

Form No. S16-I
表格第 S16-I 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

2020年10月28日
此文件在 2020年10月28日收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
的日期。
28 OCT 2020
This document is received on 28 OCT 2020.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) **Construction of "New Territories Exempted House(s)"**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas; and**
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas**
位於鄉郊地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers: https://www.info.gov.hk/tpb/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:
https://www.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form
填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/ SK-TM7/69
	Date Received 收到日期	28 OCT 2020

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處(熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☒ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)
Chin Yee Man

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)
Fairmile Consultants Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	DD 252, Lots 65, 96 & 98RP at Tai Mong Tsai, Sai Kung, N.T. and Adjoining Government Land
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 479.20 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 156.20 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	61.53 (for ingress/egress) sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tai Mong Tsai And Tsam Chuk Wan Outline Zoning Plan No. S/SK - TMT/4
(e) Land use zone(s) involved 涉及的土地用途地帶	Green Belt, Road and Village Type Development
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☒ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified “current land owner(s)”[#]
已通知 名「現行土地擁有人」[#]。

Details of the “current land owner(s)” [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the “current land owner(s)” on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 □About 約
	Non-domestic part 非住用部分		sq.m 平方米 □About 約
	Total 總計		sq.m 平方米 □About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道
	<input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約
	<input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約
	<input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約
	(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)
(b) Intended use/development 有意進行的用途/發展	

(iii) For Type (iii) application 供第(iii)類申請

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置											
	<input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置											
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate											
	請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度											
	<table border="1"> <thead> <tr> <th data-bbox="512 1368 772 1435">Name/type of installation 裝置名稱/種類</th> <th data-bbox="799 1357 932 1447">Number of provision 數量</th> <th data-bbox="954 1346 1410 1458">Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)								
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)										
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)												

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至 %
- ☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

Proposed House with Vehicular Access, Filling and Excavation of Land

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

- | | | |
|---|---|---|
| Proposed gross floor area (GFA) 擬議總樓面面積 | 156.20 sq.m 平方米 | <input checked="" type="checkbox"/> About 約 |
| Proposed plot ratio 擬議地積比率 | 0.37 (permissible 0.4) .. | <input checked="" type="checkbox"/> About 約 |
| Proposed site coverage 擬議上蓋面積 | 21.72* (permissible 40) % | <input checked="" type="checkbox"/> About 約 |
| Proposed no. of blocks 擬議座數 | 1 | |
| Proposed no. of storeys of each block 每座建築物的擬議層數 | 3 storeys 層 | |
| | <input type="checkbox"/> include 包括 storeys of basements 層地庫 | |
| | <input type="checkbox"/> exclude 不包括 storeys of basements 層地庫 | |
| Proposed building height of each block 每座建築物的擬議高度 | 29.33 mPD 米(主水平基準上) | <input checked="" type="checkbox"/> About 約 |
| | 9 m 米 | <input checked="" type="checkbox"/> About 約 |

* RE: Calculation and Drawing A001 in Appendix 6

<input checked="" type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積 number of Units 單位數目 average unit size 單位平均面積 estimated number of residents 估計住客數目	156.20 sq. m 平方米 one house 156.20sq. m 平方米 4 persons	<input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> About 約
<input type="checkbox"/> Non-domestic part 非住用部分		
GFA 總樓面面積		
<input type="checkbox"/> eating place 食肆 sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> hotel 酒店 sq. m 平方米	<input type="checkbox"/> About 約
(please specify the number of rooms 請註明房間數目)		
<input type="checkbox"/> office 辦公室 sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> shop and services 商店及服務行業 sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施		
(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總 樓面面積)		
<input type="checkbox"/> other(s) 其他		
(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總 樓面面積)		
<input checked="" type="checkbox"/> Open space 休憩用地		
(please specify land area(s) 請註明地面面積)		
<input checked="" type="checkbox"/> private open space 私人休憩用地	... 299.86 ... sq. m 平方米	<input type="checkbox"/> Not less than 不少於
<input type="checkbox"/> public open space 公眾休憩用地 sq. m 平方米	<input type="checkbox"/> Not less than 不少於
(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)		
[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....	G/F	Carpark, Entrance, Storage
.....	1/F	Residential
.....	2/F	Residential
.....	Roof	Open Roof
.....
(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途		
Landscaped Areas, Pergola		
.....		

7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

By end 2023. About two years after land acquisition for ingress/egress has been granted by DLO of Sai Kung.

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>.....</p> <p><input checked="" type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p>												
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示</p> <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>2</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td>NA</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td>NA</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td>NA</td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td>NA</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>NA</td> </tr> </table> <p>NA</p>	Private Car Parking Spaces 私家車車位	2	Motorcycle Parking Spaces 電單車車位	NA	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	NA	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	NA	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	NA	Others (Please Specify) 其他 (請列明)	NA
Private Car Parking Spaces 私家車車位	2													
Motorcycle Parking Spaces 電單車車位	NA													
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	NA													
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	NA													
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	NA													
Others (Please Specify) 其他 (請列明)	NA													
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示</p> <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td>_____</td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td>_____</td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td>_____</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td>_____</td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td>_____</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>_____</td> </tr> </table> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>	Taxi Spaces 的士車位	_____	Coach Spaces 旅遊巴車位	_____	Light Goods Vehicle Spaces 輕型貨車車位	_____	Medium Goods Vehicle Spaces 中型貨車車位	_____	Heavy Goods Vehicle Spaces 重型貨車車位	_____	Others (Please Specify) 其他 (請列明)	_____
Taxi Spaces 的士車位	_____													
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Light Goods Vehicle Spaces 輕型貨車車位	_____													
Medium Goods Vehicle Spaces 中型貨車車位	_____													
Heavy Goods Vehicle Spaces 重型貨車車位	_____													
Others (Please Specify) 其他 (請列明)	_____													

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情
	No 否	<input checked="" type="checkbox"/>
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 239 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.9 m 米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 86.80* sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 0.9* m 米 <input checked="" type="checkbox"/> About 約 * RE: Drawing A105 in Appendix 6
	No 否	<input type="checkbox"/>
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> _____ _____	
Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可) Please refer to the Planning Statement: a. Visual Impact Assessment at Appendix 7 b. Tree and Landscape Proposal Report at Appendix 8 c. Traffic Impact Assessment Report at Appendix 9 d. Drainage and Sewerage Assessment Reports at Appendix 10 e. Air Quality and Traffic Noise Assessment Reports at Appendix 11		

10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

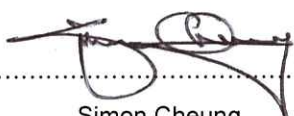
Please refer to the Planning Statement submitted under cover of this form No. S16-1.

11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



.....
Simon Cheung
.....
Name in Block Letters
姓名（請以正楷填寫）

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

.....
Managing Director
.....

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

- ☒ Member 會員 / ☐ Fellow of 資深會員
☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

Others 其他

on behalf of
代表

Fairmile Consultants Limited

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）



Date 日期

16 / 09 / 2020

..... (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
 - the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
 - facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

For Developments involving Columbarium Use, please also complete the following:

如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number. of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目;
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	DD 252, Lots 65, 96 & 98RP at Tai Mong Tsai, Sai Kung, N.T. and Adjoining Government Land 新界西貢大網仔地段DD 252, Lots 65, 96 & 98RP和毗連政府土地		
Site area 地盤面積	479.20 sq. m 平方米 <input type="checkbox"/> About 約 (includes Government land of 包括政府土地* 61.53 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	Approved Tai Mong Tsai And Tsam Chuk Wan Outline Zoning Plan No. S/SK - TMT/4 大網仔及斬竹灣分區計劃大綱核准圖編號 S/SK - TMT/4		
Zoning 地帶	Green Belt, Road, Village Type Development 綠化地帶，道路，鄉村式發展		
Applied use/ development 申請用途/發展	House with Vehicular Access, Filling and Excavation of Land 屋宇帶有車輛通道，填土和挖土		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	156.20 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.37 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	1	
	Non-domestic 非住用	NA	
	Composite 綜合用途	NA	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	9	m 米 <input type="checkbox"/> (Not more than 不多於)
		29.33	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		3	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input checked="" type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input checked="" type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	21.72 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	1		
(vi) Open space 休憩用地	Private 私人	299.86	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾		sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	2
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____	2
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

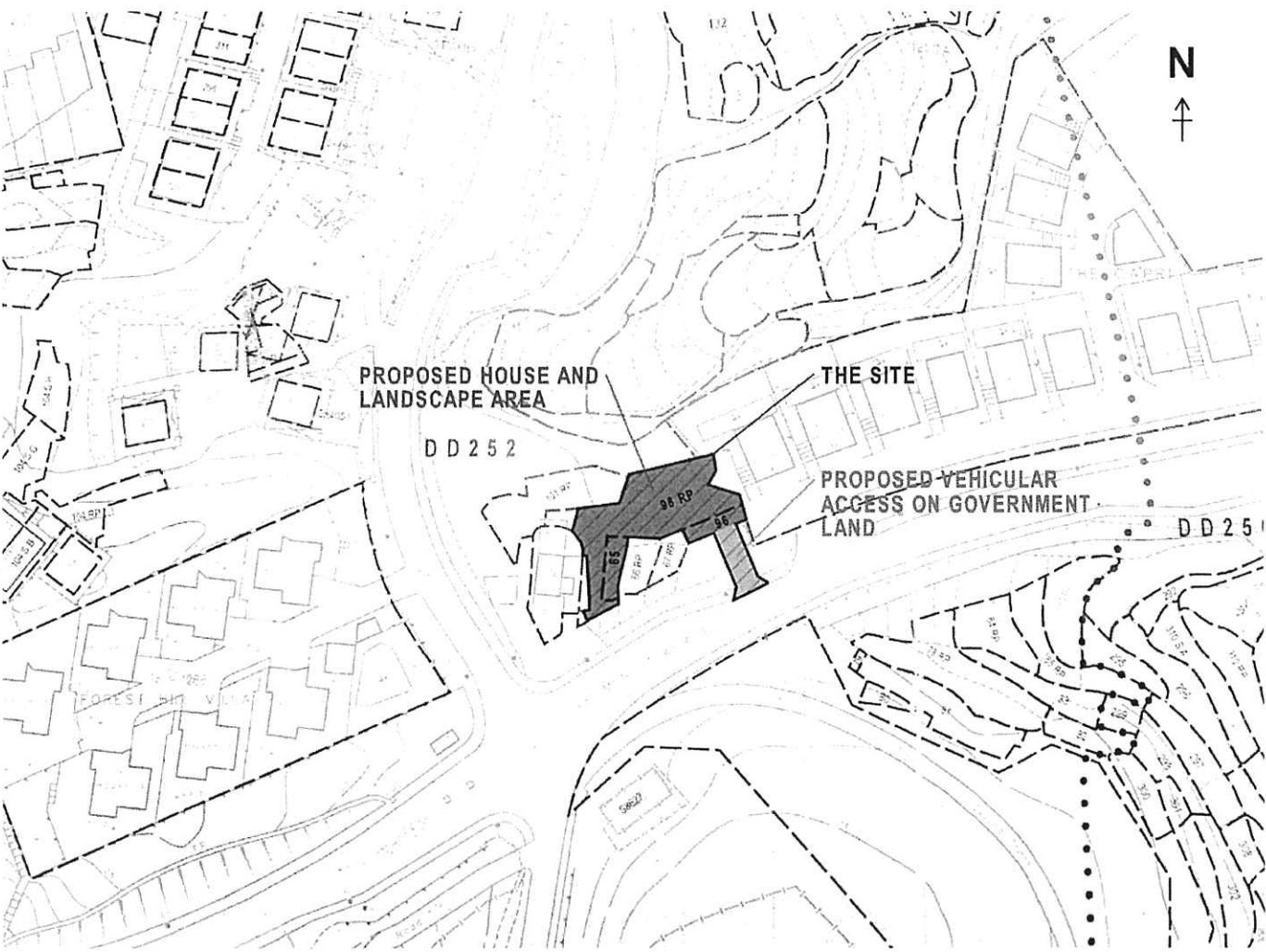
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

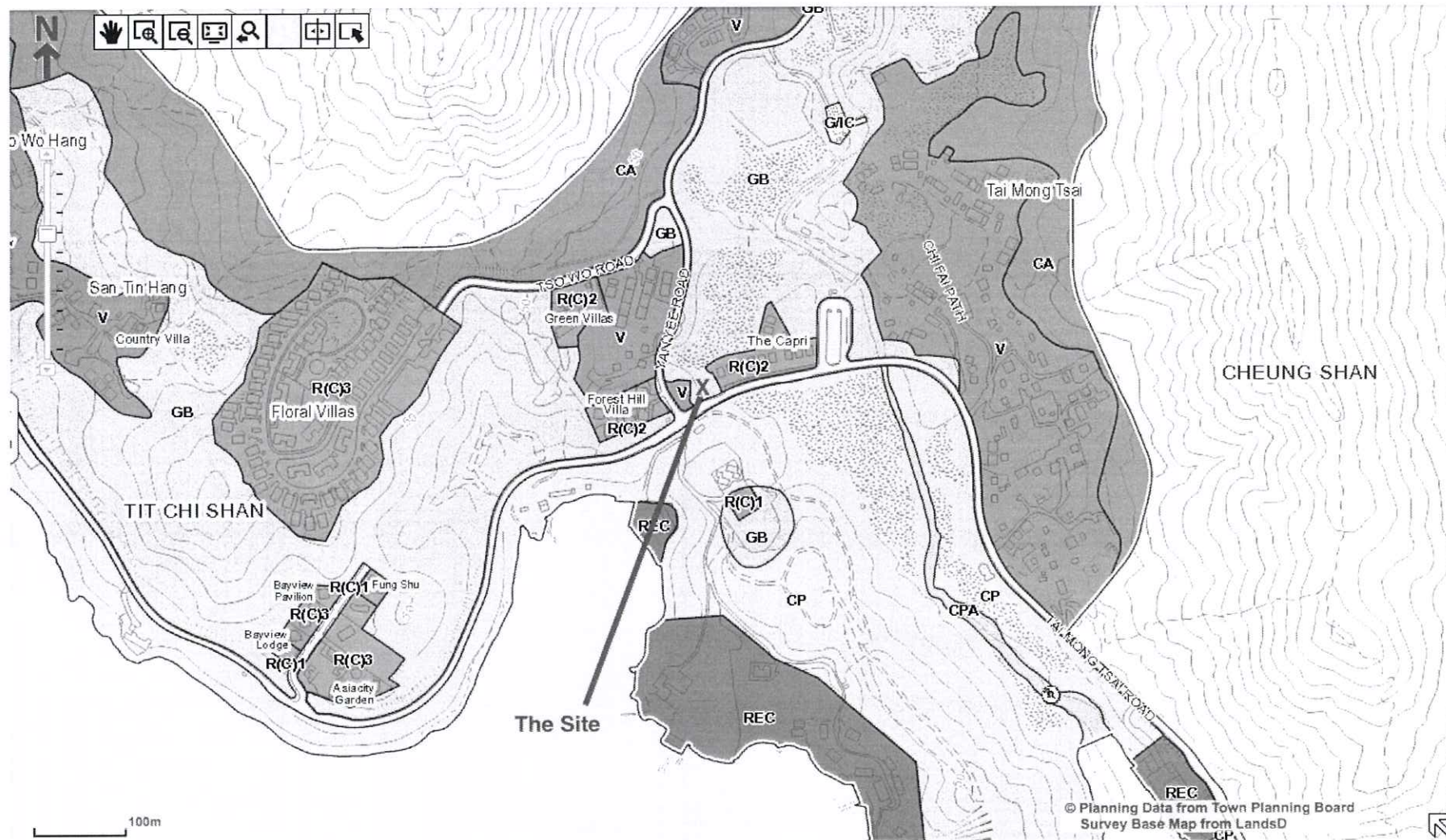
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

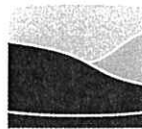
Site Plan



 THE SITE
(NOT TO SCALE)

Location Plan of the Proposed Development at
DD 252 Lots 65, 96 and 98RP and
Adjoining Government Land at Tai Mong Tsai, Sai Kung, N.T.





