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

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

- (i) Construction of "New Territories Exempted House(s)";
興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) Renewal of permission for temporary use or development in rural areas or Regulated Areas
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期

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

240 2355

25.9.2024 By Hand.

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-TYST/1285
	Date Received 收到日期	2024-09-27

- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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)

Hong Kong Housing Authority

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)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot No. 1768 in D.D. 122 and Government Land adjacent to Castle Peak Road - Ping Shan, Long Bin, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	(Subject to detailed site survey) <input checked="" type="checkbox"/> Site area 地盤面積 79,000 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 565,490 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)	56,000 sq.m 平方米 <input checked="" 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 Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group A)1" ("R(A)1") and "Residential (Group B)1" ("R(B)1")
(f) Current use(s) 現時用途	Phase 1: under construction for public housing development. Phases 2 and 3: under site formation and infrastructure works by the Civil Engineering and Development Department. (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 □About 約
	Non-domestic part 非住用部分		sq.m 平方米 □About 約
	Total 總計		sq.m 平方米 □About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

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

(a) Operation involved 涉及工程	<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	
(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))			
(b) Intended use/development 有意進行的用途/發展			

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

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置		
	<input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置		
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度		
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)			

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

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –

請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☒ Plot ratio restriction 地積比率限制 From 由 6.5 to 至 Overall 7.16
Phase 1: 6.8 (domestic 6.5 & non-domestic 0.3)
Phases 2 and 3: 7.3 (domestic 6.5 & non-domestic 0.8)
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至%
- ☒ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 155 mPD 米 (主水平基準上) to 至 170 mPD 米 (主水平基準上) Phase 1: retained at 155mPD
Phases 2 and 3: 170mPD
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

- (a) Proposed use(s)/development
擬議用途/發展

Proposed Minor Relaxation of Maximum Total Plot Ratio and Building Height Restrictions for Proposed Public Housing Development at Long Bin, Yuen Long

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積 565,490 sq.m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率 Overall 7.16 ☒ About 約
- Proposed site coverage 擬議上蓋面積 70 % ☒ About 約
- Proposed no. of blocks 擬議座數 12* ☒ About 約
- Proposed no. of storeys of each block 每座建築物的擬議層數 47-52 storeys 層
- ☐ include 包括 storeys of basements 層地庫
- ☐ exclude 不包括 storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 155-170 mPD 米(主水平基準上) ☒ About 約
- m 米 ☐ About 約
- * Include two stand-alone non-domestic blocks in Phase 1 (about 2 storeys and about 20mPD).

☒ Domestic part 住用部分

GFA 總樓面面積 513,910 sq. m 平方米 ☒ About 約
 number of Units 單位數目 about 11,940
 average unit size 單位平均面積 sq. m 平方米 ☐ About 約
 estimated number of residents 估計住客數目 about 28,300

☒ Non-domestic part 非住用部分

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

(please specify the number of rooms

請註明房間數目)

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

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

.....

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

Include retail facilities, kindergartens, welfare facilities,
 ancillary carpark, public transport interchange,
 management offices and other ancillary facilities.
 (Total non-domestic GFA: about 51,580 sq.m.)

☒ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☒ private open space 私人休憩用地 28,300 sq. m 平方米 ☒ Not less than 不少於
☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
Please refer to Figures 3 and 4 in the Planning Statement for the Sections.		
.....
.....
.....
.....
.....

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

Podium Garden including Communal Play Area and Sitting Out Area
 Internal Roads and Emergency Vehicular Access (EVA)
 Landscaping Area

.....

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

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Phase 1: 2025/26 (tentative)

Phases 2 and 3: 2030/31 (tentative)

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

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是</p> <p>No 否</p>	<p><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))</p> <p>(i) Castle Peak Road - Ping Shan and (ii) Long Tin Road</p> <p><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)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 Phase 1: 267 Phases 2 and 3: 685</p> <p>Motorcycle Parking Spaces 電單車車位 Phase 1: 28; Phases 2 and 3: 58</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Phases 2 and 3: 25</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</p> <p>Others (Please Specify) 其他 (請列明)</p> <p>Bicycle Parking Spaces: Phase 1: 411; Phases 2 and 3: 591</p> <p>For Welfare Facilities: Phases 2 and 3: 8</p> <p><input type="checkbox"/></p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位</p> <p>Coach Spaces 旅遊巴車位</p> <p>Light Goods Vehicle Spaces 輕型貨車車位</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 Phase 1: 3 (domestic); 2 (retail)</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位</p> <p>Others (Please Specify) 其他 (請列明)</p> <p>Medium/Heavy Goods Vehicles: Phases 2 and 3: 14 (domestic); 9 (retail)</p> <p>For Welfare Facilities: Phases 2 and 3: 1</p> <p><input type="checkbox"/></p>

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

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

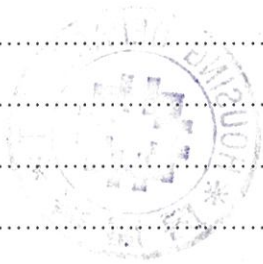
如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>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?</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是 No 否</p>	<p><input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積40,000..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度3.5..... m 米 <input checked="" type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積....7,500... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度5.5.....m 米 <input checked="" type="checkbox"/> About 約</p> <p><input type="checkbox"/></p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p>	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"/>
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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 attached Supporting Planning Statement.</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																														

10. Justifications 理由

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

Please refer to the attached Supporting Planning Statement.



11. Declaration 聲明

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

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

Signature
簽署

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

MR. CHAN KING KONG, THERON

CHIEF PLANNING OFFICER/1

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☒ RPP 註冊專業規劃師 (No. 248)

Others 其他

on behalf of
代表

THE HONG KONG HOUSING AUTHORITY

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

Date 日期

25/9/2024

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

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

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot No. 1768 in D.D. 122 and Government Land adjacent to Castle Peak Road - Ping Shan, Long Bin, Yuen Long, New Territories 新界元朗朗邊丈量約份第122約地段第1768號及毗鄰青山公路－屏山段的政府土地		
Site area 地盤面積	79,000 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 56,000 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 唐人新村分區計劃大綱核准圖編號 S/YL-TYST/14		
Zoning 地帶	"Residential (Group A)1" ("R(A)1") and "Residential (Group B)1" ("R(B)1") 「住宅(甲類)1」及「住宅(乙類)1」		
Applied use/ development 申請用途/發展	Proposed Minor Relaxation of Maximum Total Plot Ratio and Building Height Restrictions for Proposed Public Housing Development 擬議略為放寬最高總地積比率及建築物高度限制以作公營房屋發展		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	513,910 Phase 1: 151,760 Phases 2 and 3: 362,150 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	6.5 Phase 1: 6.5 Phases 2 and 3: 6.5 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	51,580 Phase 1: 7,000 Phases 2 and 3: 44,580 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.66 Phase 1: 0.3 Phases 2 and 3: 0.8 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	Phase 1: 2	
	Composite 綜合用途	10 Phase 1: 3 Phases 2 and 3: 7	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用		m 米 <input type="checkbox"/> (Not more than 不多於)
		20 (Two stand-alone non-domestic blocks in Phase 1)	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
		170 Phase 1: retained at 155 Phases 2 and 3: 170	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	70 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	About 11,940 Phase 1: about 3,080 Phases 2 and 3: about 8,860		
(vi) Open space 休憩用地	Private 私人	28,300 Phase 1: 8,620 Phases 2 and 3: 19,680	sq.m 平方米 <input checked="" type="checkbox"/> Not less than 不少於
	Public 公眾		sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	
	Private Car Parking Spaces 私家車車位 Phase 1: 267; Phases 2 and 3: 685 Motorcycle Parking Spaces 電單車車位 Phase 1: 28; Phases 2 and 3: 58 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Phases 2 and 3: 25 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) Bicycle Parking Spaces: Phase 1: 411; Phases 2 and 3: 591 For Welfare Facilities: Phases 2 and 3: 8	
	Total no. of vehicle loading/unloading bays/lays 上落客貨車位／停車處總數	
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Phase 1: 3 (domestic); 2 (retail) Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) Medium/Heavy Goods Vehicles: Phases 2 and 3: 14 (domestic); 9 (retail) For Welfare Facilities: Phases 2 and 3: 1	

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

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Qualitative Statement On Visual Impact Assessment, Qualitative Statement On Air Ventilation Assessment, Review of Traffic and Transport Impact Assessment, Review of Sewerage Impact Assessment and Review of Drainage Impact Assessment		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

S16 PLANNING APPLICATION
APPROVED TONG YAN SAN TSUEN OZP NO. S/YL-TYST/14

**Proposed Minor Relaxation of Maximum
Total Plot Ratio and Building Height
Restrictions for Proposed Public Housing
Development at Long Bin, Yuen Long**

SUPPORTING PLANNING STATEMENT

September 2024



Our Ref. HD(P) 8/3/YL29

Tel No. 2761 5301
Fax No. 2761 5870

Your Ref.

Date: 15th November 2024
By Email

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

Dear Sir/Madam,

**Section 16 Planning Application for Proposed Minor Relaxation of
Building Height and Plot Ratio Restrictions
for Permitted Public Housing Development at
Long Bin, Yuen Long
(Application no. A/YL-TYST/1285)**

Reference is made to the captioned Section 16 application received by the Town Planning Board on 27.9.2024 and the comments received from Planning Department dated 15.10.2024, 24.10.2024, 30.10.2024, 31.10.2024, 4.11.2024, 6.11.2024 and 13.11.2024. We submit herewith the table summarizing HD's responses to the comments as well as the replacement pages and illustrative drawings to substantiate the application.

Should you have any queries or need further information, please contact me at 2761 7563. Thank you for your attention.

Yours faithfully,



(Desmond SHE)
for Director of Housing

Encl.

S.16 Application No. A/YL-TYST/1285

**Proposed Minor Relaxation of Building Height and Plot Ratio Restrictions for
Permitted Public Housing Development at
Long Bin, Yuen Long**

Responses to Comments

	Comments	Responses
1.	<u>Highways Department</u> (15.10.2024)	
	<p><u>Appendix 5 - Review of Traffic and Transport Impact Assessment</u></p> <p>1) Para. 3.73. line 4 - please clarify if "V/C ration" means "V/C ratio".</p>	<p>Please be clarified that there was a typo in para. 3.73 line 4 of the Review of Traffic and Transport Impact Assessment (TTIA). "V/C ration" should be read as "V/C ratio" instead.</p>
2.	<u>Transport Department</u> (24.10.2024)	
	<p>The parking provision stated in the gist of application seems not matching with those stated in the TTIA. For example, the no. of private car parking spaces stated in the gist was 952 nos., while those specified in the TTIA was $237+15+15+647+35+60+8 = 1017$ nos. Would the applicant please review.</p>	<p>Further to the previously Approved TTIA Report prepared by the Civil Engineering and Development Department (CEDD) (Appendix A of the Review of TTIA), the Hong Kong Housing Authority (HKHA) refined the scheme (New Scheme) of the public housing development at Long Bin, which mainly involves the changes to the parameters of commercial development and social welfare facilities and corresponding adjustment of the parking provision in Phases 2 and 3 without changing the parking provision ratios as stated in the revised planning brief endorsed by the District Planning Conference (DipCon) on 15 June 2021.</p> <p>The parking and loading/unloading provision of New Scheme and justifications of change of parking provision for Phases 2 and 3 have been supplemented in Para. 2.2.5, Tables 2.4 and 2.5 of the Review of TTIA. Paras. 1.1.2 and 4.1.1 have also been revised accordingly (Attachment 1).</p>

	Comments	Responses
3.	<u>Drainage Services Department</u> (30.10.2024)	
	<u>Drainage Impact Assessment (DIA)</u> (a) The design of stormwater drainage system should be in accordance with the latest version of the Stormwater Drainage manual and its Corrigendum including nos. 1/2022, 1/2024 and 2/2024.	<p>The Revised Final DIA by CEDD for the subject Long Bin public housing development was approved in December 2000. Relevant plans are extracted in Attachment 2 which show the proposed stormwater drains to be constructed along Long Tin Road and connected to adjacent Yuen Long Nullah.</p> <p>The current S.16 Application is associated with a slight increase of non-domestic plot ratio from 0.5 to 0.8 for Phases 2 and 3. The proposed change in non-domestic plot ratio had not altered the details, design principles and rationale in CEDD's Revised Final DIA (e.g. catchment plan, 70% paved, proposed drainage connections, pipe size, invert levels, etc.).</p> <p>Therefore, it is considered that the paved area is the <u>same as previous paved area</u> in CEDD's Revised Final DIA and there would be <u>no additional drainage impact</u> to the drainage characteristic of the subject site or incurred to CEDD's Revised Final DIA as a result of the proposed change in non-domestic plot ratio.</p> <p>As climate change scenario of mid-21st century was originally adopted in CEDD's Revised Final DIA, it is considered reasonable to adopt the same scenario for consistency.</p> <p>A summary table of Max. Water Level (extracted from CEDD's Revised Final DIA) is provided below. It could be seen that all manhole locations have ample buffer over the minimum freeboard requirement (i.e. 300mm). The remaining freeboard buffers (e.g. at least 180mm for the manhole (MHA01) below) would sufficiently help cater for the additional</p>
	(b) Section 2.1: Climate change scenario of end-21st century with design allowance should be assessed according to Corrigendum No. 1/2022.	
	(c) Annex 2: Please justify the calculation of max. water level under latest design standard is valid. Please also indicate the percentage of the capacity reached for each section of the proposed and existing stormwater pipes for reference. According to Section 9.3 of Stormwater Drainage Manual, please ensure that suitable allowance should be made in the design for the deposition of sediment in stormwater channels and pipes.	

	Comments	Responses																																																								
		<p>drainage requirements even if the end-21st century and latest corrigendum are considered.</p> <table><tr><th>Location</th><th>Ground Level (mPD)</th><th>Max. water level of 50-year (mPD)</th><th>Freeboard (m)</th></tr><tr><td>Proposed_MHA01 (D1200)</td><td>6.00</td><td>5.52</td><td>0.48</td></tr><tr><td>Proposed_MHA02 (D1200)</td><td>6.00</td><td>5.49</td><td>0.51</td></tr><tr><td>Proposed_MHA03 (D1200)</td><td>6.00</td><td>5.31</td><td>0.69</td></tr><tr><td>Proposed_MHA04 (D900)</td><td>6.00</td><td>5.17</td><td>0.83</td></tr><tr><td>Proposed_MHA05 (D1350)</td><td>6.00</td><td>5.13</td><td>0.87</td></tr><tr><td>Proposed_MHA07 (Existing 2xD1350)</td><td>6.00</td><td>5.02</td><td>0.98</td></tr><tr><td>Proposed_MH_02 (D1200)</td><td>6.00</td><td>5.31</td><td>0.69</td></tr><tr><td>Proposed_MH_20 (D1200)</td><td>6.00</td><td>5.29</td><td>0.71</td></tr><tr><td>Proposed_MH_21 (D1200)</td><td>6.00</td><td>5.23</td><td>0.77</td></tr><tr><td>Proposed_MH_22 (D1200)</td><td>6.00</td><td>5.17</td><td>0.83</td></tr><tr><td>Proposed_MH_23 (D1200)</td><td>6.00</td><td>5.14</td><td>0.86</td></tr><tr><td>Proposed_MH_24 (D1200)</td><td>6.00</td><td>5.07</td><td>0.93</td></tr><tr><td>Proposed_MH_25 (D1200)</td><td>6.00</td><td>5.01</td><td>0.99</td></tr></table> <p>The sedimentation for proposed works (i.e. 10% reduction of flow area) has been considered in Appendix D of CEDD’s Revised Final DIA (Attachment 2).</p>	Location	Ground Level (mPD)	Max. water level of 50-year (mPD)	Freeboard (m)	Proposed_MHA01 (D1200)	6.00	5.52	0.48	Proposed_MHA02 (D1200)	6.00	5.49	0.51	Proposed_MHA03 (D1200)	6.00	5.31	0.69	Proposed_MHA04 (D900)	6.00	5.17	0.83	Proposed_MHA05 (D1350)	6.00	5.13	0.87	Proposed_MHA07 (Existing 2xD1350)	6.00	5.02	0.98	Proposed_MH_02 (D1200)	6.00	5.31	0.69	Proposed_MH_20 (D1200)	6.00	5.29	0.71	Proposed_MH_21 (D1200)	6.00	5.23	0.77	Proposed_MH_22 (D1200)	6.00	5.17	0.83	Proposed_MH_23 (D1200)	6.00	5.14	0.86	Proposed_MH_24 (D1200)	6.00	5.07	0.93	Proposed_MH_25 (D1200)	6.00	5.01	0.99
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	Comments	Responses
	<p><u>Sewerage Impact Assessment (SIA)</u></p> <p>(d) Appendix A – Please provide a plan showing the sewerage discharge path from the application site and the proposed sewerage system for review. The applicant should also check and ensure the hydraulic capacity of the existing sewerage facilities would not be adversely affected by the captioned development.</p>	<p>As elaborated in the Review of SIA, there is only a slight increase of Average Dry Weather Flow (ADWF) 27 m³/day due to the change of development parameters, which constitutes around 0.4% additional total ADWF of Phase 1, 2 & 3 than that determined in the approved Final SIA Report under CE 75/2017 (CE). The impact due to the change of development parameters is therefore considered negligible.</p> <p>The plans showing the sewerage discharged path (as extracted from CEDD's approved Final SIA Report (REP-010-02)) are attached in Attachment 3 which show the proposed sewers constructed along Long Tin Road and connected to a proposed sewage pumping station.</p> <p>The Review of SIA has demonstrated that the hydraulic capacity of the existing sewerage facilities would not be adversely affected by the captioned development.</p>
4.	<u>Urban Design and Landscape Section, Planning Department</u> (31.10.2024 and 6.11.2024)	
	<p>6. To substantiate the application, the applicant may provide justifications for longer and taller podiums.</p>	<p>A key design concept of Phases 2 and 3 is to provide separation between pedestrian and vehicular circulation under the Proposed Scheme. To minimize the need for residents to cross the vehicular areas on the ground floor, we have strategically designed the first floor of the podiums to serve as the primary residential entrances and recreational spaces. By connecting all the towers on this level, the podium extends to a relatively long length (over 300m). This design concept prioritizes the safety and convenience of the residents.</p> <p>Given the parking requirements for Phases 2 and 3 in this extensive development, the carpark has been consolidated and designated to the</p>

	Comments	Responses
		podium of Blocks 1 and 2 to accommodate over 680 private car parking spaces under the Proposed Scheme. This leads to a maximum podium height of 45mPD (8 storeys), as illustrated in Figure 3 of the Planning Statement.
	<p><u>Landscape Observations and Comments</u></p> <p>4. According to the aerial photo of 2023, the Site is situated in area of urban fringe landscape predominated by residential blocks, temporary structures, open storage, parks and woodland. Phase 1 of the Site was already under site formation/construction works while existing temporary structures and trees were observed in Phases 2 and 3. From the site photos taken by DPO on 8.10.2024, the Phase 1 of the Site was occupied by the residential blocks. Phases 2 and 3 of the Site were under site formation and infrastructure works.</p>	Noted.
	<p>5. In para. 4.7 and Appendix 2, <u>one</u> existing <i>Ficus microcarpa</i> with DBH 1500mm (T0036) in Phase 1 and <u>three</u> existing palms <i>Livistonia chinensis</i> (T0902, T0903 and T0904) in Phases 2 and 3 of the application site were proposed to be preserved. No rare or protected tree species / Old and Valuable Trees (OVTs) identified within the application site area boundary was reported. In para. 4.8 and Figures 5 to 8, a total <u>284</u> new trees (i.e. approximately 100 new trees in Phase 1, while approximately 138 new trees and 46 whip trees in Phases 2 and 3) were proposed.</p>	Noted.
	<p>6. The subject Site involved one previous planning application (No. A/YL-TYST/1074) submitted by another Applicant (i.e. CEDD) for minor relaxation of building height and plot ratio restrictions for permitted public housing development, which was approved by TPB on 30.4.2021. According to the Appendix C of the planning statement under the</p>	<p>As discussed, we note your further verbal advice that “the eastern boundary” and “the eastern portion” in your comments nos. 6, 7(a) & (b) should be read as "the western boundary" and "the western portion" instead.</p> <p>The proposed 466 new trees planting and the Indicative Landscape Master Plans under the</p>

	Comments	Responses
	<p>aforementioned application, a total 466 new trees proposed to plant within the development site were recorded. Even though the Applicant (i.e. HKHA) under current planning application (No. A/YL-TYST/1285) mentioned in para. 4.7 of the Supporting Planning Statement that <i>“Tree compensation will be undertaken by CEDD based on the approved TPRP and no compensatory tree will be provided within the Application Site”</i>, however, when comparing the Indicative Landscape Master Plans under the above mentioned planning applications (No. A/YL-TYST/1074 and A/YL-TYST/1285), the overall tree planting areas seems to be significantly reduced in the current Indicative Landscape Master Plan which may cause remarkably diminishing effect (466 new trees vs. 284 new trees, i.e. about 40% reduction) on the overall landscape quality and setting. We opine that the number of new tree planting as committed by previous planning application for the Site should be followed unless with sound justification. The Applicant should consider to increase the greening and tree planting opportunities on the Phases 2 and 3 development especially the eastern portion of the Site and proposed planting areas where opportunity for more new trees planting are observed.</p>	<p>previous approved planning application (No. A/YL-TYST/1074) were prepared and submitted by another Applicant (i.e. CEDD). Our submission is prepared based on the latest scheme design and other technical considerations.</p> <p>Upon reviewed the latest Indicative Landscape Master Plans, approximately a total of 320 new trees and 46 whip trees are now proposed in Phases 2 and 3. In this regard, a total 466 new trees proposed to plant (including approximately 100 new trees in Phase 1) within the Site can be complied. Nevertheless, as the project is still under very preliminary stage, the number of trees proposed is subject to detailed design, site constraints during construction stage and the prevailing government / statutory guidelines / requirement on greening provision and tree planting.</p> <p>Para. 4.8 of the Supporting Planning Statement and the Indicative Landscape Master Plans (Figures 5 to 8) have been revised accordingly (Attachment 4).</p>
	<p>7. Having reviewed the submitted information, please provide the below required information for our consideration.</p> <p>(a) Based on the Indicative Landscape Master Plan of the application site (including Phases 1, 2 and 3), the Applicant should provide the Sections and Elevations to demonstrate the proposed landscape design and boundary treatments on the eastern</p>	<p>As requested, two additional indicative sections of western boundary have been supplemented in Attachment 4. Section A is on the boundary abutting Villa Sunshine near Block 5 and Section B is on the boundary abutting Green Lodge near Block 7.</p>

	Comments	Responses
	boundary of the proposed development which are in close proximity to the existing residential blocks.	
	(b) The Applicant should consider to increase the greening opportunity on the Phases 2 and 3 development such as the eastern portion of the Site adjacent to the existing residential blocks and proposed planting areas with sparse tree planting.	Please be advised that there are drainage reserve area required by the Drainage Services Department in Section A and existing compacted soil in Section B which impose constraints in tree provision in the western portion of the Site. Nevertheless, in order to maximize greening provision of the Phases 2 and 3 development as far as practicable, hydroseeding is proposed on the slope. Also, new tree planting provision is increased over the Site, of which a total 466 new trees are proposed to plant (including approximately 100 new trees in Phase 1) within the Site.
	(c) Please provide scale bar on the Indicative Landscape Master Plans.	Noted. Please refer to the revised Indicative Landscape Master Plans (Figures 5 to 8) in Attachment 4 .
	8. We would reserve our comment upon receipt of the required landscape technical information in accordance with “Guidance notes on the application for permission under Section 16 of the Town Planning Ordinance (Cap. 131)” for consideration.	Noted.
	<p>In addition to the above comments, as discussed with TMYLW DPO and UD&L section, to facilitate later revision/update of the planning brief for the proposed public housing development, please also consider to include the following statement in the conclusion of the submitted Qualitative Statement on Air Ventilation Assessment:</p> <ul style="list-style-type: none"> Air Ventilation Assessment would be carried out internally at the detailed design stage to optimise the building design for an enhanced ventilation performance. 	As requested, the suggested statement has been supplemented in Para. 1.6.3 of the Qualitative Statement on Air Ventilation Assessment (Attachment 5).

