



DeSPACE (International) Limited

Date: 9th July 2024

Secretary, Town Planning Board

15/F, North Point Government Offices

333 Java Road, North Point, Hong Kong

Page(s): 6 + Attachments

BY HAND & EMAIL

(tpbpd@pland.gov.hk)

Dear Sir/Madam,

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

**APPLICATION FOR PERMISSION UNDER SECTION 16 TOWN PLANNING
APPLICATION FOR PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION
FOR PERMITTED FLAT WITH SHOP AND SERVICES AND SOCIAL WELFARE
FACILITY (RESIDENTIAL CARE HOME(S) FOR THE ELDERLY) IN "RESIDENTIAL
(GROUP A)" ZONE IN LOT NO. 3678 in D.D. 120, YUEN LONG, NEW TERRITORIES**

Town Planning Application No. A/YL/319 – Submission of Further Information (3)

References are made to the emails dated 14th June 2024, 19th June 2024 and 3rd July 2024 respectively from the Planning Department in relation to technical comments from various departments.

In order to address the comments above, attached please find 4 copies of the response-to-comment table and the following attachments: -

- Attachment 1: Landscape Proposal
- Attachment 2: Replacement of Supplementary Planning Statement (p. 13)
- Attachment 3: Replacement of Revised Environmental Impact Assessment Report
- Attachment 4: Photomontages

We should be most grateful if you notify us of any queries on the application for our corresponding action in due course.

Should there be any queries, please do not hesitate to contact Mr. Calton HEUNG at 2493 3626 or the undersigned at 3590 6333.

Yours faithfully,

FOR AND ON BEHALF OF

DeSPACE (INTERNATIONAL) LIMITED

Greg Lam

Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Flat with Shop and Services and Social Welfare Facility (Residential Care Home for the Elderly) Uses in “Residential (Group A)” Zone at Lot 3678 in D.D. 120, Yuen Long, New Territories (Application No. A/YL/319)

Departmental Comments (Email from Planning Department dated 14.6.2024, 19.6.2024 & 3.7.2024)	
Departmental Comments	Response
<u>1. Chief Town Planner/Urban Design & Landscape (CTP/UD&L), Planning Department (14.6.2024)</u>	
a) Item 4(b) and attachment 2 -according to the revised proposed streetscape plan, noting that large portion of the proposed paving area and the illustration of the existing trees at Fook Tak Sheet and Yuen Long Pau Cheung Square are located outside the application site boundary. In this connection, please provide a landscape proposal within the site boundary (instead of proposed streetscape plan) as required under the Guidance Notes for s.16 planning application in the submission and remove the proposed paving area and existing trees information located outside the application site boundary.	<p>According to the PNAP APP-152, for small sites not exceeding 1,000 sq.m., greenery should be provided at the Primary Zone such that the greenery area is not less than 50% of the setback area. It is noted that the site area is about 780 sq.m..</p> <p>As shown on the proposed landscape plan and vertical greening schematic section in Appendix 3 of the Landscape Proposal (Attachment 1), the skyrise greening/vertical greening is proposed under PNAP APP-151 which fulfills a minimum additional greenery area of 5% of the site area and a minimum 1 type of greening feature. The area of the proposed vertical greening is about 63 sq.m. which is not less than 50% of the setback area (i.e. 58.523 sq.m.). Hence, the proposed greenery has fulfilled the site coverage of greenery (SCG) requirement.</p>
b) Please indicate the location of the proposed vertical greening on the landscape plan.	Please find the location of the proposed vertical greening in Appendix 3 of the Landscape Proposal (Attachment 1), subject to detailed design stage.
c) The applicant should provide at-grade planting areas at the proposed paving area facing to Yuen Long Pau Cheung	The skyrise greening/vertical greening is proposed under Practice Note APP-151 which fulfills a minimum additional greenery area of 5% of the site area and a minimum 1 type of

<p>Square, otherwise please provide reasonable justification.</p>	<p>greening feature. Hence, at-grade planting areas will not be proposed.</p>
<p><u>2. District Planning Officer/Tuen Mun and Yuen Long West (DPO/TM&YLW), Planning Department (14.6.2024)</u></p>	
<p>a) As the improvement works/mitigation measures of the streetscape are located outside the application boundary, the boundary should clearly indicate in the supplementary planning statement and state that the proposal will be subjected to the Department's agreement during land exchange process.</p>	<p>Noted. The details for the improvement works/mitigation measures of the streetscape and the landscape plan have been incorporated into Section 4.5 and Appendix 2 (Drawing No. GBP017) of the supplementary planning statement respectively (Attachment 2).</p>
<p><u>3. Director of Environmental Protection (DEP), Environmental Protection Department (19.6.2024)</u></p>	
<p>Air Quality Impact</p>	
<p>a) Table 2.7 and R-to-C 2(e) - Please follow up and supplement Transport Department's endorsement on the road type of Fook Tak Street and Yuen Long Pau Cheung Square once available in the report.</p>	<p>TD's agreement on the road type classification of Fook Tak Street (i.e. local distributor) and Yuen Long Pau Cheung Square (i.e. local distributor) is provided in Appendix 2.1 and updated in the notes of Table 2.7 in the revised Environmental Impact Assessment (EIA) report (Attachment 3).</p>
<p>b) Section 2.6.3 – Please clarify if the identified minibus terminus is open air design and located at a relatively open area for easy dispersions of air pollutants. Please also address whether the air-sensitive uses of the proposed development will be located away from this minibus terminus as far as practicable.</p>	<p>The minibus terminus is an open air design and located at a relatively open area for easy dispersions of air pollutants. The air-sensitive uses of the proposed development will be located away from this minibus terminus as far as practicable. Please refer to Section 2.6.3 of the revised EIA report (Attachment 3).</p>

Waste Management	
c) Section 5.3.4 - Please remove the phrase "where practicable".	The phrase is removed from Section 5.3.4 of the revised EIA report (Attachment 3) accordingly.
d) Section 5.3.4 - In the sentence "Public fill reception facilities shall be identified for inert materials if no on-site reuse opportunities exist.", please consider revising it to "On-site reuse opportunities for inert materials will be identified prior to delivery to public fill reception facilities."	The sentence in section 5.3.4 of the revised EIA report (Attachment 3) is revised accordingly.
e) Section 5.3.4 - In the sentence "Non-inert C&D materials should be reused or recycled as far as possible. Landfill disposal should be considered as the last resort for waste handling.", please consider revising it to "Non-inert C&D materials should be reused or recycled, and landfill disposal should be considered as the last resort for waste handling."	The sentence in Section 5.3.4 of the revised EIA report (Attachment 3) is revised accordingly.
f) Table 5.2 - Please correct "inert construction waste" to "inert C&D materials".	The phrase is revised accordingly in the revised EIA report (Attachment 3).
g) Section 5.3.7 - Please replace "wherever possible" with the concept of prioritization of reuse and recycling materials.	The last sentence of Section 5.3.7 of the revised EIA report (Attachment 3) is revised accordingly.
h) Section 5.5.1 - Please remove the phrase "as far as practicable".	The phrase is removed from Section 5.5.1 of the revised EIA report (Attachment 3) accordingly.

<p>i) Section 5.5.4, third bullet - Please replace "as far as possible" with the concept of prioritization of recycling materials.</p>	<p>Third bullet of Section 5.5.4 of the revised EIA report (Attachment 3) is revised accordingly.</p>
<p>j) Section 5.5.11 - Please state the recycling arrangement during operation stage.</p>	<p>Recycling bins will be provided at strategic locations in the proposed development to facilitate recovery of recyclable materials (including aluminium can, waste paper, glass bottles and plastics) from the construction site. Materials recovered will be sold for recycling. Please refer to Section 5.5.12 of the revised EIA report (Attachment 3).</p>
<p>Land Contamination</p>	
<p>k) Table 6.1 - EPD's comment to be provided until Fire Services Department's reply is received.</p>	<p>FSD's reply as at 17 May 2024 is updated in Table 6.1 and Appendix 6.1 in the revised EIA report (Attachment 3) accordingly.</p>
<p>l) Section 6.4.1 & Table 6.2 - Please advise whether the year of 1949 should be changed to 1956, according to the aerial photo.</p>	<p>Typo of 1949 is revised to 1956 in Section 6.4.1 and Table 6.2 of the revised EIA report (Attachment 3) accordingly.</p>
<p>m) Appendix 6.1- Please refer to the letter replied by EPD dd. 8 May 2024, and supplement the checking result for the register of chemical waste producers.</p>	<p>Please note that no record of registered chemical waste producer is found.</p>
<p>n) Please provide site walkover checklist with site photos.</p>	<p>Site walkover checklist and site photo records can be found in Appendices 6.3 and 6.2 of the revised EIA report (Attachment 3) respectively.</p>
<p>Water Quality Impact</p>	
<p>o) No further comment from water quality perspective.</p>	<p>Noted with thanks.</p>

<p><u>4. Chief Town Planner/Urban Design & Landscape (CTP/UD&L), Planning Department (3.7.2024)</u></p>	
<p>a) With the photos seem to be distorted, and with its semi-transparent presentation of the proposed development (in that the buildings and sky view behind are still visible with the proposed development in place), the photomontages submitted may not be regarded as proper and plain illustrations of the proposed development.</p>	<p>Noted. Please refer to the photomontages in Attachment 4 which shows a clear view of the proposed development.</p>
<p>b) According to the preliminary checking based on the existing available information and in view of the surrounding building heights, it seems that the proposed development should appear to be shorter at VP1 and VP2; and wider and slightly shorter at VP3.</p>	<p>Noted. The building heights of the proposed development in the photomontages (Attachment 4) have been revised.</p>
<p><u>5. District Planning Officer/Tuen Mun and Yuen Long West (DPO/TM&YLW), Planning Department (3.7.2024)</u></p>	
<p>a) Please provide a location plan indicating all photo taking points of the photomontages of the proposed development.</p>	<p>Please refer to a location point of viewpoint in Attachment 4.</p>

Attachment 1

Landscape Proposal

PROPOSED RELAXATION OF PLOT RATIO
RESTRICTION FOR FLAT WITH SHOP AND SERVICES
AND SOCIAL WELFARE FACILITY (RESIDENTIAL CARE
HOME FOR THE ELDERLY) USES IN LOT NO. 3678 IN
D.D. 120, YUEN LONG, NEW TERRITORIES

Landscape Proposal

JULY 2024

Table of Contents

1. INTRODUCTION	2
1.1 PROJECT BACKGROUND	2
1.2 PROJECT LOCATION	2
1.3 PROPOSED LAND USE	2
1.4 OBJECTIVE OF THE REPORT	2
2. LANDSCAPE PROPOSAL	3
3. PROPOSED GREENERY PROVISION	3
4. FUTURE MAINTENANCE	3

List of Appendices

Appendix 1 – Location Plan

Appendix 2 – Proposed Development Scheme

Appendix 3 – Proposed Landscape Plan and Vertical Greening Schematic Section

Appendix 4 – Vertical Greening Layout Design Intent and Plant Species

1. INTRODUCTION

1.1 PROJECT BACKGROUND

The Full Year Limited (the Applicant) proposes to develop a 23-storey composite building (including 2 basement floors) with mainly flat with shop and services and social welfare facility (Residential Care Home(s) for the Elderly) (RCHE(s)) in Lot No. 3678 in D.D. 120, Yuen Long, New Territories (the proposed development/the Site).

DeSPACE (International) Limited has been engaged to prepare a Landscape Proposal for the Section 16 Planning Application under the Town Planning Ordinance of the proposed development due to the proposed minor relaxation of plot ratio restriction. The proposed development scheme could be referred to the Architect's drawings submitted under the planning application.

1.2 PROJECT LOCATION

The Site is located at south of Yuen Long Pau Cheung Square. It is currently a construction site surrounded by composite buildings. It was formerly the site of an old theatre with around 60 years of history which was closed in 2020 and demolished. **Appendix 1** shows the location of the Site.

1.3 PROPOSED LAND USE

The Site area, of approximately 780m², is expected to comprise a 23-storey composite building (including 2 basement floors) with mainly flat with shop and services and RCHE(s) in "Residential (A)" ("R(A)") zone within the approved Yuen Long Outline Zoning Plan No. S/YL/27 (the OZP). The anticipated year of the population intake is 2027/2028. The proposed development scheme is provided in **Appendix 2**.

1.4 OBJECTIVE OF THE REPORT

The aim of the landscape proposals is to respond to the site conditions, building form and function and to provide a quality landscape scheme.