章地
Fairmile

Property Development Services
Town Planning Land Consultancy Project Management

Date: 20th October 2020

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

By Hand

Dear Sir/Madam,

**Clarification Letter of
Application for Permission under S16 of the Town Planning Ordinance for a
Proposed Single Family House Residential Development
With Vehicular Access, Filling and Excavation of Land
In Green Belt, Road and Village Type Development Zones**

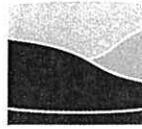
**DD 252 Lots 65, 96, 98RP and Adjoining Government Land
Tai Mong Tsai, Sai Kung
Approved Tai Mong Tsai and Tsam Chuk Wan Outline Zoning Plan
No. S/SK-TMT/4**

We, Fairmile Consultants Limited, would like to submit clarifications for the captioned application to seek approval from the Town Planning Board. We, hereby, would like to clarify that the latest title of the application, proposed use and address shown above are applicable to all materials along with this Section 16 Planning Application.

Clarifications involved in this matter include:

- a) Titles, Headings and Drawings of All Appendices
- b) New Site Boundary Drawing of Block Plan and Master Layout Plan in Appendix 6
- c) Additional Excavation Plan in Appendix 6

2020年 10月 28日
此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。
28 OCT 2020
This document is received on
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.



章地
Fairmile

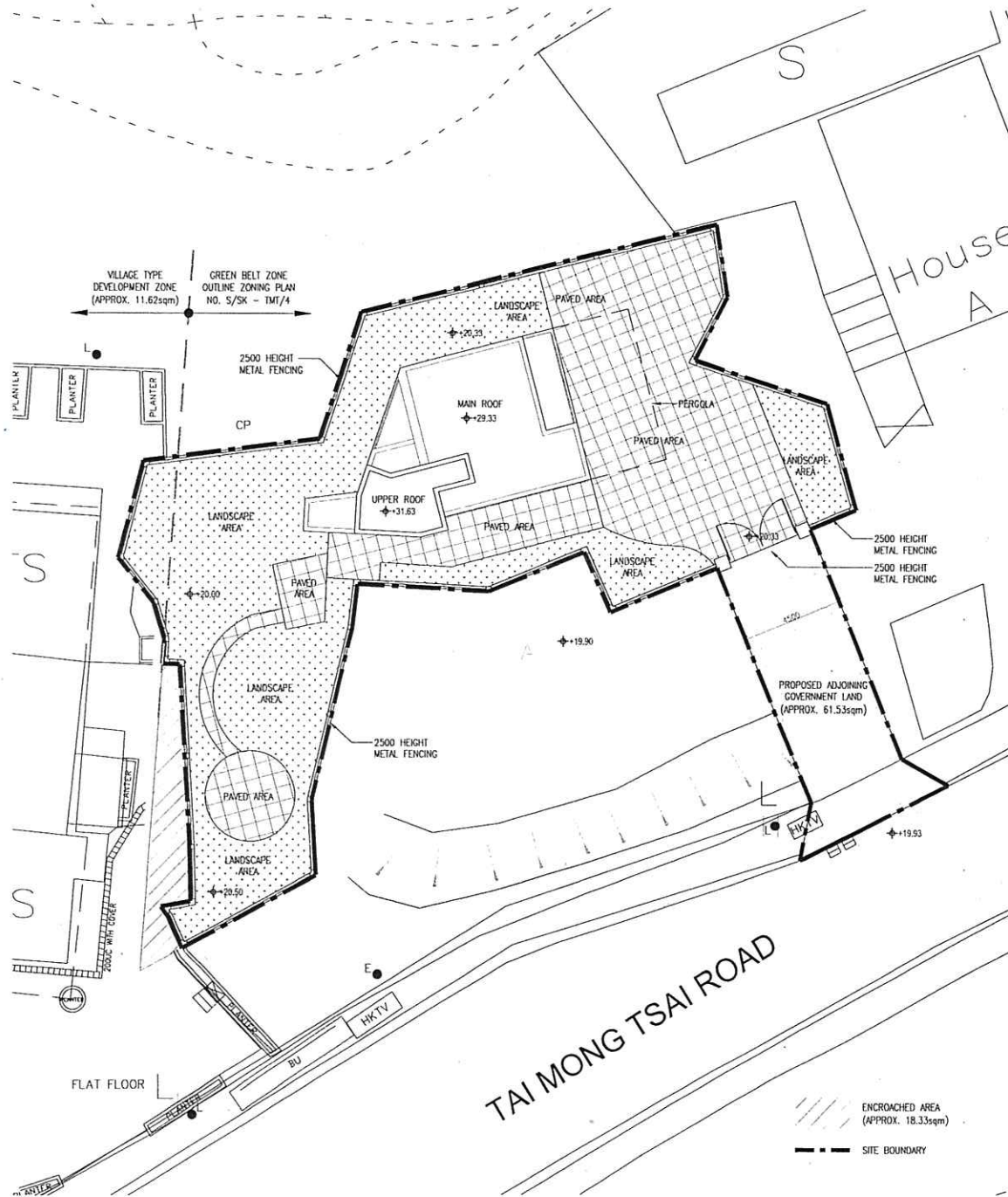
Property Development Services
Town Planning Land Consultancy Project Management

If you have any question regarding this application or clarification letter please feel free to contact Mr. Simon Cheung (sc@fairmile.com.hk) or Mr. Ken Ho (kh@fairmiel.com.hk) at 3575 6006.

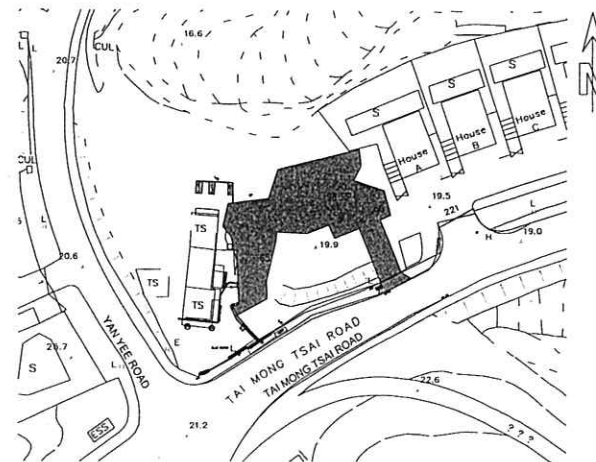
Yours faithfully,

A handwritten signature in black ink, consisting of the letters 'PP' followed by a stylized, flowing line.

Simon Cheung
Managing Director
For and on behalf of
Fairmile Consultants Limited



MASTER LAYOUT PLAN
1:200



BLOCK PLAN
1:1000

PROPOSED PLOT RATIO & SITE COVERAGE CALCULATION
(UNDER TOWN PLANNING ORDINANCE)

SITE AREA *	= 479.20sqm *
PROPOSED CLASS OF SITE	= A (PROPOSED)
PROPOSED BUILDING HEIGHT	= UNDER 9M MAX. (PROPOSED)
PROPOSED PERMISSIBLE PLOT RATIO FOR DOMESTIC	= 0.4 (PROPOSED)
PROPOSED PERMISSIBLE SITE COVERAGE FOR DOMESTIC	= 40% (PROPOSED)

GFA DIAGRAM

FLOOR	GFA
G/F	21.71m ***
1/F	64.00sqm
2/F	58.33sqm
R/F	12.16sqm
TOTAL	156.20sqm

SITE COVERAGE DIAGRAM

COVERED AREA = 90.73sqm (PERGOLA INCLUDED)
SITE COVERAGE = (90.73sqm/417.67sqm **) X 100%
= 21.72% < 40%

PLOT RATIO = 156.20sqm/417.67sqm **
= 0.37 < 0.4

PROPOSED PLOT RATIO & SITE COVERAGE CALCULATION
(UNDER BUILDING (PLANNING) REGULATIONS)

SITE AREA *	= 479.20sqm *
PROPOSED CLASS OF SITE	= A (PROPOSED)
PROPOSED BUILDING HEIGHT	= UNDER 9M MAX. (PROPOSED)
PERMISSIBLE PLOT RATIO FOR DOMESTIC	= 3.3 (UNDER BUILDING (PLANNING) REGULATIONS)
PERMISSIBLE SITE COVERAGE FOR DOMESTIC	= 66.6% (UNDER BUILDING (PLANNING) REGULATIONS)

GFA DIAGRAM

FLOOR	GFA
G/F	21.71m ***
1/F	64.00sqm
2/F	58.33sqm
R/F	12.16sqm
TOTAL	156.20sqm

SITE COVERAGE DIAGRAM

COVERED AREA = 90.73sqm (PERGOLA INCLUDED)
SITE COVERAGE = (90.73sqm/417.67sqm **) X 100%
= 21.72% < 66.6%

PLOT RATIO = 156.20sqm/417.67sqm **
= 0.37 < 3.3

* THE TOTAL SITE AREA IS APPROXIMATELY 497.53sqm (INCLUDING DD252 LOTS 65, 96, AND 98RP & THE PROPOSED ADJOINING GOVERNMENT LAND). HOWEVER, IT WAS FOUND OUT THAT APPROXIMATELY 18.33sqm HAS BEEN ENCRONCHED UPON BY THE OWNER OF THE ADJACENT LOT. FOR THE PURPOSE OF THE APPLICATION OF S16 TO THE TOWN PLANNING BOARD, 479.20sqm WILL BE TAKEN AS THE SITE AREA.

** FOR THE PURPOSE OF PLOT RATIO AND SITE COVERAGE CALCULATION, BOTH THE PROPOSED ADJOINING GOVERNMENT LAND AND ENCRONCHED AREA WOULD NOT BE COUNTED FOR THE SITE AREA IN THIS SUBMISSION. THUS, 417.67sqm WILL BE TAKEN AS THE SITE AREA FOR CALCULATING OF PLOT RATIO AND SITE COVERAGE PERCENTAGE.

*** FOR THIS DEVELOPMENT, THE ABOVE GROUND PRIVATE CAR PARKS WILL NOT BE INCLUDED IN THE GFA CALCULATION BECAUSE IN ACCORDANCE WITH APPENDIX-C OF PRACTICE NOTE FOR AUTHORIZED PERSONS ("PNAP") APP-2, THE ABOVE GROUND CAR PARKS OF ANY PROPOSED RESIDENTIAL DEVELOPMENT WITH PLOT RATIO LESS THAN 1 AND NOT MORE THAN 6 STOREYS IN A LOW DENSITY SITE CAN BE EXCLUDED FROM THE GROSS FLOOR AREAS CALCULATIONS. THE SMD PROPOSED DEVELOPMENT WILL ALSO NOT POSE ANY ADVERSE ENVIRONMENT OR VISUAL IMPACT TO ITS SURROUNDING AREAS (PLEASE REFER TO THE RELEVANT CONSULTANCY ASSESSMENTS ATTACHED).

B.D. REF. NO. -
F.S.D. REF. NO. -

REV.	DATE	AMENDMENT	PURPOSE
A	AUG 2020	GENERAL REVISION	TO TPN

NOTE

DO NOT SCALE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED. READ THIS DRAWING IN CONNECTION WITH GENERAL ARCHITECTURAL PLANS, STRUCTURAL PLANS, AND OTHER RELATED DRAWINGS. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY FOUND THEREIN. COPYRIGHT OF THIS DRAWING RESERVED BY ARCHITECT.

ARCHITECT

AAJP CONSULTANTS LTD.

Room 603, 6/F, Tower 1, Admiralty Centre, No.18 Harcourt Road, Admiralty, HK.
Tel: 2558 8250 FAX: 2558 5119 EMAIL: aa@aa.jp.hk

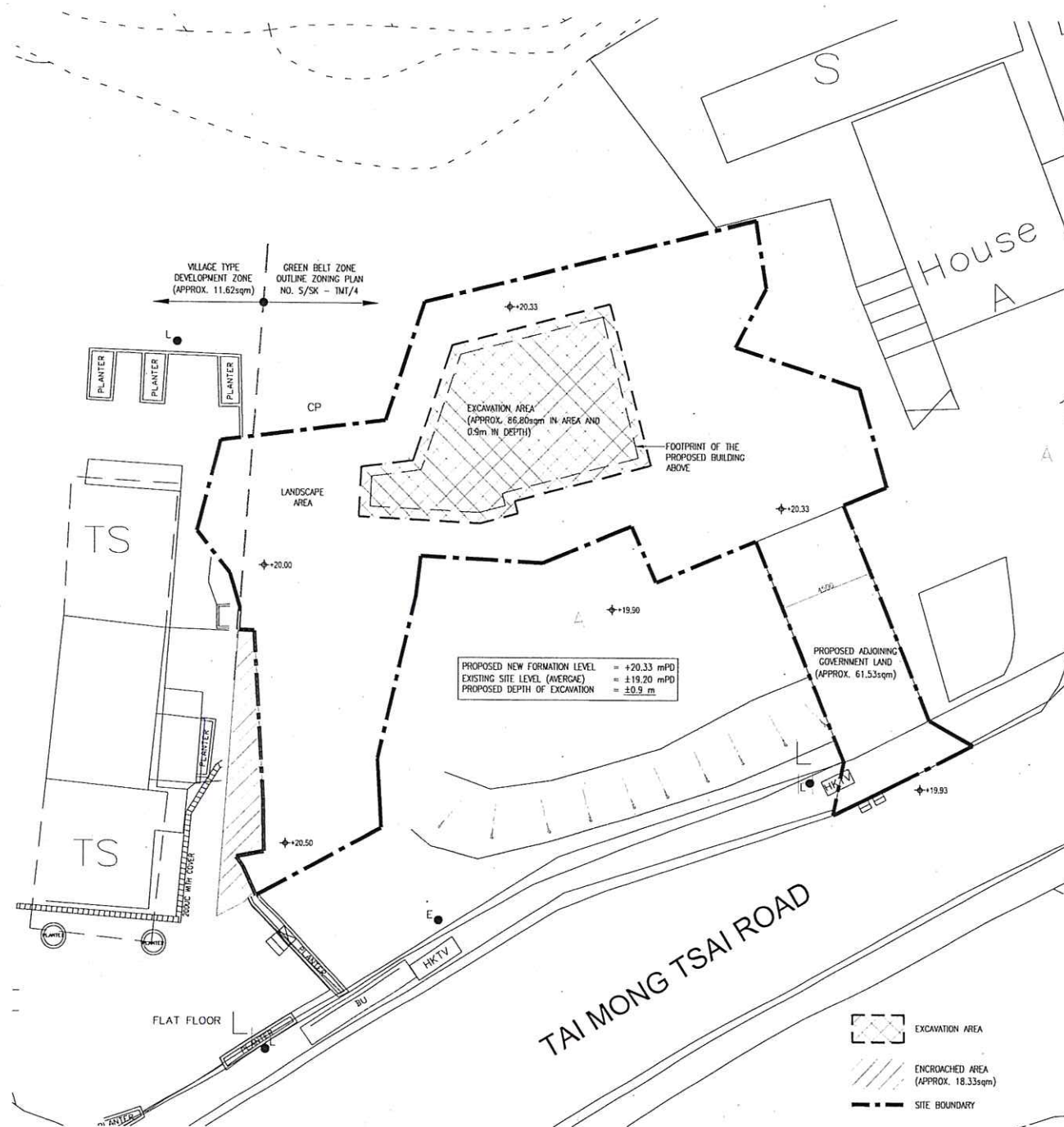
PROJECT

PROPOSED PRIVATE SINGLE HOUSE
RESIDENTIAL DEVELOPMENT WITH VEHICULAR
ACCESS AND FILLING OF LAND
IN GREEN BELT AND VILLAGE TYPE
DEVELOPMENT ZONES
AT DD 252 LOTS 65, 96 AND 98RP AND ADJOINING
GOVERNMENT LAND
AT TAI MONG TSAI, SAI KUNG, N.T.

DRAWING TITLE

**BLOCK PLAN &
MASTER LAYOUT PLAN**

SCALE	DATE	DRAWING NO.
VARIOUS	AUG 2020	A001
CHECKED BY	DESIGN	
AK	AAJP	JOB NO.
	DRAWN BY	AK13001



B.D. REF. NO. -
F.S.D. REF. NO. -

REV.	DATE	AMENDMENT	PURPOSE
1	AUG 2020		
2	SEPT 2020	GENERAL REVISION	TO TPB

NOTE

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ARCHITECT

AAJP CONSULTANTS LTD.

Room 603, 6/F, Tower 1, Admiralty Centre, No. 18 Harcourt Road, Admiralty, HK
TEL: 2854 0750 FAX: 2858 5170 EMAIL: aaajp@aaajp.hk

PROJECT

PROPOSED PRIVATE SINGLE HOUSE
RESIDENTIAL DEVELOPMENT WITH VEHICULAR ACCESS AND PILING OF LAND IN GREEN BELT AND VILLAGE TYPE DEVELOPMENT ZONES
AT DD 252 LOTS 65, 96 AND 98RP AND ADJOINING GOVERNMENT LAND
AT TAI MONG TSAI, SAI KUNG, N.T.