	Comments	Responses
5.	<u>Social Welfare Department</u> (4.11.2024)	
	For the Environmental Assessment Study, it is proposed to refine all the service names from “Home Care Services for Frail Elderly Persons (HCS)” to “Home Care Services (HCS) for Frail Elderly Persons” and change the abbreviation from “HCS” to “HCS for Frail Elderly Persons” on pages 13, 54, 62, 78, 81, 94 and 98 for clarity sake.	Noted and revised accordingly (Attachment 6).
6.	<u>Environmental Protection Department</u> (6.11.2024)	
	While the conclusion of “the sewerage impact of the subject proposal is negligible” would not be affected, please address our comments below as appropriate.	Noted.
	Appendix 6 1. Table 2.2a and Table 2.2b: Please elaborate the basis of the UFF for Laundry, Wet Market and Education.	Please be advised that the adopted unit flow factor (UFF) follows that under the approved SIA study of CE 75/2017 (CE).
	2. Appendix A: - Please conduct hydraulic assessment on downstream existing sewer.	The sewage flow from the site is discharged to the proposed sewage pumping station via proposed gravity sewers. As such, the changes from the approved SIA study of CE 75/2017 (CE) is insignificant and hence the hydraulic assessment on downstream existing sewers is considered not necessary.
	- Please explain why Colebrook White Equation for partially full pipes instead of full flowing circular pipes is adopted in the hydraulic assessment.	Please be advised that the assessment approach and methodology follow that under the approved SIA study of CE 75/2017 (CE). In general, we also consider the sewers are designed to run partial full at maximum discharge, and the extra space ensures non-pressure gravity flow.
	3. Figure 2: please show the proposed sewer in the layout plan.	Please refer to Attachment 3 for the plans showing the proposed sewers (as extracted from the approved SIA study of CE 75/2017 (CE)).
7.	<u>Tuen Mun & Yuen Long West District Planning Office, Planning Department</u> (13.11.2024)	
	<u>Figures 2 to 4 of the Supporting Planning Statement</u> - Please revise the legend for podium and non-domestic blocks to “Welfare Facilities / Carpark	Noted. Please refer to the revised Figures 2 to 4 in Attachment 4 .

	Comments	Responses
	/ Retail / Educational and Other Supporting Facilities”.	
	<p><u>Figure 1 of the Qualitative Statement on Air Ventilation Assessment and Plans 2 to 10 of the Qualitative Statement On Visual Impact Assessment</u></p> <p>- Please replace the phrase “Current Scheme” to “Approved s.16 Application No. A/YL-TYST/1074 (Current Scheme)” for clarity.</p>	<p>Noted. Please refer to the revised Figure 1 of the Qualitative Statement on Air Ventilation Assessment in Attachment 5 and the revised Plans 2 to 10 of the Qualitative Statement On Visual Impact Assessment in Attachment 7 respectively.</p>

Attachment 1



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1. Introduction

1.1. Background

- 1.1.1. Civil Engineering and Development Department (CEDD) conducted a traffic and transport impact assessment under Agreement No. CE 75/2017 (CE) Site Formation and Infrastructure Works for Public Housing Developments at Long Bin, Yuen Long – Investigation, Design and Construction (hereafter “CEDD Project”). The Final Traffic and Transport Impact Assessment (TTIA) Report (May 2022) (hereafter “Approved TTIA Report”) was approved by relevant government departments. The Approved TTIA Report can be found in **Appendix A**.
- 1.1.2. Further to the above approval, the Hong Kong Housing Authority (HKHA) refined the scheme (hereafter “New Scheme”) of the public housing development (PHD) at Long Bin, which mainly involves the changes to the parameters of commercial development and social welfare facilities and corresponding adjustment of the parking provision in Phases 2 and 3 without changing the parking provision ratios as stated in the revised planning brief endorsed by DipCon on 15 June 2021.
- 1.1.3. AtkinsRealis Asia Limited (AtkinsRéalis) was commissioned by Project Team of HKHA to conduct a Review Report to review the Approved TTIA Report to account for the changes of the non-domestic portions of PHD.
- 1.1.4. This Review Report is to present the results of the study.

1.2. Scope

- 1.2.1. The scope of this Review Report is outlined as follow:
- estimate the difference of traffic and pedestrian demand generated by the New Scheme;
 - review the assessments provided in the Approved TTIA Report by taking into account the New Scheme; and
 - verify whether the conclusions reached in the Approved TTIA Report remain valid with the New Scheme.

1.3. Report Structure

- 1.3.1. Following this introductory chapter, there are 3 further chapters.
- **Chapter 2** – The Subject Site, presents the comparison of development parameters adopted in the Approved TTIA Report and the New Scheme;
 - **Chapter 3** – Review on Assessments, review the Approved TTIA Report to account for the changes by the New Scheme further to the approval of the Approved TTIA in accordance with the approved methodology and assumptions adopted in the Approved TTIA Report for the assessments;
 - **Chapter 4** – Summary and Conclusion, summarizes the findings of the study and presents the conclusion accordingly.



2.2.5. The parking and loading/unloading provisions for Phase 1 as well as Phases 2 and 3 are presented in **Table 2.4** and **Table 2.5** respectively. As compared with the previous parking provision in the Approved TTIA Report, there is no change to the parking provision for Phase 1 and the parking provision for Phases 2 and 3 has been revised mainly due to the changes in flat mix, decrease in retail GFA (from about 9,000m² to about 7,000m²) and increase in social welfare facilities.

Table 2.4 Parking and Loading/Unloading Facilities for Phase 1 Development

Development	Facility	Standard	Requirement (no.)	Proposed Provision (no.) *
Phase 1 (3,080 flats within 3 blocks)	Private Car Parking Space (Domestic)	Outside 500m radius of rail station: 1 per 13 - 19 flats	162 – 237	237
	Private Car Parking Space (Visitor)	2 - 3 per each housing block	6 – 9	15
	Loading/Unloading Bay (Domestic)	1 per each housing block	3	3
	Motorcycle Parking Space (Domestic)	1 per 110 flats	28	28
	Bicycle Parking Space (Domestic)	1 per 15 flats within 0.5 – 2km radius of rail station and flat size smaller than 70m ²	205	411
Retail (about 1,360 m ²)	Private Car Parking Space (R&C)	1 per 200m ² Retail GFA	7	15
	Loading/Unloading Bay (R&C)	1 per 800 – 1,200m ² Retail GFA	2	2

Remark: * Based on TD's Departmental Circular No. 2/2012 on "Interim Parking Standards for the New Home Ownership Scheme Projects" and TD's advice as stated in the revised planning brief endorsed by DipCon on 15 June 2021. The nos. of parking spaces are for illustration purpose subject to detailed design.



Table 2.5 Parking and Loading/Unloading Facilities for Phases 2 and 3 Development

Development	Facility	Standard	Requirement (no.)	Proposed Provision (no.) *
Phases 2 and 3 (8,860 flats within 7 blocks)	Private Car Parking Space (Domestic)	Outside 500m radius of rail station: 1 per 7.69 – 13.46 flats (excl. 1P/2P flats)	471 – 825	599
	Private Car Parking Space (Visitor)	5 per residential block	35	35
	Light Goods Vehicle and Light Bus Parking (Domestic)	1 per 260 flats (excl. 1P/2P flats)	25	25
	Loading/Unloading Bay (Domestic)	2 per residential block	14	14
	Motorcycle Parking Space (Domestic)	1 per 110 – 250 flats (excl. 1P/2P flats)	26 – 58	58
	Bicycle Parking Space (Domestic)	1 per 15 flats within 0.5 – 2km radius of rail station and flat size smaller than 70m ²	591	591
Retail (about 7,000 m ²)	Private Car Parking Space (R&C)	1 per 150 – 300m ² Retail GFA	24 – 47	47
	Loading/Unloading Bay (R&C)	1 per 800 – 1,200m ² Retail GFA	6 – 9	9
HD's Management Office	Private Car Parking Space (Management Office)	-	-	4
Social Welfare Facilities	Parking Space (Welfare)	-	-	8
	Loading/Unloading Bay (Welfare)	-	-	1

Remark: * Based on the parking provision ratios as stated in the revised planning brief endorsed by DipCon on 15 June 2021, except private car parking space for HD's management office and parking provision for social welfare facilities requested by SWD. The nos. of parking spaces are for illustration purpose subject to detailed design.



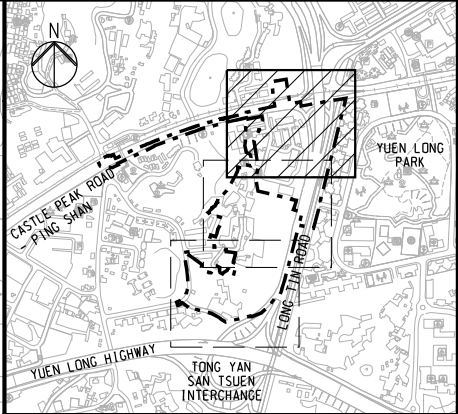
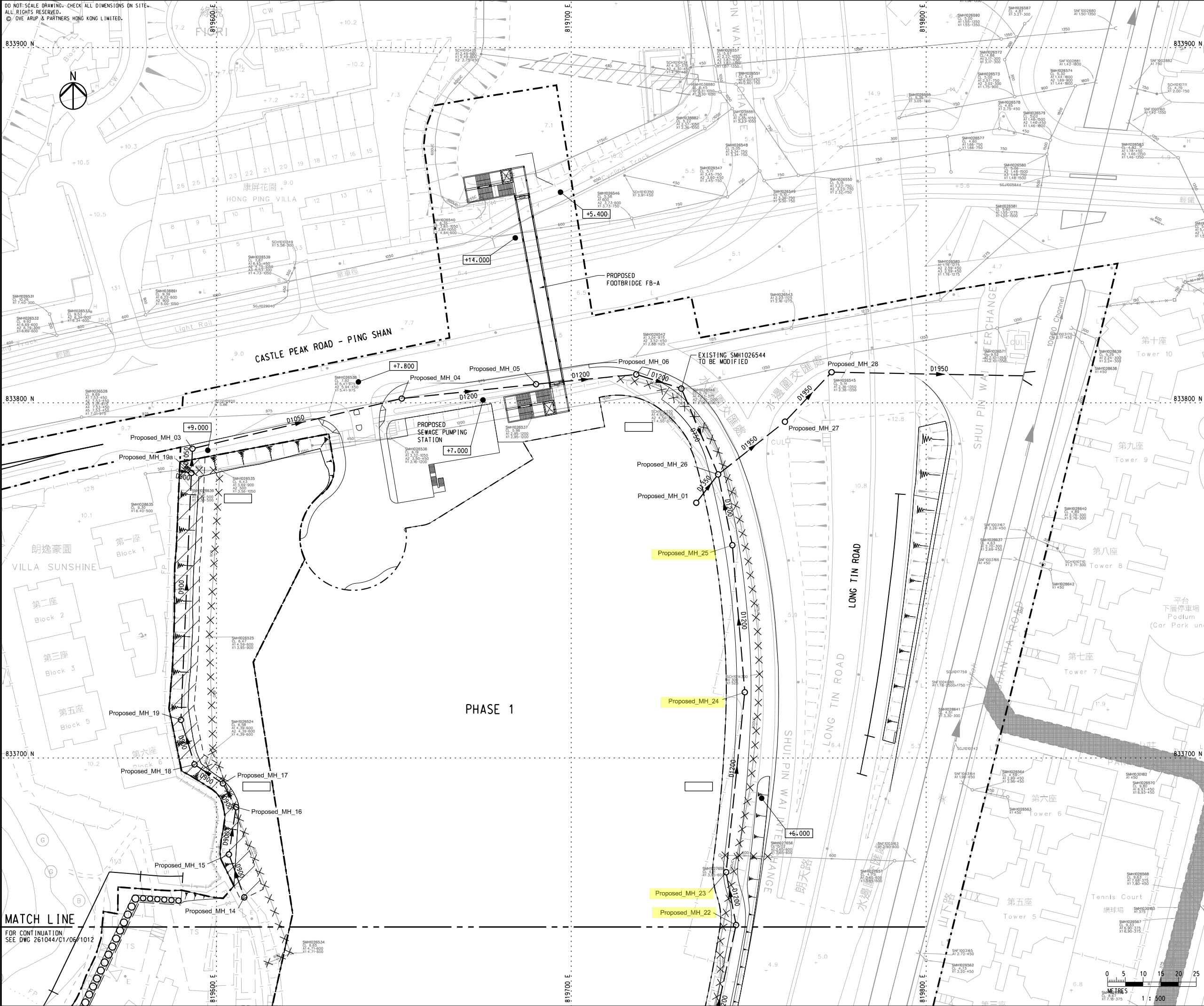
4. Summary and Conclusion

4.1. Summary

- 4.1.1. AtkinsRéalis has been commissioned by Hong Kong Housing Authority to conduct a Review Report to review the Approved TTIA Report prepared by Civil Engineering and Development Department to account for the New Scheme of the public housing development at Long Bin, which mainly involves the changes to the parameters of commercial development and social welfare facilities and corresponding adjustment of the parking provision in Phases 2 and 3 without changing the parking provision ratios as stated in the revised planning brief endorsed by DipCon on 15 June 2021.
- 4.1.2. The Review Report has followed the methodology and assumptions adopted in the Approved TTIA Report except for the development parameters of the public housing development at Long Bin.
- 4.1.3. The net change of traffic generation of New Scheme would be about 10 pcu/hr (two-way) during AM peak hour and 7 pcu/hr (two-way) during PM peak hour in the assessment year 2034.
- 4.1.4. Junction capacity assessments were conducted for the assessed junctions with respect to the net change of traffic generation of the New Scheme. It was found that all the junctions, except J7 and J8, would operate with acceptable performance. However, the impact of the New Scheme on junction performance was insignificant, accounting for less than 1% in RC or 0.01 in DFC during both the AM and PM peak hours at all assessed junctions.
- 4.1.5. Link capacity assessments were undertaken for the assessed sections of road link with respect to the net change of traffic generation of the New Scheme. It was found that all the link sections would operate with acceptable performance, except link sections L3, L4, L9, and L10. However, the impact of the New Scheme on link section performance was insignificant, with the New Scheme accounting for less than 0.01 in V/C ratio during both the AM and PM peak hours at all assessed link sections.
- 4.1.6. Queue length analysis were undertaken for the on the critical arms of the assessed junctions with respect to the net change of traffic generation of the New Scheme. It was found that all the critical arm of the assessed junctions will have sufficient queuing space to accommodate the estimated queue length. Moreover, the net impact of New Scheme on queue length is insignificant.
- 4.1.7. The net change of pedestrian generation of New Scheme would be about 170 pph (two-way) during both AM and PM peak hour periods in the assessment year 2034.
- 4.1.8. Pedestrian flow assessment was conducted. It is found that the clear width of the three proposed footbridge by others in the vicinity were able to accommodate the net change of the pedestrian flow by the New Scheme by guaranteeing a Level of Service of C during the peak hours.
- 4.1.9. Public transport demand assessment was conducted. It is found that the estimated service capacity of the three proposed bus routes by Approved TTIA Report were able to cater the net change of the public transport demand induced by New Scheme during the peak hours.

Attachment 2

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KEY PLAN

LEGEND

- BOUNDARIES OF THE SITE
- HOUSING SITE BOUNDARY
- EXISTING NULLAH
- EXISTING DRAINAGE SYSTEM
- EXISTING STORM DRAIN TO BE ABANDONED
- EXISTING DRAINAGE RESERVE
- PROPOSED DRAINAGE RESERVE
- PROPOSED DRAINAGE PIPE
- SPOT LEVEL

Extracted page from Revised Final DIA report (ref. REP-012-05)

A		FIRST ISSUE		JW	10/20
Rev	Description			By	Date
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ARUP					
Project title					
Agreement No. CE 75/2017 (CE)					
Site Formation and Infrastructure Works for Public Housing Development at Long Bin, Yuen Long - Investigation, Design and Construction					
Drawing title					
PROPOSED DRAINAGE PLAN					
(SHEET 1 OF 3)					
Drawing no.		261044/C1/06/1011		Rev.	
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RY		10/20		EH	
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MATCH LINE

PHASE 2

露天貨倉
Open Storage

PROPOSED
PUBLIC TRANSPORT
INTERCHANGE (PT1)

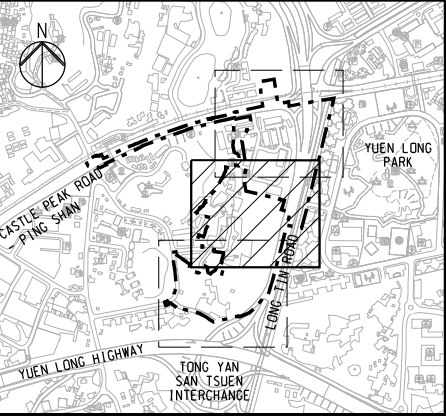
PROPOSED
FOOTBRIDGE FB-B

PROPOSED
FOOTBRIDGE FB-C

Proposed CONNECT TO
MHA07 EXISTING
2x1350 PIPE

MATCH LINE

FOR CONTINUATION
SEE DWG 261044/C1/06/1013
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KEY PLAN

NOTES

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Drawing title
PROPOSED DRAINAGE PLAN
(SHEET 2 OF 3)

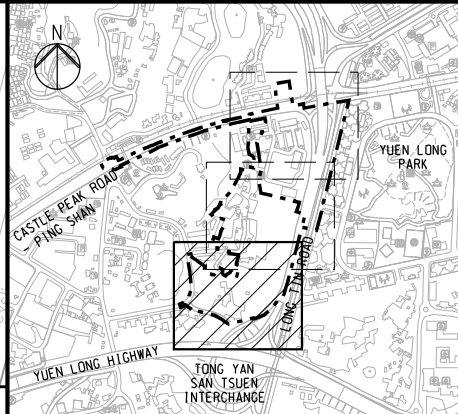
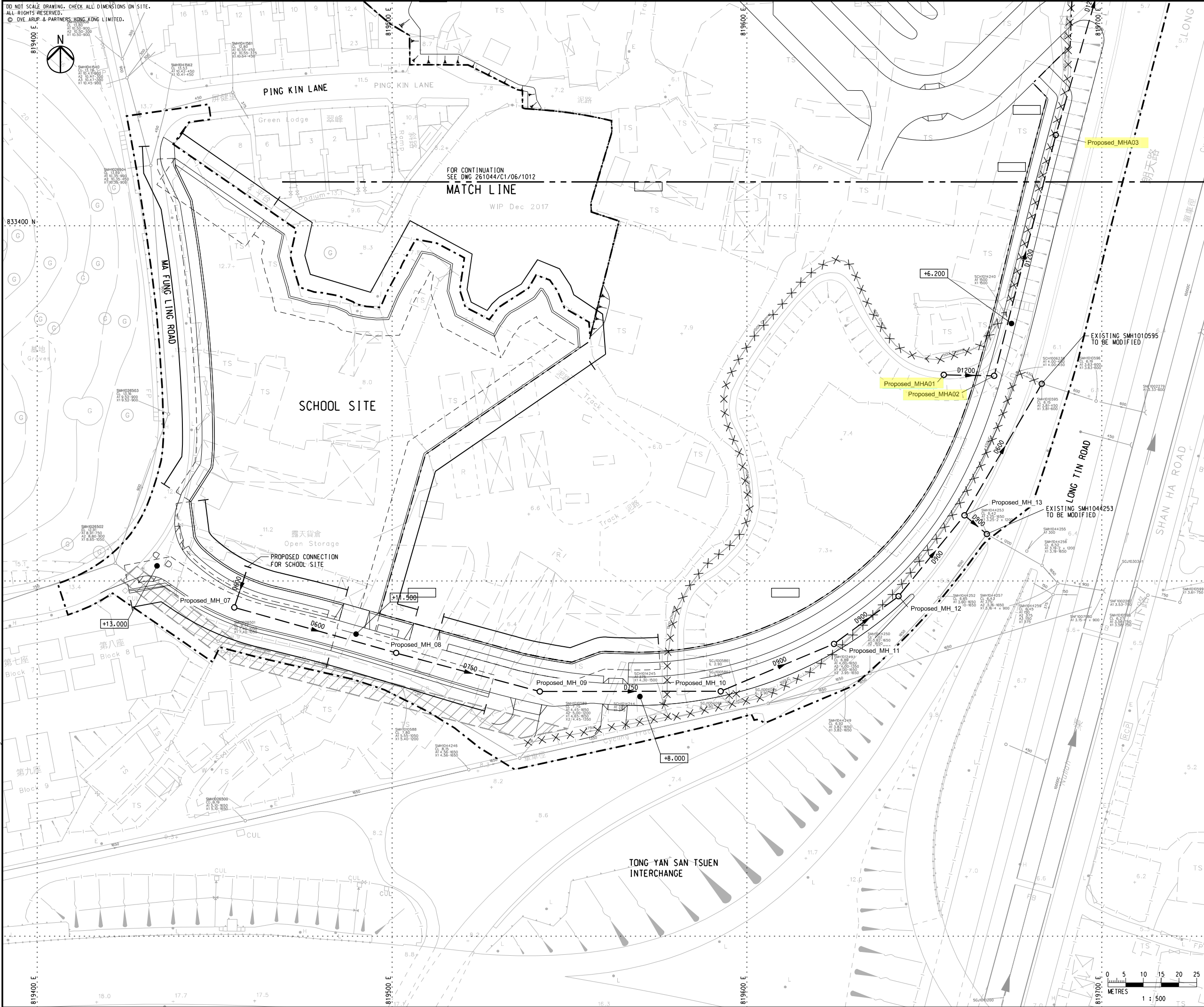
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Appendix D