2. LANDSCAPE PROPOSAL

The landscape design will be provided at the exterior of the premises from G/F to 2/F in the form of patterned hard landscape paving at G/F open space (15% of site coverage) and vertical greening (soft landscape) to soften the existing context and provide more green to the neighborhood. It is accessible to the public, occupiers and visitors. Please refer to the proposed landscape plan and vertical greening schematic section in **Appendix 3**. A reference for vertical greening layout intent is provided in **Appendix 4**, subject to further refinement and plant availability upon the detailed design stage.

3. PROPOSED GREENERY PROVISION

The current landscape proposal aims to provide greenery within the site boundary. The calculation of the greening ratio is shown as follows and the common greenery calculation shall refer to Greenery Provision in **Appendix 3**:

Required Greenery	
Site Area	780 sq. m.
Proposed Setback Area	About 117 sq. m.
Minimum Greenery Area	About 58.5 sq. m.
Proposed Greenery	
Total Greenery Area	About 63 sq. m.
Total Green Coverage	53.8%

Remarks: Proposed greenery to be provided under PNAP APP-151 and 152.

The proposed greenery is approx. 63 sq. m. which exceeds the required 50% greenery requirement, i.e. 58.5 sq. m..

4. FUTURE MAINTENANCE

Maintenance for the vertical greening within the proposed development area shall be carried out by the management office of the development with maintenance intention as follows (subject to the maintenance contractor):

- a. Irrigation: An Irrigation system will be incorporated into the vertical greening and irrigate the potted plants on regular basis per advice of soft landscape contractor.
- b. Regular inspection and replacement of dead/diseased plants: Soft landscape contractor will inspect the greening regularly to remove and replace dead/diseased plants. The vertical greening wall is composed by potted plants which allows easy plant replacement.

Appendix 1

Location Plan

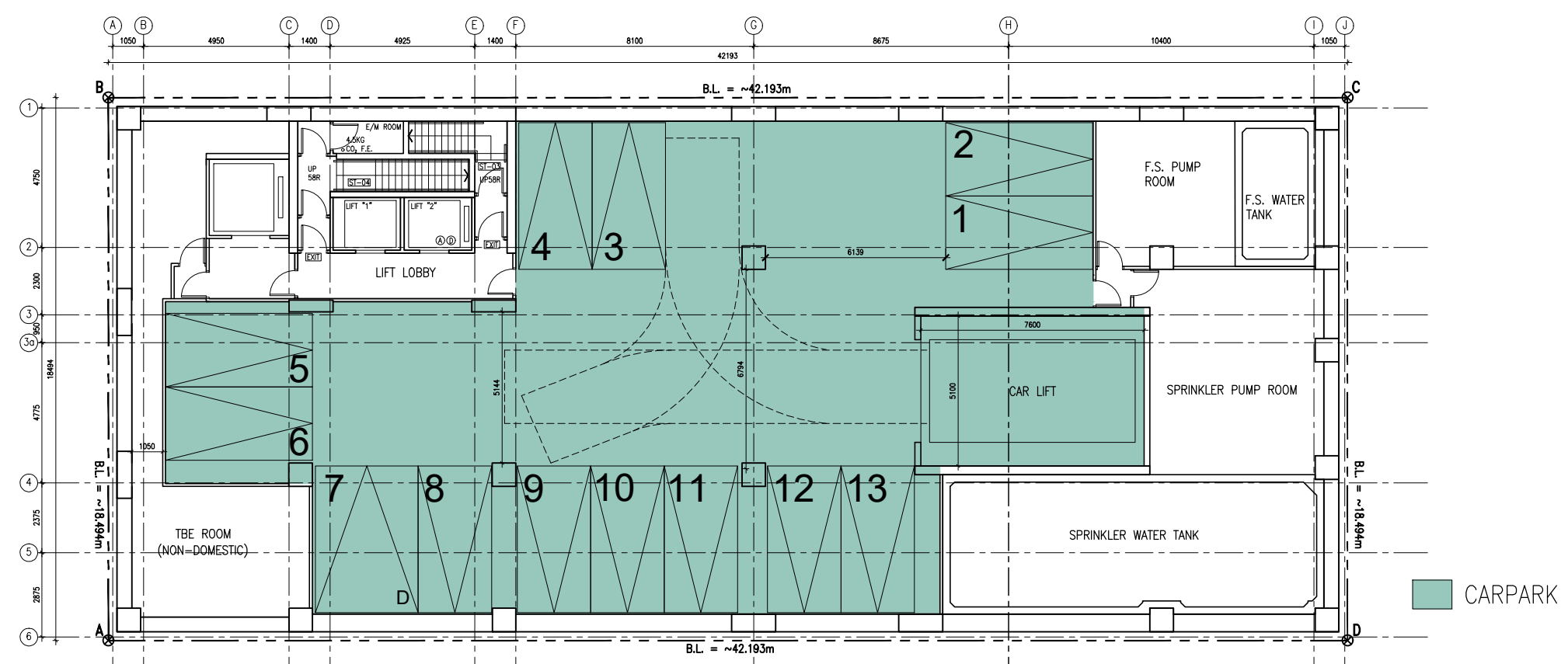


LEGEND:  Application Site	FIGURE NO. 1	FIGURE TITLE: Location Plan	PROJECT NAME: Redevelopment of Yuen Long Theatre at Lot No. 3678 in D.D. 120, Yuen Long, New Territories	PREPARED BY:  DeSPACE (International) Limited
	SCALE: A4 - 1:900			
	DATE: 14.5.2024			

Appendix 2

Proposed Development Scheme

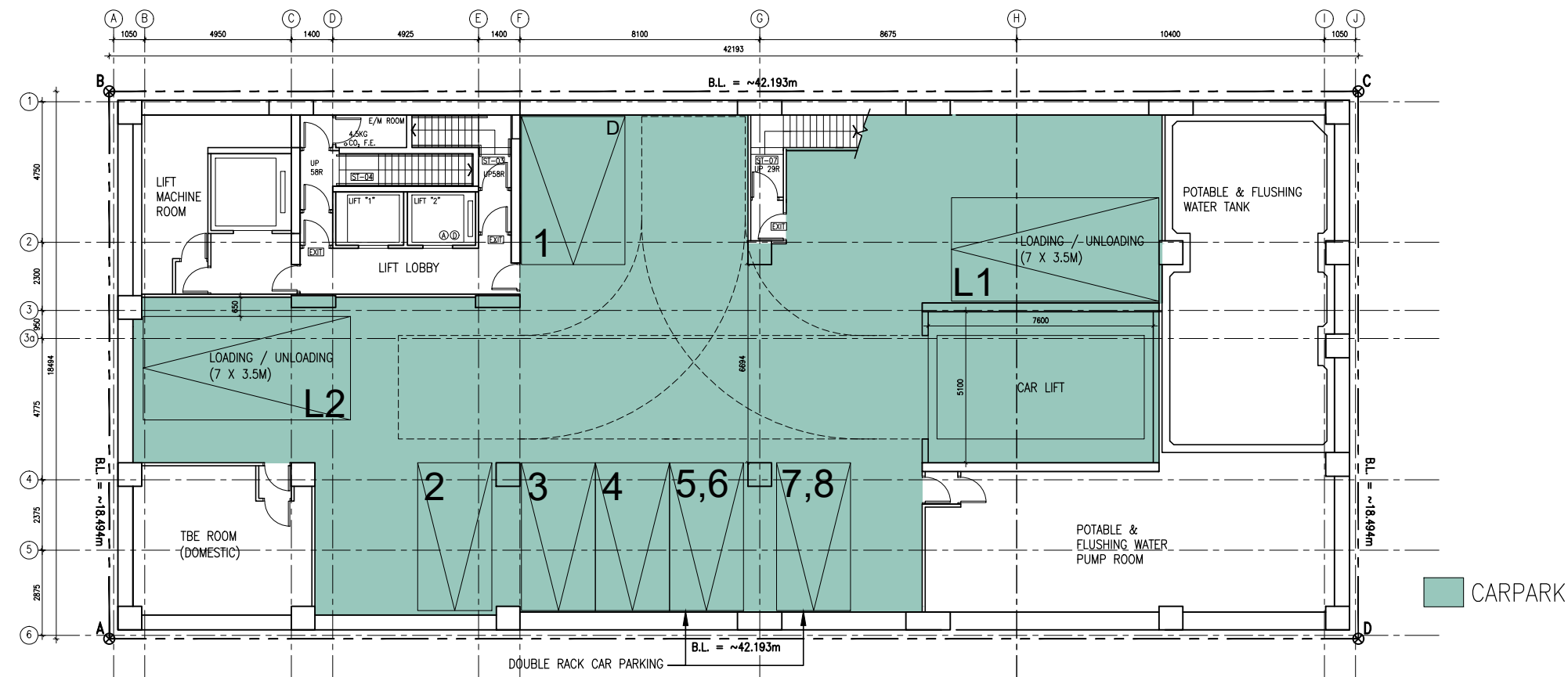
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B2/F LAYOUT PLAN

Rev.	Date	Description
Project Name:		
Redevelopment of Yuen Long Theatre at Lot No. 3678 in D.D. 120, Yuen Long, N.T.		
Planning Consultant : DeSPACE (International) Limited		
Architect : I Consultants & Contracting Company Limited		
Traffic Consultant : CTA Consultants Limited		
Environmental Consultant : BeeXergy Consulting Limited		
Structural and Geotechnical Engineer : S. T. Wong & Partners Limited		
Drawing Title:		
B2/F LAYOUT PLAN		
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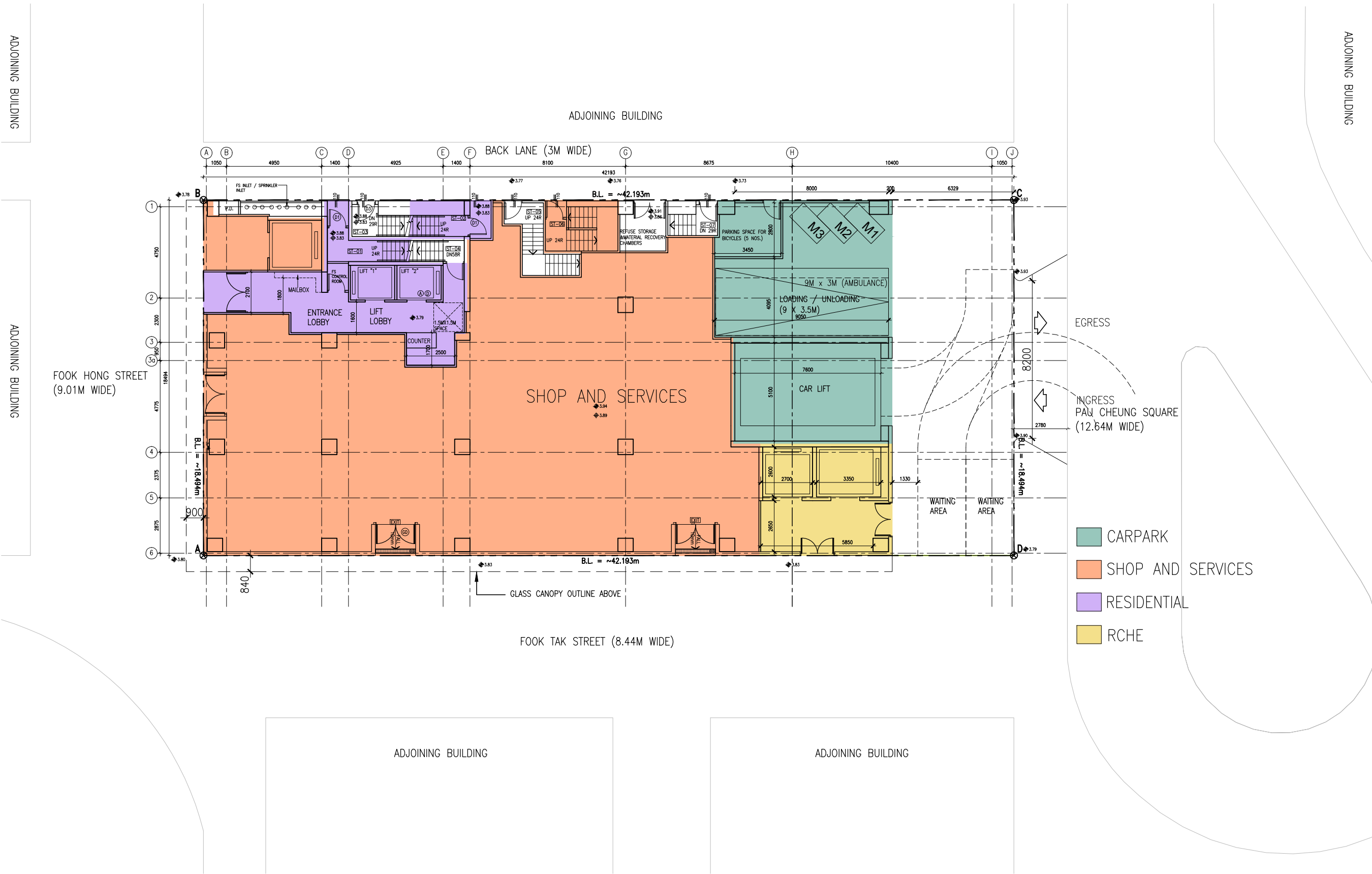
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B1/F LAYOUT PLAN

