

2023年 5月 1 日
此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 10 MAY 2023
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-TT / 595
	Date Received 收到日期	10 MAY 2023

- 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)

Lee Tung Ming Enterprises Limited (李通明企業有限公司)

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

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

Aikon Development Consultancy Limited (毅勤發展顧問有限公司)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot Nos. 4988 and 4996 in D.D.116, Tai Tong Road, Tai Tong, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,644 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 789 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) 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	Draft Tai Tong Outline Zoning Plan No. S/YL-TT/19
(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	Flats (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

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

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

(iii) For Type (iii) application 供第(iii)類申請													
(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量，包括每座建築物/構築物(倘有)的長度、高度和闊度 <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> (Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)	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 0.4 to 至 0.48
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 Minor Relaxation of Plot Ratio Restriction for Proposed Flat

(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 789 sq.m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率 0.48 ☒ About 約
- Proposed site coverage 擬議上蓋面積 24.9 % ☒ About 約
- Proposed no. of blocks 擬議座數 3
- Proposed no. of storeys of each block 每座建築物的擬議層數 Not more than 2 storey storeys 層
- ☐ include 包括 storeys of basements 層地庫
- ☐ 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 Not more than 17.15 mPD 米 (主水平基準上) ☒ About 約
- Not more than 8.15 m 米 ☒ About 約
- (Flat: 7.65m; Recreation Facility: 8.15m; Guard House: 2.8m)

<input checked="" type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積 785 sq. m 平方米	<input checked="" type="checkbox"/> About 約	
number of Units 單位數目 16		
average unit size 單位平均面積 37-72 sq. m 平方米	<input checked="" type="checkbox"/> About 約	
estimated number of residents 估計住客數目 48		
<input checked="" type="checkbox"/> Non-domestic part 非住用部分		
<u>GFA 總樓面面積</u>		
<input type="checkbox"/> eating place 食肆 sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> hotel 酒店 sq. m 平方米	<input type="checkbox"/> About 約
(please specify the number of rooms 請註明房間數目)		
<input type="checkbox"/> office 辦公室 sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> shop and services 商店及服務行業 sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施		
(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)		
<input checked="" type="checkbox"/> other(s) 其他		
(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)		
Recreational Facility: serves as clubhouse, GFA: 38.4 sqm (<Max. 39.45 sqm and exempted from GFA)		
Guard House: 4 sqm		
(please specify land area(s) 請註明地面面積)		
<input checked="" type="checkbox"/> Open space 休憩用地 500 sq. m 平方米	
<input checked="" type="checkbox"/> private open space 私人休憩用地	<input checked="" type="checkbox"/> Not less than 不少於	
<input type="checkbox"/> public open space 公眾休憩用地	<input type="checkbox"/> Not less than 不少於	
(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)		
[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
		Please refer to the attached Planning Statement.
(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途		
Please refer to the attached Planning Statement.		

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)

The proposed development is anticipated to be completed in Year 2027.

8. Vehicular Access Arrangement of the Development Proposal

擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input 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>A local access road via Tai Tong Road</p> <hr/> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>																
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>7</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td>1</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td></td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td></td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table> <p><input type="checkbox"/></p>	Private Car Parking Spaces 私家車車位	7	Motorcycle Parking Spaces 電單車車位	1	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)					
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<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td></td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td></td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td>1</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td></td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table> <p><input type="checkbox"/></p>	Taxi Spaces 的士車位		Coach Spaces 旅遊巴車位		Light Goods Vehicle Spaces 輕型貨車車位	1	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)					
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Others (Please Specify) 其他 (請列明)																		

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

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

如需要的話，請另頁註明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 <input checked="" type="checkbox"/> No 否 <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/> Please provide details 請提供詳情 Demolitions of existing buildings.....</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 <input checked="" type="checkbox"/> No 否 <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input 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 checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積.....380..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度3.5.....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>	<p>On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明) _____ _____</p>	<table border="0"> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Yes 會 <input type="checkbox"/>	No 不會 <input checked="" 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) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可) Please refer to the attached Planning Statement.</p>																			

10. Justifications 理由

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

Please refer to the attached Planning Statement.

11. Declaration 聲明

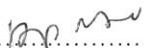
I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

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

Signature

簽署

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

.....


Thomas LUK

N.A.

Name in Block Letters

姓名（請以正楷填寫）

Position (if applicable)

職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ 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

Aikon Developement Consultancy Limited

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

Date 日期

28/04/2023

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application 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.
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available 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於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot Nos. 4988 and 4996 in D.D.116, Tai Tong Road, Tai Tong, Yuen Long, New Territories		
Site area 地盤面積	1,644	sq. m 平方米 <input checked="" 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	Draft Tai Tong Outline Zoning Plan No. S/YL-TT/19		
Zoning 地帶	"Residential (Group D)"		
Applied use/ development 申請用途/發展	Proposed Minor Relaxation of Plot Ratio Restriction for Proposed Flat		
(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	785 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.4775 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	4 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.0024 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	1	
	Non-domestic 非住用	2	
	Composite 綜合用途	N.A.	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	7.65	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		17.15	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input checked="" 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	Recreation Facility: 8.15 Guard House: 2.8	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		Recreation Facility: 15.1 Guard House: 12.3	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		Recreation Facility: Not more than 2 storeys (including 1 basement) Guard House: Not more than 1 storey (No Basement)	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input checked="" type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	N.A.	m 米 <input type="checkbox"/> (Not more than 不多於)
		N.A.	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N.A.	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積		24.9	% <input checked="" type="checkbox"/> About 約
(v) No. of units 單位數目		16	
(vi) Open space 休憩用地	Private 私人	500	sq.m 平方米 <input checked="" type="checkbox"/> Not less than 不少於
	Public 公眾		sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	8
	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)	7 1
	Total no. of vehicle loading/unloading bays/lays 上落客貨車位／停車處總數	1
	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)	1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input 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/>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

