

2022年 4月 19日

此文件在 收到。城市規劃委員會
與合宜收妥所有必要的資料及文件後才正式接收。
申請的日期。

19 APR 2022

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

Form No. S16-I
表格第 S16-I 號

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

A/YL-TT/548

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

2200258 25/1 by hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL - 77/548
	Date Received 收到日期	19 APR 2022

- 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)

Top Gate International Holdings Limited

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)

CHENG YIN FONG

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)	LOTS 4989 RP, 4990 AND 4991 IN DD116, SHUNG CHING SAN TSUEN, TAI TONG ROAD, YUEN LONG, NEW TERRORIES
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<div> <input type="checkbox"/> Site area 地盤面積 1693.5 sq.m 平方米 <input type="checkbox"/> About 約 </div> <div> <input type="checkbox"/> Gross floor area 總樓面面積 677.398 sq.m 平方米 <input type="checkbox"/> About 約 </div>
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) 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	S/YL-TT/18
(e) Land use zone(s) involved 涉及的土地用途地帶	RESIDENTIAL (GROUP D)
(f) Current use(s) 現時用途	<p>OPEN STORAGE OF CONSTRUCTION MATERIALS</p> <p>(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)</p>

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

The applicant 申請人 -

☒ is the sole "current land owner"[#] (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」[#] (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"[#] (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」[#] (請夾附業權證明文件)。

☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one '✓'.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

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

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

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <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											
	<table border="1"> <thead> <tr> <th data-bbox="544 1346 842 1469">Name/type of installation 裝置名稱／種類</th> <th data-bbox="842 1346 1007 1469">Number of provision 數量</th> <th data-bbox="1007 1346 1506 1469">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 data-bbox="544 1469 842 1592"></td> <td data-bbox="842 1469 1007 1592"></td> <td data-bbox="1007 1469 1506 1592"></td> </tr> <tr> <td data-bbox="544 1592 842 1715"></td> <td data-bbox="842 1592 1007 1715"></td> <td data-bbox="1007 1592 1506 1715"></td> </tr> <tr> <td data-bbox="544 1715 842 1839"></td> <td data-bbox="842 1715 1007 1839"></td> <td data-bbox="1007 1715 1506 1839"></td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</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 m
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

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

PROPOSED HOUSE

(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	677.398	.. sq.m 平方米	<input type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.4	<input type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	15.63	... %	<input type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	3 + Guard house	..	
Proposed no. of storeys of each block 每座建築物的擬議層數	3 + Guard house 1 層	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	18.85 mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	9m + Guard house 2.3m	m 米	<input type="checkbox"/> About 約

☐ Domestic part 住用部分

GFA 總樓面面積

674.358

sq. m 平方米

☐ About 約

number of Units 單位數目

3 Detached Houses

average unit size 單位平均面積

224.786

sq. m 平方米

☐ About 約

estimated number of residents 估計住客數目

20

☐ 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

政府、機構或社區設施

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

☐ 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)

Guard house 3.04 s.q.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

813

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]
1,2,3	G/F	Dining Room Living Room, Kitchen and Help's Room and Washrooms
	1/F	Three bedrooms with individual washrooms
	2/F	One Master-bedrooms with individual washroom, Study room
1	G/F	Guard house

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

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)

Within Five year of TPB's Approval say August 2025

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))</p> <p>TAI TONG ROAD</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 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 5</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</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>Car parking space for disabled use 1</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 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。

<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</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</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</p> <p>No 否</p>	<p><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)</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>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 type="checkbox"/></td> <td>No 不會 <input checked="" 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>.....</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 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"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
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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"/>																														

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。

At this section of Tai Tong Road, there are already houses built on the adjacent land to the west and the south-west of Lots 4989 R.P. , 4990 and 4991 in DD 116 ("The site").

I, therefore , would like to apply for three houses to be erected on "The site" .

Currently, the land is used for open storage of building construction material. The three proposed houses, together with a line of trees to be planted along the lot boundaries of Lot 4989 R.P fronting Tai Tong Road, would mean an improvement and beautification of "The site" and the surrounding area.

There is an existing access track (as shown on the location plan as X-Y Access Points)

At the south-eastern portion of "The site" , which is not directly abutting on the Tai Tong Road. This , of course , will not jeopardize the traffic movement in the area.

The proposed change of user will cease the use of trucks carrying heavy construction Materials going in and out of "The site" , thus making the area more safer for traffic And pedestrian alike going back and forth in the vicinity.

It is estimated that the assessment of premium by the Lands Department would likely Take considerable period of time. I , therefore , request a period of 5 years be given for completing the project if the proposed development is approved by Town Planning Board.

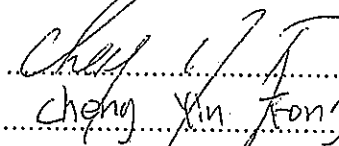
The TPB had granted approval of our previous application on 5 October 2012 (TPB/A/YL-TT/284) and the amended application on 19 September 2016 (TPB/A/YL-TT/284-1). However, the development was put on hold as negotiations with the Lands Department on Lease Modifications are still in progress.

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


.....
Cheng Yin Fong

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

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 /

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

Date 日期

14-3-2022 (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。

For Developments involving Columbarium Use, please also complete the following:
 如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

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

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該靈灰安置所內，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	LOTS 4989 RP., 4990 AND 4991 IN DD116, SHUNG CHING SAN TSUEN, TAI TONG ROAD, YUEN LONG, NEW TERRORIES		
Site area 地盤面積	1693.5	sq. m 平方米	<input type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	S/YL-TT/18		
Zoning 地帶	RESIDENTIAL (GROUP D)		
Applied use/ development 申請用途/發展	PROPOSED 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	674.358 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.4 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	3.04 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.0018 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	3	
	Non-domestic 非住用	Guard house	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	9m (Grand Level to main roof) <input type="checkbox"/> (Not more than 不多於) m 米
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		3 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input 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	2.3m <input type="checkbox"/> (Not more than 不多於) m 米
		mPD 米(主水平基準上) <input 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	<input type="checkbox"/> (Not more than 不多於) m 米
		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	15.63 % <input type="checkbox"/> About 約	
(v) No. of units 單位數目	3 Detached Houses	
(vi) Open space 休憩用地	Private 私人	813 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 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) _ Car parking space for disabled provided _____	5 1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input 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 type="checkbox"/>
<hr/>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input 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

820980E

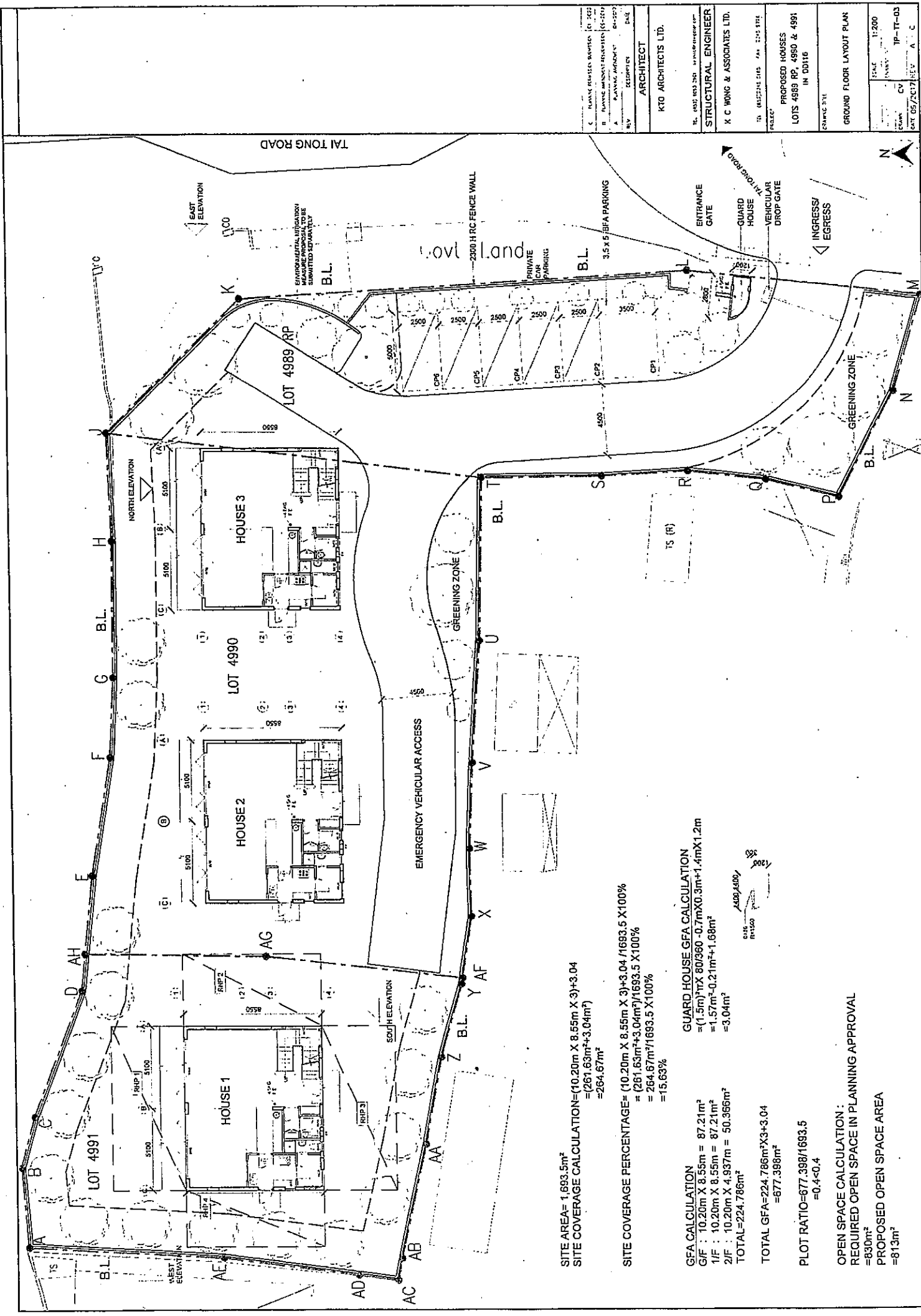
820950E

820980E

820950E

Notes:
1. SHOWN LOT CO-ORDINATES & DIMENSIONS
2. BOUNDARY POINTS
3. LOT AREA

Point	Distance	Distance	Distance
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132	132.79	132.79	132.79
133	133.82	133.82	133.82
134	134.85	134.85	134.85
135	135.88	135.88	135.88
136	136.91	136.91	136.91
137	137.94	137.94	137.94
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139	139.00	139.00	139.00
140	140.03	140.03	140.03
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143	143.12	143.12	143.12
144	144.15	144.15	144.15
145	145.18	145.18	145.18
146	146.21	146.21	146.21
147	147.24	147.24	147.24
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152	152.39	152.39	152.39
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166	166.81	166.81	166.81
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397	404.74	404.74	404.74
398	405.77	405.77	405.77
399	406.80	406.80	406.80
400	407.83		



SITE AREA= 1,693.5m²
 SITE COVERAGE CALCULATION=(10.20m X 8.55m X 3)+3.04
 = (261.63m²+3.04m²)
 =264.67m²

SITE COVERAGE PERCENTAGE= (10.20m X 8.55m X 3)+3.04 / 1693.5 X 100%
 = (261.63m²+3.04m²) / 1693.5 X 100%
 = 264.67m² / 1693.5 X 100%
 = 15.63%

