

## S.16 PLANNING APPLICATION FOR

Proposed Minor Relaxation of the Non-Building Area and  
Building Height Restriction for the Proposed  
Pak Tin Estate Redevelopment Phase 12,  
Shek Kip Mei

### **Supporting Planning Statement**

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May 2024

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## **Executive Summary**

This planning application is submitted by the Hong Kong Housing Authority (HA) as the project proponent to seek approval from the Town Planning Board (TPB) under Section 16 of the Town Planning Ordinance for minor relaxation of the non-building area (NBA), representing an increase of about 1,460m<sup>2</sup> net site area and building height (BH) restriction from 120mPD to 160mPD (+ around 33.3%) for Pak Tin Estate Redevelopment Phase 12, Shek Kip Mei (the Application Site).

The Application Site falls within an area zoned “Residential (Group A)” under the Approved Shek Kip Mei Outline Zoning Plan No. S/K4/31, subject to a maximum domestic plot ratio (PR) of 7.5 for a domestic building or 9.0 for a building that is partly domestic and partly non-domestic and BH restriction of +120mPD.

The public housing supply target of 308,000 has been set under the Long Term Housing Strategy Annual Review 2023. The average waiting time for public rental housing is 5.7 years (as at end-March 2024). The Government is taking all possible steps to spearhead land production and improve housing supply. As Pak Tin Estate Redevelopment Phase 12 is no longer required for school development as advised by the Education Bureau (EDB), the site is released for public housing development. The Application Site is elongated in shape and given its various site constraints, minor relaxation of a portion of the NBA and BH restriction is proposed with a view to optimise the use of the public housing land for better site planning and to maximise flat production. As a result, the maximum domestic and non-domestic PR permitted for the Application Site can be fully utilised. The proposed BH restriction is also compatible with the BH profile in the area. With the proposed minor relaxations, the Application Site is able to increase the production of public housing units from 1,350 units to 2,091 units, **providing an additional 741 units (+about 55%)**.

The proposed minor relaxation of the NBA and BH restriction is in line with Government’s policy to maximise the development potential of public housing land and to address the space shortfall of the welfare sector while taking into account the site constraints. Relevant technical assessments have indicated that the proposed development will not generate any insurmountable impacts in visual, air ventilation, traffic, sewerage, drainage, water supply, environmental, landscape and geotechnical aspects.

In view of the above, the TPB is sincerely requested to give favourable consideration to the proposed minor relaxation of the NBA and BH restriction of the Application Site.

## 行政摘要

(聲明：此中文譯本僅供參考，如中文譯本和英文原文有差異時，應以英文原文為準。)

本規劃申請是由香港房屋委員會（下稱「房委會」）向城市規劃委員會（下稱「城規會」）提出，根據《城市規劃條例》第 16 條，向城規會申請規劃許可，略為放寬位於石硤尾白田邨重建第十二期（下稱「申請地盤」）的非建築用地（相等於增加 1,460 平方米地盤淨面積）及建築物高度限制（由主水平基準上 120 米增加至 160 米）（增加約百分之三十三點三）。

申請地盤位於《石硤尾分區計劃大綱核准圖編號 S/K4/31》上的「住宅(甲類)」地帶內，受限於最高地積比率 7.5 倍（整幢為住用建築物）或 9.0 倍（一幢建築物內住用與非住用各佔部分），以及建築物高度限制的主水平基準上 120 米。

根據《長遠房屋策略》2023 年周年進度報告，公營房屋供應目標為 308,000 個單位。一般公屋申請人的平均輪候時間為 5.7 年（截至 2024 年 3 月底），政府努力全速造地，以增加公營房屋供應。鑒於白田邨重建計劃第十二期不再預留作學校發展，第十二期地盤將用作公營房屋發展。由於地盤狹長及受制於多種發展限制，本申請建議略為放寬申請地盤的一部分非建築用地及建築物高度限制，以更有效地運用土地資源及便利整體發展佈局，從而提供更多公營房屋單位。擬議計劃能充分運用允許的最大住用及非住用地積比率。擬議建築物高度亦與該區的建築物高度概況兼容。申請地盤在擬議的略為放寬申請下，能夠將公營房屋單位從 1,350 個增加到 2,091 個，**提供額外 741 個單位**（增加約百分之五十五）。

擬議略為放寬非建築用地及建築物高度限制符合政府政策，在地盤限制下善用土地資源、並應付社福設施的殷切需求。各項技術評估顯示擬議發展不會在視覺、空氣流通、交通、排污、排水、供水、環境、景觀及土力方面構成不可克服的影響。

基於以上各點，懇請城規會從優考慮略為放寬申請地盤的非建築用地及建築物高度限制。

## **1. INTRODUCTION**

- 1.1 This planning application seeks the Town Planning Board (TPB)'s approval under Section 16 of the Town Planning Ordinance for the proposed minor relaxation of the non-building area (NBA) and building height (BH) restriction from 120mPD to 160mPD for the proposed Pak Tin Estate Redevelopment Phase 12, Shek Kip Mei (**Plan 1**) (the Application Site).

## **2. SITE CONTEXT**

### **Background**

- 2.1 The entire Pak Tin Estate, with a gross site area of about 14.33 ha, is surrounded by Nam Cheong Street to its east and north, Pak Tin Street and Wai Lun Street to its south and Shek Kip Mei Fresh Water Service Reservoir to its west. The Application Site with a gross site area of about 1.92 ha is situated in the northernmost part of the existing Pak Tin Estate, abutting Nam Cheong Street. It was previously occupied by Block 13 of Pak Tin Estate, a vacant school premises (VSP) of Ex-Pak Tin Catholic Primary School (all cleared and demolished) and a strip of man-made cut slope.
- 2.2 The Hong Kong Housing Authority (HA) announced the clearance and redevelopment of Pak Tin Estate in April 2012. Being part of Pak Tin Estate Redevelopment, Phase 12 was originally reserved for the Education Bureau (EDB)'s school development. In March and May 2022, EDB confirmed respectively that school development at the site would not be pursued due to technical considerations and retaining of the adjacent VSP (i.e. the ex-Pak Tin Catholic Primary School) was no longer required. The Planning Department and the Development Bureau had no objection to release the VSP for public housing development.

### **Planning Context**

- 2.3 The Application Site has a gross site area and net site area (NSA) of about 1.92 ha and 1.14 ha respectively. It is currently zoned "Residential (Group A)" ("R(A)") on the Approved Shek Kip Mei Outline Zoning Plan (OZP) No. S/K4/31, subject to a maximum domestic plot ratio (PR) of 7.5 for a domestic building or 9.0 for a building that is partly domestic and partly non-domestic and a BH restriction of 120mPD. The Application Site also comprises a strip of man-made cut slope along the northern and eastern site boundaries which is designated as NBA on the OZP, leading to a long and narrow net site configuration. There is also a 30m wide north-south ventilation corridor across the western portion of the Application Site as recommended in the Explanatory Statement of

the OZP (**Plan 2**).

### **Surrounding Land Uses**

- 2.4 The Application Site is located at the northern portion of the high-density residential cluster, adjacent to the residential blocks of Pak Tin Estate. To the north across Nam Cheong Street is a large “Government, Institution or Community” (GIC) zone occupied by four primary/ secondary schools and other GIC facilities. To the northeast and southeast across Nam Cheong Street is the “Open Space” of Shek Kip Mei Park, which provides a range of facilities for both active and passive recreational activities.
- 2.5 Other residential blocks of Pak Tin Estate and Shek Kip Mei Estate are to the south and further south of the Application Site. To the immediate southwest is Pak Tin Estate Redevelopment Phase 13 which is under construction and consists three new residential blocks. To the immediate northwest of the Application Site are other planned public housing developments of Chak On Road South and Pak Tin Extension. Further northwest is the public housing development of Chak On Estate.

### **Existing/Proposed Building Heights in the Surrounding Area**

- 2.6 The BHs for the GIC cluster to the north range from about 71.1mPD to 132.1mPD. The proposed public housing developments of Chak On Road South and Pak Tin Extension to the immediate northwest are subject to BH restriction of 200mPD. The BHs for Chak On Estate to the further northwest range from about 85.3mPD to 119.2mPD.
- 2.7 The planned Pak Tin Estate Redevelopment Phase 13 to the immediate southwest has a proposed BH of 157mPD under the approved planning application No. A/K4/70-1. To the south adjacent to the Application Site is the existing Pak Tin Estate, which includes Ching Tin House and Long Tin House (130mPD), Shing Tin House and Cheung Tin House (134.7mPD), Hong Tin House, Kin Tin House, Wing Tin House and Sum Tin House (120.7 – 122mPD) and other residential blocks of other phases of Pak Tin Estate with BHs ranging from about 70.9mPD to 135.1mPD. The BHs for the residential blocks of Shek Kip Mei Estate to the further south range from about 42.3mPD to 136.2mPD.

### 3. DEVELOPMENT PROPOSAL

#### The Proposed Scheme for Pak Tin Estate Redevelopment Phase 12

- 3.1 Taking into account the site constraints as mentioned in Para. 2.3 and with the aim to fully utilise the permitted domestic and non-domestic PR, the application proposes a BH restriction of 160mPD and a minor relaxation of the NBA restriction such that the portion of the relaxed NBA could be decked over for non-domestic uses. The mean site formation level is +32mPD. The differences in key parameters of the Proposed Scheme as compared against the OZP-compliant Scheme are summarised in **Table 1** below.

**Table 1 – Comparison between the OZP-compliant Scheme and the Proposed Scheme**

<b>Development Parameters</b>	<b>OZP-compliant Scheme<sup>Note 1</sup> [A] (Plan 3a)</b>	<b>Proposed Scheme [B] (Plan 3b)</b>	<b>Difference [B] - [A]</b>
<b>Gross Site Area (ha)</b>	1.92	1.92	0 (±0%)
<b>Net Site Area (ha)</b>	<b>0.974</b>	<b>About 1.14</b>	<b>+0.17 ha (+17%)</b>
<b>Achievable Total PR</b>	<b>About 7.97</b>	<b>About 9.00</b>	<b>+1.03 (+12.9%)</b>
<i>Domestic</i>	<i>About 6.91</i>	<i>About 7.50</i>	
<i>Non-domestic</i>	<i>About 1.06</i>	<i>About 1.50</i>	
<b>Maximum Building Height (main roof level)</b>	Not exceeding +120mPD	Not exceeding +160mPD	+40m (+33.3%)
<b>Relaxed NBA to be decked over</b>	0 m <sup>2</sup>	About 1,460m <sup>2</sup>	+1,460 m <sup>2</sup>
<b>Flat Production</b>	<b>1,350</b>	<b>2,091</b>	<b>+741 (+55%)</b>
<b>Design Population</b>	About 3,645	About 5,646	+2,001 (+55%)

Note 1: OZP-compliant Scheme is derived from the existing NBA and BH restriction under the Approved Shek Kip Mei OZP No. S/K4/31.

- 3.2 The Proposed Scheme consists of three public housing blocks (36 domestic storeys (Block 11) and 37 domestic storeys (Block 12 & Block 13)) on a podium (4-5 storeys including a podium garden). The portion of the relaxed NBA would be decked over as

an extended podium to accommodate non-domestic use and recreational facilities as well as a pedestrian linkage to Nam Cheong Street at the podium deck to facilitate pedestrian flow from Pak Tin Estate to Nam Cheong Street.

- 3.3 The podium height would not exceed the height of the adjoining man-made cut slope (abutting Nam Cheong Street), so as to minimise its impact on the air path of the north-south ventilation corridor and the NBA. No domestic block would encroach onto the NBA. Not less than 5,646m<sup>2</sup> of local open space in accordance with the HKPSG requirement of 1m<sup>2</sup> per person will be provided (**Plan 5**). Podium gardens and recreational facilities will also be provided in the Proposed Scheme. Apart from welfare facilities, HA's office would be provided as one of the non-domestic facilities in the podium. Please refer to **Plan 3b** for the Master Layout Plan and Sections.
- 3.4 The key development parameters of the Proposed Scheme are summarised in **Table 2** below.

**Table 2 – Key Development Parameters of the Proposed Scheme**

<b>Development Parameters</b>	<b>Proposed Scheme</b>
<b>Site Area</b> <sup>Note 2</sup>	
Gross (about)	1.92 ha
Net (about)	1.14 ha
<b>Maximum PR</b>	9.0
- <b>Domestic</b>	7.5
- <b>Non-domestic</b>	1.5
<b>Maximum Total Gross Floor Area (GFA)</b>	Domestic: About 85,500m <sup>2</sup> Non-Domestic: About 17,100m <sup>2</sup>
<b>Maximum Building Height (main roof level)</b>	+160mPD
<b>Number of Blocks</b>	3
<b>No. of Storey</b>	<u>Block 11</u> : 36 domestic storeys on 5-storey podium <u>Block 12</u> : 37 domestic storeys on 4-storey podium <u>Block 13</u> : 37 domestic storeys on 4-storey podium
<b>Flat Production</b>	2,091
<b>Design Population</b> <sup>Note 3</sup>	About 5,646
<b>Green Coverage (% of Gross Site Area including the</b>	At least 20%



<b>Development Parameters</b>	<b>Proposed Scheme</b>
planters and planting areas on the slope with gradient less than 45 degree within the site)	
<b>Recreation Facilities</b>	
Local Open Space	Not less than 5,646m <sup>2</sup>
Children/Communal Play Area	Not less than 452m <sup>2</sup>
Badminton Court	1
Table Tennis Court	1
<b>Social Welfare Facilities</b>	(about 3,930 m <sup>2</sup> GFA) equivalent to about 5% of attainable GFA and subject to change as per SWD's request at detailed design stage.
Integrated Community Centre for Mental Wellness sub-base (ICCMW sub-base)	1
Community Rehabilitation Day Centre (CRDC)	1
District Support Centre for Persons with Disabilities (DSC)	1
Multi-disciplinary Outreaching Support Team for the Elderly (MOSTE)	1
Home Care Services (HCS) for Frail Elderly Persons (3-team size non-kitchen-based)	1
District Elderly Community Centre sub-base (DECC sub-base)	1
<b>Management Office and Ancillary Facilities</b>	
HA's Office ('Government Use')	(about 2,200 m <sup>2</sup> GFA)
<b>Parking Facilities</b> <sup>Note 4</sup>	
Private Car Parking (Domestic)	135 (including 2 accessible parking spaces)
Private Car Parking (Visitor)	15
Private Car Parking (HA's Office)	11
Motorcycle Parking	14
Light Goods Vehicles (LGV) Parking (Domestic)	6
Loading/ Unloading (L/UL) (Domestic)	6 (shared-use by HA's Office, coaches/buses and M/HGV)

Development Parameters	Proposed Scheme
	loading/unloading bay for service vehicles and overnight parking <sup>Note 5</sup> )
Parking (Welfare)	<p style="text-align: center;">2 (for private light buses with tail-lift for CRDC)</p> <p style="text-align: center;">1 (for private light bus with tail-lift for DSC)</p> <p style="text-align: center;">1 (for private light bus with tail-lift for HCS for Frail Elderly Persons)</p>
Footbridge	<p style="text-align: center;">2 (including 1 at the northeastern part of the Application Site connecting to Nam Cheong Street and 1 at the western part of the Application Site supported with a lift tower connecting to Nam Cheong Street and the future public housing developments of Pak Tin Extension and Chak On Road South)</p>

Note 2: Subject to detailed survey.

