

Item Reference	Comment	Response
1	Comments from EPD : Mr. Kidman KONG via DPO email 2.5.2023	
a.	According to information provided, we note that the application is to seek planning permission for the minor relaxation of plot ratio to facilitate the proposed residential development as well as the proposed shop and service uses at the site (about 2,540m ²) that falls mainly within an area zoned “Residential (Group B)” (“R(B)”) with a minor portion in an area shown as 'Road' on the draft Yuen Long OZP No. S/YL/26. We also note that the application does not contain any environmental assessment or sewerage impact assessment.	Noted. For the increase of 55 flats on top of the permitted residential building in zone “R(B)”, the impacts on environment and sewerage for additional the 154 persons is not significant and not anticipated.
b.	Based on available information, we note that the site is bounded by Tai Tong Road and Tai Shu Ha Road East from the north and west respectively, and located in the vicinity of Shap Pat Heung Road and Yuen Long Highway that are about 150m to the north and south of the site. It is also noted that there are a number of workshops and godowns located in the vicinity of the site. As such, the proposed development may be subject to the potential air quality and noise impacts from these emissions sources. On the other hand, while the submission has contained information on the sewerage connection arrangement, it is unclear whether the proposed development would cause adverse sewerage impact.	Noted. For the increase of population of 154 persons, unit flow factor for R2 as 0.27, the 42m ³ per day. This is insignificant volume to be handled by the current planned public sewer. Air quality is not an issue since the adjoining 2 roads are not classified as local distributor which requires buffer distance as per HKPSG. Noise will not be an issue (refers to para 1c below) as no significant traffic noise anticipated, fixed plant noise is too far away.

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c.	<p>Since the application does not contain assessments to demonstrate the environmental acceptability of the proposed development, please note that we are <u>not</u> able to lend support to the application from environmental planning perspective at this stage. The applicant is advised to carry out relevant assessments (e.g. NIA, AQIA and SIA) to demonstrate the environmental acceptability of the proposed development. The applicant may take note of the observations below to facilitate his preparation of the required assessments.</p>	<p>The review of the sewerage, drainage and traffic is in section 3 of the submitted planning statement. To elaborate further:</p> <ul style="list-style-type: none"> - NIA: noise impact to the proposed 55 flats is not anticipated as it is surrounded by existing and constructing residential developments (e.g. Sereno Verde) in the East and North. Also there is noise barrier along the Yuen Long Highway. Mitigation measures would be assessed during GBP submission stage. - AQIA: no adjoining roads are classified as local distributor or higher standard, Tai Tong Road (relevant Section current classification Stn No. 5856: Rural Road) and its branching out Tai Shu Ha East (Rural Road). - SIA: for the 55 flats with 42m³ per day is not significant.
	<p><u>Air Quality</u></p>	
d.	<p>The applicant should conduct an AQIA to evaluate the constructional and operational air quality impacts associated with the proposed development in order to demonstrate the acceptability of the project from the air quality perspective.</p>	<p>Please refer to para. 1c above.</p>

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e.	<p>The applicant should demonstrate if buffer distance requirements for roads, chimneys and odour emission sources as stipulated in the Hong Kong Planning Standards and Guidelines (HKPSG) are met for any air-sensitive uses (openable window, fresh air intake and recreational uses in open area) of the proposed development. The applicant should refer to the latest Transport Department's (TD's) traffic census or provide TD's endorsement for the road types of the nearby roads. Since there is potential road improvement works at Tai Shue Ha Road East and Tai Tong Road, the buffer zone shall be determined based on the realigned road kerb side (if any). A map to show the buffer zone for each road surrounding the proposed development and chimneys (if any) shall be provided. It is noted in the planning statement that the proposed building block would be set back from Tai Shue Ha Road by 3.5m only, which cannot meet the minimum buffer distance as stipulated in the HKPSG if the road is considered as a local distributor. In any case, if the HKPSG buffer distance requirements cannot be fulfilled, a quantitative AQIA may be required. Please also address if there is any air/odour nuisances arising from the nearby areas (e.g. Tai Sang Feeds Co., Ltd, nearby nullah and workshops) on the proposed development.</p>	Refers to para. 1c above
f.	<p>The applicant should address the type and scale of construction activities, the estimated amount of handling materials for site formation/excavation/foundation works, no. of onsite machinery and dump trucks over the site at a time and recommend mitigation measures to minimize air quality impacts during construction phase. The closest ASRs to the proposed development with their separation distance shall be listed out. The cumulative dust impact with any concurrent project in the vicinity should also be addressed in the AQIA.</p>	The additional 55 flats in "R(B)" zone will not generate significant impact due to its minor increase in construction activities out of the 345 flats.
	<u>Noise</u>	

