

**Responses to Comments on
Landscape and Visual Impact Assessment Report for S16 Planning Application
(Intensification Scheme) (Issue 2)**

1. Chief Town Planner/Urban Design and Landscape, Planning Department [from Mr. Jeff LEUNG via email dated 9 June 2022]..... 1

1. Chief Town Planner/Urban Design and Landscape, Planning Department [from Mr. Jeff LEUNG via email dated 9 June 2022]

Comments	Responses
<p>1. We spoke. I refer to the revised LVIA enclosed in your Further Information (4) submitted on 2.6.2023. It is noted that only one landscape layout plan has been added to illustrate the design merits of the proposed public housing development from landscape perspective, however, it is recommended that more information should be provided (e.g. landscape layout plans for different floors/levels, section plans with landscape features, and local open space diagram, etc.), if appropriate. You may wish to take a look at other similar applications in Tuen Mun and Yuen Long Districts (e.g. A/TM/583) for reference.</p> <p>2. Please also note that comments from our Urban Design and Landscape Section, if any, will be provided under separate cover.</p>	<p>1. Noted and revised accordingly. Please refer to the updated landscape layout plan in Annex C of LVIA.</p> <p>2. Noted.</p>

ANNEX C

**LANDSCAPE LAYOUT
AND PLANTING PROPOSAL**



丹桂村
TAN KWAI TSUEN

元朗公路
YUEN LONG HIGHWAY

丹桂村配水庫

TAN KWAI TSUEN
FRESH WATER SERVICE
RESERVOIR

WSP Sep 2012

PROPOSED PRIMARY
SCHOOL SITE
6,200 sqm

BLOCK 1

PHASE 3

BLOCK 2

BLOCK 3

CPA

BURIAL
GROUND

BLOCK 5

PHASE 2

BLOCK 4

RCP/
JCP

CPA

CPA

BLOCK A

PHASE 1

BLOCK B

EVA/ DRIVEWAY

+79

LEGEND:

- SITE BOUNDARY
- EVA / DRIVEWAY
- PLANTER
- SLOPE PLANTER
- PAVED AREA
- CPA
- PROPOSED TREE

PROJECT TITLE

**PUBLIC HOUSING DEVELOPMENT AT
NEAR TAN KWAI TSUEN PHASES 1, 2 & 3**

DRAWING TITLE

**LANDSCAPE LAYOUT PLAN (FOR REFERENCE ONLY &
SUBJECT TO DESIGN REVIEW)**



房屋署
HOUSING DEPARTMENT

DRAWING NO.
YL52/S16/L/LO-01

DATE:
27/6/2023

SCALE 1:1000 (A1) ; 1:2000 (A3)



LEGEND:

- - - SITE BOUNDARY
- EVA / DRIVEWAY
- SLOPE PLANTER

PROJECT TITLE
**PUBLIC HOUSING DEVELOPMENT AT
 NEAR TAN KWAI TSUEN PHASES 1, 2 & 3**






DRAWING TITLE
**LANDSCAPE LAYOUT PLAN (FOR REFERENCE ONLY &
 SUBJECT TO DESIGN REVIEW)
 (PHASE 1 GROUND FLOOR +82mPD)**

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

 房屋署 HOUSING DEPARTMENT	
DRAWING NO. YL52/S16/L/LO-02	DATE: 27/6/2023



LEGEND:

-  SITE BOUNDARY
-  PLANTER
-  PAVED AREA
-  CPA
-  PROPOSED TREE

PROJECT TITLE
**PUBLIC HOUSING DEVELOPMENT AT
 NEAR TAN KWAI TSUEN PHASES 1, 2 & 3**

DRAWING TITLE
**LANDSCAPE LAYOUT PLAN (FOR REFERENCE ONLY &
 SUBJECT TO DESIGN REVIEW)
 (PHASE 1 PODIUM FLOOR +101.15mPD)**

