

2022年 4月 28日

A/42-

Appendix I

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

28 APR 2022

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

Form No. S16-III
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***

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

* "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-PH/919
	Date Received 收到日期	28 APR 2022

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

1. Name of Applicant 申請人姓名/名稱

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

Siu Chi Residents Association (兆置區居民協會)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

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

Top Bright Consultants Ltd. (才鴻顧問有限公司)

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 1689S.A(Part), 1689S.B, 1689S.B ss1, 1689S.C, 1689S.D, 1695, 1696(Part) in D.D. 111 and Adjoining Government Land, Pat Heung, Yuen Long, New Territories

(b) Site area and/or gross floor area involved
涉及的地盤面積及/或總樓面面積

☒ Site area 地盤面積 10,721.42 sq.m 平方米 ☒ About 約
☒ Gross floor area 總樓面面積 14,546.014 sq.m 平方米 ☒ About 約

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

3,095 sq.m 平方米 ☒ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11 gazetted on 27.10.2006
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" ("AGR")
(f) Current use(s) 現時用途	Vacant Land (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

☐ is the sole "current land owner"¹ (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」¹ (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"² (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」² (請夾附業權證明文件)

☒ is not a "current land owner"³.
並不是「現行土地擁有人」³

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

(a) According to the record(s) of the Land Registry as at (DD-MM/YYYY), this application involves a total of "current land owner(s)"⁴.
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」⁴

(b) The applicant 申請人 -

☐ has obtained consent(s) of "current land owner(s)"⁵.
已取得 名「現行土地擁有人」⁵ 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 Owners" 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼 處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如以上任何表格的空間不足，請另頁說明)

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

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

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

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

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

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

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

- ☒ published notices in local newspapers on 4/3/2022 and 13.4.2022 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
6/4/2022 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development 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，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Transitional Housing Development with Ancillary Eating Place, Shop and Services and Community Centre for a Period of 3 Years with Filling of Land (Please illustrate the details of the proposal 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	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積 6,017.923sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積 4,703.497sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目 12
Proposed domestic floor area 擬議住用樓面面積 13,106.278sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積 1,439.736sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積 14,546.014sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
5 four-storey Residential Compounds (607 units with 1 unit for management office) Height: about 13.0m 7 one-storey Ancillary Facilities (3 shop and services, 2 eating places, 2 community centres) Height: about 4.5m	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	N/A
Motorcycle Parking Spaces 電單車車位	N/A
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	N/A
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A
Others (Please Specify) 其他 (請列明)	N/A
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	1
Coach Spaces 旅遊巴車位	N/A
Light Goods Vehicle Spaces 輕型貨車車位	N/A
Medium Goods Vehicle Spaces 中型貨車車位	N/A
Heavy Goods Vehicle Spaces 重型貨車車位	2
Others (Please Specify) 其他 (請列明)	1 Minibus space

Proposed operating hours 擬議營運時間 24hours																																																								
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	<div style="float: right; width: 15%;">Yes 是</div> <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <div style="text-align: center; margin-top: -10px;">Leung Shing Road</div> <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <div style="clear: both;"></div> <div style="float: right; width: 15%;">No 否</div> <input type="checkbox"/>																																																							
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																																								
(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？	<div style="float: right; width: 15%;">Yes 是</div> <input type="checkbox"/> Please provide details 請提供詳情 <div style="clear: both;"></div> <div style="float: right; width: 15%;">No 否</div> <input checked="" type="checkbox"/>																																																							
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	<div style="float: right; width: 15%;">Yes 是</div> <input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 To be determined sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 To be determined m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度m 米 <input type="checkbox"/> About 約 <div style="clear: both;"></div> <div style="float: right; width: 15%;">No 否</div> <input type="checkbox"/>																																																							
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="width: 10%;"></th> <th style="width: 10%;"></th> <th style="width: 10%;"></th> <th style="width: 10%;"></th> </tr> </thead> <tbody> <tr> <td>On environment 對環境</td> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> </tbody> </table>						On environment 對環境	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	On traffic 對交通	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	On water supply 對供水	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	On drainage 對排水	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>
On environment 對環境	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>																																																				
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Others (Please Specify) 其他 (請列明)	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>																																																				

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
.....	
.....	
.....	
.....	
.....	

(B) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(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	
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> 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	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> 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 Chapter 7 of the Supplementary 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 materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

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

Adam Chow

Assistant Town Planner

Name in Block Letters
姓名 (請以正楷填寫)

Position (if applicable)
職位 (如適用)

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

Top Bright Consultants Limited

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

Date 日期

7/3/2022

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 1689S.A(Part), 1689S.B, 1689S.Bss1, 1689S.C, 1689S.D, 1695, 1696(Part) in D.D. 111 and adjoining Government land, Pat Heung, Yuen Long, New Territories
Site area 地盤面積	10,721.42 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 3,095 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11 gazetted on 27.10.2006
Zoning 地帶	"Agriculture" ("AGR")
Type of Application 申請類別	<input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> 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 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Transitional Housing Development with Ancillary Eating Place, Shop and Services and Community Centre for a Period of 3 Years with Filling of Land

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	13,106.278 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.222 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,439.736 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.134 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	5	
	Non-domestic 非住用	7	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	13.0 m 米 <input type="checkbox"/> (Not more than 不多於)	
		4 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	4.5 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積		43.87 %	<input checked="" type="checkbox"/> About 約
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		N/A N/A N/A N/A N/A N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) 1 Minibus space _____ _____		1 N/A N/A N/A 2 1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Site Plan, Plan Showing General Area, Extract from Pat Heung Outline Zoning Plan No. S/YL-PH/11		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及/或水的污染)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one '✓'. 註: 可在多於一個方格內加上「✓」號		

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

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

行政摘要

這宗規劃申請乃代表申請人向城市規劃委員會(“城規會”)呈交，擬議在新界元朗八鄉丈量約份第 111 約地段第 1689 號 A 分段(部份)、第 1689 號 B 分段、第 1689 號 B 分段第一小分段、第 1689 號 C 分段、第 1689 號 D 分段、第 1695 號及第 1696 號(部份)和毗連政府土地(“申請地點”)，用作擬議臨時過渡性房屋發展連附屬食肆、商店及服務行業及社區中心為期三年和填土工程(“擬議發展”)。申請地點佔地約 10,721.42 平方米，座落於八鄉分區計劃大綱核准圖編號 S/YL-PH/11 (下稱“大綱圖”)內劃為“農業”地帶。它位於錦田路與梁盛路交界以南約 200 米，並有完善的公共交通，包括 4 條專營巴士路線和 1 條行經錦田路的專線小巴路線。申請地點的毗鄰地方用作高鐵石崗列車停放處及緊急救援站、村屋、臨時構築物、汽車修理廠、露天貯放場和公眾停車場。

本次申請擬建的過渡性房屋項目，是響應行政長官 2018 年提出過渡性房屋的政策，以及時紓緩正在輪候公屋單位及未有適設居所家庭所面對的生活困難。擬議項目將由運輸及房屋局轄下的過渡房屋專責小組協調統籌。擬議發展主要會採用組裝合成建築法、預製建築組件及/或其他替代的環保施工方法，以縮短建築時間。

擬議發展將提供五座 4 層樓高的過渡性房屋建築群，內含 607 個過渡性房屋單位，可容納約 1,500 人。擬議發展的總樓面面積約為 14,546.014 平方米，住用地積比率約為 1.222，非住用地積比率約為 0.134，當中包括一些附屬設施，例如社區中心、便利店、零售商店等形式的社區零售設施和食肆。擬議發展亦會提供休憩用地、單車架及污水處理廠，以滿足居民的需要。擬議發展計劃預定於 2023 年完成，並營運至 2030 年。

就土地規劃及其他技術層面而言，本規劃申請的主要理據如下：

- 擬議發展可為基層家庭提供約 607 個過渡性房屋單位，符合政府相關增加房屋供應的短期計劃。
- 擬議發展主要會採用組裝合成建築法、預製建築組件及/或其他替代的環保施工方法，在不涉及大型的打樁/地盤平整工程的情況下盡快提供擬議的房屋單位。
- 擬議的過渡性房屋屬臨時性質，長遠而言不會違背“農業”地帶的規劃意向。
- 申請地點的“農業”地帶已閒置一段長時間，沒有開發計劃。毗鄰的土地亦非作農業用途，而是高鐵石崗列車停放處及緊急救援站、臨時停車場和露天倉庫。擬議發展可有效善用未充分利用的土地，為有需要的家庭提供即時援助。