DRAWING TITLE

EXCAVATION PLAN

SCALE	DATE	DRAWING NO.
1:200	AUG 2020	A015
CHECKED BY	DESIGN	JOB NO.
AK	AAJP	AK13001
	DRAWN BY	
	AAJP	

EXCAVATION PLAN
1:200

**Town Planning Application Under Section 16 of
The Town Planning Ordinance**

for a

**Proposed Private Single House Residential Development with
Vehicular Access, Filling and Excavation of Land
In Green Belt, Road and Village Type Development Zones**

at

**DD 252 Lots 65, 96 and 98RP and
Adjoining Government Land at
Tai Mong Tsai, Sai Kung, N.T.**

under the

**Approved Tai Mong Tsai and Tsam Chuk Wan
Outline Zoning Plan No. S/SK-TMT/4**

by

Fairmile Consultants Limited

AP / Architect
AAJP Consultants Limited

Environmental Consultant
Allied Environmental Consultants Limited

Landscape Consultant
Landes Landscape Limited

Project Manager
Anna Kwong Architects & Associates

Traffic Consultant
CTA Consultants Limited

September 2020



章地

Fairmile

Property Development Services
Town Planning, Land Consultancy, Project Management

RECEIVED

2021 FEB 18 P 1:19

TOWN PLANNING BOARD

18th February 2021

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

Your Ref: TPB/A/SK-TMT/69

By Hand

Dear Sir or Madam,

**Further Information of Application (No. A/SK-TMT/69) for
Permission under S16 of the Town Planning Ordinance for a
Proposed Single Family House Residential Development
With Vehicular Access, Filling and Excavation of Land
In Green Belt, Road and Village Type Development Zones**

**DD 252 Lots 65, 96, 98RP and Adjoining Government Land
Tai Mong Tsai, Sai Kung
Approved Tai Mong Tsai and Tsam Chuk Wan Outline Zoning Plan
No. S/SK-TMT/4**

We, Fairmile Consultants Limited, would like to submit the Further Information to seek approval from the Town Planning Board under this Section 16 Planning Application.

The materials (70 copies, 35 hard copies and 35 soft copies (CD)) including:

- a) Further Justification Statement
- b) Introduction Hobby Farming in the Proposed House
- c) Response to Departmental Comments
- d) Response to Public Comments
- e) Revised Appendix 6 – Conceptual Plans of the House Development
- f) Revised Appendix 7 – Visual Impact Assessment
- g) Revised Appendix 8 – Tree and Landscape Proposal Report
- h) Revised Appendix 10 – Drainage and Sewerage Assessment Reports
- i) Revised Appendix 11 – Air Quality and Traffic Noise Assessment Reports



章地
Fairmile

Property Development Services
Town Planning Land Consultancy Project Management

If you have any question regarding this application or clarification letter, please feel free to contact Mr. Simon Cheung (sc@fairmile.com.hk) or Mr. Ken Ho (kh@fairmiel.com.hk) at 3575 6006.

Yours faithfully,

Simon Cheung
Managing Director
For and on behalf of
Fairmile Consultants Limited

**Further Information for
Planning Application A/SK-TMT/69**

Further Justification Statement

Introduction of Hobby Farming in the Proposed House

Response to Departmental Comments

Response to Public Comments

**Revised Appendix 6 – Conceptual Plans of the House
Development**

Revised Appendix 7 – Visual Impact Assessment

Revised Appendix 8 – Tree and Landscape Proposal Report

**Revised Appendix 10 – Drainage and Sewerage Assessment
Reports**

**Revised Appendix 11 – Air Quality and Traffic Noise
Assessments Reports**

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&pul



Fw: A/SK-TMT/69 - Revised Excavation Plans for Appendix 6

18/03/2021 09:43

From: "Ken Ho" <kh@fairmile.com.hk>
To: "tpbpd" <tpbpd@pland.gov.hk>
Cc: "skisdpo" <skisdpo@pland.gov.hk>, "vlkma" <vlkma@pland.gov.hk>
Date: 26/02/2021 16:41
Subject: A/SK-TMT/69 - Revised Excavation Plans for Appendix 6

To Town Planning Board,

Refer to the Planning Application No. A/SK-TMT/69, please find the attached Excavation Plans A015a & b which will replace the A015 in Appendix 6, many thanks.

Best regards,

Ken Ho

Project Officer



Fairmile Consultants Limited Appendix 6 - A105 a&b.pdf

B.D. REF. NO. --
F.S.D. REF. NO. --

REV.	DATE	AMENDMENT	PURPOSE
-	AUG 2020		
A	SEPT 2020	GENERAL REVISION	TO TPB
B	FEB 2021	GENERAL REVISION	TO TPB

NOTE

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ARCHITECT

AAJP CONSULTANTS LTD.

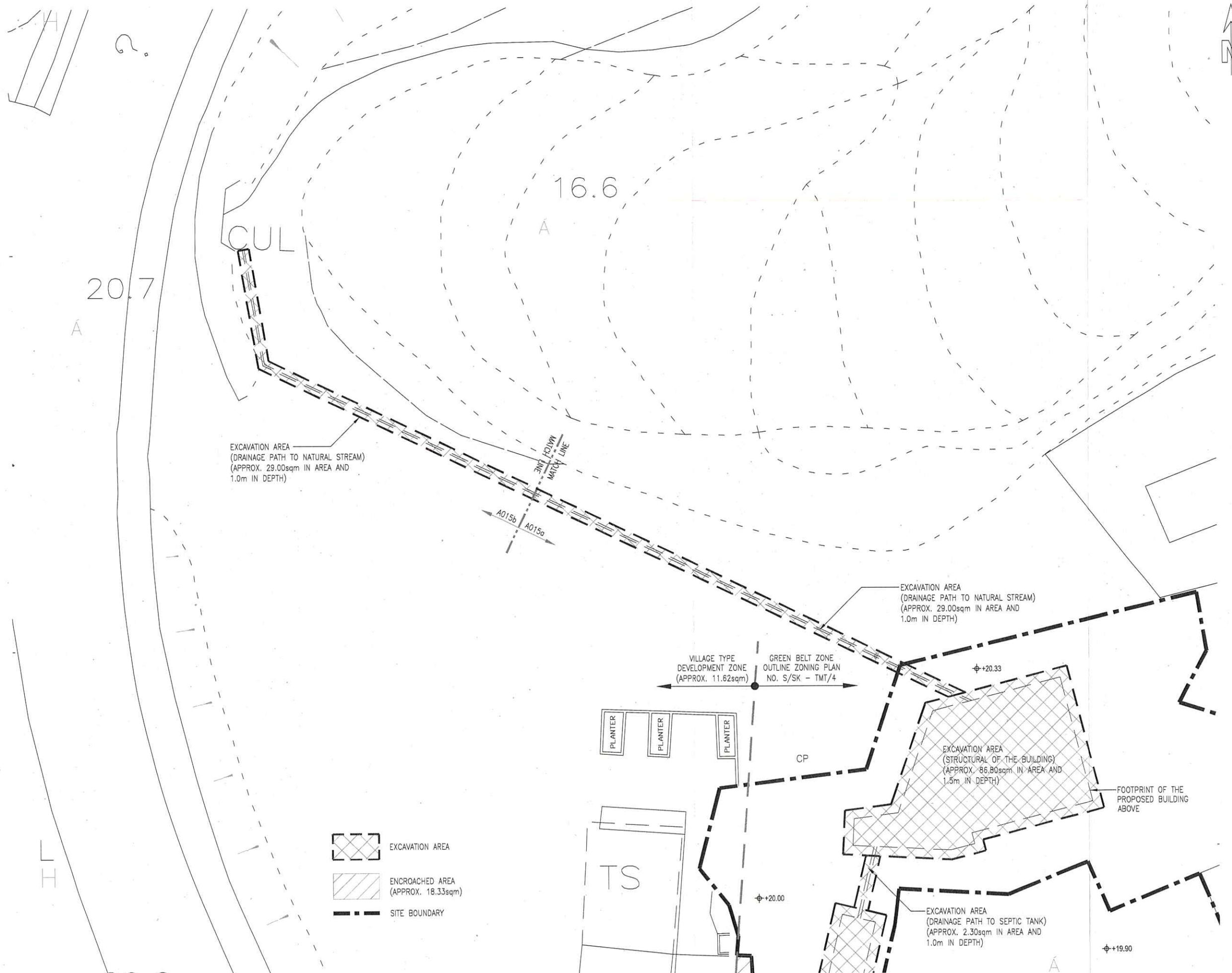
Room 603, 6/F, Tower 1, Admiralty Centre, No.18 Harcourt Road, Admiralty, HK
TEL 2858 9250 FAX 2858 5119 EMAIL arch@ajaa.hk

PROJECT

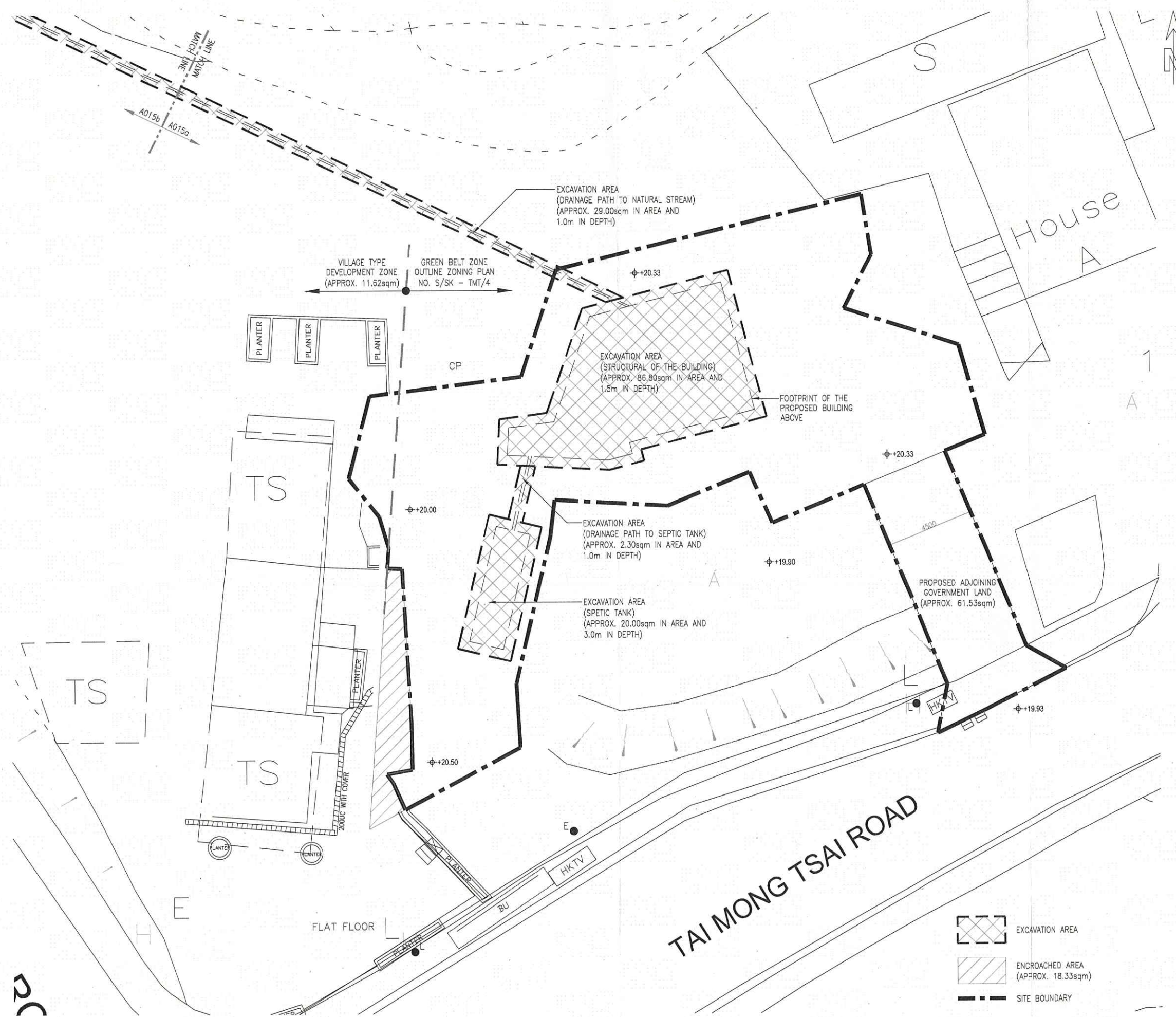
PROPOSED PRIVATE SINGLE HOUSE
RESIDENTIAL DEVELOPMENT WITH VEHICULAR
ACCESS AND FILLING OF LAND
IN GREEN BELT AND VILLAGE TYPE
DEVELOPMENT ZONES
AT DD 252 LOTS 65, 96 AND 98RP AND ADJOINING
GOVERNMENT LAND
AT TAI MONG TSAI, SAI KUNG, N.T.

DRAWING TITLE
EXCAVATION PLAN

SCALE 1:200	DATE FEB 2021	DRAWING NO. A015b
CHECKED BY AK	DESIGN AAJP	JOB NO. AK13001
	DRAWN BY AAJP	



EXCAVATION PLAN
1:200



B.D. REF. NO. --			
F.S.D. REF. NO. --			
REV.	DATE	AMENDMENT	PURPOSE
-	AUG 2020		
A	SEPT 2020	GENERAL REVISION	TO TPB
B	FEB 2021	GENERAL REVISION	TO TPB

NOTE			
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ARCHITECT			
AAJP CONSULTANTS LTD.			
Room 603, 6/F, Tower 1, Admiralty Centre, No.18 Harcourt Road, Admiralty, HK TEL 2858 8250 FAX 2858 5119 EMAIL arch@ajka.hk			

PROJECT			
PROPOSED PRIVATE SINGLE HOUSE RESIDENTIAL DEVELOPMENT WITH VEHICULAR ACCESS AND FILLING OF LAND IN GREEN BELT AND VILLAGE TYPE DEVELOPMENT ZONES AT DD 252 LOTS 65, 96 AND 98RP AND ADJOINING GOVERNMENT LAND AT TAI MONG TSAI, SAI KUNG, N.T.			

DRAWING TITLE			
EXCAVATION PLAN			

SCALE	DATE	DRAWING NO.
1:200	FEB 2021	A015a
CHECKED BY	DESIGN	JOB NO.
AK	AAJP	AK13001
	DRAWN BY	
	AAJP	

EXCAVATION PLAN
1:200



TPB/A/SK-TMT/69 - Response to TD's Comment of Further Information
Submitted 22/03/2021 11:26
From: "Ken Ho" <kh@fairmile.com.hk>
To: "tpbpd" <tpbpd@pland.gov.hk>
Cc: "Ms Ma PlanD TP (TMT)" <vlkma@pland.gov.hk>

1 Attachment



RC-01a - PROPOSED VEHICULAR ACCESS .pdf

To Town Planning Board,

Reference No.: TPB/A/SK-TMT/69

This email is to response to the comment of Transport Department (TD) on the Further Information submitted to Town Planning Board.

