

2020年11月13日
此文件在收到・城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

Appendix I of RNTPC
Paper No. A/YL-PS/622D

This document is received on 13 NOV 2020
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	A14L-PS1622
	Date Received 收到日期	13 NOV 2020

- 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)

Light Be (Tin Shui Wai Social Housing) Co. Limited.

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

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

LWK & Partners (HK) Ltd.

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 387 S.B ss.1 RP, 387 S.B ss.4 and 387 S.B RP in D.D. 122 and Adjoining Government land, Ping Shan, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,180 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,830 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) 30 sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ping Shan Outline Zoning Plan No. S/YL-PS/18
(e) Land use zone(s) involved 涉及的土地用途地帶	"Other Specified Uses" annotated "Heritage and Cultural Tourism Related Uses" and "Village Type Development"
(f) Current use(s) 現時用途	Temporary Public Car Park (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at 20/10/2020 (DD/MM/YYYY), this application involves a total of1..... "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

- ☒ has obtained consent(s) of1..... "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land 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)
1	Lots 387 S.B ss.1 RP, 387 S.B ss.4 and 387 S.B RP in D.D. 122	11/11/2020

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(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 and Shop & Services

(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

☒ year(s) 年 3
☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	472sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	708sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	2
Proposed domestic floor area 擬議住用樓面面積	1,817sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	13sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1,830sq.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)

G/F - 2/F: Flats / Caretaker's office / E&M

[The proposed building height is not more than +16mPD]

G/F: Kiosk (about 5mPD)

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	NA
Motorcycle Parking Spaces 電單車車位	NA
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	NA
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	NA
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	NA
Others (Please Specify) 其他 (請列明)	NA

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位	NA
Coach Spaces 旅遊巴車位	NA
Light Goods Vehicle Spaces 輕型貨車車位	NA
Medium Goods Vehicle Spaces 中型貨車車位	NA
Heavy Goods Vehicle Spaces 重型貨車車位	NA
Others (Please Specify) 其他 (請列明)	NA

Proposed operating hours 擬議營運時間			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<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)) Ping Shan Heritage Trail connecting to Tsui Sing Road. <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)	
	No 否	<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, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 <input checked="" type="checkbox"/> No 否	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" 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?	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"/> _____ _____		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>Please refer to the Planning Statement for details.</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(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	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><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：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

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。

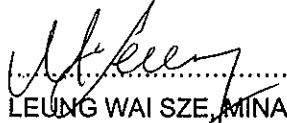
Please refer to the Planning Statement for details.

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

Signature
簽署


LEUNG WAI SZE MINA

Name in Block Letters
姓名（請以正楷填寫）



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

Associate Director

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

- ☒ Member 會員 / ☐ Fellow of 資深會員
☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

Others 其他

on behalf of
代表 LWK & Partners (HK) Ltd.

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

Date 日期 23 Oct 2020

..... (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

Job ref.: HKA-P-01573-PLA
Our ref.: LF19000167

10 November 2020

(By Hand)

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

Dear Sir / Madam,


Re: ***Section 16 Planning Application for Proposed Temporary Transitional Housing for a Period of 3 Years in Lots 387 S.B ss.1 RP, 387 S.B ss.4 and 387 S.B RP in D.D. 122, and Adjoining Government Land, Ping Shan, New Territories***

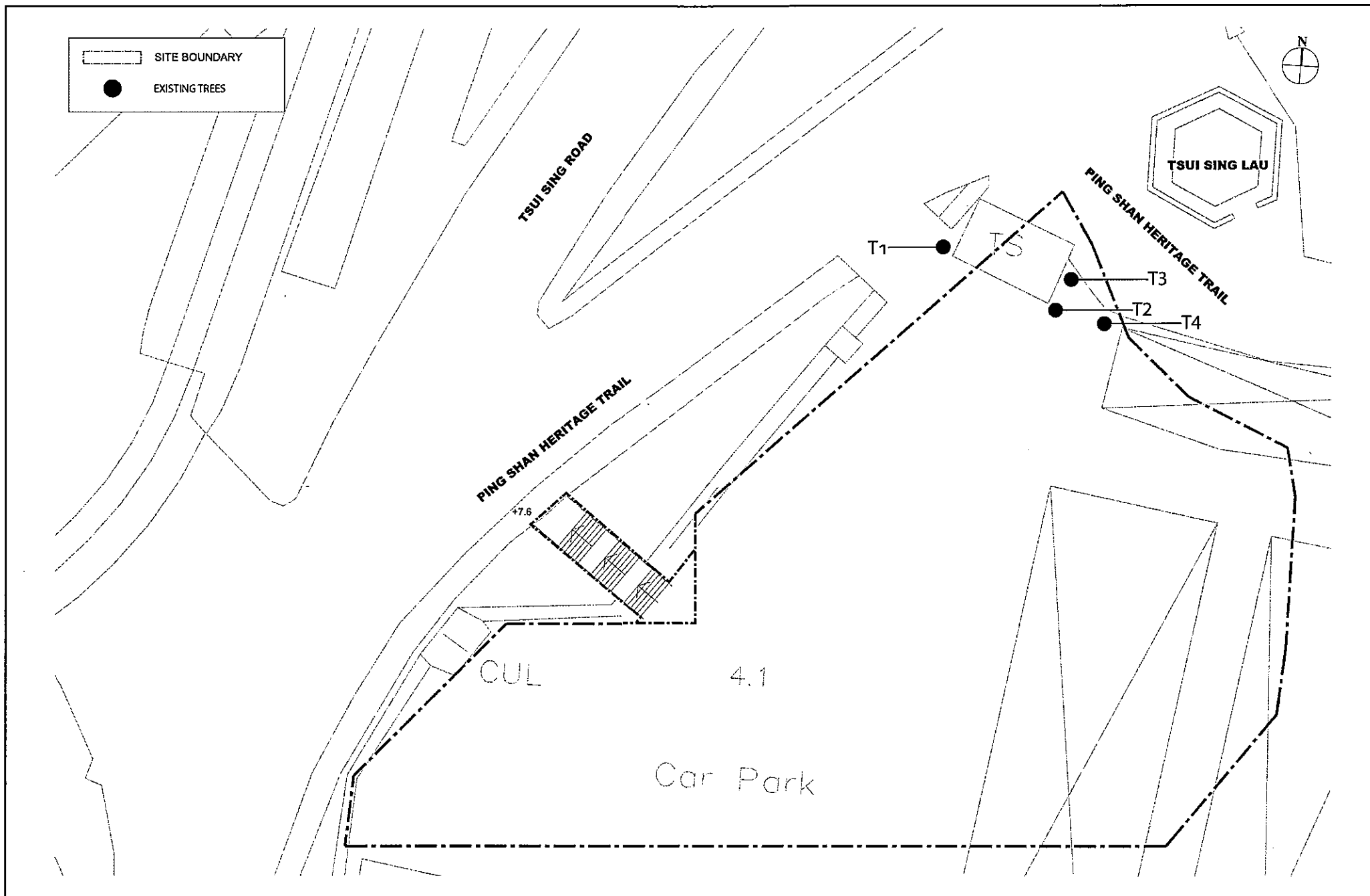
We refer to the captioned application submitted on 4th Nov. 2020.

We submit herewith the revised Figure 2.2 with the project boundary amended to align with the other figures under the Planning Statement.

Should you have any queries, please contact the undersigned at [REDACTED] ([REDACTED]).

Yours faithfully,
For and on behalf of
LWK & PARTNERS (HK) LTD


Mina Leung
Associate Director



☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



Re: Fw: Light Village - Submission Documents

16/11/2020 12:13

From: Mina Leung <[REDACTED]@lwkp.com>

To: [REDACTED]

Cc: [REDACTED]

Mina Leung has shared a OneDrive for Business file with you. To view it, click the link below.

[Photomontage_S_Fig 3 \(VP2\).pdf](#)

Dear Kent,

We refer to the Visual Impact Assessment for the South Site. As spoken, the kiosk is added to the photomontage of VP2 (Figure 3) as shown in the attached.

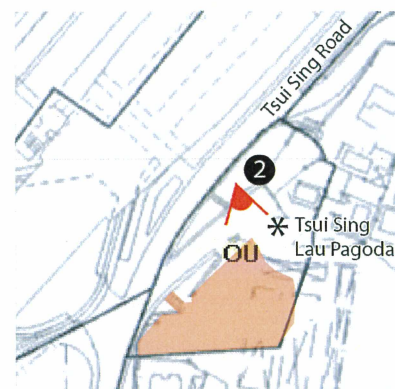
Thanks.

Regards

Mina

From: Mina Leung <minaleung@lwkp.com>

To: "kkhlee@pland.gov.hk" <kkhlee@pland.gov.hk>



Location Plan (not to scale)

Existing View



With Proposed Development

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Re: Fw: Light Village - Submission Documents

16/11/2020 16:24

From: Mina Leung <[REDACTED]@lwkp.com>

To: [REDACTED]

Cc: [REDACTED]

2 attachments



S_S16-III+form_20201116.pdf S16+Light+Be_S_2020_Nov_16.pdf

Dear Kent,

We refer to the south site of the captioned application. The application form and planning statement are revised and enclosed as below:-

Application Form: Section 6

- Replace "shop & services" by "ancillary use"
- Kiosk height revised as "5m"

Planning Statement:

- ES1 (English & Chinese) - replace "shop & services" by "ancillary use" and number of blocks revised to "2".
- Para 1.2.2 - replace "shop & services" by "ancillary use".

Regards

Mina

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 and ancillary use (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 <u>3</u> <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	472sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	708sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	2
Proposed domestic floor area 擬議住用樓面面積	1,817sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	13sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1,830sq.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) G/F - 2/F: Flats / Caretaker's office / E&M [The proposed building height is not more than +16mPD] G/F: Kiosk (about 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	NA
Motorcycle Parking Spaces 電單車車位	NA
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	NA
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	NA
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	NA
Others (Please Specify) 其他 (請列明)	NA NA
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	NA
Coach Spaces 旅遊巴車位	NA
Light Goods Vehicle Spaces 輕型貨車車位	NA
Medium Goods Vehicle Spaces 中型貨車車位	NA
Heavy Goods Vehicle Spaces 重型貨車車位	NA
Others (Please Specify) 其他 (請列明)	NA NA

EXECUTIVE SUMMARY

INTRODUCTION

This planning application is submitted to the Town Planning Board ('the Board') under Section 16 of the Town Planning Ordinance (CAP 131) for Proposed Temporary use for Transitional Housing with ancillary use (hereafter referred as 'the Proposed Development') for a Period of 3 Years in Lots 387 S.B ss.1 RP, 387 S.B ss.4 and 387 S.B RP in D.D. 122, Ping Shan, New Territories. The Application Site falls within areas zoned "Other Specified Uses" Zone annotated "Heritage and Cultural Tourism Related Uses" ("OU (Heritage and Cultural Tourism Related Uses)") and "Village Type Development" ("V") on the Approved Ping Shan Outline Zoning Plan No. S/YL-PS/18 ('the OZP').

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This planning application proposes one transitional housing block of not more than three storeys, providing a total of 30 flats. The total gross floor area (GFA) proposed is about 1,830m². **Table ES1** sets out the development parameters of the Proposed Development.

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Total GFA	Not more than 1,830 m ²
- Domestic GFA	Not more than 1,817 m ²
- Non-Domestic GFA	Not more than 13 m ²
No. of units	30
No. of Block(s)	2
No. of Storey(s)	Not more than 3 Storey
Maximum Building Height	Not more than +16 mPD
Site Coverage	Not more than 60%
Car Parking Space and Loading/Unloading Bay	Nil

DEVELOPMENT JUSTIFICATION AND PLANNING GAINS

The subject planning application is supported by the following justifications:

- The Proposed Development in lines with government policies/objectives in community-led transitional housing projects;
- The Proposed Development will optimise the use of brownfield sites and brings improvements to the urban environment;
- The design is in harmony with local heritage and village environment;
- The Proposed Development brings cultural and social merits; and
- Acceptable in traffic, engineering, environmental and visual aspects.

Section 16 Planning Application

Proposed Temporary Transitional Housing for a Period of 3 Years in Lots 387 S.B ss.1 RP, 387 S.B ss.4 and 387 S.B RP in D.D. 122, Ping Shan, New Territories

Based on the above justifications, it is envisioned that the project could contribute to the supply of transitional housing, brownfield optimisation, poverty relief and culture development. The Board is cordially invited to consider the subject planning application favourably.

行政摘要（聲明：此中文譯本謹供參考，如中文譯文和英文原文有差異，應以英文為準。）

引言

本規劃申請是根據《城市規劃條例》CAP131 第 16 條，向城市規劃委員會（「城規會」）遞交，擬議作臨時住宿機構(過渡性房屋)用途並輔助用途，為期 3 年（「擬議發展」）。申請地盤覆蓋的面積現時於《屏山分區計劃大綱核准圖編號 S/YL-PS/18》上顯示為「其他指定用途(與文物及文化旅遊有關用途)」及「鄉村式發展地帶」。

概念設計方的

本規劃提出了一個由不多於三層樓組成的過渡性住宅建築，可提供共 30 個單位。總樓面面積約 1,830 平方米。表 ES1 詳述了擬議發展的發展參數。

表 ES1: 概念發展方案

	擬議發展
地盤面積（平方米）	約 1,180
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非住宅	不多於 13
單位數目	30
大樓數目	2
層數	不多於 3 層
最高建築物高度（米（主水平基準以上）	不多於 16 米
上蓋面積	不多於 60%
私家車停車位 / 上落貨停車位（個）	0

發展理據及規劃增益

以下理據支持是次規劃申請：

- 擬議發展與政府就社區主導的過渡性住房項目的政策一致
- 擬議發展將優化棕地的使用，並改善城市環境；
- 擬議發展的設計與當地的文化遺產和村莊環境互相協調；
- 擬議發展具文化和社會價值；
- 在交通、工程、環境及視覺各方面均可接受。

基於上述理據，本項目可以為過渡性住房的供應，棕地優化，減貧和文化發展做出貢獻。懇請城規會對是次規劃申請予以贊同。

1. INTRODUCTION

1.1 Background

- 1.1.1 Affordable housing has long been the main aspiration in the HK society. The Government has been striving to increase the housing supply, in particular public rental housing (PRH) as a long-term solution to address the housing problem in Hong Kong. Nevertheless, while land is insufficient and new supply is not yet available, the Government has been offering assistance to families that have been waiting for PRH and housed in poor living conditions.
- 1.1.2 In the Chief Executive's Policy Address 2018, Government introduced a task force under the Transport and Housing Bureau to facilitate community initiatives to increase the supply of transitional housing, especially actively supporting social enterprise and NGOs to explore the feasibility of constructing transitional housing on idle sites. The objectives of these initiatives are to offer flexible relieves by optimising the use of community resources on top of the Government's long-term housing programmes.
- 1.1.3 In the Chief Executive's Policy Address 2019, Government announced short- and medium-term support measures to increase the number of transitional housing projects to provide 10,000 units within three years, including a non-recurrent commitment of \$5 billion for a funding scheme to support social enterprise and NGOs in constructing/providing transitional housing. These units can be built on government land, public facilities, and land lent by private developers.
- 1.1.4 Light Be ('the Applicant') is the first social housing enterprise in Hong Kong since 2010. The Applicant has much experience in developing and running social housing projects.
- 1.1.5 The Applicant has successfully developed an across-18-district social housing network – Light Home, and a distinctive social housing community – Sham Tseng Light Housing. The Applicant is renowned for the creativity and high social impact of its projects.
- 1.1.6 In response to the Government's initiative in transitional housing as well as in pursuit of the Applicant's mission in betterment of affordable living, the Applicant strives to put forward their third social housing project – Light Village.

1.2 Purpose of Submission

- 1.2.1 The proposed Light Village is a transitional housing project in Ping Shan comprising three sites, i.e. the North, Middle and South Sites (**Figure 1.1** refers).
- 1.2.2 This planning application is submitted to the Town Planning Board ('the Board') in support of the transitional housing development with convenient store at the South Site which is zoned "Other Specified Uses" annotated "Heritage and Cultural Tourism Related Uses" ("OU (Heritage and Cultural Tourism Related Uses)") and "Village Type Development" ("V") on the Approved Ping Shan Outline Zoning Plan No. S/YL-PS/18 ('the 'OZP') (**Figure 1.1** refers). According to the Notes of the OZP, the proposed transitional housing development with ancillary use for not more than 3 years required permission from the Board.

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



RE: Fw: Light Village - Submission Documents

18/11/2020 11:20

From: Mina Leung <[REDACTED]@lwkp.com>

To: [REDACTED]

Cc: [REDACTED]

1 attachment



S16 Light Be_S_2020_Nov 18.pdf

Dear Kent,

Further amendment of the Planning Statement, Para 1.2.2 – “convenient store” to be revised as “ancillary store” in the attached.

Thanks.

Regards

+ MINA LEUNG | ASSOCIATE DIRECTOR

15/F, North Tower, World Finance Centre

Harbour City, TSIM SHA TSUI, Hong Kong

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**Section 16 Planning Application
Proposed Temporary Transitional Housing for a Period of 3 Years
in Lots 387 S.B ss.1 RP, 387 S.B ss.4 and 387 S.B RP in D.D. 122,
Ping Shan, New Territories**

OCT 2020

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申請地盤覆蓋的面積現時於《屏山分區計劃大綱核准圖編號 S/YL-PS/18》上顯示為「其他指定用途(與文物及文化旅遊有關用途)」及「鄉村式發展地帶」。

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本規劃提出了一個由不多於三層樓組成的過渡性住宅建築，可提供共 30 個單位。總樓面面積約 1,830 平方米。表 ES1 詳述了擬議發展的發展參數。

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1. INTRODUCTION

1.1 Background

- 1.1.1 Affordable housing has long been the main aspiration in the HK society. The Government has been striving to increase the housing supply, in particular public rental housing (PRH) as a long-term solution to address the housing problem in Hong Kong. Nevertheless, while land is insufficient and new supply is not yet available, the Government has been offering assistance to families that have been waiting for PRH and housed in poor living conditions.
- 1.1.2 In the Chief Executive's Policy Address 2018, Government introduced a task force under the Transport and Housing Bureau to facilitate community initiatives to increase the supply of transitional housing, especially actively supporting social enterprise and NGOs to explore the feasibility of constructing transitional housing on idle sites. The objectives of these initiatives are to offer flexible relieves by optimising the use of community resources on top of the Government's long-term housing programmes.
- 1.1.3 In the Chief Executive's Policy Address 2019, Government announced short- and medium-term support measures to increase the number of transitional housing projects to provide 10,000 units within three years, including a non-recurrent commitment of \$5 billion for a funding scheme to support social enterprise and NGOs in constructing/providing transitional housing. These units can be built on government land, public facilities, and land lent by private developers.
- 1.1.4 Light Be ('the Applicant') is the first social housing enterprise in Hong Kong since 2010. The Applicant has much experience in developing and running social housing projects.
- 1.1.5 The Applicant has successfully developed an across-18-district social housing network – Light Home, and a distinctive social housing community – Sham Tseng Light Housing. The Applicant is renowned for the creativity and high social impact of its projects.
- 1.1.6 In response to the Government's initiative in transitional housing as well as in pursuit of the Applicant's mission in betterment of affordable living, the Applicant strives to put forward their third social housing project – Light Village.

1.2 Purpose of Submission

- 1.2.1 The proposed Light Village is a transitional housing project in Ping Shan comprising three sites, i.e. the North, Middle and South Sites (**Figure 1.1** refers).
- 1.2.2 This planning application is submitted to the Town Planning Board ('the Board') in support of the transitional housing development with convenient store at the South Site which is zoned "Other Specified Uses" annotated "Heritage and Cultural Tourism Related Uses" ("OU (Heritage and Cultural Tourism Related Uses)") and "Village Type Development" ("V") on the Approved Ping Shan Outline Zoning Plan No. S/YL-PS/18 ('the 'OZP') (**Figure 1.1** refers). According to the Notes of the OZP, the proposed transitional housing development with convenient store for not more than 3 years required permission from the Board.

- 1.2.3 This planning application is submitted to the Board under Section 16 of the Town Planning Ordinance for a proposed temporary use for transitional housing ('the Proposed Development') for a period of 3 years at lots 387 S.B ss.1 RP, 387 S.B ss.4 and 387 S.B RP in D.D. 122, Ping Shan, New Territories (hereinafter referred as 'the Application Site') (**Figure 1.2** refers).
- 1.2.4 For the North and Middle Sites, a separate s.16 planning application is submitted as they are located in areas zoned "Village Type Development" ("V") on the same OZP.
- 1.2.5 LWK & Partner (HK) Limited is commissioned by the Applicant to prepare and submit this planning application to the Board on his behalf.

2. SITE AND SURROUNDING CONTEXTS

2.1 Site Context

- 2.1.1 The Application Site, with an area of about 1,180m², is located at the Ping Shan area. To the west of the Application Site is the Tin Shui Wai Station across Tsui Sing Road, to the immediate north is the declared monument - Tsui Sing Lau Pagoda, along Ping Shan Heritage Trail, and to the further north east is another declared monument – Tat Tak Communal Hall (**Figure 2.1**). As shown in **Figure 2.2**, the Application Site is bounded by Tsui Sing Road in the west and Ping Shan Heritage Trail in the north. The Application Site is currently being used as a temporary public car park.
- 2.1.2 The Application Site is located within 5-minute walk (about 100 meters) from Tin Shui Wai Station across Tsui Sing Road. It is conveniently served by west rail and light rail services at the Tin Shui Wai Station, and buses and green minibuses services along Tin Fuk Road.
- 2.1.3 A total of 4 existing trees are found, including 3 *Ficus microcarpa* within the site and 1 *Ficus microcarpa* outside the site boundary. *Ficus microcarpa* is not listed in the 'Rare and Precious Plants of Hong Kong'. All four trees are of low amenity value and poor structural condition. Please see **Figure 2.2 and 2.3** for tree locations and conditions.

2.2 Surrounding Context

- 2.2.1 The area to the east of the Application Site is rural and low-rise in nature. It mainly consists of public car parks and residential developments including Ping Wu Garden, Elle Garden and village houses that are of two to four storeys high. There is a Thai restaurant to the immediate southwest and a temporary car park to the immediate east of the Application Site (**Figure 2.1** refers).
- 2.2.2 To the further southwest of the Application Site, community facilities are found, namely Ping Shan Tin Shui Wai Public Library and TWGHs Kwok Yat Wai College that are of seven to eight storeys high.
- 2.2.3 To the southwest across Tin Fuk Road located a large scale housing estate – Tin Yiu Estate. Commercial facilities such as shopping centre, supermarket and fresh markets are provided

in Tin Shing Shopping Centre and Tin Yiu Plaza. Both shopping centres are located within 300m ie. 10-minute walking distance from the Application Site.

Ping Shan Heritage Trail and Tsui Sing Lau Pagoda

- 2.2.4 The trail starts from Tat Tak Communal Hall (located to the north of the Application Site) and ends at Ping Shan Tang Clan Gallery to the south. There are various points of interest along the trail, namely Tsui Sing Lau Pagoda, Sheung Cheung Wai and Tang Ancestral Hall.
- 2.2.5 The Tsui Sing Lau Pagoda was built in the 1480s. It is a hexagonal shaped, three-storey grey-brick structure of about 13 metres in height distinguished by unique eaves between each level.
- 2.2.6 According to the genealogy of the Tang Clan in Ping Shan, Tsui Sing Lau Pagoda is built by the seventh-generation ancestor of the Tang Clan living in Ping Shan. The Tsui Sing Lau Pagoda was originally designed to signify the Chinese writing brush and a pond (which was originally located in front of the Pagoda) to signify the ink.

2.3 Planning and Development Context

Transitional Housing Supply

- 2.3.1 The Government has been facilitating the provision of transitional housing in supporting short-term initiatives by the community in order to assist non-PRH families who are in difficult situation.
- 2.3.2 In particular, it was stated in the Policy Address 2018 to increase the supply of transitional housing by means of setting up a task force to facilitate the implementation of community initiatives to increase the supply of transitional housing, supporting social enterprises and NGOs to explore the feasibility of constructing transitional housing on idle private and government sites, etc.
- 2.3.3 It is also stated in the Policy Address 2019 that a total of 10,000 transitional housing units will be provided within the next three years to relieve the pressure of families living in unpleasant conditions and those waiting for PRH for a long time. They will be built on government land as well as land lent by private developers. Moreover, \$5 billion is reserved for a funding scheme to support social enterprise and NGOs in constructing transitional housing.

“OU (Heritage and Cultural Tourism Related Uses)” and “V” Zones

- 2.3.4 According to the Approved Ping Shan Outline Zoning Plan No. S/YL-PS/18, the Application Site falls within areas zoned “OU (Heritage and Cultural Tourism Related Uses)” and “Village Type Development” (“V”) (**Figure 1.1** refers).
- 2.3.5 In accordance with the Notes of the OZP, ‘transitional housing’ is not a Column 1 or Column 2 use under the “OU (Heritage and Cultural Tourism Related Uses)” zone; while ‘Residential Institution’ use is a column 2 use under the “V” zone. Nevertheless, the Notes of the OZP also stipulated that ‘...temporary use or development of any land or building not exceeding a

period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...'

- 2.3.6 On land designated "OU (Heritage and Cultural Tourism Related Uses)", any new development is subject to a maximum plot ratio of 0.4 and a maximum building height of 10mPD. Minor relaxation of the plot ratio and building height restriction is required to accommodate this essential and sustainable community development.

2.4 Existing Land Ownership

- 2.4.1 The Application Site falls within private lots nos. 387 S.B ss.1 RP, 387 S.B ss.4 and 387 S.B RP in D.D. 122, Ping Shan, New Territories. The Applicant is not the owner of the involved private lots. Consents have been obtained from the landowners.

3. INDICATIVE DEVELOPMENT PROPOSAL

3.1 Indicative Proposed Layout Plan and Development Schedule

- 3.1.1 The Proposed Development provides temporary housing units for inadequately housed families and individuals to live there for not more than 3 years. Indicative Development Layout Plan, Floor Plans and Section Plan are attached in **Figure 3.1 to 3.6**.
- 3.1.2 The Application Site has an area of approximately 1,180 m². The site coverage is about 60%. The total domestic floor area ('GFA') of the Proposed Development will be about 1,817 m² providing 30 flats with an average flat size of about 35 m². A kiosk of about 13m² is proposed selling daily necessity goods for residents' convenience as well as serving the local villagers. Since the Application Site is well-served by public transport services, car parking facility is not proposed.
- 3.1.3 The Proposed Development will not be more than 3 storeys high. The plot ratio and building height are 1.55 and +16mPD respectively which exceed the maximum plot ratio of 0.4 and maximum building height of 10mPD as stipulated in the Notes of the OZP for the "OU (Heritage and Cultural Tourism Related Uses)" zone. The proposed PR of 1.55 is essential such that 30 flats can be provided for over 100 residents.
- 3.1.4 All four existing trees surveyed are proposed to be felled due to their low amenity value and poor structural condition. As a substitute and to enhance a green environment, shrubs planting will be provided on the periphery of the site to screen and visually soften the façade of the Proposed Development (**Figure 3.7**).
- 3.1.5 Indicative development parameters of the Proposed Development are summarised in Table 3.1 below.

Table 3.1 Indicative Development Schedule

	Proposed Development Parameters
Site Area	About 1,180 m ²
Plot Ratio	1.55
Total GFA	Not more than 1,830 m ²
- Domestic	Not more than 1,817 m ²
- Non-Domestic	Not more than 13 m ²
No. of Flats	30
No. of Blocks	1
No. of Storeys	Not more than 3 Storey
Maximum Building Height	Not more than +16 mPD
Site Coverage	Not more than 60%
Car Parking and Loading/Unloading Provision	Nil

3.2 Design Concept

- 3.2.1 The Proposed Development, including its typology, massing, height, and colour scheme, is carefully designed so as to echo the ambience of the local village environment and heritage, especially the Tsui Sing Lau Pagoda.
- 3.2.2 The proposed structure is a perimeter block with an opening to the northeast of the Application Site facing the Tsing Sing Lau Pagoda. In order to create an intact and close-knit community with vibrant social interactions, a communal courtyard will be provided in the centre of the site.
- 3.2.3 A stepping height pattern is adopted in the northern portion in order to minimise any adverse visual impact from the Proposed Development to the Tsui Sing Lau Pagoda. The disposition of the building block is arranged without facing the nearby rail noise sources. A 1m architectural fin will be provided at the southwestern tip of the block to reduce the angle of view of the rail track (**Figure 3.2**).
- 3.2.4 As mentioned in Para. 2.2.5 above, there was a pond located at the Application Site when the pagoda was built that signified the Chinese writing brush and ink as part of the heritage feature in the area. Water feature is thus proposed at the entrance of the Application Site facing the pagoda with the aspiration to reassemble and commemorate this local culture.
- 3.2.5 Building materials such as grey-brick, wood, fair-faced concrete, paint and metal screens will be adopted as appropriate for the façade treatment and fence wall. Together with the water feature at the entrance of the proposed development, it will echo the cultural ambience created by the Pagoda, Ping Shan Library and Tang Ancestral Hall.
- 3.2.6 Existing roadside vegetation fronting Tsui Sing Road will be retained and utilised to screen off the building structure of the Proposed Development. The existing planter box fronting the Pagoda along Ping Shan Heritage Trail will be beautified and extended to the southern periphery of the proposed development (**Figure 3.7**). It will not only create a green street environment in the neighbourhood but also soften the likely visual impact from the Proposed Development.
- 3.2.7 For illustration purpose, the design concept is depicted in **Figure 3.8** – an artist impression of the Proposed Development.

3.3 Implementation

- 3.3.1 The Proposed Development is envisaged to obtain funding from the Government in mid-2021 upon TPB's approval of the Proposed Development. Construction will take approximately 12 months to complete, hence occupancy of the transitional housing is envisaged to be in 2022.

4. TRAFFIC CONSIDERATIONS

- 4.1** A traffic review has been conducted to assess the potential traffic impact from the Proposed Development. It is considered acceptable without the provision of internal transport facilities for the Proposed Development since the Application Site is close to the Tin Shui Wai Station and well served by light rail and buses/minibuses. Moreover, given that there are other fee-paying public vehicle parks in the vicinity, there will be no adverse traffic impact upon the closure of the existing temporary public vehicle park at the Application Site.
- 4.2** The traffic review concluded that the Proposed Development will not induce adverse traffic impact to the local road network. Details of the traffic review are enclosed in Appendix A.

5. DRAINAGE AND SEWERAGE Considerations

- 5.1** A Drainage & Sewerage Impact Assessment (“DSIA”) has been conducted for the Proposed Development. Surface runoff from the application site and sewage generated from the proposed development will be diverted to the existing public drainage and sewerage system. The findings are summarized below and the detailed DSIA are provided in Appendix B.

6. ENVIRONMENTAL CONSIDERATIONS

- 6.1** The Proposed Development is environmentally compatible with its surrounding environment and uses which are predominantly 2-3 storey village buildings and car parks. Considering the limited scale and temporary nature of the Proposed Development, no adverse environmental impact is expected to be induced.

Noise Aspect

- 6.2** The Application Site are bounded by Tsui Sing Road and Ping Shan Heritage Trail, which are local distributors with light traffic. The Proposed Development will not be more than 3 storeys high. Noise impact from roads further away will be blocked by the surrounding building structures. Adverse traffic noise impact is therefore not expected.
- 6.3** The horizontal separation from the edge of the Light Rail Transit (LRT) track to the Application Site is about 20m. The design of the blocking layout has incorporated appropriate noise mitigation measures. Fixed/maintenance windows will be located at the façade facing the LRT track. A 1m architectural fin will be provided at the southwestern tip of the block to reduce the angle of view of the LRT track from the south facing façade of the development. As such, adverse railway noise impact from LRT operation is not expected.
- 6.4** For West Rail Line (WRL), the application site is located next to the Tin Shui Wai Station while the WRL is more than 100 m away from the site. With the incorporation of noise mitigation measures mentioned above, the angle of view to the open viaduct section is narrow and the viaduct structure itself provides some noise screening. Considering the above, adverse noise impact from the WRL is not expected.

Air Aspect

- 6.5** With reference to the HKPSG, sufficient buffer distance (5m) from Tsui Sing Road and Ping Shan Heritage Trail is provided for all air sensitive receivers in the proposed Development. No adverse air quality impact of the proposed development is therefore anticipated.

7. VISUAL IMPACT ASSESSMENT

- 7.1** A Visual Impact Assessment (VIA) has been conducted to assess the potential visual impact of the Proposed Development. The details of which are included in Appendix C.
- 7.2** A total of 7 VPs are selected for this VIA. Two of which are considered causing slightly adverse visual impact by the Proposed Development, one causing negligible visual impact and four will have no visual impact.
- 7.3** The scale and building height of the Proposed Development is visually compatible with the Tsui Sing Lau Pagoda and the surrounding village type developments. To minimise the likely visual impact and soften the proposed building structure, mitigation measures such as stepped building height, provision of planters, adopting materials and colour scheme to echo the ambience of the aforesaid heritage and local village developments are proposed. With the mitigation measures proposed, the likely visual impact caused by the Proposed Development would be mitigated to an acceptable level.

8. PLANNING JUSTIFICATIONS

8.1 In line with Government policies/objectives

- 8.1.1 Given the government's transitional housing policy, the Proposed Development aimed at providing 30 units to families and individuals with housing difficulties at an affordable rent. It is expected to provide short-term accommodation for about 100 residents.
- 8.1.2 It is in line with the Government objectives to ease the short-term housing need by increasing the supply of transitional housing. Besides, the applicant is renowned for the high social impact of its projects. Tenant programs will be provided to promote upward mobility, distinctive community building and other social values.

8.2 Optimise the Development Potential of Brownfield Site

- 8.2.1 The Application Site is a typical brownfield site of irregular shape and is currently used for temporary car park. The proposed residential use at the brownfield site improves the urban environment in general. It also optimises the development potential of brownfield site. By removing the temporary structure of the temporary car park, the low rise residential building is considered more compatible to the adjacent declared monument and village neighbourhood.

8.3 In harmony with local heritage

Visually compatible

- 8.3.1 The ambience of the local village environment has been taken into account when determining the massing, height and colour scheme of the proposed transitional housing block. The materials used for the transitional housing are mainly grey-brick, wood, fair-faced concrete, and metal screens which are adopted from the design elements of Tsui Sing Lau Pagoda, Ping Shan Tin Shui Wai Library, and Tang Ancestral Hall.

Compatible height to the Tsui Sing Lau Pagoda

- 8.3.2 The maximum height of the Proposed Development is about +16 mPD which is of similar height as the Tsui Sing Lau Pagoda at +16.9mPD. The portion of the Proposed Development which is within 15 meters from the Pagoda is proposed to be 2-storey high. It could further minimise the visual impact to the Pagoda.

Greening Enhancement

- 8.3.3 Existing roadside vegetation along the northwest boundary of the Proposed Development fronting Tsui Sing Road will be retained and utilised to screen off the building structure of the Proposed Development. Existing planter box along Ping Shan Heritage Trail fronting the Pagoda will be beautified and extended to the southern periphery of the Proposed Development so as to soften the building façade and create a pleasant street environment for the neighbourhood.

8.4 Cultural Merits

- 8.4.1 Tsui Sing Lau Pagoda is a traditional culture aiming to protect the village from flooding as well as enhancing their offspring. Taken into consideration this local culture essence, a water feature is proposed at the entrance of the Proposed Development to reassemble the cultural essence of the ink and Chinese writing brush.

8.5 Social Merits

- 8.5.1 The Proposed Development will be implemented by the Applicant as part of their social housing scheme. It will also be managed and maintained by the Applicant. The project aims at empowering temporarily poor households to rebuild their social mobility with tenancy up to 3 years.
- 8.5.2 The Applicant put a lot of emphasis on resident development by providing personal empowerment, community building and affordable wellbeing development programs. This proposal is not merely a transitional housing development but a high-impact social project.
- 8.5.3 The Applicant intends to conduct local heritage programme to the residents so that they could better cherish the architectural fabrics and village culture along the Ping Shan Heritage Trail.

8.6 Technical Feasibility

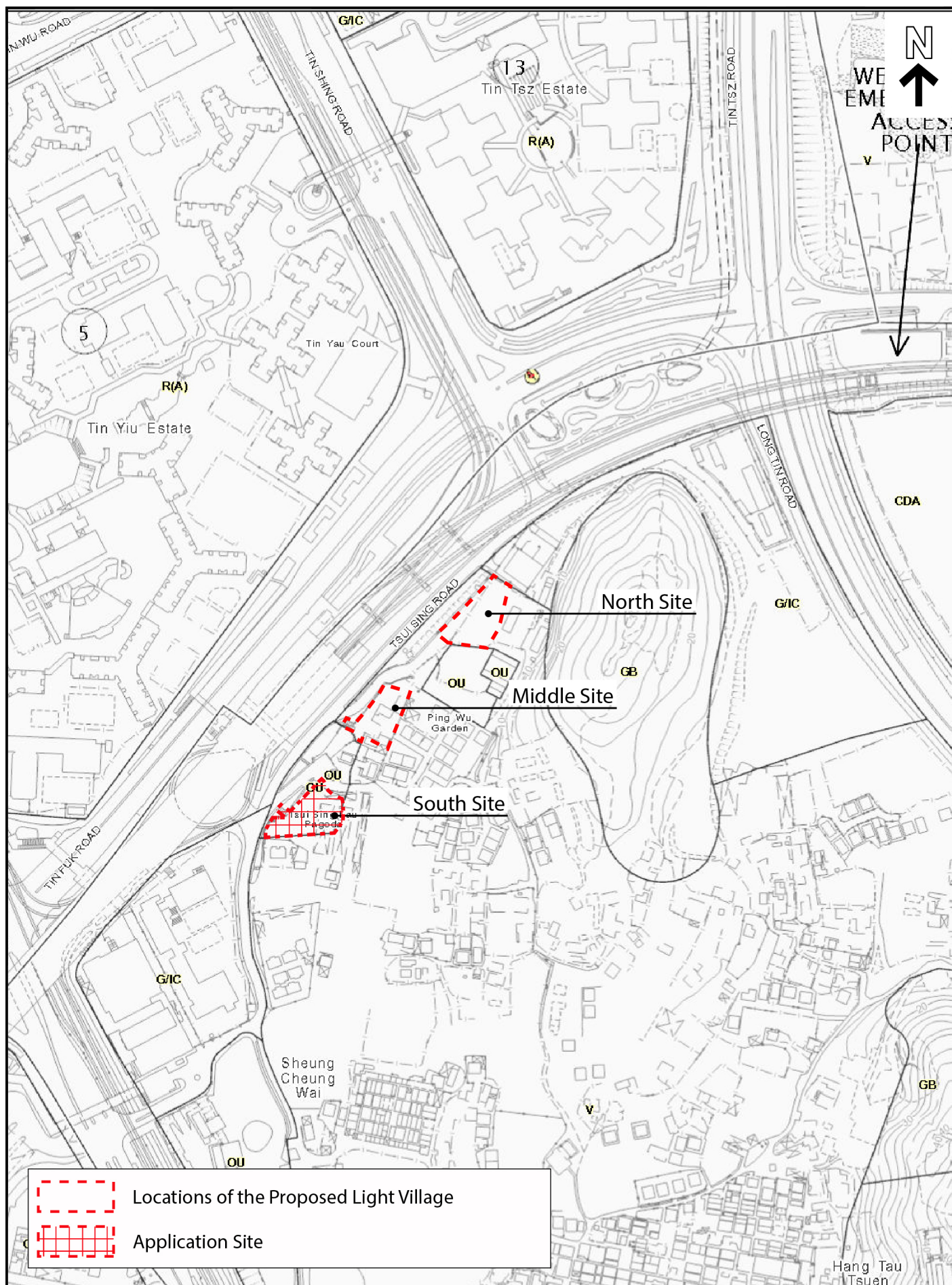
- 8.6.1 TIA, DSIA, and VIA have been conducted. The assessment results show that the Proposed Development is considered technically feasible in all these aspects and insurmountable impacts are not anticipated.

9. CONCLUSION

- 9.1 This planning application is submitted to the Board under Section 16 of the Town Planning Ordinance CAP 131 for temporary use as transitional housing for a period of 3 years in Lots 387 S.B ss.1 RP, 387 S.B ss.4 and 387 S.B RP in D.D. 122, Ping Shan, New Territories. The Proposed Development supports the Government's initiative in the supply of transitional housing.
- 9.2 As detailed in the Planning Statement, the Proposed Development is justified on the following grounds: -
- In line with government policies/objectives;
 - Optimise the development potential of brownfield site;
 - In harmony with the local heritage;
 - Cultural merits;
 - Social merits; and
 - Technical feasibility

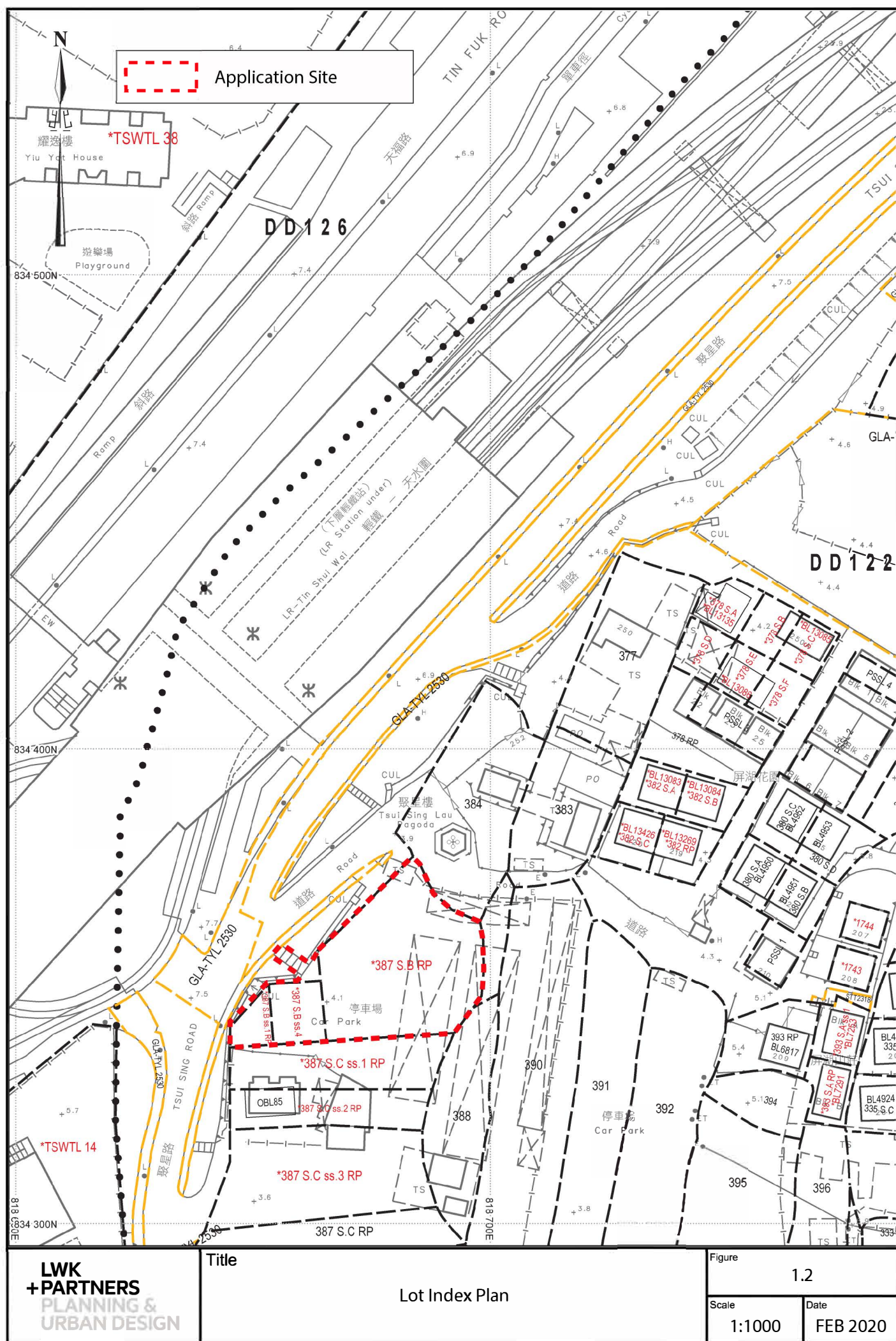
- 9.3 In view of the above planning justification and analyses provided in this Planning Statement, the Board is respectfully invited to give favourable consideration to the proposed development.

Figures



Extracted from the APPROVED PING SHAN OUTLINE ZONING PLAN NO. S/YL-PS/18

LWK +PARTNERS PLANNING & URBAN DESIGN	Title Location Plan	Figure 1.1	
		Scale NTS	Date FEB 2020





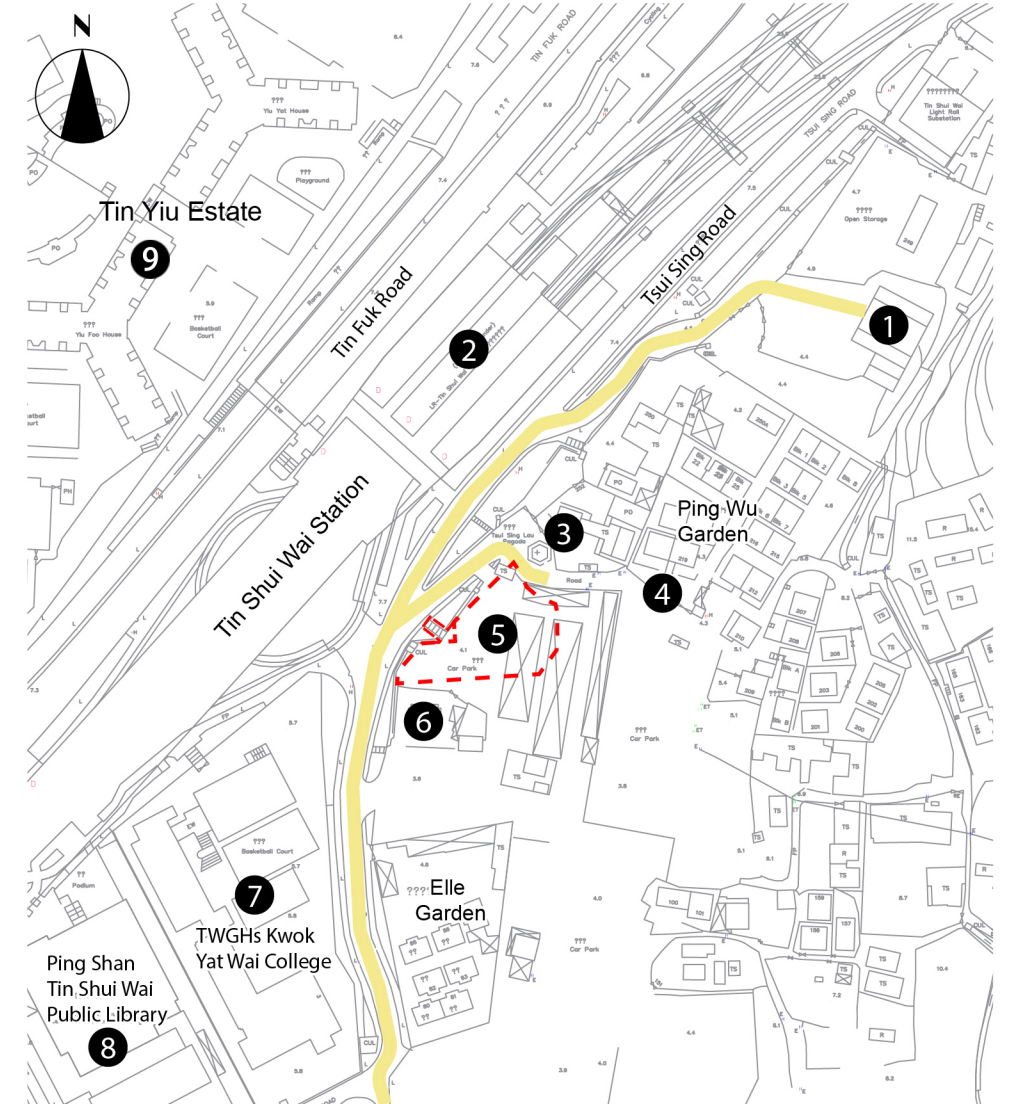
1 Tat Tak Communal Hall



2 Tin Shui Wai Station



3 Tsui Sing Lau Pagoda



Application Site

Ping Shan Heritage Trail



4 Village type Houses/Developments



5 Existing condition of the Application Site (temporary public car park)



6 Thai Restaurant



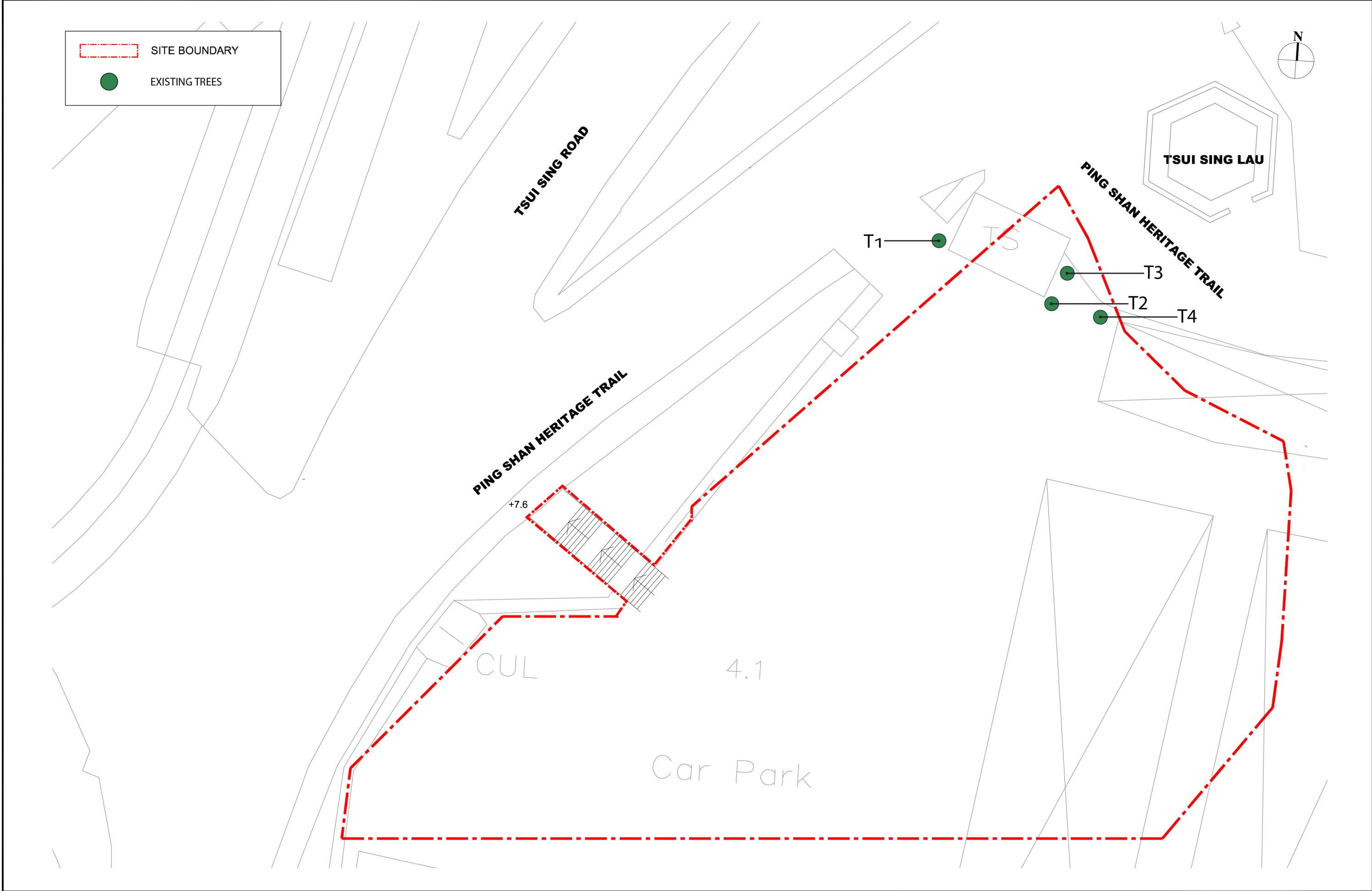
7 TWGHs Kwok Yat Wai College

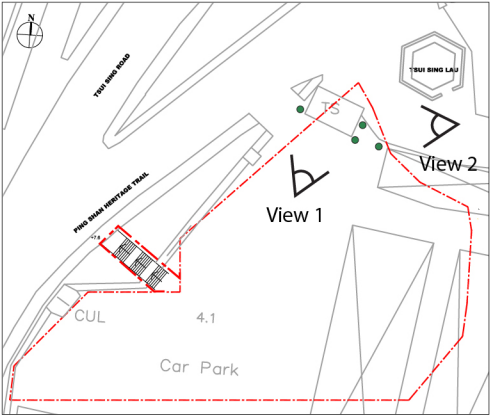


8 Ping Shan Tin Shui Wai Public Library



9 Tin Yiu Estate





Key Plan

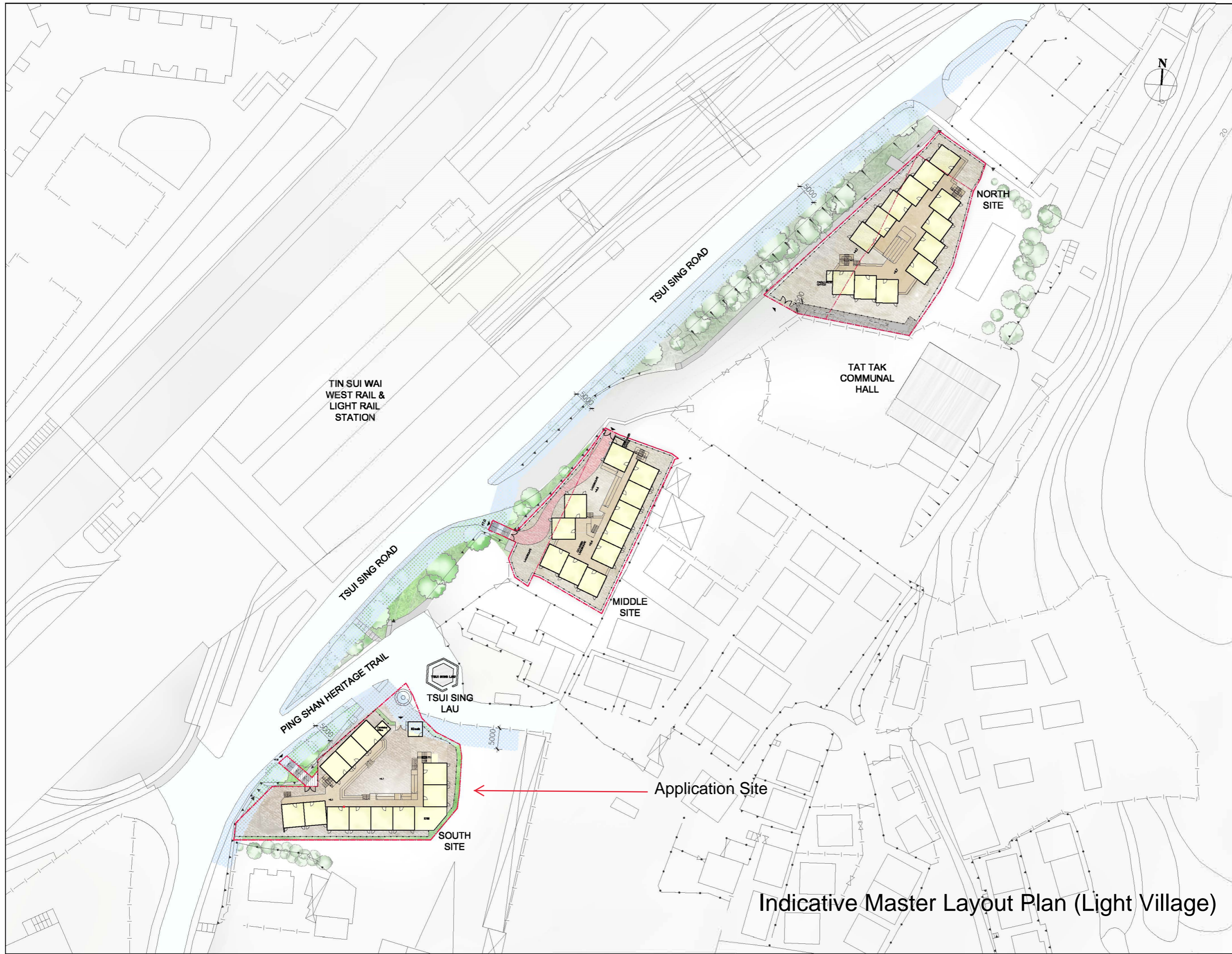
T1

T2

T4

T3

Tree Group No.	Botanical Name	Chinese Name		Tree Species Combination Percentage (%)	Approximate Number of Trees	Range of DBH (mm)					Height (m)	Crown (m)	Amenity Value (High /Medium /Low)	Form (Good /Fair /Poor)	Health Condition (Good /Fair /Poor)	Structural Condition (Good /Fair /Poor)	Survival Rate After Transplantation (High / Medium / Low)	Conservation Status
						95-150	151-300	301-500	501-1000	Over 1000								
T1	<i>Ficus microcarpa</i>	細葉榕	Native	100%	1	1	0	0	0	0	5	3	Low	Fair	Fair	Poor	Medium	not listed
T2	<i>Ficus microcarpa</i>	細葉榕	Native	100%	1	1	0	0	0	0	3	2	Low	Fair	Fair	Poor	Medium	not listed
T3	<i>Ficus microcarpa</i>	細葉榕	Native	100%	1	1	0	0	0	0	3.5	2	Low	Fair	Fair	Poor	Medium	not listed
T4	<i>Ficus microcarpa</i>	細葉榕	Native	100%	1	1	0	0	0	0	3.5	2	Low	Fair	Fair	Poor	Medium	not listed
				100%	4	4	0	0	0	0								



5m AIR BUFFER ZONE

FENCE WALL

SITE BOUNDARY

SHORT TERM TENANCY LOT

SHORT TERM WAIVER LOT

24-HOUR PEDESTRIAN RIGHT-OF-WAY FOR LOT 357 IN D.D. 122

Figure

3.1

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Client

LIGHT BE

Project

LIGHT VILLAGE

Drawing Title

MASTER LAYOUT PLAN

Job No.

