

2021年 3月 1 6日

此文件係 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
申請的項目。

This document is received on **16 MAR 2021**
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Appendix I of RNTPC
Paper No. A/YL-KTN/761D

Form No. S16-1
表格第 S16-1 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

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/M1-KTN/761
	Date Received 收到日期	16 MAR 2021

- 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
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
GLORY TIME DEVELOPMENT LTD.

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
CHIH DESIGN 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)	LOT 624 & 787 IN D.D.110 AND ADJOINING GOVERNMENT LAND, KAM TIN ROAD, SHEK KONG SAN TSUEN, YUEN LONG
(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 4000.4 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1600.16 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	908 sq.m 平方米 <input 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 KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/9
(e) Land use zone(s) involved 涉及的土地用途地帶	RESIDENTIAL (GROUP C)2 & RESIDENTIAL (GROUP D)
(f) Current use(s) 現時用途	PRIVATE RESIDENTIAL & BARREN LAND (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，或有關係的鄉事委員會[&]

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 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		sq.m 平方米 <input type="checkbox"/> 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 <p>(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))</p>
(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		
	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 RESIDENTIAL DEVELOPMENT (HOUSES)

(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	1600.16 sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	not more than 0.4	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	not more than 33.3 %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	12 Houses+ 1 Resident's Recreational Club	
Proposed no. of storeys of each block 每座建築物的擬議層數	3 storeys (for House 1-4), 2 storeys (for House 5-12) 1 storey (for Resident's Recreational Club) storeys 層	
	<input type="checkbox"/> include 包括 storeys of basements 層地庫	
	<input checked="" 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	19.49 (for House 1 - 4) 13.99 (for Resident's Recreational Club) 18.49 (for House 5-12) mPD 米(主水平基準上) <input type="checkbox"/> About 約 9m (for House 1-4) 3.5m (for Resident's Recreational Club) ..8m (for House 5-12) m 米 <input type="checkbox"/> About 約	

☒ Domestic part 住用部分

GFA 總樓面面積 1600.16 sq. m 平方米 ☒ About 約
 number of Units 單位數目 12
 average unit size 單位平均面積 133.3 sq. m 平方米 ☐ About 約
 estimated number of residents 估計住客數目 84

☐ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約
☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約

☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

.....

☒ 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)

Recreational Area: 80sq.m

E&M: 432sq.m

Carparking Space: 456sq.m

☒ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☒ private open space 私人休憩用地 800 sq. m 平方米 ☒ Not less than 不少於

☐ public open space 公眾休憩用地 sq. m 平方米 ☐ 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]
1 - 4	G/F	E&M Room, Car Parking Space,
	1/F	Living Room, Dining Room, Bedroom,
	2/F	Bedrooms
5 - 12	G/F	E&M Room, Carport, Living Room, Dining Room
	1/F	Bedrooms
Resident's Recreational Club	G/F	Resident's Recreational Club

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Access Road, Landscape area, Garden, Open Staircase

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)

MARCH 2026
.....
.....
.....
.....
.....

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 No 否</p>	<p><input checked="" 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)) 錦田公路轉入小路 <input 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 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) Private Car Parking Spaces 私家車車位 24 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) _____ _____</p>
<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 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) 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) _____ _____</p> <p><input checked="" type="checkbox"/></p>

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。

<p>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?</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p>																													
<p>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。)</p>	<p>Yes 是 No 否</p>	<p><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)</p> <p><input checked="" type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 2487.9 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.1 - 3.8 m 米 <input checked="" type="checkbox"/> About 約</p> <p><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</p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input checked="" type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>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)</p> <p>Please refer to tree compensation plan</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	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 checked="" type="checkbox"/>	No 不會 <input 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"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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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"/>																													

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 planning statement

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.
本人現准許委員會將本人就這宗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

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

CHIH MING YEUN

DIRECTOR

Name in Block Letters
姓名（請以正楷填寫）

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 / ☐ HKICD 香港城市設計學會

Others 其他

on behalf of
代表

CHIH DESIGN LIMITED

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

Date 日期

11 FEB 2021

(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

1. 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：

- (a) 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
- (b) 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。

2. 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。

3. 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。

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	LOT 624 & 787 IN D.D.110 AND ADJOINING GOVERNMENT LAND, KAM TIN ROAD, SHEK KONG SAN TSUEN, YUEN LONG		
Site area 地盤面積	4000.4	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	908	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	APPROVED KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/9		
Zoning 地帶	RESIDENTIAL (GROUP C)2 & RESIDENTIAL (GROUP D)		
Applied use/ development 申請用途/發展	PROPOSED RESIDENTIAL DEVELOPMENT (HOUSES)		
(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	1600.16 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.4 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	12 Blocks	
	Non-domestic 非住用	1. Block	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	9m (for House 1-4) 8m (for House 5-12)	m 米 <input checked="" 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)		
		3 storeys (for House 1-4) 2 storeys (for House 5-12)	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 checked="" type="checkbox"/> Podium 平台)	
	Non-domestic 非住用	3.5	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		13.99	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)	
		1	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	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)	
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		N/A	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	not more than 33.3 % <input checked="" type="checkbox"/> About 約		
	(v) No. of units 單位數目	12		
	(vi) Open space 休憩用地	Private 私人	800	sq.m 平方米 <input checked="" 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 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) _____	24 private car parking spaces
	Total no. of vehicle loading/unloading bays/lays 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) _____	N/A

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 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"/>
<hr/>		
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 type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input 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 type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input 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 type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input 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"/>
<hr/>		
<hr/>		

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。

CHIH Design Ltd.

