

This document is received on 12 JAN 2022.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:

適用於建議不涉及或不祇涉及:

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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/42/290
	Date Received 收到日期	12 JAN 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)	
Parking Project Task Force, Transport Department	
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)	
Townland Consultants Limited	
3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Existing Tung Tau Industrial Area Playground Site, Yuen Long
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 14,417 sq.m 平方米 ☒ About 約 ☐ Gross floor area 總樓面面積 N/A sq.m 平方米 ☐ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	 14,417 sq.m 平方米 ☒ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Yuen Long Outline Zoning Plan No. S/YL/25
(e) Land use zone(s) involved 涉及的土地用途地帶	"Open Space"
(f) Current use(s) 現時用途	Currently developed as Tung Tau Industrial Area Playground (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- ☐ is the sole "current land owner"[#] (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」[#] (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"[#] (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」[#] (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 ☐ 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	☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ 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	☐ Public utility installation 公用事業設施裝置 ☐ 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 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 Public Vehicle Park (excluding container vehicle) and Re-provisioning of Permitted Sports Facilities

(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	To Be Determined sq.m 平方米	☐ About 約
Proposed plot ratio 擬議地積比率	To Be Determined	☐ About 約
Proposed site coverage 擬議上蓋面積	4.4 %	☒ About 約
Proposed no. of blocks 擬議座數	1	
Proposed no. of storeys of each block 每座建築物的擬議層數	1* storeys 層	
	☐ include 包括 storeys of basements 層地庫	
	☒ exclude 不包括 1** storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	8.85* mPD 米(主水平基準上)	☒ About 約
	3.5* m 米	☒ About 約

*1 storey E/M service block

**1 storey underground public vehicle park

☐ Domestic part 住用部分		
GFA 總樓面面積	 sq. m 平方米	☐ About 約
number of Units 單位數目		
average unit size 單位平均面積	sq. m 平方米	☐ About 約
estimated number of residents 估計住客數目		
☒ Non-domestic part 非住用部分		<u>GFA 總樓面面積</u>
☐ 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) Public Vehicle Park: About 78,000m ³ [Site Volume]	
☒ Open space 休憩用地	(please specify land area(s) 請註明地面面積) sq. m 平方米 ☐ Not less than 不少於	
☐ private open space 私人休憩用地	About 13,789 sq. m 平方米 ☐ Not less than 不少於	
☒ public open space 公眾休憩用地		

(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]
N/A	Basement	Public Vehicle Park (excluding container vehicles)
	Ground Floor	Sports Facilities & E/M Service Facilities

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

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)

2026

8. Vehicular Access Arrangement of the Development Proposal

擬議發展計劃的行車通道安排

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	☒ 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)) Po Yip Street ☐ 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) ☐																		
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是 No 否	☒ (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) <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>80 (including 2 Disabled Parking)</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td>10</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td>20</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>Medium Goods Vehicle / Heavy Goods Vehicle Parking Spaces</td> <td>50</td> </tr> <tr> <td>Coach Parking Spaces</td> <td>10</td> </tr> <tr> <td>Light Bus Parking Spaces</td> <td>20</td> </tr> </table> ☐	Private Car Parking Spaces 私家車車位	80 (including 2 Disabled Parking)	Motorcycle Parking Spaces 電單車車位	10	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	20	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)		Medium Goods Vehicle / Heavy Goods Vehicle Parking Spaces	50	Coach Parking Spaces	10	Light Bus Parking Spaces	20
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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？	Yes 是 No 否	☐ (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) <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td></td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td></td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td></td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td></td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table> ☒	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)							
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Heavy Goods Vehicle Spaces 重型貨車車位																				
Others (Please Specify) 其他 (請列明)																				

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 Supplementary Planning Statement.

11. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會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

Vincent Lau

Associate

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

Townland Consultants Limited

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

Date 日期

06/01/2022

(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 號北角政府台署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Existing Tung Tau Industrial Area Playground Site, Yuen Long 現有元朗東頭工業區遊樂場地點		
Site area 地盤面積	14,417 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 14,417 sq. m 平方米 ☒ About 約)		
Plan 圖則	Approved Yuen Long Outline Zoning Plan No. S/YL/25 元朗分區計劃大綱核准圖編號S/YL/25		
Zoning 地帶	"Open Space" 「休憩用地」		
Applied use/ development 申請用途/發展	Proposed Public Vehicle Park (excluding container vehicle) and Re-provisioning of Permitted Sports Facilities 擬議公眾停車場(貨櫃車除外)及准許的體育設施		
(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	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	To Be Determined ☐ About 約 ☐ Not more than 不多於	To Be Determined ☐ About 約 ☐ Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	1	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)		
		mPD 米(主水平基準上) ☐ (Not more than 不多於)		
		Storeys(s) 層 ☐ (Not more than 不多於)		
	Non-domestic 非住用	About 3.5 m 米 ☐ (Not more than 不多於)		
		About 8.85 mPD 米(主水平基準上) ☐ (Not more than 不多於)		
		1 (E/M Service Block) Storeys(s) 層 ☐ (Not more than 不多於)		
		(☐ Include 包括 ☒ Exclude 不包括) ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)		
		1 (Underground Public Vehicle Park) ☒ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)		
		m 米 ☐ (Not more than 不多於)		
		mPD 米(主水平基準上) ☐ (Not more than 不多於)		
		Storeys(s) 層 ☐ (Not more than 不多於)		
	Composite 綜合用途	(☐ Include 包括 ☐ Exclude 不包括) ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)		
(iv) Site coverage 上蓋面積	4.4 % ☒ About 約			
(v) No. of units 單位數目	N/A			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 ☐ Not less than 不少於		
	Public 公眾	About 13,789 (For sport facilities) sq.m 平方米 ☐ 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) Light Bus Parking Spaces Medium Goods Vehicle / Heavy Goods Vehicle Parking Spaces Coach Parking Spaces	80 (including 2 Disabled Parking) 10 20 20 50 10
	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)	N/A

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☒
Sectional plan(s) 截視圖	☐	☒
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☒
Others (please specify) 其他 (請註明)	☐	☒
Perspective 透視圖		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	☐	☒
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☒
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☒
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他 (請註明)	☐	☐
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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



SITE LOCATION PLAN
SCALE 1 : 5,000

SECTION 16 PLANNING APPLICATION TOWN PLANNING ORDINANCE (CAP. 131)

**PROPOSED PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND
REPROVISIONING OF PERMITTED SPORTS FACILITIES
IN TUNG TAU INDUSTRIAL AREA, YUEN LONG**

- Supplementary Planning Statement -

TOWNLAND CONSULTANTS LIMITED



Reference ASD/TTIAYL/LEOC/06
Date 17 January 2022

By Email and Fax

The Secretary, Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road, North Point, HONG KONG

Dear Sirs / Madams,

**SECTION 16 PLANNING APPLICATION
THE TOWN PLANNING ORDINANCE (CHAPTER 131)**

**PROPOSED PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND
REPROVISIONING OF PERMITTED SPORTS FACILITIES
IN TUNG TAU INDUSTRIAL AREA, YUEN LONG**

We write with regards to the captioned Planning Application submitted to the Town Planning Board on 6.1.2022.

Please be clarified that the site coverage indicated in Table 4.1 of the Supplementary Planning Statement ("SPS") pertains to the E/M Service Block only. Minor errors were also noted in regards to para 4.3.5 of the SPS. Please find enclosed replacement pages for your information.

Please note that the information involves only the clarification of information and involves no change to the development scheme.

Should there be any queries, please do not hesitate to contact the undersigned or Mr Leo Chung.