Refer to the TD's comment of the further information on the Figure RC01a (see attachment), stated that:

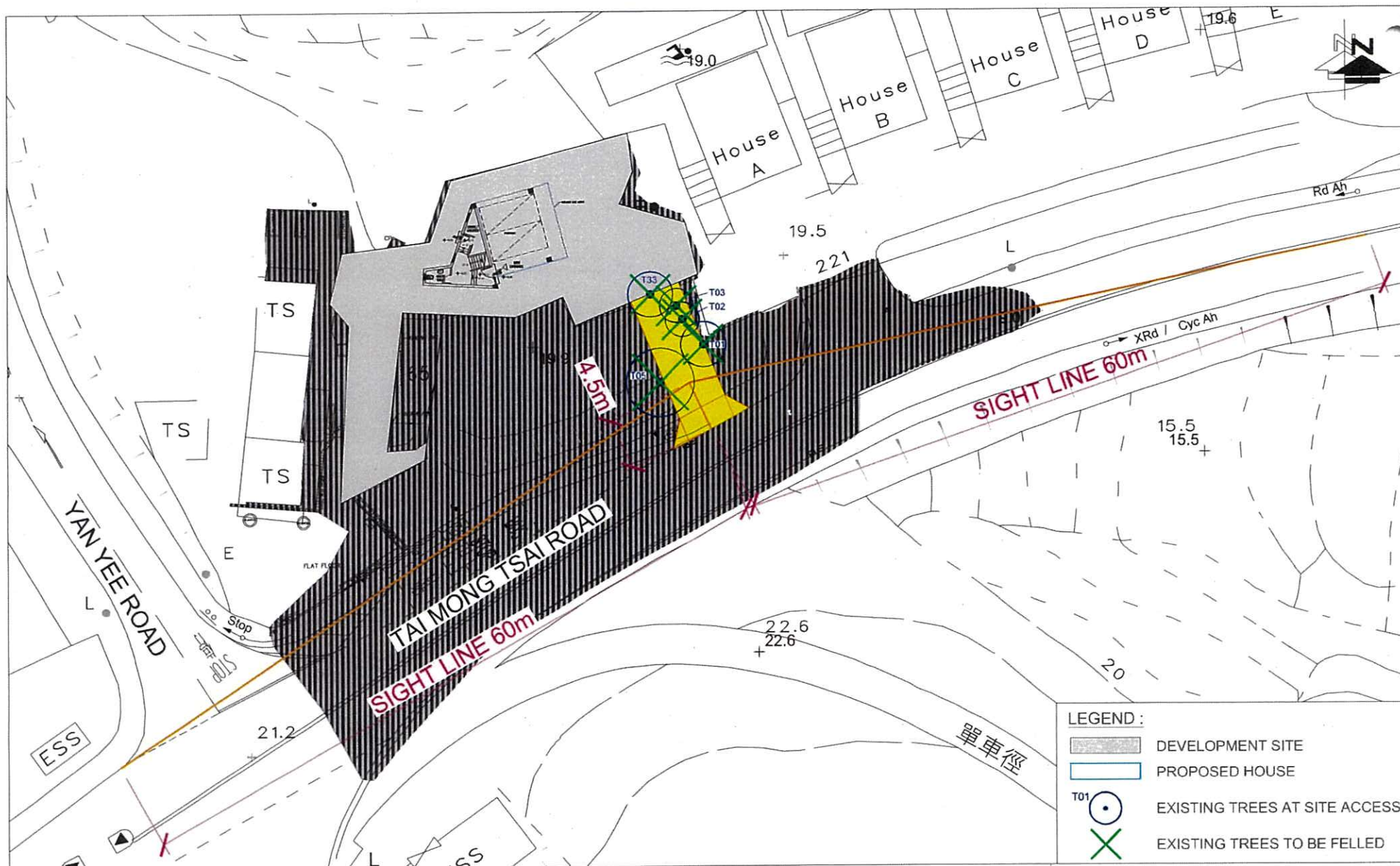
"...to advise whether and how the applicant would ensure the condition of the area without overgrown vegetation such that a clear sightline could be maintained as the concerned vegetation area falls outside the application site and partially falls in other private lots."

Please find our response as follow:

"Affected trees within the proposed vehicular access are proposed to be removed in this submission and there is no trees growing within the sightline extent. For the overgrown vegetation at Government Lands, relevant maintenance department in accordance with DEVB TCW No. 6/2015 will be liaised to carry out routine arboricultural maintenance of the overgrown vegetation. Similarly, management office of the adjacent private lots will be communicated to carry out proper pruning on the overgrown vegetation."

Best regards,
Ken Ho

Project Officer
Fairmile Consultants Limited



LEGEND :

- DEVELOPMENT SITE
- PROPOSED HOUSE
- EXISTING TREES AT SITE ACCESS
- X EXISTING TREES TO BE FELLED

FIGURE NO.:

RC-01a

PROJECT TITLE:

Proposed Development at Lot Nos. 65, 95 & 98RP in DD252, Tai Mong Tsai, Sai Kung

PROJECT NO.:

18076HK

DRAWING TITLE:

PROPOSED VEHICULAR ACCESS ARRANGEMENT
WITH SIGHT LINE (4.5m)

SCALE:

1 : 450 @A4

DATE:

08 JAN 2021



CTA Consultants Limited
志達顧問有限公司



A/SK-TMT/69 - Response to Comments and Revised Appendices 08/04/2021 15:50

From: "Ken Ho" <kh@fairmile.com.hk>

To: "tpbpd" <tpbpd@pland.gov.hk>

Cc: "Ms Ma PlanD TP (TMT)" <vlkma@pland.gov.hk>, "Anna Kwong"

<[REDACTED]>, "Anna Kwong" <[REDACTED]>, "arch TMT"

<[REDACTED]>, "Horace Mak (CTA TMT)" <[REDACTED]>,

"Leo Li TMT" <[REDACTED]>, "Joanne Ng AEC TMT" <[REDACTED]>, "tedlam

TMT" <[REDACTED]>, "Simon Cheung" <[REDACTED]>

1 Attachment



A:SK-TMT:69 RtC and Revised Appendices.zip

To Town Planning Board,
(Attn: Ms Vicky Ma)

Ref.: TPB/A/SK-TMT/69

Please find the attached RtC for Departmental Comments and Revised Appendices for your further process, many thanks.

Best regards,
Ken Ho

Project Officer
Fairmile Consultants Limited

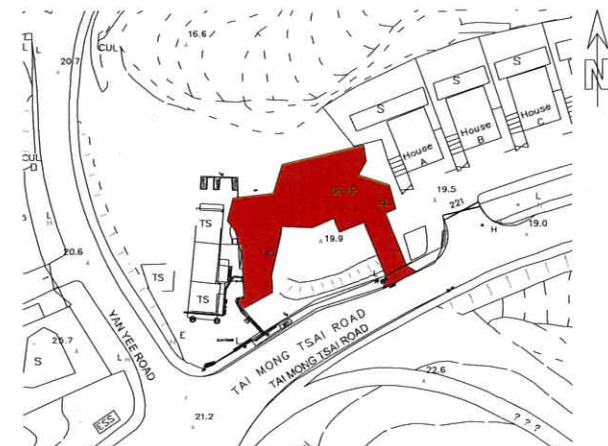
Departmental Comments on the Further Information Submitted	Response to Departmental Comments
<p>Transport Department (TD)</p> <p>Date: 17 March 2021</p> <p>Based on the Figure RC-01a, to advise whether and how the applicant would ensure the condition of the area without overgrown vegetation such that a clear sightline could be maintained as the concerned vegetation area falls outside the application site and partially falls in other private lots.</p>	<p>Affected trees within the proposed vehicular access are proposed to be removed in this submission and there is no trees growing within the sightline extent. For the overgrown vegetation at Government Lands, relevant maintenance department in accordance with DEVB TCW No. 6/2015 will be liaised to carry out routine arboricultural maintenance of the overgrown vegetation. Similarly, management office of the adjacent private lots will be communicated to carry out proper pruning on the overgrown vegetation</p>
<p>Planning Department (PlanD) Urban Design and Landscape Section (UD&L)</p> <p>Date: 22 March 2021</p> <p>(a)</p> <p>according to the revised tree survey provided by the Applicant, T35 <i>Dalbergia odorifera</i> (降香黄檀), which is proposed to be felled, is a protected tree species under Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586). The Applicant shall retain the tree in-situ or transplant the tree as far as practicable; and</p>	<p>To clarify, tree no. T35 has been further verified by site inspection and it should be <i>Syzygium hancei</i> which is not protected tree species. Please refer to the revised Tree Assessment Schedule for reference.</p>

<p>(b)</p> <p>referring to para. 4.13 and the tree assessment schedule, 5 nos. of trees within the Site are proposed to be retained. However, only 2 nos. of retained trees within the Site are noted from tree survey plan and landscape master plan. Please clarify.</p>	<p>It is confirmed that only 2 retained trees within the Site are proposed. Please note the following proposed treatment to existing trees within Site:</p> <p>No. of trees to be Retained within Site: 2 nos. No. of trees to be Transplanted within Site: 1 nos. No. of trees to be felled Within Site: 25 nos. No. of Compensatory Trees: 25 nos.</p> <p>Please refer to the revised para. 4.13, tree assessment schedule, Landscape Master Plan and Planting Plan for reference.</p>
<p>Agriculture, Fisheries and Conservation Department (AFCD)</p> <p>Date: 22 March 2021</p> <p>Please review the tree no. T35 which is identified in the present submission as "Dalbergia odorifera", and provide more photos of the tree to facilitate identification. It should be noted that this species is not native to Hong Kong and is listed as critically endangered in the "Threatened Species List of China's Higher Plant".</p>	<p>To clarify, tree no. T35 has been further verified by site inspection and it should be <i>Syzygium hancei</i> which is not protected tree species. Please refer to the revised Tree Assessment Schedule for reference.</p>
<p>Drainage Services Department (DSG)</p> <p>Date: 22 March 2021</p> <p><u>For Sewerage Impact Assessment (SIA)</u></p> <p>Please clarify on the size of sewage holding tank with the provision of 25% sludge allowed before desludging. With 25% volume reserved for sludge, the proposed size of 16.65m³ can only hold 12.5m³ of sewage, which is less than the peak flow of the proposed development.</p>	<p>It is noted that a sewage holding tank is proposed for the proposed development. The sewage holding tank is to hold the peak sewage discharge generated from the proposed development. The peak discharge from the proposed development is calculated as follows:</p>

	<p>Peak Discharge = Average Dry Weather Flow x Dry Weather Flow Factor</p> <p>The Average Dry Weather Flow for the Proposed Development is 2.22m³/day (Recommended Design Flow Rates for 0.37m³/person/day for Domestic Private R3 for population of 6), and the Dry Weather Flow Factor for the Proposed Development is 6 (for development of population under 1000), therefore:</p> $2.22\text{m}^3/\text{day} \times 6 = 13.32\text{m}^3/\text{day}$ <p>The peak discharge for the proposed development is calculated to be 13.32m³/day. With reference to EPD's Guidance Notes, sludge at the depth of 30cm, or 1/4 of the sewage holding tank volume is permitted before desludging is required. In view of this, an extra 25% of septic tank capacity is added for contingency. The proposed minimum capacity of the sewage holding tank is calculated as follows:</p> <p>Capacity of sewage holding tank = peak discharge of proposed development x 1.25.</p> <p>Thus:</p> $13.32\text{m}^3/\text{day} \times 1.25 = 16.65\text{m}^3/\text{day}$ <p>It is therefore the minimum capacity of the sewage holding tank for the proposed development, with 25% of additional capacity, shall be able to hold 16.65m³ of sewage per day.</p> <p>Section 7.1.1 is revised accordingly for clarification. Table 7-1 and Table 7-2 is included accordingly to demonstrate the abovementioned calculations.</p>
--	---



MASTER LAYOUT PLAN
1:200



BLOCK PLAN
1:1000

SITE AREA *	= 479.20sqm *
PROPOSED CLASS OF SITE	= A (PROPOSED)
PROPOSED BUILDING HEIGHT	= UNDER 9M MAX. (PROPOSED)
PROPOSED PERMISSIBLE PLOT RATIO FOR DOMESTIC	= 0.4 (PROPOSED)
PROPOSED PERMISSIBLE SITE COVERAGE FOR DOMESTIC	= 40% (PROPOSED)

FLOOR	GFA
G/F	21.71m ***
1/F	64.00sqm
2/F	58.33sqm
R/F	12.16sqm
	TOTAL:156.20sqm

COVERED AREA = 90.73sqm (PERGOLA INCLUDED)
SITE COVERAGE = $(90.73\text{sqm}/417.67\text{sqm}^{**}) \times 100\%$
= 21.72% < 40%

PLOT RATIO = 156.20sqm/417.67sqm **
/ = 0.37 < 0.4

SITE AREA *	=	479.20sqm *
PROPOSED CLASS OF SITE	=	A (PROPOSED)
PROPOSED BUILDING HEIGHT	=	UNDER 9M MAX. (PROPOSED)
PERMISSIBLE PLOT RATIO FOR DOMESTIC	=	3.3 (UNDER BUILDING (PLANNING) REGULATIONS)
PERMISSIBLE SITE COVERAGE FOR DOMESTIC	=	66.6% (UNDER BUILDING (PLANNING) REGULATIONS)

FLOOR	GFA
G/F	21.71m ***
1/F	64.00sqm
2/F	58.33sqm
R/F	12.16sqm
TOTAL: 156.20sqm	

SITE COVERAGE DIAGRAM
COVERED AREA = 90.73sqm (PERGOLA INCLUDED)
SITE COVERAGE = (90.73sqm/417.67sqm **) X 100%
= 21.72% < 66.6%

PLOT RATIO = 156.20sqm/417.67sqm **
= 0.37 < 3.3

** FOR THE PURPOSE OF PLOT RATIO AND SITE COVERAGE CALCULATION, BOTH THE PROPOSED ADJOINING GOVERNMENT LAND AND ENCROACHED AREA WOULD NOT BE COUNTED FOR THE SITE AREA IN THIS SUBMISSION. THUS, 417.67sqm WILL BE TAKEN AS THE SITE AREA FOR CALCULATING OF PLOT RATIO AND SITE COVERAGE PERCENTAGE.

*** FOR THIS DEVELOPMENT, THE ABOVE GROUND PRIVATE CAR PARKS WILL NOT BE INCLUDED IN THE GFA CALCULATION BECAUSE IN ACCORDANCE WITH APPENDIX-C OF PRACTICE NOTE FOR AUTHORIZED PERSONS ("PNAP") APP-2, THE ABOVE GROUND CAR PARKS OF ANY PROPOSED RESIDENTIAL DEVELOPMENT WITH PLOT RATIO LESS THAN 1 AND NOT MORE THAN 6 STOREYS IN A LOW DENSITY SITE CAN BE EXCLUDED FROM THE GROSS FLOOR AREAS CALCULATIONS. THE SAID PROPOSED DEVELOPMENT WILL ALSO NOT POSE ANY ADVERSE ENVIRONMENT OR VISUAL IMPACT TO ITS SURROUNDING AREAS (PLEASE REFER TO THE RELEVANT CONSULTANCY ASSESSMENTS ATTACHED).

REV.	DATE	AMENDMENT	PURPOSE
*	AUG 2020		
A	SEPT 2020	GENERAL REVISION	TO TPB
B	FEB 2021	GENERAL REVISION	TO TPB

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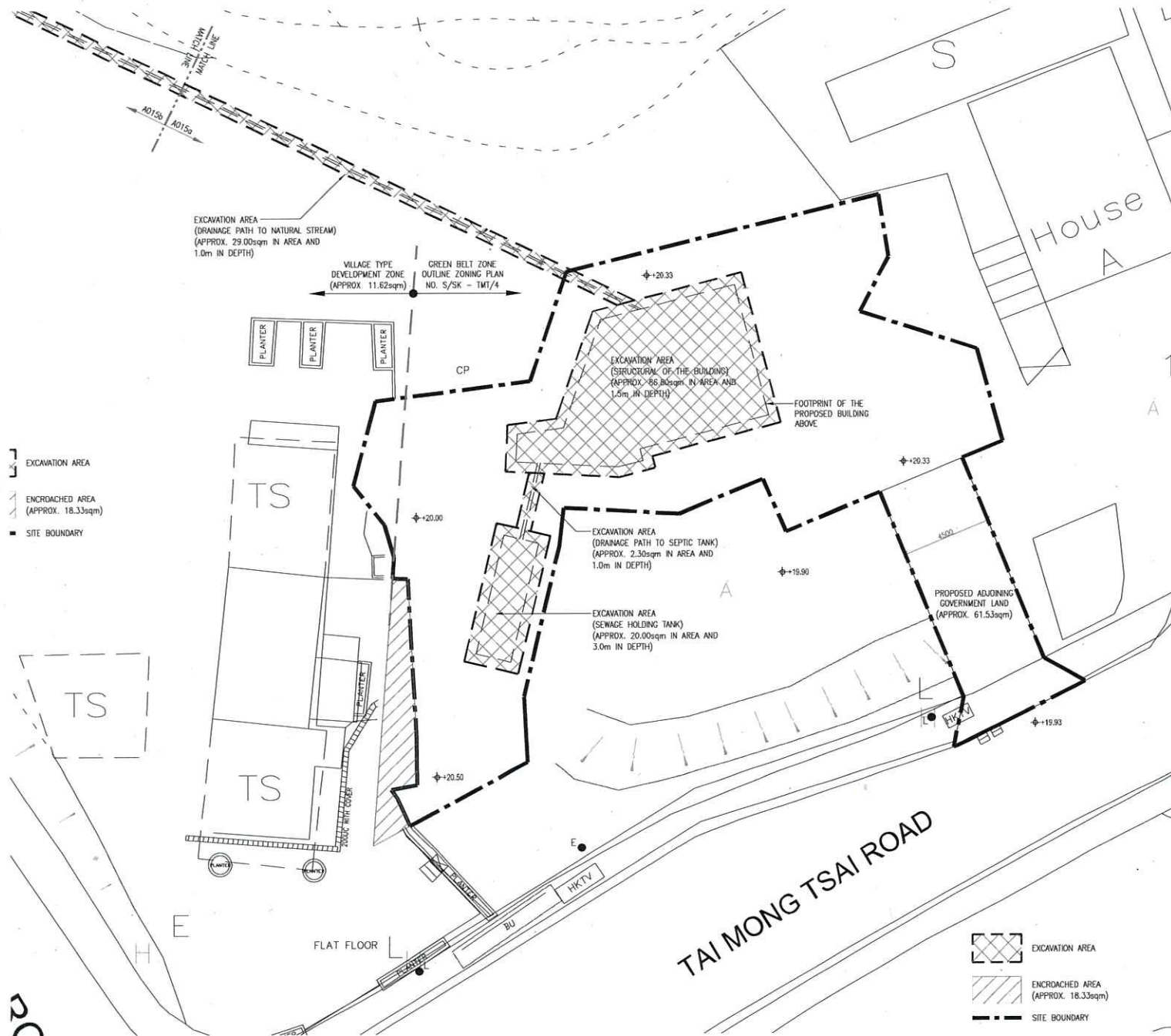
AAJP CONSULTANTS LTD.

