss.3 RP in D.D. 115 and Adjoining Government Land, Tung Tau, Yuen Long

(Planning Application No. A/YL-NSW/281)

I refer to your submission dated 19.2.2021 a regarding the submission of a fire service installations proposal in an attempt to comply with approval condition (i). Your submission is considered:

> Acceptable. The captioned condition has been complied with.

Since the captioned condition requires both the submission and Acceptable. implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.

□ Not acceptable. The captioned condition has not been complied with.

Should you have any queries, please contact Mr. WONG Ho-yin (Tel: 2733 7737) or Mr. YEUNG Fung-chun (Tel: 2733 7758) of Fire Services Department direct.

Yours faithfully,

(Authon'v LUK) District Planning Officer/

Fanling, Sheung Shui and Yuen Long East

Planning Department

我們的理想 - 「透過規劃工作,使香港成為世界知名的國際都市。」 Our Vision - "We plan to make Hong Kong an international city of world prominence."

<u>c.c.</u> D of FS

(Attn.: Mr. WONG Ho-yin) (Attn.: Mr. YEUNG Fung-chun)

CTP/TPB(2)

∧L/¢Y/wkl



Our Ref: S1370a/TT/19/010Lg

19 February 2021

Fanling, Sheung Shui & Yuen Long East District Planning Office Planning Department Unit 2202 22/F CDW Building 388 Castle Peak Road Tsuen Wan, N.T..

Attn: Ms Cherry Yuen

By Email and By Hand

Dear Cherry,

Proposed Temporary Transitional Housing & Ancillary Uses
with Filling of Land & Excavation of Land
at Lots 1212 S.B RP (Part) & S.C.ss.3 RP and the Adjoining Government Land in D.D. 115
Tung Tau, Yuen Long, the New Territories
TPB Ref.: A/YL-NSW/281

- Submission for Compliance with Approval Condition (i) -

Reference is made to the S16 Planning Application approved by the Town Planning Board on 23 October 2020. We hereby submit information to facilitate compliance with the following Planning Approval Condition:

 (i) - "the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 23.4.2021"

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact Mr Kenneth To or the undersigned at 3426 8840.

Thank you for your kind attention.

Yours faithfully For and on behalf of

KENNETH TO & ASSOCIATES LTD

Gladys No

Encl. (3 hard còpies)

cc. the Applicant & Team

KT/GN/vy



九龍觀塘海濱道133號萬兆豐中心16樓K室 Unit K, 16/F, MG Tower, 133 Hoi Bun Road, Kwun Tong, Kowloon 電話 Tel:[852] 3426 8451 傅真 Fax:[852] 3426 9737 電子郵件 Email:kta@ktaplanning.com



Serial No.: A245441

Fire Services Department, HONG KONG

Date: 24 November 2020

Our Ref.: **FP 8/31413 <1>**

Sir/Madam,	
Address:— Tung Tau, Yuen Long, N.T D	D.D. 115 Lot 1212 s.B RP(Part) & s.C
ss.3 RP and the adjoining Government Land	
Description of Building:— New Submission - A o	composite development comprising three
4-storey domestic buildings (with open kitchen), fr	ve single-storey buildings used as office,
utilities and plant rooms and a 2-storey commercia	l building with plant rooms
This is to certify that the requirements of this your plans.	Department have been incorporated in
One set of your plans stamped and signed by the	his Department on
24 November 2020 is returned together with	th an additional copy of this certificate
for submission to the * Building Authority Director	MXXXXXIX
Note:—Any amendments to plans after approresubmitted in duplicate through the *Builty vetting prior to the commencement of any or the commencement of the commencem	dings/Hynning Department for further
LAU Tai-wai David c/o Atelier Global Limited 25/F, Tai Yip Building,	Yours faithfully,
141 Thomson Road, Wanchai, Hong Kong	(LEE Kin-chung) for Director of Fire Services

Issued in accordance with Sub-paragraph (ii) of Paragraph (b) of Subsection (1) of Section 16 of the Buildings Ordinance.

^{*} Delete where inappropriate

GENERAL NOTES

- 1. ALL BUILDING COMPONENT DETAILS AND CALCULATIONS TO BE SUBMITTED SEPARATELY
- 2. DRAINAGE PLANS TO BE SUBMITTED SEPARATELY,
- 3. ALL DIMENSIONS SHOWN ON ALL DRAWINGS ARE STRUCTURAL AND IN (MM) UNLESS OTHERWISE STATED. 4. ALL PARAPET WALLS OR RAILINGS TO BE MIN, 1100mm HIGH FROM FINISH FLOOR LEVEL MINIMUM. 5. CLEAR HEIGHT BETWEEN FLOOR LEVEL AND UNDERSIDE OF BEAM TO BE 2100mm MINIMUM AND THAT TO UNDERSIDE OF STAIRCASE TO BE 2000 mm MIN, CLEAR HEIGHT FOR THE HABITATION SPACE TO BE
- 2500mm MIN. 6. ALL BATHROOMS AND KITCHENS TO HAVE CEMENT OR GLAZED TILE DADO OF NOT LESS THEN 1200 mm
- HIGH AND CEMENT PAYED ON MOSAIC TILE FLOOR. 7. ALL STAIRCASES TO HAVE RISERS 175mm MAXIMUM AND TREADS 225 mm MINIMUM AND TO BE CONSTRUCTED FOR ITS WHOLE HEIGHT OF FIRE RESISTING MATERIALS, HANDRAIL TO BE PROVIDED ON BOTH
- SIDES OF ALL STAIRCASES. 8, ARTIFICIAL LIGHTING AND MECHANICAL VENTILATION WITH 5 AIR CHANGES PER HOUR MINIMUM TO BE
- PROVIDED IN BATHROOM IN WHERE NATURAL VENTILATION CANNOT BE PROVIDED. 9. COOKING IN KITCHEN TO BE DONE BY ELECTRICITY. 10, ALL FIRE RESISTING WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH CODE OF PRACTICE FOR FIRE
- SAFETY IN BUILDING S 2011 UNDER PART XY OF THE BUILDING (CONSTRUCTION) REGULATIONS 11. PROTECTED LOBBY TO REQUIRED STAIRCASE IS NOT NECESSARY IN PURSUANT TO CLAUSE B10,4 IN CODE
- OF PRACTICE FOR FIRE SAFETY IN BUILDINGS 2011 12. ALL DOORS TO THE REQUIRED STAIRCASE TO HAVE APPROPRIATE NOTICES ON BOTH SIDES TO REMIND
- BUILDING USERS THAT DOORS SHOULD NORMALLY REMAIN CLOSED, 13. ALL WATER PIPES TO BE INSTALLATED IN COMPLIANCE WITH WATER AUTHORITY REQUIREMENTS
- 14. ALL PIPE DUCTS TO BE PROVIDED WITH ADEQUATE ACCESS FOR INSPECTION AND MAINTENANCE 15, HAND HELD APPLIANCES TO BE PROVIDED AS FOLLOWS AND AT POSITIONS AS INDICATED ON PLANS; - a. FIRE EXTINGUISHERS
- 16. ALL ELECTRICAL CIRCUITS TO BE PROVIDED BY MINIATURE CIRCUIT BREAKERS.
- 17. SECONDARY POWER SUPPLY TEE BEFORE MAIN SWITCH TO BE PROVIDED FOR ALL ESSENTIAL SERVICES. 18. SUFFICIENT DIRECTIONAL EXIT SIGN SHALL BE PROVIDED AS INDICATED ON PLAN. THE SIGN SHALL BE PROVIDED WITH SECONDARY BATTERY IN ACCORDANCE WITH B.S.5266 : PART 1
- 19. EMERGENCY LIGHTINGS WITH 2 HOURS DURATION BATTERY BACK UP WILL BE PROVIDED TO ALL M&E ROOMS IN ACCORDANCE WITH THE CODE OF PRACTICE ISSUED BY THE HKFSD.
- 20 ALL NOTES SHALL BE APPLIED TO ES DRAWINGS 21. ALL NOTES APPEARING ON THE DRAWINGS SHALL BE READ AND INTERPRETED IN CONJUNCTION WITH ALL
- OTHER INFORMATION APPEARING ON THE DRAWINGS AND TECHNICAL SPECIFICATIONS. 22. ALL WORKS CARRIED OUT AND ALL MATERIALS SUPPLIED SHALL BE IN FULL ACCORDANCE WITH THE
- GOVERNING LOCAL/BRITISH STANDARDS AND THE AUTHORITIES HAVING JURISDICTION. 23. THE REGISTERED GENERAL BUILDING CONTRACTOR SHALL DOUBLE CHECK AND COORDINATE WITH ALL ARCHITECTURAL, STRUCTURAL AND ELECTRICAL MECHANICAL DRAWINGS AND REPORT TO THE BUILDING SERVICES ENGINEER ANY DISCREPANCIES FOUND BEFORE PROCEEDING ANY WORK
- 24. THE REGISTERED GENERAL BUILDING CONTRACTOR SHALL INCLUDE THE COST OF ALL TESTING REQUIRED TO MEET THE APPROVAL OF AUTHORITIES HAVING JURISDICTION.
- 25. THE REGISTERED GENERAL BUILDING CONTRACTOR SHALL VERIFY THE ACTUAL SITE CONDITION FOR INSTALLATION WORKS.
- 26. ALL RELEVANT BUILDER'S WORKS INCLUDING OPENINGS OF WALL, FLOOR AND PARTITIONH FOR F.S. INSTALLATION SHALL BE BY REGISTERED GENERAL BUILDING CONTRACTOR.
- 27. MAKING GOOD OF BUILDER'S WORKS AFTER INSTALLATION SHALL BE BY REGISTERED GENERAL BUILDING 28. ALL F.S. INSTALLATIONS SHALL BE COMPLIED WITH CIRCULAR LETTER OF FIRE SERVICES DEPARTMENT (HK),
- CODE OF PRACTICE, FOC, LPC AND NFPA, 29. THE TYPE OF CABLES AND WIRING METHOD SHALL BE DESIGNED BY THE REGISTERED GENERAL BUILDING
- 30, A FULL HEIGHT WALL HAVING AN FRR OR NOT LESS THAN -/30/- SHOULD BE PROVIDED ADJACENT TO THE FLAT EXIT DOOR IN EACH FLAT WITH OPEN KITCHEN. THE WIDTH OF THE WALL SHOULD NOT LESS THAN
- 600MM, THE WALL SHOULD NOT BE REMOVED. 31, DRAINAGE CONNECTION FOR CONDENSATION WATER FROM AIR CONDITIONING UNITS TO BE INDICATED IN DRAINAGE PLAN TO BE SUBMITTED SEPARATELY.
- 32. MEANS OF ACCESS AND FACILITIES FOR PERSONS WITH DISABILITY IS NOT REQUIRED IN ACCORDANCE WITH DESIGN MANUAL BARRIER FREE ACCESS 2008 WHERE DOMESTIC BUILDINGS DO NOT EXCEED FOUR (4) STOREYS IS NOT WITHIN THE EXTENT OF APPLICATION,)
- 33. MEANS OF ACCESS FOR PERSONS WITH DISABILITY WITHIN DOMESTIC BLOCK A,B,C ARE WITHIN GRID D/R TO P/RA, AND 28-1/RA TO 34-1/RA.

DRAWING LIST

DRAWING NO.	DRAWING TITLE	PAPER SIZE	SCALE	REVIS	SIOI
A0-01	BLOCK PLAN, NOTES, LEGEND & SCHEDULES	A1	NTS		
A0-02	MASTER LAYOUT PLAN	A0	1:300		
A0-03	E.V.A. & SITE COVERAGE CALCULATION DIAGRAM	A1	1:500		
A1-01-1	OVERALL GROUND FLOOR PLAN (PART 1)	A0	1:200		
A1-01-2	OVERALL GROUND FLOOR PLAN (PART 2)	A0	1:200		
A1-02	TYPICAL FLOOR PLAN RESIDENTIAL (BLOCK A)	A1	200	1.5	
A1-03	TYPICAL FLOOR PLAN RESIDENTIAL (BLOCK B)	A1	200		
A1-04	TYPICAL FLOOR PLAN RESIDENTIAL (BLOCK C)	A1	200		
A1-05	ROOF PLAN RESIDENTIAL (BLOCK A)	A1	200		
A1-06	ROOF PLAN RESIDENTIAL (BLOCK B)	A1	200		
A1-07	ROOF PLAN RESIDENTIAL (BLOCK C)	A1	200		
A5-01	OVERALL SITE ELEVATIONS	A1	200		
A5-02	ELEVATIONS OF BLOCK A	A1	200		
A5-03	ELEVATIONS OF BLOCK B	A1	200		
A5-04	ELEVATIONS OF BLOCK B & C	A1	200		
A5-05	ELEVATIONS OF BLOCK C & COMMUNAL BLOCKS	A1	200		
A5-06	ELEVATIONS OF COMMUNAL BLOCKS	A1	200	72	
A5-07	ELEVATIONS OF TX ROOMS & RCP	A1	200		
A7-01	OVERALL SITE SECTIONS	A1	200		
A8-01	TYPICAL MIC WALL TYPE DETAIL	A1	200		
A9-01	AREA CALCULATION (1)	A1	NTS		

COLOUR INDICATIONS

RESIDENTIAL UNIT FLOOR PLANS AND U.F.A.

R.C.C. WORKS LIGHTWEIGHT PARTITION CEMENT / PLASTERING TILES/NON-ABSORBENT MATERIALS GLASS WORKS

CALCULATIONS

STEEL & METAL SANITARY FITMENTS

(D1) -/60/60 FRR SELF-CLOSING DOOR WITH SMOKE SEAL

- D2) -/60/60 FRR SELF-CLOSING DOOR WITH UPPER VISION PANEL AND SMOKE SEAL -/60/60 FRR SELF-CLOSING DOOR WITH

DOOR MARK

- -/60/- FRR SELF-CLOSING DOOR WITH SMOKE SEAL
- -/60/- FRR DOOR WITH UPPER VISION PANEL

HEST LIBERT COVER

VETA POOT COURS

ABBREVIATIONS & LEGEND

SUPPORTING STRUCTURE FOR AC UNITS FROM FLOOR FINISHED LEVEL EXISTING LEVEL

NTS

PROPOSED FINISHED LEVEL PROPOSED STRUCTURAL LEVEL

F.C.G. FIXED CLEAR GLASS (WITH -/60/60 F.R.R.)

METAL BALUSTRADE (MIN. 1100mm A.F.F.)

LEGEND FOR FIRE SERVICE EQUIPMENT

PORTION OF CORRIDOR TO BE INSTALLED AT SITE

FIRE EXTINGUISHER

ILLUMINATED EXIT SIGN

ILLUMINATED DIRECTIONAL SIGN

ST-X STAIR NO. FULL HEIGHT RC 80mm THK. WALL NOT LESS THAN 600mm WIDTH W/FRR -/30/30

8) SECONDARY POWER SUPPLY

A2, <u>DOMESTIC BLOCK B</u>) WATER TANK

A 36,000 LITRES F.S. / SPRINKLER WATER TANK SHALL BE PROVIDED AS SHOWN ON PLANS TO SERVE FOR FIRE HYDRANT/HOSE REEL SYSTEM AND SPRINKLER SYSTEM WHICH IS FED FROM GOVERNMENT WATER SUPPLY MAIN. 2) FIRE HYDRANT / HOSE REEL SYSTEM

FS NOTES FOR TEMPORARY COMPOSITE DEVELOPMENT AT LOTS 1212 S.B. RP (PART) & S.C ss. 3 RP AND ADJOINING GOVERNMENT LAND IN D.D. 115 TUNG TAU, YUEN LONG, THE NEW TERRITORIES

SUFFICIENT FIRE HYDRANTS AND HOSE REELS SHALL BE PROVIDED AS INDICATED ON PLANS IN ACCORDANCE WITH FSD CODE OF PRACTICE FOR MINIMUM FSI AND COURPIENT & FSD CL. 2/2013. FIRE HYDRANTS SHALL BE PROVIDED IN ALL APPROACH LOBBES TO REQUIRED STARCASES OR REQUIRED STAIRCASE ENCLOSURES, HOSE REELS SHALL BE PROVIDED TO ENQUIRE. THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH ON THE BUILDING CAN BE REACHED BY A LENGTH OF THE BUILDING CAN BE REACHED BY A LENGTH OF THE BUILDING CONTROL OF HOSE REEL TURING EXCEPT UNCOVERED AREA. ii) FIXED FIRE PUMPS (ONE DUTY AND ONE STANDBY) AND A FS JOCKEY PUMP SHALL BE PROVIDED AS INDICATED ON PLAN IT) FIXED FRE PUMPS (ONE DUTY AND ONE STANDBY) AND A FS JOCKEY PUMP SHALL BE PROVIDED AS INDICATED ON PLAN.

iii) F.S. INLETS SHALL BE INTERCONNECTED AND PROVIDED FOR AS SHOWN ON PLAN. 3) <u>Automatic sprinkler system</u> AN AUTOMATIC SPRINKLER INSTALLATION SHALL BE DESIGNED TO ORDINARY HAZARD (OH.1) IN ACCORDANCE WITH LPC RULES BS EN 12845-2003 AND CL. 3/2006 & 3/2012 TO PROTECT KITCHEN, FLATS BUT EXCEPT COMMON STARCASE AND COMMON AREA, HUB, E/N RISER DUCTS, CHECK/WATER METER CABINETS AND E/N PLANT ROOMS

PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED AT THE POSITIONS AS SHOWN ON PLANS

THE SECONDARY ELECTRICITY SUPPLY SHALL BE OBTAINED BEFORE THE MAIN SWITCH FOR FIRE SERVICE INSTALLATIONS.

ANY INTENDED STORAGE OR USE OF DANGEROUS GOODS AS DEFINED IN CHAPTER 295 OF THE LAWS OF HONG KONG SHOULD BE NOTIFIED TO THE DIRECTOR OF FIRE SERVICES.

1) AN AUTOMATIC SPRINGLER INSTALLATION SHALL BE DESCRIPD TO ORDINARY HAZARD (OH 1) IN ACCORDANCE MITH LPC RULES BS EN 12845: 2003 AND CL 3/2006 & 3/2012 TO PROTECT KITCHEN FLATS, BUT EXCEPT COMMON STARCASS AND COMMON AREA, HUB, EAN RESE DUCIS, CHECK/MATER NETER CHBINETS AND E/M PLANT ROOMS. (i) Sprinkler Punps (one duty and one standby) and a sprinkler lockey punp shall be provided as ii) Sprinkler Pumps (one duty and one standby) and a sprinkler Jockey Pump Shall be provided as indicated on Plan. III) A SPRINKLER CONTROL VALVE AND A SPRINKLER INLET SHALL BE PROVIDED AT THE POSITION AS SHOWN ON PLAN. fii) à sprinkler control valve and a sprinkler inlet shall be provided at the position as shown on plan. V) SPRINKLER STSTEM SIGNAL SHALL BE TRANSMITED TO THE FIRE SERVICES COMMUNICATION CENTRE WA A DIRECT TELEPHONE LINK. iv) Sprinkler system signal shall be transmitted to the fire services communication centre via a direct Telephone link TELEPHONE LINK.

V) IMPROVISED SPRINKLER SYSTEM ACCORDING TO FSD CL 4/96 WITH WATER

4) FIRE ALARN SYSTEM

SUPPLY FROM BK. A FS TANK TO BE PROVIDED FOR OPEN KITCHEN AREA. v) IMPROVISED SPRINKLER SYSTEM ACCORDING TO FSD CL 4/96 WITH WATER 4) FIRE ALARM SYSTEM SUPPLY FROM BK. B FS TANK TO BE PROVIDED.

A MANUALLY OPERATED FIRE ALARM SYSTEM SHALL BE PROVIDED AND INCORPORATED IN THE FIRE. HYDRANT / HOSE REEL INSTALLATION, A MANUALLY OPERATED FIRE ALARM SYSTEM SHALL BE PROVIDED AND INCORPORATED IN THE FIRE HYDRANT / HOSE REEL INSTALLATION. fi) ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HOSE REEL POINT. TH ACTUATING POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO WARNING DEVICE INITIATION 11) ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATING POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO WARNING DEVICE INITIATION. TII) THE MANUAL FIRE ALARM SYSTEM SHALL BE CONNECTED TO THE AUTOMATIC FIRE ALARM SYSTEM AND FIRE SERVICES COMMUNICATION CENTRE BY A DIRECT LINE. (ii) the manual fire alarm system shall be connected to the automatic fire alarm system and fire services communication centre by a direct line.

EMERCENCY LICHTING SHALL BE PROMDED TO ALL STAIRCASES, PASSACES AND PUBLIC AREAS ON ALL FLOORS BUT EXCLUDING UNCOVERED AREAS. EMERGENCY LICHTING SHALL COMPLY TO BS 5266-1:2011 & BS EN 1838:2013 & CL 1/2006. EMERCENCY LIGHTING SHALL BE PROVIDED TO ALL STAIRCASES, PASSAGES AND PUBLIC AREAS ON A FLOORS BUT EXCLUDING UNCOVERED AREAS, EMERGENCY LIGHTING SHALL COMPLY TO BS 5266-1; 2011 & BS EN 1838-2013 & CL 1/2006,

B) SECONDARY POWER SUPPLY

9) OTHER REQUIREMENTS

6) PORTABLE HAND-OPERATED APPROVED APPLIANCES

7) F.S. NOTES FOR THE FLATS WITH OPEN KITCHEN OF APARTMENT

EXIT SIGN SHALL BE PROVIDED TO ENSURE THAT ALL EXIT ROUTES FROM PUBLIC AREA TO STAIRCASES OF ARE CLEARLY INDICATED AND COMPLY WITH CL 5/2008. S) PORTABLE HAND-OPERATED APPROVED APPLIANCES

portable fire extinguishers shall be provided at the positions as shown on plans.

A. <u>DOMESTIC BLOCKS & NON-DOMESTIC BLOCK (C4)</u>

2) FIRE HYDRANT / HOSE REEL SYSTEM

A 36,000 LITRES F.S. / SPRINKLER WATER TANK SHALL BE PROVIDED AS SHOWN ON PLAN TO SERVE FOR FIRE HYDRANT/HOSE REEL SYSTEM AND SPRINKLER SYSTEM WHICH IS FED

ii) F.S. INLETS SHALL BE INTERCONNECTED AND PROVIDED FOR AS SHOWN ON PLAN.

A1. <u>Donestic block a</u>

WATER TANK

7) F.S. NOTES FOR THE FLATS WITH OPEN KITCHEN OF APARTMENT ADDRESSABLE

THE SECONDARY ELECTRICITY SUPPLY SHALL BE OBTAINED BEFORE THE MAIN SMITCH FOR FIRE SERVICE INSTALLATIONS.

