

The background is a photograph of a dense urban skyline, likely Hong Kong, with numerous high-rise buildings. The image is partially covered by large, semi-transparent geometric shapes in shades of teal, blue, and magenta. The text is overlaid on the teal and blue sections.

OVERVIEW OF DEVELOPMENT PROCESS OF TRANSITIONAL SOCIAL HOUSING

INITIAL ANALYSIS ON FEASIBILITY AND SUITABILITY OF POTENTIAL SITES - LAND USE AND STATUTORY PLANNING, ENGINEERING, TRAFFIC, ENVIRONMENTAL AND OTHER TECHNICAL AND PROCEDURAL CONSIDERATIONS

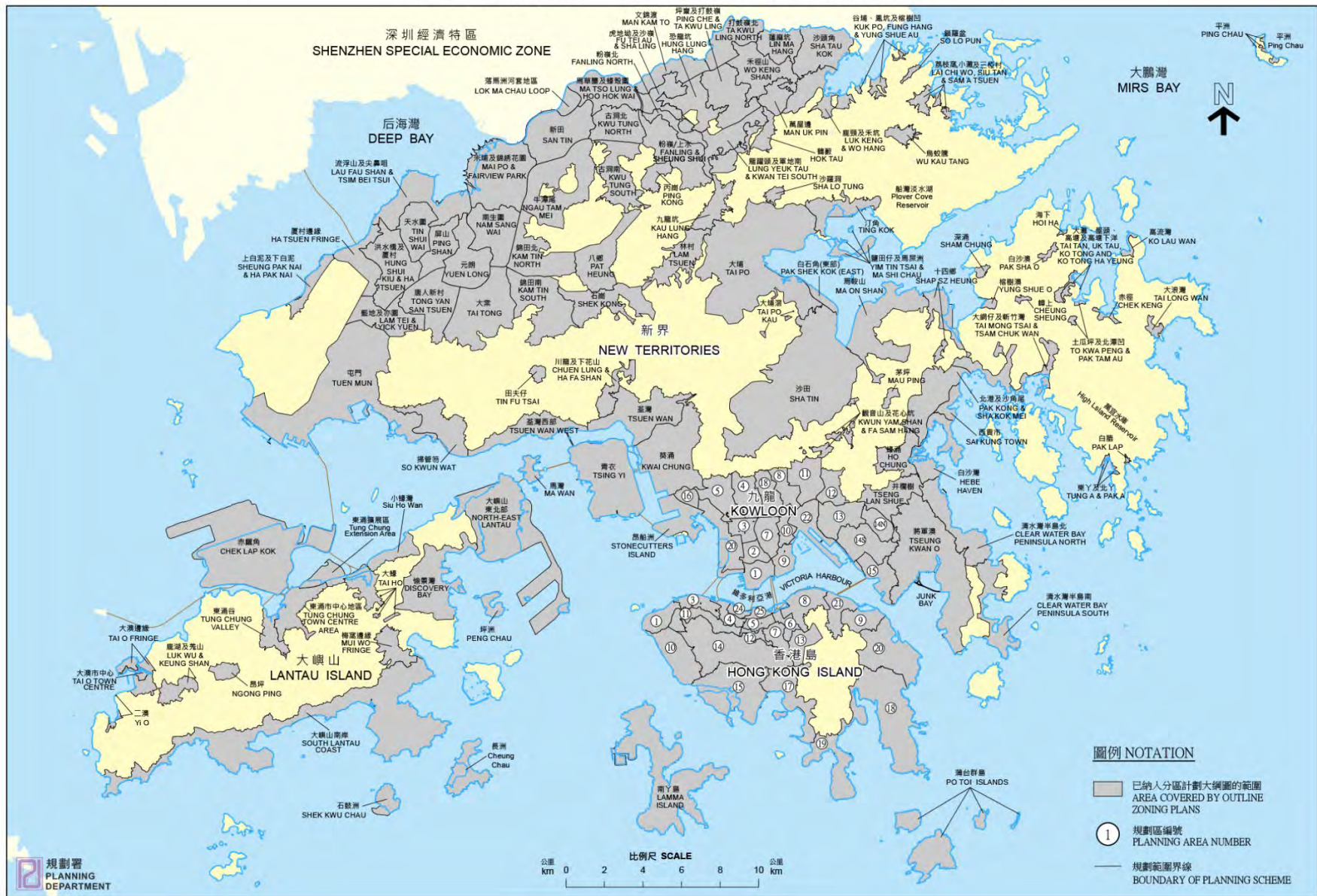
Theresa Yeung
Town Planner

25 May 2020

INITIAL ANALYSIS ON FEASIBILITY AND SUITABILITY OF POTENTIAL SITES - LAND USE AND STATUTORY PLANNING,
ENGINEERING, TRAFFIC, ENVIRONMENTAL AND OTHER TECHNICAL AND PROCEDURAL CONSIDERATIONS

Statutory Plan Index

法定圖則索引 STATUTORY PLAN INDEX



圖則編號 Plan No. M/TS/18/1A

27.9.2019

INITIAL ANALYSIS ON FEASIBILITY AND SUITABILITY OF POTENTIAL SITES - LAND USE AND STATUTORY PLANNING, ENGINEERING, TRAFFIC, ENVIRONMENTAL AND OTHER TECHNICAL AND PROCEDURAL CONSIDERATIONS

Outline Zoning Plans

- Hong Kong Planning Areas
- Kowloon Planning Areas
- New Territories and Islands

Rural Outline Zoning Plans

- Tsuen Wan and West Kowloon District Planning Office
- Sha Tin, Tai Po & North District Planning Office
- Fanling, Sheung Shui & Yuen Long East District Planning Office
- Sai Kung & Islands District Planning Office
- Tuen Mun & Yuen Long West District Planning Office

https://www.info.gov.hk/tpb/en/list_of_plans/schedule_plan.html

INITIAL ANALYSIS ON FEASIBILITY AND SUITABILITY OF POTENTIAL SITES - LAND USE AND STATUTORY PLANNING,
ENGINEERING, TRAFFIC, ENVIRONMENTAL AND OTHER TECHNICAL AND PROCEDURAL CONSIDERATIONS

Covering Notes

Urban Covering Notes

Standard Master Schedule of Notes to Statutory Plans
 [For areas not previously covered by IDPA/DPA plans]

Draft/Approved Outline Zoning Plan No. S/ /

(Being a Draft/an Approved Plan for the Purposes of the Town Planning Ordinance)

NOTES

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3)
 - (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.
 - (b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.
 - (c) For the purposes of subparagraph (a) above, "existing use of any land or building" means –
 - (i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as 'the first plan'),
 - a use in existence before the publication of the first plan which has continued since it came into existence; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and
 - (ii) after the publication of the first plan,
 - a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.
- (4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (5) Road junctions*, alignments of roads and railway/tram tracks*, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (8) in relation to areas zoned "Site of Special Scientific Interest"* or "Conservation Area"* or "Coastal Protection Area"*:
 - (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/light rail*/tram*/public light bus stop or lay-by, cycle track, light rail track*, Mass Transit Railway station entrance*, Mass Transit Railway structure below ground level*, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
 - (c) maintenance or repair of watercourse and grave.
- (8)* In areas zoned "Site of Special Scientific Interest"* or "Conservation Area"* or "Coastal Protection Area"*,
 - (a) the following uses or developments are always permitted:
 - (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave; and
 - (ii) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
 - (b) the following uses or developments require permission from the Town Planning Board:

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provision of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine.

- (9) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board:

toll plaza*, on-street vehicle park, railway track* and tram track*.

- (10)* In the "Undetermined" zone, all uses or developments except those specified in paragraph (7) above require permission from the Town Planning Board.

- (11) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.

- (12) In these Notes, "existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

or *[applicable to new town OZPs covering "V" zones only]*

- (12) *In these Notes,*

"existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

"New Territories Exempted House" means a domestic building other than a guesthouse or a hotel; or a building primarily used for habitation, other than a guesthouse or a hotel, the ground floor of which may be used as 'Shop and Services' or 'Eating Place', the building works in respect of which are exempted by a certificate of exemption under Part III of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121).

* *Add where appropriate*

INITIAL ANALYSIS ON FEASIBILITY AND SUITABILITY OF POTENTIAL SITES - LAND USE AND STATUTORY PLANNING,
ENGINEERING, TRAFFIC, ENVIRONMENTAL AND OTHER TECHNICAL AND PROCEDURAL CONSIDERATIONS

Covering Notes

Rural Covering Notes

Standard Master Schedule of Notes to Statutory Plans
[For areas previously covered by DPA plans]

Draft/Approved Outline Zoning Plan No. S/ /

(Being a Draft/an Approved Plan for the Purposes of the Town Planning Ordinance)

NOTES

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3) No action is required to make the use of any land or building which was in existence immediately before the first publication in the Gazette of the notice of the (interim development permission area plan/draft development permission area plan)* conform to this Plan, provided such use has continued since it came into existence. Any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board.

[If the planning scheme area of the plan has been extended, the following should be adopted as paragraph (3).]

No action is required to make the use of any land or building which was in existence immediately before the first publication in the Gazette of the notice of a draft plan including (interim development permission area plan/draft development permission area plan) covering any such land or building conform to this Plan,*
- (4) A use or development of any land or building permitted under an earlier draft or approved plan including (interim development permission area plan/development permission area plan)* for the area and effected or undertaken during the effective period of that plan is always permitted under this Plan. Any material change of such use or any other development (except minor alteration and/or modification to the completed development of the land or building which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board.
- (5) Except to the extent that paragraph (3) or (4) applies, any use or development falling within the boundaries of the Plan and also within the boundaries of the (interim

- 2 -

development permission area plan/draft development permission area plan)*, unless always permitted in terms of the Plan, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the (interim development permission area plan/draft development permission area plan)* without permission from the Town Planning Board.

- (6)* Any use or development of land or building falling within the boundaries of the Plan but not within the boundaries of the (interim development permission area plan/draft development permission area plan)*, unless always permitted in terms of the Plan, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of (the first/this)* draft outline zoning plan without permission from the Town Planning Board.

[Note :Paragraph (6) is relevant if the planning scheme area of the OZP has been extended once to cover areas not previously covered by IDPA/DPA Plans. Corresponding amendments to the "Remarks" column for the respective zones are required. If the area of OZP has been extended more than once, the following should be adopted as paragraph (6).]

"Except to the extent that paragraph (4) applies, any use or development of land or building falling within the boundaries of the Plan but not within the boundaries of (the interim development permission area plan/draft development permission area plan), unless always permitted in terms of the Plan, shall not be undertaken or continued on or after the date when such land or building was first included within the boundaries of the Plan or an earlier draft or approved outline zoning plan published by notice in the Gazette without permission from the Town Planning Board."*

- (7) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (8) Road junctions*, alignment of roads and railway tracks*, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (9) The following uses or developments are always permitted on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (10) in relation to areas zoned "Site of Special Scientific Interest"* or "Conservation Area"* or "Coastal Protection Area"* or "Other Specified Uses" annotated "Comprehensive Development and Wetland Enhancement Area"*:
 - (a) maintenance, repair or demolition of a building;
 - (b) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, footpath, bus/public light bus/light rail* stop or lay-by, cycle track, taxi rank, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (c) maintenance or repair of road, railway track*, watercourse, nullah, sewer and drain;
 - (d) geotechnical works, local public works, road works, sewerage works, drainage works,

environmental improvement works, marine related facilities and waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government;

- (e) rebuilding of New Territories Exempted House;
- (f) replacement of an existing domestic building i.e. a domestic building which was in existence on the date of the first publication in the Gazette of the notice of the (interim development permission area plan/draft development permission area plan)*, by a New Territories Exempted House; and

[If the planning scheme area of the plan has been extended, the following should be adopted as paragraph (9)(f).]

replacement of an existing domestic building, i.e. a domestic building which was in existence on the date of the first publication in the Gazette of the notice of a draft plan including (interim development permission area plan/development permission area plan) covering such building, by a New Territories Exempted House; and*

- (g) provision, maintenance or repair of a grave of an indigenous New Territories villager or a locally based fisherman and his family members for which permission has been obtained from Government.
- (10)* In areas zoned "Site of Special Scientific Interest"* or "Conservation Area"* or "Coastal Protection Area"* or "Other Specified Uses" annotated "Comprehensive Development and Wetland Enhancement Area"*,
- (a) the following uses or developments are always permitted:
 - (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave;
 - (ii) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
 - (iii) provision of amenity planting by Government; and
 - (b) the following uses or developments require permission from the Town Planning Board:

provision of plant nursery, amenity planting (other than by Government), sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine.
- (11) In any area shown as 'Road', all uses or developments except those specified in paragraphs (9)(a) to (9)(d) and (9)(g) above and those specified below require permission from the Town Planning Board:
- road, toll plaza*, on-street vehicle park, railway station* and railway track*.

- (12) (a) Except in areas zoned "Site of Special Scientific Interest"* or "Coastal Protection Area"* or "Conservation Area"* or "Other Specified Uses" annotated "Comprehensive Development and Wetland Enhancement Area"*, temporary use or development of any land or building not exceeding a period of two months is always permitted provided that no site formation (filling or excavation) is carried out and that the use or development is a use or development specified below:

structures for carnivals, fairs, film shooting on locations, festival celebrations, religious functions or sports events.

- (b) Except as otherwise provided in paragraph (12)(a), and subject to temporary uses for open storage and port back-up purposes which are prohibited in areas zoned "Site of Special Scientific Interest"* or "Conservation Area"* or "Coastal Protection Area"* or "Other Specified Uses" annotated "Comprehensive Development and Wetland Enhancement Area"*, temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.

- (c) Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.

- (13) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (14)* In the "Undetermined" zone, all uses or developments except those specified in paragraphs (9) and (12)(a) above require permission from the Town Planning Board.
- (15) In these Notes, unless the context otherwise requires or unless as expressly provided below, terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance.

"Existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

"New Territories Exempted House" means a domestic building other than a guesthouse or a hotel; or a building primarily used for habitation, other than a guesthouse or a hotel, the ground floor of which may be used as 'Shop and Services' or 'Eating Place', the building works in respect of which are exempted by a certificate of exemption under Part III of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121).

* Add where appropriate

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ENGINEERING, TRAFFIC, ENVIRONMENTAL AND OTHER TECHNICAL AND PROCEDURAL CONSIDERATIONS

Notes

SSSI

SITE OF SPECIAL SCIENTIFIC INTEREST

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Country Park** Wild Animals Protection Area	Agricultural Use Field Study/Education/Visitor Centre Government Use Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area* Public Convenience Public Utility Installation Tent Camping Ground* Utility Installation for Private Project*

* Add where appropriate

** Also add where appropriate but, if added, country park should be marked with * and the following remark should be added:

* Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). All uses and developments require consent from the Country and Marine Parks Authority and approval from the Town Planning Board is not required.

Planning Intention

The planning intention of this zone is to conserve and protect the features of special scientific interest such as rare or particular species of fauna and flora and their habitats, corals, woodlands, marshes or areas of geological, ecological or botanical/biological interest which are designated as Site of Special Scientific Interest (SSSI). It intends to deter human activities or developments within the SSSI.

There is a general presumption against development in this zone. No developments are permitted unless they are needed to support the conservation of the features of special scientific interest in the SSSI, to maintain and protect the existing character of the SSSI, or for educational and research purposes.

Remarks

Any diversion of stream, * filling of land/pond* or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the *interim/draft** development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

* Remarks in italics to be added where appropriate

INITIAL ANALYSIS ON FEASIBILITY AND SUITABILITY OF POTENTIAL SITES - LAND USE AND STATUTORY PLANNING,
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Notes

CA

CONSERVATION AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use (other than Plant Nursery)	Barbecue Spot*
Country Park**	Field Study /Education/Visitor Centre
Nature Reserve	Government Refuse Collection Point
Nature Trail	Government Use (not elsewhere specified)
On-Farm Domestic Structure	Holiday Camp*
Picnic Area*	House (Redevelopment only)
Wild Animals Protection Area	Pier*
	Public Convenience
	Public Utility Installation
	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
	Tent Camping Ground*
	Utility Installation for Private Project*

* Add where appropriate

** Also add where appropriate but, if added, country park should be marked with * and the following remark should be added:

* Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). All uses and developments require consent from the Country and Marine Parks Authority and approval from the Town Planning Board is not required.

Planning Intention

This zoning is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Site of Special Scientific Interest or Country Park from the adverse effects of development.

There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

Remarks

- (a) No redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication in the Gazette of the notice of the interim/draft* development permission area plan.
- (b) Any diversion of stream,* filling of land/pond* or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim/draft* development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

* Remarks in italics to be added where appropriate

INITIAL ANALYSIS ON FEASIBILITY AND SUITABILITY OF POTENTIAL SITES - LAND USE AND STATUTORY PLANNING,
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Notes

CPA

COASTAL PROTECTION AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use (other than Plant Nursery)	Field Study/Education/Visitor Centre
Barbecue Spot*	Government Use
Country Park**	Holiday Camp*
Nature Reserve	House (Redevelopment only)
Nature Trail	Pier*
On-Farm Domestic Structure	Public Convenience
Picnic Area*	Public Utility Installation
Wild Animals Protection Area	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
	Tent Camping Ground*
	Utility Installation for Private Project*

* *Add where appropriate*

** *Also add where appropriate but, if added, country park should be marked with * and the following remark should be added:*

** Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). All uses and developments require consent from the Country and Marine Parks Authority and approval from the Town Planning Board is not required.*

Planning Intention

This zoning is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion.

There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

Remarks

- (a) No redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication in the Gazette of the notice of the *interim/draft** development permission area plan.
- (b) Any *diversion of stream,** filling of land/*pond** or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the *interim/draft** development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

* *Remarks in italics to be added where appropriate*

INITIAL ANALYSIS ON FEASIBILITY AND SUITABILITY OF POTENTIAL SITES - LAND USE AND STATUTORY PLANNING,
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Notes

OU (CDWEA)

OTHER SPECIFIED USES

For “Comprehensive Development and Wetland Enhancement Area” only

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use (Fish Pond Culture only)	Eating Place
Nature Reserve	Field Study/Education/Visitor Centre
Wetland Habitat	Flat
	Government Refuse Collection Point
	Government Use (not elsewhere specified)
	House (other than New Territories Exempted House)
	Nature Trail
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation
	Religious Institution
	School
	Shop and Services
	Social Welfare Facility
	Utility Installation for Private Project

Planning Intention

This zone is intended for conservation and enhancement of ecological value and functions of the existing fish ponds or wetland through consideration of application for development or redevelopment under the “private-public partnership approach”. Low-density private residential or passive recreational development within this zone in exchange for committed long-term conservation and management of the remaining fish ponds or wetland within the development site may be permitted subject to the “no-net-loss in wetland” principle and planning permission from the Town Planning Board. Any new building should be located farthest away from xxxx/Deep Bay.*

OTHER SPECIFIED USES (cont’d)

For “Comprehensive Development and Wetland Enhancement Area” only (cont’d)

	Remarks
(a)	Application for permission of use or development shall be in the form of a comprehensive development scheme with minimum pond filling and no decline in the wetland function of the fish ponds within and near the development site. An applicant shall prepare a layout plan and any other documents showing the following information for consideration of the Town Planning Board:
(i)	the proposed land uses, development parameters, the nature, position and heights of all buildings to be erected in the area;
(ii)	a wetland conservation and enhancement scheme, including its detailed design, wetland buffer proposals, a long-term maintenance and management plan, and monitoring and implementation mechanism;
(iii)	an environmental impact study report, including but not limiting to an ecological impact assessment and a visual impact assessment, to examine any possible environmental, ecological and visual problems that may be caused to or by the proposed development during construction and after completion and the proposed mitigation measures to tackle them;
(iv)	landscape proposals;
(v)	a traffic impact study report to examine any possible traffic problems that may be caused by the proposed development and the proposed measures to tackle them;
(vi)	a drainage and sewerage impact study report to examine any possible flooding, drainage, sewerage and associated problems that may be caused to or by the proposed development and the proposed mitigation measures to tackle them;
(vii)	programming, phasing and implementation schedule of each component of the proposed development (including the wetland conservation and enhancement scheme); and
(viii)	such other information as may be required by the Town Planning Board.