- 擬議的過渡性房屋將提供一些附屬設施，例如社區中心、便利店、食肆和休憩用地，以促進社區互動和融合。
- 多個完成的技術評估證實擬議發展在紓緩措施實行後，不會對周邊地區的交通、視覺和環境造成負面影響。
- 擬議發展將為該地區創造就業機會，如社區中心、商店及服務業、食肆，以及施工期間的建築工人。
- 擬議的過渡性房屋將由非政府機構維護和管理，以構建一個齊心和諧的社區。
- 擬議的過渡性房屋符合周邊地區的土地用途和特點。
- 申請地點是一塊平坦和部分已平整的土地，可於短時間內建造過渡性房屋。
- 錦田南和八鄉有四宗類似的過渡性房屋申請獲批，擬議發展與該四宗申請具有相似的性質，適合發展作過渡性房屋。

基於以上各項理據，申請人希望是次的規劃申請能獲得城規會批准。

Executive Summary

This application is prepared on behalf of the Applicant to seek planning permission from the Town Planning Board (the "Board") for Proposed Temporary Transitional Housing Development with Ancillary Eating Place, Shop and Services and Community Centre (the "Proposed Development") for a Period of 3 Years with Filling of Land at Lots 1689SA(Part), 1689SB, 1689SBss1, 1689SC, 1689SD, 1695, 1696(Part) and Adjoining Government Land in DD111, Pat Heung, Yuen Long, New Territories (the "Application Site"). The Application Site, with an area of approximately 10,721.42 square metres, falls within an area zoned "Agriculture" ("AGR") on the Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11. It is located about 200 metres south of the junction of Kam Tin Road and Leung Shing Road and well-served by road-based public transport services, including 4 franchised bus routes and 1 GMB route along Kam Tin Road. It is situated within an area surrounded by the MTR Express Rail Link Shek Kong Stabling Sidings and emergency rescue station ("XRLSSS") and a mixture of village housing, temporary structures, vehicle repair workshops, open storage yards and public vehicle parks.

The proposed transitional housing project under this application is a response to CE's policy on the provision of transitional housing in 2018 to promptly alleviating the hardship of the families in the waiting list for public rental housing and those currently inadequately housed. The proposed project will be co-ordinated by the Task Force on Transitional Housing under the Transport & Housing Bureau (THB). Modular Integrated Construction ("MIC") method, prefabricated construction units/components and/or other alternative environment friendly construction methods will be adopted to shorten the lead time in delivering these housing units.

The Proposed Development will consist of 607 transitional housing units in five 4-storey compounds, for accommodating about 1,500 persons. The total gross floor area ("GFA") of the Proposed Development is estimated to be about 14,546.014 square metres at a domestic and non-domestic plot ratio of about 1.222 and 0.134 respectively. This includes some ancillary facilities, such as community centre, community retail in the form of convenience store, retail shops etc., and eating places. Local open space, bicycle racks and sewage treatment plant will also be provided to serve the residents' need. The Proposed Development will be completed in 2023 and designed to operate till 2030.

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

- The Proposed Development will provide about 607 transitional housing units for the families in need, which is in line with the relevant short-term housing initiative from the Government.

- MIC method, prefabricated construction units/ components and/or other alternative environment friendly construction methods will be adopted to quickly provide the proposed housing units without involving massive piling and/or site formation works.
- The proposed transitional housing development is temporary in nature, which shall not jeopardize the planning intention of the "AGR" zone in the long run.
- The subject "AGR" site has been left idle for a long period of time without active development programme. The surrounding sites within the "AGR" zone adjoining the Application Site are not used for agriculture, such as XRLSSS, temporary car park and open storage. The Proposed Development can make efficient use of under-utilised land to deliver immediate alleviation to the families in need.
- The proposed transitional housing will provide some ancillary facilities, such as a community centre, convenience store, eating places and local open space to encourage social interaction and social inclusion.
- Various technical assessments have been undertaken to confirm that the Proposed Development would not generate adverse traffic, visual and environmental impacts on the surrounding areas when the proposed mitigation measures are in place.
- The Proposed Development will create employment opportunities in the area as community center, shops and services and eating places, as well as renovation workers during the construction period.
- The proposed transitional housing development will be maintained and managed by NGO, so as to build a unified and harmonious society.
- The proposed transitional housing development is compatible with the land uses and character of the surrounding areas.
- The Application Site is flat and partly paved, therefore in a ready condition for the proposed transitional housing development.
- There are four approved similar applications for temporary transitional housing development in Kam Tin South and Pat Heung. It is considered that this application is in similar nature.

In view of the above justifications, the Applicant respectfully requests the Board to approve this application.

Proposed Plot Ratio	
Domestic	1.222
Non-Domestic	0.134
Total Site Coverage (%)	43.87% (4,703.497m ²)
No. of Residential Compounds	5
No of Storeys	4
Building Height	About 13.0m
Total No. of Units	607
Type of Units	
(a) Type A: Residential Units (1 module)	602 units (GFA/Room: 17.1m ²)
(b) Type B: Residential Units (1.5 module , accessible room)	4 units (GFA/Room: 25.5m ²)
(c) Type C: Residential Units (1 module , accessible room)	1 unit (GFA/Room: 22.7m ²)
Domestic GFA Breakdown	
- Residential units	10,418.9m ²
- Corridors, stairs and ancillary supporting facilities	2,687.378m ²
	TOTAL = 13,106.278m ²
Non Domestic GFA Breakdown	
Ancillary Facilities (Commercial and Community):	
- Management Office (m ²)	17.078m ²
- Shop and Services (m ²)	202.605m ²
- Eating Place (m ²)	275.985m ²
- Community Centre (m ²)	262.508m ²
- Other (MEP and Porch)	681.56m ²
	TOTAL = 1,439.736m ²
Building Height of Ancillary Facilities (Commercial and Community):	1-storey (About 4.5m)
Transport Facilities:	
- UL/L Facilities for heavy goods vehicle	2
- Mini-Bus Parking	1
- Taxi Drop Off	1
Open Space (m ²)	3,849.241m ²
Green Coverage (% of GFA)	20.27%
Estimated Population (Residents)	About 1,500

- 6.03 The proposed development is temporary in nature. It is a low-rise development built on the existing vacant land with a maximum building height of only four storeys to provide 607 transitional housing units to house about 1,500 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 single-parent families. Tentatively, about 80% of the tenants will be those waiting for public housing for not less than 3 years and/or those living in severely inadequate housing conditions and in urgent need for community support, whereas the remaining 20% will be those who may not meet the basic eligibility but are in need of housing support.
- 6.04 Under the current proposal, the proposed development will have a total gross floor area of about 14,546.014m². The proposal, with 5 blocks of 4-storey building comprising 607 units, has adopted modular integrated construction (MIC) technology

to suit the urgent housing shortage in Hong Kong. All the units would be self-contained with kitchens/pantries and toilets. Subject to detailed design, there would be three types of unit provided for the project. Tentatively, 602 units would be for 1 to 2-person households with a GFA of about 17.1m², 4 accessible units would be for disabled with a GFA of about 25.5m² and 1 accessible unit would be for disabled with a GFA of about 22.7m². These 5 disabled units (one unit per block) would be provided on the ground floor. For families with 4 persons or above, 2 connecting single units will be arranged for better interaction and future adaptation of the layout. It is estimated that the project will provide 484 units (about 80%) for 1-2 persons household and the remaining 123 units (about 20%) will be allocated to those household with more than 2 persons.

- 6.05. The project also provides single storey ancillary commercial and community facilities along Leung Shing Road such as shop and services and eating places to meet the daily necessity for the residents and community centre for NGOs to offer services or arrange activities for the residents and the general public. The community centre will provide youth care and family community services. Since the size and the environment of each flat may not be the most suitable for the youth to study, community centre can provide a quiet place for them. Elderly can also come to community centre to join different courses, meet old friends to keep a good lifestyle. Sometimes, it can be transformed as goods sharing corner/ multi-purpose rooms/ communal kitchen/ vocational support center to meet the needs of community and create diverse community engagement opportunities. 30 bicycle racks, 2 loading/unloading facilities for heavy goods vehicle and outdoor seating at open areas will also be provided to serve the residents' need.

Landscape Design

- 6.06. The proposed transitional housing development is subsidised/ low-cost housing for the low-income families and temporary in nature, which the MiC construction method will be adopted to use containers to expedite the supply of the housing units. To balance the cost of management and maintenance, our main aim will focus to fulfil the basic needs of the residents first, which is to provide proper interim accommodation well served by community centre and necessity shop and services. A speedy provision of these housing units is expected to be achieved in 2 years upon approval of the Planning Application. It is estimated that the transitional housing and the site will be operated for 7 years till 2030. After 7 years, everything including the structures, hard and soft landscapes would be removed or relocated and the Application Site needs to be reinstated to the original condition. In light of that, proper and fair landscape works instead of high end/ overplayed design will be proposed in the Application Site.
- 6.07. Provision of the landscape works should be based on two aspects 1. the function and 2. the needs. The proposed development is in a rural setting situated within an area surrounded by a mixture of village housing, unused land, vegetations and mountains. There are lots of trees and vegetation on the north and east side of the Application

good site management, adverse dust impact is not anticipated. A 5m buffer distance from Leung Shing Road will be maintained.