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PROPOSED PRIVATE SINGLE HOUSE
RESIDENTIAL DEVELOPMENT WITH VEHICULAR
ACCESS AND FILLING OF LAND
IN GREEN BELT AND VILLAGE TYPE
DEVELOPMENT ZONES
AT DD 252 LOTS 65, 96 AND 98RP AND ADJOINING
GOVERNMENT LAND
AT TAI MONG TSI, SAI KUNG, N.T.

DRAWING TITLE
BLOCK PLAN &
MASTER LAYOUT PLAN

SCALE VARIOUS	DATE FEB 2021	DRAWING NO. A001
CHECKED BY AK	DESIGN AAJP	JOB NO.
	DRAWN BY AAJP	AK13001



B.D. REF. NO. --
F.S.D. REF. NO. --

REV.	DATE	AMENDMENT	PURPOSE
A	AUG 2020		
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PROJECT
PROPOSED PRIVATE SINGLE HOUSE
RESIDENTIAL DEVELOPMENT WITH VEHICULAR
ACCESS AND FILLING OF LAND
IN GREEN BELT AND VILLAGE TYPE
DEVELOPMENT ZONES
AT DD 252 LOTS 65, 96 AND 98RP AND ADJOINING
GOVERNMENT LAND
AT TAI MONG TSAI, SAI KUNG, N.T.

DRAWING TITLE
EXCAVATION PLAN

SCALE AS STATED	DATE FEB 2021	DRAWING NO. A015a
CHECKED BY AK	DESIGN AJJP	JOB NO.
	DRAWN BY AJJP	AK13001

EXCAVATION PLAN
1:200

B.D. REF. NO. --
F.S.D. REF. NO. --

REV.	DATE	AMENDMENT	PURPOSE
A	AUG 2020		
B	SEPT 2020	GENERAL REVISION	TO TPB
	FEB 2021	GENERAL REVISION	TO TPB

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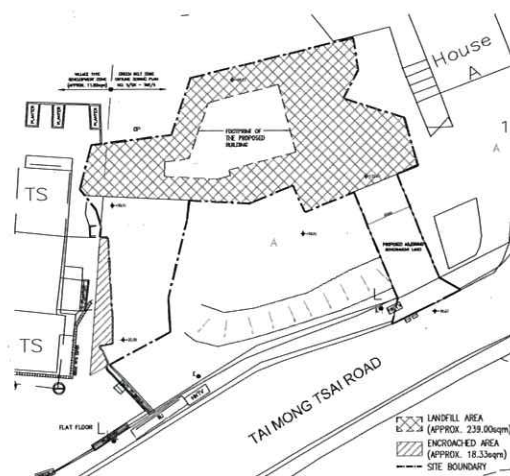
PROJECT

PROPOSED PRIVATE SINGLE HOUSE
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DEVELOPMENT ZONES
AT DD 252 LOTS 65, 96 AND 98RP AND ADJOINING
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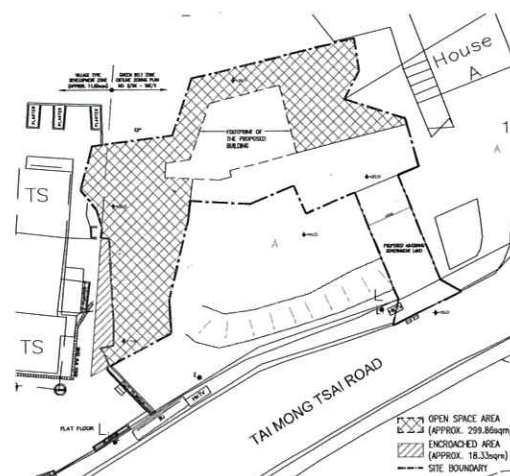
DRAWING TITLE

**EXCAVATION, LAND FILLING, &
OPEN SPACE PLAN**

SCALE	DATE	DRAWING NO.
AS STATED	FEB 2021	A015b
CHECKED BY	DESIGN	JOB NO.
AK	AAJP	
	DRAWN BY	AK13001
	AAJP	



LAND FILLING PLAN
1:500



OPEN SPACE PLAN
1:500

EXCAVATION AREA
(DRAINAGE PATH TO NATURAL STREAM)
(APPROX. 29.00sqm IN AREA AND
1.0m IN DEPTH)

EXCAVATION AREA
(DRAINAGE PATH TO NATURAL STREAM)
(APPROX. 29.00sqm IN AREA AND
1.0m IN DEPTH)

VILLAGE TYPE
DEVELOPMENT ZONE
(APPROX. 11.62sqm)

GREEN BELT ZONE
OUTLINE ZONING PLAN
NO. S/5K - TW/4



EXCAVATION PLAN
1:200

- a. In direct conflict with the proposed permanent works or area required for construction;
 - b. Not transplantable; and
 - c. With poor health, form and amenity value.
- 4.10 8 nos. of affected trees, i.e. T11, T22 – *Clausena lansium*, T17, T20 – *Dimocarpus longan*, T21 – *Averrhoa carambola*, T27, T34 – *Syzygium jambos*, and T37 – *Carica papaya* are common fruit trees in Hong Kong. As their anticipated survival rate after transplantation is generally low, all of them are proposed to be felled.
- 4.11 10 nos. of affected trees, i.e. T01, T25 – *Ficus hispida*, T18 – *Sapindus saponaria*, T23 – *Vitex quinata*, T26 – *Mallotus paniculatus*, T28 – *Mallotus apelta*, T24, T29, T30 – *Viburnum odoratissimum*, T35 – *Dalbergia odorifera*, belong to common hillside species. As they are propagated by themselves and their root systems are vulnerable to change of growing environment. This rendered them a relatively poor survival rate after transplantation. Therefore, all of them are also proposed to be felled, instead of transplanted.
- 4.12 The remaining 7 nos. of affected trees, i.e. T02, T03, T33 – *Syzygium hancei*, T05, T36 – *Cinnamomum camphora*, T31 – *Celtis sinensis*, T32 – *Bombax ceiba* are in direct conflict with the proposed works. All of them either exhibited tree form or tree health condition. As it is very difficult to form a viable rootball for them during transplantation, it is proposed to fell them as well.
- 4.13 The proposed treatment to the existing trees is summarized in Table 2.0 below:

Table 2.0 Summary of Treatment to Existing Trees

Location	Number of Trees to be Retained	Number of Trees to be Felled	Number of Trees to be Transplanted	Number of Trees in Survey
Within Application Site Boundary	2	25	1	28
Outside Application Site Boundary	12	0	0	12
Total:	14 (35.0%)	25 (62.50%)	1 (2.5%)	40 (100%)

Tree	Name		Original Location		Size			Form	Health	Amenity Value	Survival Rate after Transplantation	Proposed Treatment	Justification	Remark
No.	Botanical Name	Chinese Name	(Within/ Outside Application Site Boundary)	Level at Root Collar (mPD)	DBH (mm)	Height (m)	Spread (m)	(Good/Fair/Poor)	(Good/Fair/Poor)	(High/Med/Low)	(High/Med/Low)	(Retain/Fell/Transplant)		
T01	<i>Ficus hispida</i>	對葉榕	Within Application Site Boundary	19.78	200	5.0	4.0	Poor	Poor	Low	Low	Fell	1,4,6,7	slight leaning, bent at leader, wilted branches, crossed branches, decay at
T02	<i>Syzygium hancei</i>	紅蟻蒲桃	Within Application Site Boundary	18.86	110	5.0	3.0	Poor	Fair	Med	Med	Fell	1,6	bent at leader
T03	<i>Syzygium hancei</i>	紅蟻蒲桃	Within Application Site Boundary	18.92	110	5.0	3.0	Poor	Fair	Med	Low	Fell	1,6	bent at leader
T04	<i>Citrus maxima</i>	柚子	Outside Application Site Boundary	19.51	120	5.0	3.0	Poor	Fair	Med	Low	Retain	-	asymmetrical form, codominant trunk, sap flow, topped trunk
T05	<i>Cinnamomum camphora</i>	樟	Within Application Site Boundary	19.16	500	10.0	6.0	Poor	Fair	Med	Low	Fell	1,6,7	Felled
T06	<i>Viburnum odoratissimum</i>	珊瑚樹	Outside Application Site Boundary	19.21	150	6.0	3.0	Poor	Fair	Med	Low	Retain	-	bent a leader, sparse foliage
T07	<i>Clausena lansium</i>	黃皮	Outside Application Site Boundary	19.17	200	6.0	4.0	Poor	Poor	Low	Low	Retain	-	codominant trunk
T08	<i>Sapindus saponaria</i>	無患子	Outside Application Site Boundary	19.20	550	11.0	7.0	Poor	Poor	Low	Low	Retain	-	broken branches
T09	<i>Averrhoa carambola</i>	楊桃	Outside Application Site Boundary	19.30	250	11.0	6.0	Poor	Poor	Low	Low	Retain	-	imbalanced form, wilted branches
T10	<i>Litchi chinensis</i>	荔枝	Outside Application Site Boundary	19.81	500	11.0	6.0	Poor	Poor	Low	Low	Retain	-	leaning form, wilted branches, dieback twigs, codominant trunk, trunk crossed with
T11	<i>Clausena lansium</i>	黃皮	Within Application Site Boundary	19.29	150	7.0	6.0	Poor	Poor	Low	Low	Fell	1,4,6,7	asymmetrical form, codominant trunk, multiple trunk
T12	<i>Syzygium hancei</i>	紅蟻蒲桃	Outside Application Site Boundary	19.55	171	6	4	Poor	Poor	Low	Low	Retain	-	wilted branches, covered by weeds, truncated branch
T13	<i>Averrhoa carambola</i>	楊桃	Outside Application Site Boundary	19.72	178	5.0	4.0	Poor	Poor	Low	Low	Retain	-	asymmetrical form, wilted branches
T14	<i>Clausena lansium</i>	黃皮	Outside Application Site Boundary	19.97	150	7.0	4.0	Poor	Poor	Low	Low	Retain	-	cavity on branch, cavity at basal
T15	<i>Aglaia odorata</i>	米仔蘭	Outside Application Site Boundary	21.24	150	4.5	4.0	Poor	Poor	Low	Low	Retain	-	leaning form, wilted branches, dieback twigs, codominant trunk, restricted root
T16	<i>Aglaia odorata</i>	米仔蘭	Outside Application Site Boundary	21.08	180	4.0	3.0	Poor	Poor	Low	Low	Retain	-	leaning form, codominant trunk, restricted root
T17	<i>Dimocarpus longan</i>	龍眼	Within Application Site Boundary	21.10	250	4.0	1.0	Poor	Fair	Med	Low	Fell	1,6,7	broken trunk, waterspouts, topped branch, cavity at basal, restricted root
T18	<i>Sapindus saponaria</i>	無患子	Within Application Site Boundary	20.08	350	10.0	5.0	Poor	Poor	Low	Low	Fell	1,4,6,7	asymmetrical form
T19	<i>Phyllanthus emblica</i>	楝甘子	Within Application Site Boundary	19.84	180	6.0	4.0	Poor	Fair	Low	Low	Retain	-	leaning form
T20	<i>Dimocarpus longan</i>	龍眼	Within Application Site Boundary	20.00	500	8.0	6.0	Poor	Poor	Low	Low	Fell	1,4,6,7	bent at leader, waterspouts, branch bending, broken branch, codominant
T21	<i>Averrhoa carambola</i>	楊桃	Within Application Site Boundary	19.88	250	8.0	8.0	Poor	Poor	Low	Low	Fell	1,4,6,7	asymmetrical form, codominant trunk with included bark
T22	<i>Clausena lansium</i>	黃皮	Within Application Site Boundary	19.74	200	7.0	6.0	Fair	Poor	Med	Low	Fell	1,4,6	leaning form, sparse foliage, dead stub on trunk
T23	<i>Vitex quinata</i>	山牡荊	Within Application Site Boundary	19.49	202	6.0	3.0	Poor	Poor	Low	Low	Fell	1,4,6	slight leaning, wilted branches
T24	<i>Viburnum odoratissimum</i>	珊瑚樹	Within Application Site Boundary	19.15	239	7	4	Poor	Poor	Low	Low	Fell	1,4,6,7	collapsed tree, covered by weeds, root plate movement
T25	<i>Ficus hispida</i>	對葉榕	Within Application Site Boundary	19.21	120	6.0	4.0	Poor	Poor	Low	Low	Fell	1,4,6,7	asymmetrical form, wilted branches, dieback twigs
T26	<i>Mallotus paniculatus</i>	白楸	Within Application Site Boundary	19.23	110	6.0	6.0	Poor	Poor	Low	Low	Fell	1,4,6,7	asymmetrical form, wilted branches
T27	<i>Syzygium jambos</i>	蒲桃	Within Application Site Boundary	19.22	130	6.0	4.0	Poor	Fair	Med	Low	Fell	1,6,7	asymmetrical form, wilted branches
T28	<i>Alangium chinense</i>	八角楓	Within Application Site Boundary	19.26	120	7.0	4.0	Poor	Poor	Low	Low	Fell	1,4,6,7	bent at leader, sparse foliage
T29	<i>Viburnum odoratissimum</i>	珊瑚樹	Within Application Site Boundary	19.19	250	7.0	6.0	Poor	Poor	Low	Low	Fell	1,4,6,7	asymmetrical form, codominant trunk, bark detachment
T30	<i>Viburnum odoratissimum</i>	珊瑚樹	Within Application Site Boundary	19.31	180	7.0	5.0	Fair	Poor	Med	Low	Fell	1,6,7	slight leaning form, codominant trunk, covered by weeds
T31	<i>Celtis sinensis</i>	朴樹	Within Application Site Boundary	19.15	200	8.0	5.0	Fair	Poor	Low	Low	Fell	1,6	asymmetrical form, codominant trunk
T32	<i>Bombax ceiba</i>	木棉	Within Application Site Boundary	19.19	500	12.0	6.0	Poor	Poor	Low	Low	Fell	1,6,7	slight leaning form, wilted branches, codominant trunk
T33	<i>Syzygium hancei</i>	紅蟻蒲桃	Within Application Site Boundary	19.10	110	7.0	4.0	Poor	Poor	Low	Low	Fell	1,4,6,7	asymmetrical form, wilted branches, sparse foliage, codominant trunk
T34	<i>Syzygium jambos</i>	蒲桃	Within Application Site Boundary	19.12	110	6.0	4.0	Poor	Poor	Low	Low	Fell	1,4,6,7	leaning form, sparse foliage

Tree	Name		Original Location		Size			Form	Health	Amenity Value	Survival Rate after Transplantation	Proposed Treatment	Justification	Remark
No.	Botanical Name	Chinese Name	(Within/ Outside Application Site Boundary)	Level at Root Collar (mPD)	DBH (mm)	Height (m)	Spread (m)	(Good/Fair/Poor)	(Good/Fair/Poor)	(High/Med/Low)	(High/Med/Low)	(Retain/Fell/Transplant)		
T35	<i>Syzygium hancei</i>	紅麟浦桃	Within Application Site Boundary	18.93	100	5.0	3.0	Poor	Poor	Low	Low	Fell	1,4,6,7	asymmetrical form, wilted branches
T36	<i>Cinnamomum camphora</i>	樟	Within Application Site Boundary	20.32	110	13.0	1.5	Poor	Poor	Low	Low	Fell	1,6,7	broken trunk, waterspouts, branch crooked, codominant trunk, truncated branch,
T37	<i>Carica papaya</i>	番木瓜	Within Application Site Boundary	20.49	110	1.7	1.5	Poor	Poor	Low	Low	Fell	1,4,6,7	leaning form, broken trunk
T39	<i>Averrhoa carambola</i>	楊桃	Within Application Site Boundary	20.93	100	5.0	3.0	Poor	Poor	Low	Low	Retain	-	leaning form, codominant trunk, abnormal bark crack, imbalanced crown, restricted
A501	<i>Aquilaria sinensis</i>	土沉香	Within Application Site Boundary	19.22	13	1.0	0.5	Fair	Fair	Med	Med	Transplant	-	Sapling
A502	<i>Aquilaria sinensis</i>	土沉香	Outside Application Site Boundary	19.57	6	0.5	0.3	Fair	Fair	Med	Med	Retain	-	Sapling

*Justification for Tree felling:

1. Tree is in direct conflict with the proposed works.
2. Preparation of intact and sufficient-sized root ball not practical due to the topography (e.g. no rock, steep slope, shallow substratum, structures).
3. Weedy species without special ecological significance or species creating maintenance problem.
4. Tree with poor health and/or form for transplantation.
5. Lack of access for transplantation machinery or vehicle.
6. Species of low post-transplantation survival rate.
7. Tree has structural problem and may create hazard to public during root ball preparation and/or after transplantation, while auxiliary support will not be sufficient / practical.

