

**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 Geotechnical Engineering Office, Civil Engineering and Development Department (received on 29 August 2024) (Contact Person: Ms. Celia YANG, Tel: 2762 5372)	
1. Appendix 7 “Preliminary Geotechnical Appraisal and Foundation Proposal”: The applicant and his Consultants should refer to the updated 1:20,000-scale geological map Sheet 6 (2nd Edition; GEO, 2019) for latest geological information. According to the updated geological map, the subject site is underlain by marble clast-bearing rocks of the Tuen Mun Formation. The geological descriptions in Section 2.2 of the “Preliminary Geotechnical Appraisal and Foundation Proposal” should be revised accordingly. Our previous comments on the pre-submission (para.1 of comments #5 dated 27.6.2024) are relevant.	The Preliminary Geotechnical Appraisal has been updated with reference to the latest geological map Sheet 6 (2nd Edition; GEO, 2019). The corresponding layer of marble underlain from Carboniferous layer is identified (Annex C refers).
2. Please be reminded that the subject site is located within Schedule Area No. 2 and maybe underlain by cavernous marble. Depending on the nature of foundation, if necessary, of the proposed development at the subject site, extensive geotechnical investigation may be required. Such investigation may require high level involvement of an experienced geotechnical engineer in both the design and supervision of the geotechnical works required at the subject site.	Noted.
Comments from Environmental Protection Department (received on 13 September 2024) (Contact Person: Miss. Zhongming HE, Tel: 2835 2390)	
Noise	Noted.
1. Given practicable and feasible noise mitigation measures could be available, from noise planning point of view, we would not go into technical details due to the unavailability of proposed development details at the	

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<p>present stage as stated in the EA Report and <u>we shall maintain our previous stance of no objection to this planning application provided that there is a mechanism, e.g. lease conditions</u>, to require the applicant to submit a proper NIA report to review, explore, demonstrate and implement noise mitigation measures for full compliance with the relevant noise criteria and requirements under ProPECC PNs, HKPSG and NCO. The following advisory suggestions are provided to the applicant/consultant to facilitate the integrity and appropriateness of their future submission, if any, as appropriate.</p> <p>Please note that the predicted nighttime fixed noise levels at representative NSRs should also include in the future NIA report and critically review the fixed noise impact assessment and proposed mitigation measures if necessary.</p>	
<p><u>Waste Management</u></p>	
<p>2. Rtc (2) is not addressed. Please remove the phrase “as far as possible”.</p>	<p>Noted. Section 10.3.8 has been revised (Annex D refers).</p>
<p>3. Rtc (6) is not addressed. Please review the whole paragraph and remove the duplicated sentences.</p>	<p>Noted. Section 10.3.8 has been revised (Annex D refers).</p>
<p>4. Rtc (7)(a)(ii), the phrase of “20% of inert C&D materials to be reused onsite” is still unclear. $(2417+483)*0.2$ is not equal to 483. Please review the figure of {Inert C&D Materials Devliered to Public Fill Reception Facilities} and {Inert C&D Materials (or Public Fills) for Onsite Reused}, or you may simply remove the phrase “20% of inert C&D materials to be reused onsite” to avoid confusion.</p>	<p>Table 10-1 has been revised (Annex D refers). The amount of {Inert C&D Materials Delivered to Public Fill Reception Facilities} is revised to 2320 m³. The amount of {Inert C&D Materials (or Public Fills) for Onsite Reused} is revised to 580 m³. The phrase “20% of inert C&D materials to be reused onsite” is removed.</p>
<p><u>Land Contamination</u></p>	
<p>5. Rtc (2) Please update the result with FSD in Table 9-2 if available.</p>	<p>Noted. The reply from FSD is updated, please refer to Table 9-2 (Annex D refers).</p>