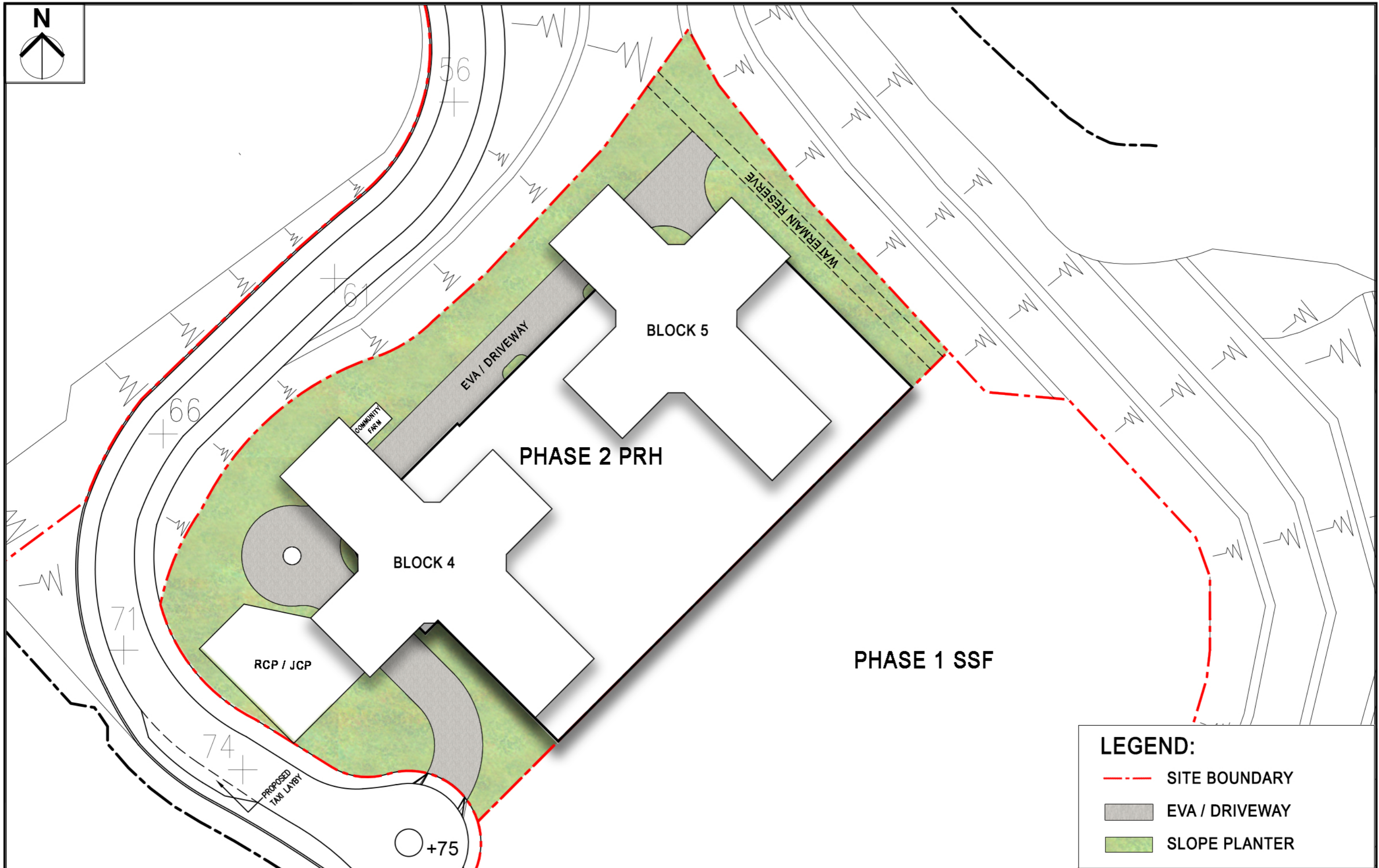
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房屋署
 HOUSING DEPARTMENT

DRAWING NO.
 YL52/S16/L/LO-03

DATE:
 27/6/2023



LEGEND:

-  SITE BOUNDARY
-  EVA / DRIVEWAY
-  SLOPE PLANTER

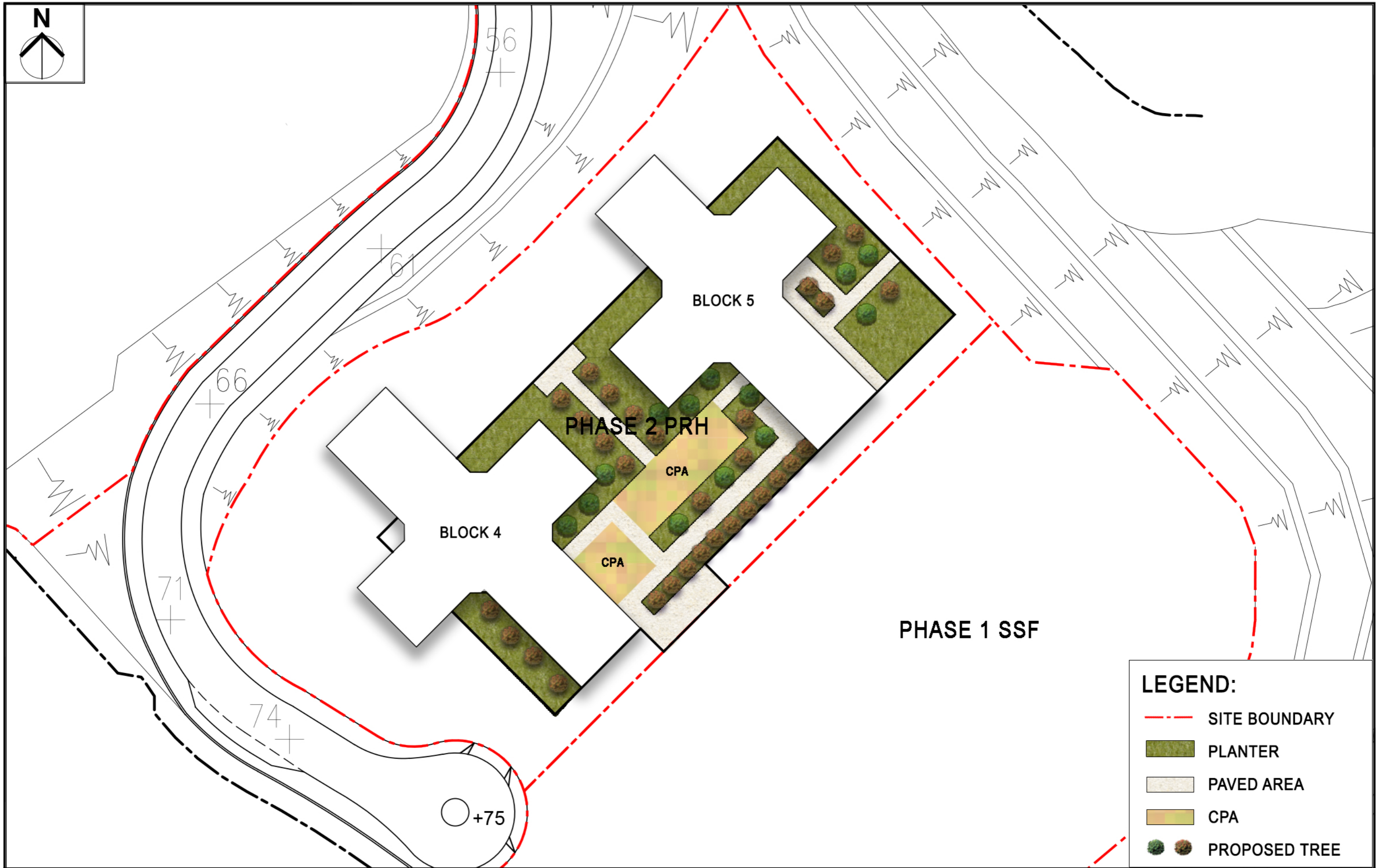
PROJECT TITLE
**PUBLIC HOUSING DEVELOPMENT AT
 NEAR TAN KWAI TSUEN PHASES 1, 2 & 3**