Summary of Tree Survey

Total No. of Existing Trees:	40 nos.
Nos. of Tree to be Retained:	14 nos.
Nos. of Tree to be Transplanted:	1 no.
Nos. of Tree to be Felled:	25 nos.
Aggregate Loss of DBH:	5.21m
Nos. of Compensatory Tree:	25 nos.
DBH Compensation:	2.76m

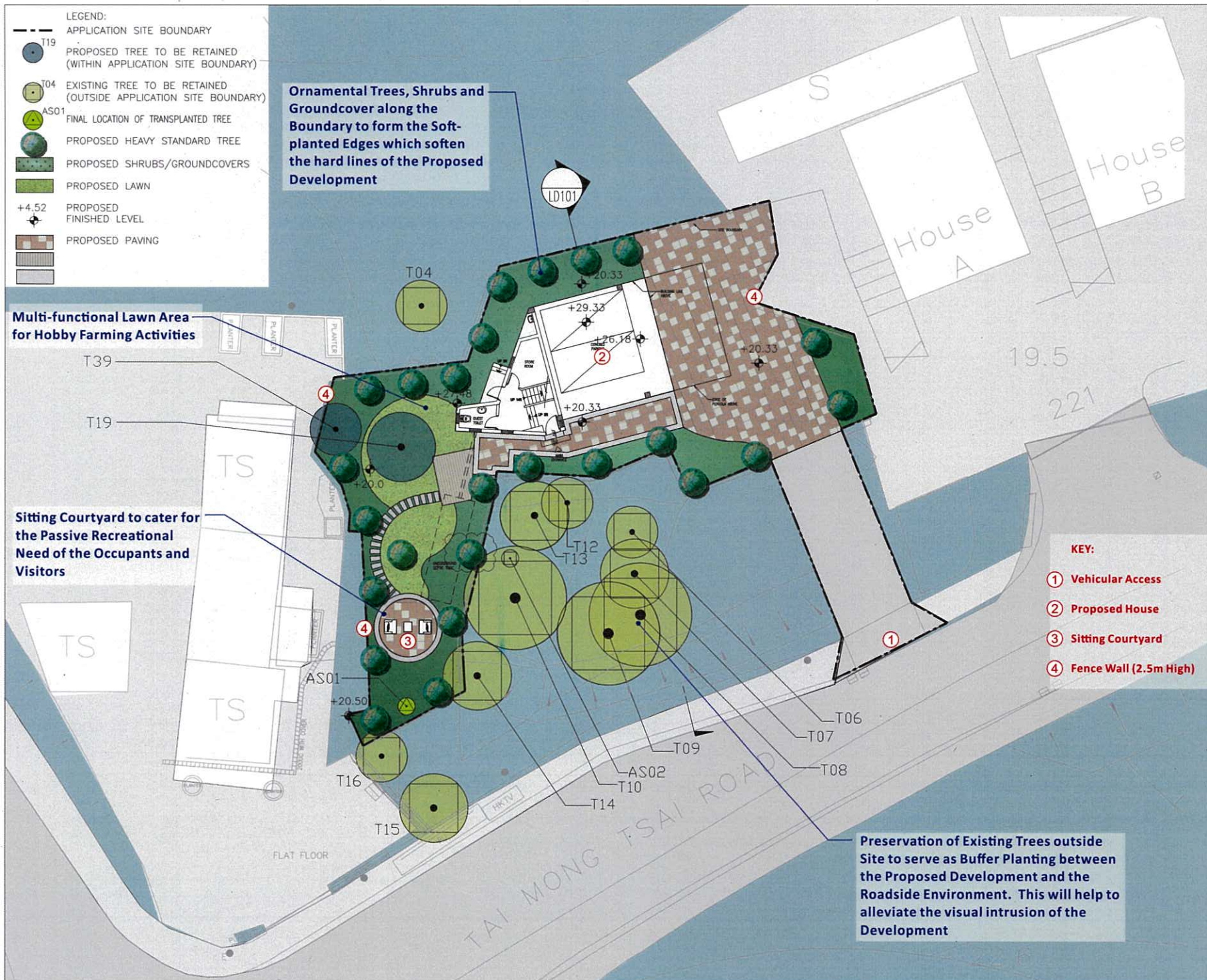
LEGEND:

	APPLICATION SITE BOUNDARY
	PROPOSED TREE TO BE RETAINED (WITHIN APPLICATION SITE BOUNDARY)
	EXISTING TREE TO BE RETAINED (OUTSIDE APPLICATION SITE BOUNDARY)
	FINAL LOCATION OF TRANSPLANTED TREE
	PROPOSED HEAVY STANDARD TREE
	PROPOSED SHRUBS/GROUNDCOVERS
	PROPOSED LAWN
	PROPOSED FINISHED LEVEL
	PROPOSED PAVING

Ornamental Trees, Shrubs and Groundcover along the Boundary to form the Soft-planted Edges which soften the hard lines of the Proposed Development

Multi-functional Lawn Area for Hobby Farming Activities

Sitting Courtyard to cater for the Passive Recreational Need of the Occupants and Visitors



KEY:

- ① Vehicular Access
- ② Proposed House
- ③ Sitting Courtyard
- ④ Fence Wall (2.5m High)

Preservation of Existing Trees outside Site to serve as Buffer Planting between the Proposed Development and the Roadside Environment. This will help to alleviate the visual intrusion of the Development

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ROAD AND VILLAGE TYPE DEVELOPMENT
ZONES AT DD 252 LOTS 65, 96 AND
98RP AND ADJOINING GOVERNMENT
LAND AT TAI MONG TSAI, SAI KUNG, N.T.

DRAWING TITLE :
LANDSCAPE MASTER PLAN

PROJECT No. C1836

DRAWING No. LMP01

SCALE : 1:200

DATE OF ISSUE : JUL 2020

CAD FILENAME : C1836-LMP01

B	GENERAL AMENDMENT	23/03/21
A	GENERAL AMENDMENT	18/12/20
REV	DESCRIPTION	DATE

DESIGN BY : TEL

DRAWN BY : CAD

CHECKED BY : TEL

APPROVED BY : TEL

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DRAWING TITLE :
PLANTING SCHEDULE

PROJECT No. C1836

DRAWING No. PS01

SCALE : N.T.S.

DATE OF ISSUE : JUL 2020

CAD FILENAME : C1836-PS01

B GENERAL AMENDMENT 23/03/21

A GENERAL AMENDMENT 18/12/20

REV DESCRIPTION DATE

DESIGN BY : TEL

DRAWN BY : CAD

CHECKED BY : TEL

APPROVED BY : TEL

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Quantity	Code	Chinese Name	Botanical Name	DBH (mm)	Height (mm)	Spread (mm)	Spacing (mm)	Remark
TREES								
5	BT	土密樹	<i>Bridelia tomentosa</i>	120	4500	2000	4000	straight trunk and balanced form
12	GC	福木	<i>Garcinia spicata</i>	100	3000	1200	4000	straight trunk and balanced form
4	MG	荷花玉蘭	<i>Magnolia grandiflora</i>	120	4500	2000	4000	straight trunk and balanced form
4	SL	假蘋婆	<i>Sterculia lanceolata</i>	120	4500	2000	4000	straight trunk and balanced form
SHRUBS								
-	Aca	軟枝黃蟬	<i>Allamanda cathartica</i> 'Allamanda'	-	500	400	400	-
-	Ctr	紅葉鐵樹	<i>Cordyline terminalis</i> 'Rubra'	-	800	500	450	-
-	Cvm	洒金榕	<i>Codiaeum variegatum</i> 'mixed'	-	500	450	450	upright form, small stem exposure, consistent foliage color
-	Drg	黃金金露花	<i>Duranta repens</i> 'Golden'	-	500	450	400	Abundance of Foliage, Well-Formed, Full Spread Formed
-	Ham	蜘蛛蘭	<i>Hymenocallis americana</i>	-	400	400	350	-
-	Ite	鳶尾	<i>Iris tectorum</i>	-	500	400	400	upright form
-	Rh	小葉棕竹	<i>Rhapis humilis</i>	-	800	500	450	Multistemmed (4 stems)
GROUNDCOVERS								
-	Cig	雪茄花	<i>Cuphea ignea</i>	-	300	250	250	Abundance of Foliage, Well-Formed, Full Spread Formed
-	Lcr	紅繡木	<i>Loropetalum chinensis</i> var. <i>rubrum</i>	-	400	400	300	-
-	Nex	波士頓蕨	<i>Nephrolepis exaltata</i> 'Bostoniensis'	-	300	300	300	-
-	Pmy	錫蘭葉下珠	<i>Phyllanthus myrtifolius</i>	-	300	300	250	-
-	Spu	紫錦草	<i>Setcreasea purpurea</i>	-	300	300	300	-
-	Ssp	金邊虎尾蘭	<i>Sanseveria</i> spp.	-	400	400	350	-
LAWN								
-	Zja	朝鮮草	<i>Zoysia japonica</i>	-	-	-	-	Bermuda tif dwarf + overseeding

Issue No. : Issue 2
Issue Date : April 2021
Project No. : 1734



SEWERAGE IMPACT ASSESSMENT

FOR

**S16 APPLICATION FOR THE
PROPOSED PRIVATE SINGLE
HOUSE RESIDENTIAL
DEVELOPMENT WITH
VEHICULAR ACCESS, FILLING
AND EXCAVATION OF LAND
IN GREEN BELT, ROAD AND
VILLAGE TYPE
DEVELOPMENT ZONES AT
DD252 LOTS 65, 96 AND
98RP AND ADJOINING
GOVERNMENT LAND AT TAI
MONG TSAI, SAI KUNG, N.T**

Prepared by

Allied Environmental Consultants Limited

COMMERCIAL-IN-CONFIDENCE

Allied Environmental Consultants Limited

Member of AEC Group (HKEX Stock Code: 8320.HK)

27/F, Overseas Trust Bank Building, 160 Gloucester Road, Wan Chai, Hong Kong

www.asecg.com T: +852 2815 7028 F: +852 2815 5399

沛然環境評估工程顧問有限公司

沛然環保集團成員 (港交所股份代號: 8320.HK)

香港灣仔告士打道 160 號海外信託銀行大廈 27 樓

Document Verification



Project Title	S16 Application for the Proposed Private Single House Residential Development with Vehicular Access, Filling and Excavation of Land in Green Belt, Road and Village Type Development Zones At DD252 Lots 65, 96 and 98RP and Adjoining Government Land at Tai Mong Tsai, Sai Kung, N.T	Project No. 1734
Document Title	Sewerage Impact Assessment	

Issue No.	Issue Date	Description	Prepared by	Checked by	Approved by
Issue 1	October 2020	1st Submission	Chris Lo	Joanne Ng	Grace Kwok
Issue 2	January 2021	2nd Submission	Charles Yuen	Joanne Ng	Grace Kwok
Issue 3	April 2021	3rd Submission	Chris Lo	Joanne Ng	Grace Kwok

Three handwritten signatures in blue ink are shown. The first signature is on the left, the second in the middle, and the third on the right. They appear to be the signatures of the individuals listed in the table above.

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1. Introduction

- 1.1.1. Allied Environmental Consultants Limited (AEC) has been appointed to conduct a Sewerage Impact Assessment, for the S16 application for the proposed house with vehicular access and filling of land (hereafter refer to as the "Proposed Development") located at Demarcation District 252 (DD252) Lots No.65, 96, 98 RP at Tai Mong Tsai, Sai Kung, N.T, and adjoining government land, on the Approved Tai Mong Tsai and Tsam Chuk Wan Outline Zoning Plan No. S/SK-TMT/4, in Tai Mong Tsai (hereafter refer to as the "Project Site").

2. Objectives

- 2.1.1. This Sewerage Impact Assessment (SIA) is to review the existing sewerage facilities in the vicinity of the Proposed Development at the Project Site, and to recommend appropriate options for sewage discharge, if necessary.

3. Site Description

- 3.1.1. The Project Site falls within Tai Mong Tsai DD252 Lot No. 65, 96, and 98 RP at Tai Mong Tsai, Sai Kung, and adjoining government land, zoned Green Belt ("GB") and Village Type Development ("V") on the Approved Tai Mong Tsai and Tsam Chuk Wan Outline Zoning Plan No. S/SK-TMT/4. The Project Site is bounded by Tai Mong Tsai Road to the south, and Yan Yee Road to the west. The topography of the Project Site is relatively flat, at +19.00 mPD and +21.00mPD. Its surrounding areas are zoned Residential (Group C) ("R(C)"), Village Type Development ("V"), and Country Park ("CP"). Location of the Project Site is shown in **Figure 3-1**.
- 3.1.2. The Proposed Development comprises of a house with vehicular access and filling of land. The area of the Project Site is approx. 479.2m². The Proposed Development is anticipated to be constructed in year 2021 and complete in year 2023 tentatively.

4. Description of Sewerage System

- 4.1.1. According to the existing drainage record plan, there are no public sewerage systems found to be available in the surrounding area around the Project Site.

4.1.2. According to the findings of the site visit conducted on the 24 June 2020, and sewerage record plans from “*Building Records Access and Viewing On-line*” (“BRAVO”) from the Building Department (BD), sewerage generated from the surrounding developments (i.e. Forest Hill Villas, Green Villa, The Capri and The Hong Kong Jockey Club Sai Kung Resort House) are currently being stored in sewage holding tanks before transporting to sewage treatment plant by sewage pump lorries for disposal. The location of the surrounding developments is given in **Figure 3-1**.

5. Relevant Government Standards

- ProPECC PN 5/93 Drainage Plans Subject to Comment;
- Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations 40(1) and 41(1)
- “Guidance Notes on Discharges from Village Houses” issued by EPD (“Guidance Notes”)
- “Guidelines for the Design of Small Sewage Treatment Plants” issued by EPD (“Guidelines”)

6. Estimation of Average Dry Weather Flow

6.1. Methodology for Estimation of Average Dry Weather Flow

6.1.1. With reference to the EPD’s Guidelines, the recommended design flow rate (“RDFR”) for different types of population as shown in **Table 6-1** have been used in calculation of sewerage flow from the Proposed Development.

Table 6-1 Recommended Design Flow Rates

Development Type	Unit	RDFR (L/person/day)	RDFR (m ³ /person/day)
Domestic Flow^[1]			
Residential R1	Person	190	0.19
Residential R2	Person	270	0.27
Residential R3	Person	370	0.37
Residential R4	Person	370	0.37
Modern Village Housing	Person	270	0.27
Traditional Type Village Housing	Person	150	0.15
Temporary Housing Area	Person	150	0.15

Development Type	Unit	RDFR (L/person/day)	RDFR (m ³ /person/day)
Commercial Flow			
School (Not including canteen)	Employee	40	0.04
Offices (Not including canteen)	Employee	80	0.08
Services (Shops etc.)	Employee	280	0.28
Restaurants/canteens	Employee	1580	1.58

Notes:

[1] Initial flat size assumptions in are based on Appendix 2 in "Guidelines for the Design of Small Sewage Treatment Plants".

6.2. Estimation of Average Dry Weather Flow from Proposed Development

6.2.1. With reference to **Table 6-2**, the total estimated Average Dry Weather Flow ("ADWF") from the Proposed Development is 0.00003m³/s. The population estimated ADWF of Proposed Development is summarized in **Appendix 6-1**.