Rev.	Date	Description
Project Name:		
Redevelopment of Yuen Long Theatre at Lot No. 3678 in D.D. 120, Yuen Long, N.T.		
Planning Consultant: DeSPACE (International) Limited		
Architect: I Consultants & Contracting Company Limited		
Traffic Consultant: CTA Consultants Limited		
Environmental Consultant: BeeXergy Consulting Limited		
Structural and Geotechnical Engineer: S. T. Wong & Partners Limited		
Drawing Title:		
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Checked by:		CAL.
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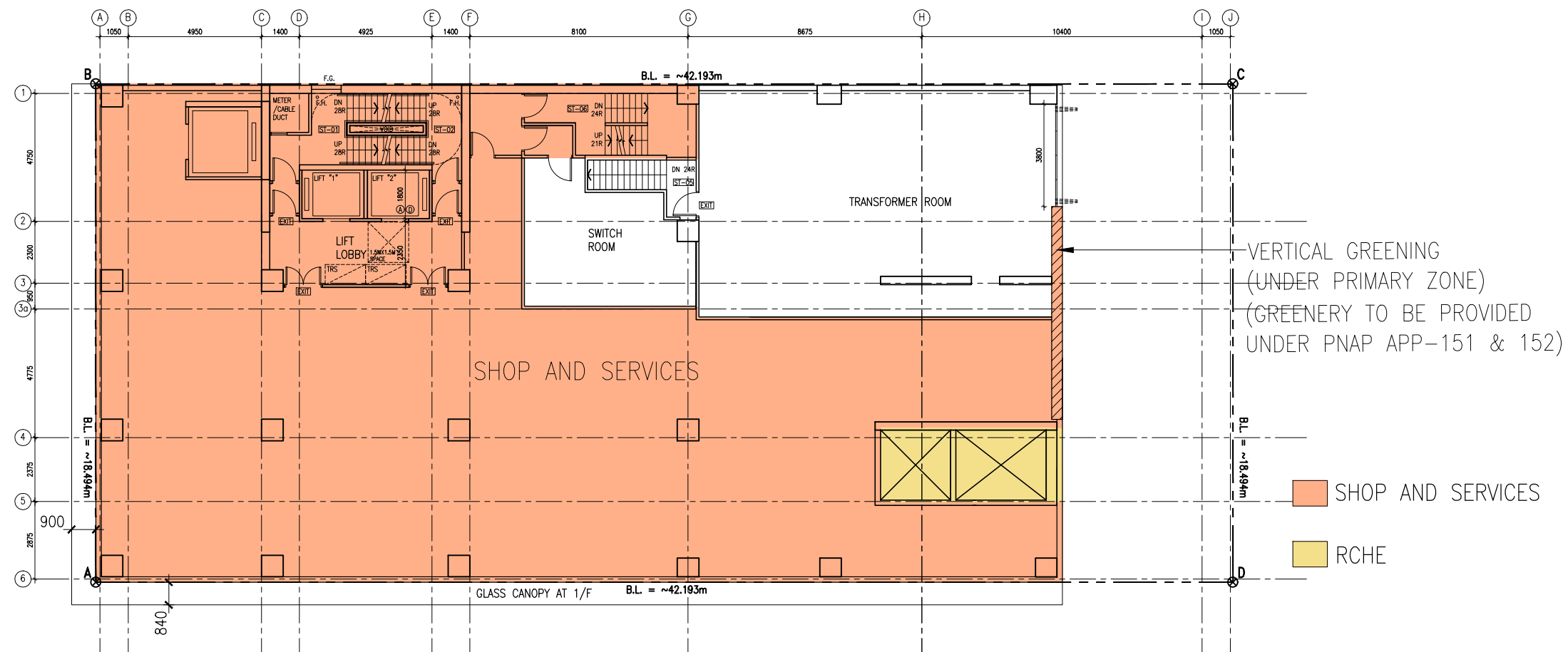
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G/F LAYOUT PLAN

Rev.	Date	Description
Project Name:		
Redevelopment of Yuen Long Theatre at Lot No. 3678 in D.D. 120, Yuen Long, N.T.		
Planning Consultant : DeSPACE (International) Limited		
Architect : I Consultants & Contracting Company Limited		
Traffic Consultant : CTA Consultants Limited		
Environmental Consultant : BeeXergy Consulting Limited		
Structural and Geotechnical Engineer : S. T. Wong & Partners Limited		
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Checked by: CAL.		
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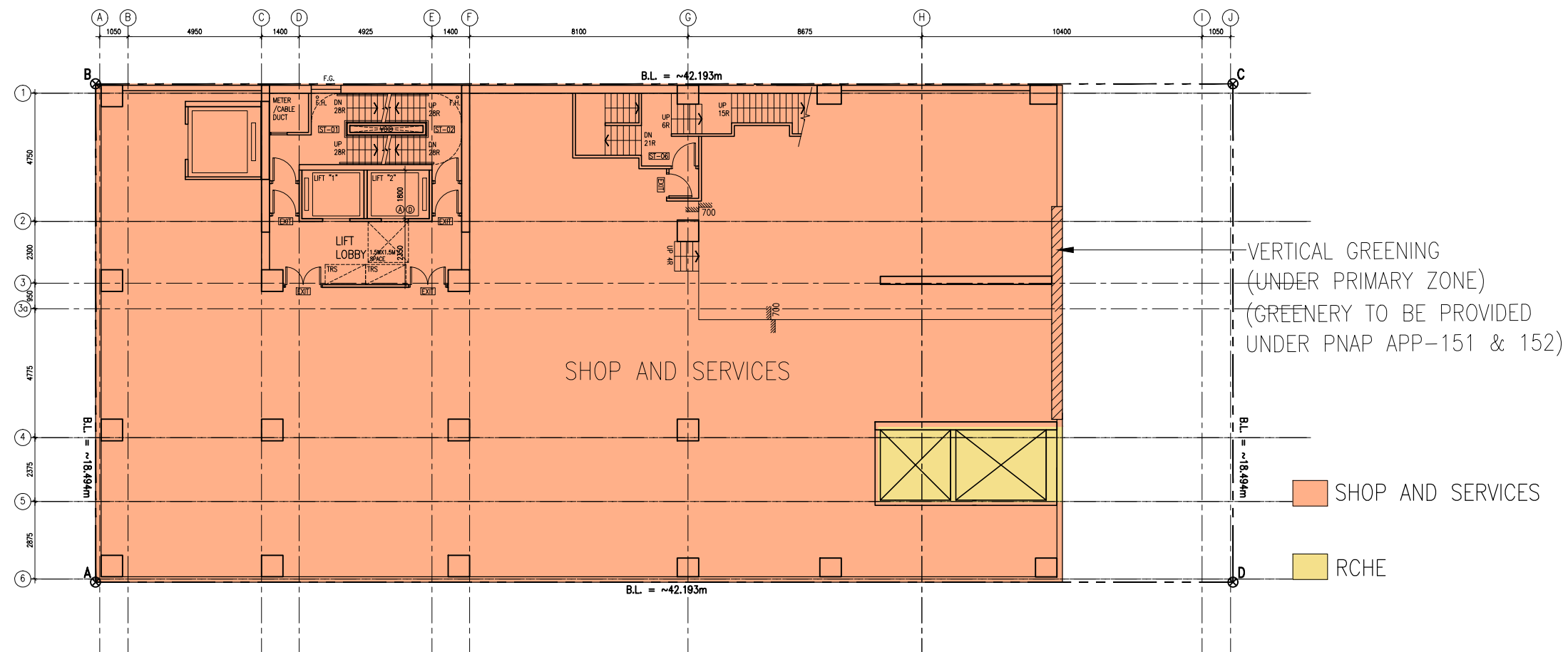
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1/F LAYOUT PLAN

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Planning Consultant : DeSPACE (International) Limited		
Architect : I Consultants & Contracting Company Limited		
Traffic Consultant : CTA Consultants Limited		
Environmental Consultant : BeeXergy Consulting Limited		
Structural and Geotechnical Engineer : S. T. Wong & Partners Limited		
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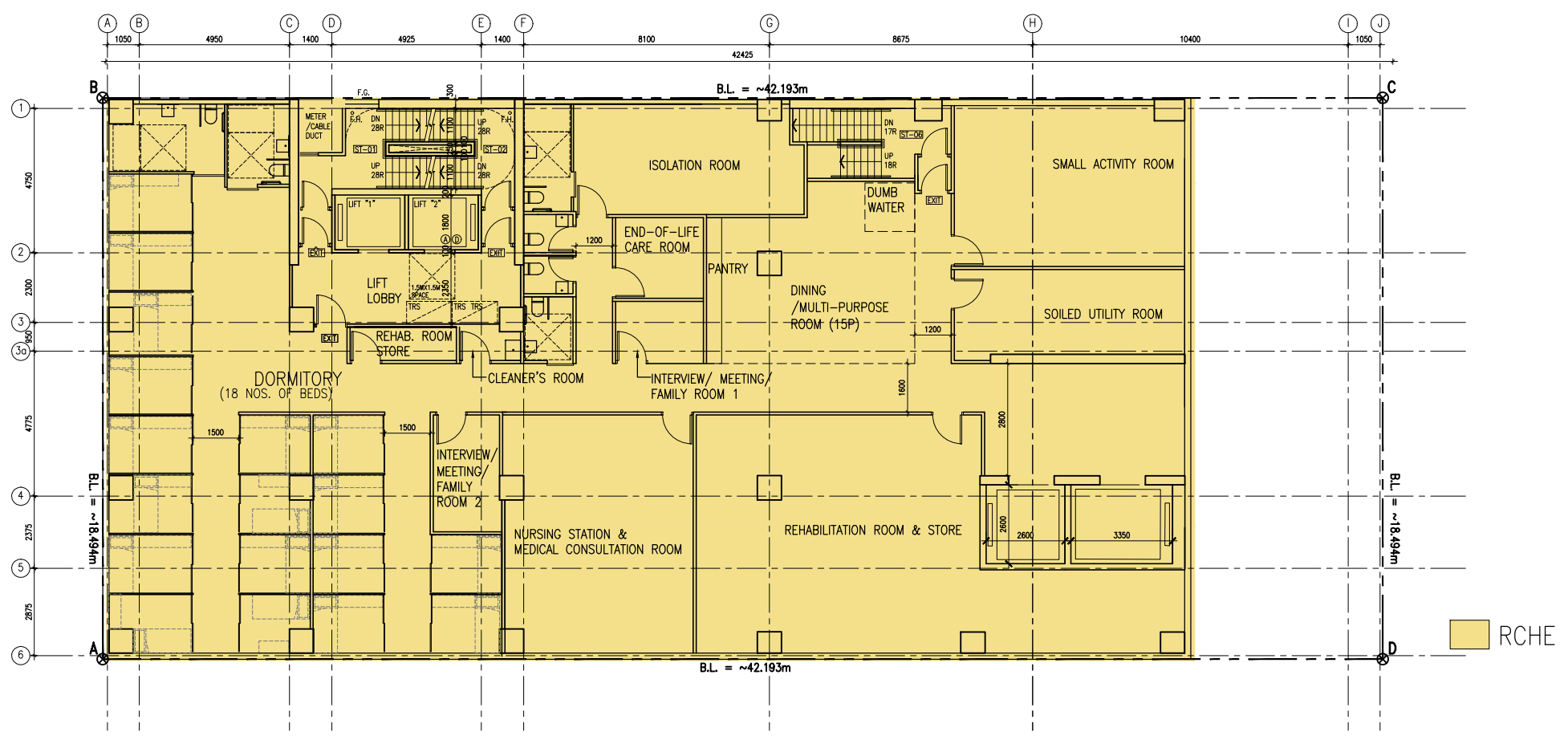
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2/F LAYOUT PLAN