OTHER SPECIFIED USES (cont'd)

For "Comprehensive Development and Wetland Enhancement Area" only (cont'd)

Remarks (cont'd)

- (b) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum *gross floor area/plot ratio* of (xxx).
- (c) In determining the maximum *plot ratio/gross floor area**, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker's office and caretaker's quarters, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (d) Any *diversion of stream*,* filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the *interim/draft** development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

** Remarks in italics to be added where appropriate*

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Case Study

A S16 Planning Application

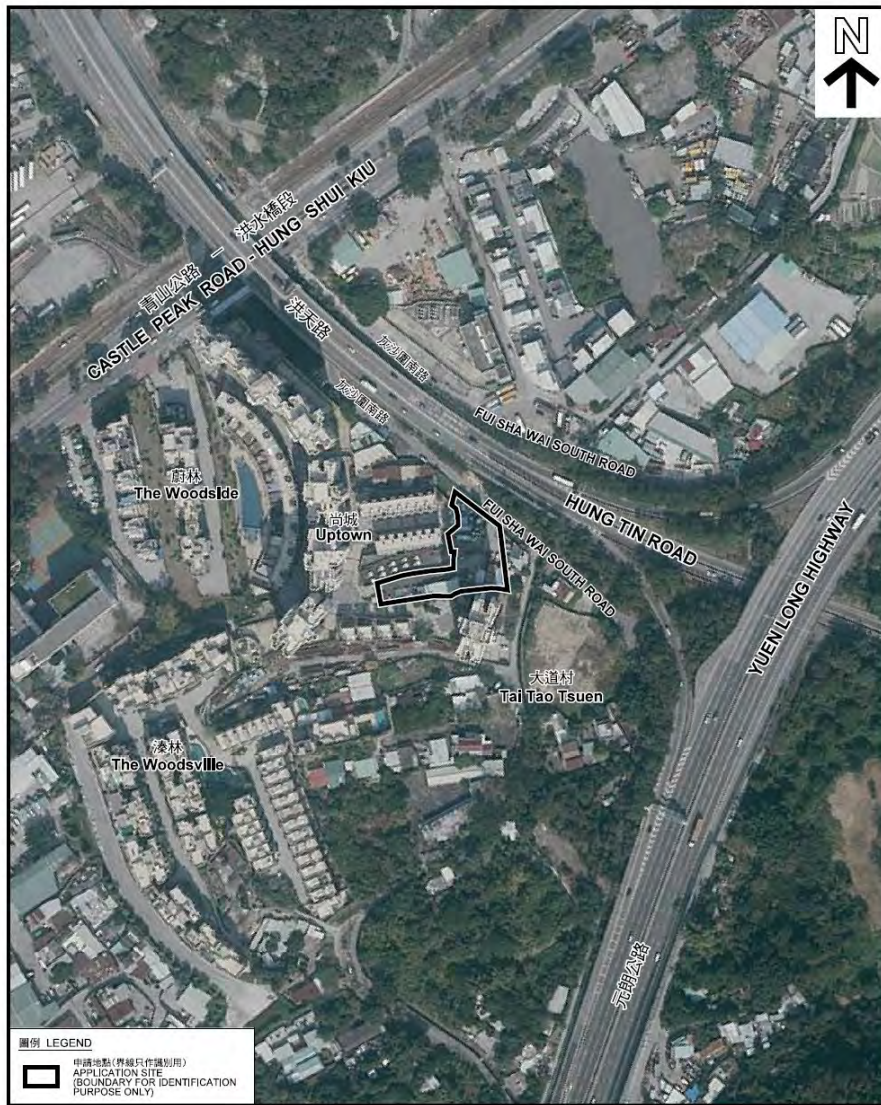
RNTPC Paper No. A/YL-TYST/870A
For Consideration by the
Rural and New Town
Planning Committee
on 4.5.2018

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TYST/870

- Applicant** : Orient Talent Limited represented by Ove Arup & Partners Hong Kong Limited
- Site** : Lots 398 RP (Part) and 404 in D.D.121, Tai Tao Tsuen, Hung Shui Kiu, Yuen Long, New Territories
- Site Area** : About 1,795m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/11
- Zoning** : “Comprehensive Development Area” (“CDA”)
[Restrict to a maximum gross floor area (GFA) of 69,000m² (for the whole “CDA” zone) and a maximum building height (BH) of 17 storeys. Minor relaxation of the GFA and BH restrictions may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance]
- Application** : Proposed Social Welfare Facility (Residential Care Home for the Elderly (RCHE))

Site Area	1,795m ²
Gross Floor Area (GFA) (Domestic)	5,313m ² (about)*
Plot Ratio (PR)	2.96 (about)
Building Height	7 storeys (34.8mPD)
Site Coverage	52%
No. of Block	1
No. of Rooms	65
No. of Beds	300
Car Parking Provision	
- Private Car	3
- Light Bus	1
- Loading/Unloading Bay	1
- Taxi/Private Car Pick up/Drop Off Space	1
Private Open Space	300 m ² (about)



圖例 LEGEND

申請地點 (界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

本圖業於2018年4月17日製備，所根據
的資料及地政總署於2017年1月29日拍得
的航攝照片編號 E014012C
EXTRACT PLAN PREPARED ON 17.4.2018
BASED ON AERIAL PHOTO No.
E014012C TAKEN ON 26.1.2017
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

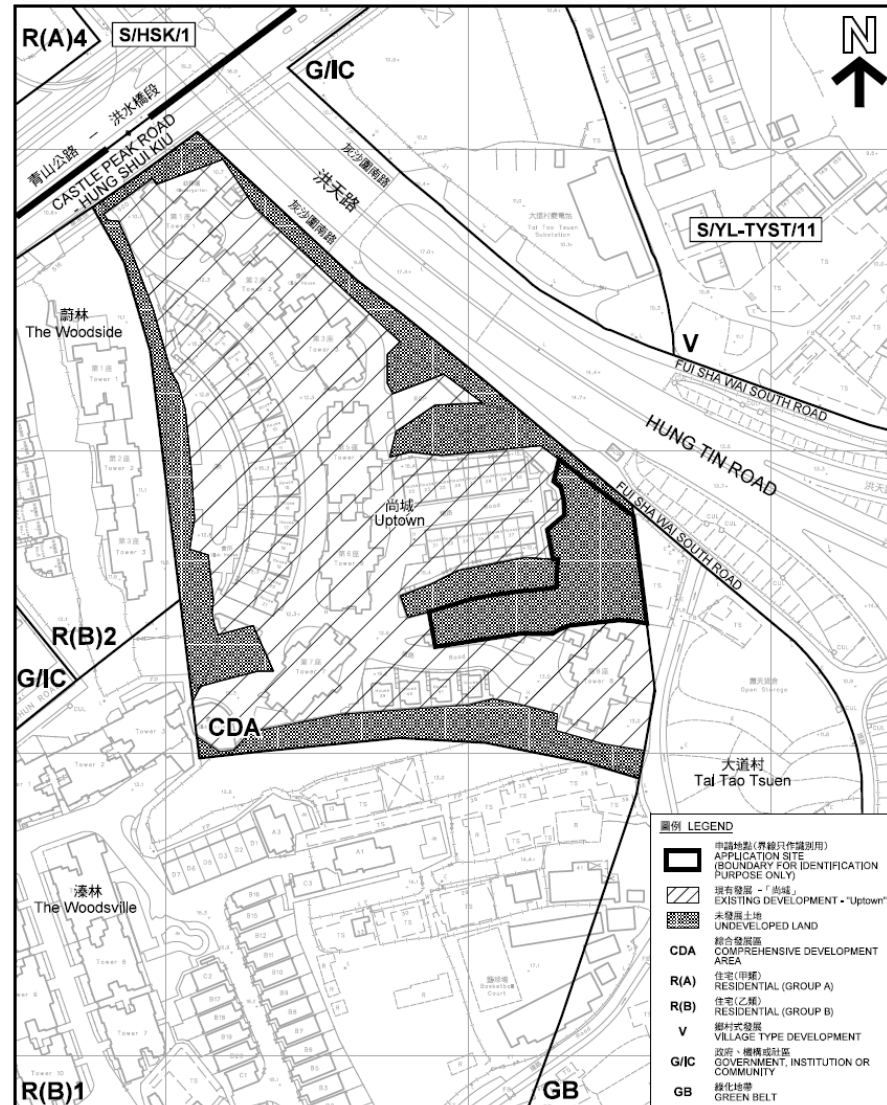
擬議社會福利設施 (安老院舍)
元朗洪水橋大道村文量約份第121約地段第398號餘段(部分)及第404號
PROPOSED SOCIAL WELFARE FACILITY
(RESIDENTIAL CARE HOME FOR THE ELDERLY)
LOTS 398 RP (PART) AND 404 IN D.D.121
TAI TAO TSUEN, HUNG SHUI KIU, YUEN LONG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-TYST/870

圖 PLAN
A-3



圖例 LEGEND

申請地點 (界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

現有發展 - "尚城"
EXISTING DEVELOPMENT - "Uptown"

未發展土地
UNDEVELOPED LAND

綜合發展區
COMPREHENSIVE DEVELOPMENT
AREA

CDA

R(A)
住宅(甲類)
RESIDENTIAL (GROUP A)

R(B)
住宅(乙類)
RESIDENTIAL (GROUP B)

V
鄉村式發展
VILLAGE TYPE DEVELOPMENT

G/C
政府、機構或社區
GOVERNMENT, INSTITUTION OR
COMMUNITY

綠化地帶
GREEN BELT

GB

本圖業於2018年4月20日製備，所根據的
資料及地政總署編號 G-W-13C
EXTRACT PLAN PREPARED ON 20.4.2018
BASED ON SURVEY SHEET No. G-W-13C

平面圖 SITE PLAN

擬議社會福利設施 (安老院舍)
元朗洪水橋大道村文量約份第121約地段第398號餘段(部分)及第404號
PROPOSED SOCIAL WELFARE FACILITY
(RESIDENTIAL CARE HOME FOR THE ELDERLY)
LOTS 398 RP (PART) AND 404 IN D.D.121
TAI TAO TSUEN, HUNG SHUI KIU, YUEN LONG

