

This document is received on 22 SEP 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.

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

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/YL-ST (579)
	Date Received 收到日期	22 SEP 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)

Ever Honors Limited 永樂昌有限公司

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)

R-riches Property 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)	Lot 1 (Part) in D.D. 102, San Tin, Yuen Long, New Territories
(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 2,582 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 N/A 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)	..... N/A 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 San Tin Outline Zoning Plan No. SYL-ST/8 /
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" Zone /
(f) Current use(s) 現時用途	Vacant 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」[#]遞送要求同意書[&]

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
5/8/2020 (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 7/8/2020 (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。

(d) For Type (d) application 供第(d)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

<p>(a) Operation involved 涉及工程</p>	<p><input 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 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</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><small>(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))</small></p>
<p>(b) Intended use/development 有意進行的用途/發展</p>	

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

<p>(a) Nature and scale 性質及規模</p>	<p><input type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p> <p>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</p> <table border="1" style="width:100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width:40%;">Name/type of installation 裝置名稱/種類</th> <th style="width:20%;">Number of provision 數量</th> <th style="width:40%;">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 style="height: 40px;"></td> <td></td> <td></td> </tr> <tr> <td style="height: 40px;"></td> <td></td> <td></td> </tr> <tr> <td style="height: 40px;"></td> <td></td> <td></td> </tr> </tbody> </table> <p><small>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</small></p>	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)											

(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 From 由 to 至
- 地積比率限制
- Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
- 總樓面面積限制
- Site coverage restriction From 由% to 至
- 上蓋面積限制
- Building height restriction From 由m 米 to 至 m 米
- 建築物高度限制
- 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 From 由m to 至
- 非建築用地限制
- Others (please specify)
- 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

<p>(a) Proposed use(s)/development 擬議用途/發展</p>	<p>Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years and Land Filling</p> <p>(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)</p>
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(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積/..... sq.m 平方米	<input type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率/.....	<input type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積/..... %	<input type="checkbox"/> About 約
Proposed no. of blocks 擬議座數/.....	
Proposed no. of storeys of each block 每座建築物的擬議層數	...../..... 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	...../..... mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	...../..... m 米	<input type="checkbox"/> About 約

Domestic part 住用部分

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

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)

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 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]
.....
.....
.....
.....

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

.....

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)

End of 2020

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

<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 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))</p> <p>Accessible from Castle Peak Road - San Tin via San Tin Tsuen Road and a local access</p> <p><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><input type="checkbox"/></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> <p>Private Car Parking Spaces 私家車車位 <u>30</u></p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 <u>18</u></p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</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</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> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</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。

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 2,582 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.1 m 米 <input checked="" 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
	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)

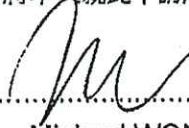
.....

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



Applicant 申請人 / Authorised Agent 獲授權代理人

Michael WONG

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 / HKIUD 香港城市設計學會

Others 其他

on behalf of
代表

R-riches Property Consultants Limited

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



Date 日期

12/8/2020

(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：
(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。
- 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^②

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

^② 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.
在該靈灰安置所內，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	Lot 1 (Part) in D.D. 102, San Tin, Yuen Long, New Territories 新界元朗新田丈量約份第102約地段第1號部分		
Site area 地盤面積	2,582 sq. m 平方米	<input checked="" type="checkbox"/> About 約	
	(includes Government land of 包括政府土地	N/A sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	Approved San Tin Outline Zoning Plan No.: A/YL-ST/8 新田分區計劃大綱核准圖編號: S/YL-ST/8		
Zoning 地帶	"Village Type Development" Zone 「鄉村式發展」地帶		
Applied use/ development 申請用途/發展	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years and Land Filling 擬議臨時公眾停車場(貨櫃車除外)為期5年及填土		
(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	N/A	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	N/A	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	/	
	Composite 綜合用途	/	

(iii) Building height/No. of storeys 建築物高度/層數	Domestic 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)
	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	/	% <input type="checkbox"/> About 約	
(v) No. of units 單位數目	/		
(vi) Open space 休憩用地	Private 私人	/	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	48
	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)	30 / 18 / / /
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數	N/A
	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

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
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 type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input 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 type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plan showing the zoning of the site, Plan showing the land status of the site		
Plan showing the paved ratio of the site		
<u>Reports 報告書</u>		
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"/>

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。

tpbpd@pland.gov.hk

寄件者: Matthew Ng <
寄件日期: 2020年09月22日星期二 18:25
收件者: Town Planning Board
副本: Rachel YIU (rswyiu@pland.gov.hk); Bon Tang; Grace Wong
主旨: [Supersede] S.16 Application No. A/YL-ST/579 - Replacement Pages
附件: DD102 Lot 1 (Pt) - Replacement Pages (20200922).pdf

Dear Sir,

Attached please find the replacement pages of the application form to supersede our previous submission made on 22.9.2020 at 18:09. Please note the replacement pages are for the S.16 planning No. **A/YL-ST/579**. Should you require further information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

Matthew NG

R-riches Property Consultants Limited

From: Matthew Ng
Sent: Tuesday, 22 September 2020 18:09
To: Town Planning Board <tpbpd@pland.gov.hk>
Cc: Bon Tang <
(rswyiu@pland.gov.hk) <rswyiu@pland.gov.hk>
Subject: S.16 Application No. A/YL-ST/279 - Replacement Pages

Dear Sir,

Attached please find the replacement pages of the application form for the subject applicaiton. Should you require further information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

Matthew NG

R-riches Property Consultants Limited

(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

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 Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years
(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	...../..... sq.m 平方米	<input type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率/.....	<input type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積/..... %	<input type="checkbox"/> About 約
Proposed no. of blocks 擬議座數/.....	
Proposed no. of storeys of each block 每座建築物的擬議層數	...../..... 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	...../..... mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	...../..... m 米	<input type="checkbox"/> About 約

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 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 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
	No 否	<input checked="" 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)

.....

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閱覽。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot 1 (Part) in D.D. 102, San Tin, Yuen Long, New Territories 新界元朗新田丈量約份第102約地段第1號部分		
Site area 地盤面積	2,582 sq. m 平方米	<input checked="" type="checkbox"/> About 約	
	(includes Government land of 包括政府土地	N/A sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	Approved San Tin Outline Zoning Plan No.: A/YL-ST/8 新田分區計劃大綱核准圖編號: S/YL-ST/8		
Zoning 地帶	"Village Type Development" Zone 「鄉村式發展」地帶		
Applied use/ development 申請用途/發展	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years 擬議臨時公眾停車場(貨櫃車除外)為期5年		
(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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	/	
	Composite 綜合用途	/	

(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	48
	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)	30 / 18 / / /
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數	N/A
	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 type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input 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 type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plan showing the zoning of the site, Plan showing the land status of the site Location Plan		
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"/>

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

SECTION 16 APPLICATION

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle)
for a Period of 5 Years**

Lot 1 (Part) in D.D. 102
San Tin
Yuen Long
New Territories

Planning Statement



August 2020

Version 1.0

FILE CONTROL

FILE NAME : DD102 Lot 1 (Pt) - Planning Statement (20200804)
FILE LOCATION : \\R-SERVER\Planning\Planning Application\DD102 Lot 1 (Pt) -
Public Vehicle Park in ST\Submission
REVISION NO. : 1.0

APPLICANT : Ever Honors Limited
TYPE OF APPLICATION : S.16 Planning Application
PROPOSED USE : Proposed Temporary Public Vehicle Park (Excluding Container
Vehicle) for a Period of 5 Years
SITE LOCATION : Lot 1 (Part) in D.D. 102, San Tin, Yuen Long, New Territories

AMENDMENT RECORD

REVISION NO.	DESCRIPTION	PREPARED BY (Date)	REVIEWED BY (Date)	APPROVED BY (Date)
1.0	Final Report	GW (20200804)	MN (20200810)	BT (20200810)
2.0	Final Report		MN (20200922)	

Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years in
"Village Type Development" Zone, Lot 1 (Part) in D.D. 102, San Tin, Yuen Long, New Territories

