

Date : 9 November 2022  
Our Ref. : PPC/PLG/10082/L004

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

**Attention: The Secretary of the Town Planning Board**

By Email

Dear Sir/Madam,

**RE: Section 16 Application for Proposed House Development and Excavation of Land in “Residential (Group D)” Zone at Lot 182 S.B in D.D. 128, Ha Tsuen, Yuen Long, New Territories**  
**Supplementary Information for Planning Application No. A/YL-HTF/1145**

We refer to the captioned Section 16 Application submitted to the Town Planning Board (“TPB”) on 20 October 2022. Referring to comments received from Tuen Mun and Yuen Long West District Planning Office, Planning Department. We hereby enclose replacement pages for **P.7-9** of the planning statement, and **P.2 and 4 of Annex 5 – Traffic Review Report** of the planning statement. The replacement pages serve to rectify the calculation of GFA/Plot Ratio, proposed sewage treatment and car parking provision.

Should you have any queries, please do not hesitate to contact the undersigned or Miss Amy Wong at 2329 8092.

Yours faithfully,  
For and on behalf of  
**PlanPlus Consultancy Limited**



Kennith Chan  
Managing Director

Encl. -Replacement pages of Planning Statement and Traffic Review Report

c.c. -The Applicant

**Table 3.1: Previous Approved Planning Applications covering the Application Site**

No.	Application No.	Applied Use	Location	Decision by Town Planning Board
1.	A/YL-HTF/1101	Proposed Temporary Recyclable Collection Centre for Metal and Garment for a Period of 3 Years	Lots 182 S.A ss.2 (Part) and 182 S.B (Part) in D.D.128, Ha Tsuen, Yuen Long, N.T.	<b>Approved</b> by the Board with conditions on 17.1.2020
2.	A/YL-HTF/1109	Proposed Temporary Recyclable Collection Centre for Metal for a Period of 3 Years	Lots 182 S.A ss. 2 (Part) and 182 S.B (Part) in D.D. 128, Ha Tsuen, Yuen Long, New Territories	<b>Approved</b> by the Board with conditions (18.12.2020)
3.	A/YL-HTF/1138	Proposed Temporary Recyclable Collection Centre for Metal for a Period of 3 Years	Lots 182 S.A ss.2 (Part) and 182 S.B (Part) in D.D.128, Ha Tsuen, Yuen Long, New Territories	<b>Approved</b> by the Board with conditions (26.8.2022)

## 4 THE DEVELOPMENT PROPOSAL

### 4.1 Proposed Development Scheme

- 4.1.1 The Application Site covers a site area of about 2,550m<sup>2</sup>. The Proposed Development comprises of a 1-storey building. The domestic gross floor area (“GFA”) is about 508m<sup>2</sup>; The proposed PR of 0.2 and BH of 1 storeys (about 5.4m) comply with the PR and BH restrictions stipulated under the prevailing OZP for “R(D)” zone. The major development parameters of the Proposed Development are provided in **Table 4.1**.

**Table 4.1: Major Development Parameters**

<b>Site Area</b>	About 2,550 m <sup>2</sup>
<b>Site Coverage</b>	About 23.1%
<b>Plot Ratio*</b>	Not more than 0.2
<b>Building Height</b>	Not more than 6 m
<b>No. of Blocks</b>	<b>3</b> 1 residential block 2 ancillary blocks
<b>No. of Storeys</b>	1
<b>Total Gross Floor Area*</b> <i>Domestic Gross Floor Area</i> <i>Non-domestic Gross Floor Area*</i>	<b>About 603 m<sup>2</sup></b> <i>About 508 m<sup>2</sup></i> <i>About 95 m<sup>2</sup></i>
<b>Flat Size</b>	About 508 m <sup>2</sup>
<b>Private Open Space</b>	About 1,960 m <sup>2</sup>
<b>No. of Private Car Parking Spaces</b>	2 nos. (2.5 x 5.0 m)

*\*Non-domestic GFA/ Plot Ratio for ancillary uses (including Security and guard room, E&M and Potable water pump room) to be disregarded in GFA/ Plot Ratio calculation according to the OZP subject to approval of the building authority*

### 4.2 Proposed Excavation of Land

- 4.2.1 The Site is currently sloping from North to South at +20.36mPD to +17.81mPD according to the Topographic Survey Plan (**Annex 4** refers). The proposed excavation of land serves for site formation works for the proposed house and a swimming pool designed due to the uneven leveling of the Application Site. The proposed excavation of land aims to unify the ground level.
- 4.2.2 The proposed excavation of land includes an area of about 2,550m<sup>2</sup>; the depth of excavation is about 2m; the volume for excavation is about 5,099.0m<sup>3</sup>.
- 4.2.3 The proposed excavation is of a minimal scale and will not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse impact on the surrounding environment.

### 4.3 Technical Considerations

#### Traffic Considerations

- 4.3.1 Since the Proposed Development involves only one residential unit, the traffic generation/attraction rates resulting from the Proposed Development shall be deemed negligible demonstrated on the Traffic Review Report (**Annex 5** refers). The provision of private car parking space and motorcycle parking space within the Site meeting the parking standard stipulated on the Hong Kong Planning Standards and Guidelines (“HKPSG”). Under HKPSG Chapter 8 – Internal Transport Facilities, “Up

to 1 car parking space for each standard NTEH (65m<sup>2</sup>), with 10-15% of provision for overnight goods vehicles.". The provision of 2 car parking space meets the standard and is thus considered appropriate.