Your Ref.: TPB/A/YL-KTN/676
Our Ref.: 1906RD - L005
Date: 25th May 2021

(By hand)

The Secretary
Town Planning Board
C/o Town Planning Board Section
Planning Department
15/F, North Point Government Offices
333 Java Road
North Point, Hong Kong

Dear Sir/Madam,

Re: Response to Departments' Comments
Proposed Private Residential Development at
Lot 624 & 787 in D.D.110 and Adjoining Government Land, Kam Tin Road
Shek Kong San Tsuen, Yuen Long.

We refer your e-mail dated on 14th, 16th, 26th April and 4th May 2021. The following responses are submitted herewith for your departmental circulation to address Landscape Unit of PlanD and DSD's comments.

Comments	Responses
Comment from Landscape Unit of PlanD:	
i) It is apparent that the existing vegetation group, including some mature trees, at the north acting as buffer between the proposed development and Kam Tin nullah adjacent to the site boundary would be affected by the proposed development. The applicant should review and set back the proposed layout to preserve and avoid damaging the vegetation buffer between the proposed development and Kam Tin nullah.	Noted. The layout and details of the proposed development has been reviewed and set back. Please refer to the following revised plans. Plan 6 (rev.a) – Master Layout Plan Plan 7 (rev.a) – Ground Floor Plan Plan 8 (rev.a) – First Floor Plan Plan 9 (rev.a) – Second Floor Plan Plan 10 (rev.a) – Section AA Plan 14 (rev.a) – Tree compensation plan Plan 17 (rev.a) – Vantage Point 2 Plan 20 – Illustrative Master Layout Plan and Surroundings
ii) It is apparent that tree removal is unavoidable for the proposed development. The applicant is reminded that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. With reference to the Schematic Landscape Plan (Plan 13), 6 nos. of new trees plantings are proposed at government land. The applicant should seek comments and approval from the relevant authority on the proposed tree works and new tree planting/compensatory proposal, where appropriate.	Noted. Further comments regarding tree felling will be sought at the land administration application stage.

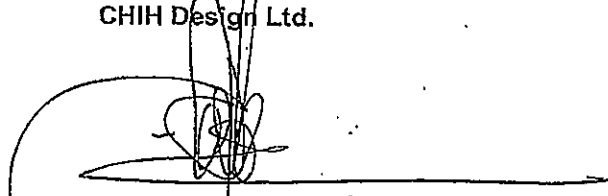
Our Ref.: 1906RD - L005.../2
Date : 25th May 2021

Comment form DSD	
Since the application site is in the vicinity of the afore-said existing streamcourse and existing meander YKN2, the applicant is required to place all the proposed works 3m away from the top of the bank of the two streamcourses. All the proposed works in the vicinity of the streamcourses should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to my satisfaction. The applicant should be reminded to minimize the possible adverse environmental impacts on the existing streamcourses in his design and during construction.	Noted and the layout revised accordingly. The proposed works have been revised to 3m away from the top of the bank of the two stream courses. Please refer to the following revised plans for details. Plan 6 (rev.a) - Master Layout Plan Plan 7 (rev.a) - Ground Floor Plan Plan 8 (rev.a) - First Floor Plan Plan 9 (rev.a) - Second Floor Plan Plan 10 (rev.a) - Section AA

For the other departmental comments, we are preparing further justifications and assessments by newly engaged consultants. The supplementary documents will be submitted separately.

Should you have any queries, please do not hesitate to contact the undersigned at

Sincerely Yours,
For and on behalf of
CHIH Design Ltd.



Eric Ming Yuen Chih
Director
EC/fh

c.c. Glory Time Development Limited

— Ms. Joyce Ng
(by hand & E-mail) (w/ encl)



RE: Fw: S.16 Application No. A/YL-KTN/761 (Lot 624 & 787 in DD110) -
Departmental Comments26/05/2021 16:26
From: <
To: <tpbpd@pland.gov.hk>
Cc: <vkflau@pland.gov.hk>,
File Ref:

1 Attachment



1906RD-L005_page 1.pdf

Dear Sir/Madam,

This is to clarify that our submitted supplementary documents are under TPB case no. TPB/A/YL-KTN/761 instead of case no. TPB/ A/YL-KTN/676. We enclosed herewith the revised TPB ref. no. of our cover letter ref. 1906RD-L005 dated 25th May 2021 for superseding the previous one.
Thank you.

Best Regards,
Foon Ho



Our Ref.: 1906RD - L007
Date: 27th Aug 2021

(By hand)

The Secretary
Town Planning Board
C/o Town Planning Board Section
Planning Department
15/F, North Point Government Offices
333 Java Road
North Point, Hong Kong

RECEIVED
2021 AUG 27 P 5:01
TOWN PLANNING BOARD

Dear Sir/Madam,

Re: Response to Departments' Comments
Proposed Private Residential Development at
Lot 624 & 787 in D.D.110 and Adjoining Government Land, Kam Tin Road,
Shek Kong San Tsuen, Yuen Long.

We refer to your e-mails dated on 14th, 16th, 26th April and 4th May 2021. The following responses are submitted herewith for your departmental circulation to address the various departments' comments.

Comments	Reply
Comment from AFCD	
An abandoned meander, which was recommended to be retained under the "Main Drainage Channels for Ngau Tam Mei, Yuen Long and Kam Tin" EIA Report, is located to the north of the proposed development. The applicant revealed in the application form that site formation works would be conducted for the proposed development. The applicant shall clarify whether the construction and the site formation works of the proposed development would cause any adverse impact to the adjacent meander. If yes, the applicant shall propose mitigation measures to avoid such adverse impacts during construction phase.	Noted. The construction and site formation works are proposed at a minimum distance of 5m away from the meander. Adverse impacts due to the site formation stage will be avoided by effective and good site works management during construction. Therefore, no adverse impact to the adjacent meander.
Comment from Security Bureau	
Please provide Chinese version of the planning application including the planning statement and plans.	Noted. Please refer to attached 70 sets of "擬建住宅發展項目規劃書" and full set of updated plans with Chinese illustrations.
Comment from EPD	
Please provide environmental assessment (EA) report and sewerage impact assessment (SIA) report for the proposed development accordingly.	Attached 70 sets of EA report (doc. no. R8114_v1.0) and 70 sets of SIA report for your perusal.