Information of Hydraulic Model

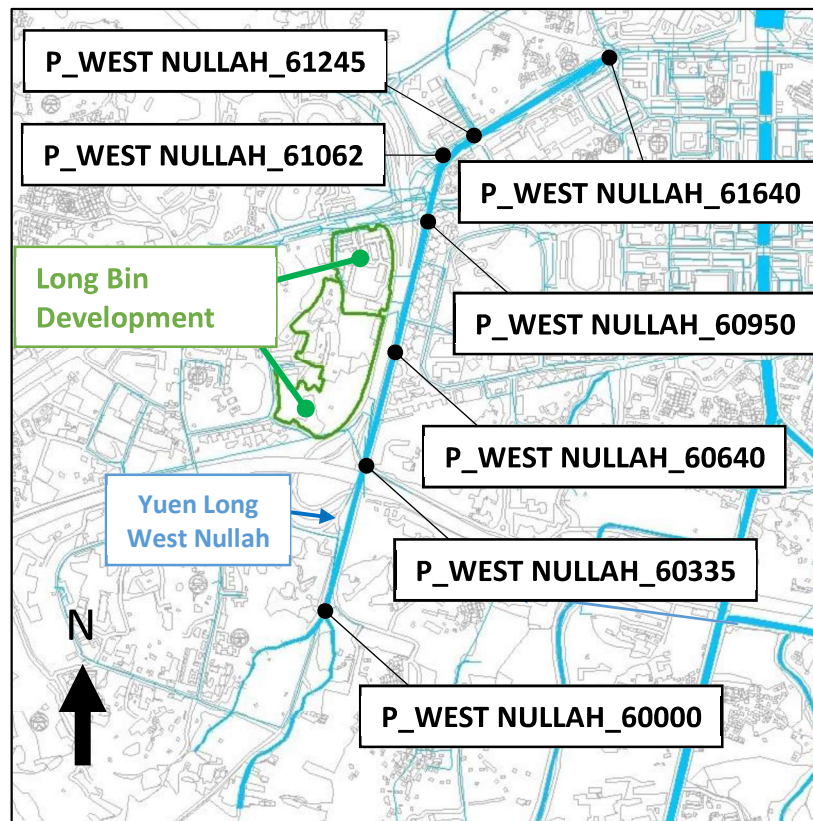
Appendix D-Information of Hydraulic Model

1 Introduction

This Appendix summarizes the analysis of the drainage impact on the Yuen Long West Nullah by changing landuse of the Long Bin development. InfoWorks ICM 8.0 has been employed to assess the maximum water levels and discharges in the Yuen Long West Nullah.

The key cross sections of the Yuen Long West Nullah are shown in the **Figure D1**.

Figure D1 – Location of Key Cross Sections of the Yuen Long West Nullah



2 Methodology

InfoWorks ICM 8.0 model have been built to analyse drainage impacts on the Yuen Long West Nullah due to the change of landuse by the Long Bin development by comparing the water levels before and after the landuse change.

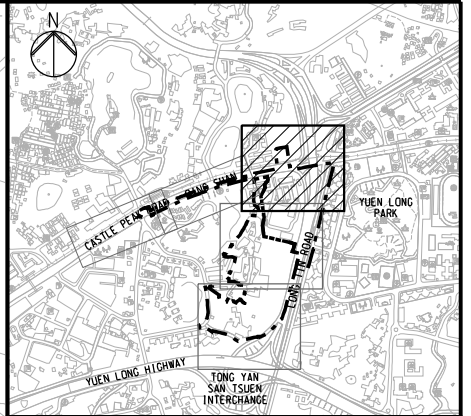
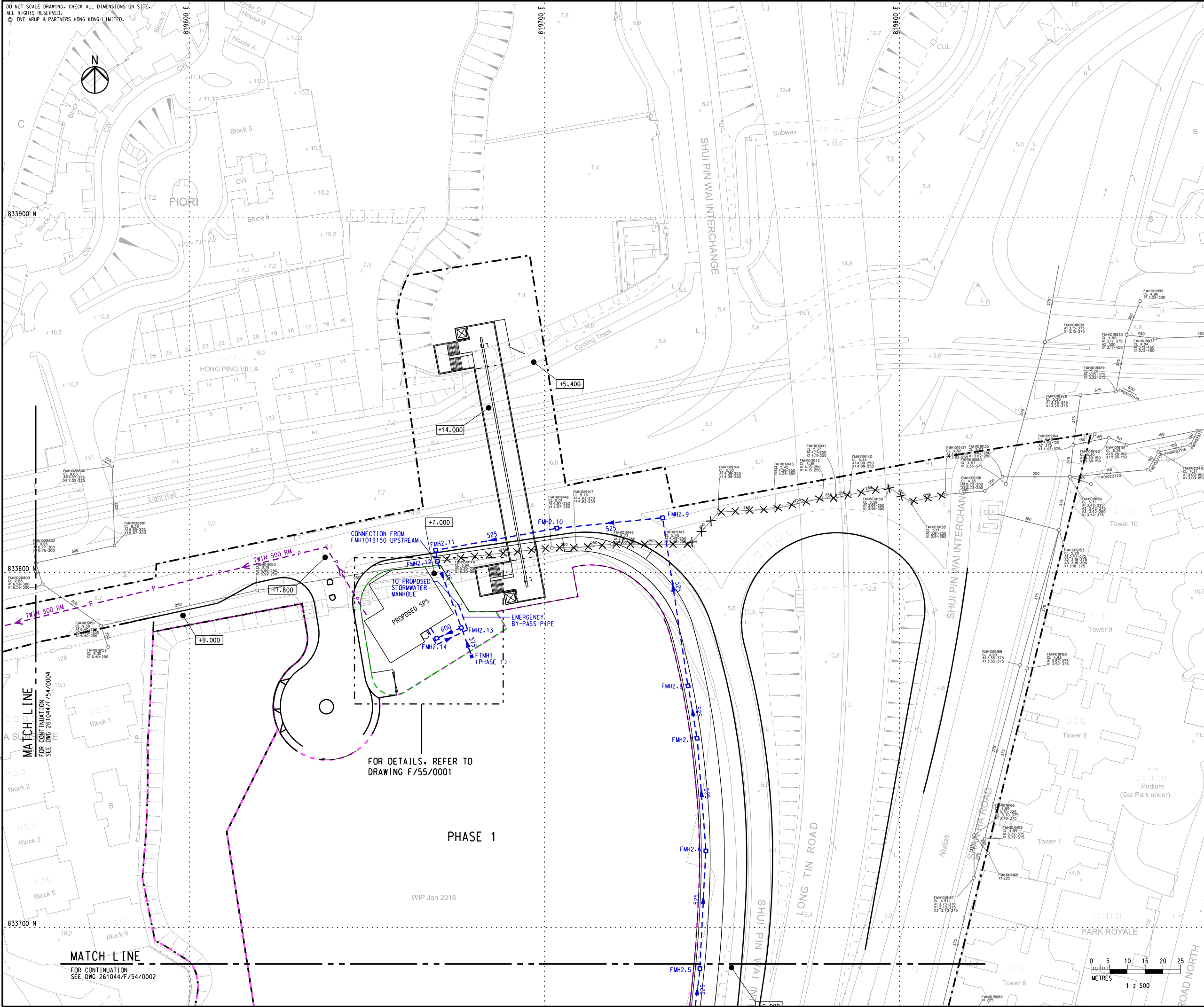
3 Model Parameters

The information of the hydraulic model is with reference to the Planned Landuse scenario of DMP Review, and with modification on the sub-catchment and site formation level of Long Bin development according to the latest information. The below model parameters in **Table D1** have been inputted in the model:

Table D1 – Model Parameters










Model Parameter	Value	Source/Reference										
Rainfall Intensity	<div>4-hr rainfall with effect of climate change, the maximum intensity of different return periods is summarized as below:-</div> <table><tr><th>Return Period</th><th>Maximum 1-min Intensity</th></tr><tr><td>10-Year</td><td>300 mm/hr</td></tr><tr><td>50-Year</td><td>328 mm/hr</td></tr><tr><td>200-Year</td><td>341 mm/hr</td></tr></table>	Return Period	Maximum 1-min Intensity	10-Year	300 mm/hr	50-Year	328 mm/hr	200-Year	341 mm/hr	<div>1. Rainfall profile and effect of climate change stated in SDM.</div>		
Return Period	Maximum 1-min Intensity											
10-Year	300 mm/hr											
50-Year	328 mm/hr											
200-Year	341 mm/hr											
Downstream Boundary	<div>Water level profile of Node “427” of hydraulic model of DMP Review, plus (i) effect of climate change and (ii) design tide level difference between the DMP Review and SDM. The maximum water level of different scenarios is summarized as below:-</div> <table><tr><th>Scenario</th><th>Maximum Water Level</th></tr><tr><td>50A</td><td>4.45 mPD</td></tr><tr><td>50B</td><td>4.65 mPD</td></tr><tr><td>200A</td><td>4.52 mPD</td></tr><tr><td>200B</td><td>5.37 mPD</td></tr></table>	Scenario	Maximum Water Level	50A	4.45 mPD	50B	4.65 mPD	200A	4.52 mPD	200B	5.37 mPD	<div>1. Node “427” of hydraulic model of DMP Review; 2. Effect of climate change stated in SDM; and 3. Design tide levels stated in DMP Review and SDM.</div>
Scenario	Maximum Water Level											
50A	4.45 mPD											
50B	4.65 mPD											
200A	4.52 mPD											
200B	5.37 mPD											
Bend Loss of Manhole (Normal Type)	Default of InfoWorks ICM	Documentation of InfoWorks ICM.										
Roughness of Material for proposed works	Concrete: CW of 0.6mm	Table 14, Stormwater Drainage Manual (SDM).										
Loss of discharging from pipe to channel or box culvert	Fixed type of 1.0	Sudden Enlargement, Table 15, SDM.										
Rainfall-Runoff Infiltration Models	SCS for rural subcatchment Horton for urban subcatchment	DMP Review.										
Sedimentation for proposed Works	10% deduction of Flow Area	SDM.										

Attachment 3



KEY PLAN

LEGEND

- | | |
|---|----------------------------------|
|  | WORKS LIMIT |
|  | HOUSING SITE BOUNDARY |
|  | EXISTING SEWERAGE SYSTEM |
|  | PROPOSED SEWAGE PUMPING STATION |
|  | PROPOSED SERAGE TERMINAL MANHOLE |
|  | PROPOSED SEWERS |
|  | PROPOSED RISING MAIN |
|  | EXISTING SEWER TO BE ABANDONED |
|  | SPOT LEVEL |

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PROPOSED AND EXISTING
SEWERAGE SYSTEM

(SHEET 1 OF 4)

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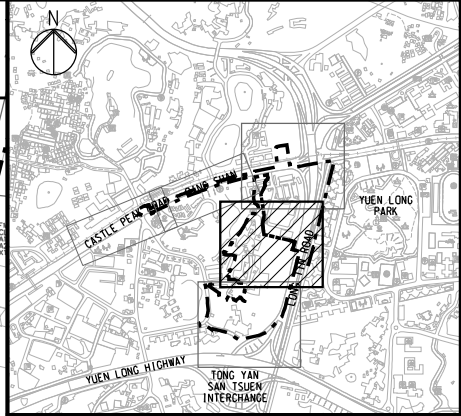
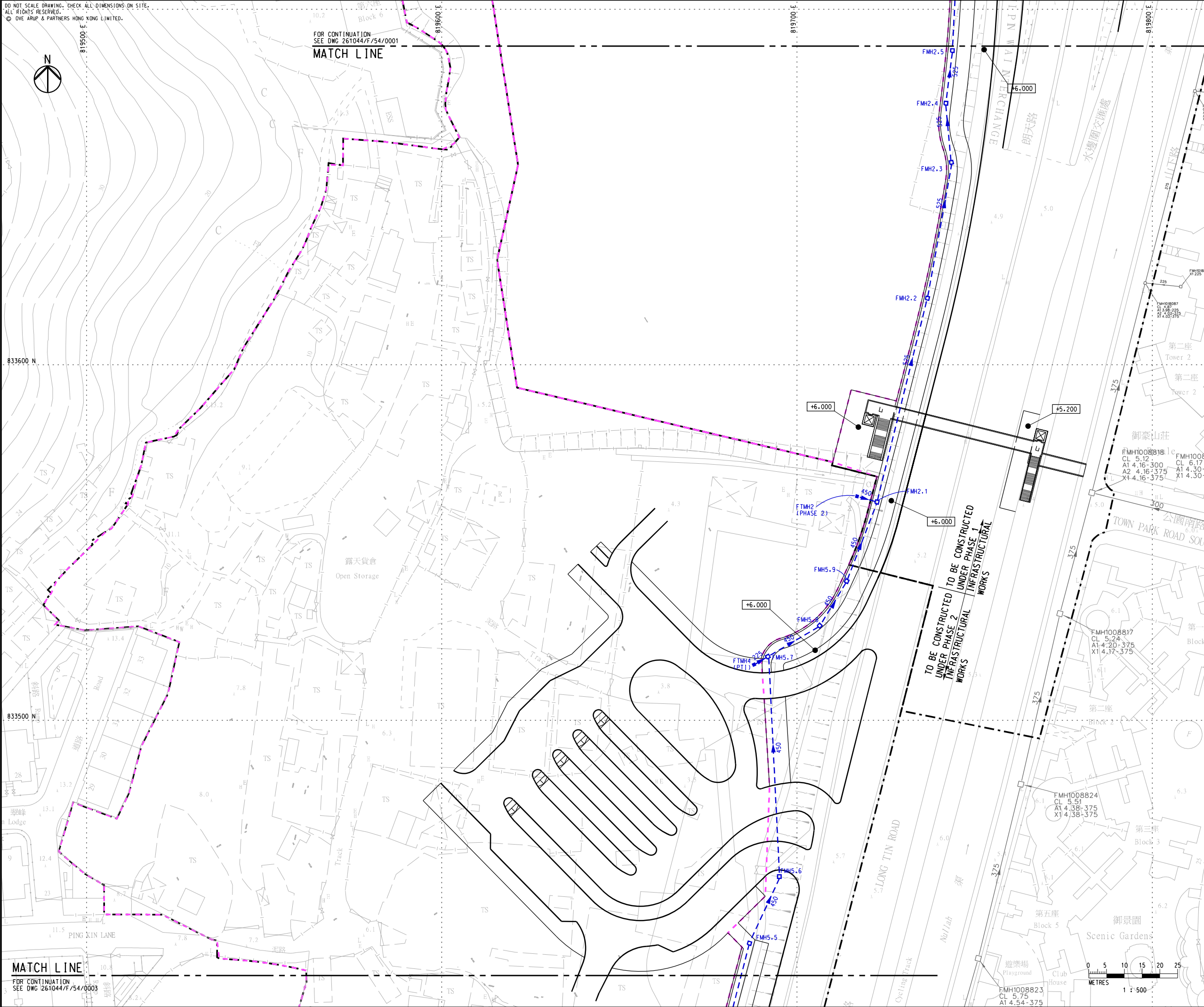


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WIP Dec 2017

SCHOOL
SITE

PHASE 2

露天貨倉
Open Storage

Drainage Reserve
Ref: Outline Zoning Plan
L/YL-TN/3
Date: 01Feb2000

Section A-A

KEY PLAN

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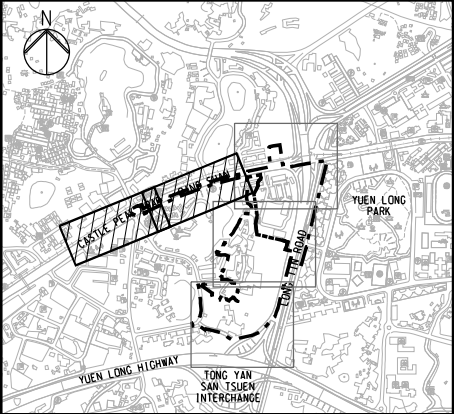
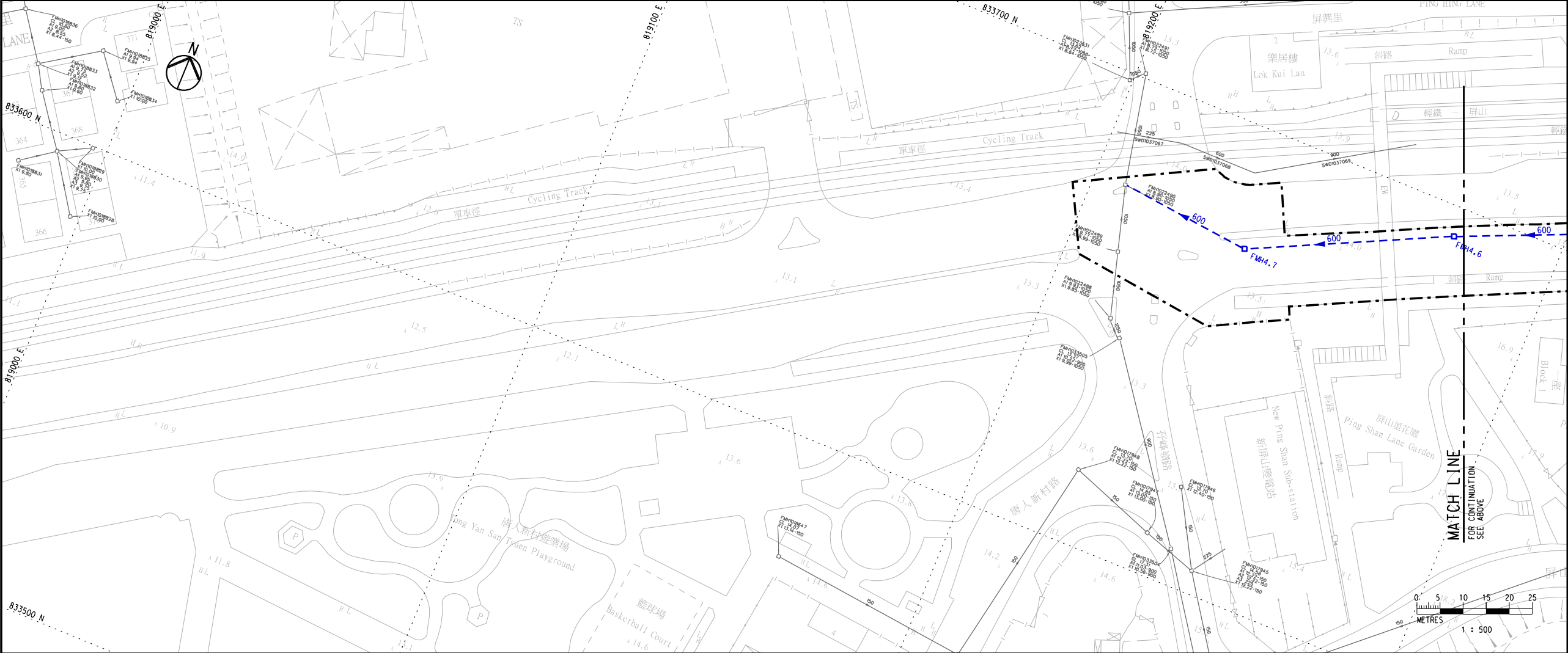
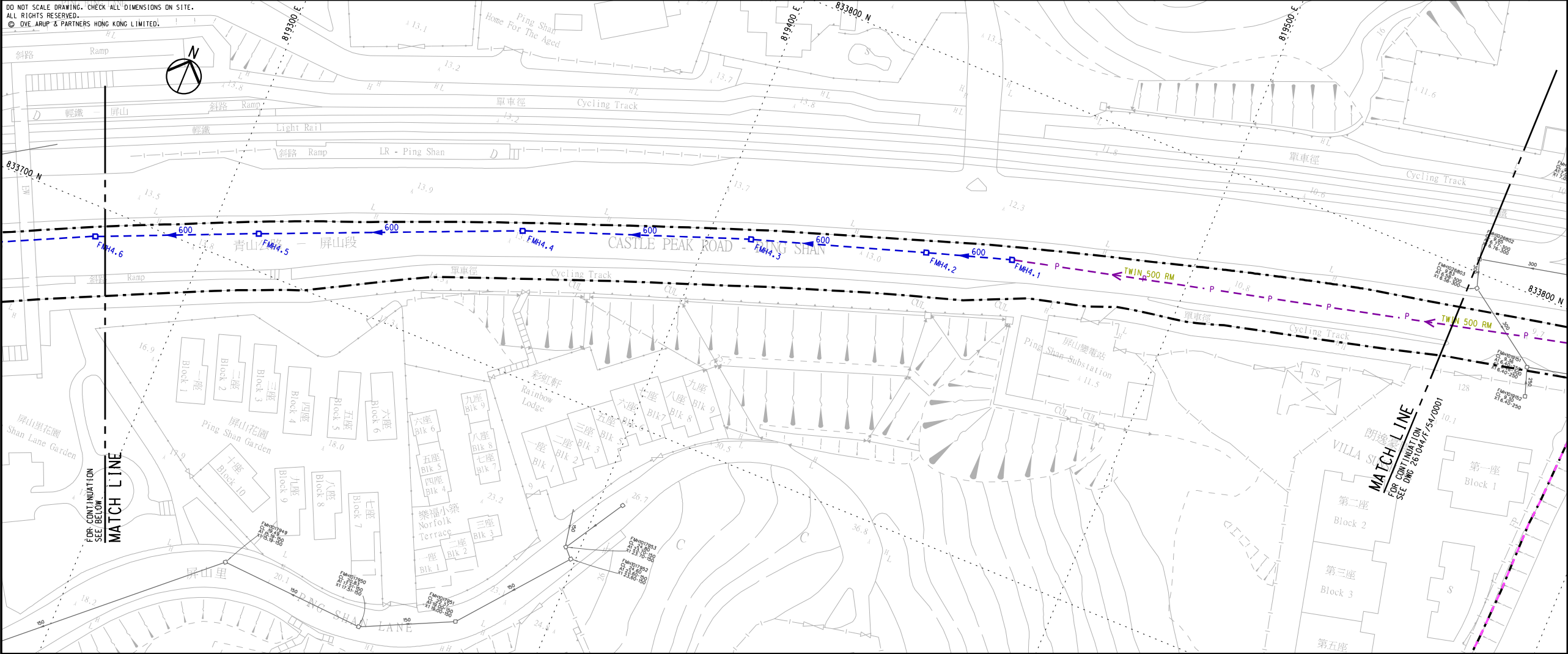
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PROPOSED AND EXISTING
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(SHEET 4 OF 4)