GFA CALCULATION
 G/F : 10.20m X 8.55m = 87.21m²
 1/F : 10.20m X 8.55m = 87.21m²
 2/F : 10.20m X 4.937m = 50.36m²
 TOTAL=224.78m²

TOTAL GFA=224.78m²X3+3.04
 =677.39m²

PLOT RATIO=677.398/1693.5
 =0.4<0.4

OPEN SPACE CALCULATION :
 REQUIRED OPEN SPACE IN PLANNING APPROVAL
 =830m²
 PROPOSED OPEN SPACE AREA
 =813m²

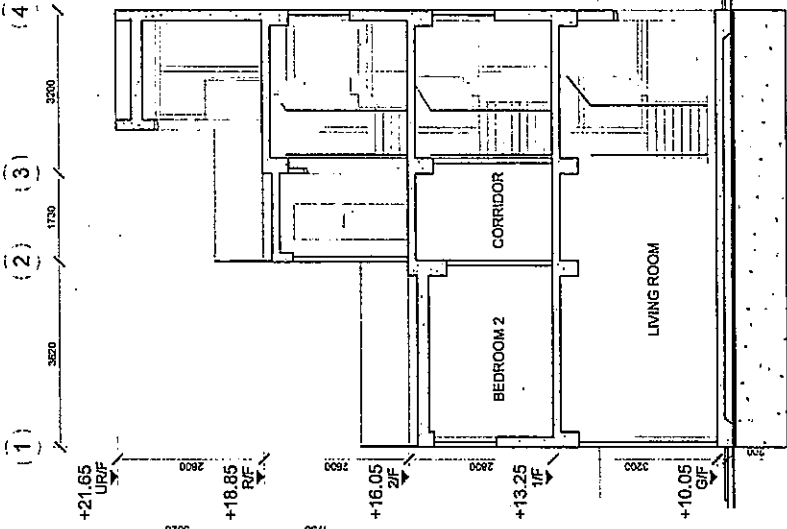
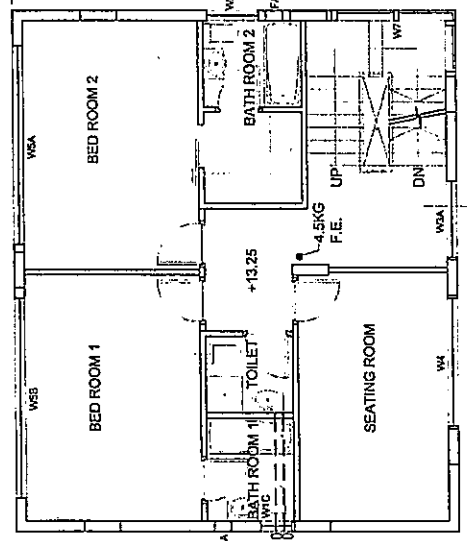
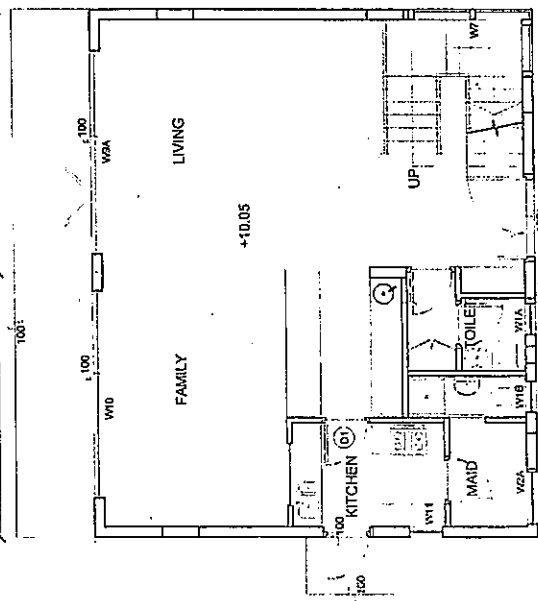
GUARD HOUSE GFA CALCULATION
 =(1.5m)X 8.0360 -0.7mX0.3m+1.4mX1.2m
 =1.57m²-0.21m²+1.68m²
 =3.04m²



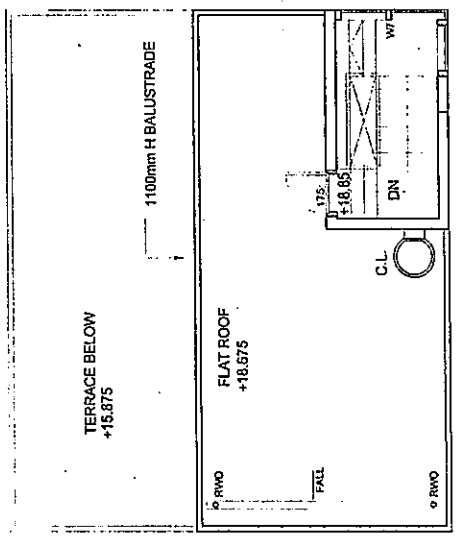
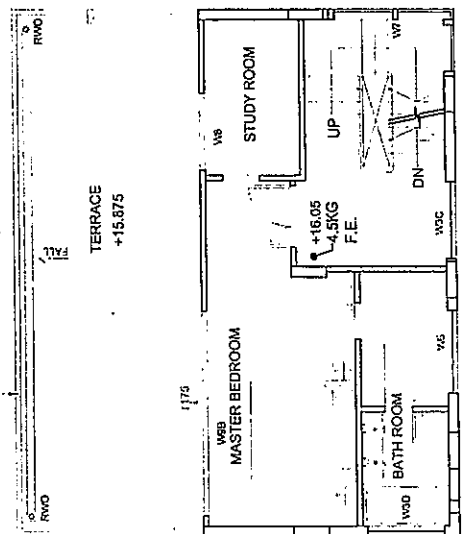
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II PLANNING REVISIONS SHEET (1) 2022	
A PLANNING REVISIONS SHEET (1) 2022	DATE
B PLANNING REVISIONS SHEET (1) 2022	DATE
ARCHITECT	
KTO ARCHITECTS LTD.	
STRUCTURAL ENGINEER	
K C WONG & ASSOCIATES LTD.	
PROPOSED HOUSES	
LOTS 4989 RP, 4990 & 4991	
IN 03/16	
GROUND FLOOR LAYOUT PLAN	
SCALE 1:200	DATE 05/2022
PROJECT NO. 1001	REV. A
DATE 05/2022	REV. C

HOUSE 1, 2 & 3 ALL IDENTICAL

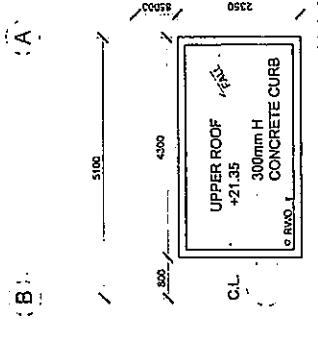
(A) 5100 (B) 5100 (C) 5100



1100mm H BALUSTRADE

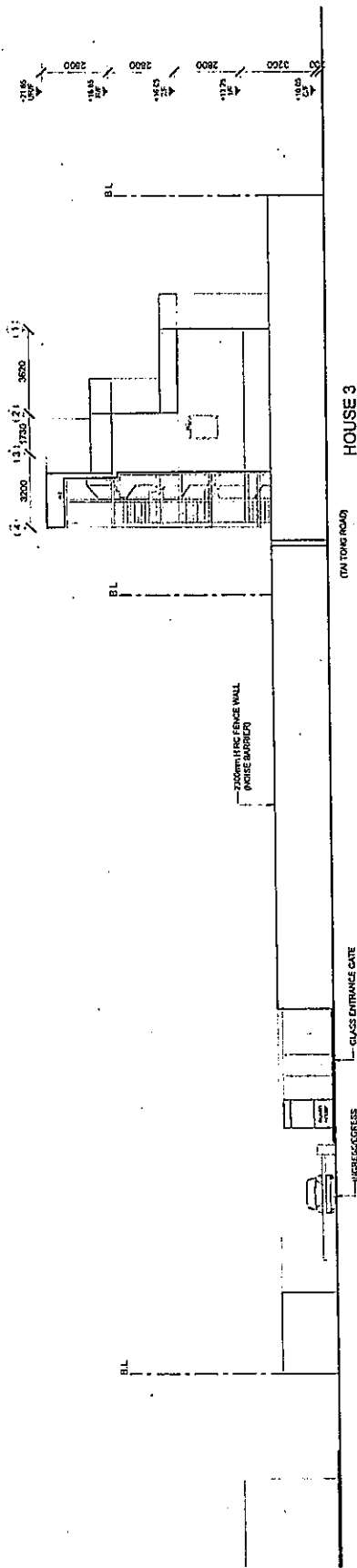


SECTION AA
SCALE: 1:100

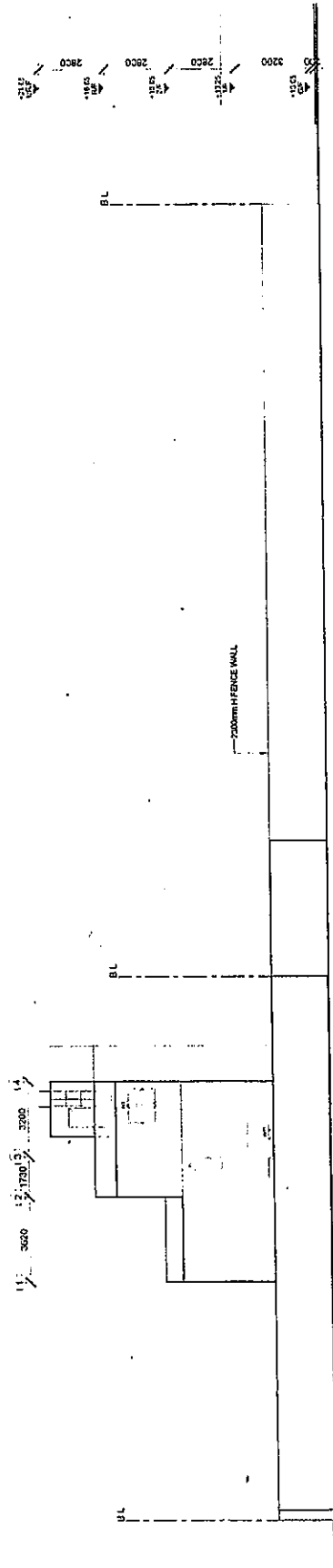


UPPER ROOF PLAN-HOUSE 1,2,3
SCALE: 1:100

ARCHITECT	KTO ARCHITECTS LTD.
STRUCTURAL ENGINEER	K C WONG & ASSOCIATES LTD.
PROPOSED HOUSES	LOTS 4988 RP, 4989 & 4991 IN D0116
PLANS & SECTION	
SCALE	1:100
TP-TT-04	