Our Ref.: 1906RD - L002.../2
Date : 19th April 2021


Comments	Reply
Comment from CAD	
The applicant should review the building design features and consider the use of acoustic insulation to enhance the indoor noise environment.	Noted. Due consideration will be given at building plan submission stage.
Comment from TD	Please refer to attached "Responses to Comments" and 70 sets of Traffic Impact Assessment Study" prepared by CTA Consultants Limited for your perusal.

We also attached herewith 70 sets of the following slightly amended drawings:

- Plan 12 (Rev.A)
- Plan 13 (Rev.A)
- Plan 14 (Rev.B)
- Plan 15 (Rev.A)
- Plan 19 (Rev.A)

Should you have any queries, please do not hesitate to contact the undersigned at

Sincerely Yours,
For and on behalf of
CHIH Design Ltd.



Eric Ming Yuen Chih
Director
EC/th

c.c. Glory Time Development Limited

Ms. Joyce Ng
(by hand & E-mail) (w/ encl)

Our Ref.: 1906RD - L009
Date : 22nd Oct 2021

(By hand)

The Secretary
Town Planning Board
C/o Town Planning Board Section
Planning Department
15/F, North Point Government Offices
333 Java Road
North Point, Hong Kong

Dear Sir/Madam,

Re : Response to Departments' Comments
Proposed Private Residential Development at
Lot 624 & 787 in D.D.110 and Adjoining Government Land, Kam Tin Road,
Shek Kong San Tsuen, Yuen Long.

We refer to your e-mails dated 29th September, 5th, 7th, 8th and 21st October 2021. The following responses are submitted herewith for your departmental circulation to address the various departments' comments.

Comments	Reply
Comment from Environmental Protection Department	
Air Aspect	
1. It is noted that many ASRs are in close proximity to the construction site boundary (the closest one is about 3 m away). In addition to the mitigation measures mentioned in Section 2.7.6 to 2.7.9, the applicant is recommended to further propose and implement additional mitigation measures to <u>minimize dust impacts during construction phase</u> . For example: (a) Plan site layout so that machinery and dust causing activities (e.g. haul roads and stockpiling areas) are located away from receptors as far as possible; (b) Erect solid screens or barriers around dusty activities; (c) The working area of excavation or earth moving operation shall be sprayed with water or dust suppression chemical before, during and after the operation to maintain the surface wet.	Noted. Section 2.7.7 is updated accordingly.
2. Section 2.5. Other than Kam Tin Road, it is noted that there is an existing local access road to be improved for accessing to the proposed development. Please ensure that <u>sufficient buffer</u> is allowed in accordance with the HKPSG's requirements from the road to the air sensitive uses of the proposed development.	Noted. Section 2.5 is amended accordingly.

Our Ref.: 1906RD - L009.../2
Date : 22nd Oct 2021

Comments	Reply
Comment from Environmental Protection Department	
<u>Waste Management and Land Contamination Aspects</u>	
1. S4.4.1, Table 4-1 and Appendix F: (a) The section mentioned that aerial photo of year 2015 was review. However, the information of 2015 aerial photo was not provided in Table 4-1 and Appendix F. Please review and revise. (b) The past land use between year 1990 and 2008 (ie 18 years) was missing. Please review and attach the aerial photo between year 1990 and 2008 to show the land use in this period.	Noted. Section 4.4.1 is updated accordingly. Noted. Aerial photo of year 2001 is supplemented in Appendix F and Table 4-1 is updated accordingly.
2. Table 4-1: The table provide a summary of past land use of the site and the review of land contamination potential was provided in Section 4.5. Therefore, please consider to delete the comments "considered as non-polluting activities" in the table as appropriate.	Noted. Table 4-1 is updated accordingly.
3. S4.4.7 - S4.4.8 and Appendix I: It is noted that a temporary structure is located in the open yard to the west of the residential block in the southern part of the project site. The Consultants should provide site photos, identify the current land use and review the land contamination potential of the temporary structure. Please provide the relevant information in the report.	Noted. Section 4.4.7 is updated accordingly and relevant site photos are supplemented in Appendix I .
4. S5.2.1: As mentioned in the section, the project will involve demolition of existing buildings and structures. Please consider to include "demolition materials" as one of the bullet point of waste types to be generated in the project.	Noted. Section 5.2.1 is updated accordingly.
5. S5.2.16: The estimated quantity of inert C&D materials (public fill) in this section does not tally with Section 5.2.5 to 5.2.7. Please review and revise as appropriate.	Noted. Sections 5.2.16 & 5.2.7 are updated accordingly.
6. S5.2.19 and 5.4.2: The disposal outlet for non-inert C&D materials (ie sorting facilities) discussed in these two sections does not tally with Section 5.2.7 (ie landfill). Please rectify.	Noted. Sections 5.2.19 & 5.4.2 are updated accordingly.
7. S5.3.1: Please clarify whether "disposal facilities" would be provided in the proposed development. If not, please revise the third sentence "... adequate refuse collection, storage and <u>disposal facilities</u> will be provided...." as appropriate.	Noted. Section 5.3.1 is revised accordingly.