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

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

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

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BASEMENT



LEGEND:

-  The Application Site
-  Proposed Excavation of Land

(For Identification Only)

Project:

Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio Restriction for Proposed Flat at Lot Nos. 4988 and 4996 in D.D.116, Tai Tong Road, Tai Tong, Yuen Long, New Territories

Title:

Proposed Excavation of Land

Illustration:

N.A

Scale:

Not to Scale

Date:

Apr 2023

Ref.: ADCL/PLG-10247-R001



AIKON DEVELOPMENT CONSULTANCY LTD.



Section 16 Planning Application

Proposed Minor Relaxation of Plot Ratio
Restriction for Proposed Flat at Lot Nos.
4988 and 4996 in D.D.116, Tai Tong Road,
Tai Tong, Yuen Long, New Territories

Planning Statement

Prepared by
Aikon Development Consultancy Ltd.

In Association with
L & N Architects Limited
Axon Consultancy Limited

Address:

[Redacted Address]

Tel : [Redacted]

Fax : [Redacted]

Email : [Redacted]

April 2023



Date : 16th August, 2023
Your Ref. : TPB/A/YL-TT/595
Our Ref. : ADCL/PLG-10247/L004

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

Tel 電話 :

Fax 傳真 :

Email 電郵 :

Web 網址 :

By Email and Hand

Dear Sir/Madam,

Re: Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio Restriction for Proposed Flat at Lot Nos. 4988 and 4996 in D.D.116, Tai Tong Road, Tai Tong, Yuen Long, New Territories

We refer to the comments from Urban Design & Landscape Section of Planning Department (PlanD) (dated 6.8.2023), Transport Department (dated 12.6.2023) and Environmental Protection Department (dated 16.6.2023), conveyed by PlanD regarding the subject application.

We submit herewith the Further Information (FI) for the consideration by relevant Government departments or Town Planning Board. Please find the attached the following items for your onward processing:-

- i. Response-to-Comments table;
- ii. Replacement pages of revised Planning Statement and Illustrations;
- iii. Revised Architectural Drawings and Plans;
- iv. Revised Traffic Impact Assessment and Swept Path Analysis;
- v. Environmental Assessment.

In order to further substantiate the current application and hence to facilitate the consideration by Town Planning Board (TPB), we would like to clarify on the following points:

- While lots 4988 and 4996 are owned by the Applicant, it is important to emphasize that the existing access within private lots will not be blocked, ensuring the continuation of the existing easement for villagers. Additionally, as outlined in the planning statement, the Applicant has voluntarily proposed further setbacks to enhance walkability for local villagers (please refer to the revised **Illustration 3**). The width of the current northern local access within the application site will be increased from approximately 3 meters to about 3.5 meters. Similarly, the width of the existing southern local access will be expanded from around 3 meters to approximately 4.5 meters. These proposed setbacks are aimed at providing benefits to the local villagers. Furthermore, under the current scheme, suitable trees will be planted along the periphery of the application site so as to create an improved walking environment with additional natural shading for pedestrians.
- As presented in **Appendix 1**, the applicant has modified the layout to incorporate a Heavy Goods Vehicle (HGV) Loading and Unloading Bay in accordance with recommendations from the Transport Department. Given the constraints of the relatively compact site configuration, the adjustment of the developable area becomes an imperative measure to ensure a spacious area for manoeuvring within the application

Page 1 of 2

Address 地址 :





site, such that there will be no queuing and/or waiting of vehicles from the application site onto public road. In addition, the layout of the basement carpark has been optimised to facilitate seamless vehicle movement and minimize the extent of excavation required. By maintaining the current alignment of the local road at the eastern part of the application site, with only minor adjustments to align with lot boundaries, the current scheme guarantees a suitable buffer distance between the proposed development from the local road, so as to prevent any foreseeable adverse air quality concern. Additionally, the planting of appropriate trees along the edges of the application site will serve as a buffer, effectively mitigating any potential air quality impacts resulting from traffic.

- To demonstrate the environmental acceptability of the proposed development, an environmental assessment has been conducted to comprehensively assess any potential air quality, noise, water quality and waste management implications associated with the proposed development. Due to the small-scale and limited extent of construction, together with the implementation of the recommended mitigation measures, no adverse impact on air quality, noise, water quality and waste is anticipated.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Miss Isa YUEN or Mr. Thomas LUK at [REDACTED].