M3489

Drawing No.

GP-01

Revision No.

A

Scale

1:800 A3 OCT 2020

Date

CAD Ref.

Drawn

AW

Checked

YSC

Approved

TC

lwk&partners

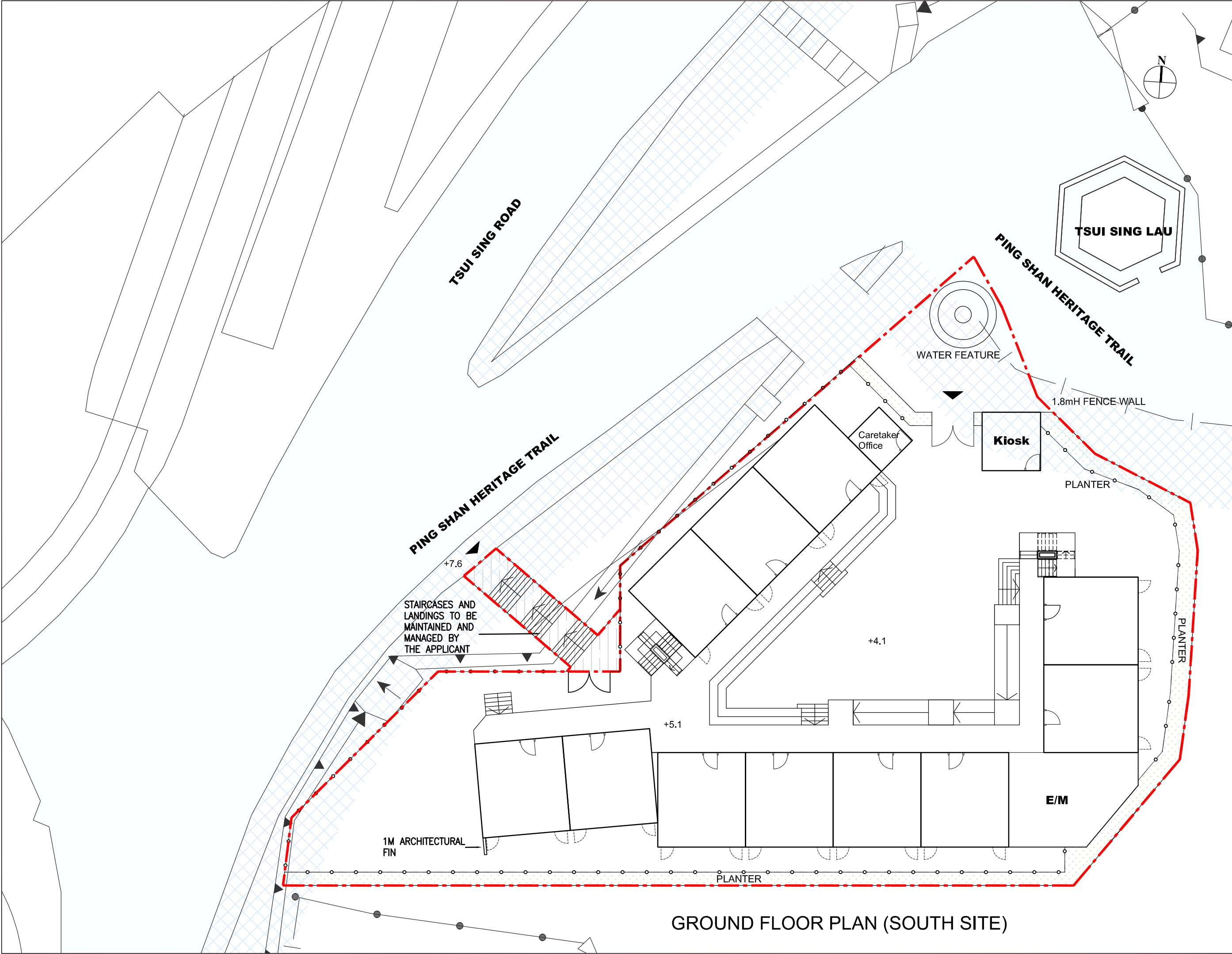
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九 龍 尖 沙 咀 海 濱 城 域 中 心 北 座 15 樓



- 5m AIR BUFFER ZONE
- FENCE WALL
- SITE BOUNDARY
- SHORT TERM WAIVER LOT

Figure

3.2

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Client
LIGHT BE

Project
LIGHT VILLAGE

Drawing Title
GROUND FLOOR PLAN (SOUTH SITE)

Job No. M3489	Drawing No. GP-02	Revision No. A
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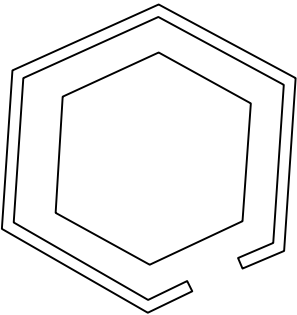
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Drawn AW	Checked YSC	Approved TC
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九龍尖沙咀海濱城環球金融中心北座15樓

- SITE BOUNDARY
- FENCE WALL
- GOVERNMENT
LAND UNDER
PLANNING
APPLICATION



FIRST FLOOR PLAN (SOUTH SITE)

Figure
3.3

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Client
LIGHT BE

Project
LIGHT VILLAGE

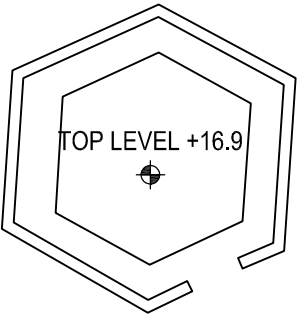
Drawing Title
FIRST FLOOR PLAN
(SOUTH SITE)

Job No.	Drawing No.	Revision No.
M3489	GP-03	A
Scale	Date	CAD Ref.
1:200 A3	OCT 2020	
Drawn	Checked	Approved
AW	YSC	TC

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- SITE BOUNDARY
- FENCE WALL
- GOVERNMENT
LAND UNDER
PLANNING
APPLICATION



SECOND FLOOR PLAN (SOUTH SITE)

Figure
3.4

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Client
LIGHT BE

Project
LIGHT VILLAGE

Drawing Title
SECOND FLOOR PLAN
(SOUTH SITE)

Job No. M3489	Drawing No. GP-04	Revision No. A
Scale 1:200 A3	Date OCT 2020	CAD Ref.
Drawn AW	Checked YSC	Approved TC

lwk&partners
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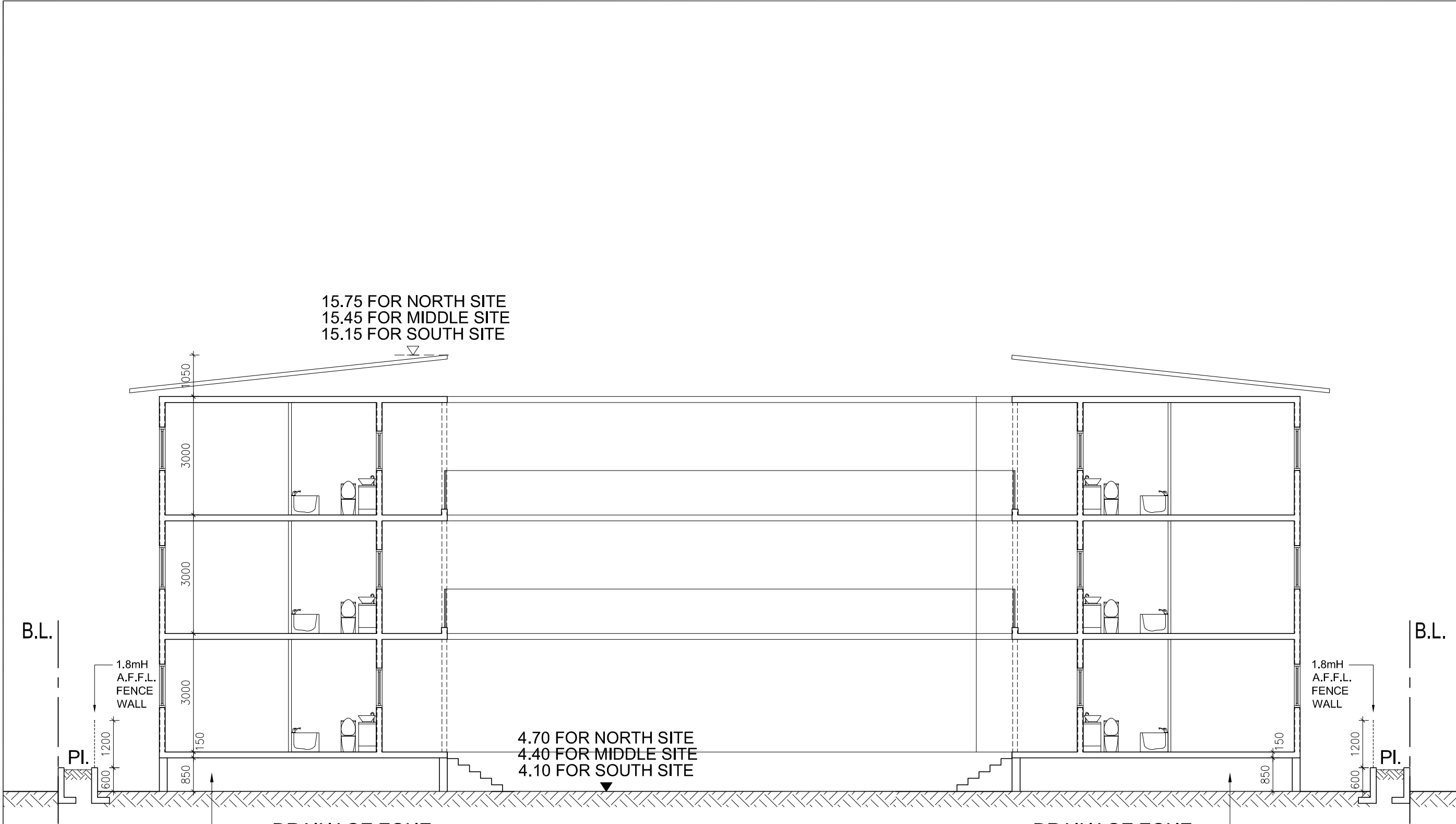


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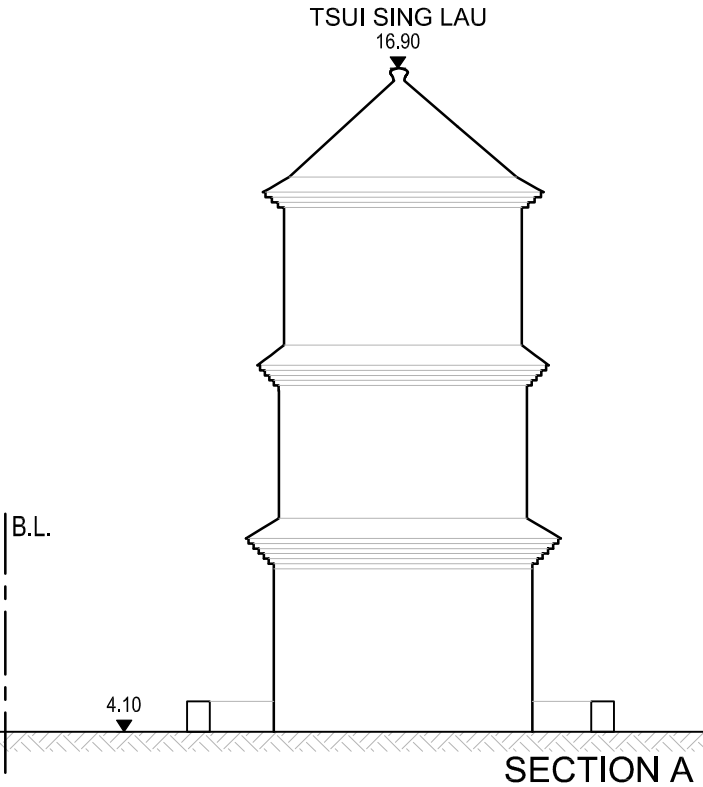
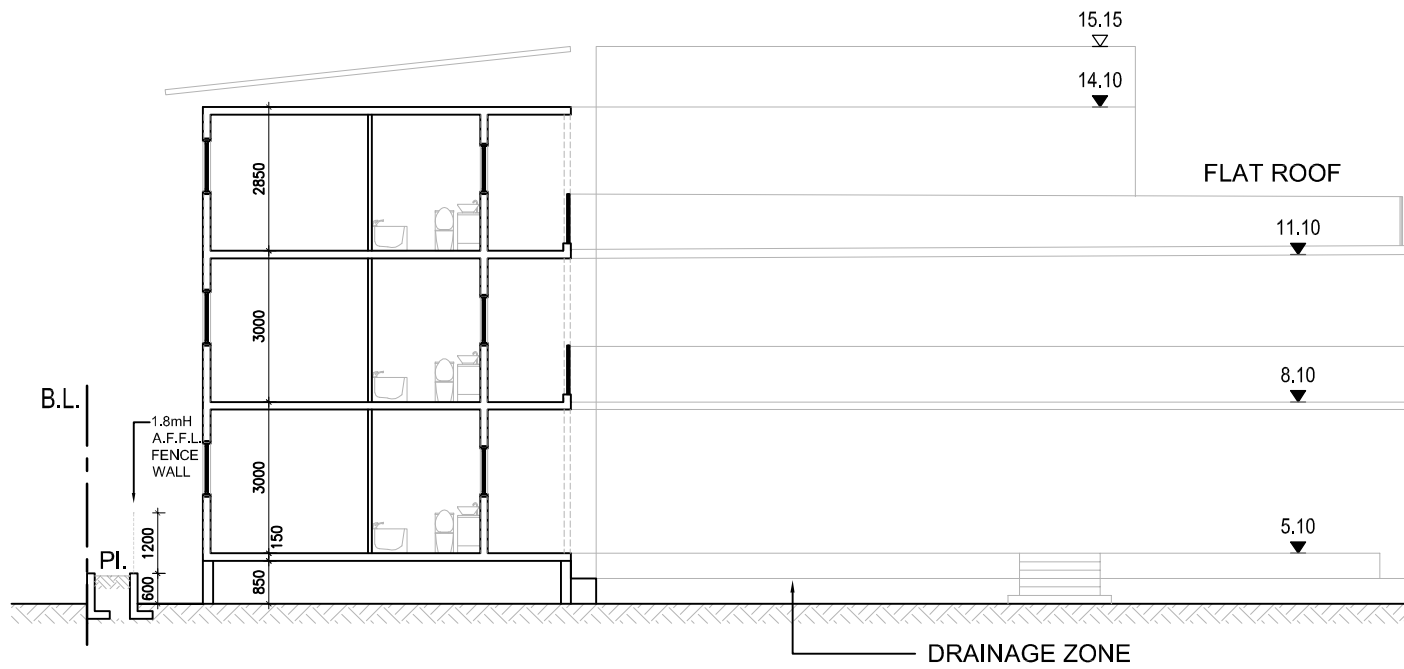
Project
LIGHT VILLAGE

Drawing Title
TYPICAL SECTION

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M3489	GP-11	-
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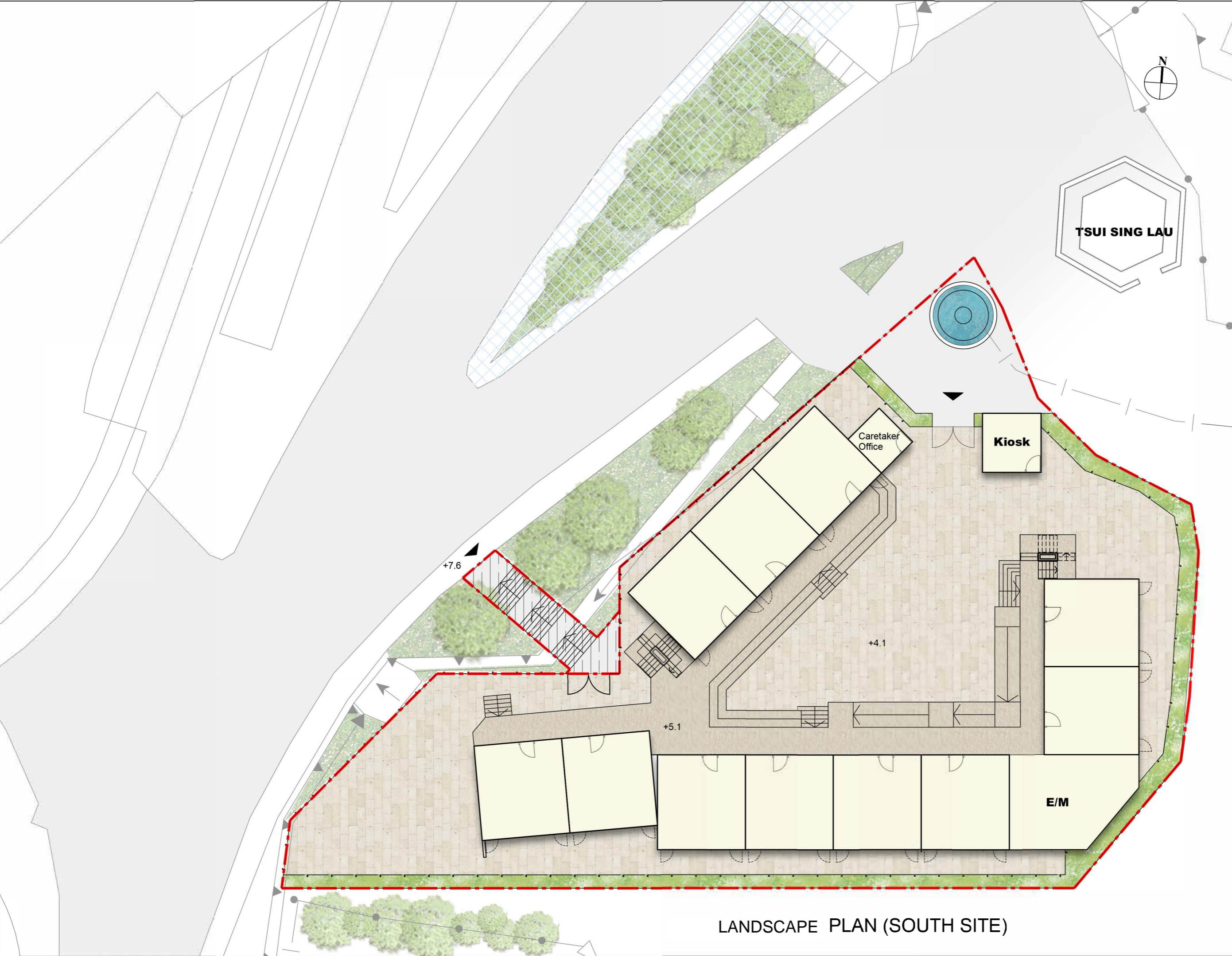
Project
LIGHT VILLAGE

Drawing Title
SECTION A AND B - SOUTH SITE

Job No.	Drawing No.	Revision No.
M3489	GP-12	-
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- 5m AIR BUFFER ZONE
 - FENCE WALL
 - SITE BOUNDARY
 - GOVERNMENT LAND UNDER PLANNING APPLICATION
- LANDSCAPES**
- BUILDING BLOCKS
 - PROPOSED PAVING
 - PROPOSED COVERED LANDSCAPE
 - PROPOSED WATER FEATURE
 - PROPOSED BUFFER PLANTING

Figure
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Project
LIGHT VILLAGE

Drawing Title

Landscape Plan (South Site)

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LANDSCAPE PLAN (SOUTH SITE)



Artist Impression of the Proposed Development
(For illustration purpose only)

Figure

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LIGHT VILLAGE

Drawing Title
Artist Impression of the
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Appendix A

Traffic Impact Assessment

1. Background

The subject site is located at Tsui Sing Road opposite the MTR Tin Shui Wai Station. Figure 1 shows the location of the subject site.

The Applicant, **Light Be**, intends to develop a transitional housing with 30 residential units (the “Proposed Development”). Each unit is a single residential dwelling, and the average flat size is around 35m².

CKM Asia Limited, a traffic and transportation planning consultancy firm, was commissioned by the Applicant to conduct a Traffic Review in support of the Proposed Development.

2. Provision of No Internal Transport Facilities

Internal transport facilities will not be required for the Proposed Development, and the reasons for not providing internal transport facilities are presented in the following paragraphs.

Reason 1 – Social Housing Project with Target Group

Light Be is the first social enterprise that specialises in social housing projects in Hong Kong since 2010. Given the Government’s transitional housing policy, the Proposed Development is aimed at providing 30 small-sized units to assist non-Public Rental Housing families who are in difficult situation. Besides, the Project will have tenant programme to promote upward mobility, community building and other social values.

All residents are non-car-owning and expected to commute using public transport services.

The demand for the use of goods vehicle by the residents of the Proposed Development is low given that the residential units are all small size dwellings.

Reason 2 – Close Proximity to Public Transport Services

Access to public transport services from the subject site is convenient because it is located very close to high capacity public transport services. The MTR and Light Rail Tin Shui Wai Stations are located to the immediate west of Tsui Sing Road, on the opposite side of the Proposed Development.

In addition, numerous franchised bus routes and public light buses operate along Tin Fuk Road and Ping Ha Road, and have stops within 250m walk from the subject site. Details of the public transport services are presented in Table 1 and shown in Figure 2.

TABLE 1 PUBLIC TRANSPORT SERVICES CLOSE TO THE SUBJECT SITE

Route	Routeing	Frequency (minutes)
KMB 53	MTR Yuen Long Station – Tsuen Wan (Nina Tower)	25 – 35
KMB 69M	MTR Kwai Fong Station – Tin Shui Wai Town Centre	5 – 30
KMB 69P	Tin Yiu – MTR Kwai Fong Station	12 – 20
KMB 69X	West Kowloon Station – Tin Shui Estate	10 – 30
KMB 264R	Tin Yiu – MTR Tai Po Market Station	30
KMB 265B	Tin Heng Estate – Mong Kok (Park Avenue)	5 – 20
KMB 265S	Tai Po Industrial Estate – Tin Shui Wai Town Centre	AM peak

Appendix A – Traffic Review

Section 16 Planning Application

Proposed Temporary Transitional Housing Development for a Period of 3 Years in Lots

387 S.B ss.1 RP, 387 S.B ss.4 and 387 S.B RP in D.D. 122, Ping Shan, New Territories

TABLE 1 PUBLIC TRANSPORT SERVICES CLOSE TO THE SUBJECT SITE (CONT'D)

Route	Routeing	Frequency (minutes)
KMB 269B	Hung Hom (Hung Luen Road) – Tin Shui Wai Town Centre	10 – 30
KMB 269C	Kwun Tong Ferry – Tin Shui Wai Town Centre	5 – 20
KMB 269D	Lek Yuen – Tin Fu	5 – 25
KMB 269M	Tin Yan Estate – Cho Yiu	10 – 25
KMB 269P	Kwai Chung (Kwai Fong Estate) – Tin Heng Estate	PM peak
KMB 269S	Tin Shui Wai Town Centre – Kwun Tong Ferry	AM and PM peak
KMB 276	Tin Tsz – Sheung Shui	15 – 25
KMB 276A	Tai Ping – Tin Heng Estate	4 – 15
KMB 276B	Tin Fu – Choi Yuen	15 – 25
KMB 276P	Shueng Shui – MTR Tin Shui Wai Station	5 – 20
KMB B1	MTR Lok Ma Chau Station – Tin Tsz	5 – 15
KMB N269	Mei Foo – Tin Tsz Estate	10 – 20
LWB E34A	Tin Shui Wai Town Centre – Airport	11 – 30
LWB E34P	Tin Shui Wai Town Centre – Tung Chung (Yat Tung)	AM peak
LWB E34X	Tin Shui Wai Town Centre – Tung Chung (Yat Tung)	AM peak
LWB A37	Hung Shui Kiu (Hung Yuen Road) – Airport	20 – 30
LWB N30	MTR Yuen Long Station – Airport	AM peak
LWB N30S	MTR Yeun Long Station – MTR Tung Chung Station	Overnight
LWB NA34	Tin Shui Wai Town Centre – HZMB Hong Kong Port	Overnight
NLB B2P	Tin Tsz Estate – Shenzhen Bay Port	5 – 20
NLB B2X	Shenzhen Bay Port – Tin Yiu Estate	10 – 20
CTB 969	Kingswood Villas – Causeway Bay	7 – 20
CTB 969A	Tin Shui Wai Town Centre – Wan Chai	AM and PM peak
CTB 969B	Locwood Court – Wan Chai	AM and PM peak
CTB 969C	Tin Shui Wai (Tin Kwai Road) – Taikoo (Kornhill Plaza)	AM and PM peak
CTB 969P	Tin Shui Wai Town Centre – Causeway Bay	AM peak
CTB 969X	Tin Shui Wai Town Centre – Causeway Bay	AM peak
CTB N969	Tin Shui Wai Town Centre – Causeway Bay	Overnight
MTR K65	MTR Yuen Long Station – Lau Fau Shan	9 – 16
MTR K73	Tin Heng – Yuen Long West	4 – 10
MTR K74	Tin Shui – Au Tau (Circular)	AM and PM peak
MTR K75	MTR Tin Shui Wai Station – Hung Shui Kiu (Circular)	30
MTR K75A	MTR Tin Shui Wai Station – Hung Shui Kiu (Circular)	30
MTR K75P	MTR Tin Shui Wai Station – Hung Shui Kiu (Circular)	10 – 15
MTR K75S	MTR Tin Shui Wai Station – Hung Fuk Estate (Circular)	AM and PM peak
MTR K76	MTR Tin Shui Wai Station – Tin Heng	3 – 10
GMB 33	Yuen Long (Tai Fung Street) – Ha Pak Nai	18 – 23
GMB 34	Yeun Long (Tai Fung Street) – Lau Fau Shan	12 – 15
GMB 34A	Ha Tsuen – Lau Fau Shan	15 – 30
GMB 35	Yuen Long (Tai Fung Street) – Sha Kiu (Tsim Bei Tsui)	18 – 23
GMB 77	Tin Shui Wai – Lok Ma Chu	15
GMB 77B	Tin Shui Wai – Pok Oi Hospital	6 – 12
GMB 77P	Tin Yiu Estate – Lok Ma Chau	15
GMB 79S	Tin Shui Wai (Grandeur Terrance) – Lok Ma Chau	Overnight
GMB 610S	Tin Shui Wai (Tin Shui Estate) – Tsim Sha Tsui (Haiphong Road)	12 – 15
LRT 705	Tin Shui Wai Circular Route	5 – 10
LRT 706	Tin Shui Wai Circular Route	5 – 10
LRT 751	Yau Oi – Tin Yat	5 – 15
LRT 761P	Tin Yat – Yuen Long	4 – 12

Note: KMB – Kowloon Motor Bus

LWB – Long Win Bus

NLB – New Lantao Bus

LRT – MTR Light Rail

CTB – Citybus

MTR – MTR Feeder Bus

GMB – Green Minibus

The availability of public transport services will encourage residents of the Proposed Development to use these services. This is in line with Government's transport policy in providing convenient public transport services and encouraging good utilisation of these services.

Reason 3 – Negligible Impact to Tsui Sing Road

Tsui Sing Road is a local road. Except for several "*no-stopping restriction*" zones imposed at the road junction and vehicular access, general on-street pick-up / drop-off and loading / unloading activities are permitted along Tsui Sing Road near the Proposed Development. From our site visits, it is noted that Tsui Sing Road kerbsides are not fully occupied.

The Proposed Development has only 30 units, and it is expected to generate limited traffic. In case there is a need for pick-up / drop-off by taxis, it could be conducted along Tsui Sing Road.

Currently, a public refuse collection point is found in the vicinity of the subject site and the collection of household wastes is carried out by the FEHD. In view that there is already existing public refuse collection arrangement, no additional traffic will be generated related to refuse collection for the Proposed Development.

Therefore, the Proposed Development will not affect the existing traffic management measures along Tsui Sing Road, e.g. "*no-stopping restriction*", and the Applicant understands that Transport Department has the right to impose any traffic management measures on public roads if found necessary.

Reason 4 – Limited Space for Internal Transport Facilities

The subject site is irregular in shape and has a site area of only around 1,180m². In view of the site constraint and cost consideration, the Applicant will not consider underground or above ground parking.

If the ground floor is used to provide parking spaces and goods vehicle loading / unloading bays, it will greatly restrict the number and disposition of the residential units.

In addition, the provision of upper ground or basement parking area is unfavourable in terms of cost effectiveness, efficiency and environmental sustainability which do not meet the objective and function of a transitional housing project.

Given that the Proposed Development is aimed for **non-car-owning families who are in difficult situation**, no demand for car parking spaces is anticipated. Hence, the Proposed Development is operational even if internal transport facilities are not provided.

3. No Impact to Temporary Public Vehicle Park

According to the TPB Application No. A/YL-PS/522 approved on 12th August 2016, the subject site is currently operated as a temporary public vehicle park for a period of 3 years with around 60 spaces for parking of private cars and light goods vehicles (LGVs).

Given that there are other fee-paying public car parks in the vicinity of the subject site as shown in Figure 3, the overall impact to the parking situation is anticipated to be minor. Therefore, there is no adverse traffic impact upon closure of the temporary public vehicle park for provision of the Proposed Development. Motorists could use other fee-paying public car parks or park their vehicles in their own respective housing estates.

4. No Adverse Impact to Road Traffic

The trip generation rate for social housing project is not found in Volume 1 of the Transport Planning and Design Manual (“TPDM”). Since the Proposed Development targets for low-income households, reference is made to the trip generation rates for public rental housing with average flat size of 35m².

Table 2 presents the adopted trip generation rates and estimated traffic generation associated with the Proposed Development.

TABLE 2 PROPOSED DEVELOPMENT TRAFFIC GENERATION

Items	Unit	AM Peak Hour			PM Peak Hour		
		IN	OUT	2-way	IN	OUT	2-way
Trip Generation Rate ⁽¹⁾ (Public Rental Housing)	pcu/hour/flat	0.0276	0.0337	–	0.0251	0.0207	–
Traffic Generation (30 units)	pcu/hour	0.8	1.0	1.8	0.8	0.6	1.4

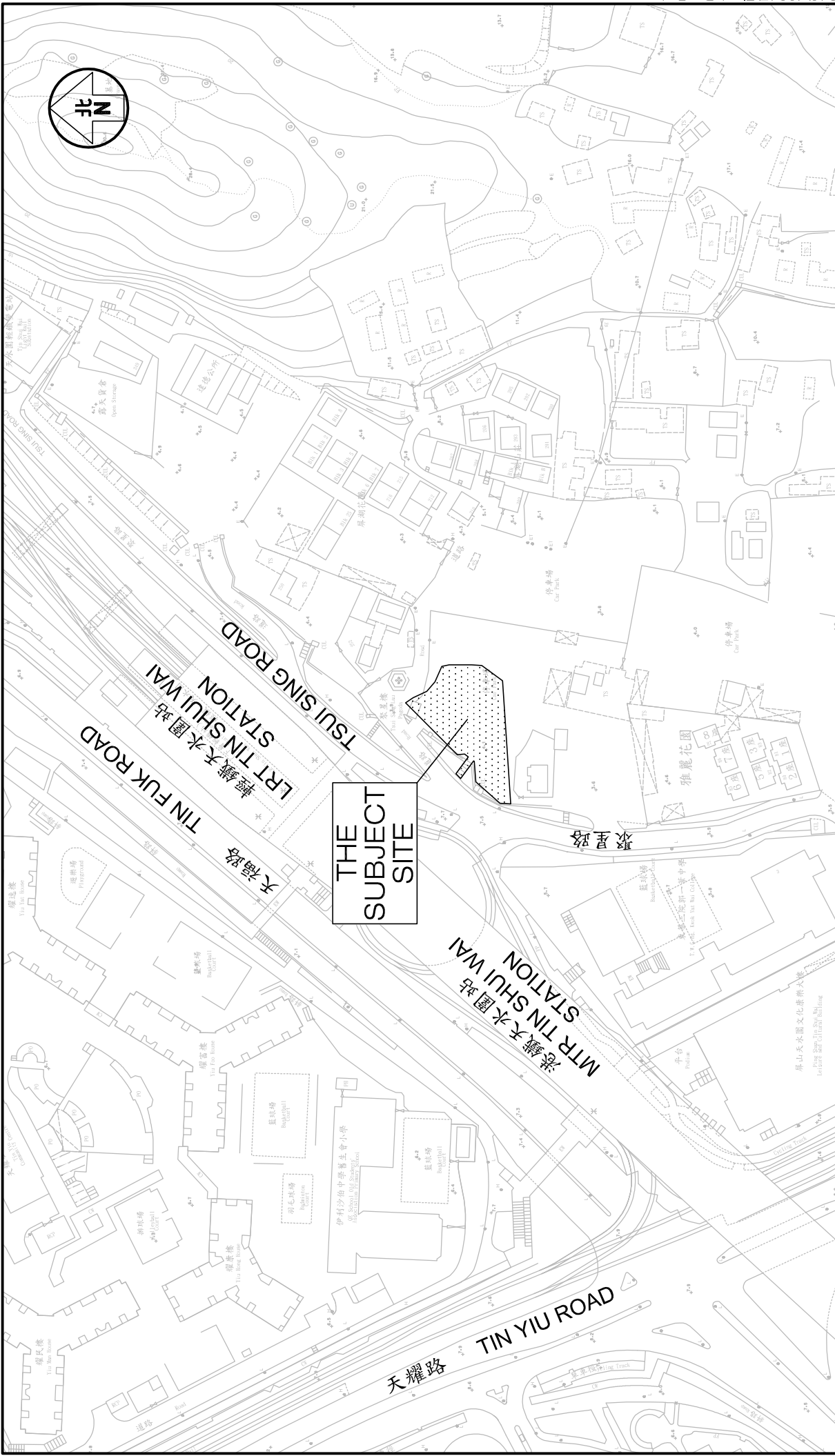
Note: ⁽¹⁾ estimated from interpolation of trip generation rates for “Subsidised Housing: Public” with average flat sizes of 30m² and 40m²

Table 2 shows that the Proposed Development with 30 units is expected to generate only 1.8 and 1.4 pcu (2-way) during the AM and PM peak hours respectively, which is negligible. From traffic engineering point of view, it can be concluded that the traffic impact on the local road network, resulted from the Proposed Development, is negligible.

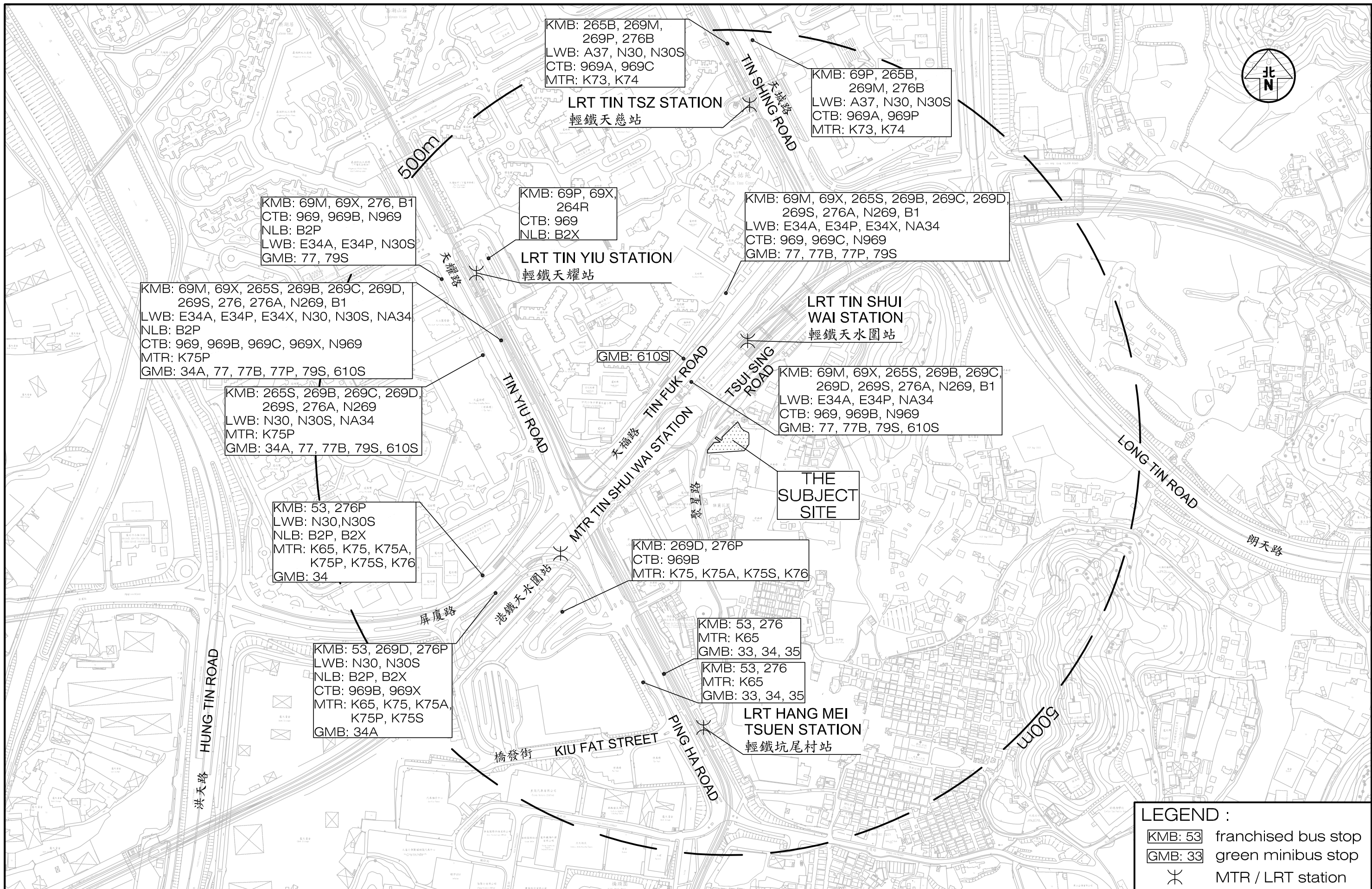
5. Summary

This Traffic Review Report concluded on the followings:

- i. Provision of no internal transport facilities for the Proposed Development is considered acceptable.
- ii. The Proposed Development generates negligible traffic and will not induce adverse traffic impact to the local road network.

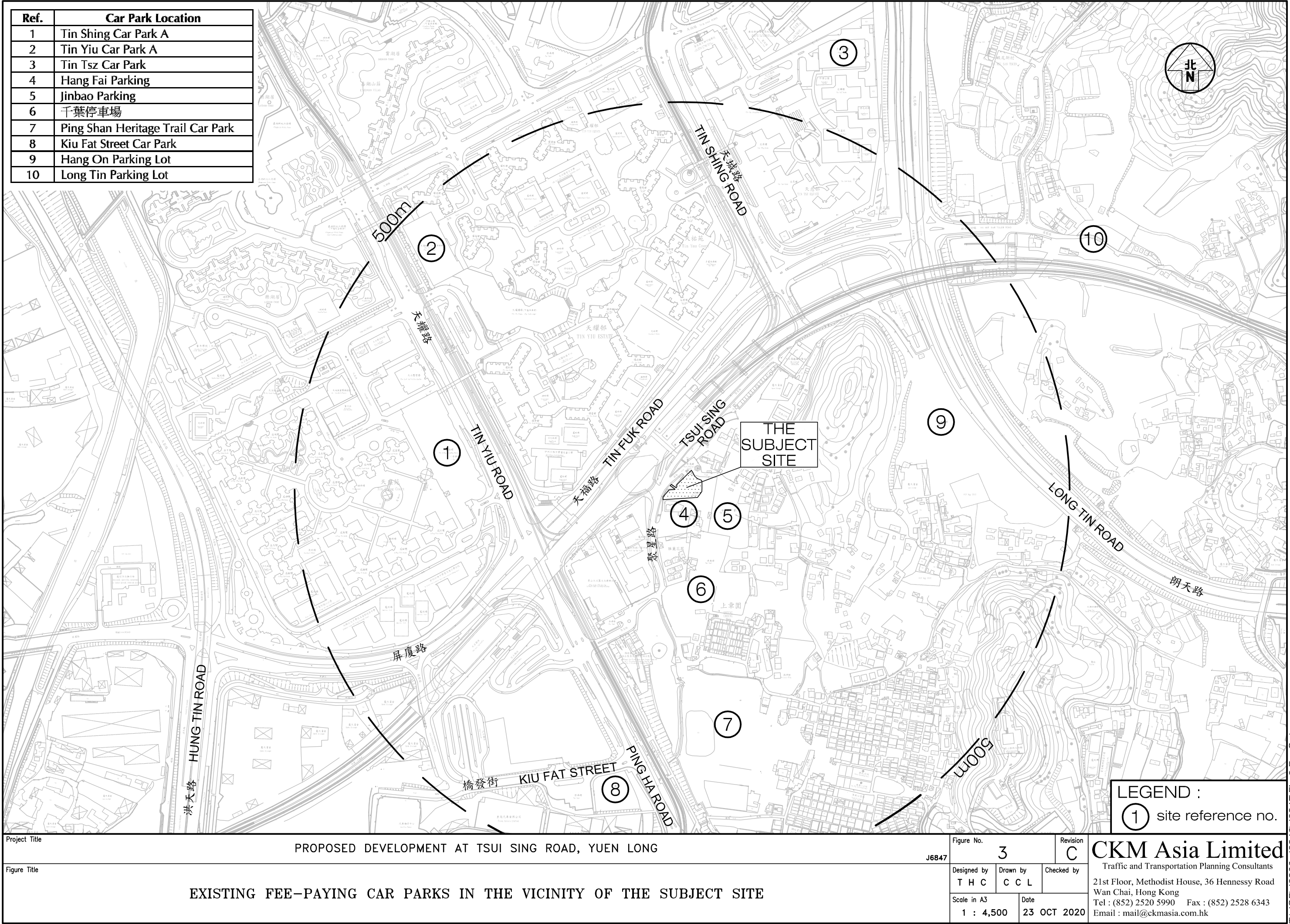


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	LOCATION OF THE SUBJECT SITE																					
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		J6847			2		C			
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Appendix B

Drainage and Sewerage Impact Assessment

Prepared for

Light Be

Prepared by

Ramboll Hong Kong Limited

SECTION 16 PLANNING APPLICATION ON PROPOSED
TEMPORARY TRANSITIONAL HOUSING DEVELOPMENT FOR
A PERIOD OF 3 YEARS IN LOTS 387 S.B SS.1 RP, 387 S.B
SS.4 AND 387 S.B RP IN D.D. 122, PING SHAN, NEW
TERRITORIES

DRAINAGE & SEWERAGE IMPACT ASSESSMENT


Date October 2020

Prepared by Ken Li
Assistant Environmental Consultant

Signed



Approved by Katie Yu
Senior Manager



Signed

Project Reference LTBTSWLVEI00

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APPENDICES

Appendix 2.1	Detailed Drainage Impact Assessment Calculations
Appendix 3.1	Detailed Sewerage Impact Assessment Calculations

1. INTRODUCTION

1.1 Background and Objectives

- 1.1.1 The Government has been striving to increase the housing supply, in particular public rental housing (PRH) as a long-term solution to address the housing problem in Hong Kong. Nevertheless, while land is insufficient and new supply is not yet available, the Government has been offering assistance to non-PRH families who are in difficult situation.
- 1.1.2 Light Be ('the Applicant') is the first social housing enterprise in Hong Kong since 2010. The Applicant has much experience in developing and running social housing projects. They strive to respond to the Government's initiative in transitional housing as well as to pursue their mission in betterment of affordable living.
- 1.1.3 This planning application is submitted to the Town Planning Board ('the Board') under Section 16 of the Town Planning Ordinance for a proposed temporary transitional housing development ('the Proposed Light Village') for a period of 3 years at lots 387 S.B ss.1 RP, 387 S.B ss.4 and 387 S.B RP in D.D. 122, Ping Shan, New Territories (hereinafter referred as 'the Application Site'). Given the Government's transitional housing policy, the Proposed Light Village is aimed at providing around 30 units to families and individuals with housing difficulties at an affordable rent for population in 2022. Besides, the project will have tenant programs to promote upward mobility, community building and other social values.
- 1.1.4 Ramboll Hong Kong Limited has been commissioned by the Applicant to conduct this Drainage and Sewerage Impact Assessment for the subject S16 application.

1.2 Application Site and its Environs

- 1.2.1 The Application Site falls within an area zoned "Other Specified Uses" annotated "Heritage and Cultural Tourism Related Uses" ("OU (Heritage and Cultural Tourism Related Uses)") on the Approved Ping Shan Outline Zoning Plan No. S/YL-PS/18 ('the `OZP`').
- 2.1.1 The Application Site, with an area of about 1,180m², is located at the Ping Shan area to the east of Tin Shui Wai Station across Tsui Sing Road, and to the south of the declared monument - Tsui Sing Lau Pagoda, along Ping Shan Heritage Trail. The Application Site is bounded by Tsui Sing Road in the west and Ping Shan Heritage Trail in the north.
- 1.2.2 Figure 1.1 shows the location of the Application Site and its environs.

1.3 Existing Development

- 1.3.1 The existing development is a public car park that is fully paved with concrete.

1.4 Proposed Development

- 1.4.1 The Proposed Development consists of transitional housing blocks with residential units for 2-4 persons family with a courtyard in the centre as common space for the residents (refer to Planning Statement for the indicative Layout Plan of the proposed development).

2. DRAINAGE IMPACT ASSESSMENT

2.1 Introduction

- 2.1.1 Surface runoff is mainly from rainfall and it would be directed to an existing public storm water drains as indicated in Figure 2.1. The total catchment area for the drainage system will remain unchanged.
- 2.1.2 Pavement and landscape area outside the Application Site are assumed to be the same as existing condition.
- 2.1.3 The Proposed Development provides temporary housing blocks with a courtyard in the centre as common space for the residents. Compared with the existing car park use, the formation gradient will be flatter. The surface runoff is therefore expected to be lower.
- 2.1.4 Paved and unpaved area of both Existing and Proposed Development are summarized in Table 2.1.

Table 2.1 Paving Condition of the Application Site

Existing Condition		Proposed Condition	
Paved Area	Unpaved Area	Paved Area	Unpaved Area
1,180 m ²	0 m ²	1,180 m ²	0 m ²
100%	0%	100%	0%
Overall: 1,180 m ²		Overall: 1,180 m ²	

- 2.1.5 The comparison of surface runoff between existing and Proposed Development as well as hydraulic capacities for the Existing Drainage System are considered in this assessment.

2.2 Assessment Criteria and Methodology

- 2.2.1 The assessment standard complies with the DSD SDM (2018 Edition). The Site is just upstream of a gully and a 1 in 50 year return storm has therefore been adopted for the DIA. Furthermore, 1 in 200 year has also been considered.
- 2.2.2 The catchment runoff has been calculated using the "Rational Method", as outlined in the DSD SDM:

$$Q = 0.278 C i A$$

Where	Q	=	peak runoff in m ³ /s
	C	=	runoff coefficient (dimensionless)
	i	=	rainfall intensity in mm/hr
	A	=	catchment area in km

- 2.2.3 The existing Site comprises of fully concrete paved areas (runoff coefficient of 1.0).
- 2.2.4 The rainfall intensity parameter "i" is dependent on the return period, rainfall duration and the time of concentration of the catchment under consideration. For the future upstream catchment containing the Development Site, there is no significant change to the flow path and the same time of concentration has been adopted for the existing scenario. Runoff calculation are included in Appendix 2.1.

2.3 Assessment Result

- 2.3.1 According to the results of calculations, the runoffs from the Proposed Development are summarized in Table 2.2. Detailed comparisons among the existing condition and Proposed Development are shown in Appendix 2.1.

Table 2.2 Surface Runoffs of the Application Site

Existing Condition		Proposed Condition	
1 in 50 year	1 in 200 year	1 in 50 year	1 in 200 year
0.072 m ³ /s	0.077 m ³ /s	0.071 m ³ /s	0.076 m ³ /s

- 2.3.2 According to the results in Appendix 2.1, the 1 in 50 year runoff and 1 in 200 year runoff of Proposed Development will be about 1% lower than the existing condition.
- 2.3.3 The stormwater discharge point for the Application Site is catchpit SCH1018640 as shown in Figure 2.1. The runoff will then be directed to the existing Ø900mm U-channel and Ø1200mm drains. Runoff from the Application Site is considered to be insignificant while the runoff will be decreased in the future.
- 2.3.4 To divert the runoff from the Application Site, peripheral u-channel with Ø300mm and 1 in 100 gradient will be provided. It is found that the capacity of the U-channel is sufficient to divert the runoff within site.

2.4 Summary

- 2.4.1 The drainage impact of the Proposed Development has been quantitatively addressed.
- 2.4.2 The existing stormwater runoff is discharged to a 900mm U-channel to the north of the Application Site. It is proposed to discharge the runoff to Stormwater catchpit SCH1018640 in future, in order to keep the same flow regime.
- 2.4.3 The expected surface runoff of Proposed Development will be decreased by about 1% (0.001 m³/s) for 1 in 50 year and for 1 in 200 year scenario.
- 2.4.4 For downstream of catchpit SCH1018640, since the runoff is decreased and the existing drainage system has sufficient capacity to capture runoff, no adverse drainage impact to the stream is anticipated.
- 2.4.5 Based on the above, it is concluded that the Proposed Development will not result in any adverse drainage impacts to the existing drainage system.
- 2.4.6 Detailed designs of the proposed building drainage works will be prepared in the design stage of the project and relevant details will be submitted to DSD for comment and approval.

3. SEWERAGE IMPACT ASSESSMENT

3.1 Scope of Work

- 3.1.1 The aim of this study is to assess whether the capacity of the existing sewerage networking to the Development Site is sufficient to cope with the sewage flow generated from the Proposed Development and existing development in the vicinity.

3.2 Existing Sewerage System

- 3.2.1 According to the Drainage Record obtained from the DSD, there are existing Ø400mm sewers running along Tsui Sing Road (manhole reference no. FMH1025500 to FMH1009276).
- 3.2.2 The existing sewers serving the Application Site are shown in Figure 3.1.

3.3 Assessment Criteria and Methodology

- 3.3.1 Environmental Protection Department's (EPD's) Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning, Version 1.0 (GESF) is referred to estimate the quantity of the sewage generated from the Proposed Development and the existing development. Sewage flow parameters and global peaking factors in this document are adopted.
- 3.3.2 According to the Table T-1 of the GESF, for Domestic Private R2, the unit flow rate of 0.27 m³/day is adopted for the Proposed Development.
- 3.3.3 According to the Table T-2 of the GESF, for Electricity Gas & Water, the unit flow rate of 0.33 m³/day is adopted for the LRT Rectifier Station and West Rail Substation.

3.4 Assessment of Sewerage Impact

- 3.4.1 Wastewater generated by the Proposed Development will be contributed by the residential sewage flow of the proposed development.
- 3.4.2 Sewage generated from the Application Site will be discharged to the existing sewer pipe (FWD1028480) (S1-S2) as shown in Figure 3.1.
- 3.4.3 Appendix 3.1 shows the detailed calculation on the estimated hydraulic capacity of the existing sewer sections and the calculation of the amount of the sewage entering each segment of the said sewer network.
- 3.4.1 The Catchment Location in the vicinity of the Application Site is shown in Figure 3.2.
- 3.4.2 Calculation for the Proposed Development is given in Table 3.1.