A3. <u>DOMESTIC BLOCK C & NON-DOMESTIC BLOCK (C4)</u>

A 36,000 LITRES F.S. / SPRINKLER WATER TANK SHALL BE PROVIDED AS SHOWN ON PLANS TO SERVE FOR FIRE HYDRANT/HOSE REEL SYSTEM AND SPRINKLER SYSTEM WHICH IS FED FROM COVERNMENT WATER SUPPLY WAIN. 2) FIRE HYDRANT / HOSE REEL SYSTEM

(i) FIXED FIRE PUMPS (ONE DUTY AND ONE STANDBY) AND A FS JOCKEY PUMP-For domestic block o shall be provided as indicated on plan

(i) EVED FRE DUMPS (ONE DUTY AND ONE STANDARY AND A FS INCHES DUMP FOR MON-DOMESTIC BLOSK (CA) SHALL BE PROVIDED AS NUICATED ON FLAIL. v) F.S. Inlets shall be interconnected and proyided for dowestic block C as shown on Plan. v) F.S. INLET SHALL BE PROVIDED FOR AS SHOWN ON PLAN.

AN AUTOMATIC SPRINKLER INSTALLATION SHALL BE DESIGNED TO ORDINARY HAZARD (OH I) IN ACCOMBÂNCE WITH LPC RULES BS BI 12845-2003 AND D. 3/2005 & 3/2017 TO PROTECT DICHEN FLAIS.COUNCH AREA ND STARCASE IS NOT BOMESIC BLOSE (CA BII LORFI CONDOI STARCASS AND CONNON MEl-of Royesic Roome, e/n der dichs Chica/Miet Neier Connes, campy and i/n Plant Rooms) sprinkler pumps (one duty and one standby) and a sprinkler jockey pump shall be provided as indicated on plan.

fii) a sprinkler control valve and a sprinkler inlet shall be proyded for renestic blocke. At the position as shown on plan, 1-1) A STRINKLER CONTROL VALVE HID A STRINKLER HILET SHALL BE PROXICED FOR HOW CONSTITUTE BLOCK (CV) AT THE POSTROL AS SHOWN ON PLAIL S) VENTILATION / AIR CONDITIONING CONTROL SYSTEM TY) SPRINKLER SYSTEM SCHAL SHALL BE TRANSMITTED TO THE FIRE SERVICES COMMUNICATION COURSE WA A DRECT
TELEPHONE LINK

WILLIAM PROVISED SPRINKLER SYSTEM ACCORDING TO ESD CLARGE WITTH A

WILLIAM PROVISED SPRINKLER SYSTEM ACCORDING TO ESD CLARGE WITTH A

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WILLIAM PROVISED SPRINKLER SYSTEM SY TELEPHONE LINK.

4) FIRE ALARM SYSTEM

4) FIRE ALARM SYSTEM

5 SUPPLY FROM BK. C FS TANK TO BE PROVIDED.

A MANUALLY OPERATED FIRE ALARM SYSTEM SHALL BE PROVIDED AND INCORPORATED IN THE FIRE HYDRANT / HOSE REEL INSTALLATION. ii) ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATING POINT SHOULD INCLUDE FACILITIES FOR FIRE PUNP START AND AUDIO WARNING DEVICE INITIATION. (ii) The NANUAL FIRE ALARM SYSTEM SHALL BE CONNECTED TO THE AUTOMATIC FIRE ALARM SYSTEM AND FIRE SERVICES COMMUNICATION CENTRE BY A DIRECT LINE.

4) EMERGENCY LIGHTING EXIT. SIGN. SHALL BE PROVIDED TO ENSURE THAT ALL EXIT ROUTES FROM PUBLIC AREA TO STAIRCASES OF ARE CLEARLY INDICATED AND COMPLY WITH CL 5/2008.

ENT SIGN SHALL BE PROVIDED TO ENSURE THAT ALL EXIT ROUTES FROM PUBLIC AREA TO STAIRCASES OF ARE CLEARLY INDICATED AND COMPLY WITH CL. 5/2008.

6) PORTABLE HAND-OPERATED APPROVED APPLIANCES PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED AT THE POSITIONS AS SHOWN ON PLANS. 7) <u>F.S. Notes for the flats with open kitchen of apartment</u>

8) SECONDARY POWER SUPPLY THE SECONDARY ELECTRICITY SUPPLY SHALL BE OBTAINED BEFORE THE MAIN SWITCH FOR FIRE SERVICE INSTALLATIONS OTHER REQUIREMENTS

iii) ANY INTENDED STORAGE OR USE OF DANGEROUS GOODS AS DEFINED IN CHAPTER 295 OF THE LAWS OF HONG KONG SHOULD BE NOTIFIED TO THE DIRECTOR OF FIRE SERVICES.

10) VISUAL FIRE ALARM SYSTEM VISUAL FIRE ALARM SYSTEM SHALL HOT BE PROVIDED AS THE OCCUPANCY WHERE ARE NOT HYTCHDED TO PUBLIC ACCESS 4) ENTILATION / AIR CONDITIONING CONTROL SYSTEM

PSNSTES FOR OPEN KILLEREN

FIRE SAF 614 MANAGEMENT PLAN SHALL BE SUBMITTED FOR APPROVAL PRIOR TO FSI ACCEPTANCE INSPECTION.

ROMAING PRESSURE OF 1/2 We M THE OWNERS E SILICON FLUID FILLED TRANSFORMERS SHALL BE PROVIDED AS INDICATED ON PLANS. G. NON-DOMESTIC BLOCK (C4) A 18,000 LITRES F.S. WATER TANK SHALL BE PROVIDED AS SHOWN ON PLAN.
 10 SERVE FOR FIRE HYDRANT/HOSE REFL SYSTEM WHICH IS FED FROM COVERNMENT WATER SUPPLY MAIN

B. NON-DONESTIC / UTILITIES BLOCKS (C1, C2, C3, C5 & C6)

FIRE DETECTION SYSTEM, WITH HEAT DETECTORS SHALL BE PROVIDED FOR F (M. PLANT ROOM).
INCLUDING TRANSFORMER ROOM AND SWITCH ROOM BUT EXCLUDING THOSE F.M. RISER DUCTS, WAST
METER ROOM (MED), REFUSE COLLECTION POINT, WARTE WEER ROOMS/CABINETS, CHECK METER CABINETS,
RETAILS, WULTI-PURPOSE HALL, REFUSE STORAGE AND MATERIAL RECOVERY ROOM AND TOILETS.

A FIRE DETECTION SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH LPC RULES BS 5839-1; 2002+A2:2007 CL 1/2009 & 3/2010 AND THE ALARM OF SUCH SYSTEM SHALL BE INTEGRATED WITH THE MANUAL FIRE ALARM SYSTEM

i) fire alarm signals of fire detection system, sprinkler system and manual fire alarm system serving the entire building shall be transmitted to fire services communication centre via a direct line.

2) FIRE ALARM SYSTEM & VISUAL FIRE ALARM SYSTEM

1) FIRE DETECTION SYSTEM

3) EMERGENCY LIGHTING

7) OTHER REQUIREMENTS

) PORTÁBLE HÁND-OPERATED APPROVED APPLIANCES

AUDIO/VISUAL ADVISORY SYSTEM

4) EXIT SIGN

2) FIRE HYDRANT / HOSE REFT SYSTEM i) SUFFICIENT FIRE HYDRANTS AND HOSE REFLS SHALL BE PROMDED AS INDICATED ON PLANS IN ACCORDANCE WITH ESD CODE OF PRACTICE FOR MINIMAIN FS AND FOUIDMENT & FSD © 2/2013. FIRE HYDRANTS SHALL BE PROMDED IN ALL APPROACH LORRIES TO REMINED STARCASES OR REQUIRED STARCASE FINCLOSIRES. HOSE REFLS SHALL BE PROMDED TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OR NOT MORE THAN 30m OF HOSE REFL TUBING EXCEPT LINCOVERED AREA.

ii) fixed fire pimps (one duty and one standry) and a FS Jockey pump as indicated on PI an (v) E.S. INLET SHALL BE INTERCONNECTED AND PROVIDED AS SHOWN ON PLAN. 3) AUTOMATIC SPRINKLER SYSTEM i) AN AUTOMATIC SPRINGER INSTALLATION SHALL BE DESIGNED TO ORDINARY HAZARD (CH. 3) IN ACCORDANCE WITH LPC RULES.

BS. FN. 12845; 2003. AND CL. 3/2006. & 3/2012. TO PROTECT COMMON AREA. TOWETS. AND STAIRGASES.

BHF EXCEPT F/M RISER DUCTS, CHECK/WATER METER CABINETS, CANOPY AND F/M PLANT ROOMS.

> iii) a springer control valve and a springer injet shall be provided at the position as shown on plan. Iv) Sprinkler system signal shall be connected to the fire detection system and the fire services communication.
>
> Centre via a direct line.

iii) THE MANUAL FIRE ALARM SYSTEM SHALL BE CONNECTED TO THE FIRE DETECTION SYSTEM AND FIRE SERVICES COMMUNICATION CENTRE BY A DIRECT LINE.

SUFFICIENT DIRECTIONAL AND EXIT SCAS SHALL BE PROMOED TO FASIAR THAT ALL EXIT ROUTES FROM ANY FLOOR WITHIN THE BULDING ARE CLEARLY MODICATED AS REQUIRED BY THE COMPISIONS OF THE STARRCASES SERVING THE BULDING AND COMPLY WITH OLS /2008.

6) PORTABLE HAND-OPERATED APPROVED APPLIANCES PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED AT THE POSITIONS AS SHOWN ON PLANS. SECONDARY POWER SUPPLY THE SECONDARY FLECTRICITY SUPPLY SHALL BE ORTAINED BEFORE THE MAIN SWITCH FOR FIRE SERVICE INSTALLATIONS

8) OTHER REQUIREMENTS

9) VISUAL FIRE ALARM SYSTEM VISUAL FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BARRIER FREE ACCESS 2008 AND CL 2/2012. 10) VENTILATION / AIR CONDITIONING CONTROL SYSTEM

FIRE DETECTION SYSTEM SHALL BE PROMOFD FOR FAM PLANT ROOMS AND ARFAS NOT COVERED BY SPRINKLER SYSTEM BUT EXCEPT FAM RISER DUCTS AND CHECK/WATER METER CABINETS. A Fire Detection system shall be provided in accordance with LPC rules bs 5839–1:2002+ AZ:2008, Cl 1/2009 & 3/2010 and the Alarin of Such System shall be integrated with the manual fire Alarin System FIRE ALARM SIGNALS OF FIRE DETECTION SYSTEM, SPRINKLER SYSTEM AND MANUAL FIRE ALARM SYSTEM Serving the dytine building shall be transmitted to fine services communication centre wa a direct line.

FIRE SERVICES REQUIRE PARTOK IDIA S.B. MENTS INCORPO DATE 2 4 NOV 202 CAFSO (NP) FIRE SERVICES REQUIRE-MENTS INCORPORATED

SITE DIAGRAM

ii) <u>Sprinkier Pumps (one duty and one standry) and a sprinkier Jockey Pump Shali be provided as</u> Indicated on Plan. i) A MANUALLY OPERATED FIRE ALARM SYSTEM SHALL BE PROVIDED AND INCORPORATED IN THE FIRE HYDRANT / HOSE REFL INSTALLATION. 11) DYNAMIC SMOKE EXTRACTION SYSTEM SMOKE EXTRACTION SYSTEM SHALL NOT BE PROVIDED SINCE NO FIRE COMPARTMENT EXCEEDS 7000 CLUM.

SCALE 1:1000

THE MANUAL FIRE ALARM SYSTEM SHALL BE PROVIDED AND CONNECTED TO THE AUTONATIC FIRE ALARM SYSTEM AND FIRE SERVICES COMMUNICATION CENTRE BY A DIRECT LINE. EVERGENCY LICHTING SHALL BE PROVIDED TO ALL STARCASES, PASSAGES AND PUBLIC AREAS BUT EXCLUDING UNCOVERED AREAS EMERGENCY LICHTING SHALL COMPLY TO BS 5266-1:2011 & BS EN 1838:2013 & CL 1/2006. SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED TO ENSURE THAT ALL EXIT ROUTES ARE CLEARLY INDICATED AND COMPLY WITH CL. 5/2008. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED AT THE POSITIONS AS SHOWN ON PLANS. locations shall be of Class 1 or 2 Rate of Surface Spread of Flame as per British Standard 476: Part 7 or its international equivalent, or be brought up to that standard by use of an appropriate file school and the standard by the standar ANY INTENDED STORAGE OR USE OF DANGEROUS COODS AS DEFINED IN CHAPTER 295 OF THE LAWS OF HONG KONG SHOULD BE NOTIFIED TO THE DIRECTOR OF FIRE SERVICES. 8) NO SPRINKLER SYSTEM SHALL BE PROVIDED SINCE NO SINGLE BLOCK FLOOR AREA EXCEEDS 230 SQ.M.

C. STREET FIRE HYDRANT SYSTEM

C. STREET FIRE HYDRANT SYSTEM STREET FIRE HYDRANT(S) SHALL BE PROVIDED AS INDICATED ON THE PLAN. ii) street fire hydrant(s) is fed fron government water supply main. audid/visual advisory system shall not be provided as the occupancy where are not intended to public acce portable fire extincuishers shall be provided at the positions as shown on plans, F. HOSE REEL COVERAGE TO BE PROVIDE FROM ADJACENT BLOCKS iti) EACH YERRY FLAR HYDRAM SHALL BE SHABLE SF DELIVERING NOT LAN THAN 4,000 Llow NOW A MINIMUM KEY PLAN ii) A 90,000 LITRES SPRINKLER WATER TANK SHALL BE PROVIDED AS SHOWN ON PLAN.
 TO SERVE FOR SPRINKLER SYSTEM WHICH IS FED FROM GOVERNMENT WATER SUPPLY MAIN 香港匯創國際建築設計有限公司 ATELIER GLOBAL LIMITED 香港灣仔譚臣道141號大業大厦25樓 25/F, Tai Yip Building, 141 Thomson Rd., Wan Chai, Hong Kong T: +852 35472111 E: architecture@atelier-global.com LAU Tai Wai David Authorized Person (List of Architects)

FSD ref no.

DLO ref no.

25 SEPT 2020

DESCRIPTION

1st. BD SUBMISSION

STATUS

rev. no.

DATE

TEMPORARY COMPOSITE DEVELOPMENT AT LOTS 1212 S.B. RP (PART) & S.C ss. 3 RP AND ADJOINING GOVERNMENT LAND IN D.D. 115 TUNG TAU. YUEN LONG, THE NEW **TERRITORIES**

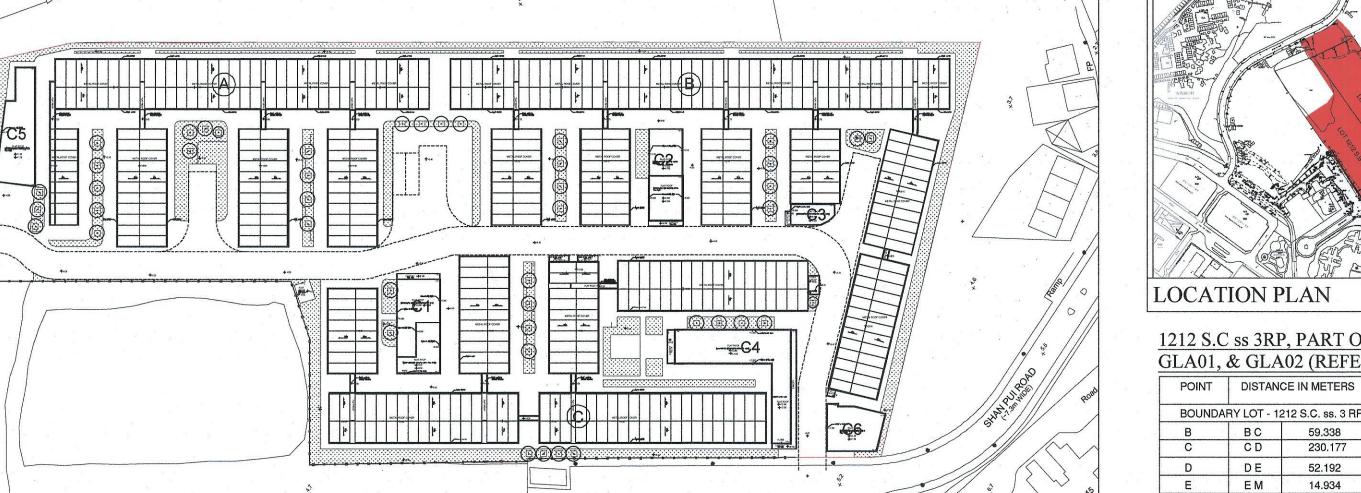
F: +852 35472109

DRAWING TITLE

BLOCK PLAN. NOTES LEGEND & SCHEDULES

CHECKED BY APPROVED BY RC | SEPT 2020 COMPUTER FILE REFERENCE AS SHOWN (A1) OB NUMBER A0-01 RAWING STATUS

GENERAL BUILDING PLAN



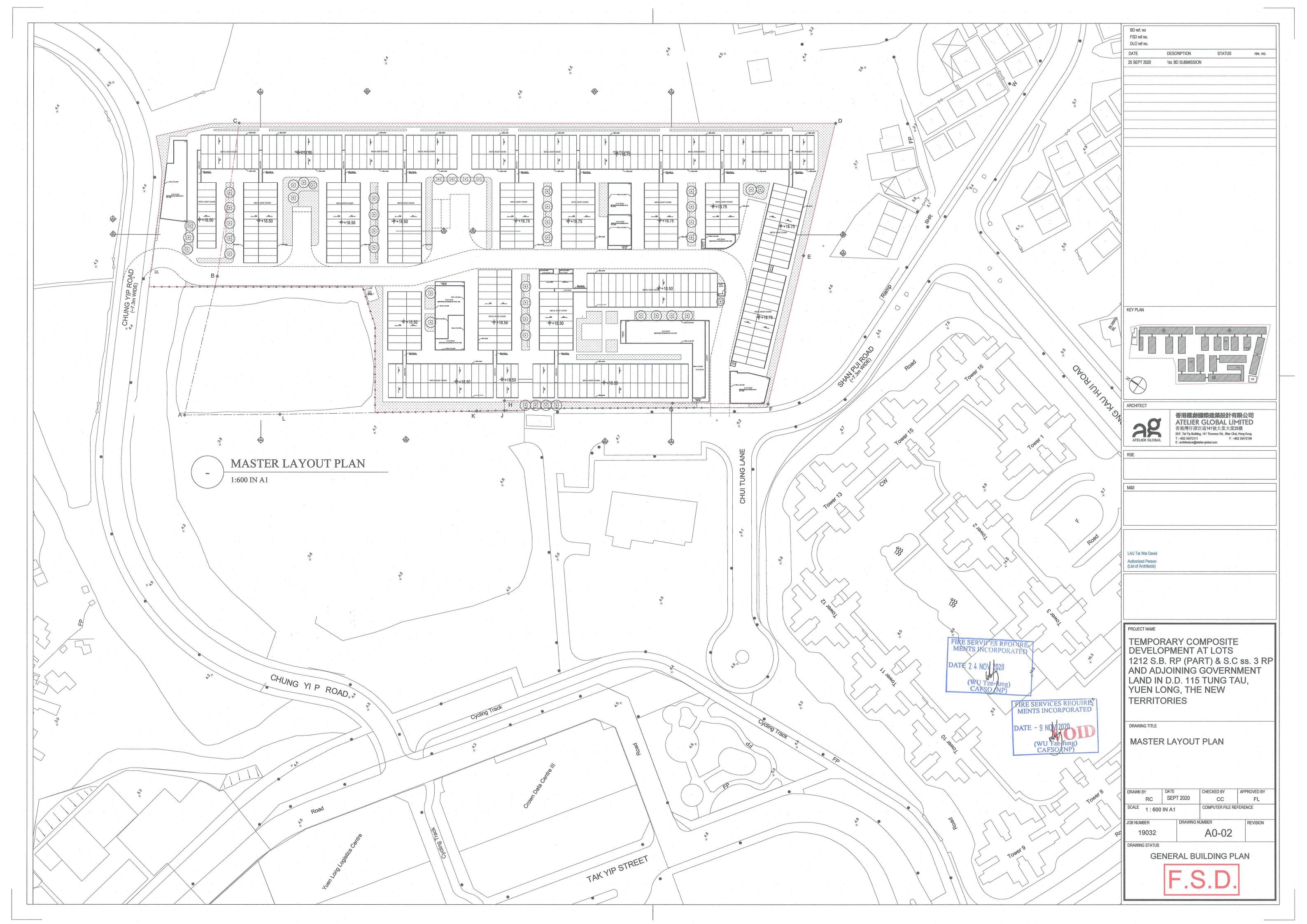
SCALE 1:1000

1212 S.C ss 3RP, PART OF 1212 S.B. RP. GLA01, & GLA02 (REFER TO SITE DIAGRAM)

SCALE 1:5000

	1		N	=
BOUND	ARY LOT - 12	12 S.C. ss. 3 RP	11 2	
В	ВС	59.338	834901.711	821374.815
С	CD	230.177	834927.200	821428.400
D	DE	52.192	834735.336	821555,560
Е	EM	14.934	834717.480	821506.517
М	МВ	211.577	834730.250	821498.774
BOUND	ARY LOT - PA	RT OF 1212 S.B.	RP	The State of the S
В	ВМ	211.577	834901.711	821374.815
М	ME	14.934	834730.250	821498.774
E	EF	58.479	834717.480	821506.517
F	FG	36,871	834697.474	821451.567
G	GH	64.947	834728.360	821431.430
Н	HJ	3.764	834783.032	821396.372
J	JK	10.666	834780.960	821393,230
K	K n'	39.271	834789.754	821387.194
n'	n' o'	33.215	834822.107	821364.933
0'	o' p'	15.698	834840.458	821392.618
p'	p' q'	57.008	834852.749	821402.382
q'	q'B	4.182	834900.269	821370.889
GOVER	NMENT LAND	AREA (GLA 01)		
С	СВ	59,338	834927.200	821428.400
В	B q'	4.182	834901.711	821374.815
q'	q' r'	25,482	834900.269	821370.889
r'	r's'	44.146	834901.509	821356.811
s'	s' t'	14.115	834941.504	821396.169
ť	t'u'	21.888	834951.079	821406.541
u'	u' C	10.641	834935.976	821422.383
GOVER	NMENT LAND	AREA (GLA 02)		#1
F	Fw'	1.193	834697.474	821451.567
w'	w' x'	93.691	834697.065	821450.446
χ'	x' y'	0.975	834774.859	821398.233
у'	y' J	7.774	834774.448	821397.470
J	JH	3.764	834780.960	821393.230
Н	HG	64.947	834783.032	821396.372
G	GF	36.871	834728.360	821431.430