.../3

Our Ref.: 1906RD - L009.../3

Date : 22nd Oct 2021

Comments	Reply
Comment from Environmental Protection Department	
8. Appendix F: Our comment (1)(b) above refers. Please provide aerial photo between year 1990 and 2008 in the report.	Noted. Aerial photo of year 2001 is supplemented in Appendix F .
9. Appendix I: (a) Our comment (3) above refers. Please provide site photos of the temporary structure at the open yard in the report. (b) Photo records: Typo - "temporartory" and "temporatory" should read as "temporary". Please rectify.	Noted. relevant site photos are supplemented in Appendix I . Noted. Typos in photo records are revised in Appendix I accordingly.
<u>on Sewerage Impact Assessment:</u>	
We do not have objection to the application from water quality perspective, provided that the applicant shall construct the septic tank and soakaway systems following with the requirements stated in the EPD's Practice Note for Professional Person (ProPECC) PN 5/93 including the percolation test, clearance distances and certification by Authorized Person.	Noted.
following typo is noted: SIA s.2.2 point 6 - It seems that "Kam Tin River" should be referred instead of "Sheung Yue River".	Noted.
Comment from Civil Aviation Department	
It is noted the applicant had not responded to our comments related to aircraft noise which shall be discussed in the Environmental Assessment (EA) Report. The EA Report and the corresponding NIA Submission Checklist should be updated and amended to address the aircraft noise issues accordingly.	Shek Kong Airfield is found to the south of Kam Tin Road at the furthest part of Shek Kong Barracks. It is currently belonging to People's Liberation Army Air Force. Nearby data collection and measurement would be restricted due to military confidentiality. According to HKPSG, exposure to aircraft noise is described by Noise Exposure Forecast (NEF) contours where the NEF standards stipulated is only applicable to the Hong Kong International Airport at Chep Lap Kok. The Subject Site is not identified as relevant sensitive region in relate to Chep Lap Kok International Airport. Noise exposure estimation is considered not necessary .../cont'

Our Ref.: 1906RD - L009.../4
Date: 22nd Oct 2021

Comments	Reply
	according to HKPSG. However, future residents will be notified of the fact that there are aircraft operations nearby so that noise generated from its operation will be audible. Moreover, to minimise the nuisance to residents indoors, better insulation is recommended, such as use of well gasketed window of at least 8mm glass pane or TL (Transmission Loss) of 32 dB or above in 250 Hz octave-band and STC (Sound Transmission Class) 34 or above, to be adopted in the development.
Comment from Security Bureau	
Please advise and confirm whether distance between its application site and boundary of Shek Kong Barracks exceeds 30 metres. Please annotate the distance of the application site and Shek Kong Barrack in Chinese on a location plan.	The distance between Shek Kong Barracks and the application site is approximately 58m. Please refer to attached 70 sets of "平面圖 21 -石崗軍營和申請地盤距離展示圖".
Comment from Transport Department	Please refer to attached "Responses to Comments" and attachments prepared by CTA Consultants Limited for your perusal.
Comment from Highways Department	Please refer to attached "Responses to Comments" and attachments prepared by CTA Consultants Limited for your perusal.

Should you have any queries, please do not hesitate to contact the undersigned at

Sincerely Yours,
For and on behalf of
CHIH Design Ltd.

Eric Ming Yuen Chih
Director

EC/fh

c.c. Glory Time Development Limited

— Ms. Joyce Ng
(by hand & E-mail) (w/ encl)

CHIH
Design Ltd.

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



RE: Planning Application No. A/YL-KTN/761_Departmental Comments
26/10/2021 12:18

From:

To: <llyduen@pland.gov.hk>

Cc:

History: This message has been forwarded.

1 attachment



平面圖 10_ indication of rooftop structure.pdf

Dear Ms. Duen,

As per your request, please find attached revised Plan 10 with indication of building height of rooftop structure for your review. And the soft copy of our submitted documents under our letter ref. 1906RD-L009 are uploaded at the link below for your information.

https://drive.google.com/drive/folders/1SrOTXRuWkvml_Spjm30bsjOZREYPAtin?usp=sharing

Best Regards,
Foon Ho
CHIH Design Ltd

Telephone (852)

Fax (852)

From:

Sent: Thursday, October 21, 2021 5:20 PM

To: 'llyduen@pland.gov.hk' <llyduen@pland.gov.hk>

Subject: FW: Planning Application No. A/YL-KTN/761_Departmental Comments

Dear Ms. Duen,

Please find the below comments from Highway Department for your information.

Best Regards,
Foon Ho

From: deyle.nt@hyd.gov.hk <deyle.nt@hyd.gov.hk>

Sent: Wednesday, October 20, 2021 2:55 PM

To:

Cc: pnoepeyuen@cnin.com.hk; ent4-2.wd@hyd.gov.hk; KC LEE <kclee@td.gov.hk>

Subject: RE: Planning Application No. A/YL-KTN/761_Departmental Comments

Dear Foon,

Please find the following comments on the access road proposal from highways maintenance point of view:-

1. Since the proposed access road has interface with our project at the junction with Kam Tin Road, please submit the dgn file of the alignment of proposed access road and advise the implementation programme for further checking;
2. Design of access road at junction with Kam Tin Road should also be commented by TD;
3. HyD will not maintain the concerned access road connecting Kam Tin Road and the subject lot.

Regards,
Patsy CHEUNG
DE/YL(E), NT Region, HyD
Tel. 2762 4185

From:

To: <devle.nt@hyd.gov.hk>

Cc:

Date: 06/10/2021 14:58

Subject: RE: Planning Application No. A/YL-KTN/761_Departmental Comments

Dear Ms. Cheung,

Further to our conversation this morning, enclosed herewith our access road proposal which has been submitted to TPB on 27th Aug 2021 for your perusal. In this plan, the proposed road design and how to interface with existing Kam Tin Road has been indicated. Please kindly review that if the information is detailed enough for further coordination.