Table 3.1 Estimated Peak Flow of the Proposed Development

<i>Calculation for Sewage Generation Rate of the Proposed Development</i>			
1. Proposed Residential Development			
1a. Planned number of residents	=	100	People
1b. Design flow	=	270	litre/person/day -- (Private R2 in Table T-1 of GESF)
1c. Sewage Generation rate	=	27.0	m ³ /day
Proposed Connection to the existing sewer (FWD1028480)			
Total Flow	=	27.0	m ³ /day
Contributing Population	=	100	people
Peaking factor	=	8	Refer to Table T-5 of GESF for population <1,000 incl. stormwater allowance
Peak Flow	=	2.5	litre/sec

3.5 Discussion

- 3.5.1 The potential sewerage impact due to the Proposed Development has been quantitatively addressed as shown in Appendix 3.1.
- 3.5.2 The average and peak flowrates from the Proposed Development area about 27 m³/day and 2.5 litre/sec respectively. The sewage contributes to less than 5% of the existing sewer.
- 3.5.3 Full bore flow is taken for the calculation of Catchment C, which includes a large portion of Tin Shui Wai area. The overall occupancy of the Ø1350mm sewer does not exceed 91% while the contribution from the Proposed Development is very insignificant to the overall flow.
- 3.5.4 Downstream of the sewer manhole S4, there are two outgoing sewer pipes with Ø400 and Ø1350mm. It is considered that the sewage generation to the large sewer is insignificant.
- 3.5.5 After calculating the appropriate invert level as mentioned above, the estimated sewage flow from the Proposed Development has been compared with the capacity of the existing sewerage system. It is found that the capacity of the existing sewerage system is sufficient.

4. OVERALL CONCLUSION

4.1 Conclusion

- 4.1.1 Temporary housing blocks are proposed at the Application Site, in Ping Shan, New Territories. The potential drainage and sewerage impact have been addressed.
- 4.1.2 Since the total catchment area in the Development Site for the drainage system will remain unchanged and the formation gradient will be slightly flatter, the assessed future surface runoff is anticipated to decrease about 1%.
- 4.1.3 The pipe size of the existing drainage system is large and the surface runoff of the Application site will be reduced. Therefore, adverse drainage impact due to the Proposed Development is not anticipated.
- 4.1.4 Detailed Site Drainage Plan will be submitted in the detailed design stage of the project and relevant details will be submitted to DSD's comment and approval.
- 4.1.5 Based on the sewerage impact assessment results, it is found that the capacity of the existing sewerage system serving the area is sufficient to cater for the sewage generation from the proposed development. It is concluded that there will be no anticipated sewerage impact.

Figures

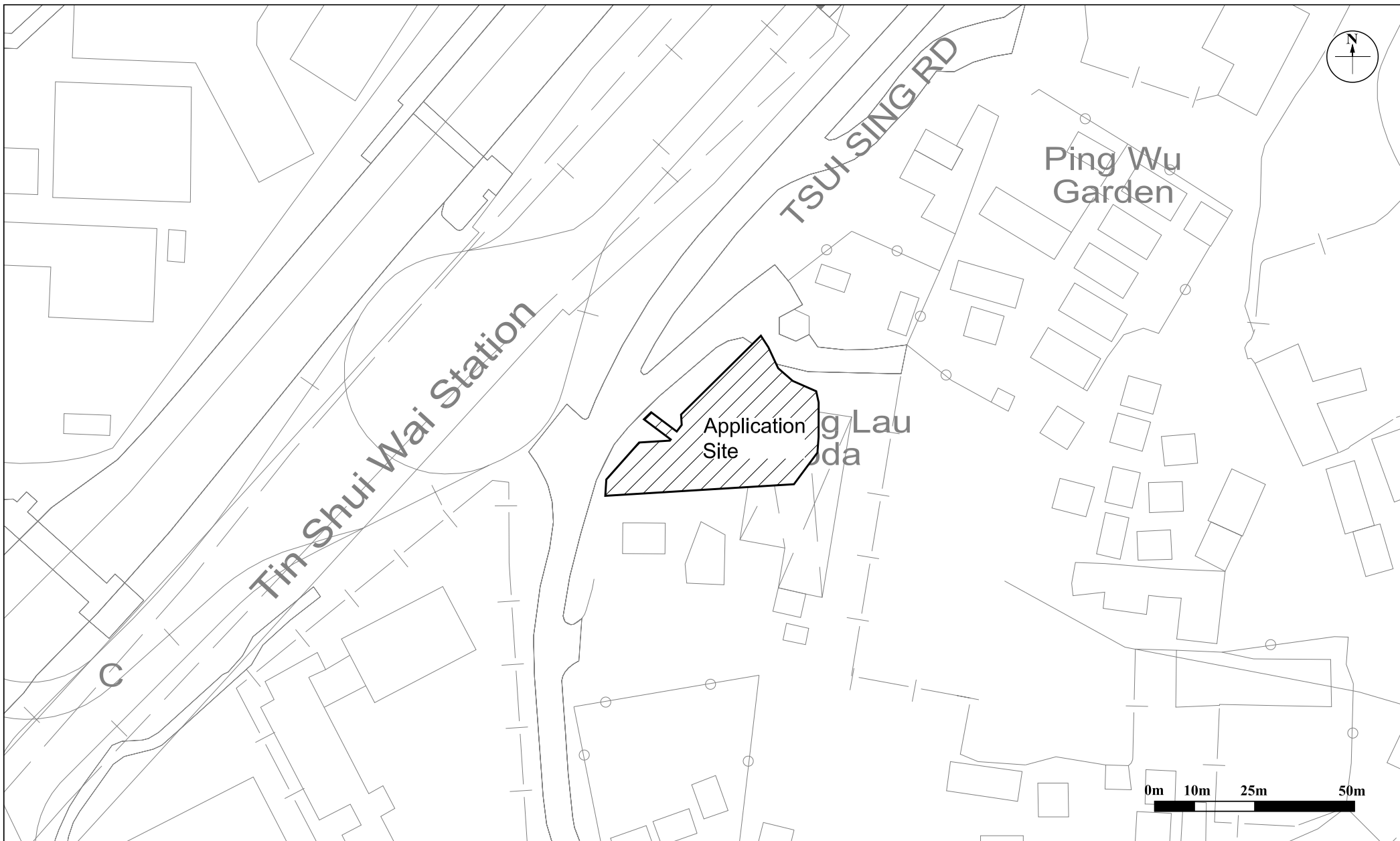
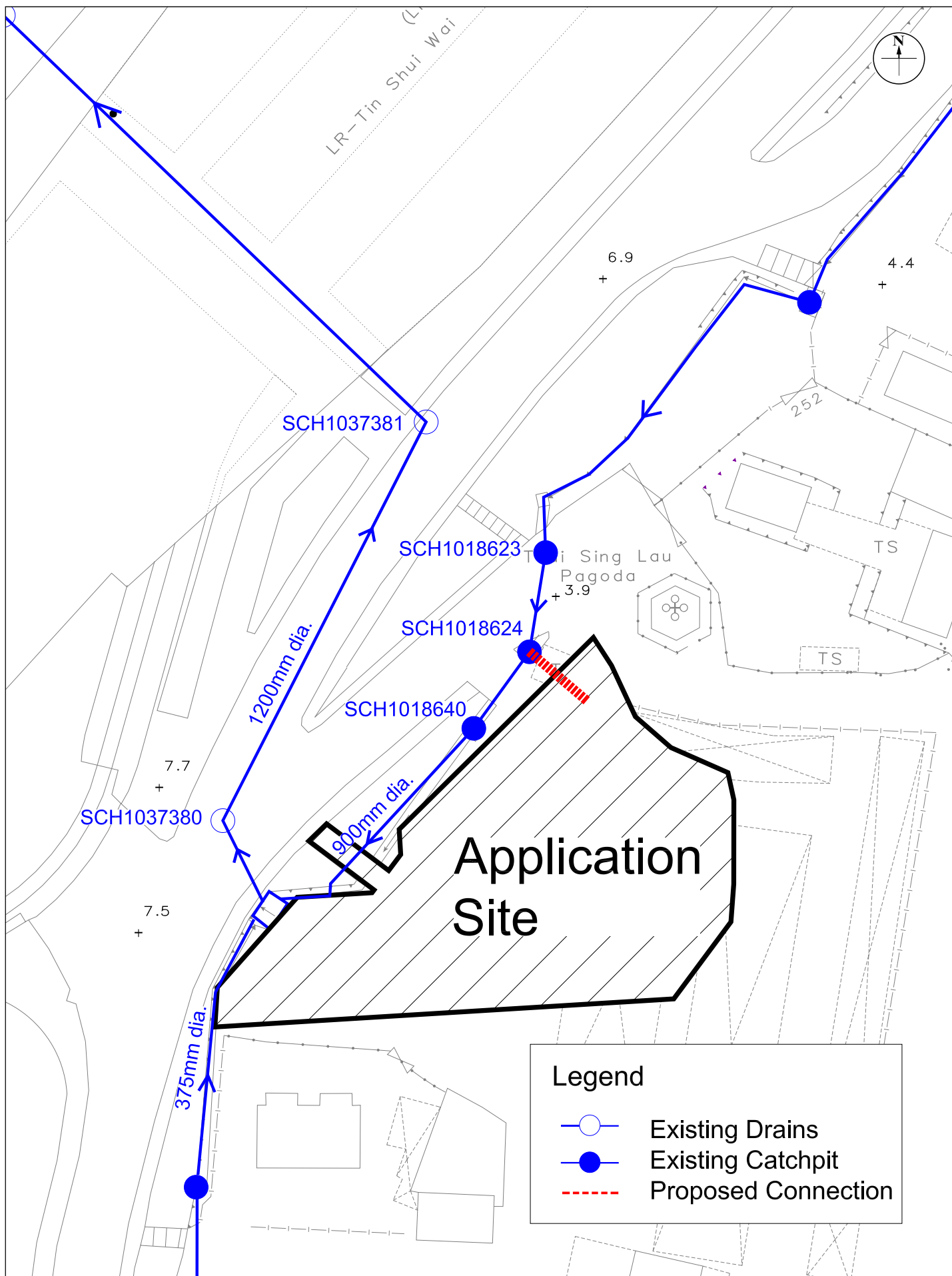




Figure: 1.1	RAMBOLL
Title: Application Site and its environs	Drawn by: KL
	Checked by: KY
Project: Drainage & Sewerage Impact Assessment for S16 Planning Application for Proposed Temporary Transitional Housing Development for a Period of 3 Years in Lots 387 S.B ss. 1 RR, 387 S.B ss.4 and 387 S.B RP in D.D. 122, Ping Shan, New Territories	Rev.: 2.0
	Date: Oct 2020



Legend

 Existing Drains

 Existing Catchpit


 Proposed Connection

Figure: 2.1		RAMBOLL	
Title: Proposed connection to the existing drainage system		Drawn by: KL	
		Checked by: KY	
Project: Drainage & Sewerage Impact Assessment for S16 Planning Application for Proposed Temporary Transitional Housing Development for a Period of 3 Years in Lots 387 S.B ss. 1 RR, 387 S.B ss.4 and 387 S.B RP in D.D. 122, Ping Shan, New Territories		Rev.: 2.0	
		Date: Oct 2020	

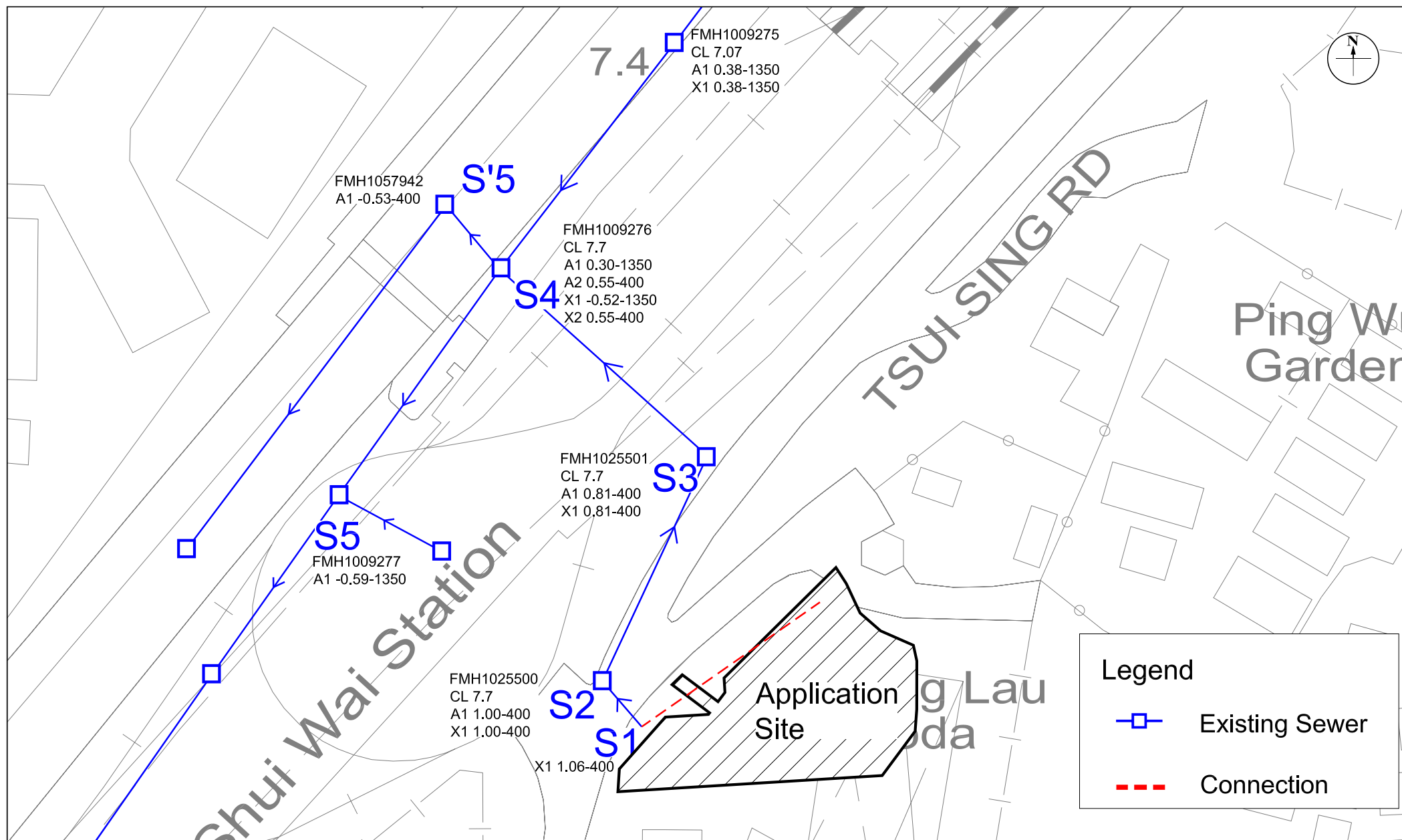


Figure: 3.1		RAMBOLL	
Title:	Existing Sewerage System in the vicinity of the Application Site	Drawn by: KL	
		Checked by: KY	
Project:	Drainage & Sewerage Impact Assessment for S16 Planning Application for Proposed Temporary Transitional Housing Development for a Period of 3 Years in Lots 387 S.B ss. 1 RR, 387 S.B ss.4 and 387 S.B RP in D.D. 122, Ping Shan, New Territories	Rev.: 2.0	
		Date: Oct 2020	

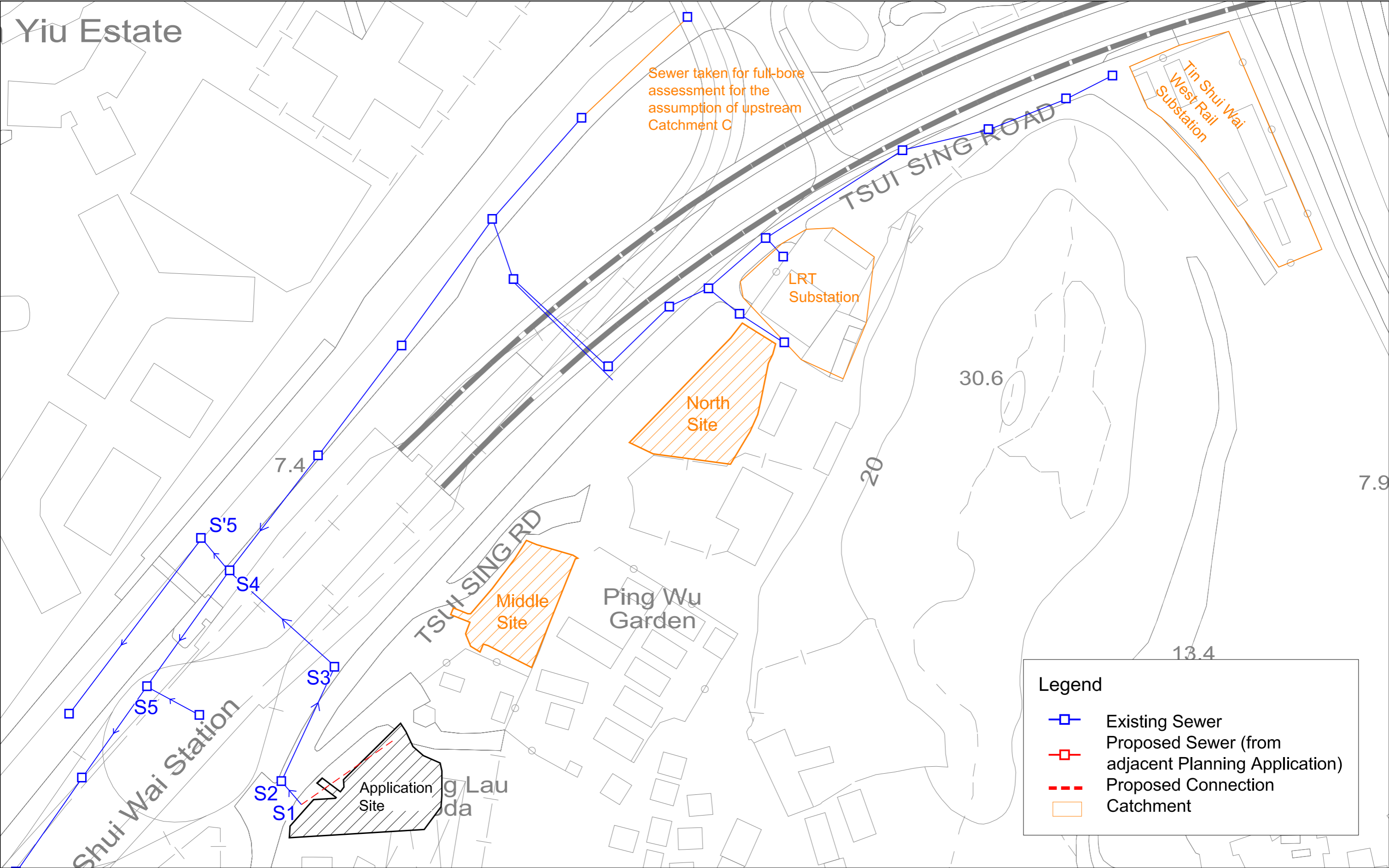


Figure: 3.2	Title: Existing Sewerage System and Catchments in the vicinity of the Application Site	Project: Drainage & Sewerage Impact Assessment for S16 Planning Application for Proposed Temporary Transitional Housing Development for a Period of 3 Years in Lots 387 S.B ss. 1 RR, 387 S.B ss.4 and 387 S.B RP in D.D. 122, Ping Shan, New Territories	RAMBOLL
			Drawn by: KL
			Checked by: KY
			Rev.: 2.0
			Date: Oct 2020

Appendix 2.1 Detailed Drainage Impact Assessment Calculations

Proposed Temporary Transitional Housing Development at Tsui Sing Road - Light Village

Table 1: Catchment Areas and Run-off (1 in 50 year)

Notes:

Site Area: 1,180 m²

Existing Development Site comprises Concrete Paved Areas, C = 1.0, with Flat Sandy Soil, C = 0.15

Catchments are small, so Rational Method is appropriate

$$Q_p = 0.278 C i A$$

where Q_p = peak runoff in m³/s
 C = runoff coefficient (dimensionless)
 i = rainfall intensity in mm/hr
 A = catchment area in km²

Surface Characteristics	Runoff coefficient, C*
Asphalt	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Grassland (heavy soil**)	
Flat	0.13 - 0.25
Steep	0.25 - 0.35
Grassland (sandy soil)	
Flat	0.05 - 0.15
Steep	0.15 - 0.20

Intensity =

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

where i = extreme mean intensity in mm/hr,
 t_d = duration in minutes ($t_d \leq 240$), and
 a, b, c = storm constants given in Table 3.

1 in 50 year (according to Table 3a of DSD Manual)

a = 451.3
 b = 2.46
 c = 0.337

Catchment		Area	Levels (mPD)		Fall	Overland, L	Fall, H	Overland t_c	Total t_c^2	Intensity	Runoff Coefficient	Run-off
		(m ²)	Upstream	Downstream	(m)	(m)	(m/100m)	(min)	(min)	(mm/h)		(m ³ /s)
Existing	Application Site											
	Paved	1,180	4.10	3.90	0.2	65	0.31	5.87	5.87	221	1.00	0.072
	Overall Catchment	1,180										0.072
Future	Application Site											
	Paved	1,180	4.25	4.10	0.15	65	0.23	6.21	6.21	218	1.00	0.071
	Overall Catchment	1,180										0.071

Remarks:

1. Assumed Overland Flow Velocity for the Existing Site
2. Assumed Time of Concentration adopted for the Future Site Area

Proposed Temporary Transitional Housing Development at Tsui Sing Road - Light Village

Table 2: Catchment Areas and Run-off (1 in 200 year)

Notes:

Site Area: 1,180 m²

Existing Development Site comprises Concrete Paved Areas, C = 1.0, with Flat Sandy Soil, C = 0.15

Catchments are small, so Rational Method is appropriate

$$Q_p = 0.278 C i A$$

where Q_p = peak runoff in m³/s
C = runoff coefficient (dimensionless)
i = rainfall intensity in mm/hr
A = catchment area in km²

Surface Characteristics	Runoff coefficient, C*
Asphalt	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Grassland (heavy soil**)	
Flat	0.13 - 0.25
Steep	0.25 - 0.35
Grassland (sandy soil)	
Flat	0.05 - 0.15
Steep	0.15 - 0.20

Intensity =

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

where i = extreme mean intensity in mm/hr,
t_d = duration in minutes (t_d ≤ 240), and
a, b, c = storm constants given in Table 3.

1 in 200 year (according to Table 3a of DSD Manual)

a= 429.5
b= 2.05
c= 0.295

Catchment		Area	Levels (mPD)		Fall	Overland, L	Fall, H	Overland t _c	Total t _c ²	Intensity	Runoff Coefficient	Run-off
		(m ²)	Upstream	Downstream	(m)	(m)	(m/100m)	(min)	(min)	(mm/h)		(m ³ /s)
Existing	Application Site											
	Paved	1,180	4.10	3.90	0.2	65	0.31	5.87	5.87	233	1.00	0.077
	Overall Catchment	1,180										0.077
Future	Application Site											
	Paved	1,180	4.25	4.10	0.2	65	0.23	6.21	6.21	230	1.00	0.076
	Overall Catchment	1,180										0.076

Remarks:

1. Assumed Overland Flow Velocity for the Existing Site
2. Assumed Time of Concentration adopted for the Future Site Area

Proposed Residential Development at Tsui Sing Road - Light Village

Table 3: Hydraulic Capacities for Existing Drainage System under free flow condition

Pipe Dia.	g	k _s	s	s	v	V	Area	Q	Qsilt [3]
mm	m/s ²	m	1 in		m ² /s	m/s	m ²	m ³ /s	m ³ /s
300	9.81	0.00060	100	0.010	0.000001	1.57	0.08	0.13	0.11

Remarks:

1. 300 mm U-channel with 1 in 100 gradient will be provided for each Subject Site to discharge the runoff to the 900mm U-channel.
2. Cross Section Area of U-channel: $(D^2 \times \pi) / 4 + (H \times D) / 2$
3. 10% sedimentation allowance is considered for gradient less than 1 in 25.

Appendix 3.1 Detailed Sewerage Impact Assessment Calculations

Table 1 Calculation for Sewage Generation Rate of the Proposed Development at the Application Site

1 Proposed Temporary Transitional Housing Development

1a. Estimated number of residents	=	100 people
1b. Design flow	=	270 litre/person/day -- (Private R2 in Table T-1 of GESF)
1c. Sewage Generation rate	=	27.0 m ³ /day

Total Flow from the Proposed Development

Flow Rate	=	27.0 m ³ /day
Contributing Population	=	100 people
Peaking factor	=	8 Refer to Table T-5 of GESF for population <1,000 incl. stormwater allowance
Peak Flow	=	<u>2.5</u> litre/sec

Table 2a Hydraulic Capacity of Existing Sewers at Tsui Sing Road near Site South

Segment	Manhole Reference	Manhole Reference	Pipe Dia.	Pipe Length	Invert Level 1	Invert Level 2	g	k _s	s	v	V	Area	Q	Estimated Capacity
			mm	m	mPD	mPD	m/s ²	m		m ² /s	m/s	m ²	m ³ /s	L/s
S1-S2	-	FMH1025500	400	10.7	1.06	1.00	9.81	0.00300	0.006	0.000001	1.13	0.13	0.14	141
S2-S3	FMH1025500	FMH1025501	400	44.4	1.00	0.81	9.81	0.00300	0.004	0.000001	0.98	0.13	0.12	124
S3-S4	FMH1025501	FMH1009276	400	49.9	0.81	0.55	9.81	0.00300	0.005	0.000001	1.09	0.13	0.14	137
S4-S5	FMH1009276	FMH1009277	1350	49.6	-0.52	-0.59	9.81	0.00300	0.001	0.000001	1.24	1.43	1.78	1778
S4-S'5	FMH1009276	FMH1057942	400	15.0	0.55	-0.53	9.81	0.00300	0.072	0.000001	4.05	0.13	0.51	509

Remarks: (1) g=gravitational acceleration; k_s=equivalent sand roughness; s=gradient; v=kinematic viscosity of water; V=mean velocity

(2) 1350mm Sewer: The value of k_s = 6mm or 3mm is used for the calculation of slimed concrete sewer, poor condition (based on Table 5: Recommended roughness values in Sewerage Manual)

(3) 225mm Sewer: The value of k_s = 0.6mm or 3mm is used for the calculation of vitrified clayware sewer, poor condition (based on Table 5: Recommended roughness values in Sewerage Manual)

(3) The value of velocity (V) is referred to the Tables for the hydraulic design of pipes, sewers and channels (8th edition)

(4) Equation used:

$$V = -\sqrt{(8gDs)} \log\left(\frac{k_s}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$$

Table 3a Calculation for Sewage Generation Rate of the Existing Surrounding Building

Catchment A

1. Proposed Temporary Transitional Housing (Middle Site) by Light Be

1a. Estimated number of residents	=	96 people
1b. Design flow	=	270 litre/person/day -- (Private R2 in Table T-1 of GESF)
1c. Sewage Generation rate	=	25.9 m ³ /day

Catchment B

2. Tin Shui Wai West Rail Substation

2a. Assumed number of employees	=	5 employees (no staff is found and allowance is given in this accessment)
2b. Design flow	=	330 litre/person/day -- (Table T-1 of GESF - J2)
2c. Sewage Generation rate	=	1.7 m ³ /day

3. LRT Rectifier Station

3a. Assumed number of employees	=	5 employees (no staff is found and allowance is given in this accessment)
3b. Design flow	=	330 litre/person/day -- (Table T-1 of GESF - J2)
3c. Sewage Generation rate	=	1.7 m ³ /day

4. Proposed Temporary Transitional Housing (North Site) by Light Be

4a. Estimated number of residents	=	114 people
4b. Design flow	=	270 litre/person/day -- (Private R2 in Table T-1 of GESF)
4c. Sewage Generation rate	=	30.8 m ³ /day

Total Flow of Catchment B	=	34.1 m ³ /day
----------------------------------	---	---------------------------------

Table 3b Hydraulic Capacity of Existing Sewers at Tsui Sing Road for full-bore assessment for catchment C

Manhole Reference	Manhole Reference	Pipe Dia. mm	Pipe Length m	Invert Level 1 mPD	Invert Level 2 mPD	g m/s ²	k_s m	s	v m ² /s	V m/s	Area m ²	Q m ³ /s	Estimated Capacity L/s
FMH1009270	FMH1009271	1350	51.8	0.69	0.63	9.81	0.003	0.001	0.000001	1.13	1.43	1.61	1612

Remarks:

- (1) g =gravitational acceleration; k_s =equivalent sand roughness; s =gradient; v =kinematic viscosity of water; V =mean velocity
- (2) Table 1: The value of k_s = 6mm or 3mm is used for the calculation of slimed concrete sewer, poor condition (based on Table 5: Recommended roughness values in Sewerage Manual)
- (3) The value of velocity (V) is referred to the Tables for the hydraulic design of pipes, sewers and channels (8th edition)
- (4) Equation used:
$$V = -\sqrt{(8gDs)} \log\left(\frac{k_s}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$$

Note: According to the full-bore assessment, sewage generated by Catchment C is assumed to be 1612L/s

Table 4a Comparison of the Hydraulic Capacity of Existing Sewers for Sewerage generated from the Proposed Development and Surrounding Catchment Areas

Segment	Pipe Dia. (mm)	Pipe Length (m)	Gradient	Estimated Capacity (L/s)	Catchment Included	ADWF (m3/day)	Contributing Population	Peaking Factor	Catchment C (L/s)	Peak Flow from the Proposed Development and Catchment Areas (L/s)	Contribution from the Proposed Development and the Surrounding Catchment Areas (%)	Status
S1-S2	400	10.7	0.006	141	-	27.0	100	8	0.0	2.5	1.8%	OK
S2-S3	400	44.4	0.004	124	-	27.0	100	8	0.0	2.5	2.0%	OK
S3-S4	400	49.9	0.005	137	A	52.9	196	8	0.0	4.9	3.6%	OK
S4-S5	1350	49.6	0.001	1778	A-C	87.0	322	8	1612.1	1620.1	91.1%	OK
S4-S'5	400	15.0	0.072	509	-	-	-	-	-	-	-	-

Appendix C

Visual Impact Assessment

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- Figure 8. Photomontage of Viewpoint 7
- Figure 9. Proposed Colour Scheme

1 Purpose

- 1.1 This Visual Impact Assessment (VIA) is prepared to support the S.16 planning application for a proposed temporary transitional housing (hereafter referred as ‘the Proposed Development’) for a Period of 3 Years in Lots 387 S.B ss.1 RP, 387 S.B ss.4 and 387 S.B RP in D.D. 122, Ping Shan, New Territories. The Application Site falls within areas zoned “Other Specified Uses” Zone annotated “Heritage and Cultural Tourism Related Uses” (“OU (Heritage and Cultural Tourism Related Uses)”) and “Village Type Development” (“V”) on the Approved Ping Shan Outline Zoning Plan No. S/YL-PS/18 (‘the OZP’) (hereinafter referred as “the Application site”).
- 1.2 Light Be (The Applicant) is the first social housing enterprise in Hong Kong since 2010. Given the government's transitional housing policy. The Proposed Development aims to provide 30 units to families and individuals with housing difficulties at an affordable rent. Besides, the project will have tenant programs to promote upward mobility, community building and other social values.
- 1.3 The purpose of this visual impact assessment (VIA) is to assess the visual impact and propose mitigation measures to minimise any likely visual impact caused by the Proposed Development.

2 Methodology

- 2.1 The visual impact of the Proposed Development will be assessed by adopting the following methodology based on TPB PG-No.41:
 - (a) Identify the overall visual characteristics of the Application site and its surrounding environment;
 - (b) Identify and select viewpoints (VPs) to assess the potential visual impact induced by the Proposed Development. The VPs are accessible and frequent by the public and/or tourist which are able to reflect the visual impact of the Proposed Development to the surrounding areas; and
 - (c) Prepare photomontages to evaluate the visual impact of the Proposed Development and its significance from the selected VPs. Any design features or mitigation measures that would help moderate the visual impact of the development will be proposed as appropriate.

3 The Proposal

- 3.1 The Application Site falls within an area zoned “OU (Heritage and Cultural Tourism Related Uses)” and “Village Type Development” (“V”) on the Approved Ping Shan Outline Zoning Plan No. S/YL-PS/18 (‘the OZP’).
- 3.2 The Proposed Development is a temporary building block of not more than 3 storeys providing 30 flats with a communal courtyard in the centre for the residents (refer to the Planning Statement for the indicative Master Layout Plan). The development parameters are as follows:

	Proposed Development Parameters
Site Area	1,180 m ²
Plot Ratio	1.55
Total GFA	Not more than 1,830 m ²
- Domestic GFA	Not more than 1,817 m ²
- Non-Domestic GFA	Not more than 13m ²
No. of units	30
No. of Block(s)	1
No. of Storey(s)	Not more than 3 Storey
Maximum Building Height	Not more than +16 mPD
Site Coverage	Not more than 60%
Car Parking and Loading/Unloading Provision	Nil

4 Visual Characteristics

- 4.1 As shown in Figure 2, the Application Site is located at the Ping Shan area. Tin Shui Wai Station is located to the west of the Application Site across Tsui Sing Road. The declared monument - Tsui Sing Lau Pagoda and Tat Tak Communal Hall are located to the immediate north and further northeast of the Application Site respectively. It is bounded by Tsui Sing Road in the west and Ping Shan Heritage Trail in the north. The Application Site is currently used as a temporary public car park.
- 4.2 To the east of the Application Site is rural and low-rise in nature. It mainly consists of public car parks and residential developments including Ping Wu Garden, Elle Garden and village houses that are of two to four storeys high. To the southwest of the Application Site, GIC facilities are found, namely Ping Shan Tin Shui Wai Leisure and Cultural Building and TWGHs Kwok Yat Wai College that are of seven to eight storeys high. The Application Site is also in close proximity to the high-rise residential developments which include Tin Yiu Estate located to the northwest across Tin Fuk Road (Figure 1).

5 The Visual Appraisal

- 5.1 Seven VPs are selected to assess the visual impact of the Proposed Development (**Figure 1**). They are located either at prominent public sightlines to the Proposed Development or have local significance which is frequent by tourists.

VP 1 – Exit E3 of Tin Shui Wai Station

- 5.2 This VP is selected to represent the public view from the exit of Tin Shui Wai LRT station looking towards the Application Site. It is a major interchange station for the LRT and Westrail frequent by local residents and tourists. The size of viewer population is considered medium. The duration of view is considered short due to its transient nature. The visual sensitivity is considered low.
- 5.3 VP1 is located about 30m from the Application Site. As shown in **Figure 2**, the existing view consisted of roadside vegetation along Tsui Sing Road in the foreground with Ping Shan Tin Shui Wai Leisure and Cultural Building (~40mPD) and open sky view as backdrop. As the Proposed Development will be completely shielded by existing roadside vegetation, there will be no visual change and hence no visual impact is anticipated from this VP.

VP2 – Ping Shan Heritage Trail

- 5.4 This VP represents the public view from the Ping Shan Heritage Trail near the Tsui Sing Lau Pagoda looking towards the Application Site. It is one of the main accesses to the nearby villages and Ping Wu Garden frequent by local residents. Tourists also visited this location to see the famous landmark - Tsui Sing Lau Pagoda. The size of viewer population is considered medium. The duration of view is considered short for local villagers as they are mainly passers-by and medium for tourists as they tend to stop-by the Pagoda.
- 5.5 VP2 is located about 10m from the Application Site. In order to capture the Pagoda, this VP was taken from the staircase nearby instead of at grade level (**Figure 3**). The existing view consisted of the Tsui Sing Lau Pagoda (~16.9mPD), temporary public car park and its temporary structure and roadside vegetations in the foreground. Ping Shan Tin Shui Wai Leisure and Cultural Building (~40mPD) and Ping Yan Court (~110mPD) are located at the far back. In view of the close proximity to the Pagoda, the visual sensitivity is classified as high.
- 5.6 Based on the photomontage as shown in **Figure 3**, the Proposed Development will partially block the sky view. Despite the relatively small site area of only 1,180m² and irregular configuration, the building block has been set back from the northern boundary, ie. away from the pagoda, as far as possible. To further minimise the visual impact, stepped height design is adopted at the entrance fronting the Pagoda. Together with the proposed planters and water feature at the entrance, the building structure will be softened. Though part of the sky view will be blocked, the proposed development is

considered more visually compatible than the temporary structure of the existing car park. The visual impact is thus considered slightly adverse from this VP.

VP3 – Tsui Sing Road

- 5.7 This VP is selected to represent the public view from Tsui Sing Road. This location is one of the key pedestrian nodes connecting Tin Shui Wai Station, TWGHs Kwok Yat Wai College, Ping Shan Tin Shui Wai Leisure and Cultural Building, and villages in Ping Shan frequent by the villagers, students and tourists walking to/from Tin Shui Wai Station. The size of viewer population is considered medium. Its duration of view is short due to its transient nature. Visual sensitivity is considered low.
- 5.8 VP3 is located approximately 20m from the Application Site. This VP enjoys an open sky view with roadside vegetation and a Thai Restaurant (~12.3mPD) in the foreground and low-rise village houses (~12.5mPD) at the back (**Figure 4**). The view towards Tsui Sing Lau Pagoda from this VP is screened by existing vegetation. The visual sensitivity is thus considered low.
- 5.9 As shown in the photomontage in **Figure 4**, the lower portion of the Proposed Development will be screened by the existing vegetation. The Proposed Development will block some village houses, but its height is compatible with the surrounding building height profile. The visual impact is thus considered negligible from this VP.

VP4 – Ping Shan Tin Shui Wai Leisure and Cultural Building

- 5.10 This VP is located outside the Ping Shan Tin Shui Wai Leisure and Cultural Building looking towards the Application Site. It is about 200m away from the Application Site and is a popular recreation node frequent by local residents.
- 5.11 As shown in **Figure 5**, the existing view consisted of the Ping Shan Tin Shui Wai Leisure and Cultural Building (~40mPD), TWGHs Kwok Yat Wai College (~26mPD), Elle Garden (~12.9mPD) and open car park with an open sky view as backdrop. Based on the photomontage (**Figure 5**), the Proposed Development will be completely obstructed by the existing buildings, there will be no visual change and hence no visual impact is anticipated from this VP.

VP5 – Yeung Hau Temple

- 5.12 This VP is located outside Yeung Hau Temple along Ping Shan Heritage Trail looking towards the Application Site. It is about 300m away from the Application site. The temple is often visited by tourists. The duration of view is considered medium. Visual sensitivity is weighed medium.
- 5.13 As shown in **Figure 6**, the existing view consisted of the Yeung Hau Temple, fence wall and vegetation in the foreground with village houses, Tin Yiu Estate (~120mPD) and open sky view as backdrop. As shown in the photomontage (**Figure 6**), the Proposed Development will be completely blocked by the village houses and vegetation, there will be no visual change and hence no visual impact is anticipated.

VP6 – Tang Ancestral Hall

- 5.14 This VP is located outside the Tang Ancestral Hall, a declared monument and popular landmark along Ping Shan heritage Trail. It is about 440m away from the Application Site. It is one of the key attraction nodes to the tourists and the near-by villages, namely Hang Tau Tsuen and Hang Mei Tsuen. It is also often visited by tourists. The size of viewer population and duration of view is considered medium. Visual sensitivity is weighed medium.
- 5.15 As shown in **Figure 7**, the existing view consisted of open car park, village houses (~14.2mPD) in the foreground with Tin Yiu Estate (~120mPD) and open sky view as backdrop. Based on the photomontage shown in **Figure 7**, the Proposed Development will be completely blocked by the existing village houses, there will be no visual change and hence no visual impact is anticipated from this VP.

VP7 – Jinbao Parking

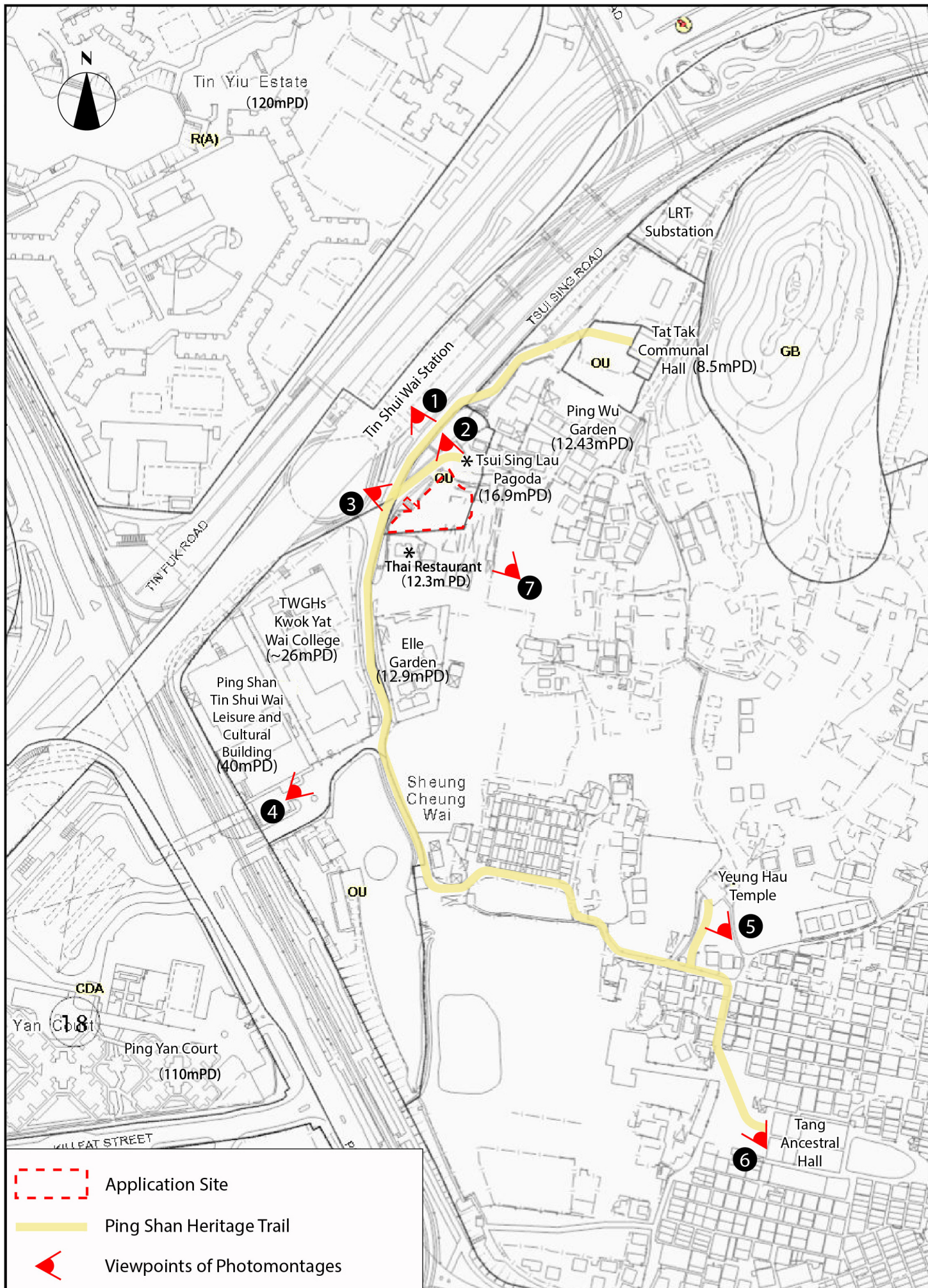
- 5.16 This VP is located in the nearby existing temporary car park which is about 60m from the Application Site. This VP is a short distance view overlooking the site, the Thai restaurant and the pagoda (**Figure 8**). Portion of the Thai Restaurant and the pagoda are screened by the existing trees. The high-rise Tin Yiu Estate and Tin Shui Wai Station are at the back with open sky view. This VP is visited by the car park users and generally tended to have short stay. The size of viewer population is weighed low and duration of view is considered short.
- 5.17 As shown in the photomontage (**Figure 8**), the pagoda and the lower portion of the Tin Shui Wai Station structure are blocked by the Proposed Development. Nevertheless, the scale and mass, building height of the Proposed Development is not incompatible with the Thai Restaurant (~12.3mPD), the pagoda (~16.9mPD) and the Tin Shui Wai Station. Existing trees in the open car park will screen off portion of the Proposed Development. To further soften the building structure, planters is proposed along the periphery of the Proposed Development. The visual impact is considered slightly adverse.

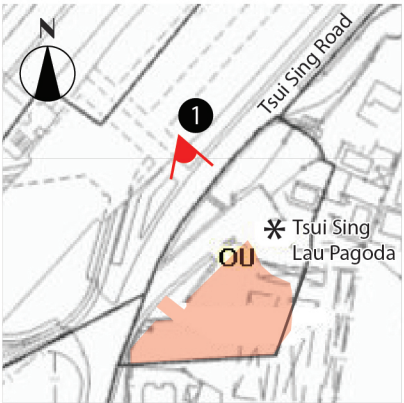
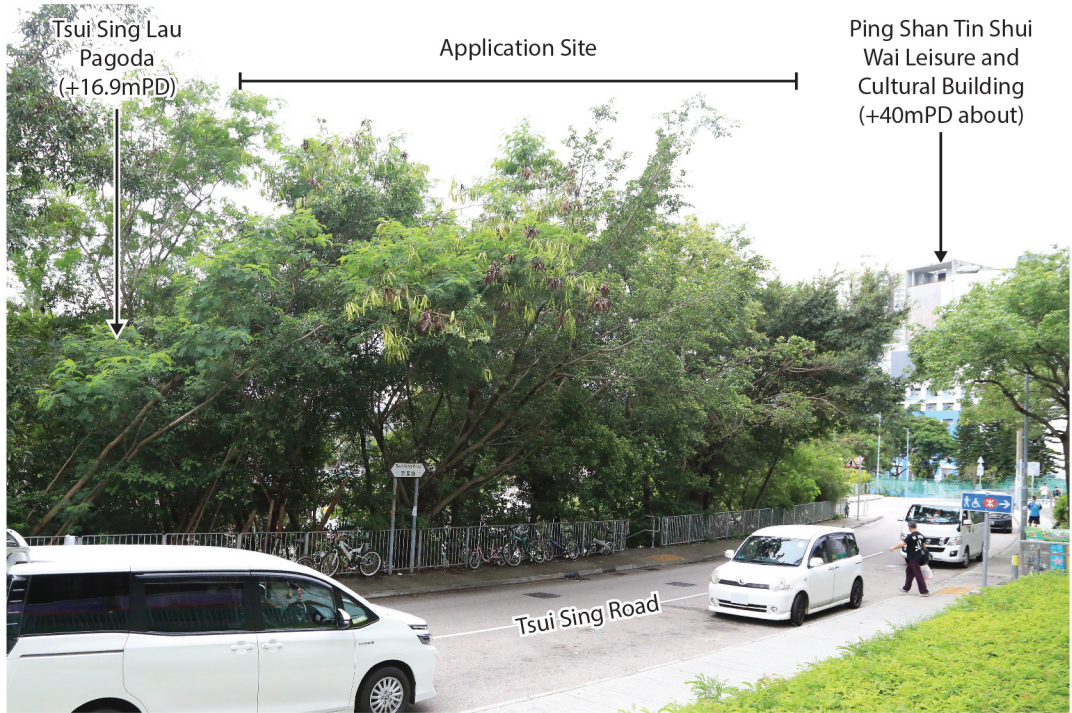
6 Conclusion

- 6.1 A total of 7 VPs are selected for this VIA. Two of which are considered causing slightly adverse visual impact by the Proposed Development, one causing negligible visual impact and four will have no visual impact.
- 6.2 In conclusion, the scale and building height of the Proposed Development is visually compatible with the Tsui Sing Lau Pagoda and the surrounding village type developments. To minimise the likely visual impact and soften the proposed building structure, mitigation measures such as stepped building height, provision of planters and adopting the colour scheme to echo the ambience of the aforesaid heritage and local village developments are proposed (**Figure 9**). With the mitigation measures proposed, the

likely visual impact caused by the Proposed Development would be mitigated to an acceptable level.

