

Planning Application No. A/YL-KTN/1198

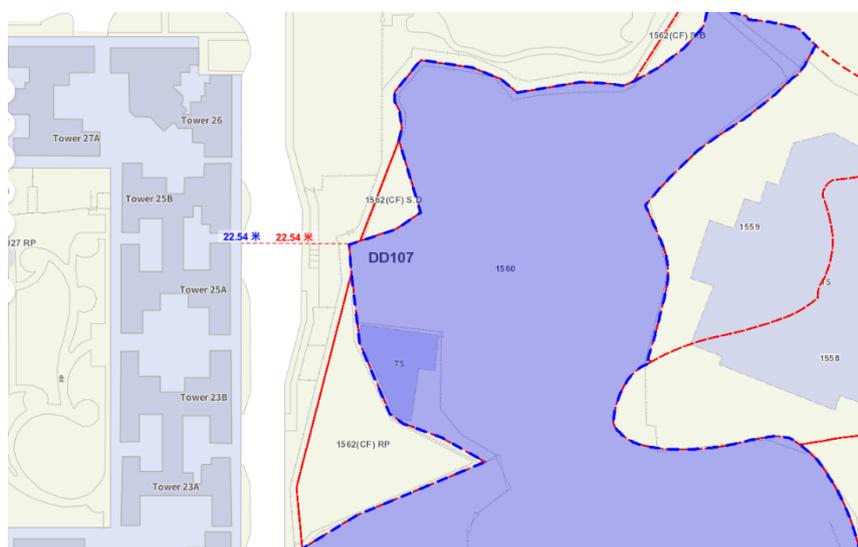
Table A: Responses to Departmental Comments

	Departmental Comments	Responses
	Comments from Planning Department	
1	<p>To the west of the site is a medium-rise residential development, namely Park Yoho. To minimise any potential impacts on the nearby residents, the applicant shall review and adjust the site layout as appropriately as possible. For example, aligning the enclosed structures (those without E&M equipment) and carpark to the west of the site may serve as a buffer from the padel tennis courts.</p>	<ul style="list-style-type: none"> - 申請人已修正 Layout Plan，減少球場數量，從 20 個減成 18 個。 - 申請範圍的西面現時是一個密封的構築物（洗手間及更衣室），減少對周邊居民的影響。 - 擬議的球場會用隔音玻璃間牆，並加上帳篷（包括頂部及四邊），而且會使用隔音物料，作為緩衝作用，能大大減少打球時帶來的影響。 - 同一時間，球場內不會有多於 40 人使用球場。 - 申請地點範圍四邊設有圍板，高度不超過 3.5 米。 <p style="text-align: center;">請參考附件 1：Revised Layout Plan 及申請文件</p>

	Departmental Comments	Responses
Lands Department		
1	<p>Unauthorised structure(s) within the said private lot(s) covered by the planning application</p> <p>LandsD has reservation on the planning application since there is/are unauthorized structure(s) and/or uses on the private lot which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD.</p> <p>If the planning application is approved, the lot owner(s) shall apply to this office for a Short Term Waiver (STW) and a Short Term Tenancy (STT) to permit the structure(s) erected within the private lot and the occupation of the Government land. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.</p>	<p>申請人知悉。</p> <p>如申請獲城規會批准，申請人會向地政處申請短期豁免書（STW）及短期租約（STT），並會繳交相關費用。</p>