SCALE 1:1 500 比例尺
METRES 20 0 20 40 60 METRES

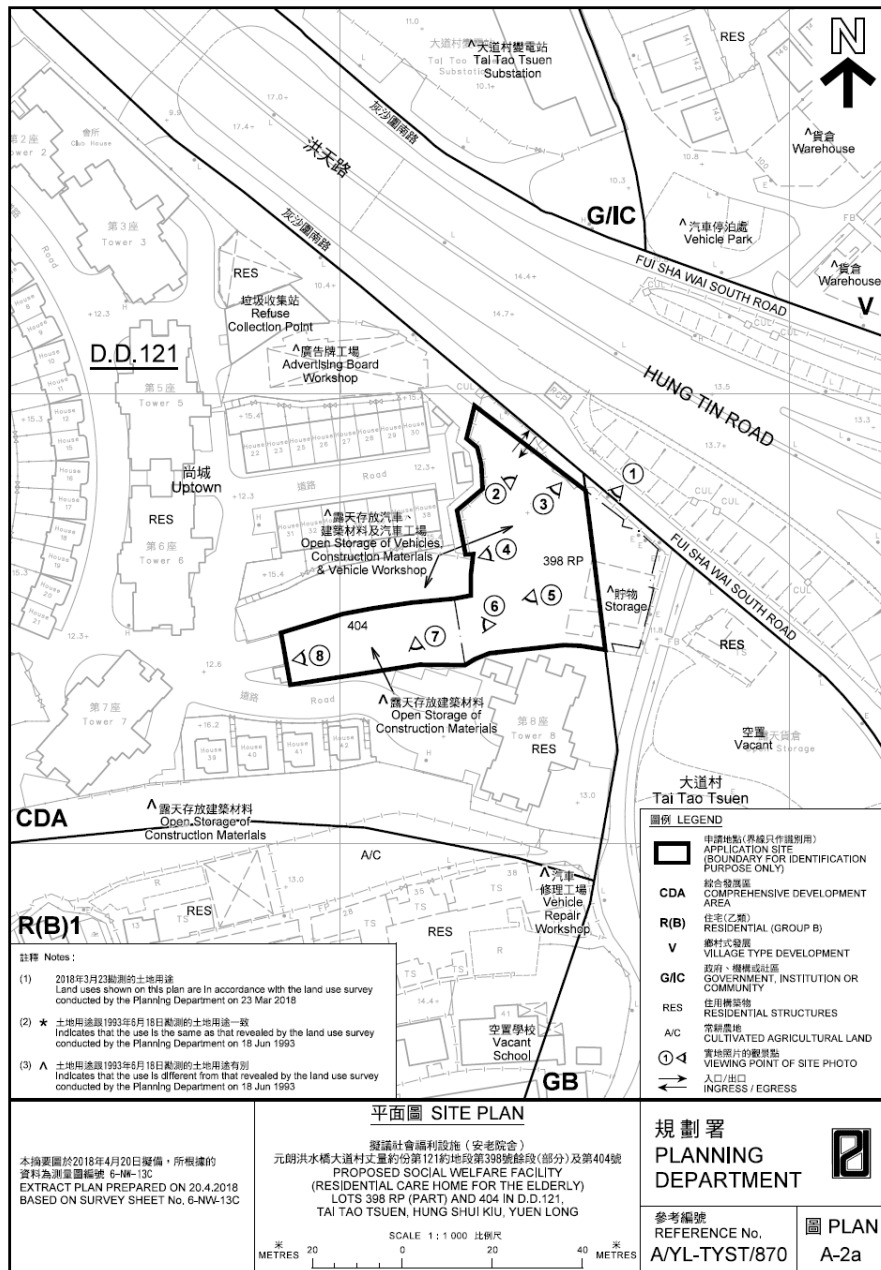
規劃署
PLANNING
DEPARTMENT

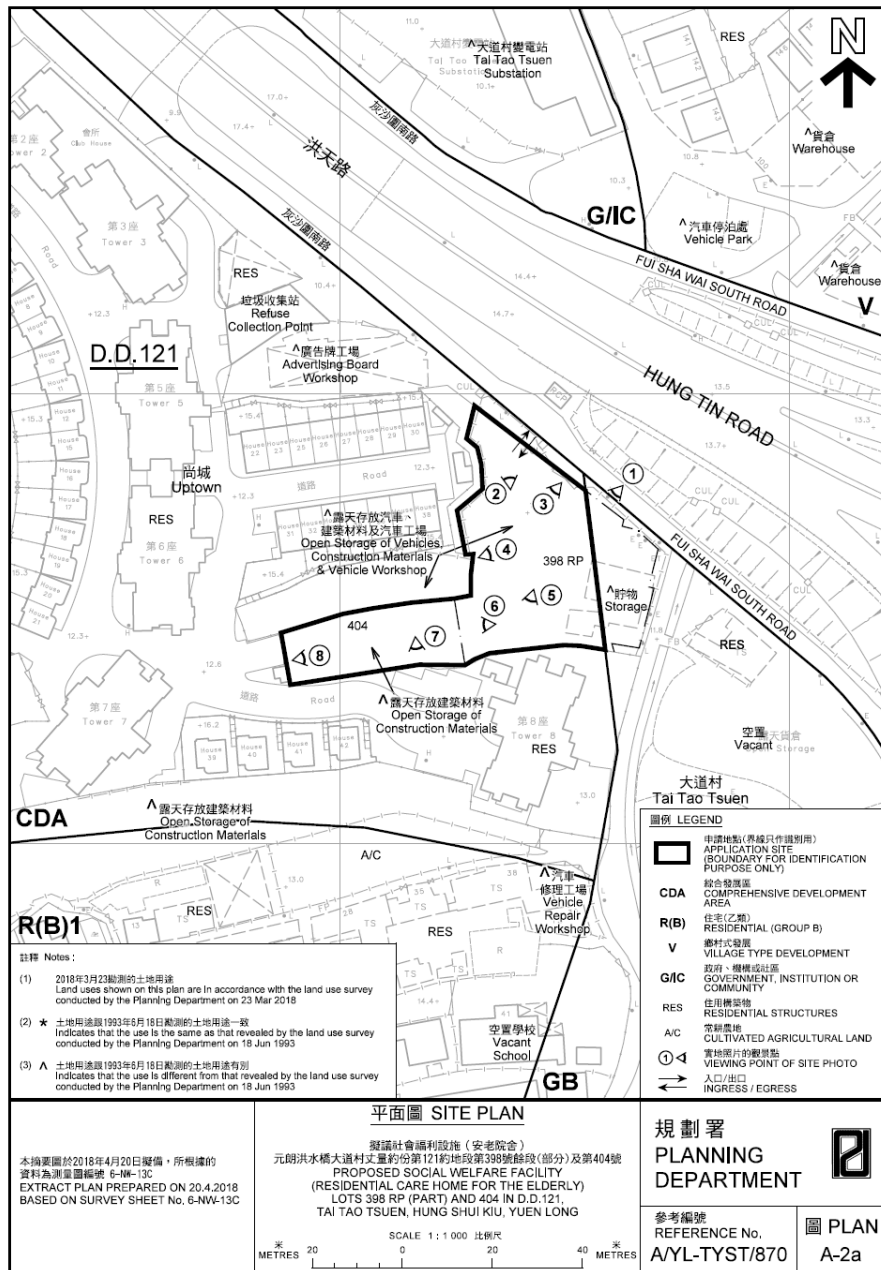


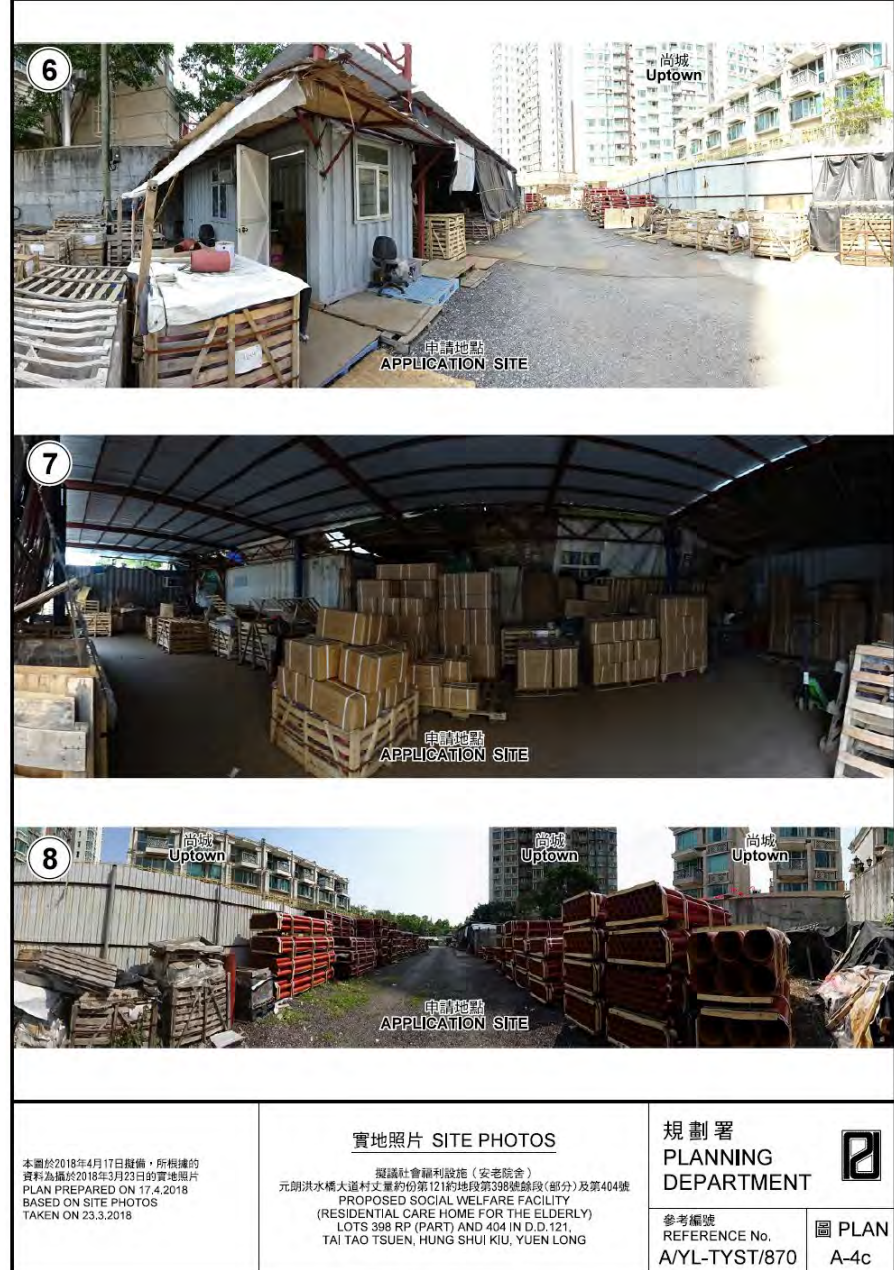
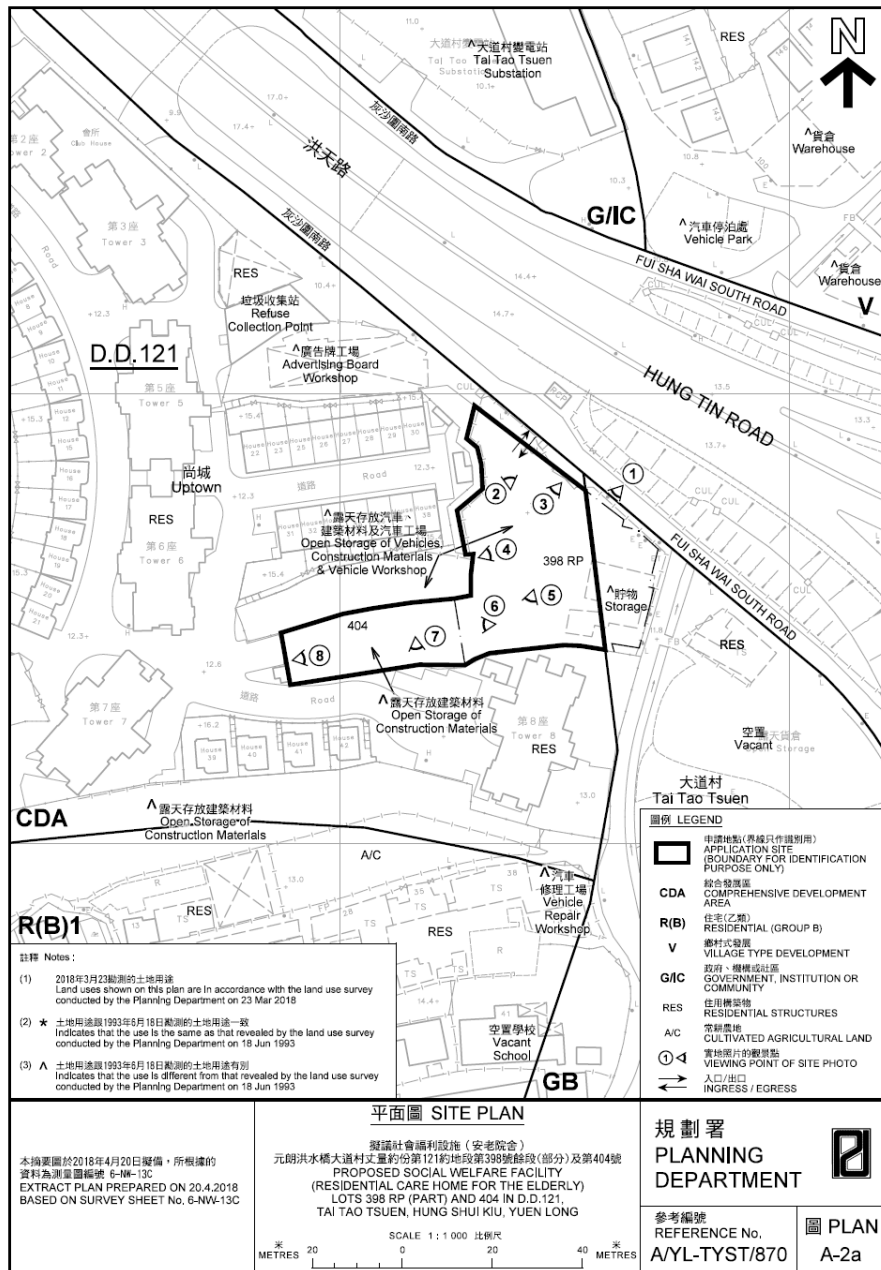
參考編號
REFERENCE No.
A/YL-TYST/870

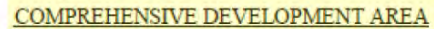
圖 PLAN
A-2b

INITIAL ANALYSIS ON FEASIBILITY AND SUITABILITY OF POTENTIAL SITES - LAND USE AND STATUTORY PLANNING,
ENGINEERING, TRAFFIC, ENVIRONMENTAL AND OTHER TECHNICAL AND PROCEDURAL CONSIDERATIONS









Column 1	Column 2
Uses that may be permitted with or without conditions on application to the Town Planning Board	

Eating Place
Educational Institution
Flat
Government Refuse Collection Point
Government Use (not elsewhere specified)
House (other than rebuilding of New Territories
Exempted House or replacement of
existing domestic building by New
Territories Exempted House permitted
under the covering Notes)
Institutional Use (not elsewhere specified)
Library
Market
Off-course Betting Centre
Office
Place of Entertainment
Place of Recreation, Sports or Culture
Private Club
Public Clinic
Public Convenience
Public Transport Terminus or Station
Public Utility Installation
Public Vehicle Park (excluding container vehicle)
Recyclable Collection Centre
Religious Institution
Residential Institution
School
Shop and Services
Social Welfare Facility
Utility Installation for Private Project

This zone is intended for comprehensive development/redevelopment of the area for residential use with the provision of open space, commercial and other supporting facilities, if any. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (cont'd)Remarks

- (a) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area" shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:

- (i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
- (ii) the proposed total site area and gross floor areas for various uses, total number of flats and flat size, where applicable;
- (iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
- (iv) the alignment, widths and levels of any roads proposed to be constructed within the area;
- (v) the landscaping and urban design proposals within the area;
- (vi) programmes of development in detail;
- (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
- (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
- (ix) a traffic and transport impact assessment report to examine any possible traffic problems and impact on public transport service and facilities provisions that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
- (x) such other information as may be required by the Town Planning Board.

- (b) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (cont'd)Remarks (cont'd)

- (c) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area and a maximum building height specified below:

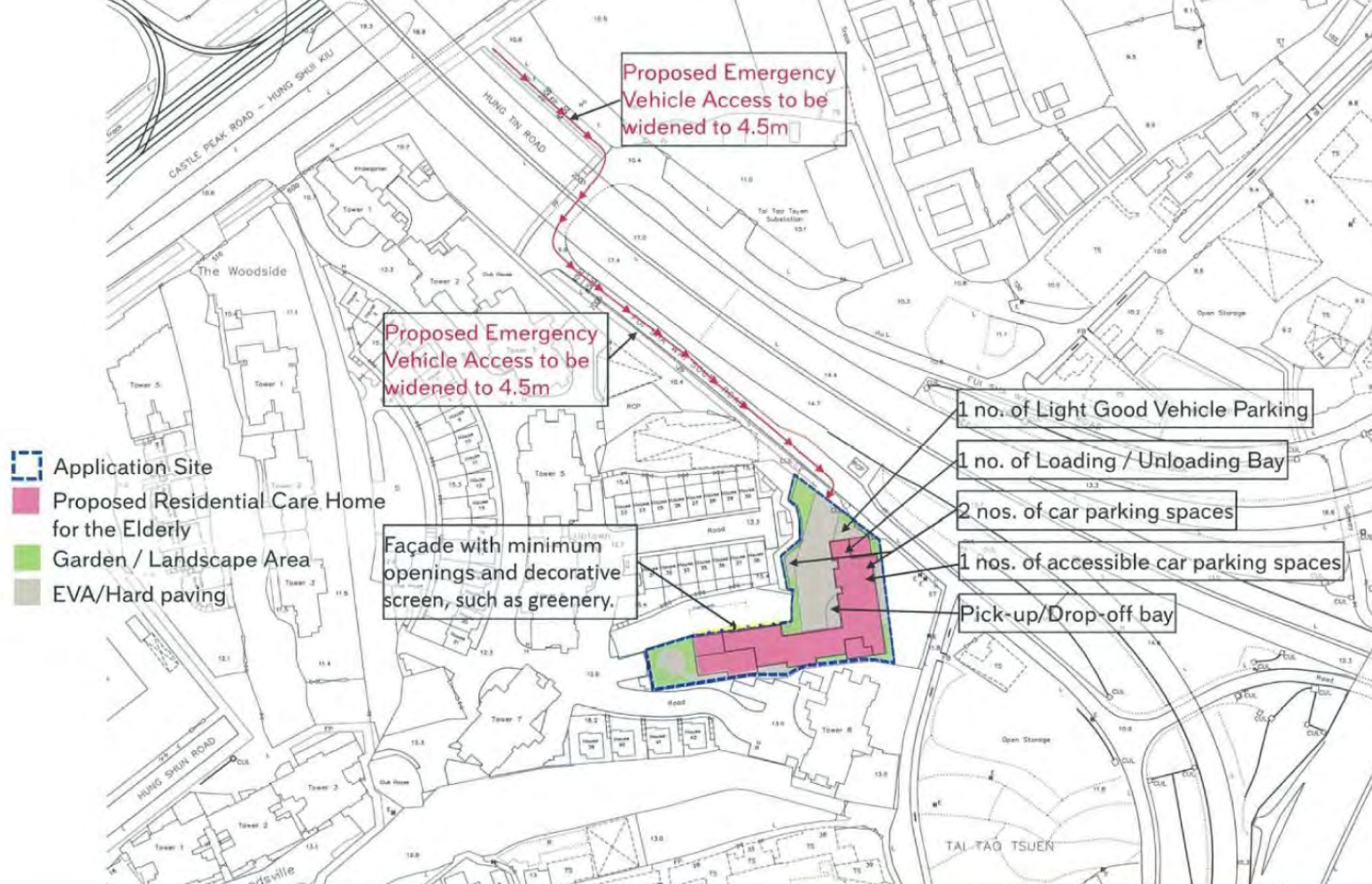
<u>Location of CDAs</u>	<u>Maximum Gross Floor Area</u>	<u>Maximum Building Height</u>
"CDA" west of Hung Tin Road	69,000m ²	17 storeys
"CDA" in Tan Kwai Tsuen	9,925m ²	4 storeys over single-storey car park

- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area and building height restrictions stated in paragraph (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (e) In determining the maximum gross floor area for the purposes of paragraph (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

INITIAL ANALYSIS ON FEASIBILITY AND SUITABILITY OF POTENTIAL SITES - LAND USE AND STATUTORY PLANNING,
ENGINEERING, TRAFFIC, ENVIRONMENTAL AND OTHER TECHNICAL AND PROCEDURAL CONSIDERATIONS

Case Study

The Proposed Development



WCWP International Limited

**INDICATIVE SCHEME FOR
RESIDENTIAL CARE HOME FOR THE ELDERLY – HUNG SHUI KIU, NT**

Block Plan for the Proposed Development for Residential Care Home for the Elderly on the Application Site

(摘錄自申請人於 12. 3. 2018 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 12.3.2018)

參考編號
REFERENCE No.
A/YL-TYST/870

繪圖 DRAWING
A-2



Appendix A



WCWP International Limited

INDICATIVE SCHEME FOR

RESIDENTIAL CARE HOME FOR THE ELDERLY – HUNG SHUI KIU, NT

Ground Floor Plan for the Proposed Development for Residential Care Home for the Elderly on the Application Site

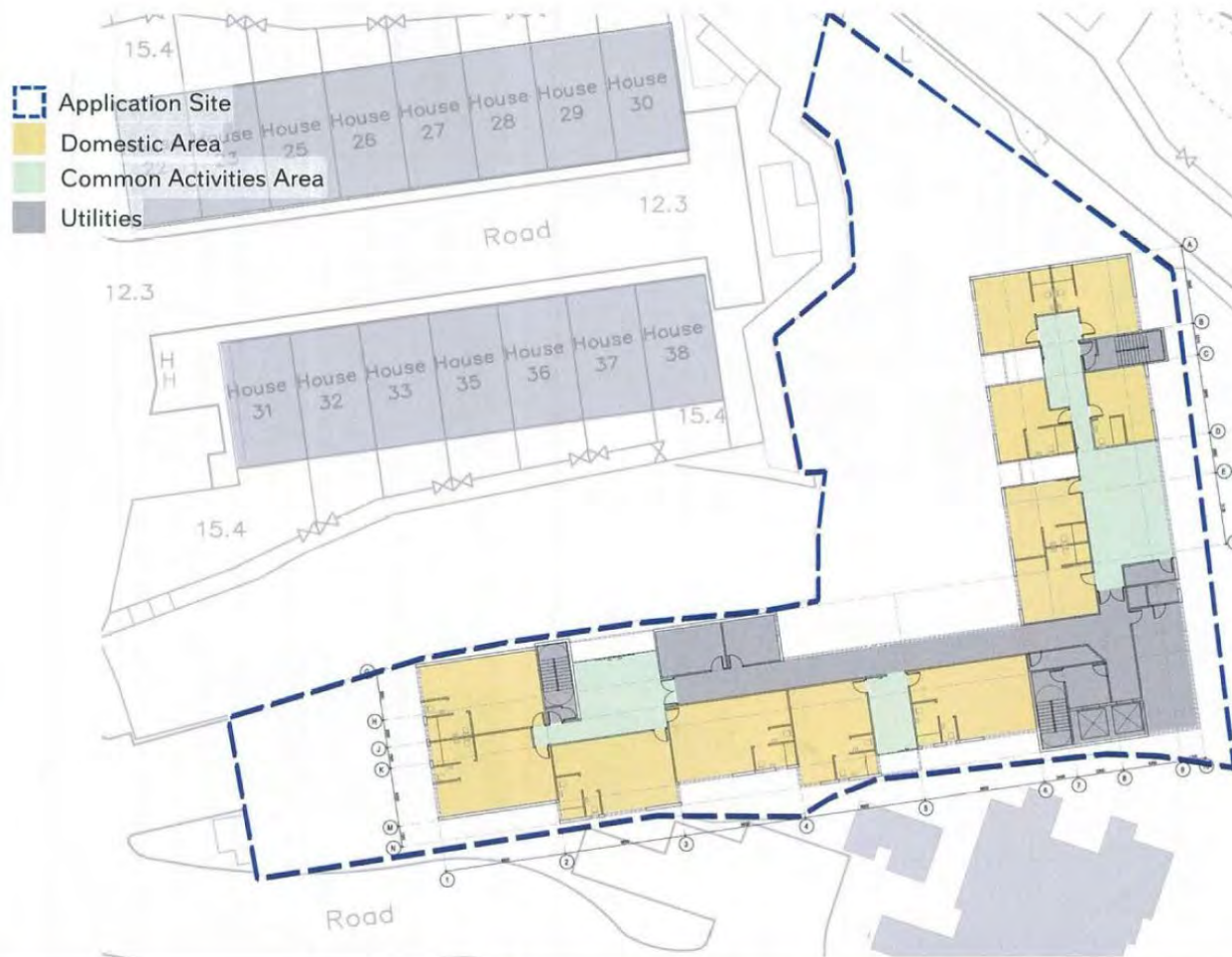
(摘錄自申請人於 25. 4. 2018 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 25.4.2018)

參考編號
REFERENCE No.
A/YL-TYST/870

繪圖 DRAWING
A-3

INDICATIVE SCHEME FOR
RESIDENTIAL CARE HOME FOR THE ELDERLY – HUNG SHUI KIU, NT

繪圖 DRAWING
A-4



WCWP International Limited

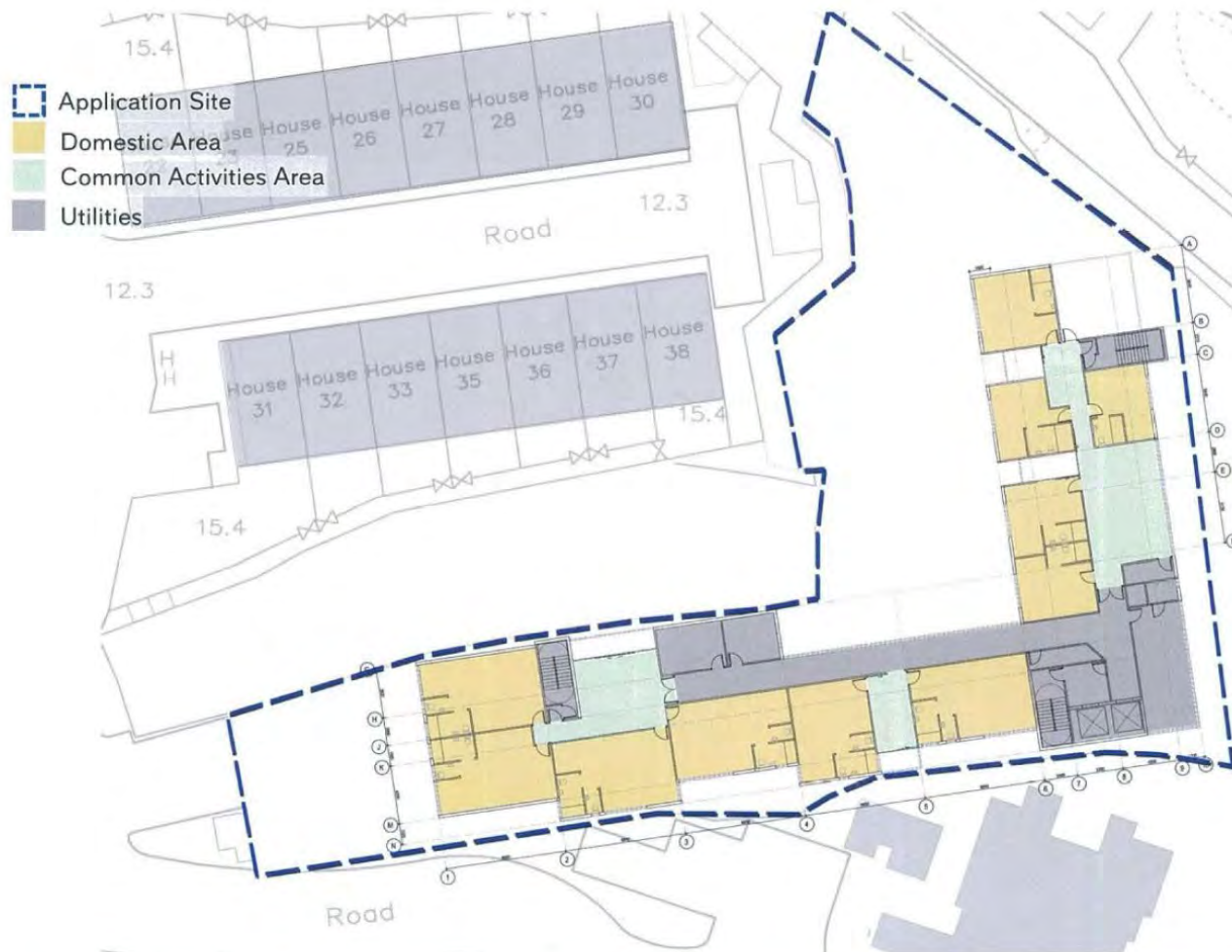
INDICATIVE SCHEME FOR
RESIDENTIAL CARE HOME FOR THE ELDERLY – HUNG SHUI KIU, NT

Second to Third Floor Plan for the Proposed Development for Residential Care Home for the Elderly on the Application Site

(摘錄自申請人於 12.3.2018 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 12.3.2018)