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Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years in "Village Type Development" Zone, Lot 1 (Part) In D.D. 102, San Tin, Yuen Long, New Territories

APPENDIX

Appendix I Vehicular Trips Generated by the Proposed Development

LIST OF PLAN

- Plan P01 Location Plan
- Plan P02 Plan Showing the Zoning of the Application Site
- Plan P03 Plan Showing the Land Status of the Application Site
- Plan P04 Layout Plan

Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years in "Village Type Development" Zone, Lot 1 (Part) In D.D. 102, San Tin, Yuen Long, New Territories

EXECUTIVE SUMMARY

- The applicant seek to use Lot 1 (Part) in D.D. 102, San Tin, Yuen Long, New Territories (the Site) for Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years.
- The Site falls within an area zoned "Village Type Development" on the Approved San Tin Outline Zoning Plan (OZP) No. S/YL-ST/8.
- The Site occupied an area of 2,582m² (about). No structure is proposed at the Site. A total 30 and 18 parking spaces for private car and light goods vehicle are provided at the Site respectively.
- The proposed development is operated 24 hours daily including public holidays. The Site is accessible from Castle Peak Road - San Tin via San Tin Tsuen Road and a local access.
- Justifications for the proposed development are as follows:
 - The proposed development could bring convenience to nearby locals
 - Proposed development is not incompatible with surrounding land use
 - No adverse traffic impact is anticipated to the surrounding road network
 - The proposed development is on a temporary basis, it will not frustrate the long term planning intention of the "V" zones
- Details of development parameters are as follows:

Application Site Area	2,582m ² (about)
Covered Area	not applicable
Uncovered Area	2,582m ² (about)
No. of Private Car Parking Space	30
No. of Light Goods Vehicle Parking Space	18

行政摘要

- 申請人現根據《城市規劃條例》(第131章)第16條，提交有關新界元朗新田文賢約份第102約地段第1號(部分)的規劃申請，於上述地段作擬議臨時公眾停車場(貨櫃車除外)為期5年。
- 申請地點所在的地區在《新田分區計劃大綱核准圖編號S/YL-ST/8》上劃為「鄉村式發展」用途地帶。
- 申請地盤面積為2,582平方米(約)。申請地點內並沒有構築物。地點將設有30個私家車停泊位及18個輕型貨車停泊位。
- 擬議發展的作業時間為每天24小時(包括公眾假期)。申請地點可從青山公路新田段經新田村路及一條地區道路前往。
- 擬議發展的申請理據如下：
 - 擬議發展能夠為周邊居民帶來方便
 - 擬議發展與周邊用途並非不協調
 - 擬議發展不會對周邊道路網絡帶來負面交通影響
 - 擬議發展為臨時性質，不會影響「鄉村式發展」用途地帶的長遠規劃意向
- 擬議發展的詳情發展參數如下：

申請地盤面積：	2,582平方米(約)
上蓋磚面積：	不適用
露天地方面積：	2,582平方米(約)
私家車停泊位：	30
輕型貨車停泊位數目：	18

Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years in "Village Type Development" Zone, Lot 1 (Part) in D.D. 102, San Tin, Yuen Long, New Territories

Planning Statement

Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years in "Village Type Development" Zone, Lot 1 (Part) in D.D. 102, San Tin, Yuen Long, New Territories

Section 16 Planning Application

1. INTRODUCTION

Background

- 1.1 R-riches Property Consultants Limited has been commissioned by *Ever Honors Limited* (the applicant) to submit this planning application under the Section 16 of the *Town Planning Ordinance (Cap. 131)* to the Town Planning Board (the Board) on its behalf.
- 1.2 The applicant seek to use Lot 1 (Part) in D.D. 102, San Tin, Yuen Long, New Territories (the Site) for Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years (proposed development).
- 1.3 The objective of this document is to further explain the development proposal and operation to demonstrate that the proposed development would not create adverse impact to existing surrounding area. In support of this application, a set of indicative plans and appendix are also provided to gain support from respective government departments and planning permission from the Board.

Justification from the Applicant

- 1.4 Illegal on-street parking is often observed in San Tin area, which has caused congestion and increased burden to surrounding road network. There is insufficient supply of parking space to meet the pressing demand of parking spaces for locals. As the Site is located within an area which is dominated by residential use, the applicant seeks to use the Site to provide private car parking spaces to meet the genuine demand for legal private car parking space.
- 1.5 The Site is within walking distance from major settlements in San Tin, i.e. Tsing Lung Tsuen and Fan Tin Tsuen. The proposed development is provided to serve locals living in these areas. Car owners are likely to commute to work by public transport so that vehicular trips generated by the proposed development should be minimal during peak hours of weekdays. Vehicular trips generated by the proposed development is mainly concentrated on weekend and public holiday.

2. SITE CONTEXT

Site Location

- 2.1 The Site is accessible from Castle Peak Road - San Tin via San Tin Tsuen Road and a local access through the proposed ingress/egress located at the western part of the Site. It is approximately 4.4km South of Lok Ma Chau Station, 2.7km south of Lok Ma Chau Immigration Control Point, 50m southeast of San Tin Tsuen Road. (Plan P01).

Existing Site Condition

- 2.2 The Site is currently vacant and unfenced. It generally flat and covered by vegetation. No existing structure is located at the Site.

Surrounding Area

- 2.3 The surrounding areas are dominated by fishponds, vacant land and village houses.
- 2.4 To its immediate north is vacant land covered by vegetation. To its further north are vacant land and fishponds.
- 2.5 To its immediate east is an existing natural stream. To its further east is an area occupied by village houses of Fan Tin Tsuen.
- 2.6 To its immediate south are vacant land and fishponds. To its further south area fishponds and area occupied by village houses of Tsing Lung Tsuen.
- 2.7 To its immediate and further west are some vacant land covered by vegetation and fishponds.

3. PLANNING CONTEXT

Zoning of the Application Site

- 3.1 The Site falls within an area zoned "Village Type Development" ("V") on the Approved San Tin North Outline Zoning Plan (OZP) No. S/YL-ST/8 (Plan P02). According to the Notes of the OZP, 'public vehicle park (excluding container vehicle)' is a column 2 use within the "V" zone, which requires permission from the Board.
- 3.2 The Site falls wholly within "V" zone with area of 2,582m² (about)(Plan P02).

Planning Intention

- 3.3 The planning intention of the subject "V" zone is intended to reflect existing recognized

Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years in "Village Type Development" Zone, Lot 1 (Part) in D.D. 102, San Tin, Yuen Long, New Territories

and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.

- 3.4 As the proposed 'public vehicle park (excluding container vehicle)' is a column 2 use within "V" zone, approval of the proposed use on a temporary basis will not jeopardize the long term planning intention of the subject "V".

Previous Application

- 3.5 There is no previous application in respect of the Site.

Similar Application

- 3.6 Several public vehicle parks were approved by the Board within the same "V" zone. Within which, the latest S.16 application (No. A/YL-ST/541) for the similar use (Temporary Public Vehicle Park (Private Car and LGV under 5.5 tonnes) with Ancillary Office for a Period of 3 Years), which was approved on a temporary basis with conditions by the Board on 12.4.2019. As similar S.16 applications were approved by the Board previously, approval of the current application will not set undesirable precedent within the same "V" zone.

Relevant Guideline

- 3.7 Town Planning Board Guideline (PG) No. 12C - Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance

- 3.7.1 The Site is currently not within any part of a fishpond. The Site falls within the Wetland Buffer Area (WBA) of the Wetland Conservation Area. According to the TPB PG-No. 12C, temporary uses within the WBA is exempted from the requirement of ecological impact assessment as part of the submission to the Board.

4. DEVELOPMENT PROPOSAL

Development Proposal

- 4.1 The Site consists of an area 2,582 m² (about). No structure is proposed at the Site. A

total of 30 private car and 18 LGV parking spaces are provided at the Site respectively. The remaining area is for circulation purpose and maneuvering of vehicle (Plan P04).