DRAWING TITLE
**LANDSCAPE LAYOUT PLAN (FOR REFERENCE ONLY &
 SUBJECT TO DESIGN REVIEW)
 (PHASE 2 GROUND FLOOR +75mPD)**

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

 房屋署
 HOUSING DEPARTMENT

DRAWING NO. YL52/S16/L/LO-04	DATE: 27/6/2023
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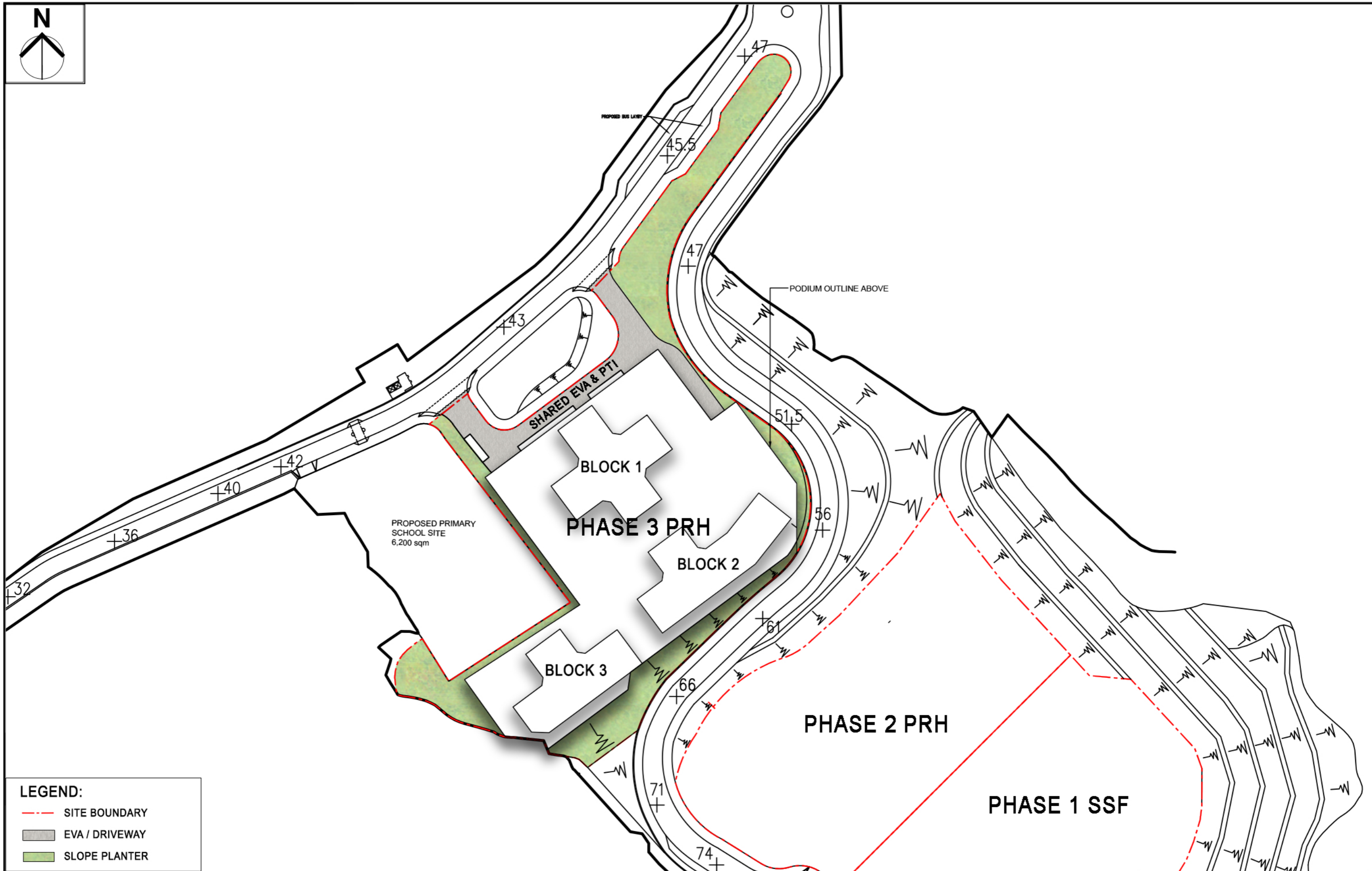
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-  SITE BOUNDARY
 -  PLANTER
 -  PAVED AREA
 -  CPA
 -  PROPOSED TREE

PROJECT TITLE
**PUBLIC HOUSING DEVELOPMENT AT
NEAR TAN KWAI TSUEN PHASES 1, 2 & 3**

DRAWING TITLE
**LANDSCAPE LAYOUT PLAN (FOR REFERENCE ONLY &
SUBJECT TO DESIGN REVIEW)
(PHASE 2 PODIUM FLOOR +98.15mPD)**

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

	房屋署 HOUSING DEPARTMENT	
	DRAWING NO. YL52/S16/L/LO-05	DATE: 27/6/2023



LEGEND:

	SITE BOUNDARY
	EVA / DRIVEWAY
	SLOPE PLANTER

PROJECT TITLE
**PUBLIC HOUSING DEVELOPMENT AT
NEAR TAN KWAI TSUEN PHASES 1, 2 & 3**

DRAWING TITLE
**LANDSCAPE LAYOUT PLAN (FOR REFERENCE ONLY &
SUBJECT TO DESIGN REVIEW)
(PHASE 3 GROUND FLOOR +42mPD)**

SCALE 1:1500 (A3)

	房屋署 HOUSING DEPARTMENT	
	DRAWING NO. YL52/S16/L/LO-06	DATE: 27/6/2023



LEGEND:

- - - SITE BOUNDARY
- PLANTER
- PAVED AREA
- CPA
- PROPOSED TREE

PROJECT TITLE

**PUBLIC HOUSING DEVELOPMENT AT
NEAR TAN KWAI TSUEN PHASES 1, 2 & 3**

DRAWING TITLE

**LANDSCAPE LAYOUT PLAN (FOR REFERENCE ONLY &
SUBJECT TO DESIGN REVIEW)
(PHASE 3 PODIUM FLOOR +64.3mPD)**

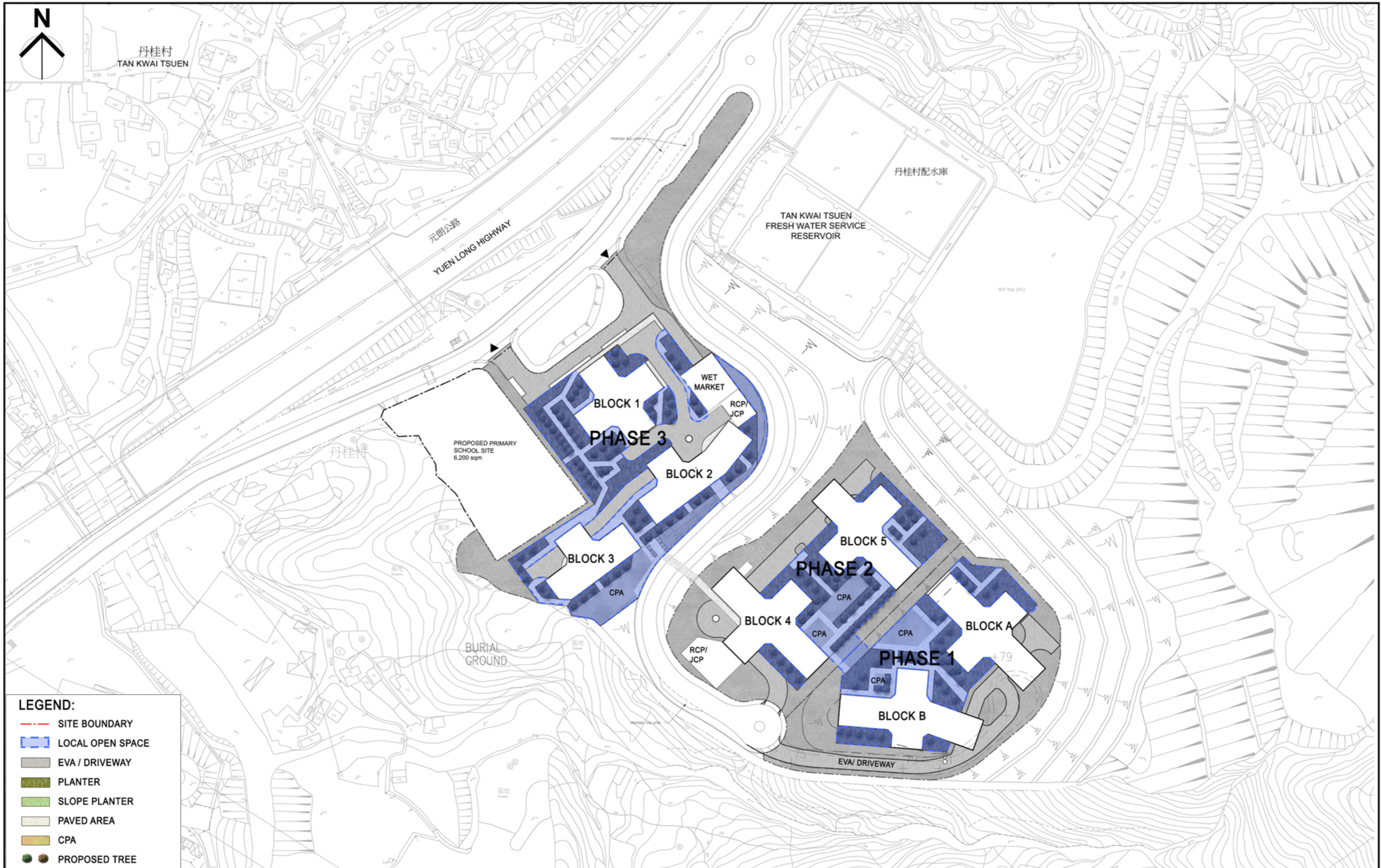
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房屋署
HOUSING DEPARTMENT