Yours faithfully,
FOR AND ON BEHALF OF
TOWNLAND CONSULTANTS LIMITED

Vincent Lau
Associate Director

VIN/LEOC

Enc

cc Client / Team

MAIN HONG KONG OFFICE :

2801, 28th Floor, 148 Electric Road, North Point, Hong Kong
Telephone : (852) 2521 2911 Facsimile : (852) 2521 6631
E-mail address : tcld@townland.com Website : www.townland.com

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Room 803, North Wing, Cangsong Building, Tairan 6th Road, Chegongmiao,
Futian District, Shenzhen City, PRC. Postal Code 518040
Telephone : (86)(755) 8369 0780
E-mail address : tcld@townland.com

INDIA OFFICE :

CRD Samarth, 3rd Floor, 86 S.V. Road, Khar (W),
Mumbai, 400 052, India
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E-mail address : tcpl@townland.com

INDONESIA OFFICE :

Gedung Menara Anugrah, Lantai 21
Kantor Taman E.3.3, Jl. DR. Ide Anak Agung Gde Agung Lot.8.6-8.7
Kawasan Mega Kuningan, Jakarta Selatan 12950
Telephone : (62 21) 2941 0621
E-mail address : tcjkt@townland.com

ASSOCIATED COMPANIES :

TOWNLAND CONSULTANTS (INTERNATIONAL) LIMITED (International)

TOWNLAND CONSULTANTS (SHENZHEN) LIMITED (China)

TOWNLAND CONSULTANTS PVT. LIMITED (India)

PT TOWNLAND INTERNATIONAL (Indonesia)

HOWARD & SEDDON PARTNERSHIP (United Kingdom)



ISO 9001:2015
Certificate No.: CC844

- 4.2.2 A set of preliminary schematic drawings, floor plans and section plans for the sports facilities and public vehicle park are shown in **Appendix 1**. The key planning parameters for the preliminary development proposal are presented in **Table 4.1**. The Design of the Proposed Development is subject to refinement during detailed design depending on the design of future Design and Build Contractor and the Applicant's operational requirements.

Table 4.1 Technical Schedule

Development Parameters	Proposed Development
Application Site Area	About 14,417 m ²
Proposed Public Open Space*	About 13,789 m ² for sports facilities
Greenery Ratio	About 20 %
Site Volume (for underground structures)	About 78,000 m ³ for underground public vehicle park
Site Coverage	
- E/M Service Block^	Approx. 4.4 %
No. of Blocks	1
No. of Storeys	1 storey E/M service block 1 storey underground public vehicle park
Maximum Building Height at-grade	Approx. 8.85 mPD / 3.5m
Building Height (in MPD) E/M & Service Block	Approx. 8.85 mPD / 3.5m
Site Formation and Levels of Developments	
Underground Public Vehicle Park	The lowest formation level: approx -1.3 mPD
No. of Car Parking Spaces	
Private Car	80
Motorcycle	10
Light Bus	20
LGV	20
MGV/HGV	50
Coach	10
Operating Hour	24-hour basis for public vehicle park 7 am to 11 pm daily for public sports facilities

* Not subject to TPB approval

^The E/M Service Block will be serving both the underground public vehicle park and the sports facilities at-grade

Proposed Vehicular Access at Po Yip Street

- 4.2.3 Taking into consideration the local traffic condition and transport planning of the area, the proposed vehicular access of the underground PVP is situated at Po Yip Street and will allow left-in / left-out movements only as the section of Po Yip Street between Keung Yip Street and Hong Yip Street is a dual carriageway road. The proposed ingress/egress location will minimize obstruction to local traffic condition and minimize conflicts between various road users in comparison to situating the ingress/egress locations to other sides of the Application Site. The following implications on the local traffic condition of other potential ingress/egress locations have been duly assessed and examined:-

Interruption on franchised bus parking & loading/unloading facility on Wang Yip Street East

- 4.2.4 The southbound carriageway of Wang Yip Street East adjacent to the Application Site is dedicated for parking by franchised buses between 20:00 – 08:00 next day and hence the provision of a run-in/run-out along this road would reduce the parking area. Furthermore, during daytime, there are frequent loading/unloading activities at the existing layby on Wang Yip Street East and the deletion of the layby for providing a run-in/run-out would reduce the loading/unloading facility which is highly required by the local business in the area. As such, Wang Yip Street East is not considered an ideal ingress/egress location from traffic engineering perspective.