BLOCK PLAN DEVELOPMENT PARAMETERS UNDER BUILDING (PLANNING) REGULATIONS: PERMISSIBLE SITE COVERAGE FOR DOMESTIC (UNDER 15M) CLASS OF SITE 66.6 % PERMISSIBLE SITE COVERAGE FOR NON-DOMESTIC (UNDER 15M) 100 % ZONING PERMISSIBLE PLOT RATIO FOR DOMESTIC OU(CDWRA) 3.3 SITE AREA PERMISSIBLE PLOT RATIO FOR NON- DOMESTIC 23,337 sm. 5 ACTUAL DOMESTIC SITE COVERAGE: (REFER TO DWG A0-03) 42.02 % < 66.6% HEIGHT RESTRICTION NO. OF PROPOSED HEIGHT **BLOCK** ACTUAL NON- DOMESTIC SITE COVERAGE: (REFER TO DWG A0-03) 6.08 % < 100 % STOREYS OF BUILDING (m) 18.50 - 4.10 = 14.4ACTUAL G.F.A. FOR NON-DOMESTIC: (REFER TO DWG A9-01) Α 1244.580 **DOMESTIC** 18.75 -4.10 = 14.65 1244.580 /23337 = 0.05 ACTUAL PLOT RATIO FOR NON-DOMESTIC 18.50 -4.10 = 14.4 REMAINING PLOT RATIO FOR DOMESTIC (5 -0.05) x 3.3/5 9.5 - 4.10 = 5.4C1 = 3.2679.75 -4.10 = 5.65 NOT EXCEEDING 15M C2 NON- DOMESTIC ACTUAL G.F.A. FOR DOMESTIC: (REFER TO DWG A9-01) 37496.892 sm. 8.9 - 4.10 = 4.8C3 ACTUAL PLOT RATIO FOR DOMESTIC 11.8 - 4.10 = 7.737496.892 /23337 C4 = 1.6 < 3.26711.10 - 4.10 = 7C5 UTILITIES TOTAL NO. OF DOMESTIC UNITS: (REFER TO DWG A9-01) C6 11.00 -4.10 = 6.9 1800



EMERGENCY VEHICLE ACCESS PLAN

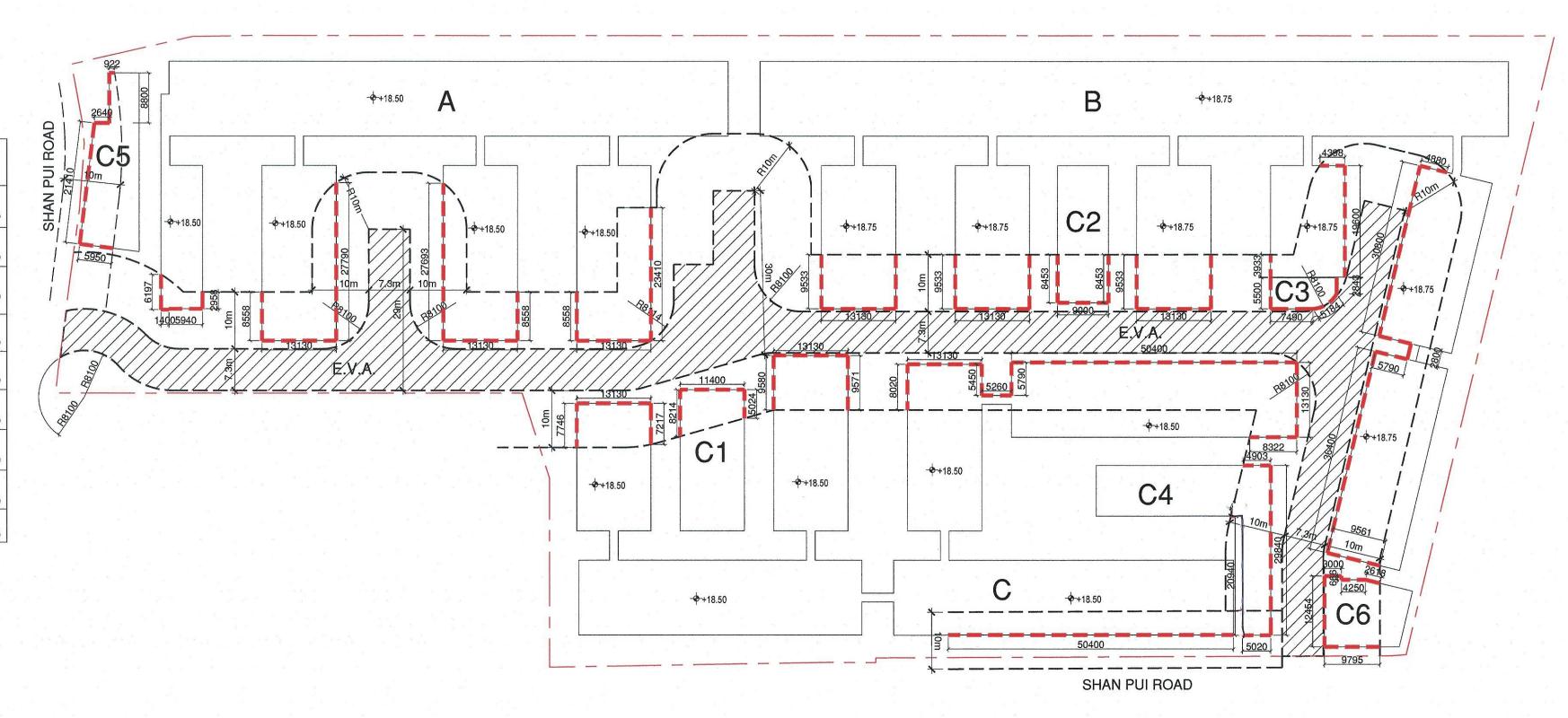
(1) PROPOSED EXTEND OF E.V.A. (ACCESS FROM CHUNG YIP ROAD & SHAI PUI ROAD), TO BE ABLE TO WITHSTAND LOADING OF THE FIRE APPLIANCES OF 30,000KG.

(2) CLEAR HEADROOM FOR E.V.A. TO BE MAINTAINED AT 4.5m

(3) THE GRADIENT OF THE E.V.A. SHALL NOT BE STEEPER THAN 1:10

(4) PROPOSED EXTEND OF ENA. WILL SERVE GIF & TYPICAL HOOR (IF- 3F). (Block A-C).

BLOCK	USE	TOTAL FACADE LENGTH OF BLDG. (m)	TOTAL FACADE LENGTH OF BLDG. SERVED BY E.V.A. (m)	
Α		584.803	6.197 +1.4+5.94+2.958+8.558+13.13+27.79+27.693 +13.13+8.558+8.558+13.13+23.41 = 160.452	27.4% > 25% (PERMITTED)
	DOMESTIC (APPLIED TO	814.883	(9.535+13.13+9.535)X 3 +3.933 +19.6 +4.398 +4.88+30.8+2.8+5.79+5.79+36.4+9.56 = 220.539	27.1% > 25% (PERMITTED)
	FLOOR (1/F-7F)		7.746+13.13+7.217+9.58+13.13+9.571+8.02+13.13 +5.45+5.26+5.79+50.4+13.13+8.322+50.4 = 220.276	32.4% > 25% (PERMITTED)
C1	NON-	72.4	8.214+11.4+5.024 = 24.638	34% > 25% (PERMITTED)
C2	DOMESTIC	68.593	8.453+9+8.453 = 25.906	39.1% > 25% (PERMITTED)
С3		32.292	5.5+7.49+5.184+2.843 = 21.017	64.3 % > 25% (PERMITTED)
C4		121.317	4.903+29.84+5.628=39.763	32, 8 % > 25% (PERMITTED)
C5	UTILITIES	80.12	5.95+21.41+2.64+0.922 = 30.922	38.6% > 25% (PERMITTED)
C6		52.205	9.795+12.454+3+0.666+4.25+2.61 = 32.783	62.8% > 25% (PERMITTED)



SITE COVERAGE DIAGRAM

SITE COVERAGE CALCULATION

SITE AREA = 23337 sm.

1. DOMESTIC SITE COVERAGE AREA

= A + B + C

= 2718.486 + 3879.386 + 3208.783

 $= 9806.655 \, \text{sm}.$

DOMESTIC SITE COVERAGE

= SITE COVERAGE AREA / SITE AREA X 100%

= 9806.655 / 23337 X 100%

= 42.02 %

2. NON - DOMESTIC SITE COVERAGE AREA

= 175.864 + 112.056 + 60.84 + 381.382+ 60.67+109.782

+46.511 + 142.105 + 106.844 + 56.126 + 95.054 + 15+ 9.9+9.9+15+15 + 4 +4

= 1420.034 sm.

NON - DOMESTIC SITE COVERAGE

= SITE COVERAGE AREA / SITE AREA X 100%

= 1420.034 / 23337 X 100%

= 6.08 %

OPEN SPACE PROVISION

ROOFED-OVER AREA

= A + B + C + D + E + F + G + M + N + P + Q +(R) + (S) + (T) + (Q1) + (Q2) + (Q3) + (Q4) + (Q5) + (U1) + (U2)

= 2718.486 + 3879.386 + 3208.783 + 175.864 + 112.056 + 60.84 + 381.382

+60.67+109.782+46.511+142.105+106.844+56.126+95.054+15+9.9+9.9+15+1 +4+4

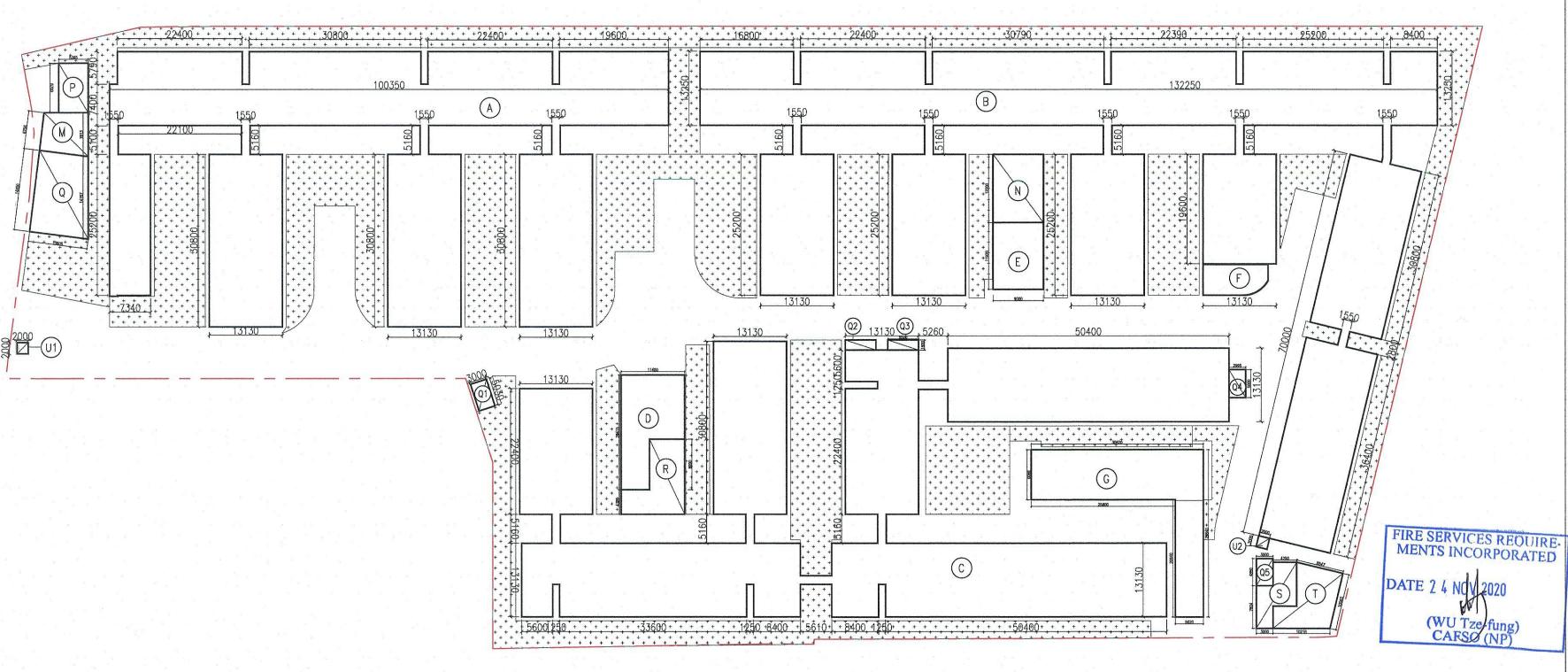
= 11226.69 s.m.

REQUIRED OPEN SPACE = 1/2 X 11226.69

= 5613.345 sm.

OPEN SPACE PROVIDED

 $\begin{bmatrix} + & + & + & + \\ + & + & + & + \end{bmatrix} = 5783.014 \text{ sm}.$





A0-03

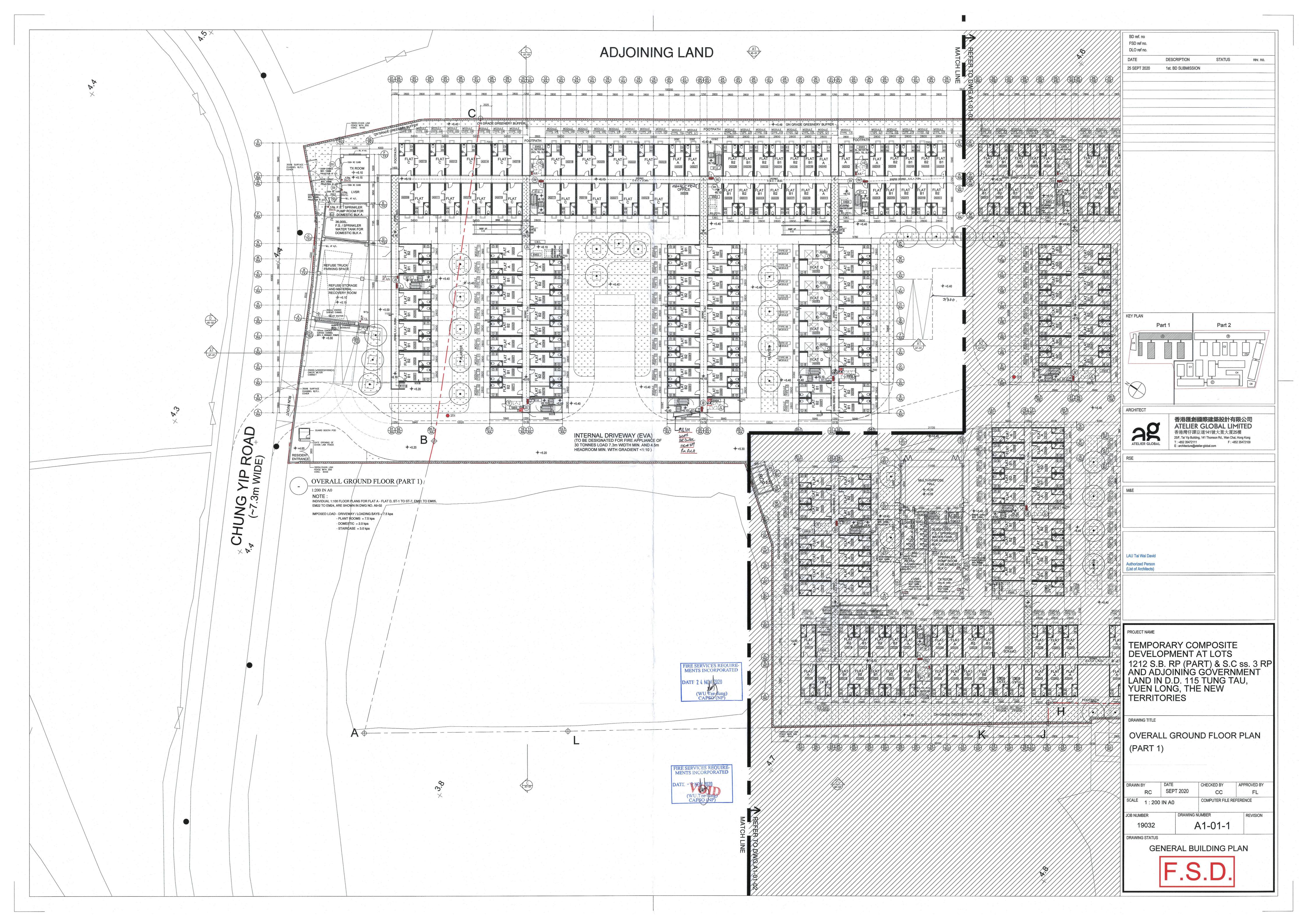
GENERAL BUILDING PLAN

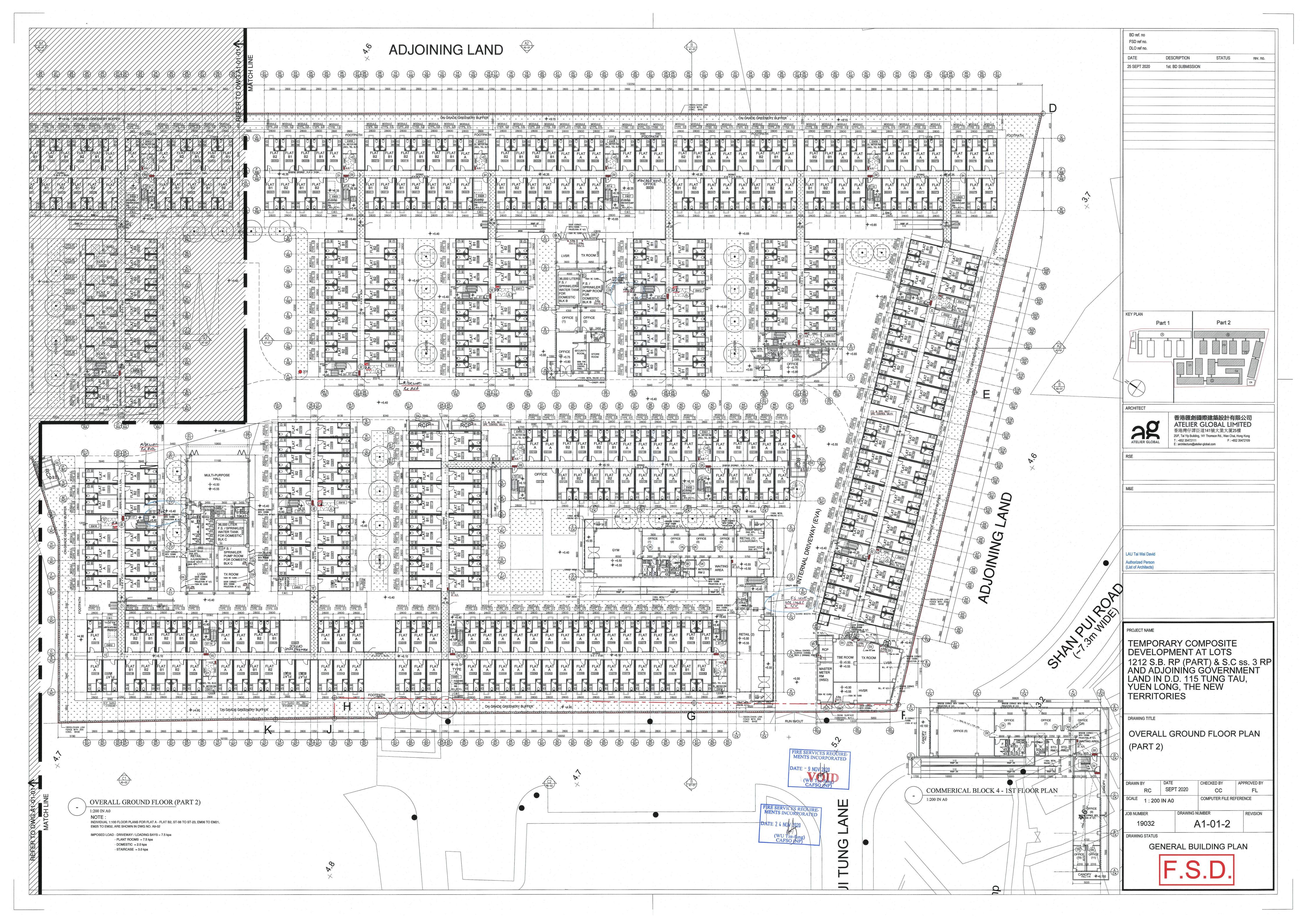
RAWING STATUS

FIRE SERVICES REQUIRE-MENTS INCORPORATED

(WU Tze-tung CAFSO NP

FSD ref no.







