

Date : 11 September 2024  
Our Ref. : PPCL/PLG/10164/L004

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

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

**By Email and Hand**

Dear Sir/Madam,

**Planning Application No. A/YL-KTS/1012**

**Section 16 Application for Renewal of Planning Approval for  
Temporary Transitional Housing Development for a Period of Three Years  
at Lot 2160 RP in D.D. 106 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

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**Submission for Further Information 2**

We refer to the departmental comments received via Fanling, Sheung Shui and Yuen Long East District Planning Office, Planning Department in respect of the captioned application and hereby submit 4 hardcopies of Further Information ("FI") for the Town Planning Board's consideration.

Please kindly find appended the following documents for your onward processing:

- Responses-to-Comments Table
- Annex 1 – Landscape Drawings
- Annex 2 – Flat Mix Plan with the Number of Units for Each Flat Type

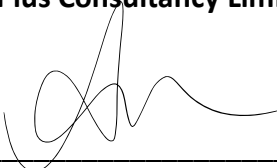
We would also like to provide the supplement below information/ clarification in relation to the development.

- The estimated population is about 2,270 residents
- Occupation rate as of 31 August 2024: 878 units / 1028 units = about 85.4%
- The trees and implemented facilities on the Application Site will be maintained by the Applicant in good condition at all times.

Should you have any queries, please do not hesitate to contact our Miss Natalie Wong or the undersigned

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

p.p.



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Kennith Chan  
Managing Director

*Encl. As above*

- c.c. - Housing Bureau – by email (attn: Mr. Max WONG and Mr. Edward NG)*  
*- FSYLE DPO – by email (attn: Mr. Christopher PANG and Mr. MO Ying Yeung)*  
*- The Applicant – by email*

**Section 16 Application for Renewal of Planning Approval for  
Temporary Transitional Housing Development for a Period of Three Years  
at Lot 2160 RP in D.D. 106 and Adjoining Government Land,  
Kam Tin, Yuen Long, New Territories**

**Planning Application No. A/YL-KTS/1012**

**Further Information 2**

**September 2024**

Reference : PPCL-PLG-10164

**Responses-to-Comments**

Item	Departmental Comments	Applicant's Responses
<b>1. Comments from the Urban Design and Landscape Section, Planning Department received on 5.9.2024</b>		
	<p>Noting that only one Landscape Master Plan is provided in FI which is insufficient for assessment from landscape planning perspective, the applicant is advised to provide the updated full set of landscape technical assessment (i.e. Landscape drawings, open space demarcation, tree information, etc.) to reflect the current scheme. Amendment in the latest layout should be annotated with full justifications for easy reference.</p>	<p>Noted. Landscape drawings are attached in <b>Annex 1</b>.</p>
<b>2. Comments from the Fire Services Department received on 5.9.2024</b>		
	<p>The applicant is advised to submit a full set of F.S. 251(s) covering <b>all</b> the FSIs implemented on the application site for our further consideration.</p>	<p>Referring to the FS certificates submitted in Further Information 1, please find the following clarifications for your information.</p> <ol style="list-style-type: none"> <li>1. The FS 172 for the whole project was issued by FSD on 4/1/2024;</li> <li>2. Up to date, only G/F canteen has made minor amendment to FSI for the canteen and duly signed FS251 certificates for the canteen were already attached in the previously submitted Further Information 1; and</li> <li>3. According to the FS 172 letter, FS annual inspection shall be carried on/before 18/12/2024 by FS maintenance contractor. After this annual inspection, the FS maintenance Contractor will issue the FS 251 certificate for the rest of the development.</li> </ol> <p>As per the tele-conversation between FSD officer Mr. YUEN Tsz Fung (Sr Station Offr (Territorial Planning)2) and our project architect Mr. Tony Chan on 10.9.2024, FSD already acknowledged the above clarifications, and they had no further comments on the FS certificates previously submitted in Further Information 1.</p>

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## **Annex 1**

Landscape Drawings

Planning Application No. A/YL-KTS/1012 Renewal of  
Planning Approval for Temporary Transitional Housing Development  
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Government Land, Kam Tin, Yuen Long, New Territories

Landscape Master Plan

## **Annexes**

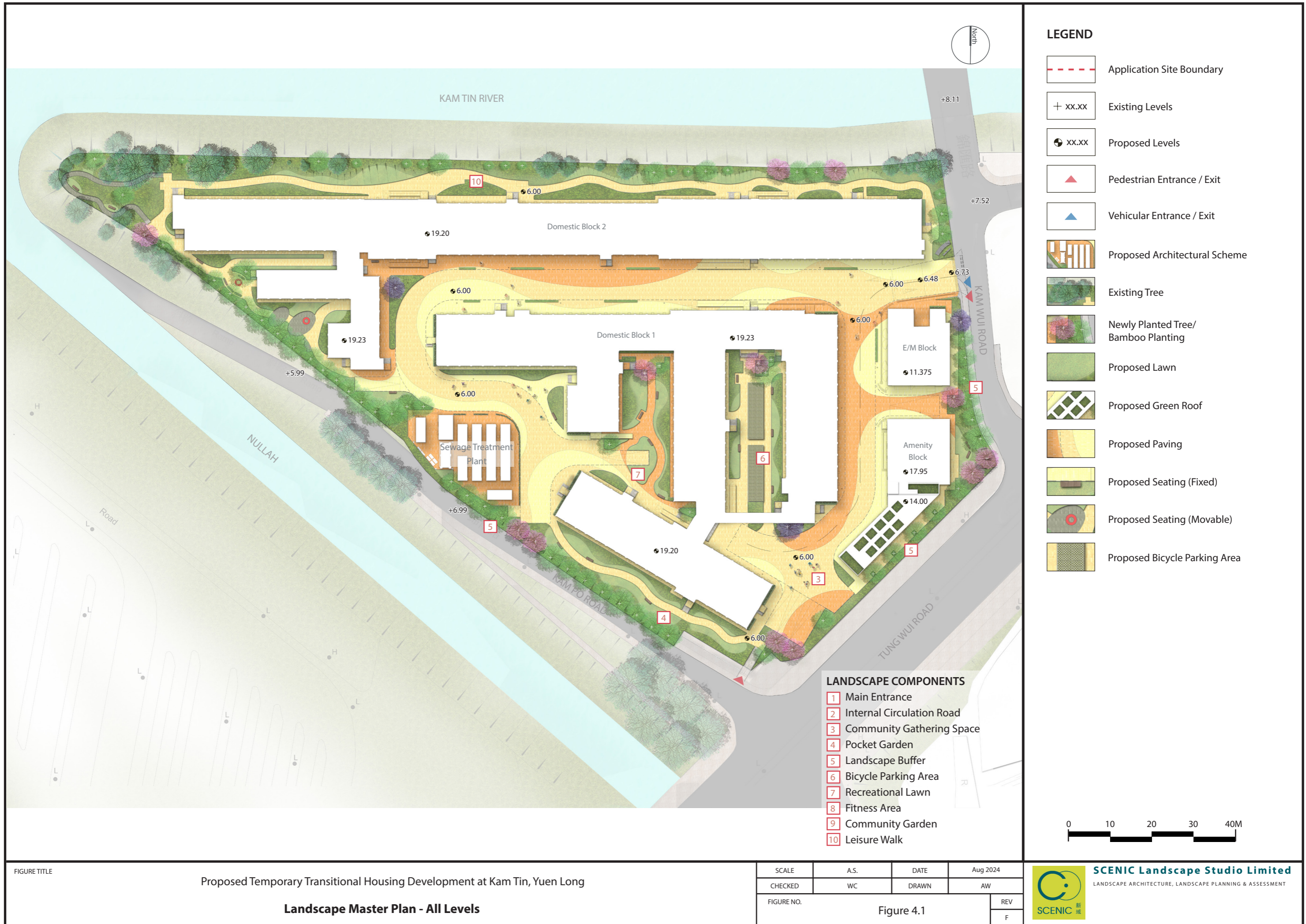
Landscape Master Plan and  
Tree Preservation Proposal

Planning Application No. A/YL-KTS/1012 Renewal of  
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Landscape Master Plan

## **Annex I**

### Landscape Master Plan



**LEGEND**

- Application Site Boundary
- + xx.xx Existing Levels
- xx.xx Proposed Levels
- ▲ Pedestrian Entrance / Exit
- ▲ Vehicular Entrance / Exit
- Proposed Architectural Scheme
- Existing Tree
- Newly Planted Tree/ Bamboo Planting
- Proposed Lawn
- Proposed Green Roof
- Proposed Paving
- Proposed Seating (Fixed)
- Proposed Seating (Movable)
- Proposed Bicycle Parking Area

**LANDSCAPE COMPONENTS**

- 1 Main Entrance
- 2 Internal Circulation Road
- 3 Community Gathering Space
- 4 Pocket Garden
- 5 Landscape Buffer
- 6 Bicycle Parking Area
- 7 Recreational Lawn
- 8 Fitness Area
- 9 Community Garden
- 10 Leisure Walk



FIGURE TITLE  
**Proposed Temporary Transitional Housing Development at Kam Tin, Yuen Long**  
**Landscape Master Plan - All Levels**

SCALE	A.S.	DATE	Aug 2024
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FIGURE NO.	Figure 4.1		REV
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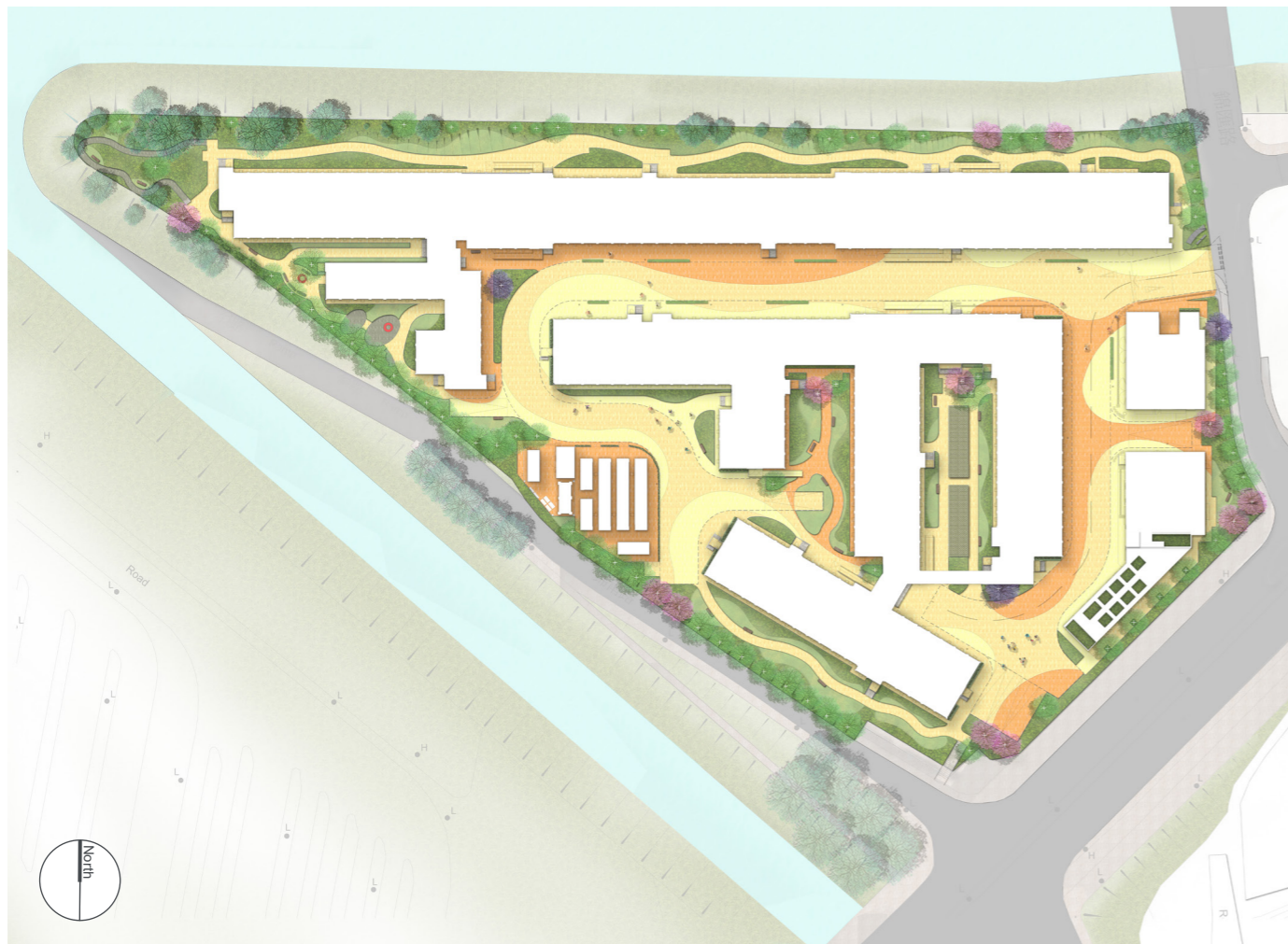