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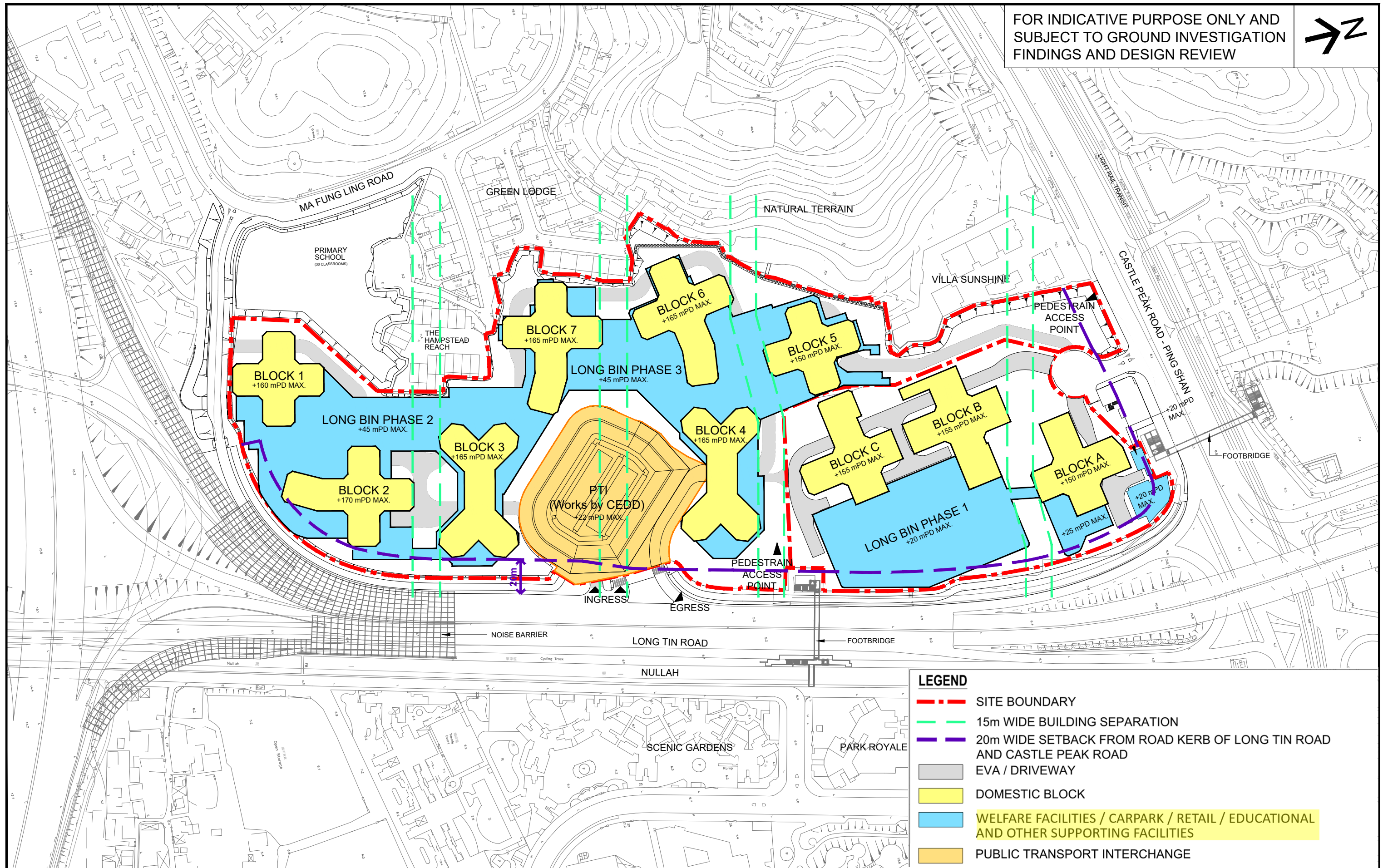
and 3 as approved under the Current Scheme. As demonstrated in the Qualitative Statement On Visual Impact Assessment (**Appendix 1** refers), the proposed BHs and the building mass of the Proposed Scheme do not involve significant change to the bulk of the podium and blocks as compared with the approved Current Scheme. It is demonstrated that with further intensification of PR, the Proposed Scheme is unlikely to cause any significant adverse visual impact and it has not compromised any original planning concept for high-density public housing development, urban design intentions and landscape planning.

No Adverse Impact on Landscape Aspect

- 4.7. CEDD has carried out the tree preservation and removal works according to the approved Tree Preservation and Removal Proposal (TPRP) under CEDD's site formation contract⁴. Tree compensation will be undertaken by CEDD based on the approved TPRP and no compensatory tree will be provided within the Application Site. No Old and Valuable Trees nor trees of rare species were found within the Application Site and all the trees within the Application Site were cleared except one existing *Ficus microcarpa* (T0036) in Phase 1 and three existing palms *Livistona chinensis* (T0902, T0903 and T0904) in Phases 2 and 3 of the Application Site are preserved. The recent tree information including the broad-brush tree survey of the retained trees are presented in **Appendix 2**.
- 4.8. Subject to detailed design, an overall green coverage target of 30% of the gross site area will be provided and at least half of which will be at grade or on levels easily accessible to pedestrians. The new trees planting will be provided within the Application Site in accordance with the prevailing government / statutory guidelines / requirement on greening provision and tree planting. Approximately 100 new trees will be provided in Phase 1, while approximately 320 new trees and 46 whip trees will be provided in Phases 2 and 3, subject to detailed design, site constraints during construction stage and in the manner of "right tree, right place". Therefore, no adverse landscape impact is anticipated. Local open space and children's play area for the residents will be provided according to the HKPSG. The schematic landscape master plans are shown in **Figures 5 to 8**.

⁴ At present, Phase 1 is under construction, while Phases 2 and 3 are under site formation and infrastructure works by CEDD.

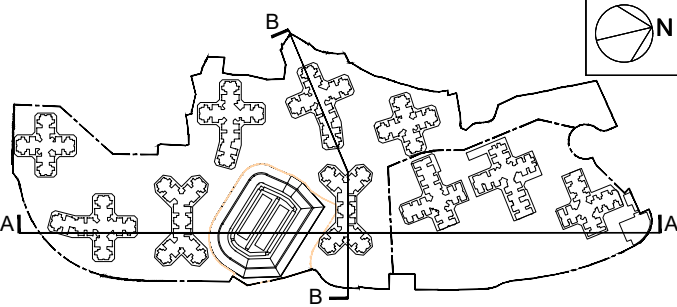
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SUBJECT TO GROUND INVESTIGATION
FINDINGS AND DESIGN REVIEW



LEGEND

- SITE BOUNDARY
- DOMESTIC BLOCK
- WELFARE FACILITIES / CARPARK / RETAIL / EDUCATIONAL AND OTHER SUPPORTING FACILITIES
- PUBLIC TRANSPORT INTERCHANGE
- TRANSFER STRUCTURE

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FINDINGS AND DESIGN REVIEW

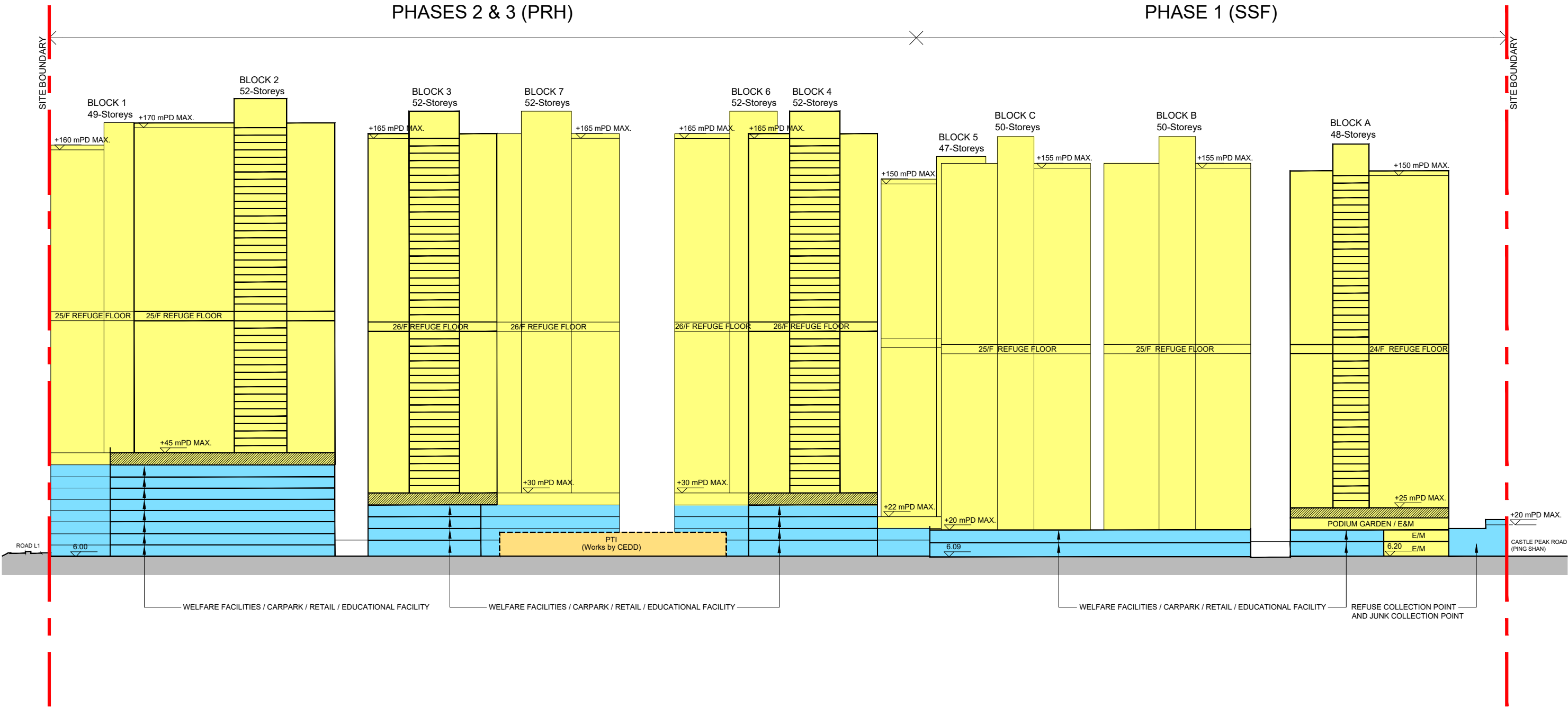


KEY PLAN

SCALE 1 : 6500

PHASES 2 & 3 (PRH)

PHASE 1 (SSF)



PROJECT TITLE

**PUBLIC HOUSING DEVELOPMENT AT
LONG BIN PHASES 1, 2 & 3**

DRAWING TITLE

DIAGRAMMATIC SITE SECTION A-A

SCALE 1:750 (A1), 1:1500(A3)



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HOUSING DEPARTMENT

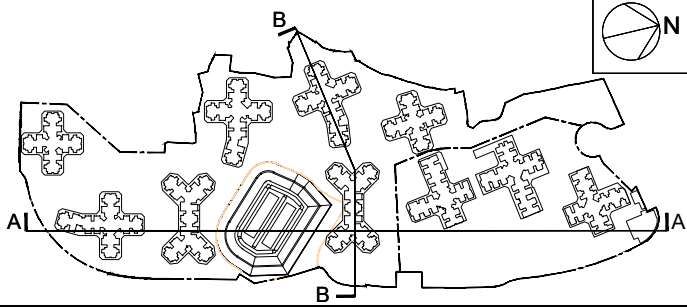
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LEGEND

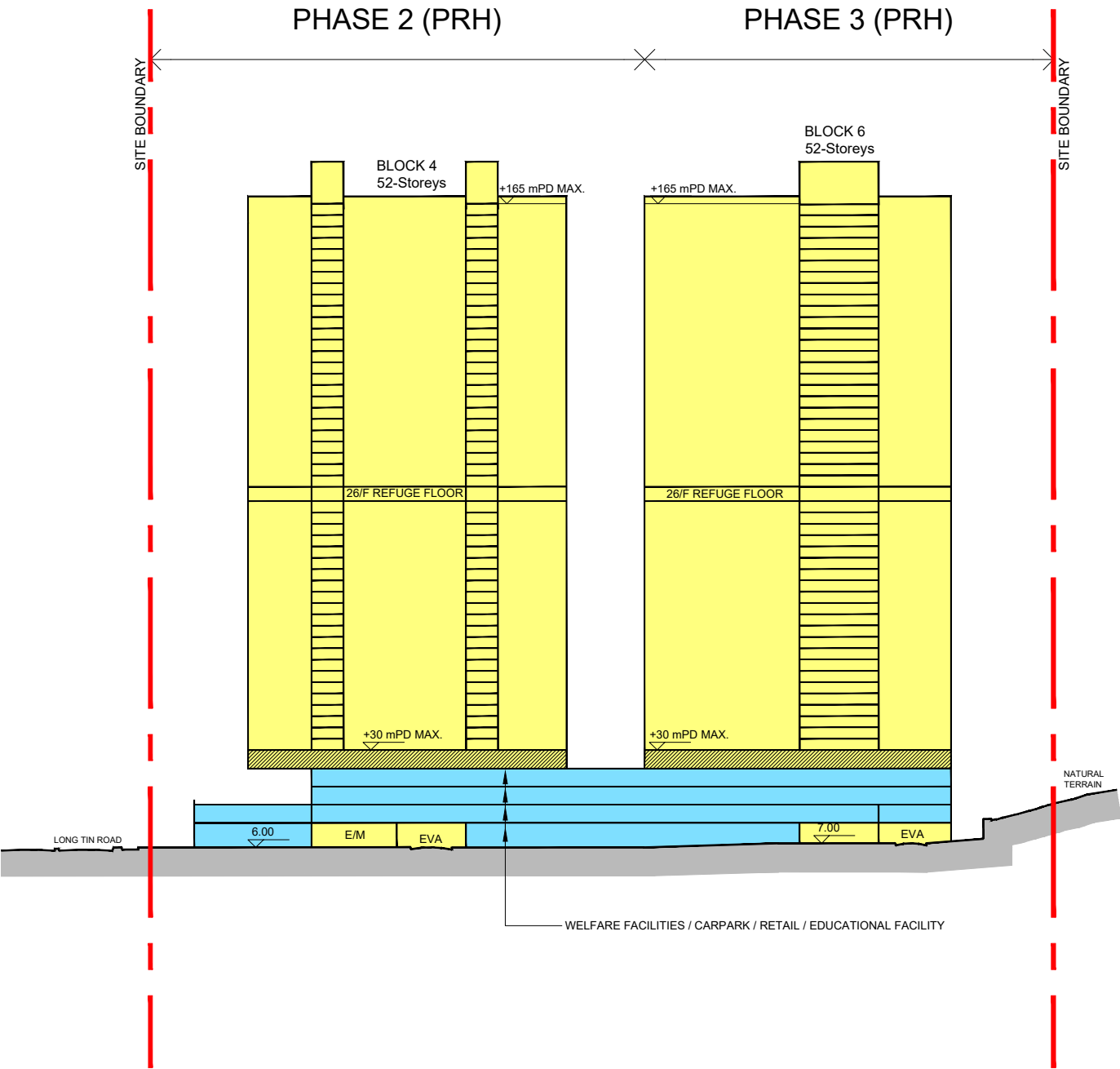
- SITE BOUNDARY
- DOMESTIC BLOCK
- WELFARE FACILITIES / CARPARK / RETAIL / EDUCATIONAL AND OTHER SUPPORTING FACILITIES
- TRANSFER STRUCTURE

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KEY PLAN

SCALE 1 : 6500



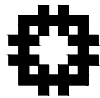
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**PUBLIC HOUSING DEVELOPMENT AT
LONG BIN PHASES 1, 2 & 3**

DRAWING TITLE

DIAGRAMMATIC SITE SECTION B-B

SCALE 1:750 (A1), 1:1500(A3)



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YL43/S16/A/LO-03

DATE:
06/2024



PROJECT TITLE
**PUBLIC HOUSING DEVELOPMENT AT
LONG BIN PHASES 1, 2 & 3**

DRAWING TITLE
INDICATIVE LANDSCAPE MASTER PLAN (All levels)

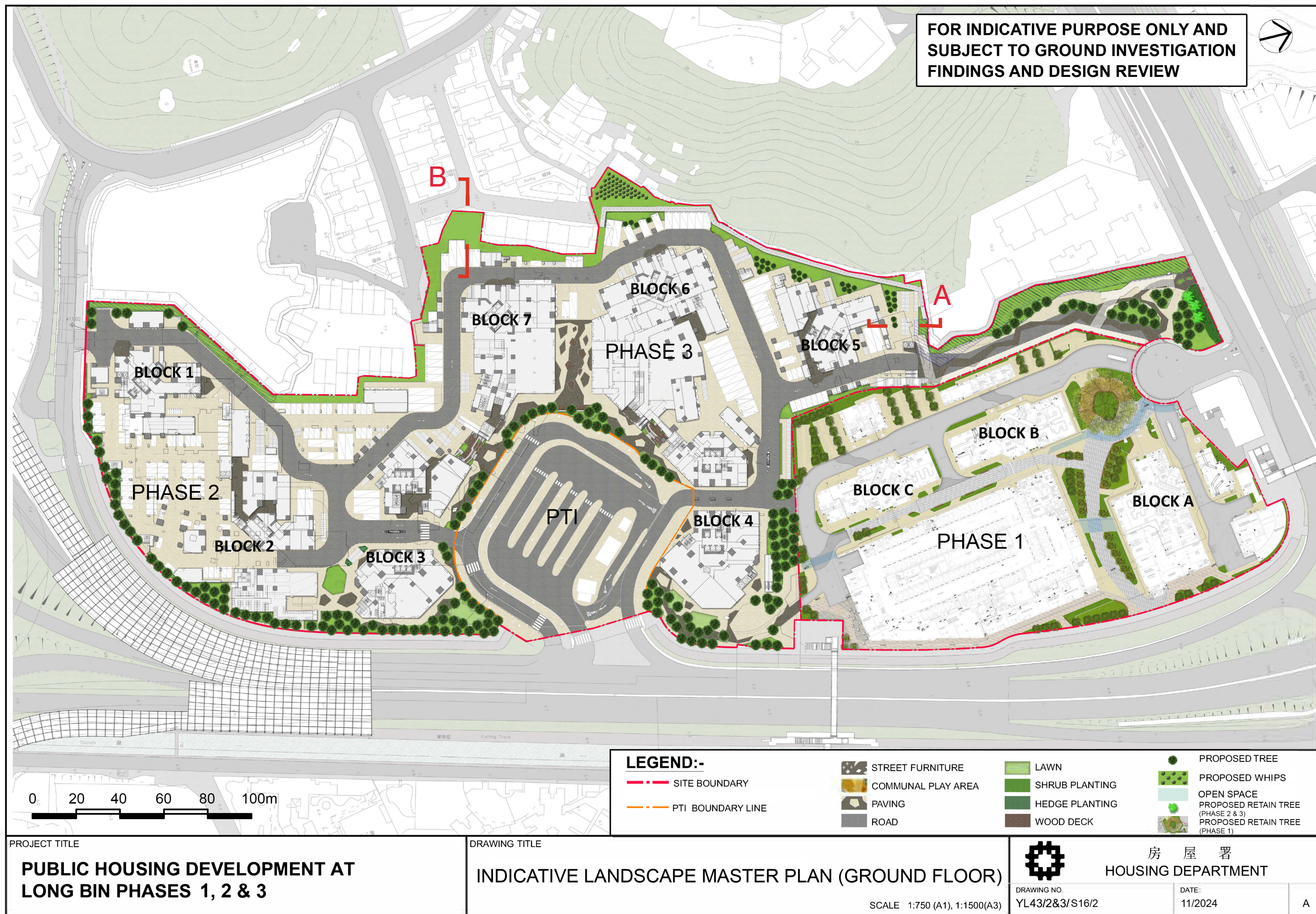
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HOUSING DEPARTMENT**