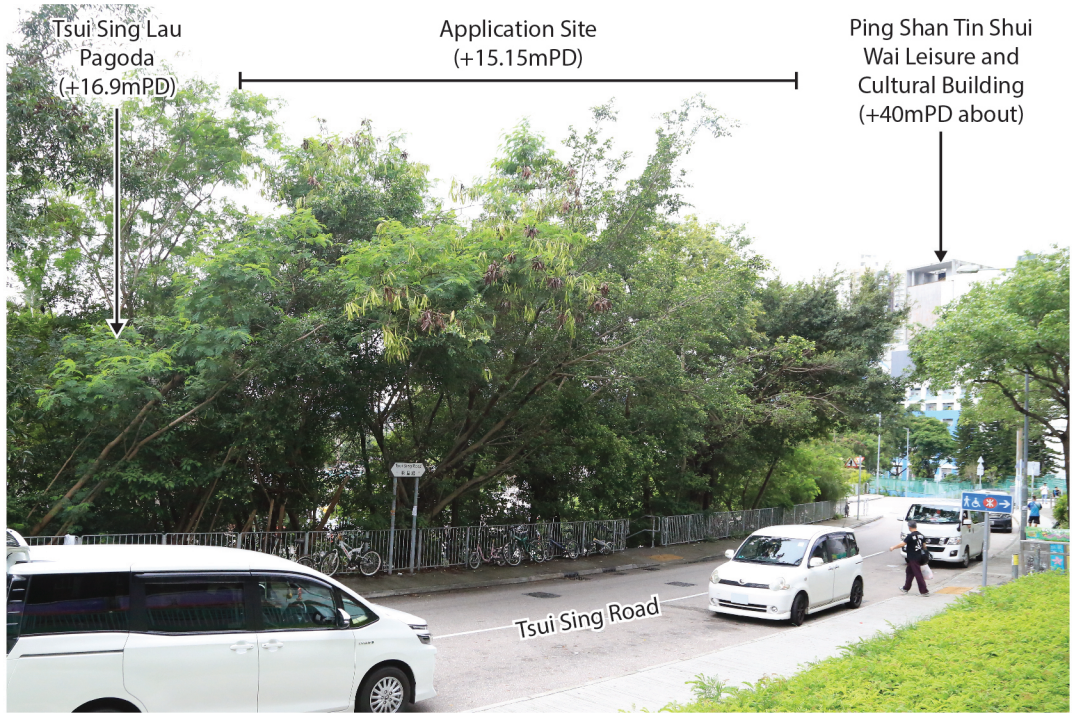
Figures



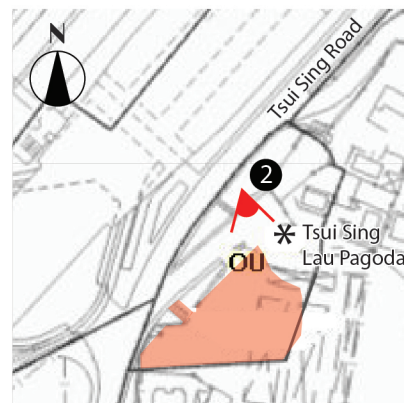


Location Plan (not to scale)

Existing View



With Proposed Development

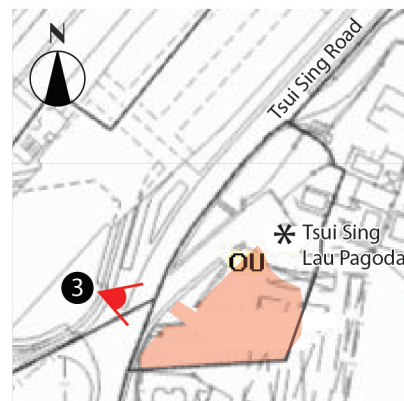
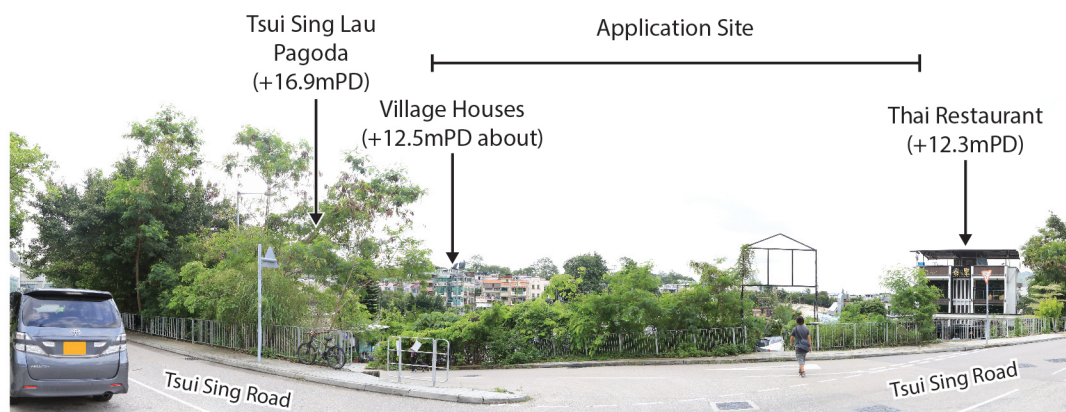


Location Plan (not to scale)

Existing View

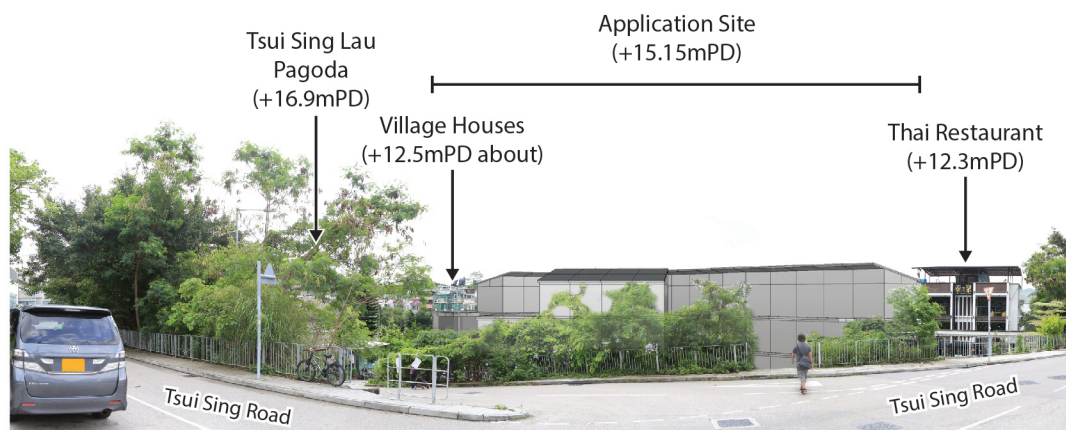


With Proposed Development

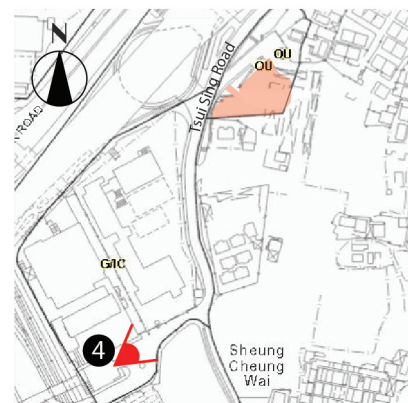
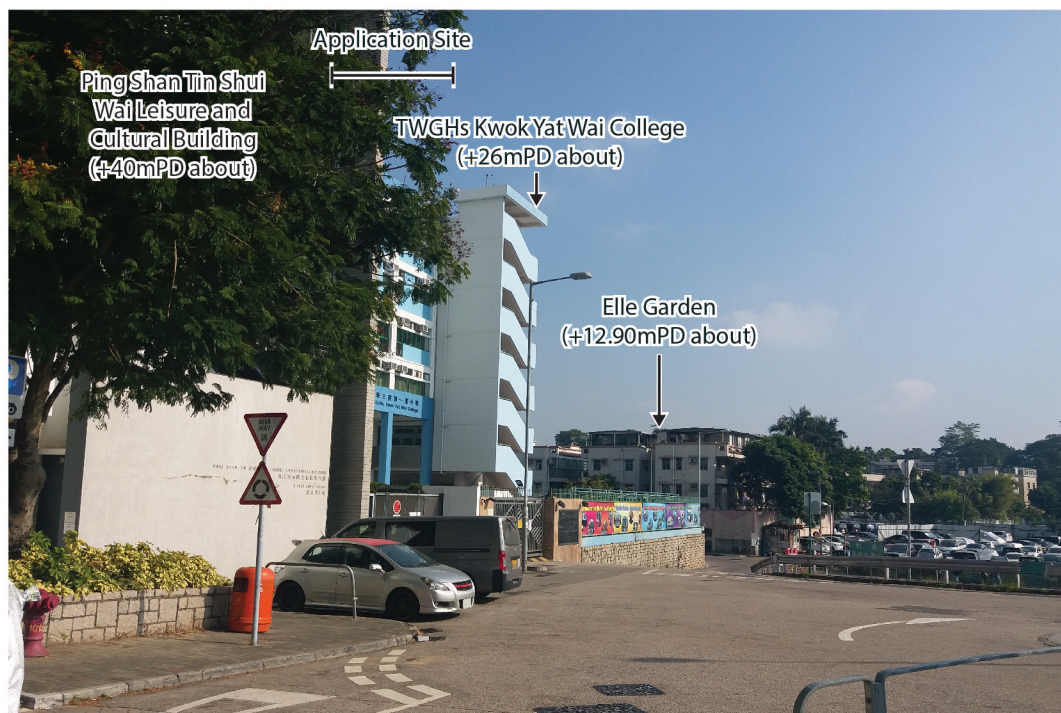


Location Plan (not to scale)

Existing View

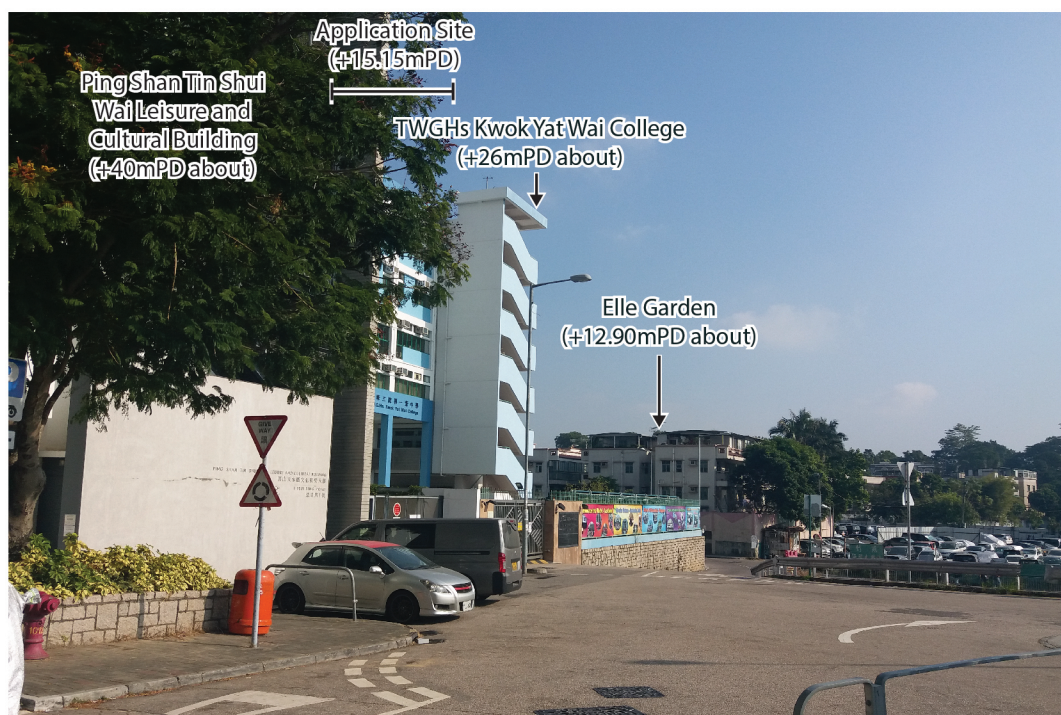


With Proposed Development



Location Plan (not to scale)

Existing View



With Proposed Development

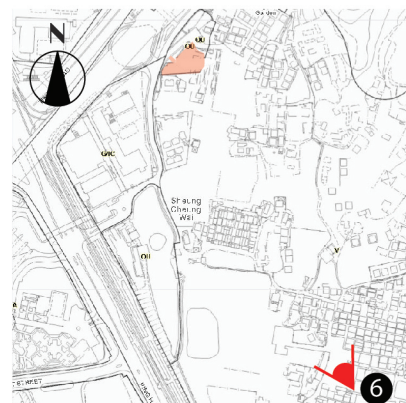


Location Plan (not to scale)

Existing View



With Proposed Development

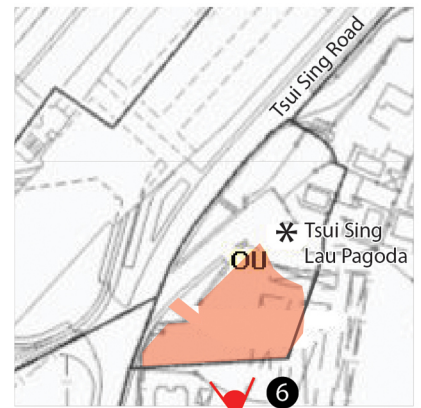


Location Plan (not to scale)

Existing View



With Proposed Development



Location Plan (not to scale)

Existing View



With Proposed Development

Iconic Buildings



Tang Ancestral Hall



Tsui Sing Lau Pagoda



Tin Shui Wai Ping Shan Library

Colour Scheme



Light Grey



Brown



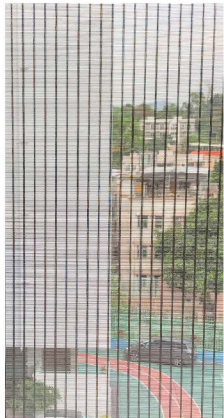
Slategrey



Goldenrod



Green



Silver



Our Ref. : LT21003632
Job Ref. : HKA-P-01573-PLA
Your Ref. : TPB/A/YL-PS/622 and TPB/A/YL-PS/623

13 August 2021

(By Post)

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

Attn : Mr Raymond Kan

Dear Mr Kan,

Re: ***Planning Application No. A/YL-PS/622 (South Site) and A/YL-PS/623 (North and Middle Sites)***
- Further Informaiton

Further to our response to comments dated 12 August 2021, we provide herewith the ground level information as requested by Antiquities and Monuments Office for the Board's consideration.

Should you have any queries, please contact the undersigned at 3589 0682 (minaleung@lwkp.com).

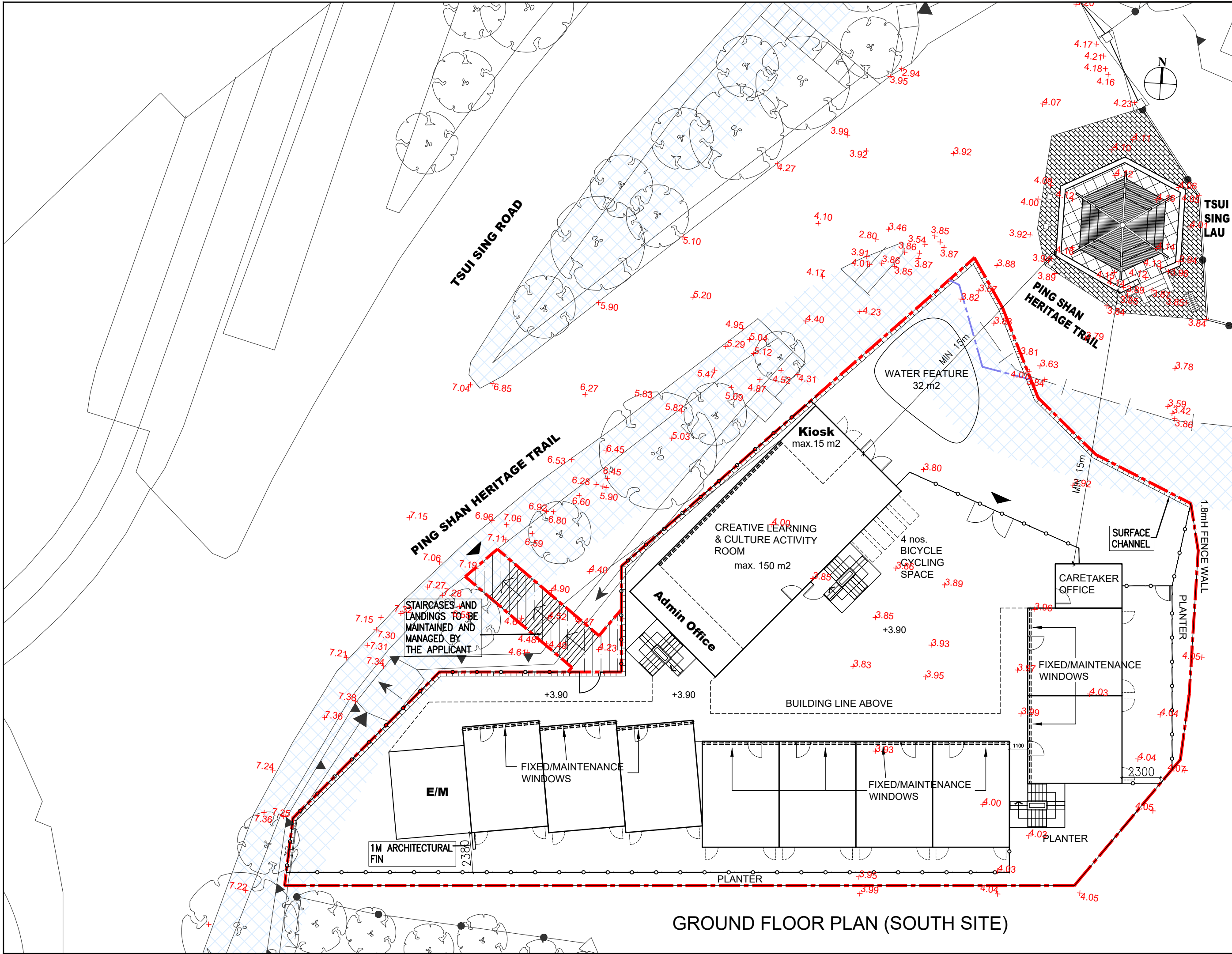
Yours faithfully,
For and on behalf of
LWK & PARTNERS (HK) LTD



Mina Leung
Associate Director

GLT/MSW/wwc

cc. Kent Lee (Town Plnr/Tuen Mun1)
Light Be (Mr. Ricky Yu/Ms. Janet Chow)



- 5m AIR BUFFER ZONE
- FENCE WALL
- SITE BOUNDARY
- SHORT TERM WAIVER LOT
- 1.5m WATER MAINS CLEARANCE ZONE
- +1.00 EXISTING SITE LEVEL AT mPD
- +1.00 PROPOSED DESIGN SITE LEVEL AT mPD

NOTE:
FIXED / MAINTENANCE WINDOWS
WILL BE INSTALLED AT THE
FACADES FACING THE RAIL
TRACKS.

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- Check and verify all dimensions on site.
- Read this drawing in conjunction with the specifications and all other related drawings.
- Notify the Architect immediately of any discrepancy found herein.

Client
LIGHT BE

Project
LIGHT VILLAGE

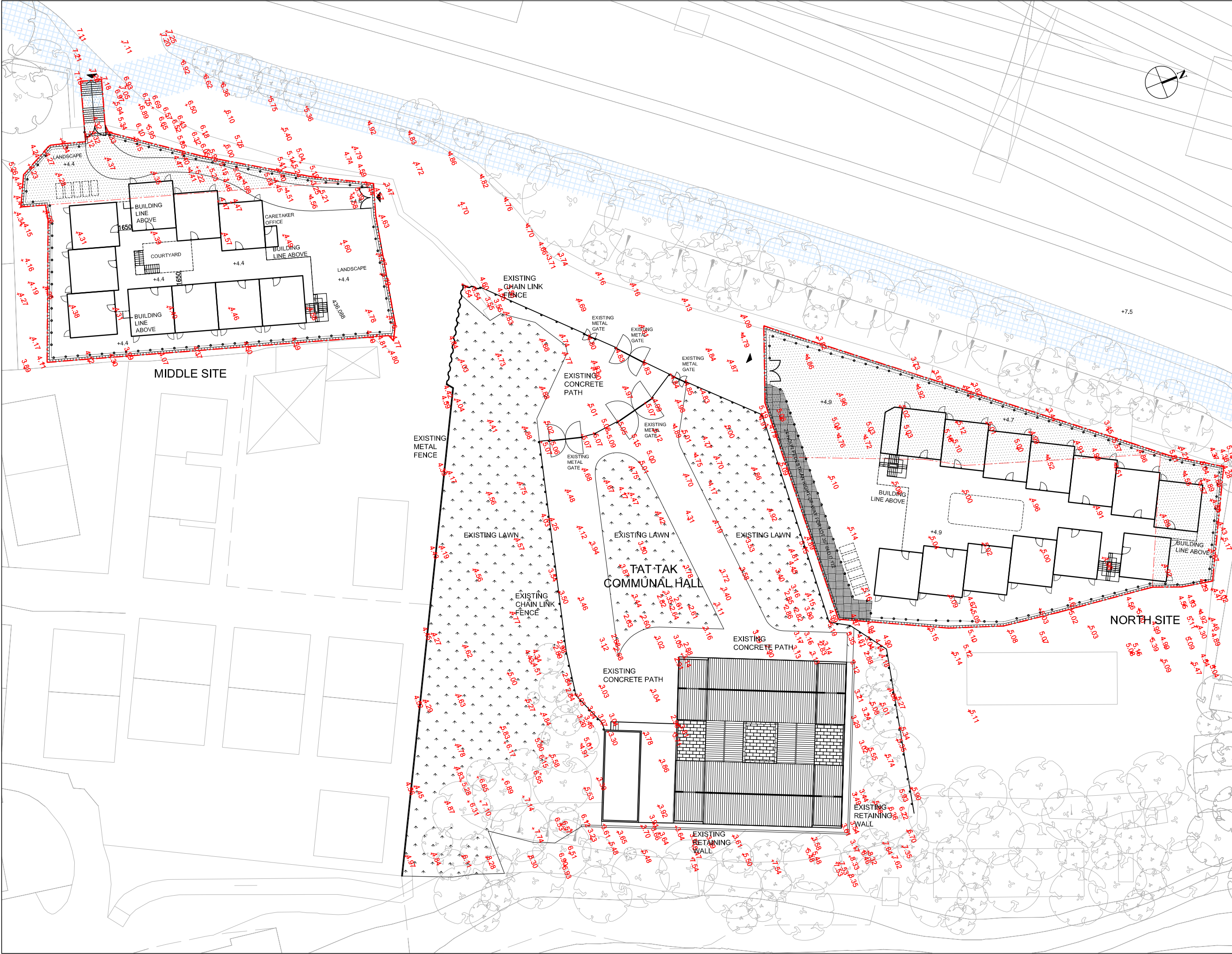
Drawing Title
GROUND FLOOR PLAN
(SOUTH SITE)
- WITH SITE LEVEL

Job No. M3489	Drawing No. GP-02	Revision No. C
Scale 1:200 A3 AUG 2021	Date AUG 2021	CAD Ref.
Drawn DCM	Checked YSC	Approved TC

lwk&partners
architects

15/F, North Tower, World Finance Centre, Harbour City, Tsim Sha Tsui, Kowloon.
T: 852-2574 1633 F: 852-2572 4908 E: lwk@lwkpartners.com
梁黃顧建築師(香港)事務所有限公司
九龍尖沙咀海濱城環球金融中心北座15樓

GROUND FLOOR PLAN (SOUTH SITE)



- 5m AIR BUFFER ZONE
- FENCE WALL
- SITE BOUNDARY
- SHORT TERM TENANCY LOT
- 24-HOUR PEDESTRIAN RIGHT-OF-WAY FOR LOT 357 IN D.D. 122
- EXISTING SITE LEVEL AT mPD
- PROPOSED DESIGN SITE LEVEL AT mPD

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- Notify the Architect immediately of any discrepancy found herein.

Client
LIGHT BE

Project
LIGHT VILLAGE

Drawing Title
MASTER LAYOUT PLAN
(MIDDLE SITE & NORTH)
- WITH SITE LEVEL

Job No.	Drawing No.	Revision No.
M3489	GP-04A	B
Scale	Date	CAD Ref.
1:400 A3	AUG 2021	
Drawn	Checked	Approved
DCM	YSC	TC

lwk&partners
architects

15/F, North Tower, World Finance Centre, Harbour City, Tsim Sha Tsui, Kowloon,
T: 852-2574 1633 F: 852-2572 4906 E: lwk@lwkp.com
梁廣福建築師(香港)事務所有限公司
九龍尖沙咀海濱城環球金融中心北座15樓



Our Ref. : LT21003652
Job Ref. : HKA-P-01573-PLA
Your Ref. : TPB/A/YL-PS/622 and TPB/A/YL-PS/623

17 August 2021

By Post

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

Attn: Mr. Raymond Kan

Dear Mr. Kan,

Re: *Planning Application No. A/YL-PS/622 (South Site)*
- Consolidated Further Information

As request, we provide herewith 30 copies of the consolidated further information of the captioned application for the Board's consideration.

Should you have any queries, please contact the undersigned at 3589 0682 (minaleung@lwkp.com).

Yours faithfully,
For and on behalf of
LWK & PARTNERS (HK) LTD



Mina Leung
Associate Director

cc. Kent Lee (Town Plnr/Tuen Mun1)
Light Be (Mr. Ricky Yu/Ms. Janet Chow)

Planning Applications No. A/YL-PS/622 (South Site)

and No. A/YL-PS/623 (North and Middle Sites)

Proposed Transitional Housing (Light Village), Sheung Cheung Wai, Ping Shan

– Response to Comments (5 March 2021)

Comments	Response																																																											
1. District Planning Officer/Tuen Mun and Yuen Long West, Planning Department (Contact Person: Mr. Kent LEE, Tel: 2158 6362)																																																												
i. Please provide a breakdown of GFA calculation for domestic units and common area (e.g. common corridor, staircase, etc.)	<p>i. In response to the comments from the public, the east wing of the South Site has been converted to a Creative Learning & Culture Activity Room for tenant’s learning activities as well as open to schools for heritage education purpose. The domestic unit provision in the South Site is thus reduced from 30 units to 25 units (see Attachment 1 for the revised layout of the South Site). The revised development parameters of the South Site is tabulated in the below table.</p> <p>Development Parameters – South Site</p> <table><tr><th></th><th>Original Scheme</th><th>Improved Scheme</th></tr><tr><td>Site Area</td><td>1,180m²</td><td>1,180m²</td></tr><tr><td>Plot Ratio</td><td>1.55</td><td>1.48</td></tr><tr><td>Total GFA</td><td>1830 m²</td><td>1,750m²</td></tr><tr><td>- Domestic</td><td>1,817m²</td><td>1,585m²</td></tr><tr><td>- Non-Dom</td><td>13m²</td><td>165m²</td></tr><tr><td>No. of Flats</td><td>30</td><td>25</td></tr><tr><td>Average Flat Size</td><td colspan="2">35 m²</td></tr><tr><td>No. of Block</td><td colspan="2">1</td></tr><tr><td>No. of Storey</td><td colspan="2">Not more than 3</td></tr><tr><td>Building Height</td><td colspan="2">Not more than +16mPD</td></tr><tr><td>Site Coverage</td><td colspan="2">Not more than 60%</td></tr><tr><td>Bicycle Parking Spaces</td><td>0</td><td>4</td></tr></table> <p>The breakdown of GFA for domestic units and common area is summarized in the table below. Please note the GFA breakdown is for reference only and is subject to further design development.</p> <p>GFA Breakdown</p> <table><tr><th>Site</th><th>GFA of Dom. Units (m²)</th><th>GFA of Common Area (m²)</th><th>Non-Dom GFA (m²)</th><th>Total GFA (m²)</th></tr><tr><td>South Site</td><td>25 nos. x 35m² = 875</td><td>710</td><td>165*</td><td>1750</td></tr><tr><td>Middle Site</td><td>32 nos. x 35m² = 1120</td><td>780</td><td>N/A</td><td>1900</td></tr><tr><td>North Site</td><td>38 nos. x 35m² = 1330</td><td>1230</td><td>N/A</td><td>2560</td></tr></table> <p>*Non-dom GFA includes a kiosk (15m²) and a Creative Learning & Culture Activity Room (150m²)</p>		Original Scheme	Improved Scheme	Site Area	1,180m ²	1,180m ²	Plot Ratio	1.55	1.48	Total GFA	1830 m ²	1,750m ²	- Domestic	1,817m ²	1,585m ²	- Non-Dom	13m ²	165m ²	No. of Flats	30	25	Average Flat Size	35 m ²		No. of Block	1		No. of Storey	Not more than 3		Building Height	Not more than +16mPD		Site Coverage	Not more than 60%		Bicycle Parking Spaces	0	4	Site	GFA of Dom. Units (m ²)	GFA of Common Area (m ²)	Non-Dom GFA (m ²)	Total GFA (m ²)	South Site	25 nos. x 35m ² = 875	710	165*	1750	Middle Site	32 nos. x 35m ² = 1120	780	N/A	1900	North Site	38 nos. x 35m ² = 1330	1230	N/A	2560
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Comments	Response
<p>ii. Please advise the expected duration of the operation of transitional housing; the estimated time for population intake; and whether you will submit renewal for planning permission in the future.</p> <p>iii. Please provide a more realistic façade treatment for the photomontages in the visual impact assessment (VIA), for example the building façade from VP-2 in the VIA of the South Site.</p> <p>iv. Please strengthen the illustration of the landscape proposal. Also, please advise whether the existing planters/roadside trees which falls outside the application sites will be maintained by the applicant.</p> <p>v. Besides, for A/YL-PS/622 (South Site), grateful if you could provide cross-section drawings showing the change in building height profile in respond to Tsui Sing Lau Pagoda; a revised artist impression showing the kiosk; and amend the discrepancy of floor level between the floor plan and section.</p>	<p>ii. While the application is on a temporary basis, the applicant anticipates that the operation of the transitional housing will be for a period of 10 years and will submit renewal application if the current application is approved.</p> <p>iii. The relevant photomontages in the VIA ie. VP2, VP3, VP7 of the South Site and VP1, VP2, VP3 of the North & Middle Sites are revised with anticipated façade treatment and attached in Attachment 2.</p> <p>iv. The proposed landscape proposal aims to provide a balance and suitable living environment for the future residents with a series of outdoor courtyard spaces and covered landscape area. The water feature at the South Site entrance and the adjacent newly added front yard would also add softness to the proposed development.</p> <p>The landscape design aims to maximise opportunities to preserve and enhance the existing landscape context. In particular, retain existing trees with integration of new planting mix including native shrub, ground cover and climber species to enhance the greening and screening effect while provide visual connectivity where possible to the surrounding environment.</p> <p>The existing planters/roadside trees which fall outside the application sites will not be maintained by the applicant.</p> <p>v. Relevant section plan, floor plan and revised artist impression for the South Site are enclosed in Attachment 1.</p>

Comments	Response															
2. Commissioner for Transport (Contact Person: Mr. Wilson MAN, Tel: 2399 2422)																
The applicant should provide bicycle parking spaces within the application sites, at a ratio of 1 bicycle parking space per 7.5 flats or more.	<p>Noted. The provision of bicycle parking spaces for the South Site and the North & Middle Sites is summarised in the below table and shown in the Ground Floor Plan of the South, North and Middle Site (Attachment 3).</p> <p>Provision of bicycle parking spaces</p> <table><tr><th>Site</th><th>No. of Unit</th><th>No. of Bicycle Parking Space ⁽³⁾</th></tr><tr><td>South Site ⁽¹⁾</td><td>25</td><td>4</td></tr><tr><td>Middle Site ⁽²⁾</td><td>32</td><td>5</td></tr><tr><td>North Site ⁽²⁾</td><td>38</td><td>6</td></tr><tr><td>Total</td><td>100</td><td>15</td></tr></table> <p>Note: (1) TPB No. A/YL-PS/622 (2) TPB No. A/YL-PS/623 (3) at rate of 1 space per 7.5 units</p>	Site	No. of Unit	No. of Bicycle Parking Space ⁽³⁾	South Site ⁽¹⁾	25	4	Middle Site ⁽²⁾	32	5	North Site ⁽²⁾	38	6	Total	100	15
Site	No. of Unit	No. of Bicycle Parking Space ⁽³⁾														
South Site ⁽¹⁾	25	4														
Middle Site ⁽²⁾	32	5														
North Site ⁽²⁾	38	6														
Total	100	15														
3. Chief Engineer/Construction, Water Supplies Department (Contact Person: Ms. Agnes CHIM, Tel: 2152 5759)																
<p>i. No objection to the proposal.</p> <p>ii. For application No. A/YL-PS/622 (South Site), existing water mains will be affected (see attached plan). The cost of any necessary diversion shall be borne by the proposed development.</p> <p>iii. In case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5m from the centerline of the water mains shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works.</p> <p>iv. No trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water mains shown on the plan.</p> <p>v. The Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site.</p>	<p>i. Noted.</p> <p>ii. Noted. It is confirmed that no structure is proposed in the northern end of the South Site near the water mains.</p> <p>iii. Noted. A waterworks reserve within 1.5m from the centerline of the water mains will be provided for WSD’s future maintenance.</p> <p>iv. Noted.</p> <p>v. Noted.</p>															

Comments	Response																																												
4. Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department (Contact Person: Mr. Kenneth HO, Tel: 2762 4953)																																													
<p>i. The Site falls within the railway protection boundary of the West Rail Line. As the operation of the existing railway system is not under his jurisdiction, the applicant should consult MTRCL with respect to operation, maintenance, safety and future construction of the existing railway network with reference to the procedures in PNAP APP-24 and DEVB TC(W) No. 1/2019 for private and public works respectively.</p> <p>ii. It is noted that the impact to road traffic due to the proposed temporary transitional housing development has been assessed in the TIA of the submission. As the proposed transitional housing development is aimed for non-car-owning families and they are presumed to take public transport, the applicant should ensure that there will be no adverse impact to the existing transport network (including railway). Also, it is noted that TIA has only catered for the subject application, the applicant should take into account the cumulative effect of the similar planning application (No. A/YL-PS/622 or 623) in close proximity to review the overall impact.</p>	<p>i. Noted. After the planning applications have been approved and during the detailed design stage and construction stage, the Applicant will consult MTRCL on the building works located within the railway protection area.</p> <p>ii. The South Site (A/YL-PS/622) and the North & Middle Sites (A/YL-PS/623) consist only 25 and 70 small-sized transitional housing units, i.e. a total of 95 units. The expected increase in population is around 300 persons.</p> <p>The cumulative traffic generation associated with the South Site and North & Middle Sites (extracts from the Traffic Review reports submitted to TPB on 13th November 2020) are summarized in the below table.</p> <p>Cumulative Traffic Generation</p> <table><tr><th rowspan="3">Site</th><th rowspan="3">No. of Unit</th><th colspan="6">Traffic Generation (pcu/hr)</th></tr><tr><th colspan="3">AM Peak Hour</th><th colspan="3">PM Peak Hour</th></tr><tr><th>IN</th><th>OUT</th><th>2-way</th><th>IN</th><th>OUT</th><th>2-way</th></tr><tr><td>South ⁽¹⁾</td><td>25</td><td>0.7</td><td>0.8</td><td>1.5</td><td>0.6</td><td>0.5</td><td>1.1</td></tr><tr><td>North & Middle ⁽²⁾</td><td>70</td><td>1.9</td><td>2.4</td><td>4.3</td><td>1.8</td><td>1.4</td><td>3.2</td></tr><tr><td>Total</td><td>95</td><td>2.6</td><td>3.2</td><td>5.8</td><td>2.4</td><td>1.9</td><td>4.3</td></tr></table> <p>Note: (1) TPB No. A/YL-PS/622 (2) TPB No. A/YL-PS/623</p> <p>The two transitional housing projects are aimed for non-car-owning families and low-income households. As shown in the above table, the South Site and the North and Middle Sites with a total of 95 flat units, are expected to generate negligible traffic of only 5.8 and 4.3 pcu (2-way) during the AM and PM peak hours.</p> <p>Similar to the findings of the Traffic Impact Review, the cumulative traffic impact on the local road network, resulted from the South Site and the North and Middle Sites, is also negligible.</p> <p>According to the Government Press Release on “Loading of trains of West Rail Line”, the maximum carrying capacity of MTR West Rail Line was around 56,200 persons per hour (pph).</p>	Site	No. of Unit	Traffic Generation (pcu/hr)						AM Peak Hour			PM Peak Hour			IN	OUT	2-way	IN	OUT	2-way	South ⁽¹⁾	25	0.7	0.8	1.5	0.6	0.5	1.1	North & Middle ⁽²⁾	70	1.9	2.4	4.3	1.8	1.4	3.2	Total	95	2.6	3.2	5.8	2.4	1.9	4.3
Site	No. of Unit			Traffic Generation (pcu/hr)																																									
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Comments	Response
	<p>Reference is made to the Travel Characteristics Survey (TCS), where each resident makes an average 1.83 mechanised trips daily, and the AM and PM peak hours accounted for some 12% of the daily trips respectively. Assuming that all residents from the South Site and the North and Middle Sites, use the railway, passenger demand during the AM and PM Peak hours is 66 persons/hr (= 300 persons × 1.83 trips/person/day × 12%)</p> <p>The anticipated increase of 66 persons/hr is equivalent to only <u>0.12%</u> of the maximum carrying capacity of the MTR West Rail Line (= 66 ÷ 56,200), which is <u>negligible</u>.</p>
<p>5. District Lands Officer/Yuen Long, Lands Department (Contact Person: Mr. Calvin LEUNG, Tel: 2443 3010)</p>	
<p>A/YL-PS/622 (South Site)</p> <p>i. For Executive Summary, paras. 1.2.3, 2.1.1, 3.1.2 and 3.1.5, etc. the applicant is required to clarify if that piece of Government land at northwest side is included in the application area of 1,180m² as mentioned in the submission, the actual area of the South Site including private lots and Government land concerned will be subject to further verification.</p> <p>ii. The registered owner of the private lots has submitted an application to LandsD for a Short Term Waiver covering the private lots concerned to implement the Light Village project.</p> <p>iii. In order to rationalize the site boundary as to have better management of adjacent unallocated and unleased government land (UUGL) to the South Site (area coloured green in the location plans at Appendix I), the applicant is advised to consider including that part of UUGL to the northwest of the South Site (area coloured green in the location plans at Appendix I) in the application site and apply for a Short Term Tenancy of the Government land concerned for the Light Village project.</p> <p>iv. Tree removal and compensation proposal is noted in para. 3.1.4. As there is no tree preservation clause under the lease(s) which the lots are held, LandsD will</p>	<p>i. The application site area of 1,180m² includes the private lots 387 S.B ss.1 RP, 387 S.B ss.4 and 387 S.B RP in D.D. 122 and the adjoining Government land as shown in the Lot Index Plan attached to the Planning Statement submitted. Noted that the actual site area will be subject to further verification.</p> <p>ii. Noted.</p> <p>iii. Noted. The applicant has no objection for the inclusion of adjacent UUGL to the South Site. This can be proceeded at later stage together with the application of other short term tenancy and short term waiver lots.</p> <p>iv. Noted.</p>

Comments	Response
<p>handle any proposed tree removal/felling proposal within the South Site according to the established procedure.</p> <p>v. To facilitate further processing of the STW applications, the applicant is advised to indicate the temporary vehicular access points for construction vehicles in the subject application and their STW applications.</p>	<p>v. The figure indicating the temporary vehicular access points for construction vehicles is enclosed in Attachment 4.</p>
<p>A/YL-PS/623 (North and Middle Sites)</p> <p>i. For Executive Summary, paras. 2.1.1, 3.1.2 and 3.1.4, etc. the applicant is required to clarify if two pieces of Government land are included in the application area of 2,230m² as mentioned in the submission, the actual area of the application site including private lots and Government land concerned will be subject to further verification.</p> <p>ii. The registered owner of the private lots has submitted an application to LandsD for a Short Term Waiver covering the private lots concerned and a Short Term Tenancy covering Government land to implement the Light Village project.</p> <p>iii. A landscaping proposal is noted in Figure 3.6 with removal and compensation of trees involved. Subject to approval of the said submission, any tree preservation and removal proposal will be handled by this office as per the established procedure.</p> <p>iv. To facilitate this office's further processing of STT and STW application, the applicant is advised to clearly indicate the temporary vehicular access points for the construction vehicles be provided in both North Site and Middle Site in the subject application and STT/STW applications.</p> <p>v. Noting the applicant proposed a 24-hour pedestrian access within the North Site for the adjoining Lot No. 357 in D.D. 122 in Figure 3.2, the applicant is reminded to provide proper maintenance and management for the Pedestrian Access.</p>	<p>i. The application site area of 2,230m² has included the private lots 360 and 377 in D.D. 122 and the adjoining Government Land as shown in the Lot Index Plan attached to the Planning Statement submitted. Noted that the actual site area will be subject to further verification.</p> <p>ii. Noted.</p> <p>iii. Noted.</p> <p>iv. The figure indicating the temporary vehicular access points for construction vehicles is enclosed in Attachment 4.</p> <p>v. Noted.</p>

Comments	Response
<p>6. Chief Town Planner/Urban Design and Landscape (Urban Design Unit), Planning Department (Contact Person: Ms. Elizabeth NG, Tel: 2231 5067)</p>	
<p>A/YL-PS/622 (South Site)</p> <p>(i) VP2 in Figure 3 – The proposed development is quite visible to this VP and the existing openness would be significantly altered by proposed building mass. Please re-examine the result of “slightly adverse”.</p> <p>\</p> <p>(ii) VP3 in Figure 4 – Obviously the proposed development would lead to slight changes of the existing sky view. The result of “negligible” should be reassessed to reflect such changes.</p> <p>(iii) Mitigation measures in Para. 6.2 – The effectiveness of proposed mitigation measures such as aesthetic colour scheme in Figure 9, etc. should be illustrated in all photomontages if they are proposed to improve visual quality.</p> <p>(iv) Tsui Sing Lau Pagoda – The applicant should consider to add a viewpoint to assess any visual implications on the pedestrian/visitors near Tsui Sing Lau Pagoda.</p>	<p>i. It is agreed that there is room for improvement. To mitigate the visual impact, building block set back and stepped height design facing the pagoda are proposed. To further minimize the visual impact and improve visual openness, the east wing of the building block is now reduced from 3-storey to 1-storey. The improved scheme allows a more open sky view, a larger water feature and a spacious front yard as compared to the original proposed scheme. With the building setback and water feature at the entrance, as well as the wood and stone colour scheme which echoes the ambience of the pagoda, the visual impact from VP2 would be mitigated to a more acceptable level.</p> <p>ii. As shown in the photomontage of VP3, the proposed development (15.15mPD) is of comparable height to the Thai Restaurant (12.3mPD), the nearby village houses (12.5mPD) and the Pagoda (16.9mPD). It would only bring to slight change to the existing sky view whilst a large portion of the proposed development being screened by the existing vegetation. With the improved scheme, the east wing of the building block has been reduced from 3-storey to 1-storey which the building mass has been further reduced and the village houses at the back could be seen. Hence, very little visual changes would be resulted and there would be no significant visual effects to the VSRs. Considering the transient nature of VP3, the visual impact is considered negligible.</p> <p>iii. Relevant photomontages for VP2, VP3 and VP7 of the South Site are revised and enclosed in Attachment 2.</p> <p>iv. A viewpoint taken from Tsui Sing temporary car park (VP8) is added. VP8, located about 70m from the South Site, is a short distance view overlooking the pagoda and the Thai Restaurant. The lower part of the Thai Restaurant is being blocked by the fence wall of Elle Garden. Further back is the Ping Wu Garden with Tin Shui Wai MTR Station, Tin Yiu Estate and open sky view as the backdrop. There are existing temporary structures that have blocked the lower part of the pagoda. The VSRs are mainly the car park users tended to have short stay, viewer population and visual sensitivity of</p>

Comments	Response
<p>A/YL-PS/623 (North and Middle Sites)</p> <p>(v) VP1 in Figure 2 – Comparing with the existing view, the proposed development will inevitably block the existing green scene. The applicant should re- examine the result of “slightly adverse” to this change and consider to assess whether the spacious view at entrance of Tat Tak Communal Hall would adequately be distorted.</p> <p>(vi) VP2 in Figure 3 – The proposed development is perceivable and will diminish the existing sky view. The result of “negligible” should be reassessed to reflect this change.</p> <p>(vii) Mitigation measures in Para. 6.2 – The effectiveness of proposed mitigation measures such as aesthetic colour scheme in Figure 9, etc. should be illustrated in all photomontages if they are proposed to improve visual quality.</p>	<p>VP8 is considered low.</p> <p>As shown in the photomontage – VP8 (South Site) (Attachment 2), lower portion of the proposed development would be blocked by the existing temporary structure. The pagoda could be viewed from this VP though its lower portion is also blocked by the existing temporary structure. The scale and height of the proposed development is compatible to the Thai Restaurant, the pagoda and the Tin Shui Wai Station. It is considered that there is a slight change to the existing view. The visual impact is thus considered slightly adverse. There will be limited visual impact on the car park users due to their short stay. To minimize the visual impact, the colour scheme to echo the ambience of the pagoda and the nearby village houses would be adopted.</p> <p>v. It is agreed that the existing green scene would be blocked by the proposed development. Considering that the proposed development would not cause to obstruction of the Tat Tak Community Hall and the transient nature of the VSRs, the visual impact is considered moderately adverse.</p> <p>vi. As shown in the photomontage of VP2, the proposed development would only block a small part of the sky view which could be viewed between a narrow gap of Ping Yan Court and the existing trees. The proposed development is of comparable height and in harmony with the surrounding village developments such as Ping Wu Garden. With the Ping Yan Court as the backdrop, no significant visual change would be resulted by the proposed development. Hence the visual impact is considered negligible.</p> <p>vii. Relevant photomontages for VP2, VP3 and VP7 of the North & Middle Sites are revised and enclosed in Attachment 2.</p>

Comments	Response
<p>7. Comments from Director of Environmental Protection: (Contact Person: Mr. Chris KWOK, Tel: 2835 1091)</p>	
<p>1. He has no objection to both applications. Nonetheless, the applicant should provide the following further information on the noise impact assessment in the submitted Environmental Assessment of the applications:</p> <p>A/YL-PS/622 (South Site)</p> <p>2. The applicant should clarify the potential railway noise impact from West Rail and Light Rail is addressed qualitatively in S.6.3 & 6.4 of the planning statement. S.6.3 mentioned that fixed/maintenance windows will be located at the facade Screening provided by the parapet at the curved track segments LN5-LN10 and LS5-LS10 have been considered in the calculations. There is no parapet at the curved track segments LN16-LN18 and LS15-LS17. facing the LRT track. However, such windows are not shown in any of the figures in the planning statement. As we requested in Sep 2020, the applicant should confirm if there is any openable windows for ventilation facing West Rail and Light Rail tracks.</p> <p>3. Any possible squeal noise from LRT, having regard to any squeal noise heard during the on-site measurement, distance from NSRs to curved track and the any screening provided by the parapet of the curved section.</p> <p>A/YL-PS/623 (North and Middle Sites)</p> <p>4. S.2.3.5 - The last sentence regarding the averaged measured Sound Exposure Levels were used as a basis for the West Rail and Light Rail noise measurement is not factually correct. Reference Sound Exposure Levels in “West Rail Operation Noise Assessment Report” prepared by MTRCL in July 2015 have been used for West Rail in the current assessment.</p> <p>5. Table 2-4 - The Sound Exposure Level and Lmax for LRT segments shown in Table 2-4 do not tally with that in the sample calculation shown in its Appendix</p>	<p>1. Noted.</p> <p>2. Fixed/maintenance windows to be installed at the façade facing the rail tracks are indicated in the layout plan in Attachment 1.</p> <p>3. There was no noticeable squeal noise heard on-site. Moreover South Site has no line of sight to the rail tracks.</p> <p>4. Noted. Reference has been taken from previous approved MTR study (AEIAR-203/2016).</p> <p>5. Table 2-4 is revised and enclosed in Attachment 5.</p>

Comments	Response
<p>2.1 and the submitted excel noise prediction files. Please ensure consistency.</p> <p>6. Any possible squeal noise from LRT, having regard to any squeal noise heard during the on-site measurement, distance from NSRs to curved track and the any screening provided by the parapet of the curved section.</p>	<p>6. There was no noticeable squeal noise heard during on-site measurement. If any squeal noise was presence during the measurement, it would be reflected in the measured noise levels.</p>
<p>The following departments have no comment on/no objection to the applications:</p> <ul style="list-style-type: none"> a. Director of Food and Environmental Hygiene b. Director of Leisure and Cultural Services c. Director of Fire Services d. Chief Building Surveyor/New Territories West, Buildings Department e. Commissioner of Police f. Chief Highway Engineer/New Territories West, Highways Department g. Director of Electrical and Mechanical Services 	<p>Noted.</p>

Public Comments	Responses
<p>1. 交通問題</p> <p>a. 增加車輛流量導致交通擠塞問題。</p>	<p>a. Since the application site is in close proximity to the Tin Shui Wai MTR Station and well served by light rail and buses/minibuses and the projects are aimed for non-car owning families. Hence, the proposed development would not induce additional traffic to the local road network.</p>
<p>2. 文化文物保育</p> <p>a. 地盤距離香港現時唯一的古塔、法定古蹟聚星樓只有一路之隔, 距離最多只有 4 至 5 米。</p> <p>b. 古塔能否抵禦在只有 5 米左右距離的地方開展大型工程所帶來的震動。</p> <p>c. 建築群會把現時屏山文物徑上璋圍段大部份範圍屏蔽, 原本從天水圍輕鐵站和西鐵站 E3 出口容易看到的達德公所和聚星樓將會被遮擋起來。</p> <p>d. 文化活動室只有 13 平方米, 只佔整個項目的總樓面面積 0.71% - 實在用途不大。</p>	<p>a. In order to maintain a spacious distance from the pagoda, the proposed development has been set back as far as possible. As shown in Attachment 1, a minimum distance of 15m at ground level are allowed between the pagoda and the proposed development.</p> <p>Apart from the building set back, stepped building height design is also adopted so that the distance between the pagoda and the proposed development's west and east wings could be maximised to 20m and 25m respectively at first floor level and above. The water feature and the newly added front yard are accessible to the general public/visitors of the heritage trail.</p> <p>b. The Applicant concurred that the pagoda is an important heritage, an invaluable asset to the community that need to take specific precautions in particular during construction stage. The Applicant would ensure that any construction works on site would be carried out with special care such that no impact would be imposed on the pagoda. The construction of the proposed development would be undertaken without involving massive piling or site formation works.</p> <p>c. Sensitive viewers or prominent viewing points have been accessed in the Visual Impact Assessment. The pagoda and Tat Tak Communal Hall are not visible from long distance view such as the Tang Ancestral Hall and Yeung Hau Temple. For Tin Shui Wai Station Exit E3, the pagoda is being shielded by existing roadside vegetation and hence is invisible. The upper portion of Tat Tak Communal Hall, barely visible from Exit E3, would be blocked by the proposed development. The visual impact is considered slightly adverse. The proposed development would be largely screened by existing trees. Any likely visual impact would be minimised by softening the building structure using the wood and stone colour tone, which blend in well with the surrounding environment.</p> <p>d. A kiosk of 13m² was originally proposed as a convenience store selling daily necessity goods for the residents' convenience. It was planned to be opened to public visitors too. Under the improved scheme, the kiosk with a slightly enlarged area of 15m² is proposed</p>

<p>e. 在聚星樓的前方設置一個水池是一個很好的構思,但水池的面積必須要夠大,否則就不能與作為「筆」的聚星樓相呼應。</p>	<p>To help promote heritage and cultural activity, the Applicant took the initiative to provide a Creative Learning & Culture Activity Room at the east wing of the South Site. Hence the housing provision in the South Site would be decreased from 30 to 25 units. The provision of a Culture Activity Room of 150m² would be big enough for a gathering of about 50 persons.</p> <p>To support cultural activities, the Applicant would not only hosting creative learning activities for tenants, but also open the Culture Activity Room to schools so that they could book it and organize cultural educational activities related to the Ping Shan Heritage Trail.</p> <p>The proposed kiosk (convenience store) would be placed at a convenient location and accessible by the public.</p> <p>e. To facilitate the appreciation of the pagoda, the Applicant took the initiative to provide a water feature at the entrance of the South Site in order to commemorate the Chinese writing brush and ink as part of the heritage feature. Despite of site constraint and the requirement to provide a 1.5m watermain reserve at the northern part of the South Site, the water feature is enlarged under the improved scheme which is of comparable size to the pagoda.</p> <p>The enlarged water feature would be more eye pleasing and make people easier to associate it with the brush and ink setting (筆墨互相呼應格局).</p> <p>The water feature could also serve as a vantage point of the pagoda</p> <p>By doing the above, the Applicant aims at achieving the following planning gain and minimizing any adverse impact:-</p> <ul style="list-style-type: none"> - The newly added front yard with water feature at the entrance of the South Site could serve as an easily accessible gathering point for group visitors. - The Creative Learning & Culture Activity Room could serve as teaching room for students who visit the heritage trail. - The water feature could serve as a vantage point of the Pagoda. - The improved design with kiosk, water feature and activity room, could better serve the user of the heritage trail.
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	<ul style="list-style-type: none"> - The improved design with extra open space (front yard) could add distance/buffer between pagoda and the south block ie. at least 15m at ground level and 20m at 1/F level. - The improved design could improve visual permeability and visual openness as shown in the photomontage of VP2, VP3, VP7 and VP8 of the South Site. - The improved design could better balance the social purpose and the planning intention of the zone.
<p>3. 永續臨時批准</p> <ul style="list-style-type: none"> • 即使租約的期限少於 3 年,只要租約的到期日跟臨時申請的批准的到期日不一致,就有很大的機會發生此等「永續臨時許可」的可能性。 • 有理由相信 622 的發展年期最少同為七年。 	<p>3. While the application is on a temporary basis, the applicant anticipates that the operation of the transitional housing will be for a period of 10 years and will submit renewal application if the current application is approved.</p>

Planning Applications No. A/YL-PS/622 (South Site)
and No. A/YL-PS/623 (North and Middle Sites)
Proposed Transitional Housing (Light Village), Sheung Cheung Wai, Ping Shan
– Response to Comments (7 April 2021)

Comments	Response
<p>1. Comments from Director of Environmental Protection: (Contact Person: Mr. Chris KWOK, Tel: 2835 1091)</p>	
<p>We have no objection to both applications, subject to the confirmation from the applicant as mentioned in para. 2 that there will be no openable windows for ventilation facing West Rail & Light Rail tracks. Please also ask the applicant to provide revision with respect to our comment in para. 3.</p> <p><u>South Site (A/YL-PS/622)</u></p> <p>a. R-t-C Item 2 - The R-t-C claimed that fixed/maintenance windows to be installed at the facade facing the railway tracks are indicated in the layout plan in Attachment 1. However, there is no such windows indicated in the layout plan in Attachment 1 attached with the R-t-C. Pls revise the layout plan to show the fixed/maintenance windows and confirm if there is any openable windows for ventilation facing WRL & LRT tracks.</p> <p><u>Middle & North Sites (A/YL-PS/623)</u></p> <p>b. R-t-C Item 4 - We previously pointed out that the last sentence of S.2.3.5 regarding the averaged measured SELs were used as a basis for the WRL and LRT noise measurement is not factually correct, as reference SEL in “West Rail Operation Noise Assessment Report” prepared by MTRC in July 2015 have actually been adopted for WRL in the current assessment. While the R-t-C noted our comments, the revised paragraph is not provided.</p>	<p>a. The revised layout plans showing the fixed windows are enclosed.</p> <p>b. The revised paragraph is provided below:-</p> <p>S. 2.3.4 On-site noise measurements have been conducted for rolling noise of LRT while the source term of WRL is referenced from previous approved MTR study (AEIAR-203/2016). The noise measurement locations are presented in Figure 2.1.</p> <p>S.2.3.5 During the noise measurement, background noise was contributed by road traffic of Tsui Sing Road and Tin Fuk Road. The measured noise levels have been adjusted to discount the effect of the background noise. The Leq level recorded during the same period without the LRT are regarded as the background noise level and deducted to</p>

Comments	Response
	<p>determine the noise level due to railway noise only. The noise level of each train has been converted to SEL. The average SEL has been used as a basis for the LRT noise assessment.</p>
<p>2. Comments of CTP/UD&L, PlanD (Contact Person: Ms. Elizabeth NG (Tel: 2231 5067) dated 23.3.2021</p>	
<p><u>A/YL-PS/622</u></p> <p>(a) Comparing with Drawing No. GP – 12, the roof level in mPD in Drawing No. GP – 04 should clearly be annotated.</p> <p>(b) Under the revised scheme, as viewed from the newly added VP8 from the south of the site, although the proposed development would not obstruct the declared monument Tsui Sing Lau Pagoda, it would still dominate the visual composition and overshadow the Pagoda to a certain degree. While viewing from VP2, the proposed development is less massive on the Pagoda as compared to the original scheme. Moreover, viewing from VP3 and VP7, the visibility of some village houses and the Tsui Sing Lau Pagoda and their surrounding visual resources could be improved comparing with the original scheme.</p> <p>(c) Regarding the sensitivity of VP8, although the car park users tend to have short stay, their view towards the declared monument is considered valuable and should be preserved as far as possible. As such, the proposed sensitivity of low should be considered to review.</p> <p>(d) R-to-C Item 6(i) – Despite the new building setback at the east wing is proposed, considering the visual sensitivity of VP2 and the existing openness would still be significantly altered by the proposed building mass, we would reiterate that the result of “slightly adverse” for VP2 in Figure 3 should be re-examined. Alternatively, the applicant should supplement any greenery measures to soften the image of wall effects.</p>	<p>a. Roof level added in the attached Drawing No. GP – 04.</p> <p>b. Noted.</p> <p>c. For VP8, park users have direct views of the pagoda, viewers sensitivity is thus considered as medium. Whilst duration of view is short and viewer population is considered low.</p> <p>d. The visual impact of VP2 (South Site) is re-rated as moderately adverse. With the building setback, water feature and spacious front yard at the entrance, as well as the wood and stone colour scheme which echoes the ambience of the pagoda, it is envisaged that the visual impact from VP2 would be mitigated to an acceptable level.</p>

Comments	Response
<p><u>A/YL-PS/623</u></p> <p>(e) R-to-C item 6(vi) – Upon reviewed the applicant’s justification, we would reiterate our comments that the proposed development would apparently cause visual obstruction to the existing skyview. The applicant should reconsider adjusting the result from “negligible” to “slightly adverse”. In addition, the applicant should also further elaborate how the proposed mitigation measures would address the potential visual impact.</p> <p>(f) R-to-C item 6(vii) – Please provide textual discussion to show the effectiveness of proposed mitigation measures in the photomontages of VP3 of the North & Middle Sites.</p>	<p>e. Though the Proposed Development would only obstruct a thin gap of skyview between Ping Yan Court and the existing trees, the visual impact of VP2 (North & Middle Sites) is re-rated as slightly adverse. To minimize the likely visual impact and soften the proposed building structure, mitigation measures such as adopting the colour scheme ie. light grey and brown etc are proposed. This would echo the ambience of the pagoda and Tat Tak Communal Hall. The scale and building height of the Proposed Development would be visually compatible with the surrounding local village developments.</p> <p>f. To minimize the likely visual impact and soften the proposed building structure, mitigation measures such as adopting the colour scheme ie. light grey and brown etc are proposed. This would not only echo the ambience of the pagoda and Tat Tak Communal Hall but also blend in well with the existing vegetation. Moreover, the scale and building height of the Proposed Development would be visually compatible with the surrounding local village developments.</p>



Our Ref. : LT21001765
Job Ref. : HKA-P-01573-PLA
Your Ref. : TPB/A/YL-PS/622 and PB/A/YL-PS/623

21 April 2021

(By Post)

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

Attn: Mr. Raymond Kan

Dear Mr. Kan,

**Re: Planning Application No. A/YL-PS/622 (South Site) and A/YL-PS/623 (North and Middle Sites)
- Further Information**

We refer to your email dated 9 April 2021 regarding the public comments on the captioned planning applications. We would like to response as below:-

Public Comments

- a. 在聚星樓隔鄰興建光村，將會破壞屏山文物徑的整體形象

- b. 在聚星樓隔鄰興建光村，選址錯誤

Responses

- a. The Pagoda is located in a village housing environment with existing village houses located adjacent to it (Figure 1). The proposed residential use is considered conforms to the surrounding village housing environment.

Comparing to the existing distance of less than 5m between the Pagoda and the Application Site (Figure 2), the Proposed Development will set back to provide a minimum 15m distance from the Pagoda at ground level (Figure 3).

- b. The Application Site is preciously located adjacent to the Tin Tsui Wai West Rail & Light Rail Station, the traffic convenience is crucial for vocational development and upward mobility of the tenants.

In view of the latest changes of the layout plan, we submit herewith the revised Landscape Plan for the South Site and North & Middle Sties for the Board's consideration.

Should you have any queries, please contact the undersigned at 3589 0682 (minaleung@lwkp.com).