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Landscape Master Plan

## **Annex II**

### Comparison of Approved and Current Landscape Master Plan



Landscape Master Plan: Current Scheme

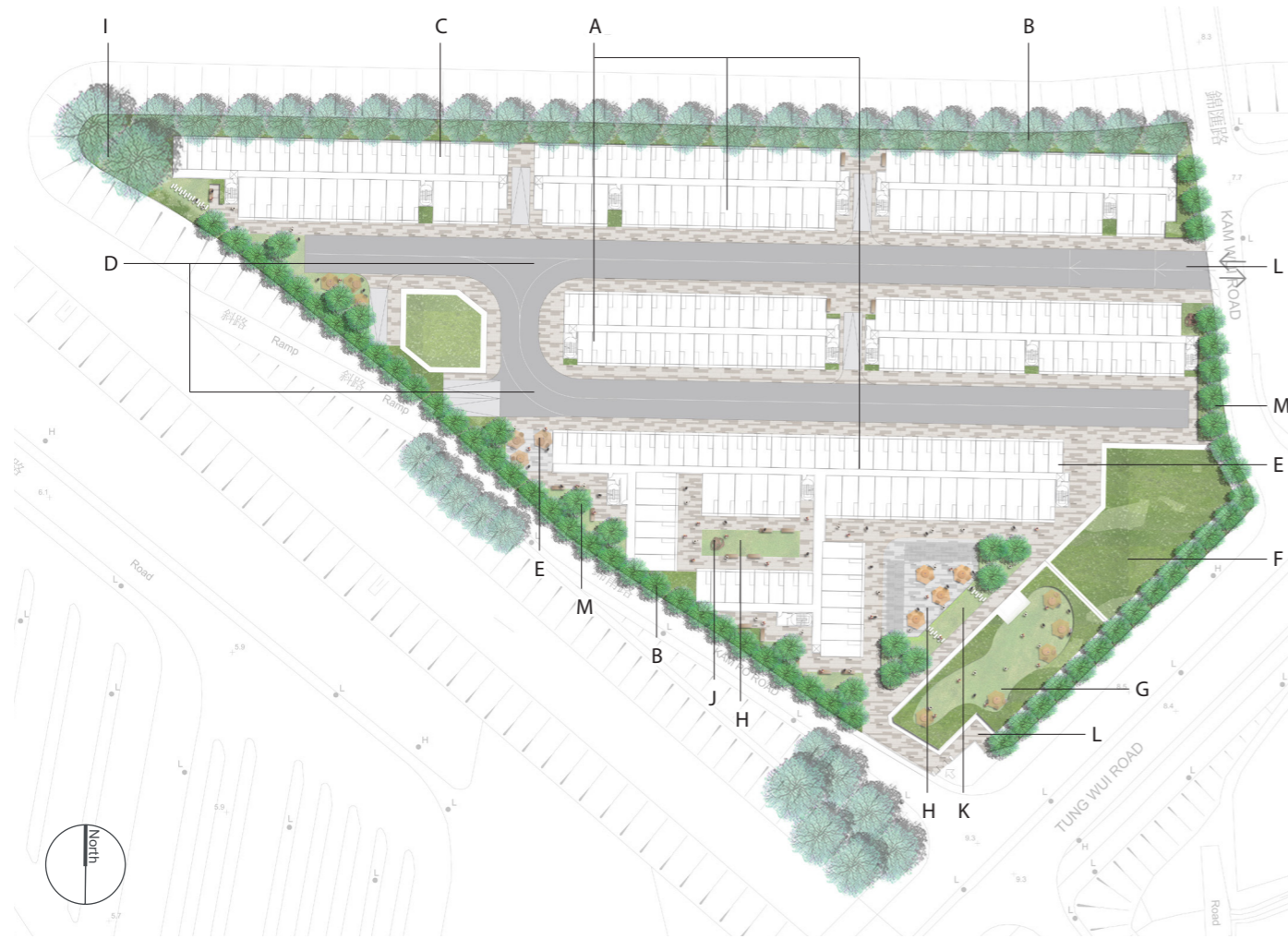


Landscape Master Plan: Approved Scheme

FIGURE TITLE Section 16 Planning Application for Proposed Minor Relaxation of Building Height Restriction for Permitted Educational Institution (Academic Complex) at 224 Waterloo Road, Kowloon Tong, Kowloon, for Hong Kong Baptist University  
**Landscape Master Plan Comparison with Approved Scheme**

SCALE	A.S.	DATE	Apr 2020
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FIGURE NO.	Figure 4.2		REV
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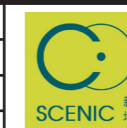
**Landscape Master Plan: Approved Scheme**

- A. Proposed buildings in the Approved Scheme occupied a larger footprint and the east west alignment and disposition of the proposed buildings reduced the potential for creating meaningful open space which was largely relegated to the peripheral areas with little relationship between interior and exterior communal spaces.
- B. Landscape Buffer areas preserved in the new layout to ensure the softening of views of the proposed architectural form and screen low level views of the development from adjacent pedestrian areas.
- C. Proximity of Domestic Blocks 4 to 6 to the northern boundary limited landscape treatment to buffer planting without pedestrian access.
- D. Building disposition limits the scope for creating planters with the central portion of the site. Limited planting opportunities with the central portion of the approved scheme.
- E. No vertical greening on the building facades.
- F. Green roof on the Sewage Treatment Plant to maximize green coverage however greenery does not contribute to the living environment for the future residents. Greenery in the Current Scheme relocated to GF wherever possible.
- G. Recreational Lawn, on the roof of the Amenity / E&M Block not convenient for the use by residents and overlooking Tung Wui Road.
- H. Recreational potential of the Courtyard Spaces limited to the Domestic Block 1 whereas the Proposed Scheme has sought distribute recreation space more evenly throughout the site.
- I. Design of the Western Pocket Garden relatively small without pedestrian access and/or seating.
- J. Pocket Garden to the south west of Domestic Block 1 created as a passive space with seating around the proposed lawn area.
- K. Community Gathering space combines functions near the amenity block.
- L. Decorative entrances to form a welcoming threshold at the point of arrival.
- M. Proposed compensatory trees 72 nos heavy standard sized trees. Tree planting largely limited to the periphery of the site in the landscape buffer areas.

FIGURE TITLE Section 16 Planning Application for Proposed Minor Relaxation of Building Height Restriction for Permitted Educational Institution (Academic Complex) at 224 Waterloo Road, Kowloon Tong, Kowloon, for Hong Kong Baptist University

**Landscape Master Plan Comparison with Approved Scheme**

SCALE	A.S.	DATE	Apr 2020
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**Landscape Master Plan: Current Scheme**

- A. As compared with the Approved Scheme (Application No. A/YL-KTS/899) the development parameters under the approved GBP are largely the same with minor changes in GFA, PR, SC and BH. The number of residential blocks were reduced and the building form and internal layout of both residential blocks and non-domestic blocks were revised during the detailed design stage to facilitate the operational needs of the transitional housing. The Sewage Treatment Plant was moved from the east of the site to the western side. The new layout for the buildings has sought to create more interaction between interior and exterior communal space and create a series of intimate courtyard gardens while also allowing for a pedestrian circuit around much of the periphery of the site. This layout is designed to create positive space.
- B. Design of the Western Pocket Garden enhanced and the area enlarged to provide more shaded seating opportunities and allow views of the Kam Tin River corridor.
- C. Pocket Garden layouts to the west of Domestic Block 2 enhanced with more seating and an informal exercise area. Passive garden areas extended east into the building footprint to form tranquil spaces for quiet contemplation.
- D. Pocket Garden to the south west of Domestic Block 1 created as a passive footpath with bench seats at intervals. Shrub planting at the side of building for residents' privacy.
- E. Pocket Garden in central courtyard of Domestic Block 1 designed to create seating opportunities within a decorative landscape. Planting at the base of residential blocks for residents' privacy.
- F. Recreational Lawn, moved to the ground floor landscape, designed as flexible open space with adjacent hard paved surface for residents' use.
- G. Bicycle parking area (north – south alignment) within Domestic Block 2 eastern courtyard space created as part of sustainable transport initiative. Ground plane adopts use of grass-crete to maximize visible greenery. Small courtyard space to the north and seating opportunities to the east and west of the bicycle parking set within decorative shrub planting.
- H. Leisure Walk to the north of Domestic Block 2 created by moving the residential development south. Allows the creation of an organic footpath alignment with shade being provided by a combination of existing and proposed tree planting.
- I. Landscape Buffer areas preserved in the new layout to ensure the softening of views of the proposed architectural form and screen low level views of the development from adjacent pedestrian areas.
- J. New planting beds introduced to the internal circulation road to maximise the areas of visible greenery in internal views. This includes shrub planting at key locations and movable planters lining the carriageway where there is a dense network of underground utilities.
- K. New areas of vertical greening largely located where space allows at the gable ends of the wings of the two Domestic Blocks. Consists of a S/S wire trellis and the use of climbing plants.
- L. Decorative paving design flowing along the internal circulation roads and adjacent pedestrian paving design to break-up the apparent scale of the paved surfaces and blur the distinction between vehicular and pedestrian areas.
- M. New areas of vertical greening on the fence surrounding the Sewage Treatment Plant. Roof greening not possible on these structures owing to loading and maintenance concerns.
- N. Decorative entrances to form a welcoming threshold at the point of arrival.
- O. Community Garden on the roof of the Amenity Block designed to allow residents to practice growing plants.
- P. Tree planting relocated to avoid Highways non-building area alongside Tung Wui Road.
- Q. Proposed compensatory trees 72 nos. heavy standard plus 11 nos light standard sized trees. Where possible tree planting distributed throughout the site.