Note 3: Based on average household size of 2.7.

Note 4: Parking provisions as agreed with the Transport Department.

Note 5: Overnight parking requirement should be applied with due consideration of the site constraint and local situation.

### **Implementation Programme**

- 3.5 The demolition/construction works has been commenced in September 2022 for building completion in 2028/29 tentatively.

## **4. JUSTIFICATIONS AND PLANNING MERITS**

### **Increasing Public Housing Production**

- 4.1 The public housing supply target of 308,000 has been set under the Long Term Housing Strategy Annual Review 2023. As at end-March 2024, the average waiting time for public rental housing for general applicants was about 5.7 years. The Government is taking all possible steps to spearhead land production and to improve housing supply. With the proposed minor relaxations, the Application Site is able to increase the production of public housing units from 1,350 units to 2,091 units, **providing an**

**additional 741 units (+about 55%).**

### **Optimising Development Potential**

- 4.2 The Proposed Scheme has been optimised taking into account a number of site constraints and considerations, among which the most critical is the confined buildable site area for sitting the domestic blocks, and the BH restriction under the OZP. The housing site is elongated and narrow in shape and about half of it is a steep slope (12m to 40m high) falling in the NBA. Also, the OZP requires a 30m wide air ventilation corridor passing through the western part, hence only about one-third of the site area is available for developing into domestic blocks (The OZP-compliant Scheme (**Plan 3a**) refers). In view of the severe site constraints, minor relaxation of BH restriction is required in order to fully utilise the permitted PR for the Application Site, as stipulated under the “R(A)” zone of the OZP.
- 4.3 In addition, relaxation of the NBA restriction is also applied to balance the effect of the increased BH so as to optimise the development potential. The small portion of the relaxed NBA would be decked over, serving as an extended podium to accommodate non-domestic and recreational facilities as well as greenery. The relaxation of the NBA would allow more efficient placement of non-domestic facilities and usage of podium, such that the proposed BH could be contained at 160mPD. The small relaxed portion of the NBA would also increase the NSA so as to maximise flat production. To minimise the impact of the podium structure on the air path of the north-south ventilation corridor and the NBA, the podium height would not exceed the height of adjoining man-made cut slope and Nam Cheong Street and supported by the Air Ventilation Assessment – Initial Study (AVA-IS) (**Appendix 2**).

### **In Line with Government’s Policy to Address the Space Shortfall of the Welfare Sector**

- 4.4 The 2020 Policy Address invited the Hong Kong Housing Authority to explore setting aside a GFA equivalent to about 5% of attainable domestic GFA in public housing projects for the provision of social welfare facilities to address the space shortfall of the welfare sector. In response to the PA’s initiative, social welfare facilities with a total GFA of about 3,930m<sup>2</sup> (about 5% of the total attainable domestic GFA as agreed with the Social Welfare Department (SWD)) will be provided within the Application Site subject to change as per SWD’s request at detailed design stage and confirmation on funding.
- 4.5 To incorporate the proposed social welfare facilities and other non-domestic facilities within the Application Site in achieving the non-domestic PR of 1.5 allowed under the

“R(A)” zone, the NBA and BH restriction would need to be relaxed.

### **Compatible with Surrounding Development Context**

- 4.6 The Application Site, which is zoned “R(A)”, is intended primarily for high-density development. It is located in the high-rise cluster of existing/ planned residential developments of Pak Tin Estate, Shek Kip Mei Estate and other developments in the vicinity. The proposed BH restriction of 160mPD has made reference to the planned Pak Tin Estate Redevelopment Phase 13 with an approved BH of 157mPD (Planning Application No.A/K4/70-1) to the immediate southwest. Other developments include the proposed public housing developments of Chak On Road South and Pak Tin Extension to the immediate northwest with BH restriction of 200mPD; the GIC cluster to the north with BHs ranging from about 71.1mPD to 132.1mPD.
- 4.7 Moreover, the proposed BH restriction of 160mPD together with the residential blocks of other phases of Pak Tin Estate to the south with BHs ranging from about 70.9mPD to 135.1mPD will provide varying building height profile within the same residential cluster to avoid wall effect of buildings and add variation to the whole estate. Thus, the proposed BH restriction with the same urban context is compatible with the surrounding area.

### **Enhancing the Connectivity and Accessibility of the Surrounding Areas**

- 4.8 Due to the topography, the GIC cluster located to the north of the Application Site (at a higher terrain level abutting Nam Cheong Street) could not be accessed by walking easily. Currently, the public would have to walk along Nam Cheong Street, which is a route with certain gradient. Under the Proposed Scheme, two footbridge linkages to Nam Cheong Street are proposed, connecting Pak Tin Estate with Nam Cheong Street (**Plan 3b-1**). The connection at the west is supported with a lift tower, addressing the difference in terrain levels between Pak Tin Estate and Nam Cheong Street. The western linkage would also enable future connection with the proposed public housing developments of Pak Tin Extension and Chak On Road South. Another proposed linkage at the northeast of the site would be connected to the extended podium. Both linkages would allow universal access and facilitate the public in accessing the GIC cluster, hugely enhancing the pedestrian connectivity of the vicinity.

### **No Adverse Visual, Landscape, Air Ventilation and Technical Implications**

#### *No Adverse Impact on Visual Aspect*

- 4.9 Eight viewpoints have been chosen for Visual Appraisal (“VA”) (**Appendix 1**). As demonstrated by the photomontages in the VA, it is concluded that the resultant overall visual impact associated with the proposed minor relaxation of BH restriction is

acceptable and the proposed BH restriction of 160mPD, as compared with the permitted BH restriction of 120mPD, would unlikely induce significant adverse effects on the visual character of the surrounding townscape.

*No Adverse Impact on Air Ventilation Aspect*

4.10 An AVA-IS has been undertaken (**Appendix 2**). No insurmountable air ventilation impact is anticipated. To maintain and enhance the wind performance of the Proposed Scheme, the following wind enhancement features have been incorporated:

- At least 15m wide separation between the domestic blocks to allow penetration of summer south-westerly prevailing wind; and
- Podium not higher than adjoining Nam Cheong Street to allow air penetration in the north-south ventilation corridor.

*No Adverse Impact on Sewerage Aspect*

4.11 A Sewerage Impact Assessment (SIA) (**Appendix 3**) has been completed. The existing sewers along Pak Wan Street have adequate capacity to cater for the additional flow from the development. Drainage Services Department and Environmental Protection Department have no objection in principle from infrastructural capacity point of view to the proposed development.

*No Adverse Impact on Traffic Aspect*

4.12 A Traffic Impact Assessment (TIA) (**Appendix 4**) has been completed. It is anticipated that no insurmountable impact with road improvement works at the junction of Nam Cheong Street / Cornwall Street being implemented. The Transport Department (TD) has no objection in principle from traffic point of view to the proposed development.

*No Adverse Impact on Drainage and Water Supply Aspect*

4.13 Based on the draft planning parameters, no comment was received from DSD, EPD and Water Supplies Department. No insurmountable impact on the drainage aspect and water supply are anticipated.

*No Adverse Impact on Environmental Aspect*

4.14 An Environmental Assessment Study has been conducted (**Appendix 5**). Domestic blocks are far away from Nam Cheong Street (i.e. about 25m). The identified chimney of the emergency generator at the roof of PCCW Telephone Exchange Building, at about 300m from the proposed development, is found to have extremely low possibility to be operated, which adverse air quality impact due to chimney emission is not anticipated.

No insurmountable impact on the environmental aspect is anticipated. EPD has no objection in principle from environmental point of view.

*No Adverse Impact on Landscape Aspect*

- 4.15 A total of 19 trees of common species at ground level were affected by the proposed development. No old and valuable trees have been identified and no trees are proposed to be retained or transplanted. A Tree Preservation and Removal Proposal for the 19 trees at ground level have been submitted to HD's Tree Preservation Committee and approval was obtained on 20 June 2023. The tree felling works was completed in December 2023.
- 4.16 Additionally, a total of 239 self-seeded trees have germinated on the man-made cut slope within the application boundary (**Plan 6** refers). These trees will need to be cleared for the slope upgrading works. No old and valuable trees have been identified and no trees are proposed to be retained or transplanted. For safety purposes, it is recommended to remove the 239 existing self-seeded trees in accordance with prevailing government guidelines. The submission to HD's Tree Preservation Committee will be made in July 2024. No insurmountable landscape impact is anticipated.
- 4.17 Local open space and community play areas will be provided according to the ratios and provisions in the approved Planning Brief (**Plan 5**).

*No Adverse Impact on Geotechnical Aspect*

- 4.18 There are a number of man-made geotechnical features within or in close proximity to the site that are likely to affect or to be affected by the proposed redevelopment. These geotechnical features will be modified to suit the proposed development and upgraded to meet the prevailing standards.

*No Objection from District Council*

- 4.19 The Environment, Hygiene and Housing Affairs Committee of Sham Shui Po District Council was consulted on the proposed redevelopment on 12 July 2022. No objection was received from the District Council Members.

## **5. CONCLUSION**

- 5.1 This planning application is submitted under Section 16 of the Town Planning Ordinance for the proposed minor relaxation of the NBA and BH restriction from 120mPD to 160mPD for the proposed Pak Tin Estate Redevelopment Phase 12, Shek Kip Mei in

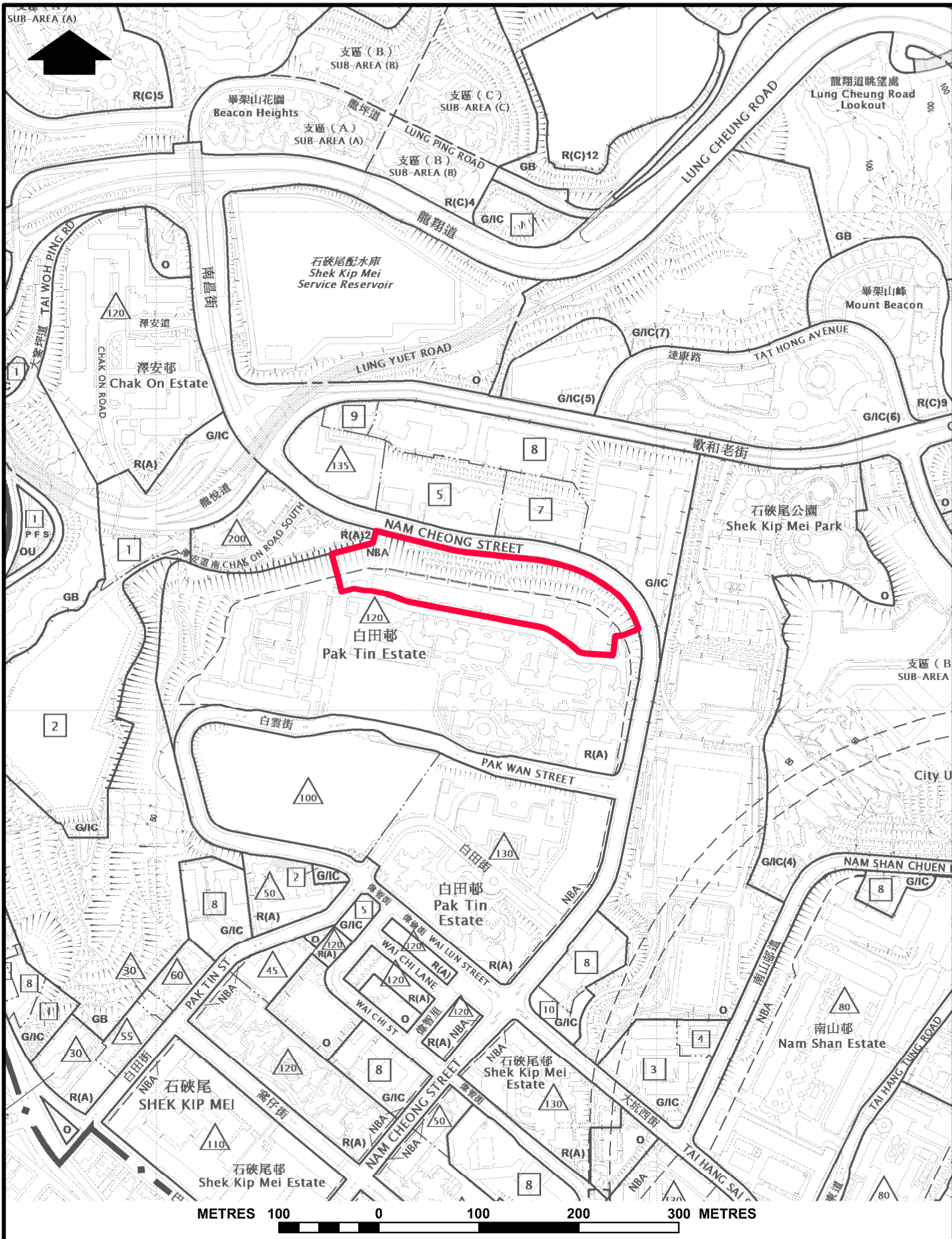
order to optimise the development potential by fully utilise the permitted domestic and non-domestic PR of the site. The Proposed Scheme is in line with the Government's initiatives in meeting the pressing demand for affordable housing and providing social welfare facilities equivalent to about 5% of the total attainable domestic GFA.

5.2 The Proposed Scheme is optimised taking into consideration the site constraints and it is compatible with the surrounding area. The portion of the relaxed NBA would allow a more efficient building layout and an increase in NSA. The Proposed Scheme will have no insurmountable impacts in terms of visual, air ventilation, traffic, sewerage, drainage, water supply, environmental, landscape and geotechnical aspects.

5.3 In view of the above, the TPB is sincerely requested to give favourable consideration on the proposed minor relaxation of the NBA and BH restriction of the Application Site.