Yours faithfully,
Aikon Development Consultancy Limited



Encl.
c.c. Client
DPO/TM&YLW (Attn: Ms. Ophelia WONG) – By Email



Aikon Development Consultancy Ltd.

毅勤發展顧問有限公司

Tel 電話 :

Fax 傳真 :

Email 電郵 :

Web 網址 :

Date : 6th October, 2023
Your Ref. : TPB/A/YL-TT/595
Our Ref. : ADCL/PLG-10247/L005

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

By Email

Dear Sir/Madam,

Re: Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio Restriction for Proposed Flat at Lot Nos. 4988 and 4996 in D.D.116, Tai Tong Road, Tai Tong, Yuen Long, New Territories


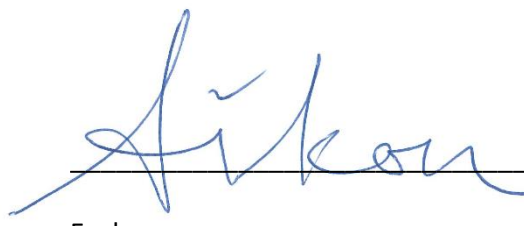
We refer to the comments from Environmental Protection Department (dated 4.10.2023) and Planning Department regarding the subject application.

We submit herewith the Further Information “(FI)2” for the consideration by relevant Government departments or Town Planning Board. Please find the attached the following items for your onward processing:-

- i. Response-to-Comments table;
- ii. Replacement pages of revised Planning Statement and Illustration;
- iii. Landscape Master Plan.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Miss Isa YUEN or Mr. Thomas LUK at [REDACTED].

Yours faithfully,
Aikon Development Consultancy Limited



Encl.

c.c. Client

DPO/TM&YLW (Attn: Ms. Ophelia WONG) – By Email



Aikon Development Consultancy Ltd.
毅勤發展顧問有限公司

Tel 電話 :
Fax 傳真 :
Email 電郵 :
Web 網址 :

Date : 6th October, 2023
Your Ref. : TPB/A/YL-TT/595
Our Ref. : ADCL/PLG-10247/L005

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

By Email

Dear Sir/Madam,

Re: Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio Restriction for Proposed Flat at Lot Nos. 4988 and 4996 in D.D.116, Tai Tong Road, Tai Tong, Yuen Long, New Territories



We refer to the comments from Environmental Protection Department (dated 4.10.2023) and Planning Department regarding the subject application.

We submit herewith the Further Information “(FI)2” for the consideration by relevant Government departments or Town Planning Board. Please find the attached the following items for your onward processing:-

- i. Response-to-Comments table;
- ii. Replacement pages of revised Planning Statement and Illustration;
- iii. Landscape Master Plan.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Miss Isa YUEN or Mr. Thomas LUK at [REDACTED].

Yours faithfully,
Aikon Development Consultancy Limited



Encl.
c.c. Client
DPO/TM&YLW (Attn: Ms. Ophelia WONG) – By Email

Further Information (2)

Table of Contents

Table 1	Response-to-Comments
Appendix 1	Replacement pages of revised Planning Statement and Illustration
Appendix 2	Landscape Master Plan

Table | 1

Response-to-Comments

Responses-to-Comments Table

Date	Department	Comments	Responses																																																
4.10.2023	Environmental Protection Department	It is noted that septic tank would be provided at the site and hence sewerager impact is not anticipated. For easy reference, please advise the applicant to include breakdown of estimation of sewage generation as stated in para. 4.6.2 of the Planning Statement for easy reference if possible.	<p>Noted. The estimated sewage generation for the area east of the reference point development is calculated and summarized in the table below.</p> <p>Table 1: Breakdown of Estimated Sewage Generation</p> <table border="1"> <tr> <td colspan="4"><u>The Residents</u></td></tr> <tr> <td>No. of Flat</td><td>=</td><td>16</td><td>flats</td></tr> <tr> <td>Flat Occupancy</td><td>=</td><td>3*</td><td>person/flat</td></tr> <tr> <td>No. of People</td><td>=</td><td>48</td><td>persons</td></tr> <tr> <td>Unit Flow Factor</td><td>=</td><td>0.37^</td><td>m³/person/day</td></tr> <tr> <td>Estimated Peak Daily Flow</td><td>=</td><td>17.76</td><td>m³/day</td></tr> <tr> <td colspan="4"><u>Site Staff</u></td></tr> <tr> <td>No. of Employees</td><td>=</td><td>5*</td><td>persons</td></tr> <tr> <td>Unit Flow Factor of Employees</td><td>=</td><td>0.20#</td><td>m³/person/day</td></tr> <tr> <td>Estimated Peak Daily Flow of the Site Staff</td><td>=</td><td>1.00</td><td>m³/day</td></tr> <tr> <td colspan="4"><u>Total</u></td></tr> <tr> <td>Estimated Average Dry Weather Flow (ADWF)</td><td>=</td><td>18.76</td><td>m³/day</td></tr> </table> <p>Note: * The information provided by the Applicant ^ The unit flow factor of R3/R4 in Table T-1 of Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning # The unit flow factor of J11 in Table T-2 of Guidelines for Estimating</p>	<u>The Residents</u>				No. of Flat	=	16	flats	Flat Occupancy	=	3*	person/flat	No. of People	=	48	persons	Unit Flow Factor	=	0.37^	m³/person/day	Estimated Peak Daily Flow	=	17.76	m³/day	<u>Site Staff</u>				No. of Employees	=	5*	persons	Unit Flow Factor of Employees	=	0.20#	m³/person/day	Estimated Peak Daily Flow of the Site Staff	=	1.00	m³/day	<u>Total</u>				Estimated Average Dry Weather Flow (ADWF)	=	18.76	m³/day
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No. of Flat	=	16	flats																																																
Flat Occupancy	=	3*	person/flat																																																
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<u>Total</u>																																																			
Estimated Average Dry Weather Flow (ADWF)	=	18.76	m³/day																																																

