

By Email and Hand

Our Ref: S3108/58SCLT/24/006Lg

10 September 2024

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

Dear Sir/Madam,

**Proposed Amendment to the Building Height Restriction of
the “Government, Institution or Community” Zone
for Permitted Social Welfare Facility
(Redevelopment of The Pok Oi Hospital Yeung Chun Pui
Care and Attention Home)
No.58 Sha Chau Lei Tsuen, Ha Tsuen, Yuen Long, New Territories
(Planning Application No. Y/HSK/1)
- Further Information No. 1 -**

Reference is made to the captioned S12A Planning Application which is scheduled for consideration by the by the Town Planning Board (“TPB”) on 20 September 2024 and the comments from various Government Departments received via emails from Tuen Mun and Yeun Long West District Planning Office during period from 29 August to 3 September 2024.

To address comments from the relevant Government Departments, further information (“FI”) has been prepared. This FI submission consists of:

Responses-to-Comments Table

Annex A – Replacement Pages of Supporting Planning Statement

Annex B – Replacement Pages of Visual Impact Assessment

Annex C – Replacement Pages of Environmental Assessment

Annex D – Revised Drainage and Sewerage Impact Assessment

Should you have any queries in relation to the above and attached, please do not hesitate to contact the undersigned at [REDACTED] or [REDACTED]. Thank you for your kind attention.

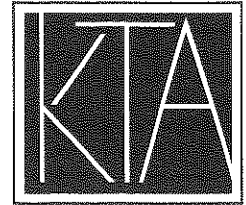
Yours faithfully
For and on behalf of
KTA PLANNING LIMITED


Kitty Wong

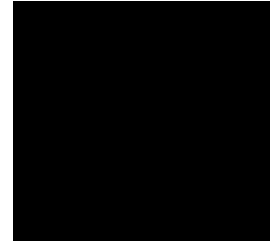
Encl. Responses-to-Comments table with Annexes A to D (4 hardcopies)

cc. DPO/TM&YL – Ms Charlotte Lam / Ms Moon Kok (by email)
the Applicant & Team

KW/WMM/vy



PLANNING LIMITED
規劃顧問有限公司



FS 579819



**S12A Amendment of Plan Application
Proposed Amendment to the Building Height Restriction of the
“Government, Institution or Community” Zone
for Permitted Social Welfare Facility
(Redevelopment of The Pok Oi Hospital Yeung Chun Pui Care and Attention Home)
at 58 Sha Chau Lei Tsuen, Ha Tsuen, Yuen Long, New Territories
Planning Application No. Y/HSK/1**

Comments	Responses
Comments from Social Welfare Department (received on 29 August 2024) (Contact Person: Ms. Eunice LEUNG, Tel: 3575 8335)	
1. The proposed redevelopment, if materialised, would optimise the use of the subject site to augment the provision of elderly, rehabilitation and child care services so as to meet the existing and future service demands. As the proposed redevelopment is in line with the Government’s policy and the intention of the Special Sites Scheme, we support the applicant’s s.12A Planning Application. In view that the TFS for the redevelopment project is still under vetting and the building design could only be finalised upon completion of the detailed design, The applicant should ensure that the proposed building height of the redevelopment under this application is feasible and could optimise the subject site for accommodating the proposed welfare facilities in full.	Noted.
The applicant should duly address our comments as attached in Appendix I .	Noted and relevant pages of the Supporting Planning Statement have been revised accordingly (Annex A refers).
2. Please revise the supporting planning statement as proposed in Annex I and II –.	
3. SWD’s and ArchSD’s consolidated comments on the 1 st draft of Technical Feasibility Study (TFS) report were provided to POH on 21.8.2024. POH is reminded to address our comments on the TFS report (including the Traffic Impact Assessment report) and suitably incorporate them into the pre-submission, as appropriate.	Noted.
4. The NOFA figures for DE, IVRSC, HSMH, HMMH and CCC in Table 3.4 of the Supporting Planning Statement on page 25 are incorrect/ do not tally	Table 3.4 has been revised and tallied with the figures in TFS report (Annex A refers).

Comments	Responses
<p>with those in the TFS report. Please check and revise the NOFA, corresponding GFA and percentage as appropriate.</p>	
<p><u>Para. 3.6.1 on page 29:</u></p> <p>5. "Table 3.4" as mentioned in the last line should be "Table 3.6". Please revise.</p>	<p>Noted and revised accordingly (Annex A refers).</p>
<p>Comments from Food and Environmental Hygiene Department (received on 29 August 2024) (Contact Person: Mr. Raymond CHAN, Tel: 3141 1231)</p>	
<p>Please be informed that FEHD has no adverse comment on the subject planning application. Our advisory comments are provided as follows:</p> <p>1. No Food and Environmental Hygiene Department's (FEHD) facilities will be affected. If any FEHD facility is affected by the development, FEHD's prior consent must be obtained. Reprovisioning of the affected facilities by the project proponent up to the satisfaction of FEHD may be required. Besides, the project proponent may be required to provide sufficient amount of additional recurrent cost for management and maintenance of the reprovisioned facilities to FEHD;</p>	<p>Noted.</p>
<p>2. Proper licence / permit issued by this Department is required if there is any food business / catering service / activities regulated by the Director of Food and Environmental Hygiene (DFEH) under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. 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 the FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for licence, if acceptable by the 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.</p>	<p>Noted.</p>