4.2 Details of development parameters are as follows:

Application Site Area	2,582m ² (about)
Covered Area	not applicable
Uncovered Area	2,582m ² (about)
No. of Private Car Parking Space	30
No. of Light Goods Vehicle Parking Space	18

Operation Mode

- 4.3 The estimated maximum number of staff per day is one (about). One staff is stationed at the ingress/egress of the Site to monitor the traffic condition and direct vehicle within the Site.
- 4.4 The proposed development is operated 24 hours daily including public holidays. Private car parking spaces are rented to local residents on a monthly basis only. No visitor parking is provided.

5. TECHNICAL JUSTIFICATION

Land Administration Aspect

- 5.1 The Site consists of one private land lot, i.e. Lot 1 (Part) in D.D. 102 with a total land area of 2,582m² (about) of Old Schedule Agricultural Lots held under the Block Government Lease (Plan P03). The Site does not fall within any Government land.
- 5.2 Since there is the restriction that no structures are allowed to be erected without the prior approval of the Government on the private land portion of the Site. The applicant will submit a Short Term Waiver (STW) application to make way to erect the proposed structures at the Site. No structure is proposed for domestic use.

Traffic Aspect

- 5.3 The Site is accessible from Castle Peak Road - San Tin via San Tin Tsuen Road (about 3.5m wide) and a local access (about 3.5m wide). One 7.3m (about) wide ingress/egress is provided at the northwestern part of the Site (Plans P01). No vehicle without valid licenses issued under Traffic Regulations is permitted to park at the Site.

Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years In "Village Type Development" Zone, Lot 1 (Part) In D.D. 102, San Tin, Yuen Long, New Territories

No medium and heavy goods vehicles, including container tractors/trailers is allowed to access the Site.

5.4 Internal Traffic Arrangement

5.4.1 Sufficient maneuvering space is also provided within the Site to ensure no queuing, turning back outside the Site (Plan P04). Staff is stationed at the ingress/egress of the Site to monitor the traffic condition and direct vehicle to enhance pedestrian safety.

5.4.2 A total of 30 no. private car and 18 for LGV parking spaces are provided at the Site for the use of nearby locals (Plan P04). No visitor parking is provided at the Site. The parking spaces include:

Type of Parking Space	Dimension of Space	No. of Space
Private Car Parking Space	2.5m (W) x 5m (L)	30
LGV Parking Space	3.5m (W) x 7m (L)	18
Total		48

5.5 Estimated Vehicular Trip Generation

5.5.1 A total of 30 and 35 trips are estimated to be generated from the proposed development at peak hours on weekday, i.e. 08:00 – 09:00 and 18:00 – 19:00 respectively, below is the breakdown of peak hours of estimated vehicular trip attracted by the proposed development on weekday:

Time Period		Trip Generation (Weekdays)				
		Private Car		Light Goods Vehicle		2-Way Total
		In	Out	In	Out	
AM Peak	08:00 – 09:00	1	14	0	15	30
PM Peak	18:00 – 19:00	15	10	10	0	35

5.5.2 A total of 30 and 30 trips are estimated to be generated from the proposed development at peak hours on weekday, i.e. 12:00 – 13:00 and 18:00 – 19:00 respectively, below is the breakdown of peak hours of estimated vehicular trip attracted by the proposed development on weekend (including public holiday):

Time Period		Trip Generation (Weekend Including Public Holiday)				
		Private Car		Light Goods Vehicle		2-Way Total
		In	Out	In	Out	

		In	Out	In	Out	
PM Peak 1	12:00 – 13:00	12	18	0	0	30
PM Peak 2	18:00 – 19:00	20	15	0	0	35

5.5.3 Car owners likely commute to work by public transport so that vehicular trips generated by the proposed development should be minimal during peak hours of weekdays. Vehicular trips generated by the proposed development is mainly concentrated on weekend and public holiday. As minimal traffic is generated by the proposed development, adverse traffic impact to the surrounding roads should not be anticipated. (Appendix I).

Environmental Protection Aspect

5.6 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding area.

5.7 Air

5.7.1 The proposed development is only for vehicle park use, the major source of air pollution would be emission from vehicles. Drivers are required to switch off engine once parked. The proposed development should therefore not create any adverse air impact to the surrounding area.

5.8 Lighting

5.8.1 The applicant will ensure lighting within the Site will be switched off at appropriate hour i.e. 22:00 to minimize nuisance to the surroundings.

5.9 Noise

5.9.1 The major source of noise pollution would be noise made from engine and movement of vehicle. All drivers are required to switch off engine after parking.

Agricultural Aspect

5.10 The Site currently falls within "V" zone and with no active farmland, it is considered not suitable for agricultural activity. An existing natural stream is located along the eastern and western boundary of the Site. Fencing is provided along the boundary to avoid staff and visitor from reaching the existing natural stream.

Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years in "Village Type Development" Zone, Lot 1 (Part) in D.D. 102, San Tin, Yuen Long, New Territories

Drainage Aspect

- 5.11 The applicant will submit a drainage proposal to minimize drainage impact after planning approval has been granted by from the Board. The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by Drainage Services Department/the Board.

Fire Safety Aspect

- 5.12 The applicant will submit a fire service installations (FSIs) proposal in accordance to *Building Ordinance, Fire Services Ordinance and Fire Safety (Buildings) Ordinance* after planning approval has been granted from the Board. The applicant will implement the proposed FSIs at the Site once the proposal is accepted by Fire Services Department/the Board.

Landscape Aspect

- 5.13 The applicant will preserve existing trees within the Site as far as practical. Kerbs are provided in vicinity of tree to prevent damage from movement of vehicle within the Site. The applicant will submit a tree preservation and landscape proposal to enhance the landscape environment.
- 5.14 The applicant will implement the proposed landscape proposal at the Site once the proposal is accepted by Planning Department/the Board.

6 CONCLUSION

- 6.1 The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage, fire service installations and landscape proposals etc. to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board.
- 6.2 The proposed development is a column two use within the "V" zone, which is considered not in compatible with the surrounding. Approval of the subject application would not jeopardize the long term planning intention of the "V" zone. In addition, similar applications for the same use (public vehicle park) were approved by the Board in 2019, approval of the current application would not set undesirable precedent within the "V".
- 6.3 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers.
- 6.4 In view of the above, the Board is hereby respectfully requested to approve the subject

application for 'Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for
a Period of 5 Years'.

R-riches Property Consultants Limited
22 September 2020

Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years in "Village Type Development" Zone, Lot 1 (Part) in D.D. 102, San Tin, Yuen Long, New Territories