- 4.3.4 An Individual Tree Survey conducted in June 2021 has identified approximately 93 living tree specimens within and in close proximity of the Application Site, of which 50 trees have been identified within the Site, and 43 trees located immediately adjacent to the Site. None of them are included in the Register of Old and Valuable Trees (“OVT”s). Overall, the existing trees are a mixture of common native and exotic species generally of fair to poor tree form, existing condition and amenity value, although two specimens of *Ailanthus fordii*; a species protected under Cap.96, were also identified within the boundary planter areas of the Site. (**Appendix 2** refers).
- 4.3.5 Given that the Proposed Development will utilize nearly the entire Site for the excavation of the underground vehicle park and formation of the vehicular access to the public road it is inevitable that a relatively large proportion of the existing surveyed trees would be affected by the works. Taking into consideration the required works for the Proposed Development and the current conditions of the trees, 48 nos. trees located within the Application Site do not make good candidates for transplantation and thus are recommended for felling which includes the 2 nos. of *Ailanthus fordii* (T56 and T68). 2 nos. of trees located within the Application Site (T92 and T93) are growing in individual tree planters and are smaller specimens of reasonable condition, thus are recommended for transplanting. Of the 43 trees located within close proximity of the Site, 40 of them are proposed to be retained with one tree proposed to be transplanted and two trees to be felled respectively.
- 4.3.6 A new planting ratio of not less than 1:1 (new trees planted : trees felled) are proposed to be adopted to compensate the loss of trees where possible through the planting of new trees which includes not less than 52 nos. of good quality standard and heavy standard new trees to be planted within the Site. No new trees are proposed outside the Application Site boundary. The new trees will form part of the overall landscape design proposal which will be developed during the detailed design stage of the project.

4.4 Development Programme

- 4.4.1 Subject to the approval of the S16 application by the TPB and other consequential procedures (including detail design and review of detailed programme etc.), construction of the Proposed Development is anticipated to commence in 2023 and be completed by 2026.



Reference ASD/TTIAYL/LEOC/07
Date 25 February 2022

By Email and Hand

The Secretary, Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road, North Point, HONG KONG

Dear Sirs / Madams,

**SECTION 16 PLANNING APPLICATION
THE TOWN PLANNING ORDINANCE (CHAPTER 131)**

**PROPOSED PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND
REPROVISIONING OF PERMITTED SPORTS FACILITIES
IN TUNG TAU INDUSTRIAL AREA, YUEN LONG**

We write with regards to the captioned Planning Application submitted to the Town Planning Board ("TPB") on 6.1.2022.

Comments were received from Environmental Protection Department ("EPD") on 15 February 2022, and from the Public. Please find our responses in the enclosed Responses-to-Comments Table (**Attachment 1**). In response to the Comments received, please also find enclosed replacement pages of the Preliminary Environmental Review (**Attachment 2**).

Furthermore, please be clarified that the site coverage of at-grade structures of the Proposed Development (including E/M Service Block and the Public Vehicle Park ("PVP") facilities) is approx. 8.2%.

Please also be clarified that the proposed public open space provision indicated in Table 4.1 of the Supplementary Planning Statement ("SPS") refers to the area excluding the PVP facilities highlighted in green as shown in the Ground Floor Plan in Appendix 1 of the SPS.

In addition, please be clarified that the application and construction of the PVP, and commenting on Traffic Impact Assessment/ discharging approval condition on the design and provision of PVP are under the purview of two individual divisions of Transport Department. The Parking Project Task Force of Strategic Studies Division, Planning Branch is responsible for the application and construction of the PVP, while the Traffic Engineering (New Territories West) Division is responsible for comment on the traffic impact assessment /discharging approval condition on the design and provision of PVP should the application be approved by the TPB.