	Departmental Comments	Responses
	Comments from Environmental Protection Department	
1	The applicant should advise whether public announcement system, portable loudspeaker, or any form of audio amplification system will be used at the application site.	申請人不會使用公共廣播系統、吹哨子、使用手提揚聲器或任何形式的擴音系統。
2	<p>Given the nature of padel tennis and the close proximity of the proposed development to Park Yoho (for instance, the shortest horizontal distance between Tower 25A and the KTN/1198 site boundary is approximately 20 meters), there are likely (1) potential noise nuisance of the proposed sports activities and (2) fixed noise source impacts arising from the E&M equipment of the structures affecting the residents of Park Yoho. We had no information whether the shelters as shown in the photos for the pedal tennis courts can provide effective noise screening. To control potential noise impacts from the proposed use, would the applicant please confirm whether the following measures will be implemented:</p> <p>a. each padel tennis court's tent will remain covered at all times to ensure no line-of-sight of the courts from the nearby noise sensitive receivers (i.e., residents of Park Yoho). In this regard, please provide sectional drawings to demonstrate no line-of-sight from the courts;</p> <p>b. each padel tennis court's tent is made of sound-absorbing material. In this regard, please provide the</p>	<p>由於申請地點鄰近居民，為了減少擬議申請對附近居民的影響，申請人會採取以下措施：</p> <ol style="list-style-type: none"> 1. 申請人已調整營業時間，現時營業時間為早上 8 時至晚上 8 時，並會嚴格執行只在營業時間內進行球場活動，營業時間以外的時間不會有任何開放。 2. 在打球時，訪客都會在四邊密封的帳篷球場內進行球場活動，盡量減少影響周邊居民。 3. 申請範圍的邊界距離 Park Yoho 第 25A 座約 22.5 米，而擬議球場距離 Park Yoho 第 25B 座的最近的距離約 40 米。 4. 擬議申請的球場，都採用隔音玻璃：在兩片玻璃間夾入專用隔音膜，能有效吸收打球時的聲音、減少共振，減聲量：大約 10 分貝 (A)或以上。 球場的頂部及四邊都設置帳篷，那些帳篷會特別訂制使用 PVC 隔音布料（請看附件 2 的詳細資料及證書），將球場裡空間中的打球聲音能量吸收，減少聲音反射，降低噪音，減少對周邊居民的影響。 球場的地毯也會用高密度的吸音地毯（請看附件 2），能吸收打球

<p>catalogue of the tent indicating the noise reduction performance;</p> <p>c. erection of boundary walls/barriers which should have a surface density of around 8-10 kg/m² or lighter material with adequate noise adsorptive function to achieve equivalent noise screening effect on the north and the west of the Site to screen the line-of-sight from the residents living at low levels of Park Yoho. In this regard, please provide sectional drawings to demonstrate no line-of-sight from the courts;</p> <p>d. electrical and mechanical equipment shall be located as far as practicable from the nearby noise sensitive receivers and necessary acoustic treatments such as silencers and enclosures should be implemented for the equipment; and</p> <p>e. no public announcement system, whistle blowing, portable loud speaker, or any form of audio amplification system will be used at the Site.</p>	<p>時的聲音，減少對周邊居民的影響。</p> <p>5. 申請人也會在申請範圍的圍板上加上立體纖維吸隔音板（詳請看附件 2），吸隔音板以聚酯纖維材質結合高分子隔音底板，有效吸收聲音能量，避免空間產生回音及雜音問題，還能阻絕聲音穿透，經實驗證實可降低 20~25 分貝的音量，同時達到「吸音」與「隔音」的效果，減少對周邊居民的影響。</p> <p>6. 擬議申請沒有機械設備，主要是四邊密封的構築物及球場，構築物是使用臨時貨櫃搭建，裡面的間牆都使用隔音物料搭建，冷氣也使用靜音的分體冷氣機，沒有其他電子及機械設施。</p> <p>7. 由於球場帳篷總高度為 11 米，球場的帳篷把球場四周都已遮擋，低層的居民沒法直視球場的。</p> <p>附件 2：隔音物料及 Line of sight plan</p>
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	Departmental Comments	Responses
Comments from Drainage Services Department		
1	<p>After reviewing the applicant's submission, there is no substantiation to show how the overland flow from adjacent areas would not be interrupted by the proposed works.</p> <p>I have reservation on the proposed application from drainage point of view unless the applicant can submit satisfactory drainage proposal during planning application stage to demonstrate that the proposed works will not obstruct the overland flow nor cause any adverse drainage impact to the adjacent areas.</p> <p>To encourage a higher quality submission and avoid rounds of comments, thereby shortening the processing time, the applicant is advised to complete the checklist (in Appendix A) as part of preparing the drainage proposal and include it in the re-submission. Otherwise, a longer processing time may be required by this office.</p>	<p>有關擬議申請的排水建議書，請看附件 3。</p> <p>附件 3：Temporary Drainage Proposal</p>

