



Date: 15th December 2023
Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong

Pages: 5 + Attachment
BY HAND & BY EMAIL
(tpbpd@pland.gov.hk)

Dear Sir/Madam,

**SECTION 16 APPLICATION
TOWN PLANNING ORDINANCE (CHAPTER 131)**

PROPOSED COMPOSITE RESIDENTIAL INSTITUTION (SENIOR HOSTEL) AND SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) DEVELOPMENT IN "GOVERNMENT, INSTITUTION OR COMMUNITY" ZONE AT LOT 257 (PART), 258 RP (PART) AND ADJOINING GOVERNMENT LAND IN D.D. 122, PING SHAN, YUEN LONG, NEW TERRITORIES

S16 Application No.: A/YL-PS/702 – Further Information (2)

Reference is made to the email on 5th December 2023 from the Planning Department. In order to address the departmental comments, attached please find the table of response-to-comment (RtC) with attachment for your consideration.

Should you have any queries with this submission, please feel free to contact Mr. Mario Li at [redacted] or the undersigned [redacted]

Yours faithfully,
FOR AND ON BEHALF OF
DeSPACE (INTERNATIONAL) LIMITED



Greg Lam

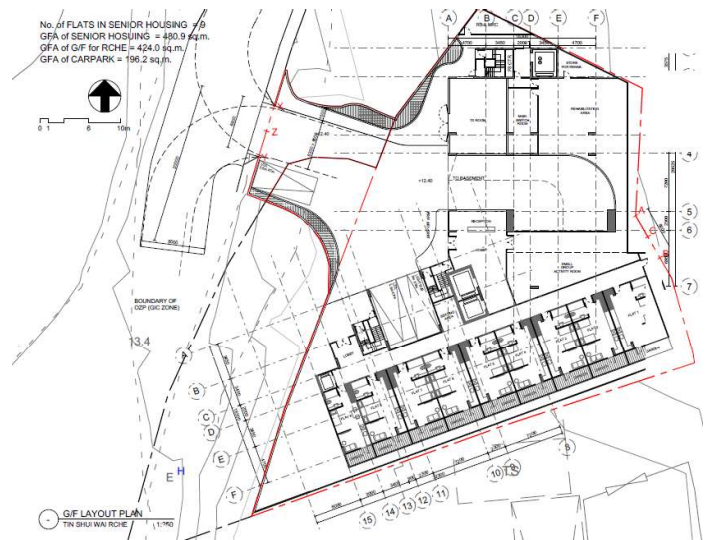
PROPOSED COMPOSITE RESIDENTIAL INSTITUTION (SENIOR HOSTEL) AND SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) DEVELOPMENT IN “GOVERNMENT, INSTITUTION OR COMMUNITY” ZONE AT LOT 257 (PART), 258 RP (PART) AND ADJOINING GOVERNMENT LAND IN D.D. 122, PING SHAN, YUEN LONG, NEW TERRITORIES (Application No. A/YL-PS/702)

Response-to-Comment Table

Departmental Comments	Responses
<p>Email from PlanD received on 5 December 2023 refers:</p> <p>Urban Design and Landscape Section:</p>	
<p>1. According to the submitted landscape master plan and the compensatory tree plan, we observed that the limited spacing (i.e. 0.8m) provided between trees for the proposed hedge planting, the applicant should consider to provide the adequate spacing for the proposed hedge planting.</p> <p>Moreover, the applicant should consider more new trees planting at the entrance area of the development site for public enjoyment.</p>	<p>The spacing for the proposed hedge planting is increased to min. 3m and should be adequate for the hedge planting to grow.</p> <p>New planters are proposed on G/F mainly at the entrance area therefore more compensatory trees are proposed on ground floor accordingly. Please refer to the Attachment 1 - Tree Preservation and Removal Proposal & Landscape Proposal (Resubmission).</p>
<p>2. No information on mitigation measures along the proposed access road to the development site is proposed, the applicant should consider to provide mitigation measures for the proposed access road to mitigate the landscape impact caused by the proposed development.</p>	<p>To minimize the impact on the natural environment, the design of the proposed access road focuses on occupying the least amount of Government Land while adhering to the design requirements. It avoids encroaching into the permitted burial grounds area and the "GB" zone to the west. The existing trees on the western side of the proposed access road remain unaffected, providing a natural landscape for public enjoyment.</p> <p>With reference to the FS Code 2011 Section D23, an Emergency Vehicular Access (EVA) for buildings on redevelopment sites should have a minimum width of 6m. The proposed access road has been designed to meet this requirement. Additionally, a 1.5m-wide footpath has been incorporated on the eastern side of the proposed access road, providing a reasonable compromise for better pedestrian environment and the scarce land resources. Due to these design</p>

considerations, there is no available space for landscape treatment without involving more government land.

A portion of the proposed access road, particularly near the development site entrance, has a width exceeding 6m. This wider portion is specifically designed as turning spaces for fire appliances. The plan extracted from the revised proposal in **Appendix A – G/F Floor Layout Plan** indicates that the EVA extent (shown by the dotted line) aligns with FS Code 2011 Section Diagram D8. The EVA will take up the entire available space, leaving no room for landscape treatment opportunities on the proposed access road.



3. Landscape Section drawings of Appendix G, please provide the updated section plans to tally with the information at shown in landscape master plans.

Moreover, please provide the landscape treatment on the “2500mm fence wall” along the development site boundary.

The section plans in **Appendix G** are updated and tallied with the landscape master plan.

Landscape treatment on the “2500mm fence wall” along the development site boundary is added in **Appendix G**.

4. The applicant should provide the above-mentioned required information and mitigate the impact caused by the purpose use. We would reserve our comment upon receipt of the required supporting information for consideration.

Noted.

Departmental Comments	Responses
<p>Email from PlanD received on 5 December 2023 refers:</p> <p>Drainage Services Department:</p>	
<p><u>Sewerage Impact Analysis (Section 5.12 and Appendix 7 of the planning statement)</u></p> <p>- The sewerage impact analysis needs to meet the satisfaction of EPD, the planning authority of sewerage infrastructure.</p>	<p>Noted with thanks.</p>
<p>- For those proposed sewers and manholes (outside application site boundary), which intended to be handed over to DSD, shall be constructed within public area instead of private area. DSD would not maintain any proposed features within private lot area. Please request the applicant to revisit the alignment and spell out the intention.</p>	<p>The proposed manholes N1 to N5 along the proposed access road would be constructed by the Applicant and re-delivered to the Government.</p>
<p>- Please request the applicant to clarify the adoption of ks (roughness coefficient) with 0.0006 for pipe ID S3, S4, S5 and existing FWD1028401 in the calculation.</p>	<p>The value of ks = 0.6mm is adopted for velocities greater than 1.2m/s for the calculation of slimed clayware sewer.</p>
<p><u>Drainage Impact Analysis (Section 5.13 of the planning statement)</u></p> <p>- The existing 750mm u channel, to which the applicant proposed to discharge the stormwater from the subject site was not maintained by this office. This Office had no information of the mentioned channel. Please request the applicant to provide hydraulic calculation of the mentioned drainage. Besides, the applicant should identify the owner of the existing drainage facilities. In the case that it is a local village drains, DO/YL should be consulted.</p>	<p>A new drainage proposal has been put forward to prevent encroachment onto private lots. The runoff from the development site would be directed through newly proposed drainage pipes along the proposed access road. These pipes would then connect to the existing public drainage system located adjacent to the Tin Shui Wai West Rail Substation.</p>