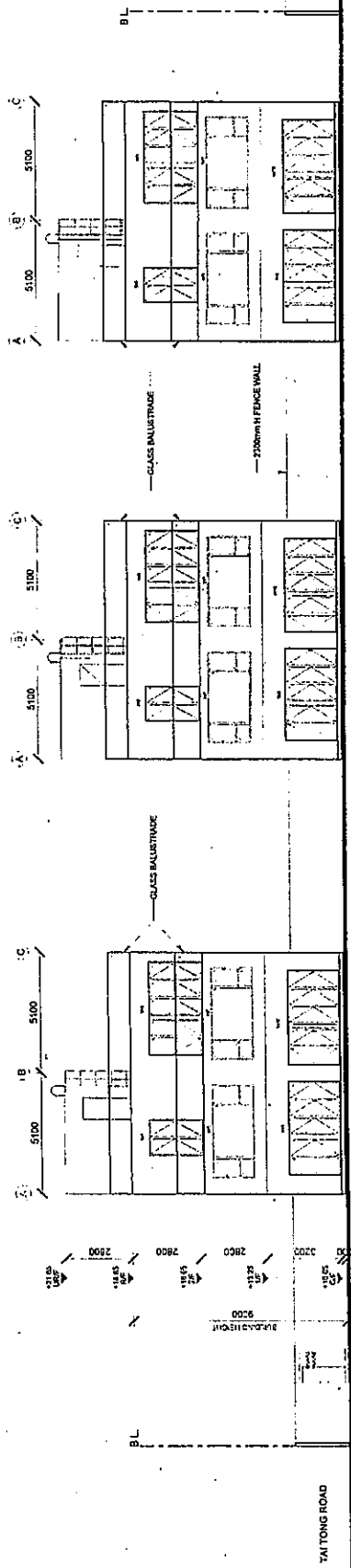


EAST ELEVATION
SCALE: 1:200



WEST ELEVATION
SCALE: 1:200

ARCHITECT	KTD ARCHITECTS LTD.
STRUCTURAL ENGINEER	K C WONG & ASSOCIATES LTD.
PROJECT	PROPOSED HOUSES LOTS 4889 RP, 4890 & 4891 IN DD116
EAST & WEST ELEVATIONS	
Scale	1:200
TP-TT-05	

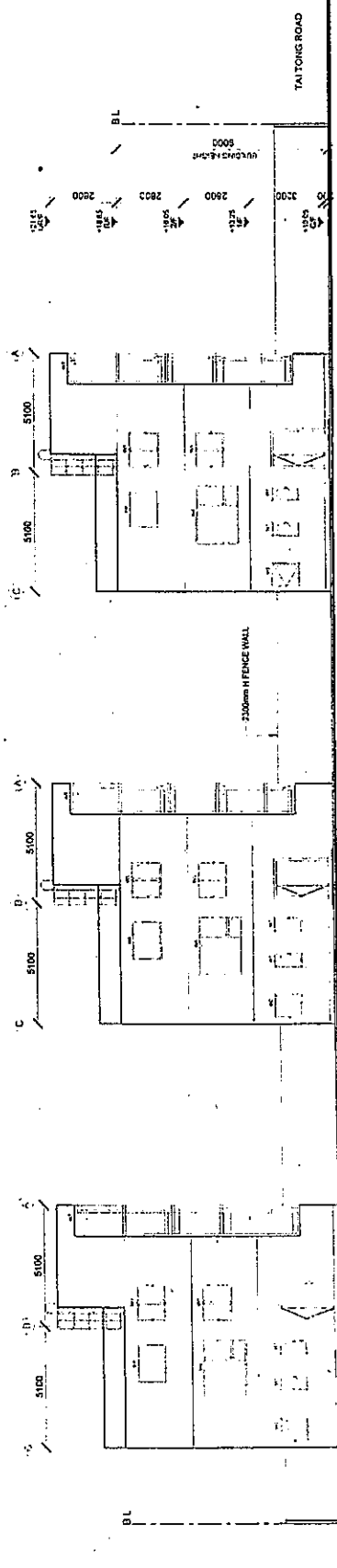


HOUSE 1

HOUSE 2

HOUSE 3

NORTH ELEVATION
SCALE: 1:1200



HOUSE 1

HOUSE 2

HOUSE 3

SOUTH ELEVATION
SCALE: 1:1200

ARCHITECT

KTO ARCHITECTS LTD.

STRUCTURAL ENGINEER

K C WONG & ASSOCIATES LTD.

PROPOSED HOUSES

LOTS 4999 RP 4990 & 4991

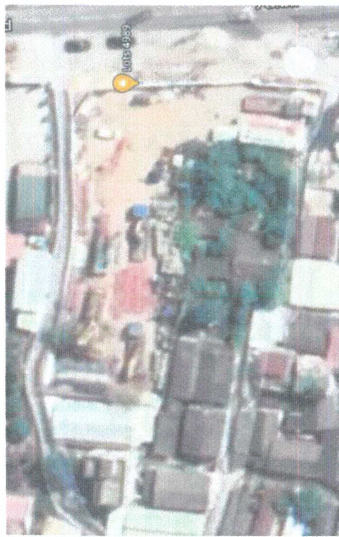
IN 00116

NORTH & SOUTH ELEVATIONS
(HOUSES)

1:200

TP-TT-05

Traffic Impact Assessment (TIA) Report
For Proposed Houses at Lots 4989 RP, 4990 & 4991
In DDI 16, Tai Tong Road, Yuen Long



Document No. TC10182/001
Issue 1

April 2021



TRI-CIRCLE TRAFFIC ENGINEERING LTD
三圓交通工程有限公司



ACUITY
SUSTAINABILITY
CONSULTING LIMITED



Website: www.acuityhk.com



Unit E, 12/F., Ford Glory Plaza,
Nos. 37-39 Wing Hong Street,
Cheung Sha Wan, Kowloon



Tel.: (852) 2698 6833
Fax.: (852) 2698 9385

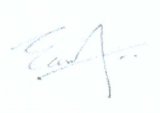
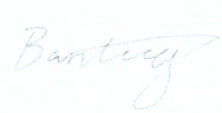

TRAFFIC NOISE IMPACT ASSESSMENT REPORT FOR

**Planning Application No.:
Proposed Houses at Lots 4989 RP, 4990 &
4991' in DD116, Tai Tong Road, Yuen Long**

In association with: Novox Limited

Document No.

ASCL	/	210168208	/	TNIAR	/	1.0
Publisher		Project Code		Sequential No.		Revision Index

	Prepared by:	Reviewed by:	Certified by:
Name	Eddy Ng, Chi Chung	Banting Wong, Kam San	Kevin W. M. Li
Position	Acoustic Specialist	Director	Senior Project Manager
Signature			
Date:	21 November 2021	21 November 2021	21 November 2021






Industrial Environmental Review Report

For

Planning Application No.: Proposed Houses at Lots 4989 RP, 4990 & 4991 in DD116, Tai Tong Road, Yuen Long

Document No.

ASCL	/	210168208	/	IERR	/	1.0
Publisher		Project Code		Sequential No.		Revision Index

	Prepared by:	Reviewed by:	Certified by:
Name	Andy Mok	F. C. Tsang	Kevin W. M. Li
Position	Assistant Environmental Consultant	Technical Manager	Senior Project Manager
Signature			
Date:	8 December 2021	8 December 2021	8 December 2021






Environmental Mitigation Measures Report

For

Planning Application No.: Proposed Houses at Lots 4989 RP, 4990 & 4991 , in DD116, Tai Tong Road, Yuen Long

Document No.

ASCL	/	210168208	/	EMMR	/	1.0
Publisher		Project Code		Sequential No.		Revision Index

	Prepared by:	Reviewed by:	Certified by:
Name	Andy Mok	F. C. Tsang	Kevin W. M. Li
Position	Assistant Environmental Consultant	Technical Manager	Senior Project Manager
Signature			
Date:	8 December 2021	8 December 2021	8 December 2021

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



**S16 Planning Application No. A/YL-TT/548 Further Information - Replacement
pages of the Traffic Impact Assessment Report**

11/05/2022 17:53

From: [REDACTED]
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
Cc: "aklleung@pland.gov.hk" <aklleung@pland.gov.hk>
File Ref:

你好, 梁生

付上 Update report 資料, 可否安排時間, 什麼時候方便到場更換, 謝謝!

Best Reagrds

Ms.Cheng

Fiona Cheng ([REDACTED]) 在 2022年5月7日星期六 下午03:59:10 [GMT+8] 寫道 :

Dear Aaron Leung

Please see the link for your information.

https://drive.google.com/file/d/1TF--12_nqhtrLGWIF1ujYvh1w1fNk7zq/view?usp=sharing

Best Regards

Ms. Cheng

From: [REDACTED]
Sent: Friday, May 6, 2022 3:27 PM
To: [REDACTED]
Cc: [REDACTED]
Sent: Friday, May 6, 2022 3:27 PM
To: [REDACTED]
Cc: [REDACTED]

Subject: E: Environmental Review for of the planning application for proposed houses at Lots 4989 RP, 4990 & 4991 (Part 1) in DD116, Tai Tong Road, Yuen Long: Draft Traffic Noise Impact Assessment Report - Noise Modelling File

Dear Fiona,

As requested, the noise modelling file can be downloaded from the link below:

[Tai Tong Road NIA v6 - site.cna](#)

**Tai Tong
Road NIA v6
- site.cna**

Thank you.

F. C. Tsang

Technical Manager

3.0 Traffic Forecast

3.1 Growth Factor

3.1.1 The proposed Development is targeted to be completed by end of 2025. Therefore, the traffic flow for the purpose of assessment will be forecasted to Year 2030. The purpose of forecasting traffic flows for Year 2030 is to facilitate the traffic impact assessment during the construction and after completion. The methodology adopted for the traffic forecast is presented in the following paragraphs.

3.1.2 Traffic flows adopted in this TIA study are based on the existing traffic counts taken on Year 2021 and a growth factor is applied to these counts to forecast the based traffic flow to Year 2030. Records of the Annual Average Daily (AADT) values were extracted from the Annual Traffic Census (ATC) to derive the growth factor necessary for assessment as attached in **Appendix B**.

3.1.3 The existing and past traffic conditions had been reviewed by using the data from ATC in order to examine the traffic patterns and the trend of traffic growth. The changes of annual growth rate were used to determine the future traffic growth factor.

3.1.4 According to the corresponding AADT data, the change of annual growth rate between Year 2014 and 2019 is shown in **Table 3-1** below.

Table 3-1: AADT Data between Year 2014 and 2019 from ATC

Road Section	2014	2015	2016	2017	2018	2019
Tai Tong Road (between Hop Yick Road and Sham Chung)	9620	9540	10660	10520	10780	10710
Changes of %		-0.83%	11.74%	-1.31%	2.47%	-0.65%
Average Growth Rate						+2.17%

3.1.5 It is therefore concluded that the traffic pattern of the concerned section of Tai Tong Road is mainly affected by the completion of the residential buildings in the vicinity. As a conservative approach, an annual growth rate of 2.17% per annum for the concerned road section in this TIA report as a conservative approach.

3.2 Future Traffic Flows

3.2.1 The traffic forecast for this TIA study focuses on Year 2030. The traffic flow of Year 2021 was obtained from the manual classified traffic count surveys undertaken in 14 April 2021. These survey flows were subsequently used as the base year traffic flows for the required traffic forecast.

3.2.2 The forecasted traffic flows for Year 2030 is based on the estimated equation as shown in **Table 3-2** below. The resultant factor is shown in **Table 3-7** below for the traffic growth rate from Year 2021 to 2030, which is applied to the concerned road sections closed to the subject site. The forecasted traffic flows for Year 2030 are illustrated in **Drawing No. FIGURE-003-1** of **Appendix A**.