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Redevelopment of Yuen Long Theatre at Lot No. 3678 in D.D. 120, Yuen Long, N.T.		
Planning Consultant : DeSPACE (International) Limited		
Architect : I Consultants & Contracting Company Limited		
Traffic Consultant : CTA Consultants Limited		
Environmental Consultant : BeeXergy Consulting Limited		
Structural and Geotechnical Engineer : S. T. Wong & Partners Limited		
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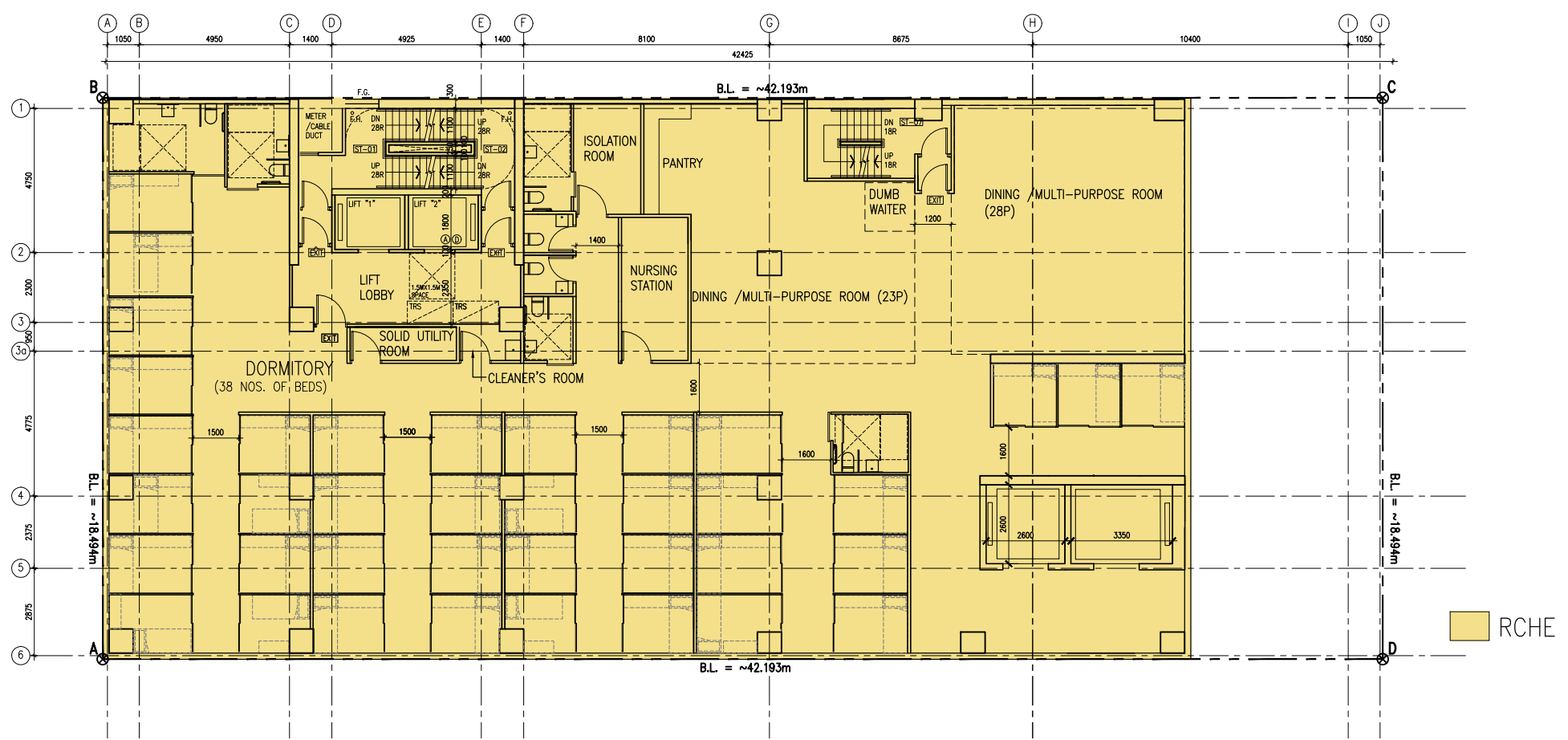
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3/F LAYOUT PLAN (DORMITORY FOR RCHE)

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Project Name:		
Redevelopment of Yuen Long Theatre at Lot No. 3678 in D.D. 120, Yuen Long, N.T.		
Planning Consultant : DeSPACE (International) Limited		
Architect : I Consultants & Contracting Company Limited		
Traffic Consultant : CTA Consultants Limited		
Environmental Consultant : BeeXergy Consulting Limited		
Structural and Geotechnical Engineer : S. T. Wong & Partners Limited		
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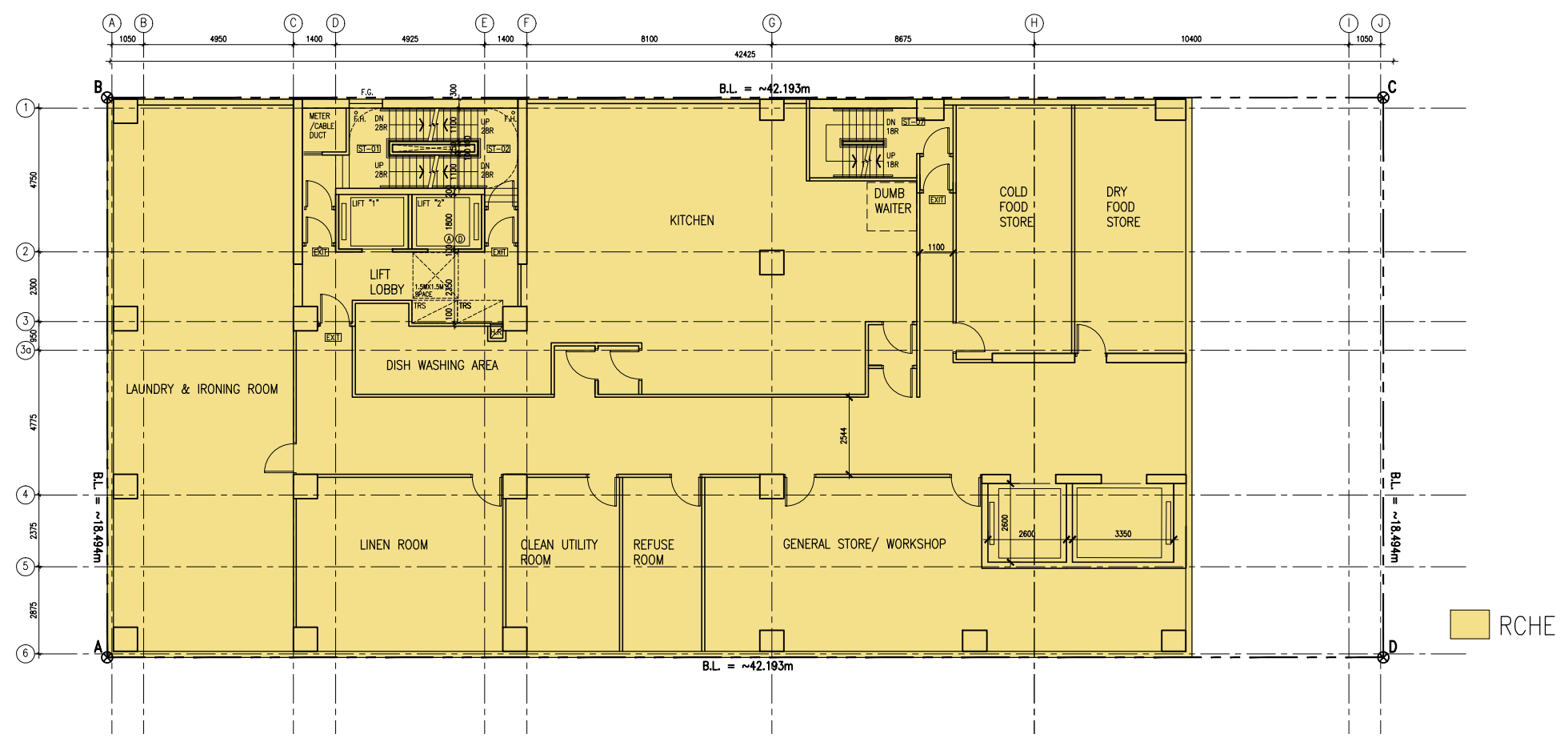
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4/F TO 7/F LAYOUT PLAN (DORMITORY FOR RCHE)

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Project Name:		
Redevelopment of Yuen Long Theatre at Lot No. 3678 in D.D. 120, Yuen Long, N.T.		
Planning Consultant : DeSPACE (International) Limited		
Architect : I Consultants & Contracting Company Limited		
Traffic Consultant : CTA Consultants Limited		
Environmental Consultant : BeeXergy Consulting Limited		
Structural and Geotechnical Engineer : S. T. Wong & Partners Limited		
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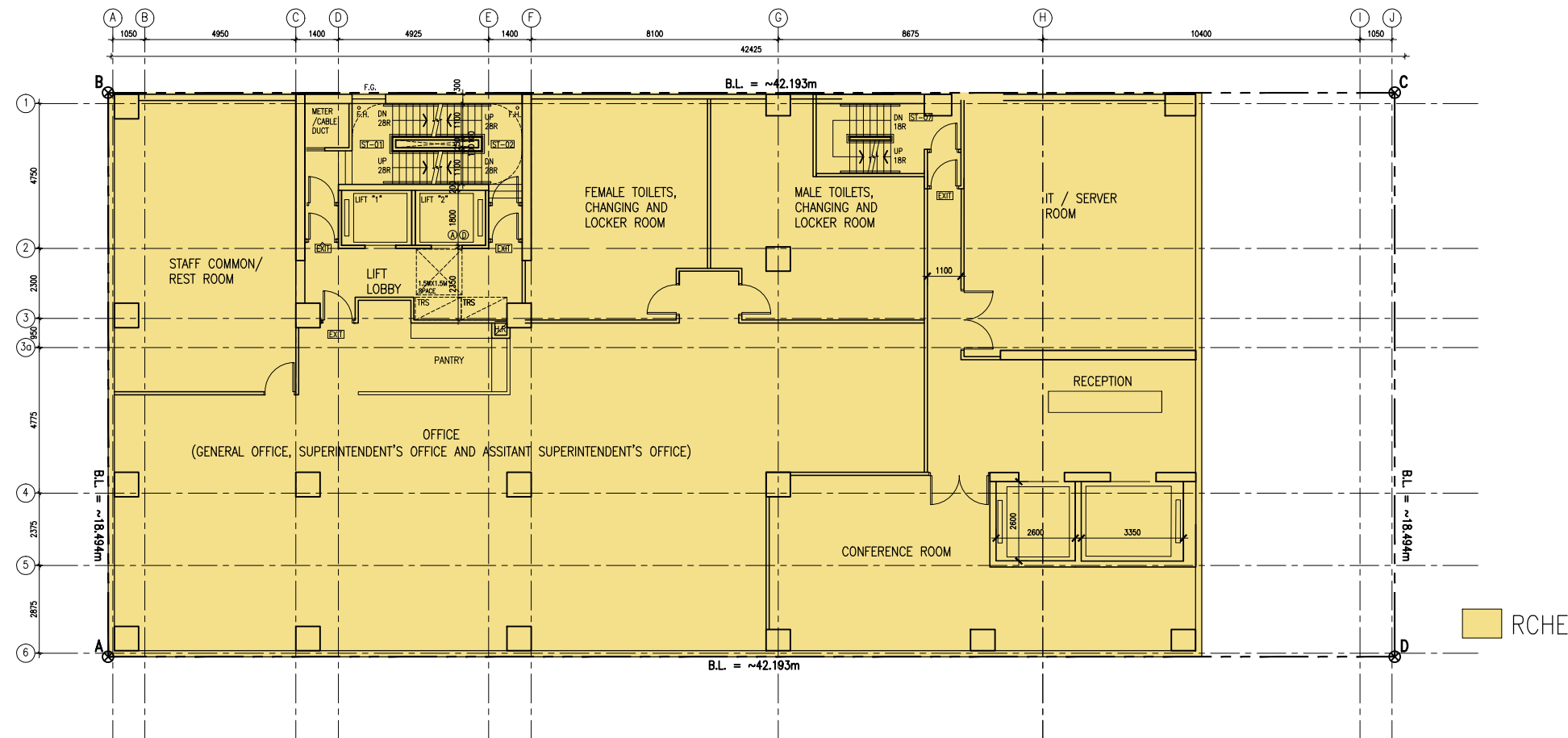
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8/F LAYOUT PLAN (OFFICE & BOH FOR RCHE)