**HOUSING DEPARTMENT**

**May 2024**



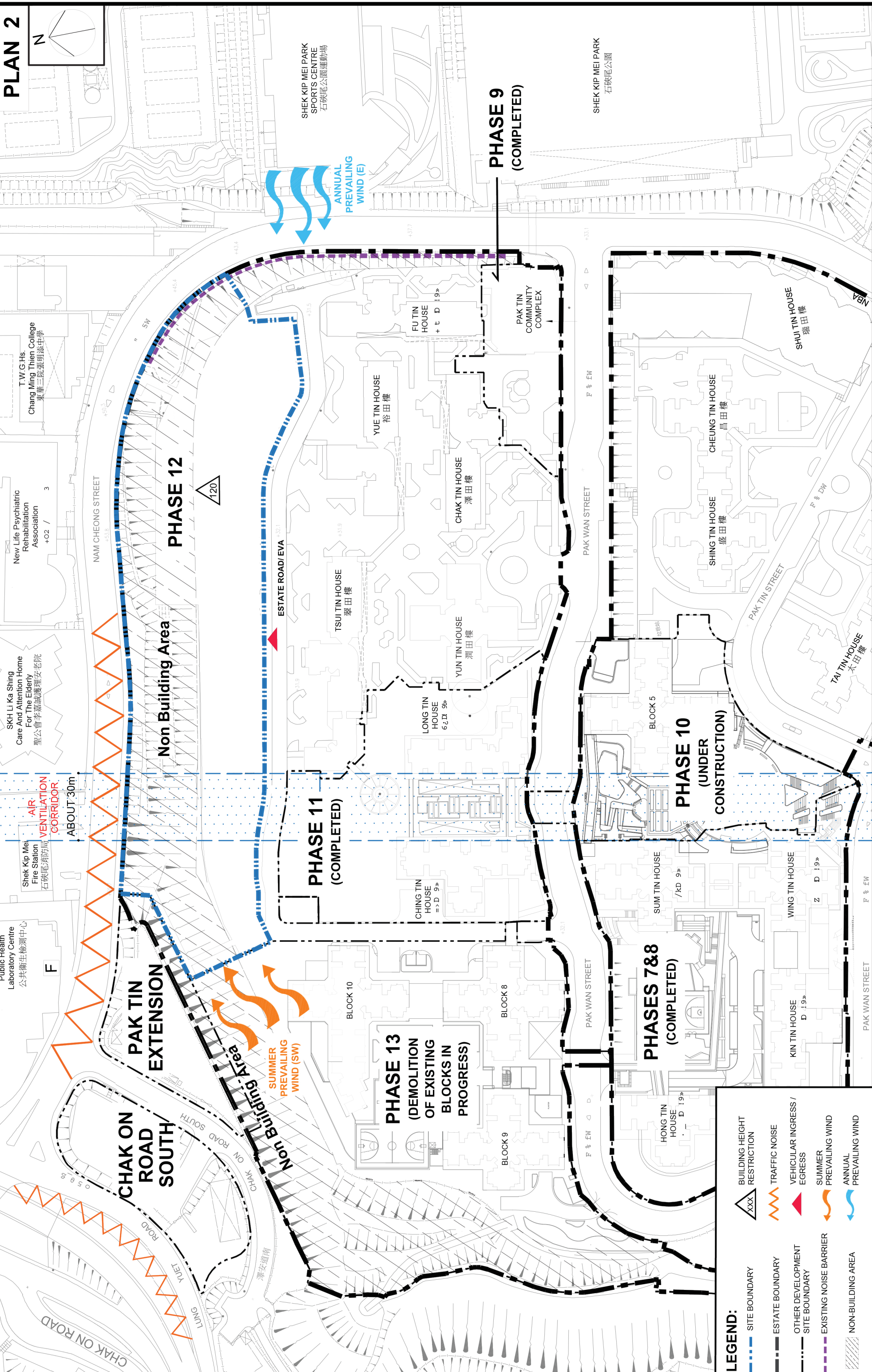
**HOUSING DEPARTMENT  
PLANNING SECTIONS**

**LOCATION PLAN  
PAK TIN ESTATE (PHASE 12) REDEVELOPMENT**

**PLAN 1**

**DATE :  
8. 1. 2024**

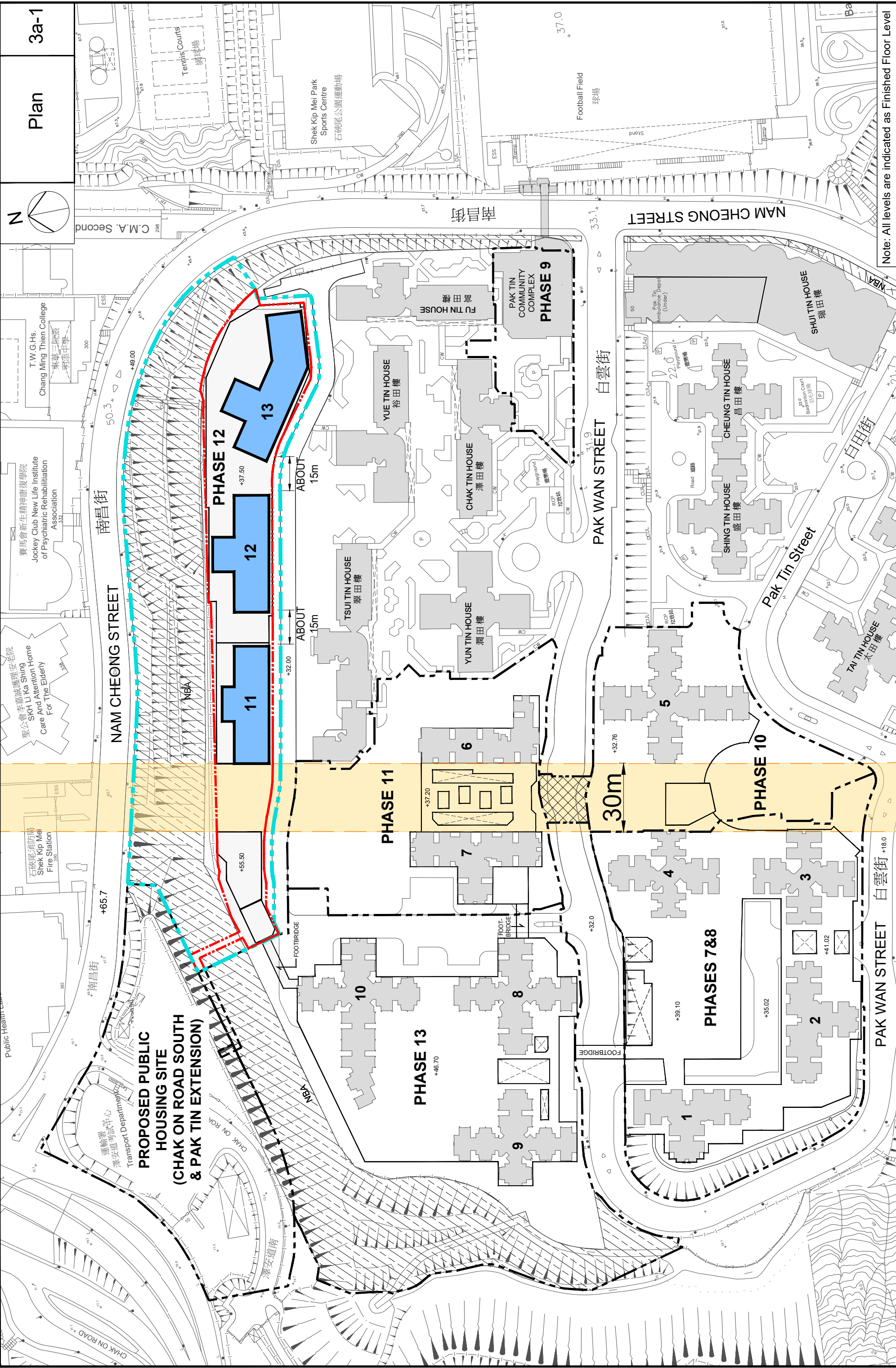




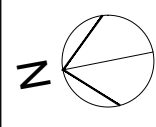
**LEGEND:**

	BUILDING HEIGHT RESTRICTION
	SITE BOUNDARY
	ESTATE BOUNDARY
	OTHER DEVELOPMENT SITE BOUNDARY
	EXISTING NOISE BARRIER
	NON-BUILDING AREA
	TRAFFIC NOISE
	VEHICULAR INGRESS / EGRESS
	SUMMER PREVAILING WIND
	ANNUAL PREVAILING WIND

**CONFIDENTIAL**  
 此圖紙為機密文件，只供有關人士參考。未經許可，不得向外透露或作其他用途。如有需要，請向有關部門查詢。  
 This drawing is confidential and for reference only. It is not to be distributed or used for any other purpose without the prior written consent of the Housing Department. For any enquiry, please contact the relevant department.



Plan  
3a-1



Note: All levels are indicated as Finished Floor Level.

Drawing Number:  
**SP14/12/SITE/ATPB/LO-21**  
CAD Reference: SP14/12/SITE/APLO-03A  
Scale: 1:1500 @ A3  
Date: 29/05/2024

**LEGEND**

- Application Site Boundary
- Proposed Air Ventilation Corridor
- Net Site Boundary
- Non-building Area
- Phase Boundary
- Underground Link

Phase 12 Block

**Pak Tin Estate Redevelopment - Phase 12**  
OZP-compliant Scheme - Master Layout Plan (for illustration only)



3a-2

Plan



UNEXCAVATED

WELFARE

E&M / OTHERS SERVICES  
LIFT TOWER

CARPARK

E&M / OTHERS SERVICES

LIFT LOBBY +32.15

E&M / OTHERS SERVICES

LIFT LOBBY +32.15

E&M / OTHERS SERVICES

E&M / OTHERS SERVICES

LIFT LOBBY +32.15

E&M / OTHERS SERVICES

+32.00

31.9 A

31.9 A

31.9 A

31.9 A

31.9 A

31.9 A

E&M / OTHERS SERVICES

LIFT LOBBY +32.15

E&M / OTHERS SERVICES

LIFT LOBBY +32.15

E&M / OTHERS SERVICES

E&M / OTHERS SERVICES

LIFT LOBBY +32.15

E&M / OTHERS SERVICES

E&M / OTHERS SERVICES

Yue Tin House

裕田樓

Tsui Tin House

翠田樓

House

House

House

House

House

House

House


House

House

House

Note: All levels are indicated as Finished Floor Level.

LEGEND

-  Welfare
-  Lift Lobby
-  Application Site Boundary
-  Net Site Boundary
-  E&M/ Others Services/ Carpark
-  Lift Tower

Pak Tin Estate Redevelopment - Phase 12

OZP-compliant Scheme - Ground Floor Plan (for illustration only)

Drawing Number : SP14/12/SITE/ATPB/LO-22

CAD Reference : SP14/12/SITE/IAS/17/PLO-04/IF02

Scale : 1:800@A3

Date : 29/05/2024



Plan

3a-3

UNEXCAVATED

WELFARE

WELFARE

WELFARE

E&M/  
OTHERS  
SERVICES

E&M/  
OTHERS  
SERVICES

E&M/  
OTHERS  
SERVICES

LIFT  
LOBBY

LIFT  
LOBBY

LIFT  
LOBBY

LIFT  
LOBBY

LIFT  
LOBBY

LIFT  
LOBBY

+37.50

+37.50

+37.50

Tsui Tin House

翠田樓

Yue Tin House

裕田樓

### Pak Tin Estate Redevelopment - Phase 12

OZP-compliant Scheme - First Floor Plan (for illustration only)

#### LEGEND

Application Site Boundary

Lift Lobby

E&M/ Others Services/  
Carpark

Net Site Boundary

Lift Tower

Welfare

Note: All levels are indicated as Finished Floor Level

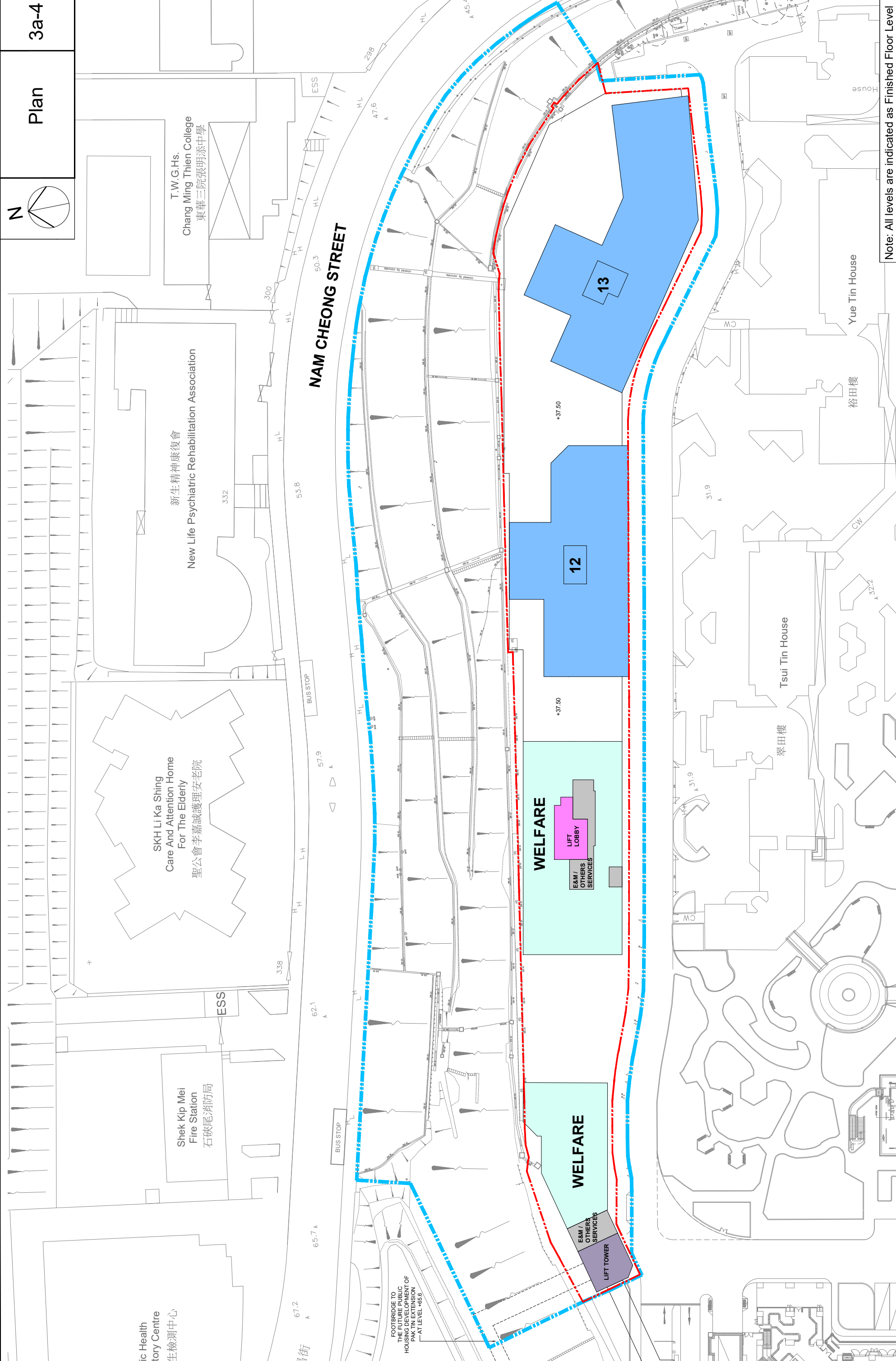
Drawing Number :