Appendix | 1

Replacement pages of revised Planning Statement and Illustrations

4. THE DEVELOPMENT PROPOSAL

4.1 Proposed Site Layout, Major Development Parameters and Operation

- 4.1.1 The proposed development is configured as a low-rise and low-density residential development, which involves a 2-storey residential block comprising 16 flats, a recreation facility, a guard house and a basement carpark. Communal open spaces and landscape area would be provided within the proposed development. The Master Layout Plan, floor plans and section drawings of the proposed development are shown in **Appendix 1**. The tentative completion year of the proposed development is proposed to be Year 2027.
- 4.1.2 The proposed development has a plot ratio of approximately 0.48, a total GFA of about 789m², a building height of 7.65m, and not more than 2 storeys. The major proposed development parameters are tabulated in **Table 1** below.
- 4.1.3 The proposed development is planned to be built on two private lots (Lot 4988 and 4996) with a total site area of approximately 1,644m². The developable area of the development is about 1,492m², while **about 9% of the site area (about 152m²) will be reserved for setbacks and widening of local access to provide public benefits.**
- 4.1.4 The current application serves to comply with the latest minimum unit size requirement of at least 26m² promulgated by the Government as from 2022 and responds to the latest policy address to create high quality homes. The proposed development will comprise 16 flats, ranging in floor area from approximately 37m² to 72m². The floor-to-floor height will range from 3.5m to 4m, in compliance with the requirements from Buildings Department Practice Note No. PNAP APP-5, to provide spacious living spaces and higher living quality for young families in response to demand in the area. The design and layout of the development will include 8 units on the ground floor with landscape gardens and 8 units on the first floor connected by a staircase and lift. In addition, a recreation facility is proposed to be located to the west of the application site to serve the recreational needs of future residents. The facility will be equipped with fitness equipment and will operate as a private clubhouse. A guard house is also proposed at the entrance for security purposes.
- 4.1.5 In order to create a comprehensive residential development that ensures pedestrian safety, a basement carpark is proposed at the application site with a view to separating vehicular and pedestrian movements and providing ample open space for visual amenity. The proposed basement carpark will involve excavation of land and have a floor height of 3.15m, providing 5 private carparking spaces, including 2 accessible carparks, 1 motorcycle parking space and 1 bicycle parking space. Additionally, there will be 2 private carparking spaces and 1 heavy goods vehicle (HGV) loading/unloading bay on grade. The proposed development will meet the carparking provision requirements under the high-end standards of Hong Kong Planning Standards and Guidelines Chapter 8.
- 4.1.6 The proposed development will feature approximately 307m² of landscaping area and 500m² of communal open spaces. Additionally, extensive plantation of trees and

other vegetation will be implemented along the boundary of the application site, internal access road, and common landscaped areas to provide a screening effect and enhance the overall landscape value of the area.

- 4.1.7 Excavation of land is proposed for the basement carpark at the application site. The approximate area of excavation is about 313m², and the approximate depth of excavation is about 3.5m.

Table 2: Major Development Parameters of the Proposed Development

Major Development Parameters of the Proposed Development	
Site Area	About 1,644m ²
Proposed Site Coverage (SC)	About 24.9%
Proposed Plot Ratio (PR)	0.48
Gross Floor Area	About 789m ²
Number of Block	3 (1 Residential block for flat, 1 recreation facility and 1 guard house)
Number of Storeys	Not More than 2 storeys
Residential block (for Flat)	2 storeys
Recreation facility (Clubhouse)	2 storeys (including 1 storey of basement carpark)
Guard House	1 storey
Building Height	
Residential block (for Flat)	7.65m
Recreation facility (Clubhouse)	5m (excluding basement carpark)
Guard House	2.8m
Recreation Facility GFA ⁽¹⁾	About 38.4 m ² (<Max 39.45m ²)
Guard House GFA	About 4m ²
Number of Flats	16
Floor-to Floor Height	
Residential block (for Flat)	3.5m - 4m
Recreation facility (Clubhouse)	5m
Guard House	2.8m
Average Flat Size	About 49m ² (Ranging from 37m ² to 72m ²)
Total Estimated Number of Residents	48
Communal Private Open Space	500 m ²
Greening Ratio	About 20.8%
Private Car Parking Space	Total 7 (Including 2 Accessible Car Parking Spaces)
Motorcycle Parking Space	Total 1
Bicycle Parking Space	Total 1
Loading/Unloading Bay	Total 1 (for HGV)
Excavation of Land for Proposed Basement Carpark	
Area of Excavation	About 313m ²
Depth of Excavation	About 3.5m

⁽¹⁾ The GFA of the recreation facility is exempted from GFA according to PNAP-APP-104.