Best Regards,
Foon Ho
CHIH Design Ltd

Telephone (852):

Fax (852)

From: llyduen@pland.gov.hk <llyduen@pland.gov.hk>

Sent: Wednesday, September 29, 2021 3:44 PM

To:

Cc: exchen@pland.gov.hk

Subject: Planning Application No. A/YL-KTN/761_Departmental Comments

Dear both,

I refer to your further information submitted on 27.8.2021.

Please find below comments from the Highways Department

Highways Department (Contact person: Ms. Patsy Cheung; Tel.:

—
Potential interface will exist between the subject development and HyD Works Division's project "Upgrading of Kam Tin Road between Tung Wui Road and Lam Kam Road" at the junction of the proposed access road and Kam Tin Road. The applicant should submit the detailed scheme of the proposed access road for necessary coordination works.

Regards,

Loree Duen

for DPO/FS&YLE

Tel:3168 4037

Our Ref.: 1906RD - L010
Date : 29th Nov 2021

(By hand)

The Secretary
Town Planning Board
C/o Town Planning Board Section
Planning Department
15/F, North Point Government Offices
333 Java Road
North Point, Hong Kong

Dear Sir/Madam,

Re : Response to Departments' Comments
Proposed Private Residential Development at
Lot 624 & 787 in D.D.110 and Adjoining Government Land, Kam Tin Road,
Shek Kong San Tsuen, Yuen Long.

We refer to your e-mails dated 28th October and 24th November 2021. The following responses are submitted herewith for your departmental circulation to address the various departments' comments.

Comments	Reply
Comment from Security Bureau	
The applicant to provide the height of buildings in term of 主水平基標準以上 XXX 米 for onward transmission to the Hong Kong Garrison. Please ask the applicant to ensure the consistency of the height of buildings provided in its submission including the plans.	在整個申請項目中, 擬建建築物的最高結構高度為主水平基標準以上21.99米, 相關的平面圖已修改, 詳情可參閱附件 "平面圖 10- 剖面圖AA (修訂版 B)".
Comment from Transport Department	Please refer to attached "Responses to Comments" and attachments prepared by CTA Consultants Limited for your perusal.
Comment from Highways Department	Please refer to attached "Responses to Comments" prepared by CTA Consultants Limited for your perusal.

Should you have any queries, please do not hesitate to contact the undersigned at

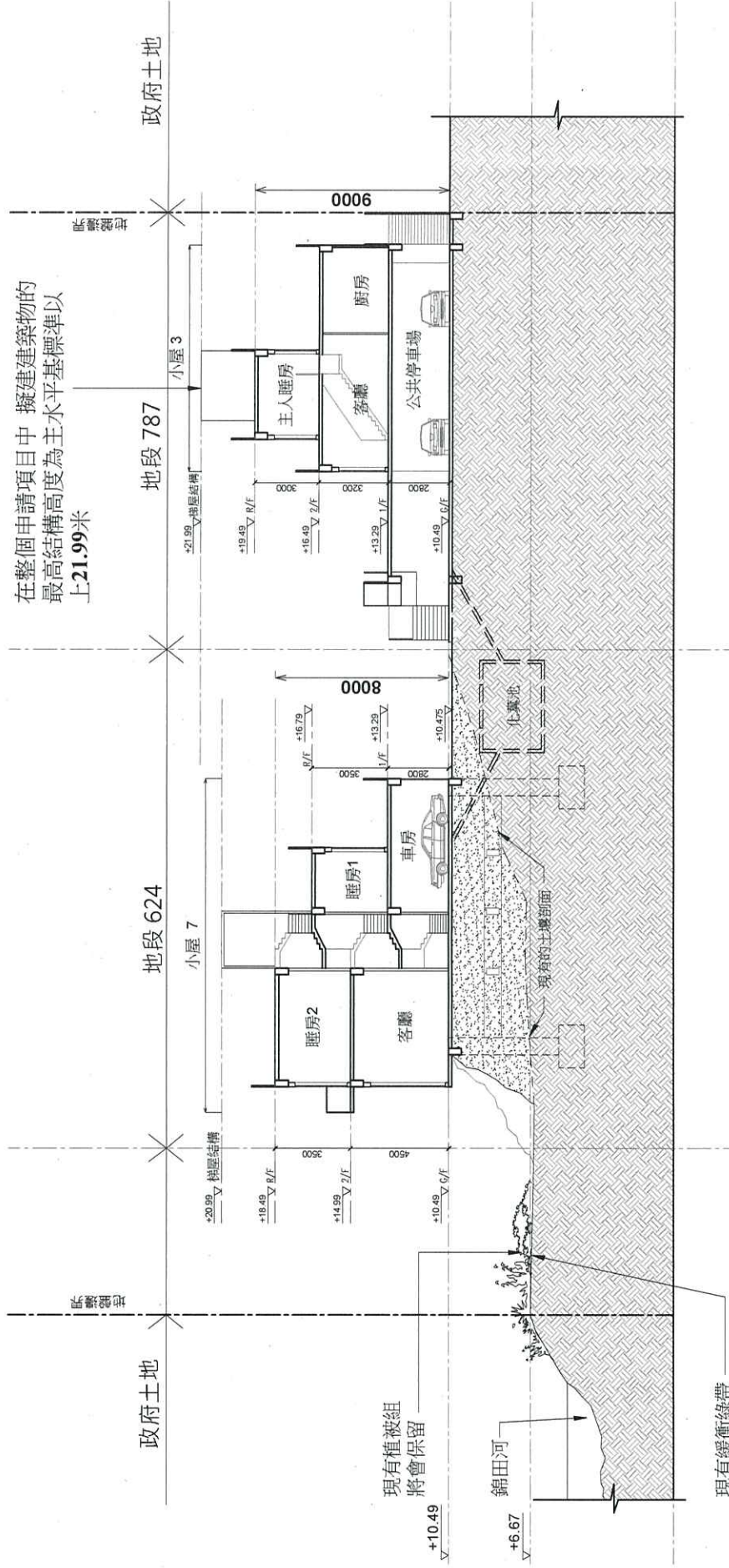
Sincerely Yours,
For and on behalf of
CHIH Design Ltd.