TYPICAL FLOOR PLAN - RESIDENTIAL (BLOCK A) 1/F To 3/F

INDIVIDUAL 1:100 FLOOR PLANS FOR FLAT A - FLAT D, ST-1 TO ST-7, EM01 TO EM05

ARE SHOWN IN DWG NO. A9-02

IMPOSED LOAD - PLANT ROOMS = 7.5 kpa

- DOMESTIC = 2.0 kpa - STAIRCASE = 3.0 kpa

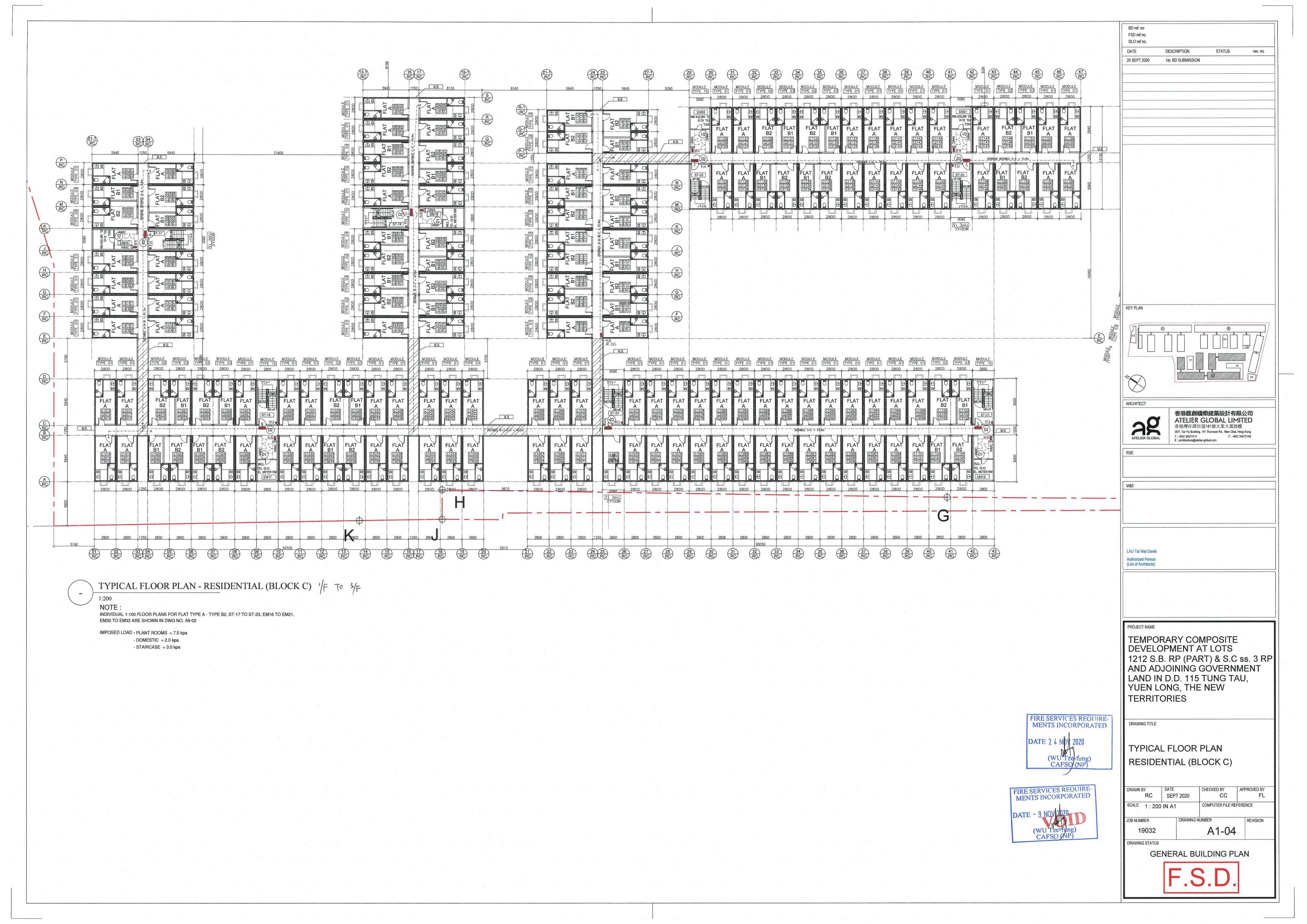
FSD ref no. DLO ref no. 1st. BD SUBMISSION ARCHITECT ATELIER GLOBAL LIMITED 香港灣仔譚臣道141號大業大厦25樓 25/F, Tei Yip Building, 141 Thomson Rd., Wan Chai, Hong Kong T: +852 35472111 F: +852 35472109 LAU Tai Wai David Authorized Person (List of Architects) PROJECT NAME TEMPORARY COMPOSITE DEVELOPMENT AT LOTS 1212 S.B. RP (PART) & S.C ss. 3 RP AND ADJOINING GOVERNMENT LAND IN D.D. 115 TUNG TAU, YUEN LONG, THE NEW **TERRITORIES** DRAWING TITLE TYPICAL FLOOR PLAN RESIDENTIAL (BLOCK A) APPROVED BY CC RC SEPT 2020 SCALE 1: 200 IN A1 COMPUTER FILE REFERENCE

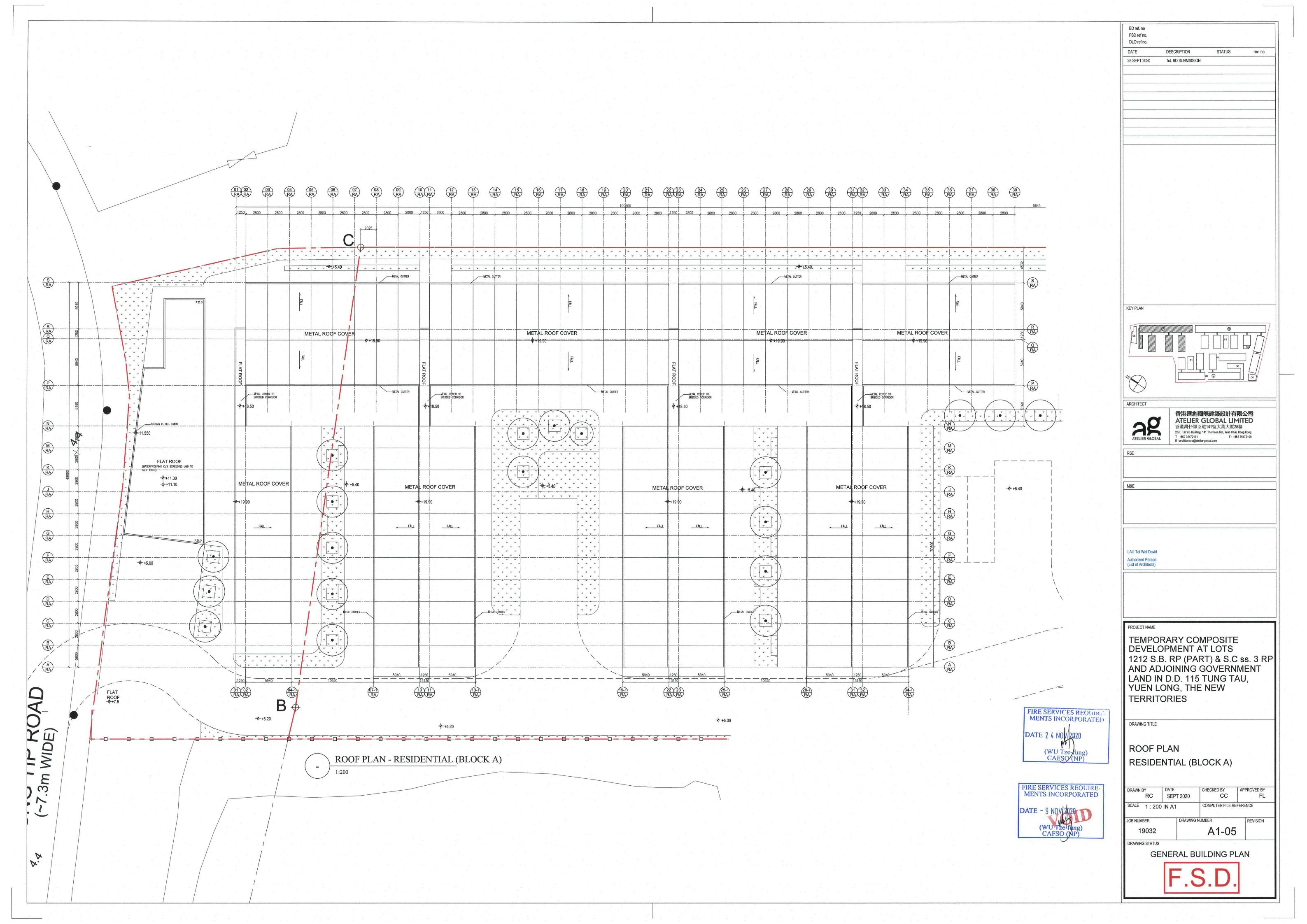
JOB NUMBER

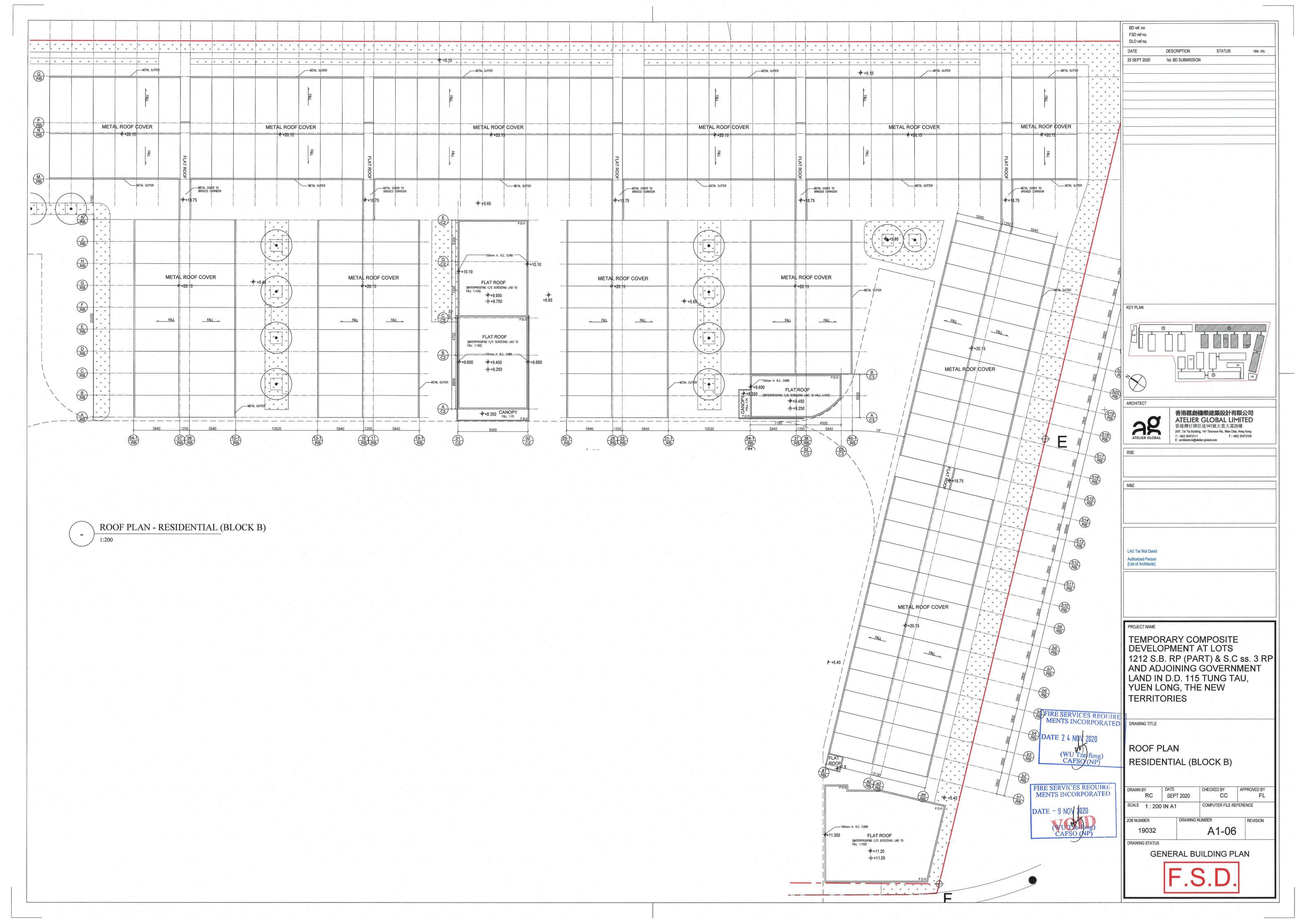
A1-02 DRAWING STATUS GENERAL BUILDING PLAN