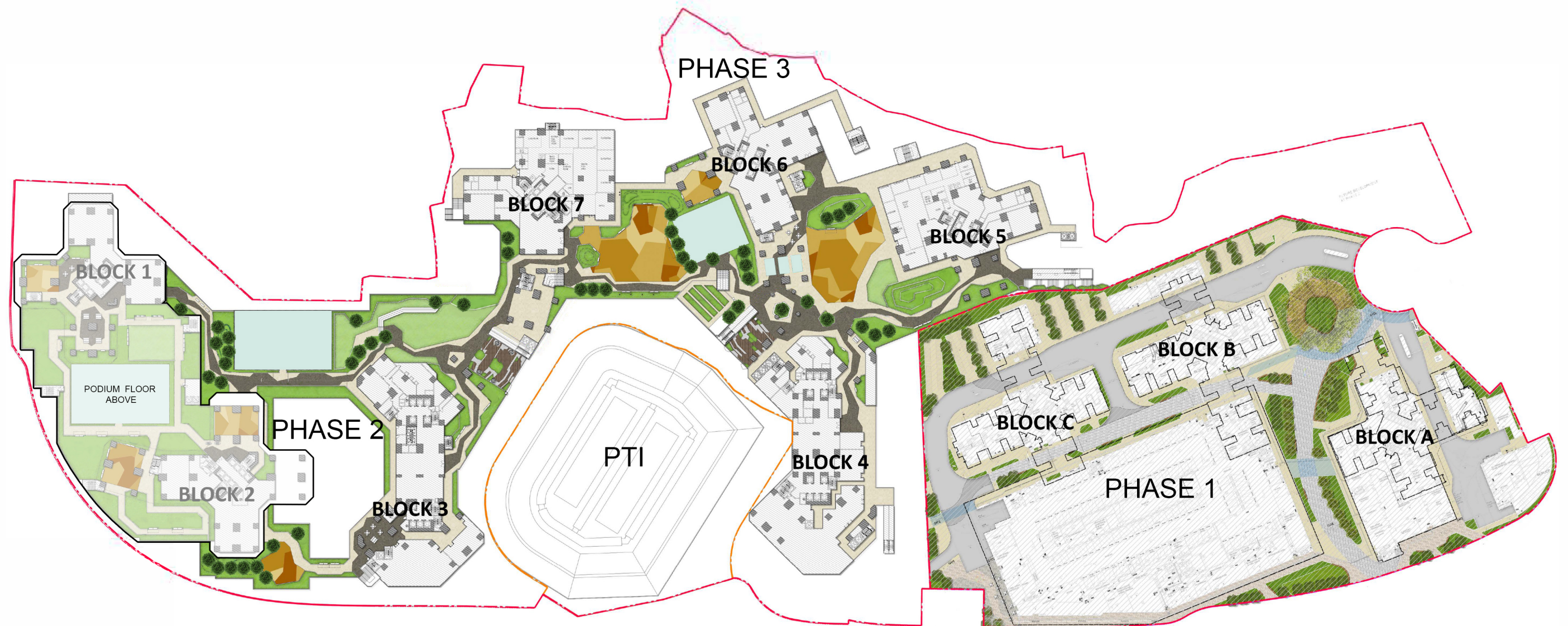
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DATE 11/2024

A



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FINDINGS AND DESIGN REVIEW



0 20 40 60 80 100m

LEGEND:-

--- SITE BOUNDARY
--- PTI BOUNDARY LINE

STREET FURNITURE
COMMUNAL PLAY AREA
PAVING
ROAD

LAWN
SHRUB PLANTING
HEDGE PLANTING
WOOD DECK

PROPOSED TREE
PROPOSED RETAIN TREE (PHASE 1)
OPEN SPACE

PROJECT TITLE

**PUBLIC HOUSING DEVELOPMENT AT
LONG BIN PHASES 1, 2 & 3**

DRAWING TITLE

INDICATIVE LANDSCAPE MASTER PLAN (1ST FLOOR)

SCALE 1:750 (A1), 1:1500 (A3)



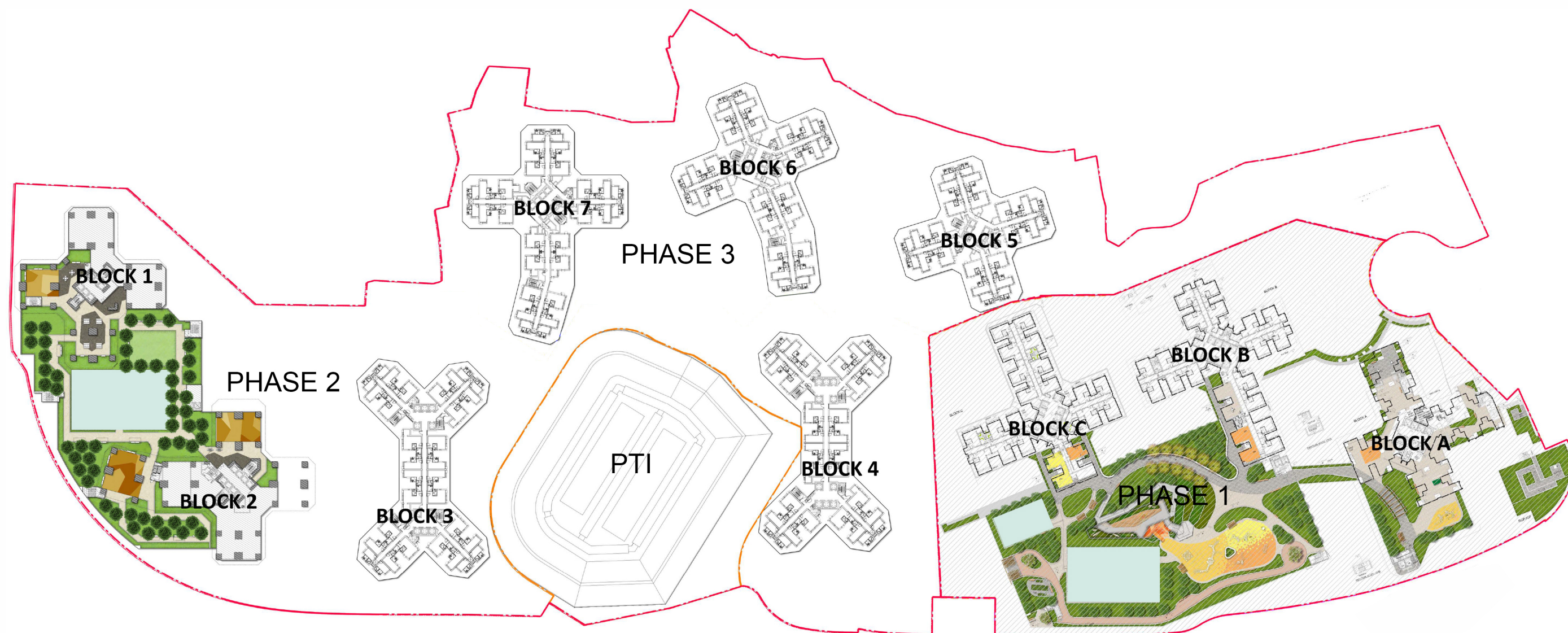
房屋署
HOUSING DEPARTMENT

DRAWING NO.
YL43/2&3/S16/3

DATE
11/2024

A

FOR INDICATIVE PURPOSE ONLY AND
SUBJECT TO GROUND INVESTIGATION
FINDINGS AND DESIGN REVIEW



0 20 40 60 80 100m

LEGEND:-

--- SITE BOUNDARY

--- PTI BOUNDARY LINE

STREET FURNITURE
COMMUNAL PLAY AREA
PAVING
ROAD

LAWN
SHRUB PLANTING
HEDGE PLANTING
WOOD DECK

PROPOSED TREE
OPEN SPACE

PROJECT TITLE

**PUBLIC HOUSING DEVELOPMENT AT
LONG BIN PHASES 1, 2 & 3**

DRAWING TITLE

INDICATIVE LANDSCAPE MASTER PLAN (PODIUM FLOOR)

SCALE 1:750 (A1), 1:1500(A3)



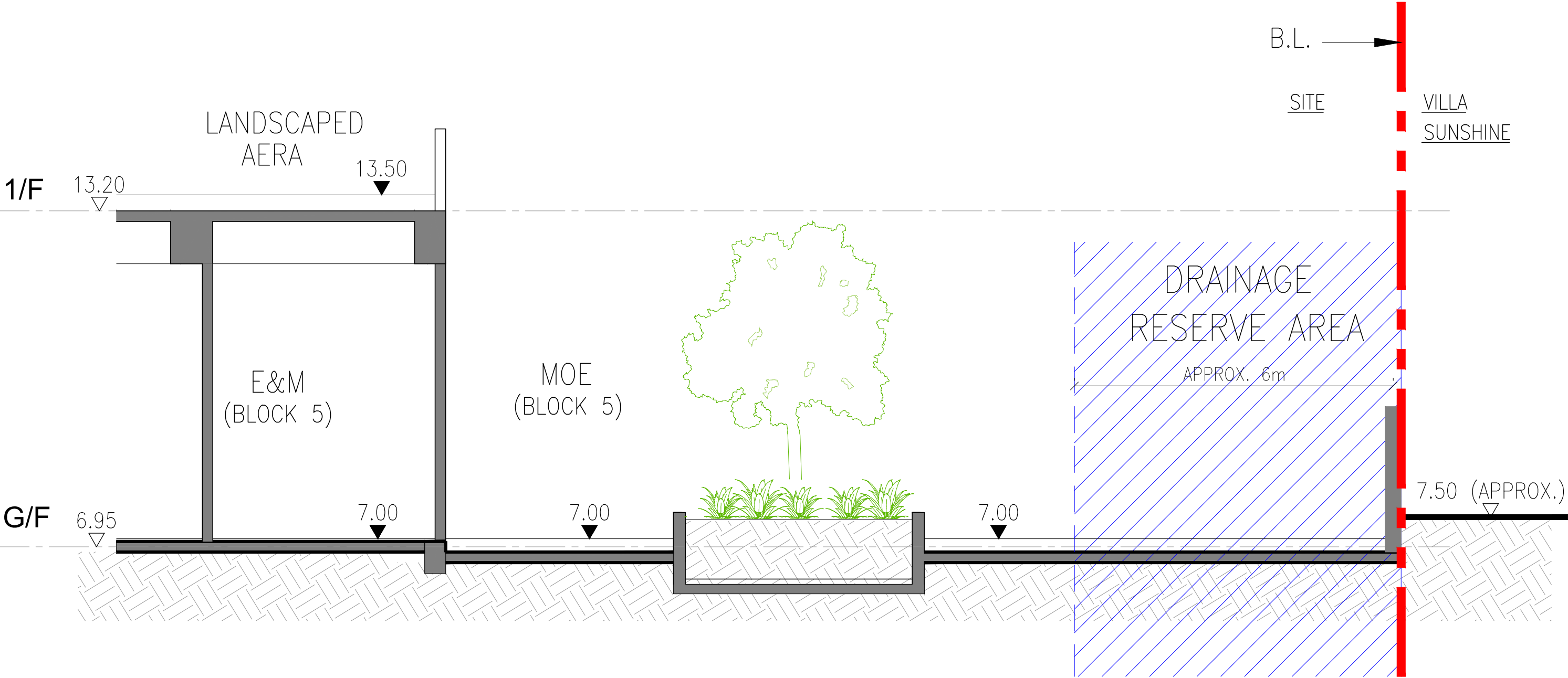
房屋署
HOUSING DEPARTMENT

DRAWING NO.
YL43/2&3/S16/4

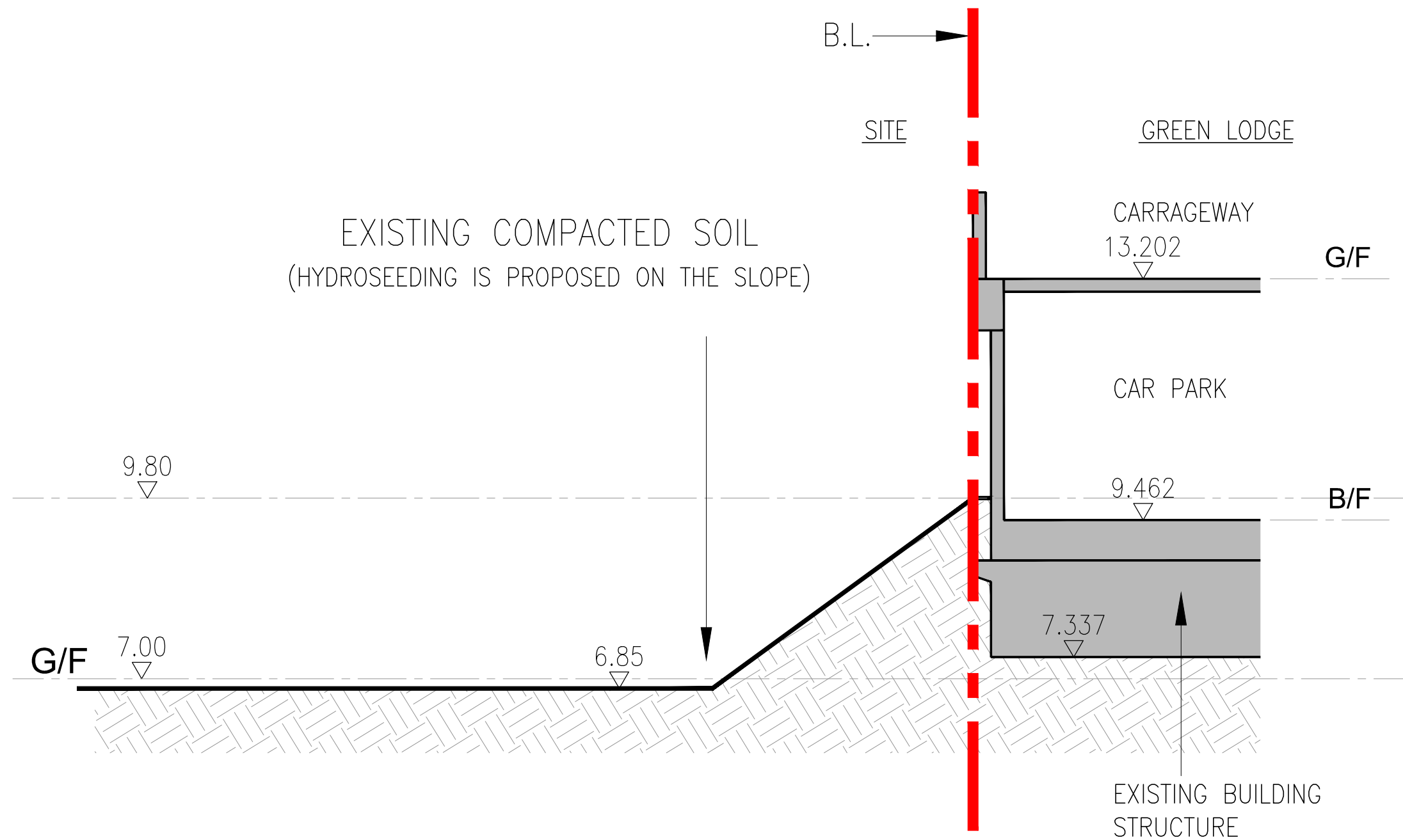
DATE
11/2024

A

FOR INDICATIVE PURPOSE ONLY AND
SUBJECT TO GROUND INVESTIGATION
FINDINGS AND DESIGN REVIEW



FOR INDICATIVE PURPOSE ONLY AND
SUBJECT TO GROUND INVESTIGATION
FINDINGS AND DESIGN REVIEW



Attachment 5

In addition, the setback from Long Tin Road is similar in both schemes, the wind flow along Long Tin Road would also be similar.

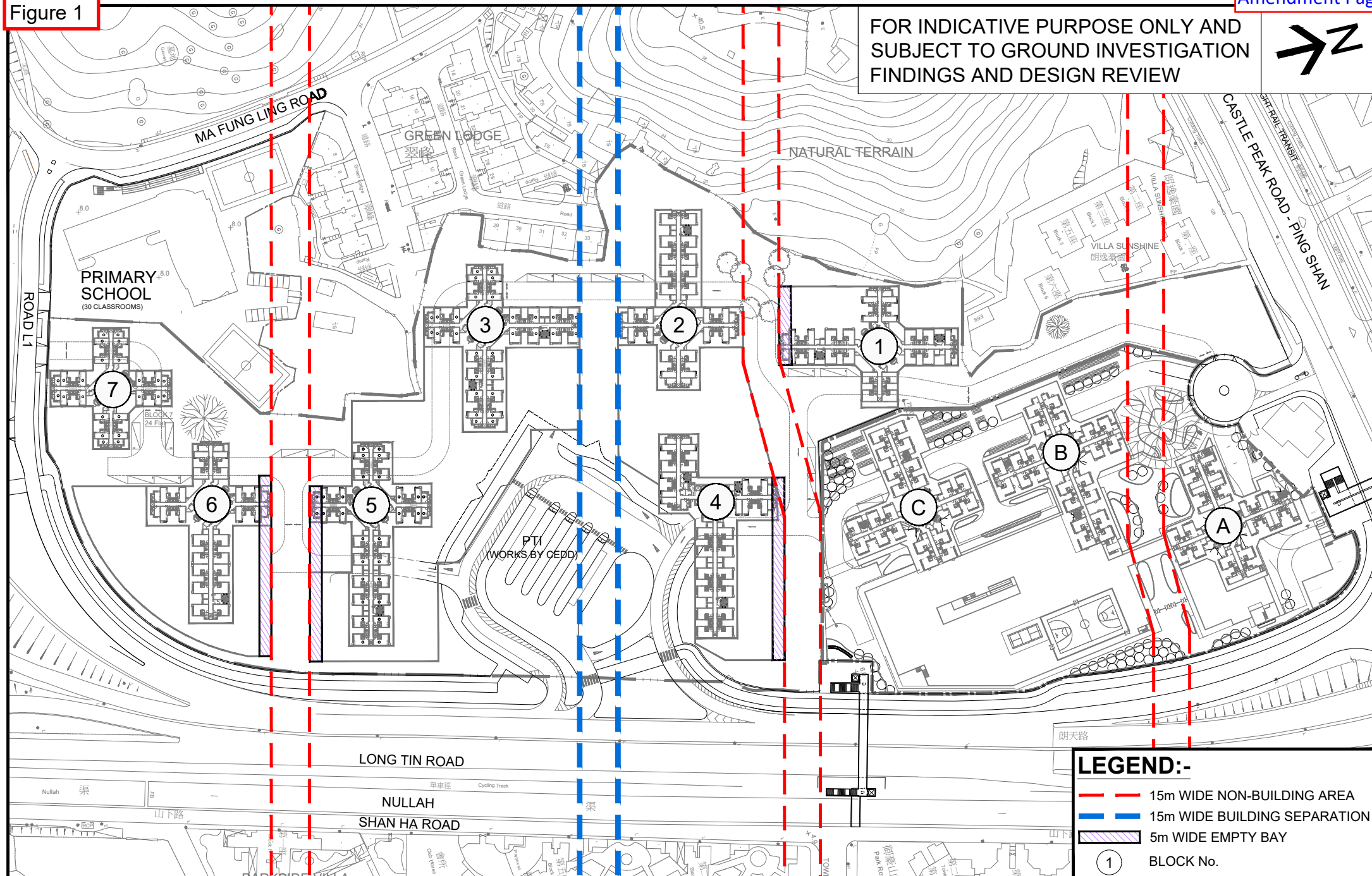
- 1.5.9 Although the podium under the four towers, i.e. Block 3, 4, 6 and 7, is enlarged slightly, and the shape of podium under Block A as well as the alignment of the elevated walkway has minor change in the Proposed Scheme, the maximum building height and the mitigation measures are similar. It is believed that it would not significantly worsen the pedestrian wind environment as compared to the Current Scheme.

1.6 Conclusion

- 1.6.1 In the Current Scheme, a total of 8 air ventilation mitigation measures have been incorporated in the previously approved AVA-IS, including 3 non building areas (NBAs). In view of incorporating the latest development parameters, permeable podium deck and covered walkways are proposed to be located within these NBAs in the Proposed Scheme. Nevertheless, the separation between the towers along these concerned areas maintain a width of 15 meters, same as the previous agreed NBA. Additionally, the setback from the podiums and towers to the site boundary along Long Tin Road has been slightly increased in the Proposed Scheme compared to the Current Scheme. In summary, the mitigation measures in the Proposed Scheme are similar to the Current Scheme, with only the three 15m wide NBAs revised to three 15m wide building separations.
- 1.6.2 For the proposed permeable podium deck, there are no solid walls within the building separations at pedestrian level so that natural wind can flow through them. Therefore, this proposed change is not expected to have any significant impact upon the overall ventilation performance of the Proposed Scheme in comparing with that of the Current Scheme. The ventilation performance of the Proposed Scheme would be comparable with the Current Scheme.
- 1.6.3 Air Ventilation Assessment would be carried out internally at the detailed design stage to optimise the building design for an enhanced ventilation performance.