Rev.	Date	Description
Project Name:		
Redevelopment of Yuen Long Theatre at Lot No. 3678 in D.D. 120, Yuen Long, N.T.		
Planning Consultant : DeSPACE (International) Limited		
Architect : I Consultants & Contracting Company Limited		
Traffic Consultant : CTA Consultants Limited		
Environmental Consultant : BeeXergy Consulting Limited		
Structural and Geotechnical Engineer : S. T. Wong & Partners Limited		
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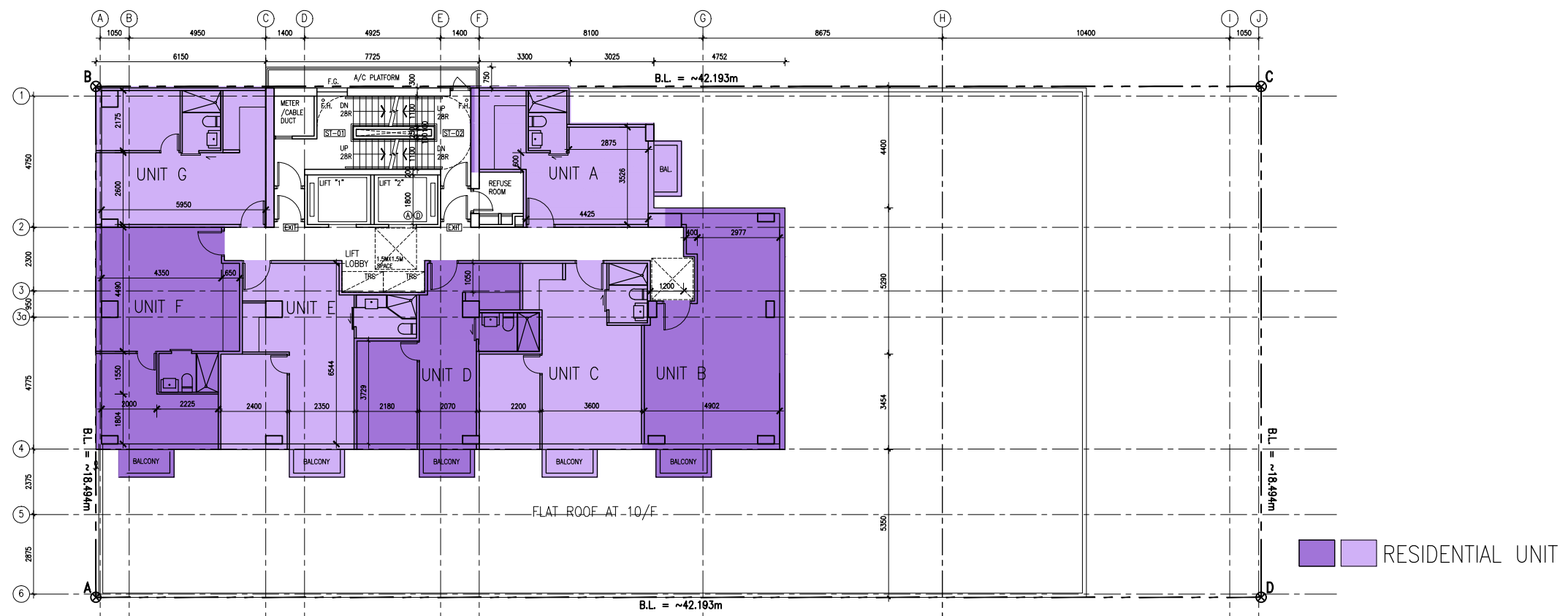
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9/F LAYOUT PLAN (OFFICE & BOH FOR RCHE)

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Planning Consultant : DeSPACE (International) Limited		
Architect : I Consultants & Contracting Company Limited		
Traffic Consultant : CTA Consultants Limited		
Environmental Consultant : BeeXergy Consulting Limited		
Structural and Geotechnical Engineer : S. T. Wong & Partners Limited		
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10/F TO 19/F LAYOUT PLAN

Rev.	Date	Description
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Planning Consultant : DeSPACE (International) Limited		
Architect : I Consultants & Contracting Company Limited		
Traffic Consultant : CTA Consultants Limited		
Environmental Consultant : BeeXergy Consulting Limited		
Structural and Geotechnical Engineer : S. T. Wong & Partners Limited		
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Appendix 3

Proposed Landscape Plan and Vertical Greening
Schematic Section

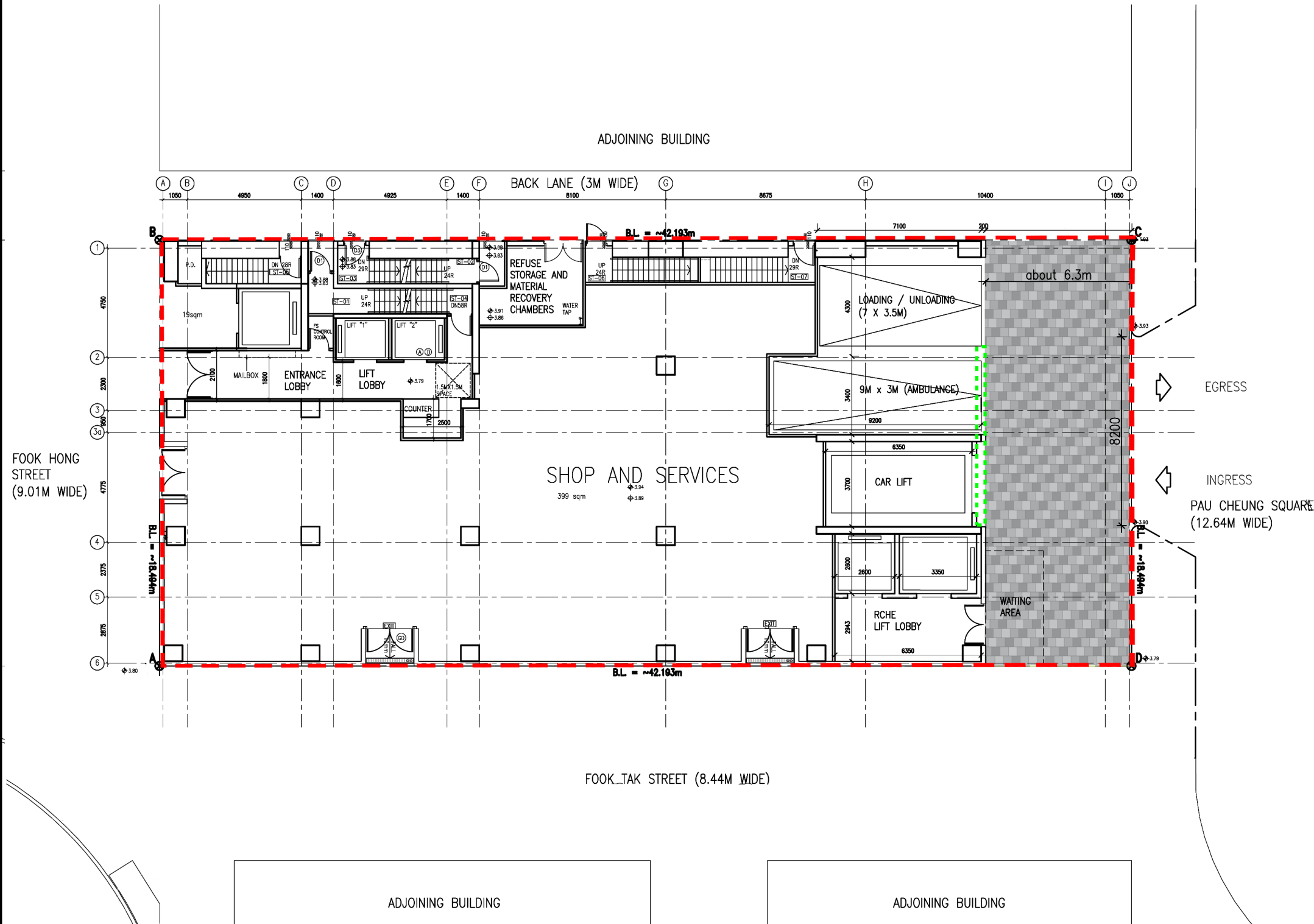
LEGEND

--- SITE BOUNDARY

█ HARD LANDSCAPE AT SITE SETBACK AREA

..... VERTICAL GREENING AT FACADE OF 1/F & 2/F
(UNDER PRIMARY ZONE)
(GREENERY TO BE PROVIDED UNDER PNAP APP-151 & 152)

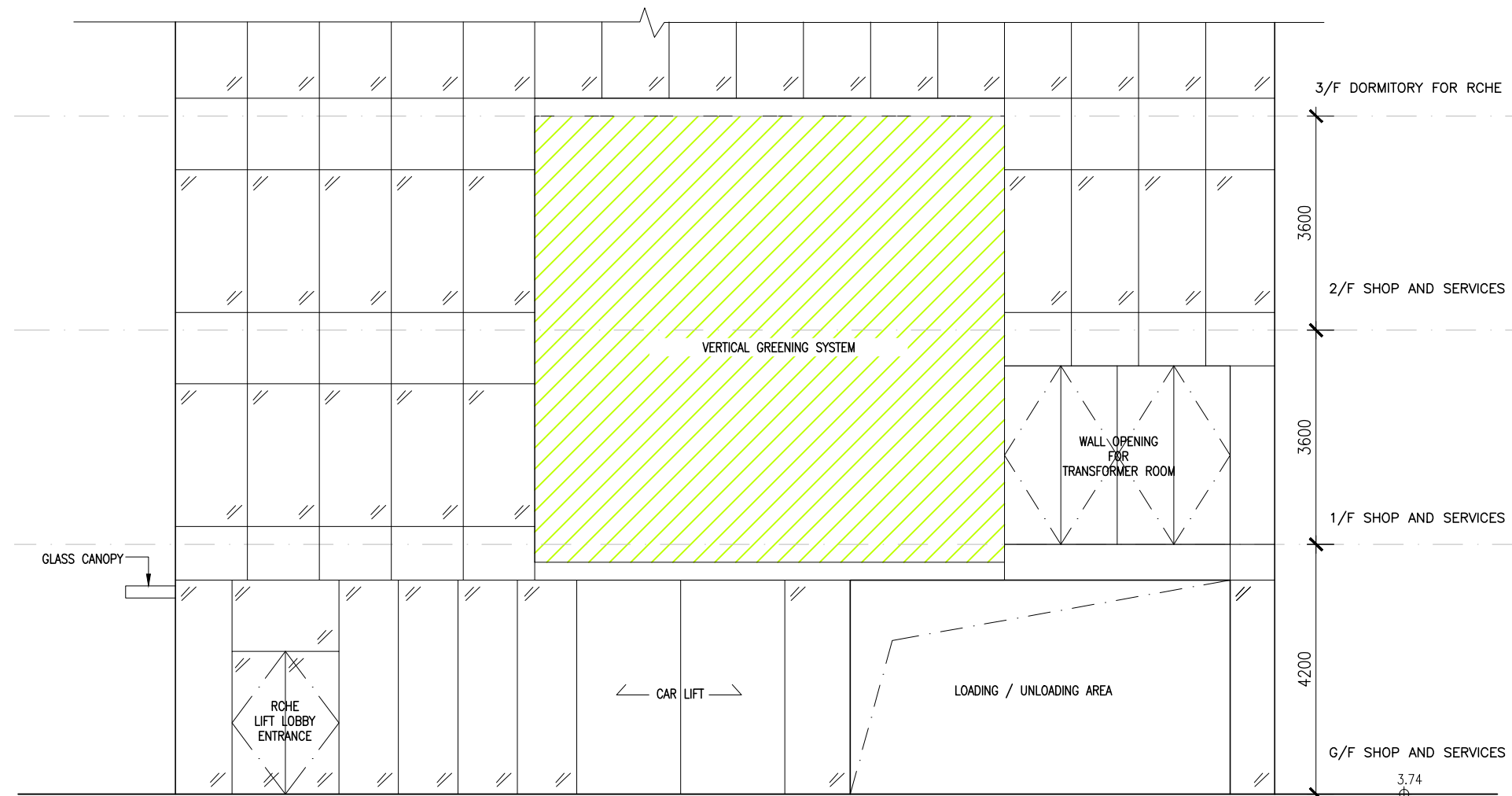
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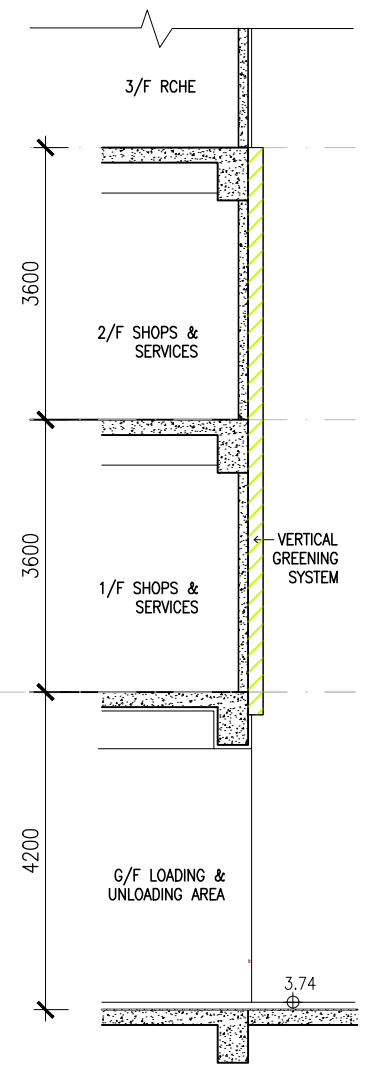
PROPOSED LANDSCAPE PLAN