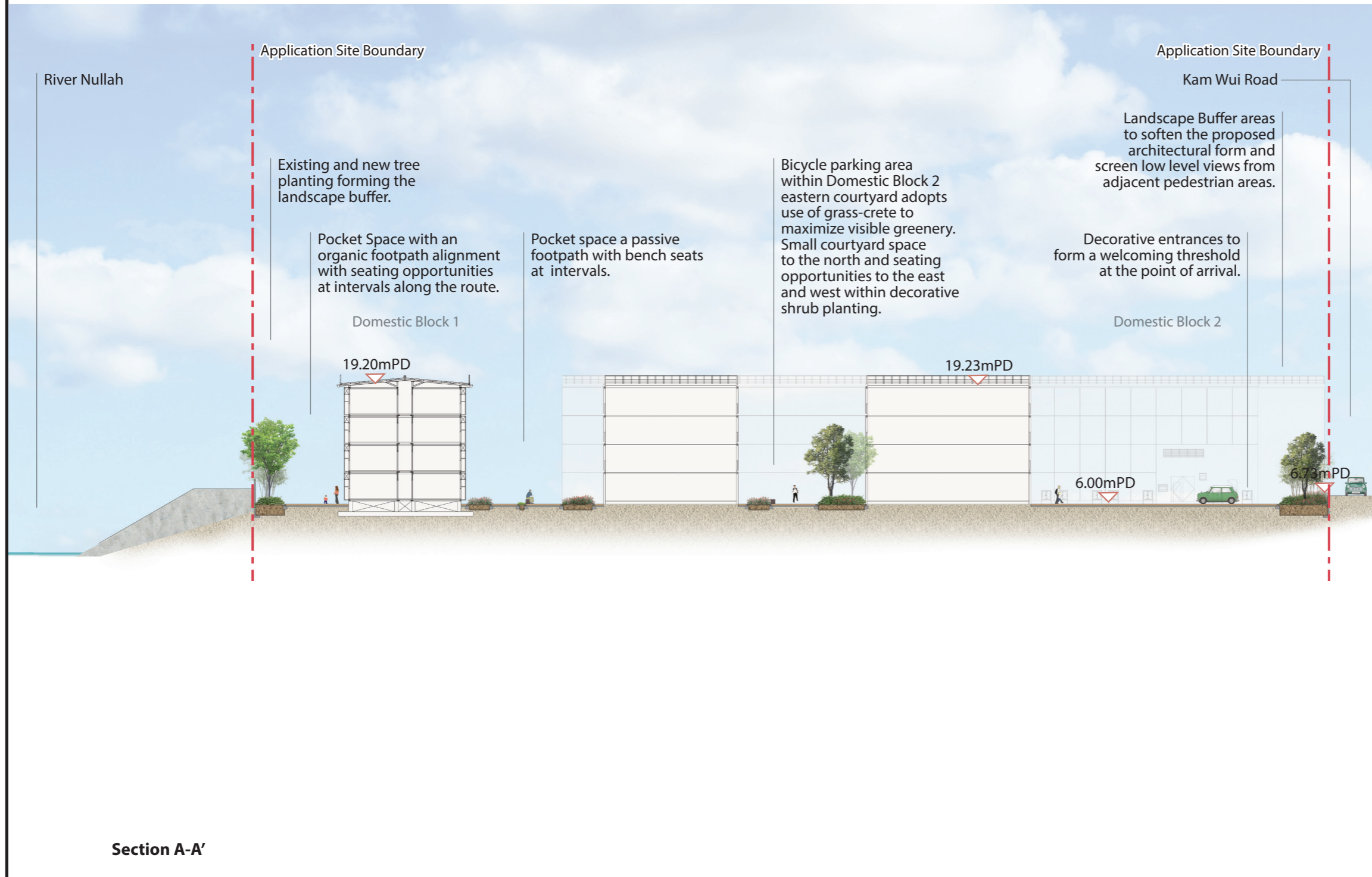
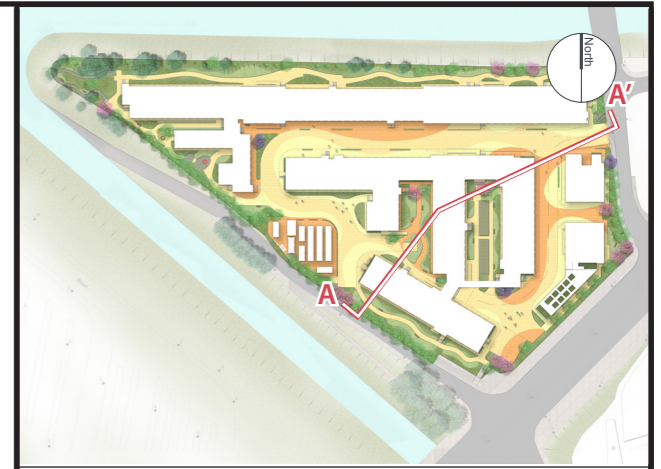
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Landscape Master Plan

## **Annex III**

### Sections



**LEGEND**







-  Section Line
-  Application Site Boundary
-  Typical Levels
-  Proposed Buffer Tree / Bamboo Planting
-  Proposed Lawn Areas
-  Proposed Vehicular Access



FIGURE TITLE Proposed Temporary Transitional Housing Development at Kam Tin, Yuen Long

**Landscape Section A-A'**

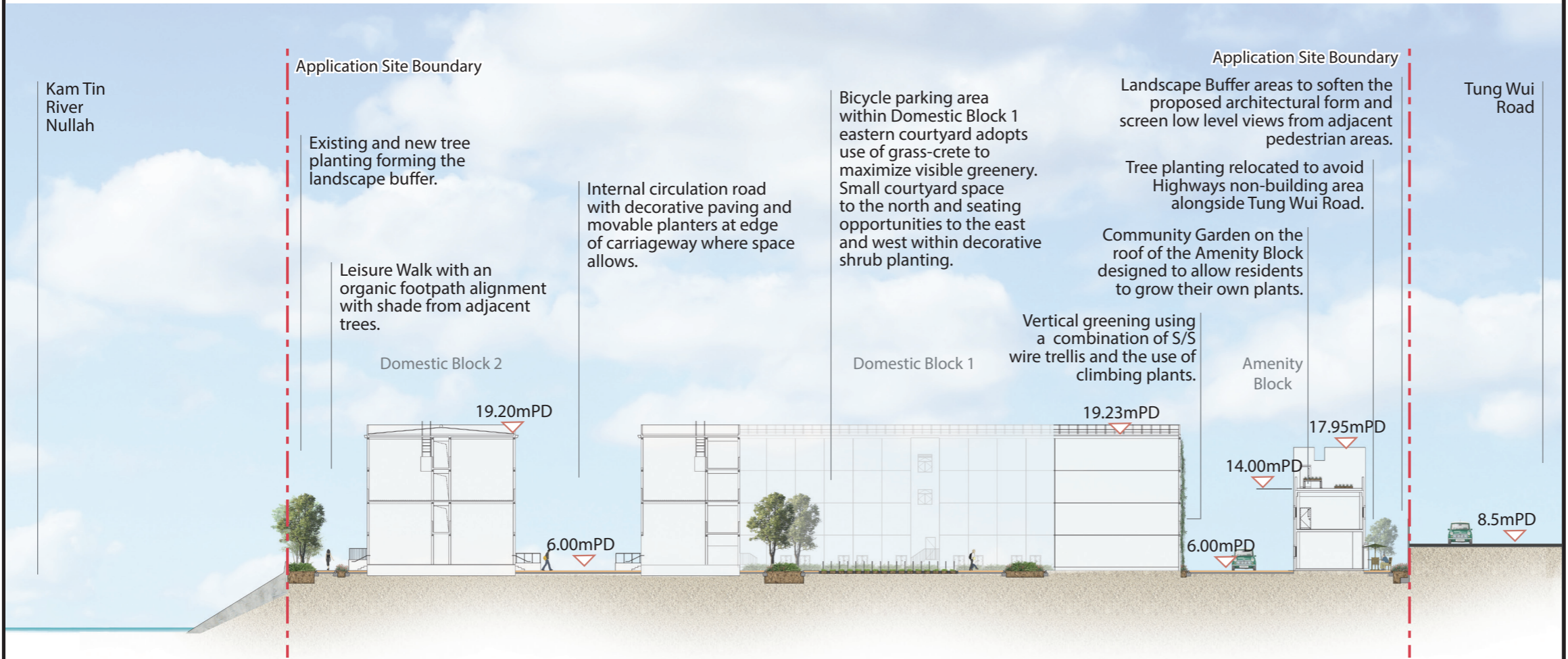
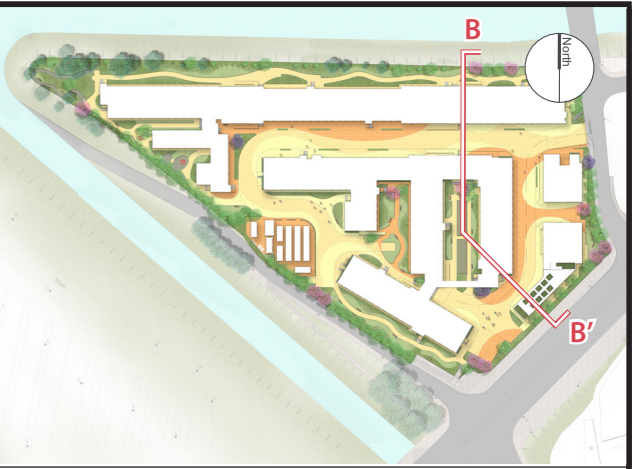
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Section B1-B1'

Section B2-B2'



**LEGEND**

- Section Line
- Application Site Boundary
- Typical Levels
- Proposed Buffer Tree / Bamboo Planting
- Proposed Lawn Areas
- Proposed Vehicular Access
- Proposed Shrubs and Climbing plants