Table 6-2 Average Dry Weather Flow Estimation for the Proposed Development

Type of Occupancy ^[1]	Population ^[1]	Category ^[2]	RDFR (m ³ /day)	ADWF (m ³ /day) ^[3]
Proposed Development	6 Persons	Domestic Private R3	0.37	2.22
Total				2.22 (m ³ /day)
				0.00003 (m ³ /s)

Notes:

[1] Information provided by project team.

[2] Categories of RDFRs are selected according to Appendix 3 in "Guidance Notes on Discharges from Village Houses" by EPD.

[3] The presented value of Average Dry Weather Flow would be slightly different to the value from manual calculation due to numerical round-off.

7. Estimation of Sewage Holding Tank Volume

7.1.1. According to the EPD's Guidelines, the capacity of the sewage holding tank shall be designed to cater for the design peak flow from the Proposed Development. With reference to section 3.3 of the abovementioned guideline, the peak flow factor of 6 times of the ADWF from the Proposed Development is adopted, with the population of the Proposed Development at under 1000. Peak Discharge of 13.32m³/day will be generated from the Proposed Development. The calculation is given in **Table 7-1** and **Appendix 7-1**:

Table 7-1 Estimation of the Peak Discharge from Proposed Development

ADWF (m ³ /day)	DWF factor ^[1]	Peak Discharge from Proposed Development (m ³ /day)
2.22	6	13.32

Notes:

[1]: The dry weather flow factor is reference from EPD's "Guidance Notes on Discharges from Village Houses". For the Proposed Development, 6 times Average Dry Weather Flow (ADWF) is adopted.

7.1.2. With reference to EPD's Guidance Notes, sludge at the depth of 30cm, or 1/4 of the sewage holding tank volume is permitted before desludging is required. In view of this, an extra 25% of septic tank capacity is added for contingency.

7.1.3. The required sewage holding tank volume for the Proposed Development is estimated in accordance with the EPD's Guidance Note. A sewage holding tank of the capacity of minimum of 16.65m³ will be constructed for the sewage discharge generated from the Proposed Development. The calculation is given in **Table 7-2** and **Appendix 7-1**.

Table 7-2 Estimation of the Required Volume for the Sewage Holding Tank

Peak Discharge from Proposed Development (m ³ /day)	Factor of Sludge Allowed in Sewage Holding Tank (%) ^[1]	Required Sewage Holding Tank Size (m ³)
13.32	25%	16.65

Notes:

[1] With reference to "Guidance Notes on Discharges from Village Houses" by EPD, factor of 25% of the sewage holding tank volume shall be adopted.

7.1.4. According to the information provided by the pumping truck companies and spatial restriction of the Project Site, the maximum size of pumping truck being able to enter the Project Site is a 14 tonnes truck with a capacity of 4m³, sufficient to clear the sewage in one trip. The sewage should be pumped out from the sewage holding tank on a daily basis. The pump truck information is shown in **Appendix 7-2**.

7.1.5. To eliminate building up of debris and sediment, desludging should be conducted on a regular basis, or when the septic tank is in third-fourth loading according to Guidance Notes. After sediment removal, sludge will be then transported by specialist contractors to sewage treatment works for disposal.

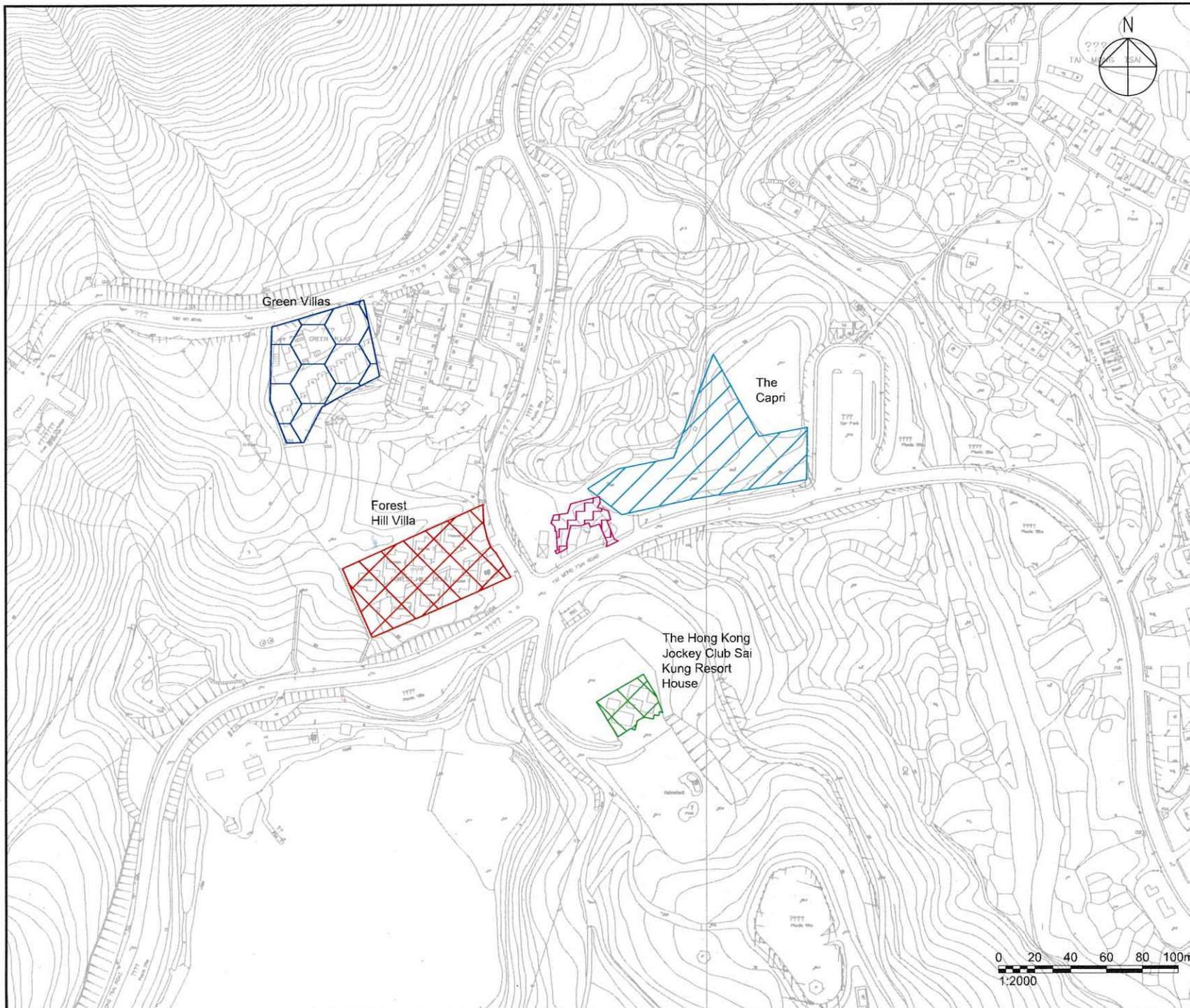
- 7.1.6. In case of emergency situation occurring, e.g. overflow, break down of sewage treatment plant, the toilets in the Project Site should be stopping using to reduce water usage and sewage discharge. Pump truck should also be called to tanker away the sewage. Based on the information provided by the sewage pumping service companies, pump trucks with maximum capacity of 10m³ and a 45m pipe can be provided. The pump truck information is shown in Appendix 7-2. With 2 pump tracks requested, the total capacity of the pump track can be around 20m³, which is able to mitigate the impacts for emergency situation.

8. Liability

- 8.1.1. The project proponent will be responsible for construction of the proposed sewage holding tank. The sewage storage tank will be designed in accordance to Building Department's "Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations 40(1) and 41(1)".
- 8.1.2. During operation phase, regular inspections of the sewage holding tank within the Project Site should be conducted by the property owner to ensure proper performance. Regular maintenance should also be carried out in accordance with standard practices stated in the EPD's Guidance Notes and Guidelines.

9. Conclusion

- 9.1.1. Sewerage impact assessment has been conducted for the Proposed Development. The result showed that 0.00003m³/s of peak sewage discharge is expected to be generated from the Proposed Development upon full occupancy. A new sewage holding tank of 16.65m³ capacity will be constructed in the Project Site.



NOTES:



PROJECT SITE

Consultant



Allied Environmental Consultants Limited

Project No.: 1734

Drawn By: CY

Project:
SEWERAGE IMPACT ASSESSMENT FOR S16
APPLICATION FOR THE PROPOSED PRIVATE SINGLE
HOUSE RESIDENTIAL DEVELOPMENT WITH
VEHICULAR ACCESS, FILLING AND EXCAVATION OF
LAND IN GREEN BELT, ROAD AND VILLAGE TYPE
DEVELOPMENT ZONES AT DD252 LOTS 65, 96 AND
88RP AND ADJOINING GOVERNMENT LAND AT TAI
MONG TSAI, SAI KUNG, N.T.

Drawing Title:
PROJECT SITE LOCATION

Drawing No: Figure 3-1	Revision: 1
Scale: AS SHOWN	Date: JAN 2021

THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES
UNLESS EXPRESSLY STATED.
ALL RIGHTS RESERVED AND REPRODUCTION IN ANY
FORM MUST BE APPROVED BY ALLIED SUSTAINABILITY
AND ENVIRONMENTAL CONSULTANTS GROUP LIMITED

Appendix 6-1

Average Dry Weather Flow Estimation of the Proposed Development

Average Dry Weather Flow Estimation for Proposed Development

PROJECT SITE

Population Description	Type of Development	Estimated Population [1]		Recommended Design Flow Rate (m ³ /persons/day) [2]	Average Dry Weather Flow (m ³ /day)
Proposed House	Residential (3)	Person	6	0.37	2.22
		SUM	6	SUM	2.22

Notes:

[1] Information provided by the project team.

[2] The Recommended Design Flow Rate of the Proposed House reference to Appendix 2 of Guidelines for the Design of Small Sewage Treatment Plants by EPD.

Appendix 7-1

Estimation of the Required Volume for the Sewage Holding Tank

Estimation of the Required Volume for the Sewage Holding Tank

Average Dry Weather Flow (DWF) (m ³ /day)	DWF factor [1]	Peak Discharge from Proposed Development (m ³ /day)	Maximum thickness of sludge allowed (% of capacity) [2]	Minimum Sewage Holding Tank Capacity Required (m ³)
2.22	6	13.32	25%	16.65

Remarks:

[1]: With reference from EPD's "Guidelines for the Design of Small Sewage Treatment Plants". For the Proposed Development, the factor of 6 x DWF is adopted.

[2]: This is reference from section 12 of the Guidance Notes on Discharges from Village Houses from the EPD. A maximum of 30 cm of sludge, or 1/4 of the sewage holding tank's volume of sludge is allowed, before desludging is required.

Appendix 7-2

*Information of Pump Truck Provided by Sewage Pumping Service
Company*

Appendix 7-2

Information obtained from Sewage Pumping Truck Company

Name of company	LBS Group 史偉莎環保服務有限公司	
Contact no.	3755 0288	
Email	lbsenv@lbsgroup.com.hk	
Services time	Monday – Saturday: 9am – 6pm	
No. of pumping trucks own	1	1-2
Size of pump truck	14 tonnes	24 tonnes
Capacity of pump truck	Around 4m ³	Around 10m ³
Length of pump truck	<7m	8.5m (L) x 2.5m (W) x 3.0m (H)
Destination after pumping	Pak Kok Sewage Pumping Station	

TPB PG-NO. 10

TOWN PLANNING BOARD GUIDELINES FOR
APPLICATION FOR DEVELOPMENT WITHIN GREEN BELT ZONE
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

(Important Note :

The guidelines are intended for general reference only. The decision to approve or reject an application rests entirely with the Town Planning Board and will be based on individual merits and other specific considerations of each case.

Any enquiry on this pamphlet should be directed to the Planning Information and Technical Administration Unit of the Planning Department, 17th Floor, North Point Government Offices, 333 Java Road, Hong Kong - Tel. No. 2231 5000.

These guidelines are liable to revision without prior notice. The Town Planning Board will only make reference to the guidelines current at the date on which it considers an application.)

1. Introduction

- 1.1 The planning intention of the "Green Belt" ("GB") zone is primarily to promote the conservation of the natural environment and to safeguard it from encroachment by urban-type developments.
- 1.2 The "GB" zone covers mainly slopes and hillsides, most of which is naturally vegetated. Some "GB" areas are also designated as Country Parks. Most of the land within the "GB" zone is Government land, although there are also small pockets of private land, generally near built-up areas.
- 1.3 The main purposes of the "GB" zone include the following :
 - a. to conserve existing landscape features, areas of scenic value and areas of recognised "fung shui" importance;
 - b. to define the outer limits of urbanized districts and to serve as a buffer between and within urban areas; and
 - c. to provide additional outlets for passive recreational uses.
- 1.4 To preserve the character and nature of the "GB" zone, the only uses which will always be permitted by the Town Planning Board (the Board) are compatible uses which are essential and for public purpose such as waterworks, water catchment areas, nature reserves, agriculture, forestry and certain passive recreational uses. Other uses, including government/institution/community (G/IC), residential development and public utility installations will require planning permission from the Board and each proposal will be assessed on its individual merits. Applications for development will be considered by the Board according to the criteria set out below.

2. Main Planning Criteria

- a. There is a general presumption against development (other than redevelopment) in a "GB" zone. In general the Board will only be prepared to approve applications for development in the context of requests to rezone to an appropriate use.
- b. An application for new development in a "GB" zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas. With the exception of New Territories Exempted Houses, a plot ratio up to 0.4 for residential development may be permitted.
- c. Applications for New Territories Exempted Houses with satisfactory sewage disposal

facilities and access arrangements may be approved if the application sites are in close proximity to existing villages and in keeping with the surrounding uses, and where the development is to meet the demand from indigenous villagers.

- d. Redevelopment of existing residential development will generally be permitted up to the intensity of the existing development.
- e. Applications for G/IC uses and public utility installations must demonstrate that the proposed development is essential and that no alternative sites are available. The plot ratio of the development site may exceed 0.4 so as to minimize the land to be allocated for G/IC uses.
- f. Passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration.
- g. The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment.
- h. The vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided.
- i. The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area.
- j. The proposed development must comply with the development controls and restrictions of areas designated as water gathering grounds.
- k. The proposed development should not overstrain the overall provision of G/IC facilities in the general area.
- l. The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.
- m. Any proposed development on a slope or hillside should not adversely affect slope stability.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

201120-115356-77948

提交限期

Deadline for submission:

27/11/2020

5-1

提交日期及時間

Date and time of submission:

20/11/2020 11:53:56

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-TMT/69

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss 陳嘉琳區議員

意見詳情

Details of the Comment :

反對是次申請是，大部分範圍在綠化地之上

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

201123-090016-46321

提交限期

Deadline for submission:

27/11/2020

5-2

提交日期及時間

Date and time of submission:

23/11/2020 09:00:16

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-TMT/69

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Law Wai Man

意見詳情

Details of the Comment :

西貢人口已飽和，交通問題嚴重。綠化地帶進一步被破壞，影響生態同呢個香港後生園。強烈建議不再在綠化地帶發展同建屋或增加人口。

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



A/SK-TMT/69 DD 252 Tai Mong Tsai GB

24/11/2020 03:09

5-3

From:

To:

FileRef:

tpbpd <tpbpd@pland.gov.hk>

A/SK-TMT/69

Lots 65, 96 and 98 RP in D.D. 252 and Adjoining Government Land, Tai Mong Tsai, Sai Kung

Site area : About 479.2sq.m Includes Government Land of about 61.5sq.m

Zoning: "Green Belt", "VTD" and area shown as 'Road'

Applied development : House / **Filling and Excavation of Land** / 2 Vehicle Parking

Dear TPB Members,

Strongly object. The VTD element is small and not applicable as this is not a Net House application. The site is within GB so the access and construction would involve the felling of a number of trees. In addition the building would interrupt the green panorama from the road and isolate fauna and flora on the strip close to the road, see image.