Yours faithfully,
For and on behalf of
LWK & PARTNERS (HK) LTD



Mina Leung
Associate Director

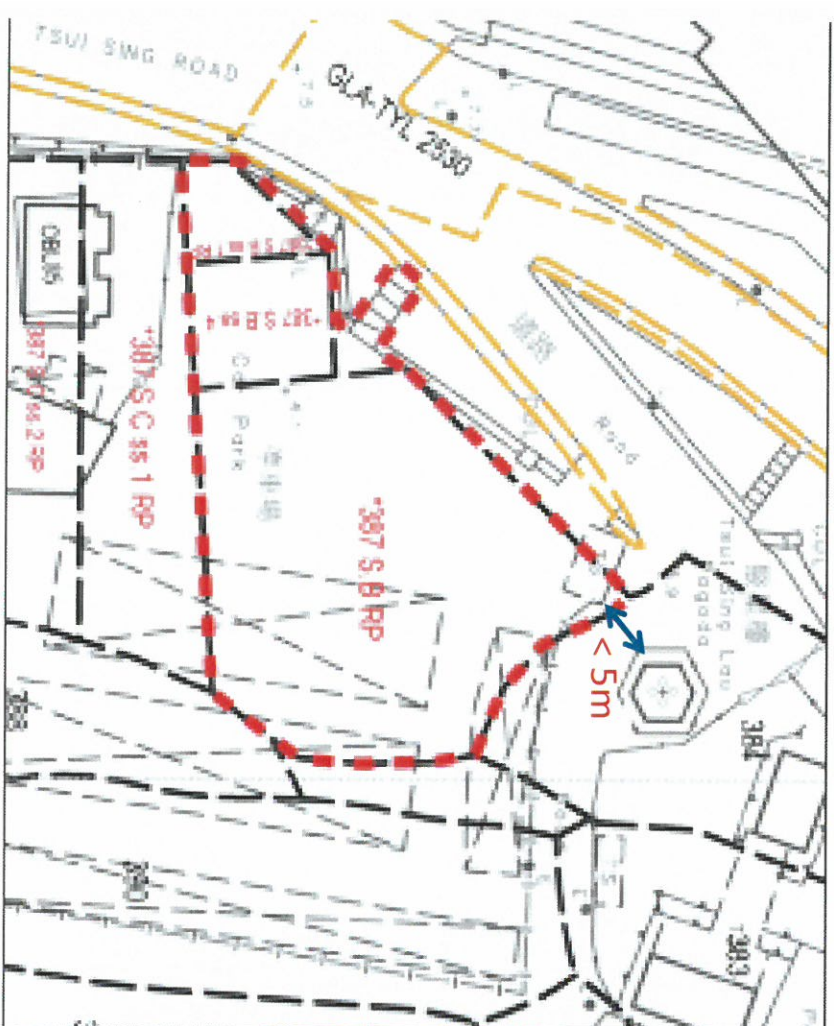
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cc. Kent Lee (Town Plnr/Tuen Mun1)
Light Be (Mr. Ricky Yu/Ms. Janet Chow)

Figure 1: Existing village houses adjacent to the Pagoda



Figure 2: Existing road width





Our Ref. : LT21002900
Job Ref. : HKA-P-01573-PLA
Your Ref. : TPB/A/YL-PS/622 and TPB/A/YL-PS/623

29 June 2021

(By Post)

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

Attn : Mr Raymond Kan

Dear Mr Kan,

Re: **Planning Application No. A/YL-PS/622 (South Site) and A/YL-PS/623 (North and Middle Sites)**
- Further Informaiton

We refer to your email dated 22 April 2021 regarding the comments from the Antiquities and Monuments Office (AMO) on the captioned planning applications. Subsequent to meeting and discussion with AMO, the proposed development scheme has been revised with the following changes based on AMO's comments:-

South Site

- a. Location of the Creative Learning & Cultural Activity Room and the housing units on the west wing are swapped so as to minimise the visual impact to the Pagoda.
- b. Dimension of housing units on the south wing are adjusted to maintain separation from the Pagoda. The area of typical units remains unchanged.
- c. Building height is reduced from 15.15mPD to 12.33mPD in order to align with New Territories Exempted Housing height limit.

North & Middle Site

- a. The northern housing units at the Middle Site and the southern housing units at the North Site are rearranged in order to enhance the visual visitation to the Tat Tak Communal Hall.
- b. The total housing provision is reduced from 70 units to 68 units. The revised development schedule is tabulated in Table 1.
- c. Building Height is reduced from 15.75mPD to 13.13mPD for North Site and 15.45mPD to 12.63mPD for Middle Site in order to align with New Territories Exempted Housing height limit.

Based on the above changes, we submit herewith the following further information for the Board's consideration:-

- Appendix 1: Revised Layout Plans, Artist Impressions and Landscape Plans
- Appendix 2: Revised photomontages
- Appendix 3: Revised rail noise impact assessment for the North & Middle Sites
- Appendix 4: Layout changes highlight and comparison

Page No. 2
Ref : LT21002900

Should you have any queries, please contact the undersigned at 3589 0682 (minaleung@lwkp.com).

Yours faithfully,
For and on behalf of
LWK & PARTNERS (HK) LTD



Mina Leung
Associate Director

GLT/MSW/wwc

cc. Kent Lee (Town Plnr/Tuen Mun1)
Light Be (Mr. Ricky Yu/Ms. Janet Chow)

Planning Applications No. A/YL-PS/622 (South Site)
and No. A/YL-PS/623 (North and Middle Sites)
Proposed Transitional Housing (Light Village), Sheung Cheung Wai, Ping Shan
– Response to Comments (2 Aug 2021)

Comments	Response
Antiquities and Monuments Office via email dated 16.7.2021 (Contact Person: Mr. Humphrey YUEN, Tel: 26550832)	
<p>i. We would like to reiterate that the two declared monuments, ie. Tsui Sing Lau Pagoda and Tat Tak Communal Hall, which are in proximity to the proposed development sites that have been prone to flooding, even after light rain. It is noted that only plotting of ground levels near two declared monuments, but not within the monument boundaries are given on the FI. Despite repeated requests, the exact ground levels taken within the monument boundaries are still outstanding, making our assessment of the proposed development on causing potential flooding to the two declared monuments difficult. The applicant should provide the ground level measurements of the two monuments to facilitate our assessment and should take all necessary and appropriate measures, eg. the design of the proposed development, to prevent water flowing into the two adjoining monuments which are at lower levels. High humidity and flooding, if any, will definitely cause undesirable problems to the monuments. The boundaries of the two declared monuments are attached at Appendix A.</p> <p>ii. The applicant is suggested to provide the general ground or formation level of each development sites in Table 1, such that their voluntary compliance with the 8.23 meters building height limitation for the New Territories Exempted House under the Buildings Ordinance (Application to the New Territories) Ordinance, Chapter 121, can be verified easily. A note for such voluntary compliance could be made in Table 1.</p> <p>iii. The building heights in Table 1 do not tally with the drawings on pages 8, 13, 17 and 35 at Appendix B.</p>	<p>i. The applicant has commissioned a consultant to undertake a land survey to obtain the ground levels within the monument boundaries. The information will be submitted to the TPB once available.</p> <p>ii. Building height from ground level has been added to the attached Table 1.</p> <p>iii. The relevant plans have been revised and attached to tally with the building heights as stated in Table 1.</p>

Comments	Response
Environmental Protection Department (Contact Person: Mr. Chris KWOK, Tel: 2835 1091)	
<ol style="list-style-type: none"> 1. The building layout has been revised in response to the comments from AMO. Subsequently, the railway noise assessment is updated in the FI accordingly. 2. The key changes in the building layout are given below: <ol style="list-style-type: none"> i. South Site – swapping of housing units on the west wing with the Creative Learning & Cultural Activity Room; and minor reduction of building height. ii. North & Middle Sites – rearrangement of the housing units, reduction of no. of flats; and minor reduction of building height. 3. We should maintain our no objection stance subject to the clarification by the applicant regarding our comments on the FI below. 4. For South Site – No quantitative railway noise assessment was conducted for South Site in the previous schemes but it adopted a special building design with no ventilation openings facing the railways tracks (with fixed/maintenance window at the front row housing units facing the track) and the 3-storey front row west wing housing units could provide noise screening to the housing units behind. With the placement of the one-storey Creative Learning & Cultural Activity Room in the front row in-lieu of the 3-storey west wing housing block, the original noise screening provided by the 3-storey housing block would be much reduced. Please confirm whether there is still no ventilation openings at the north facing and west facing facades from G/F – 2/F facing the railway tracks (i.e. those facing the outdoor courtyard as clouded in Appendix I). Otherwise, quantitative railway (including LRT) noise assessment is required as in the North & Middle Sites. Please also indicate on the layout plans all the proposed fixed/maintenance windows that are not for ventilation purpose. 	<ol style="list-style-type: none"> 1. Noted. 2. Noted. 3. Noted. 4. It is confirmed that the north facing facades of the residential units at South Site will not have prescribed windows. The location of fixed/maintenance windows is shown in the attached plans.



Our Ref. : LT21003458
Job Ref. : HKA-P-01573-PLA
Your Ref. : TPB/A/YL-PS/622 and
TPB/A/YL-PS/623

3 August 2021

By Post

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

Attn: Mr. Raymond Kan

Dear Mr. Kan,

Re: Planning Application No. A/YL-PS/622 (South Site) and A/YL-PS/623 (North and Middle Sites)
- Further Information

We refer to your email dated 3 August 2021 regarding the comments from the Environmental Protection Department on the captioned planning applications. We submit herewith the revised 2/F Plan indicating the fixed/maintenance windows for the Board's consideration.

Should you have any queries, please contact the undersigned at 3589 0682 (minaleung@lwkp.com).

Yours faithfully,
For and on behalf of
LWK & PARTNERS (HK) LTD


Mina Leung
Associate Director

cc. Kent Lee (Town Plnr/Tuen Mun1)
Light Be (Mr. Ricky Yu/Ms. Janet Chow)



Our Ref. LT21003632
Job Ref. HKA-P-01573-PLA
Your Ref. TPB/A/YL-PS/622 and TPB/A/YL-PS/623

13 August 2021

(By Post)

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

Attn : Mr Raymond Kan

Dear Mr Kan,

Re: *Planning Application No. A/YL-PS/622 (South Site) and A/YL-PS/623 (North and Middle Sites)*
- Further Informaiton

Further to our response to comments dated 12 August 2021, we provide herewith the ground level information as requested by Antiquities and Monuments Office for the Board's consideration.

Should you have any queries, please contact the undersigned at 3589 0682 (minaleung@lwkp.com).

Yours faithfully,
For and on behalf of
LWK & PARTNERS (HK) LTD

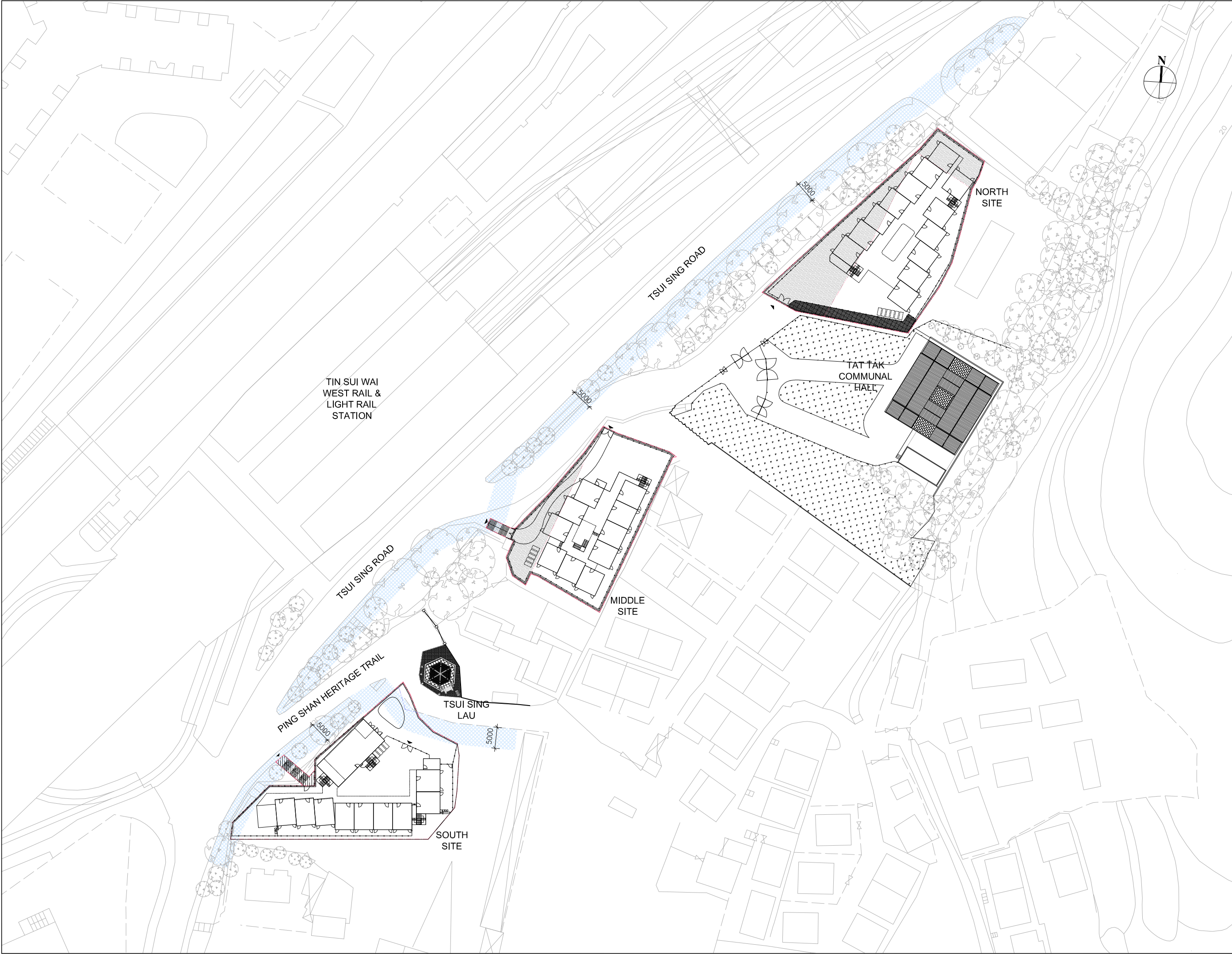

(Mina Leung
Associate Director

GLT/MSW/wwc

cc. Kent Lee (Town Plnr/Tuen Mun1)
Light Be (Mr. Ricky Yu/Ms. Janet Chow)

Table 1: Development Schedule Comparison

	Original Scheme			Improved Scheme submitted to TPB on 5 March 2021			Current Scheme		
	South Site	North Site	Middle Site	South Site	North Site	Middle Site	South Site	North Site	Middle Site
Site Area	1,180m ²	1,280m ²	950m ²	1,180m ²	1,280m ²	950m ²	1,180m ²	1,280m ²	950m ²
Plot Ratio	1.55	2	2	1.48	2	2	1.48	2	1.9
Total GFA	1,830m ²	2,560m ²	1,900m ²	1,750m ²	2,560m ²	1,900m ²	1,750m ²	2560m ²	1805m ²
- Domestic	1,817m ²	2,560m ²	1,900m ²	1,585m ²	2,560m ²	1,900m ²	1,585m ²	2560m ²	1805m ²
- Non-Dom	13m ²	--	--	165m ²	--	--	165m ²	--	--
No. of Flats	30	38	32	25	38	32	25	39	29
Average Flat Size	35 m ²			35 m ²			35 m ²		
No. of Block	1			1			1		
No. of Storey	Not more than 3			Not more than 3			Not more than 3		
Building Height	+15.15mPD	+15.75mPD	+15.45mPD	+15.15mPD	+15.75mPD	+15.45mPD	+12.13mPD (8.23m)	+13.13mPD (8.23m)	+12.63mPD (8.23m)
Site Coverage	Not more than 60%			Not more than 60%			Not more than 60%		
Bicycle Parking Spaces (1 space per 7.5 units)	0			4	6	5	4	6	5



- 5m AIR BUFFER ZONE
- FENCE WALL
- SITE BOUNDARY
- SHORT TERM TENANCY LOT
- SHORT TERM WAIVER LOT
- 24-HOUR PEDESTRIAN RIGHT-OF-WAY FOR LOT 357 IN D.D. 122

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Client
LIGHT BE

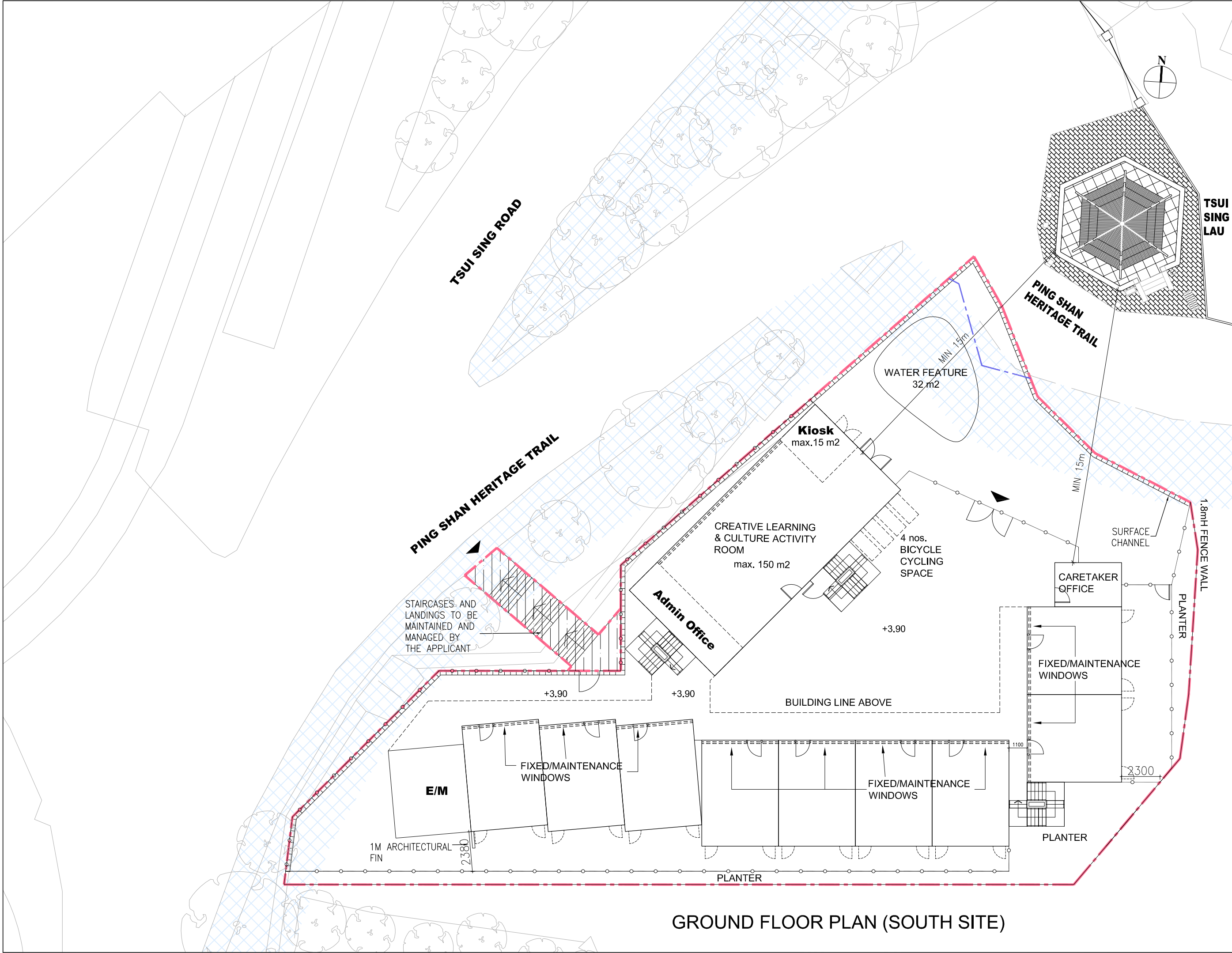
Project
LIGHT VILLAGE

Drawing Title
MASTER LAYOUT PLAN

Job No.	Drawing No.	Revision No.
M3489	GP-01	B
Scale	Date	CAD Ref.
1:800 A3	JUN 2021	
Drawn	Checked	Approved
AW	YSC	TC

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5m AIR BUFFER ZONE
FENCE WALL
SITE BOUNDARY
SHORT TERM WAIVER LOT
1.5m WATER MAINS CLEARANCE ZONE

+1.00 PROPOSED DESIGN SITE LEVEL AT mPD

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Project
LIGHT VILLAGE

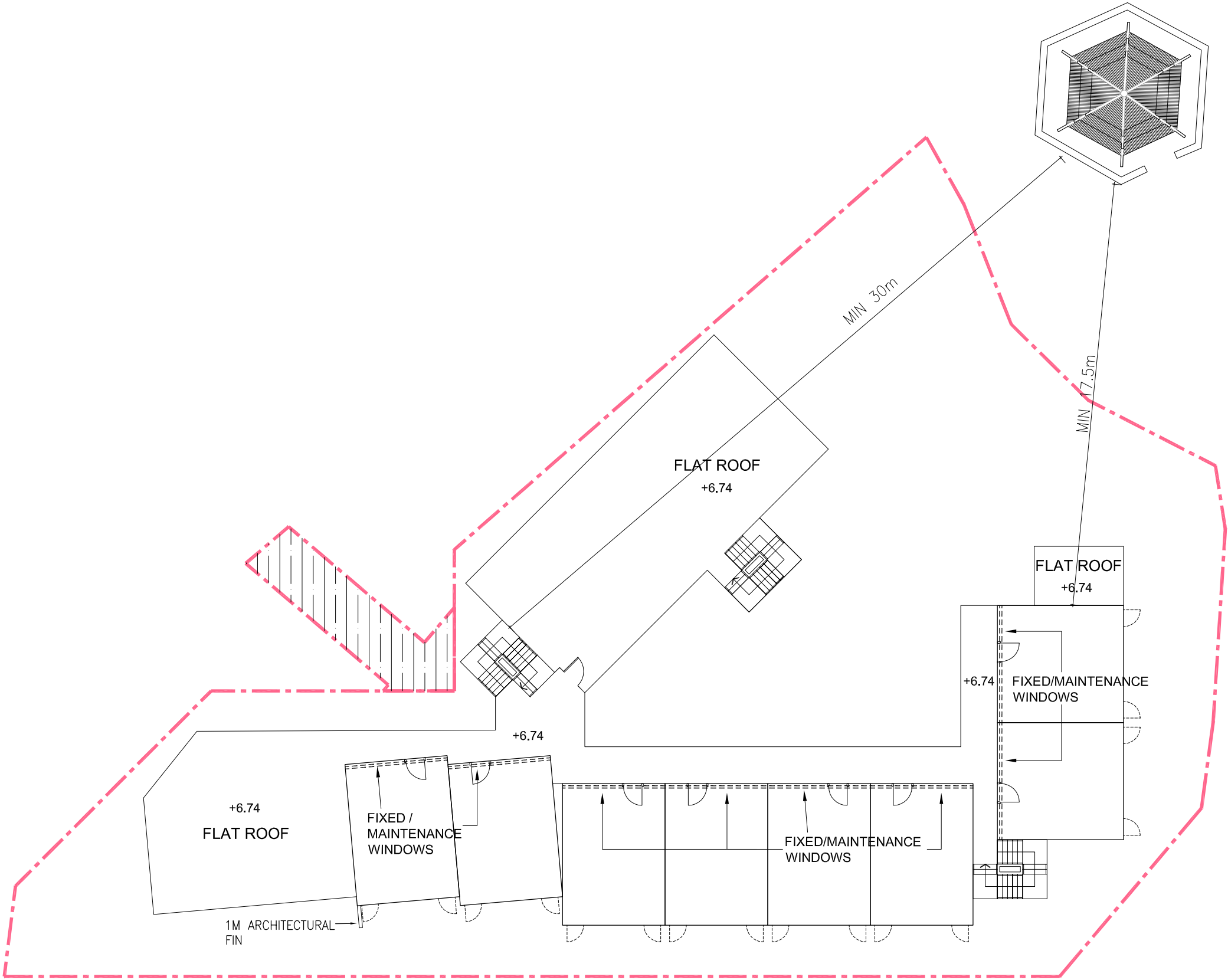
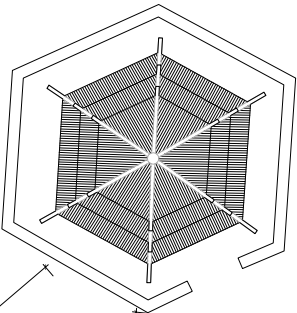
Drawing Title
GROUND FLOOR PLAN
(SOUTH SITE)

Job No. M3489	Drawing No. GP-02	Revision No. C
Scale 1:200 A3 AUG 2021	Date AUG 2021	CAD Ref.
Drawn DCM	Checked YSC	Approved TC

- SITE BOUNDARY
- FENCE WALL
- GOVERNMENT
LAND UNDER
PLANNING
APPLICATION

+1.00

PROPOSED DESIGN
SITE LEVEL AT mPD



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Drawing Title
FIRST FLOOR PLAN
(SOUTH SITE)

Job No.	Drawing No.	Revision No.
M3489	GP-03	C

Scale	Date	CAD Ref.
1:200 A3	AUG 2021	

Drawn	Checked	Approved
DCM	YSC	TC

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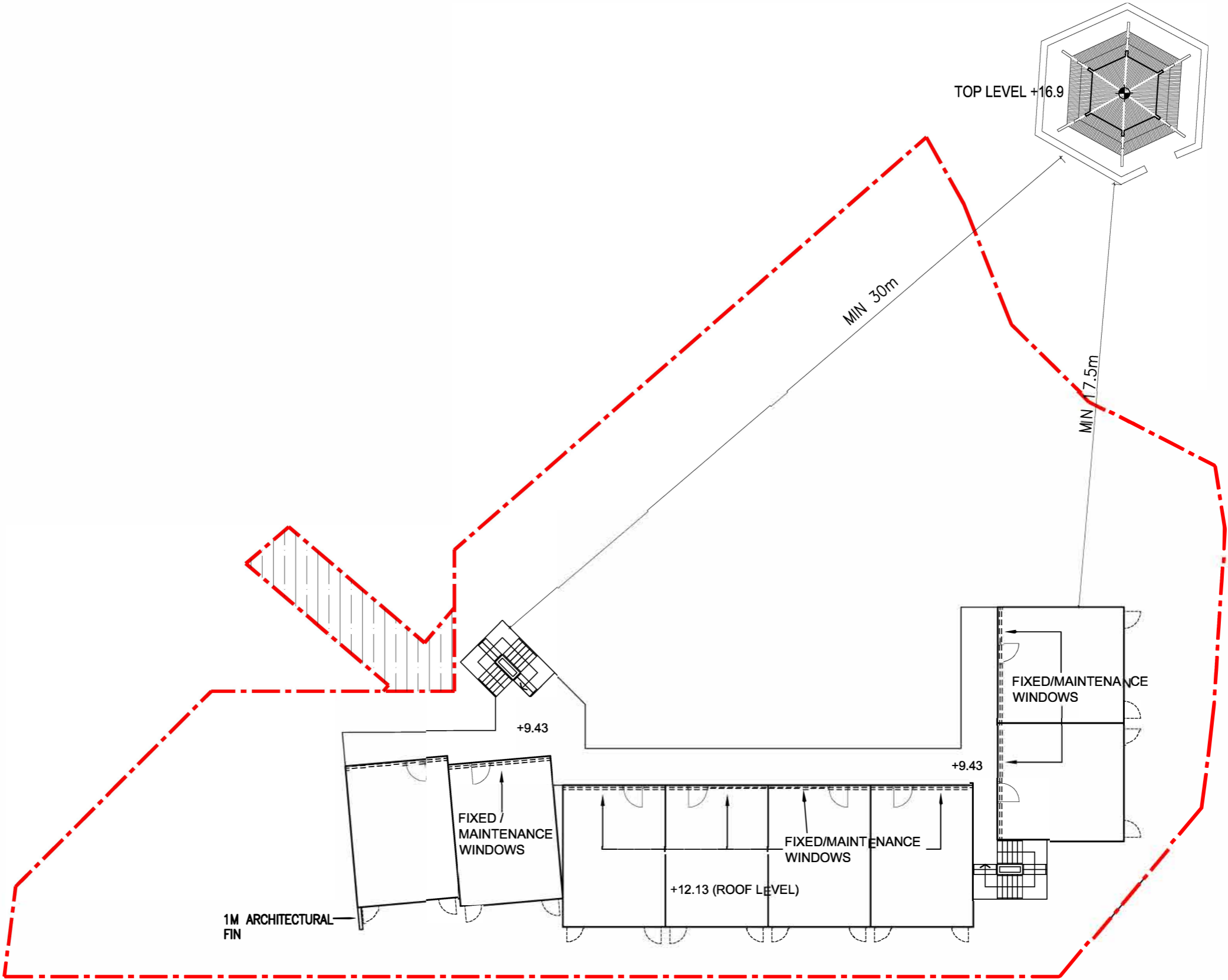
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九龍尖沙咀海濱城環球金融中心北座15樓

FIRST FLOOR PLAN (SOUTH SITE)

- SITE BOUNDARY
- FENCE WALL
- GOVERNMENT
LAND UNDER
PLANNING
APPLICATION

+1.00

PROPOSED DESIGN
SITE LEVEL AT mPD



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Drawing Title
SECOND FLOOR PLAN
(SOUTH SITE)

Job No.	Drawing No.	Revision No.
M3489	GP-04	C

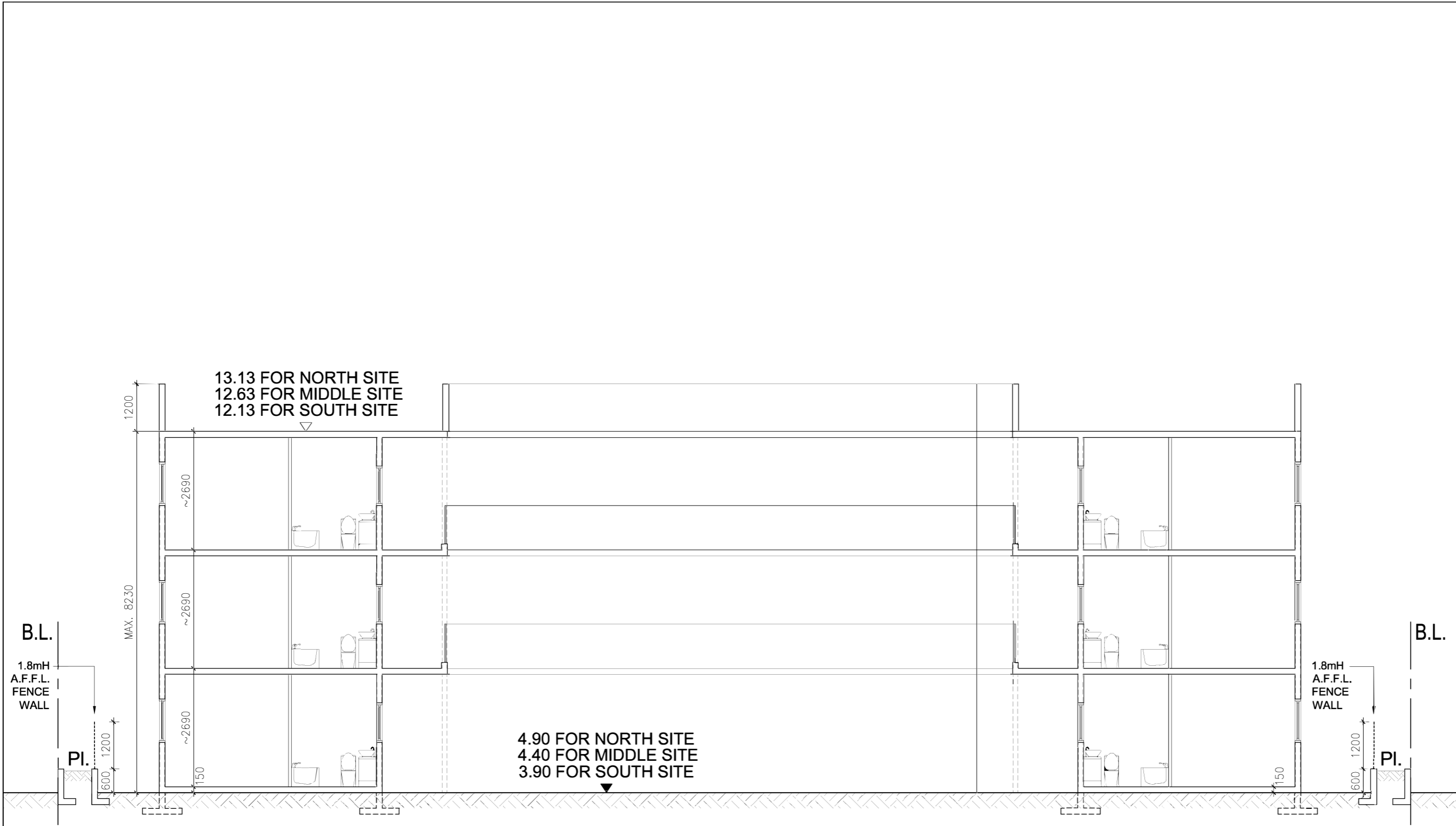
Scale	Date	CAD Ref.
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Drawn	Checked	Approved
DCM	YSC	TC

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SECOND FLOOR PLAN (SOUTH SITE)



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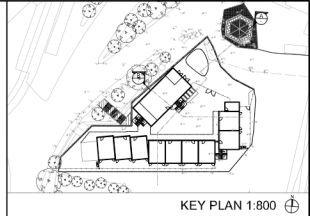
Project
LIGHT VILLAGE

Drawing Title
TYPICAL SECTION

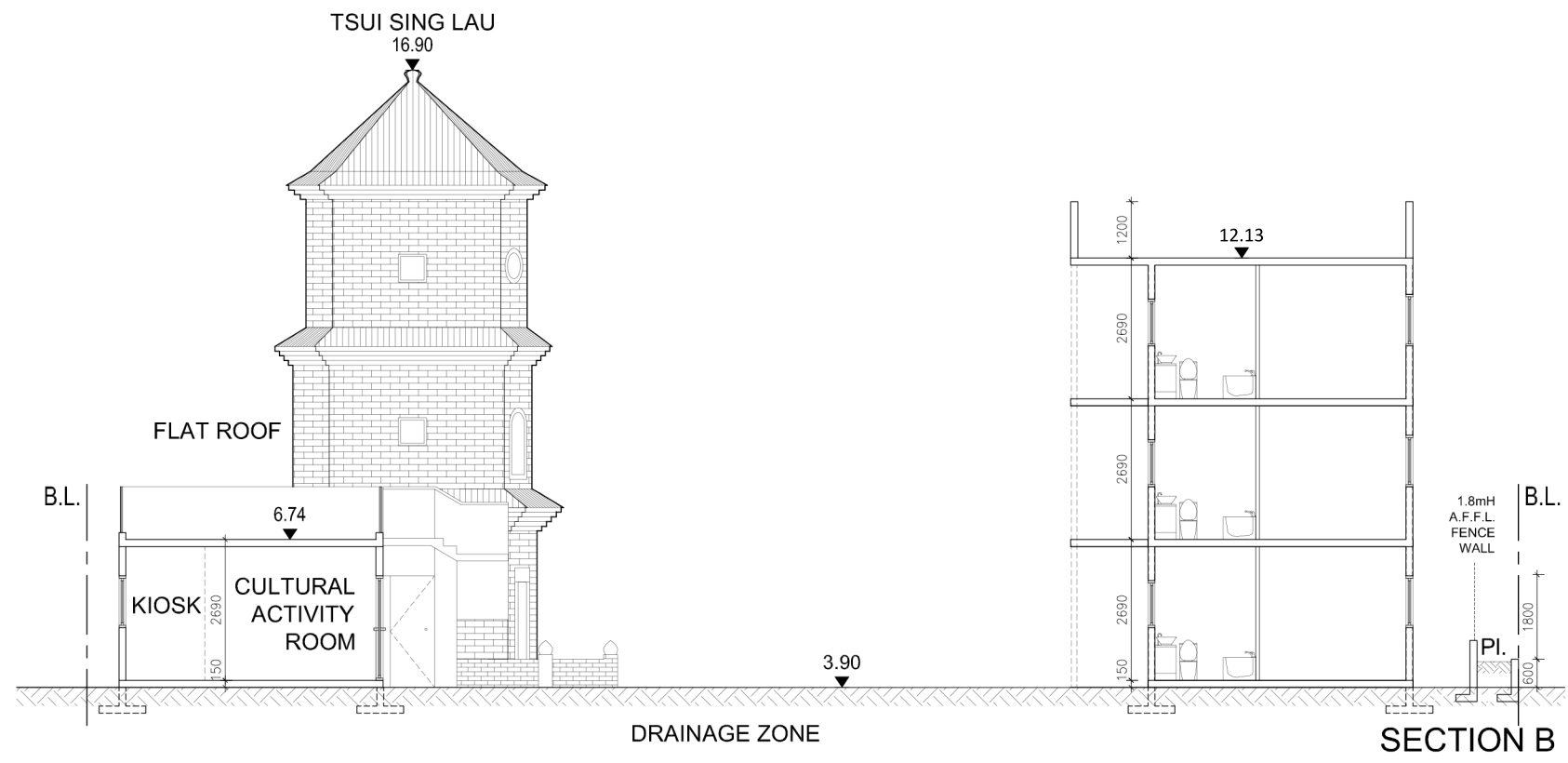
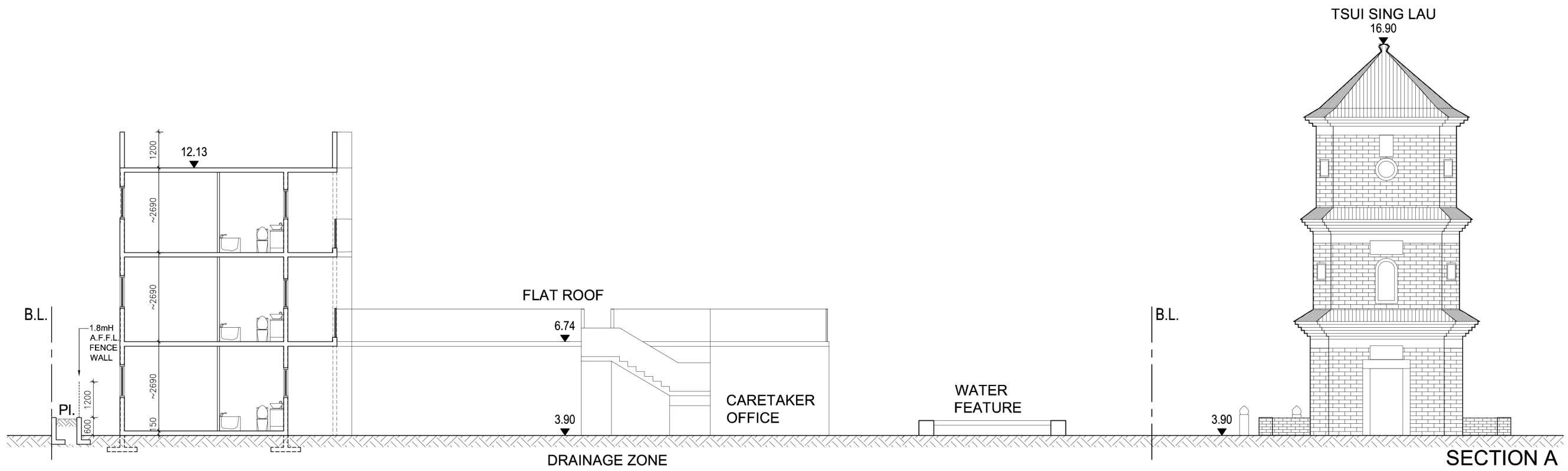
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M3489	GP-11	A
Scale	Date	CAD Ref.
1:200 A3	AUG 2021	
Drawn	Checked	Approved
AW	YSC	TC

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KEY PLAN 1:800



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LIGHT VILLAGE

Drawing Title
SECTION A AND B - SOUTH SITE

Job No.	Drawing No.	Revision No.
M3489	GP-12	A
Scale	Date	CAD Ref.
1:150 A3	AUG 2021	
Drawn	Checked	Approved
AW	YSC	TC

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Artist Impression of the Proposed Development
(For illustration purpose only)

Figure
3.8

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Client

LIGHT BE

Project

LIGHT VILLAGE

Drawing Title


Artist Impression of the
Proposed Development





Job No.	Drawing No.	Revision No.
M3489	GP-05	A
Scale	Date	CAD Ref.
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Drawn	Checked	Approved
AW	YSC	TC

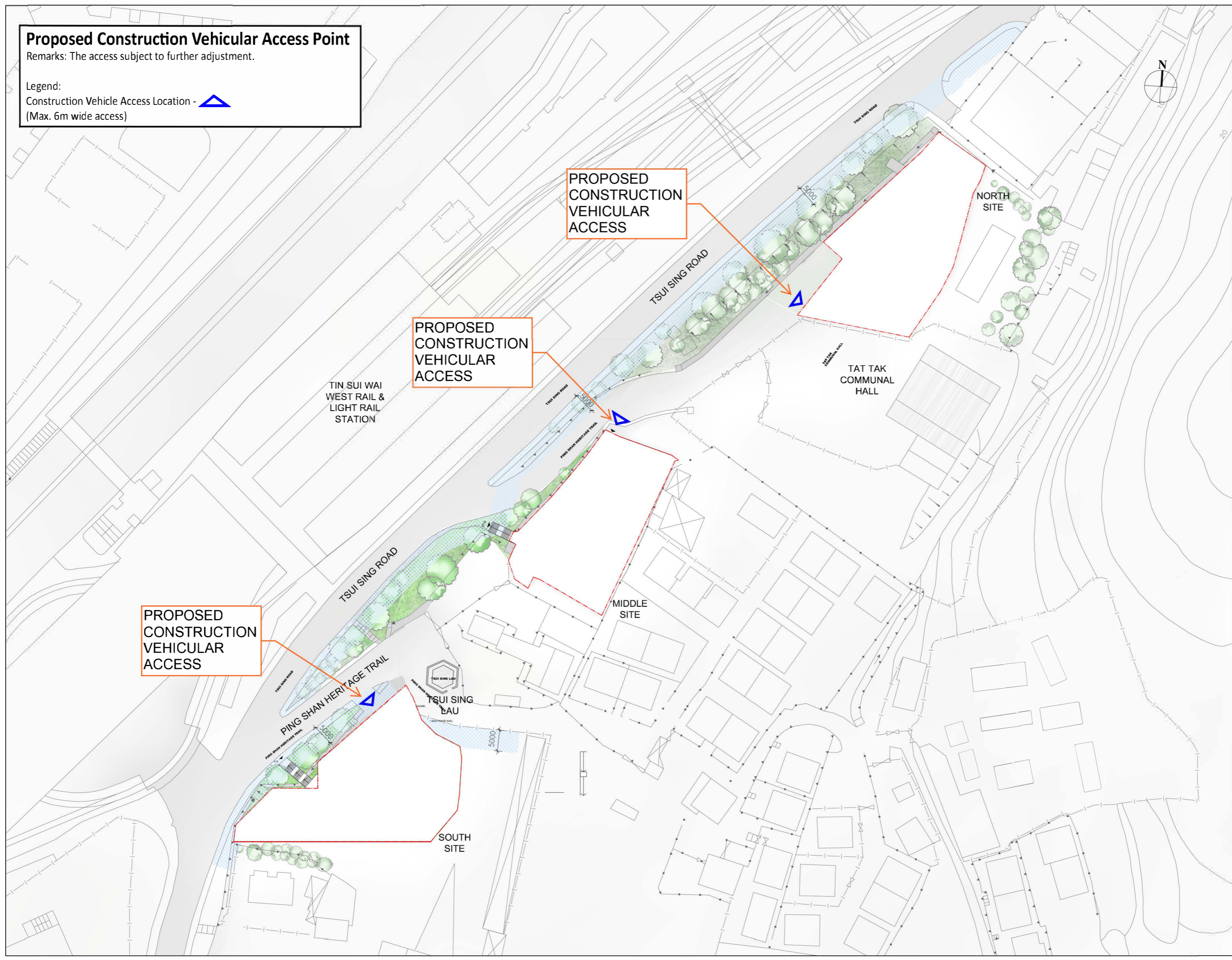
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九龍尖沙咀海濱城環球金融中心15座1

Proposed Construction Vehicular Access Point
Remarks: The access subject to further adjustment.

Legend:
Construction Vehicle Access Location - 
(Max. 6m wide access)

-  5m AIR BUFFER ZONE
-  FENCE WALL
-  SITE BOUNDARY
-  SHORT TERM TENANCY LOT



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Client
LIGHT BE

Project
LIGHT VILLAGE

Drawing Title
MASTER LAYOUT PLAN

Job No.	Drawing No.	Revision No.
M3489	GP-01	-
Scale	Date	CAD Ref
1:800 A3	DEC 2019	
Drawn	Checked	Approved
AW	YSC	TC

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Existing View



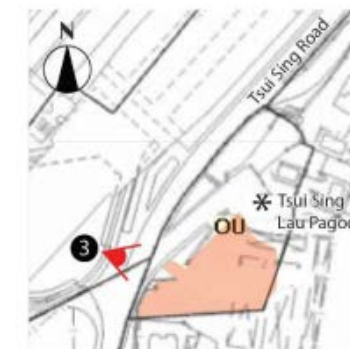
With Original Scheme



With Revised Scheme submitted to TPB on 5 March 2021



With Current Scheme



Location Plan (not to scale)



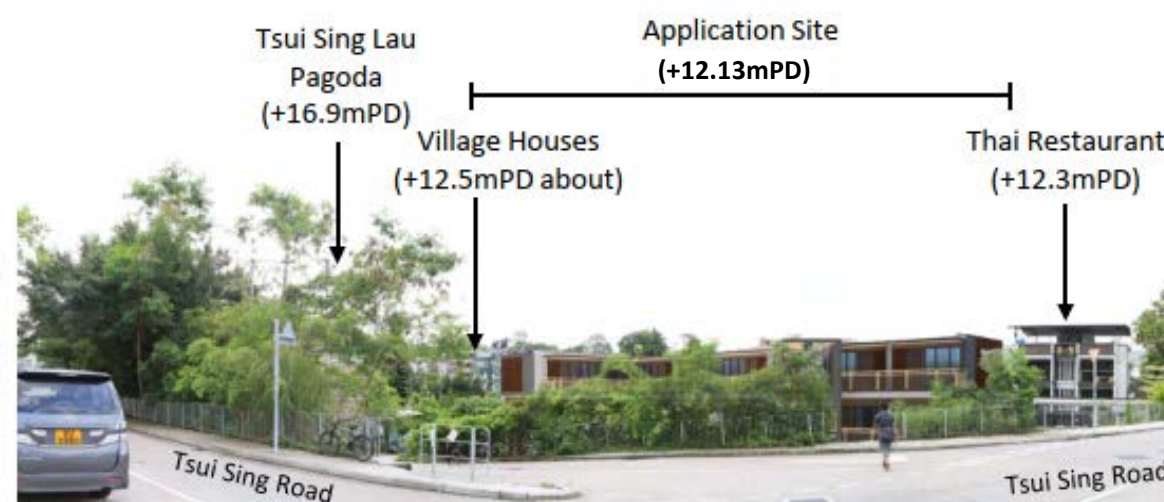
Existing View



With Original Scheme



With Revised Scheme submitted to TPB on 5 March 2021



With Current Scheme



Existing View



With Original Scheme



Location Plan (not to scale)



With Revised Scheme submitted to TPB on 5 March 2021



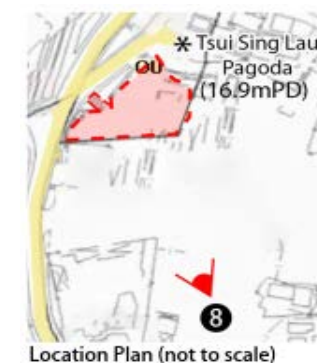
With Current Scheme



Existing View



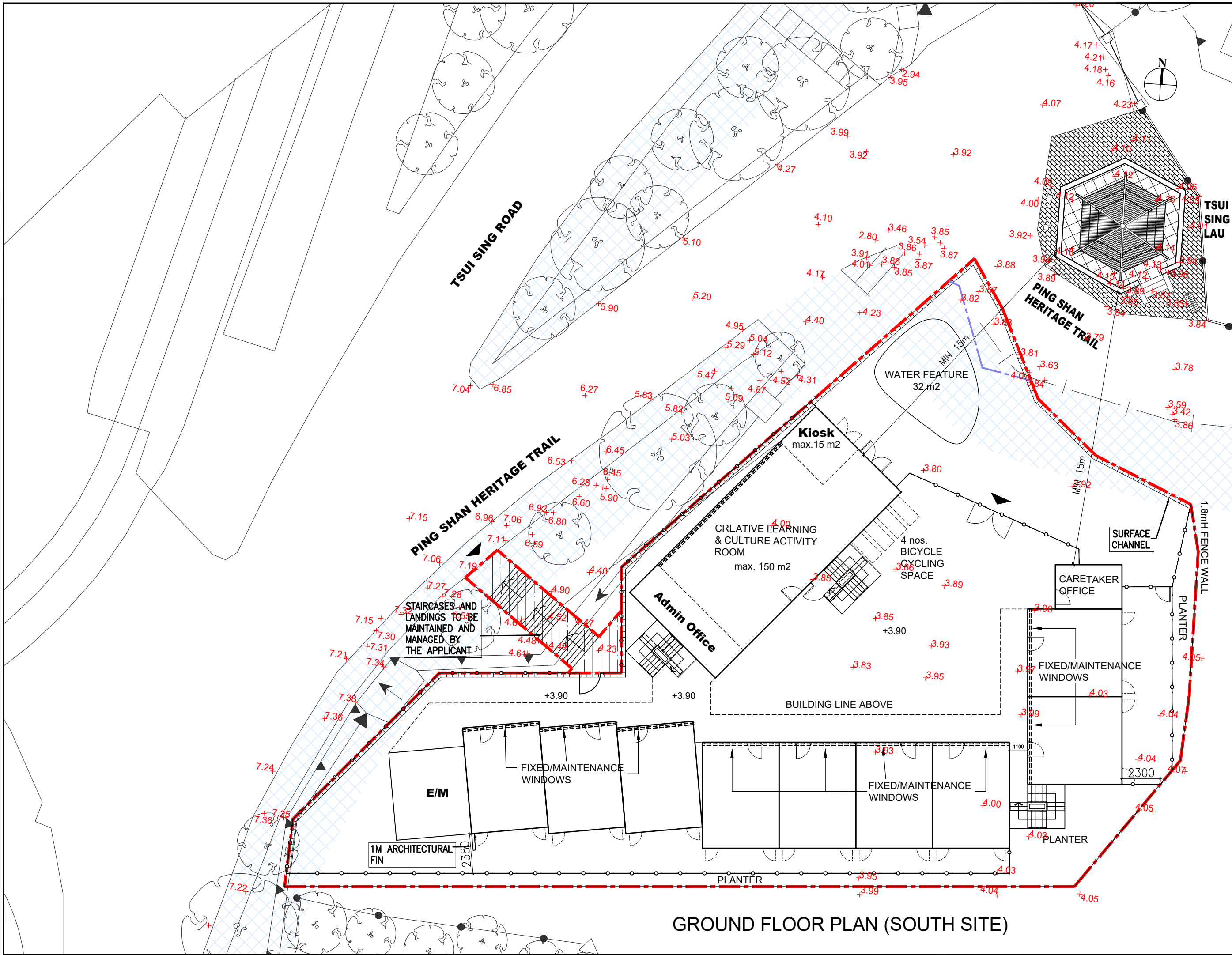
With Original Scheme



With Revised Scheme submitted to TPB on 5 March 2021



With Current Scheme



5m AIR BUFFER ZONE

FENCE WALL

SITE BOUNDARY

SHORT TERM
WAIVER LOT

1.5m WATER MAINS
CLEARANCE ZONE

+1.00

EXISTING SITE
LEVEL AT mPD

+1.00

PROPOSED DESIGN
SITE LEVEL AT mPD

NOTE:
FIXED / MAINTENANCE WINDOWS
WILL BE INSTALLED AT THE
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drawings.
- Notify the Architect immediately of any discrepancy found herein.