(d) Ecology: The Application Site has been vacant and has not been utilized for agricultural uses for at least five decades. When the Board approved a temporary use to the immediate west of the Application Site (Application No. A/YL-PH/873), no such requirement has been imposed to the applicant.

(e) Waste Management: The opportunity for on-site sorting, reusing inert and non-inert C&D materials etc. are recommended to minimize materials to be disposed. In operation phase, a license collector will be employed to empty the fully enclosed holding tank regularly. Domestic waste should be collected on daily basis and delivered to the refuse collection point accordingly.

- 6.15 In views of the above, the proposed development is not expected to cause any significant adverse environmental impact such as air pollution, dust emission, visual impact etc. to the surrounding areas associated with the operation of the Proposed Development, both during the construction phase and operation phase.

Traffic Considerations

- 6.16 The Proposed Development is mainly used for residential purpose for low-income families and trip generations and traffic movement in and out of the Application Site tend to be infrequent as it would be limited to vehicles providing goods and services to the residents, shops and eating places. Two loading and unloading bays for heavy goods vehicles and a pickup and drop off point for taxi are provided near the site entrance. In addition, there is sufficient manoeuvring space for vehicles with the Application Site. A minibus parking space will also be provided to serve potential green minibus route serving the site. As the proposed development is for people of low income group, no parking of vehicle will be allowed at all time.
- 6.17 A Traffic Impact Assessment ("TIA") has been prepared to supplement this application, and is attached at Appendix E. The Application Site is well-served by road-based public transport services, including 4 franchised bus routes and 1 GMB route along Kam Tin Road. A public transport enhancement measure in view of the expected increase of population in the vicinity is proposed and be implemented by the Applicant. Currently, there is a special peak hour GMB 608 service operates from Wang Toi Shan and Kam Sheung Road MTR Station at a headway of 30 minutes. It is suggested that such route could add an en-route stop within our Application Site and strengthen the service to meet the additional demand.
- 6.18 According to the findings of the TIA, the Proposed Development would have no significant impact to the existing traffic condition. With the improvement measures as suggested by the TIA report, the Proposed Development could further improve the existing public transport facility in Kam Tin area.



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/A/YL-PH/919

Our Ref.: 22/764/L05

June 14, 2022

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

By Email

Dear Sir/Madam,

**Proposed Temporary Transitional Housing Development with Ancillary Eating Place,
Shop and Services and Community Centre for a Period of Three Years
with Filling of Land in "Agriculture" zone at Lots 1689SA(Part), 1689SB,
1689SB ss1, 1689SC, 1689SD, 1695, 1696(Part) and Adjoining Government Land
in DD111, Pat Heung, Yuen Long, New Territories**

(Application No. A/YL-PH/919)

With reference to the captioned application, we submit herewith the RtoC table, replacement pages of Environmental Assessment (Appendix A) and replacement pages of planning statement (Appendix B) for your further consideration. Please note that this letter will supersede the previous one (Our Ref.: 22/764/L04).

As discussed on the call with Planning Department on 7.6.2022, we would like to clarify that the building height of domestic and non-domestic buildings are estimated as about 29mPD and 20.5mPD respectively. MEP room and RS & MRC in master layout plan means 'mechanical, electrical and plumbing room' and 'refuse storage and material recovery chamber' respectively.

Should you have any queries or require further information, please feel free to contact the undersigned at

Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.


Adam Chow

Encl.

c.c. Siu Chi Residents Association (the Applicant)

B/Ds	Return Date	Comments
EPD	24.5.2022	Comments on Air Quality / Water Quality/ Waste Management & Land Contamination / Sewerage are given
PlanD	24.5.2022 24.5.2022	Comments from urban design and landscape units of PlanD are given
ArchsD	27.5.2022	Comment on EVA is given

Responses to Departmental Comments

Departmental Comments		Responses	Remarks
A	Environmental Protection Department [Email dated 25.5.2022] (Contact Person: Ms. Ming HE; Tel.: 2835 2390)		
1.	Air Quality Section 3.2.2 Should read: "The criteria as stipulated in the new AQOs which will take came into effect on 1-Jan-200..."	Noted and text has been amended.	
2.	Table 3.3 (a) Some entries under "5-year average" column are missing in Table 3.3. Please supplement. (b) Please clarify which set of AQOs (i.e. AQOs launched in 2014 or prevailing AQOs took effect on 1.1.2022) was used for checking compliance in Table 3.3. Please add a column to show the respective AQOs in the table for clarity. Please also bold the value with exceedance of AQO accordingly.	(a) The 5-year average for the highest 24-hour data has been included in the revised report. (b) The assessment made use of the criteria that are specified in the new AQOs, which are scheduled to become effective on January 1, 2022. In the table, a column displaying the respective AQOs has been added, and the value with AQO exceedance has been bolded.	

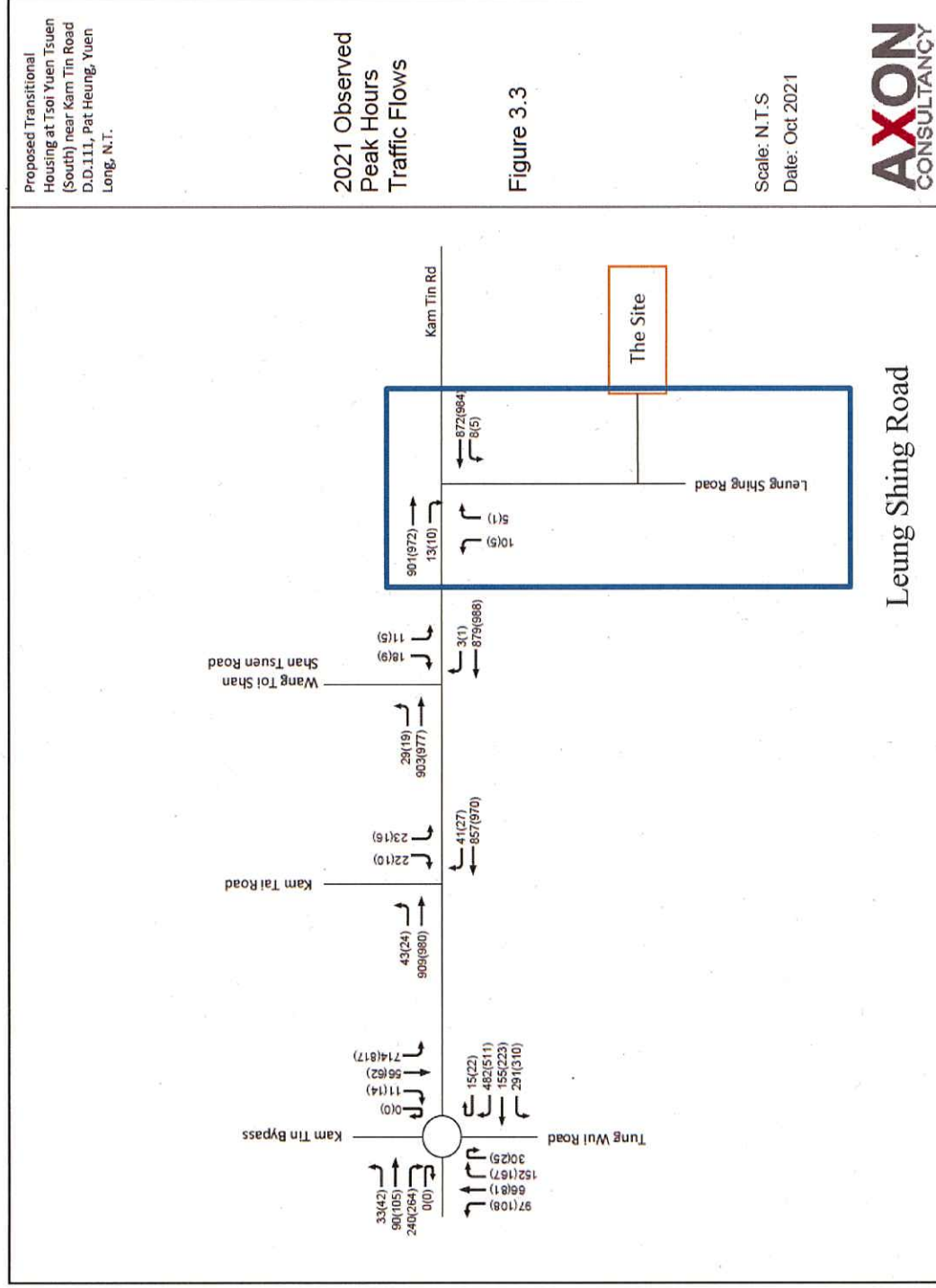
Departmental Comments	Responses	Remarks
<p>3. Section 3.5.2</p> <p>(a) Please provide detailed information about the traffic count surveys (e.g. whether it is a weekday or weekend and frequency of surveys) in the submission to support that the traffic flow of Leung Shing Road is very limited.</p> <p>(b) Please clarify why there is a two-way flow of traffic for a single track road as mentioned in line 3-4.</p> <p>(c) It is suggested to supplement "As Leung Shing Road is setback from the nearest air-sensitive use (i.e. proposed shops) with a distance of 15m, the buffer distance requirement can be fulfilled." to the end of 1st paragraph.</p> <p>(d) Please revise "not anticipated" in the 2nd paragraph to read "limited".</p> <p>(e) We would like to remind the applicant that it should be the responsibility of the applicant and their consultants to ensure the validity of the chimney data by their own site surveys. Should the information of industrial chimney be subsequently found to be incorrect, the assessment result as presented in the planning application would be invalidated.</p>	<p>(a) Traffic count surveys have been carried out at the key junctions of the study area on 11-October-2021 from 7:30am to 9:30am in the morning and from 17:00pm to 19:00pm in the evening. The morning and evening peak hours of the road network have been identified as 8:30am to 9:30am and 17:30pm to 18:30pm, respectively. An extract of Leung Shing Road traffic flow data from the Traffic Impact Assessment Report submitted to the Transport Department is attached as Appendix A.</p> <p>(b) Leung Shing Road is a one-lane, single-track road that allows two-way traffic but is not wide enough in most places to allow vehicles to pass one another. As a result, two-way flows were observed.</p> <p>(c) Noted and text has been amended.</p> <p>(d) Noted and text has been amended.</p> <p>(e) Noted.</p>	