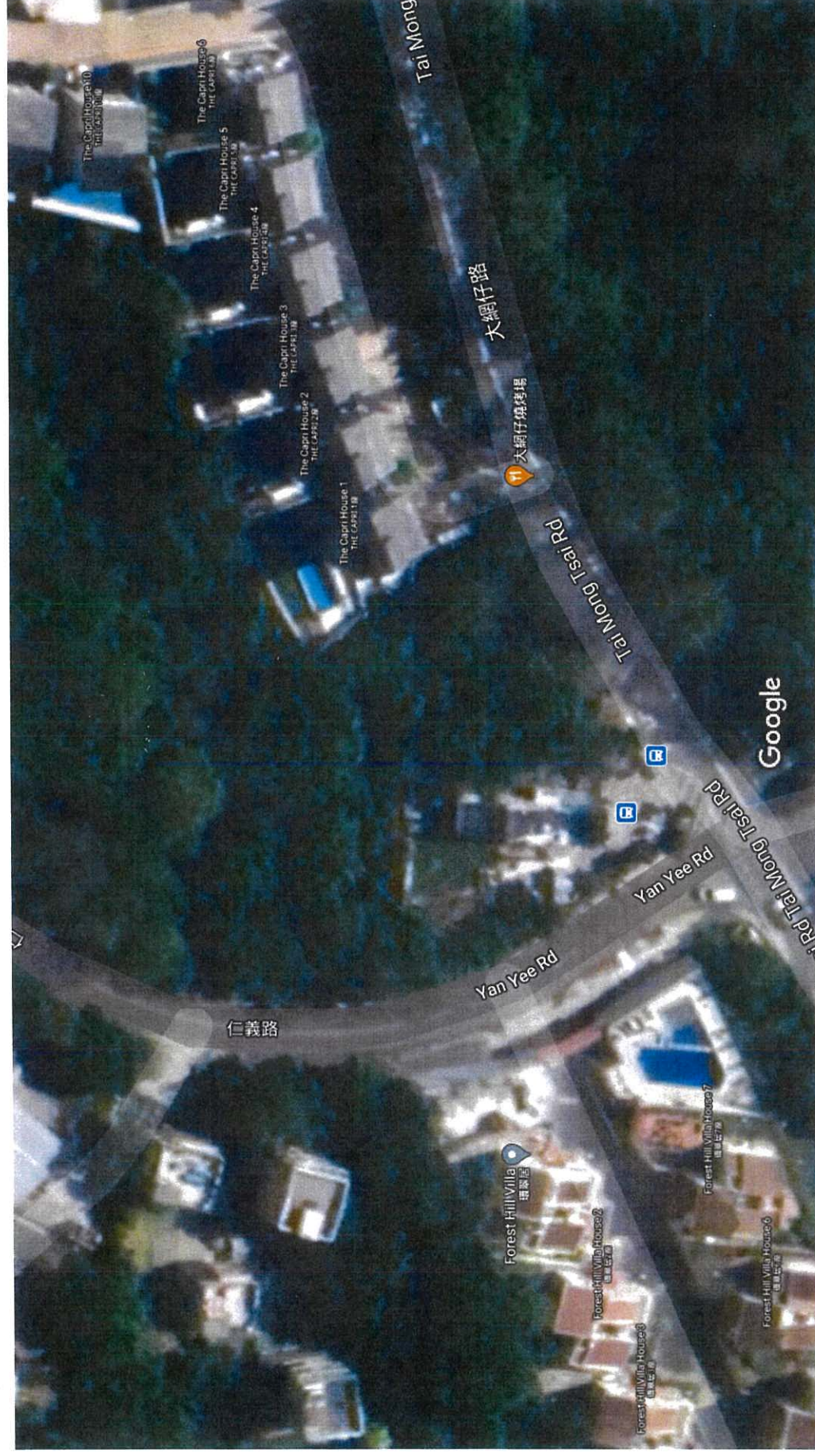
Preservation of existing trees outside site is as joke as some would be uprooted to provide access and anyway the application does not cover most of this area.

There is no justification to trash GB for the benefit of one household.

Mary Mulvihill



Yan Yee Rd - Google Maps.pdf



5-3

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
(E-mail: tpbpd@pland.gov.hk)

5-4

By email only

24 November 2020

Dear Sir/Madam,

**Comments on the planning application for the proposed House and Filling and
Excavation of Land at Tai Mong Tsai, Sai Kung (A/SK-TMT/69)**

The Hong Kong Bird Watching Society (HKBWS) objects to the planning application based on the following reasons.

1 Not in line with the planning intention of the "Green Belt" (GB) zoning

The application site is located on GB zone, where is intended "to define the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone." The Google Earth aerial photograph in 2019 reveals that there is well-vegetated land at and surrounding the application site within the GB zone and is performing the function to define the limit of sub-urban development (Figure 1). However, according to the tree preservation and landscape proposal, 21 number of trees would be fell, which refers to a nearly 85% loss in total number of trees. The proposed house development would cause a direct loss in natural features, and is not in line with the above planning intention. Moreover, we consider houses should only be permitted within residential zonings. Therefore, we urge the Town Planning Board (Board) to reject this application.



2 Set an undesirable precedent to the future development

As the site is connected with nearby woodland within GB zone, the approval of this application will set an undesirable precedent to the future similar applications within the GB zone, and thus nullifying the statutory planning control mechanism. We urge the Board to reject this application in order to protect GB zone and the existing woodland from any development threats.

3 Justifications for the decision and comments made by Government departments and the Board

According to the Hong Kong Planning Standards and Guidelines (HKPSG), Chapter 10, Section 2.1 (ii), the Board has the responsibility to, *"restrict uses within conservation zones to those which sustain particular landscapes, ecological and geological attributes and heritage features"*. We note that all other Government bureaux/departments are also bound to the HKPSG, and the Agriculture, Fisheries and Conservation Department (AFCD) and the Planning Department (PlanD) have the responsibility to advise the Board on the ecological¹ and planning aspects in particular. Given AFCD's mission to conserve natural environment and safeguard the ecological integrity², and the proposed development is not in line with the planning intention of the statutory zoning, HKBWS would also expect AFCD and PlanD to object to this application. Should AFCD, PlanD or the Board feels otherwise, we urge that the appropriate justifications are provided.

The HKBWS respectfully requests the Board to take our comments into consideration and **reject** the current application. Thank you for your kind attention.

¹ AFCD Role of Department. Available at:
http://www.afcd.gov.hk/english/aboutus/abt_role/abt_role.html

² AFCD Vision and Mission. Available at:
http://www.afcd.gov.hk/english/aboutus/vision_mission/abt_vision_mission.html

Yours faithfully,

A handwritten signature in cursive script, appearing to read 'Suet Mei'.

Wong Suet Mei
Conservation Officer
The Hong Kong Bird Watching Society

cc.
The Conservancy Association
Designing Hong Kong
Kadoorie Farm and Botanic Garden
WWF – Hong Kong
TrailWatch

Figure 1. The Google Earth aerial photograph in 2019 reveals that there is well-vegetated land at and surrounding the application site (approximate location indicated by the red circle) within the GB zone and is performing the function to define the limit of sub-urban development. The proposed house development would cause a direct loss in natural features, and is not in line with the above planning intention.



The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

5-5

25th November, 2020.

By email only

Dear Sir/ Madam,

Proposed House and Filling and Excavation of Land
(A/SK-TMT/69)

1. We refer to the captioned.
2. The application site is largely within Green Belt (GB) zone. The planning intention of this zone is:

'...primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.'
3. We urge the Board to reject this application as the proposed use is unlikely to be in line with the planning intention of GB zone. We also urge the Board to seriously consider the potential cumulative impacts of approving this application as the approval would set a precedent for other similar applications.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden





世界自然基金會
香港分會

WWF-Hong Kong

香港新界葵涌葵昌路8號
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27 November 2020

**Chairman and members
Town Planning Board**
15/F North Point Government Offices,
333 Java Road, North Point,
Hong Kong
(E-mail: tpbpd@pland.gov.hk)

5-6

By E-mail ONLY

Dear Sir/Madam,

RE: Proposed House and Filling and Excavation of Land on "Green Belt", "Village Type Development" zones and area shown as 'Road' at Tai Mong Tsai, Sai Kung (A/SK-TMT/69)

WWF would like to lodge our objection to the captioned application as follows:

Not in line with the planning intention of "Green Belt" zone

Majority of the application site falls within the "Green Belt" ("GB") zone of the approved Tai Mong Tsai and Tsam Chuk Wan Outline Zoning Plan (OZP No. S/SK-TMT/4). According to this OZP, the planning intention of "GB" zone is *"primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a presumption against development within this zone."* As per the latest available aerial image taken in December 2019, the application site is covered by dense vegetation (Fig. 1). We are of grave concern that the captioned development and the proposed land filling and excavation will cause direct loss of vegetation and trees. As such, we consider that the captioned application is not in line with the planning intention of the "GB" zone and should be rejected.

Setting an undesirable precedent for further development in the locality

As shown in Fig. 1, the captioned site and the area to its north are covered by dense



together possible™

贊助人：香港特別行政區行政長官
林鄭月娥女士、大紫荊勳章、GBS
主席：何潤達先生
行政總裁：江偉賢先生

義務執照師：香港立信德業會計師事務所有限公司
義務公司秘書：楊品記書院有限公司
義務司庫：匯豐銀行
註冊慈善機構

Patron: The Honourable Mrs Carrie Lam Cheng Yuet-ngor, GBM, GBS
The Chief Executive of the HKSAR
Chairman: Mr Edward M. Ho
CEO: Mr Peter Cornthwaite


Honorary Auditors: BDO Limited
Honorary Company Secretary:
McCabe Secretarial Services Limited
Honorary Treasurer: HSBC
Registered Charity
(Incorporated With Limited Liability)

註冊名稱 Registered Name: 世界自然基金會 World Wide Fund For Nature Hong Kong
(在香港註冊成立的有限公司 Incorporated in Hong Kong with limited liability by guarantee)

vegetation. We worry that Town Planning Board's approval of the captioned application will set an undesirable precedent for other developments to encroach onto the vegetation in the concerned "Green Belt" zone. In order to avoid cumulative impact on the local ecology and rural landscape, we consider that the captioned application should be rejected.

We would be grateful if our comments could be considered by the Town Planning Board.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Andrew Chan', with a stylized flourish at the end.

Andrew Chan
Senior Conservation Officer, Policy

Fig. 1 Dense vegetation at the application site (marked approximately by red polygon) and its vicinity (Image source: *Google earth*)



貴會編號：A/SK-TMT/69

反對申請



敬啟者：

本人李桂蘭乃西貢大網仔村之居民代表，就有關不知名人仕向 貴會申請在大網仔丈量約份第 252 約地段第 65 號、第 96 號及第 98 號餘段和毗連政府土地擬議屋宇及填土及挖土工程事項作出反對，因該地段屬本村的範圍，但該申請人至今都未有與本村村代表及任何村民作出諮詢。

故特此書函向 貴會提出反對，敬希 貴會代為跟進及處理有關之事項，有勞之處，深感銘謝。

此致

城市規劃委員會

李桂蘭

反對人：李桂蘭

2021 年 3 月 12 日

通訊地址：[REDACTED]

聯絡電話：[REDACTED]



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

Seg 1

5-8

18th March, 2021.

By email only

Dear Sir/ Madam,

Proposed House and Filling and Excavation of Land
(A/SK-TMT/69)

1. We refer to the captioned.
2. The application site is largely within Green Belt (GB) zone. The planning intention of this zone is:

'.....primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.'
3. We urge the Board to reject this application as the proposed use is unlikely to be in line with the planning intention of GB zone. We also urge the Board to seriously consider the potential cumulative impacts of approving this application as the approval would set a precedent for other similar applications.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



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23 March 2021

Chairman and Members

Town Planning Board

15/F, North Point Government Offices

333 Java Road, North Point, Hong Kong

Fax: 2877 0245;

Email: tpbpd@pland.gov.hk

Seg 1

5-9

Proposed House and Filling and Excavation of Land (Application No. A/SK-TMT/69)

Dear Chairman and Members,

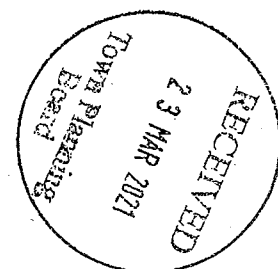
Designing Hong Kong Limited **objects** the captioned for the following reasons:

- Majority of the area is zoned as "**Green Belt (GB)**". The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- Tai Mong Tsai Road is the only road for residents in the area access to Sai Kung Town and rest of the Territories. We concern the construction of the house and access road would bring negative traffic impact to the residents and hikers in the area.
- The site is currently covered with dense vegetation. Even though the applicant claims there is a positive growth on trees at the site after the construction, the existing habitat would still be affected. The habitat would be damaged permanently.
- The approval of the application would set an undesirable precedent for other applications within the "Green Belt (GB)" zone, and lead to a general degradation of the rural environment of the area.

Here we submit our concerns for your consideration.

Yours,

Designing Hong Kong Limited



Advisory Clauses

- (a) to note the comments of District Lands Officer/Sai Kung that should the application is approved by the Town Planning Board, the lot owner shall apply to his office for a land exchange to effect the proposal with the vehicle access on government land. However, there is no guarantee that such application will be approved by the government. Such application, if eventually approved, will be subject to such terms and conditions including payment of premium and an administrative fee as the government considers appropriate at its discretion;
- (b) to note the comments of Commissioner for Transport that:
 - (i) as the proposed vehicular access connecting between the Site and Tai Mong Tsai Road will sterilize permanently the land adjoining the Site, the applicant should consider to seek advice from the management authority of the adjoining government land accordingly. Moreover, the applicant should clarify with the land management authority in relation to the management, operation and maintenance of the proposed vehicular access. Transport Department will not manage the proposed vehicular access as it is an access for a single user; and
 - (ii) plenty of the vegetation are grown on the land adjoining the Site. Motorists driving from the Site to Tai Mong Tsai Road could only acquire a clear sight line at the spot close to the roadside. As a result, the sight line between the proposed vehicular access and Tai Mong Tsai Road would be affected by vegetation resulting in road safety concerns in the vicinity. The applicant should seek confirmation from relevant government department to carry out routine arboricultural maintenance of overgrown vegetation outside the Site such that a clear sight line could be maintained.
- (c) to note the comments of Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that the applicant shall be responsible for construction of a proper vehicular run-in/out arising from the proposed development. The design and details of the vehicular run-in/out shall follow HyD's prevailing departmental standards and requirements. The applicant shall also be responsible for construction and maintenance of the proposed driveway connected between the proposed development and Tai Mong Tsai Road;
- (d) to note the comments of the Chief Building Surveyor/New Territories East 2 & Rail, Buildings Department that:
 - (i) unless the Site abuts on a specified street complying with the requirements under Building (Planning) Regulations (B(P)R) 18A(3) and not less than 4.5m wide, the development intensity of the Site should be determined by the Building Authority under B(P)R 19(3);

- (ii) the means of obtaining access to the proposed building from a street including the land status of the existing access road should be clarified to demonstrate compliance of B(P)R 5;
 - (iii) every domestic building within the Site shall be provided with an open space complying with the Second Schedule under B(P)R;
 - (iv) emergency vehicular access complying with B(P)R 41D shall be provided for all buildings in the Site;
 - (v) PNAP APP-2, HKPSG and the advice of Commissioner for Transport will be referred to when determining exemption of GFA calculation for aboveground or underground carparking spaces;
 - (vi) applicants' attention is also drawn to the policy on GFA concessions under PNAP APP-151 in particular the 10% overall cap on GFA concessions and, where appropriate, the Sustainable Building Design requirements under PNAP APP-152;
 - (vii) all unauthorised building works/structures, if any, should be removed according to the provisions of the Buildings Ordinance (BO);
 - (viii) the granting of the planning approval should not be constructed as an acceptance of the unauthorised structures on site under the BO. Enforcement action may be taken to effect the removal of all unauthorised works in the future; and
 - (ix) detailed comments will be given during the General Building Plans submission stage;
- (e) to note the comments of the Director of Fire Services that detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans or referral from relevant licensing authority, and the EVA provision shall comply with the standard as stipulated in Section 6, Part D of the 'Code of Practice for Fire Safety in Buildings 2011' under the Building (Planning) Regulation 41D which is administered by the Buildings Department; and
- (f) to note the comments of the Director of Environmental Protection that the applicant shall follow up the following comments on the Noise Impact Assessment (NIA) section of the revised Air Quality and Traffic Noise Assessment Report in the NIA submission stage:

General Comments

- (i) Drawing No. A004 in Appendix A: Please revise the typo NAP identified on 1/F" to read as NAP identified on 2/F" in Drawing No. A004.

Road Traffic Noise Model

- (ii) The spot height of the road ID 86, 91, 99 and 104 in GIS is 24.4m. However, the heights of the roads in the noise model are 21m. Please check and revise.
- (iii) The angle of view of NAP2 is incorrect. Please check and revise.