Client
LIGHT BE

Project
LIGHT VILLAGE

Drawing Title
GROUND FLOOR PLAN
(SOUTH SITE)
- WITH SITE LEVEL

Job No. M3489	Drawing No. GP-02	Revision No. C
Scale 1:200 A3 AUG 2021	Date AUG 2021	CAD Ref.
Drawn DCM	Checked YSC	Approved TC

lwk&partners

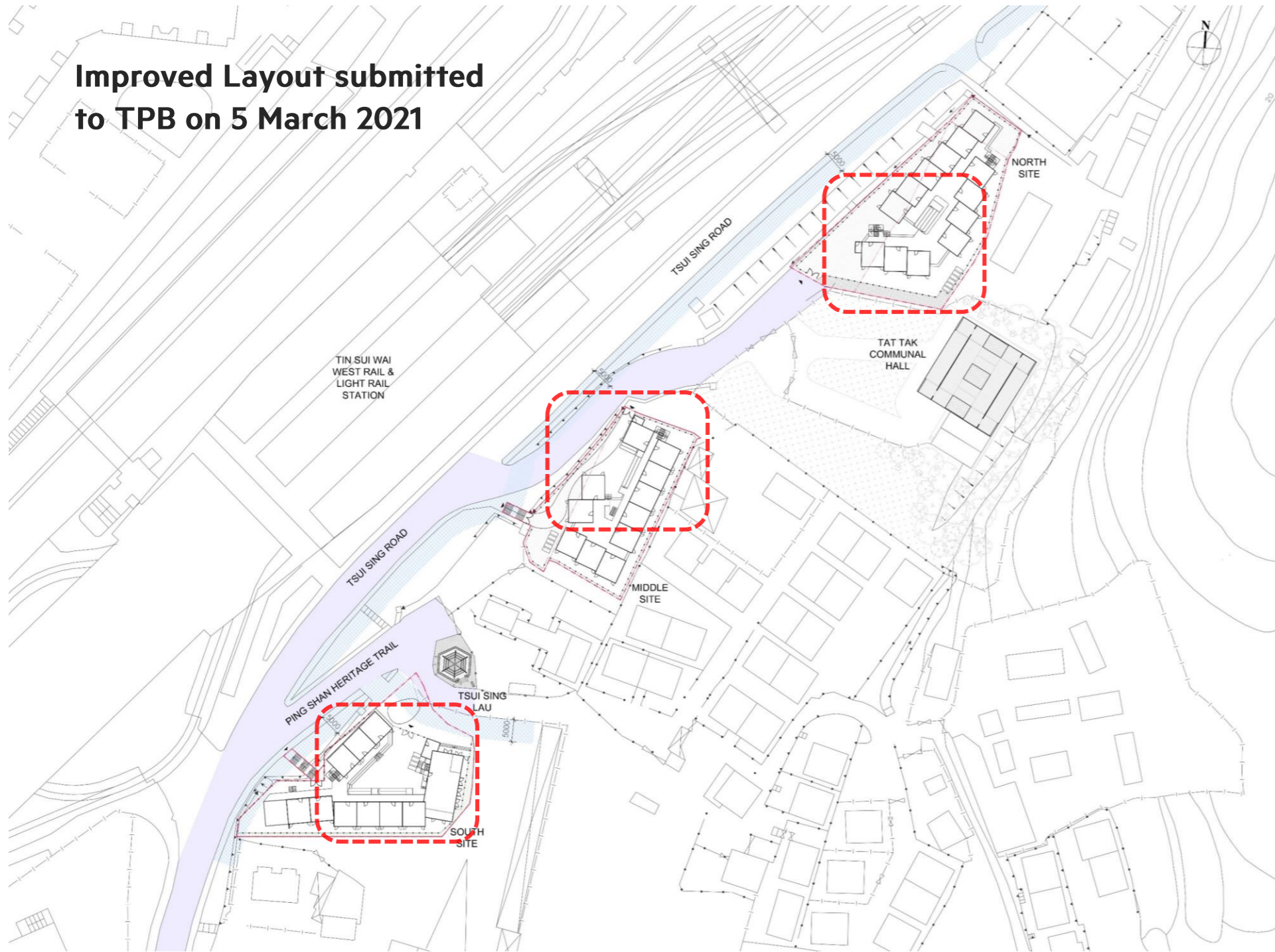
architects

15/F, North Tower, World Finance Centre, Harbour City, Tsim Sha Tsui, Kowloon.
T : 852-2574 1633 F : 852-2572 4908 E : lwk@lwkpa.com
梁黃顧建築師(香港)事務所有限公司
九龍尖沙咀海濱城環球金融中心北座15樓

GROUND FLOOR PLAN (SOUTH SITE)

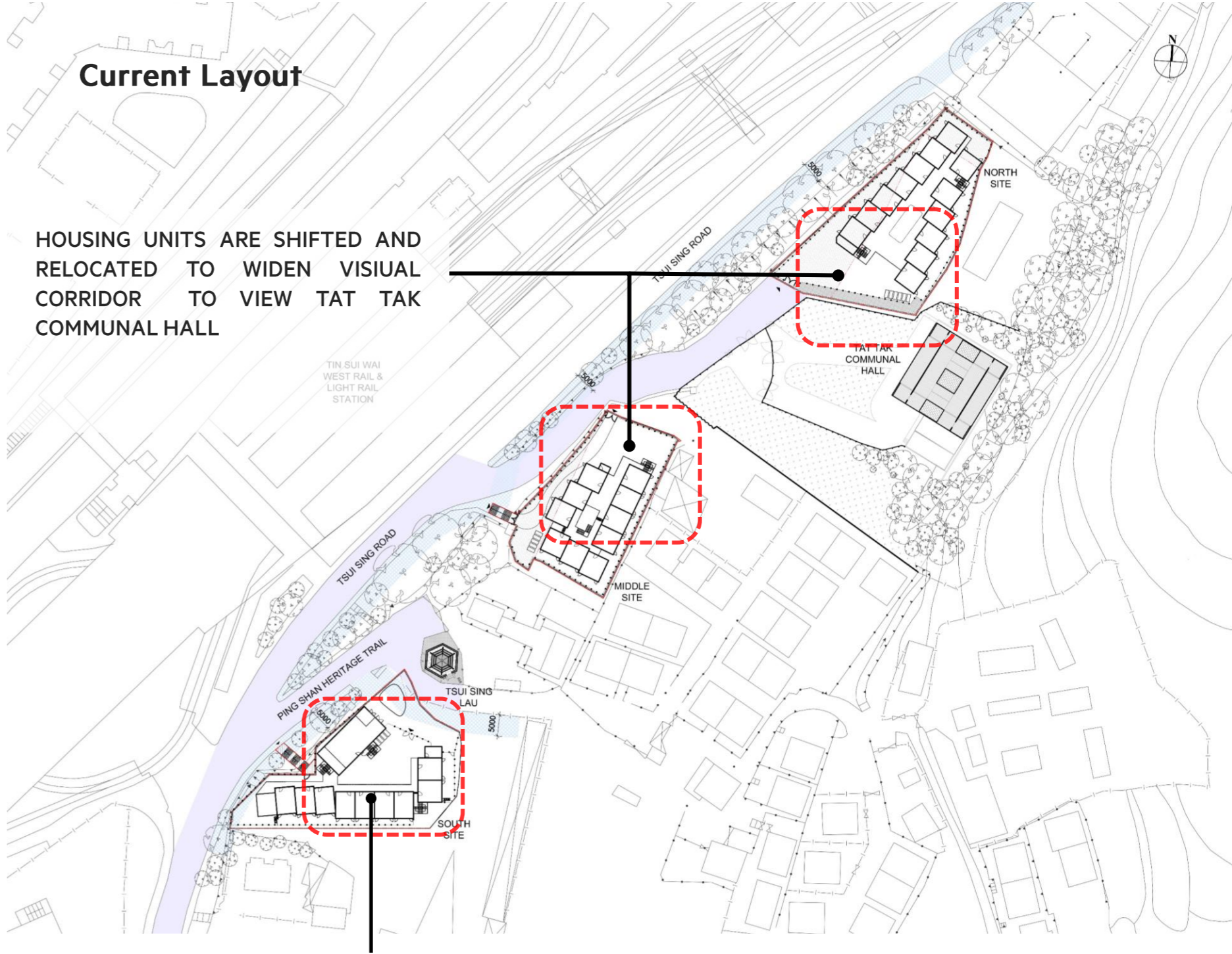
Layout Changes Highlight

Improved Layout submitted to TPB on 5 March 2021



Current Layout

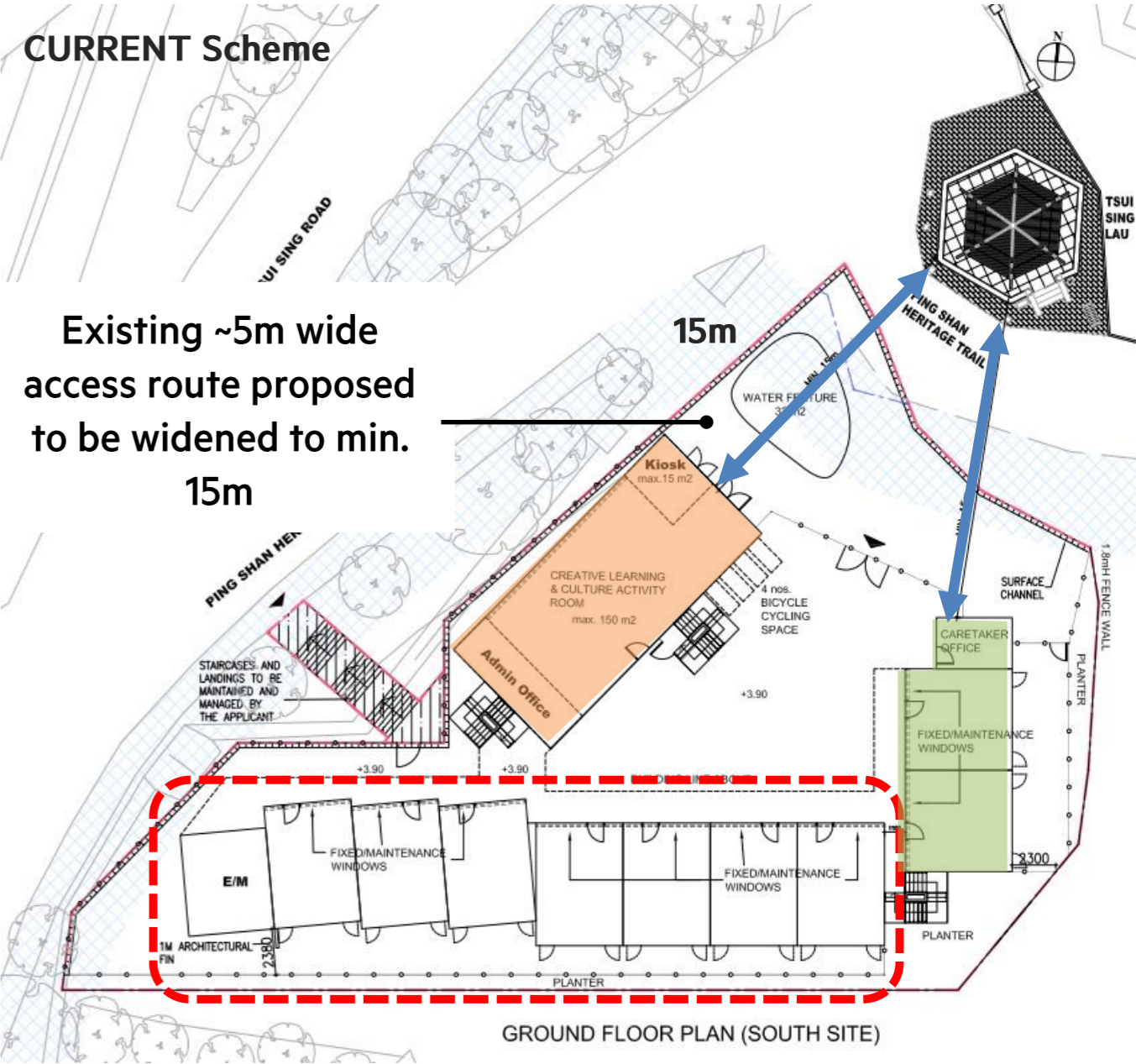
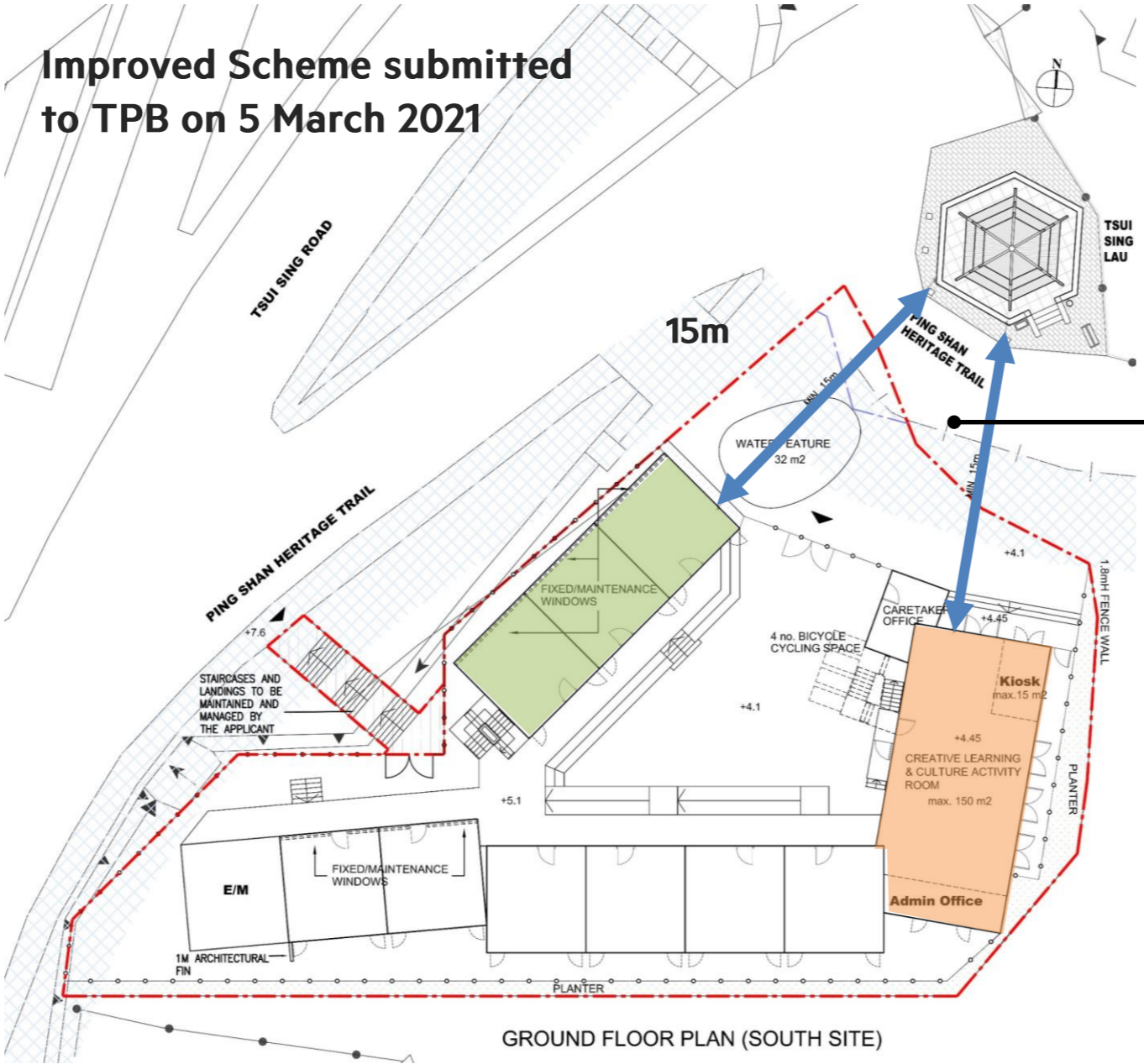
HOUSING UNITS ARE SHIFTED AND RELOCATED TO WIDEN VISUAL CORRIDOR TO VIEW TAT TAK COMMUNAL HALL



SWAPPING CREATIVE LEARNING & CULTURANL ACTIVITY ROOM TO PROVIDE BETTER VIEW FROM TSUI SING ROAD TO TSUI SING LAU PAGODA

GROUND FLOOR (SOUTH SITE) WITH SETBACK FROM TSUI SING LAU PAGODA COMPARISON

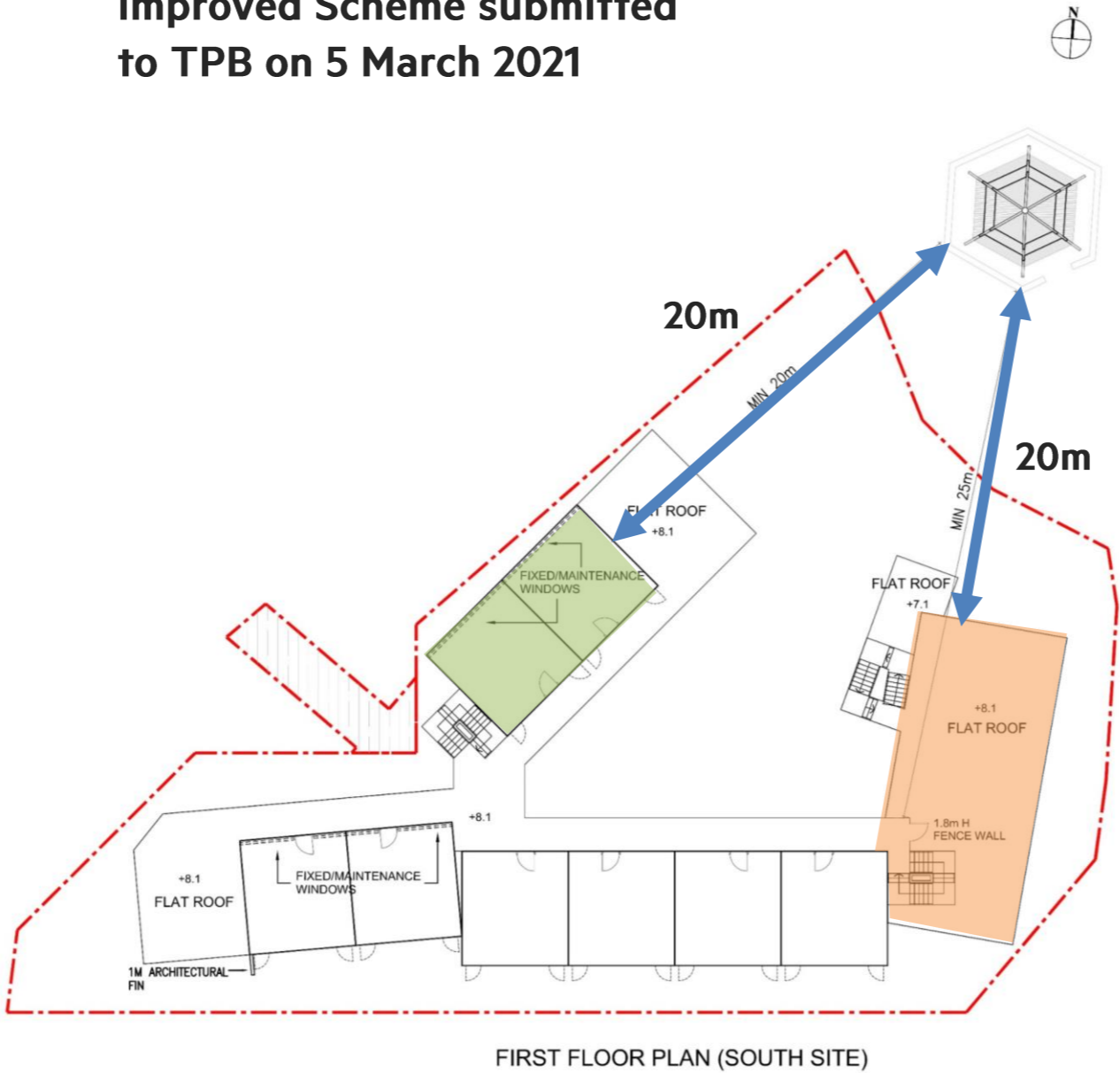
- MIN. 15m SEPARATION FROM PAGODA ON G/F
- LOCATION OF CREATIVE LEARNING & CULTURAL ACTIVITY ROOM AND HOUSING UNITS ARE SWAPPED
- DIMENSION OF HOUSING UNITS ARE ADJUSTED TO MAINTAIN SEPARATION FROM TSUI SING LAU PAGODA
- AREA OF TYPICAL UNIT REMAINS UNCHANGED



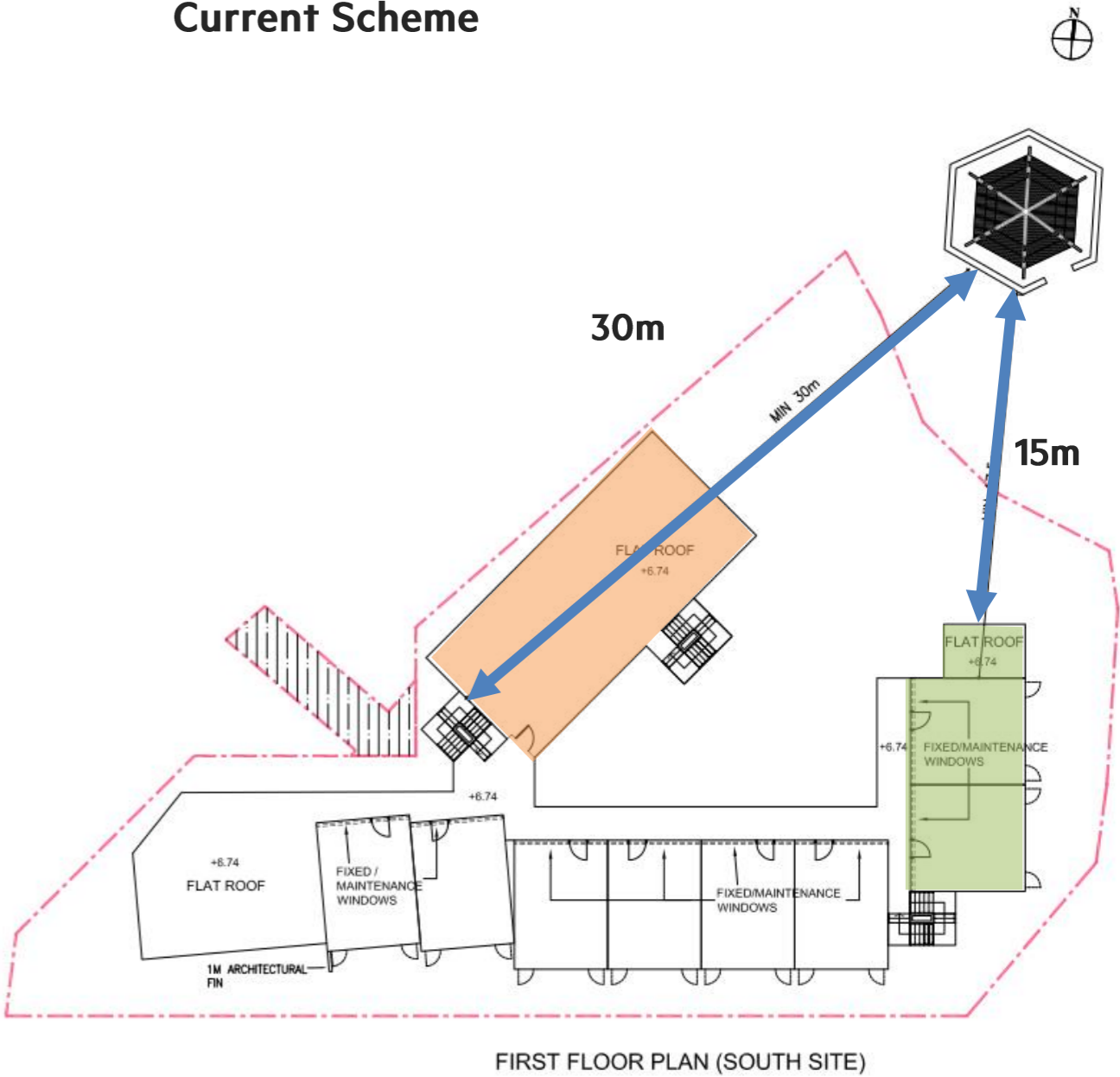
First Floor (SOUTH SITE) WITH SETBACK FROM TSUI SING LAU PAGODA COMPARISON

- MIN. 15-30m SEPARATION FROM PAGODA ON 1/F
- FLAT ROOF AT WEST WING REDUCES VISUAL OBSTRUCTION OF VIEWING TSUI SING LAU PAGODA FROM TSUI SING ROAD

Improved Scheme submitted
to TPB on 5 March 2021



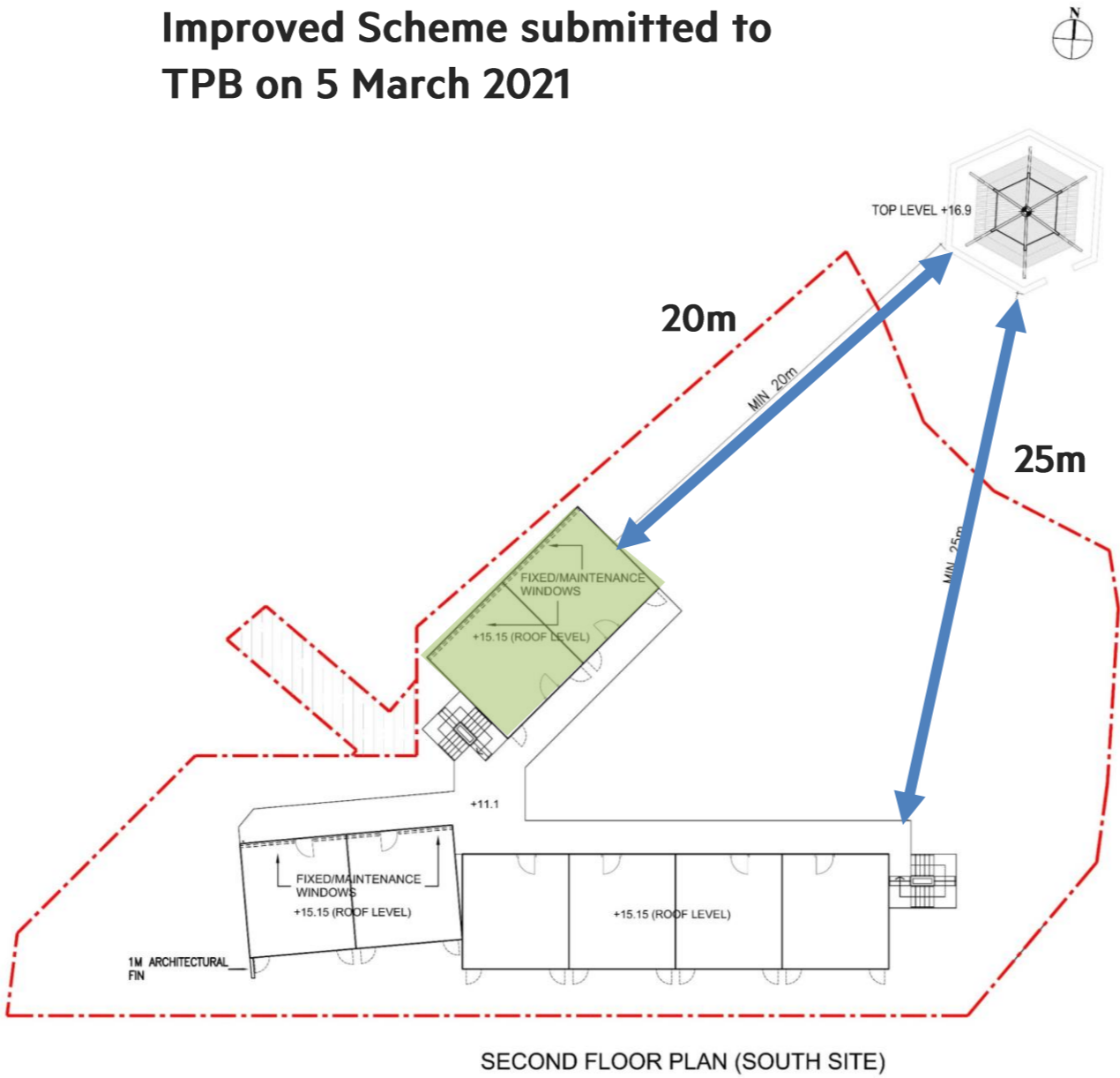
Current Scheme



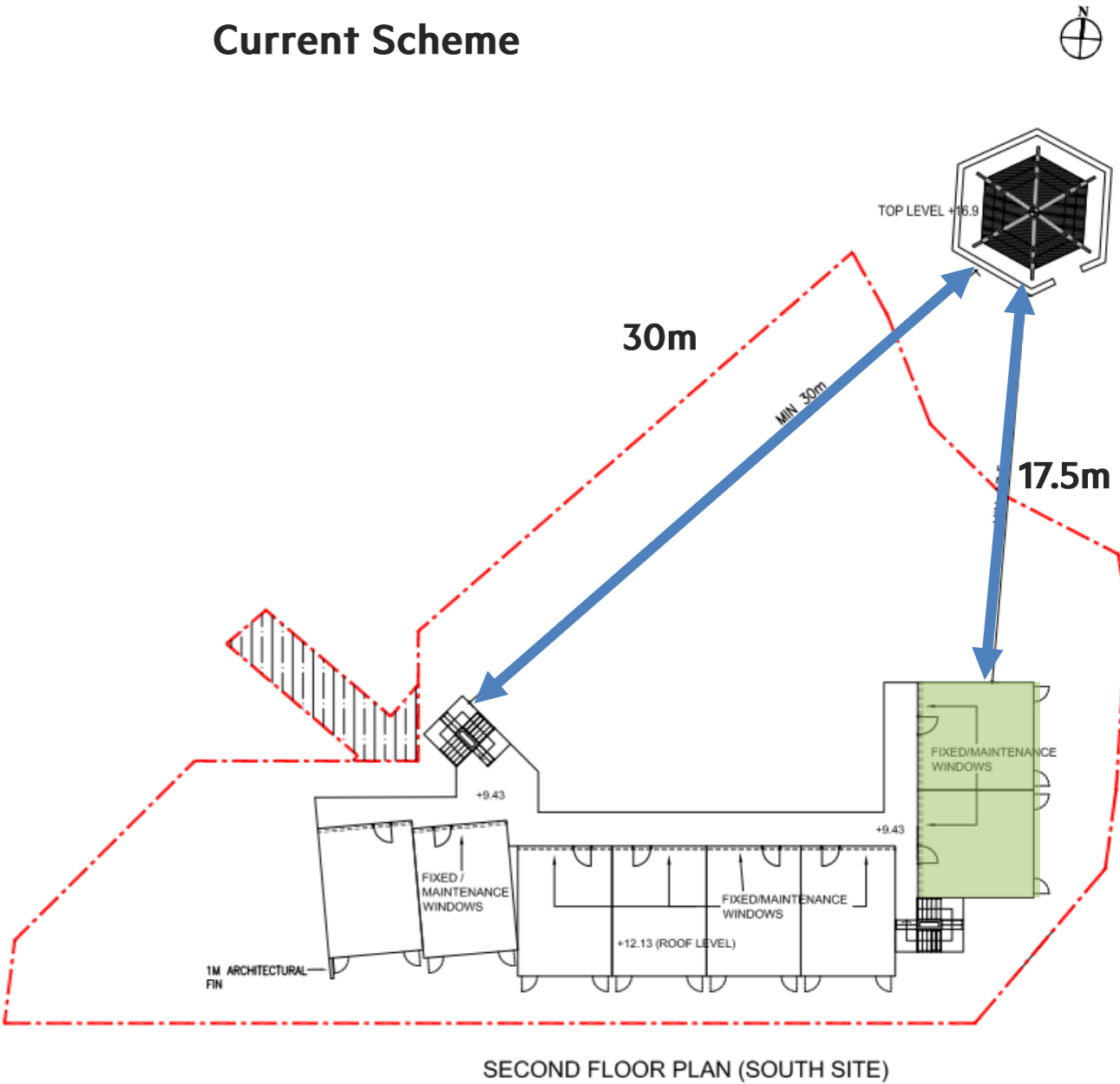
SECOND FLOOR (SOUTH SITE) WITH SETBACK FROM TSUI SING PAGODA COMPARISON

- MIN. 17.5-30m SEPARATION FROM PAGODA ON 2/F

Improved Scheme submitted to
TPB on 5 March 2021



Current Scheme



☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



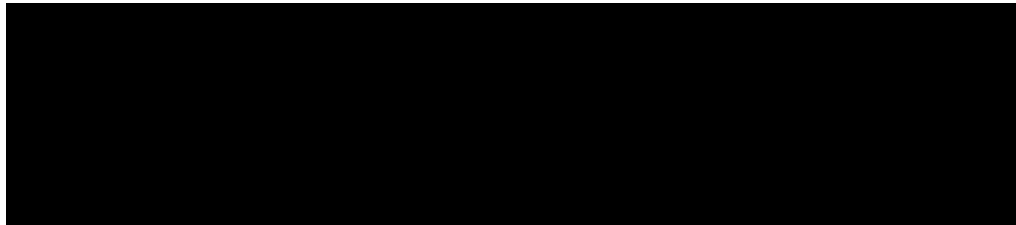
RE: Light Village - Planning Application No. A/YL-PS/622 (South Site) and A/YL-PS/623 (North & Middle Sites)

18/08/2021 09:50

From:

To:

Cc:



Dear Kent,

We confirm that the proposed Light Village development (South Site, North & Middle Sites) will not worsen the potential flooding situation of the two declared monuments during and after the construction of the proposed development. The design and disposal of surface water shall comply with the requirements under the Buildings Ordinance.

Regards

+ MINA LEUNG | ASSOCIATE DIRECTOR

15/F, North Tower, World Finance Centre

Harbour City, TSIM SHA TSUI, Hong Kong

T +852 25741633 | D +852 3589 0682 | F +852 25724908

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Our Ref. : LT21005197
Job Ref. : HKA-P-01573-PLA
Your Ref. : TPB/A/YL-PS/622 and TPB/A/YL-PS/623

24 November 2021

(By Post)

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

Attn : Mr Raymond Kan

Dear Mr Kan,

**Re: *Planning Application No. A/YL-PS/622 (South Site) and A/YL-PS/623 (North and Middle Sites)*
 *- Further Informaiton***

We refer to the captioned applications.

To further response the comments from the public and government departments regarding the South Site, the residential units at East Wing has been deleted such that an area of about 400m² within the site area can now be allocated as a buffer between the proposed development and the pagoda. That 400m² area will be a fenceless front yard open to the public and, with a less vibrant atmosphere, it would enable visitors or local villagers to better appreciate the pagoda in a spacious and serene environment. This front yard will serve as a meeting point for visitors, as well as those who join the heritage and cultural activities at the proposed Creative Learning & Culture Activity Room.

A small water feature proposed previously will no longer be provided due to hygiene consideration arising from Covid 19 and the likely future maintenance problems especially in controlling mosquito breeding. As an alternative, removable seating benches are proposed with planters added at the back as a green backdrop. The seating benches not only serve as a resting place but also be an excellent place with unobstructed view to appreciate the Pagoda.

As a result, only less than 20% of the site area in the South Site is now proposed for residential institution and a substantial reduction of flat units from the original proposed 30 units to the current 20 units. The applicant has made every effort to respond to Government's initiative in providing transitional housing and to address the local concerns on heritage preservation. The revised scheme for the South Site is the best that the applicant can do to strike a balance between the need for transitional housing provision and heritage preservation.

The completion of the proposed development is anticipated in 2023.

Page No. 2
Our Ref. : LT21005197

The following further information is enclosed for the Board's consideration: -

- Master Layout Plan (South, North and Middle Sites)
- G/F, 1/F, 2/F and Section Plan (South Site)
- Artist Impression (South Site)
- Landscape Plan (South Site)
- Development Schedule Comparison
- Photomontages (South Site)

Should you have any queries, please contact the undersigned at 3589 0682 (minaleung@lwkp.com).

Yours faithfully,
For and on behalf of
LWK & PARTNERS (HK) LTD



Mina Leung
Associate Director

GLT/MSW/wwc

cc. Kent Lee - Town Plnr/Tuen Mun1
Light Be - Mr. Ricky Yu/Ms. Janet Chow

Table 1: Development Schedule Comparison

	Original Scheme			Current Scheme		
	South Site	North Site	Middle Site	South Site	North Site	Middle Site
Site Area	1,180m ²	1,280m ²	950m ²	1,180m ²	1,280m ²	950m ²
Plot Ratio	1.55	2	2	1.14	2	1.9
Total GFA	1,830m ²	2,560m ²	1,900m ²	1,345m ²	2560m ²	1805m ²
- Domestic	1,817m ²	2,560m ²	1,900m ²	1,180m ²	2560m ²	1805m ²
- Non-Dom	13m ²	--	--	165m ²	--	--
No. of Flats	30	38	32	20	39	29
Average Flat Size	35 m ²			35 m ²		
No. of Block	1			1		
No. of Storey	Not more than 3			Not more than 3		
Building Height	+15.15mPD	+15.75mPD	+15.45mPD	+12.13mPD (8.23m)	+13.13mPD (8.23m)	+12.63mPD (8.23m)
Site Coverage	Not more than 60%			Not more than 60%		
Bicycle Parking Spaces (1 space per 7.5 units)	0			3	6	5

- 5m AIR BUFFER ZONE
- FENCE WALL
- SITE BOUNDARY
- SHORT TERM TENANCY LOT
- SHORT TERM WAIVER LOT
- 24-HOUR PEDESTRIAN
- ROADSIDE DRIVEWAY FOR LOT 357 IN D.D. 122
- EXISTING SITE LEVEL AT MPD
- PROPOSED DESIGN SITE LEVEL AT MPD

+1.00

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LIGHT BE

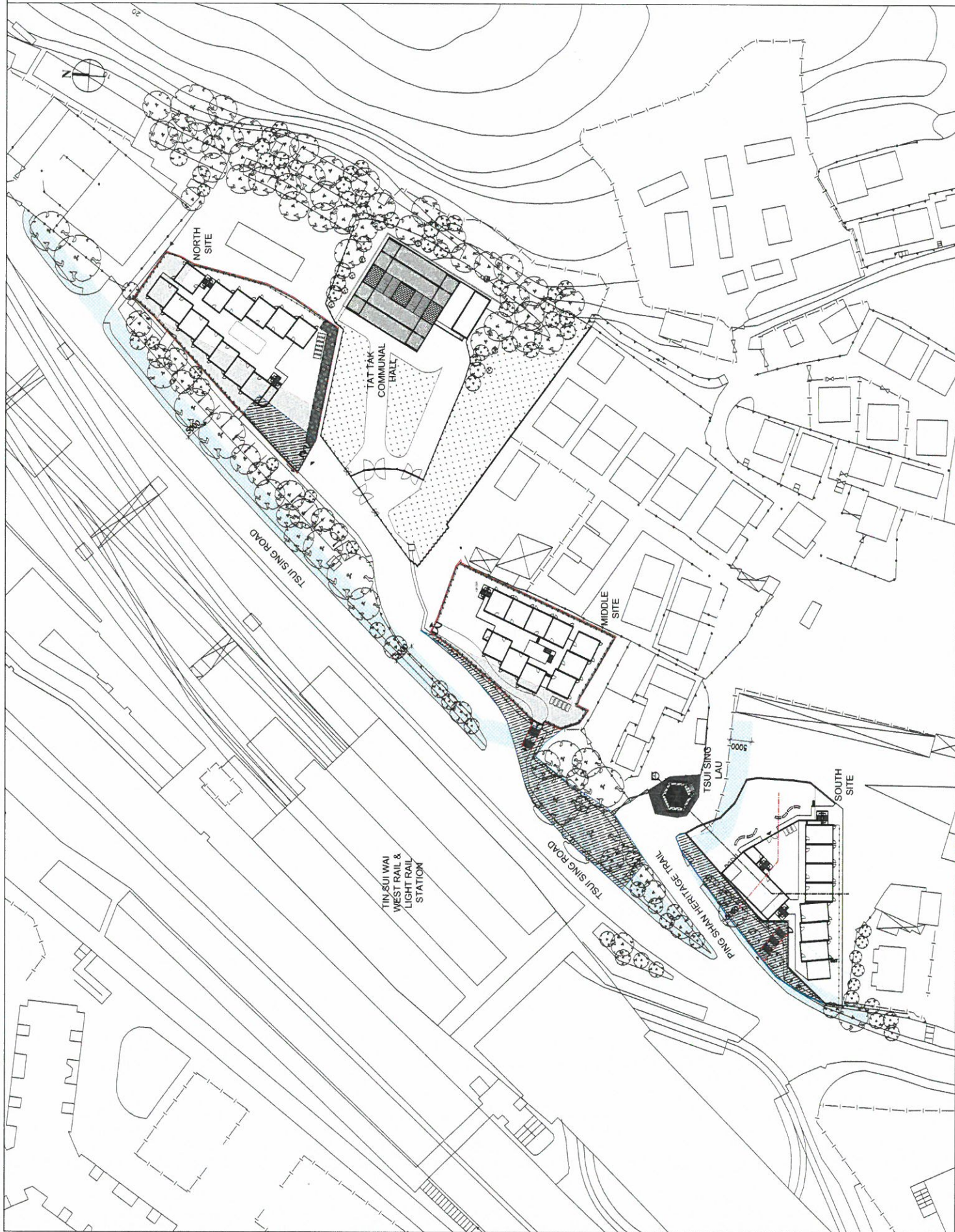
Light Village

MASTER LAYOUT PLAN

Client	Developer	Architect	Engineer
Light Village	Light Village	Light Village	Light Village
1900 A3 NOV 2021	1900 A3 NOV 2021	1900 A3 NOV 2021	1900 A3 NOV 2021
DOM	YES	YES	YES
DOM	YES	YES	YES

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ARCHITECTS

1/F: 1900 A3 NOV 2021
2/F: 1900 A3 NOV 2021
3/F: 1900 A3 NOV 2021
4/F: 1900 A3 NOV 2021
5/F: 1900 A3 NOV 2021
6/F: 1900 A3 NOV 2021
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- 5m AIR BUFFER ZONE
- FENCE WALL
- SITE BOUNDARY
- SHORT TERM WAIVER LOT
- 1.5m WATER MAINS CLEARANCE ZONE
- EXISTING SITE LEVEL
- PROPOSED DESIGN SITE LEVEL AT RPD
- +1.00
- SURFACE CHANNEL

NOTE:
FIXED / MAINTENANCE WINDOWS
WILL BE INSTALLED AT THE
FACADES FACING THE RAIL
TRACKS.

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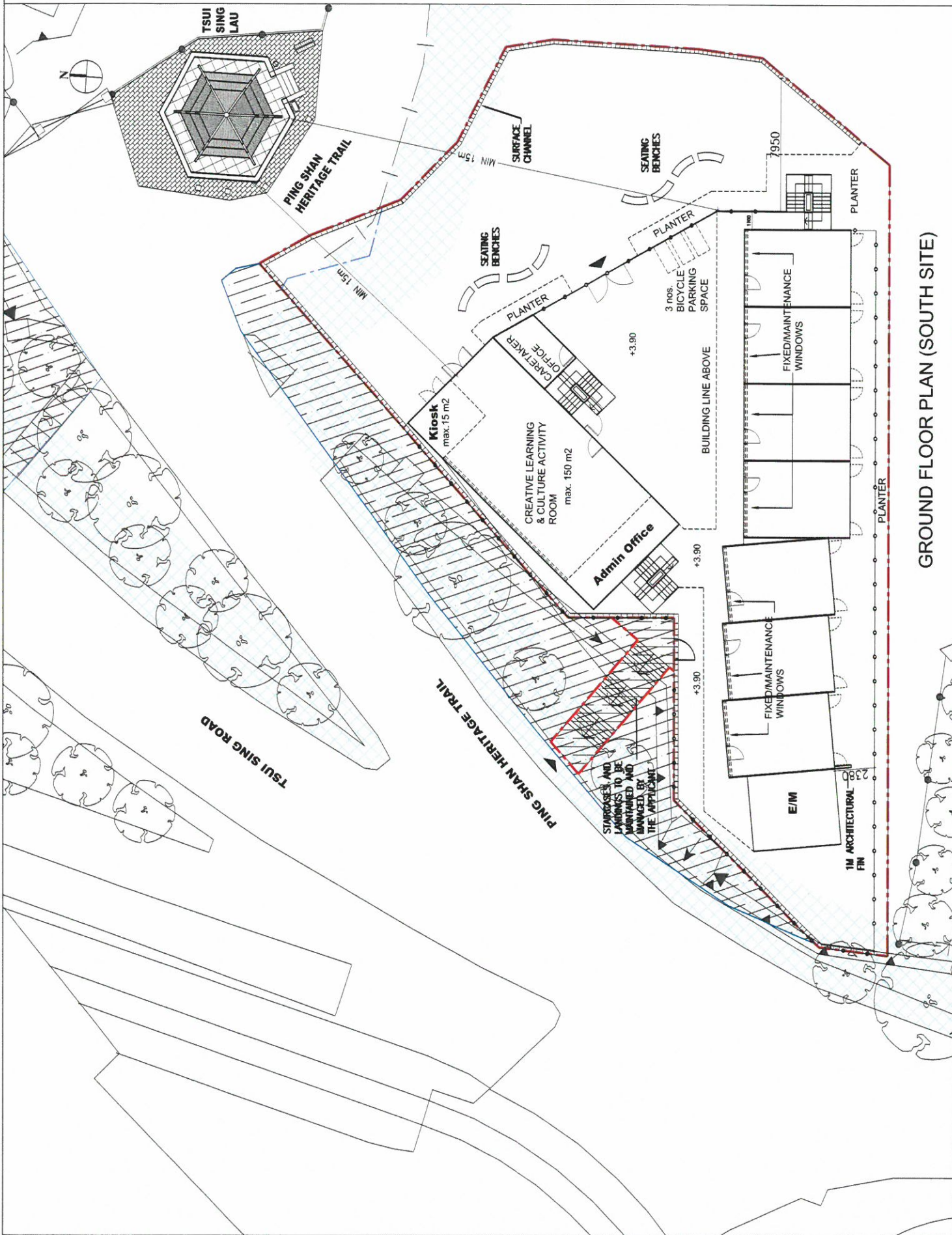
Client:
Light BE

Project:
LIGHT VILLAGE

Drawn By:
GROUND FLOOR PLAN
(SOUTH SITE)

Job No.	Design No.	Revision No.
ML1819	GP-02	D
Scale	Date	Client Ref.
1:200 AS NOV 2021		
Drawn	Checked	Approved
DCM	YSC	TLC

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a r c h i t e c t s



GROUND FLOOR PLAN (SOUTH SITE)

SITE BOUNDARY
 FENCE WALL
 GOVERNMENT
 LAND UNDER
 PLANNING
 APPLICATION

EXISTING SITE
 LEVEL AT mPD
 PROPOSED DESIGN
 SITE LEVEL AT mPD
 +1.00

NOTE:
 FIXED / MAINTENANCE WINDOWS
 WILL BE INSTALLED AT THE
 FACADES FACING THE RAIL
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1. All works shall be carried out in accordance with the relevant codes of practice and standards.
 2. The design shall be subject to approval by the relevant authorities.
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LIGHT BE

LIGHT VILLAGE

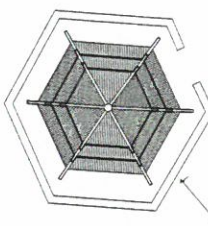
FIRST FLOOR PLAN
 (SOUTH SITE)

Drawing Title
 FIRST FLOOR PLAN
 (SOUTH SITE)
 Drawing No.
 1-200-03 NOV 2021
 Date
 1-200-03 NOV 2021
 Checked
 YSC
 Approved
 TC

hwk&partners
 a r c h i t e c t s

111, Apple Street, 11th Floor, Causeway Bay, Hong Kong
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 傳真: +852 2851 0001
 電郵: info@hwk.com.hk

FIRST FLOOR PLAN (SOUTH SITE)



MIN 30m

MIN 17.5m

FLAT ROOF
+6.74

FLAT ROOF
+6.74

1M ARCHITECTURAL
FIN

FIXED /
MAINTENANCE
WINDOWS

FIXED/MAINTENANCE
WINDOWS

+6.74

+6.74

SITE BOUNDARY
 FENCE WALL
 GOVERNMENT
 PLANNING
 APPLICATION

EXISTING SITE
 LEVEL AT mPD
 PROPOSED DESIGN
 SITE LEVEL AT mPD
 +1.00

NOTE:
 FIXED / MAINTENANCE WINDOWS
 WILL BE INSTALLED AT THE
 FACADES FACING THE RAIL
 TRACKS.

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 It is the responsibility of the client to ensure that the building is constructed in accordance with the approved plans and specifications.
 The client is responsible for obtaining all necessary permits and approvals from the relevant authorities.
 The client is responsible for ensuring that the building is constructed in accordance with the approved plans and specifications.
 The client is responsible for ensuring that the building is constructed in accordance with the approved plans and specifications.

LIGHT BE

LIGHT VILLAGE

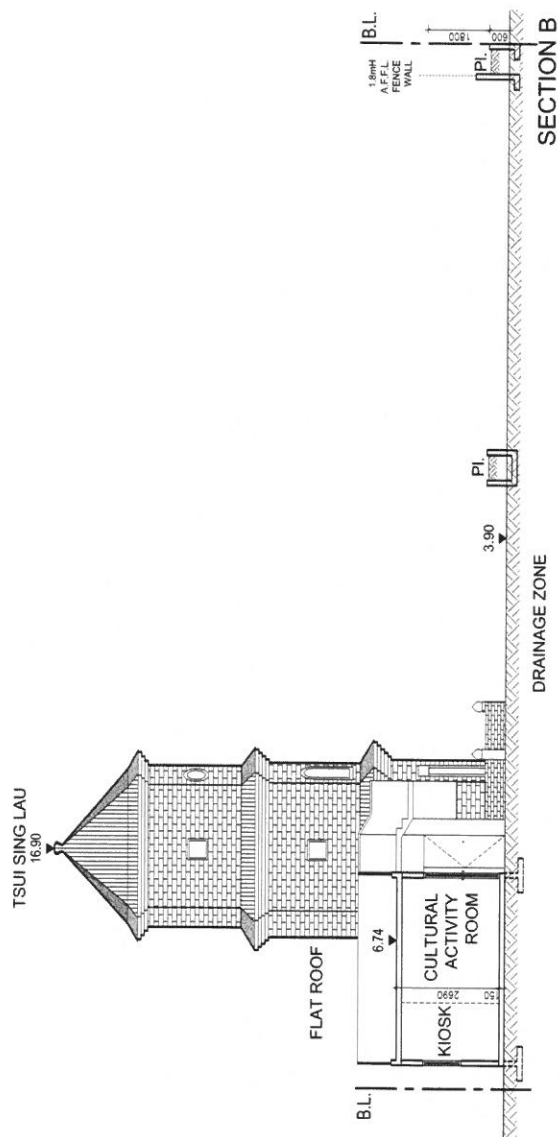
SECOND FLOOR PLAN
 (SOUTH SITE)

Project No.	001/2021
Client	YSC
Design	TC
Check	TC
Approved	TC

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 architects

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SECOND FLOOR PLAN (SOUTH SITE)



This drawing and the comments here are the property of L&L & Partners Inc. 120

Light BE

LIGHT VILLAGE

Institution Type

SECTION A AND B - SOUTH SITE

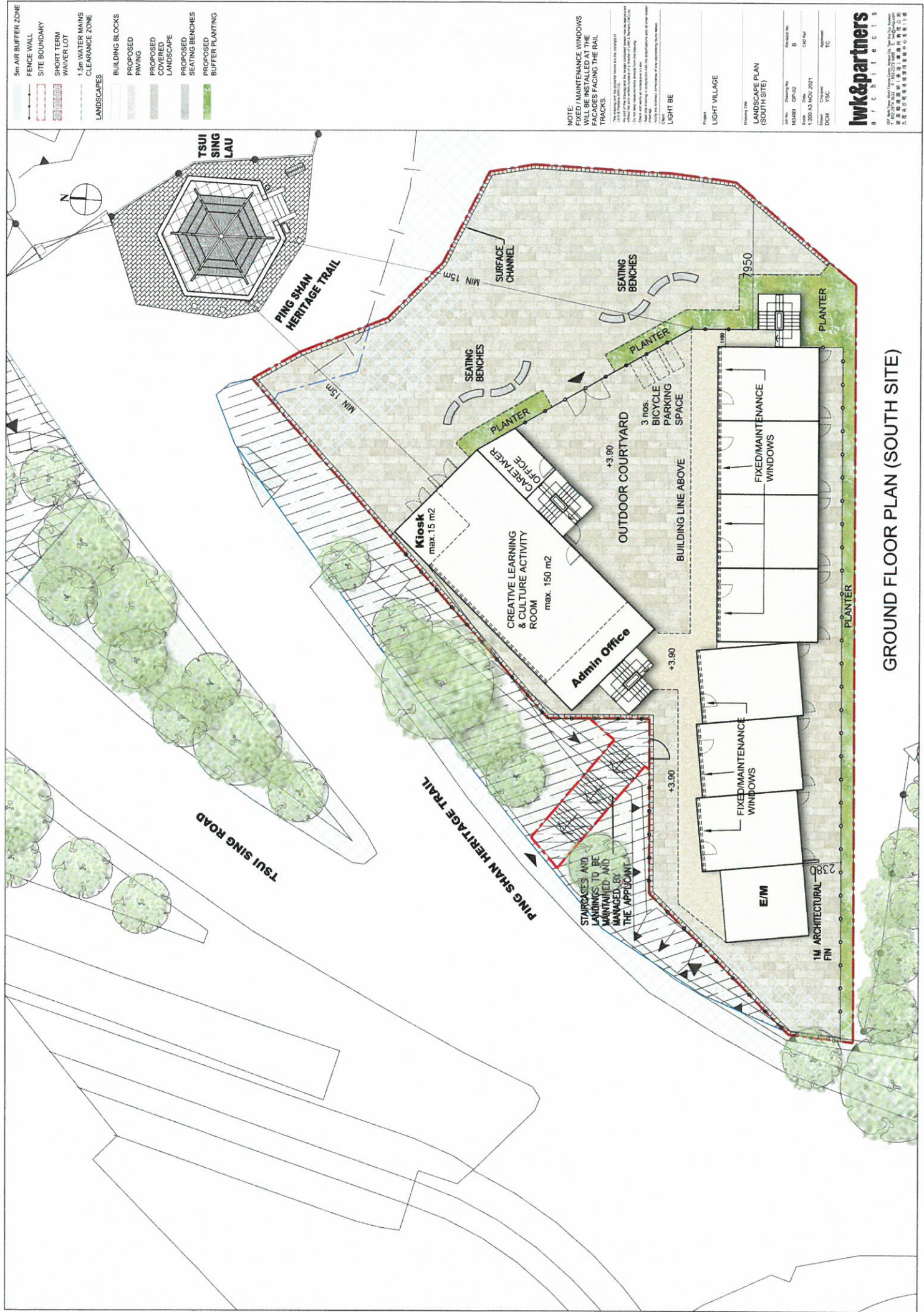
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Scale	Date	CAD Ref.
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Author	Checked	Approved
W	YSC	TC

lwk&partners
architects

Full North Tower 40th Floor Centre Approach Co. Four Star Plaza Kowloon
Tel: 852-2974 1623 Fax: 852-2972 4008 E: info@fsc.com
香港新地廣場40樓四星廣場中心北座15樓



Artist Impression of the Proposed Development - South Site
(For illustration purpose only)



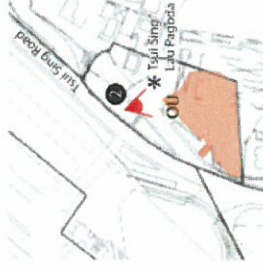
GROUND FLOOR PLAN (SOUTH SITE)

Ping Shan Tin
Shui Wai Leisure
and Cultural
Building
(+40mPD about)

Tsui Sing Lau
Pagoda
(+16.9mPD)



Existing View



Location Plan (not to scale)

Tsui Sing Lau
Pagoda
(+16.9mPD)

Application Site
(+15.15mPD)

Tsui Sing Lau
Pagoda
(+16.9mPD)

Application Site
(+12.13mPD)



With Original Scheme



With Current Scheme

Title

**LWK
+PARTNERS**

Photomontage - VP2 (South Site)

Ping Shan Heritage Trail

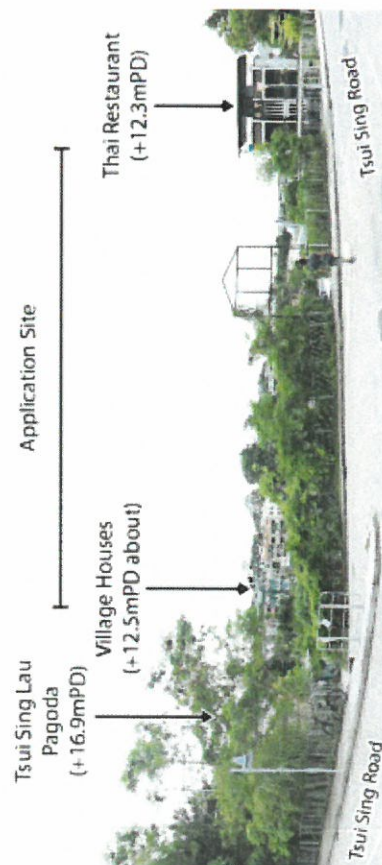
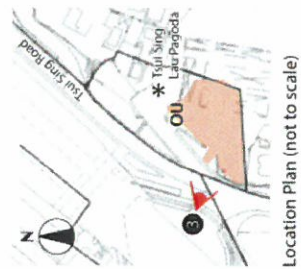
Figure

Scale

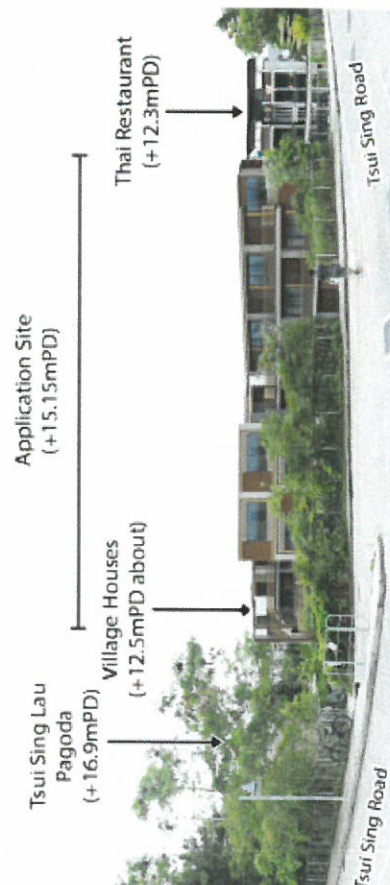
N/A

Date

Nov 21



Existing View



With Original Scheme



With Current Scheme

Title

**LWK
+PARTNERS**

Photomontage - VP3 (South Site)

Tsui Sing Road

Figure

Scale

N/A

Date

Nov 21



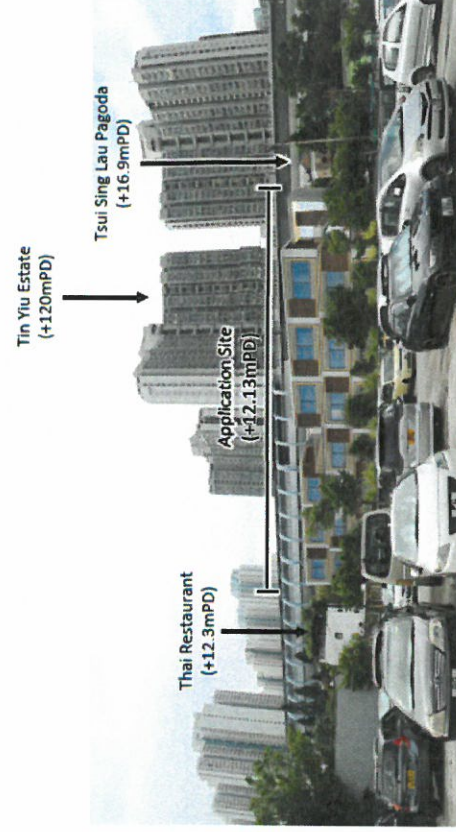
Existing View



Location Plan (not to scale)



With Original Scheme



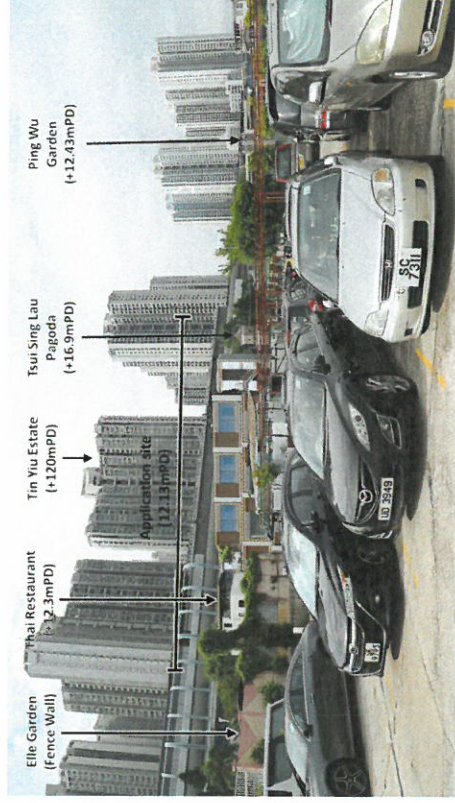
With Current Scheme



Existing View



With Original Scheme



With Current Scheme



Location Plan (not to scale)



Our Ref. : LT21005395
Job Ref. : HKA-P-01573-PLA
Your Ref. : TPB/A/YL-PS/622 and TPB/A/YL-PS/623

2 December 2021

By Post

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

Attn: Mr. Raymond Kan

Dear Mr. Kan,

Re: Planning Application No. A/YL-PS/622 (South Site) and A/YL-PS/623 (North and Middle Sites)
- Further Information

We refer to the captioned applications.