DRAWING NO.
YL52/S16/L/LO-07

DATE:
27/6/2023



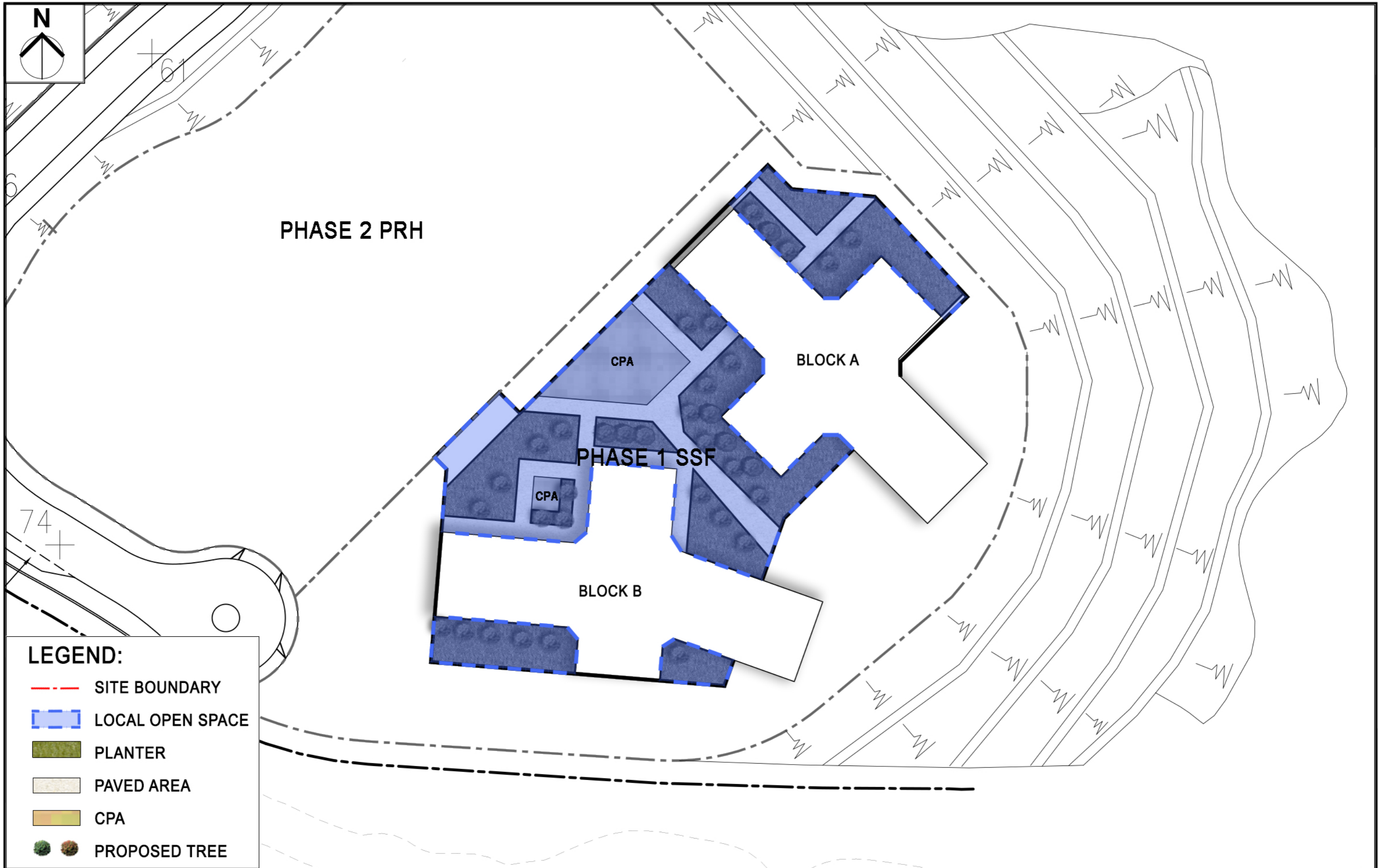
PROJECT TITLE
**PUBLIC HOUSING DEVELOPMENT AT
 NEAR TAN KWAI TSUEN PHASES 1, 2 & 3**

DRAWING TITLE
**LANDSCAPE LAYOUT PLAN (FOR REFERENCE ONLY &
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SCALE 1:1000 (A1) ; 1:2000 (A3)

 房屋署
 HOUSING DEPARTMENT

DRAWING NO. YL52/S16/L/LO-11
 DATE: 27/6/2023



LEGEND:

- - - SITE BOUNDARY
- LOCAL OPEN SPACE
- PLANTER
- PAVED AREA
- CPA
- PROPOSED TREE

PROJECT TITLE
**PUBLIC HOUSING DEVELOPMENT AT
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DRAWING TITLE
**LANDSCAPE LAYOUT PLAN (FOR REFERENCE ONLY &
 SUBJECT TO DESIGN REVIEW)
 (PHASE 1 PODIUM FLOOR +101.15mPD)**