Comments	Responses
<p>3. In accordance with Section 4 of Food Business Regulation, Cap. 132X, the expression "food business" means, any trade or business for the purpose of which any person engages in the handling of food or food is sold by means of a vending machine. But it does not include any canteen in work place (other than a factory canteen referred to in section 31) for the use exclusively of the persons employed in the work place. As such, a staff canteen that exclusively use by the staff members of that working place does not require a food business licence from this department. However, if the said canteen provided foods to the outsiders with payment, a food business licence is required.</p>	<p>Noted.</p>
<p>4. Proper licence issued by this Department is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment.</p>	<p>Noted.</p>
<p>5. 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. Also, for any waste generated from such activities/ operation, the applicant should arrange disposal properly at their own expenses.</p>	<p>Noted.</p>
<p>6. If provision of cleansing service for new roads, streets, cycle tracks, footpaths, paved areas etc, is required, FEHD should be separately consulted. Prior consent from FEHD must be obtained and sufficient amount of recurrent cost may have to be provided to us.</p>	<p>Noted.</p>

Comments	Responses
<p>Comments from Planning Department (received on 3 September 2024) (Contact Person: Ms. Charlotte KO, Tel: 3565 3946)</p>	
<p><u>Visual Impact Assessment (VIA)</u></p>	
<p><u>Detailed Comments/Advisory Comments</u></p>	
<p>1. Para. 7.4 – VP2 could also represent future users of the planned Regional Park and Sports Ground to the southwest of the application site (the Site).</p>	<p>Noted and Para. 7.4 has been updated accordingly (Annex B refers).</p>
<p>2. Figure 1 and Section 7 – The scale of Figure 1 and the distance between the VPs and the Site as indicated in Section 7 are incorrect. The VPs should be within a distance ranging from about 20m to 110m from the Site.</p>	<p>Noted. The scale on Figure 1 and Figure 2 and Section 7 have been revised accordingly (Annex B refers).</p>
<p>3. Figures 3 and 4 (VP1 and VP2) – The Consultant may wish to annotate the outline of the planned public housing developments (PHDs) under the Planning Application No. A/HSK/452 for the sake of clarity/better illustration.</p>	<p>Noted and annotated in VP1 and VP2 accordingly (Annex B refers).</p>
<p>4. Figure 6 (VP4) – It seems that the proposed development should appear to be slightly wider.</p>	<p>Noted and VP4 has been updated accordingly (Annex B refers).</p>
<p><u>Air Ventilation</u></p>	
<p>5. As indicated in para. 5.9.10 of the Planning Statement, according to the Joint HPLB and ETWB Technical Circular No. 1/06 on Air Ventilation Assessments (“AVAs”), the proposed scheme does not fall within the categories of the projects requiring AVA. No significant adverse air ventilation impact on the surrounding pedestrian wind environment is anticipated.</p>	<p>Noted.</p>

Comments	Responses
Comments from Environmental Protection Department (received on 3 September 2024) (Contact Person: Miss. Zhongming HE, Tel: 2835 2390)	
<u>Air Quality (Appendix 5 - EA)</u>	
<p>Subject to the TD's agreement on the road type, we have no major comments on the application except the following textual comments:</p> <p>1. Section 6.5.1- Please delete the second sentence.</p>	<p>Noted. The second sentence of Section 6.5.1 has been deleted (Annex C refers).</p>
<p>2. Section 6.5.5 - Please delete the last sentence.</p>	<p>Noted. The last sentence of Section 6.5.5 has been deleted (Annex C refers).</p>
<p>3. Please be reminded that TD's agreement on the road type should be supplemented.</p>	<p>Noted. TD's agreement will be supplemented once available.</p>
<u>Water Quality (Appendix 5 - EA)</u>	
<p>1. We have no further comment.</p>	<p>Noted.</p>
<u>Sewerage Planning (Appendix 6 - DSIA)</u>	
<p>1. P.7, section 3.3.1 –</p> <ul style="list-style-type: none"> • Typo on manhole “FTMH11”. <p>2. P.8, Table 4.1</p> <ul style="list-style-type: none"> • UFF 1.58m³/person/day is applied to Kitchen and Canteen as shown in Table 4.2. 	<p>(The revised SIA report is enclosed at Annex D of this submission)</p> <p>Noted and revised accordingly.</p>
<p>3. P.9-12, Table 4.2 & Appendix B</p> <ul style="list-style-type: none"> • For calculation of ADWF, please present the figures in the same number of decimal places for consistency. • Please check the calculation of peak flow and state if storm water allowance is included or excluded in the existing and proposed development. • Peaking factor in Table 4.2 is inconsistent with Appendix B2. 	<ul style="list-style-type: none"> • Noted. Table 4.2 and Appendix B have been revised accordingly. • The peaking factor excluding stormwater allowance is used in the peak flow estimation of proposed development. Meanwhile the peaking factor including stormwater allowance is used in stream with existing upstream (Stream A and Stream B). • Noted. The peaking factor in Table 4.2 and Appendix B2 has been revised and tallied with each other.