SP14/12/SITE/ATPB/LO-23

CAD Reference : SP14/12/SITE/AS/17/PLO-05/AF02

Scale : 1:800@A3



Date : 29/05/2024



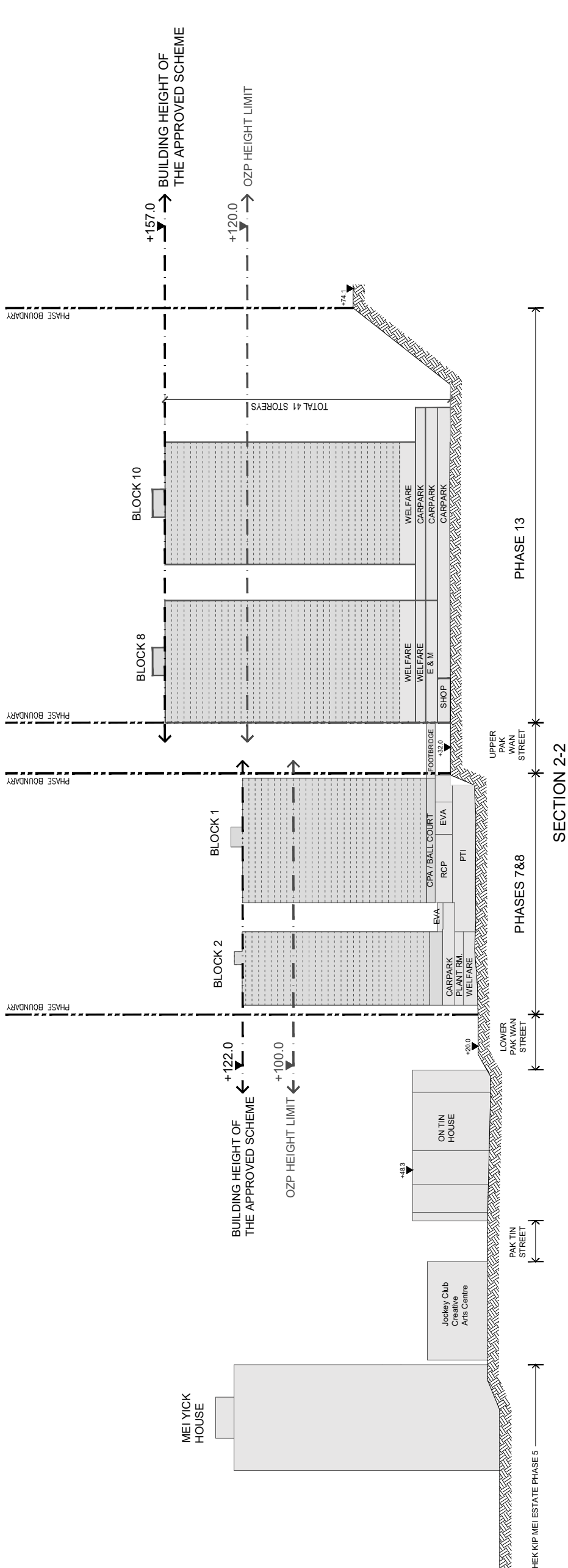
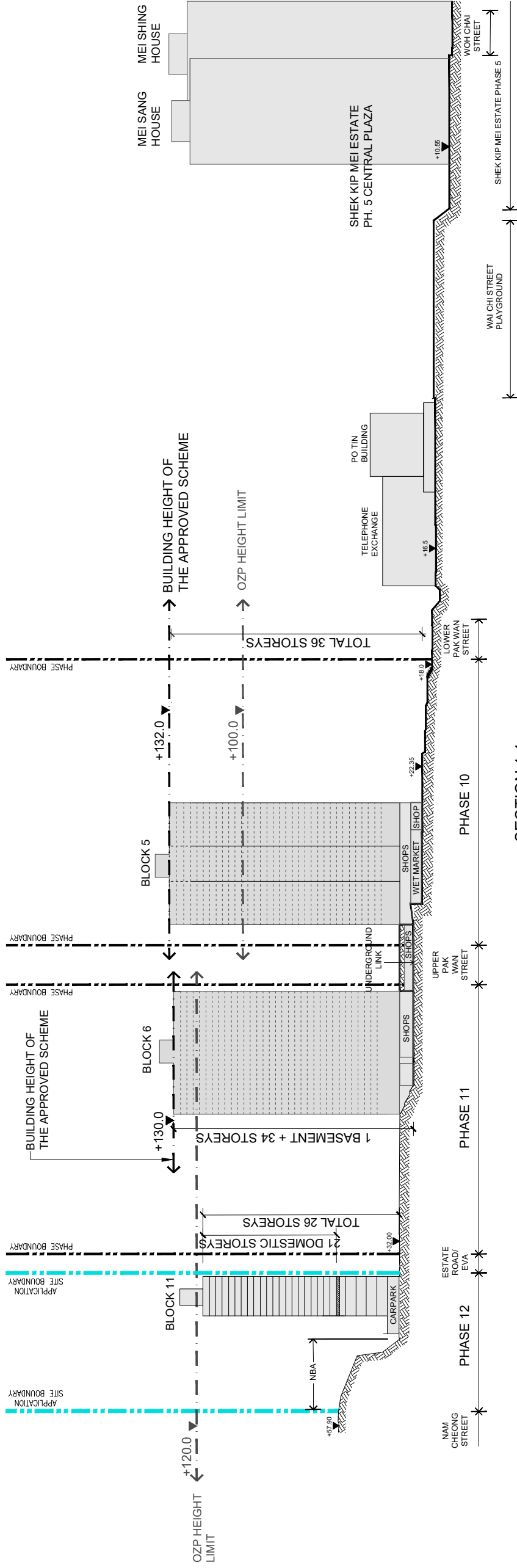
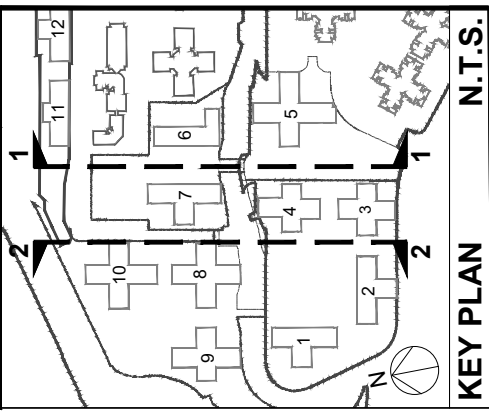
Note: All levels are indicated as Finished Floor Level.

Drawing Number : **SP14/12SITE/ATPB/LO-24**  
 CAD Reference : SP14/12SITE/AS17P/LO-06/AF02  
 Scale : 1:800@A3  
 Date : 29/05/2024

**LEGEND**

 Lift Lobby	 Welfare
 Lift Tower	 Domestic
 Application Site Boundary	
 Net Site Boundary	

**Pak Tin Estate Redevelopment - Phase 12**  
**OZP-compliant Scheme - Second to Fourth Floor Plan (for illustration only)**

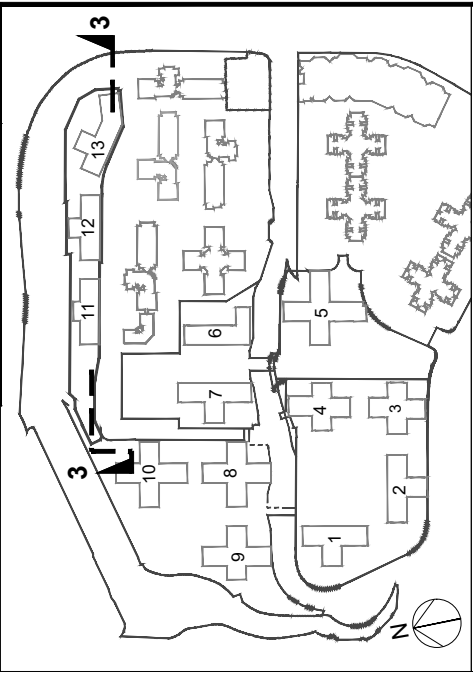


Note: All levels are indicated as Finished Floor Level

Drawing Number : SP14/12/SITE/A/TPB/LO-31  
 CAD Reference : SP14/HR/SITE/A/TPB-03/P14  
 Scale : 1:2000 @ A3  
 Date : 22/08/2023

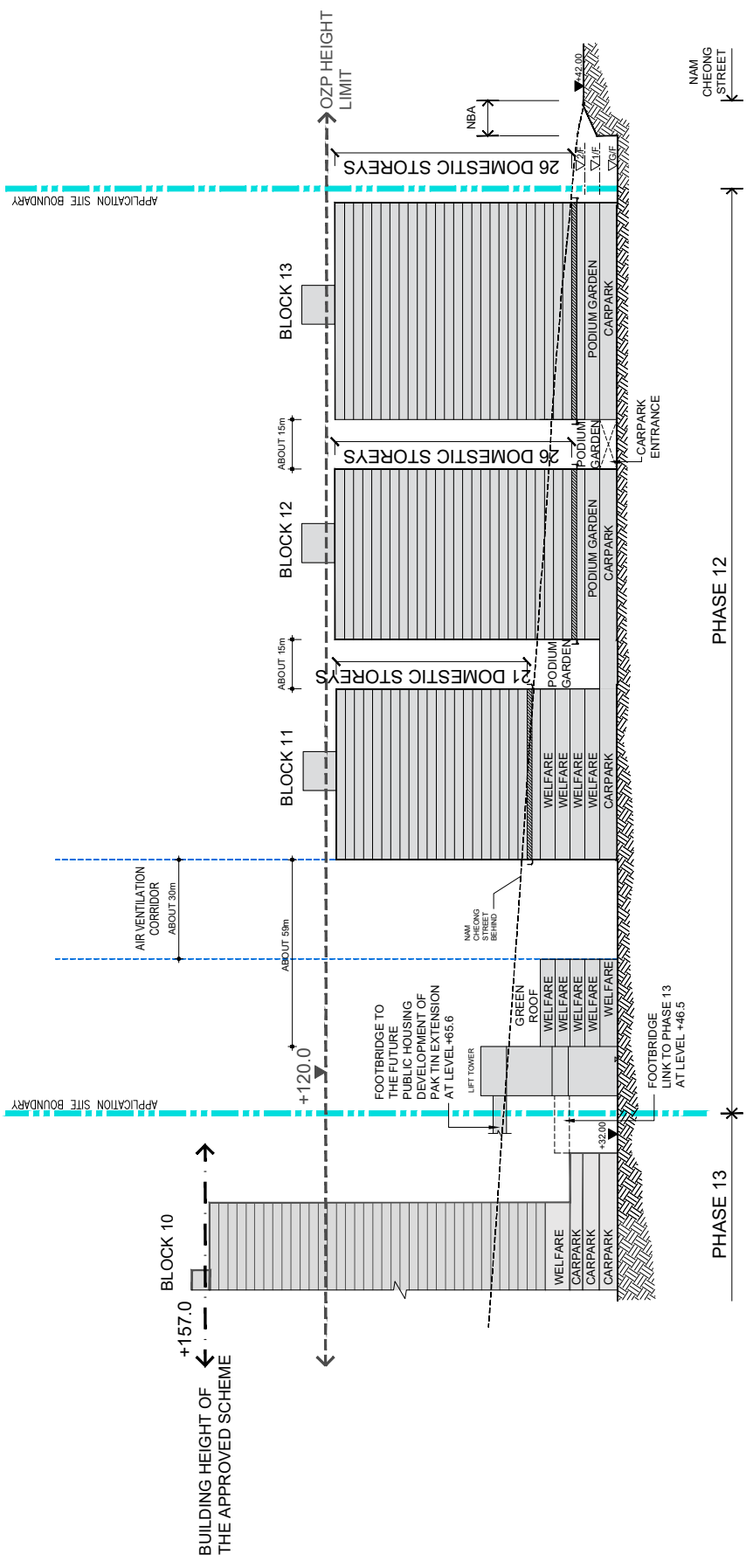
**LEGEND**  
 Application Site Boundary  
 Phase Boundary

**Pak Tin Estate Redevelopment - Phase 12**  
**OZP-compliant Scheme - Site Section (for illustration only)**



KEY PLAN

N.T.S.



SECTION 3-3

LEGEND

- Application Site
- Boundary

Note: All levels are indicated as Finished Floor Level

Drawing Number :

SP14/12/SITE/ATPB/LO-32/A

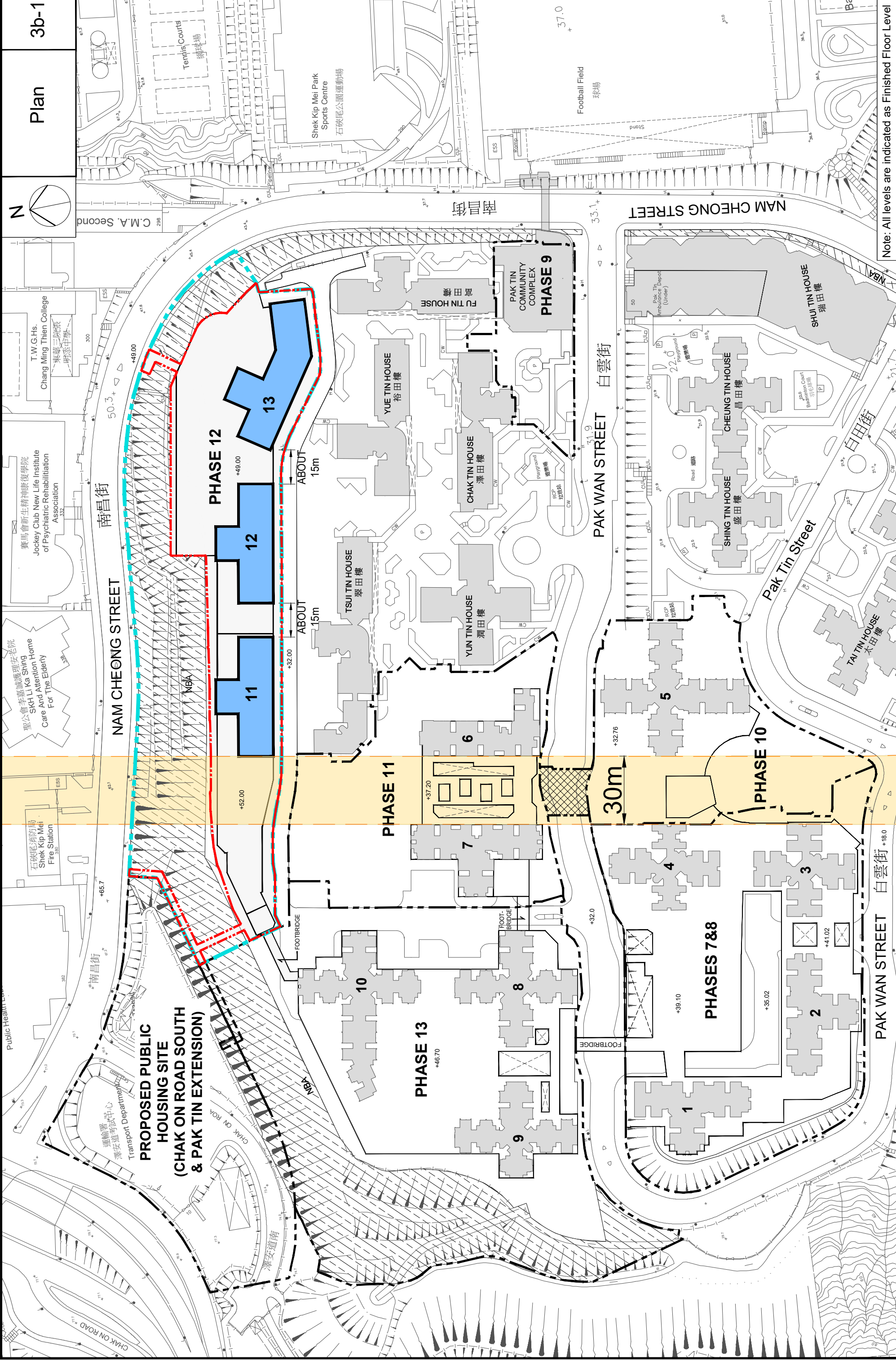
CAD Reference : SP14/12/SITE/AS17/PLO-11/P02

Scale : 1:2000 @ A3

Date : 29/05/2024

# Pak Tin Estate Redevelopment - Phase 12

## OZP-compliant Scheme - Site Section (for illustration only)



Plan  
3b-1

Drawing Number:  
**SP14/12/SITE/ATPB/LO-01**  
CAD Reference: SP14/12/SITE/APLO-03A  
Scale: 1:1500 @ A3  
Date: 22/08/2023

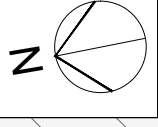
**LEGEND**

- Application Site Boundary
- Net Site Boundary
- Phase Boundary
- Phase 12 Block
- Proposed Air Ventilation Corridor
- Non-building Area
- Underground Link

Note: All levels are indicated as Finished Floor Level

**Pak Tin Estate Redevelopment - Phase 12**  
**Proposed Scheme - Master Layout Plan (for illustration only)**





3b-2

Plan



UNEXCAVATED

CARPARK

E&M / OTHERS SERVICES

E&M / OTHERS SERVICES

E&M / OTHERS SERVICES

E&M / OTHERS SERVICES

E&M / OTHERS SERVICES

E&M / OTHERS SERVICES

E&M / OTHERS SERVICES

E&M / OTHERS SERVICES

E&M / OTHERS SERVICES

E&M / OTHERS SERVICES

E&M / OTHERS SERVICES

E&M / OTHERS SERVICES

E&M / OTHERS SERVICES

E&M / OTHERS SERVICES

E&M / OTHERS SERVICES

LIFT LOBBY +32.15

LIFT LOBBY +32.15

LIFT LOBBY +32.15

LIFT LOBBY +32.15

LIFT LOBBY +32.15

LIFT LOBBY +32.15

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LIFT LOBBY +32.15

LIFT LOBBY +32.15

LIFT LOBBY +32.15

LIFT LOBBY +32.15

LIFT LOBBY +32.15

LIFT LOBBY +32.15

翠田樓

翠田樓

翠田樓

翠田樓

翠田樓

翠田樓

Tsui Tin House

Tsui Tin House

Tsui Tin House

Tsui Tin House

Tsui Tin House

Tsui Tin House

Tsui Tin House

Tsui Tin House

裕田樓

裕田樓

裕田樓

裕田樓

裕田樓

裕田樓

House

House

House

House

House

House

Note: All levels are indicated as Finished Floor Level.