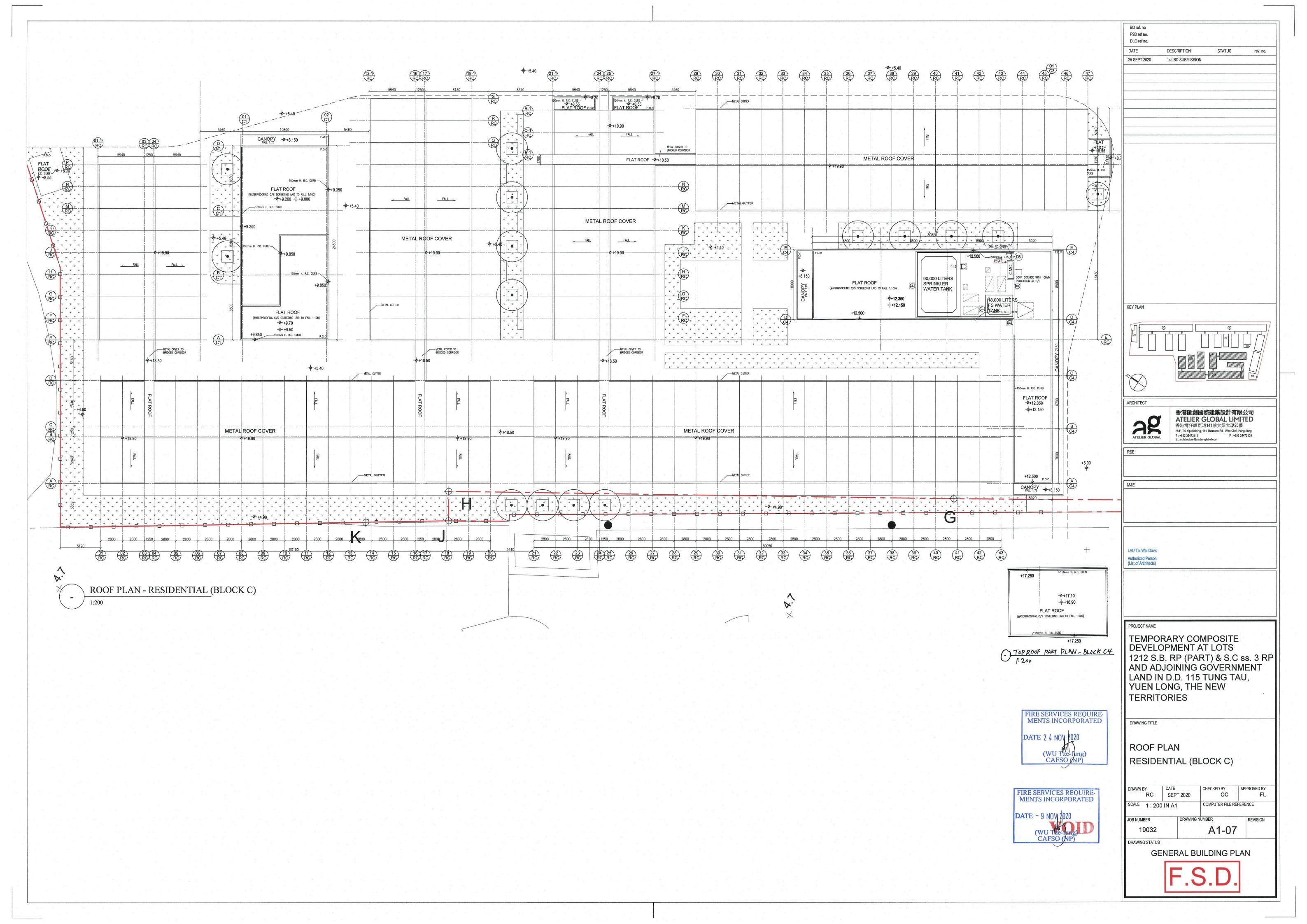
FIRE SERVICES REQUIRE-MENTS INCORPORATED

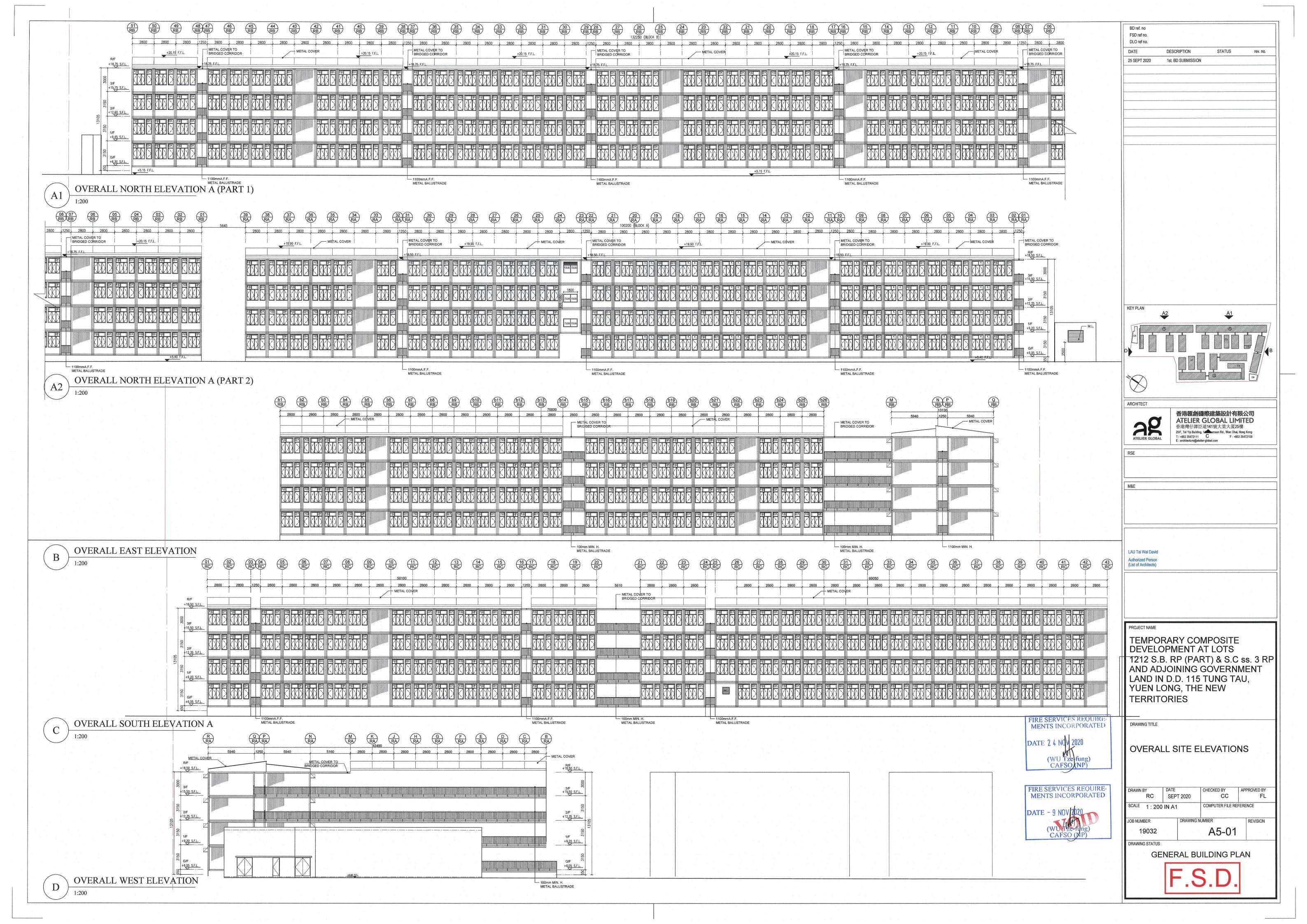


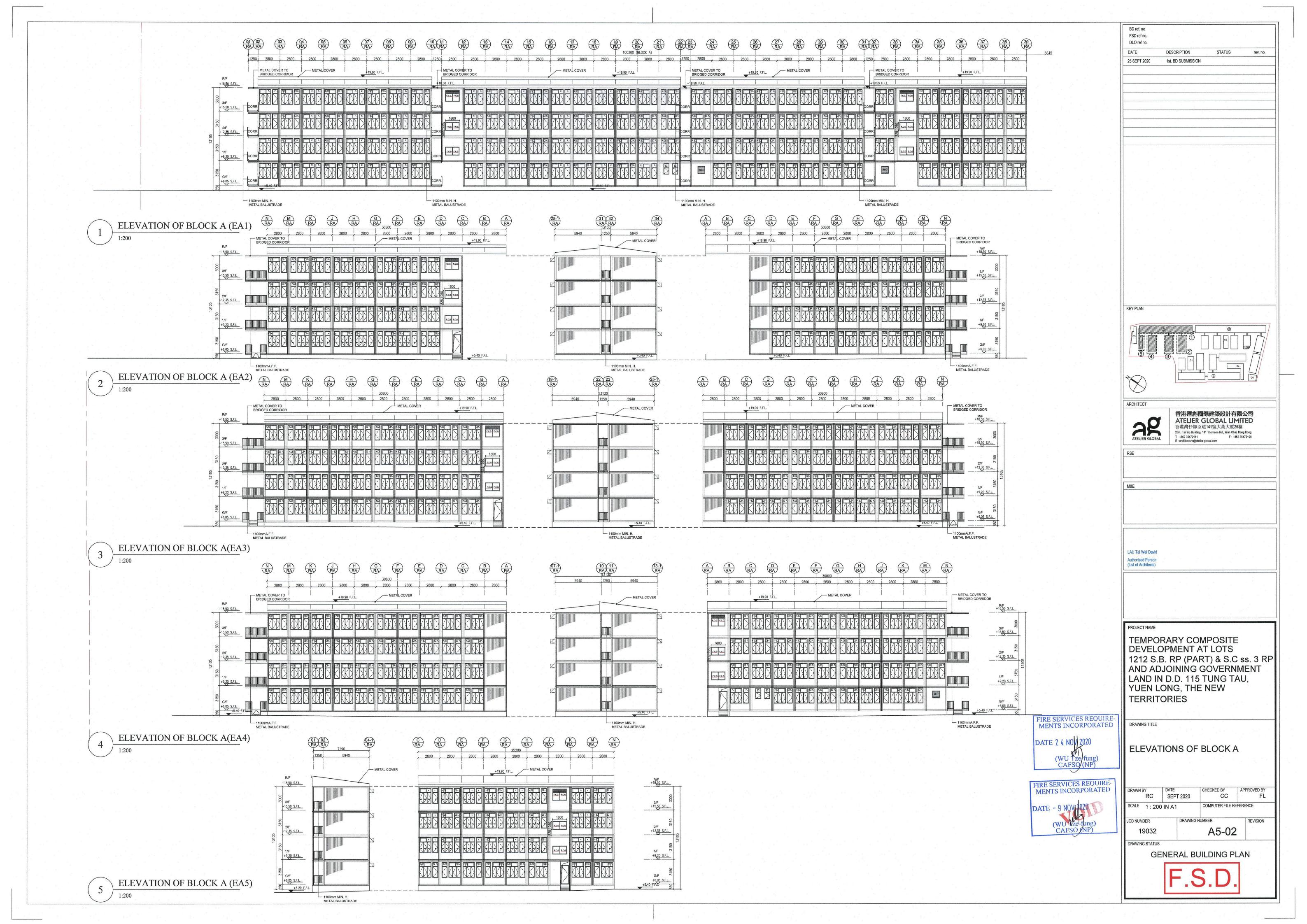


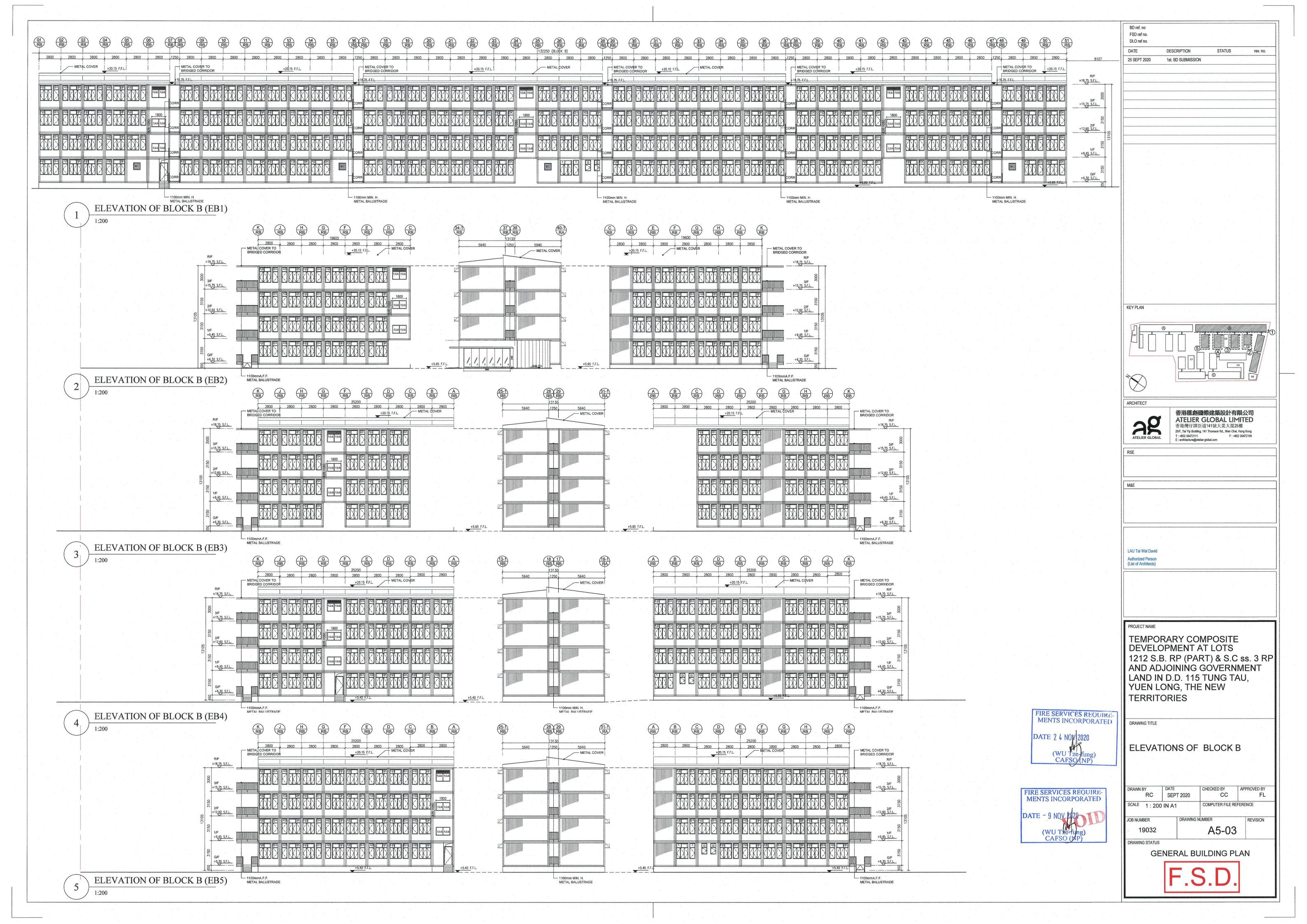


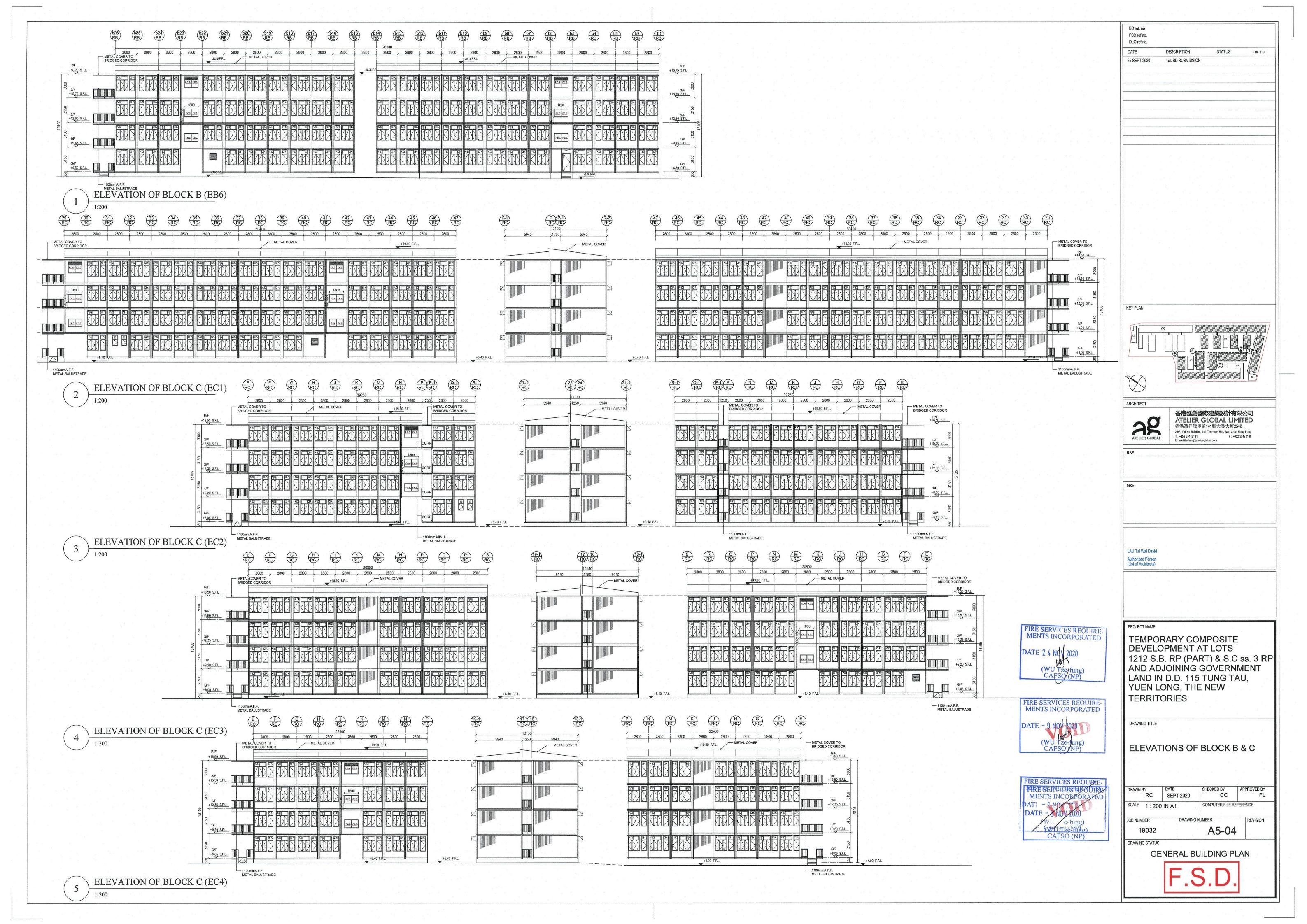


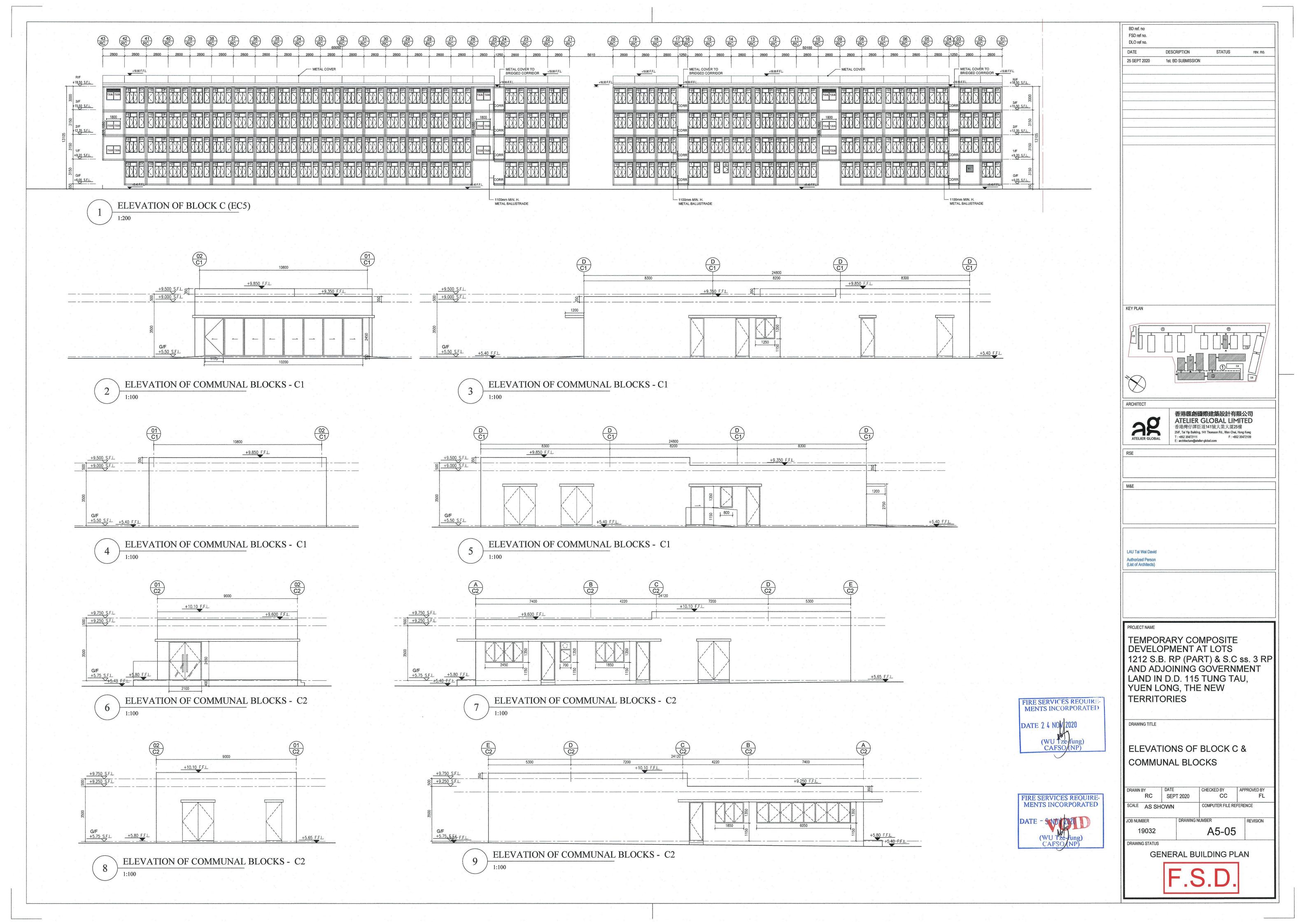


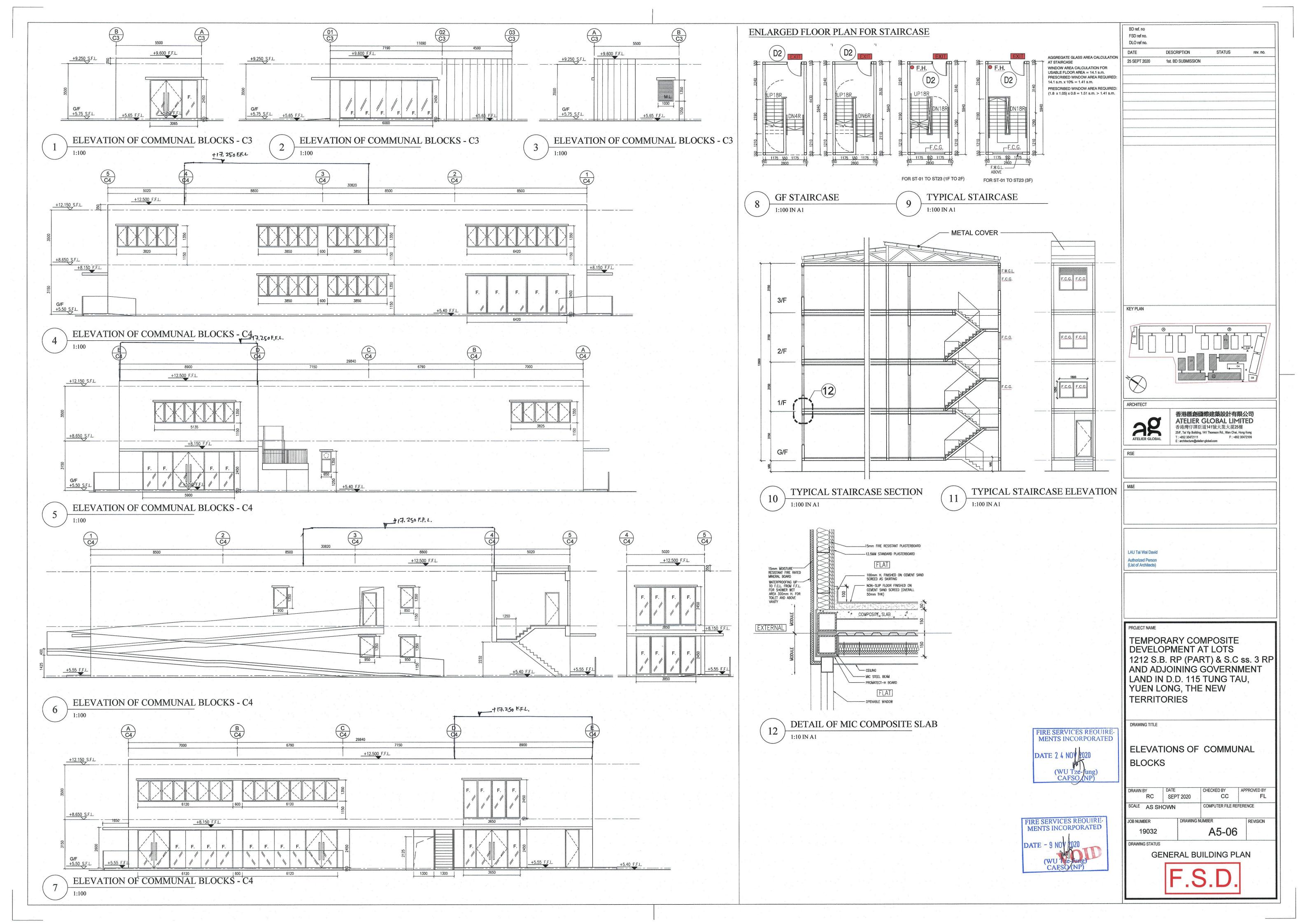


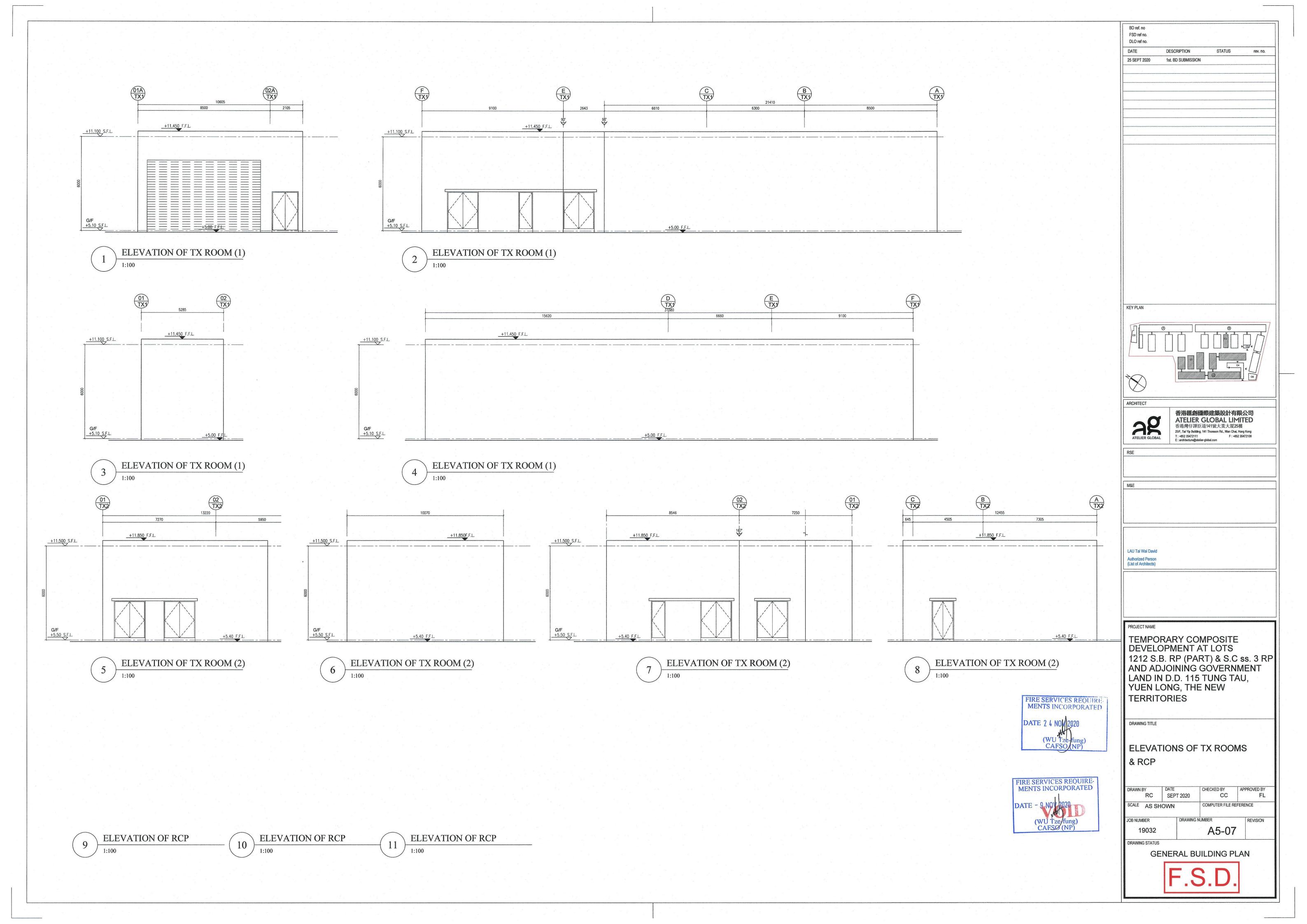




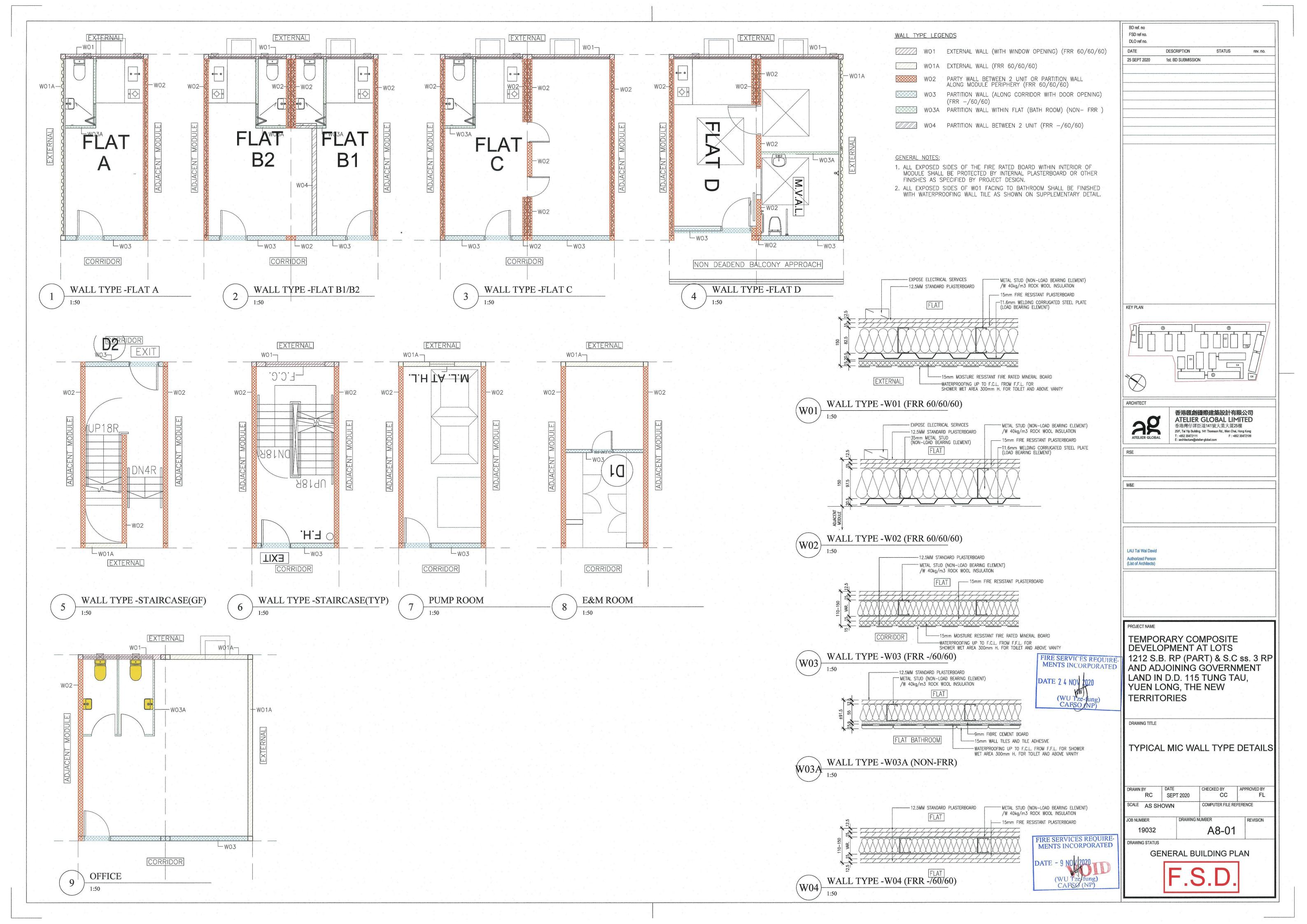












rkuv.	ISIONS OF E.	ALI DC	OK / EXII R			M OR STOREY		T				 				DISC	HARG	E VALUES	OF REQU	JIR
BLOCK	FLOOR	CLASS	USE	TO [*] CAPA	ACITY		IUM NO. (FROM ROOMS)	MIN	IMUM TOTAL V	VIDTH OF (mm	n)	IIM .	HTDIW MUMIN	OF EACH (mr	n)	BLOCK	FLOOR	REQUIRED	NO OF	-0
			H	PER F	BLOCK		E (FROM STOREY)	EXIT	DOORS	EXIT R	OUTES	EXIT	DOORS	EXIT R	OUTES		14 ₆₉₀	STAIRCASE NUMBER	STOREY SERVED	
				(PER	SON)	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	-				
A	G/F	1b 4	OFFICE	318	321	2	· · · · 7	3000	7350	3000	4200	1050	1050	1050	1050			ST-1 ST-2	# 0 500 # 0	
	(DISABLE UNIT)	1b	DOMESTIC	16	16	1	1		-	1	-	750	DIRECTLY TO EXIT	1050	1050	D. 001		ST-3		70
	1/F-3/F		DOMESTIC	357	357	2	7	3000	7350	3000	4200	1050	1050	1050	1050	BLOCK	G/F-3/F	ST-4	4	
	G/F		DOMESTIC	476	479	2	9	3000	9450	3000	4200	1050	1050	1050	1050			ST-5		
В		4	OFFICE	3				0. #1 _2		2								ST-7		
	1/F-3/F		DOMESTIC DOMESTIC	497 417	497	2	9	3000	9450	3000	4200	1050	1050	1050	1050			ST-8		
	G/F	4a	OFFICE	6	423	2	7	3000	7350	3000	4200	1050	1050	1050	1050	\$1 -7s		ST-9	t 8	
С	1/F-3/F		DOMESTIC	441	441	2	7	2000	7350	2000	4200	1050	1050	1050	1050	1 1 1		ST-10		
C1	G/F		IULTI PURPOSE	106.239/0.5	213	2 2	3	3000 2500	3150	3000 2500	3150	1050	1050	1050	1050	вьоск	0/5 0/5	ST-11	4	١
			ALL AIL(LAUNDROM		7	1	1		-	-	-	750	850	1050	1050	В	G/F-3/F	ST-12		
C2	G/F	4a	OFFICE	91.927/9	11	1	3	_	-	-	-	750	850	1050	1050			ST-13		
C3	G/F	4a	OFFICE	50.405/9	6	1	1		-		4	750	2000	1050	1050			ST-14	i ii	
C4		4a	OFFICE	143.641/9	16		 	4750		0400				A				ST-15	0 0	
ю.	G/F	5d	GYM RETAIL	72.677/3 18.654/3	24	10 2	2	1750	3400	2100	2100	850	850	1050	1050			ST-16		
		4b 4b	RETAIL	79.264/3	27	1	2	<u> </u>	-			750 750	850 2000	1050 1050	1050 1050			ST-17	100 2,3	
	1/F	4a	OFFICE	312.732/9	35	2	2	1750	1800	2100	3000	850	900	1050	1500			ST-18		
C5	G/F	8	PLANT RM	19	14	y 2	EXIT	DIRECTLY T	O ULTIMATE P	LACE OF SAFE	ETY		1			BLOCK	G/F-3/F	ST-19 ST-20	4	1
C6	G/F	8	PLANT RM	······································			EXIT	DIRECTLY TO	O ULTIMATE P	LACE OF SAFE	ETY							ST-20		
occu	PANCY FOR	DISCH	ARGE VALU	E CALCUI	LATION	I								9	+			ST-22		
		191		USABLE	FLOOR	NO. OF STOREY	FACTOR REPRESI	ENTING TO	TAL CAPACIT	TOTAL	CAPACITY		NUMBER OF ST	AIRS TOTAL	DISCHARGE	n (2)		ST-23		
BLOC	K FLOO	R CLA	SS USE	AREA PER PER BI (s.m	LOCK	ABOVE GROUND	OF USABLE FLOO	R AREA RSON (refer to	PER FLOOR (PERSON) DOMESTIC U.F.A.		BLCOK RSON)	92 909 - 2	PROVIDED IN BUILDING	**	UE OF THE RS (PERSON)	C4	1/F	ST-24 RAMP	1	
marana marana di kacamatan di ka Lista kacamatan di k	V 870,F	1	DOMESTIC			1	4.5		4-16(DIS. PPL) =318				en er en				F 30	= 2'		
Α	G/F	4	a OFFICE	24.27	7	1	9		3	321		1392	7 NOS. 1050) W. 306 X	7 = 2142					
	1/F-3/F	F 1	DOMESTIC	1396.78	31	3	4.5	300	357	1071	100 H	= #6			#					
	G/F	1	DOMESTIC	1798	.94	1	4.5		476	470			N N		7.	G.F.A. C	ONCESSI	ON CALCULATI	ON FOR G/F	
В	G/F	4	a OFFICE	24.27	7	1	9		3	479		1970	9 NOS. 1050	w. 306 X	9 = 2754	ITEM 2.1	S TE	E RM / WATER	METER =	5
70.	1/F-2/F	F 1	DOMESTIC	1867	.617	3	4.5		497	1491	*						@ RS	&MRR		14
H	G/F	1	DOMESTIC	1477	.289	1	4.5		417	423	* * * * * * * * * * * * * * * * * * *						@1 RC	P		
С	G/F	4	a OFFICE	48.54	4	1	9		6	1 720		1746	7 NOS. 1050	W. 306 X	7 = 2142	2.	@ RC		=	
# #	1/F-2/F	F 1	DOMESTIC	1555	.777	3	4.5		441	1323	* *		70	3 0/			(3) RC		=	
C1	G/F			N.	EX	IT DIRECTLY TO UL	TIMATE PLACE OF	SAFETY									Q4) R0		=	
C2	G/F	X I			EX	IT DIRECTLY TO UL	TIMATE PLACE OF S	SAFETY						9	B = E			<u> </u>	/ DM	
C3	G/F				EX	IT DIRECTLY TO UL	TIMATE PLACE OF S	SAFETY	p a y		¥			F 2 7	7.	- 1 × × ×		S. PUMP & TAN		
	G/F						TIMATE PLACE OF S	-			= B	170 U	:::		M. B.	A Transport In Co.		RM & HVSR &		
C4	1F	4	OFFICE	312.73		1	9	2.1 - 1)	35	35		1	NOS. 1050	W	420	11EM 2.2	(N) F.S	S. PUMP & TANI RM & LVSR	KRM =	
	ir ir	4	3 0.1102			THE TIMATE PLACE	l		33	35	· · · · · · · · · · · · · · · · · · ·		WITH 1 NOS.	OF RAMP)), (1)	*	F.S	S. PUMP & TANI	KRM =	

				1	Τ	T
FLOOR	REQUIRED STAIRCASE NUMBER	NO OF STOREY SERVED	TYPE OF BUILDING	WIDTH OF STAIRCASE	REDUCTION FACTOR	DISCHARGE VALUE (PER STAIRCASE)
	ST-1	± '				1
	ST-2	50 0		2 6	- F) H (2)
	ST-3	- 0				et e
G/F-3/F	ST-4	4	NON-SPRINKLER	1050		306
	ST-5	x 2.	BUILDING	2	21 G 2 E	
	ST-6					*
	ST-7	*		e ¹ -		
	ST-8	an',			#1 #1 H	
	ST-9				==	W es
	ST-10					
G/F-3/F	ST-11	4	NON-SPRINKLER	1050	120 11	306
J	ST-12	× -	BUILDING			
	ST-13					60 Sk
	ST-14				2	g ^H
	ST-15			C H		
	ST-16				(†	
	ST-17	20		Committee of the Commit	T .	
	ST-18			R H	* * *	
0/5 0/5	ST-19		NON-SPRINKLER	- IA	2	000
G/F-3/F	ST-20	4	PROTECTED	1050	\	306
	ST-21		DUILDING	5	12	
-	ST-22					
	ST-23				14	
1/F	ST-24		SPRINKLER	1050	-	420
	G/F-3/F	STAIRCASE NUMBER ST-1 ST-2 ST-3 ST-4 ST-5 ST-6 ST-7 ST-8 ST-9 ST-10 ST-11 ST-12 ST-13 ST-14 ST-15 ST-16 ST-15 ST-16 ST-17 ST-18 ST-19 ST-20 ST-21 ST-22 ST-23	STAIRCASE NUMBER ST-1 ST-2 ST-3 ST-4 ST-5 ST-6 ST-7 ST-8 ST-9 ST-10 ST-11 ST-12 ST-13 ST-14 ST-15 ST-15 ST-16 ST-17 ST-18 ST-17 ST-18 ST-19 ST-20 ST-21 ST-22 ST-23	STAIRCASE NUMBER STOREY SERVED	STAIRCASE STOREY BUILDING STAIRCASE	STAIRCASE STOREY BUILDING STAIRCASE FACTOR

263.031 s.m.

S TBE RM / WATER METER = 56.126 s.m.

(M) F.S. PUMP & TANK RM = 60.67 s.m. T TX RM & HVSR & LVSR = 95.054 s.m.

P F.S. PUMP & TANK RM = 109.782 s.m.

(01) - (21) ELE. METER RM = 349.272 s.m.

22 - 33 FLUSHING WATER PUMP & TANK RM = 199.584 s.m.

GUARD BOOTH = GUARD BOOTH =

R F.S. PUMP & TANK RM = 106.844 s.m. 921.206 s.m.

= 142.105 s.m.

= 15 s,m.

= 9.9 s.m.

= 9.9 s.m.

= 15 s.m. = 15 s.m.

4 s.m.

4 s.m.

G/F G.F.A. DIAGRAM

DOMESTIC G.F.A.