Eric Ming Yuen Chih
Director

EC/fh

c.c. Glory Time Development Limited

Ms. Joyce Ng
(by hand & E-mail) (w/ encl)



在整個申請項目中 擬建建築物的
最高結構高度為主水平基準以上
21.99米



Planning Application No. TPB/A/YL-KTN/761

Summary Table of 'Responses to Comments'

Comments from TD (Contact person: Mr. Wilson Lee; Tel. no.:2399 2421)	Responses
(a) The proposed road alignment would encroach an adjacent land lot near Kam Tin Road. Please clarify the feasibility of such works;	<p>Please find attached drawing (i.e. Figure RC-3 & RC-4 in Appendix A) showing the proposed road alignment with the lot boundary from the lot index plan overlaid.</p> <p>It is demonstrated that the proposed alignment will not encroach onto boundary of any adjacent land lot near Kam Tin Road and hence the works is technically feasible.</p>
(b) Please clarify if the proposed passing bay is sufficient for refuge of appropriate vehicle length.	<p>As 7m LGV loading/unloading space is proposed to be provided in the proposed development, the longest vehicle using the proposed new access road is 7m LGV.</p> <p>Please find attached drawing (i.e. Figure 2.2 in Appendix B) showing the swept path analysis of 7m vehicle moving in/out at the proposed passing bay for your information. It is demonstrated from the result of the swept path analysis that the proposed passing bay is adequate and sufficient for refuge of 7m vehicle without blocking the opposite traffic.</p>



Planning Application No. TPB/A/YL-KTN/761

Summary Table of 'Responses to Comments' (Cont'd)

Comments from HyD (Contact person: Ms. Patsy Cheung; Tel. no.: 2762 4185)	Responses
a) The applicant is requested to closely liaise with our Works Division of HyD as their implementation programme will overlap with Kam Tin Road project.	Noted. The applicant will work and liaise closely with Works Division of HyD in detailed design and construction stages.
b) The engineering formation details for the ingress/egress at Kam Tin Road should be clearly indicated in the submission. The proposed ingress/egress should be in accordance with the latest version of Highways Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement.	Noted. Drawings with engineering formation details for the ingress/egress at Kam Tin Road will be submitted in detailed design stage and follow the latest version of relevant Highways Standard Drawings appropriate to match with the existing adjacent pavement.
c) TD's comment on the swept path analysis and design of run-in/out should be sought. Please note that HyD will not maintain the access road connecting to the application site and Kam Tin Road.	Noted. TD's comment on the swept path analysis and design of run-in/out will be sought.



Appendix A



Proposed Private Residential Development At Lot No. 624 & 787 in d.d. 110 and
Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long, New Territories

PROJECT TITLE:

RC-3

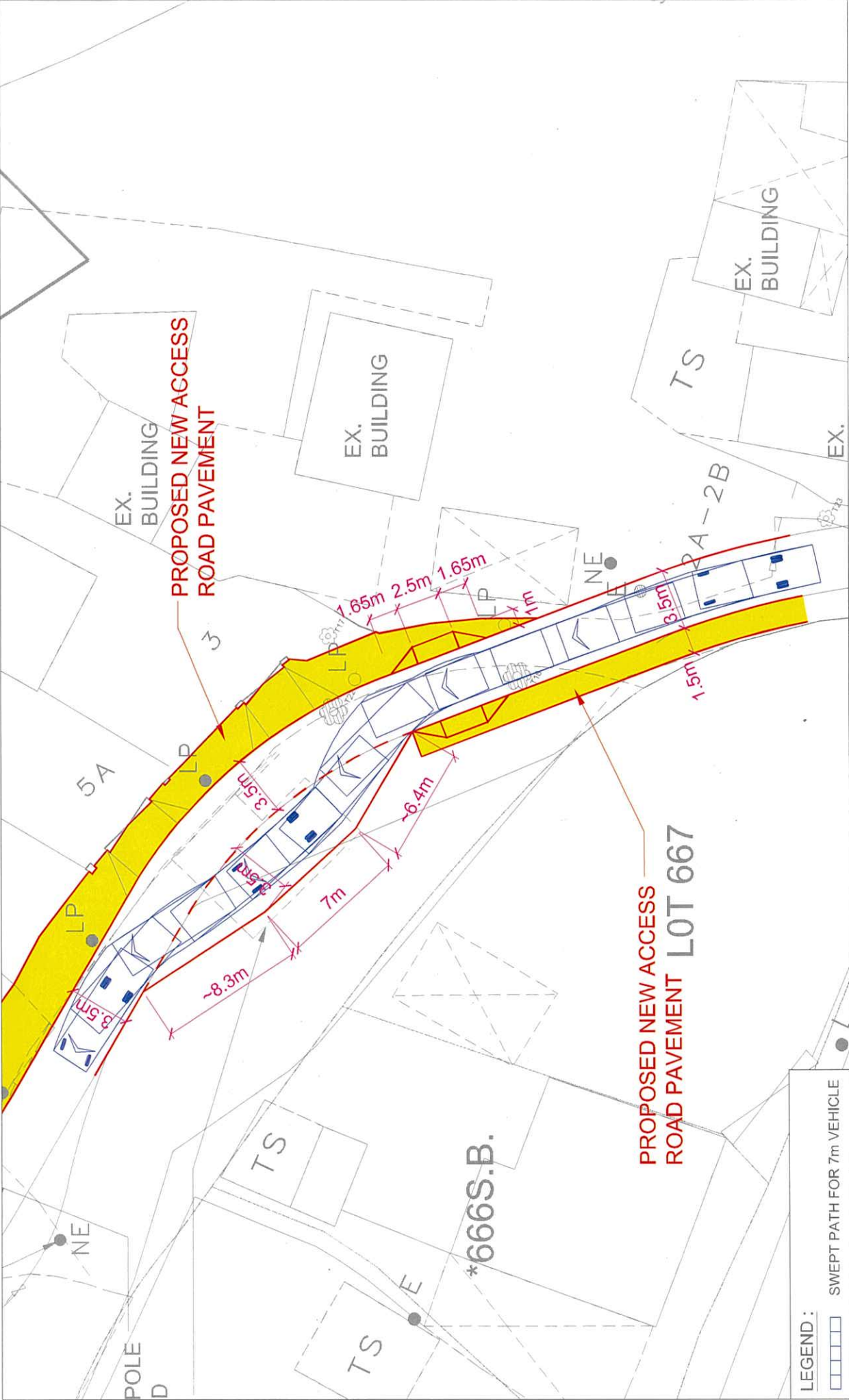
SCALE:	DATE:
1 : 900 @A4	26 NOV 2021

DATE: _____

26 NOV 2021



Appendix B



LEGEND :
SWEPT PATH FOR 7m VEHICLE

FIGURE NO.: 2.2
PROJECT TITLE: Proposed Private Residential Development At Lot No. 624 & 787 in d.d. 110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long, New Territories

PROJECT NO.: 21053HK
DRAWING TITLE: PROPOSED PASSING BAY AND PEDESTRIAN CROSSING

SCALE: 1 : 200 @A3
DATE: 30 JUL 2021



Our Ref.: 1906RD - L012
Date: 26th January 2022

(By hand)

The Secretary
Town Planning Board
C/o Town Planning Board Section
Planning Department
15/F, North Point Government Offices
333 Java Road
North Point, Hong Kong

Dear Sir/Madam,

Re : Response to Public' Comments
Proposed Private Residential Development at
Lot 624 & 787 in D.D.110 and Adjoining Government Land, Kam Tin Road,
Shek Kong San Tsuen, Yuen Long.

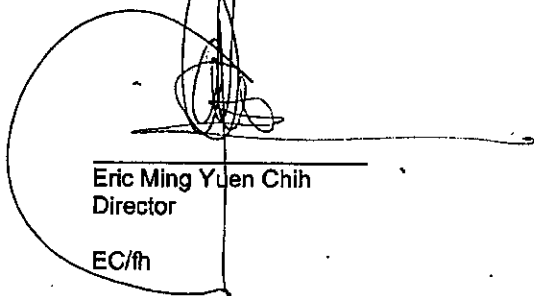
We refer to your e-mails dated 24th January 2022. The following responses are submitted herewith to address the public's comments.

Comments	Reply
Comment from Public – Ms. Mary Mulvihill Received on 16 th April, 2021	
So back again and looking for a substantial increment of public land. And out with the NET charade and in with the true intention, a villa development with club house and 24 vehicle parking.	Drainage system of the development is not proposed to connect to the public system along Kam Tin Road. Sewage system consists of mainly on-site septic tanks and soap away pits.
Many in the community would prefer that transitional housing be provided on spare and suitably zoned government land obviously being used currently for other purposes. How much additional government land is available? Questions please, transitional housing would be in line with the low rise profile of the district, and access to main roads and transport.	We do not hold an opinion about proposing transitional housing units over any government land.
Presumably there is connectivity to a public drainage system?	
Comment from Public – Mr. Lam Ka Hing Received on 20 th September, 2021	
反對，住屋過於密集，引至附近交通阻塞，環境污染，增加引發火警危機，影響村民安全、生活質數及生態環境。	1. 我 司 的 申 請 用 途 與 規 劃 大 綱 圖 相 乎 合。 2. 我 司 已 就 此 項 目 提 交 交 通 評 估 報 告，運 輸 署 並 沒 有 就 此 申 請 提 出 反 對 意 見。 3. 我 司 已 就 此 項 目 提 交 環 境 評 估 報 告，環 保 署 並 未 有 就 此 申 請 提 出 反 對 意 見。 4. 此 項 目 會 在 圖 則 審 批 階 段 向 屋 宇 署 提 交 申 請，以 達 致 乎 合 樓 宇 安 全 和 消 防 安 全 的 標 準。

Our Ref.: 1906RD - L012.../2
Date: 26th January 2022

Should you have any queries, please do not hesitate to contact the undersigned at

Sincerely Yours,
For and on behalf of
CHIH Design Ltd.



Eric Ming Yuen Chih
Director
EC/th

c.c. Glory Time Development Limited

— Ms. Joyce Ng
(by hand & E-mail) (w/ encl)

Previous Application Covering the Site

Approved Application

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Condition</u>
1	A/YL-KTN/676	Proposed Houses (New Territories Exempted Houses)	23.10.2020	(1)

Approval Condition:

- (1) the implementation of the accepted drainage proposal

Similar applications within the same “R(D)” zone on the Kam Tin North OZP

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-KTN/294	Proposed House	9.5.2008
2	A/YL-KTN/436	Proposed House	23.5.2014

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年04月16日星期五 2:41
收件者: tpbpd
主旨: A/YL-KTN/787 DD 110 Kam Tin Road

A/YL-KTN/761

Lots 624 and 787 and adjoining Government Land in D.D. 110, Kam Tin Road, Shek Kong San Tsuen

Site area : About 4,000.4sq.m Includes Government Land of about 908sq.m

Zoning : "Res (Group D)"

Applied Development : 12 Houses / 24 Vehicle Parking

Dear TPB Members,

So back again and looking for a substantial increment of public land. And out with the NET charade and in with the true intention, a villa development with club house and 24 vehicle parking.