Figure 1

FOR INDICATIVE PURPOSE ONLY AND
SUBJECT TO GROUND INVESTIGATION
FINDINGS AND DESIGN REVIEW



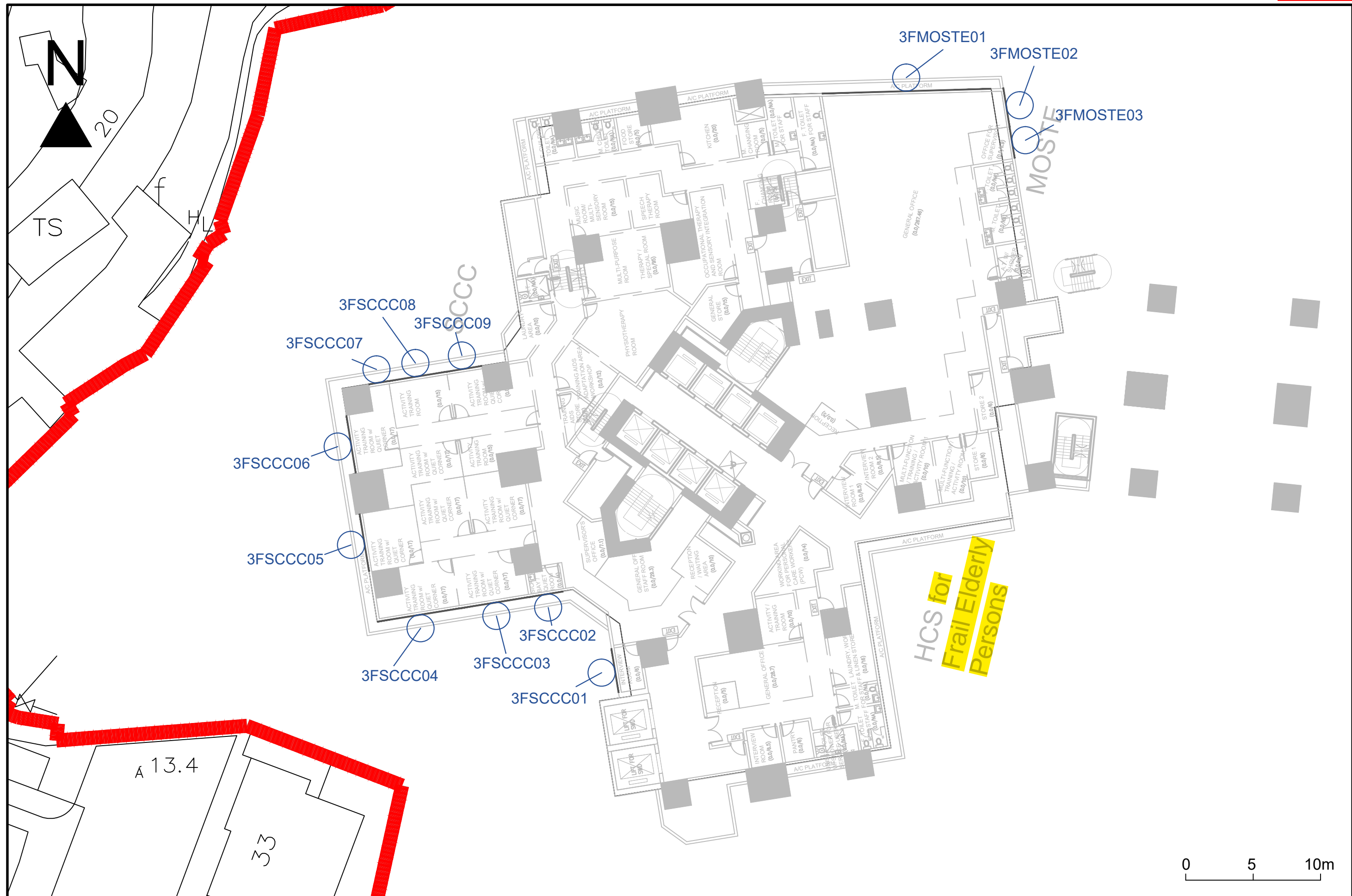
Approved s.16 Application No. A/YL-TYST/1074(Current Scheme)

SCALE 1:2000

Attachment 6

**Table 1.2 Summary for Social Welfare Facilities**

Floor	Name of Proposed Welfare Facility / Area	Block	Floor Level (mPD)
1/F	Kindergarten	Block 5 & 7	+12.0
2/F	Hostel for Severely Physically Handicapped Persons (HSPH), Supported Hostel for Mentally Handicapped Persons (SHOS(MH))	Block 3	+16.4
	Long Stay Care Home (LSCH)	Block 4	
	Aided Standalone Child Care Centre (CCC), Independent School Social Work (SSW), On-site Pre-school Rehabilitation Services (OPRS)	Block 6	
	Residential Care Home for the Elderly (RCHE) & Day Care Unit in RCHE (DCU)	Block 7	
3/F	Hostel for Moderately Mentally Handicapped Persons (HMMH), Integrated Vocational Rehabilitation Services Centre (IVRSC)	Block 3	+20.9
	Long Stay Care Home (LSCH)	Block 4	
	Special Child Care Centre (SCCC), Multi-disciplinary Outreaching Support Team for the Elderly (MOSTE), Home Care Services (HCS) for Frail Elderly Persons (HCS for Frail Elderly Persons)	Block 6	
	Residential Care Home for the Elderly (RCHE) & Day Care Unit in RCHE (DCU)	Block 7	
6/F	District Tenancy Management Office (DTMO)	Block 1	+35.7
	Estate Management Office (EMO) & District Management Office (DMO)	Block 2	



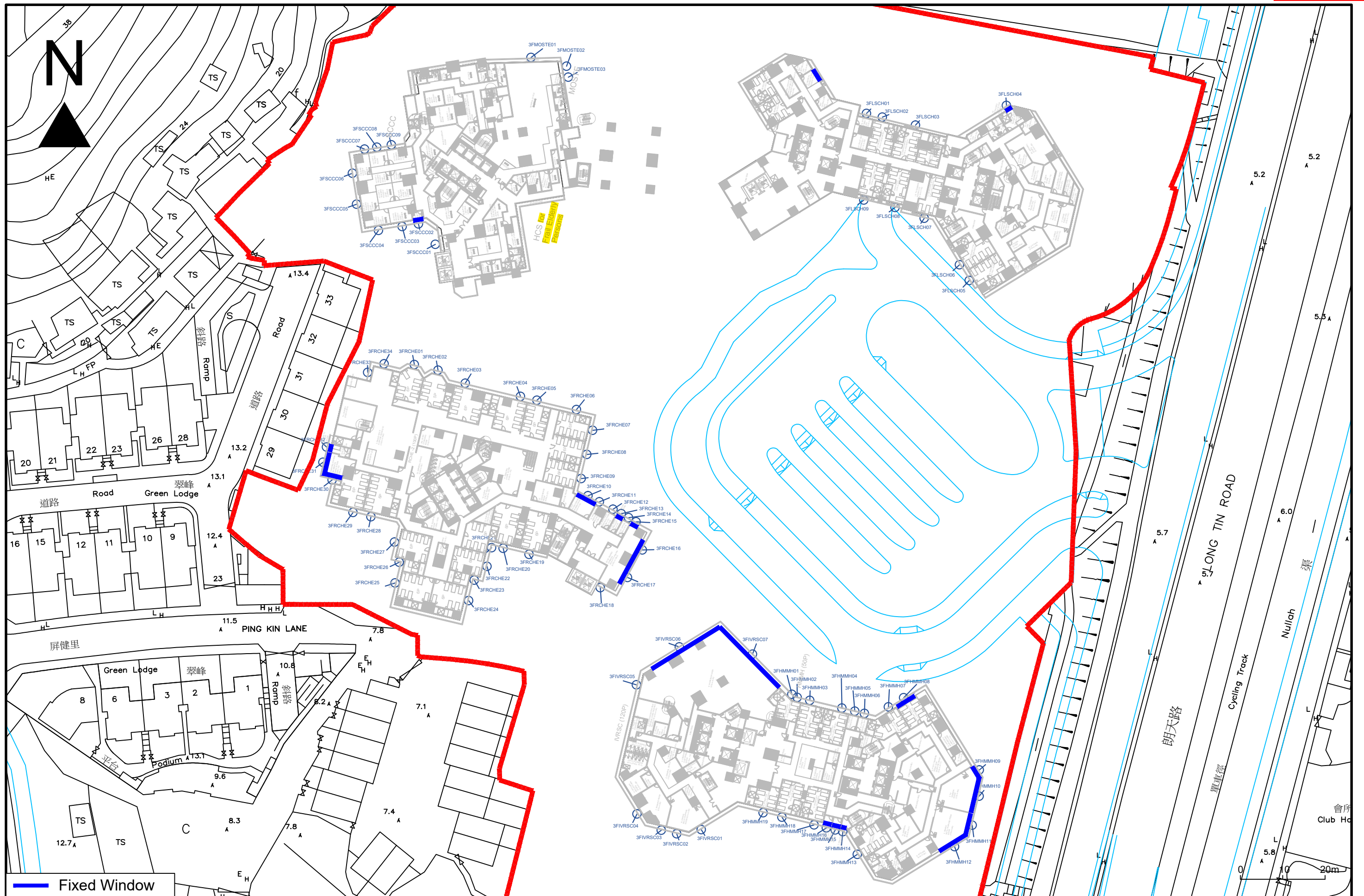
香港房屋委員會
Hong Kong Housing Authority



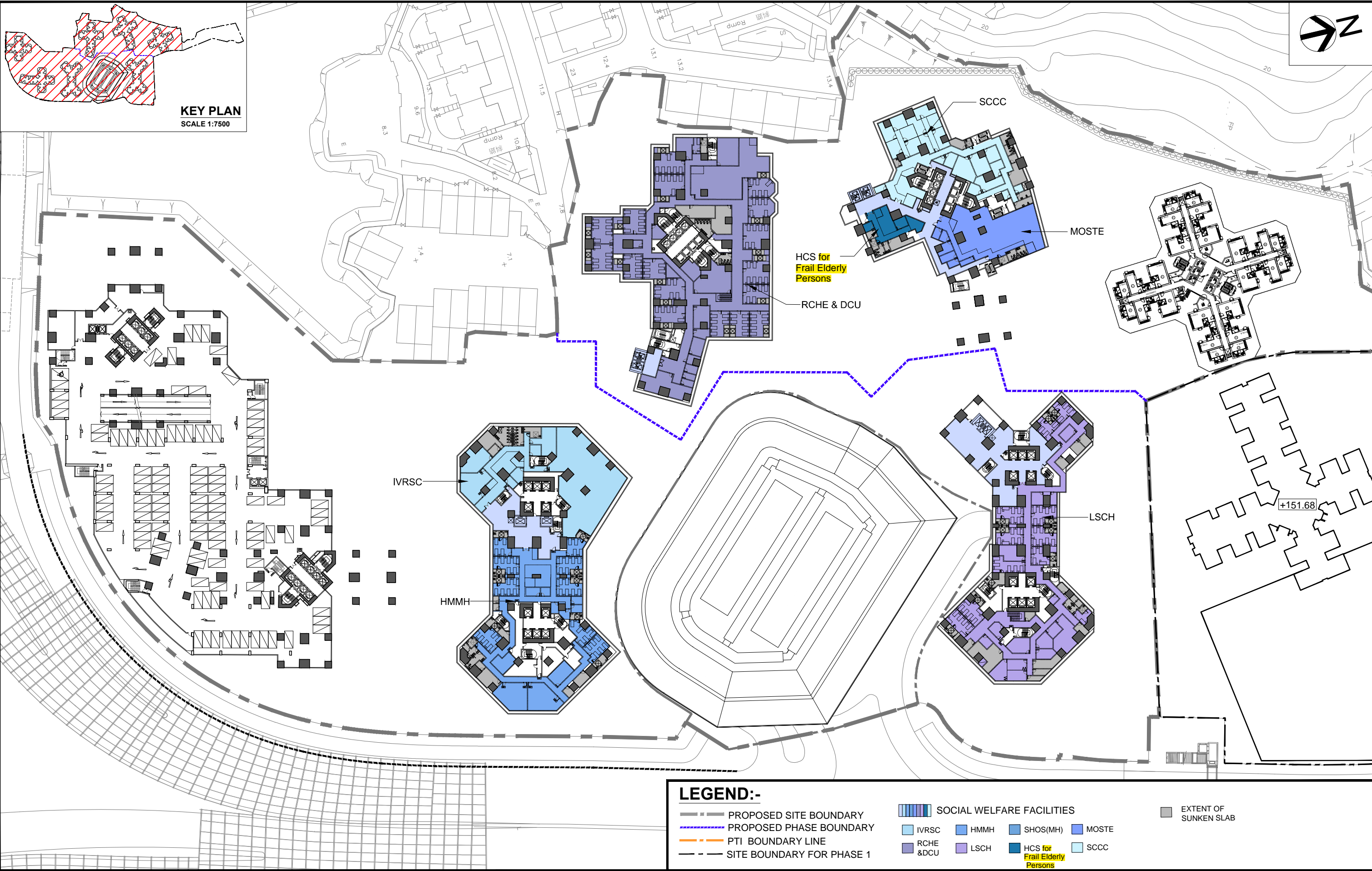
Instruction No. K04
Proposed Public Housing Development
at Long Bin Phase 2 & Phase 3
Environmental Assessment Study (EAS)

Title Location Plan of Noise Sensitive
Receivers at Social Welfare Facilities
(3/F Block 6 - SCCC & MOSTE)

Scale at A3 As shown Date Apr 2024 Figure No. Figure 2.1p







PROJECT TITLE

**PUBLIC HOUSING DEVELOPMENT AT
LONG BIN PHASES 2 & 3**

DRAWING TITLE

SITE LAYOUT PLAN - 3/F

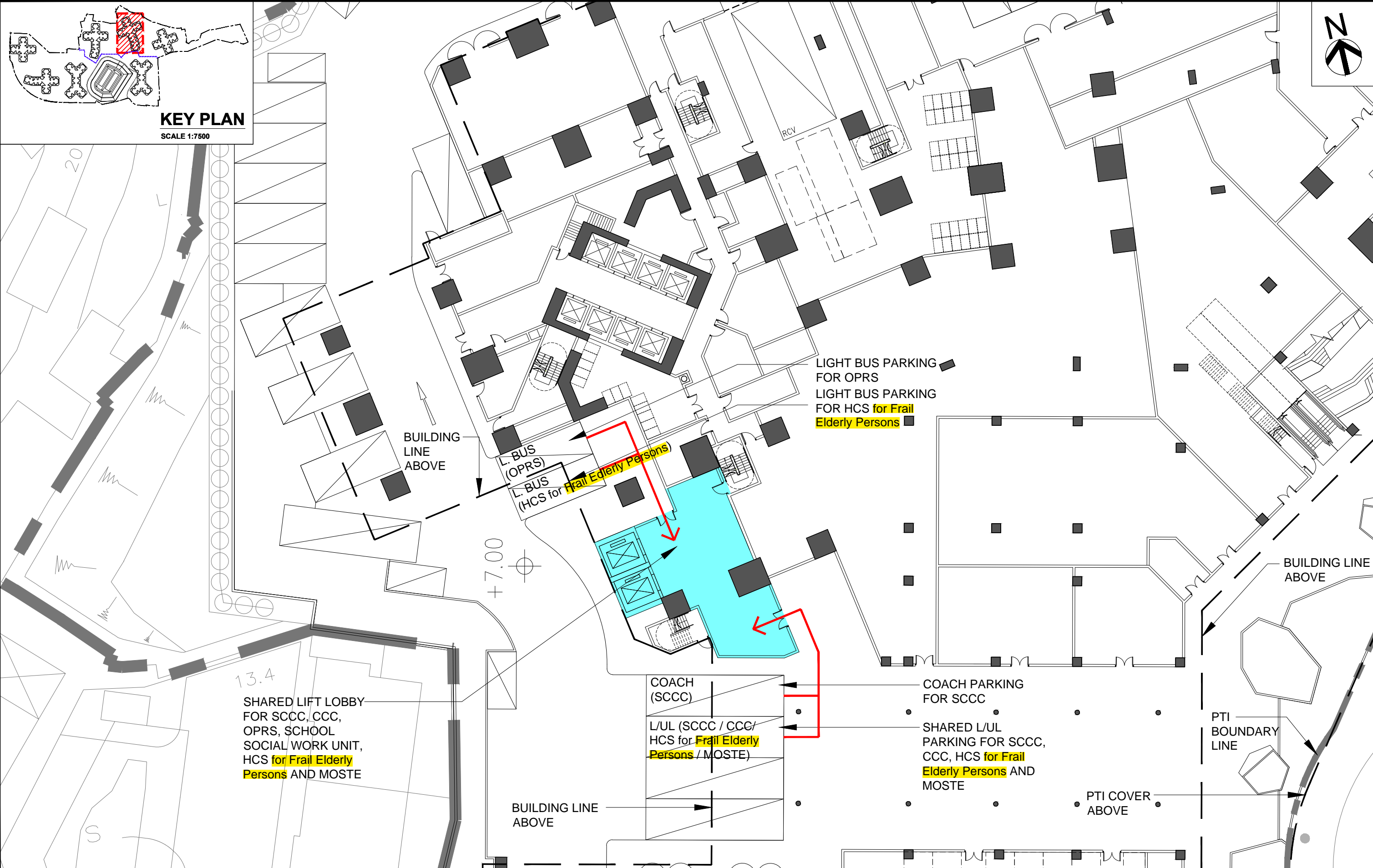
SCALE 1:1000(A3)

房屋署
HOUSING DEPARTMENT

DRAWING NO. YL43/2&3/SITE/A/SWD-06

DATE: 12/2023

-



PROJECT TITLE

**PUBLIC HOUSING DEVELOPMENT AT
LONG BIN PHASES 2 & 3**

DRAWING TITLE

BLOCK 6 - GROUND FLOOR PLAN

SCALE

1:300(A3)

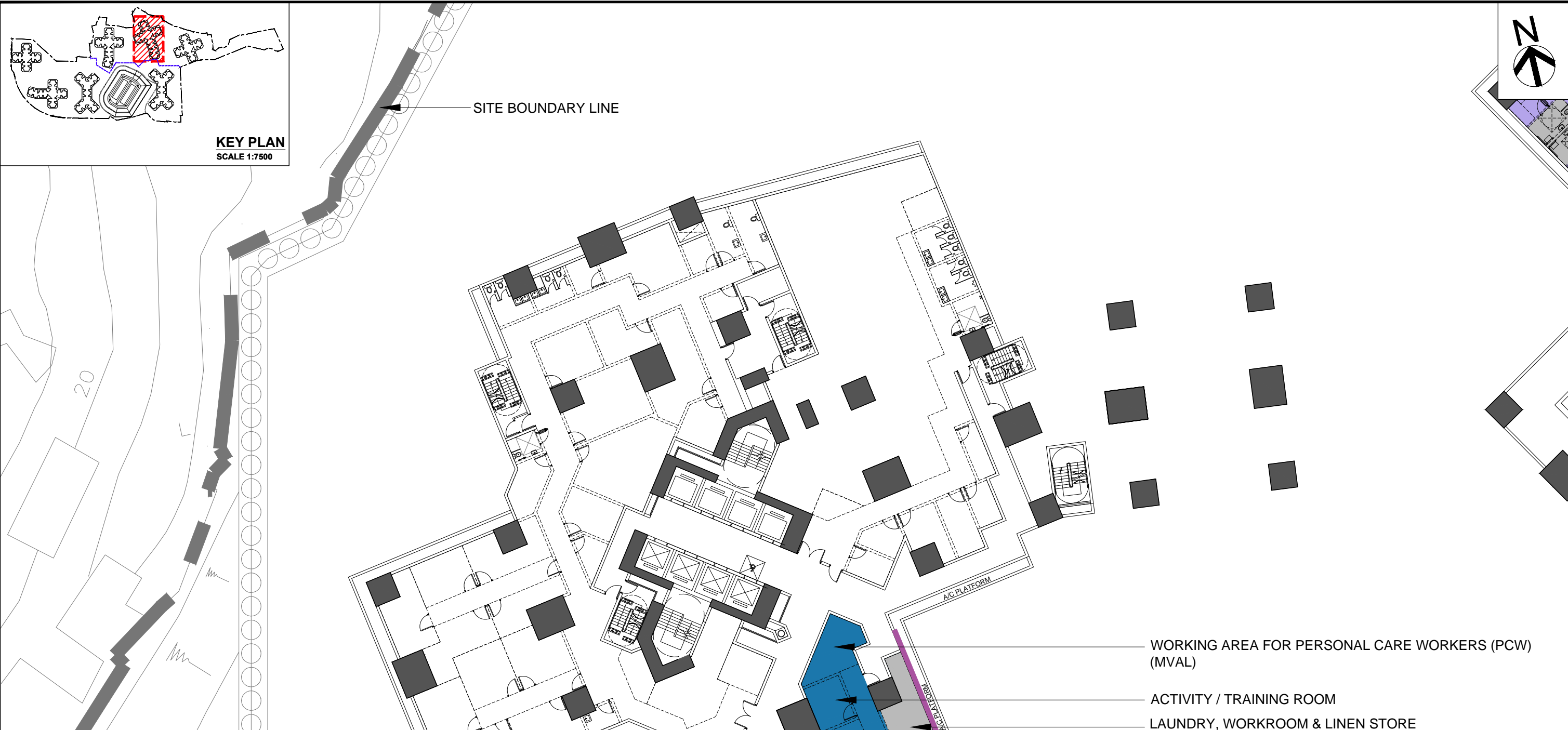


房屋署
HOUSING DEPARTMENT

DRAWING NO.
YL43/2&3/BLK6/A/SWD-01

DATE:
12/2023

-



Home Care Services for Frail Elderly Persons					21/11/2023
Item No.	Description	Nos. of Occupants	NOFA required (sq.m.)	NOFA Proposed (sq.m.)	Difference (%)
Part 1: Space Provision for Staff in Office Accommodation					
Open Plan					
1	General Office	6	28.7	27.7	-3.5%
2	Working Area for Personal Care Workers (PCW)	7	14.0	14.1	0.7%
Part 2: Space Provision for Ancillary Facilities					
Cellular Office					
3	Interview Room	1	6.5	6.5	0.0%
4	Activity / Training Room	1	10.0	10.0	0.0%
5	Pantry	1	6.0	6.0	0.0%
6	Laundry, Workroom & Linen Store	1	16.0	16.4	2.5%
7	Toilet with Shower Facility for Service Users	-	As appropriate	As appropriate	
8	Toilet for Staff	-	As appropriate	As appropriate	
Open Plan					
9	Reception	-	5.0	5.0	0.0%
Total Area (in NOFA):			86	85.7	-0.3%
Total IFA: 142.340sq.m.					