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HOWARD & SEDDON PARTNERSHIP (United Kingdom)



ISO 9001: 2015
Certificate No.: CC844

Reference ASD/TTIAYL/LEOC/07
Date 25 February 2022

The Secretary, Town Planning Board

Please kindly note that there is no change to the Proposed Development or the conclusion of the Technical Assessments.

Thank you for your kind assistance in this matter. Should there be any queries, please do not hesitate to contact the undersigned or Mr Leo Chung.

Yours faithfully,
FOR AND ON BEHALF OF
TOWNLAND CONSULTANTS LIMITED



Vincent Lau
Associate Director

VIN/LEOC

Enc

cc Client / Team
TMYLWDPO Ka Kit Ng (kkng@pland.gov.hk)

Attachment 1

	RESPONSE TO COMMENT TABLE
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Section 16 Planning Application for Sports Facilities with Public Vehicle Park in Tung Tau Industrial Area, Yuen Long
(TPB Ref: A/YL/290)

Comments/ Suggestions		Applicant's Responses
A.	Comments from Environmental Protection Department received on 15 February 2022	
	<u>Air Quality</u> Given that no industrial chimneys are identified within 200 m from the subject site, and the buffer/setback distance requirements in HKPSG for roads are allowed for any air-sensitive uses within the proposed development, I have no adverse comments from the air quality planning perspective. Having said that, please find the comments on the report as follows: 1. Table 3.1 - Please remove Notes (ii) to (v) from the table. 2. Section 3.6.2 - Should read: "TD's The confirmation of road type from TD is provided in Appendix 3.1." 3. Section 3.6.3 - The applicant should 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. <u>Noise</u> From the noise planning point of view, we have no in-principle objection to the s.16 application and the PER. Nevertheless, we have some observations on the PER in support of the application as detailed below. The applicant should follow up and tidy up their PER submission accordingly. 4. Section 4.4 - Understanding the detailed design and construction method of the proposed development is not available at this stage. Other than standard mitigation measures such as quieter plants and noise barrier as listed in Section 4.4.3, the applicant shall also explore and consider quiet construction methods and equipment, such as Non-Explosive Chemical Expansion Agent (Soundless Chemical Demolition Agent) or Pulse Plasma Rock Fragmentation. Please document these considerations properly in Section 4.4.3 (You may refer to the below link for reference: https://www.epd.gov.hk/epd/misc/construction_noise/contents/index.php/en/index.html). 5. Section 4.5.2.1 & Section 4.5.3.1 - The PER stated that the planned ventilation system for the underground public vehicle park would be operated 24 hours, and the applicant has predicted the maximum allowable sound power level of the planned fixed noise	Noted and revised (Attachment 2 refers). Noted and revised (Attachment 2 refers). Noted. Please refer to Section 4.4.3.8 of the Preliminary Environment Review report in Attachment 2. Please refer to Section 4.5.3.1 of the Preliminary Environment Review report in Attachment 2.

Section 16 Planning Application for Sports Facilities with Public Vehicle Park in Tung Tau Industrial Area, Yuen Long
(TPB Ref: A/YL/290)