	Departmental Comments	Responses
	Transport Department	
1	<p>I have the following comments from traffic engineering perspective.</p> <p>(a) According to the submission, there are 43 number of private car parking space and 2 number of loading / unloading space within the site. The total number of car parking space does not tally with the envisaged trip generation. Please advise how to control the traffic flow by using pre-booking system.</p>	<p>申請人已修正 Layout Plan。</p> <p>考慮到水尾村的單行路和各公眾意見，為了減少擬議發展對道路和公眾的交通影響，申請人已把網球場的私家車車位減少至 12 個；臨時上落貨車位則維持不變為 2 個。</p> <p>擬議申請的停車位是預約制的，訪客需提前在網上預約車位，只有預約成功的訪客才可駕車前來，沒預約成功的車主不得駕車前來。</p> <p>如申請地點的停車場真的沒有位置，他們也可使用 Park Circle (Park Yoho) 停車場，然後步行到申請地點。</p> <p>請看附件 4：Revised Trip generation</p>
2	<p>(b) It is noted from the gazette of Northern Link that there may be construction vehicles using the Shui Mei Road. The applicant should conduct a traffic review for Shui Mei Road taking into account the construction traffic from the project;</p>	<p>申請人知悉。</p> <p>申請已減少停車位數目，希望能減少擬議發展對政府工程及道路交通影響。</p>
3	<p>The applicant should demonstrate the smooth manoeuvring of vehicles to / from Shui Mei Road and within the site;</p>	<p>請看 附件 5：Swept Path Analysis。</p>
4	<p>The applicant should provide nearest public transport services and indicate on the layout plan;</p>	<p>申請人可從乘坐公共交通工具到峻巒交通總匯，包括路線：九巴 68 號、68F 號、268M 號；以及專線小巴 620 及 624 號。</p> <p>下車後，步行約 12 分鐘即能到達申請地點。(請看下圖)</p>
5	<p>The applicant should note the local access between Castle Peak Road - Tam Mi and the site is not managed by this Department.</p>	<p>申請人知悉。</p>

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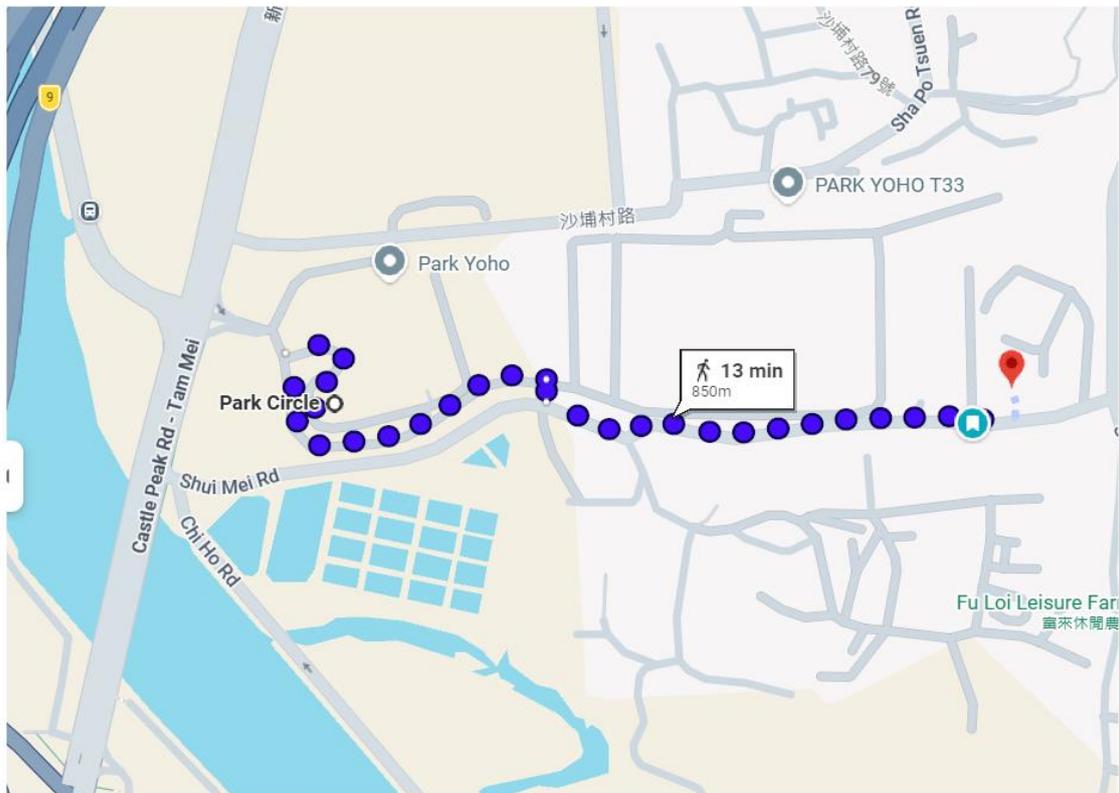
○ Park Circle Kam Tin, Castle Peak Rd - Tam
 ⋮
 📍 X7 Padel Hong Kong, Shui Mei Rd, Yuen L