參考編號
REFERENCE No.
A/YL-TYST/870

繪圖 DRAWING
A-5



WCWP International Limited

INDICATIVE SCHEME FOR

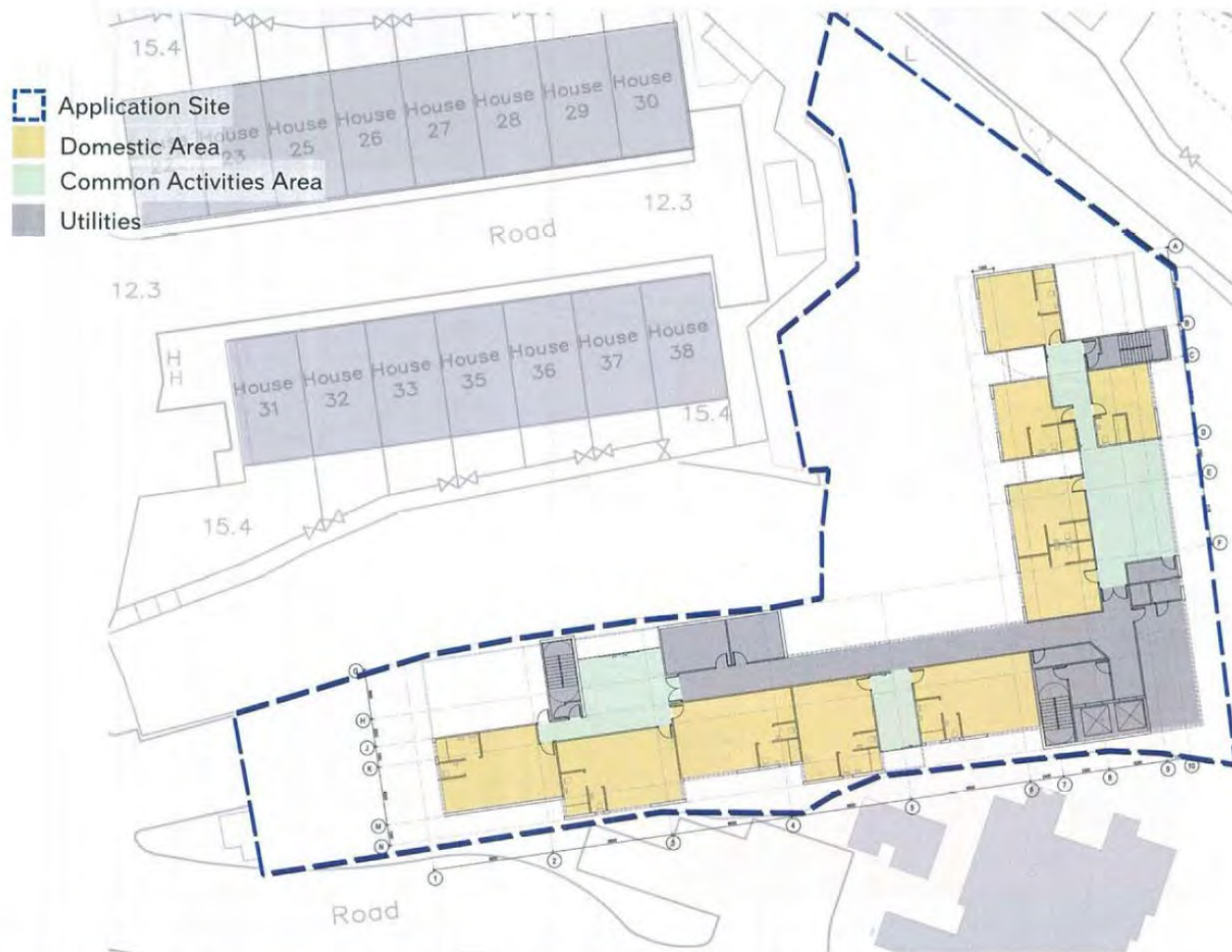
RESIDENTIAL CARE HOME FOR THE ELDERLY – HUNG SHUI KIU, NT

Fourth Floor Plan for the Proposed Development for Residential Care Home for the Elderly on the Application Site

(摘錄自申請人於 12. 3. 2018 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 12.3.2018)

參考編號
REFERENCE No.
A/YL-TYST/870

繪圖 DRAWING
A-6



WCWP International Limited

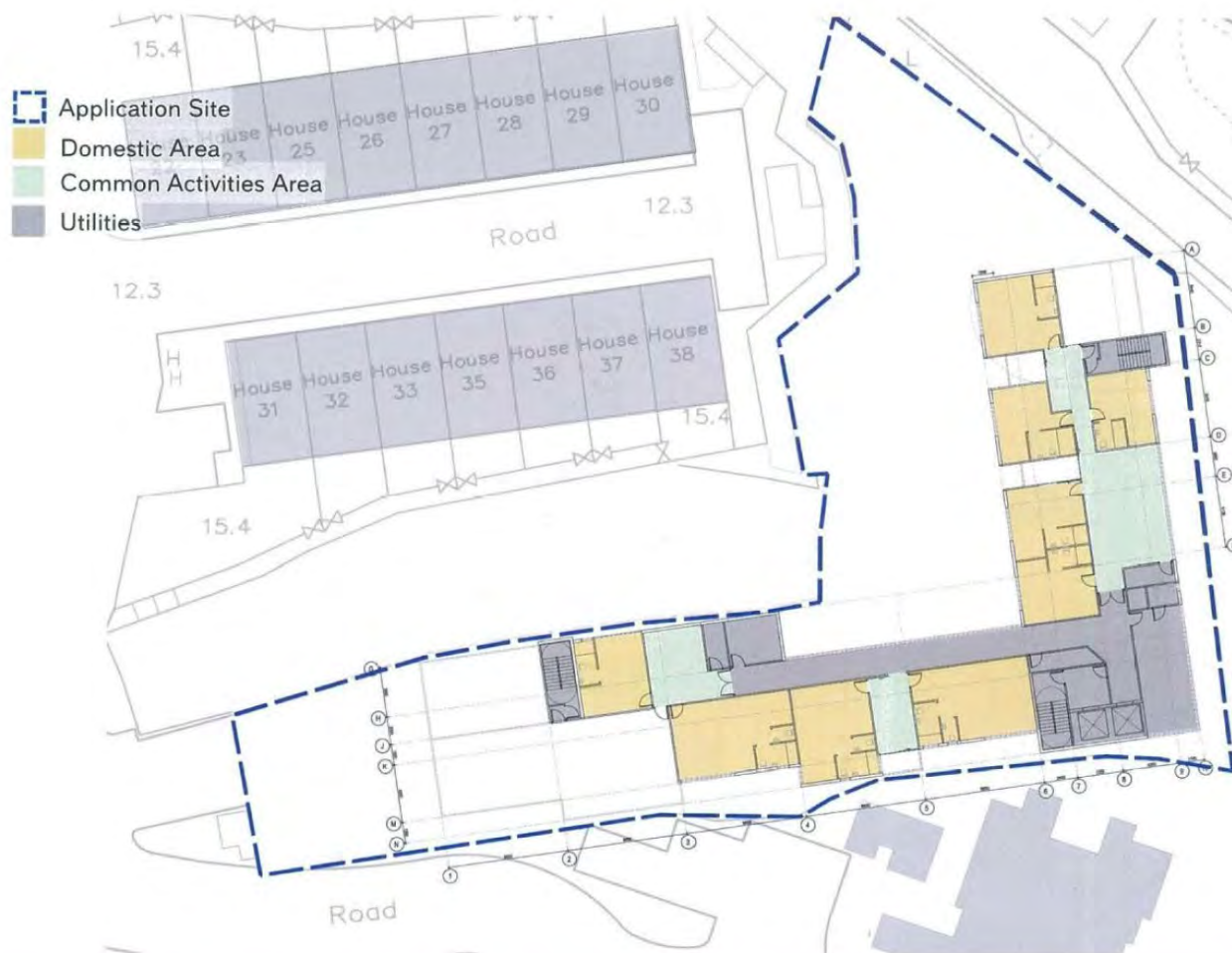
INDICATIVE SCHEME FOR
RESIDENTIAL CARE HOME FOR THE ELDERLY – HUNG SHUI KIU, NT

Fifth Floor Plan for the Proposed Development for Residential Care Home for the Elderly on the Application Site

(摘錄自申請人於 12. 3. 2018 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 12.3.2018)

參考編號
REFERENCE No.
A/YL-TYST/870

繪圖 DRAWING
A-7



WCWP International Limited

INDICATIVE SCHEME FOR

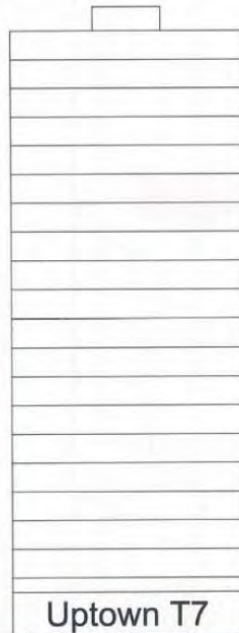
RESIDENTIAL CARE HOME FOR THE ELDERLY – HUNG SHUI KIU, NT

Sixth Floor Plan for the Proposed Development for Residential Care Home for the Elderly on the Application Site

(摘錄自申請人於 12.3.2018 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 12.3.2018)

參考編號
REFERENCE No.
A/YL-TYST/870

繪圖 DRAWING
A-8



Uptown T7

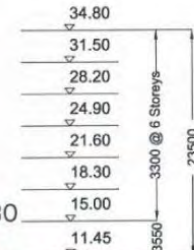
Site Boundary

20050

34.80

Site Boundary

11.30



SECTION AA'

Site Section for the Proposed Development for
Residential Care Home for the Elderly on the Application Site



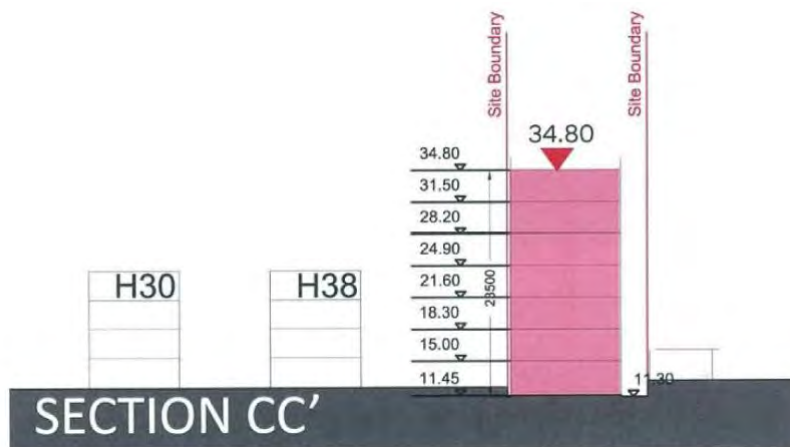
WCWP International Limited

INDICATIVE SCHEME FOR
RESIDENTIAL CARE HOME FOR THE ELDERLY – HUNG SHUI KIU, NT

(Extract from Applicant's Further
Information Submitted on 12.3.2018)

參考編號
REFERENCE No.
A/YL-TYST/870

繪圖 DRAWING
A-9



WCWP International Limited

INDICATIVE SCHEME FOR

RESIDENTIAL CARE HOME FOR THE ELDERLY – HUNG SHUI KIU, NT

Site Section for the Proposed Development for
Residential Care Home for the Elderly on the Application Site

(摘錄自申請人於 12. 3. 2018 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 12.3.2018)

參考編號
REFERENCE No.
A/YL-TYST/870

繪圖 DRAWING
A-10

Social Welfare

10.1.9 Comments of the Director of Social Welfare (DSW):

- (a) The proposed RCHE could be regarded as a ‘social welfare facility’. Subject to the comments from other government departments, he has no in-principle objection to the applied RCHE on the understanding that (i) there would be no financial implication, both capital and recurrent, to Social Welfare Department (SWD); (ii) the Residential Care Homes (Elderly Persons) Regulation (Cap. 459) and the Residential Care Homes (Elderly Persons) Regulation (Cap 459A), as well as the Code of Practice for Residential Care Homes (Elderly Persons) will be complied with. The applicant should also consider providing further details, as appropriate, as to address the public comments.
- (b) His current no in-principle objection to the application should not be seen as policy support already given for premium concession for the proposed development of RCHE which may be sought at the subsequent land exchange arrangements. Consideration of such policy support, if required, will be subject to further assessment of the support-worthiness based on a detailed service proposal from the applicant, and the imposition of requirements and terms as deemed necessary and appropriate.

INITIAL ANALYSIS ON FEASIBILITY AND SUITABILITY OF POTENTIAL SITES - LAND USE AND STATUTORY PLANNING,
ENGINEERING, TRAFFIC, ENVIRONMENTAL AND OTHER TECHNICAL AND PROCEDURAL CONSIDERATIONS

Case Study

Landscape

1.3 Existing Tree Treatment

In accordance with JPN No. 3 and LAO Practice Note 7/2007, there is no existing tree within the Application Site boundary.

Section 2 – Landscape Proposal

2.1 Landscape Design Objectives

The landscape design objectives are as follows:

- to integrate the proposed development from a landscape and visual perspective with the existing and planned landscape context;
- to provide visual integration in elevated view of the scheme, and screening and softening of the built form at low level view;
- to provide a quality and usable outdoor landscape space for the future users;
- to maximize, where feasible, the opportunity for the planting



(摘錄自申請人於 25. 4. 2018 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 25.4.2018)

參考編號
REFERENCE No.
A/YL-TYST/870

繪圖 DRAWING
A-14



(摘錄自申請人於 12.3.2018 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 12.3.2018)

參考編號
REFERENCE No.
A/YL-TYST/870

繪圖 DRAWING
A-15

Landscaping

- (a) The Site falls within an area zoned “CDA” on the Tong Yan San Tsuen OZP. It was involved in one previous application (No. A/YL-TYST/342) rejected by the Committee. The current application is seeking planning permission for the proposed RCHE use.
- (b) Based on the submitted information and aerial photo taken in 2015, the Site is currently used as warehouses and open storage yards, surrounded by both low-rise and high-rise residential development within the “CDA” site completed in recent years. It is noted that there is no specific planning brief for this residual area within the “CDA” site, while she considers the proposed land use is not incompatible with the surrounding residential environment. Adverse landscape impact arising from the proposed use at the Site is not anticipated. Therefore she has no objection on the application from the landscape planning perspective.
- (c) With reference to further information received on 12.3.2018 (**Appendix Ic**), the dimension of the enlarged/ revised planters for buffer planting are not clearly stated/shown. The applicant shall

TYST 870A

- 13 -

fully address this concern at the submission stage if the application is approved by the Board. The applicant is reminded of paragraph 2.7.19(c) of chapter 4 of the Hong Kong Planning Standard and Guidelines (HKPSG): “For a tree planting, a 3m wide planting strip and a minimum 1.2m soil depth (excluding drains) should be reserved. For other plantings, a minimum of 1m wide planting strip is recommended”, as well as to ensure sufficient space reserved for sustainable planting buffer.

- (d) She has no further comment on the further information received on 25.4.2018 (**Appendix If**). The Landscape Master Plan will be reviewed holistically in the submission stage.
- (c) Should the application be approved, the applicant is required to submit and implement a landscape proposal to the satisfaction of the Director of Planning or of the Board.

13. Planning Department's Views

- 13.1 Based on the assessment made in paragraph 12 and having taken into account the public comments mentioned in paragraph 11, the Planning Department has no objection to the application.
- 13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until **4.5.2022**, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) submission and implementation of a revised Master Layout Plan taking into account the approval conditions as stated in paragraphs (b) to (g) below to the satisfaction of the Director of Planning or of the Town Planning Board;
- (b) the submission of a revised Traffic Impact Assessment (TIA) and implementation of the traffic mitigation measures identified therein to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (c) the submission and implementation of a revised run in/run-out proposal to the satisfaction of the Director of Highways or of the Town Planning Board;
- (d) the submission and implementation of a revised landscape proposal to the satisfaction of the Director of Planning or of the Town Planning Board;
- (e) the submission of a revised Noise Impact Assessment (NIA) and implementation of the mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (f) the submission and implementation of a drainage proposal to the Director of Drainage Services or of the Town Planning Board; and

TYST 870A

- 20 -

- (g) the submission and implementation of water supplies for firefighting and fire service installations proposal to the satisfaction of the Director of Fire Services or of the Town Planning Board.

INITIAL ANALYSIS ON FEASIBILITY AND SUITABILITY OF POTENTIAL SITES - LAND USE AND STATUTORY PLANNING,
ENGINEERING, TRAFFIC, ENVIRONMENTAL AND OTHER TECHNICAL AND PROCEDURAL CONSIDERATIONS

Case Study

Visual

1. Introduction

This Visual Impact Assessment (VIA) is prepared in support of the Application for Planning Permission under Section 16 of the Town Planning Ordinance (Cap. 131) (TPO) in respect of the proposed Residential Care Home for the Elderly at Lots 398 RP(Part) and 404 in D.D. 121, Tai Tao Tsuen, Hung Shui Kiu, Yuen Long, New Territories (the Application Site).

This VIA evaluates the visual compatibility and degree of anticipated visual impacts of the Indicative Scheme on the Visually Sensitive Receivers (VSRs) relevant to the Application Site according to the requirements listed under Town Planning Board (TPB) Guidelines No. 41 (the TPB PG). Based on the evaluation, the VIA comments on the visual acceptability of the Indicative Scheme.

The outline of the VIA is set out as below:-

- Section 2 outlines the visual context of the Application Site and its surrounding area;
- Section 3 describes the key features and development parameters of the Indicative Scheme;
- Section 4 identifies the Assessment Area and provides an analysis of the viewing points (VPs);
- Section 5 assesses the visual impacts; and
- Section 6 concludes the VIA.