Departmental Comments		Responses	Remarks
4.	Section 3.6.1 It is recommended that electric power supply shall be provided for on-site machinery as far as practicable to minimize aerial emissions.		Noted and the paragraph has been added to this section.
5.	Section 3.7 Please rectify the typo “transition house” to “transitional housing” in line 2.		Noted and text has been amended.
6.	<u>Water Quality</u> We do not have further comments from water quality perspective.		Noted.
7.	<u>Waste Management and Land Contamination</u> We have no comment on the captioned planning application from waste assessment view.		Noted.
8.	<u>Sewerage</u> We have no further comment from sewerage infrastructure planning perspective.		Noted.
B	Landscape Unit, Urban Design and Landscape Section, Planning Department [Email dated 24.5.2022] (Contact Person: Mr. Samuel HUI; Tel.: 3565 3957)		
1.	Considering the temporary nature of the development and the proposed new tree species (<i>Ficus macrocarpa</i>) is large tree in mature size, the applicant is advised to consider alternative tree species appropriate for the site.	Batavia Cinnamon will be the alternative tree species to plant in the Application Site. It is smaller than <i>Ficus macrocarpa</i> in mature size and appropriate for the Application Site. It is a native and evergreen species, which can be transplanted to other places easily. Para. 6.09 has been amended.	

Departmental Comments	Responses	Remarks
<p>2. The following landscape treatments mentioned in para. 6.08 of the PS are not found in the Landscape Plan (Appendix G). The applicant shall review and ensure the information is consistent.</p> <ul style="list-style-type: none"> - The applicant to clarify any green roof is proposed on the roof of the residential building blocks - Landscape buffer planting and groundcover/climbing plants along the boundary - Landscape berms providing informal sitting area for users 	<p>There will be no green roof proposed on the roof of the residential building blocks. Green roof will be proposed on the sewage treatment plant, MEP room and RS & MRC only.</p> <p>The landscape buffer planting will be positioned along the boundary, especially about the open storage site to the west to screen the undesirable surrounding. (see Appendix B)</p> <p>We would like to clarify that no groundcover/climbing plants and landscape berms will be planted in the Application Site. However, the landscape garden, lawn and shrub planting will be provided along the boundary to the east and west to provide adequate greening. Para. 6.08 has been amended. (see Appendix B)</p>	<p>The Landscape Plan (Appendix G) submitted on 16.3.2022 remains unchanged while some of the landscape treatments mentioned in the planning statement are revised to ensure the information are consistent.</p>
<p>3. With reference to para. 6.08, roof greening is proposed within the development site. The applicant is reminded to take into consideration the requirement of structural loading, construction cost and commitment to regular maintenance for healthy and sustainable plant growth.</p>	<p>Noted.</p>	<p>All detail landscape design and planting arrangement including soil depth and irrigation will be addressed taking into consideration of the site constraints, building design, and funding arrangement from the relevant Government Authorities.</p>

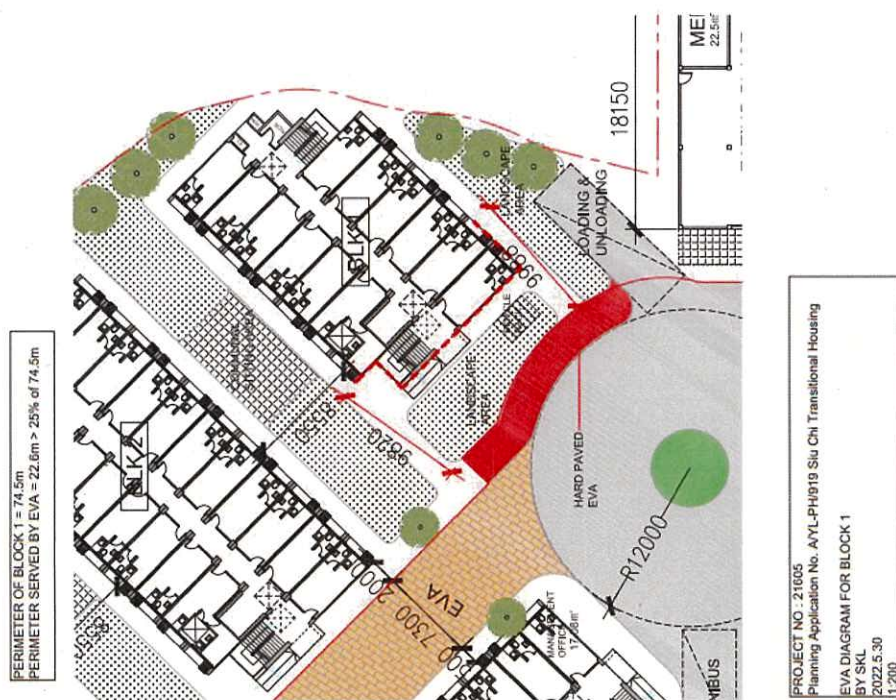
Departmental Comments		Responses	Remarks
C	Urban Design Unit, Urban Design and Landscape Section, Planning Department [Email dated 24.5.2022] (Contact Person: Mr. Victor HO; Tel.: 3565 3962)		
1.	Detailed Comment on Visual Impact Assessment - As shown in the photomontages of VP1 and VP3, the open skyview will be obstructed by the proposed development. You may wish to ask the applicant to review both rating as “slightly adverse”.	Noted and text has been amended.	
D	Architectural Services Department [Email dated 27.5.2022] (Contact Person: Mr. Calvin CHAN; Tel.: 2154 2398)		
1.	It appears that Block 1 is not served by the emergency vehicular access (EVA). EVA within the Site shall be provided for these blocks in accordance with B(P)R 41D and PNAP APP-136.	We write to clarify the hard paved EVA location and submit relevant EVA diagramme to clarify our intent to include the hard paved area and carriage way as part of the EVA for Block 1. The length of the façade served by the EVA will comply with B(P) R41D and PNAP APP-136. (see Appendix C)	

Appendix A: The 2021 observed peak hours traffic flows in the study area extracted from the Traffic Impact Assessment Report





Appendix C: Relevant EVA Diagram



3 Air Quality

3.1 Introduction

This section presents the assessment of potential air quality impacts associated with the construction and operation phases of the Project. Dust generated from construction activities is the primary concern during the construction phase. Due to the small-scale and limited extent of construction, dust emission induced by the Project would be expected to be insignificant. Recommendations for proper mitigation measures have also been made, where necessary, to minimize the potential construction air quality impacts. During operation phase, no air pollution sources associated with the Project would be anticipated.

3.2 Environmental Legislation, Standards and Guidelines

The assessment is carried out in accordance with the relevant criteria and standards as specified in the following legislation and guidelines for evaluating air quality impacts:

- Environmental Impact Assessment Ordinance (EIAO) (Cap. 499.S16), EIAO-TM, Annexes 4 and 12;
- Air Pollution Control Ordinance (APCO) (Cap. 311);
- Air Pollution Control (Construction Dust) Regulation;
- Air Pollution Control (Non-road Mobile Machinery) (Emission) Regulation; and
- Hong Kong Planning Standards and Guidelines (HKPSG) (Chapter 9)

3.2.1 Technical Memorandum on Environmental Impact Assessment Process

The Project does not fall under the Designated Project for an EIA assessment.