Comments	Responses
<ul style="list-style-type: none"> Worker density is missing in Hostel for HMMH for the Proposed Development. 	<ul style="list-style-type: none"> Noted. Working density has been added.
<p>4. P.12, section 4.4.4</p> <ul style="list-style-type: none"> Please state if storm water allowance is included or excluded when using peaking factors in the hydraulic calculation. 	<p>The peaking factor excluding stormwater allowance is used in the peak flow estimation of proposed development. Meanwhile the peaking factor including stormwater allowance is used in stream with existing upstream (Stream A and Stream B).</p>
<p>5. P.14, section 4.6.1</p> <ul style="list-style-type: none"> Please mention the manhole number of the discharge point (i.e. FTMH1). 	<p>Noted and revised accordingly.</p>
<p>6. P.14, section 4.6.3</p> <ul style="list-style-type: none"> Please check the increase in daily flow after redevelopment. 	<p>Noted. The increased in daily flow has been revised to 87.7 m³/day.</p>
<p>7. P.15, Table 4-5</p> <ul style="list-style-type: none"> Please check the peaking factors for existing sewers. 	<p>Noted. Table 4-5 has been revised. The peaking factor excluding stormwater allowance is used in the peak flow estimation of proposed development. Meanwhile the peaking factor including stormwater allowance is used in stream with existing upstream (Stream A and Stream B).</p>
<p>8. P.18, section 6.1.3</p> <ul style="list-style-type: none"> Typo on manhole “FTMH1009620” . 	<p>Noted and revised to “FMH1009620”.</p>
<p>9. Appendix B2</p> <ul style="list-style-type: none"> Titles of the calculation are missing. 	<p>Noted and the title has been added.</p>
<p>10. Appendix C1</p> <ul style="list-style-type: none"> Please check the mean velocity from site to FMH1009615. Total average dry weather flow of Stream A and Stream B are not consistent with Appendix C2. Please check the Revised Total Average Dry Weather Flow of FTH1003105-FMH1009619. Please check all peaking factors. 	<ul style="list-style-type: none"> Noted. The mean velocity of Appendix C1 has been revised. Noted. The ADWF of Stream A & B are revised and tallied in both App C1 & C2. Noted. The Revised Total ADWF has been revised for Stream A & B. Noted. The peaking factors have been revised. The peaking

Comments	Responses
	<p>factor excluding stormwater allowance is used in proposed development, while the peaking factor including stormwater allowance is used in stream with existing upstream (Stream A & B).</p>
<p>11. Appendix C2</p> <ul style="list-style-type: none"> • Please check the Invert level (US_IL) of FTH1003105 against Appendix C1. Suggest to follow the style of presentation in Appendix C1 (i.e. Highlighted in red with “**”). • Please check all peaking factors. • Please check the Utilization of FMH1009604-FMH1009602(S9). 	<ul style="list-style-type: none"> • Noted. The inlet level (US_IL) has been revised to follow Appendix C1. • Noted. The peaking factors are revised and the peaking factor excluding stormwater allowance is used in proposed development, while the peaking factor including stormwater allowance is used in stream with existing upstream (Stream A & B). • Noted. The calculation has been revised and the utilization has been amended to 33%.
<p>Comments from Buildings Department (received on 3 September 2024) (Contact Person: Ms. Connie WONG, Tel: 2626 1440)</p>	
<p>1. Please be advised that our previous comments conveyed in (i) to (iii) of comments #4 dated 3.4.2024 are still applicable.</p>	<p>Noted.</p>
<p>Comments from Fire Services Department (received on 3 September 2024) (Contact Person: Mr. YUEN Tsz-fung, Tel: 2733 7781)</p>	
<p>1. Detailed fire services requirements will be formulated upon receipt of formal submission of STT/STW, general building plans or referral of application via relevant licensing authority as appropriate. Furthermore, the EVA provision in the captioned work shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the Buildings Department. In addition, height restriction as stipulated in relevant regulations governing the proposed social welfare facilities shall be observed. Licensing</p>	<p>Noted.</p>

Comments	Responses
requirements will be formulated upon receipt of a formal application via the Licensing Authority.	

Compiled by: KTA

Date: 10 September 2024

File Ref. 20240910_Y_HSK_1_FI 1_V01