VP 1: From Fu Sha Wai South Road



(摘錄自申請人於 20.11.2017 提交的申請書)
(Extract from Applicant's
Submission of 20.11.2017)

參考編號 REFERENCE No.	繪圖 DRAWING
A/YL-TYST/870	A-11



Existing Condition



With the Indicative Scheme

Proposed Residential Care Home for Elderly at Lots 398 RP(Part) and 404 in D.D. 121, Tai Tao Tsuen,
Hung Shui Kiu, Yuen Long, New Territories

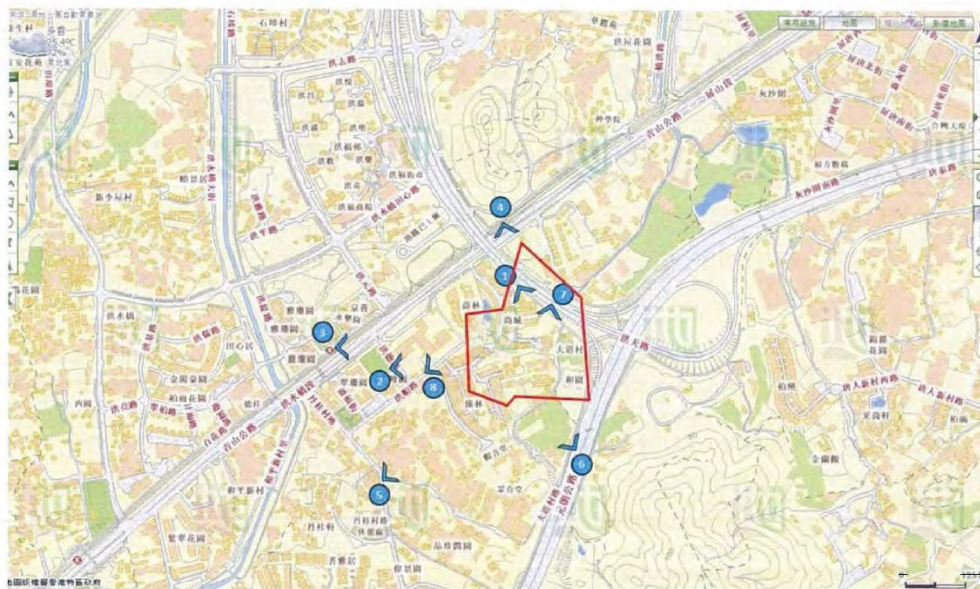
01 November 2017
Page 9 of 26

Visual Impact Assessment

(摘錄自申請人於 20.11.2017 提交的申請書)
(Extract from Applicant's
Submission of 20.11.2017)

參考編號 REFERENCE No.	繪圖 DRAWING
A/YL-TYST/870	A-12

VP 2: From Hung Shun Road Playground

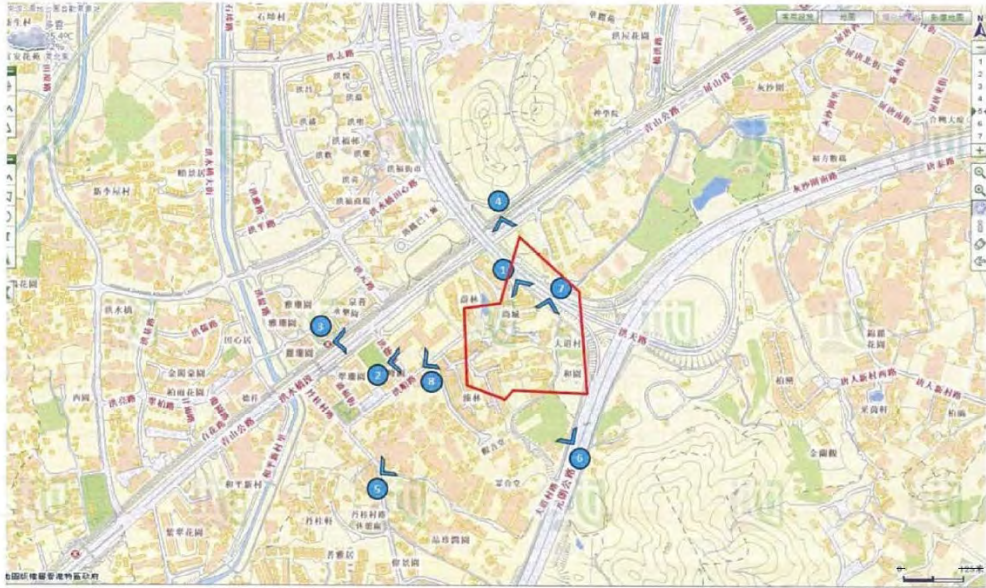


(摘錄自申請人於 20.11.2017 提交的申請書)
(Extract from Applicant's
Submission of 20.11.2017)

參考編號 REFERENCE No.	繪圖 DRAWING
A/YL-TYST/870	A-11



VP 3: From Hung Shui Kiu LRT Station



(摘錄自申請人於 20.11.2017 提交的申請書)
(Extract from Applicant's
Submission of 20.11.2017)

參考編號 REFERENCE No.	繪圖 DRAWING
A/YL-TYST/870	A-11



Existing Condition



With the Indicative Scheme

VP 4: From cycling track along Castle Peak Road (Ping Shan)



(摘錄自申請人於 20.11.2017 提交的申請書)
(Extract from Applicant's
Submission of 20.11.2017)

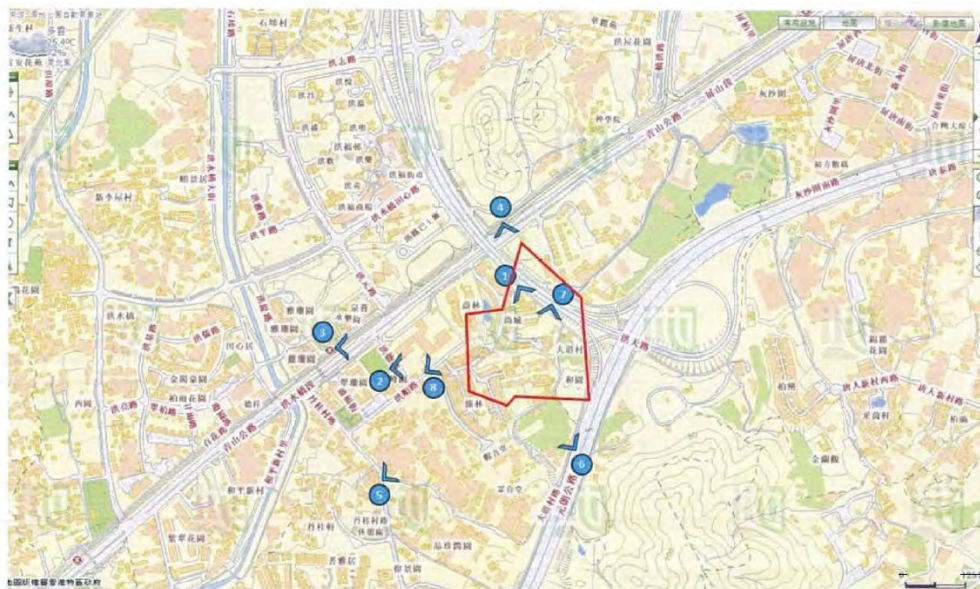
參考編號 REFERENCE No.	繪圖 DRAWING
A/YL-TYST/870	A-11



Existing Condition



With the Indicative Scheme

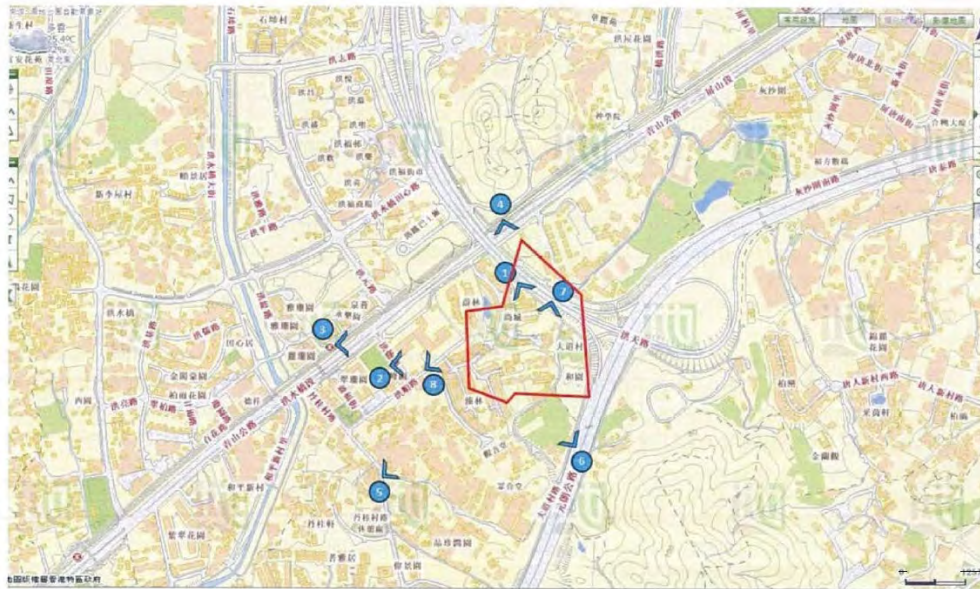


(摘錄自申請人於 20.11.2017 提交的申請書)
(Extract from Applicant's
Submission of 20.11.2017)

參考編號 REFERENCE No.	繪圖 DRAWING
A/YL-TYST/870	A-11

VP 5: View from Tan Kwai Tsuen Road Waiting Area

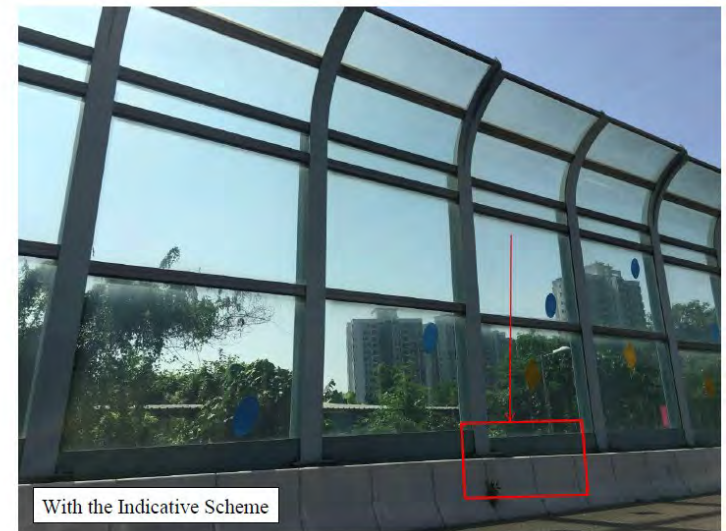


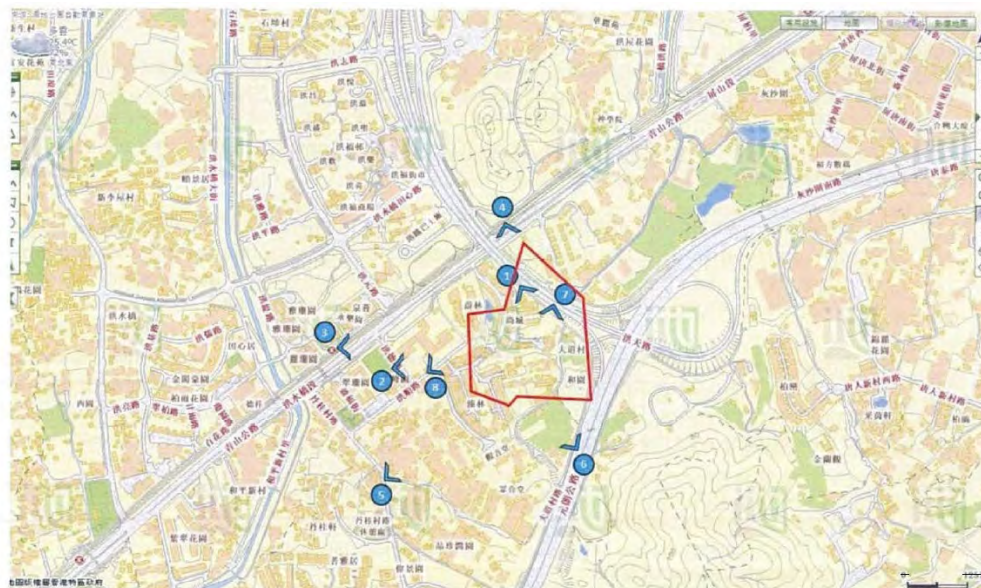


(摘錄自申請人於 20.11.2017 提交的申請書)
(Extract from Applicant's
Submission of 20.11.2017)

參考編號 REFERENCE No.	繪圖 DRAWING
A/YL-TYST/870	A-11

VP 6: From Yuen Long Highway





(摘錄自申請人於 20.11.2017 提交的申請書)
 (Extract from Applicant's
 Submission of 20.11.2017)

參考編號 REFERENCE No. A/YL-TYST/870	繪圖 DRAWING A-11
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VP 7: From Hung Tin Road



Existing Condition



With the Indicative Scheme

Proposed Residential Care Home for Elderly at Lots 398 RP(Part) and 404 in D.D. 121, Tai Tao Tsuen,
 Hung Shui Kiu, Yuen Long, New Territories

Visual Impact Assessment

01 November 2017
 Page 21 of 26

(摘錄自申請人於 20.11.2017 提交的申請書)
 (Extract from Applicant's
 Submission of 20.11.2017)

參考編號 REFERENCE No. A/YL-TYST/870	繪圖 DRAWING A-13
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(摘錄自申請人於 20.11.2017 提交的申請書)
(Extract from Applicant's
Submission of 20.11.2017)

參考編號 REFERENCE No.	繪圖 DRAWING
A/YL-TYST/870	A-11

VP 8: View from Hung Shun Road



Existing Condition



With the Indicative Scheme

Below is a summarised assessment of the visual impacts when the Indicative Scheme is in place.

VP	Visual Sensitivity	Appraisal Components				Conclusion
		Visual Composition	Visual Obstruction	Effect on Public Viewers	Effect on Visual Resources	
VP1: From Fu Shan Wai South Road	Low	Partly Enhanced	Partly Enhanced	Partly Enhanced	Partly Enhanced	Partly enhanced
VP2: From Hung Tak Road Playground	Moderate	Negligible	Negligible	Negligible	Negligible	Negligible
VP3: From Hung Shui Kui LRT Station	Low	Negligible	Negligible	Negligible	Negligible	Negligible
VP4: From Cycling Track along Castle Peak Road (Ping Shan)	Low	Negligible	Negligible	Negligible	Negligible	Negligible
VP5: From Tan Kwai Ysuen Road Waiting Area	Moderate	Negligible	Negligible	Negligible	Negligible	Negligible
VP6: From Yuen Long Highway	Low	Negligible	Negligible	Negligible	Negligible	Negligible
VP7: From Hung Tin Road	Low	Partly Enhanced	Partly Enhanced	Partly Enhanced	Partly Enhanced	Partly enhanced
VP8: From Hung Shun Road	Moderate	Negligible	Negligible	Negligible	Negligible	Negligible

6. Conclusion

In the Visual Impact Assessment, a total of eight VPs were assessed and the Indicative Scheme is considered to be fully acceptable in terms of visual compatibility with the surrounding built environment, building form, scale and masses. There will be negligible visual impact to the character of Fui Sha Wai South Road, Hung Tak Road Playground, Hung Shui Kiu LRT Station, Cycling Track along Castle Peak Road (Ping Shan), Tan Kwai Tsuen Road Waiting Area, Yuen Long Highway, Hung Tin Road and Hung Shun Road as viewed from a series of short, medium and long-ranged VPs in the vicinity of the Application Site. No visual obstruction to the nearby visual resources has been made.

Based on the above, the Indicative Scheme is considered to be fully acceptable from visual point of view.



Proposed Setback from Fui Sha Wai South Road and Uptown



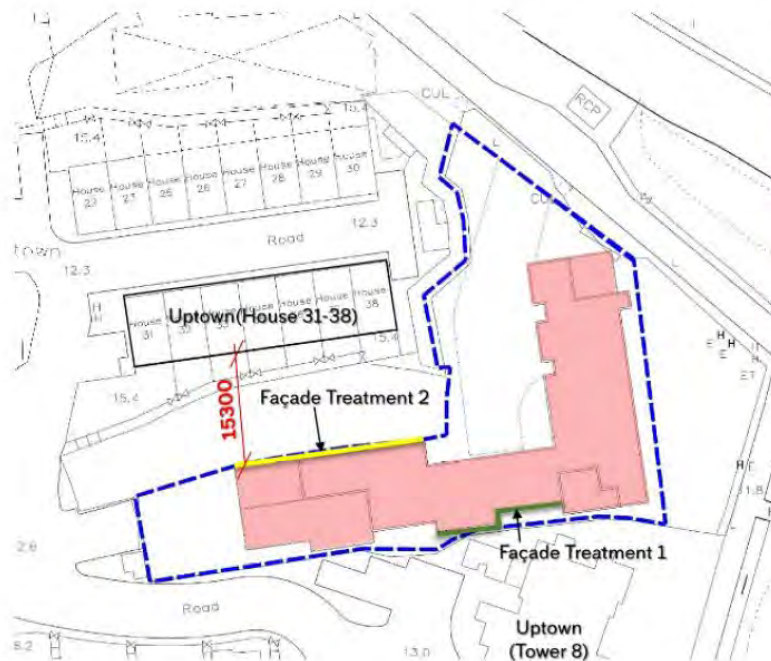
WCWP International Limited

**INDICATIVE SCHEME FOR
RESIDENTIAL CARE HOME FOR THE ELDERLY – HUNG SHUI KIU, NT**

(摘錄自申請人於 24.4.2018 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 24.4.2018)

參考編號
REFERENCE No.
A/YL-TYST/870

繪圖 DRAWING
A-19



Application Site

Proposed Residential Care Home for the Elderly

Façade Treatment 1

Featuring vertical louvres will be need as external solar shading to mitigate direct sun exposures and prevent direct overlooking from and to neighbours.



Reference image

Façade Treatment 2

Screening panel would be installed to mitigate direct exposure. Panel designed with a different pattern of perforations and openings would provide a fresh, eye-catching façade to enhance visual quality.



Reference image



WCWP International Limited

INDICATIVE SCHEME FOR

RESIDENTIAL CARE HOME FOR THE ELDERLY – HUNG SHUI KIU, NT

Façade treatments facing 'Uptown'

(摘錄自申請人於 24. 4. 2018 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 24.4.2018)

參考編號
REFERENCE No.
A/YL-TYST/870

繪圖 DRAWING
A-20

Urban Design and Landscape

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

TYST 870A

- 12 -

Urban Design

- (a) She has the following comments on the further information received on 24.4.2018 (**Appendix 1e**):
 - (i) Paragraphs 1 and 2 of the R to C table- Regarding the applicant's explanation relating to BD's PNAP No. APP-152 - 'Sustainable Building Design Guidelines' including (i) the 'building setback' (i.e. the proposed '9m setback' (including areas with structural columns and carpark area) from the centerline of Fui Sha Wai South Road and setback from Uptown Tower 8); and (ii) the provision of the covered 'void' area as a 'building setback', the Building Department should be consulted in this regard.
 - (ii) The applicant should focus on the visual implications of this proposal on the surrounding environment. As regards the visual impacts of other "planned" development/conditions in future, the future developers themselves would undertake separate VIA to address the possible visual impacts on the subject application. Furthermore, there is no development detail, including implementation schedule etc., on the "planned conditions" and it is premature to conclude any of their implication on the subject application at this stage. Therefore, the applicant should keep his original approach to show the "without development" scenarios and there is no need to add a "planned condition" scenario.
 - (iii) She cannot see how the proposed development would enhance the existing visual environment at VP1 and VP7. Thus, the overall performance of "Partly Enhanced" is doubtful.

Technical Aspects

- 12.6 Concerned government departments have no in-principle objection to the application. On C for T's comments on the TIA, CTP/UD&L, PlanD's comments on the VIA and DEP's comments on the NIA, they could be addressed by imposing appropriate approval conditions. With proper mitigation measures in place, the proposed RCHE development is not expected to be subject to adverse environmental impact or create adverse traffic, environmental, visual, landscape, drainage and sewerage impacts. In response to C for T's comments, the applicant indicates that he will liaise with the lot owners on the access right of the access road to the Site (**Plan A2-c**) at the implementation stage.

INITIAL ANALYSIS ON FEASIBILITY AND SUITABILITY OF POTENTIAL SITES - LAND USE AND STATUTORY PLANNING,
ENGINEERING, TRAFFIC, ENVIRONMENTAL AND OTHER TECHNICAL AND PROCEDURAL CONSIDERATIONS

Case Study

Traffic

1. INTRODUCTION

1.1 Background

- 1.1.1 The subject site is located at Lot Nos. 398 RP (part) and 404 in D.D. 121, Hung Shui Kiu, as indicated in **Drawing No. 1.1**. The site falls within an area zoned “Comprehensive Development Area” (CDA) on the Draft Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/11.
- 1.1.2 The Applicant intends to develop the subject site into a Residential Care Home for the Elderly (RCHE) with 300 beds. This Traffic Impact Assessment (TIA) study is to review the potential traffic impact on the adjacent local road network by the proposed RCHE.

1.2 Study Objectives

- 1.2.1 The objectives of this TIA study are summarised as follows:
- Present the proposed RCHE schedule and its internal transport provisions;
 - Review the current traffic conditions in the vicinity;
 - Estimate the traffic generation/attraction of the proposed RCHE;
 - Produce traffic forecasts for the local road network at the adopted design year;
 - Investigate the traffic impact on the local road network upon operation of the proposed RCHE; and,
 - Suggest any traffic improvement measures, if considered necessary, to alleviate the potential traffic problem.