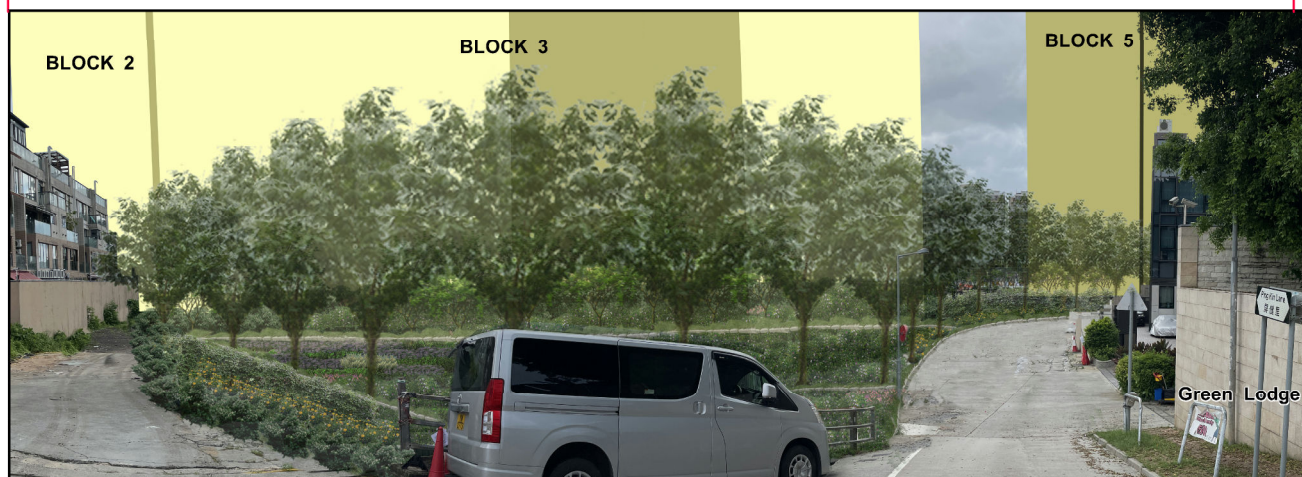
LEGEND:	
MVAL	MECHANICAL VENTILATION & ARTIFICIAL LIGHTING (TO BE PROVIDED)
R	ROLLER SHUTTER
	FEASIBLE LOCATION OF OPENABLE WINDOWS
	EXTENT OF SUNKEN SLAB

PROJECT TITLE		DRAWING TITLE		房屋署 HOUSING DEPARTMENT	
PUBLIC HOUSING DEVELOPMENT AT LONG BIN PHASES 2 & 3		BLOCK 6 - 3/F FLOOR PLAN (HCS for Frail Elderly Persons)		DRAWING NO. YL43/2&3/BLK6/A/SWD-05	
		SCALE 1:300(A3)		DATE: 12/2023	
				-	

Attachment 7

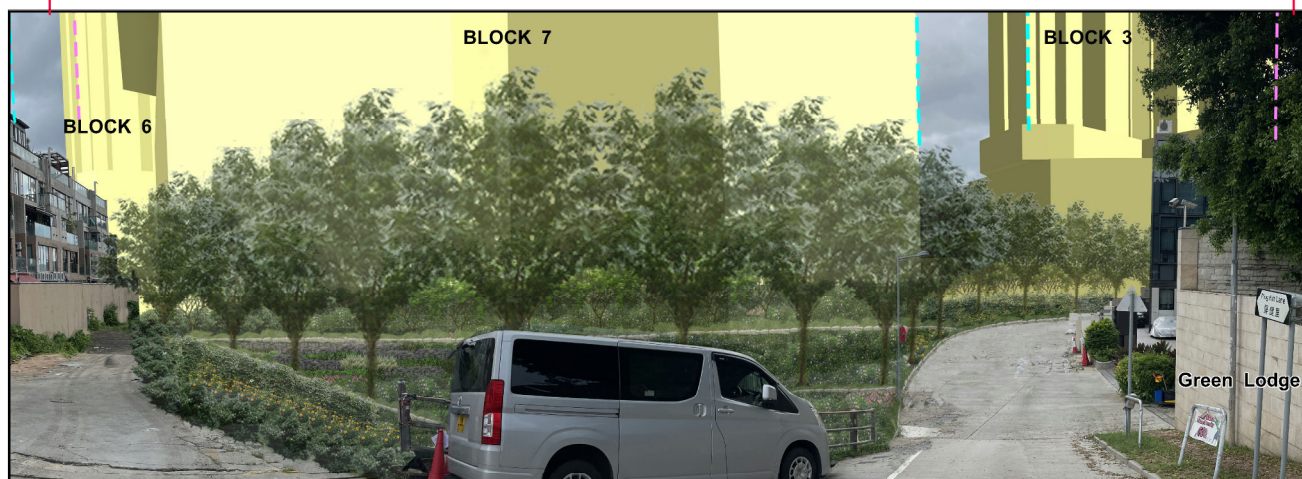
Approved s.16 Application No. A/YL-TYST/1074 (Current Scheme)

Application Site



Proposed Scheme

Application Site



LEGEND:



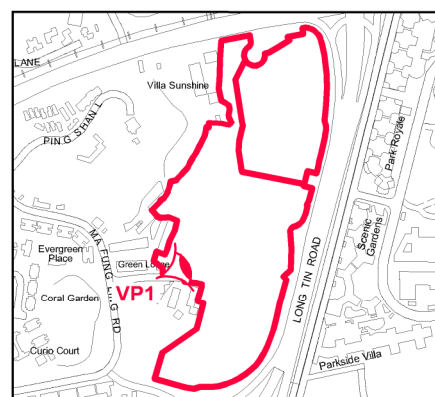
Approved s.16 Application No. A/YL-TYST/1074
(Current Scheme)



The OZP Compliance Scheme



Application Site



PHOTOMONTAGE OF VIEWPOINT 1
(VIEW FROM PING KIN LANE)



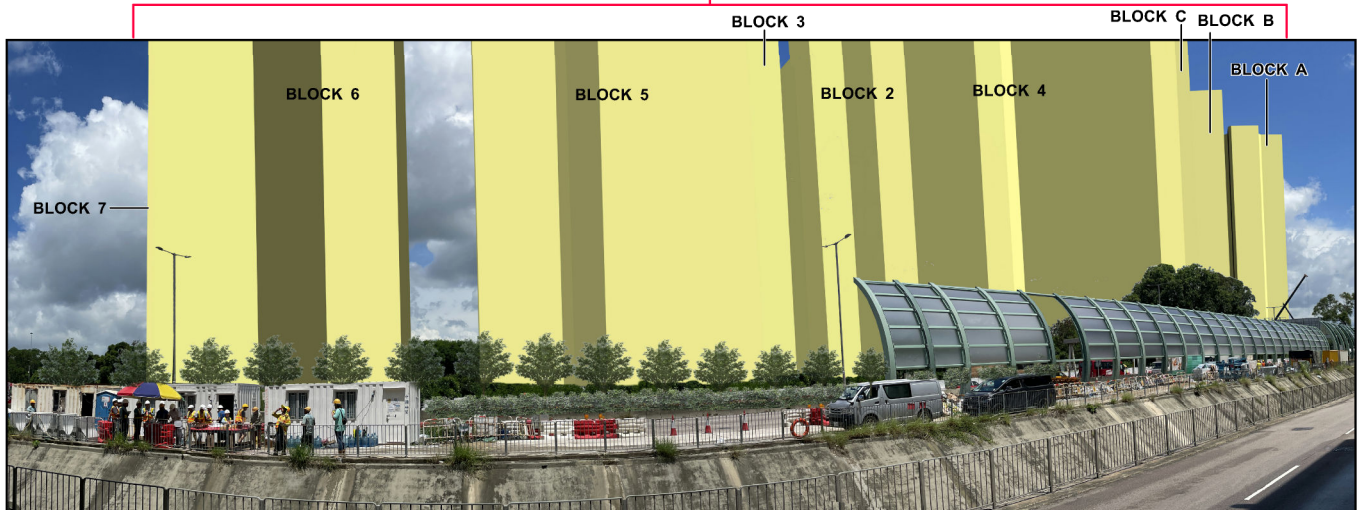
HOUSING DEPARTMENT
PLANNING SECTIONS

PLAN 2

DATE :
14. 11. 2024

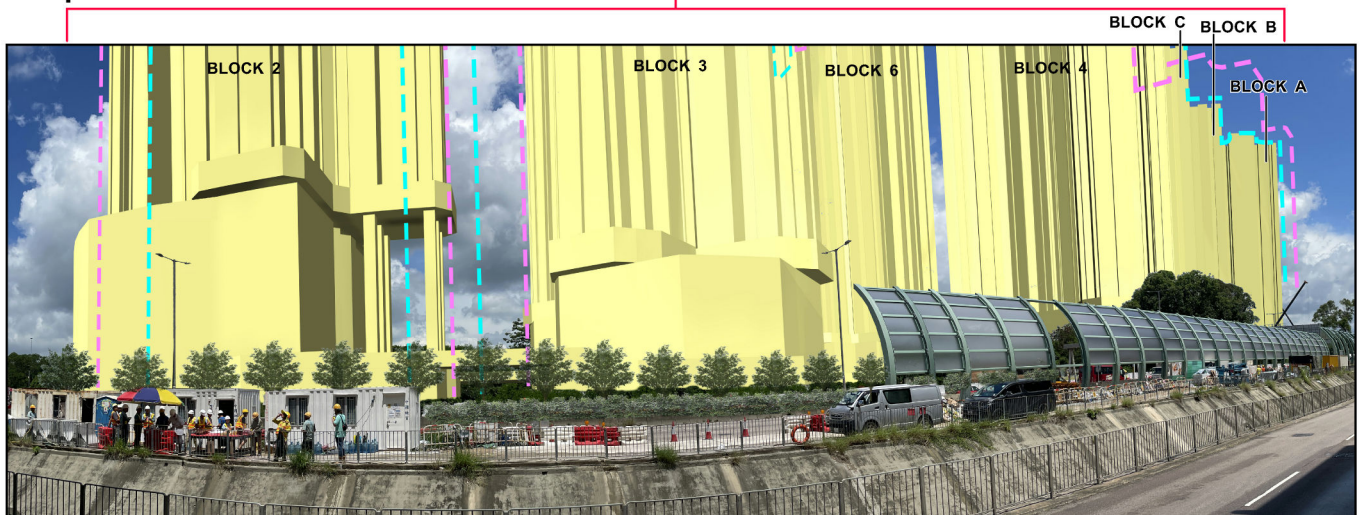
Approved s.16 Application No. A/YL-TYST/1074 (Current Scheme)

Application Site



Proposed Scheme

Application Site



LEGEND:



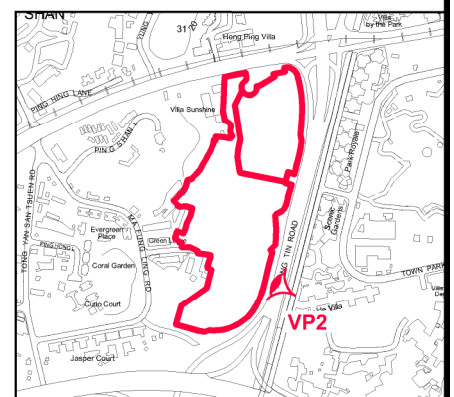
Approved s.16 Application No. A/YL-TYST/1074
(Current Scheme)



The OZP Compliance Scheme



Application Site



PHOTOMONTAGE OF VIEWPOINT 2
(VIEW FROM LONG TIN ROAD)

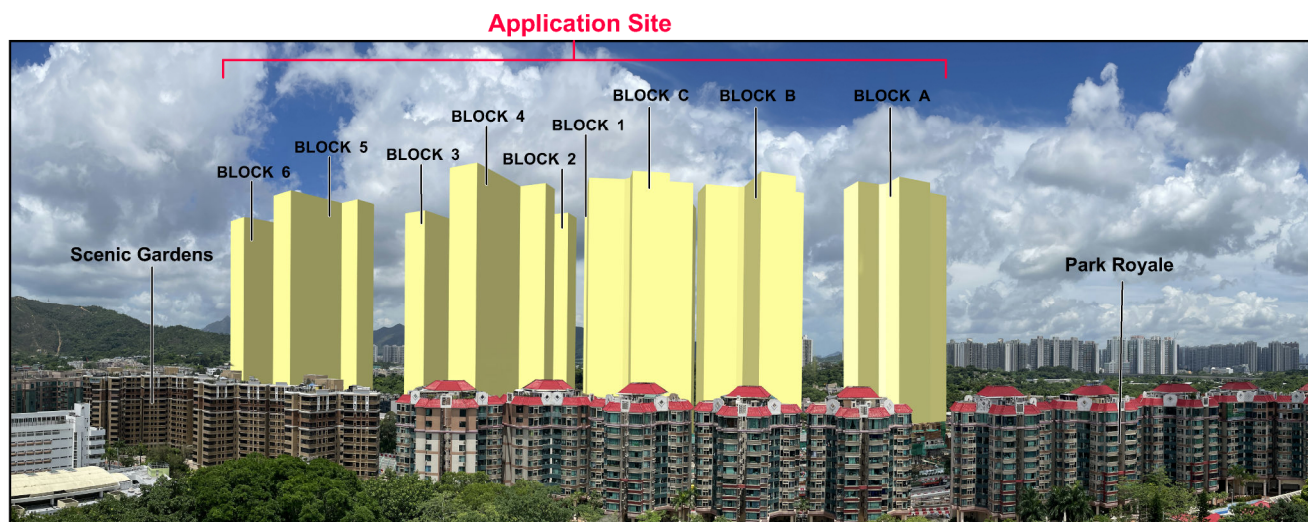


HOUSING DEPARTMENT
PLANNING SECTIONS

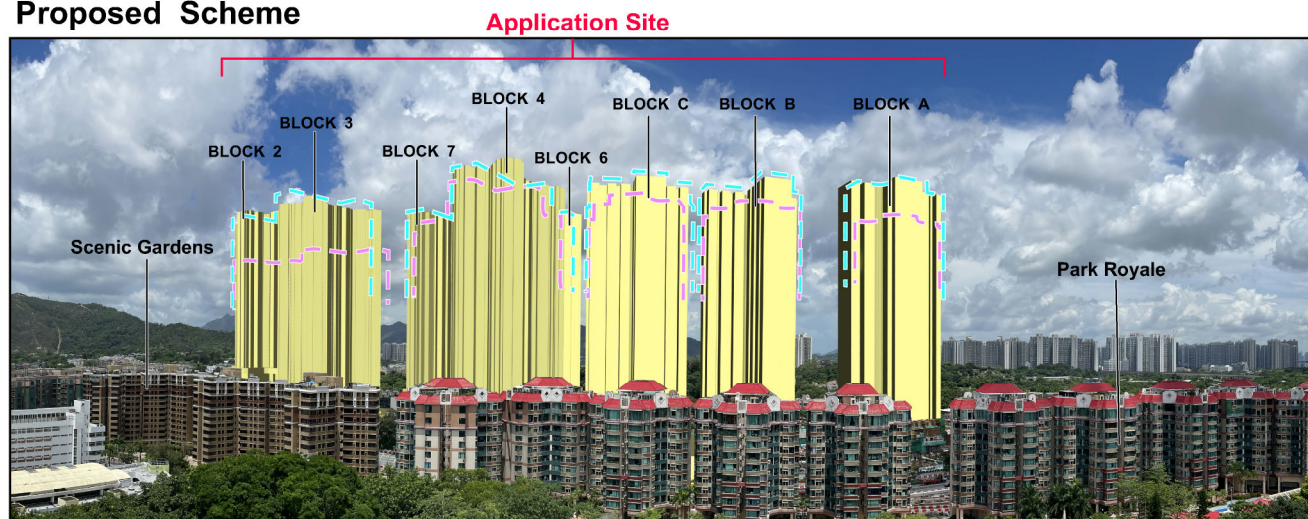
PLAN 3

DATE :
14. 11. 2024




Approved s.16 Application No. A/YL-TYST/1074 (Current Scheme)

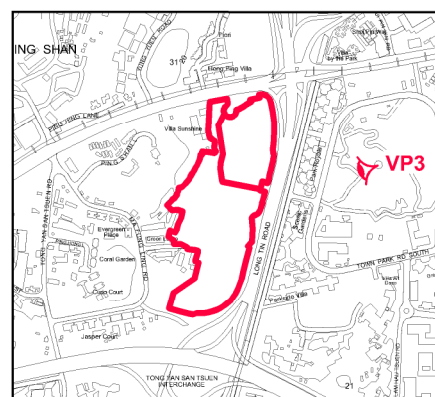


Proposed Scheme



LEGEND:

-  Approved s.16 Application No. A/YL-TYST/1074 (Current Scheme)
-  The OZP Compliance Scheme
-  Application Site



PHOTOMONTAGE OF VIEWPOINT 3
(VIEW FROM YUEN LONG PARK AVIARY PAGODA)



HOUSING DEPARTMENT
PLANNING SECTIONS

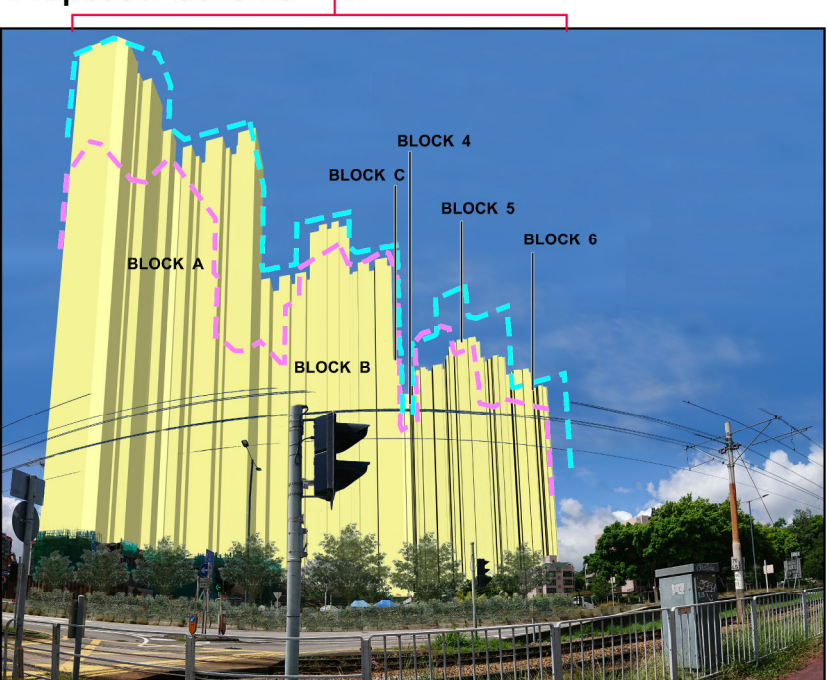
PLAN 4

DATE :
14. 11. 2024

Approved s.16 Application No. A/YL-TYST/1074 (Current Scheme)



Proposed Scheme	Application Site
1. Proposed Scheme	1. Application Site



LEGEND:



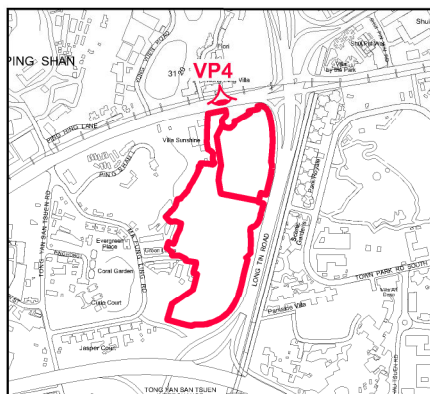
**Approved s.16 Application No. A/YL-TYST/1074
(Current Scheme)**



The OZP Compliance Scheme



Application Site



**PHOTOMONTAGE OF VIEWPOINT 4
(VIEW FROM CASTLE PEAK ROAD - PING SHAN)**



**HOUSING DEPARTMENT
PLANNING SECTIONS**

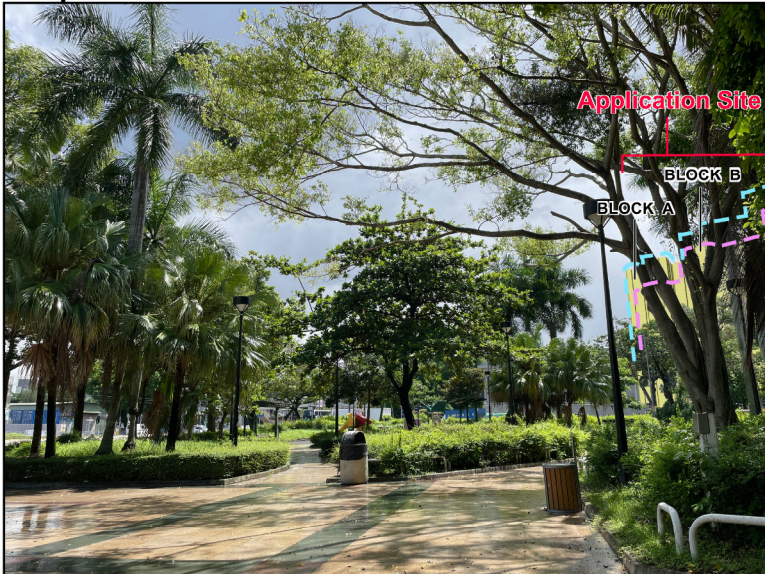
PLAN 5

DATE :
14. 11. 2024

Approved s.16 Application No. A/YL-TYST/1074 (Current Scheme)



Proposed Scheme



LEGEND:



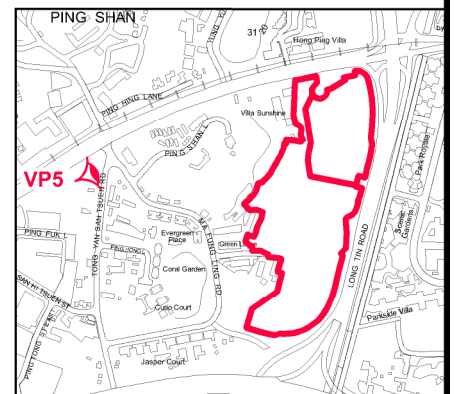
**Approved s.16 Application No. A/YL-TYST/1074
(Current Scheme)**