3.2.2 Air Quality Objectives (AQO) in Air Pollution Control Ordinance (APCO)

The principal legislation for the management of air quality is the APCO. It specifies AQOs which stipulate the statutory limits of air pollutants and the maximum allowable numbers of exceedance over specific periods. The criteria as stipulated in the new AQOs which came into effect on 1-Jan-2022 were used in this assessment. The new AQOs are listed in Table 3.1 below:

Table 3.3 Air Quality Monitoring Data (Yuen Long AQMS, 2016-2020)

Pollutant	Parameter	Limits on Concentration, $\mu\text{g}/\text{m}^3$ (1) (Number of Exceedance per year allowed in brackets)	Concentrations ($\mu\text{g}/\text{m}^3$)					
			2016	2017	2018	2019	2020	5-Year Average
SO ₂	4th highest 10-minutes	500 (3)	58	80	52	42	26	52
	4th highest 24-hour	50 (3)	17	20	17	11	10	15
	Annual	1	10	9	8	5	5	7
NO ₂	19th highest 1-hour	200 (18)	149	156	150	161	135	150
	Annual	40	46	41	43	44	32	41
RSP	10th highest 24-hour	100 (9)	86	87	75	83	77	82
	Annual	50	37	40	37	37	30	36
FSP	10th highest 24-hour	50 (35)	63	52	46	45	36	48
	36th highest 24-hour	50 (35)	41	39	34	34	28	35
	Annual	25	23	22	20	20	16	20

Notes: Values with exceedance of the AQO were bolded

3.4 Air Sensitive Receivers

500m from the site boundary has been set to be the study area for the air quality impact assessment. Existing and planned air pollutant emission sources identified would also consider on the environmental acceptability of the Project.

According to Annex 12 of the EIAO-TM, Air Sensitive Receivers (ASRs) include domestic premises, hotels, hostels, hospitals, clinics, nurseries, temporary housing accommodation, schools, educational institutions, offices, factories, shops, shopping centers, places of public worship, libraries, courts of law, sports stadiums or performing arts centers. Any other premises or places that, in terms of duration or number of people affected, have similar sensitivity to the air pollutants as the abovementioned premises and places are also considered as sensitive receivers.

3.5 Evaluation of Environmental Impact

3.5.1 Construction Phase

Construction dust will be the primary concern of air quality impact during construction phase. Since Modular Integrated Construction ("MiC") method, prefabricated construction units/components and/or other alternative environment friendly construction methods will be adopted, the construction of the Project involves small scale backfilling and foundation works, and utilities installation. Thus, the dust emission generated from these small construction works area is anticipated to be minimal.

With the implementation of the recommended dust control measures as detailed in Section 3.6 (e.g. regular and sufficient water spraying / enclosure of dusty activities, etc.), the dust emission to nearby ASRs is anticipated to be insignificant.

3.5.2 Operation Phase

Traffic Emission

No road type has been specified in the Annual Traffic Census 2020 (published by Transport Department) for Leung Shing Road.

During the site visit, it was observed that Leung Shing Road is a one-lane, single-track road that allows two-way traffic but is generally too narrow to allow vehicles to pass.

The traffic consultant conducted a separate traffic count survey on 11-October-2021 from 7:30am to 9:30am in the morning and from 17:00pm to 19:00pm in the evening, corresponding to the a.m. and p.m. peak hours on a typical weekday. The peak two-way traffic flow was observed to be less than 30 vehicles per hour on Leung Shing Road. As the traffic flow is very limited, HKPSG recommends a minimum setback distance of 5m for Local Distributor (LD).

As the scale of the Project is relatively small, additional traffic introduced by the Project is expected to be insignificant. Additionally, Leung Shing Road is setback from the nearest air-sensitive use (i.e. proposed shops) with a distance of 15m, the buffer distance requirement can be fulfilled.

Industrial Emission

Based on the EIA Report of Agreement No. CE 76/2017 (HY) - Upgrading of Remaining Sections of Kam Tin and Lam Kam Road, a review of chimney locations was conducted. No chimney was found within the Assessment Area. Additional Site Surveys conducted on 3-Sep, 11-Oct, 15-Nov, and 22-Nov-2021 revealed no industrial chimneys within the Assessment Area. Therefore, the impact of industrial emissions on the Project's air quality is limited.

Proposed Sewage Treatment Plant

As mentioned in Section 2.2, a STP is proposed to be constructed on site to treat sewerage generated from the proposed development. It will be designed with reference to the "Guidelines for the Design of Small Sewage Treatment Plants" published by EPD to avoid adverse odour impact from the proposed sewage treatment plant. Details designs will be finalized in later stage.

Proposed Eating Places

The proposed eating places will potentially emit odour from the kitchen, it's design shall follow the "Control of Oily Fume and Cooking Odour from Restaurants and Food Business" to prevent odour nuisance to nearby ASRs.

Existing Stream

Based on Site visit on 3-Sep-2021, the existing stream crossing the proposed development was clean and no odour smell was identified during the site visit. Hence, there is no adverse odour impact arising from this stream to the proposed development.

3.6 Recommended Mitigation Measures

3.6.1 Construction Phase

Relevant dust control practices as stipulated in the Air Pollution Control (Construction Dust) Regulation are recommended to be adopted so as to minimize the construction dust impacts of the Project. These practices include:

- Dusty materials should be covered by impervious sheeting or sprayed with water immediately prior to any loading or transfer operation so as to keep the dusty material wet;
- Exposed earth should be kept entirely wet or properly treated by hydroseeding or vegetation planting within six months after the last construction activity on the site or part of the site where the exposed earth lies;
- Main temporary access points should be hard paved and kept clear of dusty materials;
- Vehicles used for transporting dusty materials/spoils should be covered with tarpaulin and ensure there is no leakage from the vehicle;
- Wheel washing facilities should be provided at the exit of the construction. Every vehicle should be washed to remove any dusty materials from its body and wheels.
- Every stock of more than 20 bags of cement or dry PFA should be covered by impervious sheeting or placed in a sheltered area; and
- Site vehicle movement is limited to 8km/hour in order to reduce dust generation.
- Electric power supply shall be provided for on-site machinery as far as practicable to minimize aerial emissions.

3.6.2 Operation Phase

As there is no adverse air impact from traffic and industrial emission was anticipated during operation phase, no specific mitigation measure is required.

Proposed Sewage Treatment Plant

For the STP, by implement the recommendation and guidelines as stated in EPD Guidelines for the Design of Small Sewage Treatment Plants, such as fully enclosed, installed with de-odourizing units, and the ventilation exhaust should be located and faced away from nearby ASRs as far as practicable, adverse odour impact from the proposed STP on the nearby ASRs is not anticipated.

Proposed Eating Places

Design references should be made to EPD guidelines on the "Control of Oily Fume and Cooking Odour from Restaurants and Food Business", by implementation of recommended mitigation measures such as positioning of exhaust outlets, installation of filter and good maintenances, adverse odour impact from the proposed eating places on the nearby ASRs is not anticipated.

3.7 Conclusion

Air quality impact assessment has been conducted for both construction and operational phase of the proposed **transitional** house development.

Construction dust impact is the main concern during the construction phase. With the implementation of the recommended dust control measures and good site management, adverse dust impact is not anticipated.

Qualitative operational phase air quality assessment has been conducted. No chimney was identified within the 500m study area. With the provided set-back distance to the vicinity Leung Shing Road, adverse impact from vehicular emission is not anticipated.

Site (refer to **Appendix H**), which have already provided screening and greening effects to the Application Site. The scale of our landscape works can be reduced. Other design and aesthetic works, such as landscape will be proposed for appropriate level.

- 6.08 The siting of the residential blocks is carefully planned to minimize impact on the existing stream within the site while providing quality active and passive open space and landscape between blocks. Adequate open space (1m² per person) for the future residents in accordance with Chapters 4 and 5 of the Hong Kong Planning Standard and Guidelines ("HKPSG"). The Proposed Scheme with about 1,500 residents includes about 3,849.241m² of Private Open Space. A central boulevard with trees on two sides (also serving as the EVA of the site) is provided as a gateway effect to welcome the residents. It can also act as the public space for the transitional housing, allowing the residents to enjoy outdoor activities. About 20.27% green coverage including landscape garden, landscape buffer planting, roof green, sitting courtyard and multi-purpose play area will be planned to spread out throughout the Application Site. This would help energise every corner of the Application Site to provide natural surveillance. Please refer to Landscape Plan at **Appendix G**. The proposed soft landscape design includes:

- At-grade planting areas provide trees and vegetation
- Heavy standard trees and shrubs along the boundary as appropriate to enhance the privacy for residents and act as screening and visual enhancement

- 6.09 A total of 46 nos. of new trees, such as **Batavia Cinnamon** will be planted within the Site to enhance the greening. The landscape buffer planting will be positioned along the boundary about the open storage site to the west to screen the undesirable surrounding while the landscape garden and lawn will be provided along the boundary to the east to provide adequate greening. Apart from the soft landscape, hard landscapes including seatings and recreational facilities will be provided in the sitting courtyard and multi-purpose play area. The proposed shops and services, eating places and community centre will be positioned along Leung Shing Road to shield off any potential traffic noise from Leung Shing Road and XRLSSS. The project will be able to serve as an exemplar of transitional housing within the area.