We would like to clarify that the number of flats proposed at South Site should be 19 instead of 20. The revised Development Schedule Comparison is enclosed for the Board's consideration: -

Should you have any queries, please contact the undersigned at 3589 0682 (minaleung@lwkp.com).

Yours faithfully,
For and on behalf of
LWK & PARTNERS (HK) LTD



Mina Leung
Associate Director

Encl.

cc. Kent Lee (Town Plnr/Tuen Mun1)
Light Be (Mr. Ricky Yu/Ms. Janet Chow)

Table 1: Development Schedule Comparison

	Original Scheme			Current Scheme		
	South Site	North Site	Middle Site	South Site	North Site	Middle Site
Site Area	1,180m ²	1,280m ²	950m ²	1,180m ²	1,280m ²	950m ²
Plot Ratio	1.55	2	2	1.14	2	1.9
Total GFA	1,830m ²	2,560m ²	1,900m ²	1,345m ²	2560m ²	1805m ²
- Domestic	1,817m ²	2,560m ²	1,900m ²	1,180m ²	2560m ²	1805m ²
- Non-Dom	13m ²	--	--	165m ²	--	--
No. of Flats	30	38	32	19	39	29
Average Flat Size	35 m ²			35 m ²		
No. of Block	1			1		
No. of Storey	Not more than 3			Not more than 3		
Building Height	+15.15mPD	+15.75mPD	+15.45mPD	+12.13mPD (8.23m)	+13.13mPD (8.23m)	+12.63mPD (8.23m)
Site Coverage	Not more than 60%			Not more than 60%		
Bicycle Parking Spaces (1 space per 7.5 units)	0			3	6	5

Overview of Development Parameters of Proposed Transitional Housing, Ping Shan

(Applications No. A/YL-PS/622 and A/YL-PS/623)

	Application No. A/YL-PS/622	Application No. A/YL-PS/623		Total
	South Site	Middle Site	North Site	
Zonings	“OU(HCTRU)” and “V”	“V”		--
Duration Applied	3 Years	7 Years		--
Site Area	about 1,180m ² (including 30m ² government land)	about 950m ² (including 490m ² government land)	about 1,280m ² (including 204m ² government land)	about 3,410m ² (including 724m ² government land)
Maximum PR	about 1.14	about 1.9	about 2	--
Total GFA - Domestic - Non-domestic (Creative Learning and Culture Activity Room and kiosk)	about 1,345m ² 1,180m ² 165m ²	about 1,805m ² 1,805m ² ---	about 2,560m ² 2,560m ² ---	About 5,710m ² 5,545m ² 165m ²
No. of Blocks	1	1	1	3
No. of Storeys	Not more than 3 storeys			
Maximum Building Height	Not more than +12.13mPD (8.23m)	Not more than +12.63mPD (8.23m)	Not more than +13.13mPD (8.23m)	--
Total Site Coverage	Not more than 60%			
Average Flat Size	About 35m ²			
No. of Units	19	29	39	87
Estimated Population (about)	60	92	123	275
Bicycle Parking Spaces	3	5	6	14
Parking and Loading/ Unloading Spaces	Nil			
Anticipated Completion Year	2023			

Previous Applications Covering the Application Site

Approved Applications

<u>Application No.</u>	<u>Zoning</u> (at the time of approval)	<u>Development/Use</u>	<u>Date of Consideration</u>	<u>Approval Conditions</u>
A/YL-PS/4	“U”	Car Park for Private Cars and Light Goods Vehicles	18.4.1997 (12 months)	(1), (8) & (16)
A/YL-PS/156	“U”	Temporary Flea Market (on Saturdays and Sundays only) for a Period of 3 Years	15.8.2003 (revoked on 15.2.2005)	(5), (6), (8) & (9)
A/YL-PS/189	“U”	Temporary Flea Market (on Saturdays and Sundays only) for a Period of 3 Years	13.8.2004 (revoked on 13.2.2005)	(5), (6), (8) & (9)
A/YL-PS/237	“U”	Temporary Open-air Barbecue Area for a Period of 3 Years	22.9.2006 (TPB) (12 months)	(5), (6), (8), (9) & (12)
A/YL-PS/272	“U”	Temporary Open-air Barbecue Area for a Period of 3 Years	14.9.2007 (12 months) (revoked on 14.5.2008)	(5), (10), (11), (12), (13) & (17)
A/YL-PS/293	“U”	Temporary Public Vehicle Park for Private Cars and Light Vans for a Period of 3 Years	13.2.2009	(1), (2), (5), (8) to (12), (16), (18) to (20)
A/YL-PS/366	“V” & “OU(Heritage and Cultural Tourism Related Uses)” (“OU(HCTRU)”)	Temporary Public Vehicle Park for Private Car and Light Goods Vehicles a Period of 3 Years	10.2.2012	(2), (4), (5), (8), (9) to (12), (14) & (15)
A/YL-PS/468	“V” & “OU(HCTR)”	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	6.2.2015 (revoked on 11.11.2016)	(1), (3), (4) to (7), (8), (9) to (11), (13) to (15)
A/YL-PS/522	“V” & “OU(HCTRU)”	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	12.8.2016	(1), (2), (4) to (8) to (12), (14) & (15)
A/YL-PS/594	“V” & “OU(HCTRU)”	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	4.10.2019 (revoked on 4.4.2021)	(1), (2), (4) to (10) to (12), (14) & (15)

Approval Conditions

- (1) No parking/storage of vehicles without valid licences issued under the Road Traffic Ordinance.
- (2) No (medium or heavy goods vehicle) or parking of (goods) vehicles (exceeding) 5.5 tonnes (or more), (coaches, container vehicles), container tractors and/or trailers.
- (3) Only private cars (and light goods vehicles) are allowed to enter/be parked.
- (4) Posting notice at a prominent location to indicate the types of vehicle allowed to enter/be parked.
- (5) No night time operation/restriction on operation hours.
- (6) No vehicle washing/repairing/dismantling/paint spraying and other workshop uses/activities.
- (7) No vehicle is allowed to queue back to or reverse onto/from public road.
- (8) Submission and/or implementation of the (accepted) tree preservation and/or landscape proposal(s).
- (9) Submission and/or implementation of the drainage proposal(s).
- (10) Maintenance of (existing/implemented) drainage facilities.
- (11) Submission of condition record of existing drainage facilities.
- (12) Submission and/or implementation of fire services installations proposal or provision of fire service installations proposed.
- (13) Provision of peripheral/boundary fencing.
- (14) Maintenance of existing peripheral/boundary fencing.
- (15) Revocation Clauses.
- (16) Reinstatement Clause.
- (17) No public announcement system, portable loudspeaker or any form of audio amplification system.
- (18) Provision of warning notice and measures on pedestrian safety
- (19) No additional structure or advertisement signboard.
- (20) Provision of waterworks reserve

Rejected Applications

<u>Application No.</u>	<u>Zoning</u> (at the time of approval)	<u>Development/Use</u>	<u>Date of Consideration</u>	<u>Rejection Reasons</u>
A/YL-PS/171	“U”	Temporary Flea Market for a Period of 3 Years	4.6.2004 (TPB)	(1), (2)
A/YL-PS/215	“U”	Temporary Open-air Barbecue Area for a Period of 3 Years	10.6.2005	(2) to (4)

- (1) The flea market, which involved an extension in area from the previously approved scheme and the time of operation, would adversely affect the immediate adjacent Tsui Sing Lau Pagoda, which is a declared monument
- (2) Insufficient information to demonstrate that the development would generate no adverse traffic, drainage and/or landscaping impacts on the surrounding areas
- (3) Not compatible with the surrounding developments
- (4) Undesirable precedent



元朗民政事務處
元朗民政事務專員
胡天祐先生 台鑒:

有關社房企「要有光」計劃興建過渡性房屋「光村」事宜
規劃申請編號：A/YL-PS/623 及 A/YL-PS/622
反對意見

就社房企「要有光」計劃在元朗屏山鄉上璋圍興建過渡性房屋「光村」事宜，早前城市規劃委員會就上述規劃申請進行公眾諮詢，屏山鄉鄉事委員會聯同相關村代表及村民曾向城市規劃委員會及相關政府部門多次提出反對意見。現我們謹代表屏山鄉鄉事委員會各委員及村代表向城市規劃委員會提交共 34 封反對意見信及上璋圍村代表及村民共 103 封反對意見信。我們重申反對理由如下：

- (一) 申請更改土地規劃用途，以興建過渡性房屋無疑是飲鴆止渴，擬議「光村」用地並不符合現時規劃用途(現時是「其他指定用途」「OU」)，根據規劃署屏山分區計劃大綱圖，該幅土地規劃意向是提供與文物及文化旅遊有關的設施或用途，而該些設施或用途既配合「聚星樓」及「達德公所」的文物景點特色，視覺上又能與歷史建築互助協調，若將該幅土地改為興建房屋，這完全是違反規劃原意，損害文物及文化保育的發展和權益。因此，我們堅決反對更改土地用途。「要有光」作為社會企業，必需秉持社會良心，不應但求目的不擇手段，明知故犯作出如此不當的侵犯行為。

星島日報的「綠色論壇」於 2021 年 3 月 5 日撰文(見附件)提到天水圍的光村(即上述標題的規劃申請)。綜合各方意見，「光村」一旦落實將對「聚星樓」及「達德公所」該等重要古蹟文物的存在價值造成極具破壞性的影響。

- (二) 規劃原意對周邊土地使用設限，用意是嚴謹保護古蹟的存在價值，而申請人正起了犯禁的示範作用，申請人分別在「聚星樓」(建於明代，香港獨有的古塔)及「達德公所」(建於清代，新界抗英指揮部)毗鄰引入「光村」，用料是輕浮的塑膠物質裝嵌而成的現代建築物，與沉厚穩重的古建築南轅北轍，嚴重影響珍

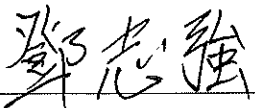
貴歷史古蹟的存在價值，破壞規劃所定的良好願景，令遊客及參觀者意興闌珊。

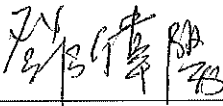
- (三) 擬議「光村」興建位置太接近屏山上璋圍，落成後人口激增，必定會引起交通問題，例如交通擠塞、違例泊車等，令周邊村民的日常生活難以適應，定必經常引起不愉快事件。另外，人口稠密容易造成品流複雜治安欠佳，令周邊村民感到擔憂。
- (四) 政府必須要關注問題，聽取民意，不應一意孤行，若然一旦通過規劃申請，必令村民採取升級行動，誓死保護屏山古蹟文物，最終只會官迫民反，貴委員會務必三思決定。

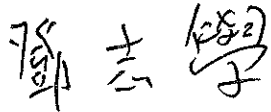
我們並不反對社房企興建過渡性房屋以幫助社會有需要人士，但我們認為該項規劃申請的選址極不合適，不但未能得到當地居民的支持，甚至表示強烈反對。因此，懇請 貴委員會聽取我們的意見，立即終止該項規劃申請。

屏山三圍六村村代表簽署:

屏山坑尾村村代表：

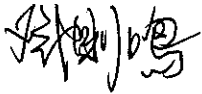

鄧志強


鄧偉陽


鄧志學

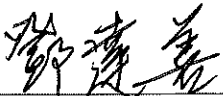
屏山坑頭村村代表：

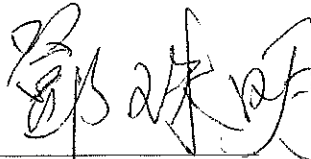

鄧炳輝


鄧則鳴


鄧超雄

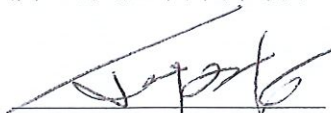
屏山塘坊村村代表：


鄧達善


鄧珠明


屏山三圍六村村代表簽署:


屏山洪屋村村代表：


鄧子光



鄧昇華

屏山新村村代表：


鄧森福

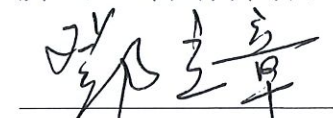

鄧煥強

屏山橋頭圍村代表：


鄧同發



鄧橋南

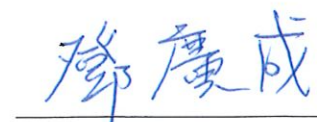
屏山上璋圍村代表：


鄧立章


鄧自強

屏山灰沙圍村代表：


鄧積善


鄧廣成

屏山鄉鄉事委員會委員簽署:

張國才

鄧志強

曾務顧問: 鄧廣業

周錦明

吳燦輝

鄧有禧

張錦福

鄧子光

鄧志傑

鄧樹林

陳煥奎

鄧同光

鄧煥強

鄧煥強

林權

鄧煥陽

鄧達善

林如棟

鄧積善

鄧煥輝

張錦超

鄧同光

鄧超雄

陶煥南

2021 年 4 月 15 日

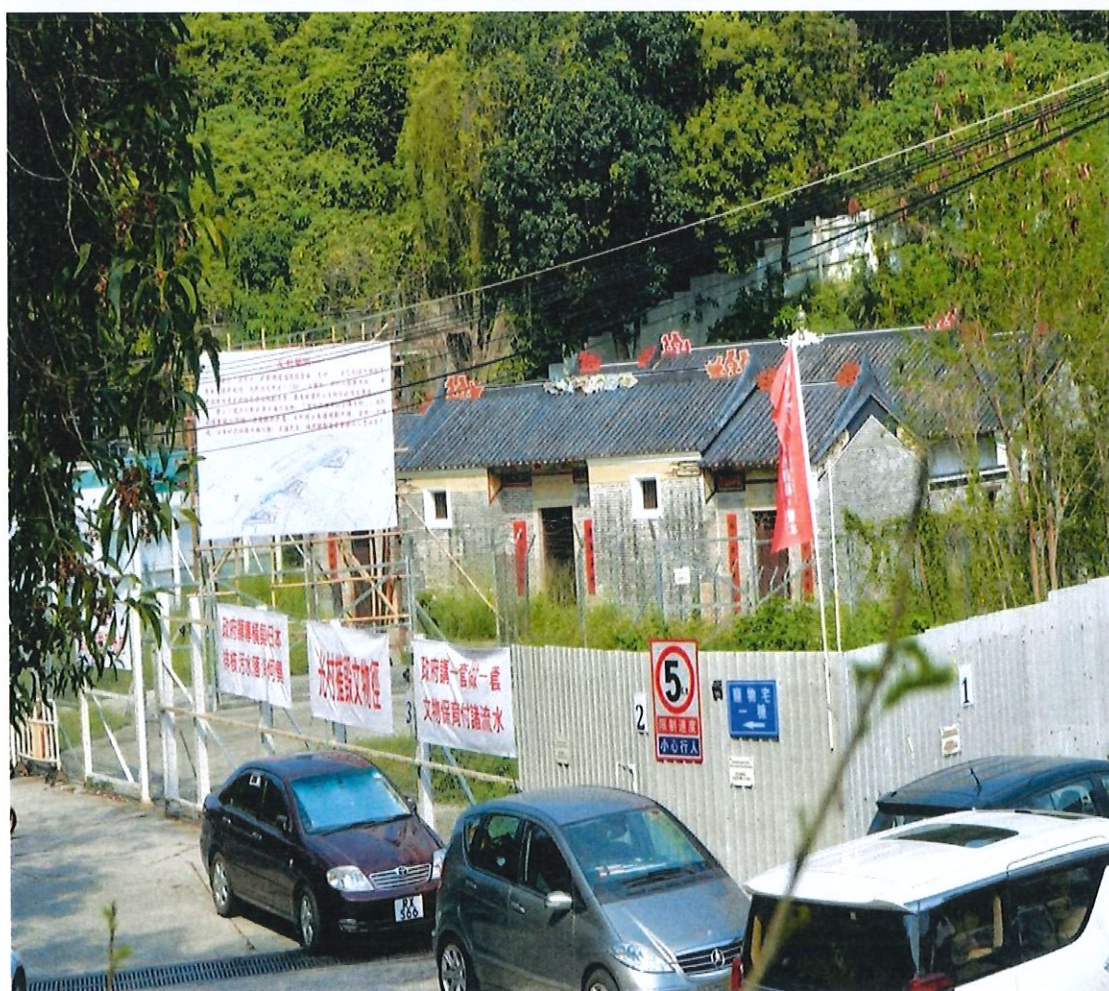
有關社房企「要有光」計劃興建過渡性房屋「光村」事宜
規劃申請編號：A/YL-PS/623 及 A/YL-PS/622
(屏山丈量約份第 122 約地段第 360 號及第 377 號)
(屏山丈量約份第 122 約地段第 387 號 B 分段)

屏山鄉鄉事委員會

日期：2021 年 5 月 3 日







23 NOV 2020

Town Planning
Board

5-2

城市規劃委員會主席
甯漢豪女士, J.P. 台鑒:

有關「要有光」將會為「光村」計劃興建三層高平房事宜
規劃申請編號：A/YL-PS/623 及 A/YL-PS/622
(屏山丈量約份第 122 約地段第 360 號及第 377 號)
(屏山丈量約份第 122 約地段第 387 號 B 分段)
反對意見

屏山鄉鄉事委員會主席聯同我們屏山三圍六村幾位村代表於 2020 年 6 月 24 日與上述規劃申請機構負責人余偉業先生會面，在會上余先生提出將會在元朗「聚星樓」附近地段 DD122 LOT387BRP, 387BIRP, 387B4(上述標題地段)發展「光村」計劃，興建多棟三層高平房，並介紹有關發展計劃內容，當時我們提出反對意見，反對理由如下：


- (一) 擬議「光村」用地並不符合現時規劃用途(現時是「其他指定用途」「OU」)，根據規劃署屏山分區計劃大綱圖，該幅土地規劃意向是提供與文物及文化旅遊有關的設施或用途，而該些設施或用途既配合「聚星樓」和「達德公所」的文物景點特色，視覺上又能與歷史建築互助協調，若將該幅土地改為興建房屋，這是完全違反規劃原意，損害文物及文化保育的發展和權益。因此，我們堅決反對更改土地用途。「要有光」作為社會企業，必需秉持社會良心，不應但求目的不擇手段，明知故犯幹出如此不當的侵犯行為。
- (二) 興建房屋後將會增加人口，容易造成人流治安複雜，令周邊居民感到擔憂，影響日常生活。
- (三) 現時屏山文物徑及「聚星樓」附近一帶的交通道路已負荷嚴重，有關機構有否進行任何交通評估？如何解決因增加車輛流量導致交通擠塞問題？

鑒於屏山鄉鄉事委員會收到規劃署就上述規劃申請的諮詢意見書，以及 11 月 9 日有報刊報導有關「要有光」社會地產向城規會申請在上述地段興建「光村」。因此，我們屏山三圍六村特函向 貴委員會提出反對意見，希望 貴委員會聽取意見並再三考慮，暫緩有關發展計劃直至與我們及相關持份者取得共識。有勞之處，不勝感銘。

屏山三圍六村村代表簽署：

屏山坑尾村村代表：


鄧志強


鄧偉陽


鄧志學

屏山坑頭村村代表：


鄧炳輝


鄧則鳴


鄧超雄

屏山塘坊村村代表：


鄧達善

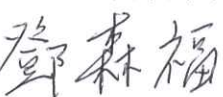

鄧珠明

屏山洪屋村村代表：


鄧子光


鄧昇華

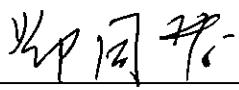
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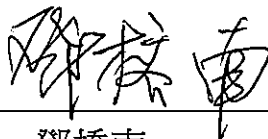

鄧森福


鄧煥強

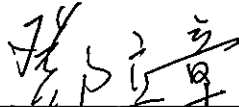
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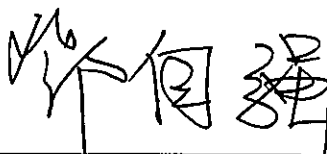
屏山橋頭圍村代表：


鄧同發

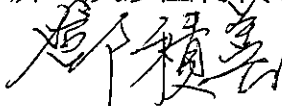

鄧橋南


屏山上璋圍村代表：


鄧立章


鄧自強

屏山灰沙圍村代表：


鄧積善


鄧廣成

屏山三圍六村族長、父老、叔伯、兄弟簽署:

鄧德芳

鄧伊堤

鄧偉祥

鄧桂林

鄧浩明

鄧德鏗

鄧志勇

鄧光容

鄧德曉

鄧偉志

鄧勇邦

鄧浩然

鄧景星

鄧勇璋

鄧穎泉

鄧勇銘

鄧凱丰

鄧喬丰

鄧鈞丰

副本送: 城市規劃委員會主席甯漢豪女士, JP
規劃署署長李啟榮先生, JP
元朗地政處地政專員陳靜嫻女士
元朗民政事務處專員袁嘉諾先生, JP

2020 年 11 月 12 日

屏山三圍六村族長、父老、叔伯、兄弟簽署:

鄧志明

鄧志新

鄧永鴻

鄧保明

鄧志榮

鄧志祥

副本送: 城市規劃委員會主席甯漢豪女士, JP
規劃署署長李啟榮先生, JP
元朗地政處地政專員陳靜嫻女士
元朗民政事務處專員袁嘉諾先生, JP

2020 年 11 月 12 日

屏山三圍六村族長、父老、叔伯、兄弟簽署:

鄧萬和	鄧桂維	鄧東橋
鄧志輝	鄧永賢	鄧子建
鄧協和	鄧子榮	鄧聯生
鄧聰賢	鄧沛清	鄧知德
鄧志興	鄧志來	鄧根穩
張錦福	林建順	
吳耀輝		

副本送: 城市規劃委員會主席甯漢豪女士, JP
規劃署署長李啟榮先生, JP
元朗地政處地政專員陳靜嫻女士
元朗民政事務處專員袁嘉諾先生, JP

2020 年 11 月 12 日

屏山三圍六村族長、父老、叔伯、兄弟簽署:

鄧立章

鄧國強

鄧志生

鄧有發

鄧淑嫻

鄧浩翔

鄧婉萍

黃玉麟

黃千益

黃千益

屏山三圍六村族長、父老、叔伯、兄弟簽署:

鄧韻吟

賴天良

鄧志康

鄧琛妍

鄧嘉樂

楊展顏

鄧澤源

關詠琪

江生妹

蕭惠珍

鄧筱盈

鄧肇熙

馬超興

鄧永傑

鄧德乾

麥善妍

副本送: 城市規劃委員會主席甯漢豪女士, JP
規劃署署長李啟榮先生, JP
元朗地政處地政專員陳靜嫻女士
元朗民政事務處專員袁嘉諾先生, JP

2020 年 11 月 12 日

德哥

屏山三圍六村族長、父老、叔伯、兄弟簽署:

鄧德和

黃惠英

鄧秀嫻

鄧香慧

鄧志豪

鄧院光

鄧浩延

鄧浩宏

屏山三圍六村族長、父老、叔伯、兄弟簽署:

鄧藉發

鄧康妮

鄧依妮

鄧苗敏

鄧曉峰

鄧志軒

魏淑英

鄧志華

王莎莎

鄧以楷

鄧世進

鄧婉芬

鄧婉雯

鄧婉梨

鄧婉芳

鄧以茵

鄧沛新

鄧漢章

Mia Tang

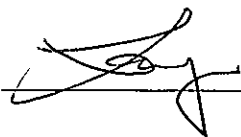
Ashley Tang

屏山三圍六村族長、父老、叔伯、兄弟簽署:

鄭會明	陳少珠	何國榮
鄧潔芝	鄧倫生	何永榮
鄭永浩	沈紅萍	何桂豪
張綺婷	Ruby Tang	何鉅光
畢家儀	李慧君	胡惠儀
Colo Cheng	Jason Tang	胡蕙芳
鄧振忠	Hugo Tang	黃騰達
鄧潔雲	Rachel Tang	胡惠霞
Venus Tang	Law Ka Chi	鄭偉忠
鄧潔儀	張乾才	胡惠敏
Kent Tang	胡珣	鄭家軒

屏山三圍六村族長、父老、叔伯、兄弟簽署:

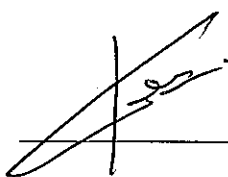
許傳卿



陳其昌

Ivan Li

TANG NGAI KEI



Zhi

鄧文成



鄧文成

鄧志興

鄧展都

屏山三圍六村居民簽署:

國新	雲龍	火華
少明	煜傑	自強
蘇福	永祥	彭勝年
穎宗	廣業	國平
水清	鄧藉發	屏志強
澤昌	鄧青年	鄧德芳
鄧偉堂	偉忠	鄧英揚
作其禮	鄧啟康	偉祥
	廖達文	凱濤

屏山三圍六村居民簽署:

陳真禮

鄧啟康

鄧偉陽

鄧鏡強

鄧慶權

鄧龍

偉祥

凱濤


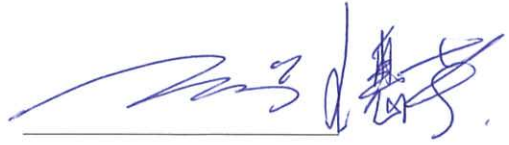


鄧海裕

陳積槐

黃煥

岑健

屏山鄉上章圍居民簽署:

	陳大志	
劉家倫 陳偉新	李俊傑	陳漢
	李俊賢	馮婷婷
周泳彤	劉燕萍	陳嘉禹
周浩民	麥偉康	陳月平
鄧麗群	麥國康	陳偉龍
周旭輝	張家文	區基樂
陳宏碩	黃子民	Seuk-yee 林成娣
		陳文杰
王子欣	葉倩怡	陳咏
Angie Wong	鄧照江	陳加鉅

屏山鄉上章圍居民簽署:

	姚球	
	周金旺	
	陳金榮	
		安
		余麗霞
		
		
		
		
		
	Re	

屏山鄉上章圍居民簽署:

王紀平	黃翠儀	梁嘉怡
郭心妍	Theresa To	Hany To
Alan Ng	葉非悅	My Chan
Stefan	羅偉權	汪春暉
Michelle Ing	汪鈺丞	蘇俊熙
劉振輝	英雄梅	李付
廖樂琪	鄭運基	劉秀琛
譚俊偉	蘇志聰	許嘉儀
王邦勤	蘇俊霖	曾恩軒
李石斌	莫潔冰	Chen

屏山鄉上章圍居民簽署:

謝如平

劉子明

黃桂培

鄧可欣

楊嘉諾

李耀輝

李巧悠

侯婉敏

何潤潤

李銘輝

李耀輝

譚振豪

鄧沛豪

陳愛賢

楊新銓

李詠君

梁詩敏

李依璇

葉祥雄

羅偉叔

鄧樂其

劉海華

鄧錦

黃文翰

馮海雲

黃群

余錦強

何國光

蔡定珍

李文杰

譚俊儀

林耀輝

屏山鄉上章圍居民簽署:

馮卓華

陳楚生

黎漢儀

馮蓓蓓

陳容光

李玉嫻

王金帶

陳嘉全

陳嘉欣

鄧美珍

陳

鍾麗英

陸儉添

陳德良

陸俊亮

屏山三圍六村族長、父老、叔伯、兄弟簽署:

鄧新
藉發

國平
偉志

煒
德立

澤昌

榮光

鄧清和

鄧政尉

鄧得勝

鄧東生

鄧喬丰

鄧鈞丰

鄧凱丰

鄧文海

鄧公諒

鄧善大

鄧偉強

鄧更丹

鄧錫

鄧榮揚

鄧景禮

鄧啟康

鄧偉陽

鄧煥強

鄧文貴

副本送: 城市規劃委員會主席甯漢豪女士, JP
規劃署署長李啟榮先生, JP
元朗地政處地政專員陳靜嫻女士
元朗民政事務處專員袁嘉諾先生, JP

2020年11月12日

回郵地址

屏山上璋圍村代表

鄧立章 鄧自強 收



城市規劃委員會主席
香港北角渣華道 333 號
北角政府合署 15 樓
甯漢豪女士收

郵寄及傳真(2522 8426)

有關屏山上璋圍聚星樓旁邊建立「光村」事宜

申請編號:A/YL-PS/622 申請編號:A/YL-PS/623

甯女士：

有關村民在本年十一月九日得悉 貴機構擬於新界屏山上璋圍旁邊建立「光村」，村長即召集本村村民及居民於十一月十日晚上召開緊急會議商討此事，會議後大家一致極力反對以上項目。(見附件一會議記錄)

主要反對建立「光村」原因如下：


1. 上璋圍與天水圍西鐵站道路嚴重擠塞，停車場車位又嚴重缺乏，以區內沒有足夠的車位給外來車輛停泊，若增加數百人到以上地段居住，路面交通將不勝負荷，導致馬路更加擠塞及增加交通意外的風險。本村村民現時已經不斷向警署投訴及要求警察來疏導以上地段的交通擠塞情況。
2. 聚星樓為香港首條文物徑，如建立「光村」在聚星樓旁邊，將會嚴重破壞聚星樓及屏山文物徑原有的歷史及觀賞價值。

3. 本村現時的环境衛生配套未能負荷額外之數百人居住，村民更擔心治安方面，若增加數百人居住在此，必定治安複雜及變差。

4. 現時之公共設施配套未能配合增加數百人居住條件。

綜合以上的意見是本村村民反對建立「光村」之原因。

5. 達德公所及聚星樓為政府認可之文物保護建築物，而建立「光村」其旁邊嚴重影響保護文物保育原意及形成不協調之環境。

上璋圍村代表簽署： 

(鄧立章)



(鄧自強)

日期：二零二零年十一月二十五日

附件一：2020年11月10日上璋圍居民協會臨時會議紀錄及反對建立光村簽名名冊錄副本抄送以下部門：

1. 要有光(社會地產) 余偉業先生
香港灣仔皇后大道東 147-149 號 威利商業大廈 14 樓
2. 規劃署署長李啟榮先生, JP
香港北角渣華道 333 號 北角政府合署 17 樓
3. 元朗地政處地政專員陳靜嫻女士
新界元朗橋樂坊 2 號元朗政府合署 7 樓及 9 樓至 11 樓
4. 元朗民政事務處專員袁嘉諾先生, JP
新界元朗青山公路(元朗段)269 號元朗民政事務處大廈
5. 古物古蹟辦事處執行秘書(古物古蹟)蕭麗娟 女士
尖沙咀彌敦道 136 號

屏山三圍六村族長、父老、叔伯、兄弟簽署:

鄧德芳

鄧伊堤

鄧偉祥

鄧桂林

鄧浩明

鄧德鋤

鄧志勇

鄧光容

鄧德曉

鄧偉志

鄧勇邦

鄧浩然

鄧景星

鄧勇璋

鄧賴永

鄧勇銘

鄧凱丰

鄧喬丰

鄧鈞丰

副本送:

城市規劃委員會主席甯漢豪女士, JP

規劃署署長李啟榮先生, JP

元朗地政處地政專員陳靜嫻女士

元朗民政事務處專員袁嘉諾先生, JP

屏山三圍六村族長、父老、叔伯、兄弟簽署:

鄧志明

鄧志新

鄧志鴻

鄧保明

鄧志榮

鄧志祥

副本送: 城市規劃委員會主席甯漢豪女士, JP
規劃署署長李啟榮先生, JP
元朗地政處地政專員陳靜嫻女士
元朗民政事務處專員袁嘉諾先生, JP

屏山三圍六村族長、父老、叔伯、兄弟簽署:

鄧萬和	鄧桂維	鄧東橋
鄧志輝	鄧永賢	鄧子建
鄧協永	鄧子榮	鄧聯生
鄧聰賢	鄧沛清	鄧知德
鄧志興	鄧志來	鄧根穩
張錦福	林建順	
吳耀輝		

副本送: 城市規劃委員會主席甯漢豪女士, JP
規劃署署長李啟榮先生, JP
元朗地政處地政專員陳靜嫻女士
元朗民政事務處專員袁嘉諾先生, JP

屏山三圍六村族長、父老、叔伯、兄弟簽署:

鄧新

鄧平

鄧華

鄧發

鄧法

鄧立

鄧昌

鄧光文

鄧清和

鄧政尉

鄧得志

鄧東生

鄧富丰

鄧鈞丰

鄧凱丰

鄧文富

鄧公錦

鄧善大

鄧偉強

鄧更丹

鄧鏗

鄧英揚

鄧景禮

鄧啟康

鄧偉陽

鄧煥強

鄧文貴

副本送: 城市規劃委員會主席甯漢豪女士, JP
規劃署署長李啟榮先生, JP
元朗地政處地政專員陳靜嫻女士
元朗民政事務處專員袁嘉諾先生, JP

屏山三圍六村居民簽署:

國新	雲龍	煒華
少明	光榮	自強
蘇福	永祥	鄧勝年
穎宗	廣業	國平
水清	鄧藉發	榮志
澤昌	鄧青年	鄧德芳
鄧偉堂	偉忠	鄧英揚
作其禮	鄧啟康	偉祥
	廖達文	凱濤

屏山三圍六村居民簽署:

陳其禮

鄧啟康

鄧偉陽

鄧鏡強

~~鄧鏡強~~

鄧能

偉祥

凱濤

鄧海裕

陳積槐

黃煥

岑偉康

德哥

屏山三圍六村族長、父老、叔伯、兄弟簽署:

鄧德和

黃惠英

鄧香嫻

鄧香慧

鄧象

鄧院光

鄧浩延

鄧浩宏

屏山鄉上章圍居民簽署:

馮卓華

陳楚基
黎淑儀

陳嘉全

Clay

馮倩儀

陳容光

陳嘉欣

鍾麗英

陳德良

李玉嫻

王全帶

鄧美珍

陸儉添

陸俊亮

屏山三圍六村族長、父老、叔伯、兄弟簽署:

鄧藉發	鄧康妮	鄧依妮
鄧黃敏	鄧曉峰	鄧志軒
魏淑英	鄧志峰	王莎莎
鄧以楷	鄧世進	鄧婉芬
鄧婉霞	鄧婉梨	鄧婉芳
鄧以茵	鄧沛新	鄧漢章
Mia Tang	Ashley Tang	

屏山鄉上章圍居民簽署:

謝如平
劉文成

黃桂培

鄧可欣

楊嘉諾

李耀輝

李巧悠

侯婉敏

何滿洲

李銘輝

李耀輝

譚振豪
鄧海東

陳愛賢

楊新銓

李冠忠

梁詩敏

李欣龍

葉祥雄

羅偉叔

鄧樂賢

劉海華

鄧錦

黃文翰

馮海雲

黃群

余錦雄

石國光

蔡定珍

李文來

譚俊儀

林耀輝

屏山三圍六村族長、父老、叔伯、兄弟簽署:

鄭會明

陳少珠

何鳳英

鄧潔芝

鄧倫生

何永英

鄭永浩

沈紅萍

何桂潔

張綺婷

Ruby Tang

何鉅光

畢家麒

李慧君

胡惠儀

Colo Cheng

Jason Tang

胡蕙芳

鄧振忠

Hugo Tang

黃騰達

鄧潔雲

Rachel Tang

胡惠霞

Venus Tang

Law Ka Chun

鄭偉昌

鄧潔儀

張乾才

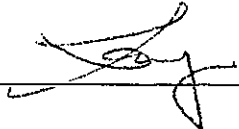
胡惠敏

Kent Tang

胡珣

鄭家軒

屏山三圍六村族長、父老、叔伯、兄弟簽署:

許傳卿  _____

Chen Jing Ivan Li _____

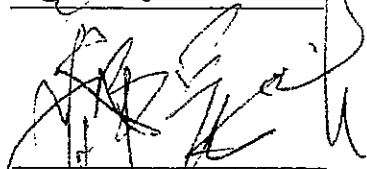
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TAIBU NGA KUI _____

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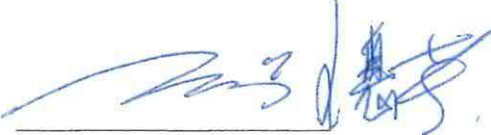
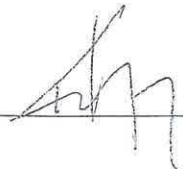


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鄧述成 _____

鄧志興 _____

鄧志輝 _____

屏山鄉上章圍居民簽署:

	陳大志	
劉家倫 陳偉新	李俊傑	陳漢
	李俊賢	馮婷婷
周泳彤	劉燕萍	陳嘉禹
周浩民	麥偉康	陳月平
鄧麗群	麥國康	陳偉龍
周旭輝	張永文	丁基霖
陳宏碩	黃子民	Seukly 林成嬌
		陳文杰
王子欣	葉倩怡	陳咏
	鄧照江	陳加鉅

屏山鄉上章圍居民簽署:

王紀平

葉翠霞

梁新

郭心妍

Theresa To

Hany To

Alan Ng

葉冰欣

My Ahn

Stefan

羅偉權

汪春暉

Michelle Ing

汪鈺涵

蘇俊熙

Michael Ing

英雄梅

李付

劉振輝

鄭運基

劉秀琛

廖樂琪

蘇志聰

許嘉儀

譚俊偉

蘇俊霖

曾恩軒

王邦勤

莫潔冰

Cham

李石斌

屏山三圍六村族長、父老、叔伯、兄弟簽署:

鄧立章

鄧國強

鄧志生

鄧有發

鄧淑嫻

鄧浩然

鄧婉萍

黃玉麟

黃千足

黃千足

屏山三圍六村族長、父老、叔伯、兄弟簽署:

鄧韻吟

賴天良

廖志康

鄧深妍

曾嘉樂

楊展顏

岑澤源

關詠琪

江生妹

蕭惠珍

鄧筱盈

鄧肇熙

馬超興

鄧永傑

鄧德乾

麥善妍

副本送: 城市規劃委員會主席甯漢豪女士, JP
規劃署署長李啟榮先生, JP
元朗地政處地政專員陳靜嫻女士
元朗民政事務處專員袁嘉諾先生, JP



屏山鄉鄉事委員會

Ping Shan Heung Rural Committee

新界元朗安寧路 139-147 號二樓 1/F, No. 139-147, On Ning Road, Yuen Long, N.T.H.K.

☎ 2477 3886 ☎ 2476 2468

城市規劃委員會主席
甯漢豪女士, J.P. 台鑒:

有關社房企「要有光」計劃興建過渡性房屋「光村」
規劃申請編號：A/YL-PS/622 及 A/YL-PS/623
(屏山丈量約份第 122 約地段第 360 號及第 377 號)
(屏山丈量約份第 122 約地段第 387 號 B 分段)
反對意見

本會對於上述標題的兩項規劃申請在屏山鄉地段推行過渡性房屋發展計劃(又稱「光村」)，現提出反對意見如下:

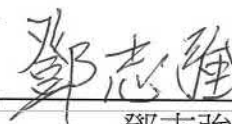
- (一) 擬議「光村」並不符合現時規劃用途(現時是「其他指定用途」
「OU」)，根據規劃署屏山分區計劃大綱圖，指該幅土地的規劃意向是提供與文物及文化旅遊有關的設施或用途，以配合隔鄰「聚星樓」和「達德公所」的文物景點特色，若將該幅土地改劃為鄉村發展用地，這是完全違背規劃原意。
- (二) 屏山文物徑是香港首條文物徑，由多幢具歷史價值的中國傳統建築物貫連而成，是吸引海內外遊客前往遊覽的旅遊景點。屏山文物徑其中兩幢古蹟文物「聚星樓」和「達德公所」有其獨特的歷史故事，「聚星樓」顧名思義是聚星的意思，是古時的一幢建築物周邊沒有其他建築物遮擋，能把晚間星星的精華吸收下來，以庇佑一眾村民平安，而「達德公所」是為紀念在抗日戰爭犧牲的義士而興建。若在「聚星樓」和「達德公所」隔鄰興建「光村」，將會嚴重破壞該處的景觀外貌，同時亦破壞屏山文物徑的整體形象，對推動古蹟文物及歷史文化的保育工作，以及旅遊發展均帶來阻礙。

(三) 興建「光村」令人口劇增，對區內帶來不少問題，例如治安及品流複雜、公共設施如垃圾站、交通等配套超出負荷，這些都影響現有周邊居民的日常生活。另外，人口增加亦令車輛流量增加，導致交通擠塞問題嚴重。

本會對於興建過渡性房屋以幫助社會上有需要人士這理念感到認同，惟本會認為該項規劃申請的選址極不合適，不但未能得到當地居民的支持，甚至表示強烈反對。因此，本會懇請 貴委員會聽取上述意見，並慎重考慮終止該項規劃申請。

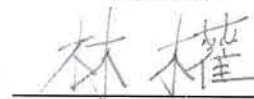
屏山鄉鄉事委員會

主 席：

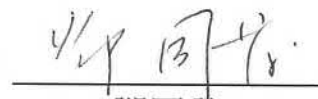

鄧志強



首副主席：


林 權

副主席：


鄧同發

附圖

附件：2021 年 2 月 26 日會議紀錄

副本抄送 (連附圖)：

發展局局長黃偉綸先生, JP

規劃署署長鍾文傑先生, JP

元朗地政處地政專員陳靜嫻女士

元朗民政事務處專員袁嘉諾先生, JP

2021 年 3 月 17 日

申請編號 A/YL-PS/622

提出反對新界元朗屏山丈量約份第 122 約地段第 387 號 B 分段餘段和毗連政府土地興建「光村」，嚴重影響「聚星樓」(圖一及圖二)的景觀外貌，破壞屏山文物古蹟和旅遊設施，以及改變現時「其他指定用途」「OU」用地為「鄉村式發展用地」。

圖一



圖二



申請編號 A/YL-PS/623

提出反對新界元朗屏山丈量約份第 122 約地段第 360 及 377 號和毗連政府土地興建「光村」，嚴重影響古蹟文物「達德公所」(圖三及圖四)的景觀外貌，以及改變現時「其他指定用途」「OU」用地為「鄉村式發展用地」。

圖三



圖四



屏山鄉鄉事委員會

第二十一屆

有關反對「要有光」興建光村的會議

會議紀錄

日期：二零二一年二月二十六日(星期五)

時間：上午十時正

地點：屏山鄧氏宗祠

會議主持：鄧志強主席

記錄：陳美斯

出席者

三圍六村村代表：鄧志強主席 鄧同發副主席

鄧偉陽	鄧志學	鄧炳輝	鄧則鳴
鄧超雄	鄧子光	鄧昇華	鄧達善
鄧森福	鄧焜強	鄧橋南	鄧積善
鄧立章	鄧自強		

會務顧問：鄧慶業 鄧公諒

會長：鄧錫洪

列席：	郭樹基	吳燦輝	鄧偉健	鄧咬尉	鄧澤昌
	鄧國新	鄧萬和	鄧柱維	鄧永賢	鄧聯興
	鄧桂林	鄧穎宗	鄧允傑	黃笑霞	鄧志生
	鄭會明	鄧永祥	鄧國平	鄧東橋	鄧聰賢
	鄧金其	鄧顯揚	鄧俊仁	鄧德芳	鄧福順
	鄧福超	鄧藉發	鄧養大	鄧喬丰	鄧凱丰
	鄧偉堂	鄧浩明	鄧樹威	李以達	黎俊新
	黃勇仁	鄧興楷	鄧德培	鄧潔芝	陳宏碩
	鄧家達	鄧志堅	陳志榮	鄧東江	鄧水清
	鄧涪渭	鄧兆榮	鄧漢英	鄧文豪	

政府部門代表/嘉賓

姓名	所屬部門	職位
余偉業先生	要有光(社房企)	創辦人及行政總裁
周芷蘭女士	要有光(社房企)	創新項目經理及新界區主管
禰若翰先生	元朗民政事務處	高級聯絡主任(1)
王淑嫻女士	元朗民政事務處	聯絡主任主管(鄉郊二)
顏皓珊女士	元朗民政事務處	聯絡主任(鄉郊2)
沈豪傑先生	元朗區議會	區議員

會議內容：

1. 有關反對「要有光」興建光村的會議

鄧志強主席介紹出席嘉賓。鄧志強主席表示，早前社房企「要有光」向規劃署申請在屏山鄉發展多棟三層式房屋，又稱「光村」，屏山三圍六村於2020年11月12日去信「要有光」負責人提出反對意見，反對理由包括：(一)「光村」的土地用途並不符合現時規劃用途，根據規劃署屏山分區計劃大綱圖，該幅土地用作「其他指定用途」(OU)，規劃意向是提供與文物及文化旅遊有關的設施或用途，以配合「聚星樓」和「達德公所」的文物景點特色。興建「光村」是完全違反規劃原意，損害文物和文化保育的發展和權益。(二)興建房屋後增加人口，容易造成人流治安複雜等問題，影響周邊居民的日常生活。(三)人口增加引致交通負荷，如何解決因增加車輛流量導致交通擠塞問題。今天「要有光」負責人與屏山三圍六村的村代表及村民會面溝通，希望「要有光」負責人聽取我們的意見。

要有光(社房企)創辦人及行政總裁余偉業先生表示，今天很高興有機會與大家見面交流。自上次聽取大家意見後，本社房企已暫緩有關「光村」的規劃申請，並嘗試根據該些意見作出改善及修正，今次會議將修正後之規劃概念介紹給大家，現交由本社房企新界區主管周芷蘭女士講解一下。

要有光(社房企)創新項目經理及新界區主管周芷蘭女士表示，本社房企早前收到意見主要指出三個問題，第一是憂慮「光村」將會影響「聚星樓」及「達德公所」的景觀，經修改圖則後，將減少最接近「聚星樓」的幾個單位，以盡量避免阻擋景觀，同時，在該位置加設一個墨硯形狀的水池，以迎合「聚星樓」的歷史故事，另外，亦會將幾個單

位改為活動室，以租用給予學校團體參觀文物徑時可作為活動室用途。第二是交通問題，現時規定合資格入住「光村」的居民最多只可以居住三年，而且不會提供泊車位，他們大多數是有住屋需要的一般市民，所以大多數會使用公共交通工具。第三是人口增加導致區內品流複雜問題，其實，過往接收租客前必須經社工一輪面試篩選，揀選有向上流能力的租戶，他們都是有能力但有短暫住屋需要，例如生孩子、疫情影響導致失業或者其他家庭因素等，本社房企早前接受多份報刊訪問，提到以往「光村」的租戶未必能夠在三年之內入住公屋，但他們的收入或儲蓄都有明顯上升，而且他們有能力租住私人樓宇，總括來說，租戶並不是要長期依賴社福資源，而是有機會在三年期間有一個安定居所，好好發展所長，然後重新融入社會自力更新。

余偉業先生表示，現時「光村」租戶平均居住兩年多便會搬離，他們都不是要依賴政府長期幫助，而是盡力自力更新，他們都是有學歷及工作經驗的年輕夫婦，只是短期面對困難，現時社會上未有任何機制或機構針對性幫助這一群市民，本社房企「光村」將集中幫助這些市民。本社房企認為屏山鄉是適合地點因為「光村」九成多租戶會外出工作，所以交通便利是主要考慮原因。自上次聽取大家意見後，本社房企修改了圖則，減少最接近「聚星樓」的單位，然後將原本最接近「聚星樓」的單位改為一層高的活動中心，希望將來為租戶家庭的學生作為自修室溫習，或是開放給予學校團體參觀屏山文物徑的時候作為聚腳地。

上璋圍鄧立章村代表表示，現時上璋圍人口只有少於三百人，若興建一百個單位將會人口激增數百人，區內公共設施如垃圾站、交通等配套將會超出負荷，另外，現時區內已嚴重泊車位不足，如何確保租戶不會駕駛私家車。因此，本圍村民必定堅決反對該項規劃申請，必要時會阻止工程展開。

鄧達善委員表示，在舉行今天會議之前，屏山鄧氏三圍六村早前已開會商討有關議題，各村都不認同社房企選擇在鄰近圍村的土地興建房屋，其實可考慮其他地方例如地產商在庸園路擁有數十萬呎土地可供使用。另外，希望社房企選擇遠離圍村的地方興建房屋，不要對圍村居民造成滋擾。

村民一表示，社房企負責人必須要在規劃申請前先諮詢各圍村意見，不能先斬後奏。

上璋圍村民二表示，本人認為最基本問題是工程打樁會影響周邊的房屋結構。

上璋圍村民三表示，本人認為交通及治安問題對村民有切身影響，另外，若在文物徑附近範圍興建「光村」，將會影響文物徑的景觀和形象。因此，建議社房企選擇其他地方甚或考慮到大灣區發展。另外，究竟余偉業先生是否相信存在地產霸權，如相信那為何社房企與地產商合作，那是否存在利益輸送。

劉德顧問表示，其實該項規劃申請是由新世界發展商借出土地，由於地產商明知無法在該地方興建房屋，所以利用社房企以幫助青年人為借口，容讓社房企借用該些土地興建房屋，等待數年之後地產商收回該幅土地便正式發展房屋，所以社房企只是地產商的棋子。

鄧慶業顧問表示，其實村民對於社房企興建「光村」提供過渡性房屋給予有需要的市民感到認同和支持，但由發展商提供閒置土地這做法未必可以點石成金，最大問題是一定要得到當地村民的同意，不可以強加於人，正如鄧立章村代表上述提到「光村」提供一百個單位，人口有三百人，該人數遠遠超出上璋圍常住人口，由於聚星樓位於上璋圍北面，「光村」將對村民造成困擾，亦容易發生磨擦。

鄧慶業顧問表示，一直以來，聚星樓周邊沒有任何建築物，它的作用是為村民擋北煞和賑災辟邪，若周邊興建構築物便會破壞環境風水影響村民的生活健康，這必會引起民憤，三圍六村絕不希望這些事情發生。另外，入住「光村」的居民會當作聚星樓為休憩地方在晚上流連，這會破壞寧靜的環境。但最重要是「光村」必定會矮化聚星樓的形象，因為如此大型房屋將會顯得聚星樓更為渺小，造成極不協調效應。

鄧慶業顧問表示，新世界發展商在庸園路擁有數十萬呎綠化土地，是一處理想地方作興建過渡性房屋，而且較遠離圍村村民，既然今次規劃申請的選址對聚星樓造成極大影響，屏山三圍六村認為現時的選址極不適合發展過渡性房屋，希望社房企與發展商從善如流及聽取意見，積極考慮選擇容苑路的綠化土地，同時撤銷現時選址。