Vehicular Trips Generated by the Proposed Development

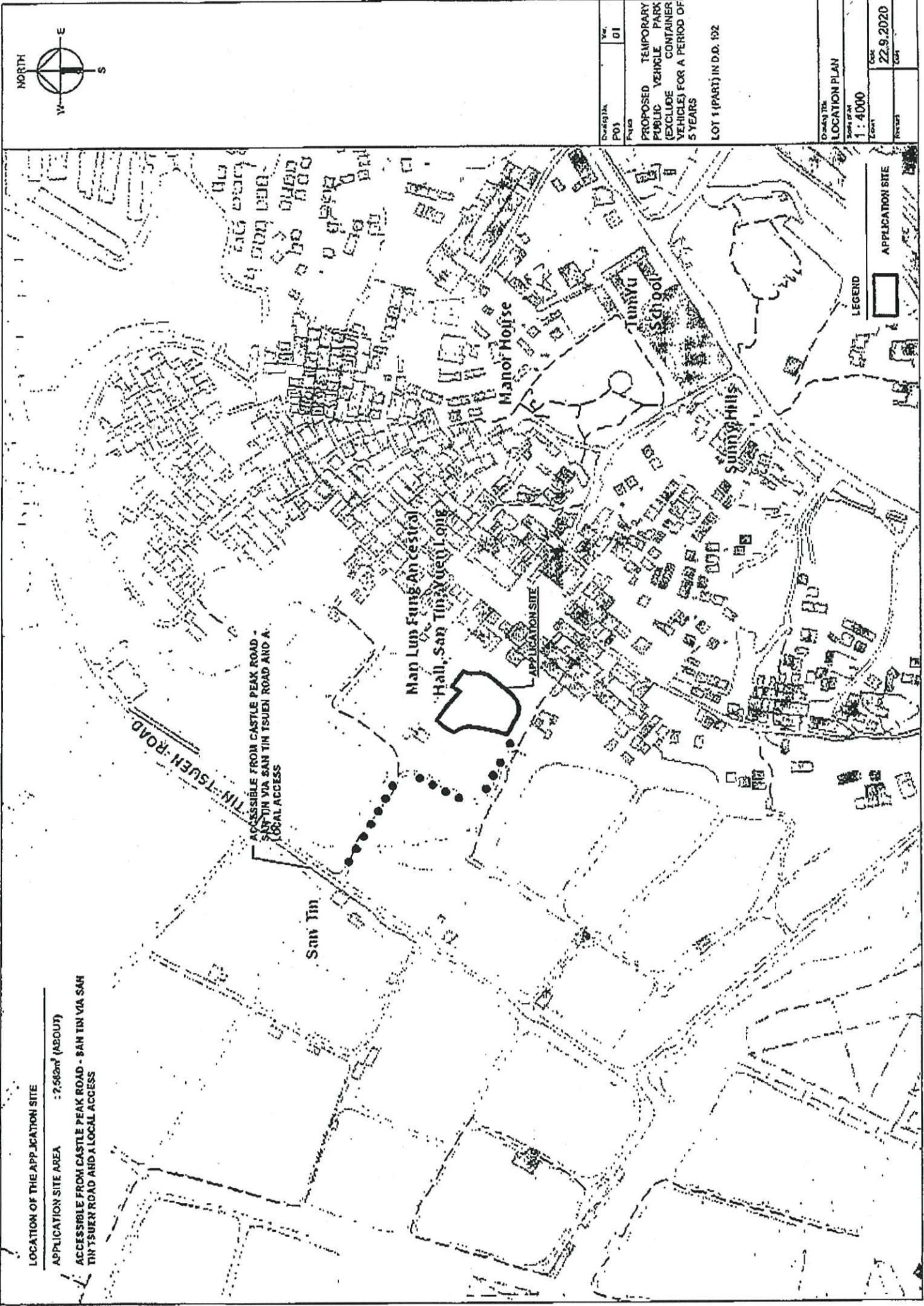
**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle)
for a Period of 5 Years in "Village Type Development" Zone,
Lot 1 (Part) in D.D. 102, San Tin, Yuen Long, New Territories**

- (i) The proposed development of the Site is operated 24 hours daily including public holidays. The Site is accessible from Castle Peak Road – San Tin via San Tin Tsuen Road and a local access.
- (ii) The breakdown of the estimated vehicular trips on weekdays are as follows:

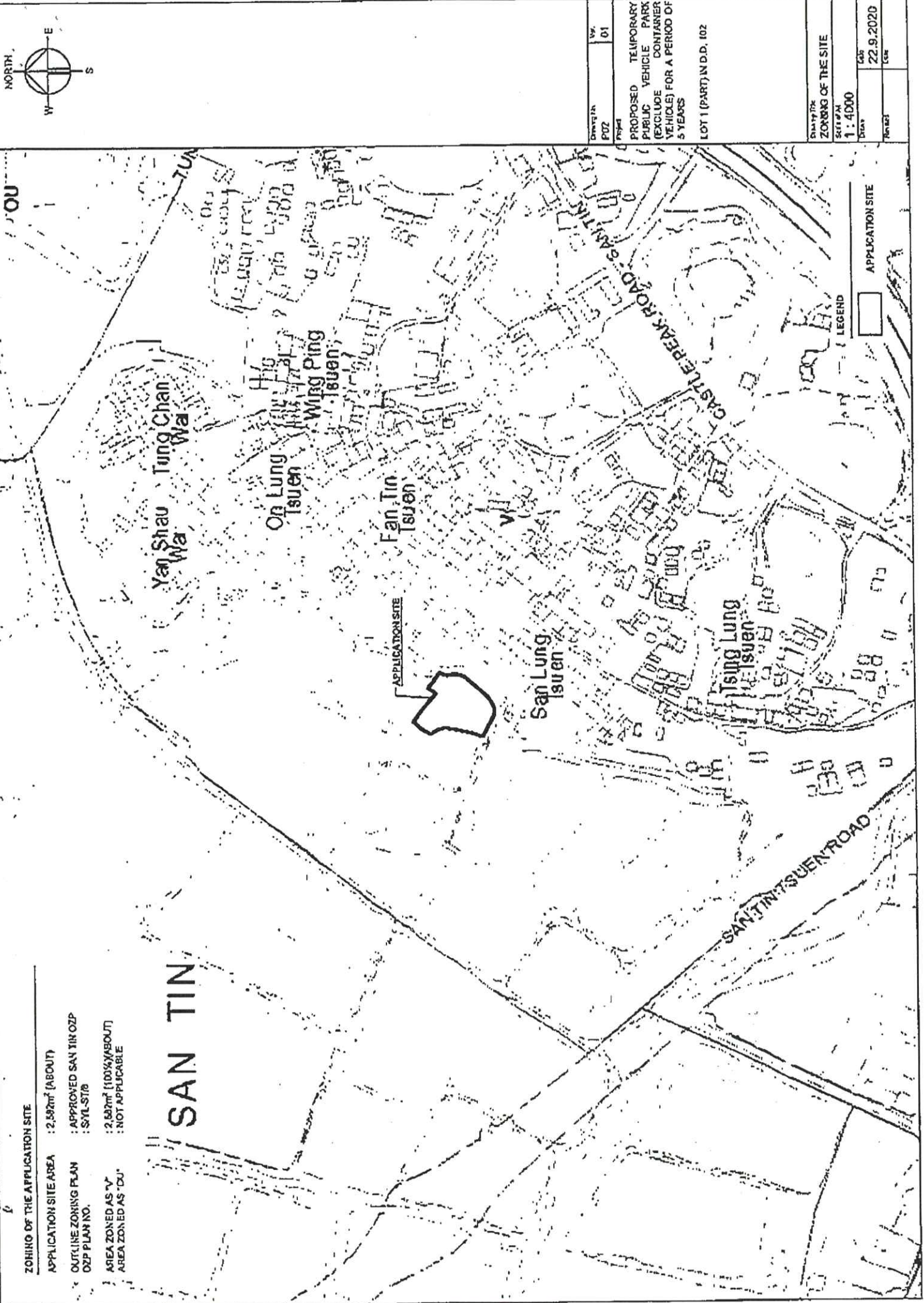
Time Period	Trip Generation (Weekdays)			
	Private Car		LGV	
	In	Out	In	Out
00:00 – 01:00	0	0	0	0
01:00 – 02:00	0	0	0	0
02:00 – 03:00	0	0	0	0
03:00 – 04:00	0	0	0	0
04:00 – 05:00	0	0	0	0
05:00 – 06:00	0	0	0	0
06:00 – 07:00	0	0	0	0
07:00 – 08:00	0	12	0	0
08:00 – 09:00*	1	14	0	15
09:00 – 10:00	5	5	0	3
10:00 – 11:00	4	4	0	0
11:00 – 12:00	4	4	0	0
12:00 – 13:00	2	2	0	0
13:00 – 14:00	2	2	0	0
14:00 – 15:00	2	2	0	0
15:00 – 16:00	4	4	0	0
16:00 – 17:00	4	4	0	0
17:00 – 18:00	4	4	2	0
18:00 – 19:00*	15	10	10	0
19:00 – 20:00	8	5	6	0
20:00 – 21:00	4	4	0	0
21:00 – 22:00	4	4	0	0
22:00 – 23:00	2	2	0	0
23:00 – 24:00	2	2	0	0

(iii) The breakdown of the estimated vehicular trips on weekend and public holiday are as follows:

Time Period	Trip Generation (Weekend including Public Holiday)			
	Private Car		LGV	
	In	Out	In	Out
00:00 – 01:00	0	0	0	0
01:00 – 02:00	0	0	0	0
02:00 – 03:00	0	0	0	0
03:00 – 04:00	0	0	0	0
04:00 – 05:00	0	0	0	0
05:00 – 06:00	0	0	0	0
06:00 – 07:00	0	0	0	0
07:00 – 08:00	6	6	0	0
08:00 – 09:00	6	6	0	0
09:00 – 10:00	6	6	0	0
10:00 – 11:00	6	6	0	0
11:00 – 12:00	8	8	0	0
12:00 – 13:00*	12	18	0	0
13:00 – 14:00	4	4	0	0
14:00 – 15:00	4	4	0	0
15:00 – 16:00	4	4	0	0
16:00 – 17:00	4	4	0	0
17:00 – 18:00	4	4	0	0
18:00 – 19:00*	20	15	0	0
19:00 – 20:00	15	20	0	0
20:00 – 21:00	10	10	0	0
21:00 – 22:00	8	4	0	0
22:00 – 23:00	2	2	0	0
23:00 – 24:00	2	2	0	0



LOCATION OF THE APPLICATION SITE
 APPLICATION SITE AREA : 2,580m² (ABOUT)
 ACCESSIBLE FROM CASTLE PEAK ROAD - BAN TIN VIA SAN TIN TSUEN ROAD AND A LOCAL ACCESS

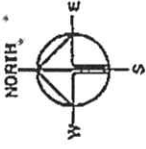


Drawn by	W.
POZ	01
Project	
PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDE CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS	
LOT 1 (PART) IN D.D. 102	
DATE FOR ZONING OF THE SITE	
Scale	1:4000
Date	22.9.2020
Author	

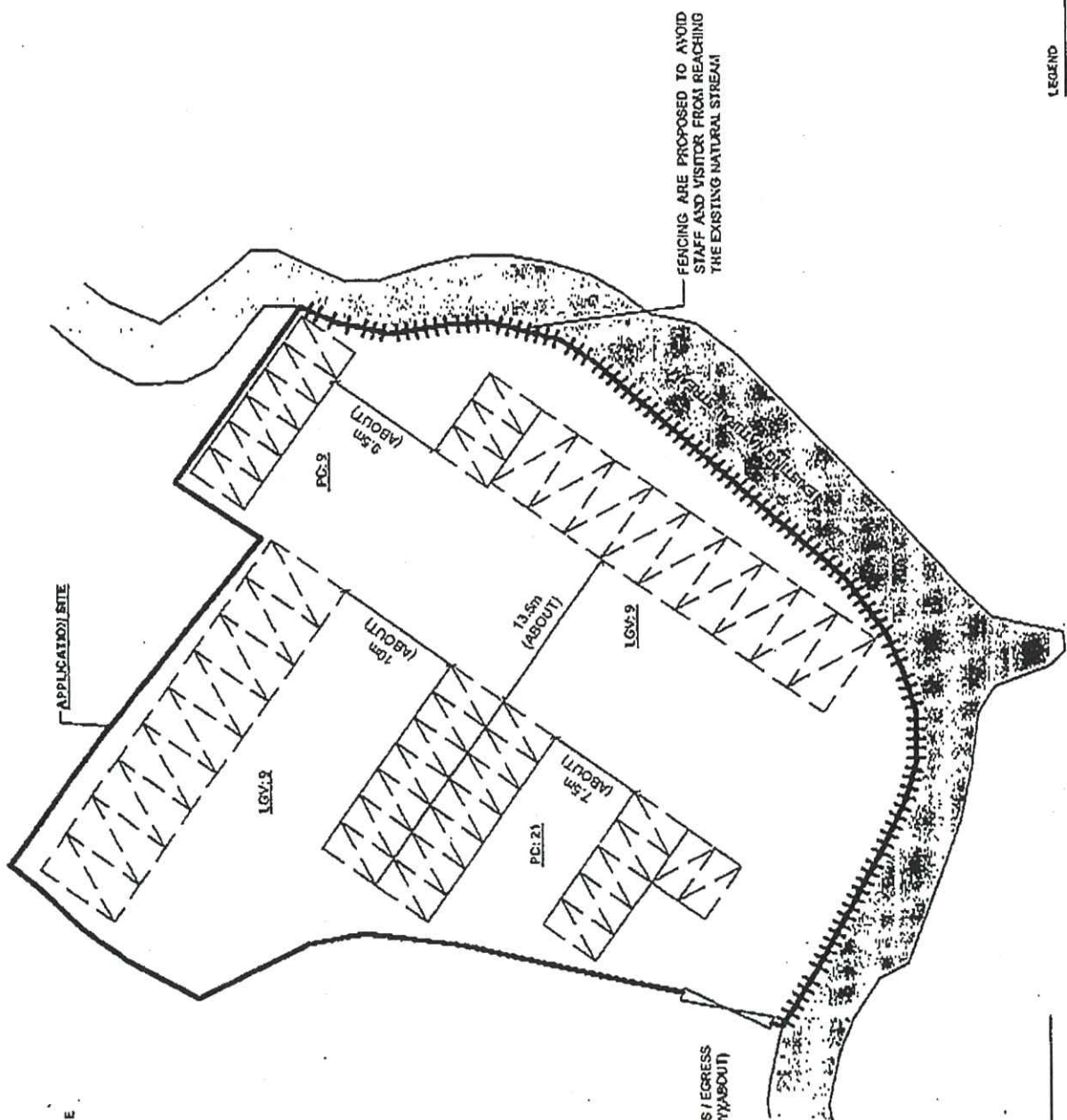
ZONING OF THE APPLICATION SITE
 APPLICATION SITE AREA : 2.52^{ha} (ABOUT)
 OUTLINE ZONING PLAN : APPROVED SAN TIN OZP
 OZP PLAN NO. : SYL-ST/8
 AREA ZONED AS "V" : 2.52^{ha} (100% (ABOUT))
 AREA ZONED AS "OU" : NOT APPLICABLE

SAN TIN

LEGEND
 APPLICATION SITE



Drawing No	01
Project	PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDE CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS
Lot	LOT 1 (PART) N.D.D. 102
Drawing Title	LAYOUT PLAN
Scale	1:500
Date	22.9.2020
Author	
Check	



LEGEND

[Symbol]	APPLICATION SITE
[Symbol]	PARKING SPACE
[Symbol]	INGRESS / EGRESS

DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,587m² (ABOUT)
 COVERED AREA : NOT APPLICABLE
 UNCOVERED AREA : 2,587m² (ABOUT)

PLOT RATIO : NOT APPLICABLE
 SITE COVERAGE : NOT APPLICABLE

NO STRUCTURE IS PROPOSED AT THE APPLICATION SITE

PARKING PROVISION

NO. OF PRIVATE CAR PARKING SPACE : 30
 DIMENSION OF PARKING SPACE : 2.5m (W) X 5m (L)

NO. OF PARKING SPACE FOR LGV : 18
 DIMENSION OF PARKING SPACE : 3.5m (W) X 7m (L)

Our Ref.: DD102 Lot 1 (Pt)
Your ref.: TPB/A/YL-ST/579

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

By Email

19 January 2021

Dear Sir,

1st Further Information

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle)
for a Period of 5 Years in "Village Type Development" Zone,
Lot 1 (Part) in D.D. 102, San Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-ST/579)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Bon TANG at or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Matthew NG

cc DPO/FSYLE, PlanD

(Attn.: Ms. Alice CHEUNG
(Attn.: Mr. Andy PANG

email: ayycheung@pland.gov.hk)
email: akfpang@pland.gov.hk)



Responses-to-Comments

Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years
in "Village Type Development" Zone, Lot 1 (Part) in D.D. 102, San Tin, Yuen Long, New Territories

(Planning Application No. A/YL-ST/579)

(i) A RtoC Table:

	Departmental Comments	Applicant's Responses
<p>1. Comments of Commissioner for Transport (C for T) (Contact Person: Mr. TSE Ho-hang; Tel: 2399 2727)</p>		
(a)	<p>The subject site is connected to San Tin Tsuen Road via a section of a local access which is not managed by Transport Department. The land status of the local access should be clarified with the Lands Department by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant Lands and maintenance authorities accordingly.</p>	<p>Well noted. The applicant will sort out the maintenance responsibility of the concerned area with respective department/land owner once planning approval has been obtained from the Town Planning Board (the Board).</p>
(b)	<p>Please demonstrate the traffic generated from the subject site would not have traffic impact on San Tin Tsuen Road which is a single track for two-way traffic.</p>	<p>Estimated vehicular trips generated by the proposed development is provided for your consideration (Annex I). As extra traffic induced by the proposed development is minimal, adverse traffic impact to San Tin Tsuen Road should not be anticipated (Annex II).</p>
(c)	<p>No vehicle is allowed to queue back to or reverse onto/from the subject site at any time during the planning approval period.</p>	<p>Well noted. Staff will be deployed at the ingress/egress of the application site (the Site) to direct vehicle entering/exiting the Site to ensure no vehicle will queue back to or reverse onto/from the Site at any time during the planning approval period.</p>

2. Comments from the Director of Agriculture, Fisheries and Conservation (DAFC) (Contact Person: Dr. Azaria WONG ; Tel: 2150 6932)	
(a)	<p>The subject site falls within the Wetland Buffer Area (WBA) and the "Village Type Development" zone. According to the aerial photo from LandsD, the site was covered with vegetation in 2018 but the vegetation was cleared and the land was paved in 2019. Our recent inspection in October 2020 further revealed that part of the watercourse to the east of the site suspected case of "destroy first and develop later". I trust your office will take this into consideration of the subject application.</p>
(b)	<p>Should the application be approved, please advise the applicant to undertake good site practice with proper drainage proposal to avoid potential disturbance to adjacent wetland habitats.</p>
	<p>The Site is currently vacant and not being occupied by the proposed use. Fencing is proposed at the Site to prohibit the natural stream at the east and west of the Site from reaching to minimise adverse impact to it. Although the Site falls within the Wetland Buffer Area (WBA), it is approximately 100m away from the Wetland Conservation Area (WCA), which adverse impact to existing fishpond should not be anticipated.</p>
	<p>Well noted. The applicant will undertake good site practice with proper drainage proposal to avoid potential disturbance to adjacent wetland habitats after planning approval has been obtained from the Board.</p>

Estimated Vehicular Trips Generated by the Proposed Development

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle)
for a Period of 5 Years in "Village Type Development" Zone,
Lot 1 (Part) in D.D. 102, San Tin, Yuen Long, New Territories**

(Planning Application No. A/YL-ST/579)

- (i) The proposed development of the Site is operated 24 hours daily including public holidays. The Site is accessible from San Tin Tsuen Road and a local access.
- (ii) The breakdown of the estimated vehicular trips on weekdays are as follows:

Time Period	Trip Generation (Weekdays)			
	Private Car		LGV	
	In	Out	In	Out
00:00 – 01:00	0	0	0	0
01:00 – 02:00	0	0	0	0
02:00 – 03:00	0	0	0	0
03:00 – 04:00	0	0	0	0
04:00 – 05:00	0	0	0	0
05:00 – 06:00	0	0	0	0
06:00 – 07:00	0	0	0	0
07:00 – 08:00	0	12	0	0
08:00 – 09:00*	1	14	0	15
09:00 – 10:00	5	5	0	3
10:00 – 11:00	4	4	0	0
11:00 – 12:00	4	4	0	0
12:00 – 13:00	2	2	0	0
13:00 – 14:00	2	2	0	0
14:00 – 15:00	2	2	0	0
15:00 – 16:00	4	4	0	0
16:00 – 17:00	4	4	0	0
17:00 – 18:00	4	4	2	0
18:00 – 19:00*	15	10	10	0
19:00 – 20:00	8	5	6	0
20:00 – 21:00	4	4	0	0
21:00 – 22:00	4	4	0	0
22:00 – 23:00	2	2	0	0
23:00 – 24:00	2	2	0	0

(iii) The breakdown of the estimated vehicular trips on weekend and public holiday are as follows:

Time Period	Trip Generation (Weekend including Public Holiday)			
	Private Car		LGV	
	In	Out	In	Out
00:00 – 01:00	0	0	0	0
01:00 – 02:00	0	0	0	0
02:00 – 03:00	0	0	0	0
03:00 – 04:00	0	0	0	0
04:00 – 05:00	0	0	0	0
05:00 – 06:00	0	0	0	0
06:00 – 07:00	0	0	0	0
07:00 – 08:00	6	6	0	0
08:00 – 09:00	6	6	0	0
09:00 – 10:00	6	6	0	0
10:00 – 11:00	6	6	0	0
11:00 – 12:00	8	8	0	0
12:00 – 13:00*	12	18	0	0
13:00 – 14:00	4	4	0	0
14:00 – 15:00	4	4	0	0
15:00 – 16:00	4	4	0	0
16:00 – 17:00	4	4	0	0
17:00 – 18:00	4	4	0	0
18:00 – 19:00*	20	15	0	0
19:00 – 20:00	15	20	0	0
20:00 – 21:00	10	10	0	0
21:00 – 22:00	8	4	0	0
22:00 – 23:00	2	2	0	0
23:00 – 24:00	2	2	0	0

Traffic Impact on San Tin Tsuen Road

Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years in "Village Type Development" Zone, Lot 1 (Part) in D.D. 102, San Tin, Yuen Long, New Territories

(Planning Application No. A/YL-ST/579)

- (i) In order to acquire the existing traffic condition of the nearby road network, i.e. San Tin Tsuen Road, traffic survey was conducted on 3.1.2021 (Sunday) and 4.1.2021 (Monday).
- (ii) The traffic survey result shows that AM peak and PM peak are 08:00 – 09:00 and 18:00 – 19:00 on weekday respectively. While the peak hours of Sunday are 12:00 – 13:00 and 18:00 – 19:00.

Existing Traffic Condition

- (iii) The existing traffic condition of San Tin Tsuen Road on weekday (recorded on 4.1.2021), i.e. traffic Flows and Volume to Capacity (V/C) Ratio Assessment are as follows:

Road Link		Capacity (veh/hr) (C)	Year 2021			
			AM Peak		PM Peak	
			Traffic Flow (veh/hr)	V/C Ratio	Traffic Flow (veh/hr) (V)	V/C Ratio
(a)	San Tin Tsuen Road	100*	13	0.08	17	0.13

* Capacity based on T.P.D.M. Volume 2 Chapter 3.11: the allowable 2-way peak hour flow is 100 veh/hr.

- (iv) The existing traffic condition of San Tin Tsuen Road on Sunday (recorded on 3.1.2021) are as follows:

Road Link		Capacity (veh/hr) (C)	Year 2021			
			12:00 – 13:00		PM Peak	
			Traffic Flow (veh/hr)	V/C Ratio	Traffic Flow (veh/hr) (V)	V/C Ratio
(a)	San Tin Tsuen Road	100*	11	0.11	6	0.06

* Capacity based on T.P.D.M. Volume 2 Chapter 3.11: the allowable 2-way peak hour flow is 100 veh/hr.

Traffic Condition with Proposed Development

- (v) The future condition of San Tin Tsuen Road on weekday after the implementation of the proposed development are as follows:

Road Link		Capacity (veh/hr) (C)	Year 2021			
			AM Peak		PM Peak	
			Traffic Flow (veh/hr) (V)	V/C Ratio	Traffic Flow (veh/hr) (V)	V/C Ratio
(a)	San Tin Tsuen Road	100*	43 (+30)	0.43	52 (+35)	0.52

* Capacity based on T.P.D.M. Volume 2 Chapter 3.11: the allowable 2-way peak hour flow is 100 veh/hr.