- 6.10 At the planning application stage, the above landscape design and treatments are proposed. Should the application be approved by the Board, all detail landscape design and planting arrangement including soil depth and irrigation will be addressed taking into consideration of the site constraints, building design, and funding arrangement from the relevant Government Authorities.

Operation and Management

- 6.11 Similar to other transitional housing projects in Hong Kong, the proposed development will be operated by the Applicant, which is a NGO registered under

Visual Considerations

- 6.19 The Application Site is situated at the “AGR” zone sandwiched by the “V” zone and “Open Storage” (“OS”) zone, which is surrounded by XRLSSS to the south and west and a mixture of village housing, informal rural industries, notably vehicle repair workshops, open storage yards to the north and east. The building height of the transitional housing is about 13.0m. As compared with the 8.23m high New Territories Exempted House (“NTEH”) development within the “V” zone, 2 to 3 storeys high of containers within “OS” zone and 2 to 3 storeys high XRLSSS within “AGR” zone, there is only a minor difference of the building height. The proposed 4 storeys transitional housing is therefore compatible with the height and character of the surrounding area.
- 6.20 Three Vantage Points (VPs) are identified as views from popular local vantage points (see **Appendix F**), such as bus station as well as viewing location from road junction adjacent to the Application Site. Vantage point 1 is located at Leung Uk Tsuen, which is surrounded by village houses. The use and design of the proposed transitional housing are compatible with and extend village setting. The height of the Proposed Development looks similar to the existing village housings. **Some of the open skyview will be obstructed by the Proposed Development.** Alternative views are available to the north and east. **The visual impact would be slightly adverse.** Vantage point 2 is located at the bus station of Kam Tin Road and Leung Shing Road Junction. Given the screening effect of the intervening visual obstacles such as temporary structures and containers and the mature tree growth, the visibility towards the Proposed Development is limited and the visual impact would likely be negligible. Vantage point 3 is located at the entrance of the Application Site along Leung Shing Road. The sensitivity of this location is low as relatively few pedestrians walk along this road. **Some of the open skyview and mountain backdrop will be obstructed by the Proposed Development. With the vegetation, screening and landscape design, the visual impact would be slightly adverse.** The Proposed Development is considered to be fully acceptable in terms of visual impact.

7. COMMUNITY SUPPORT

- 7.01 The proposed transitional housing development received support from the Chairman and Vice Chairman of Yuen Long District Council, Pat Heung North District Council Member and the adjoining Leung Uk Tsuen villagers mainly on the grounds that the proposed transitional housing development can meet the housing demand for people in need and provide transitional housing for people waiting for public housing while improving their living environment; it can better utilize land resource; and can enhance the vitality and sense of belonging of the community. Please refer to the supporting letters at **Appendix I**.



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/A/YL-PH/919

Our Ref.: 22/764/L08

June 17, 2022

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

By Email

Dear Sir/Madam,

**Proposed Temporary Transitional Housing Development with Ancillary Eating Place,
Shop and Services and Community Centre for a Period of Three Years
with Filling of Land in "Agriculture" zone at Lots 1689SA(Part), 1689SB,
1689SB ss1, 1689SC, 1689SD, 1695, 1696(Part) and Adjoining Government Land
in DD111, Pat Heung, Yuen Long, New Territories**

(Application No. A/YL-PH/919)

With reference to the captioned application, we submit herewith the 1. Revised Planning Statement 2. Revised Master Layout Plan 3. Revised Blow Up Plan and 4. Revised Landscape Plan for your further consideration. Please note that this letter will supersede the previous one (Our Ref.: 22/764/L07).

Should you have any queries or require further information, please feel free to contact the undersigned at :

Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.



Adam Chow

Encl.

c.c. Siu Chi Residents Association (the Applicant)



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/A/YL-PH/919

Our Ref.: 22/764/L09

June 21, 2022

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

By Hand and Email

Dear Sir/Madam,

**Proposed Temporary Transitional Housing Development with Ancillary Eating Place,
Shop and Services and Community Centre for a Period of Three Years
with Filling of Land in "Agriculture" zone at Lots 1689SA(Part), 1689SB,
1689SB ss1, 1689SC, 1689SD, 1695, 1696(Part) and Adjoining Government Land
in DD111, Pat Heung, Yuen Long, New Territories**


(Application No. A/YL-PH/919)

With reference to the captioned application, we submit herewith the Revised Bird View Plan for your further consideration.

We would like to further clarify that there would be three types of units provided for the project. 602 units would be classified as Type A with a GFA of about 17.1m², 4 accessible units would be for disabled with a GFA of about 25.5m² classified as Type B and 1 accessible unit would be for disabled with a GFA of about 22.7m² classified as Type C. Type B and C units (5 disabled units) would be provided on the ground floor. For families with 4 persons or above, 2 connecting Type A units will be arranged for better interaction and future adaptation of the layout. It is estimated that the project will provide 485 units (about 80%) including Type A, B and C units for 1-3 person households. For the remaining 122 Type A units (about 20%), they will be connected by two and allocated to those households with 4 persons or more.

Should you have any queries or require further information, please feel free to contact the undersigned at:

Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.


Adam Chow

Encl.
c.c. Siu Chi Residents Association (the Applicant)



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/A/YL-PH/919

Our Ref.: 22/764/L12

August 9, 2022

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

By Email

Dear Sir/Madam,

**Proposed Temporary Transitional Housing Development with Ancillary Eating Place,
Shop and Services and Community Centre for a Period of Three Years
with Filling of Land in "Agriculture" zone at Lots 1689SA(Part), 1689SB,
1689SB ss1, 1689SC, 1689SD, 1695, 1696(Part) and Adjoining Government Land
in DD111, Pat Heung, Yuen Long, New Territories**

(Application No. A/YL-PH/919)

With reference to the public comment suggested by MTR Corporation Limited (MTR) dated 26.5.2022, we submit herewith our response to the comment for your further consideration.


We noted that MTR had concerns about the noise generated from the railway operation of ERS and SSS and suggested conducting a Noise Impact Assessment (NIA) report under approval condition. In fact, EPD had similar comments for the noise impact in the pre-submission stage dated 19.11.2021 (Appendix A). Considering the interim nature of transitional housing developments, EPD had no objection to the s.16 application provided that:

- (a) All practicable direct noise mitigation measures have been exhausted, taking into account the consideration of cost-effectiveness;
- (b) Indirect Technical Remedies in the form of window pane of suitable thickness with air conditioning system; and
- (c) Future occupants would be informed of the extent of road traffic noise exceedance.

EPD also required the Applicant to submit an NIA report under approval condition. Our response in RtoC Table dated 26.11.2021 was "Noted. A detailed Noise Impact Assessment report will be submitted for compliance with the approval conditions." After that, EPD does not have any further comments on the noise aspect. We would like to reaffirm that the NIA report will be submitted if Town Planning Board approved this planning application with the corresponding approval condition.

Should you have any queries or require further information, please feel free to contact the undersigned at

Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.



Lo Ming Kong

Encl.
c.c. Siu Chi Residents Association (the Applicant)

	Departmental Comments	Responses	Remarks
19.	<p><u>Noise Impact</u> Considering the interim nature of transitional housing developments, we have no objection to the s.16 application provided that:</p> <p>(f) All practicable direct noise mitigation measures have been exhausted, taking into account the consideration of cost-effectiveness;</p> <p>(g) Indirect Technical Remedies in the form of window pane of suitable thickness with air conditioning system; and</p> <p>(h) Future occupants would be informed of the extent of road traffic noise exceedance.</p>	Noted	
20.	The applicant is also required to submit a proper Noise Impact Assessment (NIA) report under approval condition.	Noted. A detailed Noise Impact Assessment report will be submitted for compliance with the approval conditions.	