劉 德顧問表示，聚星樓顧名思義是聚星的意思，是古時的一幢建築物周邊沒有其他建築物遮擋，能把晚間星星的精華吸收下來，以庇佑一眾村民平安，所以若在聚星樓旁興建房屋，將會破壞它的原意，屏山鄉居民是絕對反感。還有，達德公所擺放了不少祖先牌位，如同墳墓一般，而且四邊以鐵欄圍封，目的是讓先人靈魂得以安寧，若在周邊興建房屋，恐怕日後祖先不得安寧，亦相信在該處居住的居民日夜也不得安寧，希望社房企負責人尊重新界民間信仰、文化及習俗，避免選擇在該處發展。

鄧錫洪會長表示，屏山文物徑有其歷史背景，是香港歷史文物古蹟的代表者，屏山鄧氏家族擁有超過一千年歷史，屏山文物徑由達德公所、聚星樓、鄧氏宗祠等等的歷史建築物串連而成，是特區政府認可歷史文物，亦是吸引海內外遊客前往遊覽的旅遊景點，藉以宣揚香港新界歷史故事，若興建「光村」將會破壞屏山文物徑的整體形象和理念，不但對屏山三圍六村甚至乎對香港也影響深遠，所以萬萬不可在該處興建房屋。

鄧公諒顧問表示，認同劉 德顧問上述所說，達德公所擺放了不少祖先牌位，不可滋擾。

沈豪傑顧問表示，從兩方角度而論，其實社房企負責人余偉業先生在深井已發展一個房屋項目幫助了不少有需要人士，早前報刊報導有關項目發展，社房企了解到社會上仍有很多貧苦市民居住劏房，因此構想出「光村」項目。今次會議屏山鄉眾村民對於社房企在聚星樓附近範圍土地興建房屋均表達了反對意見，相信余偉業先生已清楚聽取意見，亦相信元朗民政事務處將會向行政長官反映村民意見。本人將會繼續幫助大家，以達致兩方滿意的結果。

余偉業先生表示，本人作以下補充: (一) 本社房企並沒有任何資產，所有房屋發展均由市民個別單位、政府建築物及地產發展商的土地所提供。至於該項規劃申請的土地，是由新世界發展商以一元象徵性租金供本社房企租用至2047年。(二)「光村」租戶的車輛問題，本社房企會管理租戶是否駕駛車輛。(三) 自上一次聽取意見後，本社房企已修改了規劃概念，將聚星樓對面範圍改為一個小型廣場和噴水池，以提供活

動空間給予公眾人士，以及美化環境。另外，亦將幾個單位改為文化活動中心，以供前往參觀屏山文物徑的學校團體作播放影片等用途。

一眾村民表示堅決反對。

鄧志強主席表示，希望余偉業先生在會後認真考慮另覓其他地方並撤銷該項規劃申請，因確實不適合在三圍六村範圍發展過渡性房屋，既會破壞整條屏山文物徑的景觀，也會破壞居民生活安寧，很明白房屋需求非常大，建議考慮在工廠大廈或者庸園路發展。

余偉業先生表示，「要有光」社房企在本港經營幫助短貧戶重建人生項目已有十年時間，經營項目分佈港九新界，周芷蘭女士職責是社工及輔導員，本社房企目的是希望幫助社會上有需要人士。

鄧志強主席表示，恐怕該項規劃申請是好心做壞事，因為選址絕對不合適，屏山三圍六村必定堅守原則，堅決反對該項規劃申請，希望余偉業先生與發展商重新商討考慮其他地方，亦希望元朗民政事務處向行政長官呈交報告以反映屏山三圍六村的意見。

鄧慶業顧問詢問，在座屏山三圍六村眾村民是否一致反對該項規劃申請。

屏山三圍六村眾村民一致表示反對該項規劃申請。

鄧志強主席表示，會議結束並多謝各位出席會議。

與會者無任何討論事項，會議於上午10時43分結束。

主 席： 鄧志強

記 錄： 陳美斯

日 期： 18-3-2021





城市規劃委員會主席
甯漢豪女士, J.P. 台鑒:

有關社房企「要有光」計劃興建過渡性房屋「光村」事宜
規劃申請編號：A/YL-PS/623 及 A/YL-PS/622
(屏山丈量約份第 122 約地段第 360 號及第 377 號)
(屏山丈量約份第 122 約地段第 387 號 B 分段)
反對意見

現謹就上述標題事宜提出反對意見，理由如下：

- (一) 申請更改土地規劃用途，以興建過渡性房屋無疑是飲鴆止渴，擬議「光村」用地並不符合現時規劃用途(現時是「其他指定用途」「OU」)，根據規劃署屏山分區計劃大綱圖，該幅土地規劃意向是提供與文物及文化旅遊有關的設施或用途，而該些設施或用途既配合「聚星樓」及「達德公所」的文物景點特色，視覺上又能與歷史建築互助協調，若將該幅土地改為興建房屋，這是完全違反規劃原意，損害文物及文化保育的發展和權益。因此，我們堅決反對更改土地用途。「要有光」作為社會企業，必需秉持社會良心，不應但求目的不擇手段，明知故犯作出如此不當的侵犯行為。

星島日報的「綠色論壇」於 2021 年 3 月 5 日撰文(見附件)提到天水圍的光村(即上述標題的規劃申請)。綜合各方意見，「光村」一旦落實將對「聚星樓」及「達德公所」該等重要古蹟文物的存在價值造成極具破壞性的影響。

- (二) 規劃原意對周邊土地使用設限，用意是嚴謹保護古蹟的存在價值，而申請人正起了犯禁的示範作用，申請人分別在「聚星樓」(建於明代，香港獨有的古塔)及「達德公所」(建於清代，新界抗英指揮部)毗鄰引入「光村」，用料是輕浮的塑膠物質裝嵌而成的現代建築物，與沉厚穩重的古建築南轅北轍，嚴重影響珍貴歷史古蹟的存在價值，破壞規劃所定的良好願景，令遊客及參觀者意興闌珊。

- (三) 擬議「光村」興建位置太接近屏山上璋圍，落成後人口激增，必定會引起交通問題，例如交通擠塞、違例泊車等，令周邊村民的日常生活難以適應，定必經常引起不愉快事件。另外，人口稠密容易造成品流複雜治安欠佳，令周邊村民感到擔憂。

希望有關政府部門聽取意見並再三考慮，停止有關發展計劃。有勞之處，不勝感銘。

提出反對者簽署:

鄧志強	鄧廣業	鄧錦章
鄧偉陽	林煥雲	鄧南盛
鄧樹林	許子年	鄧志學
陳志榮	黃百仁	黃以建
林建順	張錦福	吳燦輝
陸國才	周錦明	鄧積善
鄧偉堂	黎俊新	鄧耀

2021 年 3 月 26 日

提出反對者簽署:

鄧錦昌

鄧志勇

廖駿波

吳文達

黃國榮

黃庆有

張家良

~~陳月梅~~

陳月梅

鄧子光

鄧鏡強

林權

鄧森福

鄧國平

2021 年 3 月 26 日

屏山鄉鄉事委員會
新界元朗安寧路 139-147 號二樓
聯絡電話：2477 3886

申請編號 A/YL-PS/622

提出反對新界元朗屏山丈量約份第 122 約地段第 387 號 B 分段餘段和毗連政府土地興建「光村」，嚴重影響「聚星樓」(圖一及圖二)的景觀外貌，破壞屏山文物古蹟和旅遊設施，以及改變現時「其他指定用途」「OU」用地為「鄉村式發展用地」。

圖一



圖二



申請編號 A/YL-PS/623

提出反對新界元朗屏山丈量約份第 122 約地段第 360 及 377 號和毗連政府土地興建「光村」，嚴重影響古蹟文物「達德公所」(圖三及圖四)的景觀外貌，以及改變現時「其他指定用途」「OU」用地為「鄉村式發展用地」。

圖三



圖四



【綠色論壇】一時的過渡房屋 永久環境破壞

2021-03-05 00:00

在現今的香港要安心出行固然難，要安居樂業也殊不易。失業率升至十七年以來新高是否因政府抗疫無力，作為環團我們不置喙；但近年政府推出所謂的安居板斧則經常有意無意把公民社會各自追求的目標對立起來。政府不願意處理發展商囤地問題，又欺善怕惡，不敢收回棕地，唯有向綠化地和郊野公園的附近土地埋手。政府除了自己不斷改劃綠化地外，更變相鼓勵發展商參一腳。政府推動的過渡房屋計畫，正好為發展商手上因保育問題而發展潛力低的土地提供發展機會。

政府早在一七年便提出過渡房屋計畫。根據他們自己的說法，計畫由民間主導，「以紓緩在公共租住房屋輪候冊上的家庭及居住環境欠佳住戶所面對的困境」。政策一出，多個發展商先後表忠獻地，今日五十萬呎，明日百萬呎。這些地皮由發展商借出或以象徵性的租金租給民間或慈善團體，近來已有項目向城規會闖關。

其中一個項目是天水圍的光村，在去年十二月向城規會在三幅農地上申建一百個單位。項目的規模雖然不大，但就夾在達德公所和聚星樓兩個法定古迹之間，其中一塊申建的土地更是「其他指定用途（與文物及文化旅遊有關用途）」，批准在這用途的土地上建屋，是極不良的先例。更甚的是分區計畫大綱圖明文規定這用途的土地如要發展，必須提交文物影響評估，但在申請人最初提交的文件中竟然缺如。

兩個古迹所在的屏山是全港第一條文物徑，達德公所被認為是祭祀英靈的地方，聚星樓和風水有關；提出申請的機構在宗教和文化背景和附近宗族有差異，難怪申請引起村民的強烈反對。諷刺的是，土地的業主是早前以保育前皇都戲院而獲得保育界不少掌聲的新世界。現時申請尚在延期，未有結果。

會德豐就更離奇，在公布借地之初不願意公開地點，但只要略為一查，便可知所在地為大埔黃魚灘。九龍樂善堂近日便向城規會申請興建十一幢四層住宅樓房，共提供一千二百三十六個單位。有關土地的大部分為「綠化地帶」，而且緊貼着劃為「自然保育區」的沼澤而建。申請人提交的生態影響評估聲稱該沼澤附近一帶已有發展，人為干擾早就存在；又指地盤早已平整，生態價值低。回顧一下黃魚灘遭破壞的歷史，沼澤早在一九九六年劃為自然保育區，曾記錄超過一百三十多種雀鳥，但九八年十月底遭發現恒基集團的附屬建築公司裕民建築在興建比華利山別墅時，把泥頭倒進濕地，涉及面積達一點八公頃。規劃署要求違規公司和地主會德豐恢復原狀。自此以後，周邊的確有各種大大小小的破壞和發展。

細心一想，發展商推出的土地都有交通、環境、配套各種問題以至不能發展。把這些土地供慈善和民間團體興建過渡房屋，城功的話不僅可以換得美名，還為土地發展掃除障礙，失敗的話也沒甚麼損失。香港的保育政策軟弱無力，但絕不能因為其他人都這樣做，便不甘後人，為虎作倀，姑息「先破壞後發展」的做法。

李少文（長春社高級公共事務經理）



城市規劃委員會主席
甯漢豪女士, J.P. 台鑒:

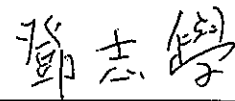
有關社房企「要有光」計劃興建過渡性房屋「光村」
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(屏山丈量約份第 122 約地段第 360 號及第 377 號)
(屏山丈量約份第 122 約地段第 387 號 B 分段)
反對意見

本人鄧志學為屏山鄉坑尾村村代表，對於上述標題的兩項規劃申請在屏山鄉地段推行過渡性房屋發展計劃(又稱「光村」)，本人現提出反對意見如下：

- (一) 擬議「光村」並不符合現時規劃用途(現時是「其他指定用途」
「OU」)，根據規劃署屏山分區計劃大綱圖，指該幅土地的規劃意向是提供與文物及文化旅遊有關的設施或用途，以配合隔鄰「聚星樓」和「達德公所」的文物景點特色，若將該幅土地改劃為鄉村發展用地，這是完全違背規劃原意。
- (二) 屏山文物徑是香港首條文物徑，由多幢具歷史價值的中國傳統建築物貫連而成，是吸引海內外遊客前往遊覽的旅遊景點。屏山文物徑其中兩幢古蹟文物「聚星樓」和「達德公所」有其獨特的歷史故事，「聚星樓」顧名思義是聚星的意思，是古時的一幢建築物周邊沒有其他建築物遮擋，能把晚間星星的精華吸收下來，以庇佑一眾村民平安，而「達德公所」是為紀念在抗日戰爭犧牲的義士而興建。若在「聚星樓」和「達德公所」隔鄰興建「光村」，將會嚴重破壞該處的景觀外貌，同時亦破壞屏山文物徑的整體形象，對推動古蹟文物及歷史文化的保育工作，以及旅遊發展均帶來阻礙。
- (三) 興建「光村」令人口劇增，對區內帶來不少問題，例如治安及品流複雜、公共設施如垃圾站、交通等配套超出負荷，這些都影響現有周邊居民的日常生活。另外，人口增加亦令車輛流量增加，導致交通擠塞問題嚴重。

本人對於興建過渡性房屋以幫助社會上有需要人士這理念感到認同，惟本人認為該項規劃申請的選址極不合適，不但未能得到當地居民的支持，甚至表示強烈反對。因此，本人懇請 貴委員會聽取上述意見，並慎重考慮終止該項規劃申請。

屏山鄉坑尾村村代表



鄧志學

副本送：規劃署署長鍾文傑先生, JP

2021 年 3 月 17 日

申請編號 A/YL-PS/622

提出反對新界元朗屏山丈量約份第 122 約地段第 387 號 B 分段餘段和毗連政府土地興建「光村」，嚴重影響「聚星樓」(圖一及圖二)的景觀外貌，破壞屏山文物古蹟和旅遊設施，以及改變現時「其他指定用途」「OU」用地為「鄉村式發展用地」。

圖一



圖二



申請編號 A/YL-PS/623

提出反對新界元朗屏山丈量約份第 122 約地段第 360 及 377 號和毗連政府土地興建「光村」，嚴重影響古蹟文物「達德公所」(圖三及圖四)的景觀外貌，以及改變現時「其他指定用途」「OU」用地為「鄉村式發展用地」。

圖三



圖四





城市規劃委員會主席
甯漢豪女士, J.P. 台鑒:

有關社房企「要有光」計劃興建過渡性房屋「光村」
規劃申請編號：A/YL-PS/622 及 A/YL-PS/623
(屏山丈量約份第 122 約地段第 360 號及第 377 號)
(屏山丈量約份第 122 約地段第 387 號 B 分段)
反對意見

本人鄧超雄為屏山鄉坑頭村村代表，對於上述標題的兩項規劃申請在屏山鄉地段推行過渡性房屋發展計劃(又稱「光村」)，本人現提出反對意見如下：

- (一) 擬議「光村」並不符合現時規劃用途(現時是「其他指定用途」「OU」)，根據規劃署屏山分區計劃大綱圖，指該幅土地的規劃意向是提供與文物及文化旅遊有關的設施或用途，以配合隔鄰「聚星樓」和「達德公所」的文物景點特色，若將該幅土地改劃為鄉村發展用地，這是完全違背規劃原意。
- (二) 屏山文物徑是香港首條文物徑，由多幢具歷史價值的中國傳統建築物貫連而成，是吸引海內外遊客前往遊覽的旅遊景點。屏山文物徑其中兩幢古蹟文物「聚星樓」和「達德公所」有其獨特的歷史故事，「聚星樓」顧名思義是聚星的意思，是古時的一幢建築物周邊沒有其他建築物遮擋，能把晚間星星的精華吸收下來，以庇佑一眾村民平安，而「達德公所」是為紀念在抗日戰爭犧牲的義士而興建。若在「聚星樓」和「達德公所」隔鄰興建「光村」，將會嚴重破壞該處的景觀外貌，同時亦破壞屏山文物徑的整體形象，對推動古蹟文物及歷史文化的保育工作，以及旅遊發展均帶來阻礙。
- (三) 興建「光村」令人口劇增，對區內帶來不少問題，例如治安及品流複雜、公共設施如垃圾站、交通等配套超出負荷，這些都影響現有周邊居民的日常生活。另外，人口增加亦令車輛流量增加，導致交通擠塞問題嚴重。

本人對於興建過渡性房屋以幫助社會上有需要人士這理念感到認同，惟本人認為該項規劃申請的選址極不合適，不但未能得到當地居民的支持，甚至表示強烈反對。因此，本人懇請 貴委員會聽取上述意見，並慎重考慮終止該項規劃申請。

屏山鄉坑頭村村代表



鄧超雄

副本送：規劃署署長鍾文傑先生, JP |

2021 年 3 月 17 日

申請編號 A/YL-PS/622

提出反對新界元朗屏山丈量約份第 122 約地段第 387 號 B 分段餘段和毗連政府土地興建「光村」，嚴重影響「聚星樓」(圖一及圖二)的景觀外貌，破壞屏山文物古蹟和旅遊設施，以及改變現時「其他指定用途」「OU」用地為「鄉村式發展用地」。

圖一



圖二



申請編號 A/YL-PS/623

提出反對新界元朗屏山丈量約份第 122 約地段第 360 及 377 號和毗連政府土地興建「光村」，嚴重影響古蹟文物「達德公所」(圖三及圖四)的景觀外貌，以及改變現時「其他指定用途」「OU」用地為「鄉村式發展用地」。

圖三



圖四



城市規劃委員會主席
甯漢豪女士, J.P. 台鑒:



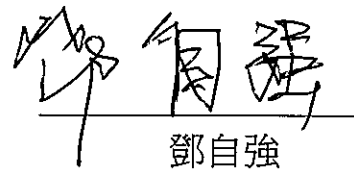
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反對意見

本人鄧自強為屏山鄉上璋圍村代表，對於上述標題的兩項規劃申請在屏山鄉地段推行過渡性房屋發展計劃(又稱「光村」)，本人現提出反對意見如下：

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本人對於興建過渡性房屋以幫助社會上有需要人士這理念感到認同，惟本人認為該項規劃申請的選址極不合適，不但未能得到當地居民的支持，甚至表示強烈反對。因此，本人懇請 貴委員會聽取上述意見，並慎重考慮終止該項規劃申請。

屏山鄉上璋圍村代表



鄧自強

副本送：規劃署署長鍾文傑先生, JP |

2021 年 3 月 17 日

申請編號 A/YL-PS/622

提出反對新界元朗屏山丈量約份第 122 約地段第 387 號 B 分段餘段和毗連政府土地興建「光村」，嚴重影響「聚星樓」(圖一及圖二)的景觀外貌，破壞屏山文物古蹟和旅遊設施，以及改變現時「其他指定用途」「OU」用地為「鄉村式發展用地」。

圖一



圖二



申請編號 A/YL-PS/623

提出反對新界元朗屏山丈量約份第 122 約地段第 360 及 377 號和毗連政府土地興建「光村」，嚴重影響古蹟文物「達德公所」(圖三及圖四)的景觀外貌，以及改變現時「其他指定用途」「OU」用地為「鄉村式發展用地」。

圖三



圖四



J-54



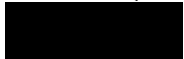
城市規劃委員會主席
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(屏山丈量約份第 122 約地段第 387 號 B 分段)
反對意見

本人 鄧國平 為屏山鄉 上璋圍 居民, 對於上述標題的兩項規劃申請在屏山鄉地段推行過渡性房屋發展計劃 (又稱「光村」), 本人現提出反對意見如下:

1. 上璋圍與天水圍西鐵站道路嚴重擠塞, 停車場車位又嚴重缺乏, 以區內沒有足夠的車位給外來車輛停泊, 若增加數百人到以上地段居住, 路面交通將不勝負荷, 導致馬路更加擠塞及增加交通意外的風險。本村村民現時已經不斷向警署投訴及要求警察來疏導以上地段的交通擠塞情況。
2. 本村現時居住人口為二百人左右, 現時的環境衛生配套未能負荷額外之數百人居住, 村民更擔心治安方面, 若增加數百人住在此, 必定治安複雜及變差。
3. 現時之公共設施配套未能配合增加數百人居住條件。
4. 「達德公所」及「聚星樓」為政府認可之文物保護建築物及位於香港首條文物徑, 而建立「光村」在文物徑旁邊嚴重影響保護文物保育原意及形成不協調之環境。

上璋圍居民簽署:

鄧國平
()

日期: 二零二一年三月十九日

5-4

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2020年12月04日星期五 13:48
收件者: tpbpd@pland.gov.hk
主旨: A/YL-PS/622 (Comments on section 16 application)
附件: 反對規劃申請AYL-PS622.pdf

Dear Sir,

Please find my comments on the application A/YL-PS/622 attached and acknowledge your receipt.

Thanks.

Best Regards,
KC Law

致：城市規劃委員會

各位尊敬的城規會委員：

反對編號 A/YL-PS/622 的規劃申請

從不同渠道得知有團體(「申請人」)擬在新界屏山上璋圍一帶興建大型過渡性房屋，並已正式向城市規劃委員會(「城規會」)提出申請，申請編號分別為 A/YL-PS/622(「是次申請」)及 A/YL-PS/623。本人作為上璋圍的居民，在參閱過有關的申請材料及相關新聞報導後，現正式反對 A/YL-PS/622 及 A/YL-PS/623 的規劃申請。本函主要是針對 A/YL-PS/622 的申請，至於對 A/YL-PS/623 的申請意見，將會另函闡述。

回應申請理據

在貴會下載得到的「關乎申請編號 A/YL-PS/622 的擬議用途/發展的概括發展規範」(「發展規範」)中提到是次申請的理據有五點，以下是本人就每個理據分別提出的意見。

理據一：「擬議發展與政府就社區主導的過渡性住房項目的政策一致」

意見： 翻查過去的政府文件及高級官員的施政方針，均找不到有一項所謂的「社區主導」的過渡性住房項目政策，較為近似的應該是由民間團體主導的過渡性住房項目倡議。申請人企圖在此理據上偷換概念，把項目包裝成為由本社區自行發起的申請。本人必須在此指出，就本人所知，本社區並沒有人主導或代表本社區提出是次申請。據知，上璋圍的村長也反對是次申請。另方面，社區主導的概念是當區的需求和問題先由當區的組織牽頭和以當區的資源解決。很明顯，上璋圍及屏山一帶並沒有對過渡性房屋的需求問題，那何以會是社區主導呢！

住屋問題的確是現今香港的其中一個主要問題，本人亦認同過渡性房屋是有一定需求，唯需求只集中在市區，而偏遠地區的中轉房屋入住率一向偏低。否則政府也不用在幾年前清拆位於是次申請附近的朗邊中轉房屋。而特首剛在 11 月 25 日發表的施政報告中說明會以全幢的方式承租現成的酒店和賓館作為過渡性房屋。此舉會更有效率地立刻舒緩過渡性房屋不足的問題，而且不但不會對新項目附近的居民、環境和交通帶來影響，更不會待新過渡性房

屋建成後，再一次賊過興兵，錯配資源，浪費公帑。

既然申請人此理據中的政策存在性、概念和定義都有問題，因此這申請理據並不能成立。

理據二：「擬議發展將優化棕地的使用，並改善城市環境」

意見： 無容置疑，香港的棕地發展是亟須規範及優化，但有關的優化必須是有系統的、長遠的和富前瞻性的，而不是胡亂作出一些短視又情緒化的發展。擬議興建的過渡性房屋(A/YL-PS/622 及 A/YL-PS/623)屬於區內少有的大型發展，項目座落在屏山文物徑上，現規劃申請的地盤距離香港現時唯一的古塔、法定古蹟聚星樓只有一路之隔，距離最多只有 4 至 5 米。項目建成後，建築物的高度達 16 米，比聚星樓的 13 米高度超出 3 米。建築群還會把現時屏山文物徑的終點站達德公所完全屏蔽。可以想像項目一旦建成後，會把屏山文物徑上璋圍段大部份範圍屏蔽，原本從天水圍輕鐵站和西鐵站 E3 出口容易看到的達德公所和聚星樓將會被遮擋起來。本來古典優雅的歷史文物被臨時的建築物阻擋著，不單沒有改善環境，實際上是嚴重破壞現時的環境。有趣的是，是次申請明明位於鄉郊地帶，不明白申請人為甚麼希望改善城市環境，但卻走到去鄉郊地區搞發展，真是百思不得其解。在此問題上，我們必須要認清城市(urban)和鄉郊(rural)的分別。

再者，在發展規範中的 Figure 3.8 的擬發展示意圖是有誤導公眾之嫌，除建築物比例有嚴重偏差外，示意圖中的背景及週邊環境亦全屬幻想之作，因是次申請的周遭環境實際上是十分擠迫的。本人建議各委員盡可能到實地視察，不要妄信申請人附上的示意圖。附件一是在 2020 年 12 月 1 日現場拍攝並沒有任何修飾的照片，以供參考。

這樣的一個明明是破壞環境的擬議，又怎會是優化棕地呢！

理據三：「擬議發展的設計與當地的文化遺產和村莊環境互相協調」

意見： 申請人的理據二還在說要改善城市環境，但到了此理據又要和村莊環境協調。我質疑申請人到底知不知道是次申請的確實位置是在那裡？

據報章報導，是次申請將會以組裝合成法興建。而此建築方法制

肘甚多，所謂與當地文化遺產和村莊環境互相協調的設計充滿局限性，只能透過選擇有限的建築物料和顏色把對當地的文化遺產和村莊環境的負面影響著量減少。明明是一個喧賓奪主的龐然巨物入侵，又怎能夠與一個有六百多年歷史的古塔和一向寧靜和諧的村莊互相協調呢！如果單靠建築物料及顏色就能夠輕易地與文化和環境互相協調，難免有點自欺欺人，欠缺說服力。

理據四：「擬議發展具文化和社會價值」

意見： 本人不清楚申請人所說的「文化和社會價值」是指甚麼，但按照報章的鱗稿推敲，估計是是次申請設有文化活動室供舉辦文化活動，和於聚星樓前方設置一個水池，與聚星樓猶如「筆墨」互相呼應，寓意文人輩出。這個文化活動室沒有說明是對外開放或是只供過渡性房屋的居民專用。如屬後者的話，這個文化活動室只不過是一個屋苑會所，即使是對改開放，亦不見得會帶來甚麼文化和社會價值，因其只能提供十分有限的活動空間。如需活動空間舉辦文化活動的話，何不到近在咫尺的屏山天水圍文化康樂大樓？那裡無論空間、設施和人手均比擬議的文化活動室優勝。

在聚星樓的前方設置一個水池是一個很好的構思，但水池的面積必須要夠大，否則就不能與作為「筆」的聚星樓相呼應。雖則「筆墨」互相呼應只是在於意形，但比例相差太遠就會弄巧反拙，好事變壞事。筆大而墨少，一沾就乾，多不吉利！更遑論「寓意文人輩出」。

奇怪的是，發展規範中說明「非住用」的樓面面積只有 13 平方米，只佔整個項目的總樓面面積 0.71%。如這 13 平方米已包括文化活動室和水池在內的話，所謂的文化活動室只不過是士多房，而水池亦實際上是「水丞」而已。即使 13 平方米全是用作文化活動室，又試問 13 平方米可容納多少人？

從「非住用」面積佔是次申請的特低比例就可以推斷申請者對創造文化和社會價值的誠意，只是硬扯一點虛假的文化元素塞入項目，希望蒙混過關。

理據五：「在交通、工程、環境及視角各方面均可接受」

意見： 其實現時的屏山文物徑並不是一條完整易認的單一路徑，而是一條由政府道路、私人道路及棕地交錯拼合出來的「徑」，遊人已經

經常會走錯路。是次申請將來建成後，把大部份本來易於從遠處看見的聚星樓和達德公所等地標遮蔽著，遊人便會像墮入迷宮中，更難辨認文物徑。

事實上，聚星樓作為熱門的本地及國際旅遊景點，到訪的遊人眾多，亦是拍照打喺的熱點，但聚星樓一帶並沒有接待遊客的地方，遊人只能站在聚星樓旁邊的雙向單程馬路遠眺古塔的正面全貌及拍照。但這馬路不單是屏湖花園、屏湖山莊及部份上璋圍居民的主要出入口，亦是附近兩個大型臨時停車場的出入口，經常發生人、狗、汽車和單車爭路的情況，拍照中的遊人要隨時散開讓車輛通過，車輛又要提防碰到眾多正在專注參觀和拍照的遊人，又要提防對頭車和突然出現的犬隻，十分危險。由於新冠病毒的持續肆虐，政府大力推廣本地遊，聚星樓更是一個不可多得的本地旅行團熱門景點，遊人倍增。再加上屏山文物徑相連天福路單車公園，在屯門至馬鞍山的單車徑開通後，踏單車到來參觀聚星樓的遊人亦不斷增加，在本來已險象橫生的道路增加更多造成意外的風險。若是次申請建成後，會突然增加了30個住宅單位，若以一個單位平均住4人計，就令到本小區突然多了百多人，令到使用聚星樓旁小路的居民倍增，使附近一帶交通進一步惡化。

而在工程進行期間，所造出的嘈音、灰塵、重型車輛的出入，更是無可避免，根本不可能不會對一向寧靜的村莊造成影響。令人更擔心的是，一棟有600多年歷史的古塔能否抵禦在只有5米左右距離的地方開展大型工程所帶來的震動，又或在工程施工期間有任何人為失誤引致文物受損，即使到時可以罰款了事，但修復後的文物就不是本來的文物。文物是需要我們共同保護的！

至於環境及視角的方面，我已在以上第二點中指出是次申請是會對本區現有的環境及文物徑帶來衝擊，做成長期負面影響，此處不贅。

本人認為是次申請無論在交通、工程、環境及視角各方面均有問題，總不能但靠申請人說一句可以接受就是可以接受，必須提出更多實證的科學數據支持。

總括而言，申請者提出的五點理據並沒有正確反映事實的全部，而且充滿謬誤和偏頗。因此，這些理據是全站不住腳的。

反對理由

以下是本人反對是次申請的理據：

1) 有關用地的舊有規劃許可安排及雙重申請

是次規劃申請的用地 (即 Lots 387 S.B ss. 1 RP, Lots 387 S.B ss.4, Lots 387 S.B RP in D.D. 122) 是全包含在先前的規劃申請 A/YL-PS/594 中, 而 A/YL-PS/594 在 2019 年 10 月 4 日以在附帶條件下批給許可, 為期 3 年, 現時還未到期。申請人現把本來屬於 A/YL-PS/594 申請的部份用地抽出來, 並透過 A/YL-PS/622 再度申請興建過渡性房屋。在原來的申請 A/YL-PS/594 未失效前, 申請人是否可以這樣做? 申請人在部署提出 A/YL-PS/622 前, 已把涉及 A/YL-PS/622 的用地清理好及圍封起來, 把原來 A/YL-PS/594 所批准的臨時停車場佈局完全改變, 包括停車場的車位數目、出入口、間亭、圍欄、栽種植物數量和去水渠等。換句話說, 當初批准 A/YL-PS/594 申請興建臨時停車場的要求和條件都已被違反了。而更因為此停車場的出入口改動, 引致了現時聚星樓旁的雙向單程馬路使用車輛大增, 經常出現對頭車的危險情況。

還有, 假設是次申請被貴會否決, 這是否意味 A/YL-PS/594 的申請人又可把已圍封了的土地馬上轉回用作停車場? 又若然是次申請獲得批准, 申請人就可按其喜好, 把 A/YL-PS/622 申請內的用地任意在停車場和過渡房屋兩者間隨意轉換呢? 本人相信貴會是絕不接受任何申請人違反已批准的許可內容及先斬後奏的申請。因此, 在審議 A/YL-PS/622 的申請前, 務必先妥善處理好 A/YL-PS/594 的申請許可, 以及有關在 A/YL-PS/622 的用地有否涉及雙重申請的情況, 而當中用地的業權、使用權和相關法律文件是否已釐清。

2) 永續的臨時批准

以臨時批准形式許可興建過渡性房屋是存在實質操作問題的。從報章上得知, 是次申請將會由社會房屋企業「要有光」興建及營運光村, 從該組織的網頁得知, 他們通常會跟租戶訂立三年的租約。如批准是次申請今次的 3 年臨時申請後, 扣除建築期及一些行政安排後, 所餘下的批准期則不足三年, 即在 3 年後臨時批准到期的那一天, 光村的住戶租約還未到期。到其時, 申請人就能以租客租約未到期, 而會令多人無家可歸為理由, 脅迫貴會繼續批出臨時許可。即使租約的期限少於 3 年, 只要租約的到期日跟臨時申請的批准的到期日不一致, 就有很大的機會發生此等「永續臨時許可」的可能性。因此, 本人認為以臨時批准的方式興建過渡性房屋是不合式的。

3) 堅守用地規劃原則

是次申請位處「其他指定用途」註明「與文物及文化旅遊有關用途」和「鄉村式發展」的地帶。根據「鄉村式發展」地帶發展的限制，該等地帶的最高建築物不得超過三層和 8.23 米；而「與文物及文化旅遊有關用途」地帶，發展的地積比率不能超過 0.4 倍，建築物高度不能超過 10 米。是次申請的建築物高度為 16 米，地積比率為 1.54 倍。兩者均超出規劃限制。更嚴重的是，「與文物及文化旅遊有關用途」地帶說明是不得興建住宅的。顯而易見，是次的申請是完全不符合現有的法規。

4) 配合長遠旅遊發展政策

城市發展規劃當局其實一早已有先見之明，把屏山文物徑一帶劃為「與文物及文化旅遊有關用途」地帶，排除興建住宅。現時本港的有特色旅遊景點已寥寥可數，商務及經濟發展局一直在發掘新的旅遊景點向海內外推廣，屏山文物徑正是一個富有潛力及已成形的旅遊資源，加上本地生態旅遊的普及，屏山文物徑不能因為一些短視的理由而被隨便摧毀。我們必須緊守初衷，繼續堅持文物徑一帶的發展必須是與文物及文化旅遊有關的。

5) 申請理據不足

本函的前部份已經按照申請人提出的五點申請理據每點分析和給予意見。結論是申請人提出的理據牽強，又不能提供實質的支持和論證。在申請理據不足的前提下，貴會不應該批准是次申請。

珍貴文物和歷史建築物一旦遭到破壞後就不能夠完全復原，而文物古蹟更不會自我保護。水有源頭，樹有根，否定我們的過去即是否定我們的一切。因此，我們每一個人都應該擔負起保育文物的使命。城規會各委員肩負起為市民把關的責任，希望能以事實、邏輯和常識作出專業的判斷。最後，我想請各委員能夠充分參考本人的意見和反對理據，依例否決 A/YL-PS/622 的規劃申請。

上璋圍居民

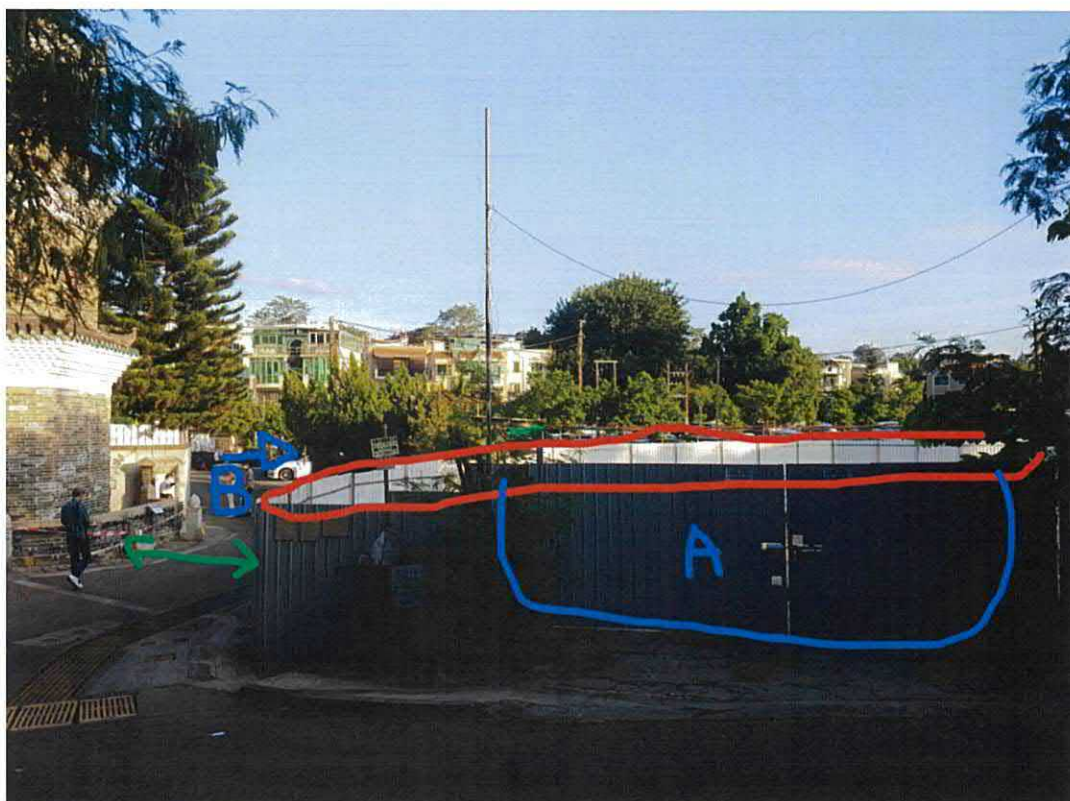
羅先生 謹啟

2020 年 12 月 4 日

附件一

A/YL-PS/622 地盤的實景照片 (攝於 2020 年 12 月 1 日)

- 照片中可見是次申請的用地早已在 A/YL-PS/594 的申請中剝離出去，並圍封起來，就是紅線的地方；
- 圍封後，A/YL-PS/594 的申請人把停車場的出入口由藍線的 A 點改到 B 點，引致聚星樓旁邊的雙向單程路車輛大增；
- 相片中綠色線可以見到地盤跟聚星樓的距離非常之近，只有 4 至 5 米，而這地方亦是遊人聚集和拍照的主要地方；
- 相片中亦清楚見到地盤周圍已有很多村屋，並不如發展規範中的 Figure 3.8 這樣空曠。



tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年04月06日星期二 15:13
收件者: tpbpd@pland.gov.hk
主旨: A/YL-PS/622 additional information (Comments on section 16 application)
附件: 反對規劃申請AYL-PS622 進一步資料.pdf

Dear Sir,

Please find my negative comments on the additional information on the application A/YL-PS/622 attached.

Thanks.

Best Regards,
KC Law

致：城市規劃委員會

各位尊敬的城規會委員：

反對編號 A/YL-PS/622 的規劃申請

有關 貴會在 2021 年 3 月 5 日收到規劃申請 A/YL-PS/622 的進一步資料，本人在細閱後，繼續堅持反對 A/YL-PS/622 的規劃申請。本人在較早時提出對該申請反對的理據依然有效，以下則是本人就申請人提出的進一步資料所提出的進一步反對理由。

不合比例小的水池

在進一步的資料中，申請人終於披露水池的面積為 32 平方米，而聚星樓的面積是 46 平方米。在本人之前的意見中已經說明，要做到聚星樓與水池做到「筆」「墨」相呼應，聚星樓與水池的比例必須合理。現在這個水池的面積比聚星樓的面積還要細小了接近三份之一。這支筆的圓周比喻意為墨硯的水池大得，筆要沾墨都已有困難，也不用說當中的墨一沾就乾。這個根本就是一個「蠶家雞見水」的死局，嚴重破壞風水。請申請人不要再虛偽地說甚麼造福當地居民「寓意文人輩出」。從水池的大小佔整個項目的比例就見到他們誠意，也可以推測其真正目的為何。

建築物的高度

申請人提及聚星樓的高度是 16.9 mPD 以及在旁邊的「泰聚」餐廳高 12.3mPD，而擬興建的過渡性房屋則高 15.15mPD，以期可證成該申請建築物的高度可以接受。作為普通市民，我不懂如何把 mPD 轉換成我們日常生活認知的高度，但根據古蹟辦的資料，聚星樓的高度只有 12 米，而「泰聚」餐廳作為一間由村屋改建而成的餐廳，高度理應只有 8.23 米。希望 貴會能夠核實附近建築物的真正高度，不要被可能有誤的數字誤導。

衛生環境設施超出負荷

現時上璋圍西、屏湖花園及屏湖山莊的居民主要使用設在上璋圍 219 號前面的垃圾收集點，該處經常設有 10 個大型垃圾箱給居民使用，過節期間會增加至最多 14 個。這些垃圾箱每天都是爆滿的。如 A/YL-PS/622 及 A/YL-PS/623 兩個申請獲批的話，上璋圍西一帶的居民會突然倍增，而該垃圾收集點根本就不敷應用，更沒可能再擴張。到時垃圾箱爆滿，居民只能胡亂處置廢物，勢必造成嚴重環境後果。

道路運輸設施超負荷

現時聚星路兩旁經常有車輛違例佔據，聚星路一帶又是一些廠車接送員工的上落客熱點，居民要橫過聚星路到西鐵站或回家的難度越來越高。加上政府亦已正式向 貴會申請在緊接天水圍西鐵站的天福路興建大型公共街市，申請編號為 A/TSW/75。屆

時，聚星路的人流和車流必定又會幾何級數地增加，尤其是上落貨的大貨車。請問申請人提交的交通評估報告有沒有把這個重大因素也作出充分評估？

申請人的真正動機成疑

申請人作為一間社會企業，理應會考慮及平衡社會中各持份者的意見和利益，而不會盲目為達成目的而與民為敵。但在是次申請中，看不到申請人真正想改善當地社區的誠意，只見他們一直想衝擊現有制度，企圖突破「其他指定用途」註明「與文物及文化旅遊有關用途」和「鄉村式發展」地帶的建築物及高度限制。又既然申請人與地產商的「一元」租約期限是到 2047 年，實在不明白在這前提下，申請人還選擇以組裝方式興建過渡性房屋，再配合「永續」的臨時許可申請，當中是不是地產商有條款可以在申請人成功突破該地帶一直不批准興建房屋的缺口後，可以輕易地收回該等用地「再發展」呢？本人有此憂慮實屬合理，因為該地的業主之前有償地把該地租給別人做停車場，但在批准期未完成前就把地收回再租給現時的申請人。在有償的情況下已可以說收回便收回，更何況在無償的情況下。事實上，在 2019 年有關地產商「慷慨」租地給申請人時，已有評論認為該地產商是企圖迴避政府將會引用「土地收回條例」可能收回該等閒置多年的棕地。又在租地消息曝光後，在申請人正式向貴會提出申請前，在香港各大小媒體均有鋪天蓋地的鱗稿式宣傳，這些情況實不尋常。

最後，本人必須再次強調，一旦是次興建過渡性房屋的申請獲批，缺口一開，受害的不單只是屏山文物徑，更會影響全港所有文物及文化旅遊用地和鄉郊土地發展，甚至會阻礙現時政府就全港棕地作出的整體規劃。因此，本人冀望貴會能依例否決 A/YL-PS/622 的規劃申請，即使是「有條件下批給臨時許」亦不應該，因為貴會亦應該深知，你們是沒有足夠的資源跟進該等條件被執行的實際情況，造成該等條件形同虛設。

祝 安好

上璋圍居民

羅先生 謹啟

2021 年 4 月 5 日

J-5

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

參考編號

Reference Number:

201209-074941-99132

提交限期

Deadline for submission:

11/12/2020

提交日期及時間

Date and time of submission:

09/12/2020 07:49:41

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PS/622

「提意見人」姓名/名稱

Name of person making this comment:

長春社

意見詳情

Details of the Comment :

就城規條例第16條作出的編號 A/YL-PS/622及 623 規劃申請提出的意見

編號 A/YL-PS/622及 A/YL-PS/623雖然是兩個規劃申請，但因申請人為同一機構，申請內容又為同一項目，因此長春社一併提出意見，也希望城規會能一併討論和考慮，

長春社極為反對 A/YL-PS/622的申請及反對 A/YL-PS/623的申請。

兩個申請的三個地點均貼近法定古蹟，622在聚星樓旁，623的兩個地點把達德公所夾在中間。兩個法定古蹟均為屏山文物徑的景點。編號622申請的土地用途在屏山分區計劃大綱圖 S/YL-PS/18中為「其他指定用途(與文物及文化旅遊有關用途)」及「鄉村式發展」，但大部分土地落在「其他指定用途中」，根據分區計劃大綱圖，其規劃意向主要是提供與文物及文化旅遊有關的設施或用途，而這些設施和用途既配合聚星樓和達德公所的文物景點特色，視覺上又能與歷史建築互相協調。根據備註(vii)，申請人必須提供文物影響評估，「說明擬議發展計劃可能造成的文物問題，並須建議紓緩這些問題的措施」。不過我們在供公眾查閱的申請文件中，並未發現有關報告。而編號623所在的土地用途雖然為「鄉村式發展」，但貼近達德公所，因此我們認為申請人同樣應為發展作文物影響評估。

編號622的申請發展為期三年，而623則為期七年。兩者為期不同是因為擬發展的項目為「住宿機構」，並不在「其他指定用途」的第一欄或第二欄的土地用途之中，因此有理由相信622的發展年期最少同為七年，城規會在審批申請時，應以此作考慮。由於兩項申請鄰近的法定古蹟均對附近宗族有重要的文化和歷史意義，而提出申請的機構在宗教和文化背景和附近宗族有差異，我們認為申請人除了要提供文物影響評估報告外，還應作社會影響評估。達德公所被認為是祭祀英靈的地方，而聚星樓又和風水有關，評估應包括這兩方面。

此外，就發展對視覺上的影響，申請人不應主觀地認為提供的設計已達紓目的，而應參考附近宗族和文物徑使用者的實際意見。

影響周邊環境

5-9

tpbpd@pland.gov.hk

寄件者:
寄件日期: 2020年12月11日星期五 17:47
收件者: tpbpd@pland.gov.hk
主旨: 反對規劃申請A/YL-PS/622及A/YL-PS/623

致：城市規劃委員會

反對：申請編號 A/YL-PS/622 & 623 的擬議用途/發展的概括發展規範

我認為這個發展項目極度影響附近環境，生活及交通設施配套、資源公平分配和文化氛圍，尤其是這地段獨有的鄉郊傳統和文物保護等需求。

人口不斷增加，對交通造成某程度上的壓力，配套設施嚴重不足，附近沒有街市及購物中心，現時居民日常購物均需前往其他屋邨的街市及商場；然而過渡性房屋一旦入伙之後，情況將會變得更差，將生活上的問題直接轉嫁到原居民身上，實在不公。

興建過渡性房屋解決低收入人士住屋問題是值得支持及鼓勵，但在社區配套設施嚴重缺乏的情況下，希望貴局暫時閣置這項申請，直到政府能解決配套設施的問題才作重新考慮。

電話：

日期：2020年12月11日

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年04月06日星期二 3:19
收件者: tpbpd
主旨: Re: A/YL-PS/622 and 623 Ping Shan Monuments

Dear TPB Members,

The images clearly demonstrate the negative impact. It is disgraceful that buildings almost as high as the Pagoda be erected right beside it. There will be similar impact on Tat Tak Hall.

Regrettably the current use as a parking lot is more desirable as it allows this unique heritage monument to be visible from many angles.

People are not fooled. These transitional housing projects are nothing more than collusion between developers, compromised 'charitable' organizations and government departments to smooth the way for developers to apply for rezoning to high rise residential a few years down the track.

The families in need of housing are mere pawns in the game.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Friday, December 11, 2020 4:06:12 AM
Subject: A/YL-PS/622 and 623 Ping Shan Monuments

A/YL-PS/622

Lots 387 S.B ss.1 RP, 387 S.B ss.4 and 387 S.B RP in D.D. 122 and adjoining Government land , Ping Shan

Site area : About 1,180sq.m Includes Government Land of about 30sq.m

Zoning : "Other Specified Uses" annotated "Heritage and Cultural Tourism Related Uses" and "VTD"

Applied use : 30 Units Transitional Housing

A/YL-PS/623

Lots 360 and 377 in D.D. 122 and adjoining Government land, Ping Shan .

Site area : About 2,230sq.m Includes Government Land of about 694sq.m

Zoning : "VTD"

Applied use : 70 Units Transitional Housing

Dear TPB Members,

Strongly object to what is clearly a development scam whereby the developer, NGO and government have colluded towards the ultimate aim of allowing developer to build private villas on a very desirable location close to MTR and to encroach on the buffer zone of two important monuments.

The zoning is Heritage and VTD, so how come a developer has purchased the lots? Under the current zoning the only way to develop the sites would be some form of collusion via the Small House policy.

The Tsui Sing Lau Pagoda is the only surviving ancient pagoda in Hong Kong. It is part of the Ping Shan Heritage Trail and a **declared monument**.

The Tat Tak Communal Hall is the only surviving purpose-built communal hall in Hong Kong and also a declared monument.

The purpose of the Heritage zoning is obviously to respect the cultural and heritage importance of both buildings. Any buildings close to them impinge on their visual impact and deprive the community and visitors of the chance to view them in a setting that reflects their importance. It is clear from the images that the proposed units are too close to and would overshadow the monuments.

The heritage area should be cleared of brownfield and opened up. The only buildings allowed should be one storey only and provide services such as Information Centre and a café where visitors could sit and admire the two monuments.

With regard to the transitional housing, these facilities are an excuse for the government to dodge its responsibility to provide adequate public housing. They are very costly to construct, as has been revealed via the Nam Cheong project. A unit costs as much to develop as a public housing unit but a PH unit is permanent, these are temporary. In addition utility services have to be provided. The cost is probably similar to that for a PH development.

The victims are the families who will be provided with homes for a few years and then kicked out once the real purpose can be realized. Used and abused.

Tax payers will have funded the drainage and other infrastructure costs.

This project is like the Emperor's Clothes. Lots of pastel images, reports on the generosity of the developer and heart warming stories about the few lucky families who are housed in the units.

But the public is not fooled. If a developer genuinely wants to help the community then it can donate land not lend it. The NGO is helping the government to procrastinate when it should be developing permanent housing for the grass roots. Government departments these days just take the easy way out.

Hopefully some members of the board can see beyond the hype.

Mary Mulvihill

Advisory Clauses

- (a) to further liaise with the locals and relevant stakeholders on the details of proposed development before the commencement of the works for the Site;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site falls within Lot No. 387 s.B ss.1 RP, 387 s.B ss.4 and 387 s.B RP in D.D. 122 which are for agricultural purposes and a piece of GL at northwestern side for the purpose of access staircase. The Site is currently vacant and subject to a Short Term Waiver (STW 3586) for carpark purposes. As the Site is no longer used for carpark purpose, STW 3586 will be cancelled as to facilitate the implementation of Light Village project accordingly;
 - (ii) the registered owner of the private lots has submitted an application to LandsD for a Short Term Waiver covering the private lots concerned to implement the Light Village project;
 - (iii) in order to rationalise the site boundary as to have better management of adjacent unallocated and unleased government land (UUGL) to the Site, the applicant is advised to consider including that part of UUGL to the northwest of the Site in the application site and apply for a Short Term Tenancy of the Government land concerned for the Light Village project;
 - (iv) tree removal and compensation proposal is noted in the applicant's submission. As there is no tree preservation clause under the lease(s) which the lots are held, LandsD will handle any proposed tree removal/felling proposal within the Site according to the established procedure;
 - (v) to facilitate further processing of STW applications, the applicant is advised to indicate the temporary vehicular access points for construction vehicles in the STW applications;
 - (vi) his office will process STT and STW applications according to the established procedure. However, there is no guarantee that the said STT and STW applications will be approved. Such applications will be dealt with by LandsD acting in the capacity as the landlord at his discretion, and if they are approved, the approval will subject to such terms and conditions including among others, the payment of such appropriate fees as may imposed;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures should be provided at the site access to prevent surface water flowing from the site to nearby public roads/drains. Only a section of Tsui Sing Road of about 120m abutting Ping Ha Road is maintained by HyD. HyD shall not be responsible for the maintenance of any access connecting the Site and the section of Tsui Sing Road being maintained by HyD;
- (d) to note the comments of the Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department (CE/RD 2-2, RDO, HyD) that the Site

falls within the railway protection boundary of the West Rail Line. As the operation of the existing railway system is not under his jurisdiction, the applicant should consult MTRCL with respect to operation, maintenance, safety and future construction of the existing railway network with reference to the procedures in PNAP APP-24 and DEVB TC(W) No. 1/2019 for private and public works respectively;

- (e) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:
 - (i) the applicant is advised to explore at-grade tree planting opportunities at the available space of the proposed development to enhance the landscape amenity provision of the Site; and
 - (ii) the applicant is advised that approval of the section 16 application by the Board does not imply approval of the trees works such as pruning, transplanting and/or felling under lease. The applicant is reminded to approach relevant authority/government department(s) direct to obtain necessary approval on tree works;
- (f) to note the comments of the Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office (ES (A&M), AMO) that the applicant should ensure that the surface water drain from the Site would not flow into the declared monuments, i.e. Tsui Sing Lau Pagoda and Tat Tak Communal Hall, during and after the construction of the proposed development and should comply with the requirements under the Buildings Ordinance (BO), i.e. it should not worsen the situation of the potential flooding of the two declared monuments due to the drainage proposals of proposed development as well as the design for the disposal of surface water. The applicant should design according to the Buildings Regulations for disposal of surface water;
- (g) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans; and
 - (ii) the emergency vehicular access (EVA) provision in the Site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the Building (Planning) Regulation (B(P)R) 41D which is administered by the Buildings Department (BD);
- (h) to note the comments of the Chief Building Surveyor/New Territories West (CBS/NTW), BD that:
 - (i) before any building works (including containers/open sheds as temporary buildings, demolition, land filling and excavation, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorised building works (UBW) under BO. An Authorised Person (AP) should be appointed as the co-ordinator for the proposed buildings works in accordance with BO;
 - (ii) for UBW erected on leased land, enforcement action may be taken by BD to

effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under BO;

- (iii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of B(P)R respectively;
 - (iv) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at building plan submission stage;
 - (v) if the applicant applies for GFA concession under PNAP APP-151, compliance with the Sustainable Building Design Guidelines on building separation, building setback and site coverage of greenery in PNAP APP-152, where applicable, is required;
 - (vi) if the modular construction is adopted for construction of the Site, the applicant's attention is drawn to the PNAP ADV-36 on Modular Integrated Construction;
 - (vii) the Site is located at Schedule Area No. 2 and/or No. 3 where approval and consent to the Ground Investigation Works are required. The applicant's attention is drawn to PNAP APP-24 and APP-61 where applicable; and
 - (viii) detailed checking under BO will be carried out at the building plan submission stage;
- (i) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- (i) existing water mains will be affected. The cost of any necessary diversion shall be borne by the proposed development;
 - (ii) in case it is not feasible to divert the affected water mains, a waterworks reserve (WWR) within 1.5m from the centreline of the water mains shall be provided to WSD. No structure shall be built or materials stored within this WWR. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - (iii) no trees or shrubs with penetrating roots may be planted within WWR or in the vicinity of the water mains shown; and
 - (iv) the Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site; and
- (j) to note the comments of the Director of Electrical and Mechanical Services (DEMS)

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