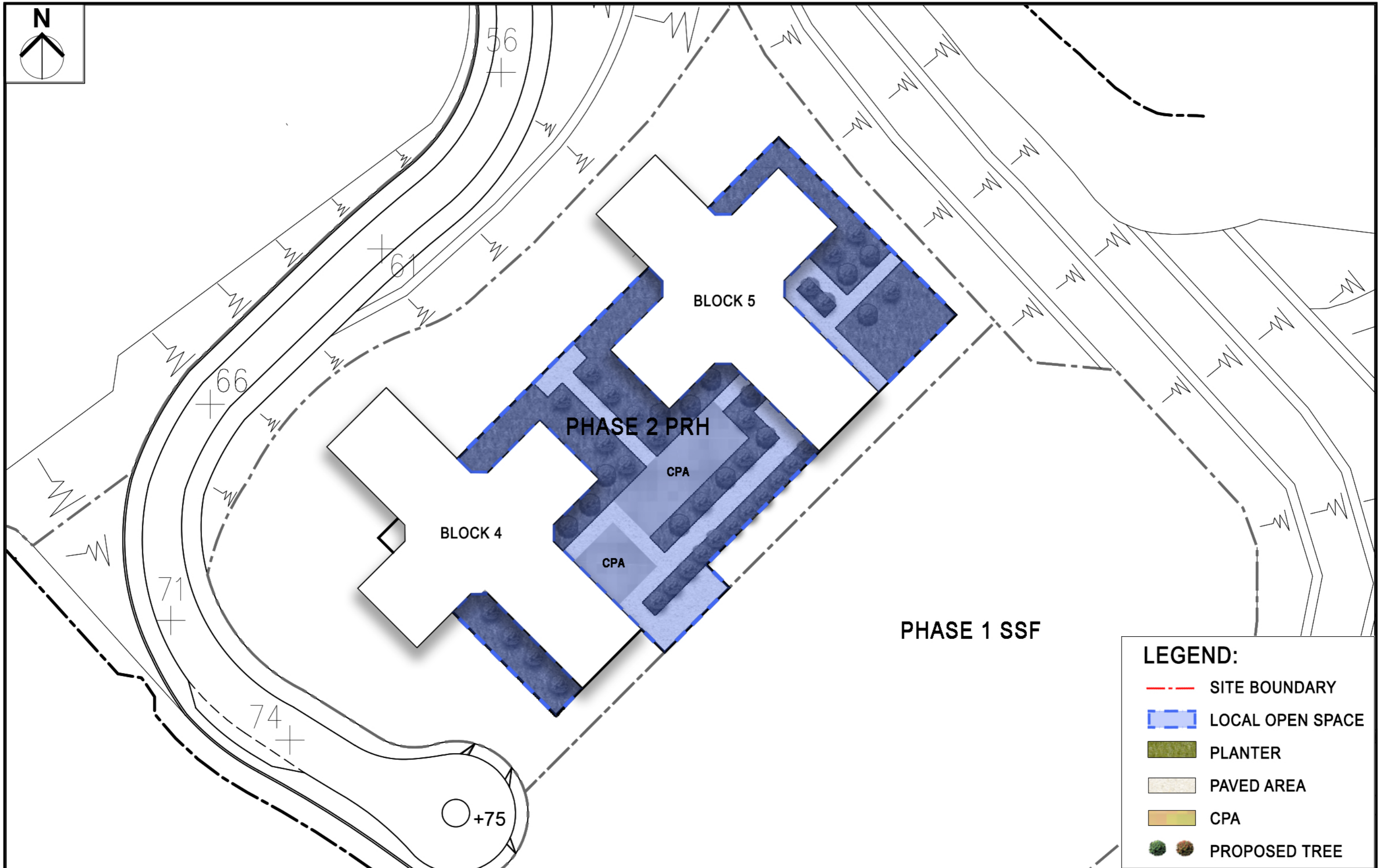
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房屋署
 HOUSING DEPARTMENT

DRAWING NO.
 YL52/S16/L/LO-31

DATE:
 27/6/2023



LEGEND:

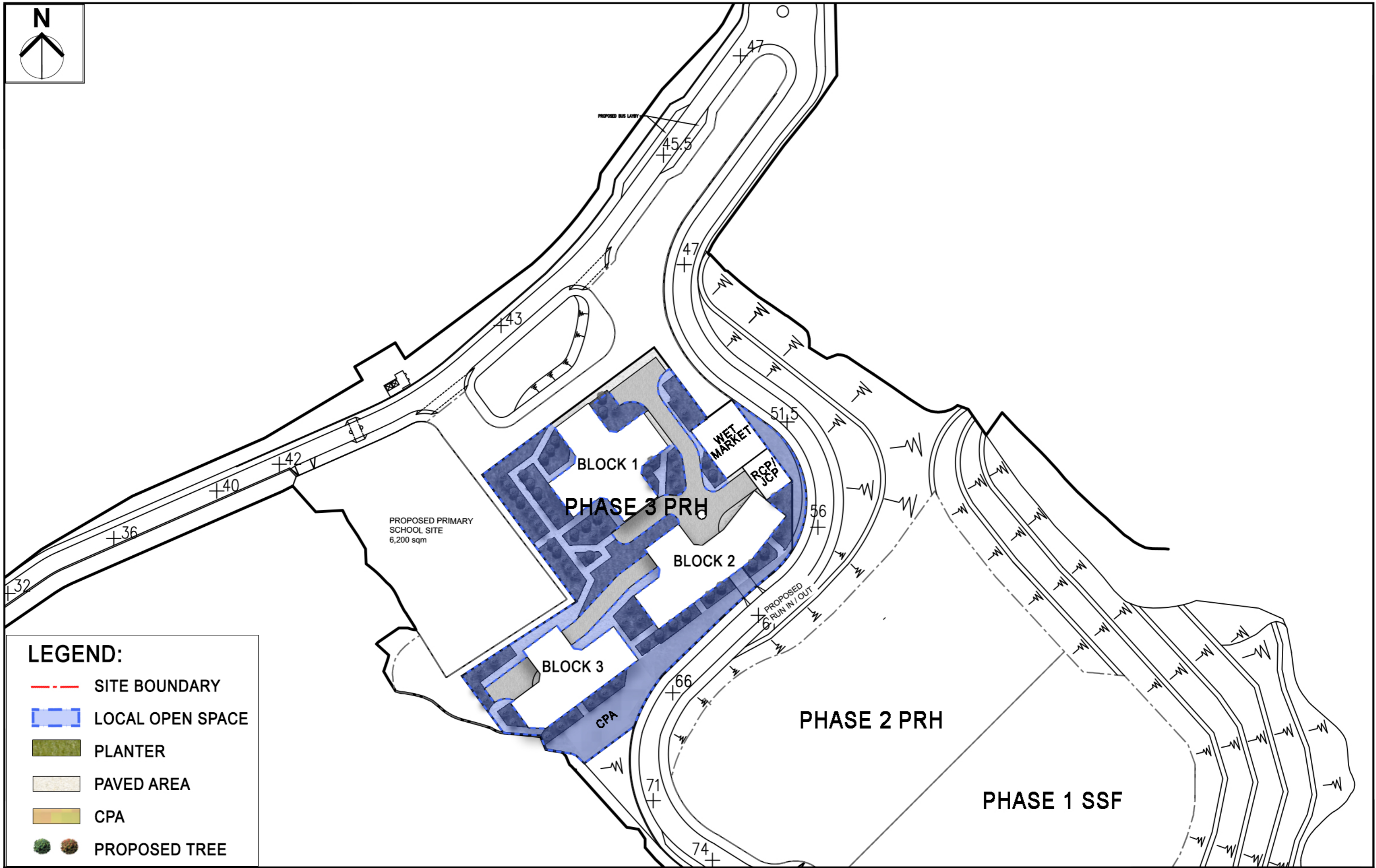
	SITE BOUNDARY
	LOCAL OPEN SPACE
	PLANTER
	PAVED AREA
	CPA
	PROPOSED TREE

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 (PHASE 2 PODIUM FLOOR +98.15mPD)

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

	房屋署 HOUSING DEPARTMENT	
	DRAWING NO. YL52/S16/L/LO-51	DATE: 27/6/2023



LEGEND:

- - - SITE BOUNDARY
- LOCAL OPEN SPACE
- PLANTER
- PAVED AREA
- CPA
- PROPOSED TREE

PROJECT TITLE

**PUBLIC HOUSING DEVELOPMENT AT
NEAR TAN KWAI TSUEN PHASES 1, 2 & 3**

DRAWING TITLE

**LANDSCAPE LAYOUT PLAN (FOR REFERENCE ONLY &
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(PHASE 3 PODIUM FLOOR +64.3mPD)**

SCALE 1:1500 (A3)



房屋署
HOUSING DEPARTMENT

DRAWING NO.
YL52/S16/L/LO-71

DATE:
27/6/2023