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g.	The site is directly adjacent to Tai Tong Road and Tai Shu Ha Road East; Shap Pat Heung Road and Yuen Long Highway are located at approximately 150m at the north and south of the site. In our preliminary assessment, the future residential development would be subject to adverse traffic noise impact exceeding the relevant noise criteria in the HKPSG. In addition, there are isolated workshops and godowns nearby. The fixed noise impact from these workshops and godowns should also be addressed. Therefore, the applicant should assess the traffic noise and fixed noise impact and consider implementing appropriate noise mitigation measures to alleviate the associated noise impact accordingly.	Para. 1c refers.
	<u>Sewerage</u>	
h.	Since the proposed development would involve provision of 345 flat units and involve generation of sewage, an SIA will be required to address the potential sewerage impact to the downstream sewerage network and propose mitigation measures if required.	The total number of flats 345 has included the minor relaxation of 55 flats so the additional (55) flats are the subject premises under consideration in this “R(B)” zone. The 42m ³ /day should not affect the current public sewer capacity.
2	Comments of the Head of Geotechnical Engineering Office, CEDD Mr. Jeffrey C.F. WONG via DPO email 6.4.2023	
a.	The applicant is reminded to submit plans of the proposed building works and site formation works to the Buildings Department for approval as required under the provisions of the Buildings Ordinance.	Noted.
b.	The applicant is reminded that the subject site is located within the Scheduled Area No. 2 and may be underlain by cavernous marble. Depending on the nature of foundation of the new development proposed at the site, extensive geotechnical investigation may be required as necessary. This would require a high-level involvement of experienced geotechnical engineer(s), both in the design and supervision of geotechnical aspects of the works to be carried out on the site.	Noted.

Proposed Minor Relaxation of Plot Ratio for Residential and Retail Uses (Shop and Services) at Lots 4614 and 4615RP in DD116, and Lots 1753SB ss3 (part), 1756SB RP (part), 1756SA (part), 1756RP (part), 1757, 1758RP, 1760RP in DD120, Tai Shu Ha, Yuen Long

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3	Comments of the Chief Architect/Advisory & Statutory Compliance, Architectural Services Department: Ms. Catherine WONG via DPO email 2.5.2023	
	In order to enable us to comment on the visual impact of the development on/relationship with the surrounding environment, it would be useful to have some photomontages of the proposal in its surrounding context from different vantage points.	Noted but the surroundings are Residential (Group B) that in quote “On land designated “Residential (Group B)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 3.5 and a maximum building height of 25 storeys (excluding basement car park).” It is statutory permitted 25 storeys.
4	Comments of the Director of Food and Environmental Hygiene: Mr. Raymond L.Y. CHAN via DPO email 2.5.2023	