Appendix A



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INDICATIVE SCHEME FOR

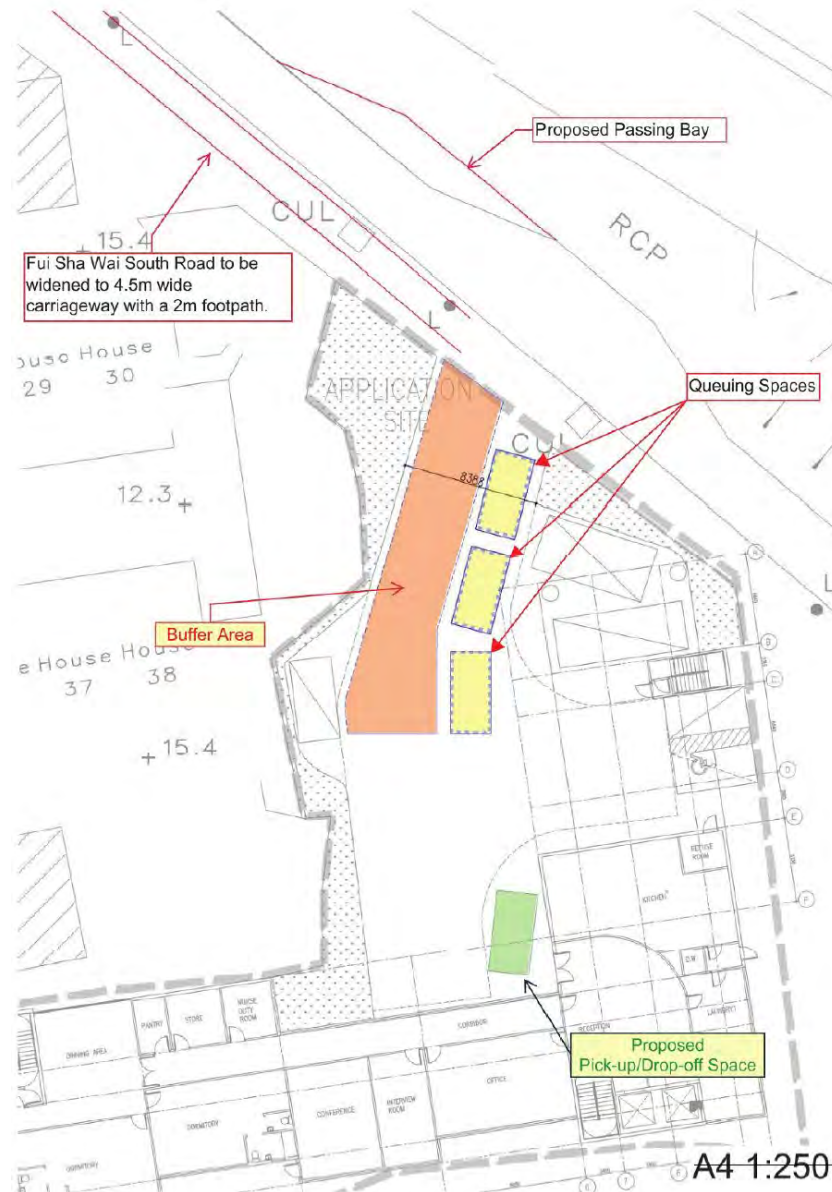
RESIDENTIAL CARE HOME FOR THE ELDERLY – HUNG SHUI KIU, NT

Ground Floor Plan for the Proposed Development for Residential Care Home for the Elderly on the Application Site

(摘錄自申請人於 25. 4. 2018 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 25.4.2018)

參考編號
REFERENCE No.
A/YL-TYST/870

繪圖 DRAWING
A-3

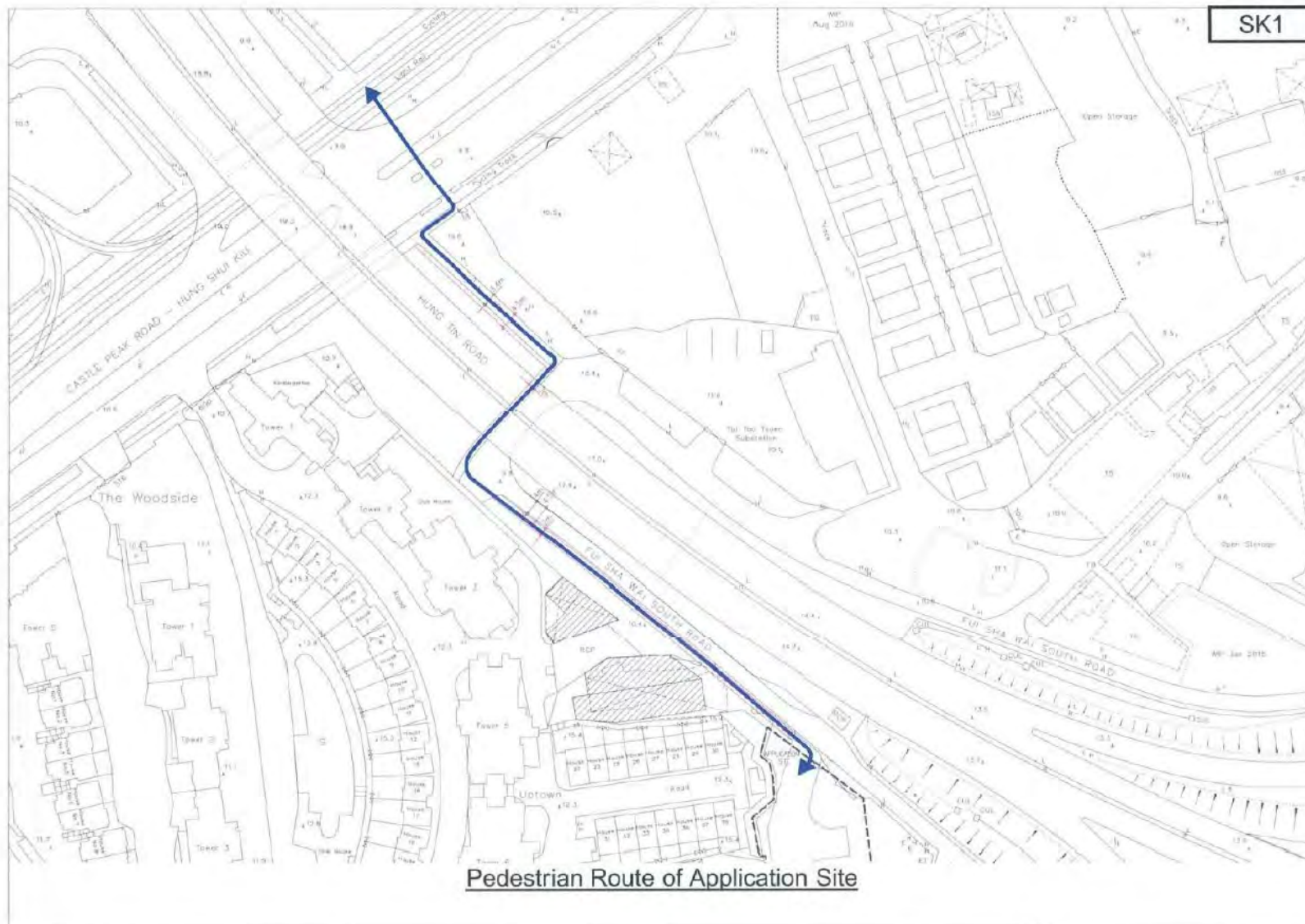


(摘錄自申請人於 24.4.2018 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 24.4.2018)

參考編號
REFERENCE No.
AYL-TYST/870

繪圖 DRAWING
A-21

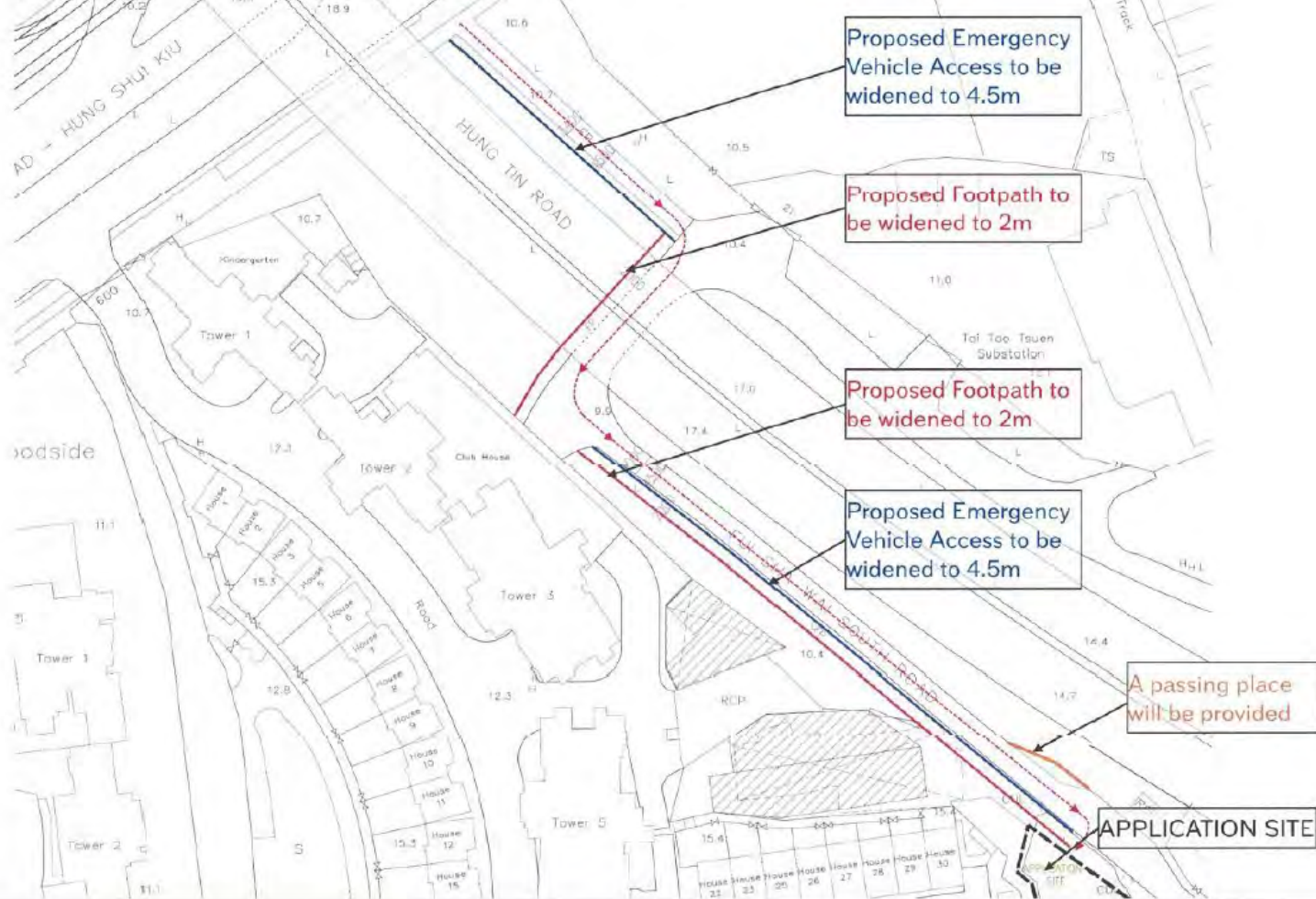
SK1



(摘錄自申請人於 12.3.2018 提交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 12.3.2018)

參考編號
REFERENCE No.
A/YL-TYST/870

繪圖 DRAWING
A-18



WCWP International Limited

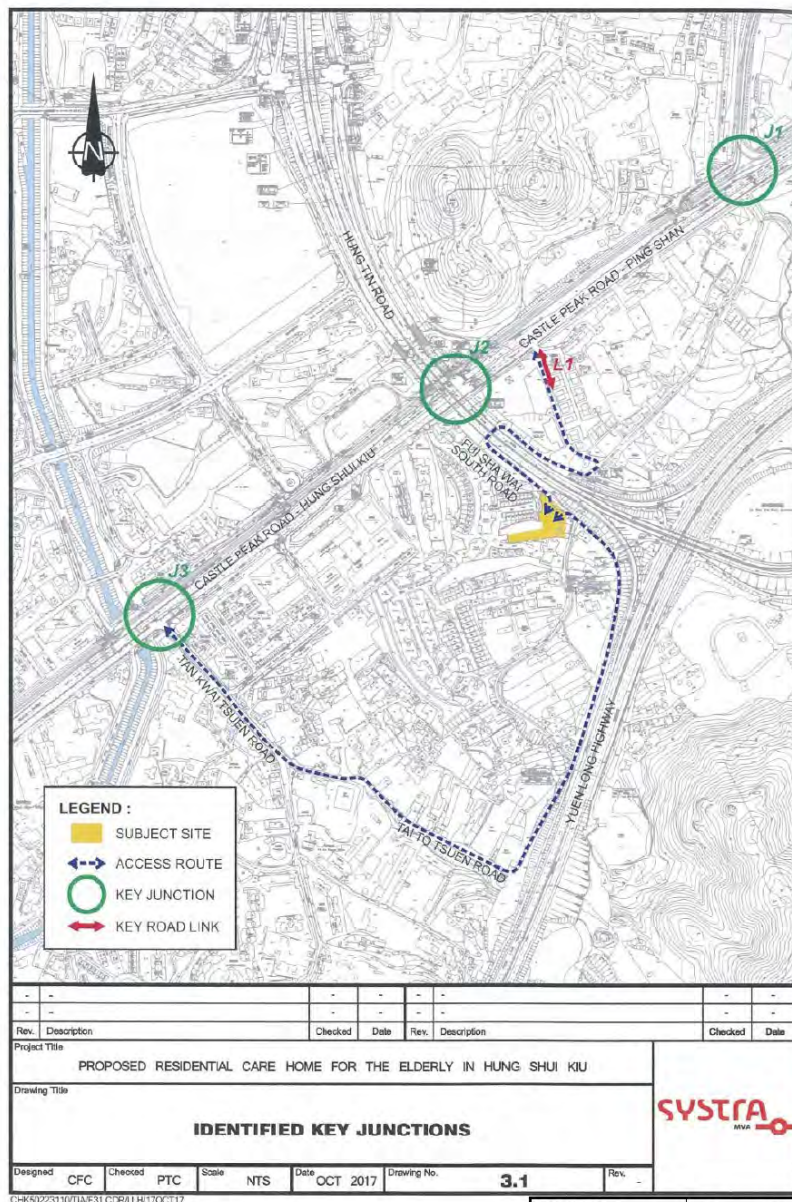
**INDICATIVE SCHEME FOR
RESIDENTIAL CARE HOME FOR THE ELDERLY – HUNG SHUI KIU, NT**

Proposed Road Widening Scheme for the Application Site

(摘錄自申請人於 12.3.2018 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 12.3.2018)

參考編號
REFERENCE No.
A/YL-TYST/870

繪圖 DRAWING
A-17



(摘錄自申請人於 20.11.2017 呈交的申請書)
(Extract from Applicant's
Submission of 20.11.2017)

參考編號
REFERENCE No.
A/YL-TYST/870

繪圖 DRAWING
A-16

5. TRAFFIC IMPACT ASSESSMENT

5.1 Operational Assessment

5.1.1 To investigate the traffic impact of the proposed RCHE on the surrounding road network, the operational performance of the identified junctions and road link have been conducted for both reference and design scenarios of design year 2024. The result of the junction and road link assessments based on the existing layouts are summarized in Table 5.1 and 5.2.

Table 5.1 Operational Performance of Key Junctions in 2024

Ref.	Junction	Reserve Capacity (RC)			
		Reference Case		Design Case	
		AM Peak	PM Peak	AM Peak	PM Peak
J1	Castle Peak Road –Ping Shan	120%	139%	117%	136%
J2	Castle Peak Road / Hung Tin Road	48%	65%	46%	63%
J3	Castle Peak Road – Hung Shui Kiu/Tan Kwai Tsuen Road	90%	82%	88%	80%

Table 5.2 Road Link Operational Performance in 2024

Road Link	Design Capacity (veh/hr)	Reference Case				Design Case			
		Two-way Flows (veh/hr)		V/C Ratio		Two-way Flows (veh/hr)		V/C Ratio	
		AM	PM	AM	PM	AM	PM	AM	PM
Fui Sha Wai South Road	100 ⁽¹⁾	60	55	0.60	0.55	85	75	0.85	0.75

Remark: (1) Road capacity for single track road was estimated in accordance with Transport Planning and Design Manual (TPDM) Volume 2 Section 3.11.3.1.

5.1.2

Table 5.1 and 5.2 indicate that the identified key junctions/road link will operate with ample capacity with the operation of proposed RCHE at the design year of 2024.

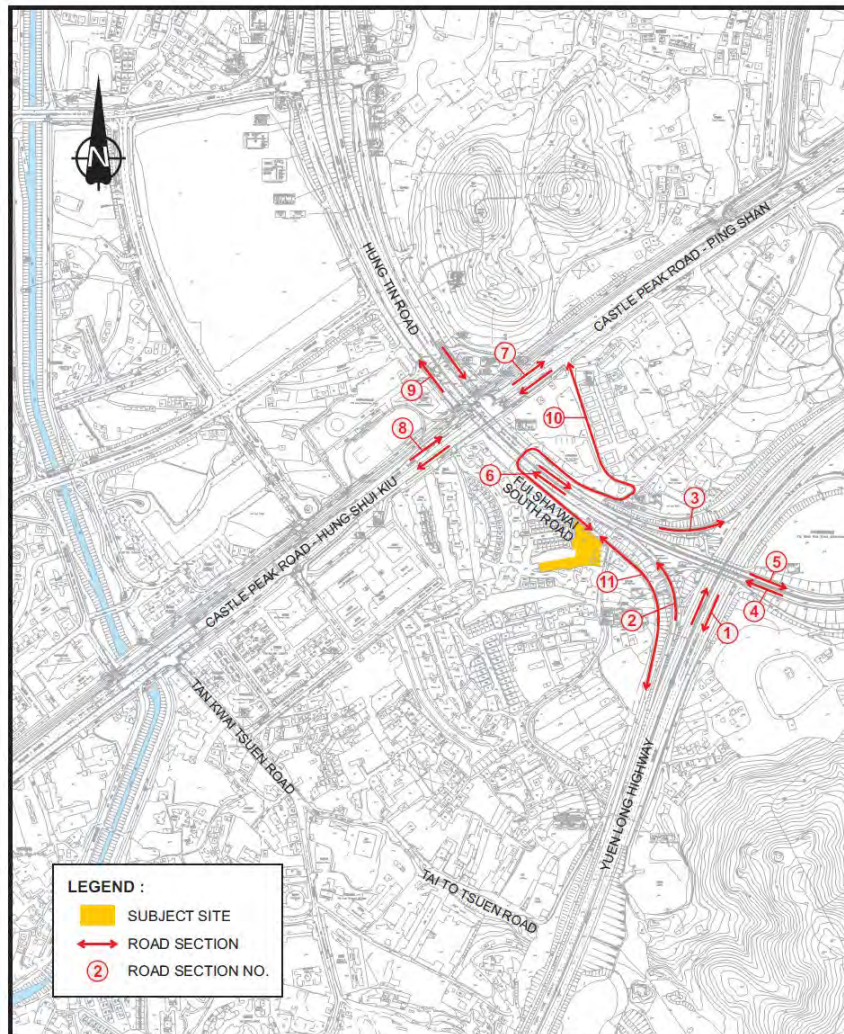


Table 6.1 Year 2036 Peak Hour Traffic Forecast

Index ⁽¹⁾	Road Name	Direction	AM Peak Traffic Flows ⁽²⁾ (vehs/hr)	HV% ⁽³⁾
1	Yuen Long Highway	NB	3,150	48%
		SB	5,200	46%
2	Slip Road of Yuen Long Highway	From Yuen Long Highway NB to Hung Tin Road WB	650	41%
3	Slip Road of Yuen Long Highway	From Hung Tin Road EB to Yuen Long Highway NB	1,300	51%
4	Slip Road of Yuen Long Highway	From Yuen Long Highway SB to Hung Tin Road WB	950	39%
5	Slip Road of Yuen Long Highway	From Hung Tin Road EB to Yuen Long Highway SB	850	38%
6	Hung Tin Road (flyover)	EB	2,150	47%
		WB	1,550	40%
7	Castle Peak Road - Ping Shan	NB	600	29%
		SB	1,400	38%
8	Castle Peak Road - Hung Shui Kiu	NB	1,000	33%
		SB	1,150	40%
9	Hung Tin Road (ground level)	EB	350	33%
		WB	1,000	37%
10	Fui Sha Wai South Road	Two-way	100	36%
11	Fui Sha Wai South Road	Two-way	50	45%

Remarks: (1) Refer to Drawing No. 6.1;
(2) Traffic flows have been rounded up to the nearest 50; and
(3) Category of heavy vehicle includes all motor vehicles except private car, taxi and motorcycles.