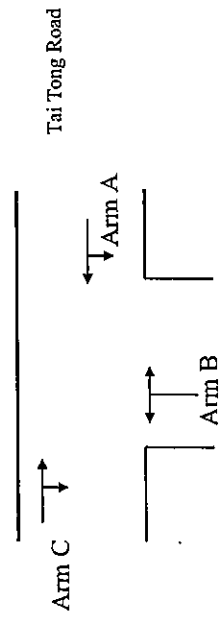
Table 3-6: Estimated Equation of Traffic Flows

Scenario	Equation
2030 Traffic Flows	2021 Traffic Flows x (1+annual growth rate%) ⁶

Table 3-7: Traffic Growth Rate

Scenario	2021 Growth Rate
2030 Traffic Flows	2021 Traffic Flows x 1.19

Client		Calculated	JC	Date	5-May-22
Subject	Capacity Analysis of Priority Junction of Tai Tong Road near Regalia Court	Checked	RL	Date	5-May-22
	Traffic Forecast 2030 Weekday - AM Peak - (With Additional 6 Nos. of Parking Spaces)	Drg. Ref.			Rev A



GEOMETRIC DETAILS:

W	=	7 m			
Wcr	=	3.5 m			
q a-b	=	7 pcu/hr			
q a-c	=	700 pcu/hr			
q c-a	=	580 pcu/hr			
q c-b	=	25 pcu/hr			
q b-a	=	7 pcu/hr			
q b-c	=	113 pcu/hr			
Wc-a	=	3.5 m	Vr b-a	=	70 m
Wc-b	=	3.5 m	Vr b-c	=	70 m
Wb-a	=	5 m	Vr c-b	=	70 m
Wb-c	=	5 m	Vl b-a	=	70 m

GEOMETRIC PARAMETERS:

D	=	1.0245 pcu/hr
E	=	1.0762 pcu/hr
F	=	0.9415 pcu/hr
Y	=	0.7585 pcu/hr

CAPACITY OF MOVEMENT:

Q b-a	=	381
Q b-c	=	593
Q b-ac	=	574
Q c-a	=	1713
Q c-b	=	518

RATIO OF DESIGN FLOW TO CAPACITY FOR EACH APPROACH:

R b-a	=	0.02
R b-c	=	0.19
R c-b	=	0.05

- W — Major road width
- Wcr — Central reserve width
- Wc-a — Lane width available to veh. waiting in stream c-a
- Wc-b — Lane width available to veh. waiting in stream c-b
- Vr c-a — Visibility to the right for veh. waiting in stream c-a
- Vl b-a — Visibility to the left for veh. waiting in stream b-a

Client		Calculated	JC	Date	5-May-22
Subject	Capacity Analysis of Priority Junction of Tai Tong Road near Regalia Court	Checked	RL	Date	5-May-22
	Traffic Forecast 2030 Weekday - PM Peak - (With Additional 6 Nos. of Parking Spaces)	Drig. Ref.			Rev A



GEOMETRIC DETAILS:

W	=	7 m			
Wcr	=	3.5 m			
q a-b	=	7 pcu/hr			
q a-c	=	551 pcu/hr			
q c-a	=	540 pcu/hr			
q c-b	=	75 pcu/hr			
q b-a	=	1 pcu/hr			
q b-c	=	36 pcu/hr			
Wc-a	=	3.5 m	Vr b-a	=	70 m
Wc-b	=	3.5 m	Vr b-c	=	70 m
Wb-a	=	5 m	Vr c-b	=	70 m
Wb-c	=	5 m	Vl b-a	=	70 m

GEOMETRIC PARAMETERS:

D	=	1.0245 pcu/hr
E	=	1.0762 pcu/hr
F	=	0.9415 pcu/hr
Y	=	0.7585 pcu/hr

CAPACITY OF MOVEMENT:

Q b-a	=	409
Q b-c	=	637
Q b-ac	=	617
Q c-a	=	1557
Q c-b	=	556

RATIO OF DESIGN FLOW TO CAPACITY FOR EACH APPROACH:

R b-a	=	0.00
R b-c	=	0.06
R c-b	=	0.13

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



Fw: Departmental comments] Planning Application No. A/YL-TT/548
05/08/2022 11:09

From: tmylwdpo_pd/PLAND/HKSARG
To: Ophelia Cheuk Man WONG/PLAND/HKSARG@PLAND
Cc: Steven Yik Ho SIU/PLAND/HKSARG@PLAND, Aaron Ka Long LEUNG/PLAND/HKSARG@PLAND
File Ref:

----- Forwarded by tmylwdpo_pd/PLAND/HKSARG on 05/08/2022 11:09 -----

From: tpbpd/PLAND/HKSARG
To: tmylwdpo@pland.gov.hk
Date: 05/08/2022 09:44
Subject: Fw: Departmental comments] Planning Application No. A/YL-TT/548

----- Forwarded by tpbpd/PLAND/HKSARG on 05/08/2022 09:44 -----

From: [REDACTED]
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
Cc: "aklleung@pland.gov.hk" <aphmok@pland.gov.hk>
Date: 04/08/2022 18:09
Subject: Departmental comments] Planning Application No. A/YL-TT/548

Dear Aaron LEUNG

附上附件，回應有關EPD'S Comment

另外附上關於 Noise model 資料，你可從以下的一個超連結下載一個交通噪音數學計算模型的檔案。你亦可在日後轉交這超連結給環保署。

https://drive.google.com/file/d/1AgEFZq9B4NkaB1FjDztRmnQc4T_5L9wa/view

Please see below for EPD's comment on the captioned application:

Noise

Road traffic noise impact assessment

- (i) Sections 1.2.2, 2.4.1 and 5.1.4 (Road Traffic Noise Impact Assessment) – The Professional Persons Environmental Consultative Committee Practice Note (ProPECC PN) No. 1/97 “Streamlined Approach for the Planning of Residential Developments Against Road Traffic Noise” is not the most updated guideline for planning of residential developments against road traffic noise. Please make reference to the Practice Note on Application of Innovative Noise Mitigation Designs in Planning Private Residential Developments against Road Traffic Noise Impact issued in December 2021 and propose appropriate noise mitigation measures to alleviate the traffic noise impact as far as practicable. Please review the relevant sections including the conclusion of the road traffic noise impact assessment accordingly.
- (ii) Section 2.2.2 (Noise Sensitive Receivers (NSRs)) – It appears that all noise assessment points are taken 1.5m height and 0.05m away the facade. Please rectify.
- (iii) Table 2 and Table 3 (Predicted Road Traffic Noise Impact) – Please confirm if the results of Table 2 and Table 3 have adopted 2.5 dB(A) façade correction.
- (iv) Section 3.2.1 (Traffic Flow Data) – Please document the Transport Department (TD)’s agreement on the traffic forecast data in the noise impact assessment report once available. In case TD has no comment on the methodology for traffic forecast only, please provide written confirmation from the respective competent party (e.g. traffic consultant) that TD’s endorsed methodology has been strictly adopted in preparing the traffic forecast data, and hence the validity of traffic data can be confirmed.
- (v) Section 4.1.2, Table 2 and Table 3 (Road Traffic Noise Impact Evaluation) – The report stated that the side window W2B of House 3 is omitted to minimise the potential noise impact. Therefore, please review if NSR W2B of House 3 should be removed accordingly.
- (vi) Section 4.1.4 (Road Traffic Noise Impact Evaluation) – It is noted that two NSRs, namely W5A and W2B, have exceeded the noise criteria of Chapter 9 (Environment) of the Hong Kong Planning Standards and Guidelines (HKPSG). Appropriate noise mitigation measures such as innovative noise mitigation design shall be implemented if exceedance of relevant criteria is found. Please demonstrate that the proposed development would fully comply with the noise criteria of the HKPSG.

Fixed noise impact assessment

- (vii) Section 3.3.7 (Background Noise Measurement) – L90 should be used for background noise measurement.
- (viii) Section 4.1.5 (Noise Criteria for Industrial Noise Impact) – The criterion of 5 dB(A) below the Acceptable Noise Levels (ANL) should apply for planned noise sources. For planned NSRs, the predicted fixed noise level from existing fixed noise sources should comply with the appropriate ANL in accordance with the Technical Memorandum for the Assessment of Noise from Places other than Domestic Premises, Public Places or Construction Sites (IND-TM).

Air Quality

Construction dust impact

- (ix) Please address the construction dust impact and recommend mitigation measures to minimise air quality impact during construction phase. Please also list out the closest air sensitive receivers to the proposed development with their separation distance.

Vehicular and Chimney emission impacts

- (x) Please clarify if sufficient buffer distance is allowed from the air sensitive uses of the proposed development to the road kerb of the nearby roads in accordance with the requirements of Chapter 9 (Environment) of the HKPSG for different road types. Please also clarify whether there is any chimneys within 200m from the site boundary of the proposed development. Please refer to the latest TD's traffic census or provide TD's endorsement for the road types of the nearby roads.
- (xi) Please provide a map to show the buffer zone for each road surrounding the proposed development and chimneys (if any).

Odour impact

- (xii) As mentioned in Section 3.3.1 of the Industrial Environmental Review Report, a paper collection centre and a retail store of finished materials are located in close proximity to the proposed development. Please address with details such as through site inspection if any air quality or odour nuisance are detected close to the proposed development. Please also clarify the meaning of finished materials.

Water Quality

- (xiii) The applicant did not provide information on water quality aspect and any details in sewage or wastewater handling. Please supplement relevant information to demonstrate that the proposed development would not cause adverse water quality impact to the environment during construction and operation phases. Relevant regulations, guidelines and best practices should be followed, e.g. the Water Pollution Control Ordinance and its Technical Memorandum, Professional Persons Environmental Consultative Committee Practice Note (ProPECC PN) No. 1/94 "Construction Site Drainage", and ProPECC PN No. 5/93 "Drainage Plans Subject to Comment by the Environmental Protection Department".

Sewerage

- (xiv) The applicant should justify if there is no existing/planned public sewer for connection in the vicinity, and ensure proper collection, treatment and disposal of wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction should follow the requirements of the aforementioned ProPECC PN No. 5/93 and are duly certified by an Authorized Person.



If you would like to respond to the comments above as part of the application submission, please submit further information to the Secretary, Town Planning Board as soon as possible. To facilitate the processing of the application, please also copy your further information to this Office and the Government department concerned for further consideration.

Please note that in submitting any further information to the Town Planning Board, you as the applicant should clearly indicate whether you would proceed with the original application (i.e.

without the further information) in case the Secretary of the Town Planning Board decides that the further information is not accepted, or such information is accepted but not exempted from the requirements in respect of publication for public comments and recounting of the statutory time limit for consideration of the application. You may refer to the Town Planning Board Guidelines (TPB PG-No. 32A) on Submission of Further Information in relation to Applications for Amendment of Plan, Planning Permission and Review for details.