- 4.1.8 **Table 3** summarizes a comparison of the major development parameters/items between the current application and the existing development. The proposed redevelopment seeks to provide 11 additional flats, **accommodating 11 extra families (+220%) compared to the existing configuration**. Consolidating the existing separated dwellings and optimizing land use will enable the development of an inclusive and liveable community.

Table 3: Comparison of Development Parameters of the Existing Development and the Proposed Development

Major Development Parameters	Existing Development (a)	Proposed Development (b)	Difference (b)-(a) (About)
Site Area	About 1,644m ²	About 1,644m ²	No change
Maximum Site Coverage (SC)	About 17%	About 24.9%	+7.9%
Maximum Plot Ratio (PR)	About 0.4	About 0.48	+0.08 (+20%)
GFA	About 653m ²	About 789m ²	+136m ² (+20%)
Number of Block	5 (5 residential block and 3 ancillary structures)	3 (1 residential block, 1 Recreation facility (Clubhouse) and 1 guard house)	-2 (-40%)
Number of Storeys /	3 storeys	Not more than 2 storeys	-1 (-33.3%)
Building Height	About 9 m	Not more than 7.65m	-1.35m (-15%)
Number of Flats	5	16	+11 (+220%)
Average Flat Size	N.A.	37 m ² - 72m ²	N.A.
Total Estimated Number of Residents	15	48	33 (+220%)
Communal Private Open Space	0m ²	500m ²	+500m ²
Greening Ratio	0%	20.8%	+20.8%
Private Car Parking Space	5	7	+2 (+40%)
Motorcycle Parking Space	0	1	+1 (+100%)
Bicycle Parking Space	0	1	+1 (+100%)
Loading/Unloading Bay	0	1 for HGV	+1 (+100%)

4.2 Design Merits

LEGEND:



Application Site and Lot Boundary
(Lot 4988 and 4996)