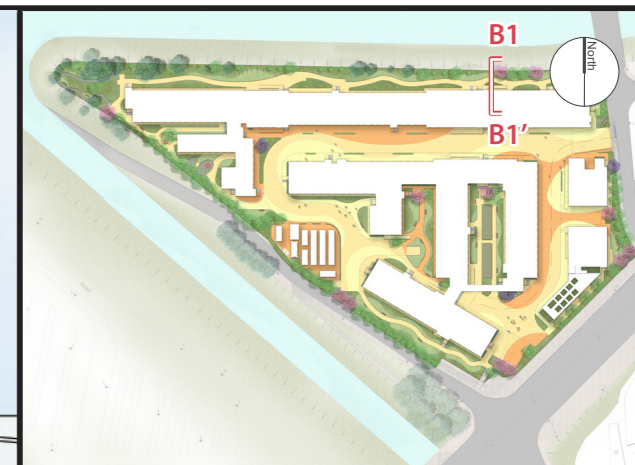
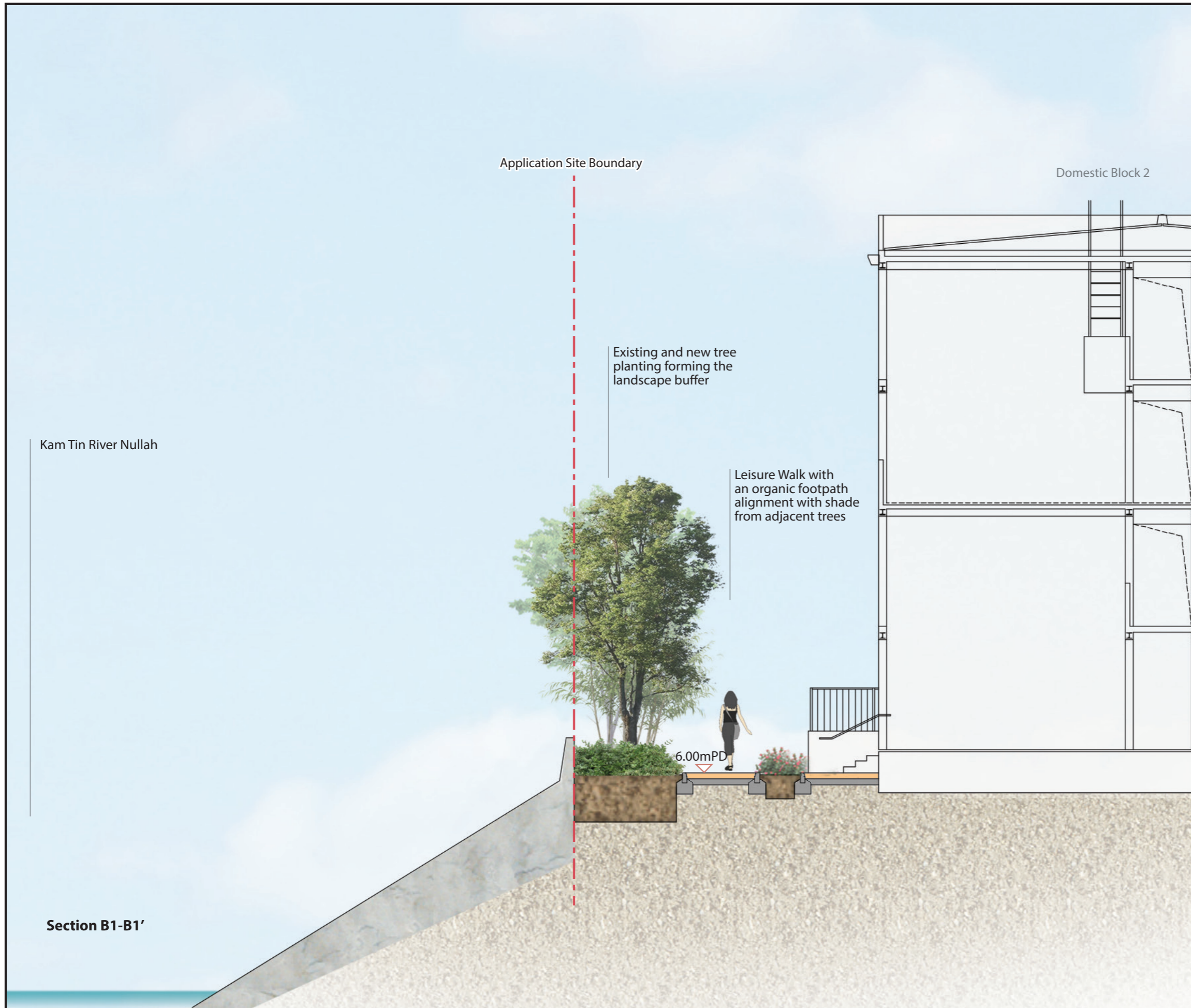


FIGURE TITLE Proposed Temporary Transitional Housing Development at Kam Tin, Yuen Long

**Landscape Section B-B'**

SCALE	A.S.	DATE	Sep 2024
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FIGURE NO.	Figure 5.2		REV
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**LEGEND**





-  Section Line
-  Application Site Boundary
-  Typical Levels
-  Proposed Buffer Tree / Bamboo Planting



FIGURE TITLE

Proposed Temporary Transitional Housing Development at Kam Tin, Yuen Long

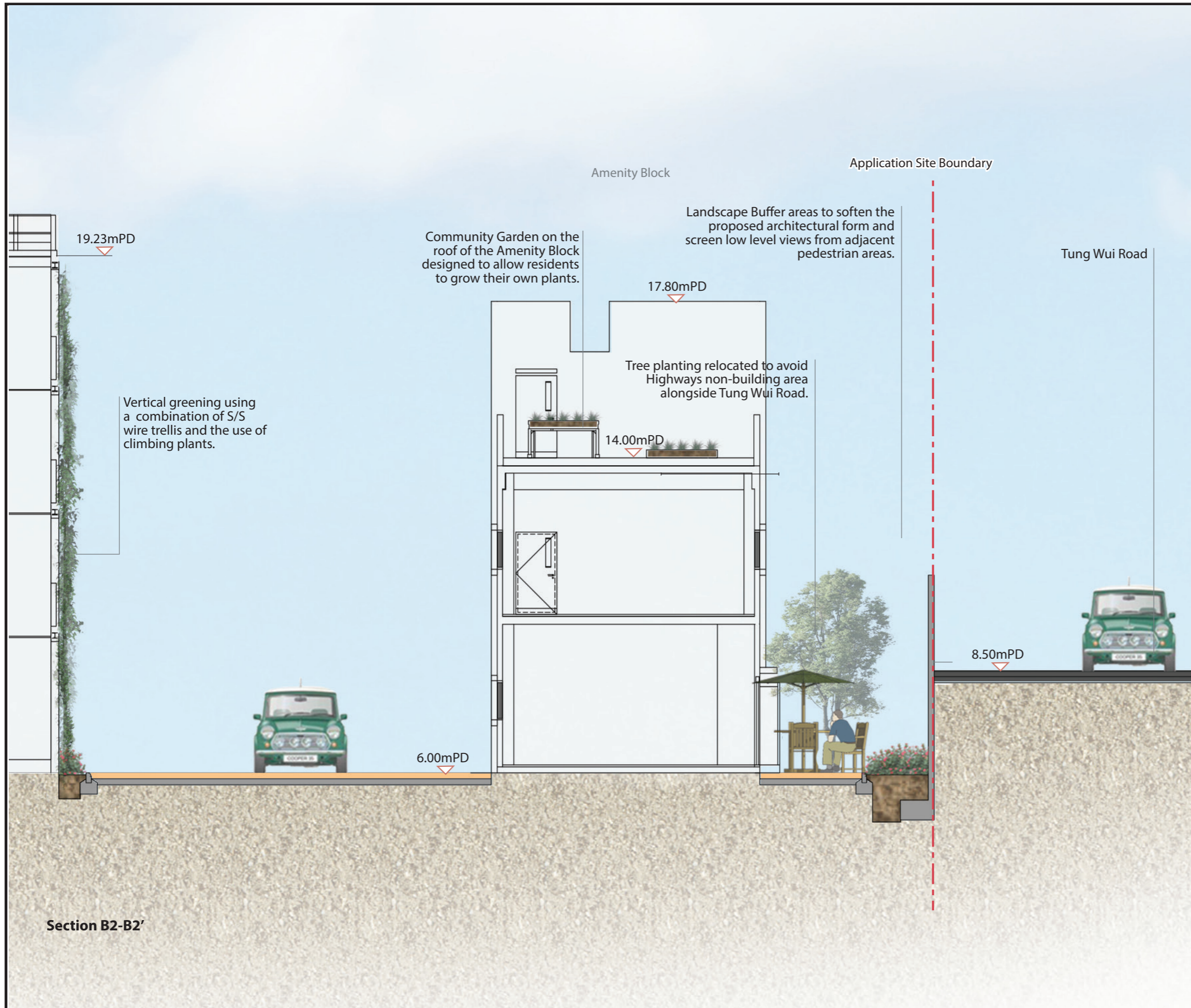
**Landscape Section B1-B1'**

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FIGURE NO.	Figure 5.3		REV
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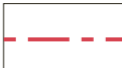



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**LEGEND**

-  Section Line
-  Application Site Boundary
-  Typical Levels
-  Proposed Buffer Tree / Bamboo Planting
-  Proposed Shrubs and Climbing plants



**Section B2-B2'**

FIGURE TITLE  
Proposed Temporary Transitional Housing Development at Kam Tin, Yuen Long

**Landscape Section B2-B2'**

SCALE	A.S.	DATE	Sep 2024
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FIGURE NO.	Figure 5.4		REV A

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Landscape Master Plan

## **Annex IV**

### Landscape Components

## 6.0 Landscape Design Components

6.1 The following description seeks to establish some general principles that are important in realising the landscape design as part of the general mitigation for the development and ensure its feasibility. **Figure 4.1** shows the Landscape Master Plan for the Proposed Scheme.

6.2 The proposed landscape concept has a number of key components which include the creation of spaces designed to reinforce the sense of community and social interaction both on a residential and communal level.

### **Main Entrance**

6.3 The main vehicular and pedestrian entrance at the north eastern corner of the Application Site is framed to the north by bamboo planting directing views towards the internal access road. There is also a secondary pedestrian access in the southern corner of the site adjacent to Tung Wui Road. The landscape of this area is designed to establish the character of the development at the point of entry. It will form an attractive entry threshold experience with the positioning of planting being designed as a means of directing pedestrian flow. Use of a distinct paving pattern starting from the main entrance area further enhances the sense of place in terms of entry experience.

### **Internal Circulation Road**

6.4 The internal access roads are likely to be relatively lightly trafficked on a day-to-day basis and as such can be considered a shared surface. The pedestrian footpath lining these access roads will be paved in decorative pavers to enhance their appearance and where space allows movable planters. Movable planters are used in these locations owing to the density of the underground utilities lining the roads.

### **Community Gathering Space**

6.5 Located in the courtyard formed between Domestic Block 1 and the amenity / E&M building the design of the Community Gathering Space has sought to provide a flexible hard paved space for the Proposed Scheme. This area is formed by a relatively large, multi-functional paved surface enclosed to the north, south and south east by planters.

### **Pocket Gardens**

6.6 Located at the confluence of the Kam Tin River nullahs at the western corner of the Application Site and south to the west of Domestic Block 2; and to the south west of Domestic Block 1 there are a series of Pocket Gardens. These areas provide shaded seating area with views along the river channel; and contained views within the development.

### **Landscape Buffer**

6.7 The landscape buffer is designed to soften views of the Proposed Scheme from surrounding locations including the pedestrian pavements on the surrounding road network and the Kam Sheung MTR station and the open area to the east of the station. The buffer is formed using a combination of existing retained trees, new tree planting and clumps of bamboo. The landscape buffer treatment is shown on **Figures 5.3** and **5.4** at the periphery of the site adjacent to the Kam Tin River nullah and Tung Wui Road respectively.