Regards,
Aaron LEUNG
Tuen Mun & Yuen Long West District Planning Office
Planning Department
Tel.: 2158 6234




Fax.: 2489 9711  ER (air quality) Report R1.pdf  ER (water quality and sewerage) Report R1.pdf




 Industrial Environmental Review Report R1.pdf Tai Tong Road_NIA Report R2.pdf



 Response to EPD Comments_v1.pdf

SUMMARY OF RESPONSE TO COMMENTS		Page 1 of 4
		Issue Date: 8 July 2022
Submission Title: Environmental Review Report		Reviewer: EPD
COMMENT ITEM REF	EPD'S COMMENT	ASCL'S RESPONSE
Comments issued by Mr. Aaron LEUNG/EPD on 30 May 2022		
<u>Noise</u>		
<i>Road traffic noise impact assessment</i>		
1. Sections 1.2.2, 2.4.1 and 5.1.4 (Road Traffic Noise Impact Assessment)	The Professional Persons Environmental Consultative Committee Practice Note (ProPECC PN) No. 1/97 "Streamlined Approach for the Planning of Residential Developments Against Road Traffic Noise" is not the most updated guideline for planning of residential developments against road traffic noise. Please make reference to the Practice Note on Application of Innovative Noise Mitigation Designs in Planning Private Residential Developments against Road Traffic Noise Impact issued in December 2021 and propose appropriate noise mitigation measures to alleviate the traffic noise impact as far as practicable. Please review the relevant sections including the conclusion of the road traffic noise impact assessment accordingly.	Revised accordingly.
2. Section 2.2.2 (Noise Sensitive Receivers (NSRs))	It appears that all noise assessment points are taken 1.5m height and 0.05m away the façade. Please rectify.	All noise assessment points are revised to be 1.5m above floor (approximately mid-point of openable windows) and 1.0m away from façade in accordance with relevant technical memorandums.
3. Table 2 and Table 3 (Predicted Road Traffic Noise Impact)	Please confirm if the results of Table 2 and Table 3 have adopted 2.5 dB(A) façade correction.	Confirmed 2.5dB(A) façade correction has been incorporated in all Tables. In the model, noise reflection from façade behind receiver point is switched off. Façade correction is manually applied using exactly 2.5dB(A) according to CRTN methodology.
4. Section 3.2.1 (Traffic Flow Data)	Please document the Transport Department (TD)'s agreement on the traffic forecast data in the noise impact assessment report once available. In case TD has no comment on the methodology for traffic forecast only, please provide written confirmation from the respective competent party (e.g. traffic consultant) that TD's endorsed	A technical note of methodology and results of traffic forecast has been submitted by the Consultant to the TD. The methodology/traffic forecast results are still pending for TD's endorsement.

SUMMARY OF RESPONSE TO COMMENTS		Page 2 of 4
Submission Title: Environmental Review Report		Issue Date: 8 July 2022
		Reviewer: EPD
COMMENT ITEM REF.	EPD'S COMMENT	ASCL'S RESPONSE
	methodology has been strictly adopted in preparing the traffic forecast data, and hence the validity of traffic data can be confirmed.	
5. Section 4.1.2, Table 2 and Table 3 (Road Traffic Noise Impact Evaluation) –	The report stated that the side window W2B of House 3 is omitted to minimise the potential noise impact. Therefore, please review if NSR W2B of House 3 should be removed accordingly.	Revised accordingly. Result for window W2B is removed.
6. Section 4.1.4 (Road Traffic Noise Impact Evaluation)	It is noted that two NSRs, namely W5A and W2B, have exceeded the noise criteria of Chapter 9 (Environment) of the Hong Kong Planning Standards and Guidelines (HKPSG). Appropriate noise mitigation measures such as innovative noise mitigation design shall be implemented if exceedance of relevant criteria is found. Please demonstrate that the proposed development would fully comply with the noise criteria of the HKPSG.	After liaison with the architect, W2B of House 3 is omitted. An architectural fin at W5A on the 1 st floor of House 3 is incorporated. The mitigated noise level would fully comply with noise criteria of HKPSG.
<i>Fixed noise impact assessment</i>		
7. Section 3.3.7 (Background Noise Measurement)	L90 should be used for background noise measurement.	Noted and agreed. L90 data are presented in the revised report.
8. Section 4.1.5 (Noise Criteria for Industrial Noise Impact)	The criterion of 5 dB(A) below the Acceptable Noise Levels (ANL) should apply for planned noise sources. For planned NSRs, the predicted fixed noise level from existing fixed noise sources should comply with the appropriate ANL in accordance with the Technical Memorandum for the Assessment of Noise from Places other than Domestic Premises, Public Places or Construction Sites (IND-TM).	Noted. Appropriate ANLs was determined in accordance with the IND-TM in this assessment. Sections 4.1.3 and 4.1.4 have been amended in the revised report, while Section 4.1.5 will be deleted.
<u>Air Quality</u> <i>Construction dust impact</i>		

SUMMARY OF RESPONSE TO COMMENTS		Page 3 of 4
Submission Title: Environmental Review Report		Issue Date: 8 July 2022
		Reviewer: EPD
COMMENT ITEM REF.	EPD'S COMMENT	ASCL'S RESPONSE
9.	Please address the construction dust impact and recommend mitigation measures to minimise air quality impact during construction phase. Please also list out the closest air sensitive receivers to the proposed development with their separation distance.	The potential construction dust impact and mitigation measures are presented in the standalone Environmental Review Report – Air Quality.
<i>Vehicular and Chimney emission impacts</i>		
10.	Please clarify if sufficient buffer distance is allowed from the air sensitive uses of the proposed development to the road kerb of the nearby roads in accordance with the requirements of Chapter 9 (Environment) of the HKPSG for different road types. Please also clarify whether there is any chimney within 200m from the site boundary of the proposed development. Please refer to the latest TD's traffic census or provide TD's endorsement for the road types of the nearby roads.	Noted. The issues of buffer distance and the identification of chimney are addressed in the standalone Environmental Review Report – Air Quality. We have sent a query to the TD to seek their endorsement for the road types of the nearby roads. The query is still pending for TD to respond.
11.	Please provide a map to show the buffer zone for each road surrounding the proposed development and chimneys (if any).	Figures are included in the standalone Environmental Review Report – Air Quality to show that sufficient buffer distances are provided between the proposed houses and the existing roads near the Site.
<i>Odour impact</i>		
12.	As mentioned in Section 3.3.1 of the Industrial Environmental Review Report, a paper collection centre and a retail store of finished materials are located in close proximity to the proposed development. Please address with details such as through site inspection if any air quality or odour nuisance are detected close to the proposed development. Please also clarify the meaning of finished materials.	No odour was detected near the concerned paper collection centre and retail store during the site survey. The finding was presented in the Environmental Review Report – Air Quality. Finished materials refer to the products for indoor renovation including door slabs and windows frames.
<i>Water Quality</i>		
13.	The applicant did not provide information on water quality aspect and any details in sewage or wastewater handling. Please supplement	A standalone Environmental Review Report - Water Quality and Sewerage and Sewage Treatment Implications was prepared to

SUMMARY OF RESPONSE TO COMMENTS		Page 4 of 4 Issue Date: 8 July 2022
Submission Title: Environmental Review Report		Reviewer: EPD
COMMENT ITEM REF.	EPD'S COMMENT	ASCL'S RESPONSE
	relevant information to demonstrate that the proposed development would not cause adverse water quality impact to the environment during construction and operation phases. Relevant regulations, guidelines and best practices should be followed, e.g. the Water Pollution Control Ordinance and its Technical Memorandum, Professional Persons Environmental Consultative Committee Practice Note (ProPECC PC) No. 1/94 "Construction Site Drainage", and ProPECC PN No. 5/93 "Drainage Plans Subject to Comment by the Environmental Protection Department".	address the issues of water quality aspect and sewage and wastewater disposal. Relevant regulations are followed in the review.
<u>Sewerage</u>		
14.	The applicant should justify if there is no existing/planned public sewer for connection in the vicinity, and ensure proper collection, treatment and disposal of wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction should follow the requirements of the aforementioned ProPECC PN. No. 5/93 and are duly certified by an Authorized Person.	A standalone Environmental Review Report - Water Quality and Sewerage and Sewage Treatment Implications was prepared to address the issues of sewage and wastewater disposal from the Proposed Development. A septic tank and soakaway system are proposed for treatment of domestic sewage. Details are presented in the Report.

End

城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

日期：07-09-2022

敬啟者：



有關申請編號 Planning Application No. A/YL-TT/548，現付上回答有關
EPD Comments 及 4 份 Report 的電子版本，之後會影各 70 份送到貴署，
謝謝


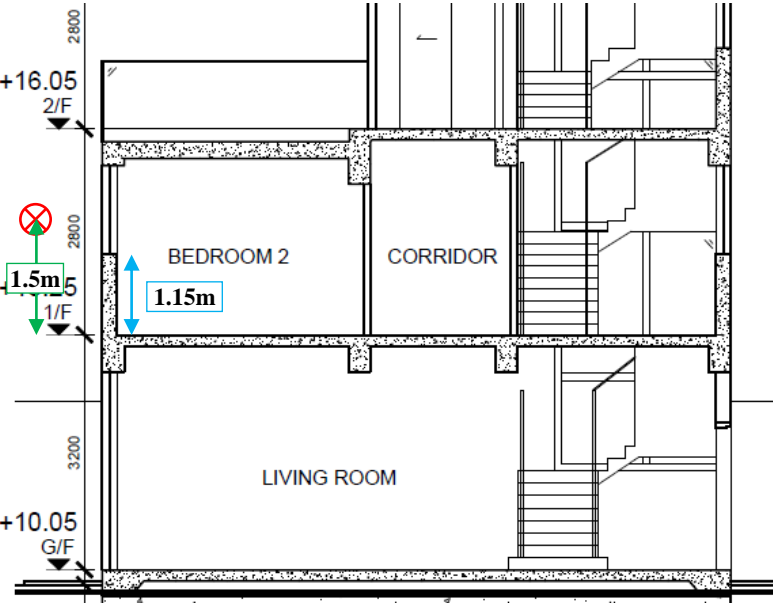
1. Response to EPD Comments
2. Industrial Environmental Review Report R2
3. ER (water quality and sewerage) Report R2
4. Tai Tong Road_NIA Report R3
5. ER (air quality) Report R2



此 致



授權代理人：



Cheng Yin Fong



  <p>Member of the Aurecon Group</p>		SUMMARY OF RESPONSE TO COMMENTS		Page 1 of 9
		Submission Titles: (i) Traffic Noise Impact Assessment Report (Revision 2) (ii) Environmental Review Report – Air Quality (Revision 1) (iii) Environmental Review Report – Water Quality and Sewerage and Sewage Treatment Implications (Revision 1)		Issue Date: 5 September 2022
				Reviewer: Planning Department/ Environmental Protection Department
COMMENT ITEM REF.	EPD'S COMMENT		ASCL'S RESPONSE	
Comments issued by Mr. Aaron LEUNG/ Planning Department on 4 August 2022				
<u>Noise</u>				
1. RtC item 2	Please review if the 1.2m height of the noise assessment points would be more appropriate for traffic noise impact assessment. Otherwise, please make the justification for 1.5m height for the noise assessment point and spell out such explanation in the main text for the proper record.		Openable windows (except full-height windows) are 1.15 m above floor slab, if noise assessment points are set to be at 1.2 m height, they will be at the bottom edge of window and not representative of the noise level at opening. Therefore, it is more appropriate to set at 1.5 m height such that the assessment points are approximately at the mid-point of openable window. Section 2.2.2 has been updated accordingly in the revised Traffic Noise Impact Assessment Report.	