Rev.	Date	Description
Project Name:		
Redevelopment of Yuen Long Theatre at Lot No. 3678 in D.D. 120, Yuen Long, N.T.		
Planning Consultant : DeSPACE (International) Limited		
Architect : I Consultants & Contracting Company Limited		
Traffic Consultant : CTA Consultants Limited		
Environmental Consultant : BeeXergy Consulting Limited		
Structural and Geotechnical Engineer : S. T. Wong & Partners Limited		
Drawing Title:		
PROPOSED LANDSCAPE PLAN		
Designed by: JODY		
Drawn by: JODY		
Checked by: CAL		
Scale: 1 : 200	Paper: A3	
Drawing Number: GBP017		Revision Letter

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VERTICAL GREENING ELEVATION



VERTICAL GREENING SECTION

Rev.	Date	Description
Project Name:		
Redevelopment of Yuen Long Theatre at Lot No. 3678 in D.D. 120, Yuen Long, N.T.		
Planning Consultant : DeSPACE (International) Limited		
Architect : I Consultants & Contracting Company Limited		
Traffic Consultant : CTA Consultants Limited		
Environmental Consultant : BeeXergy Consulting Limited		
Structural and Geotechnical Engineer : S. T. Wong & Partners Limited		
Drawing Title:		
VERTICAL GREENING SCHEMATIC ELEVATION AND SECTION		
Designed by: JODY		
Drawn by: JODY		
Checked by: CAL.		
Scale: 1 : 100	Paper: A3	
Drawing Number		Revision Letter
GBPO18		

Appendix 4

Vertical Greening Layout Design Intent and Plant Species

Attachment 2

Replacement of Supplementary Planning Statement
(p. 13)

4.4 Proposed Flats

The proposed flats are allocated from 10/F to 19/F in the composite building to address the pressing demand for residential flats in Hong Kong. It offers a convenient and accessible lifestyle for the future residents as the Site is close proximity to the minibus terminus, Long Pin MTR Station and Tai Tong Road Light Rail Station. The clubhouse will be proposed on 20/F and exclusive for residents to use.

4.5 Design Features/ Merits

As illustrated in the Proposed Development Scheme (**Table 4.1** refers), the design features/ merits can be summarised as follows:

i. Proposed Streetscape Improvements

Currently, both Fook Tak Street and Yuen Long Pau Cheung Square are covered in old concrete pavement and lacks proper attractiveness. As a planning gain, the Applicant proposes to take initiative to conduct streetscape enhancement works for both Yuen Long Pau Cheung Square and Fook Tak Street at the east and south respectively (**Appendix 2, Drawing No. GBP012**). The proposed pavement with a total area of about 205 sq. m., and a width of about 4.0m and 2.8m along Fook Tak Street and Yuen Long Pau Cheung Square respectively, will be polished and provided with lighting and canopy installations. The proposed upgrade of footpath pavement will be provided in accordance with the Highway Standard, subject to approval from the Highway Department. Furthermore, the proposed new benches will be provided further south of the paved area on Fook Tak Street to enhance comfort and convenience for the pedestrian, new bollards will be proposed along the paved area of Yuen Long Pau Cheung Square to ensure safety for the pedestrian. The proposed streetscape enhancements is expected to improve the pedestrian's accessibility, enjoyment, comfort, weather protection and safety as a whole. Feature paving will be included in the area.

The Applicant notes that the proposed streetscape improvements os located outside the application boundary and the streetscape enhancement works in **Drawing No. GBP012 of Appendix 2** is an indicative streetscape design only, the implementation and future maintenance of the proposal will be sought from relevant government parties/authorities after the planning stage.

Attachment 3

Replacement of Revised Environmental Impact
Assessment Report

5.5.	WASTE MANAGEMENT STRATEGIES.....	38
5.6.	CONCLUSION.....	41
6.	LAND CONTAMINATION	43
6.1.	INTRODUCTION	43
6.2.	RELEVANT LEGISLATION, STANDARDS AND GUIDELINES	43
6.3.	ACQUISITION OF LOCAL AUTHORITY	43
6.4.	SITE HISTORY.....	44
6.5.	CONCLUSION.....	44
7.	CONCLUSION	45

FIGURES

Figure 1.1	Location of Project Site
Figure 2.1	Location of Representative Air Sensitive Receivers
Figure 2.2	Location of Concurrent Projects
Figure 2.3	Buffer Distance between the Proposed Development and the Nearby Road Network
Figure 2.4	Location of the carpark and kitchen exhaust
Figure 3.1	Location of Representative Noise Sensitive Receivers
Figure 3.2a – 3.2e	Location of Noise Sensitive Receivers for Road Traffic Noise Assessment
Figure 3.3	Location of Major Fixed Noise Sources
Figure 3.4	Line of Sight from the Proposed Development to TML
Figure 4.1	Location of Water Sensitive Receiver
Figure 6.1	Aerial Photographs

APPENDICES

Appendix 1.1	Master Layout Plan
Appendix 2.1	Enquiry to Transport Department
Appendix 3.1	Traffic Forecast for Year 2042
Appendix 3.2	Predicted Road Traffic Noise Levels for AM Peak Hour (Base Case Scenario)
Appendix 6.1	Enquiries to Governmental Authority

Appendix 6.2 Photo records of Site Survey on 25 June 2024

Appendix 6.3 Site Walkover Checklist

Road Name	Road Type	Recommended Buffer Distance in HKPSG	Buffer Distance allowed for the Proposed Development
Yuen Long Pau Cheung Square	Local Distributor ^[2]	5m	>5m
Notes: [1] Reference from the Annual Traffic Census 2022 published by the Transport Department. [2] Road classification not identified in the Annual Traffic Census 2022 have been confirmed with the Transport Department as presented in Appendix 2.1 .			

2.6.3. As the required buffer distances between ASRs and the surrounding roads could be achieved, no adverse air quality impact associated with vehicular emission on the Proposed Development is anticipated. Although there is a minibus terminus located approximately 18m away from the southwest of Project Site, all motor vehicles are regulated by Motor Vehicle Idling (Fixed Penalty) Ordinance (the Ordinance) (Cap. 611) and idling motor vehicles are prohibited. **Moreover, the minibus terminus is in an open air design and located at a relatively open area which could disperse any air pollutant easily. Meanwhile, air sensitive uses of the Proposed Development will be located away from this minibus terminus as far as practicable.** Thus, no adverse air quality impact associated with stationary vehicular emission on the Proposed Development is anticipated.

Chimney Emission

2.6.4. Based on desktop study and verification by site survey conducted on 11 December 2023, no chimney is identified within 200m area from the Project boundary. No air/odour impact is detected around the site boundary of the proposed development. Therefore, no adverse air/odour quality impact arising from chimney emission on the Proposed Development is anticipated.

Emission from the Proposed Carpark

2.6.5. There will be an underground carpark on the B2/F and B1/F of the Proposed Development. The proposed carpark will be designed in accordance with EPD's Practice Note for Professional Persons ProPECC PN 2/96 "Control of Air Pollution in Car Parks" so as to ensure the exhaust air discharged to the atmosphere from the carpark would not cause adverse air quality impact to neighbouring air sensitive uses. The exhaust outlets of the carpark will be located away from the nearby ASRs as far as practicable. Proposed carpark exhaust outlet is shown in **Figure 2.4**. Therefore, no adverse air quality impact arising from the proposed carpark on the nearby ASRs is

comply with legislation requirements including:

- Application for a billing account in accordance with the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N); and
- Registration as a Chemical Waste Producer and storage/disposal of chemical wastes in accordance with the Waste Disposal (Chemical Waste) (General) Regulation (Cap. 354C).

Construction and Demolition Materials

5.3.3. C&D materials would be generated from the demolition and construction activities. All C&D materials generated shall be sorted into inert (i.e. excavated soil, rock, broken concrete) and non-inert C&D materials (i.e. vegetation, wood, plastics, packaging materials, etc). Based on the latest construction scheme and best available project information, it is estimated that a total of 1,289m³ of C&D materials will be generated during the construction phase. A summary of the estimated generation of the C&D materials is provided in **Table 5.1**.

Table 5.1 Summary of Estimated Generation of C&D Materials during Construction Phase

Type of C&D Materials		Volume (m ³)
Inert C&D materials	Total generation	1,100
	On-site reuse (ie backfilling)	110
	Transferred to surplus at public fill reception facilities	990
Non-inert C&D materials		189
Total		1,289

5.3.4. Inert C&D material reused on-site shall be encouraged to minimize material volumes requiring off-site transport. On-site reuse opportunities for inert materials will be identified prior to delivery to public fill reception facilities. Non-inert C&D materials should be reused or recycled, and landfill disposal should be considered as the last resort for waste handling. Outlets for each of the identified construction waste are summarized in below **Table 5.2**.

Table 5.2 Government Waste Facilities for Construction Waste

Government Waste Facilities	Type of Construction Waste Accepted
Public fill reception facilities	Consisting entirely of inert C&D materials ^(a)
Sorting facilities	Containing more than 50% by weight inert C&D materials ^(a)
Landfills ^(b)	Containing not more than 50% by weight of inert C&D materials ^(a)
Outlying Islands Transfer Facilities ^(b)	Containing any percentage of inert C&D materials ^(a)
Notes: (a) Inert C&D materials means rock, rubble, boulder, earth, soil, sand, concrete, asphalt, brick, tile, masonry or used bentonite. (b) If a load of waste contains construction waste and other wastes, that load will be regarded as consisting entirely of construction waste for the purpose of calculating the applicable charge.	

Chemical Waste

5.3.5. The maintenance and servicing of the construction plants and vehicles may generate a small amount of chemical waste, such as cleaning fluids, solvents, lubrication oil and fuels.

5.3.6. Chemical waste arising during the construction phase may pose environmental, health and safety hazards if not stored and disposed of appropriately as outlined in the Waste Disposal (Chemical Waste) (General) Regulation (Cap. 354C) and the Code of Practice on the Packaging, Labelling and Storage of Chemical Wastes. The potential hazards include:

- Toxic effects on the construction workforce;
- Adverse impact on air quality and water quality due to spills; and
- Fire hazards.

5.3.7. Chemical waste may be generated any time throughout the construction phase of the Project (i.e. 36 months). The amount of chemical waste that will arise from the construction activities will be highly dependent on the Contractor's on-site maintenance activities and the quantity of plant and equipment utilised. With respect to the scale of the construction activities, it is anticipated that the quantity of chemical waste to be generated will be small (less than a hundred litres per month). The chemical waste will be properly stored on site and will be collected by licensed chemical waste collectors regularly for disposal at the licensed chemical waste treatment facilities (i.e. Chemical Waste Treatment Centre (CWTC) in Tsing Yi). Reuse

and recycle shall be prioritized, where disposal shall be the last resort for waste handling.

- 5.3.8. Storage, handling, transport and disposal of chemical waste should be arranged in accordance with the Code of Practice on the Packaging, Labelling and Storage of Chemical Waste published by the EPD. A trip-ticket system should be operated in accordance with the Waste Disposal (Chemical Waste) (General) Regulation (Cap. 354C) to monitor all movements of chemical wastes which would be collected by licensed chemical waste collectors to a licensed facility for final treatment and disposal.
- 5.3.9. Provided that the chemical waste is properly stored, handled, transported and disposed of, no adverse environmental impact would result from a minimal quantity of chemical waste arising from the Project.

General Refuse

- 5.3.10. The construction workforce would generate refuse comprising food scraps, paper waste, empty containers, etc. It is estimated that a maximum of about 10 construction workers will be working on site at any one time during the construction phase of the Project. With a general refuse generation rate of 0.93 kg per worker per day, the maximum amount of general refuse to be generated will be about 9.3kg per day. General refuse will be produced any time throughout the construction phase of the Project (i.e. 36 months). Such refuse will be properly stored in a designated area prior to collection and disposal. Disposal of refuse at site other than approved waste transfer or disposal facilities is prohibited. Effective collection of the on-site waste will prevent waste materials being blown around by wind, or creating an odour nuisance or pest and vermin problems. Waste storage areas will be well maintained and cleaned regularly.
- 5.3.11. The daily generation of general refuse during the construction phase would be minimal and those waste generated could be effectively controlled by normal measures. With the implementation of good waste management practices on-site, adverse environmental impacts are not expected to arise from the storage, handling and transportation of general refuse.