Drawing Number :

SP14/12/SITE/ATPB/LO-02

CAD Reference : SP14/12/SITE/AS17/PLO-04/AF02

Scale : 1:800@A3

Date : 22/08/2023

LEGEND

Application Site Boundary

Net Site Boundary

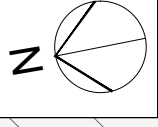
Lift Lobby

Lift Tower

E&M/ Others Services/ Carpark

Pak Tin Estate Redevelopment - Phase 12

Proposed Scheme - Ground Floor Plan (for illustration only)



Plan

3b-3

UNEXCAVATED

CARPARK  
+38.40

WELFARE  
+38.40

LIFT LOBBY

LIFT LOBBY

LIFT LOBBY

LIFT LOBBY

LIFT TOWER

E&M / OTHERS SERVICES

E&M / OTHERS SERVICES

E&M / OTHERS SERVICES

E&M / OTHERS SERVICES

E&M / OTHERS SERVICES

E&M / OTHERS SERVICES

E&M / OTHERS SERVICES

E&M / OTHERS SERVICES

E&M / OTHERS SERVICES

Yue Tin House

裕田樓

Tsui Tin House

翠田樓

House

Note: All levels are indicated as Finished Floor Level

LEGEND

Application Site Boundary

Lift Lobby

Welfare

Net Site Boundary

Lift Tower

E&M/ Others Services/ Carpark

Pak Tin Estate Redevelopment - Phase 12

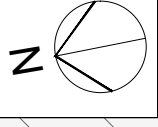
Proposed Scheme - First Floor Plan (for illustration only)

Drawing Number : SP14/12/SITE/ATPB/LO-03

CAD Reference : SP14/12/SITE/AS/17/PLO-05/AF02

Scale : 1:800@A3

Date : 22/08/2023



Plan

3b-4

UNEXCAVATED

CARPARK  
+43.00

WELFARE  
+43.00

+42.70

LIFT LOBBY  
LIFT LOBBY

LIFT LOBBY  
E&M / OTHERS SERVICES

LIFT LOBBY  
E&M / OTHERS SERVICES

LIFT LOBBY  
E&M / OTHERS SERVICES

LIFT TOWER  
E&M / OTHERS SERVICES

Tsui Tin House  
翠田樓

Yue Tin House  
裕田樓

Note: All levels are indicated as Finished Floor Level

LEGEND

Application Site Boundary

Lift Lobby

Welfare

Net Site Boundary

Lift Tower

E&M/ Others Services/  
Carpark

Pak Tin Estate Redevelopment - Phase 12

Proposed Scheme - Second Floor Plan (for illustration only)

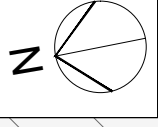
Drawing Number :

SP14/12SITE/ATPB/LO-04

CAD Reference : SP14/12SITE/AS17/PLO-06/AF02

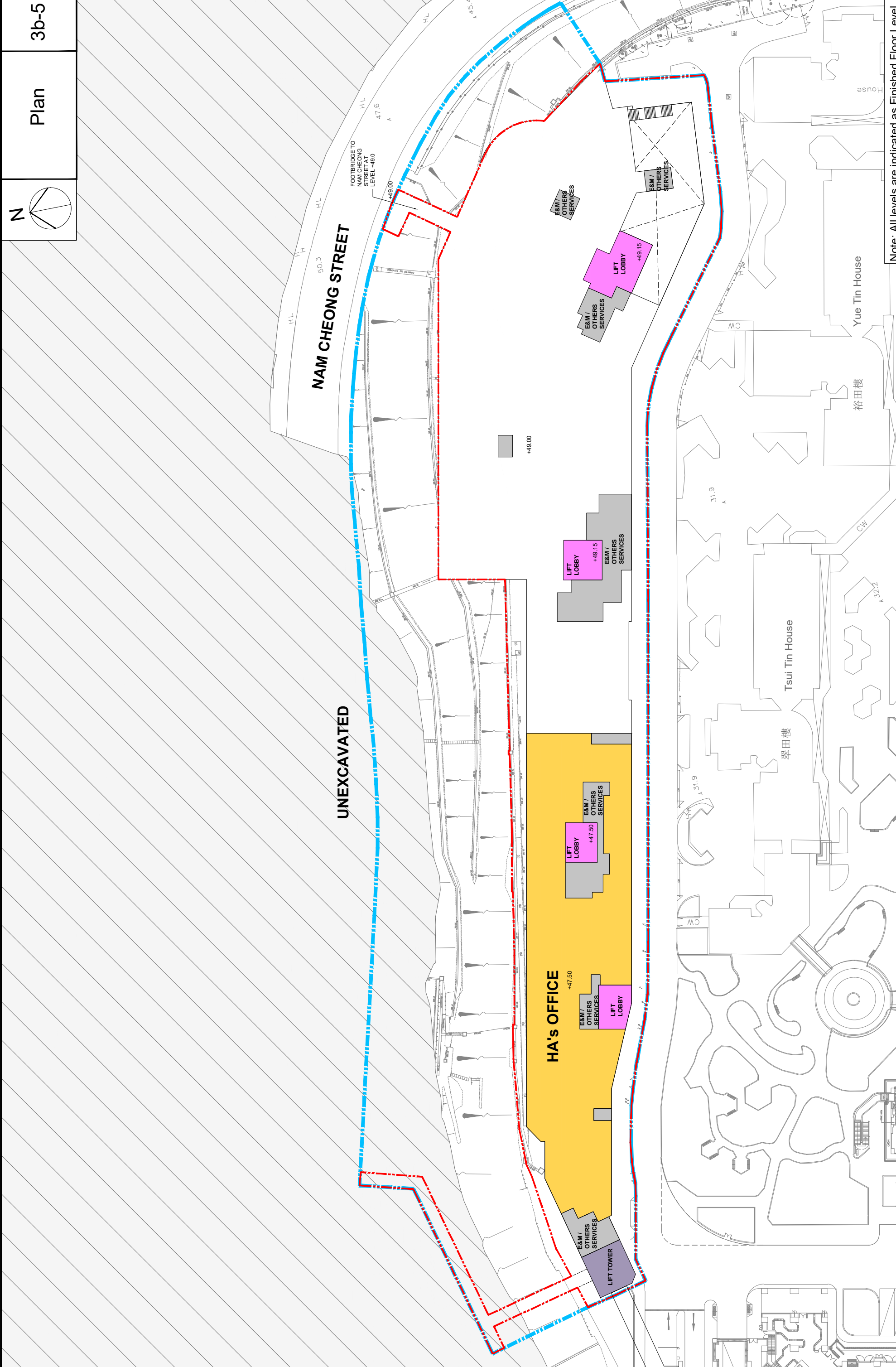
Scale : 1:800@A3

Date : 22/09/2023



Plan

3b-5

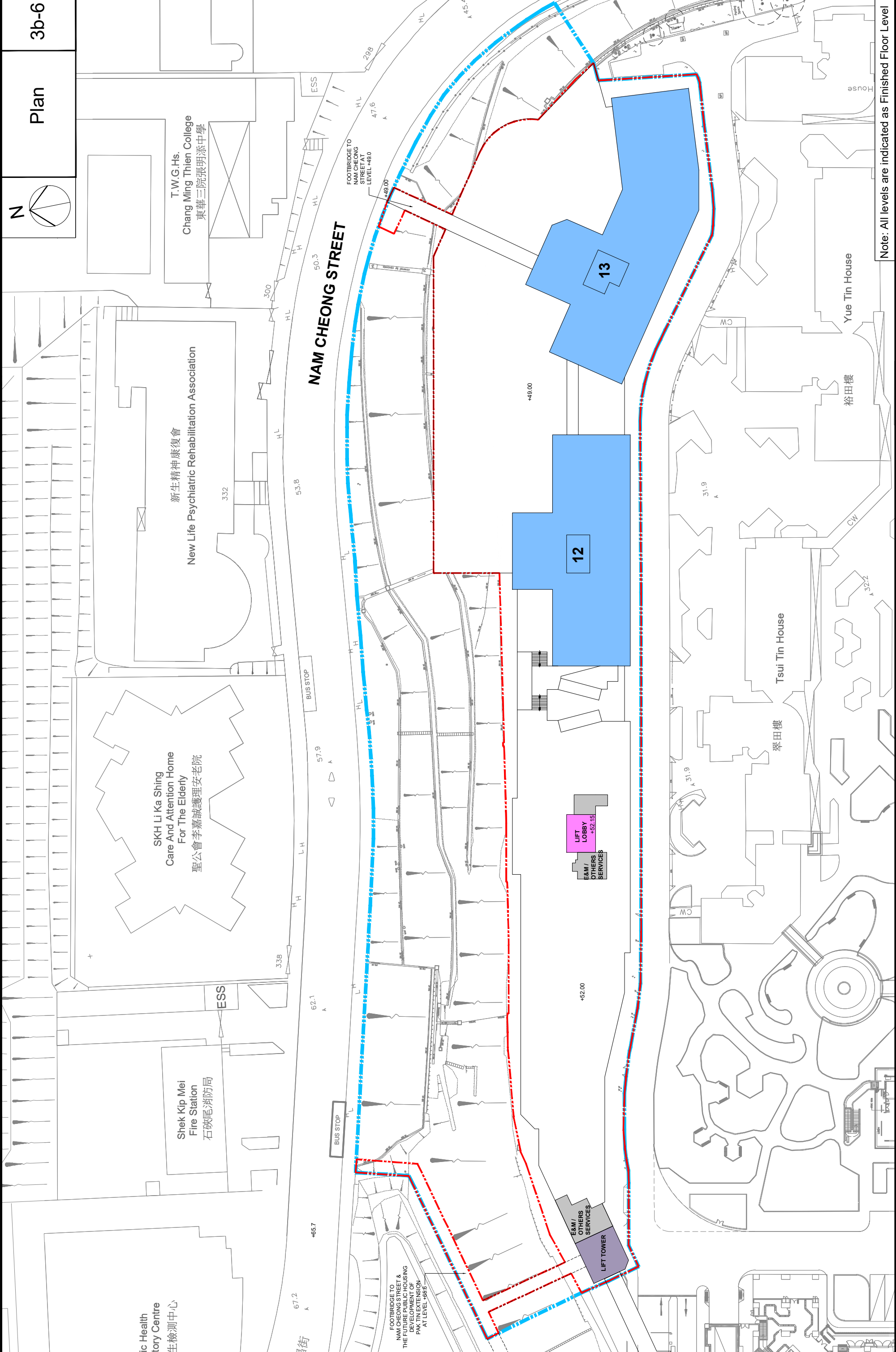


Drawing Number : **SP14/12/SITE/ATPB/LO-05**  
 CAD Reference : SP14/12/SITE/AS/17/PLO-07/AF02  
 Scale : 1:800 @ A3  
 Date : 22/09/2023

- LEGEND**
- Application Site Boundary
  - Net Site Boundary
  - Lift Lobby
  - HA's Office
  - E&M / Others Services/ Carpark
  - Welfare
  - Lift Tower

**Pak Tin Estate Redevelopment - Phase 12**  
**Proposed Scheme - Third Floor Plan (for illustration only)**

Note: All levels are indicated as Finished Floor Level.



3b-6

Plan

N

Drawing Number : **SP14/12SITE/ATPB/LO-06**  
 CAD Reference : SP14/12SITE/AS17/PLO-08/AF02  
 Scale : 1:800 @ A3  
 Date : 22/08/2023

**LEGEND**

Application Site Boundary	Lift Lobby	Domestic
Net Site Boundary	Lift Tower	E&M/ Others Services/ Carpark

**Pak Tin Estate Redevelopment - Phase 12**  
**Proposed Scheme - Fourth Floor Plan (for illustration only)**

Note: All levels are indicated as Finished Floor Level.