		<p>SUMMARY OF RESPONSE TO COMMENTS</p> <p>Submission Titles: (i) Traffic Noise Impact Assessment Report (Revision 2) (ii) Environmental Review Report – Air Quality (Revision 1) (iii) Environmental Review Report – Water Quality and Sewerage and Sewage Treatment Implications (Revision 1)</p>	<p>Page 2 of 9</p> <p>Issue Date: 5 September 2022</p> <p>Reviewer: Planning Department/ Environmental Protection Department</p>
COMMENT ITEM REF.	EPD'S COMMENT	ASCL'S RESPONSE	
			
2. RtC item 6 and S.4.1.3	<p>Noting that an architectural fin is proposed to mitigate traffic noise impact, please provide more information of the architectural fin at NSR W5A on the 1st floor of House 3, such as the location and length, etc. for checking. Please also mark the location of the architectural fin in one of the figures.</p>	<p>The location of the architectural fin is shown in the 3D model in Figure 3, as well as the architectural plans in Appendix 1. Section 4.1.3 has also been amended in the revised Traffic Noise Impact Assessment Report to include more details.</p>	
3. RtC item 8	<p>The background noise level is lower than ANL. Please review if the background noise level would be more appropriate for the fixed noise criterion.</p>	<p>Noted. The background noise level (represented by the value L_{90} measured on site) has been adopted as the fixed noise criterion in the revised Industrial Environmental Review Report. Sections 4.1.4, 4.3.1,</p>	



 		SUMMARY OF RESPONSE TO COMMENTS		Page 3 of 9
		Submission Titles: (i) Traffic Noise Impact Assessment Report (Revision 2) (ii) Environmental Review Report – Air Quality (Revision 1) (iii) Environmental Review Report – Water Quality and Sewerage and Sewage Treatment Implications (Revision 1)		Issue Date: 5 September 2022 Reviewer: Planning Department/ Environmental Protection Department
COMMENT ITEM REF.	EPD'S COMMENT		ASCL'S RESPONSE	
			and 5.1.1 have been amended accordingly in the revised Industrial Environmental Review Report.	
4. S2.4.4, S4.1.2	Please confirm the proposed omitted window facing Tai Tong Road is not a prescribed window for ventilation.		Section 2.4.4 and Section 4.1.2 have been amended accordingly in the revised Traffic Noise Impact Assessment Report.	
5. S.3.3.1	The last sentence seems to be irrelevant in this case as neither 75kph road nor road with pervious road surface is found in the noise model. Please remove it to avoid confusion.		Noted. Section 3.3.1 has been amended accordingly in the revised Traffic Noise Impact Assessment Report.	
6. S4.1.4, S5.1.3	Please revise the last sentence to read that there should be no residual noise impact since all the noise assessment points comply with the HKPSG noise standard.		The last sentences in Section 4.1.4 and Section 5.1.3 have been amended accordingly in the revised Traffic Noise Impact Assessment Report.	
<u>Air Quality</u>				
7. Section 3.2.3	Please rectify the typo "...summarized in Error! Reference source not found." in line 4.		Noted. The last sentence of Section 3.2.3 in the revised Environmental Review Report – Air Quality has been amended as: "The minimum buffer distances of roads/ highways are summarized in Table 3.2 (Ref.: Table 3.1. Chapter 9, HKPSG)."	
8. Section 3.3.2	Exhaust emission from construction plant and equipment would be potential air quality emission source during construction phase. Please supplement in Section 3.3.2.		The following bullet point has been inserted in Section 3.3.2 of the revised Environmental Review Report – Air Quality: "Exhaust emission from construction plant and equipment."	
9. Section 3.3.4	Please include the Road link G in NIA as one of the vehicular emission sources in the section. Please also clarify if there are local access roads at the immediate north and south of the proposed development. If positive, please address if sufficient buffer distances are allowed. Similar amendment should be applied to Section 3.7.1.		Road link G has been included in Section 3.3.4 of the revised Environmental Review Report - Air Quality. There is no access road at the immediate north of the proposed development; only a footpath serving the village houses to the west of the site was observed during the site visits on 17 August 2021 and 8 August 2022. The private access road of the Proposed Development will connect with Road Link G to the south of the Site (Figure 3.3). Evaluation of the potential air quality impact due to road traffic is presented in Sections 3.7.2 to 3.7.6 of the	



  <p>Member of the Aurecon Group</p>		SUMMARY OF RESPONSE TO COMMENTS	Page 4 of 9
		Submission Titles: (i) Traffic Noise Impact Assessment Report (Revision 2) (ii) Environmental Review Report – Air Quality (Revision 1) (iii) Environmental Review Report – Water Quality and Sewerage and Sewage Treatment Implications (Revision 1)	Issue Date: 5 September 2022 Reviewer: Planning Department/ Environmental Protection Department
COMMENT ITEM REF.	EPD'S COMMENT	ASCL'S RESPONSE	
		revised Environmental Review Report - Air Quality.	
10. Table 3.3	The value of 36th Max 24-hour PM2.5 of Year 2016 should be 42 ug/m3. Please check and rectify.	Noted. Table 3.3 has been amended accordingly in the revised Environmental Review Report – Air Quality.	
11. Section 3.4.3	Please rectify the typo ‘From desk research...’ in line 1.	Noted. The first sentence in Section 3.4.3 of the revised Environmental Review Report – Air Quality has been amended as: “ <u>From desk top research</u> and the site surveys carried out on 17 August 2021 and 8 August 2022, no chimneys were identified within 200 m from the site boundary of the Proposed Development (Figure 3.1).”	
12. Section 3.6.3	Please justify why the number and operation hours of construction engines during construction phase would be limited.	Section 3.6.3, which is renumbered as Section 3.6.4 in the revised Environmental Review Report – Air Quality, has been revised as follows: “Under the control of the Air Pollution Control (Smoke) Regulation, Air Pollution Control (Fuel Restriction) Regulation and Air Pollution Control (Non-road Mobile Machinery) (Emission) Regulation, and good site practice such as to limit number of engines operated at the same time and arrangement of operation hours during the construction phase with a view to avoiding excessive construction noise from the construction site etc., the air quality impact from the diesel powered engines on-site is considered acceptable.”	
13. Section 3.6.4	Since some ASRs are found to be in close proximity of the site boundary (< 10 m), additional mitigation measures such as erection of higher hoarding and relocation of dusty activities away from the nearest ASRs shall be considered. In addition, it is also recommended that electric power supply shall be provided for on-site machinery as far as practicable to minimize aerial emissions.	The first bullet point in Section 3.6.5 of the revised Environmental Review Report – Air Quality has been amended as: <ul style="list-style-type: none"> Erection of <u>higher</u> hoarding of not less than 2.4 m high from ground level along the site boundary. Some additional bullet points have also been added: <ul style="list-style-type: none"> Electric power supply shall be provided for on-site machinery as far 	

		SUMMARY OF RESPONSE TO COMMENTS	Page 5 of 9
		Submission Titles: (i) Traffic Noise Impact Assessment Report (Revision 2) (ii) Environmental Review Report – Air Quality (Revision 1) (iii) Environmental Review Report – Water Quality and Sewerage and Sewage Treatment Implications (Revision 1)	Issue Date: 5 September 2022 Reviewer: Planning Department/ Environmental Protection Department
COMMENT ITEM REF.	EPD'S COMMENT	ASCL'S RESPONSE	
		<p>as practicable to minimize air pollutant emission;</p> <ul style="list-style-type: none"> Dusty activities shall be located as far as practicable from the nearest air sensitive receivers (such as A6, A7, A9, A10 and A11); and Limit the speed of vehicles that are moving in the construction site. 	
14. Section 3.6.5	<p>(a) Please provide the scale of the dusty activities including site formation and excavation areas, amount of excavated materials to be handled and no. of dump trucks on the site per time, etc. to justify that the dust impact would not be adverse with implementation of control measures.</p> <p>(b) Please clarify whether there are any concurrent projects in the surrounding area and cumulative air quality impact shall be assessed.</p>	<p>Noted. The following paragraph will be inserted after Section 3.6.1 in the revised Environmental Review Report – Air Quality:</p> <p>“With three houses, a private access road, and areas of landscaping and service on site, a total area of about 1,694 m² would be excavated, generating a total quantity of about 1,844 m³ of excavated materials. Assuming the capacity of each truck is 7.5 m³, the total number of truck load required would be about 246. For excavation over 60 days, the average trunk load per day would be about 4 trucks per day. During the height of excavation activity, there would be no more than 10 truck loads per day.”</p> <p>The following paragraphs have been inserted at the end of Section 3.6 of the revised Environmental Review Report – Air Quality:</p> <p><i>Potential Cumulative Impact with Concurrent Projects</i></p> <p>During the site visit on 8 August 2022, two on site building works were found ongoing at Tai Tong Road opposite to the Ex-Shung Ching Public School and at Avenue Garden of 157 Shung Ching San Tsuen. These sites are located about 85 m north north-east and 170 m north of the Proposed Development, respectively. No dust nuisance was observed during the site inspection. It is anticipated that major works at these sites will be completed by the time when the construction of the Proposed Development begins. Thus, there would not be any adverse cumulative impact upon the sensitive receivers nearby.</p> <p>It is known that a residential development comprising a three-storey</p>	

 ACUITY sustainability Member of the Aurecon Group 		SUMMARY OF RESPONSE TO COMMENTS	Page 6 of 9
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COMMENT ITEM REF.	EPD'S COMMENT	ASCL'S RESPONSE	
		<p>house is proposed at Lot 5288 in DD 116, Tai Tong Road, which is about 110 m north of the Proposed Development. Planning application (No. A/YL-TT/545) was received by the Town Planning Board (TPB) on 28 March 2022. However, according to the information provided in the TPB's web site of Statutory Planning Portal 2, the application has been withdrawn by the applicant. No information about the construction programme of the residential development is available for cumulative air quality impact assessment.</p> <p>No other potential concurrent projects near the Proposed Development are identified.</p>	
15. Section 3.7.1	Please be reminded that it should be the responsibility of the applicant and their consultants to ensure the validity of the chimney data by their own site surveys. Should the information of industrial chimneys be subsequently found to be incorrect, the assessment result as presented in the planning application would be invalidated.	Noted. An additional site survey was conducted over the area within 200 m from the site boundary of the Proposed Development on 8 August 2022. No chimneys were identified during the survey.	
16. Section 3.7.2	(a) Please list out all nearby access roads including Tai Tong Road, Road link G in NIA and other local access roads and their road types (with TD's endorsement or other justification) in the section.	Table 3.5 that lists out all nearby access roads has been inserted in the revised Environmental Review Report – Air Quality. Appendix 3.1 of the revised Report provides the correspondence between the Consultants and the TD.	
	(b) Other than the proposed houses, please confirm and state clearly in the text that no air-sensitive uses, including fresh air intake of ventilation system, openable windows and active recreational uses in open space should be located within the buffer zones.	Noted. As indicated in Figure 3.3 in the revised Environmental Review Report – Air Quality, no air-sensitive uses including openable window, fresh air intake and recreational use in the open space will be within the buffer zone.	
17. Section 3.7.3	(a) Please clarify if the wording “retail stores” should be revised as “a retail store” since there are discrepancies found between	Noted. The words “retail stores” should be amended as “a retail store”. Sections 2.1.3, 3.7.7, Figures 2.2 and 3.2 of the revised Environmental	