- (vi) The future condition of San Tin Tsuen Road on Sunday after the implementation of the proposed development are as follows:

Road Link		Capacity (veh/hr) (C)	Year 2021			
			12:00 – 13:00		PM Peak	
			Traffic Flow (veh/hr) (V)	V/C Ratio	Traffic Flow (veh/hr) (V)	Traffic Flow (veh/hr) (V)
(a)	San Tin Tsuen Road	100*	41 (+30)	0.41	41 (+35)	0.41

* Capacity based on T.P.D.M. Volume 2 Chapter 3.11: the allowable 2-way peak hour flow is 100 veh/hr.

- (vii) The above tables of the V/C assessment result show that no significant traffic impact would be induced due to the estimated traffic generation of the proposed development. It is concluded that no adverse traffic impact will be generated to the surrounding road network.



[FI] S.16 Application No. A/YL-ST/579 - FI to provide clarifications 23/02/2021 12:28

From: Matthew Ng <

To: Town Planning Board <tpbpd@pland.gov.hk>

Cc: "ayycheung@pland.gov.hk" <ayycheung@pland.gov.hk>, "plhchan@pland.gov.hk" <plhchan@pland.gov.hk>, Bon Tang <

Grace Wong

Orpheus Lee <

1 Attachment



FI2 for A_YL-ST_579 (20210223).pdf

Dear Sir,

Attached please find the FI to provide clarifications for the subject application. Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

Matthew NG

R-riches Property Consultants Limited

Our Ref.: DD102 Lot 1 (Pt)
Your ref.: TPB/A/YL-ST/579

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

By Email

22 February 2021

Dear Sir,

2nd Further Information

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle)
for a Period of 5 Years in "Village Type Development" Zone,
Lot 1 (Part) in D.D. 102, San Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-ST/579)

We are writing to submit further information to provide clarifications for the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Bon TANG at _____ or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Matthew NG

cc DPO/FSYLE, PlanD

(Attn.: Ms. Alice CHEUNG
(Attn.: Ms. Patricia CHAN

email: ayycheung@pland.gov.hk)
email: plhchan@pland.gov.hk)



x



Clarifications for the Proposed Development

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle)
for a Period of 5 Years in "Village Type Development" Zone,
Lot 1 (Part) in D.D. 102, San Tin, Yuen Long, New Territories**

(Planning Application No. A/YL-ST/579)

- (i) The application site (the Site) is currently vacant and not being occupied by the proposed use.
- (ii) According to comments of Director of Agriculture, Fisheries and Conservation (DAFC), the Site was covered with vegetation in 2018 but the vegetation was cleared and the land was paved in 2019.
- (iii) Please be confirmed that the applicant was not involved in the clearance of vegetation and land paving activities. The applicant will ensure the aforesaid unauthorized activities will not be carried out at the Site at any time during the planning approval period.
- (iv) The applicant will reinstate the Site to an amenity area after the planning approval period.
- (v) Please be confirmed that no structure is proposed at the Site.



[FI] S.16 Application No. A/YL-ST/579 - FI to provide clarifications 03/03/2021 17:25
From: Matthew Ng <
To: Town Planning Board <tpbpd@pland.gov.hk>
Cc: "ayycheung@pland.gov.hk" <ayycheung@pland.gov.hk>, "plhchan@pland.gov.hk" <plhchan@pland.gov.hk>, Bon Tang < >, Grace Wong < >, Orpheus Lee < >

History:

This message has been forwarded.

1 Attachment



FI3 for A_YL-ST_579 (20210303).pdf

Dear Sir,

Attached please find the FI to provide clarifications for the subject application. Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

Matthew NG

R-riches Property Consultants Limited

T: (852,

A:

Our Ref.: DD102 Lot 1 (Pt)
Your ref.: TPB/A/YL-ST/579

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

By Email

3 March 2021

Dear Sir,

3rd Further Information

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle)
for a Period of 5 Years in "Village Type Development" Zone,
Lot 1 (Part) in D.D. 102, San Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-ST/579)

We are writing to submit further information to provide clarifications for the subject application, details are as follows:

- (i) Private car and light goods vehicle parking spaces are rented to local residents on a monthly basis only.

Should you require more information regarding the application, please contact our Mr. Bon TANG at or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Matthew NG

cc DPO/FSYLE, PlanD

(Attn.: Ms. Alice CHEUNG
(Attn.: Ms. Patricia CHAN

email: ayycheung@pland.gov.hk)
email: plhchan@pland.gov.hk)

**Similar s.16 Applications within the Same “V” zone
on the Approved San Tin Outline Zoning Plan No. S/YL-ST/8**

Approved Applications

No.	Application No.	Proposed Uses	Date of Consideration (RNTPC/TPB)
1.	A/YL-ST/397	Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years	18.3.2011 Approved by RNTPC (3 years)
2.	A/YL-ST/398*	Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years	18.3.2011 Approved by RNTPC (2 years) [Revoked on 8.2.2013]
3.	A/YL-ST/402	Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 2 Years	6.5.2011 Approved by RNTPC (2 years)
4.	A/YL-ST/422	Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years	5.10.2012 Approved by RNTPC (3 years)
5.	A/YL-ST/423	Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years	5.10.2012 Approved by RNTPC (3 years)
6.	A/YL-ST/433	Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 2 Years	7.6.2013 Approved by RNTPC (2 years)
7.	A/YL-ST/436	Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	16.8.2013 Approved by RNTPC (3 years)
8.	A/YL-ST/470	Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 2 Years	7.8.2015 Approved by RNTPC (2 years)
9.	A/YL-ST/472*	Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicles) for a Period of 3 Year	4.9.2015 Approved by RNTPC (3 years) [Revoked on 24.7.2016]
10.	A/YL-ST/479	Proposed Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years	18.12.2015 Approved by RNTPC (3 years)
11.	A/YL-ST/481*	Temporary Public Car Park (Private Cars and Light Goods Vehicles under 5.5 Tonnes) with Ancillary Facilities (Including Canteen and Site Office) for a Period of 3 Years	19.2.2016 Approved by RNTPC (3 years) [Revoked on 19.7.2018]
12.	A/YL-ST/491	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	12.8.2016 Approved by RNTPC (3 years)
13.	A/YL-ST/514	Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 2 Years	22.12.2017 Approved by RNTPC (2 years)
14.	A/YL-ST/531	Temporary Parking of Private Vehicles for a Period of 3 Years	5.10.2018 Approved by RNTPC (3 years)

15.	A/YL-ST/536	Temporary Public Vehicle Park (Private Cars only) for a Period of 3 Years	1.2.2019 Approved by RNTPC (3 years)
16.	A/YL-ST/537	Temporary Public Vehicle Park for Private Car for a Period of 3 Years	22.2.2019 Approved by RNTPC (3 years)
17.	A/YL-ST/540	Temporary Public Car Park (Private Cars and Light Goods Vehicles under 5.5 Tonnes) for a Period of 3 Years	12.4.2019 Approved by RNTPC (3 years)
18.	A/YL-ST/541	Temporary Public Car Park (Private Cars and Light Goods Vehicles under 5.5 Tonnes) with Ancillary Office for a Period of 3 Years	12.4.2019 Approved by RNTPC (3 years)
19.	A/YL-ST/555	Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	6.9.2019 Approved by RNTPC (3 years)
20.	A/YL-ST/557	Temporary Public Vehicle Park for Private Car for a Period of 3 Years	20.9.2019 Approved by RNTPC (3 years)

*denotes permission revoked

5-1

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2020年10月18日星期日 3:51
收件者: tpbpd
主旨: A/YL-ST/579 DD 102 San Tin Fish Ponds
附件: Fan Tin Tsuen - Google Maps.pdf

A/YL-ST/579
Lot 1 (Part) in D.D. 102, San Tin
Site area : About 2,582sq.m
Zoning : "VTD"
Applied use: 48 Vehicle Parking / 5 Years