T. W. G. Hs.  
 Chang Ming Thien College  
 東華三院張明添中學

新生精神康復會  
 New Life Psychiatric Rehabilitation Association

SKH Li Ka Shing  
 Care And Attention Home  
 For The Elderly  
 聖公會李嘉誠護理安老院

Shek Kip Mei  
 Fire Station  
 石硤尾消防局

Public Health  
 Laboratory Centre  
 生檢測中心

NAM CHEONG STREET

FOOTBRIDGE TO  
 NAM CHEONG  
 STREET AT  
 LEVEL +48.00

FOOTBRIDGE TO  
 NAM CHEONG STREET &  
 THE FUTURE PUBLIC HOUSING  
 DEVELOPMENT OF  
 PAK TIN EXTENSION  
 AT LEVEL +46.6

13

12

LIFT LOBBY  
 +52.15  
 E&M/  
 OTHERS  
 SERVICES

E&M/  
 OTHERS  
 SERVICES  
 LIFT TOWER

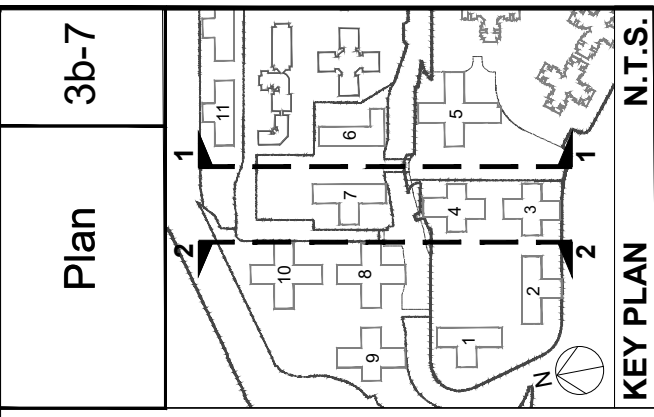
Yue Tin House

裕田樓

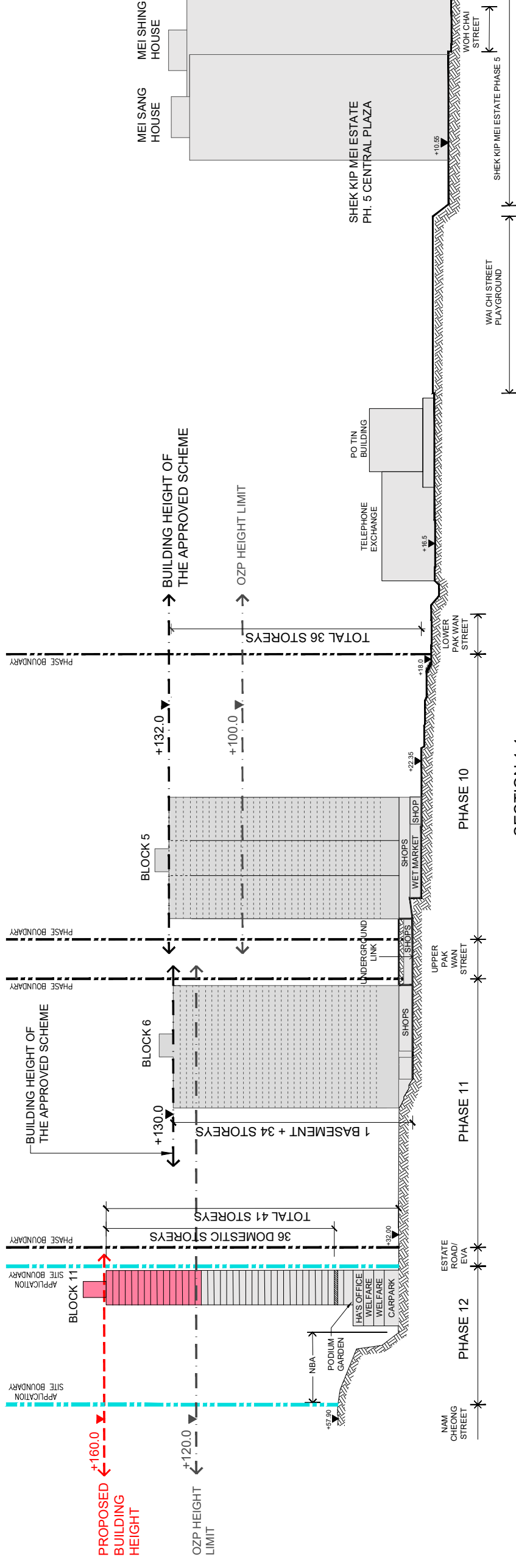
Tsui Tin House

翠田樓

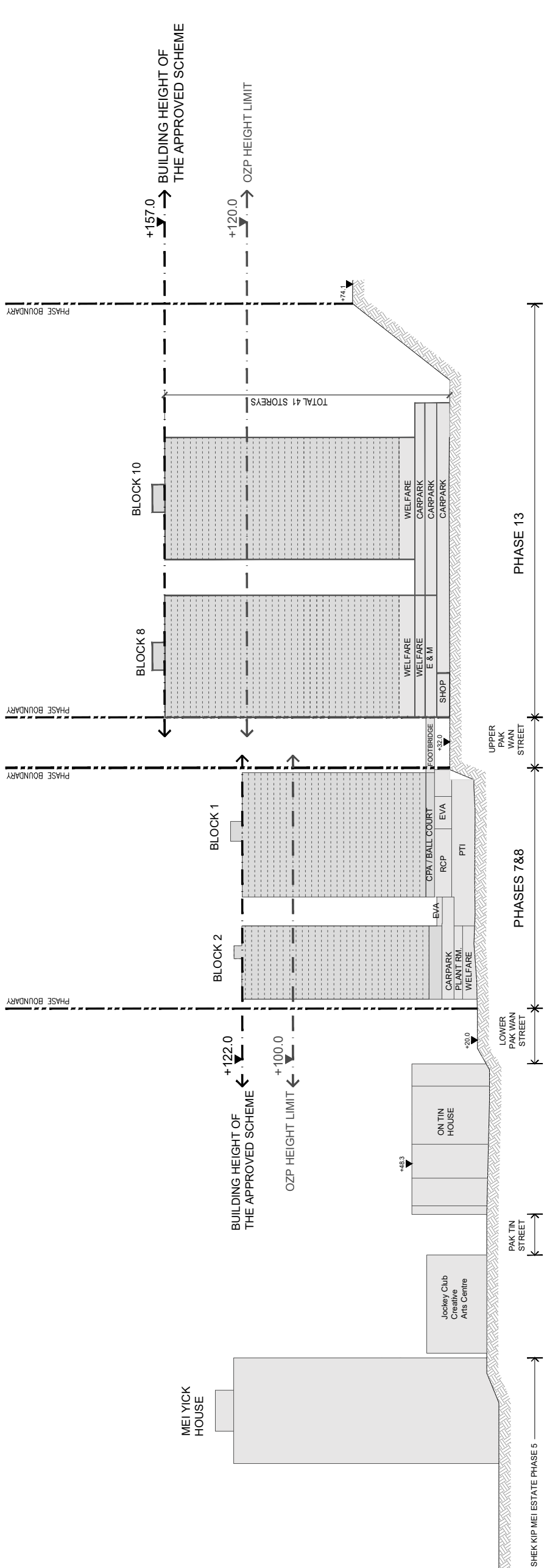




**KEY PLAN**  
N.T.S.



SECTION 1-1



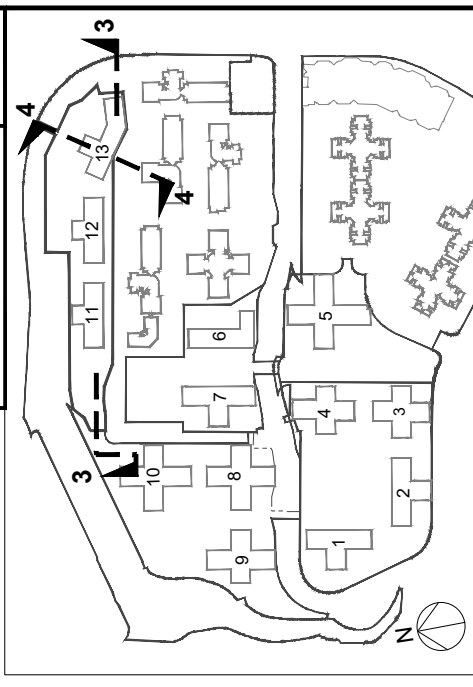
SECTION 2-2

Note: All levels are indicated as Finished Floor Level

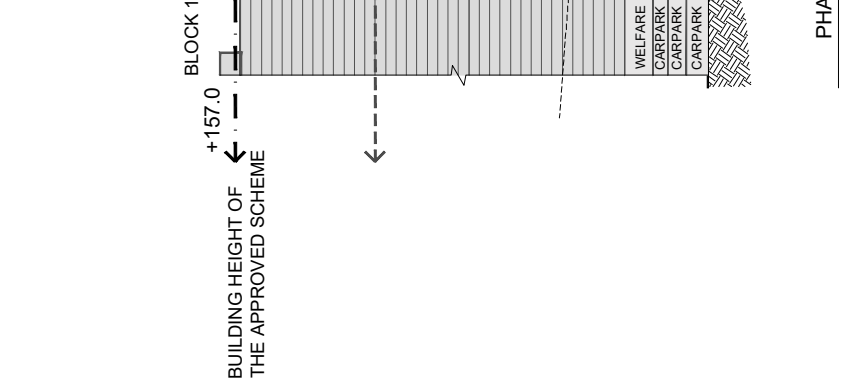
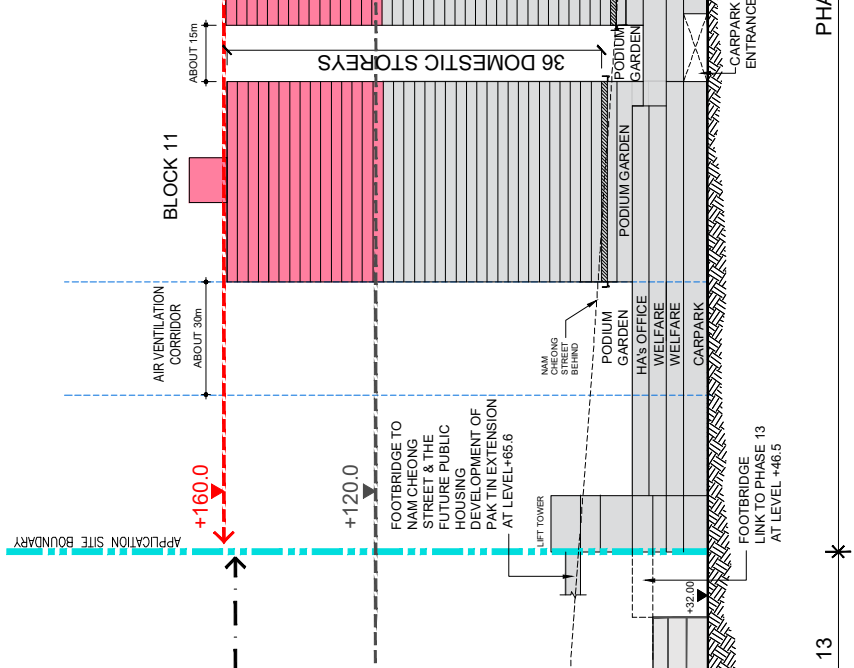
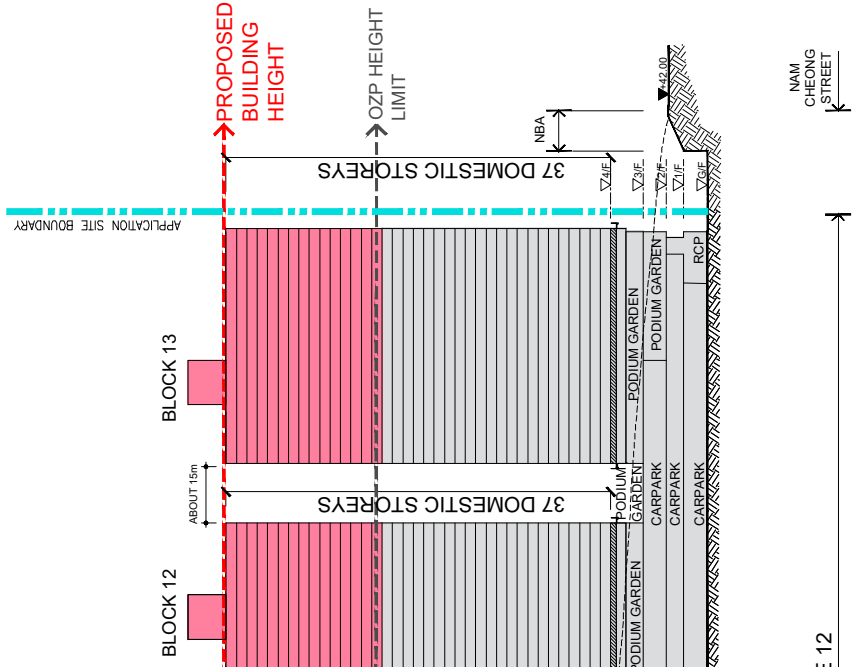
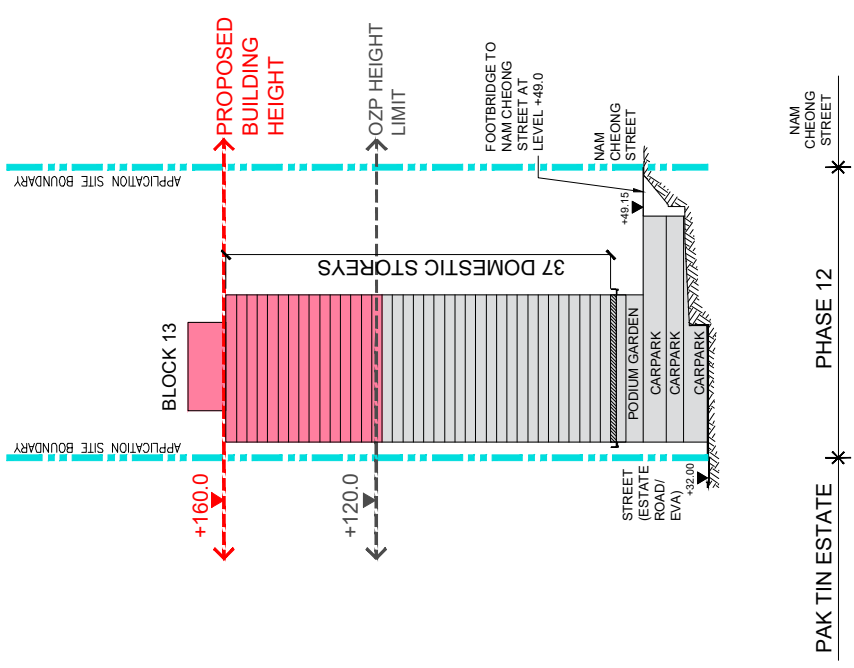
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CAD Reference : SP14/HR/SITE/A/TPB-03/P14  
Scale : 1:2000 @ A3  
Date : 22/08/2023

**LEGEND**  
Application Site  
Boundary  
Phase Boundary

**Pak Tin Estate Redevelopment - Phase 12**  
**Proposed Scheme - Site Section (for illustration only)**



KEY PLAN



SECTION 4-4

SECTION 3-3

SECTION 3-3

SECTION 3-3

Note: All levels are indicated as Finished Floor Level

Drawing Number : SP14/12/SITE/A/TPB/LO-12

CAD Reference : SP14/12/SITE/AS17/PLO-11/P02

Scale : 1:2000 @A3



# Pak Tin Estate Redevelopment - Phase 12

Proposed Scheme - Site Section (for illustration only)