Many in the community would prefer that transitional housing be provided on spare and suitably zoned government land obviously being used currently for other purposes. How much additional government land is available? Questions please, transitional housing would be in line with the low rise profile of the district, and access to main roads and transport.

Presumably there is connectivity to a public drainage system?

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, September 26, 2019 2:37:18 AM
Subject: A/YL-KTN/676 DD 110 Kam Tin Road

A/YL-KTN/676

Lots 624 and 787 in D.D. 110, Kam Tin Road, Shek Kong San Tsuen

Site area : About 3,092.4m²

Zoning : "Res (Group D)"

Applied Development : 7-8 NET Houses

Dear TPB Members,

The site is not VTD so what justification can there be to allow it to be used for NET houses?

The administration has already set aside far too much land for the NET houses, they cannot be allowed to encroach on sites zoned for the development of houses for the rest of the population.

Mary Mulvihill

Advisory clauses

- (a) note DLO/YL of LandsD's comments that the Site comprises Lots 624 and 787 both in D.D. 10 and adjoining government land. Lot 624 in D.D. 110 is an old schedule agricultural lot held under the Block Government Lease and no structure is allowed to be erected without the prior approval of the Government. For Lot 787 in D.D. 110, it is a New Grant Lot held under New Grant No. 1097 for private residential purposes only. According to the records of Land Registry, the Lots are currently owned by the same registered owner. The ownership particulars of the Lots forming the Site have to be examined in details at the land exchange application stage, if applied. The Site is subject to a maximum height of 69mPD under the relevant plan for Shek Kong Airfield Height Restriction. The applicant should be reminded that land exchange would be required to implement the proposal. Upon receipt of the land exchange application, LandsD will consider the application in its private capacity as landlord and there is no guarantee that the land exchange, including but not limited to the grant of any additional government land and right of way to the proposed lot (if any), for the proposed development will be approved. The land exchange, if approved, will be subject to such terms and conditions, including, among other things, payment of premium, administrative fee and other applicable fees, to be imposed by LandsD at its sole discretion;
- (b) note CHE/NTW, HyD's comments that his department is not/ shall not be responsible for the maintenance of any access connecting the Site and Kam Tin Road. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (c) note DEP's comments on the EA report as follows:

Noise Impact Assessment

- Appendix A - The proposed revamp of existing access road was found in the drawing, the applicant should clarify whether the road is classified as public road or not. If affirmative, please address the traffic noise impact associated with this new road to existing NSRs and planned NSRs;
- Appendix C - A number of workshops (i.e. S2-S4) are located less than 20m to the south of the subject site. The fixed noise impact associated with these premises should be addressed in the future NIA. Depending on workshop operation, on-site measurement at different time periods (i.e. day, evening and night) to obtain the noise source data of their operation is necessary;
- S.3.1.2 - Please revise: "Although the housing block is separated from Kam Tin Road according to the development scheme, it is necessary to verify

the potential road traffic noise impact during the period with operation of the proposed transitional housing and representative of the worst scenarios.” ;

- Appendix C and Table 3-1 - The name of location S1 is “新聯大汽車公司” ;

Air Quality Impact Assessment

- Figure 3 - The consultant should show the buffer distance between the nearest air sensitive uses of the proposed development and the nearby roads, including the access road within the proposed site. The consultant should note that a sufficient buffer between the access road within the proposed development and the air-sensitive uses in the development shall be allowed;

Others

- As the septic tank and soakaway system are proposed for proper collection, treatment and disposal of wastewater generated from the proposed development. The applicant is advised to design and construct the septic tank and soakaway system following with the requirements stated in the EPD’ s Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" including the completion of percolation test, meeting the clearance distances and certification by Authorized Person;
- (d) note CE/MN, DSD’s comments that the proposed development is adjoining an existing streamcourse and in close proximity to an existing meander. The applicant is reminded that in case he intends to erect any structure in, over or under the existing meander, he should make an application to the Drainage Authority for his consent/approval under Section 26 and 27 of the Land Drainage Ordinance (LDO) prior to construction. The contents of the LDO submission is stipulated in Chapter 446A titled “Land Drainage (Consent and Approval) Regulation”. Since the Site is in the vicinity of the afore-said existing streamcourse and existing meander, the applicant is required to place all the proposed works 3m away from the top of the bank of the two streamcourses. All the proposed works in the vicinity of the streamcourses should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to his satisfaction. The applicant should be reminded to minimize the possible adverse environmental impacts on the existing streamcourses in his design and during construction;
- (e) note CTP/UD&L, PlanD’s comments that detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans. The applicant is advised to observe the requirements of EVA as stipulated in Section 6, Part D of the *Code of Practice for Fire Safety in Building 2011* which is

administered by the BD. Fire safety requirements regarding licensed premises, if any, would be imposed upon receipt of formal application via Licensing Authority;

- (f) note CBS/NTW, BD's comments that if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on Site, prior approval and consent of the BA should be obtained, otherwise they are unauthorized building works (UBW). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO. For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. The Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage. For features applied to be excluded from the calculation of the total gross floor area, it shall be subject to compliance with the requirements laid down in the relevant Joint Practice Notes and Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP). For example, the requirements of building set back, building separation and site coverage of greenery as stipulated in PNAP APP-152. Detailed checking under the BO will be carried out at the building plan submission stage; and
- (g) note H(GEO), CEDD's comments that an existing man-made slope (Feature No. 6NE-A/F126) and a number of un-registered man-made slopes, which may affect or be affected by the proposed development, are present within or adjacent to the Site. The applicant is reminded to submit the proposed building work plans to BD for approval as required under the provisions of the BO.