The OZP Compliance Scheme



Application Site



**PHOTOMONTAGE OF VIEWPOINT 5
(VIEW FROM TONG YAN SAN TSUEN PLAYGROUND)**

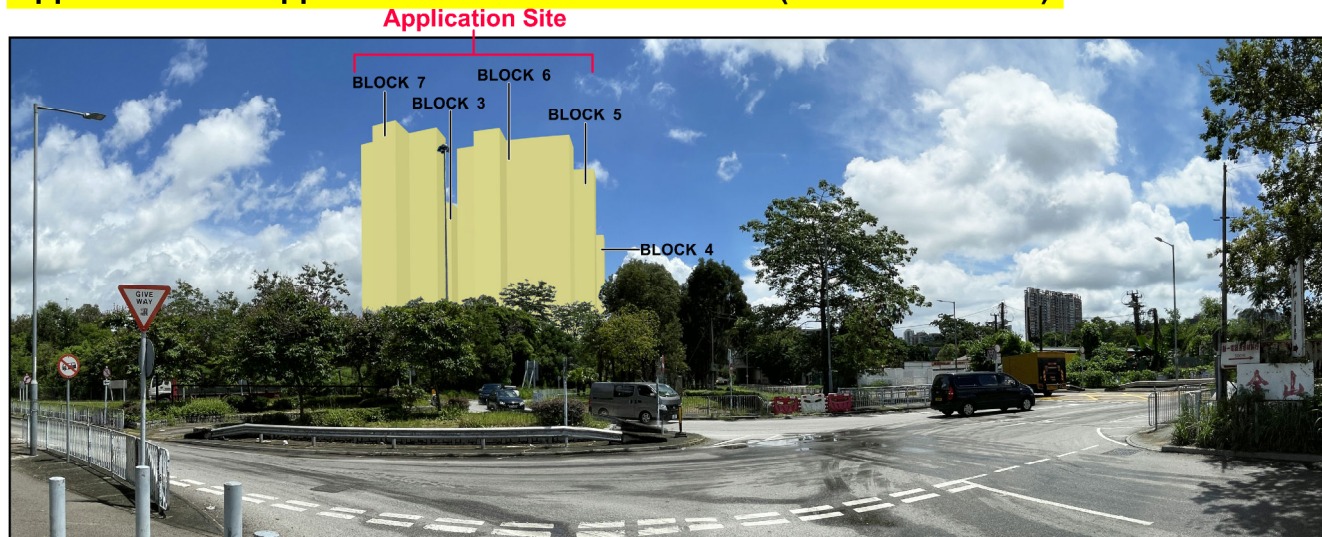


**HOUSING DEPARTMENT
PLANNING SECTIONS**

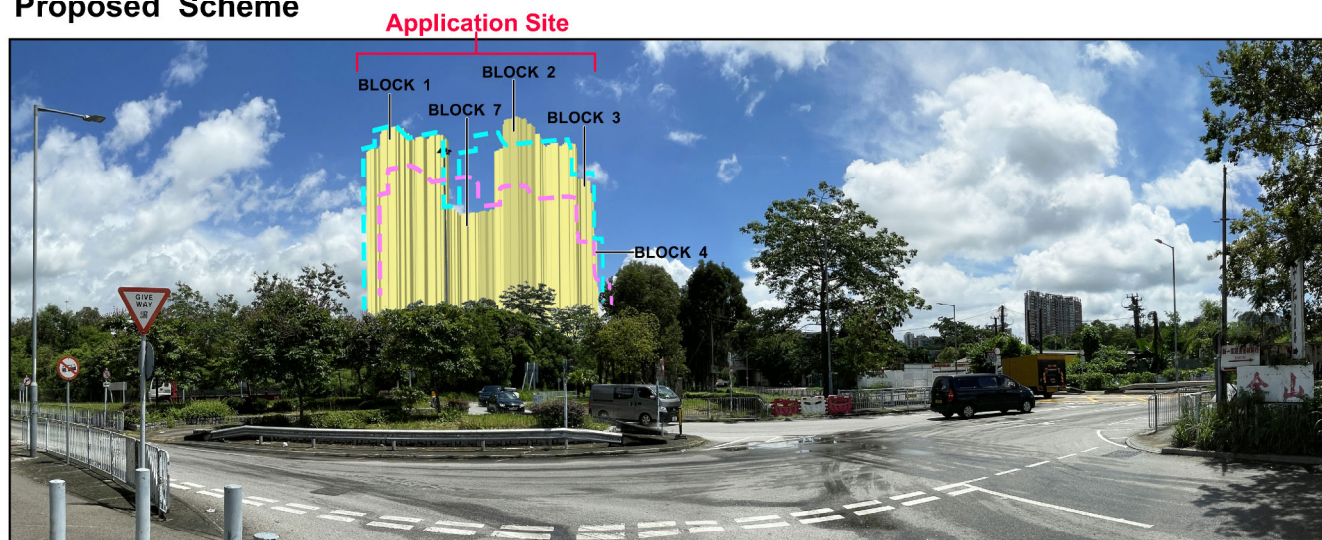
PLAN 6

DATE :
14. 11. 2024




Approved s.16 Application No. A/YL-TYST/1074 (Current Scheme)

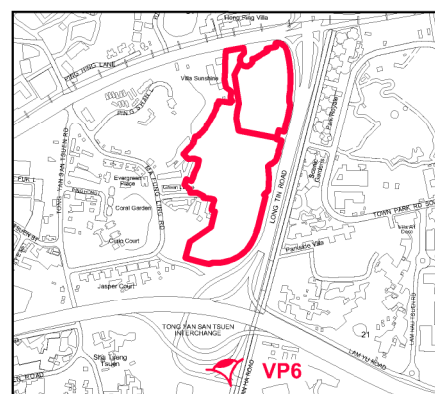


Proposed Scheme



LEGEND:

-  Approved s.16 Application No. A/YL-TYST/1074 (Current Scheme)
-  The OZP Compliance Scheme
-  Application Site



PHOTOMONTAGE OF VIEWPOINT 6
(VIEW FROM TONG YAN SAN TSUEN
INTERCHANGE)

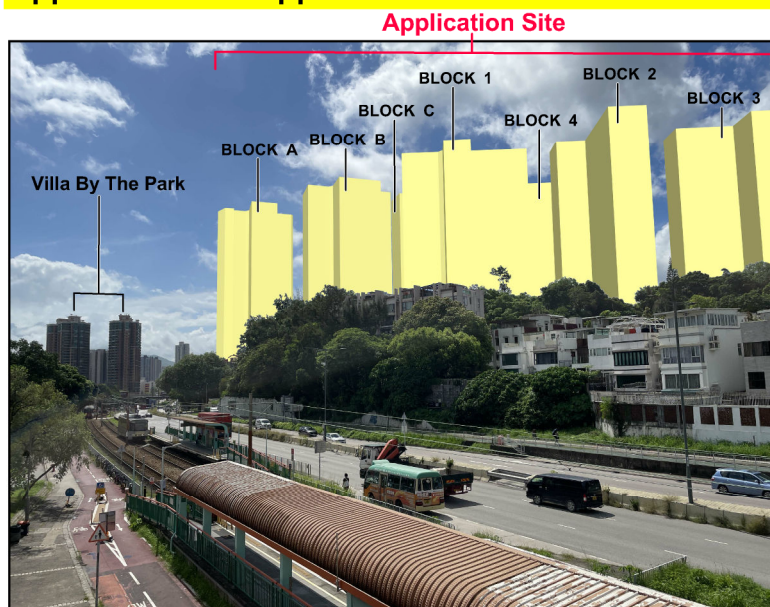


HOUSING DEPARTMENT
PLANNING SECTIONS

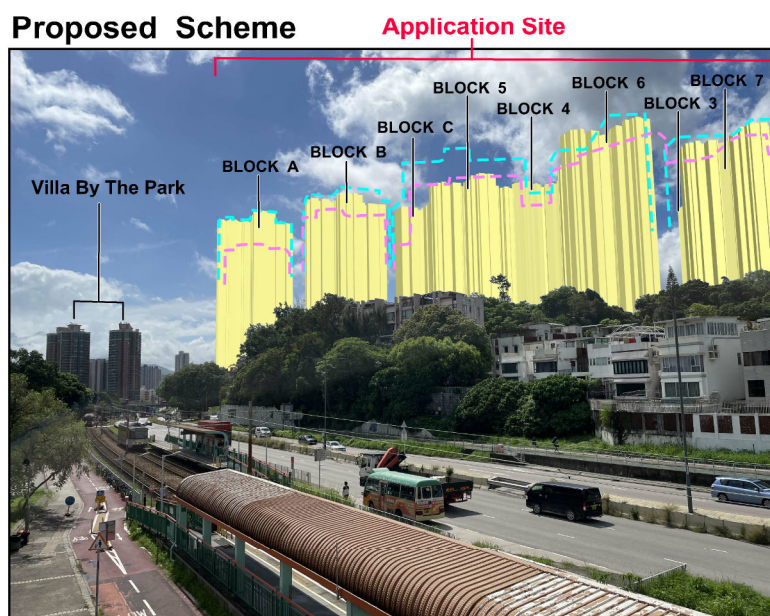
PLAN 7

DATE :
14. 11. 2024

Approved s.16 Application No. A/YL-TYST/1074 (Current Scheme)

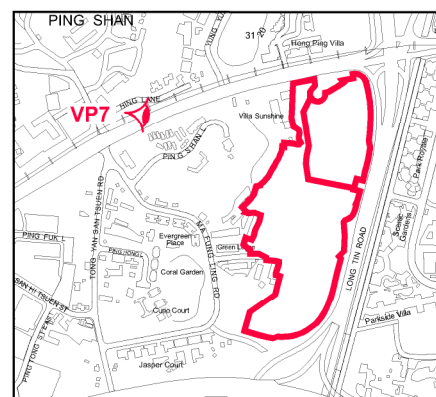


Proposed Scheme



LEGEND:

- Approved s.16 Application No. A/YL-TYST/1074 (Current Scheme)
- The OZP Compliance Scheme
- Application Site



PHOTOMONTAGE OF VIEWPOINT 7
(VIEW FROM PING SHAN LIGHT RAIL STATION)



HOUSING DEPARTMENT
PLANNING SECTIONS

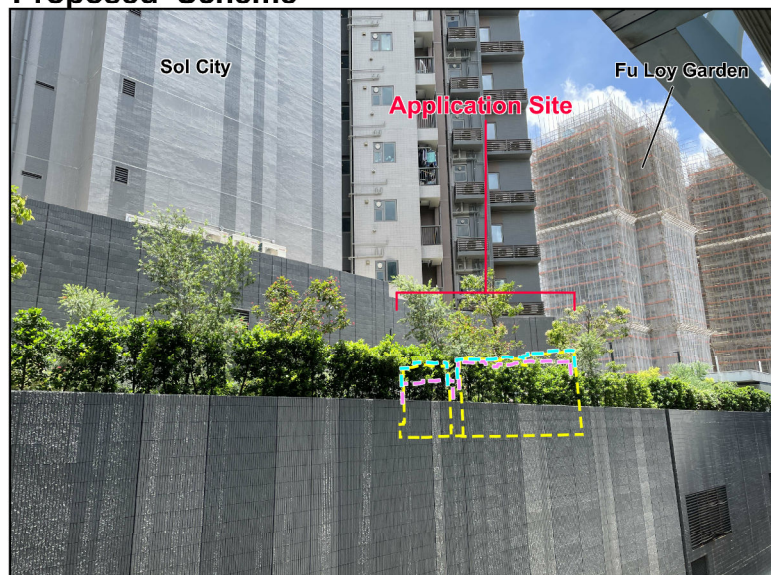
PLAN 8

DATE :
14. 11. 2024

Approved s.16 Application No. A/YL-TYST/1074 (Current Scheme)



Proposed Scheme



LEGEND:



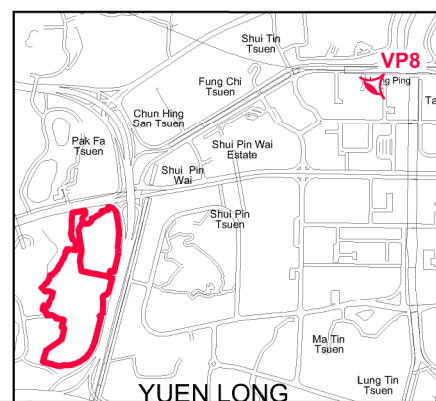
Approved s.16 Application No. A/YL-TYST/1074
(Current Scheme)



The OZP Compliance Scheme



Application Site



PHOTOMONTAGE OF VIEWPOINT 8 (VIEW FROM MTR LONG PING STATION)



HOUSING DEPARTMENT
PLANNING SECTIONS

PLAN 9

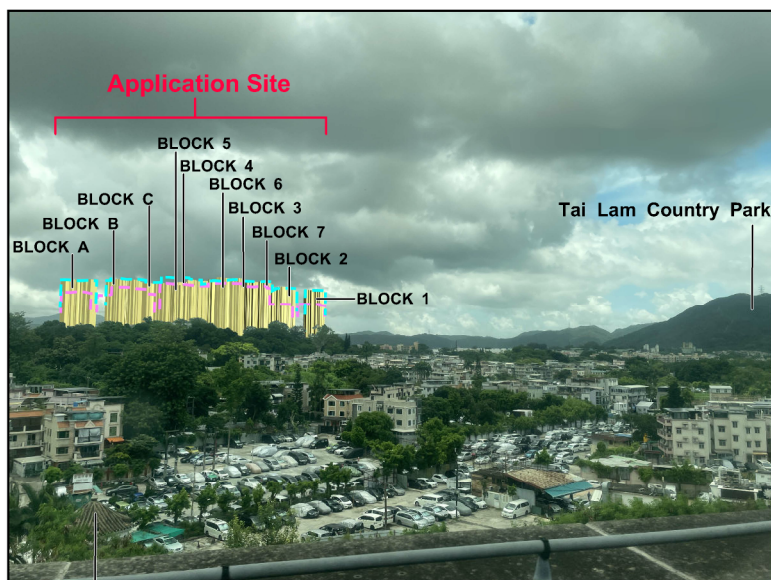
DATE :
14. 11. 2024

Approved s.16 Application No. A/YL-TYST/1074 (Current Scheme)






Tsui Sing Lau Pagoda

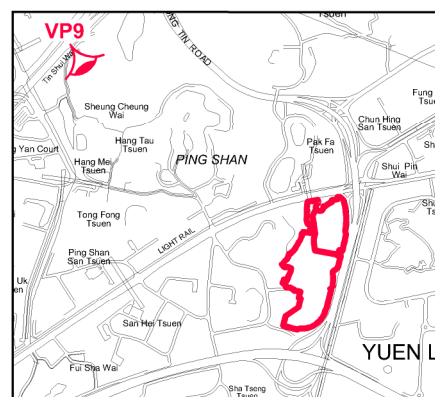
Proposed Scheme



Tsui Sing Lau Pagoda

LEGEND:

-  Approved s.16 Application No. A/YL-TYST/1074 (Current Scheme)
-  The OZP Compliance Scheme
-  Application Site



PHOTOMONTAGE OF VIEWPOINT 9
(VIEW FROM TSUI SING LAU PAGODA)



HOUSING DEPARTMENT
PLANNING SECTIONS

PLAN 10

DATE :
14. 11. 2024

Previous Applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TYST/11	Proposed Interim Housing (Redevelopment of Long Bin Temporary Housing Area) up to 2006	18.4.1997
2	A/YL-TYST/43	Yuen Long South Sewage Pumping Station	14.8.1998
3	A/YL-TYST/308	Temporary Interim Housing for a Period of 3 Years	17.3.2006
4	A/YL-TYST/417	Renewal of Planning Approval for Temporary “Interim Housing” Use for a Period of 3 Years	27.2.2009
5	A/YL-TYST/567	Renewal of Planning Approval for Temporary “Interim Housing” Use for a Period of 3 Years	10.2.2012
6	A/YL-TYST/712	Renewal of Planning Approval for Temporary “Interim Housing” Use for a Period of 3 Years	6.2.2015
7	A/YL-TYST/975	Proposed Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Office for a Period of 3 Years	6.9.2019
8	A/YL-TYST/1074	Proposed Minor Relaxation of Building Height and Plot Ratio Restrictions for Permitted Public Housing Development	30.4.2021

Rejected Application

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejected Reasons</u>
1	A/YL-TYST/349	Filling of Pond for Permitted Barbecue Spot and Amenity Planting	13.4.2007	(1), (2)

Rejection Reason(s):

- (1) No information in the submission to demonstrate that the proposed pond filling activity would not have adverse drainage, landscape, ecological and aqua-cultural impacts.
- (2) Approval of the application would set an undesirable precedent for similar developments involving unauthorised pond filling.

**Similar Application within other “R(A)” Zone(s)
on the Tong Yan San Tsuen OZP**

Approved Application

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TYST/1201	Proposed Minor Relaxation of Building Height and Plot Ratio Restrictions for Permitted Public Housing Development	28.7.2023

Advisory Clauses

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

part of the areas within “Residential (Group A)” zone are not included in the application site (the Site) for the public housing development at Long Bin. To maximise the development potential of the Site and to align with the zoning boundary, the applicant should include such areas into the Site for the development of the public housing development at Long Bin;

- (b) to note the comments of the Director of Fire Services (D of FS) that:

(i) detailed fire services requirements will be formulated upon receipt of formal submission of Short Term Tenancy/Short Term Waiver, general building plans or referral of application via relevant licensing authority as appropriate;

(ii) the EVA provision in the subject work shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the Buildings Department;

(iii) height restriction as stipulated in relevant regulations governing the proposed social welfare facilities shall be observed; and

(iv) licensing requirements will be formulated upon receipt of a formal application via the Licensing Authority;

- (c) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:

the approval of the s.16 application by the Town Planning Board does not imply approval of tree works such as pruning, transplanting and/or felling under lease. Relevant authority / government department(s) should be approached direct to obtain the necessary approval on tree works where appropriate;

- (d) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO, CEDD) that:

it is noted that there are on-going site formation works under Agreement No. CE75/2017 (CE) by the Civil Engineering Office and ongoing public housing development by the Housing Department at the subject area. Further geotechnical comments would be provided under the respective agreement submissions; and

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

(i) if any Food and Environmental Hygiene Department’s (FEHD) facility is affected by the development, FEHD’s prior consent must be obtained. Reprovisioning of the affected facilities by the project proponent up to the satisfaction of FEHD may be required. Besides, the project proponent may be required to provide sufficient amount of additional recurrent cost for management and maintenance of the reprovisioned facilities to FEHD;

- (ii) if FEHD is requested to take up management responsibility of new facilities, FEHD should be separately consulted. Prior consent from FEHD must be obtained and sufficient amount of recurrent cost may have to be provided to FEHD;
- (iii) if provision of cleansing service for new roads, streets, cycle tracks, footpaths, paved areas, etc. is required, FEHD should be separately consulted. Prior consent from FEHD must be obtained and sufficient amount of recurrent cost may have to be provided to us;
- (iv) no environmental nuisance should be generated to the surroundings. Also, for any waste generated from the operations and works, the project proponent should arrange its disposal properly at their own expenses;
- (v) if the project will lead to significant population increase, sufficient amount of recurrent costs may have to be provided to FEHD in order to provide various types of environmental hygiene services for increased population, such as inspection to food premises, hawker control, handling of complaints, etc.;
- (vi) if domestic waste collection service of FEHD is required in future, prior comments from FEHD on the waste collection plan, including the accessibility and maneuverability of refuse collection vehicle to refuse collection point, should be sought;
- (vii) proper licence/permit issued by FEHD is required if there is any food business/catering service/activities regulated by her under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public:
 - (1) under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop), a food business licence from the FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for licence, if acceptable by the FEHD, will be referred to relevant government departments such as the Buildings Department, Fire Services Department and Planning Department for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
 - (2) depending on the mode of operation, generally there are several types of food business licence/permits that the operator of a shop/store may apply for under the Food Business Regulation:
 - if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;
 - if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained;
 - if fresh, chilled or frozen beef, mutton, pork, reptiles (including live snake), fish (including live fish) and poultry is sold, a fresh provision shop licence

should be obtained;

- if milk, frozen confections, non-bottled drinks, cut fruit, etc. are to be sold, relevant restricted food permits should be obtained;

(3) the operation of the eating place must not cause any environmental nuisance to the surrounding. The refuse generated by the proposed eating place are regarded as trade refuse. The management or owner of the site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity; and

(viii) proper licence issued by FEHD is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment.

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From:
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To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-TYST/1285 DD 122 Long Bin HA

A/YL-TYST/1285

Lot 1768 in D.D. 122 and Adjoining Government Land, Long Bin, Yuen Long

Site area: About 79,000sq.m

Zoning: "Res (Group A) 1" and "Res (Group B) 1"

Applied development: Relaxation of BH and PR for Permitted Public Housing Development

Phase 1: PR 7.16 (6.5-6.8) 3 Blocks – 3,080 Units / 2 low blocks GIC/Parking

OS 8,620sq.m / Children's play area 690sq.m

Phase 2 and 3: PR 7.3 (6.5) 170mPD (155) 7 Blocks – 8,860 Units / PTI

OS 19,680sq.m / Children's play area 1,574sq.m

Dear TPB Members,

STRONG OBJECTIONS TO THE INADEQUATE PROVISION OF RECREATIONAL FACILITIES

Amazing, the foto montages manage to make the block look less tall than the previous scheme, and that was already an increase on the one before.

Wow, four trees to be retained. No indication as to how many chopped down. Moreover three are palm trees that provide no shade.

Just a month ago Housing minister Winnie Ho said that public housing tenants would soon be able to enjoy a better living environment that is more age-friendly.

Ho gave an example on how a facility could achieve age inclusivity.

"Very usually, we see the grandparents bring their grandchildren to the playground. So if the grandchildren were playing, where should the grandparents sit?"

"Can they sit comfortably under the tree when they watch the children play, and at the same time, can the grandparents can have a social chat to share necessary information? That is the kind of environment we want to create," Ho added.

According to demographic data at least 6,000 elderly will live on the estate, a lot of folk to fit under the one tree providing leafy coverage.

So the promised improvement in recreational facilities will certainly not materialize at this estate with much of the so called "open space" nothing more than tiered spaces carved out on large podiums surrounded by high walls that will obstruct penetration of sunlight, where even potted plants will struggle to survive.

But now that any media that challenges absurd statements made by government officials is hounded and maligned, the community has no avenue through which such fabrication.

According to HKPSG this estate should provide 2 tennis courts / 3 basketball courts / 1 volleyball court and 1 mini soccer field. The older HA estates do have such facilities but the new estates do not even cater adequately for the children as there should be 400sq.mts of play area per 5,000 residents = 2,400sq.mts. As priority is to be given to housing families with young children, there will probably be a higher percentage living on these new estates than the normal ratio.

And no mention of adequate space for elderly exercise equipment, essential in view of the growing numbers and the need to promote a healthy lifestyle.

Perhaps some TPB members would be brave enough to question how these PH residents can ever aspire to be elite athletes when they are no deprived of the active recreational facilities that used to be common to large housing estates.

Mary Mulvihill