21.	<p>In the meantime, we have some observations on the EA as detailed below.</p> <p>(a) The proposed transitional housing site is located approximately 70m away from Kam Tin Road and adjacent Leung Shing Road. Based on our preliminary estimation, the predicted maximum road traffic noise level at site boundary should comply with road traffic noise criteria. No insurmountable traffic noise impact is anticipated with implementation of noise mitigation measures.</p> <p>(b) The proposed site is adjacent to Shek Kong Stabling Sidings (SSS) and Emergency Rescue Station (ERS). According to Hong Kong Section of Guangzhou – Shenzhen – Hong Kong Express Rail Link EIA report (EIA-169/2009), 8m high barrier of 450m long along the access road on eastern side of ERS is provided to alleviate the railway noise from trains passing through the ERS in a high-speed profile. With the implementation of noise mitigation measures, railway noise to the proposed site shall comply with the noise criteria of chapter 9 of HKPSG.</p> <p>(c) The applicant should conduct fixed noise assessment for noise sources in the vicinity affecting the proposed site, as well as the planned</p>	<p>(a) Noted</p> <p>(b) Noted</p> <p>(c) Noted and the assessment results should be included in a detailed Noise Impact Assessment report which will be submitted for compliance with approval conditions.</p>
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	<p>noise sources in the proposed development affecting existing NSRs in the surrounding area.</p> <p>In particular, Pat Heung Fire Station, one of the potential noise sources, is located approximately 250m away from the proposed transitional housing site to the east. The fixed noise impact assessment should also include this fire station.</p> <p>(d) Table 4.6 (*) – Should Appendix 4.1 read as Appendix A?</p>	<p>(d) Noted and the Appendix number has been amended.</p>	
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Previous s.16 Applications covering the Application Site

Rejected Applications

	<u>Application No.</u>	<u>Use / Development</u>	<u>Date of Consideration</u>	<u>Rejection Reasons</u>
1	A/YL-PH/645	Proposed Temporary Open Storage of Soil from Cut-and-Cover Method and Building Materials for a Period of 3 Years	24.8.2012	(a), (b), (c), (d), (e)
2	A/YL-PH/678	Temporary Open Storage of Soil and Construction Materials with Ancillary Site Office and Staff Rest Room for a Period of 3 Years	8.11.2013	(a), (b), (c), (d), (e)
3	A/YL-PH/687	Proposed Temporary Open Storage of Horticultural Plants with Greenhouse for a Period of 3 Years	25.4.2014	(a), (b), (c), (d), (e)

Rejection reasons:

- (a) not in line with the planning intention of the "Agriculture" ("AGR") zone
- (b) No strong planning justification had been given in the submission for a departure from the planning intention, even on a temporary basis
- (c) the application did not comply with the then Town Planning Board Guidelines No. 13E
- (d) failed to demonstrate that the proposed development would not generate adverse environmental and drainage impacts on the surrounding areas
- (e) set an undesirable precedent for other similar uses to proliferate into this part of the "AGR" zone. The cumulative effect of approving such applications would result in a general degradation of the rural environment of the area.

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

220523-144845-41407

提交限期**Deadline for submission:**

27/05/2022

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

23/05/2022 14:48:45

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

A/YL-PH/919

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

女士 Ms. CHEUNG C Y

意見詳情**Details of the Comment :**

就有關申請人向城市規劃委員會呈交申請 (申請編號: A/YL-PH/919) 擬議臨時過渡性房屋發展，本人就有關申請提出以下關注：

1. 反對以上申請項目(包括工程期間)設置出口貼近毗連私人土地邊界或使用毗鄰私人土地作為行人及運輸通道。
2. 以上申請項目的擬議發展將大幅增加附近人流和交通網絡的負擔，建議考慮擴闊錦田公路與梁盛路交界至申請地點一帶的馬路及行人路並在路面加上清晰的道路標記。

如有任何查詢，歡迎電郵至 [REDACTED] 與本人聯絡。

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



A/YL-PH/919 DD 111 Pat Heung Transitional Housing

25/05/2022 23:33

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

A/YL-PH/919

Lots 1689 S.A (Part), 1689 S.B, 1689 S.B ss.1, 1689 S.C, 1689 S.D, 1695 and 1696 (Part) in D.D. 111 and Adjoining Government Land, Pat Heung

Site area : About 10,721.42sq.m Includes Government Land of about 3,095sq.m

Zoning : "Agriculture"

Applied development : 607 Units Transitional Housing / Eating Place / Convenience Store / Community Centre / 4 Vehicle Parking / **Filling of Land**

Dear TPB Members,

The lots were part of various applications for open storage over the years; rejected or withdrawn. But now there is a new dollar generating option up for grabs.

Another TH scam whereby the wheels will be greased for the rezoning of the lots for private residential in a few years' time. Meanwhile the tax payer will have footed the bill for the provision of drainage, sewerage and other facilities. In addition we cover all the costs of construction, management, etc. for **short term housing with construction costs per unit 50% of that of a permanent home** that would last for 50 years or more.

The tenants will still have to be housed when their allotted staycation time is up.

So we have to suck it up as there is now no accountability and no legislators who will challenge the authorities self-serving and short term policies.

30% of the site is government land. Perhaps members could question why the government is not using its powers of compulsory purchase to acquire all the site. While it is too close to the airfield for high rise towers, it could certainly be developed into medium height PH units.

Mary Mulvihill



鄧鎔耀區議員辦事處

通訊地址：

電話：

致： 香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會



支持梁屋村臨時過渡性房屋發展事宜

本人知悉有非牟利組織正在八鄉橫台山梁屋村進行臨時過渡性房屋發展的申請(申請編號 A/YL-PH/919)，本人非常支持有關項目的發展。

香港長期飽受住房短缺的問題影響，已經成為社會動盪的主要因素之一，有很多市民被迫生活在環境差劣的劏房和納米房中，而這一次的過渡性房屋申請一旦落實，有望能夠為香港眾多受苦市民提供多一個選擇，改善生活質量，紓緩香港迫切的房屋問題，為有需要的市民提供一個安全衛生的安樂窩。

元朗(八鄉北)區議員



鄧鎔耀 謹啟

日期：2022 年 05 月 18 日

MTR Corporation Limited
香港鐵路有限公司



4

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

Our ref: _____

Date: 26 MAY 2022

By Post and Fax
(Fax no.: 2877 0245 / 2522 8426)

Dear Sir/Madam,

Comments on the Section 16 Planning Application regarding Proposed Temporary Transitional Housing Development with Ancillary Eating Place, Shop and Services and Community Centre for a Period of 3 Years and Filling of Land at Lots 1689 S.A (Part), 1689 S.B, 1689 S.B ss.1, 1689 S.C, 1689 S.D, 1695 and 1696 (Part) in D.D. 111 and Adjoining Government Land, Pat Heung, Yuen Long (Application No. A/YL-PH/919)
Operational Rail and Fixed Noise Concern

The Corporation has, in general, no objection to the Section 16 Planning Application (Application No. A/YL-PH/919) for the proposed temporary transitional housing development with ancillary eating place, shop and services and community centre for a period of 3 years at lots 1689 S.A (Part), 1689 S.B, 1689 S.B ss.1, 1689 S.C, 1689 S.D, 1695 and 1696 (Part) in D.D. 111 and adjoining government land, Pat Heung, Yuen Long. As the proposed development is situated close to the High Speed Rail (HSR) Emergency Rescue Sidings (ERS) and Shek Kong Stabling Sidings (SSS), noise from train operations and fixed plant operations could have a potential impact on any future occupants.

We noted that the applicant has already conducted an environmental assessment associated with the noise generated from the railway operation of ERS and SSS. However, we have reservation over the assessment approach adopted which may not be comprehensive enough to support the conclusion that there is no adverse noise impact at the proposed development. We wish to caution that the ERS is a depressed box with an open top and the SSS is an open section with shunting tracks. The proposed development can be sensitive to air-borne noise impacts arisen from the high-speed train passing through the opening of the ERS, the train shunting and maintenance activities in the SSS. While sound absorption treatment at the interior walls of the ERS and noise barriers at the SSS are already installed, given the close distance of the proposed development to the ERS and SSS, noise impact could still be a concern to the future occupants. It is recommended that the project proponent quantitatively assess the railway noise and fixed noise impacts from the ERS and SSS, to be reviewed and approved by the Environmental Protection Department, and implement adequate noise mitigation measures to ensure full compliance with statutory requirements.

Page 1 of 2

MTR Corporation Limited
香港鐵路有限公司



Our ref:

Date: 26 MAY 2022

Should approval be granted to the Section 16 Planning Application, we urge the Town Planning Board to include in the Planning Approval conditions requiring the development proponent to conduct noise assessment to evaluate the noise impacts from the ERS and SSS, as well as identify and incorporate all necessary noise mitigation measures at their own cost and to the satisfaction of the Director of Environmental Protection, to ensure that the future residents of the development will not be exposed to noise impacts from railway operations.

Should you have any queries, please feel free to contact our Acting Lead Environmental Manager Ms. Catherine Leung at:

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Hing Keung'.

Chan Hing Keung

General Manager – Engineering & Innovation Centre

c.c Mr. TSANG Sai Wing, Terence	- Assistant Director of EPD (Environmental Assessment)
Mr. LEE Chee Kwan	- Principal Environmental Protection Officer (Assessment & Noise)

Page 2 of 2

Government Departments' General Comments

1. Land Administration

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

- the Site comprises 7 private lots, all in D.D. 111 and adjoining government land (G.L.), of which actual site area and boundary of the lots and G.L. involved will be subject to verification upon processing of the Short Term Waiver (STW) and Short Term Tenancy (STT) applications;
- the 7 private lots are Old Schedule "Agricultural" lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
- in the event that planning permission is granted by TPB, subject to the availability of the G.L. involved, the applicant should be reminded that necessary policy support from STH for STW and STT applications of the Site would be required to implement the proposal. Upon receipt of the STW and STT applications with policy support being given by S for H, LandsD will consider the applications in accordance with applicable policy and practice and there is no guarantee that the applications will be approved. The said applications if approved would be subject to such terms and conditions, to be imposed by LandsD in the landlord capacity at its sole discretion.