Dear TPB Members,

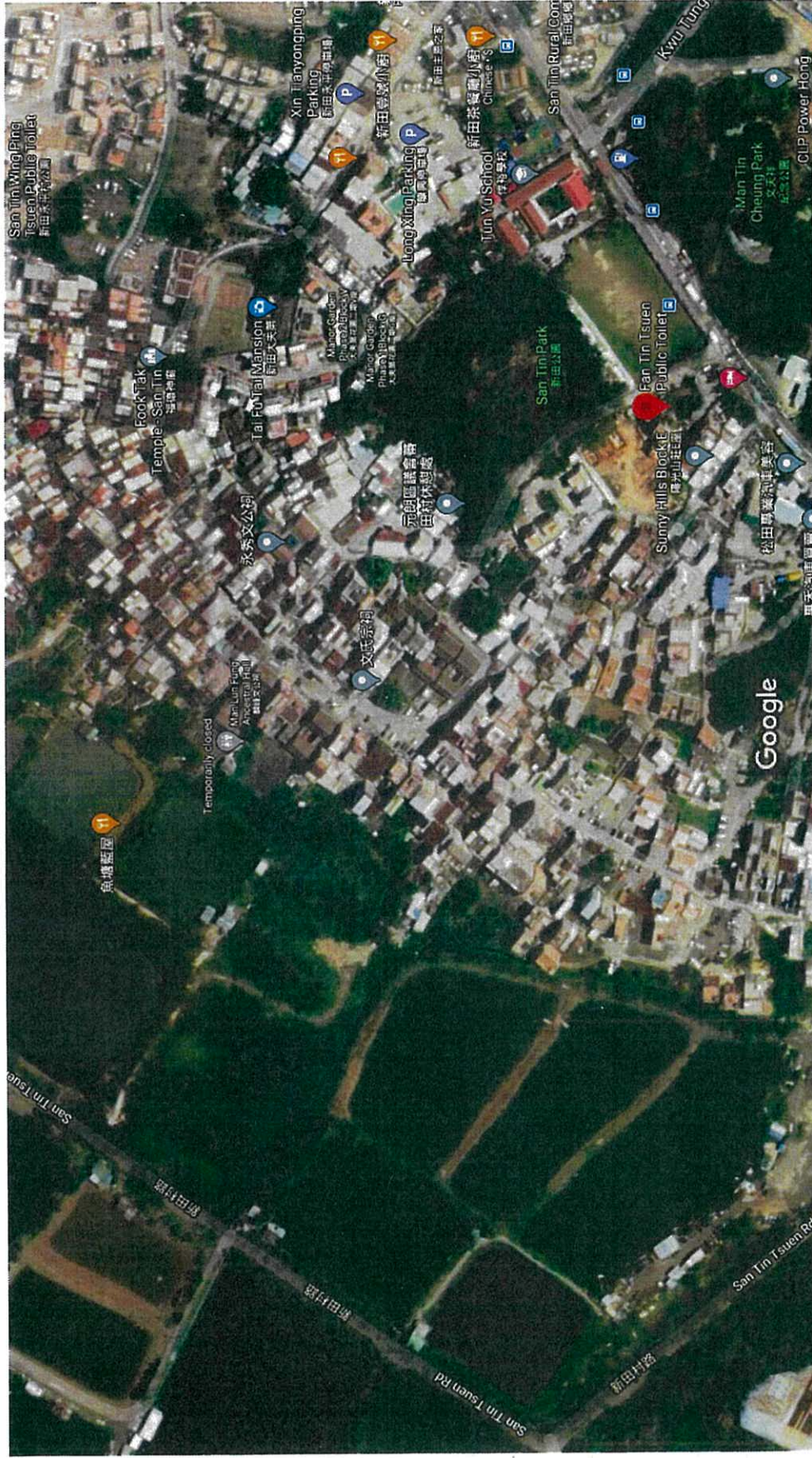
Strong objections, the site is a vegetated area located between fish ponds. One has to question how it was zoned VTD in the first place as clearly this is part of Wetlands Restoration area. A noisy and polluting vehicle park would create noise and light disturbance to the wildlife and birds and fuel and oil would leach into the ponds.

If members zoom in on the Google Map for the district they will find that there are numerous parking facilities in Fan Tin and Tsing Lung Tsuen.

Members must reject this inappropriate application.

Mary Mulvihill

Google Maps Fan Tin Tsuen Public Toilet



Imagery ©2020 CNES / Airbus, Maxar Technologies, Map data ©2020 50 m

4-2

頃閱貴會公佈有人申請在二〇二約第一號
地作公眾停車場查該地座落在新田村路
(新田環迴防洪堤壘單程路非正規運輸通
道)範圍內如批准作停車場則該路每日
車水馬龍對警車救護車及消防肯定會
造成極大阻礙對村民晨運客單車友亦有
極大危險敬祈慎重考慮切勿輕率為德
便謹呈

城市規劃委員會啟

新田村民
晨運客 同啟
單車友

二〇一〇年十月十六日



A/KL-57/579

5-3

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

參考編號

Reference Number:

210203-144514-39401

提交限期

Deadline for submission:

16/02/2021

提交日期及時間

Date and time of submission:

03/02/2021 14:45:14

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-ST/579

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

反對，鄉郊設停車場將會增加附近車輛出入流量，引至附近交通阻塞，環境污染，增加引發火警危機，影響村民安全及生活質數。

Recommended Advisory Clauses

- (a) To resolve any land issue relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The lot owner(s) will need to apply to his office to permit the structures to be erected or regularise any irregularity on the Site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (c) to note the comments of the Commissioner for Transport (C for T) that the Site is connected to San Tin Tsuen Road via a section of a local access which is not managed by the Transport Department (TD). The land status of the local access should be clarified with LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that HyD shall not be responsible for the maintenance of any access connecting the Site and San Tin Tsuen Road. Adequate drainage measures should be provided to prevent surface water flowing from the Site to nearby public roads and drains;
- (e) to note the comments of the Director of Environmental Protection (DEP) to follow the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by DEP to minimise potential environmental impacts on the surrounding areas;
- (f) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) to undertake good site practice with proper drainage proposal to avoid potential disturbance to adjacent wetland habitats;
- (g) to note the comments of the Director of Fire Services (D of FS) to submit relevant layout plans incorporated with the proposed fire services installations (FSIs) to his Department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that before any new building works (including

containers/open sheds as temporary buildings, demolition, land filling and fencing, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW) under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with BO. For UBW erected on leased land, enforcement action may be taken by BA to effect their removal in accordance with BD's 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 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. If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at the building plan submission stage;

- (i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the applicant shall make a drainage submission to demonstrate how he will collect, convey and discharge rain water falling onto or flowing to the Site. A clear drainage plan showing full details of the existing drains and the proposed drains (e.g. cover and invert levels of pipes/catchpits/outfalls and ground levels justifying waterflow etc.) with supporting design calculations and charts should be included. The drainage proposal should be prepared according to the Guideline on preparation of the drainage proposal which is available in DSD homepage at https://www.dsd.gov.hk/EN/Files/Technical_Manual/dsd_guideline/Drainage_Submission.pdf. The applicant is reminded that approval of the drainage proposal must be sought prior to the implementation of drainage works on the Site. After completion of the required drainage works, the applicant shall provide DSD with a set of record photographs showing the completed drainage works with corresponding photograph locations marked clearly on the approved drainage plan. DSD will inspect the completed drainage works jointly with the applicant with reference to the set of photographs. The applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas. No public sewerage maintained by CE/MN, DSD is currently available for connection. For sewage disposal and treatment, agreement from DEP shall be obtained. The applicant is reminded that the proposed drainage works as well as the site boundary should not cause encroachment upon areas outside his jurisdiction. All the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage facilities on the Site under proper maintenance during occupancy of the Site. The applicant should consult DLO/YL, LandsD regarding all the proposed drainage works outside the site boundary in order to ensure unobstructed discharge from the Site in future; and
- (j) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that if any facility of the Food and Environmental Hygiene Department (FEHD) is affected by the development, FEHD's prior consent must be obtained. Re-provisioning of the affected facilities by the project proponent up to the satisfaction of FEHD may be required. Besides, the project proponent should provide sufficient amount of additional recurrent cost for management and maintenance of the re-provisioned facilities to FEHD. If the proposal involves any commercial/trading activities, no environmental nuisance should

be generated to the surroundings. Also, for any waste generated from the commercial/trading activities, the applicant should handle on their own/at their expenses.