- 4.3.2 As the existing local track will remain to be the vehicular access to/from the Application Site. The Applicant had obtained consent of the owners of Lots 182 S.A ss1, 182 S.A ss2 and 184 in D.D. 128 for using the existing local track, which falls within three private lots as vehicular access.

#### Drainage Considerations

- 4.3.3 A Drainage Impact Assessment ("DIA") has been conducted to assess the potential drainage impacts caused by the proposed development and to recommend mitigation measures to alleviate the potential impacts (**Annex 5** refers). Despite the Site is not served by any form of public drainage facility under Drainage Services Department ("DSD"), the surface runoff from the Site is possible to be discharged to the existing U-channel located on the south-east of the Site.
- 4.3.4 The DIA has demonstrated that the U-channel is able to catch all runoff from the Site and identified catchments. Furthermore, drainage analysis of the DIA has demonstrated that the Proposed Development would not cause adverse drainage impacts nor increase flooding susceptibility to the surrounding area.

#### Sewerage Considerations

- 4.3.5 A Sewerage Impact Assessment ("SIA") has been conducted to assess the potential sewerage impact arising from the proposed development and recommend mitigation measures to alleviate the potential impacts (**Annex 7** refers). As the Site is not served by any public sewer, installation of a Septic Tank System ("STS") is proposed for sewage treatment to ensure a proper discharge of sewage for the best protection to the public and the environment.
- 4.3.6 The installation of STS will be properly sited, designed, constructed and operated and maintained in accordance with the "Guidance Notes on Discharges from Village Houses" and "Drainage Plans subject to Comment by the Environmental Protection Department (ProPECC PN 5/93)" published by the EPD. The SIA has demonstrated that the sewerage impact arising from the Proposal is acceptable and would not bring adverse impact to the environment.

### **4.4 Environmental Considerations**

- 4.4.1 An Environmental Assessment ("EA") has been conducted to predict and assess the potential air quality, noise and water quality impacts generated upon the Development with waste management mitigation measures proposed.

#### Air Quality

- 4.4.2 An Air Quality Impact Assessment ("AQIA") was carried out to assess the potential air quality impact arising from the proposed development during construction and operation phase with the assessment area 300m from the Application Site (**Annex 8** refers). The assessment is based on the prevailing Hong Kong Air Quality Objectives ("AQOs") by the stipulated by the Environmental Protection Department ("EPD").
- 4.4.3 Potential air quality impact is mainly from the fugitive dust and smoke emission during the construction stage. As the Proposed Development is proposed for residential use, no air pollutants emission is expected during operation phase.
- 4.4.4 Proper mitigation measures including compliance of requirements listed in the Schedule of the *Air Pollution Control (Construction Dust) Regulation*, *Air Pollution Control (Smoke) Regulation* and *Air Pollution Control (Non-road Mobile Machinery) ("NRMMs") (Emission) Regulation* of Air pollution

## 2 THE PROPOSED DEVELOPMENT

### 2.1 The Site Location

2.1.1 As shown in **Figure 1**, the Site is located at Lot No. 182 S.B in D.D.128, Fung Kong Tsuen Road. The site area is about 2,550m<sup>2</sup>. The Site is currently served by a local access road connecting to Kai Pak Ling Road and Fung Kong Tsuen Road while Fung Kong Tsuen Road formed a priority junction with Ping Ha Road.

### 2.2 Proposed Development Scheme

2.2.1 **Table 2.1** presents the key development parameters of the proposed single house development.

**Table 2.1 Proposed Development Schedule**

Parameter	Proposed Use
Site Area	About 2550 m <sup>2</sup>
Plot Ratio	Not more than 0.2
Domestic Gross Floor Area	508 m <sup>2</sup>
Flat Size	508 m <sup>2</sup>

### 2.3 Car Parking and Loading/Unloading Provision

2.3.1 To serve the proposed single house development, the requirements of car parking and loading/unloading facilities should be updated in accordance with the latest Hong Kong Planning Standards and Guidelines (HKPSG) requirements. **Table 2.2** listed out the required car parking and loading/unloading facilities as stipulated in the HKPSG.

**Table 2.2 Car Parking and Loading/Unloading Requirements under HKSPG**

Type	HKPSG's Requirements						Required Provision	Proposed Provision
Car Parking Space	<u>For Residents</u>						3	2
	Parking Requirements = GPS x R1 x R2 x R3 where							
	Unit Size	No. of Unit	GPS	R1	R2	R3		
	FS > 160 m <sup>2</sup>	1	1 space per 4 – 7 units	7	1	1.3		
	<b>TOTAL CAR PARKING</b>						<b>3</b>	<b>2</b>
Motorcycle Parking Space	1 space per 100 - 150 flats						1	0

2.3.2 A total of 2 nos. of private car parking spaces shall be provided to meet the HKPSG requirements with regard to the proposed single house development.

## **4 SUMMARY AND CONCLUSION**

### **4.1 Summary**

- 4.1.1 The project proponent intends to develop a single house residential development at Lot No. 182 S.B in D.D. 128, Fung Kong Tsuen Road, New Territories.
- 4.1.2 To serve the proposed single house development, a total of 2 nos. of private car parking spaces shall be provided to meet the HKPSG requirements.
- 4.1.3 The vehicular access arrangement will be connected to a proposed local access road which further connects to Fung Kong Tsuen Road.
- 4.1.4 The proposed single house development would generate a two-way traffic of 2 pcu during both AM peak hour and PM peak hour. Due to the small amount of increase in development traffic, the proposed single house development is not anticipated to generate adverse traffic impact on the nearby road network.

### **4.2 Conclusion**

- 4.2.1 Based on the findings of the traffic study, the proposed single house development is acceptable in traffic viewpoint.