Proposed Development

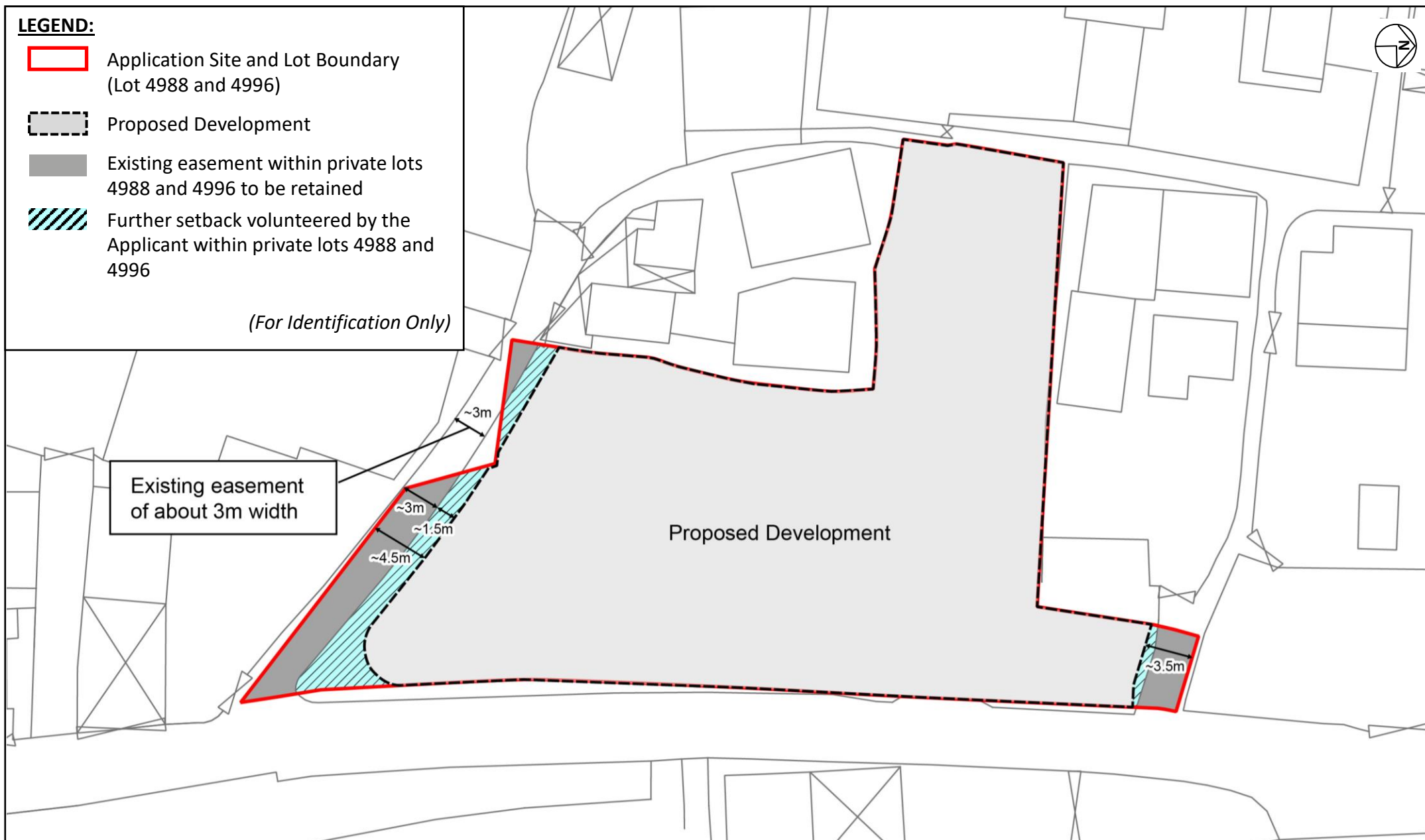


Existing easement within private lots
4988 and 4996 to be retained



Further setback volunteered by the
Applicant within private lots 4988 and
4996

(For Identification Only)



Project:

Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio Restriction for Proposed Flat at Lot Nos. 4988 and 4996 in D.D.116, Tai Tong Road, Tai Tong, Yuen Long, New Territories

Title:

Proposed Development and Setback Areas

Illustration:

3

Scale:

Not to Scale

Date:

Oct 2023

Ref.: ADCL/PLG-10247-R001a/I003



AIKON DEVELOPMENT CONSULTANCY LTD.

Appendix | 2
Landscape Master Plan



Project:
Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio Restriction for Proposed Flat at Lot Nos. 4988 and 4996 in D.D.116, Tai Tong Road, Tai Tong, Yuen Long, New Territories

Title:
Landscape Master Plan

Figure: 5
Scale: N/A
Date: Oct 2023

Ref.: ADCL/PLG-10247-R001b/I005



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

參考編號

Reference Number:

230607-173141-97080

提交限期

Deadline for submission:

09/06/2023

提交日期及時間

Date and time of submission:

07/06/2023 17:31:41

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TT/595

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. 杜麗琪

意見詳情

Details of the Comment :

大棠樓宇高度普遍偏矮，略為放寬地積比率限制並無不妥

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

參考編號

Reference Number:

230607-175500-77336

提交限期

Deadline for submission:

09/06/2023

提交日期及時間

Date and time of submission:

07/06/2023 17:55:00

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TT/595

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 陳天佑

意見詳情

Details of the Comment :

本人支持通過申請

該地段鄰近主要道路，交通便利，有空間擴大住宅發展規模

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

參考編號

Reference Number:

230912-093957-97803

提交限期

Deadline for submission:

19/09/2023

提交日期及時間

Date and time of submission:

12/09/2023 09:39:57

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TT/595

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Kennith Kwok

意見詳情

Details of the Comment :

與其他村民相討後，我決定支持這次申請。申請人提交了詳盡的評估和技術報告，令我相信這個發展不會為村民帶來不良影響。

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

參考編號

Reference Number:

230914-111834-11802

提交限期

Deadline for submission:

19/09/2023

提交日期及時間

Date and time of submission:

14/09/2023 11:18:34

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TT/595

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 陳呈月

意見詳情

Details of the Comment :

申請人承諾會改善現有的道路。我認為這樣可以提升附近村落的便捷度，對這一區長遠的發展會帶來幫助。支持。

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

參考編號

230914-111956-64830

Reference Number:

提交限期

19/09/2023

Deadline for submission:

提交日期及時間

14/09/2023 11:19:56

Date and time of submission:

有關的規劃申請編號

A/YL-TT/595

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. 謝柔秀

Name of person making this comment:

意見詳情

Details of the Comment :

比起現在土地的狀態，申請人會於申請地點進行綠化和美化工作，預計可以提昇周圍的視覺和環境質素，所以我贊成。

十八鄉

崇正新村

日期：3-5-2023.

致：-城市規劃委員會秘書

關於：申請編號 A/YL-TT595

本村反對 A / YL / TT / 595 申請

理由：

本村崇正新村務委員會，接獲村民投訴，悉知 DD116 Lot 4988 及 4996 規劃申請，該地段涉及村民道路及主要排水渠道，請貴處協調溝通。

崇正新村村代表

洪勝業

電話 [REDACTED]



崇正新村村代表

張英權

電話 [REDACTED]

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/595

意見詳情 (如有需要，請另頁說明)
Details of the Comment (use separate sheet if necessary)

反對 A/YL-TT/595 申請

該地段涉及村路及排水道

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

簽署 Signature

日期 Date

洪勝榮
3-6-2023

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



反對規劃申請編號 A/YL-TT/595

01/06/2023 22:55

From:

To:

File Ref:

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

尊敬的政府官員：

我寫信是希望表達我對最近規劃決定的反對和關注。

我住在即將被重新規劃的地區，政府計劃封鎖我們居民通行的道路。這條路本是我們居民直接通過的路線，可以方便地到達公共交通站點。然而，現在政府的規劃改變了這一切，居民必須繞行更長的路程，需要花費更多的時間和精力。對於那些居住在這裡的年長居民來說，這是一個極大的負擔和風險。在炎熱的夏季，他們需要走更長的路程，而且沒有遮蔭，這會對他們的身體造成傷害和風險。