### **Bicycle Parking Area**

6.8 This area of the landscape provides a small courtyard space to the north and seating benches within landscaped context to the east and west of the central north-south orientated bicycle parking area. The main areas of shrub planting are located along the eastern and western peripheries to provide green backdrop and privacy for the residents.

**Recreational Lawn**

- 6.9 The Recreational Lawn is located in the western courtyard space enclosed by the wings of Domestic Block 1. This area is characterised by an open lawn surrounded by decorative shrub planting. The lawn and the adjacent hard paved area provide flexible space for the use by the future residents.

**Fitness Area**

- 6.10 A small fitness area with some basic equipment is located to the south west of Domestic Block 2. The area is surrounded by decorative shrub planting.

**Community Garden**

- 6.11 The Community Garden is located on the roof of the Amenity Building at the southern edge of the Application Site adjacent to Tung Wui Road. This area features some raised planters including table like planters for wheelchair access; and facilities for composting waste. The garden is designed for future residents to grow their own plants.

**Leisure Walk**

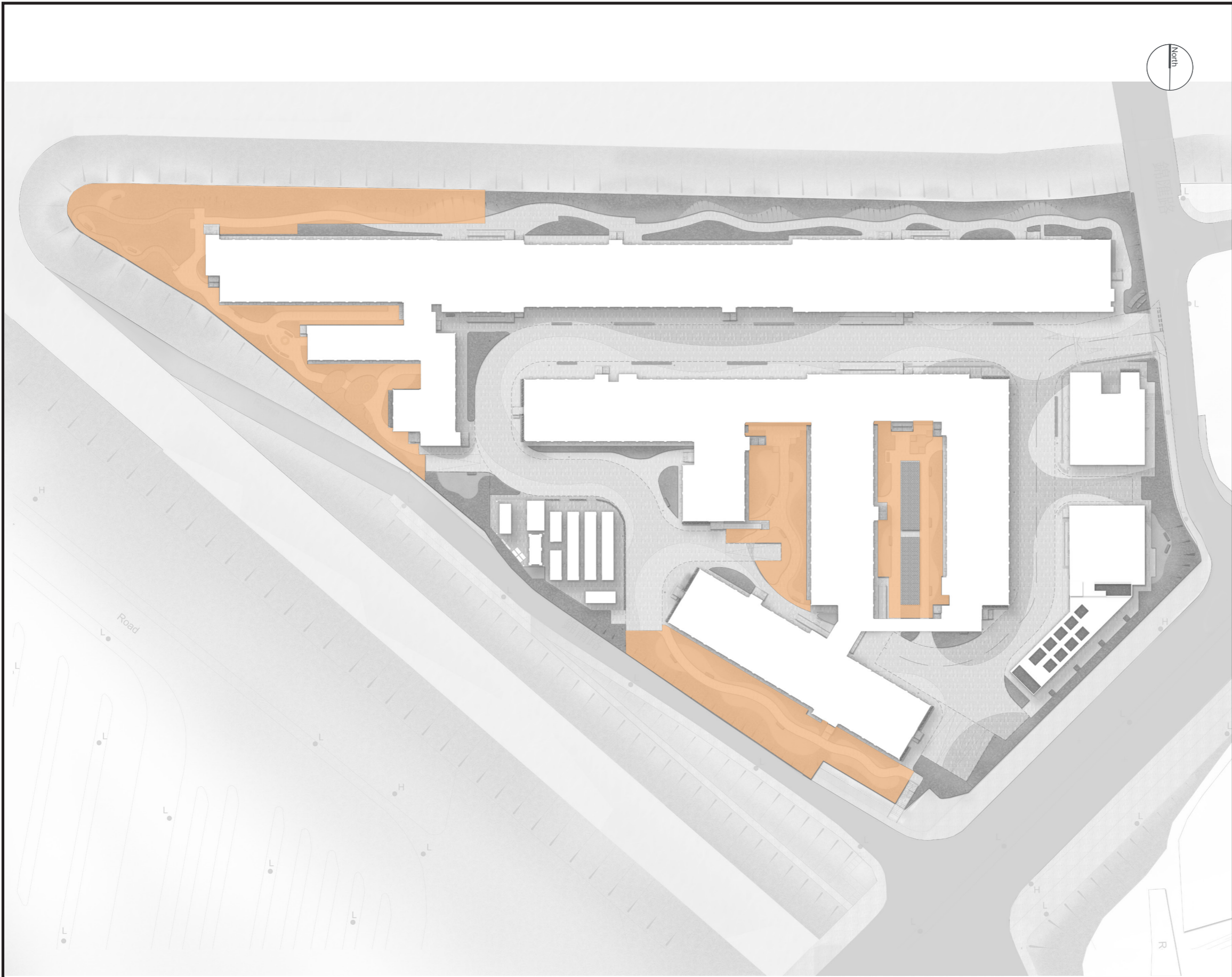
- 6.12 Located along the northern periphery of the Site the Leisure Walk provide a recreational resource for residents to walk in a peaceful and shaded environment with framed views of the Kam Tine River corridor. Shade is provided by a combination of retained and new tree planting.

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Landscape Master Plan

## **Annex V**

### Open Space Calculation



**LEGEND**

- Application Site Boundary
- Private Open Space (Passive Use)

**Private Open Space**

**G/F Landscape Area**

OS01	Open Space (Passive Use)	2,751 m <sup>2</sup>
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**Note:** Open space provision is no less than 2751 m<sup>2</sup> More than 1 m<sup>2</sup> per person for the future residents in accordance with Chapters 4 and 5 of the Hong Kong Planning Standard and Guidelines ("HKPSG").



FIGURE TITLE

Proposed Temporary Transitional Housing Development at Kam Tin, Yuen Long

**Open Space - All Levels**

SCALE	A.S.	DATE	Sep 2024
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FIGURE NO.	Figure 6.1		REV
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Landscape Master Plan

## **Annex VI**

### Tree and Shrub Planting Species

### Annex VI Tree and Shrub Planting Species

The following table provides a list of the tree and shrub species based on the as-built site condition.

Botanical Name	Chinese Name	Stock Size	Nos.	Spacing (mm)
<b>Tree Planting</b>				
<i>Bauhinia x blakeana</i>	洋紫荊	Heavy standard	7	Min 4000mm
<i>Chukrasia tabularis</i>	麻楝	Heavy standard	3	Min 4000mm
<i>Cinnamomum burmannii</i>	陰香	Heavy standard	2	Min 4000mm
<i>Elaeocarpus hainanensis</i>	水石榕	Heavy standard	5	Min 4000mm
<i>Ficus benjamina</i>	垂葉榕	Heavy standard	5	Min 4000mm
<i>Jacaranda mimosifolia</i>	藍花楹	Heavy standard	3	Min 4000mm
<i>Lagerstroemia speciosa</i>	大花紫薇	Heavy standard	6	Min 4000mm
<i>Magnolia alba</i>	白蘭	Heavy standard	1	Min 4000mm
<i>Magnolia champaca</i>	黃蘭	Heavy standard	1	Min 4000mm
<i>Magnolia grandiflora</i>	荷花玉蘭	Heavy standard	3	Min 4000mm
<i>Michelia chapensis</i>	樂昌含笑	Heavy standard	2	Min 4000mm
<i>Sapium discolor</i>	山烏桕	Heavy standard	6	Min 4000mm
<i>Tabebuia rosea</i>	紅花風鈴木	Heavy standard	7	Min 4000mm
<i>Terminalia mantaly</i>	細葉欖仁	Heavy standard	21	Min 4000mm
<i>Ilex Rotunda</i>	鐵冬青	Light standard	11	Min 4000mm
<b>Total</b>		<b>83 nos. new trees</b>		

Botanical Name	Chinese Name	Stock Size	Nos.	Spacing (mm)
<b>Large Specimen Shrub Species (Multi-stem)</b>				
<i>Hibiscus rosa-sinensis</i>	大紅花	Large Specimen Shrub	7	Min 4000mm
<i>Lagerstroemia indica</i>	紫薇		4	Min 4000mm
<i>Murraya paniculata</i>	九里香		2	Min 4000mm

Botanical Name	Chinese Name	Height (mm)	Spread (mm)	Spacing (mm)
<b>Large Shrubs</b>				
<i>Bougainvillea 'San Diego Red'</i>	三角梅(珊瑚紅)	350	250	6
<i>Camellia japonica 'Pink'</i>	山茶花(粉紅)	350	250	6
<i>Camellia japonica 'Red'</i>	山茶花(紅)	400	300	6



<b>Botanical Name</b>	<b>Chinese Name</b>	<b>Height (mm)</b>	<b>Spread (mm)</b>	<b>Spacing (mm)</b>
<i>Carmona microphylla</i>	福建茶	350	250	6
<i>Duranta repens</i>	黃金金露花	300	300	6
<i>Duranta repens cv. Dwarf yellow</i>	黃金葉	300	300	6
<i>Fagraea ceilanica</i>	灰莉	300	300	6
<i>Ficus microcarpa 'Golden Leaves'</i>	黃金榕	350	250	6
<i>Gardenia jasminoides</i>	梔子花	300	250	6
<i>Hibiscus rosa-sinensis</i>	朱槿	450	300	6
<i>Hibiscus rosa-sinensis 'Pink'</i>	朱槿 (粉紅)	300	250	6
<i>Ixora indica</i>	龍船花	300	300	6
<i>Ligustrum sinense</i>	小蠟樹	300	300	6
<i>Ligustrum sinense 'Variegatum'</i>	銀姬小蠟	300	300	6
<i>Murraya paniculata</i>	九里香	500	350	6
<i>Pittosporum tobira</i>	海桐	400	300	6
<i>Rhapis gracilis</i>	細葉棕竹	450	300	6
<i>Rhaphiolepis indica</i>	石斑木	300	300	6
<i>Schefflera arboricola</i>	卵葉鵝掌藤	300	300	6
<i>Strelitzia reginae</i>	鶴望蘭	600	250	12
<i>Tibouchina semidecandra</i>	巴西野牡丹	500	350	6
<b>Small Shrubs</b>				
<i>Cuphea hyssopifolia</i>	細葉雪茄花	300	300	6
<i>Duranta repens 'Variegata'</i>	花葉假連翹	300	300	6
<i>Ilex crenata</i>	冬青	300	300	6
<i>Ixora coccinea</i>	橙紅龍船花	300	250	18
<i>Ixora coccinea 'Dwarf Pink'</i>	小桃紅龍船花	300	300	6
<i>Ixora coccinea 'Lutea'</i>	黃龍船花	300	300	6
<i>Ixora coccinea 'Sunkist'</i>	矮仙丹	300	300	6
<i>Lantana montevidensis 'purple'</i>	馬纓丹(紫)	300	300	6
<i>Lantana montevidensis 'white'</i>	馬纓丹(白)	300	300	6
<i>Lantana montevidensis 'yellow'</i>	馬纓丹(黃)	300	300	6
<i>Loropetalum chinense</i>	繼木	300	300	6
<i>Ruellia coerulea 'Morong'</i>	翠蘆莉	300	300	20
<b>Ground Cover</b>				
<i>Catharanthus roseus</i>	長春花	300	200	20