ADD AREA:

DEDUCT AREA:

NON-DOMESTIC (H)

NON-DOMESTIC (J)

NON-DOMESTIC (K)

NON-DOMESTIC (L)

ITEM 2.2 01 - 21

ITEM 2.2 (22) - (33)

TOTAL

TOTAL NON- DOMESTIC GFA = 1244.580 sqm

H 23 A

= 2718.486 s.m. = 3879.386 s.m.

= 3208.783 s.m.

= 33.264 s.m.

= 33.264 s.m.

= 33.264 s.m.

= 33.264 s.m.

= 349.272 s.m.

= 199.584 s.m.

= 9124.743 s.m.

NON- DOMESTIC G,F.A.

= 175.864 s.m.

= 112.056 s.m.

= 60.84 s.m. = 381.382 s.m.

= 381.382 s.m.

= 33.264 s.m.

= 33.264 s.m.

= 33.264 s.m.

= 33.264 s.m.

= 1244.580 s.m.

ADD AREA:

TOTAL

BLOCK	FLOOR	TOTAL D.V.	NO. OF STAIRCASE	ST-1	ST-2	ST-3	ST-4	ST-5	ST-6	ST-7		10	
	G/F	321	7	46	46	46	46	46	46	45			
	1/F	357	7	51	51	51	51	51	51	51			
18 17 17 18 18 18 18 18 18 18 18 18 18 18 18 18	2/F	357	7	51	51	51	51	51	51	51		7	
Α	3/F	357	7	51	51	51	51	51	51	51	A TELL NO.		
	TOTAL PRO	TOTAL PROPOSED DISCHARGE VALUE PER BLOCK				199	199	199	199	198	TOTAL:	1392	
	TOTAL PER	TOTAL PERMITTED DISCHARGE VALUE PER BLOCK				306	306	306	306	306	TOTAL:	2142	
4	FLOOR	TOTAL D.V.	NO. OF STAIRCASE	ST-8	ST-9	ST-1	ST-11	ST-12	ST-1	3ST -1	4ST-15	ST-1	6
	G/F	479	9	54	54	54	54	54	54	54	54	47	1
	1/F	497	9	55	55	55	55	55	55	55	55	57	
В	2/F	497	9	55	55	55	55	55	55	55	55	57	
	3/F	497	9	55	55	55	55	55	55	55	55	57	, n
	TOTAL PRO	TOTAL PROPOSED DISCHARGE VALUE PER BLOCK			219	219	219	219	219	219	219	218	TOTAL: 1970
	TOTAL PER	RMITTED DISCHAI	RGE VALUE PER BLOCK	306	306	306	306	306	306	306	306	306	TOTAL: 275
400000000000000000000000000000000000000	FLOOR	TOTAL D.V.	NO. OF STAIRCASE	ST-17	ST-18	ST-1	9 ST-20	ST-21	ST-2	2 ST-23		11	
	G/F	423	7	61	61	61	61	61	61	57			
	1/F	441	7	63	63	63	63	63	63	63			
С	2/F	441	7	63	63	63	63	63	63	63	ji		
	3/F	441	7	63	63	63	63	63	63	63	14	12	
	TOTAL PRO	OPOSED DISCHAF	RGE VALUE PER BLOCK	250	250	250	250	250	250	247	TOTAL:	1746	
	TOTAL PER	RMITTED DISCHAI	RGE VALUE PER BLOCK	306	306	306	306	306	306	306	TOTAL:	2142	
	FLOOR	TOTAL D.V.	NO. OF STAIRCASE	ST-24	. 10	S H	-1					•	
	1/F	35	1	35							io maganism an		in it
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	TOTAL PER	RMITTED DISCHA	RGE VALUE PER BLOCK	420	TOTAL:	420				- 40			

ELE. METER RM / FLUSHING WATER PUMP & TANK RM

C4 1/F G.F.A. DIAGRAM

NON DOMESTIC



BD ref. no FSD ref no. DLO ref no.

25 SEPT 2020

DESCRIPTION

1st. BD SUBMISSION

DATE

STATUS

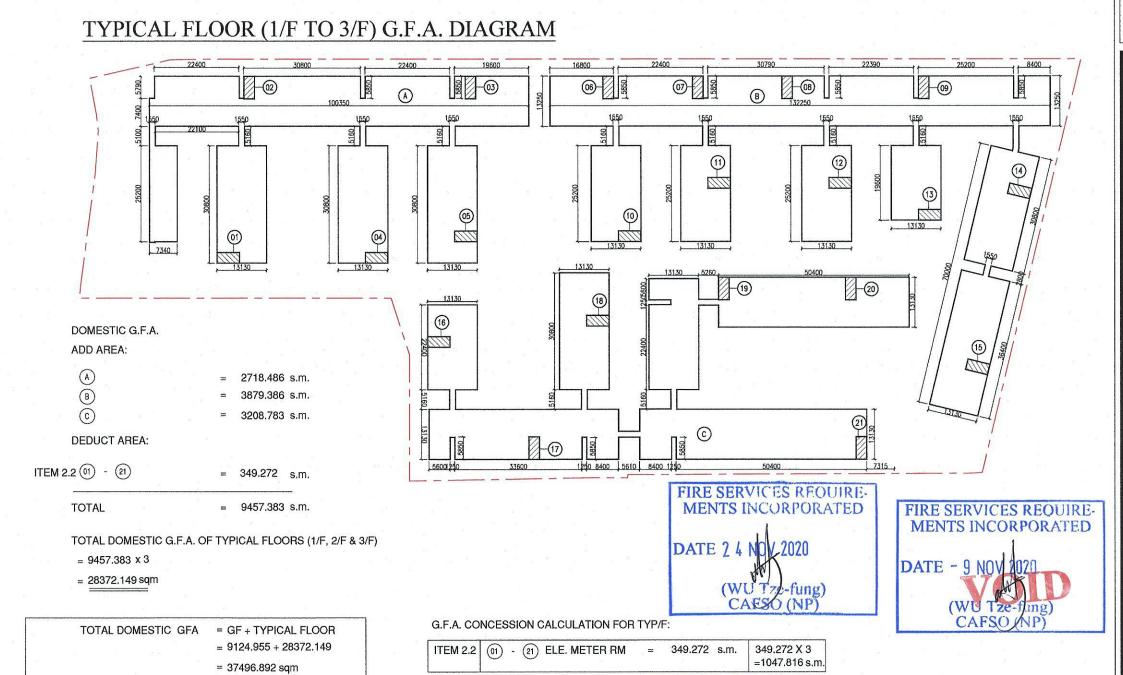
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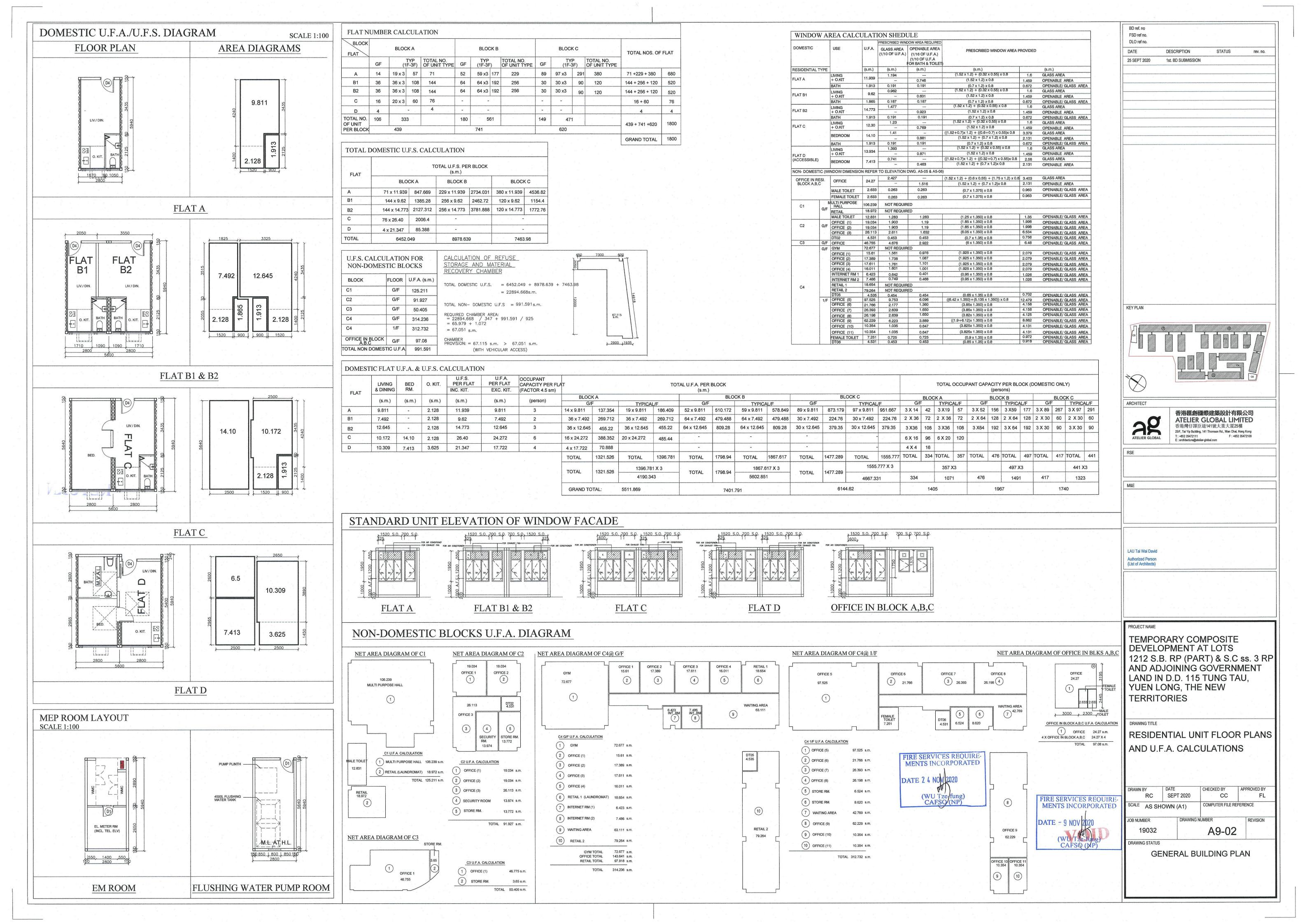
EXIT DIRECTLY TO ULTIMATE PLACE OF SAFETY

EXIT DIRECTLY TO ULTIMATE PLACE OF SAFETY

				COMPARTMENT	OF BLDG.	F.R.R.	AIM	IIMUM DIMENS	SION FOR ELE	MENT OF CONSTR	JCTION (mm)					
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C		OFFICE	4a	48.54	NOT EXCEEDING 10500m2	60					ol at		(1)	0		
	1/F - 3/F	DOMESTIC	1b	1555.777	NOT LIMITED	00	E .									
A,B &C	G/F - 3/F	E&M	8		н,	60	E 11		#	72	9_		12			
							R.C.C. SI	_AB	R.C	.C. BEAM	R.C.C. CO	LUMN	R	.C.C.WALL	R.C.C.	. STAIR
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	W	HALL RETAIL (LAUNDROMAT)	4b	18.972	11 m	60	THICKNESSO 100	VER TO STEE	L WIDTH	COVER TO STEEL	OVERALL SIZE 160	COVER TO STEEL 25	THICKNESS 75	COVER TO STEEL	_	
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C2	G/F	HALL RETAIL (LAUNDROMAT) OFFICE OFFICE	4b 4a 4a 4a	18.972 91.927 50.405 143.406	NOT EXCEEDING 10500m2	60 60 60	100 100 100 100	20 20	200 200	COVER TO STEEL 30 30 30	160 160 160 160	25 25 25 25 25	THICKNESS 75 75	COVER TO STEEL 15 15 15	_	
C2	G/F G/F	HALL RETAIL (LAUNDROMAT) OFFICE OFFICE OFFICE	4b 4a 4a	18.972 91.927 50.405 143.406 79.264 97.918	NOT EXCEEDING 10500m2 NOT EXCEEDING 2500m2 NOT EXCEEDING 10500m2	60	THICKNESS O	20 20 20 20	200 200 200 200	COVER TO STEEL 30 30	OVERALL SIZE 160 160	COVER TO STEEL 25 25	75 75 75	COVER TO STEEL 15	_	
C2 C3	G/F G/F	HALL RETAIL (LAUNDROMAT) OFFICE OFFICE OFFICE RETAIL	4b 4a 4a 4a	18.972 91.927 50.405 143.406 79.264 18.659 97.918	NOT EXCEEDING 10500m2 NOT EXCEEDING 2500m2	60 60 60	100 100 100 100 100	20 20 20 20	200 200 200 200	COVER TO STEEL 30 30 30	160 160 160 160	25 25 25 25 25	75 75 75	COVER TO STEEL 15 15 15	_	
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C2 C3	G/F G/F	HALL RETAIL (LAUNDROMAT) OFFICE OFFICE OFFICE RETAIL RETAIL (LAUNDROMAT) GYM	4b 4a 4a 4a 4b 5d	18.972 91.927 50.405 143.406 79.264 18.659 97.918	NOT EXCEEDING 10500m2 NOT EXCEEDING 2500m2 NOT EXCEEDING 10500m2 NOT EXCEEDING 2500m2	60 60 60	100 100 100 100 100	20 20 20 20 20	200 200 200 200 200	30 30 30 30	160 160 160 160 160	25 25 25 25 25	75 75 75 75 75	15 15 15 15	THICKNESS	C.T.
C2 C3	G/F G/F G/F	HALL RETAIL (LAUNDROMAT) OFFICE OFFICE OFFICE RETAIL RETAIL (LAUNDROMAT) GYM OFFICE SPECIAL HAZARD E&M	4b 4a 4a 4a 4b 5d 4a	18.972 91.927 50.405 143.406 79.264 18.659 97.918	NOT EXCEEDING 10500m2 NOT EXCEEDING 2500m2 NOT EXCEEDING 10500m2 NOT EXCEEDING 2500m2	60 60 60 60	100 100 100 100 100	20 20 20 20 20 20	200 200 200 200 200	30 30 30 30 30 30 30 30 30	160 160 160 160 160	25 25 25 25 25 25 25 25 25	75 75 75 75 75	15 15 15 15 15	THICKNESS	C.T



PROJECT NAME
TEMPORARY COMPOSITE DEVELOPMENT AT LOTS 1212 S.B. RP (PART) & S.C ss. 3 RP AND ADJOINING GOVERNMENT LAND IN D.D. 115 TUNG TAU, YUEN LONG, THE NEW TERRITORIES
DRAWING TITLE
AREA CALCULATIONS
(1)
DRAWN BY DATE CHECKED BY APPROVED BY CC FL
SCALE AS SHOWN (A1) COMPUTER FILE REFERENCE
JOB NUMBER DRAWING NUMBER REVISION
19032 A9-01
DRAWING STATUS
GENERAL BUILDING PLAN



S16 Planning Application
Renewal of Planning Approval
for the Temporary Transitional Housing & Ancillary Uses for a Period of 3 Years
at Lot Nos. 1212 S.B RP (Part) & 1212 S.C ss.3 RP in D.D. 115 and the adjoining Government Land,
Tung Tau, Yuen Long

Appendix X

Compliance of Approval Condition (j) – Implementation of a Fire Service Installations Proposal



規劃署

粉嶺、上水及元朗東規劃處 新界荃灣青山公路 388 號 中染大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui & Yuen Long East District Planning Office Unit 2202, 22/F, CDW Building, 388 Castle Peak Road, Tsuen Wan, N.T.