5.4. OPERATION PHASE IMPACT REVIEW

General Refuse

- 5.4.1. General refuse is anticipated during the operation of the Proposed Development. It would be generated from the daily activities of elders, staff and visitors. General refuse would include food waste, paper waste and domestic waste. It is estimated that a maximum of 422 residents, 312 workers and visitors will be occupied in the development. With a general refuse generation rate of 0.93kg per person per day, the maximum amount of general refuse to be generated will be about 682.6kg per day

proper disposal;

- Encourage collection of aluminum cans and waste paper by individual collectors during construction with separate labelled bins provided to segregate these wastes from other general refuse by the workforce;
- Any unused chemicals, and those with remaining functional capacity, shall be prioritized to recycle;
- Use of reusable non-timber formwork to reduce the amount of C&D materials;
- Prior to disposal of C&D materials, wood, steel and other metals will be separated, to the extent practical for re-use and/or recycling to reduce the quantity of waste to be disposed in a landfill;
- Proper storage and site practices to reduce the potential for damage or contamination of construction materials; and
- Plan and stock construction materials carefully to reduce amount of waste generated and avoid unnecessary generation of waste.

Measures for Management of C&D Materials

5.5.5. C&D materials will be segregated on-site into public fill and non-inert C&D materials and stored in different containers or skips to facilitate re-use of the public fill and proper disposal of the non-inert C&D materials. Specific areas within the construction sites will be designated for such segregation and storage, if immediate re-use is not practicable. The C&D materials generated during the construction phase will be transported by trucks with cover or enclosed containers to minimize the potential environmental impact.

Measures for Management of Chemical Waste & Other Waste

5.5.6. The Contractor will register as a chemical waste producer with the EPD. Chemical waste will be handled in accordance with the *Code of Practice on the Packaging, Handling and Storage of Chemical Wastes* as listed below.

5.5.7. Containers used for storage of chemical wastes will:

- Be suitable for the substance they are holding, resistant to corrosion, maintained in a good condition, and securely closed;
- Have a capacity of less than 450L unless the specifications have been approved by the EPD; and
- Display a label in English and Chinese in accordance with instructions

prescribed in Schedule 2 of the Regulations.

5.5.8. The storage area for chemical wastes will:

- Be clearly labelled and used solely for the storage of chemical waste;
- Be enclosed on at least 3 sides;
- Have an impermeable floor and bunding, of capacity to accommodate 110% of the volume of the largest container or 20% by volume of the chemical waste stored in that area, whichever is the greatest;
- Have adequate ventilation;
- Be covered to prevent rainfall entering (water collected within the bund must be tested and disposed of as chemical waste, if necessary); and
- Be arranged so that incompatible materials are appropriately separated.

5.5.9. Chemical waste will be disposed of:

- Via a licensed waste collector; and
- To a facility licensed to receive chemical waste, such as the CWTC which also offers a chemical waste collection service and can supply the necessary chemical waste storage containers.

Measures for Management of General Refuse

5.5.10. General refuse will be stored in enclosed bins separately from C&D materials and chemical wastes. General refuse will be delivered separately from C&D materials and chemical wastes for offsite disposal on a daily basis to reduce odour, pest and litter impacts.

5.5.11. Recycling bins will be provided at strategic locations within the construction site to facilitate recovery of recyclable materials (including aluminium can, waste paper, glass bottles and plastic bottles) from the construction site. Materials recovered will be sold for recycling.

5.5.12. Recycling bins will be provided at strategic locations in the Proposed Development to facilitate recovery of recyclable materials (including aluminium can, waste paper, glass bottles and plastic bottles) during operation stage. Materials recovered will be collected by the recyclers appointed by the facility management team.

5.6. CONCLUSION

5.6.1. The potential impacts of wastes arising from construction and operation of the Proposed Development have been assessed. With the recommended procedures/ measures in place, the wastes generated/ disposed of during the construction and

6. LAND CONTAMINATION

6.1. INTRODUCTION

6.1.1. The potential environmental issues associated with land contamination have been reviewed and are presented in this section. The implications of land contamination for the proposed land uses in the Project Site have been assessed.

6.2. RELEVANT LEGISLATION, STANDARDS AND GUIDELINES

6.2.1. The relevant legislation, standards and guidelines applicable to the present review of land contamination include:

- Guidance Note for Contaminated Land Assessment and Remediation;
- Practice Guide for Investigation and Remediation of Contaminated Land;
- Guidance Manual for Use of Risk-based Remediation Goals for Contaminated Land Management.

6.3. ACQUISITION OF LOCAL AUTHORITY

6.3.1. The following HKSAR Government Departments have been enquired on the latest update on the availability of land use status and records of land contamination and/or spillage for the site. The summary of correspondence is presented in **Table 6.1** below. Copy of the letters replied from various Government Departments are included in **Appendix 6.1** for reference.

Table 6.1 Enquiries and Responses on Land Contamination Related Records

Consultant's Letter Ref.	Department	Response Letter Ref.	Response Date	Summary
W23508/24-0002	Environmental Protection Department	EP910/E6/1	8 May 2024	No record of chemical spillage/leakage at the concerned area in the past three years. No record of registered chemical waste producers was found.
W23508/24-0001	Fire Services Department	(70) in FSD GR 6-5/4 R Pt. 53	17 May 2024	No record of dangerous goods license, fire incidents, incident of spillage/leakage of dangerous goods was found.

6.4. SITE HISTORY

- 6.4.1. Selected historical aerial photographs between year 1924 and 2023 of the Project Site have been reviewed in order to ascertain any historical land uses with the potential for land contamination. The historical photographs in 1924, 1956, 1961, 1990, 2007 and 2023 are provided in **Figure 6.1** to indicate the past land use. Referring to **Table 6.2**, the Project Site was vacant land covered with vegetation in the 1920s'. Later, the land use was vacant and surrounded by buildings in the late 1940s till the 1950s. Yuen Long Theatre was then constructed on the Project Site in 1961. Afterwards, the Yuen Long Theatre underwent 2 renovations in 1990 and 2007 but no major changes were observed from the exteriors. The Yuen Long Theatre was demolished in 2023.
- 6.4.2. Yuen Long Theatre was a cinema with auditoriums and stalls. No potentially polluting activities were expected in the Project Site. Thus, no land contamination potential due to the land uses and its changes were anticipated.

Table 6.2 Chronological Changes in Land Use Activities of the Project Site

Year	Land Use Condition/ Activities
1924	Vacant land covered with vegetation
1956	Vacant land
1961	Completion of Yuen Long Theatre construction
1990	Renovation of Yuen Long Theatre
2007	Renovation of Yuen Long Theatre
2023	Demolition of Yuen Long Theatre

6.5. SITE OBSERVATION

- 6.5.1. The Consultant visited the Subject Site on 25 June 2024. During the site visit, it was observed that the entire site is currently vacant. Debris and a vacant container from the previous contractor were found. No stressed vegetation, chemical stains and unidentified odour of any sort are observed. No visual sign of land contamination observed in the Project Site. Hence, no land contamination potential is anticipated. Photo record taken on the site visit showing the existing site condition can be found from **Appendix 6.2**. The site walkover checklist is provided in **Appendix 6.3**.

6.6. CONCLUSION

- 6.6.1. The potential issues on land contamination of the Proposed Development have been assessed. Based on the aerial photographs and responses from HKSAR Government Departments, the Project Site should unlikely to have any previous land contamination history. Hence, it is anticipated that no potentially contaminating activities have been carried out and no potential sources and signs of contamination have been discovered.

APPENDIX 2.1

ENQUIRY TO TRANSPORT DEPARTMENT

Claudia Yim

寄件者: Sai Tung CHAN <saitungchan@td.gov.hk>
寄件日期: Thursday, 23 May 2024 3:31 pm
收件者: Claudia Yim
副本: kelvinleung@ctaconsultants.com; Kevin Ki Yiu NG
主旨: Re: 回覆: S16 Town Planning Application Planning Application Yuen Long Theatre DD 120 Lots 3678- Road Type Classification

Dear Claudia,

I have no comment on the road classification.

Best regards,
Sarita ST CHAN
E/YLC, NTW, TD
Tel: 2399 2191

From: "Claudia Yim " <claudiayim@ctaconsultants.com>
To: ""Sai Tung CHAN"" <saitungchan@td.gov.hk>
Cc: <kelvinleung@ctaconsultants.com>
Date: 23/05/2024 15:16
Subject: 回覆: S16 Town Planning Application Planning Application Yuen Long Theatre DD 120 Lots 3678- Road Type Classification

Dear Ms Chan,

It's typo. Sorry for the inconvenience caused.

Below is the revised table. We would like to seek for your confirmation and endorsement of the classification road types for both Fook Tak Street and Yuen Long Pau Cheung Square as follows:

Road Link	Road Name	Proposed Road Type	Justification for Road Type
41	Fook Tak Street	Local Distributor	Connects to Yuen Long On Ning Road (ATC5837) and others developments
36	Yuen Long Pau Cheung Square	Local Distributor	Connects to Yuen Long On Ning Road (ATC 6032) and others developments

Thanks and regards,

Claudia Yim

CTA Consultants Limited
Unit 2108, 21/F, Westlands Centre, 20 Westlands Road, Quarry Bay, Hong Kong
Tel: (852) 2214 0849 Fax: (852) 2214 0817
Email : cta@ctaconsultants.com

寄件者: Sai Tung CHAN [mailto:saitungchan@td.gov.hk]
寄件日期: Thursday, 23 May 2024 2:34 pm
收件者: Claudia Yim <claudiayim@ctaconsultants.com>
副本: kelvinleung@ctaconsultants.com
主旨: Re: S16 Town Planning Application Planning Application Yuen Long Theatre DD 120 Lots 3678- Road Type Classification

Dear Claudia,

The road link and the road name is not consistent with the attached map, Fook Tak Street should be road link 41 and Yuen Long Pau Cheung Square should be road link 36 as indicated in map? Please clarify.

Best regards,
Sarita ST CHAN
E/YLC, NTW, TD
Tel: 2399 2191

From: "Claudia Yim" <claudiayim@ctaconsultants.com>
To: "Sai Tung CHAN" <saitungchan@td.gov.hk>
Cc: <kelvinleung@ctaconsultants.com>
Date: 16/05/2024 18:07
Subject: S16 Town Planning Application Planning Application Yuen Long Theatre DD 120 Lots 3678- Road Type Classification

Dear Ms Chan,

We, CTA Consultants Ltd (CTA) are commissioned by the Applicant as the traffic consultant of the captioned project.

According to the comments from EPD issued on 16/04/2024, classification of road types for Fook Tak Street and Yuen Long Pau Cheung Square are required to be endorsed by TD. Comments from EPD is attached and highlighted for your reference.

Hence, we would like to seek for your confirmation and endorsement of the classification road types for both Fook Tak Street and Yuen Long Pau Cheung Square as follows:

Road Link	Road Name	Proposed Road Type	Justification for Road Type
70,40,71,68	Fook Tak Street	Local Distributor	Connects to Yuen Long On Ning Road (ATC5837) and others developments
34	Yuen Long Pau Cheung Square	Local Distributor	Connects to Wang Chau Road (ATC 5011) and others developments

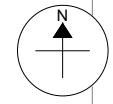
Thanks and regards,

Claudia Yim

*CTA Consultants Limited
Unit 2108, 21/F, Westlands Centre, 20 Westlands Road, Quarry Bay, Hong Kong
Tel: (852) 2214 0849 Fax: (852) 2214 0817
Email : cta@ctaconsultants.com*

[attachment "20240416 A_YL_319_Departmental Comments to Applicant EPD.PDF" deleted by Sai Tung CHAN/TD/HKSARG] [attachment "FIG 1 - INDEX PLAN FOR TNIA.PDF" deleted by Sai Tung CHAN/TD/HKSARG]

APPENDIX 6.2
PHOTO RECORDS OF SITE SURVEY ON 25
JUNE 2024



- LEGEND:**
- Project Site
 - Viewpoint

	Prepared	Checked	Approved
Initial	TL	YS	HM
Date	20240626	20240626	20240626

Project Title
 PROPOSED RELAXATION OF PLOT RATIO RESTRICTION FOR FLAT WITH SHOP AND SERVICES AND SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) USES IN LOT NO. 3678 IN D.D. 120, YUEN LONG, NEW TERRITORIES

Figure Title
 Viewpoint of photo record

Figure No.	Rev.
Figure 6.2	0



BeeXergy Consulting Limited

Photo Record of Site Survey (25/06/2024)



Photo 1: Site perimeter at Yuen Long Pau Cheung Square



Photo 2: Site perimeter at Fuk Tak Street



Photo 3: Site perimeter at Fook Hong Street



Photo 4: Site perimeter at the pedestrian between the Site and Man Tat Building



Photo 5: Site entrance



Photo 6: general view of the site



Photo 7: General view of the site



Photo 8: The site was vacant with plants covered at the northeast of the site



Photo 9: Debris was observed near the site entrance and a vacant container is found in the southeast of the site



Photo 10: Temporary storage of H beam at the southwest of the site



Photo 11: Stagnant water with moss and no oil stain is observed at the southwest of the site



Photo 12: No oil stain is observed on the ground

APPENDIX 6.3
SITE WALKOVER CHECKLIST

Site Walkover Checklist (25 June 2024)

GENERAL SITE DETAILS

SITE OWNER/CLIENT The Full Year Limited

PROPERTY ADDRESS 8 – 12 Yuen Long Pau Cheung Square, 2 – 16 Fook Tak Street

PERSON CONDUCTING THE QUESTIONNAIRE

NAME Hins Chan

POSITION Assistant Consultant (Beexergy Consulting Limited)

AUTHORIZED OWNER/CLIENT REPRESENTATIVE (IF APPLICABLE)

NAME Wong Kwok Sum

POSITION Manager

TELEPHONE 2385 2385

SITE ACTIVITIES

Briefly describe activities carried out on site, including types of products/chemicals/materials handled.