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Comments from Transport Department (received on 13 September 2024) (Contact Person: Mr. Victor MA, Tel: 2399 2422)	
1. Section 3.4: As mentioned in our comment, the narrowest section of the footpath is only about 1m wide. We observe the need to provide local set back at the site boundary for providing 2m wide footpath in rural area according to TPDM, particularly at the pedestrian crossing.	Noted. In order to maintain a 2m footpath in a rural area, setbacks will be provided accordingly. Details of setbacks are subject to the detailed design stage. Details are shown in Drawing No. 2.2 in Annex E .
2. Drawing No. 2.1: Please indicate the site boundary of the planning application in the drawing.	Noted. Drawing No. 2.1 in Annex E has been revised.
3. Table 2.1: Please clarify how many consulting rooms will be provided for “Clinics Chinese medicine, Western medicine and Dental service”.	There will be one consultation room per clinic. A total of three consultation rooms will be provided within the Proposed Development.
4. Table 2.2: Please provide taxi/private car lay-by for consulting room and lay-by for ambulances according to HKPSG requirement. Furthermore, please seek confirmation from relevant user departments/parties on the sufficiency of ancillary parking provisions in the development, including the provision of private car parking spaces for health care workers.	Noted. Taxi/private car lay-by and lay-by for ambulances will be provided (Table 2.2 and Drawing No. 2.1 in Annex E refer).
5. Section 6.2.2 and Appendix A: Please check with relevant department on the design of the future road network. For example, straight crossings will be provided at J1 and the current MOC at J1 will be amended to cater for a new pedestrian phase (See Appendix I). Please review your assessment accordingly.	Noted. The new MOC in Appendix I has been adopted in our assessment. The results were submitted to TD on 26 September 2024 for checking and reference. As the junction performance cannot be improved to >15% after checking, as agreed with TD, the improvement works are not required to be mentioned in the report and are also expected to be carried out by others.
Comments from Lands Department (received on 13 September 2024) (Contact Person: Ms. Fiona CHAN, Tel: 2443 3010)	
1. The Application Site comprises of a lot, known as Lot No. 2273 and its Extension in D.D. 125. The Application Site is held by New Grant No. 2882 as varied or modified by two Modification Letters dated 1.3.1982 and 4.7.1983 and Extension Letter dated 8.6.1984. Lot No. 2273 in D.D. 125 is restricted for the use of a non-profit-making residential care and attention home for the aged and such ancillary purposes as may be approved by the Director of Social Welfare (DSW) and the Extension of Lot No. 2273 in D.D. 125 is restricted for the use of amenity purposes in	Noted.

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<p>connection with the existing non-profit-making residential care and attention home for the aged operating on the Lot No. 2273 in D.D. 125 as shall be approved by the DSW. The Application Site is subject to maximum plot ratio of 1, maximum site coverage of 50% and the building erected on the Application Site shall contain not more than three storeys nor exceed a height of 10.67 metres above the mean formation level of the land on which it stands.</p>	
<p>2. Should the application be approved by the Town Planning Board (TPB), the applicant should apply for a lease modification to the Lands Department (LandsD) for implementation of the proposal.</p>	Noted.
<p>3. Subject to LWB/SWD's confirmation, it seems that the proposed redevelopment at the Application Site is one of the projects under the "Special Scheme on Privately Owned Sites for Welfare Use" launched by the Labour and Welfare Bureau (LWB) and the Social Welfare Department (SWD). Thus, policy support from LWB is required for the proposed lease modification to implement the scheme.</p>	Noted.
<p>4. Besides, it is noted that self-financing welfare-related ancillary facilities with commercial nature are proposed in the redevelopment and approval by higher authority may be required for the proposed lease modification.</p>	Noted.
<p>5. In the event the subject application under S.12A of the Town Planning Ordinance (TPO) is accepted or partially accepted by the TPB with a set of clear development parameters (including but not limited to the proposed user, gross floor area and car parking provisions, as appropriate) defined/firmed up and further submission to the TPB (including application(s) for permission under S.16 of the TPO after the corresponding amendment to the Outline Zoning Plan (OZP) has been made) is not required, the land owner may submit request for streamlined processing of lease modification application. Depending on the circumstances of each case, LandsD at its sole and absolute discretion may, upon receipt of such valid request and subject to payment of the administrative fee(s) (including fee payable to the Legal Advisory and Conveyancing Office, if required) by the land owner, commence the streamlined processing of the lease modification application on a without</p>	Noted.

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<p>prejudice and non-committal basis while Planning Department (PlanD) is taking forward the relevant OZP amendment.</p>	
<p>6. The land owner is reminded that once the accepted or partially accepted proposal is reflected in the OZP and approved under S.9 of the TPO, a formal application for lease modification by land owner to LandsD is still required. Every application submitted to LandsD (including the type of land transaction) will be considered on its own merits by LandsD at its absolute discretion acting in its capacity as a landlord and there is no guarantee that the lease modification application will eventually be approved by LandsD. If the application for lease modification is approved by LandsD, it will be subject to such terms and conditions as may be imposed by LandsD at its absolute discretion, including payment of premium and administrative fee(s).</p>	<p>Noted.</p>

Compiled by: KTA

Date: 30 September 2024