此外，我們也擔心這些規劃決定可能會對我們的社區環境產生負面影響。隨著交通增加，噪音和空氣污染也將隨之增加。這將對我們的健康和居住品質造成嚴重威脅。

我們認為政府應該更加關注我們居民的需求和利益，並在制定任何改變時謹慎考慮。我們希望政府能夠為我們居民提供更好的選擇和更好的生活環境。我們認為，政府應該與我們進行更多的對話和協商，聆聽我們的聲音，並考慮我們的需求和意見。我們相信，通過合作和溝通，我們可以找到更好的解決方案，讓我們的社區成為更美好、更健康 and 更舒適的居住地。

最後，我們希望政府能夠重視我們的聲音和關切，並以我們居民的利益為重，重新考慮這個決定。我們深深地感謝您抽出寶貴的時間閱讀這封信，並期待您的回應。

此致

敬禮

Lok kan

Sent from Outlook for iOS

致城市規劃委員會秘書：

反對申請編號(A/YL-TT/595)之申請

本人得悉地點 DD116 地段第 4988 及第 4996 規劃申請，該計劃範圍將涉及本人和鄰近村民的日常使用，因而提出反對。

首先，該計畫有潛在影響本人及附近居民的唯一通道和消防通道，影響日常生活並引發安全隱患。我們擔心在緊急事故時，救護車和消防車無法進入，造成無法順利救援的風險。

其次，年邁的母親行動不便，需要車輛代步出入。擔心重建計劃有機會影響原有道路使用，令家人生活帶來不便。

最後，計畫中的多棟民房建設可能導致排污問題，造成道路淤塞。我們擔心這將加劇過去因暴雨造成的道路水浸問題，對社區的交通和居民安全帶來負面影響。

本人和村民期望上址的重建不會影響我們在通道的原有使用。謝謝您對我們關切的重視，期待聽到您的回應。我們誠摯請求貴處能夠協助溝通，並針對這些問題進行充分的研究和考慮。我們期待您能夠維護我們社區居民的權益，以確保我們的生活品質和安全。

崇正新村居民
黃德成上
2023 年 6 月 6 日



致城市規劃委員會秘書：

反對申請編號(A/YL-TT/595)之申請

本人乃崇正新村原住民，居住至今已超過 60 多年。得悉 DD116 地段第 4988 及第 4996 規劃申請。此項目申請涉及多戶居民的一條主要及唯一之出入通道，本人甚為關注。

此通道(約 2.5 米闊)原是已故村民黃世泉先生 (即 DD116 地段第 4988 號及第 4996 號前舊業主) 以睦鄰關係，曾口頭承諾無條件給予鄰近居民作永久使用，並築起磚牆作分隔，方便居民出入，至今已使用超過 40 多年。

此通道不但給予村民出入之用，亦方便一些行動不便的長者可以透過車輛接送出入，故此通道對本村居民非常重要，現盼上址的規劃重建不會涉及到通道的原有使用。

懇請貴處能協調溝通，令有關問題得以解決，謝謝！

崇正新村居民
謝新元上
2023 年 6 月 6 日



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

參考編號

Reference Number:

230607-212203-47065

提交限期

Deadline for submission:

09/06/2023

提交日期及時間

Date and time of submission:

07/06/2023 21:22:03

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TT/595

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. YAU MAN WO

意見詳情

Details of the Comment :

該地段已有五幢住宅，申請改建後，房屋增幅對香港人的住屋問題沒有太大的幫助，反而拆卸五幢住宅帶來大量建築廢料、大量塵土及噪音破壞環境，尤其該地段非常接近民居，只是一路之隔，對周圍的居民造成極大的滋擾。該地段原有寬闊的行人/行車通道，就申請人提交的規劃圖所見，封閉道路後只留下狹窄的通道，令居民需繞道回家，影響民生。該地段周圍住滿老弱幼小，如發生事故，狹窄通道不足夠車輛經過，嚴重阻礙救援車輛通過，尤其是救護車。對於該地段擬建設地下停車場，因太接近民居，挖掘及鑽探工程帶來的震動影響周圍的土地地質結構問題及房屋結構問題。環顧四周沒有相同個案興建地下停車場，附近大型屋苑也沒有興建地下停車場的需要，相信影響地質結構問題是考量之一。這個改建項目，只看到發展商為求圖利，完全忽視周圍居民的需要，封閉道路引致居民繞道已令居民產生憤怒，懇請城規會謹慎審視該項目。

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

參考編號

230609-012021-74644

Reference Number:

提交限期

09/06/2023

Deadline for submission:

提交日期及時間

09/06/2023 01:20:21

Date and time of submission:

有關的規劃申請編號

A/YL-TT/595

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. CHAN CHI WAI

Name of person making this comment:

意見詳情

Details of the Comment :

反對興建地下停車場，挖掘工程影響周圍的土地地質結構，如地面出現沉降，牽連甚廣，該改建的地段非常接近民居，一路之隔，對居民造成極大的滋擾。因為改建而封閉的道路，令居民需繞道回家，影響民生，這樣的改動已令居民產生憤怒，請城規會審視該項目。

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

參考編號

Reference Number:

230609-020933-21522

提交限期

Deadline for submission:

09/06/2023

提交日期及時間

Date and time of submission:

09/06/2023 02:09:33

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TT/595

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Tracy

意見詳情

Details of the Comment :

原有的五幢樓宇，不是老屋/舊屋，跟本沒有急切改建的需要。

一旦改建，十戶家庭便要面對迫遷。

這個改建項目，只看到發展商為求圖利，完全忽視周圍居民的需要，封閉道路已令居民產生憤怒，請城規會審視該項目。

Advisory Clauses

- (a) to liaise with the local residents on the proposed setback at the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department that:
 - (i) the applicant has to apply for a land exchange to implement the approved scheme. However, there is no guarantee at this stage that the land exchange application would be approved. Such application, if submitted, will be dealt with by his department acting in the capacity of the landlord at his discretion, and if it is approved, the approval would be subject to such terms and conditions including amongst others, the payment of premium and administrative fee as may be imposed by his department;
 - (ii) it must be stressed that the proposed flatted development under the land exchange application, if submitted, shall be processed by virtue of the Buildings Ordinance (BO) (Cap. 123); and
 - (iii) any requirement for submission of technical assessments such as Traffic Impact Assessment and Environmental Assessment, etc., should be subject to comments of relevant departments;
- (c) to note the comments of the Commissioner for Transport:
 - (i) the unnamed road leading to the Site is not under her purview. The applicant shall obtain consent of the owners/managing parties of the local track for using it as the vehicular access to the Site; and
 - (ii) sufficient space should be provided within the Site for manoeuvring of vehicles. In addition, no parking, queueing 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 and specific comments on the Noise Impact Assessment (NIA) that:
 - (i) his department's Professional Persons Environmental Consultative Committee (ProPECC) Practice Notes (PN) No. 1/94 "Construction Site Drainage" should be strictly implemented during the construction phase and the design and construction of any septic tank and soakaway system shall follow the requirements of ProPECC PN 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);

- (ii) he have reservations about whether the 2.4m fence wall would effectively mitigate the potential traffic noise and fixed noise impact. The consultant should be implementing appropriate noise mitigation measures, such as acoustic window/acoustic balcony, to alleviate the potential noise impact on the planned noise sensitive receivers (NSRs) and existing NSRs where necessary, subject to the future quantitative noise assessment;
 - (iii) in S.4.2 of the submitted NIA, the project should be assigned with an ASR of “B” under the type of area (i) “Rural area, including country parks or village type developments:.. Please review and rectify. Please review if the building structures/premises circled in Green in the attached file are NSRs as they appear to be village houses/noise sensitive uses. Please assign additional NAPs to these structures/premises if they are NSRs;
 - (iv) in S.4.5.1 of the submitted NIA, please note the followings: (i) the consultant has conducted traffic count for the local roads and Tai Tong Road during peak hours. Please confirm if the assumptions adopted for road traffic noise impact are representative of the worst case scenario within 15 years after the occupation of the proposed development; and (ii) to document Transport Department (TD)’s agreement on the traffic forecast data in the report once available. In case TD has no comment on the methodology for traffic forecast only, the consultant should 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; and
 - (v) in S.4.6.1 of the submitted NIA, it is noted that the consultant conducted a site survey in August 2023 and observed that several workshops and open storage nearby. Please provide detailed information, for example, sound power level and distance, etc., and a drawing to indicate the location of the existing fixed noise sources;
- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that:
- (i) the approval of the s.16 application by the Town Planning Board (the Board) does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. The applicant is reminded to approach relevant authority / government department(s) direct to obtain the necessary approval on tree works; and
 - (ii) the approval of the s.16 application by the Board does not imply approval of site coverage of greenery under APP PNAP-152 and/or under the lease. The site coverage of greening calculation should be submitted separately to Buildings Department (BD) for approval;
- (g) to note the comments of the Chief Engineer/Construction, Water Supplies Department that:
- (i) existing water mains will be affected (**Plan A-2** of the RNTPC paper). The cost of any necessary diversion shall be borne by the proposed development;
 - (ii) in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the center line of the water mains shall be provided to his department. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of his department and his contractor to carry out construction, inspection, operation, maintenance and repair works;

- (iii) no trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water main; and
 - (iv) Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site;
- (h) to note the comments of the Director of Fire Services that:
- detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans or referral from relevant licensing authority. 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 under the Building (Planning) Regulation (B(P)R) 41D, which is administered by the BD, should be observed;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, BD that:
- (i) the Site shall be provided with means of obtaining access and EVA in accordance with Regulation 5 and 41D of the B(P)R respectively;
 - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iii) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are unauthorized building works (UBW) under the BO and should not be designated for any proposed use under the application;
 - (iv) 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;
 - (v) 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 under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (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; and
 - (vii) detailed checking under the BO will be carried out at building plan submission stage; and
- (j) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department that:
- (i) plans of the proposed building works and site formation works should be submitted to BD for approval as required under the provisions of the BO; and

- (ii) part of the Site is located within Scheduled Area No.2 and may be underlain by cavernous marble. Depending on the nature of foundation, if necessary, of new development proposed at the Site, extensive geotechnical investigation may be required. This would require a high-level involvement of experienced geotechnical engineer(s), both in the design and supervision of geotechnical aspects of the works to be carried out on the Site.