By Post & Fax (3426 9737)

本函檔號 Your Reference

本署檔號 Our Reference(

) in TPB/A/YL-NSW/281

電話號碼

Tel. No.:

3168 4072

傳真機號碼 Fax No.:

3168 4074

Kenneth To & Associates Ltd. Unit K, 16/F, MG Tower, 133 Hoi Bun Road, Kwun Tong, Kowloon

(Attn.: Mr. Kenneth TO / Ms. Gladys NG)

Dear Sir/Madam,



6 April 2022

Compliance with Approval Condition (j)
Implementation of the Fire Service Installations Proposal

Proposed Temporary Transitional Housing and Ancillary Uses
for a Period of 3 Years with Filling of Land and Excavation of Land in "Other Specified
Uses" annotated "Comprehensive Development to include Wetland Restoration Area"
Zonc, Lots 1212 S.B RP (Part) and 1212 S.C ss.3 RP in D.D. 115 and
adjoining Government Land in Tung Tau, Yuen Long

(Planning Application No. A/YL-NSW/281)

I refer to your submission dated 24.3.2022 for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

Acceptable. The captioned condition has been complied with.

Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it <u>has not been fully complied with</u>. Please proceed to implement the accepted proposal for full compliance with the approval condition.

□ Not acceptable. The captioned condition has not been complied with.

/...p.2



Should you have any queries on the comments, please contact Mr. WONG Ho-yin (Tel: 2733 7737) or Mr. LI Leong-kiu (Tel: 2733 7781) of the Fire Services Department directly.

Yours faithfully,

(Anthony LUK)

District Planning Officer/
Fanling, Sheung Shui and Yuen Long East

Planning Department

 $\frac{c.c.}{D \text{ of FS}}$

(Attn.: Mr. WONG Ho-yin)

(Fax: 2739.8775)

CTP/TPB(2)

AL/CY/ÇL



RE: Planning application No. A/YL-NSW/321 - departmental comment (FSD)

19/09/2023 15:26

From: "Gladys Ng" • To: "'tpbpd'" < tpbpd@pland.gov.hk>

Cc: <gtllam@pland.gov.hk>, <whyman@pland.gov.hk>, <dlylam@pland.gov.hk>

1 Attachment



S3097_UCTT_23_002Lg.pdf

Dear Sir/Madam,

Attached please find some clarifications and confirmation in relation to the captioned for your consideration.

Best regards,

Gladys

Principal Town Planner

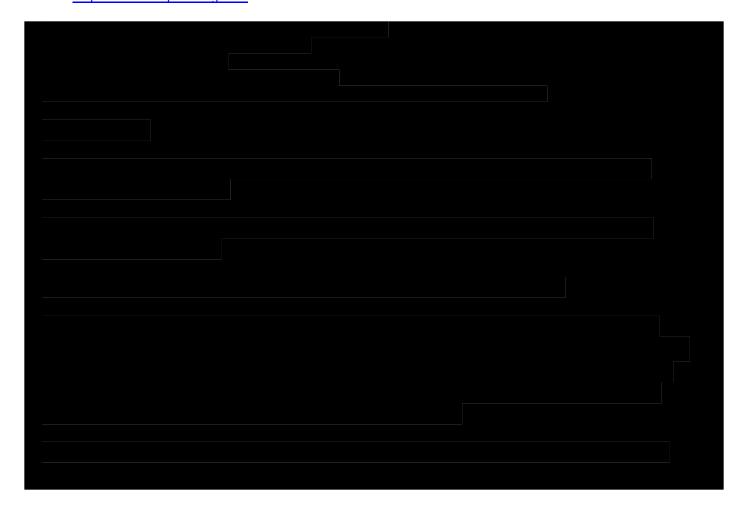
KTA Planning Limited

Address: Unit K, 16/F, MG Tower, 133 Hoi Bun Road, Kwun Tong

Tel. (Direct):

Fax: 3426 9737

URL: http://www.ktaplanning.com



By Email

Our Ref: S3097/UCTT/23/002Lg

19 September 2023

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



PLANNING LIMITED 規劃顧問有限公司

UNIT K. 16/F, MG TOWER 133 Hoi Bun Road, kwun Tong Kowloon, Hong Kong

九龍觀塘海濱道133號 萬兆豐中心16樓K室

電話TEL (852) 3426 8451 傳真FAX (852) 3426 9737 電郵EMAIL kta@ktaplanning.com

Dear Sir/Madam,

Renewal of Planning Approval
for Temporary Transitional Housing & Ancillary Uses for a Period of 3 Year
at Lots 1212 S.B RP (Part) & 1212 S.C ss.3 RP in D.D. 115 and
the Adjoining Government Land
Tung Tau, Yuen Long, the New Territories
- S16 Planning Application -

Reference is made to the captioned S16 Planning Application submitted to the Town Planning Board on 1 August 2023 and the comments received during the departmental circulation.

Please see below some clarifications and confirmation as requested by the Planning Department and Fire Services Department:

- Occupancy rate of United Court as at 31 August 2023 is 89%.
- United Court is providing five types of flats with toilet and kitchen/pantry as shown in Appendix I and unit size from about 16.5m² to 39.5m² for singletons, families and disabled persons.
- Figure 3.3 of the Supporting Planning Statement is attached in Appendix II.
- All existing facilities and arrangements will be continued and properly maintained at all times during the planning approval period.
- Landscape Plan approved and implemented under planning condition of A/YL-NSW/281 is attached in Appendix III.
- The latest F.S. 251 is attached in Appendix IV.





Our Ref: S3097/UCTT/23/002Lg Date: 19 September 2023



Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact Mr Kenneth To or the undersigned at

Thank you for your kind attention.

Yours faithfully For and on behalf of KTA PLANNING LIMITED

Gladys Ng

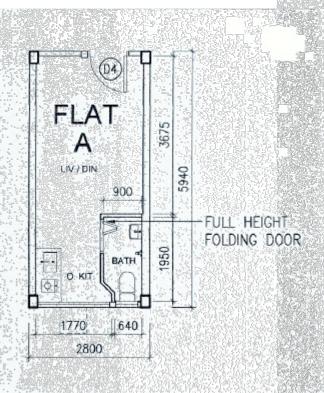
Encl.

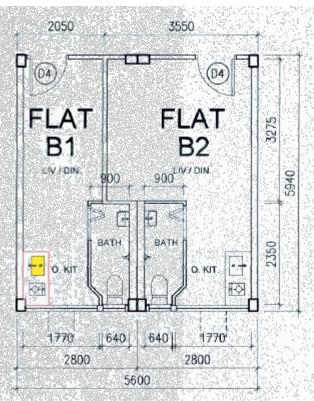
cc. FSS&YLE/DPO - Mr Gary Lam (By Email) w/e

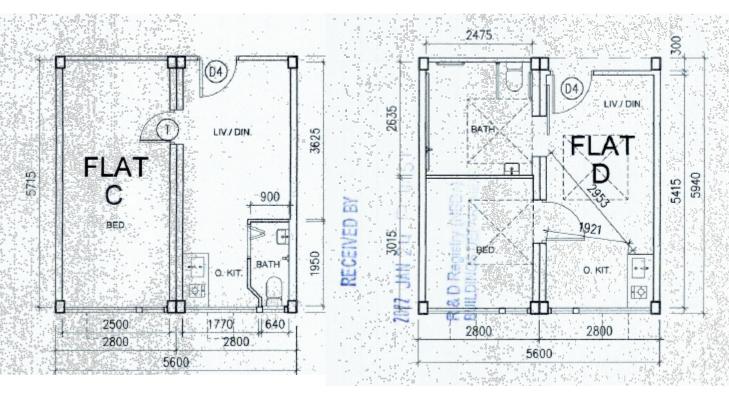
the Applicant & Team

KT/GN/vy

Appendix I Floor Plans – Flat A, B1, B2, C and D







Appendix IIFigure 3.3 of the Supporting Planning Statement

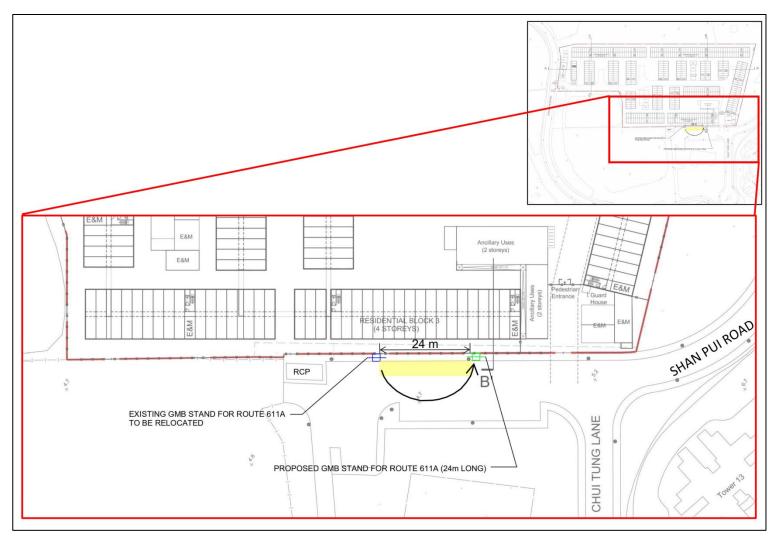


Figure 3.1 Location of the 24m Long GMB Stand

Appendix III
Landscape Plan approved and implemented under planning condition of A/YL-NSW/281





MAY 2022 REV. 0 SCALE 1 : 750 @A3

Appendix IV The latest F.S. 251

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS A 9222510 消防(裝置及設備)規例 FSD Ref.: (Regulation 9(1)) 消防處檔號 (第九條(1)款) CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT 消防裝置及設備證書 Name of Client: Hong Kong Sheng Kung Hui Welfare Council Limited 顧客姓名 Name of Building: United Court 樓宇名稱 Street No./Town Lot: Street/Road/Estate Name: No. 1 Shan Pui Road 門牌號數/市地段 街道/屋苑名稱 Block: District: Area: HK Yuen Long 座 分區 地區 香港 Type of Building 樓宇類型: ☐ Industrial工業 Commercial商業 Domestic住宅 Composite綜合 Licensed premises持牌處所 In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or Part 1 Annual Inspection ONLY equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防 (裝置及設備)規例第八條(b)款,擁有裝置在任何處所內的任何消防裝置或設備的人, 部 只適用於年檢事項 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次 Next Due Date 下次到期日(DD/MM/YY) Code編碼 (1-35) Completion Date Type of FSI 裝置類型 Location(s) 位置 Comment on Condition 狀況評述 完成日期(DD/MM/YY) G/F - R/F 24 Portable Fire Extinguisher Conforms with FSD Requirements 17-03-2023 16-03-2024 (Block A,B,C,C1 15 nos. x 5kg CO2 F.E. C2 C4 C5 & C6) G/F (Block A, 24 Portable Fire Extinguisher Conforms with FSD Requirements 17-03-2023 16-03-2024 8 nos, x 9L Water Fire C, C5 & C6) Extinguisher Part 2第 二部 Installation / Modification / Repair / Inspection work 装置/改装/修理/檢查工作 Code編碼 (1-35) Completion Date Type of FSI 裝置類型 Location(s) 位置 Nature of Work Carried out 完成之工作內容 Comment on Condition 狀況評述 完成日期(DD/MM/YY N/A Part 3 第 三部 Defects 損壞事項 Code編碼 Type of FSI 裝置類型 Location(s) 位置 Outstanding Defects 未修缺點 Comment on Defects 缺點評述 (1-35)N/A I/We hereby certify that the above installations/equipment have been tested and found to be in efficient Authorized For FSD working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Signature: Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time 受權人簽署 to time by the Director of Fire Services. Defects are listed in Part 3. Name Wong Kin Shing 本人藉此證明以上之消防裝置及設備經試驗,證明性能良好,符 姓名 FSD/RC No. 消防處註冊號碼 Inspected 合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置 RC 3/792 及設備之檢查測試及保養守則的規格,損壞事項列於第三部。 萬業機電工程有限公司 Company Name: 如證書涉及年檢事項,應張貼於大廈 公司名稱 Key-in MANG YIP ENGINEERS LTD 或處所當眼處以供消防處人員查核

Telephone:

聯絡電話

Date:

日期

23-03-2023

Verified

This certificate should be displayed at prominent location of the building or premises

for FSD's inspection if any annual maintenance work is involved.

F.S. 251 (Rev. 1/2016)

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1)) (第九條(1)款) CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT 消防裝置及設備證書 消防處檔號

FSD Ref.:

Name of 顧客姓名		Kong Sheng K	ung Hui Welfare Council	Limited	
Name of 樓宇名和	Building: 稱	United Co	urt		
	o./Town Lot: 數/市地段 No		Street/Road/Estate Name : 街道/屋苑名稱	Shan Pui Road	
Block: 座	25	District 分區	Yuen Long	Area: HK 世區 香港	K 九龍 新界
Type of E	Building•樓宇類型:□Ind	ustrial工業 Comn	nercial商業 Domestic住宅 Comp	posite綜合 Licensed premis	es持牌處所 Institutional社
	t 1 Annual Inspection(一部 只適用於年檢	事項 once	cordance with Regulation 8(b) of Fire Service (Installati ment which is installed in any premises shall have such fi in every 12 months. 根據消防(裝置及設備)規例 12個月由一名註冊承辦商檢查該等消防裝置或認	ire service installation or equipment inspecte 第八條(b)款,擁有裝置在任何處所內	ed by a registered contractor at least
Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	Portable Fire Extinguisher 15 nos. x 5kg CO2 F.E.	G/F - R/F (Block A,B,C,C1. C2,C4,C5 & C6)	Conforms with FSD Requirement	ts 17-03-2023	16-03-2024
24	Portable Fire Extinguisher 8 nos, x 9L Water Fire Extinguisher	G/F (Block A, C, C5 & C6)	Conforms with FSD Requirement	ts 17-03-2023	16-03-2024
Part 2 第	二部 Installation / Mod	lification / Repair	·/ Inspection work 裝置/改裝/	修理/檢查工作	
Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作员		Completion Date 完成日期(DD/MM/YY)
	N/A	,			
Part 3 笆	三部 Defects 損壞事項	i i			
Code編碼	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on De	efects 缺點評述
(1-35)	N/A		,		MANO
working order i Equipment and to time by the D 本人藉此齒 合消防處處 及設備之檢 如記	tify that the above installations/equir in accordance with the Codes of Pra Inspection, Testing and Maintenance birector of Fire Services. Defects are lis 查明以上之消防裝置及設 是長不時公佈的最低限度 查測試及保養守則的規格 查書涉及年檢事 處所當眼處以供 certificate should be displayed at promin	actice for Minimum Fire of Installations and Equipi ted in Part 3. (精經試驗,證明性之消防裝置及設備各,損壞事項列於多,損壞事項列於多, 間院提 上)	Service Installations and ment published from time 受權人簽署 能良好中則與裝置 FSITE REGIS 中姓名 FSD/RC No. 消防處注 例如 ***********************************	Wong Kin Sh RC 3/792 : 萬葉機電工程有限 MANG YIP ENGINEE	Inspected Key-in
S 251 /Pay 1/2	for FSD's inspection if any annual r	maniferrance work is involved.	Date		Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例 (Regulation 9(1))

10199610010

FSD Ref.: 消防處檔號

	CER	(第 <i>力</i> TIFICATE OF FIRE SERVI	九條(1)款) CE INSTALI	LATION AND EQUII			
Name of	Client 顧客姓名	消防裝	長 置及設備證	書			
Hong K	ong Sheng Kung Hui Welfare Co	ouncil Limited				(a) 8/3	CERT AND COLD
Address	地址						
United (Court, No. 1 Shan Pui Road, Yuen	Long				20.9	
				g process v			
	uilding 樓宇類型: Industrial 工業	□Commercial 商業 □Domestic			I premises 持牌處所		ional 社團
	ONLY or equip	rdance with Regulation 8(b) of the forment which is installed in any prenonce in every 12 months. 根據消防 出話冊承辦商檢查該等消防裝置或設	nises shall have f(裝置及設備)規	such fire service installat	ion or equipment insp	ected by a r	egistered contractor
Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置		on Condition 狀況評述	Completion [完成日期 (DD/MM/YY		Next Due Date 下次到期日 DD/MM/YYYY)
11	Emergency Lighting	Whole Area	Conform Requiren	s With FSD nents	17/03/202	23	16/03/2024
12	Exit Sign	Whole Area	Conform Requiren	s With FSD nents	17/03/202	23	16/03/2024
Part 2 質	三部 Installation / Modification /	Repair / Inspection works 歩	· 胃/改裝/修T	理/檢查工作			
Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Nature	of Work Carried out 成之工作內容	Comment on C 狀況評論	onaition	Completion Date 完成日期 (DD/MM/YYYY)
Part 3 第	三部 Defects 損壞事項						
Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置		Outstanding Defects 5	未修缺點	Comr	nent on Defects 缺點評述
Remark f	精註			Authorized Signature: 受權人簽署 Name:	fhr.	A A A A A A A A A A A A A A A A A A A	For FSD use only
working or Equipment	oy certify that the above installations/equip der in accordance with the Codes of Pra and Inspection, Testing and Maintenance by the Director of Fire Services. Defects	actice for Minimum Fire Service Ince of Installations and Equipment	nstallations and	L CONTROLL	Var Leung Kin		Inspected
本人藉此證	, 明以上之消防裝置及設備經試驗,證明性 作可則與裝置及設備之檢查測試及保養守則的	É良好,符合消防處處長不時公佈的	最低限度之消防	Company Name: [REC Engineering C	ontracting	Key-in
	如證書涉及年檢事項	ACRES (POLICE) X Product Production (Indian Operation States and Alberta (Indian Operation)			Company Limited		
	處所當眼處以供消			Telephone: 聯絡電話			Verified
	certificate should be displayed at nises for FSD's inspection if any ar			Dete: C	24/03/2023	N N	1

F.S. 251 (Rev. 01/2012) 84cb-8915-eb31-b2ac-10e8-0214-6868-608e



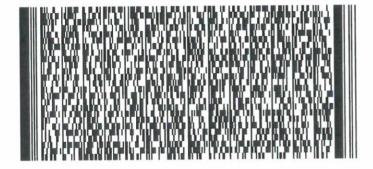
Name of Client 顧客姓名

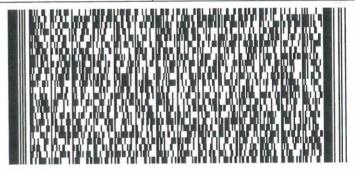
Hong Kong Sheng Kung Hui Welfare Council Limited

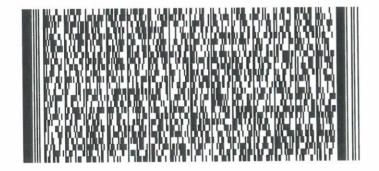
Part 1 Annual Maintenance ONLY

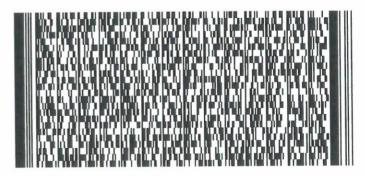
In accordance with Regulation 8(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款,擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

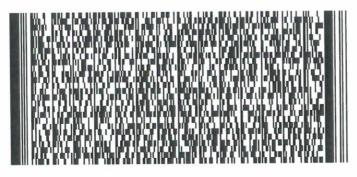
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13	Fire Alarm System (MFA)	Whole Area	Conforms With FSD Requirements	17/03/2023	16/03/2024
15	Fire Detection System	Whole Area	Conforms With FSD Requirements	17/03/2023	16/03/2024
16	Fire Hydrant / Hose Reel System	Whole Area	Conforms With FSD Requirements	17/03/2023	16/03/2024
28	Sprinkler System	Whole Area	Conforms With FSD Requirements	17/03/2023	16/03/2024
31	Ventilation/ Air Conditioning Control System	Whole Area	Conforms With FSD Requirements	17/03/2023	16/03/2024













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Name of Client 顧客姓名

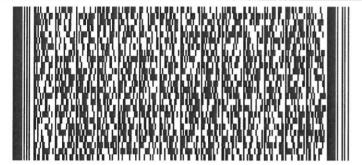
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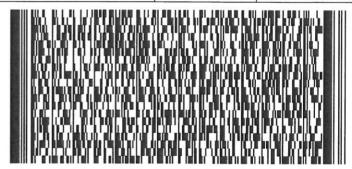
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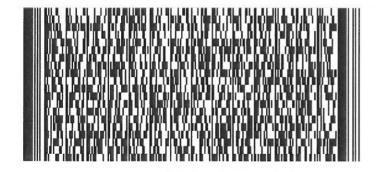
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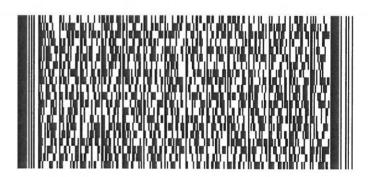
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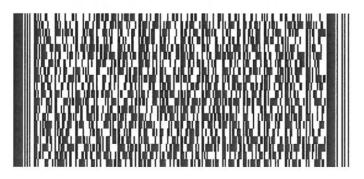
0 1		上間外新同风直放行用的农宜风饭桶			
Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
34	Street Fire Hydrant System	EVA Area	Conforms With FSD Requirements	17/03/2023	16/03/2024
		5 000			(9)
			41 - 110		
		100			







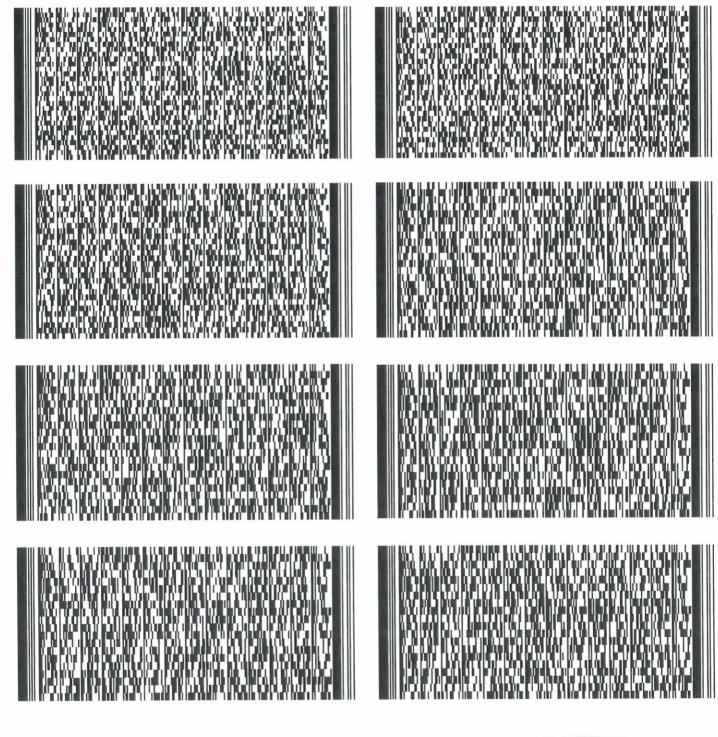






Name of Client 顧客姓名

Hong Kong Sheng Kung Hui Welfare Council Limited





Relevant Extracts of the Town Planning Board Guidelines for <u>Application for Developments within Deep Bay Area under Section 16 of the Town</u> <u>Planning Ordinance</u> (TPB PG-No. 12C)

Wetland Buffer Area (WBA)

- (a) The intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area (WCA) and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds.
- (b) Within the WBA, for development or redevelopment which requires planning permission, an ecological impact assessment (EcoIA) would need to be submitted. Some local and minor uses (including temporary uses) are exempted from the requirement of EcoIA.
- (c) Applications for new open storage or port back-up uses within the WBA, whether temporary or permanent, would normally not be allowed in view of the adverse disturbances of such activities on birds, in particular for those uses involving filling of contiguous ponds. However, open storage or container back-up uses located close to the Lok Ma Chau crossing and without involving pond filling might be sympathetically considered by the Board in view of the genuine need to facilitate cross-boundary movements of goods in the area.