Rev.	Description	Checked	Date	Rev.	Description	Checked	Date
Project Title PROPOSED RESIDENTIAL CARE HOME FOR THE ELDERLY IN HUNG SHUI KIU							
Drawing Title INDEX PLAN							
Designed	CWT	Checked	PTC	Scale	NTS	Date	OCT 2017
Drawing No.						6.1	Rev.

10.1.2 Comments of the Commissioner for Transport, Transport Department (C for T, TD):

- (a) On the basis of the further information received on 27.4.2018 (**Appendix Ig**), it is understood that the applicant will liaise with the lot owners on the access right of the access road to the Site at the implementation stage. He has no further comment in principle to the proposed planning application.
- (b) Given that the applicant has submitted several sets of further information on the TIA, the TIA shall be duly revised to incorporate the further information.
- (c) Should the application be approved, the applicant is required to submit a revised TIA and the implementation of the traffic mitigation measures identified therein to the satisfaction of the Commissioner of Transport or of the Board.

TYST 870A

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

- 11 -

Replacement Pages of RNTPC Paper No.
A/YL-TYST/870
For Consideration by RNTPC on 4.5.2018

- (a) The access arrangement should be commented by TD, in particular the proposed widened of a footpath near its junction with Castle Peak Road to form an emergency vehicular access (EVA).
- (b) If the access arrangement is agreed by TD, the proposed road works in the application should be designed and constructed to the satisfaction of TD and HyD. The run-in/out from public road to the Site shall also be designed and constructed up to HyD standard (the latest version of Highways Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match the existing adjacent pavement) to the satisfaction of TD and HyD.
- (c) Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains.
- (d) *The applicant shall submit plans and cross-sections showing the proposed modifications to Fui Sha Wai South Road and the affected drainage channel for comments of TD and HyD. If the proposal is agreed by TD and HyD, the modifications to the channel and Fui Sha Wai South Road shall be designed and constructed to the satisfaction of HyD and TD. The detailed design shall be submitted to TD and HyD for approval before commencement of the relevant site works.*
- (e) *Please note that HyD shall not be responsible for the maintenance of any access connecting the Site and Fui Sha Wai South Road.*

Technical Aspects

- 12.6 Concerned government departments have no in-principle objection to the application. On C for T's comments on the TIA, CTP/UD&L, PlanD's comments on the VIA and DEP's comments on the NIA, they could be addressed by imposing appropriate approval conditions. With proper mitigation measures in place, the proposed RCHE development is not expected to be subject to adverse environmental impact or create adverse traffic, environmental, visual, landscape, drainage and sewerage impacts. In response to C for T's comments, the applicant indicates that he will liaise with the lot owners on the access right of the access road to the Site (**Plan A2-c**) at the implementation stage.

13. Planning Department's Views

- 13.1 Based on the assessment made in paragraph 12 and having taken into account the public comments mentioned in paragraph 11, the Planning Department has no objection to the application.
- 13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until **4.5.2022**, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) submission and implementation of a revised Master Layout Plan taking into account the approval conditions as stated in paragraphs (b) to (g) below to the satisfaction of the Director of Planning or of the Town Planning Board;
- (b) the submission of a revised Traffic Impact Assessment (TIA) and implementation of the traffic mitigation measures identified therein to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (c) the submission and implementation of a revised run in/run-out proposal to the satisfaction of the Director of Highways or of the Town Planning Board;
- (d) the submission and implementation of a revised landscape proposal to the satisfaction of the Director of Planning or of the Town Planning Board;
- (e) the submission of a revised Noise Impact Assessment (NIA) and implementation of the mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (f) the submission and implementation of a drainage proposal to the Director of Drainage Services or of the Town Planning Board; and

TYST 870A

- 20 -

- (g) the submission and implementation of water supplies for firefighting and fire service installations proposal to the satisfaction of the Director of Fire Services or of the Town Planning Board.

INITIAL ANALYSIS ON FEASIBILITY AND SUITABILITY OF POTENTIAL SITES - LAND USE AND STATUTORY PLANNING,
ENGINEERING, TRAFFIC, ENVIRONMENTAL AND OTHER TECHNICAL AND PROCEDURAL CONSIDERATIONS

Case Study

Traffic Noise

1. INTRODUCTION

1.1 Background to the Project

- 1.1.1 The Application Site (hereinafter also referred to as the "Site") is located in an area currently zoned "Comprehensive Development Area" ("CDA") on the *Draft Tong Yan San Tsuen Outline Zoning Plan* (OZP no: S/YL-TYST/11) gazetted on 29 September 2017. The Site is currently occupied as a temporary open storage and warehouse site.
- 1.1.2 This EA supports an application for approval under S16 of the *Town Planning Ordinance* for use of the Application Site in Lots No. 398RP (Part) and 404 in DD 121, Hung Shui Kiu, N.T. for a Proposed Residential Care Home for the Elderly (hereinafter also referred to as the Project).

1.2 Purpose and Scope of the EA

- 1.2.1 This Environmental Assessment ("EA") examines and reviews the potential traffic noise impacts envisaged during operational phase of the Proposed Development, and identifies appropriate mitigation measures as necessary to alleviate possible impacts to acceptable levels so as to facilitate the S16 application.
- 1.2.2 Impacts during the construction phase are considered manageable and surmountable, and hence have not been addressed for purpose of supporting the current Section 16 application.
- 1.2.3 Ramboll Environ Hong Kong Ltd. has been commissioned to conduct this EA, which provides technical justifications from perspective of noise acceptability.

1.3 Project Location and the Environ

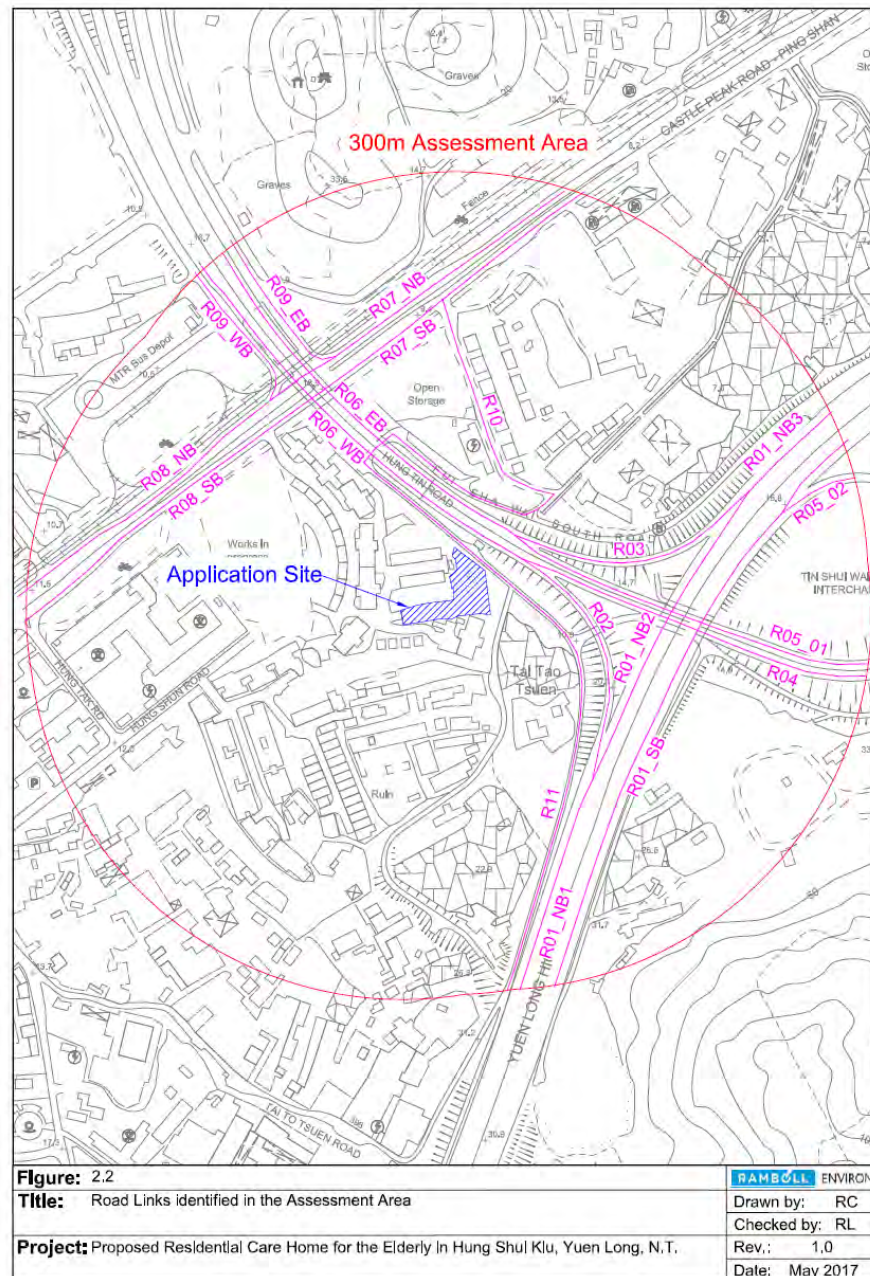
- 1.3.1 The Site occupies an area of about 1,795 m² and is close to three major roads, viz. Yuen Long Highway, Hung Tin Road, and Castle Peak Road. Being close to these existing roads, the Site is expected to be affected by road traffic noise.
- 1.3.2 Please see Figure 1.1 for the site location and the environs.

1.4 Project Description

- 1.4.1 The Project will have seven storeys of dormitory and associated facilities with a floor-to-floor height of 3.55m for G/F and 3.3m for other floors.

1.5 EIAO Implication

- 1.5.1 The Project had been reviewed from the purview of the *Environmental Impact Assessment Ordinance* ("EIAO") and is not considered a "Designated Project".



The map illustrates the site boundary in blue, enclosing a building complex. Sampling points are marked with red dots and labeled as follows:

- N01: Located on the left side of the building.
- N02: Located near the bottom left corner.
- N03: Located near the bottom center.
- N04: Located near the bottom center, adjacent to N03.
- N06: Located near the bottom center, adjacent to N04.
- N07: Located near the bottom right corner.
- N09: Located near the bottom right corner, adjacent to N07.
- N19a: Located near the top right corner.
- N19b: Located near the top center.
- N20: Located near the top left corner.

The building layout includes various rooms such as OFFICE, CONFERENCE, RECEPTION, and STORAGE. A blue arrow points from the text 'Site Boundary' to the boundary line.

Title: Representative Assessment Points Selected for RTNIA on G/F

RAMBOLL ENVIRON

Drawn by: EC

Checked by: RL

Rev.:	1,1
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Date: May 2017

Site Boundary

Legend:

- Fixed Glazing
- Architectural Fin (1.5m)
- Acoustic Window

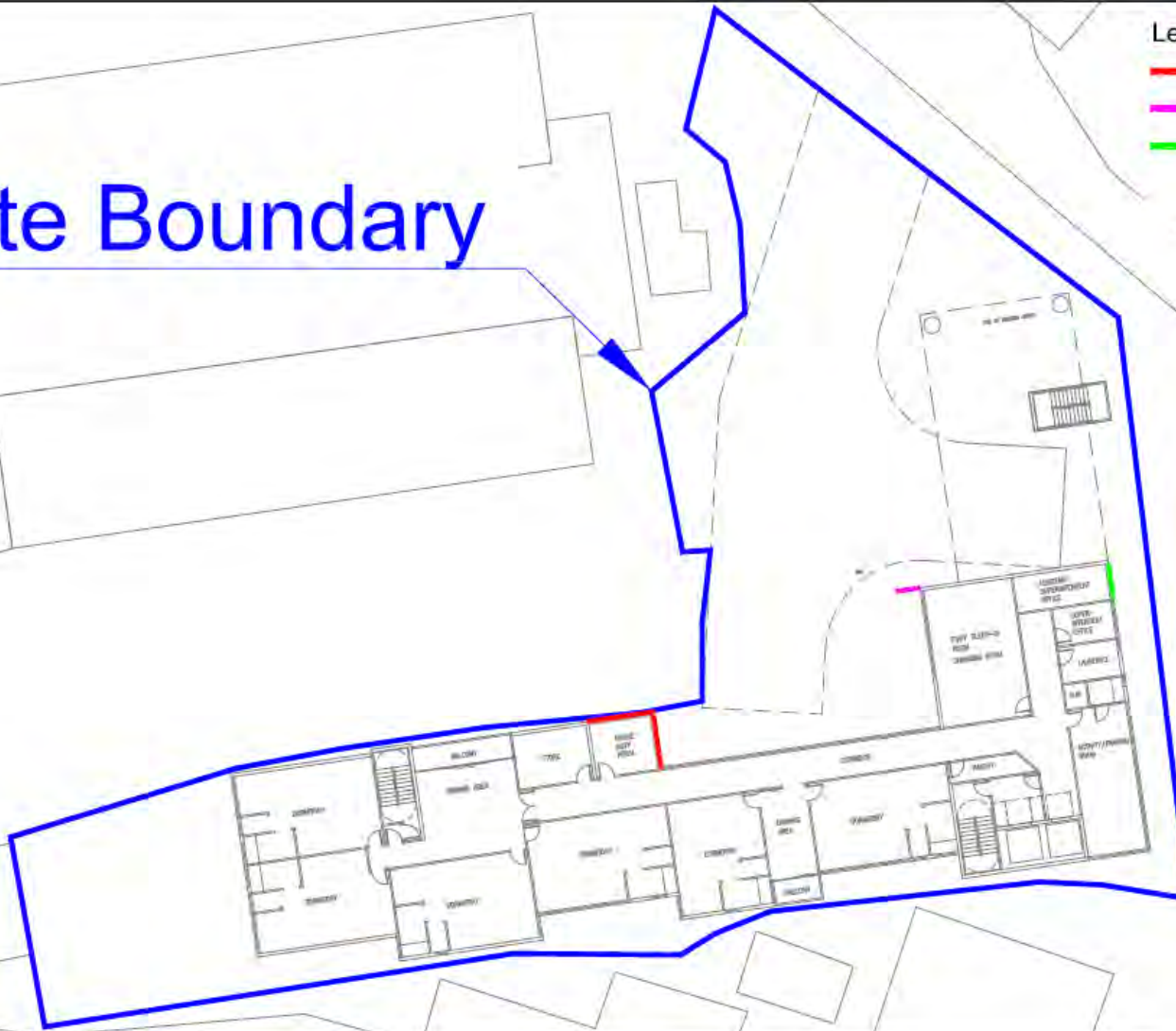


Figure: 2.10

Title: Schedule of Application of Noise Mitigation Measures on 1/F

Project: Proposed Residential Care Home for the Elderly in Hung Shui Kiu, Yuen Long, N.T.

RAMBOLL ENVIRON

Drawn by: EC

Checked by: RL

Rev.: 1.1

Date: May 2017

3. CONCLUSIONS

- 3.1.1 Approval of the Application under S16 of the *Town Planning Ordinance* is necessary to facilitate the Proposed Residential Care Home for the Elderly.
- 3.1.2 The Site is small with a developable area of about 0.2 hectare. The Proposed Residential Care Home for the Elderly will be affected by traffic noise mainly from Yuen Long Highway, Hung Tin Road, and Castle Peak Road. The indicative layout has observed such constraints and maintained, as much as possible, buffer distances from the roads.
- 3.1.3 Without any noise mitigation measures, the base case scenario would reveal up to 18 dB(A) of noise exceedance with the highest impact predicted at 75 dB(A).
- 3.1.4 As the assessment results of the Base Case Scenario would be unable to meet the planning noise criteria, and hence some at-receiver noise mitigation measure in the form of architectural fin, acoustic window (baffle type), and fixed glazing coupled with mechanical ventilation have been recommended.
- 3.1.5 An assessment of the Mitigated Case Scenario has demonstrated full compliance with the noise standards for the daily peak flow.
- 3.1.6 In conclusion, findings in this EA suggest overall acceptability from the noise perspective and hence justify the intended Application.

Environment

10.1.4 Comments of the Director of Environmental Protection (DEP):

- (a) The applicant provides an updated Environmental Assessment (EA) Report and Sewerage Impact Assessment (SIA) (**Appendix 1c**). His detailed comments on the EA Report and SIA are at **Appendix III**.
- (b) The noise assessment of the EA Report requires further clarifications and justifications from the Applicant. Subject to the consideration of the Board, an approval condition requiring submission of Noise Impact Assessment (NIA) to the satisfaction of DEP or of the Board could be included to address the comments in **Appendix III** on the noise assessment. In any case, should there be any change in the layout of sensitive uses after the Board's approval, an updated NIA shall be provided.

13. Planning Department's Views

- 13.1 Based on the assessment made in paragraph 12 and having taken into account the public comments mentioned in paragraph 11, the Planning Department has no objection to the application.
- 13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until **4.5.2022**, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) submission and implementation of a revised Master Layout Plan taking into account the approval conditions as stated in paragraphs (b) to (g) below to the satisfaction of the Director of Planning or of the Town Planning Board;
- (b) the submission of a revised Traffic Impact Assessment (TIA) and implementation of the traffic mitigation measures identified therein to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (c) the submission and implementation of a revised run in/run-out proposal to the satisfaction of the Director of Highways or of the Town Planning Board;
- (d) the submission and implementation of a revised landscape proposal to the satisfaction of the Director of Planning or of the Town Planning Board;
- (e) the submission of a revised Noise Impact Assessment (NIA) and implementation of the mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (f) the submission and implementation of a drainage proposal to the Director of Drainage Services or of the Town Planning Board; and

INITIAL ANALYSIS ON FEASIBILITY AND SUITABILITY OF POTENTIAL SITES - LAND USE AND STATUTORY PLANNING,
ENGINEERING, TRAFFIC, ENVIRONMENTAL AND OTHER TECHNICAL AND PROCEDURAL CONSIDERATIONS

Case Study

Sewage

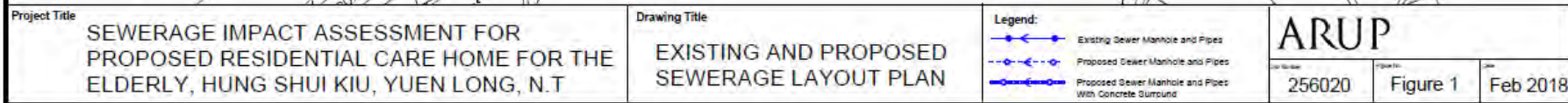
1.3 Purpose of this Report

- 1.3.1 This SIA Report will assess the sewerage impacts, if any, that arise from the development of the lot and provide recommendations for mitigation measures and sewage connection proposals for the Proposed Development.