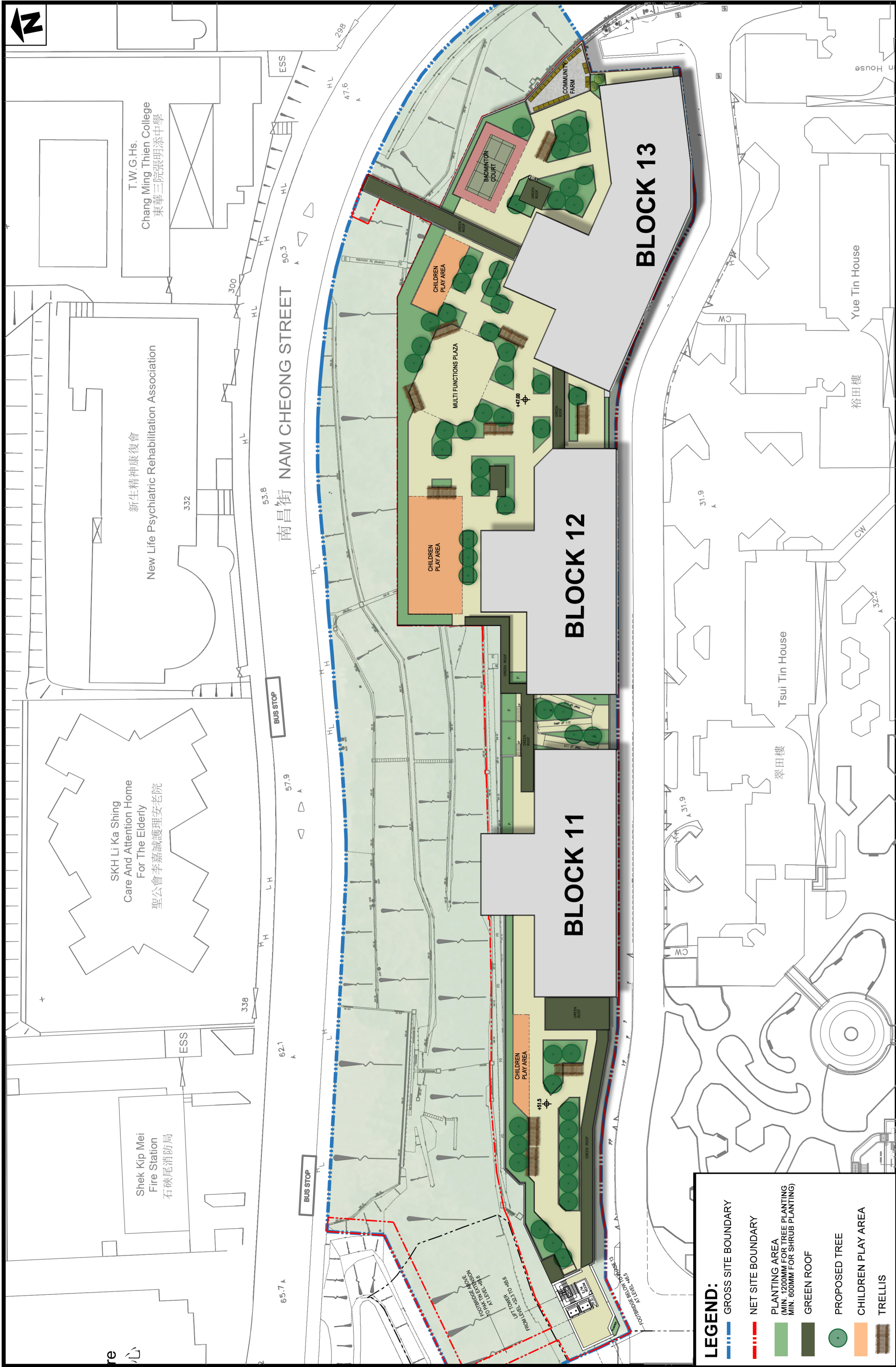
Note: All levels are indicated as Finished Floor Level

Drawing Number : SP14/12/SITE/A/TPB/LO-12

CAD Reference : SP14/12/SITE/AS17/PLO-11/P02

Scale : 1:2000 @A3

Date : 22/08/2023



**LEGEND:**

	GROSS SITE BOUNDARY
	NET SITE BOUNDARY
	PLANTING AREA (MIN. 1200MM FOR TREE PLANTING MIN. 600MM FOR SHRUB PLANTING)
	GREEN ROOF
	PROPOSED TREE
	CHILDREN PLAY AREA
	TRELLIS

**PROJECT**  
PUBLIC HOUSING REDEVELOPMENT AT PAK TIN ESTATE PHASE 12

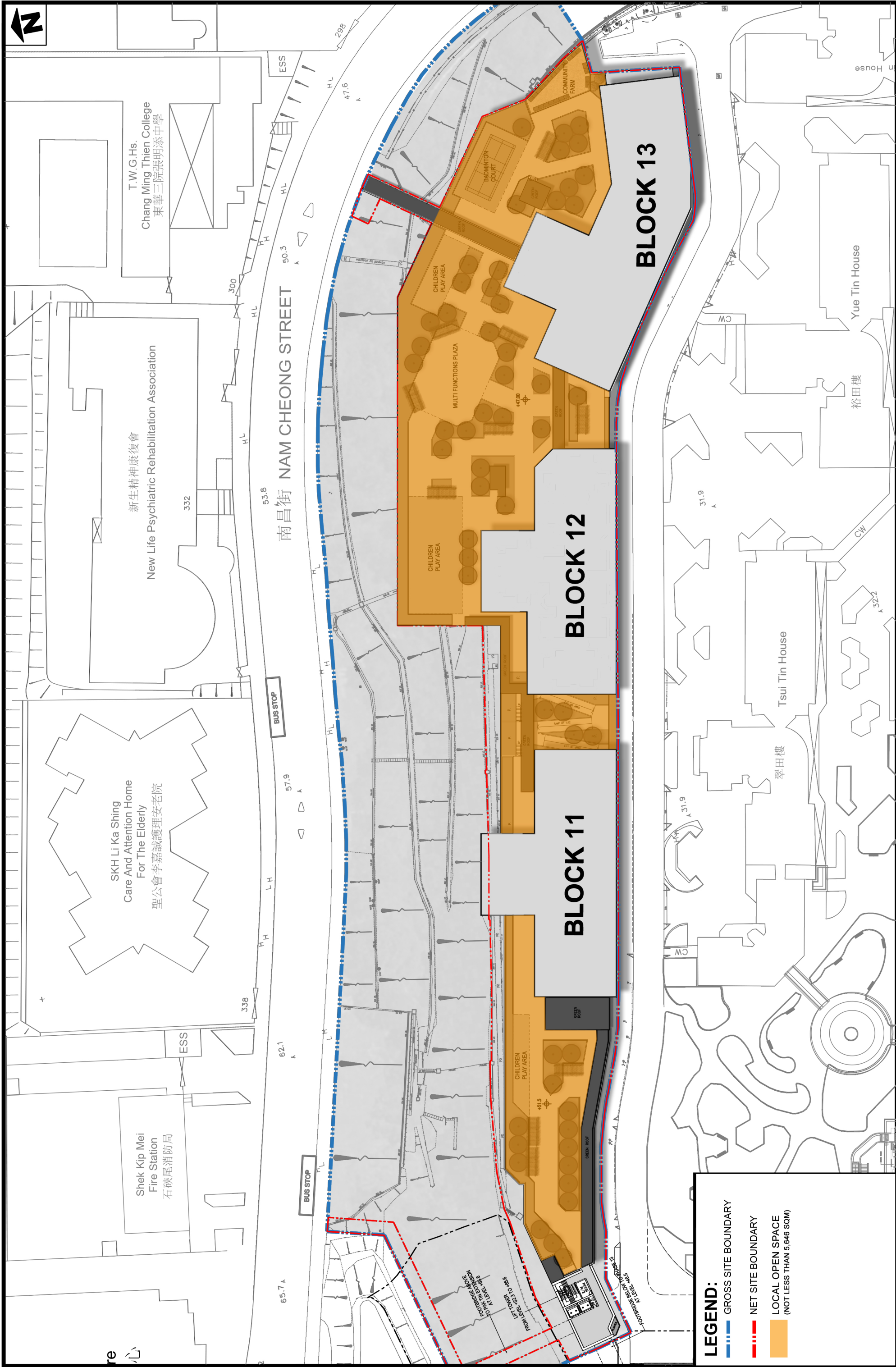
**DRAWING TITLE**  
CONCEPTUAL LANDSCAPE MASTER PLAN

**HOUSING DEPARTMENT**  
房屋署

**DRAWING NO.:** SP14/12/SITE/L/LO-01  
**DATE:**

**SCALE:** 1:750 (A3)





HOUSING DEPARTMENT  
 房屋署  
 DRAWING NO.: SP14/12/SITE/L0-02  
 DATE:

1:750 (A3)

DRAWING TITLE  
**Open Space Provision**

PROJECT  
**PUBLIC HOUSING REDEVELOPMENT AT PAK TIN ESTATE PHASE 12**

**LEGEND:**

- GROSS SITE BOUNDARY
- - - NET SITE BOUNDARY
- LOCAL OPEN SPACE (NOT LESS THAN 5,646 SQM)

# Plan 6

## NOTES

1. THE TREE INFORMATION IS FOR REFERENCE ONLY. THE CONTRACTOR SHALL CARRY OUT INITIAL TREE SURVEY WORKS. IF THERE ARE DISCREPANCIES, CONTRACTOR SHALL REPORT TO CONTRACT MANAGER REPRESENTATIVE FOR REVIEW BEFORE WORKS.
2. THE CONTRACTOR IS REQUIRE TO CONDUCT TREE RISK ASSESSMENT ACCORDING TO THE SPECIFICATION INCLUDING EXISTING TREE ON SLOPE.

## LEGEND:

- GROSS SITE BOUNDARY
- TS0000(F) EXISTING TREE TO BE REMOVED
- SIMAR SLOPE WITH NUMBER

## REVISIONS

NO	DESCRIPTION AND DATE	DWN	CKD	AUTH

AUTHORISED FOR	NAME AND POSITION/POST	INITIAL	DATE
VICTOR C.H. FUNG	CA4	[Signature]	5/2024

HSIN YIEH ARCHITECTS & ASSOCIATES LTD.  
 LEONALUN

AECOM AECOM ASIA COMPANY LTD  
 www.aecom.com

ENDORSED	NAME	INITIAL	DATE
	ELLY LEUNG	[Signature]	5/2024
	VERA YANG	[Signature]	5/2024
	ANGEL YUEN	[Signature]	5/2024

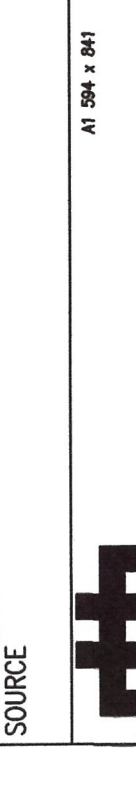
PROJECT  
 PUBLIC HOUSING REDEVELOPMENT  
 AT PAK TIN ESTATE PHASE 12

DRAWING TITLE  
**Tree Survey Plan**

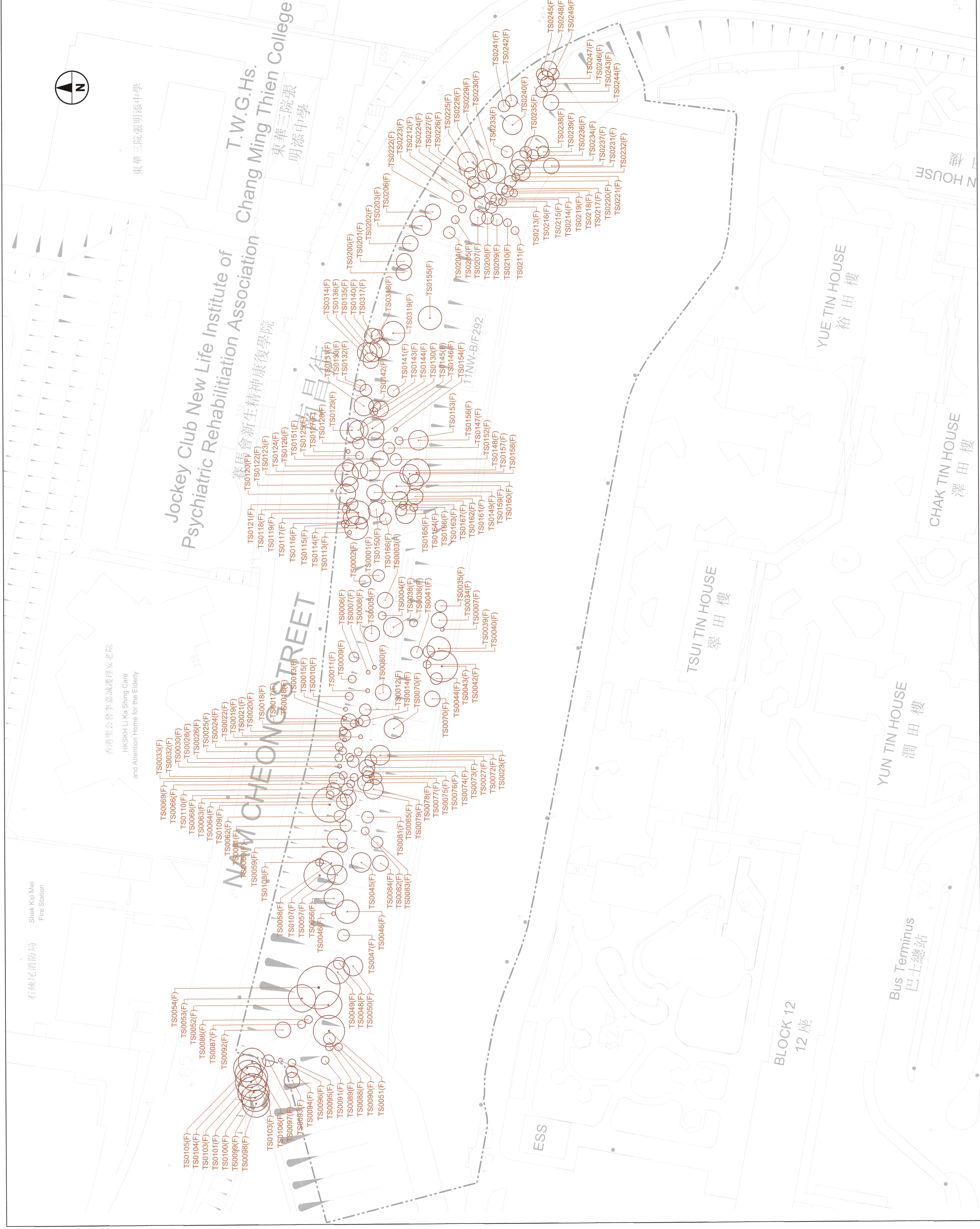
SCALE 1:450@A1 1:900@A3

DRAWING NO.  
 SP14/12/TT/L/LO-01

SOURCE



HOUSING DEPARTMENT



NOTES

REVISIONS

NO DESCRIPTION AND DATE

INITIAL AND DESIGNATION

DWN LCKD AUTH

NAME AND DESIGNATION

DATE

VICTOR C.H. FUNG  
ISSUE FOR CA/4  
5/2024

HSIN YIEH ARCHITECTS & ASSOCIATES LTD.