		SUMMARY OF RESPONSE TO COMMENTS	Page 7 of 9
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	Section 2.1.3, 3.7.3, Figure 2.2 and 3.2. Please also incorporate R-t-C 12 in this section to specify the meaning of finished materials.	Review Report – Air Quality have been amended accordingly. The meaning of finished materials has also been provided in Section 2.1.3.	
	(b) Other than the paper collection centre and retail stores of finished materials, please clarify if there is any other air and odour emission sources (e.g. any emissions from the structures located close to the southern part of the proposed development and refuse collection point near the paper collection centre) within 200m from the project site boundary and address the potential impact on the proposed development (if any) in this section.	Although a refuse collection point (RCP) was found at about 130 m south of the Site, odour was only perceived at areas abutting the RCP during the site visits. No other odour emission sources were observed near the Proposed Development during the site visits. Text in Section 3.7.7 of the revised Environmental Review Report – Air Quality has also been amended accordingly.	
18. Section 3.8.2	Please revise “between the proposed houses” as “between any air-sensitive uses of the proposed development” in line 4.	Text has been revised accordingly.	
19. Figure 3.2	Please clarify if there is any closer ASRs from the site boundary since there are some structures located close to the southern part of the proposed development and supplement (if any) in Table 3.4 and Figure 3.2.	Table 3.4 and Figure 3.2 in the revised Environmental Review Report – Air Quality have been updated to include the village houses to the south of the Proposed Development (i.e. 179 Shung Ching San Tsuen and 181 Shung Ching San Tsuen).	
20. Figure 3.3a	(a) Please show the buffer zones from all nearby access roads including Tai Tong Road, Road link G in NIA and other local access roads along the site boundary in Figure 3.3a for clarity.	The buffer zones for Tai Tong Road and Road Link G have been included in Figure 3.3 in the revised Environmental Review Report – Air Quality. (Although Road Link G (that connects to Shui Tsiu San Tsuen Road) is not classified by the TD and only occasional traffic flow was observed, a 10 m buffer zone is also drawn for this road to demonstrate the compliance of the HKPSG.)	
	(b) Please provide a remark in Figure 3.3a to state clearly that no air-sensitive uses including openable window, fresh air intake and recreational use in the open space is allowed within the buffer zone.	A remark of “No air-sensitive uses including openable window, fresh air intake and recreational use in the open space is allowed within the buffer zone” has been included in Figure 3.3.	

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				Reviewer: Planning Department/ Environmental Protection Department
COMMENT ITEM REF.	EPD'S COMMENT		ASCL'S RESPONSE	
<u>Water Quality</u>				
21. S.3.2.1 & s.3.2.6	Please review whether the subject site is within Wetland Buffer/Conservation Area as stipulated in TPB PG No.12C or within an area where 'no-net-increase in pollution load' is required in the OZP explanatory statement. Otherwise, please review if 'no-net-increase in pollution load' is really proposed where pollution credit shall be identified.		Following review of the TPB PG No. 12C, it is confirmed that the subject site is not within Wetland Buffer/ Conservation Area as stipulated. “No-net-increase in pollution load” is not required in the Explanatory Statement of the Approved Tai Tong OZP No. S/YL-TT/18, which covers the site of the Proposed Development. The Environmental Review Report - Water Quality and Sewerage and Sewage Treatment Implications has been revised to remove the irrelevant content.	
22. S.3.5.1	Noted that s.3.5.1 mentioned that release of any bentonites slurries is one of the source of pollution, please briefly elaborate on the mitigation measures to the source of pollution.		In the revised Environmental Review Report - Water Quality and Sewerage and Sewage Treatment Implications, the following sentence has been inserted after the first sentence of S3.5.3: “All the excess bentonite slurries should be collected and transferred by the Contractor to the Tseung Kwan O Area 137 Fill Bank, which is designated as the public fill reception facility for transferring slurry and bentonite.”	
23. S.3.6.1	If Septic Tank and Soakaway System would be used, please follow requirements stated in ProPECC PN 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department”, such as clearance distance and percolation test, and duly certified by an Authorised Person.		The last sentence of S3.6.1 has been revised in the Environmental Review Report - Water Quality and Sewerage and Sewage Treatment Implications as: “Septic tank and soakaway design should meet the minimum requirements given in Appendix D of ProPECC PN 5/93. Drainage plan submissions should include percolation test results and detailed design calculation. The estimation of sewage generation is presented in Section 4. ”	
24. S.3.6.2	Relevant best practices and recommendations as stated in ProPECC PN 5/93 shall be followed.		The following sentence has been included at the end of S3.6.2 in the Environmental Review Report - Water Quality and Sewerage and	

 		SUMMARY OF RESPONSE TO COMMENTS	Page 9 of 9
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COMMENT ITEM REF.	EPD'S COMMENT	ASCL'S RESPONSE	
		Sewage Treatment Implications: “Best practices and recommendations in discharge to storm drains as presented in ProPECC PN 5/93 shall be followed.”	
25. S4.4.1	Noted from the industrial environmental review report that floor plan shown that there would be 1 master room, 2 bedrooms, and 1 maid room. Please review whether the population in each house would be 4.	As advised by the Architect of the Proposed Development, each house is designed to accommodate at least four people. Assuming that there is one maid employed in each household, the total population in each household is, hence, five people. The remark under Table 4.1 of the revised Environmental Review Report - Water Quality and Sewerage and Sewage Treatment Implications has been amended accordingly.	
26. S.4.5.2, bullet 7	Please review whether the sentence is completed.	Bullet 7 in S4.5.2 in the revised Environmental Review Report - Water Quality and Sewerage and Sewage Treatment Implications has been amended as: “The septic tank shall be leak-proof to prevent any potential surface water and groundwater contamination prior to treatment;”	
27. <u>Sewerage</u>	For single family house, it is suggested to use a UFF of 0.37 instead of 0.27 to estimate the sewage generation.	S4.4 in the revised Environmental Review Report - Water Quality and Sewerage and Sewage Treatment Implications has been amended accordingly.	

End



Industrial Environmental Review Report

For

Planning Application No.: A/YL-TT/548 Proposed Houses at Lots 4989 RP, 4990 & 4991 in DD116, Tai Tong Road, Yuen Long

Document No.

ASCL	/	210168208	/	IERR1	/	2
Publisher		Project Code		Sequential No.		Revision Index

	Edited by	Certified by:
Name	F. C. Tsang	Kevin W. M. Li
Position	Project Manager	Technical Director
Signature		
Date:	5 September 2022	5 September 2022




Environmental Review Report - Water Quality and Sewerage and Sewage Treatment Implications

For

**Planning Application No.: A/YL-TT/548
Proposed Houses at Lots 4989 RP, 4990 & 4991
in DD116, Tai Tong Road, Yuen Long**

Document No.

ASCL	/	210168208	/	ERR2	/	2
Publisher		Project Code		Sequential No.		Revision Index

	Prepared by:	Reviewed and edited by:	Certified by:
Name	Jenny T.K. Ng	F. C. Tsang	Kevin W. M. Li
Position	Assistant Environmental Consultant	Technical Manager	Director
Signature			
Date:	5 September 2022	5 September 2022	5 September 2022

TRAFFIC NOISE IMPACT ASSESSMENT REPORT

FOR

Planning Application No.: A/YL-TT/548 Proposed Houses at Lots 4989 RP, 4990 & 4991 in DD116, Tai Tong Road, Yuen Long




In association with:



Novox Limited

Document No.

ASCL	/	200168133	/	NIAR	/	3
Publisher		Project Code		Sequential No.		Revision Index

	Prepared by:	Reviewed by:	Approved by:
Name	Ng, Chi Chung Eddy	Wong, Kam San Banting	Li, Wai Ming Kevin
Position	Acoustic Specialist	Director	Technical Director
Signature			
Date:	5 September 2022	5 September 2022	5 September 2022

Environmental Review Report - Air Quality

For

Planning Application No.: A/YL-TT/548 Proposed Houses at Lots 4989 RP, 4990 & 4991 in DD116, Tai Tong Road, Yuen Long

Document No.

ASCL	/	210168208	/	ERR3	/	2
Publisher		Project Code		Sequential No.		Revision Index

	Prepared by:	Reviewed and edited by:	Certified by:
Name	Jenny T.K. Ng	Y. H. Law	Kevin W. M. Li
Position	Assistant Environmental Consultant	Senior Environmental Consultant	Technical Director
Signature			
Date:	5 September 2022	5 September 2022	5 September 2022

To : Town Planning Board

Your Ref : A/YL-TT/548

Dear : 20-10-2022

Dear Sir/Madam

Re : Lot No.4990, Lot 4991 and The Remaining Portion of Lot No.4989 and in DD116

呈交以下文件

- 1.申請表格替換頁
2. ER (air quality) Report R3 - 70 Set
3. ER (water quality and sewerage) Report R3 - 70 Set
4. Response to EPD comments

Your faithfully



Cheng Yin Fong

(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 m
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

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

PROPOSED HOUSE AND EXCAVATION OF LAND

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

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	677.398 .. sq.m 平方米	<input type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.4 ..	<input type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	15.63 ... %	<input type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	3 + Guard house	
Proposed no. of storeys of each block 每座建築物的擬議層數	3 + Guard house 1 層 .. 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	18.85 mPD 米 (主水平基準上)	<input type="checkbox"/> About 約
	9m + Guard house 2.3m 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。

<p>Does the development proposal involve alteration of existing building?</p> <p>擬議發展計劃是否包括現有建築物的改動?</p>	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																																
	No 否	<input type="checkbox"/>																																
<p>Does the development proposal involve the operation on the right?</p> <p>擬議發展是否涉及右列的工程?</p> <p>(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>	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) (請用地盤上面圖顯示有關土地、池塘位置，以及河道改道、填塘、填土及/或挖土的範圍及或細節) <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 checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 1693.5 , sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																																
	No 否	<input type="checkbox"/>																																
<p>Would the development proposal cause any adverse impacts?</p> <p>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 type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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 type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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 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 type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input 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 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 type="checkbox"/></td> </tr> </table>				On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input 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 type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																																
<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)</p> <p>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>																																		

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	LOTS 4989 RP, 4990 AND 4991 IN DD116, SHUNG CHING SAN TSUEN, TAI TONG ROAD, YUEN LONG, NEW TERRORIES		
Site area 地盤面積	1693.5	sq. m 平方米	<input type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	S/YL-TT/18		
Zoning 地帶	RESIDENTIAL (GROUP D)		
Applied use/ development 申請用途/發展	PROPOSED HOUSES AND EXCAVATION OF LAND		
(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	674.358 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.4 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	3.04 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.0018 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	3	
	Non-domestic 非住用	Guard house	
	Composite 綜合用途		