2.1 Methodology and Design Criteria

- 2.1.1 The sewage flow estimation, assessment and evaluation of impacts are based on the following established principals, guidelines and record plans of Hong Kong:

- Guidelines for Estimating Sewage Flows for Sewage Infrastructure (GESF), Environmental Protection Department (EPD);
- Hong Kong Planning Standards and Guidelines (HKPSG), Planning Department (PlanD);
- Sewerage Manual, Drainage Services Department (DSD);
- Commercial and Industrial Floor Space Utilization Survey (CIFSUS), PlanD; and
- Sewerage Record Plans based on GeoInfo Map online



Sewerage Impact Assessment for Proposed Residential Care Home for the Elderly, Hung Shui Kiu, Yuen Long, N.T

Appendix B

Sewage Flow Estimation for Proposed Development and Existing Sewerage Catchment

Table B1 Sewage Flow Estimation of the Proposed Development

Contributing Sewerage Catchment	GFA (m ²)	Worker Density (per 100 m ² GFA) ⁽¹⁾	No of Employee	UFF (m ³ /day)	ADWF (m ³ /day)	Peaking Factor	Peak Flow (l/s)
The proposed development	5313	3.3	176	0.28	49.28	8	4.56

Note:

(1) According to Figure 9 of PlanD's CIFSUS

Table B2 Sewage Flow Estimation of the Existing Contributing Sewerage Catchment

Contributing Sewerage Catchment	No of Flat	Person per Flat (PPF) ⁽¹⁾	No of Residents	UFF (m ³ /day)	ADWF (m ³ /day)	Peaking Factor	Peak Flow (l/s)
Uptown	734	2.8	2055	0.27	554.90	6	38.54
The Woodside	98	2.8	274	0.27	74.09	8	6.86

Note:

(1) According to "Table 2: Number of domestic households and average household size" from "Hong Kong Domestic Household Projections up to 2051", C&SD

Table B3 Total Existing Sewage Flow to Discharging to DN375 along the Castle Peak Road - Hung Shui Kiu after the Proposed Development

Contributing Sewerage Catchment	No of Employee/ Residents	Connecting Manhole ID	ADWF (m ³ /day)	Total Accumulative ADWF (m ³ /day)	Total Contribution Population	Peaking Factor	Total Peak Flow (l/s)
The proposed development	176	HSK-01	49.28	49	183	8	4.56
Uptown	2055	FMH1036685	554.90	604	2238	6	41.96
Half of the Woodside ⁽¹⁾	137	FMH1043120	37.04	641	2375	6	44.53
Half of the Woodside ⁽¹⁾	137	FMH1036687	37.04	678	2512	6	47.10

Note:

(1) Assume half of the sewage flow from the Woodside will be discharged to FMH1043120 while the remaining half would be discharge to FMH1036687 (Refer to Appendix C for detail)

Sewerage Impact Assessment for Proposed Residential Care Home for the Elderly, Hung Shui Kiu, Yuen Long, N.T

Appendix C

Capacity Performance of the Proposed DN 225 Sewers and the Existing DN375 Sewers

US MH No.	DS MH No.	Length (m)	Number of Pipe	Pipe Diameter (mm)	US GL (m MSL)	DS GL (m MSL)	US IL (m MSL)	DS IL (m MSL)	Gradient	Gradient (1 in X)	Area (m2)	Perimeter (m)	R =A/P (m)	(32gRS) ^{0.5}	Velocity at full bore (m/s)	Total Peak Flow ⁽¹⁾ (L/s)	Velocity Check	Capacity (L/s)	% Full Flow
HSK-01	HSK-02	46.7	1	225	11.30	10.59	10.18	9.51	0.0143	70	0.0397	0.7	0.06	0.50	1.37	4.56	OK	54.564	8%
HSK-02	HSK-03	45.6	1	225	10.59	9.90	9.51	9.09	0.0091	110	0.0397	0.7	0.06	0.40	1.09	4.56	OK	43.485	10%
HSK-03	HSK-04	30.6	1	225	9.9	10.4	9.09	8.96	0.0044	225	0.0397	0.7	0.06	0.28	0.76	4.56	OK	30.343	15%
HSK-04	HSK-05	47.4	1	225	10.4	10.5	8.96	8.75	0.0044	225	0.0397	0.7	0.06	0.28	0.76	4.56	OK	30.343	15%
HSK-05	HSK-06	32.5	1	225	10.5	10.2	8.75	8.60	0.0044	225	0.0397	0.7	0.06	0.28	0.76	4.56	OK	30.343	15%
HSK-06	FMH1036685	31.4	1	225	10.2	10.3	8.60	8.46	0.0044	225	0.0397	0.7	0.06	0.28	0.76	4.56	OK	30.343	15%
FMH1036685	FMH1043120	41.7	1	375	10.3	9.9	8.45	8.35	0.0025	405	0.1104	1.2	0.09	0.27	0.79	41.96	OK	87.701	48%
FMH1043120	FMH1036686	3.2	1	375	9.9	10.3	8.35	8.32	0.0078	128	0.1104	1.2	0.09	0.48	1.42	44.53	OK	156.419	28%
FMH1036686	FMH1036687	19.1	1	375	10.3	10.4	8.32	8.25	0.0037	273	0.1104	1.2	0.09	0.33	0.97	44.53	OK	106.953	42%
FMH1036687	FMH1036688	41.7	1	375	10.4	10.8	7.65	7.00	0.0156	64	0.1104	1.2	0.09	0.68	2.00	47.10	OK	221.184	21%
FMH1036688	FMH1036689	3.2	1	375	10.8	10.6	6.40	6.36	0.0127	79	0.1104	1.2	0.09	0.61	1.81	47.10	OK	199.580	24%
FMH1036689	FMH1036690	41.2	1	375	10.6	10.9	6.36	6.24	0.0029	343	0.1104	1.2	0.09	0.29	0.86	47.10	OK	95.284	49%
FMH1036690	FMH1036691	39.2	1	375	10.9	11.0	6.24	6.11	0.0033	302	0.1104	1.2	0.09	0.31	0.92	47.10	OK	101.711	46%
FMH1036691	FMH1036692	20.9	1	375	11.0	10.9	6.11	6.02	0.0043	232	0.1104	1.2	0.09	0.36	1.05	47.10	OK	115.981	41%
FMH1036692	FMH1036693	41.5	1	375	10.9	10.9	6.02	5.90	0.0029	346	0.1104	1.2	0.09	0.29	0.86	47.10	OK	94.937	50%
FMH1036693	FMH1036694	39.7	1	375	10.9	10.8	5.90	5.77	0.0033	305	0.1104	1.2	0.09	0.31	0.92	47.10	OK	101.065	47%
FMH1036694	FMH1036695	40.5	1	375	10.8	10.9	5.77	5.65	0.0030	338	0.1104	1.2	0.09	0.30	0.87	47.10	OK	96.109	49%
FMH1036695	FMH1036696	18.3	1	375	10.9	11.0	5.65	5.59	0.0033	305	0.1104	1.2	0.09	0.31	0.92	47.10	OK	101.129	47%
FMH1036696	FMH1036697	37.1	1	375	11.0	10.9	5.59	5.46	0.0035	285	0.1104	1.2	0.09	0.32	0.95	47.10	OK	104.566	45%
FMH1036697	FMH1036698	34.7	1	375	10.9	10.9	5.46	5.32	0.0040	248	0.1104	1.2	0.09	0.34	1.02	47.10	OK	112.245	42%
FMH1036698	FMH1032220	11.7	1	375	10.9	11.0	5.32	5.02	0.0256	39	0.1104	1.2	0.09	0.87	2.57	47.10	OK	283.848	17%

Note:

(1) Refer to Table B3 of the Appendix B for the Total Peak Flow Estimation

3 Summary and Conclusion

- 3.1.1** The peak sewage flow from the Proposed Development is estimated to be 4.56l/s.
- 3.1.2** As the nearest sewer network is not directly adjacent to the development, a new DN225 sewer is proposed to run along the Fui Sha Wai South Road from southeast to northwest, and turning into Castle Peak Road (Hung Shui Kiu) running from northeast to southwest along the footpath, to convey the sewage from the development site to the existing DN375 sewer along Castle Peak Road (Hung Shui Kiu).
- 3.1.3** Hydraulic assessment indicates that the existing DN375 sewer running along the Castle Peak Road (Hung Shui Kiu) at immediate downstream of the Proposed Development has adequate capacity to serve both the existing and Proposed Development. Therefore, no adverse sewerage impacts are anticipated due to the Proposed Development.

3. CONCLUSIONS

- 3.1.1 Approval of the Application under S16 of the *Town Planning Ordinance* is necessary to facilitate the Proposed Residential Care Home for the Elderly.
- 3.1.2 The Site is small with a developable area of about 0.2 hectare. The Proposed Residential Care Home for the Elderly will be affected by traffic noise mainly from Yuen Long Highway, Hung Tin Road, and Castle Peak Road. The indicative layout has observed such constraints and maintained, as much as possible, buffer distances from the roads.
- 3.1.3 Without any noise mitigation measures, the base case scenario would reveal up to 18 dB(A) of noise exceedance with the highest impact predicted at 75 dB(A).
- 3.1.4 As the assessment results of the Base Case Scenario would be unable to meet the planning noise criteria, and hence some at-receiver noise mitigation measure in the form of architectural fin, acoustic window (baffle type), and fixed glazing coupled with mechanical ventilation have been recommended.
- 3.1.5 An assessment of the Mitigated Case Scenario has demonstrated full compliance with the noise standards for the daily peak flow.
- 3.1.6 In conclusion, findings in this EA suggest overall acceptability from the noise perspective and hence justify the intended Application.

Environment

10.1.4 Comments of the Director of Environmental Protection (DEP):

- (a) The applicant provides an updated Environmental Assessment (EA) Report and Sewerage Impact Assessment (SIA) (**Appendix 1c**). His detailed comments on the EA Report and SIA are at **Appendix III**.
- (b) The noise assessment of the EA Report requires further clarifications and justifications from the Applicant. Subject to the consideration of the Board, an approval condition requiring submission of Noise Impact Assessment (NIA) to the satisfaction of DEP or of the Board could be included to address the comments in **Appendix III** on the noise assessment. In any case, should there be any change in the layout of sensitive uses after the Board's approval, an updated NIA shall be provided.

13. Planning Department's Views

- 13.1 Based on the assessment made in paragraph 12 and having taken into account the public comments mentioned in paragraph 11, the Planning Department has no objection to the application.
- 13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 4.5.2022, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) submission and implementation of a revised Master Layout Plan taking into account the approval conditions as stated in paragraphs (b) to (g) below to the satisfaction of the Director of Planning or of the Town Planning Board;
- (b) the submission of a revised Traffic Impact Assessment (TIA) and implementation of the traffic mitigation measures identified therein to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (c) the submission and implementation of a revised run in/run-out proposal to the satisfaction of the Director of Highways or of the Town Planning Board;
- (d) the submission and implementation of a revised landscape proposal to the satisfaction of the Director of Planning or of the Town Planning Board;
- (e) the submission of a revised Noise Impact Assessment (NIA) and implementation of the mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (f) the submission and implementation of a drainage proposal to the Director of Drainage Services or of the Town Planning Board; and

INITIAL ANALYSIS ON FEASIBILITY AND SUITABILITY OF POTENTIAL SITES - LAND USE AND STATUTORY PLANNING,
ENGINEERING, TRAFFIC, ENVIRONMENTAL AND OTHER TECHNICAL AND PROCEDURAL CONSIDERATIONS

Case Study

Planning Considerations

12. Planning Considerations and Assessments

Planning Intention

- 12.1 The subject “CDA” zone was originally designated as partly “R(B)1”, partly “G/IC” and partly “Unspecified Use” on the draft Tong Yan San Tsuen Development Permission Area (DPA) Plan No. DPA/YL-TYST/1. In preparing the OZP, having regard to a residential development (largely the site of Uptown) with a PR of 3 approved in 1995, the area was zoned “CDA” on the first OZP No. S/YL-TYST/1 exhibited on 14.6.1996 to put the development under better control. Since then, a major part has been developed as the Uptown, whilst the residual parts remained undeveloped to the planned uses. The “CDA” zone is subject to maximum GFA of 69,000m² and maximum building height of 17 storeys. In the “CDA” Review exercise, the Committee has agreed that the subject “CDA” should be rezoned and the land use zoning for the residual areas in the “CDA” zone should be reviewed.
- 12.2 The planning intention of the subject “CDA” zone is for comprehensive development/redevelopment of the area for residential use with the provision of open space, commercial and other supporting facilities, if any. The zoning is to

TYST 870A

Land Use Compatibility

- 12.4 The Site is surrounded by low-rise and high-rise residential development, the proposed RCHE, which comprises a 7-storey structure (34.8mPD) is considered not incompatible with the surroundings.

Development Intensity

- 12.5 Development on the entire “CDA” site is subject to a maximum GFA of 69,000m² and a maximum BH of 17 storeys. The area of the entire “CDA” site is about 23,311m², i.e. PR of about 2.96. The proposed 7-storey RCHE building with total GFA of about 5,313m² (i.e. PR of about 2.96 based on a site area of 1,795m²) does not exceed the PR restriction of the “CDA” site.

Technical Aspects

- 12.6 Concerned government departments have no in-principle objection to the application. On C for T’s comments on the TIA, CTP/UD&L, PlanD’s comments on the VIA and DEP’s comments on the NIA, they could be addressed by imposing appropriate approval conditions. With proper mitigation measures in place, the proposed RCHE development is not expected to be subject to adverse environmental impact or create adverse traffic, environmental, visual, landscape, drainage and sewerage impacts. In response to C for T’s comments, the applicant indicates that he will liaise with the lot owners on the access right of the access road to the Site (**Plan A2-c**) at the implementation stage.

TYST 870A

- 18 -

facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints. A MLP is required for planning application within “CDA” zone.

- 12.3 The MLP submitted by the applicant (**Drawing A-1**) does not cover the proposed development for the whole “CDA” zone as explained in paragraph 1.2 above and some areas are not designated for any proposed development except with an indicative block shown. The technical assessments have also not taken into account the possible development for these areas. The applicant argues that these areas are mainly owned by TSO and their acquisition for development is virtually impossible. On the other hand, it is noted that the proposed GFA for the RCHE is on a pro rata basis of the area of the Site against the total GFA permissible for the whole “CDA” zone under the OZP (see paragraph 12.5 below). The applicant also indicates that a right of way for access to the adjacent lot, i.e. Lot 403 in D.D. 121 would be provided (**Drawing A-3**). Thus the proposed development will not hinder any further development of the residual lots of the “CDA” zone and not in conflict with the planning intention of the “CDA” zone.

- 19 -

Public Comments

- 12.7 There are local objection to the application and concerns were raised on the traffic, environmental, sewerage and visual impacts of the proposed development on the surrounding areas. The above planning considerations and assessments in paragraph 12.1 to 12.6 are relevant.

13. Planning Department's Views

- 13.1 Based on the assessment made in paragraph 12 and having taken into account the public comments mentioned in paragraph 11, the Planning Department has no objection to the application.
- 13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 4.5.2022, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) submission and implementation of a revised Master Layout Plan taking into account the approval conditions as stated in paragraphs (b) to (g) below to the satisfaction of the Director of Planning or of the Town Planning Board;
- (b) the submission of a revised Traffic Impact Assessment (TIA) and implementation of the traffic mitigation measures identified therein to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (c) the submission and implementation of a revised run in/run-out proposal to the satisfaction of the Director of Highways or of the Town Planning Board;
- (d) the submission and implementation of a revised landscape proposal to the satisfaction of the Director of Planning or of the Town Planning Board;
- (e) the submission of a revised Noise Impact Assessment (NIA) and implementation of the mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (f) the submission and implementation of a drainage proposal to the Director of Drainage Services or of the Town Planning Board; and

TYST 870A

- (g) the submission and implementation of water supplies for firefighting and fire service installations proposal to the satisfaction of the Director of Fire Services or of the Town Planning Board.

INITIAL ANALYSIS ON FEASIBILITY AND SUITABILITY OF POTENTIAL SITES - LAND USE AND STATUTORY PLANNING,
ENGINEERING, TRAFFIC, ENVIRONMENTAL AND OTHER TECHNICAL AND PROCEDURAL CONSIDERATIONS

Case Study

TPB

A/YL-TYST/870 Proposed Social Welfare Facility (Residential Care Home for the Elderly) in “Comprehensive Development Area” Zone, Lots 398 RP (Part) and 404 in D.D. 121, Tai Tao Tsuen, Hung Shui Kiu, Yuen Long (RNTPC Paper No. A/YL-TYST/870A)

166. The Secretary reported that the application was submitted by Orient Talent Limited, which was a subsidiary of New World Development Company Limited (NWD), with Ove Arup & Partners Hong Kong Limited (Arup), WCWP International Limited (WCWP), MVA Hong Kong Limited (MVA) and Ramboll Hong Kong Limited (Ramboll) as four of the consultants of the applicant. The following Members had declared interests on the item:

Mr Ivan C.S. Fu	- having current business dealings with NWD, Arup, MVA and Ramboll and having past business dealings with WCWP;
Mr Stephen L.H. Liu	- having past business dealings with NWD;
Dr C.H. Hau	- being a principal lecturer and programme director of the University of Hong Kong (HKU). K11 Concept Limited of NWD had been sponsoring his student learning projects in HKU since 2009; and
Mr K.K. Cheung	- having past business dealings with Automall Limited, which was a subsidiary of NWD and

- 118 -

his firm having current business dealings with Arup.

167. The Committee noted that Mr Ivan C.S. Fu and Mr Stephen L.H. Liu had already left the meeting. The Committee agreed that since the interest of Dr C.H. Hau was indirect and as Mr K.K. Cheung had no involvement in the application, they could stay in the meeting.

168. The Committee noted that six replacement pages (pages 11 and 12 of the Paper and pages 2 to 5 of Appendix V) incorporating further comments from the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) were despatched to Members before the meeting.

169. Mr Alan Y.L. Au, STP/TMYLW, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) proposed social welfare facility (residential care home for the elderly);
- (c) departmental comments – departmental comments were set out in paragraph 10 and Appendix III of the Paper. Concerned departments had no objection to or no adverse comments on the application;
- (d) during the first three weeks of the statutory publication periods, 13 public comments were received from the nearby residents and members of public, with four supporting and nine objecting to the application. Major objection grounds and views were set out in paragraph 11 of the Paper; and
- (e) the Planning Department (PlanD)’s views – PlanD had no objection to the application based on the assessments set out in paragraph 12 of the Paper. The gross floor area (GFA) for the proposed residential care home for the

- 119 -

elderly (RCHE) was on a pro rata basis of the area of the site against the total GFA permissible for the whole “Comprehensive Development Area” (“CDA”) zone under the Outline Zoning Plan (OZP). The proposed 7-storey RCHE building with total GFA of about 5,313m² did not exceed the plot ratio restriction of the “CDA” site. Besides, the applicant also indicated that a right of way for access to the adjacent lot would be provided. The proposed development would not hinder any further development of the residual lots of the “CDA” zone and was not in conflict with the planning intention of the “CDA” zone. The site was surrounded by low-rise and high-rise residential development and thus the proposed RCHE comprising a 7-storey structure was considered not incompatible with the surroundings. Concerned government departments had no in-principle objection to the application. Regarding the public comments, the comments of government departments and the planning assessments above were relevant.

170. In response to a Member’s enquiry, Mr Alan Y.L. Au, STP/TMYLW replied that the application site could only be used as RCHE on the terms of the application as submitted after obtaining approval on the planning application. The Chairman said that the applicant would also need to apply to LandsD for a land exchange to implement the RCHE.

171. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board (TPB). The permission should be valid until 4.5.2022, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following conditions:

- “(a) the submission and implementation of a revised Master Layout Plan taking into account the approval conditions as stated in paragraphs (b) to (g) below to the satisfaction of the Director of Planning or of the TPB;
- (b) the submission of a revised Traffic Impact Assessment and implementation

- 120 -

of the traffic mitigation measures identified therein to the satisfaction of the Commissioner for Transport or of the TPB;

- (c) the submission and implementation of a revised run-in/run-out proposal to the satisfaction of the Director of Highways or of the TPB;
- (d) the submission and implementation of a revised landscape proposal to the satisfaction of the Director of Planning or of the TPB;
- (e) the submission of a revised Noise Impact Assessment and implementation of the mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the TPB;
- (f) the submission and implementation of a drainage proposal to the satisfaction of the Director of Drainage Services or of the TPB; and
- (g) the submission and implementation of water supplies for firefighting and fire service installations proposal to the satisfaction of the Director of Fire Services or of the TPB.”

172. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix V of the Paper.

INITIAL ANALYSIS ON FEASIBILITY AND SUITABILITY OF POTENTIAL SITES - LAND USE AND STATUTORY PLANNING,
ENGINEERING, TRAFFIC, ENVIRONMENTAL AND OTHER TECHNICAL AND PROCEDURAL CONSIDERATIONS

Thank You