Appendix A

<u>List of Uses Exempted from Ecological Impact Assessment within the Wetland Buffer Area</u>

For planning applications involving uses/development within the Wetland Buffer Area, the following uses/development are exempted from the requirement of ecological impact assessment as part of the submission to the Board:

- Temporary Uses
- Agricultural Use (except in SSSI Zone)
- Ancestral Hall
- Bank#
- Barbecue Spot
- Barber Shop#
- Beauty Parlour#
- Burial Ground
- Clinic/Polyclinic*
- Electricity Substation of single storey
- Government Refuse Collection Point^
- House (Alteration, modification and/or redevelopment to the existing building bulk only)
- New Territories Exempted Houses
- Off-Course Betting centre#
- On-farm Domestic Structure
- Photographic Studio#
- Playground/Playing Field in "V" and "R(D)" zones
- Police Post/Police Reporting Centre
- Post Office*
- Private Club#
- Public Convenience
- Public Library*
- Public Utility Installation (electricity mast, lamp pole, pipeline and telephone booth only)^
- Pumping Station of single storey
- Refreshment Kiosk
- Retail Shop#
- School*
- Showroom excluding Motor-vehicle Showroom#
- Shrine
- Social Welfare Facility*
- Tent Camping Site

Note:

- # other than free-standing building
- * other than free-standing building exceeding 3 storeys
- ^ not applicable to the "Other Specified Uses" annotated "Eco-lodge" zone on the Ma Tso Lung and Hoo Hok Wai Outline Zoning Plan

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

- 1. The criteria for assessing applications for renewal of planning approval include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas:
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
- 2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

Previous s.16 Applications covering the Application Site

Approved Applications

	Application No.	Proposed Use(s)/ Development(s)	Zoning Under Application	Date of Consideration (RNTPC/TPB)	Approval Conditions
1.	A/DPA/YL-NSW/2	Proposed Driving School (Permanent)	"Unspecified Use" (a) (b)	18.10.1991 (3 Years)	1 to 4
2.		Proposed Temporary Transitional Housing and Ancillary Uses for a Period of 3 Years with Filling of Land and Excavation of Land		23.10.2020 (3 Years) Approved by RNTPC	5 to 14

⁽a) Rezoned from "Unspecified Use" under DPA Plan No. DPA/YL-NSW/1 to "R(D)" on the draft Nam Sang Wai OZP No. S/YL-NSW/1 on 3.6.1994

Approval Conditions

- 1. Provision of a detailed drainage impact assessment and the carrying out of drainage works as well as mitigation measures and subsequent maintenance
- 2. Provision of sewage and surface run-off collection, treatment and disposal facilities
- 3. Provision and construction of the proposed access road and its junction with Po Yip Street
- 4. The proposed number of learner drivers and the design of the training routes to the satisfaction of the Commissioner for Transport or of the Town Planning Board
- 5. No vehicle is allowed to gueue back to or reverse onto/from the site at any time
- 6. Submission of a run-in/out proposal at Shan Pui Road
- 7. Implementation of the run-in/out proposal at Shan Pui Road
- 8. Provision of bicycle parking facilities
- 9. Submission of revised landscape proposal
- 10. Implementation of the revised landscape proposal
- 11. Submission of a revised drainage impact assessment
- 12. Implementation of the revised drainage proposal
- 13. Submission of fire service installations proposal
- 14. Implementation of the fire service installations proposal

⁽b) Rezoned to "OU(CDWRA)" on the draft Nam Sang Wai OZP No. S/YL-NSW/7 on 9.12.2005

Rejected Applications

	Application No.	Proposed Use(s)/	Zoning Under	Date of	<u>Main</u>
		<u>Development(s)</u>	Application	Consideration (RNTPC/TPB)	Reasons for Rejection
				(KNIFC/IFB)	Rejection
1.	A/DPA/YL-NSW/25	Residential Development	"R(D)" (b)	26.9.1997 by TPB	1 to 5
2.	A/YL-NSW/189	Proposed Temporary Container	"OU(CDWRA)"	30.4.2010 by	6 to 8
		Tractor/Trailer Park for a Period		TPB	
		of 3 Years			

⁽b) Rezoned to "OU(CDWRA)" on the draft Nam Sang Wai OZP No. S/YL-NSW/7 on 9.12.2005

Rejection Reasons

- 1. As the site is outside the new town boundary, the proposed plot ratio and building height are excessive in the area which is intended for low-density and low-rise development
- 2. The traffic impact assessment is inadequate to demonstrate that the proposed development would not cause adverse traffic impacts on the area
- 3. The currently planned road network is not intended to cater for the subject development and there would be insufficient capacity to accommodate the traffic generated from the proposed development
- 4. The feasibility of the long-term sewage disposal facilities has not been satisfactorily addressed
- 5. Approval of the application would set an undesirable precedent for similar applications, especially on the remaining "Residential (Group D)" ("R(D)") zone on the draft Nam Sang Wai OZP in which the application site falls, the cumulative effect of which would overtax the infrastructure provision in the area
- 6. the proposed development was not in line with the planning intention of the "OU(CDWRA)" zone which was intended to phase out existing sporadic open storage and port back-up uses on degraded wetlands and there was no strong planning grounds to justify a departure from the planning intention even on a temporary basis
- 7. the development was not in line with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13E) in that there was no previous planning approval for a similar use at the site; there were adverse comments from Government departments and objections from members of the public; and environmental nuisance was expected
- 8. the approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications within the "OU(CDWRA)" zone. The cumulative effect of approving such applications would result in a general degradation of the environment of the area

Similar s.16 Applications within the "OU(CDWRA)" Zone on the Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8 in the Past Five Years

Approved Application

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-NSW/319	Proposed Temporary Centralised Quarter for Imported Labour in Construction Sector until 31 October 2025	25.8.2023 Approved by RNTPC

Approval Conditions

- 1. No vehicle is allowed to queue back to or reverse onto/from public road at any time
- 2. The existing drainage facilities on the Site shall be maintained at all times
- 3. Submission of fire service installations proposal
- 4. Implementation of the fire service installations proposal before the occupation of the proposed development

Government Departments' General Comments

1. Policy Aspect

Comments of the Secretary for Transport and Housing (STH):

• He supports the transitional housing project with Policy Support Agreement already executed with the applicant, Hong Kong Sheng Kung Hui Welfare Council Limited.

2. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- The application site (the Site) falls within Short Term Tenancy ("STT") No. 3298 by direct grant to the Hong Kong Sheng Kung Hui Welfare Council Limited and private lot Nos. 1212 s.B RP (Part) and 1212 s.C ss.3 RP all in D.D. 115 which are covered by Short Term Waiver ("STW") No. 5133 for the purposes of temporary transitional housing development.
- Advisory comments as detailed in **Appendix V**.

3. Traffic

Comments of the Commissioner for Transport (C for T):

- He has no adverse comment on the application from traffic engineering perspective.
- The Site is connected to the public road network via a section of a local access road which is not managed by TD. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly.
- Should the application be approved, the following condition should be imposed:
 - no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.
- Advisory comments as detailed in **Appendix V**.

4. Environment

Comments of the Director of Environmental Protection (DEP):

- He has no objection to the application;
- According to his record, there were two substantiated environmental complaints relating to the Site in the past 3 years, which were concerning light nuisance and noise nuisance during the construction phase of the United Court in 2022. However, no activity of violating environmental ordinance was observed during inspection by the Environmental Protection Department; and
- His advisory comments are at **Appendix V**.

5. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- She has no objection to the application from landscape planning perspective.
- Based on the aerial photo of 2022, the site is located in an urban peripheral village and rural coastal plains landscape characters comprising of low-rise residential buildings, village houses, vacant lands, river and scattered tree groups. Comparing the aerial photo of 2020 and 2022, there is no significant change to the landscape character of the surrounding area since the last application was approved. According to the proposed layout, there is no significant change in the layout.

6. Fire Services

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

• He has no objection in principle to the application subject to the existing Fire Services Installations (FSIs) implemented on the Site being maintained in efficient working order at all times.

7. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- He has no objection in principle to the application from public drainage point of view.
- Should the Board approve the application, the following approval conditions should be included: (i) to maintain the drainage facilities implemented under Application No. A/YL-NSW/281; and (ii) to submit revised records of the existing drainage facilities on the Site to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

• Comments on the submitted drainage record as detailed in **Appendix V**.

8. Others

The following government departments have no comment on/ no objection to the application and their advisory comments, if any, are in **Appendix V**:

- Director of Agriculture, Fisheries and Conservation (DAFC);
- Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Chief Highway Engineer/New Territories West, Highways Department (HyD);
- Chief Engineer/Railway Development 2-2, Railway Development Office, HyD;
- Project Manager (West), Civil Engineering and Development Department (CEDD);
- Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- Director of Food and Environmental Hygiene (DFEH); and
- Commissioner of Police (C of P).; and
- District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD).

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) as follows:
 - (i) the application site (the Site) falls within Short Term Tenancy ("STT") No. 3298 by direct grant to the Hong Kong Sheng Kung Hui Welfare Council Limited and private lot Nos. 1212 s.B RP (Part) and 1212 s.C ss.3 RP all in D.D. 115 which are covered by Short Term Waiver ("STW") No. 5133 for the purposes of temporary transitional housing development; and
 - (ii) the applicant should ensure the temporary transitional housing development will comply with all conditions of STT No. 3298 and STW No. 5133. Failure to comply with any tenancy/waiver conditions may result in enforcement action being taken and the subject STT/STW being terminated by Government.
- (b) to note the comments of the Commissioner for Transport (C for T) as follows:
 - (i) the Site is connected to the public road network via a section of a local access road which is not managed by TD. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly; and
 - (ii) the applicant should explore the possibility to add motorcycle parking space within the Site to suit the need of the resident.
- (c) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised to follow the environmental mitigation measures as set out in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by the DEP.
- (d) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) as follows:
 - (i) before any new building works (including containers/open sheds as temporary buildings, demolition, land filling and excavation, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;

- (iii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulation (B(P)R) respectively;
- (iv) if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
- (v) for features applied to be excluded from the calculation of the total GFA, it shall be subject to compliance with the requirements laid down in the relevant Joint Practice Notes and Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP). For example, the requirements of building set back, building separation and site coverage of greenery as stipulated in PNAP APP-152; and
- (vi) detailed checking under BO will be carried out at building plan submission stage.
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) as follows:

Detail comments on submitted drainage record

- (i) The photo record should be taken within 3 months to show its latest condition. Please retake and resubmit.
- (ii) Photos showing the internal condition of the drainage facilities including u-channel and catchpit should be provided.
- (f) to note the comments of the Director of Food and Environmental Hygiene (DFEH) as follows:
 - (i) If any FEHD's facility is affected by the development, FEHD's prior consent must be obtained. Reprovisioning of the affected facilities by the project proponent up to the satisfaction of FEHD may be required. Besides, the project proponent should provide sufficient amount of additional recurrent cost for management and maintenance of the reprovisioned facilities to FEHD;
 - (ii) If FEHD is requested to take up management responsibility of new facilities (e.g. public toilets and refuse collection points), FEHD should be separately consulted. Prior consent from FEHD must be obtained and sufficient amount of recurrent cost may have to be provided to us;
 - (iii) If provision of cleansing service for new roads, streets, cycle tracks, footpaths, paved areas etc, is required, FEHD should be separately consulted. Prior consent from FEHD must be obtained and sufficient amount of recurrent cost may have to be provided to us;
 - (iv) No environmental nuisance should be generated to the surroundings. Also, for any waste generated from the operations and works, the project proponent should arrange its disposal properly at their own expenses; and

- (v) If domestic waste collection service of FEHD is required in future, prior comments from this Department on the waste collection plan, including the accessibility and maneuverability of RCV to RCP, should be sought.
- (vi) Proper licence / permit issued by this Department 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:
 - (a) 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 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.
 - (b) Depending on the mode of operation, generally there are several types of food business licence/permits that the operator of a convenience store may apply for under the Food Business Regulation:
 - (i) if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;;
 - (ii) if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained;
 - (iii) if fresh, chilled or frozen beef, mutton, pork, reptiles (including live snake), fish (including live fish) and poultry is sold, a fresh provision shop licence should be obtained.
 - (iv) if milk, frozen confections, non-bottled drinks, cut fruit etc. are to be sold, relevant restricted food permits should be obtained.
 - (c) The operation of the eating place must not cause any environmental nuisance to the surrounding. The refuse generated by the proposed eating place are regarded as trade refuse. The management or owner of the site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity.
- (vii) 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.





長春社 since1968

The Conservancy Association

5th September 2023

Town Planning Board
15/F North Point Government Offices
333 Java Road
North Point
Hong Kong
By e-mail: tpbpd@pland.gov.hk

RECEIVED

- 5 SEP 1023

Town Planning

Board

Dear Sir/Madam,

Comments on the Section 16 Application No. A/YL-NSW/321

The Conservancy Association (CA) OBJECTS to the captioned application.

1. Not in line with the planning intention

According to the Town Planning Board Guidelines for Application for Developments within Deep Bay Area (TPB PG-No. 12C), the application site is located within Wetland Buffer Area (WBA). The planning intention of WBA is "to protect the ecological integrity of the fish ponds and wetland within the WCA and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds". According to the planning intention of "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" (OU(CDWRA)), it is "to provide incentive for the restoration of degraded wetlands adjoining existing fish ponds, and to encourage the phasing out of sporadic open storage and port back-up uses on degraded wetland. It is also intended to phase out existing sporadic open storage and port back-up uses on degraded wetlands".

From the application, introducing a population of 3,840 in the area would increase disturbance to the adjacent area. The application failed to explain how the development, even in temporary in nature, can ensure the ecological integrity of the fish ponds and wetland within the WCA, and restore degraded wetland adjoining existing fish ponds.



長春社 Since1968

The Conservancy Association

We therefore cannot see how this planning application can achieve the above planning intention.

2. Incompatible development scale

Regarding the explanatory statement of OU(CDWRA), it is stated that "to be in line with the rural setting which is mainly low-rise residential developments and village houses, to minimize visual impact and to take into account the capacities of local road network and infrastructure in this area, development or redevelopment shall not result in a total development or redevelopment intensity in excess of a total plot ratio of 0.4 and a maximum building height of 6 storeys including car park". However, the proposed plot ratio is not more than 1.7. Such proposal is a substantial increase in development scale in this area and this is not in line with what OU(CDWRA) proposes.

It referring to the Legco paper on transitional housing project (including completed, announced and planned), some large projects would provide 1,600 - 1,988 housing units¹. Therefore, the scale of this proposed transitional housing project is indeed one of the largest one in Hong Kong. Approving this application will set undesirable precedent for similar development in ecologically-sensitive area.

Yours faithfully, Chow Oi Chuen Campaign Officer The Conservancy Association

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¹ Please refer to the paper Legco Panel on Housing – Transitional Housing and Related Matters in May 2020. https://www.legco.gov.hk/yr19-20/english/panels/hg/papers/hg20200526cb1-652-1-e.pdf

☐ Urgen	t Return Receipt Requested	Sign Encr	ypt 🗌 Mark Subject I	Restricted Expand	personal&publi	
A/YL-NSW/321 DD 115 Tung Tau SKH Transitional Housing 05/09/2023 03:29						
-						
From:						
To: File Ref:	tpbpd <tpbpd@pland.gov.hk></tpbpd@pland.gov.hk>					

Dear TPB Members,

It is shocking to note that this project funded by the tax payer has a record of multiple Extensions of Time.

Members have a duty to inquire into which conditions have not been implemented and which department is responsible.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Friday, 2 October 2020 4:23 AM CST

Subject: A/YL-NSW/281 DD 115 Tung Tau SKH Transitional Housing

A/YL-NSW/281

Lots 1212 S.B RP (Part) and 1212 S.C ss.3 RP in D.D.115 and adjoining Government Land in Tung Tau, Yuen Long

Site area: About 23,337sq.m Includes Government Land of about 1,870sq.m Zoning: "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area"

Applied development: 1,800 Transitional Housing Units /Filling of Land and Excavation of Land

Dear TPB Members,

This site is also undergoing consultation as a part of the ambitious Y/YL-NSW/6 Application.

According to media report in Feb: "SHKP's reply stated that it has no relationship with the applicant. SHKP had already begun preparations for the TTung Sam Village project as early as the second half of last year and had not received prior notice of the relevant application for rezoning. SHKP continued that at this stage, the condition for building permanent housing on the site is immature. The Group does not agree with the rezoning and would wholeheartedly support the construction of intergrade housing on the site.

Whatever, strong objections to this application as it is nothing more than 'Destroy to Build' under the guise of community welfare. Sheng Kung Hui has become very active in the property market in recent years and clearly its focus is more on

generating revenue than providing community facilities that respect the environment.

While SKH claims that there is no existing wetland habitat, this is clearly not the case as there is extensive vegetation and therefore flora and fauna. It is adjacent to a pond. The MLP shows that the site would be completely stripped. This would greatly impact the viability of the pond and its eco-system.

This site is at the conflux of two rivers, so a very sensitive site when considering the impact of global warming, rising water levels, and the need for any plan involving Wetland Restoration Area to comply with 'No Net Loss principle and "precautionary approach' as elucidated by the good judge.

Once again SHKP should concentrate on developing its massive brownfield land bank instead of encroaching on sensitive alluvial plain. How come when it owns millions of square feet of brownfield it chooses to donate this particular site for charitable purposes? But obviously the short term loss of the land would be fully recouped via the excavation and filling of the site.

Members must study the recent JR on this district, copy attached.

Mary Mulvihill

元朗東頭丈量約份第 115 約地段第 1212 號 B 分段餘段(部分) 及第 1212 號 C 分段 第 3 小分段和毗鄰政府土地

臨時過渡性房屋發展及附屬用途的規劃許可續期(為期3年)

(申請編號: A/YL-NSW/321)

敬啟者:

21-SEP-2023 16:22

本人林煥富是元朗山貝村村代表,本村位於上述<u>臨時過渡性房屋</u>附近, 今次寫信强烈反對上址同心村臨時過渡性房屋的續期申請,理由如下:

(一)上址屬南生國分區計劃大網核圖 S/YL-NSW/8 內,面積約 23 萬呎, 興建了 1800 個單位供 4000 人居住。名叫同心村,地點雖不在南生國保育區內, 但也位於南生圍濕地緩衝區內。政府設立南生圍濕地緩衝區主要目的是保護保育 區的生態環境,因此在濕地緩衝區申請做建築工程項目或其他臨時設施項目,均 受嚴格限制及要由貴會批出許可才可進行及營運。而在同心村數以千計的居民排 出的污水及污物是直接排入山員河及錦田河的,絕對會嚴重影響整個南生圍保育 區的生態環境,況且上述同心村與保育區只有一河之隔,是濕地緩衝區臨時項目 最接近保育區的一個申請,我不明白城規會為何不正視此問題,同心村對保育區 的破壞,也不知怎樣去衡量。上述同心村位於錦田河及山貝河交界,已造成該兩 條河成為全港污染最高的河流(環保署香港河溪水質摘要指出: 錦田河水質指標 達標率 28% 水質指數極劣 - 惡劣 大腸桿菌量 350,000 - 1,500,000,是相當嚴重

98%

的問題)。但城規會竟視若無睹,自1992年起批准了28年的臨時許可。

另外就是交通問題,這三年來自從同心村居民入住,本村唯一的 611 號 線小巴,變成十分擠迫,坐滿都是同心村的人,居民來回出入元朗市中心,經常 上不到車,他們經營小巴路線班次又少,令到附近居民坐小巴出入元朗十分不滿, 往往要等 20 分鐘才有一班車,這完全是同心村多了很多居民的影響。

最後,本人懇請城規會主席及各成員用你們的智慧否決今次續期申請, 真正為南生圍保育發展出一分力,也造福我們附近的居民免受交通不便之苦。勞 煩之處,敬請原諒!順祝貴會各員工身體健康,工作愉快!

此致

香港特別行政區行政長官

副本給元朗民政事務專員

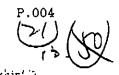
副本給元朗區議員沈豪傑

山貝村村代表林煥富敬上

地址:

聯絡電話:

日期: 2023年9月4日



强烈反對

元朗南生圍丈量約份地段第1347號餘段

臨時駕駛學院及附屬用途的規劃許可續期(為期3年)

(申請編號:A/YL-NSW/287)

敬啟者:

本人是元朗山貝村居民林興年,本村位於上述<u>臨時過渡性房屋</u>附近, 今次寫信强烈反對上址同心村<u>臨時過渡性房屋</u>的續期申請,理由如下:

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此致

香港城市規劃委員會各主席及會員

香港特別行政區行政長官

副本給元朗民政事務專員

副本給元朗區議員沈豪傑

山貝村村民林興年敬上

地址:

聯絡電話:

日期: 2023年9月3日