3086028



1-240
TP-77-02

SUMMARY OF RESPONSE TO COMMENTS		Page 1 of 3 Issue Date: 23 September 2022
	Submission Titles: (i) Environmental Review Report – Water Quality and Sewerage and Sewage Treatment Implications (Revision 2) (ii) Environmental Review Report – Air Quality (Revision 2)	Reviewer: Planning Department/ Environmental Protection Department
	CONSULTANT'S RESPONSE	
COMMENT ITEM REF	EPD'S COMMENT	
EPD comments forwarded by Mr. Aaron LEUNG/ Planning Department on 19 September 2022		
<u>Water Quality</u>		
1.	<p><u>General</u></p> <p>It is noted that the applicant proposed to adopted Septic Tank and Soakaway System (ST/SA) and would follow requirements stated in ProPECC PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department", such as clearance distance and percolation test. It is further reminded that the ST/SA shall be duly certified by an Authorised Person.</p>	<p>Noted. The fourth sentence in Section 3.6.1 of the Environmental Review Report – Water Quality and Sewage Treatment Implications (Revision 3) has been amended as:</p> <p>"Septic tank and soakaway design should meet the minimum requirements given in Appendix D of ProPECC PN 5/93, including percolation test and minimum clearance requirements for soakaway system."</p> <p>The last sentence in Section 4.5.1 of the Environmental Review Report – Water Quality and Sewage Treatment Implications (Revision 3) has been amended as:</p> <p>"The design and construction of the septic tank and soakaway system should follow the requirements of ProPECC PN 5/93 and shall be duly certified by an Authorized Person."</p>
2.	<p><u>Editorial comment</u></p> <p>Table 3.6 – Please review the data for YL2, particularly for DO, pH, SS, BOD5, and ensure data presented are correct.</p>	Noted. Table 3.6 has been updated with the correct data.
3.	<p><u>Other comments</u></p> <p>s.3.6.2 – In view of fuel, oils, etc. contaminants are anticipated, petrol interceptor shall be provided and maintained to prevent adverse water quality impact.</p>	<p>The penultimate sentence in Section 3.6.2 of Environmental Review Report – Water Quality and Sewage Treatment Implications (Revision 3) has been amended as:</p> <p>"With proper implementation of stormwater best management practices including provision and maintenance of trapped gullies, catch-pits and petrol interceptor, adverse impact to the water quality is not anticipated."</p>

SUMMARY OF RESPONSE TO COMMENTS		Page 2 of 3 Issue Date: 23 September 2022
 <p>ACUTY Sustainability Member of the Aurecon Group</p>		Reviewer: Planning Department/ Environmental Protection Department
Submission Titles: (i) Environmental Review Report – Water Quality and Sewerage and Sewage Treatment Implications (Revision 2) (ii) Environmental Review Report – Air Quality (Revision 2)		
COMMENT ITEM REF.	EPD'S COMMENT	CONSULTANT'S RESPONSE
<u>Air Quality</u>		
4.	Section 3.6.2 Please clarify the meaning of "During the height of excavation activity, there would be no more than 10 truck loads per day." and please revise the sentence.	The last sentence in Section 3.6.2 of the Environmental Review Report – Air Quality (Revision 3) has been revised as: "During the height of excavation activity (that is, during the foundation working period, and the second month and the third month from commencement of works), there would be no more than 10 truck loads per day."
5.	Section 3.6.4 Please delete "and arrangement of operation hours during the construction phase with a view to avoiding excessive construction noise from the construction site" in line 5-6.	Section 3.6.4 of the Environmental Review Report – Air Quality (Revision 3) has been revised accordingly.
6.	Section 3.6.5 Please delete "and air pollutant emission from diesel power engines of on-site construction machinery" in line 1 to 2.	Section 3.6.5 of the Environmental Review Report – Air Quality (Revision 3) has been revised accordingly.
7.	Section 3.6.6 Should read: With proper implementation of these control measures and good site practices as stipulated in the APC (Construction Dust) Regulation such as to limit scale of dusty activities including site formation and excavation areas, amount of excavated materials to be handled and no. of dump trucks on the site per time, etc. during construction phase, adverse construction dust impact on the nearby air sensitive receivers is not anticipated.	Section 3.6.6 of the Environmental Review Report – Air Quality (Revision 3) has been revised accordingly.
8.	Section 3.6.7 Please elaborate and state clearly if the two existing building works close to Tai Tong Road are small scale and hence adverse cumulative dust impact with the proposed development is not anticipated.	The last sentence in Section 3.6.7 of the Environmental Review Report – Air Quality (Revision 3) has been revised as: "As the building works are small scale, adverse cumulative dust impact with the Proposed Development upon the sensitive receivers nearby is not anticipated."

 <p>ACUTY sustainability Member of the Aurecon Group</p>		<p>Page 3 of 3 Issue Date: 23 September 2022</p>	
<p>SUMMARY OF RESPONSE TO COMMENTS</p>		<p>Reviewer: Planning Department/ Environmental Protection Department</p>	
<p>Submission Titles: (i) Environmental Review Report – Water Quality and Sewerage and Sewage Treatment Implications (Revision 2) (ii) Environmental Review Report – Air Quality (Revision 2)</p>		<p>CONSULTANT'S RESPONSE</p>	
<p>COMMENT ITEM REF.</p>		<p>EPD'S COMMENT</p>	
9.	<p>Section 3.7.3 Please clarify the meaning of "that connects with Road Link A of Tai Tong Road" since Road Link A shall be Tai Tong Road as well.</p>	<p>To avoid confusion, the words "that connects with Road Link A of Tai Tong Road" have been deleted from Section 3.7.3 of the Environmental Review Report – Air Quality (Revision 3).</p>	
10.	<p>Section 3.7.6 Please state clearly in the text that a 10m buffer distance is allowed between the air-sensitive uses of the proposed development and Road Link G as a conservative approach for an unclassified road.</p>	<p>The following sentence will be inserted at the end of Section 3.7.6 of the Environmental Review Report – Air Quality (Revision 3): "As a conservative approach for an unclassified road, a 10 m buffer distance is also allowed between the air-sensitive uses of the Proposed Development and Road Link G."</p>	

End

Environmental Review Report - Air Quality

For

Planning Application No.: A/YL-TT/548 Proposed Houses at Lots 4989 RP, 4990 & 4991 in DD116, Tai Tong Road, Yuen Long

Document No.

ASCL	/	210168208	/	ERR3	/	3
Publisher		Project Code		Sequential No.		Revision Index

	Prepared by:	Reviewed and edited by:	Certified by:
Name	Jenny T.K. Ng	Y. H. Law	Kevin W. M. Li
Position	Assistant Environmental Consultant	Senior Environmental Consultant	Technical Director
Signature			
Date:	23 September 2022	23 September 2022	23 September 2022

Environmental Review Report - Water Quality and Sewerage and Sewage Treatment Implications

For

**Planning Application No.: A/YL-TT/548
Proposed Houses at Lots 4989 RP, 4990 & 4991
in DD116, Tai Tong Road, Yuen Long**

Document No.

ASCL	/	210168208	/	ERR2	/	3
Publisher		Project Code		Sequential No.		Revision Index

	Prepared by:	Reviewed and edited by:	Certified by:
Name	Jenny T.K. Ng	F. C. Tsang	Kevin W. M. Li
Position	Assistant Environmental Consultant	Technical Manager	Technical Director
Signature			
Date:	23 September 2022	23 September 2022	23 September 2022



A/YL-TT/548 發展建築物高度05/12/2022 15:51

From: Fiona Cheng [REDACTED]

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

Cc: "ocmwong@pland.gov.hk" <ocmwong@pland.gov.hk>

Dear Ms.Wong

回答：

本人現希釐清擬議發展建築物高度為9米，當中包括建築物飾面

謝謝

Regrsds
Ms.Cheng
[REDACTED]

Previous Application covering the Application Site

Approved Application

	<u>Application No.</u>	<u>Proposed Development</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Condition(s)</u>
1	A/YL-TT/284	Proposed Houses	21.9.2012 ^{(1), (2)}	(1), (2), (3), (4)

⁽¹⁾ Application for extension of time for commencement of the development up to 21.9.2020 was approved by the Director of Planning (D of Plan) under delegated authority of the Town Planning Board (the Board) on 19.9.2016.

⁽²⁾ Application for design-related Class B amendments to the approved scheme was approved by the D of Plan under the delegated authority of the Board on 19.1.2018.

Approval Conditions:

- (1) Submission and implementation of landscape and tree preservation proposal.
- (2) Submission and implementation of drainage proposal.
- (3) Design and provision of environmental mitigation measures.
- (4) Design and provision of water supply for firefighting and fire service installations.

Similar Application within/straddling the Subject “R(D)” Zone on the Tai Tong OZP

Approved Application

	<u>Application No.</u>	<u>Proposed Use/Development</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Conditions</u>
1	A/YL-TT/273*	Proposed Houses and Minor Relaxation of Building Height Restriction	17.6.2011	(1), (2), (3), (4)

*Straddling the adjacent “Village Type Development” zone.

Approval Condition(s):

- (1) Submission and implementation of vehicular access arrangement proposal.
- (2) Submission and implementation of drainage proposal.
- (3) Submission and implementation of tree preservation and landscape proposals.
- (4) Submission and implementation of water supplies for firefighting and fire service installations proposals.

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

參考編號

Reference Number:

220506-174304-34152

提交限期

Deadline for submission:

17/05/2022

提交日期及時間

Date and time of submission:

06/05/2022 17:43:04

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TT/548

「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，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。

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/YL-TT/548

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人反對 A/YL-TT/548 規劃 建屋，將本村環境
影響，交通，等問題，排水渠等問題。

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature

張美權

日期 Date

12-5-2022

Advisory Clauses

- (a) the planning permission is given to the development/uses under application. It does not condone any other development/use (i.e. open storage of construction machinery and materials) which currently exists on the application site (the Site) but not covered by the application. Immediate action should be taken to discontinue such development/use not covered by the permission;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department that:
 - (i) according to desktop checking, the Site falls within various private lots in D.D. 116. The Lots comprise Old Schedule “Agricultural” and “Building” lots held under the Block Government Lease. The actual site area and boundary of the Lots involved will be subject to verification upon receipt of land exchange application, if any; and
 - (ii) land exchange would be required to implement the proposal. Upon receipt of the land exchange application, her department will consider the application in its private capacity as landlord and there is no guarantee that the land exchange for the proposed development will be approved. The land exchange, if approved, will be subject to such terms and conditions, including payment of premium, administrative fee and other applicable fees, to be imposed by her department at her discretion;
- (c) to note the comments of the Commissioner for Transport that:
 - (i) consent of the owners/managing parties of the local track should be obtained for using it as the vehicular access to the Site; and
 - (ii) sufficient space should be provided within the Site for manoeuvring of vehicles. No parking, queuing and reverse movement of vehicles on public road are allowed;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that:
 - (i) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (ii) the access road connecting the Site with Tai Tong Road is not and will not be maintained by his office. His office shall not be responsible for maintaining any access connecting the Site with Tai Tong Road;
- (e) to note the comments of the Director of Environmental Protection that:

the design and construction of any septic tank and soakaway system shall follow the requirements of his department’s Professional Persons Environmental Consultative Committee Practice Notes No. 5/93 “Drainage Plans Subject to Comment by the Environmental Protection Department” such as clearance distance and percolation test and be duly certified by an Authorised Person (AP);
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:

all the drainage facilities on site should be maintained in good condition and the proposed

development shall neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.;

- (g) to note the comments of the Director of Fire Services that:

detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans. The requirements of emergency vehicular access (EVA) as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the Buildings Department (BD), should be observed;

- (h) to note the comments of the Chief Building Surveyor/New Territories West, BD that:

- (i) if the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of the Building Authority (BA), they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application;
- (ii) for UBW erected on leased land, enforcement action may be taken by 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;
- (iii) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An AP should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (iv) the Site shall be provided with means of obtaining access thereto from a street and EVA in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- (v) 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 the building plan submission stage;
- (vi) any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R;
- (vii) 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 Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP), such as the requirements of building set back, building separation and site coverage of greenery as stipulated in PNAP APP-152 if applicable; and
- (viii) detailed checking under the BO will be carried out at building plan submission stage.