<p>a.</p>	<p>Proper licence/permit issued by the Food and Environmental Hygiene Department (FEHD) is required if there is any food business/catering service/activities regulated by the Director of Food and Environmental Hygiene under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public:</p> <ul style="list-style-type: none"> - Under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop), a food business licence from FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for licence, if acceptable by FEHD, will be referred to relevant government departments such as the Buildings Department, Fire Services Department and Planning Department for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements. - Depending on the mode of operation, generally there are several types of food business licence/permits that the operator of a shop may apply for under the Food Business Regulation: <ul style="list-style-type: none"> i. if food is sold to customers for consumption on the premises, a restaurant licence should be obtained; ii. if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained; iii. if fresh, chilled or frozen beef, mutton, pork, reptiles (including live snake), fish (including live fish) and poultry is sold, a fresh provision shop licence should be obtained; and iv. if milk, frozen confections, non-bottled drinks, cut fruit 	<p>Noted.</p>
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	<p>etc. are to be sold, relevant restricted food permits should be obtained.</p> <p>Under the Food Business Regulation, Cap. 132X, a Food Factory Licence must be obtained from FEHD for food business which involves the preparation of food for sale for human consumption off the premises before commencement of such business. If milk, frozen confections, non-bottled drinks, cut fruit etc. are to be sold without preparation of other kind of food, relevant restricted food permits should be obtained.</p>	
b.	<p>If the proposal involves any commercial/trading activities, there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. For any waste generated from such activity/operation, the applicant should arrange disposal properly at their own expenses.</p>	Noted.
c.	<p>If domestic waste collection service of FEHD is required in future, prior comments from this Department on the waste collection plan, including the accessibility and maneuverability of RCV to RCP, should be sought.</p>	Noted.
d.	<p>No environmental nuisance should be generated to the surroundings. Also, for any waste generated from the operations and works, the project proponent should arrange its disposal properly at their own expenses.</p>	Noted.
5	<p>Comments of the CTP/Urban Design and Landscape, PlanD Ms. Loreen CHUI and Mr. Brian LAM via DPO email 2.5.2023</p>	

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a.	According to para. 9.1.7 of the Explanatory Statement of the OZP, to provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the development restrictions may be considered by the Town Planning Board through the planning permission system. The applicant may wish to explore more design measures to bring about improvements to the amenity of the locality.	Noted and it is our intention to offer good building design for the community under our ESG principles. The proposed commercial block would even be more flexible in design to enhance the streetscape at that corner location.
b.	With reference to the latest site photos taken by the Tuen Mun and Yuen Long West District Planning Office, the site is hard-paved and trees at the western portion of the site are observed. However, noted from Item 9 – “Impacts of Development Proposal” of Form No. S16-I, ‘NO’ Tree Felling and ‘NO’ Landscape Impact would be caused under the proposed development. According to Figure 3a, no landscape provision is proposed at the ground level and only 5 planters are proposed at the green roof of the single-storey block for ‘shop and services’ use as shown in Figure 5, the applicant should provide the landscape proposal for mitigating the landscape impact arising from the development.	Noted. The greenery provision will be provided at later stage to make good.
c.	Please be reminded that any such approval of the s.16 application by the Town Planning Board does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. The applicant is reminded to approach relevant authority/government department(s) direct to obtain the necessary approval on tree works.	Noted.
6	Comments of DPO/Tuen Mun and Yuen Long West PlanD Ms. Carol KAN / Mr. Ajyum CHAN via DPO email 2.5.2023	

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a.	According to the application form and planning statement, the proposed building height (BH) is 101mPD. Figure 4 (i.e. Section Plan) submitted by the applicant, however, marked the BH of the proposed residential tower at 93mPD, which does not tally with the development parameters as proposed in this application. Please rectify accordingly.	93m is the physical building height (revised attached Figure 4a) which should be at 101mPD as the street level starts at 8mPD.
b.	Besides, there is no plan or section showing rooftop structure(s) of the proposed residential tower. Though the scheme seems indicative in nature, please ensure that roof-top structures/ essential plant rooms on the roof could be incorporated without any increase in number of storey(s), with the criteria set out at PNAP APP-2 and JPN No. 5 taken into account.	Noted and no increase of number of storeys as per OZP.