Botanical Name	Chinese Name	Height (mm)	Spread (mm)	Spacing (mm)
<i>Iris domestica</i>	射干(鳶尾屬)	300	200	20
<i>Liriope spicata</i> 'Sliver Dragon'	山麥冬	200	200	20
<i>Nephrolepis auriculata</i>	腎蕨	200	200	20
<i>Nephrolepis exaltata</i>	毛葉腎蕨	200	200	20
<i>Phyllanthus myrtifolius</i>	瘤腺葉下珠	200	200	20
<i>Wedelia trilobata</i>	南美蟻螟菊	100	150	20

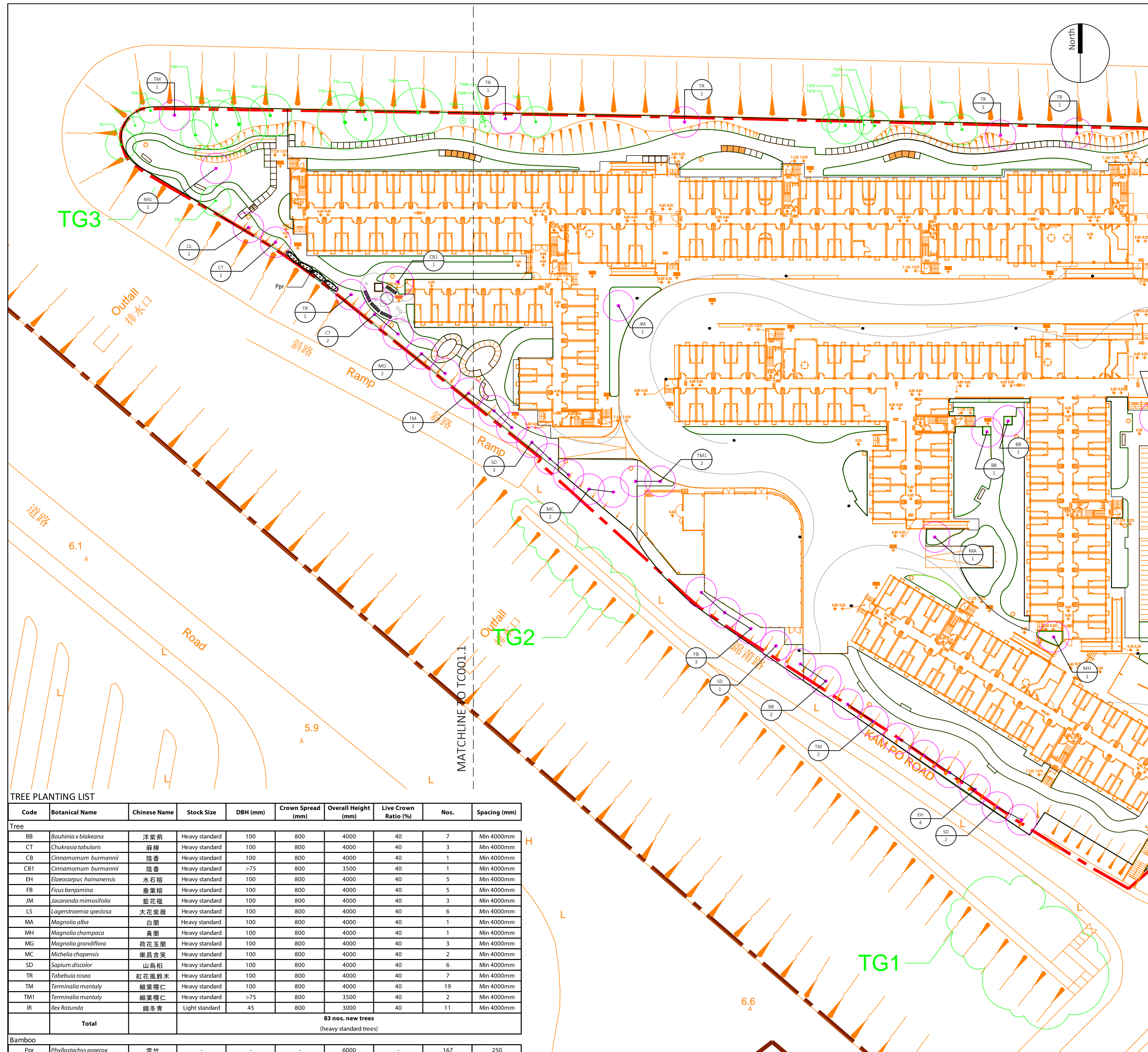
Botanical Name	Chinese Name	Size	Spacing (mm)
<b>Lawn</b>			
<i>Axonopus compressus</i>	地毯草	Turves	m <sup>2</sup>
<b>Climbing Plants</b>			
<i>Bauhinia glauca</i>	粉葉羊蹄甲藤	3 shoots per plant, each shoot 1000mm long	300
<i>Bougainvillea sp.</i> 'Mary Palmer'	鴛鴦九重葛		300
<i>Ficus pumila</i>	薜荔		300
<i>Hedera nepalensis var. sinensis</i>	中華長春藤		300
<i>Lonicera Japonica</i>	忍冬		300
<i>Parthenocissus tricuspidata</i>	爬牆虎		300
<i>Trachelospermum jasminoides</i>	絡石		300
<i>Quisqualis indica (red)</i>	使君子		300
<i>Wisteria sinensis</i>	紫藤		300
<i>Petrea volubilis</i>	藍花藤		300
<b>Bamboo</b>			
<i>Phyllostachys praecox</i>	雷竹	6000mm Ht, 3 culms per clump	500

Planning Application No. A/YL-KTS/1012 Renewal of  
Planning Approval for Temporary Transitional Housing Development  
for a Period of 3 Years, Lot 2160 RP in D.D. 106 and Adjoining  
Government Land, Kam Tin, Yuen Long, New Territories

Landscape Master Plan

## **Annex VII**

### New Tree Planting Plan



**Legend**

- APPLICATION SITE BOUNDARY
- PROPOSED MTRC BOUNDARY
- PROPOSED ARCHITECTURAL SCHEME
- EXISTING LEVEL (mPD)
- PROPOSED LEVEL (mPD)
- EXISTING TREE GROUP TO BE RETAINED (OUTSIDE LOT)
- RETAINED TREE
- NEWLY PLANTED TREE

**General notes**

Rev.	Date	Description	Initial

Name:	Signed:	Date:
Designed by: CJF		
Drawn by: WZ		
Checked by: JBC		
Approved by: JBC		

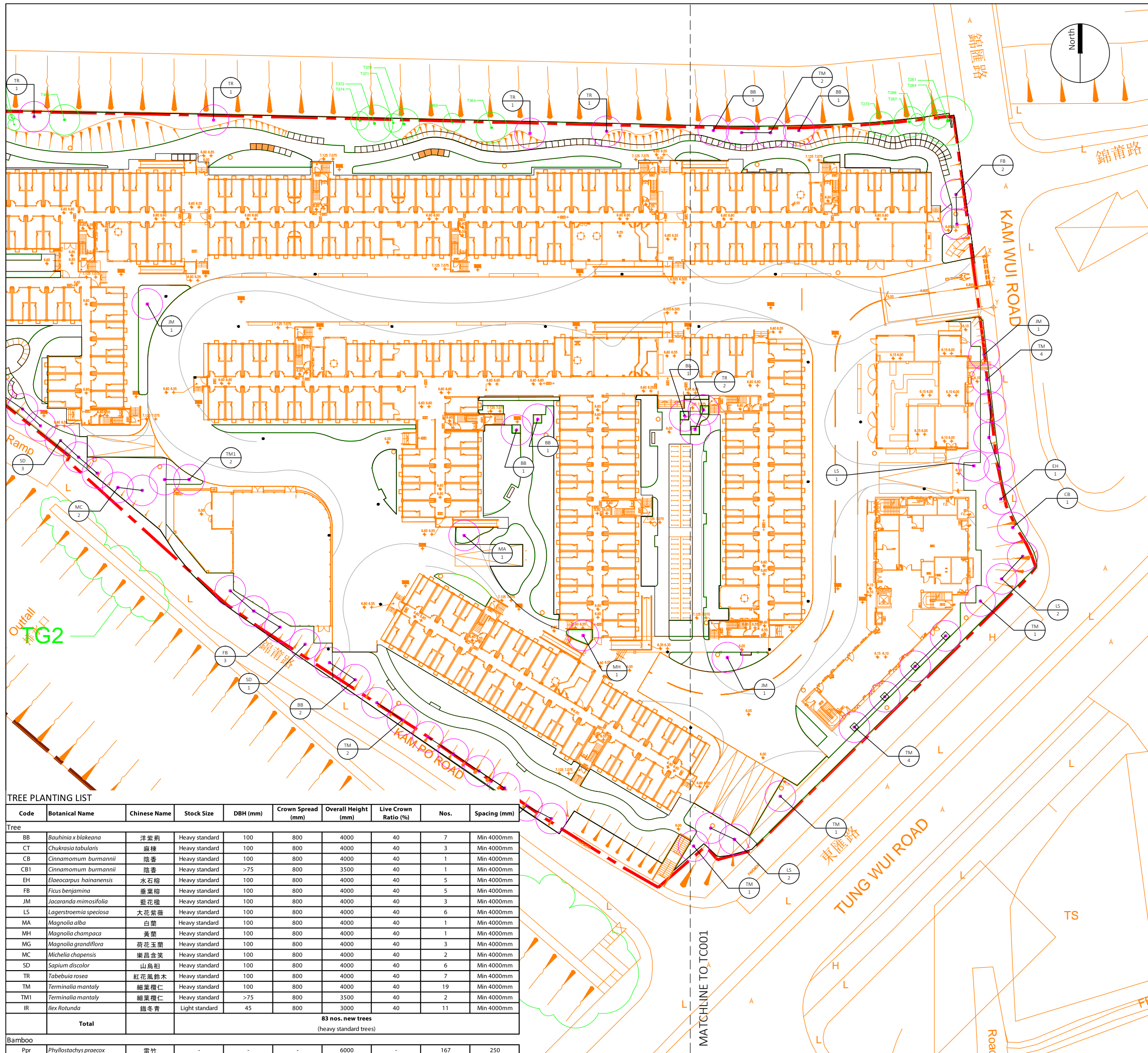
**Project Title:**  
 Planning Application No. A/YL-KTS/1012 Renewal of Planning Approval for Temporary Transitional Housing Development for a Period of 3 Years, Lot 2160 RP in D.D. 106 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories

**Drawing Title:**  
 NEW TREE PLANTING PLAN

<b>Drawing Number:</b> LLDP043 -TC001	<b>Rev:</b> -
<b>Project Number:</b> LLDP043	<b>Scale:</b> 1:600@A3
	<b>Date:</b> 10/09/2024