Obtain a flow schematic if possible.

Number of employees: Full-time: Not applicable

Part-time: Not applicable

Temporary/Seasonal: Not applicable

Maximum no. of people on site at any time: Not applicable

Typical hours of operation: Not applicable

Number of shifts: Not applicable

Days per week: Not applicable

Weeks per year: Not applicable

Scheduled plant shut-down: Not applicable

Detail the main sources of energy at the site:

Gas	Yes/No
Electricity	Yes/No
Coal	Yes/No
Oil	Yes/No
Other	Yes/No

SITE DESCRIPTION

This section is intended to gather information on site setting and environmental receptors on, adjacent or close to the site.

What is the total site area: Approximately 780sqm

What area of the site is covered by buildings (%): Not Applicable

Please list all current and previous owners/occupiers if possible. The Full Year Limited

Is a site plan available? If yes, please attach. Yes/No

Are there any other parties on site as tenants or sub-tenants? Yes/No

If yes, identify those parties: _____

Describe surrounding land use (residential, industrial, rural, etc.) and identify neighbouring facilities and types of industry.

North: Pedestrian and residential buildings

South: Fook Tak Street and residential buildings

East: Yuen Long Pau Cheung Square and residential buildings

West: Fook Hong Street and residential buildings

Describe the topography of the area (flat terrain, rolling hills, mountains, by a large body of water, vegetation, etc.).

The site is a flat terrain in general.

State the size and location of the nearest residential communities.

The site is surrounded by residential building, size ranged from 3-storey to 7-storey.

Are there any sensitive habitats nearby, such as nature reserves, parks, wetlands or sites of special scientific interest?

No

Questionnaire with Existing/Previous Site Owner or Occupier

Ref.		Yes/No	Notes
1.	What are the main activities/operations at the above address?	No	
2.	How long have you been occupying the site?	No	
3.	Were you the first occupant on site? (If yes, what was the usage of the site prior to occupancy?)	No	
4.	Prior to your occupancy, who occupied the site?	No	
5.	What were the main activities/operations during their occupancy?	No	
6.	Have there been any major changes in operations carried out at the site in the last 10 years?	No	
7.	Have any polluting activities been carried out in the vicinity of the site in the past?	-	
8.	To the best of your knowledge, has the site ever been used as a petrol filling station/car service garage?	-	
9.	Are there any boreholes/wells or natural springs either on the site or in the surrounding area?	-	
10.	Do you have any registered hazardous installations as defined under relevant ordinances? (If yes, please provide details.)	No	
11.	Are any chemicals used in your daily operations? (If yes, please provide details.)	No	
	• Where do you store these chemicals?	-	Not applicable
12.	Material inventory lists, including quantities and locations available? (If yes, how often are these inventories updated?)	-	Not applicable
13.	Has the facility produced a separate hazardous substance inventory?	No	
14.	Have there ever been any incidents or accidents (e.g. spills, fires, injuries, etc.) involving any of these materials? (If yes, please provide details.)	No	
15.	How are materials received (e.g. rail, truck, etc.) and stored on site (e.g. drums, tanks, carboys, bags, silos, cisterns,	No	

	vaults and cylinders)?		
16.	Do you have any underground storage tanks? (If yes, please provide details.)	No	
	<ul style="list-style-type: none"> ▪ How many underground storage tanks do you have on site? 	No	
	<ul style="list-style-type: none"> ▪ What are the tanks constructed of? 	No	
	<ul style="list-style-type: none"> ▪ What are the contents of these tanks? 	No	
	<ul style="list-style-type: none"> ▪ Are the pipelines above or below ground? 	No	
	<ul style="list-style-type: none"> ▪ If the pipelines are below ground, has any leak and integrity testing been performed? 	No	
	<ul style="list-style-type: none"> ▪ Have there been any spills associated with these tanks? 	No	
17.	Are there any disused underground storage tanks?	No	
18.	Do you have regular check for any spillage and monitoring of chemicals handled? (If yes, please provide details.)	-	Not applicable
19.	How are the wastes disposed of?	-	Not applicable
20.	Have you ever received any notices of violation of environmental regulations or received public complaints? (If yes, please provide details.)	No	
21.	Have any spills occurred on site? (If yes, please provide details.)	No	
	<ul style="list-style-type: none"> • When did the spill occur? 	-	
	<ul style="list-style-type: none"> • What were the substances spilled? 	-	
	<ul style="list-style-type: none"> • What was the quantity of material spilled? 	-	
	<ul style="list-style-type: none"> • Did you notify the relevant departments of the spill? 	-	
	<ul style="list-style-type: none"> • What were the actions taken to clean up the spill? 	-	
	<ul style="list-style-type: none"> • What were the areas affected? 	-	
22.	Do you have any records of major renovation of your site or rearrangement of underground utilities, pipe work/underground tanks (If yes, please provide details.)	No	
23.	Have disused underground tanks been removed or otherwise secured (e.g. concrete, sand, etc.)?	-	Not applicable
24.	Are there any known contaminations on site? (If yes, please provide details.)	-	
25.	Has the site ever been remediated? (If yes, please provide details.)	-	

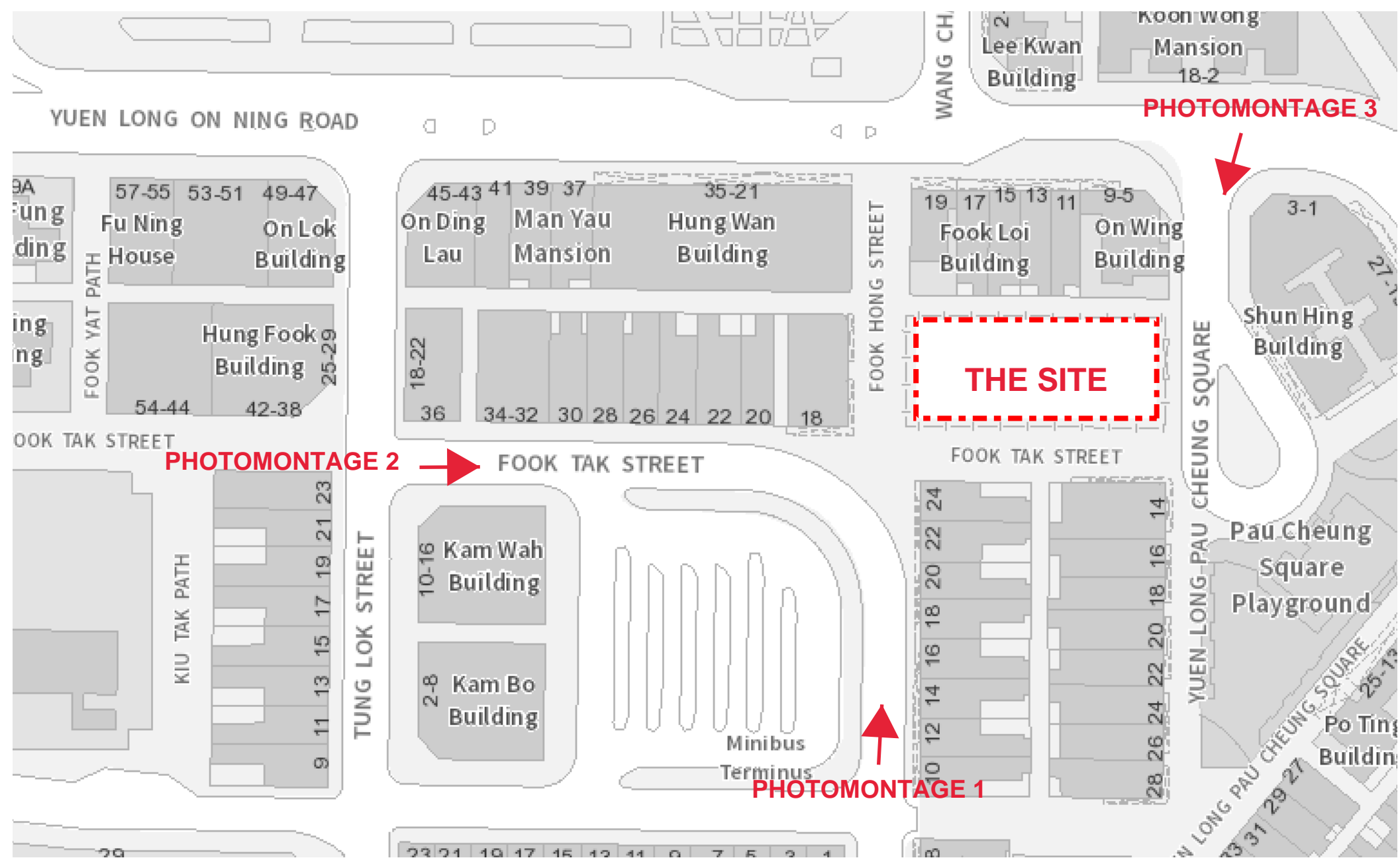
Observations

1.	Are chemical storage areas provided with secondary containment (i.e. bund walls and floors)?	N/A	No chemical storage area
2.	What are the conditions of the bund walls and floors?	N/A	No chemical storage area
3.	Are any surface water drains located near to drum storage and unloading areas?	No	
4.	Are any solid or liquid waste (other than wastewater) generated at the site? (If yes, please provide details.)	No	
5.	Is there a storage site for the wastes?	No	
6.	Is there an on-site landfill?	No	
7.	Were any stressed vegetation noted on site during the site reconnaissance? (If yes, please indicate location and approximate size.)	No	
8.	Were any stained surfaces noted on-site during the site reconnaissance? (If yes, please provide details.)	No	
9.	Are there any potential off-site sources of contamination?	No	
10.	Does the site have any equipment which might contain polychlorinated biphenyls (PCBs)?	No	
11.	Are there any sumps, effluent pits, interceptors or lagoons on site?	No	
12.	Any noticeable odours during site walkover?	No	
13.	Are any of the following chemicals used on site: fuels, lubricating oils, hydraulic fluids, cleaning solvents, used chemical solutions, acids, anti-corrosive paints, thinners, coal, ash, oily tanks and bilge sludge, metal wastes, wood preservatives and polyurethane foam?	No	

Attachment 4

Photomontages

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Description	
Project Name:	Redevelopment of Yuen Long Theatre at Lot No. 3678 in D.D. 120, Yuen Long, N.T.
Planning Consultant :	DeSPACE (International) Limited
Architect :	I Consultants & Contracting Company Limited
Traffic Consultant :	CTA Consultants Limited
Environmental Consultant :	BeeXergy Consulting Limited
Structural and Geotechnical Engineer :	S. T. Wong & Partners Limited
Drawing Title:	LOCATION PLAN FOR PHOTOMONTAGES
Designed by:	JODY
Drawn by:	JODY
Checked by:	CAL.
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EXISTING CONDITIONS



PROPOSED SCHEME

Rev.	Date	Description

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 Redevelopment of
 Yuen Long Theatre
 at Lot No. 3678 in
 D.D. 120, Yuen Long, N.T.

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Environmental Consultant :
 BeeXergy Consulting Limited

Structural and Geotechnical Engineer :
 S. T. Wong & Partners Limited

Drawing Title:
PHOTOMONTAGE 1

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EXISTING CONDITIONS



PROPOSED SCHEME

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 CTA Consultants Limited

Environmental Consultant :
 BeeXergy Consulting Limited

Structural and Geotechnical Engineer :
 S. T. Wong & Partners Limited

Drawing Title:
PHOTOMONTAGE 2

Designed by: JODY

Drawn by: JODY

Checked by: CAL.

Scale: 1 : 200 Paper: A3

Drawing Number
GBP016

Revision
 Letter