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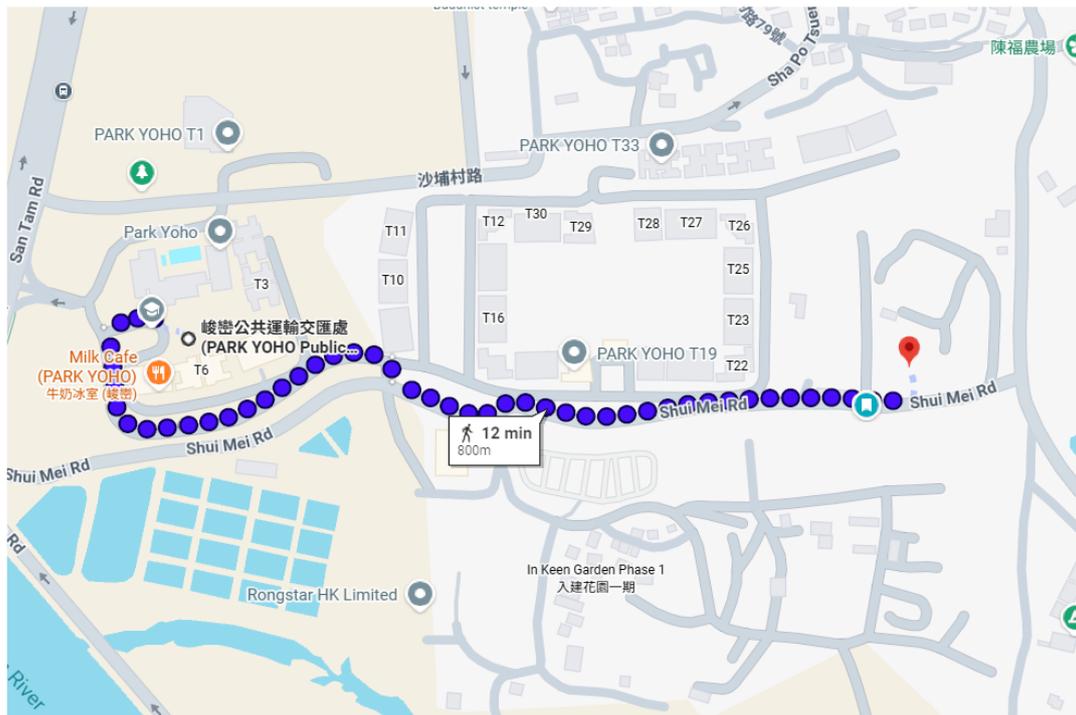
路線資料

以峻巒為總站的專營巴士路線資料

營辦商	路線號	出發地	目的地	服務形式
九巴	68	峻巒	形點 ^U	每天服務●
九巴	68F	峻巒	元朗公園 ^U	每天服務●
九巴	268M	峻巒	→荃灣西站	每天去程●
		荃灣西站	→峻巒	每天上午繁忙時間過後回程●

以峻巒為總站的專線小巴路線資料

營辦商	路線號	出發地	目的地	服務形式
瑞明服務	620	峻巒	錦上路站	每天服務●
萬巒(遠東)	624	峻巒	元朗(朗明街)	每天服務●



	Departmental Comments	Responses
	Public Comment	
	<p>公眾意見主要提出以下意見，申請人回應如下：</p> <ol style="list-style-type: none"> 1. 未獲批准已在做工程 申請人已暫時停止興建任何球場，現時只是在做之前獲批准的規劃申請（ A/YL-KTN/1130）的平整、圍牆及排水渠務工程，批准後再繼續球場的興建工程。 2. 停車位數量過多，擔心水尾路的交通 申請人已修正 Layout Plan，把停車位減少至 12 個，並積極鼓勵訪客乘坐交通工具前來球場。 3. 打球的聲音會影響居民 申請人已減少球場數量，並會使用隔音物料興建圍牆及球場及帳篷，盡量將打球的噪音對周邊的居民減到最少，相關物料可以看附件 2。 4. 會有噪音或燈光滋擾 申請人已調整營業時間，由早上 8 時至晚上 8 時，申請人只在營業時間內營業，在晚上 8 時後不會有任何球場活動，相比其他政府球場開放至晚上 11 點，申請人已調整開放時間至晚上 8 時，希望能減少對周邊居民的影響。申請人不會使用公共廣播系統、吹哨子、使用手提揚聲器或任何形式的擴音系統。 5. 污水處理 構築物 1 涉及洗手間及更衣室；構築物 3 涉及洗手間，申請人會建造合適容量的化糞池，並安排公司定期來吸糞，更衣室內只提供地方給訪客更換衣服，不設任何洗澡或淋浴設施。 	