**TREE PLANTING LIST**

Code	Botanical Name	Chinese Name	Stock Size	DBH (mm)	Crown Spread (mm)	Overall Height (mm)	Live Crown Ratio (%)	Nos.	Spacing (mm)
<b>Tree</b>									
BB	<i>Bauhinia x blakeana</i>	洋紫荊	Heavy standard	100	800	4000	40	7	Min 4000mm
CT	<i>Chukrasia tabularis</i>	麻楝	Heavy standard	100	800	4000	40	3	Min 4000mm
CB	<i>Cinnamomum burmannii</i>	陰香	Heavy standard	100	800	4000	40	1	Min 4000mm
CB1	<i>Cinnamomum burmannii</i>	陰香	Heavy standard	>75	800	3500	40	1	Min 4000mm
EH	<i>Elaeocarpus hainanensis</i>	水石榕	Heavy standard	100	800	4000	40	5	Min 4000mm
FB	<i>Ficus benjamina</i>	垂葉榕	Heavy standard	100	800	4000	40	5	Min 4000mm
JM	<i>Jacaranda mimosifolia</i>	藍花楸	Heavy standard	100	800	4000	40	3	Min 4000mm
LS	<i>Lagerstroemia speciosa</i>	大花紫薇	Heavy standard	100	800	4000	40	6	Min 4000mm
MA	<i>Magnolia alba</i>	白蘭	Heavy standard	100	800	4000	40	1	Min 4000mm
MH	<i>Magnolia champaca</i>	黃蘭	Heavy standard	100	800	4000	40	1	Min 4000mm
MG	<i>Magnolia grandiflora</i>	荷花玉蘭	Heavy standard	100	800	4000	40	3	Min 4000mm
MC	<i>Michelia chapensis</i>	樂昌含笑	Heavy standard	100	800	4000	40	2	Min 4000mm
SD	<i>Sapium discolor</i>	山烏桕	Heavy standard	100	800	4000	40	6	Min 4000mm
TR	<i>Tabebuia rosea</i>	紅花風鈴木	Heavy standard	100	800	4000	40	7	Min 4000mm
TM	<i>Terminalia mantaly</i>	細葉欖仁	Heavy standard	100	800	4000	40	19	Min 4000mm
TM1	<i>Terminalia mantaly</i>	細葉欖仁	Heavy standard	>75	800	3500	40	2	Min 4000mm
IR	<i>Ilex Rotunda</i>	鐵冬青	Light standard	45	800	3000	40	11	Min 4000mm
<b>Total</b>						<b>83 nos. new trees</b> (heavy standard trees)			
<b>Bamboo</b>									
Ppr	<i>Phyllostachys praecox</i>	雷竹	-	-	-	6000	-	167	250



**Legend**

- APPLICATION SITE BOUNDARY
- PROPOSED MTRC BOUNDARY
- PROPOSED ARCHITECTURAL SCHEME
- 4.6+ EXISTING LEVEL (mPD)
- +4.6 PROPOSED LEVEL (mPD)
- EXISTING TREE GROUP TO BE RETAINED (OUTSIDE LOT)
- RETAINED TREE
- NEWLY PLANTED TREE

**General notes**

Rev.	Date	Description	Initial

Designed by:	CJF	Signed:		Date:	
Drawn by:	WZ				
Checked by:	JBC				
Approved by:	JBC				

**Project Title:**  
 Planning Application No. A/YL-KTS/1012 Renewal of Planning Approval for Temporary Transitional Housing Development for a Period of 3 Years, Lot 2160 RP in D.D. 106 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories

**Drawing Title:**  
 NEW TREE PLANTING PLAN

<b>Drawing Number:</b> LLDP043 -TC001.1	<b>Rev:</b> -
<b>Project Number:</b> LLDP043	<b>Scale:</b> 1:600@A3
	<b>Date:</b> 10/09/2024

**TREE PLANTING LIST**

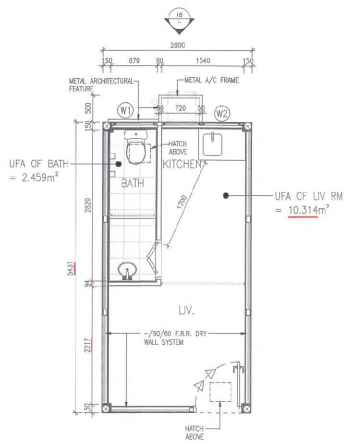
Code	Botanical Name	Chinese Name	Stock Size	DBH (mm)	Crown Spread (mm)	Overall Height (mm)	Live Crown Ratio (%)	Nos.	Spacing (mm)
BB	<i>Bauhinia x blakeana</i>	洋紫荊	Heavy standard	100	800	4000	40	7	Min 4000mm
CT	<i>Chukrasia tabularis</i>	麻楝	Heavy standard	100	800	4000	40	3	Min 4000mm
CB	<i>Cinnamomum burmannii</i>	陰香	Heavy standard	100	800	4000	40	1	Min 4000mm
CB1	<i>Cinnamomum burmannii</i>	陰香	Heavy standard	>75	800	3500	40	1	Min 4000mm
EH	<i>Elaeocarpus hainanensis</i>	水石榕	Heavy standard	100	800	4000	40	5	Min 4000mm
FB	<i>Ficus benjamina</i>	垂葉榕	Heavy standard	100	800	4000	40	5	Min 4000mm
JM	<i>Jacaranda mimosifolia</i>	藍花楸	Heavy standard	100	800	4000	40	3	Min 4000mm
LS	<i>Lagerstroemia speciosa</i>	大花紫薇	Heavy standard	100	800	4000	40	6	Min 4000mm
MA	<i>Magnolia alba</i>	白蘭	Heavy standard	100	800	4000	40	1	Min 4000mm
MH	<i>Magnolia champaca</i>	黃蘭	Heavy standard	100	800	4000	40	1	Min 4000mm
MG	<i>Magnolia grandiflora</i>	荷花玉蘭	Heavy standard	100	800	4000	40	3	Min 4000mm
MC	<i>Michelia chapensis</i>	樂昌含笑	Heavy standard	100	800	4000	40	2	Min 4000mm
SD	<i>Sapium discolor</i>	山烏桕	Heavy standard	100	800	4000	40	6	Min 4000mm
TR	<i>Tabebuia rosea</i>	紅花風鈴木	Heavy standard	100	800	4000	40	7	Min 4000mm
TM	<i>Terminalia mantaly</i>	細葉欖仁	Heavy standard	100	800	4000	40	19	Min 4000mm
TM1	<i>Terminalia mantaly</i>	細葉欖仁	Heavy standard	>75	800	3500	40	2	Min 4000mm
IR	<i>Ilex Rotunda</i>	鐵冬青	Light standard	45	800	3000	40	11	Min 4000mm
<b>Total</b>				<b>83 nos. new trees</b> (heavy standard trees)					
<b>Bamboo</b>									
Ppr	<i>Phyllostachys praecox</i>	雷竹	-	-	-	6000	-	167	250

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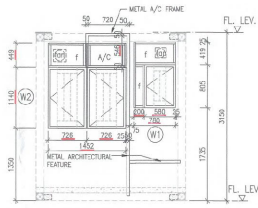
## **Annex 2**

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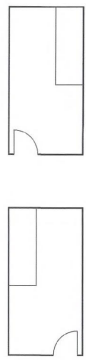
Flat Mix Plan with the Number of Units for Each Flat Type



1A TYPICAL PLAN (FLAT TYPE I)  
SCALE 1/50 (A4)

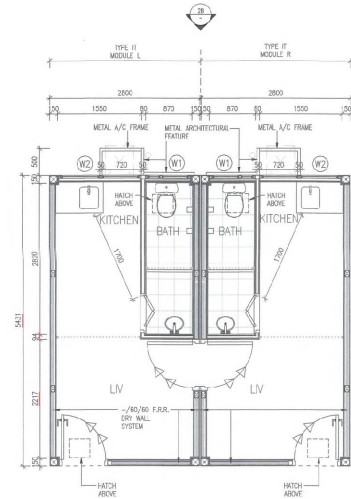


1B ELEVATION (FLAT TYPE I)  
SCALE 1/50 (A4)

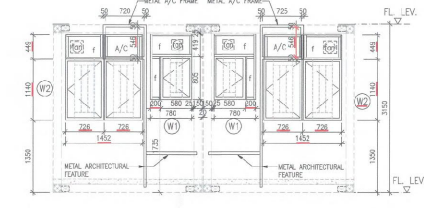


TYPE I - MODULE L

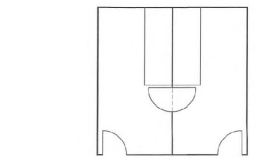
TYPE I - MODULE R



2A TYPICAL PLAN (FLAT TYPE IT)  
SCALE 1/50 (A4)



2B ELEVATION (FLAT TYPE IT)  
SCALE 1/50 (A4)



TYPE IT - MODULE L

TYPE IT - MODULE R

FLAT (T abbreviate TWN)	MODULE (L abbreviate entrance door on LEFT from outside, R vice versa for RIGHT)
FLAT TYPE I	TYPE I - MODULE L TYPE I - MODULE R
FLAT TYPE IT	TYPE IT - MODULE L TYPE IT - MODULE R
FLAT TYPE II	TYPE II - MODULE L TYPE II - MODULE R
FLAT TYPE III	TYPE III - MODULE LA TYPE III - MODULE LB TYPE III - MODULE RA TYPE III - MODULE RB

LIGHTING WINDOW & OPENABLE WINDOW AREA FOR BATHROOM OF FLAT TYPE I, IT & II - PROVIDED  
 UFA = 2.459 / 10 = 0.246m²

LIGHTING WINDOW & OPENABLE WINDOW AREA FOR BATHROOM OF FLAT TYPE I, IT & II - PROVIDED  
 UFA = 2.459 / 10 = 0.246m²

UFA = 2.459 / 10 = 0.246m²

UFA = 2.459 / 10 = 0.246m²

OPENABLE WINDOW AREA FOR LIV. & KITCHEN OF FLAT TYPE I, IT & II - PROVIDED  
 UFA = 12.879 / 10 = 1.288m²

OPENABLE WINDOW AREA FOR LIV. & KITCHEN OF FLAT TYPE I, IT & II - PROVIDED  
 UFA = 12.879 / 10 = 1.288m²

UFA = 12.879 / 10 = 1.288m²

UFA = 12.879 / 10 = 1.288m²

LIGHTING WINDOW & OPENABLE WINDOW AREA FOR BATHROOM OF FLAT TYPE II - PROVIDED  
 UFA = 4.300 / 10 = 0.430m²

UFA = 4.300 / 10 = 0.430m²

UFA = 4.300 / 10 = 0.430m²

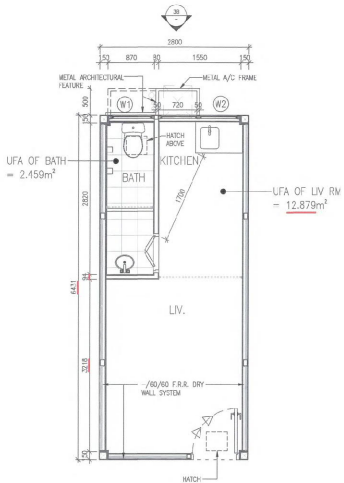
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OPENABLE WINDOW AREA FOR LIV. & KITCHEN OF FLAT TYPE II - PROVIDED  
 UFA = 21.432 / 10 = 2.143m²

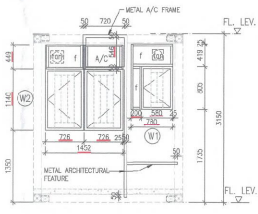
OPENABLE WINDOW AREA FOR LIV. & KITCHEN OF FLAT TYPE II - PROVIDED  
 UFA = 21.432 / 10 = 2.143m²