2. Traffic

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

- he has no comment on the application from traffic engineering perspective; and
- should the application be approved, an approval condition on the provision of public transport layby and the corresponding stacking area within the Site for public transport services before occupation should be imposed; and
- 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. No vehicle is allowed to queue back to or reverse onto/ from public road at any time during the planning approval period.

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

- Leung Shing Road is not maintained by HyD;

- HyD is not/shall not be responsible for the maintenance of any access connecting the Site and Kam Tai Road; and
- adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.

Comments of the Chief Estate Surveyor/Railway Development, Lands Department (CES/RD, LandsD):

- no objection to the application; and
- the Site falls within the Scheme Boundary of Hong Kong Section of Guangzhou-Shenzhen-Hong Kong Express Rail Link (XRL). It is in close proximity to the Building Plan Control Boundary of XRL. The views of BD and RDO, HyD should be sought.

Comments of the Chief Engineer/ Railway Development 2-2, Railway Development Office, Highways Department (CE/RD 2-2, RDO, HyD):

- no objection to the application.

3. **Environment**

Comments of the Director of Environmental Protection (DEP):

- having reviewed the planning application and FIs submitted, she has no further comment on the application from the air quality, water quality, waste management and land contamination perspectives; and
- considering the interim nature of transitional housing development, DEP has no objection to the s.16 application subject to TD's endorsement on the Traffic Impact Assessment report and the stipulation of an approval condition on the submission of an updated Noise Impact Assessment and the implementation of mitigation measures identified therein to the satisfaction of his department or of the TPB.

4. **Drainage**

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

- he has no objection in-principle to the proposed development; and
- should the Board approve the application, approval conditions requiring the submission and implementation of a drainage impact assessment (DIA) report and implementation and maintenance of the facilities proposed in DIA report for the development to the satisfaction of the Director of Drainage Services or of the Board should be included.

5. Urban Design, Visual and Landscape

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

Urban Design and Visual

- the Site is located within an area of rural character, surrounded by open storages and workshops (about 1 to 3 storeys) to the north, village settlements (about 1 to 3 storeys) to the east, Shek Kong Stabling Sidings and Emergency Rescue Sliding (up to 33.9mPD) to the west. Judging from the photomontages, the proposed temporary development of 13m in height is considered not incompatible with the surrounding context and would not significantly alter the visual character of the area.

Landscape

- according to the aerial photo taken in 2021, the Site is situated in an area of rural inland plains landscape character comprising of vacant lands, temporary structures, village houses, scattered tree groups and Shek Kong Stabling Sidings to the west. According to the Planning Statement, the proposed development will provide about 607 housing units in five 4-storey residential blocks and some 1-storey ancillary buildings with building height not more than 5m in the southern portion of the Site. The proposed development is considered not incompatible with the surrounding landscape character; and
- having reviewed the FI submitted by the applicant (**Appendices Ib and Ic**), it is noted that the proposed new tree species is revised to Batavia cinnamon (*Cinnamomum burmannii* 陰香) and no green roof is proposed on the roof of the residential blocks. Based on the revised paragraph 6.08 in the supplementary Planning Statement (**Appendices Ib and Ic**), it is acknowledged that no groundcover/climbing plants along the boundary and landscape berms are proposed. It is noted that landscape treatments, such as at-grade shrub planting, multi-purpose play area and sitting areas, are proposed within the Site. About 1,500m² of private open space are proposed for the design population of about 1,500 residents in total. Significant adverse landscape impact arising from the proposed development is not anticipated. As such, she has no objection to the application from the landscape planning perspective.

Comments of the Chief Architect/CMD(2), Architectural Services Department (CA/CMD (2), ArchSD):

- based on the information provided, it is noted that the proposed development mainly consists of 5 residential blocks with building height of 4 storeys. Since the building height of the proposed development is marginally higher than adjacent village type developments with 2-3 no. of domestic storeys, he has no comment from architectural and visual impact points of view.

6. Building Matters

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

- before any new building works are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are unauthorized building works (UBW). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the Buildings Ordinance (BO);
- his detailed comment on UBW, provision of access, excavation works, enforcement action, temporary or licensed structures and exemption of GFA are at **Appendix V**; and
- detailed checking under BO will be carried out at building plan submission stage.

7. **Fire Safety**

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

- he has no objection in-principle to the proposal subject to fire service installations (FSIs) and water supplies for fire-fighting being provided to his satisfaction;
- detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans whereas licensing requirement, if any, would be formulated upon receipt of formal application via the Licensing Authority; and
- the applicant is advised to observe the requirements of EVA as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the Buildings Department. If the aforementioned requirements cannot be complied with, enhanced fire safety provisions shall be required. In addition, applicant is advised to observe the FSD Circular Letter No. 3/2019 on "Guidance Notes on Submission, Approval and Acceptance Inspection of FSI in Modular Integrated Construction Building Projects".

8. **Environmental Hygiene**

Comments of the Director of Food and Environmental Hygiene (DFEH):

- 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
- if the project requires the Food and Environmental Hygiene Department (FEHD) to takes up management responsibility of relevant facilities or to provide cleaning service for new footpath, paved area, etc., FEHD should be separately consulted. Prior consent from FEHD should be obtained and sufficient amount of recurrent costs must be provide to FEHD. If the project will lead to significant population increase, sufficient amount of recurrent costs must be provide to FEHD in order to provide various types of environmental hygiene services.

9. **District Officer's Comments**

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

- his office has not received any locals' comment on the application and he has no particular comment on the application.

10. **Social Welfare**

Comments of the Director of Social Welfare (DSW):

- given the temporary nature of the proposed development, he has no proposed welfare facilities for this development yet he stands ready to review in case there are welfare facilities to be proposed by the applicant.

11. **Others**

The following government bureau/departments have no comment on / no objection to the application:

- Secretary for Security;
- Director of Electrical and Mechanical Services;
- Chief Engineer/Construction, Water Supplies Department;
- Project Manager (West), Civil Engineering and Development Department; and
- Commissioner of Police.

Recommended Advisory Clauses

(a) to note the comments of DLO/YL, LandsD that:

- the 7 private lots within the Site are Old Schedule “Agricultural” lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. In the event that planning permission is granted by the Board, subject to availability of the Government land involved, the applicant should be reminded that necessary policy support from S for H for STW and STT applications of the Site would be required to implement the proposal. Upon receipt of the STW and STT applications with policy support being given by S for H, LandsD will consider the applications in accordance with applicable policy and practice and there is no guarantee that the applications will be approved. The said applications if approved would be subject to such terms and conditions, to be imposed by LandsD in the landlord capacity at its sole discretion;

(b) to note the comments of CHE/NTW, HyD that:

- HyD is not/ shall not be responsible for the maintenance of any access connecting the Site and Kam Tai Road. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;

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

- the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. 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. No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period;

(d) to note the comments of CBS/NTW, BD that:

- 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;
- before any new building works are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise, they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- it is noted that there are two separated sites involved in the application and both sites do not abut on a specified street of not less than 4.5m wide. As such, their permitted development intensity shall be considered separately and determined under Regulation 19(3) of the Building (Planning) Regulations (B(P)R) at building plan submission stage;

- the Sites 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 B(P)R respectively;
- for features applied to be excluded from the calculation of the total gross floor area, it shall be subject to compliance with the requirements laid down in the relevant Joint Practice Notes and 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
- detailed checking under BO will be carried out at building plan submission stage;

(e) to note the comments of D of FS that:

- detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans whereas licensing requirement, if any, would be formulated upon receipt of formal application via the Licensing Authority; and
- the applicant is advised to observe the requirements of EVA as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the Buildings Department. If the aforementioned requirements cannot be complied with, enhanced fire safety provisions shall be required. In addition, applicant is advised to observe the FSD Circular Letter No. 3/2019 on "Guidance Notes on Submission, Approval and Acceptance Inspection of FSI in Modular Integrated Construction Building Projects";

(f) to note the comments of DAFC that:

- the applicant should be reminded to avoid polluting or disturbing the adjacent watercourse during construction and operation;

(g) to note the comments of DEMS that:

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

(h) to note the comments of DFEH that:

- 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. If the project requires FEHD to take up management responsibility of relevant facilities or to provide cleaning service for new footpath, paved area, etc., FEHD should be separately consulted. Prior consent from FEHD should be obtained and sufficient amount of recurrent costs must be provided to FEHD. If the project will lead to significant population increase, sufficient amount of recurrent costs must be provided to FEHD in order to provide various types of environmental hygiene services.