LEONA LUN  
AUTHORISED

AECOM  
www.aecom.com

ELLY LEUNG  
ENDORSED  
5/2024

VERA YANG  
CHECKED  
5/2024

ANGEL YUEN  
DRAWN  
5/2024

PUBLIC HOUSING REDEVELOPMENT  
AT PAK TIN ESTATE PHASE 12

DRAWING TITLE

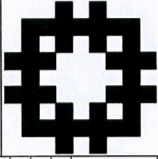
TREE SURVEY SCHEDULE  
(SHEET 1 OF 2)

SCALE N.T.S. @ A3

DRAWING NO  
SP14/12/TT/L/SC-02

SOURCE

Tree No. 1	Species 2		Specimens	Anemity value 1	Structure	Form	Health condition (current month)	Suitability for transplanting 1		Conservation status 2	Proposed Treatments (Retain/Transplant/Fell)
	Scientific name	Chinese name						(high/med/low)	Remarks 4		
TS0001	<i>Acacia confusa</i>	台灣相思	6.0	L	P	F	L	L	N	Fell	
TS0002	<i>Casuarina equisetifolia</i> Forst.	木麻黃	8.0	M	F	F	L	L	N	Fell	
TS0003	<i>Acacia confusa</i>	台灣相思	7.0	M	F	F	L	L	N	Fell	
TS0004	<i>Leucaena leucocephala</i>	藍合歡	8.0	L	F	F	L	L	N	Fell	
TS0005	<i>Acacia confusa</i>	台灣相思	9.0	L	F	F	L	L	N	Fell	
TS0006	<i>Acacia confusa</i>	台灣相思	6.0	L	F	F	L	L	N	Fell	
TS0007	<i>Acacia confusa</i>	台灣相思	5.0	L	F	F	L	L	N	Fell	
TS0008	<i>Acacia confusa</i>	台灣相思	6.0	L	F	F	L	L	N	Fell	
TS0009	<i>Acacia confusa</i>	台灣相思	6.0	L	F	F	L	L	N	Fell	
TS0010	<i>Acacia confusa</i>	台灣相思	6.0	L	F	F	L	L	N	Fell	
TS0011	<i>Acacia confusa</i>	台灣相思	5.0	L	F	F	L	L	N	Fell	
TS0012	<i>Acacia confusa</i>	台灣相思	7.0	M	F	F	L	L	N	Fell	
TS0013	<i>Acacia confusa</i>	台灣相思	6.0	L	F	F	L	L	N	Fell	
TS0014	<i>Acacia confusa</i>	台灣相思	6.0	L	F	F	L	L	N	Fell	
TS0015	<i>Acacia confusa</i>	台灣相思	5.0	L	F	F	L	L	N	Fell	
TS0016	<i>Acacia confusa</i>	台灣相思	8.0	M	F	F	L	L	N	Fell	
TS0017	<i>Ficus subspicocarpa</i>	木棉	7.0	M	F	F	L	L	N	Fell	
TS0018	<i>Bombax ceiba</i>	木棉花	9.0	M	F	F	L	L	N	Fell	
TS0019	<i>Micrerosa paniculata</i>	藍合歡	8.0	L	F	F	L	L	N	Fell	
TS0020	<i>Leucaena leucocephala</i>	藍合歡	6.0	L	F	F	L	L	N	Fell	
TS0021	<i>Acacia confusa</i>	台灣相思	6.0	L	F	F	L	L	N	Fell	
TS0022	<i>Acacia confusa</i>	台灣相思	9.0	M	F	F	L	L	N	Fell	
TS0023	<i>Acacia confusa</i>	台灣相思	8.0	M	F	F	L	L	N	Fell	
TS0024	<i>Acacia confusa</i>	台灣相思	6.0	L	F	F	L	L	N	Fell	
TS0025	<i>Acacia confusa</i>	台灣相思	6.0	L	F	F	L	L	N	Fell	
TS0026	<i>Acacia confusa</i>	台灣相思	5.0	L	F	F	L	L	N	Fell	
TS0027	<i>Acacia confusa</i>	台灣相思	7.0	M	F	F	L	L	N	Fell	
TS0028	<i>Acacia confusa</i>	台灣相思	7.0	M	F	F	L	L	N	Fell	
TS0029	<i>Acacia confusa</i>	台灣相思	4.0	L	F	F	L	L	N	Fell	
TS0030	<i>Acacia confusa</i>	台灣相思	4.0	L	F	F	L	L	N	Fell	
TS0031	<i>Acacia confusa</i>	台灣相思	4.0	L	F	F	L	L	N	Fell	
TS0032	<i>Acacia confusa</i>	台灣相思	6.0	L	F	F	L	L	N	Fell	
TS0033	<i>Acacia confusa</i>	台灣相思	6.0	L	F	F	L	L	N	Fell	
TS0034	<i>Acacia confusa</i>	台灣相思	8.0	M	F	F	L	L	N	Fell	
TS0035	<i>Acacia confusa</i>	台灣相思	5.0	L	F	F	L	L	N	Fell	
TS0036	<i>Acacia confusa</i>	台灣相思	4.0	L	F	F	L	L	N	Fell	
TS0037	<i>Acacia confusa</i>	台灣相思	7.0	M	F	F	L	L	N	Fell	
TS0038	<i>Acacia confusa</i>	台灣相思	11.0	M	F	F	L	L	N	Fell	
TS0039	<i>Acacia confusa</i>	台灣相思	6.0	L	F	F	L	L	N	Fell	
TS0040	<i>Acacia confusa</i>	台灣相思	5.0	L	F	F	L	L	N	Fell	
TS0041	<i>Acacia confusa</i>	台灣相思	7.0	M	F	F	L	L	N	Fell	
TS0042	<i>Acacia confusa</i>	台灣相思	5.0	L	F	F	L	L	N	Fell	
TS0043	<i>Acacia confusa</i>	台灣相思	7.0	M	F	F	L	L	N	Fell	
TS0044	<i>Acacia confusa</i>	台灣相思	4.0	L	F	F	L	L	N	Fell	
TS0045	<i>Ficus subspicocarpa</i>	木棉	4.0	L	F	F	L	L	N	Fell	
TS0046	<i>Ficus virens</i> Alton	木棉	7.0	M	F	F	L	L	N	Fell	
TS0047	<i>Acacia confusa</i>	台灣相思	11.0	M	F	F	L	L	N	Fell	
TS0048	<i>Acacia confusa</i>	台灣相思	6.0	L	F	F	L	L	N	Fell	
TS0049	<i>Acacia confusa</i>	台灣相思	5.0	L	F	F	L	L	N	Fell	
TS0050	<i>Cratogeomys unicolor</i>	刺頭菜	6.0	L	F	F	L	L	N	Fell	
TS0051	<i>Acacia confusa</i>	台灣相思	7.0	M	F	F	L	L	N	Fell	
TS0052	<i>Acacia confusa</i>	台灣相思	6.0	L	F	F	L	L	N	Fell	
TS0053	<i>Acacia confusa</i>	台灣相思	6.0	L	F	F	L	L	N	Fell	
TS0054	<i>Acacia confusa</i>	台灣相思	10.0	M	F	F	L	L	N	Fell	
TS0055	<i>Acacia confusa</i>	台灣相思	5.0	L	F	F	L	L	N	Fell	
TS0056	<i>Micrerosa paniculata</i>	藍合歡	11.0	M	F	F	L	L	N	Fell	
TS0057	<i>Melia azadirach</i>	苦楝	7.0	M	F	F	L	L	N	Fell	
TS0058	<i>Macaranga tanarius</i>	木棉	6.0	L	F	F	L	L	N	Fell	
TS0059	<i>Bombax ceiba</i>	木棉花	9.0	M	F	F	L	L	N	Fell	
TS0060	<i>Micrerosa paniculata</i>	藍合歡	7.5	M	F	F	L	L	N	Fell	
TS0061	<i>Listea glimosa</i>	藍合歡	2.5	L	F	F	L	L	N	Fell	
TS0062	<i>Micrerosa paniculata</i>	藍合歡	7.0	M	F	F	L	L	N	Fell	
TS0063	<i>Mallotus paniculatus</i>	白樹	8.0	M	F	F	L	L	N	Fell	
TS0064	<i>Micrerosa paniculata</i>	藍合歡	8.0	M	F	F	L	L	N	Fell	
TS0065	<i>Macaranga tanarius</i>	木棉	7.0	M	F	F	L	L	N	Fell	
TS0066	<i>Acacia confusa</i>	台灣相思	8.0	M	F	F	L	L	N	Fell	
TS0067	<i>Acacia confusa</i>	台灣相思	7.0	M	F	F	L	L	N	Fell	
TS0068	<i>Leucaena leucocephala</i>	藍合歡	6.0	L	F	F	L	L	N	Fell	
TS0069	<i>Mallotus paniculatus</i>	白樹	7.0	M	F	F	L	L	N	Fell	
TS0070	<i>Ficus microcarpa</i>	木棉	8.0	M	F	F	L	L	N	Fell	
TS0071	<i>Leucaena leucocephala</i>	藍合歡	9.0	M	F	F	L	L	N	Fell	
TS0072	<i>Acacia confusa</i>	台灣相思	8.0	M	F	F	L	L	N	Fell	
TS0073	<i>Acacia confusa</i>	台灣相思	8.0	M	F	F	L	L	N	Fell	
TS0074	<i>Acacia confusa</i>	台灣相思	8.0	M	F	F	L	L	N	Fell	
TS0075	<i>Acacia confusa</i>	台灣相思	8.0	M	F	F	L	L	N	Fell	
TS0076	<i>Acacia confusa</i>	台灣相思	8.0	M	F	F	L	L	N	Fell	
TS0077	<i>Acacia confusa</i>	台灣相思	8.0	M	F	F	L	L	N	Fell	
TS0078	<i>Acacia confusa</i>	台灣相思	8.0	M	F	F	L	L	N	Fell	
TS0079	<i>Acacia confusa</i>	台灣相思	7.0	M	F	F	L	L	N	Fell	
TS0080	<i>Mallotus paniculatus</i>	白樹	7.0	M	F	F	L	L	N	Fell	
TS0081	<i>Acacia confusa</i>	台灣相思	5.0	L	F	F	L	L	N	Fell	
TS0082	<i>Listea glimosa</i>	藍合歡	5.0	L	F	F	L	L	N	Fell	
TS0083	<i>Micrerosa paniculata</i>	藍合歡	7.0	M	F	F	L	L	N	Fell	
TS0084	<i>Micrerosa paniculata</i>	藍合歡	5.0	L	F	F	L	L	N	Fell	
TS0085	<i>Micrerosa paniculata</i>	藍合歡	6.0	L	F	F	L	L	N	Fell	
TS0086	<i>Micrerosa paniculata</i>	藍合歡	4.0	L	F	F	L	L	N	Fell	
TS0087	<i>Acacia confusa</i>	台灣相思	4.0	L	F	F	L	L	N	Fell	
TS0088	<i>Micrerosa paniculata</i>	藍合歡	7.0	M	F	F	L	L	N	Fell	
TS0089	<i>Macaranga tanarius</i>	木棉	4.0	L	F	F	L	L	N	Fell	
TS0090	<i>Acacia confusa</i>	台灣相思	6.0	L	F	F	L	L	N	Fell	
TS0091	<i>Micrerosa paniculata</i>	藍合歡	4.0	L	F	F	L	L	N	Fell	
TS0092	<i>Acacia confusa</i>	台灣相思	6.0	L	F	F	L	L	N	Fell	
TS0093	<i>Acacia confusa</i>	台灣相思	8.0	M	F	F	L	L	N	Fell	
TS0094	<i>Micrerosa paniculata</i>	藍合歡	4.0	L	F	F	L	L	N	Fell	



NOTES

Tree No.	Species		Measurements			Anceity Value <sup>6</sup> (High, Medium, Low)	Structure (Good-G, Fair-F, Poor-P)	Form	Health condition (current month)	Suitability for transplanting <sup>7</sup>		Proposed Treatments <sup>8</sup> (Retain/Transplant/Fell)
	Scientific name	Chinese name	Overall height (m)	DBH (mm)	Average crown spread (m)					(high/medium/low)	Remarks <sup>9</sup>	
TS0220	<i>Acacia confusa</i>	台灣相思	7.0	280	3.0	L	F	F	L	-	N	Fell
TS0221	<i>Acacia confusa</i>	台灣相思	3.0	150	2.0	L	F	F	L	-	N	Fell
TS0222	<i>Acacia confusa</i>	台灣相思	5.0	130	2.0	L	F	F	L	-	N	Fell
TS0223	<i>Acacia confusa</i>	台灣相思	7.0	300	3.0	L	F	F	L	-	N	Fell
TS0224	<i>Acacia confusa</i>	台灣相思	7.0	300	4.0	L	F	F	L	-	N	Fell
TS0225	<i>Acacia confusa</i>	台灣相思	8.0	490	5.0	L	F	F	L	-	N	Fell
TS0226	<i>Acacia confusa</i>	台灣相思	6.0	150	3.0	L	F	F	L	-	N	Fell
TS0227	<i>Acacia confusa</i>	台灣相思	5.0	180	3.0	L	F	F	L	-	N	Fell
TS0228	<i>Acacia confusa</i>	台灣相思	8.0	150	3.0	L	F	F	L	-	N	Fell
TS0229	<i>Acacia confusa</i>	台灣相思	8.0	380	5.0	L	F	F	L	-	N	Fell
TS0230	<i>Acacia confusa</i>	台灣相思	8.0	410	5.0	L	F	F	L	-	N	Fell
TS0231	<i>Acacia confusa</i>	台灣相思	8.0	430	4.0	L	F	F	L	-	N	Fell
TS0232	<i>Acacia confusa</i>	台灣相思	7.0	470	4.0	L	F	F	L	-	N	Fell
TS0233	<i>Microcos paniculata</i>	破布葉	6.0	130	3.0	M	F	F	L	-	N	Fell
TS0234	<i>Acacia confusa</i>	台灣相思	8.0	380	5.0	L	F	F	L	-	N	Fell
TS0235	<i>Acacia confusa</i>	台灣相思	8.0	350	3.0	L	F	F	L	-	N	Fell
TS0236	<i>Acacia confusa</i>	台灣相思	6.0	180	3.0	L	F	F	L	-	N	Fell
TS0237	<i>Acacia confusa</i>	台灣相思	8.0	330	4.0	L	F	F	L	-	N	Fell
TS0238	<i>Acacia confusa</i>	台灣相思	8.0	430	6.0	L	F	F	L	-	N	Fell
TS0239	<i>Acacia confusa</i>	台灣相思	7.0	270	3.0	L	F	F	L	-	N	Fell
TS0240	<i>Leucanema leucocephala</i>	銀合歡	7.0	150	5.0	L	F	F	L	-	N	Fell
TS0241	<i>Artocarpus heterophyllus</i>	菠羅蜜	7.0	150	3.0	M	F	F	L	-	N	Fell
TS0242	<i>Moranga tararua</i>	血桐	4.0	100	3.0	M	F	F	L	-	N	Fell
TS0243	<i>Leucanema leucocephala</i>	銀合歡	8.0	140	3.0	L	F	F	L	-	N	Fell
TS0244	<i>Moranga tararua</i>	血桐	6.0	120	4.0	M	F	F	L	-	N	Fell
TS0245	<i>Leucanema leucocephala</i>	銀合歡	6.0	170	3.0	L	F	F	L	-	N	Fell
TS0246	<i>Moranga tararua</i>	血桐	6.0	170	4.0	M	F	F	L	-	N	Fell
TS0247	<i>Acacia confusa</i>	台灣相思	6.0	260	4.0	L	F	F	L	-	N	Fell
TS0248	<i>Leucanema leucocephala</i>	銀合歡	7.0	180	4.0	L	F	F	L	-	N	Fell
TS0249	<i>Leucanema leucocephala</i>	銀合歡	6.0	140	3.0	L	F	F	L	-	N	Fell

REVISIONS

NO	DESCRIPTION AND DATE	INITIAL AND DESIGNATION	
		DWN	CKD AUTH

NAME AND DESIGNATION	INITIAL	DATE
VICTOR C.H. FUNG CA/4	<i>[Signature]</i>	5/2024

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CHECKED	VERA YANG	<i>[Signature]</i>	5/2024
DRAWN	ANGEL YUEN	<i>[Signature]</i>	5/2024

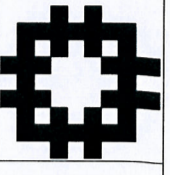
PROJECT  
 PUBLIC HOUSING REDEVELOPMENT  
 AT PAK TIN ESTATE PHASE 12

DRAWING TITLE  
 TREE SURVEY SCHEDULE  
 (SHEET 2 OF 2)

SCALE N.T.S. @ A3

DRAWING NO  
 SP14/12/TT/L/SC-03

SOURCE



AS 420 X 297