UFA = 21.432 / 10 = 2.143m²

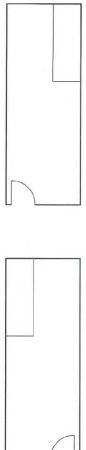
UFA = 21.432 / 10 = 2.143m²



3A TYPICAL PLAN (FLAT TYPE II)  
SCALE 1/50 (A4)

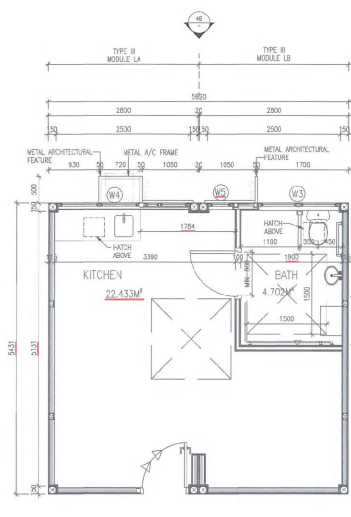


3B ELEVATION (FLAT TYPE II)  
SCALE 1/50 (A4)

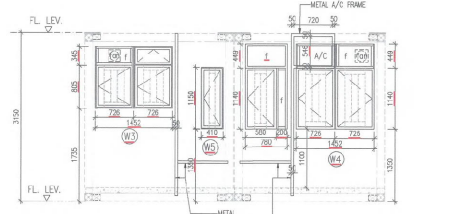


TYPE II - MODULE L

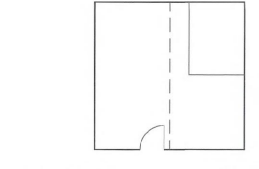
TYPE II - MODULE R



4A TYPICAL PLAN (FLAT TYPE III)  
SCALE 1/50 (A4)

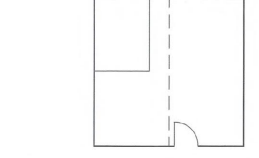


4B ELEVATION (FLAT TYPE III)  
SCALE 1/50 (A4)



TYPE III - MODULE LA

TYPE III - MODULE LB



TYPE III - MODULE RA

TYPE III - MODULE RB

NOTE: This plan has been prepared on a preliminary basis under the supervision of the architect. It is not intended to be used for any other purpose without the written consent of the architect.

Plan Approved  
 WONG YIN LEB  
 Building Surveyor  
 for BUILDING AUTHORITY  
 22 MAY 2023

PETER SEE CHOONG LAM  
 RIBA RGA AUTHORIZED PERSON

CHOONG YIN LEB  
 AUTHORIZED PERSON

BD  
 AMENDMENT  
 SUBMISSION

TYPE B WORKS STATEMENT  
 This works statement is prepared in accordance with the requirements of the Building Ordinance and the Building Regulations.

Client 	Building Services Engineer 	Architect 	Structural Engineer 	Landscape Consultant 	<table border="1"> <thead> <tr> <th>Rev</th> <th>Date</th> <th>Description</th> <th>Cx'd</th> <th>App'd</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>09/22</td> <td>CRP AMENDMENT</td> <td></td> <td></td> </tr> <tr> <td>B</td> <td>03/23</td> <td>CRP AMENDMENT</td> <td></td> <td></td> </tr> </tbody> </table>	Rev	Date	Description	Cx'd	App'd	A	09/22	CRP AMENDMENT			B	03/23	CRP AMENDMENT			Project MIC TRANSITIONAL HOUSING PROJECT AT LOT 2160 RP (PART) IN D.D. 106 AND ADJOINING GOVERNMENT LAND IN KAM TIN, YUEN LONG, NEW TERRITORIES.	Title TYPICAL DOMESTIC FLATS PLAN & ELEVATION	<table border="1"> <tr> <td>Designed</td> <td>T.C.</td> <td>Dwg check</td> <td>T.C.</td> </tr> <tr> <td>Drawn</td> <td>HO</td> <td>Approved</td> <td>V.L.</td> </tr> <tr> <td>Scale</td> <td>1:50(A0)</td> <td>Date</td> <td>2022/01</td> </tr> <tr> <td>Drawing Number</td> <td>11951/GP24</td> <td>Rev</td> <td>D</td> </tr> <tr> <td>BD: 30/2/2007/22 (TH)</td> <td>FSD: FP 8/3/2013 (S)</td> <td></td> <td></td> </tr> </table>	Designed	T.C.	Dwg check	T.C.	Drawn	HO	Approved	V.L.	Scale	1:50(A0)	Date	2022/01	Drawing Number	11951/GP24	Rev	D	BD: 30/2/2007/22 (TH)	FSD: FP 8/3/2013 (S)		
Rev	Date	Description	Cx'd	App'd																																							
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### Number of Units for Each Flat Type

<b>Flat Type *</b>	<b>No. of Units</b>
Flat Type I (1/2-person units)	825 nos. (including 42 nos. twin units readily convertible as 21 nos. 4-person units)
Flat Type IT (4-person units)	
Flat Type II (3-person units)	200 units
Flat Type III (4-person or barrier free units)	3 units

\* With reference to the Flat Mix Plan



Date : 13 September 2024  
Our Ref. : PPCL/PLG/10164/L005

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

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

**By Email and Hand**

Dear Sir/Madam,

**Planning Application No. A/YL-KTS/1012**

**Section 16 Application for Renewal of Planning Approval for  
Temporary Transitional Housing Development for a Period of Three Years  
at Lot 2160 RP in D.D. 106 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

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**Submission for Further Information 3**

We refer to the captioned application and hereby submit 4 hardcopies of Further Information (“FI”) for the Town Planning Board’s consideration. Please kindly find appended in **Annex 1 – Master Layout Plan** for your onward processing.

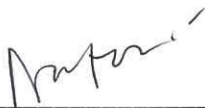
We would also like to provide below information on the size of each flat type:

- Type I: about 12.83m<sup>2</sup>
- Type II: about 15.33 m<sup>2</sup>
- Type III: about 27.30 m<sup>2</sup>

Should you have any queries, please do not hesitate to contact our Miss Natalie Wong or the undersigned

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

p.p.



---

Kennith Chan  
Managing Director

Encl. As above  
c.c. - Housing Bureau – by email (attn: Mr. Max WONG and Mr. Edward NG)  
- FSYLE DPO – by email (attn: Mr. Christopher PANG and Mr. MO Ying Yeung)  
- The Applicant – by email

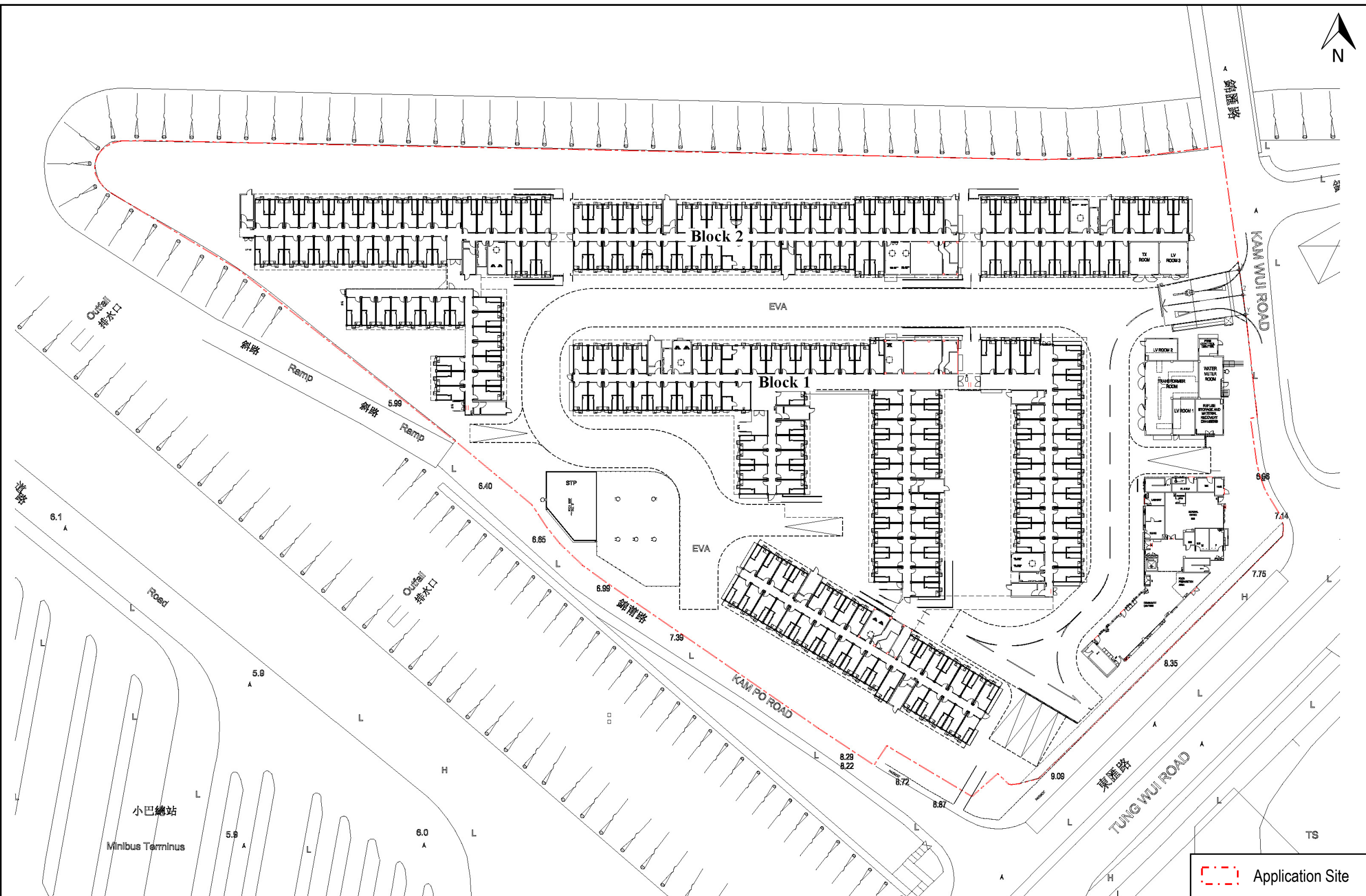
**Section 16 Application for Renewal of Planning Approval for  
Temporary Transitional Housing Development for a Period of Three Years  
at Lot 2160 RP in D.D. 106 and Adjoining Government Land,  
Kam Tin, Yuen Long, New Territories**

**Planning Application No. A/YL-KTS/1012**

**Further Information 3**

**September 2024**

Reference : PPCL-PLG-10164



 Application Site



**Title:**  
Master Layout Plan

**Project No.:**  
PPCL-PLG-10164

**Project:**  
Planning Application No. A/YL-KTS/1012  
Section 16 Application for Renewal of Planning Approval for Temporary Transitional Housing Development for a Period of Three Years at Lot 2160 RP in D.D. 106 and Adjoining Government Land in Kam Tin, Yuen Long, New Territories

**Annex: 1** | **Scale: N/A** | **Date: Sep 2024**