Comments/ Suggestions		Applicant's Responses
6.	sources. While Section 4.5.3.5 stated that the calculated maximum allowable sound power level would be reviewed at later stage, please state in Section 4.5.3.1 whether the calculated maximum allowable sound power level are practical to achieve. Table 4.9 - Please provide TD's endorsement on the traffic data in the table. In case TD has no comment on the methodology deriving the traffic forecast only, the applicant should provide confirmation from relevant competent party (e.g. traffic consultant) that TD's endorsed methodology was followed in producing the traffic forecast, so as to confirm the validity of the traffic data. <u>Waste Mgmt and Land Contamination</u>	Noted, TD's endorsement on the traffic data will be provided once available.
7.	No comment on the captioned Planning Application.	Noted.
B.	Comments from Environmental Protection Department received on 23 February 2022	
1.	There are no major comments from water quality perspective. However, it seems that previous minor comment on the pre-submission was not addressed, please find the minor comment for your consideration: Table 5.4 - Please review the typos in Table 5.4 on the value results for Temperature (20.5 seems to be 20.8) and Dissolved Oxygen(4.2 - 7.7 seems to be 4.4 - 7.8). Please also review and revise whether there would be typos in Table 5.4, and 5.5 to avoid similar mistake.	Noted and revised (Attachment 2 refers).
C.	Public Comments	
	Public comments were received during the 3-weeks public commenting period of the Subject Planning Application and key concerns are summarized as follows:- • The Proposed Development only involves reprovision of existing facilities and does not provide any new facilities apart from a retractable roof; • The Proposed Development may result in additional tree felling than indicated; • The proposed landscaping is not suitable for the nature of the above-grade uses; • The Proposed Development may result in conflict with the above grade sports facilities and may also impact universal accessibility; • The long construction period will result in lack of outdoor recreational facilities for the community;	The Captioned S16 Planning Application seeks permission from the TPB for the proposed underground Public Vehicle Park (excluding container vehicle) beneath the reprovisioned and upgraded sports facilities above grade. As 'Playground/Playing Field' and 'Public Convenience' are column 1 uses which are always permitted in the "O" zone, the subject of the S16 Planning Application is the Proposed Public Vehicle Park (excluding container vehicle) below grade. The indicative design of the above grade reprovisioned sports facilities and the landscaped area are shown for reference only which is subject to further study during the detailed design stage.

Section 16 Planning Application for Sports Facilities with Public Vehicle Park in Tung Tau Industrial Area, Yuen Long
(TPB Ref: A/YL/290)

Comments/ Suggestions	Applicant's Responses
• The type of facilities to be provided within the Proposed Development should take into consideration the various needs of the demographics. • There is no need for an additional public vehicle park ("PVP") as the Government should directly address the increase in private vehicles rather than building new car parks; • The Application Site should only be used for sports and recreational use; • The proposed PVP will result in adverse air quality and traffic impacts and potential fire hazards.	The Proposed Development is a direct response to Government's 'Single Site Multiple Uses' policy initiative and an efficient means of land optimization which maximizes public planning gains. In order to enhance the usage and variety of the facilities and to satisfy the demand for 5-a-side soccer pitches in Yuen Long District, the Project plans to convert one of the existing 7-a-side hard-surfaced soccer pitch cum handball courts into a multi-purpose hard-surfaced court under the principle of "single court, multiple uses". The new multi-purpose court can function as one 7-a-side hard-surfaced soccer pitch or two 5-a-side soccer pitches or two handball courts delineated by appropriate line markings. The other existing 7-a-side hard-surfaced soccer pitch cum handball court as well as the two basketball courts will be kept in order to cater for different interests of the public and provide more choices of facilities for public use. To cater to the diverse leisure and recreational needs of the community, fitness equipment and quality landscaped areas with sitting out facilities will also be provided. Facilities provision will be further reviewed and explored in subsequent stage as required. Moreover, the sports facilities will be carefully integrated with landscaped areas with sitting out facilities to foster a quality public open space for the enjoyment of the community. To promote greening and to foster an aesthetically pleasant environment, a new planting ratio of not less than 1:1 (new trees planted : trees felled) will be adopted while the detailed landscaping design will be formulated in subsequent stage. The Above Grade Facilities will be designed with due consideration of pedestrian access, including providing various entrances to improve the accessibility. Barrier-free access will be provided in accordance with relevant statutory requirements and guidelines. The construction programme would be closely monitored to ensure the works being delivered on schedule. During the construction of the Proposed Development, residents can make use of a number of other recreation facilities in the district, i.e.

Section 16 Planning Application for Sports Facilities with Public Vehicle Park in Tung Tau Industrial Area, Yuen Long
(TPB Ref: A/YL/290)

Comments/ Suggestions	Applicant's Responses
	Yuen Long Park, Shui Pin Tsuen Playground, Ping Pak Lane Park, Sheung Tsuen Park, etc.. Relevant technical assessments, including Preliminary Environmental Assessment and Traffic Impact Assessment have been conducted and demonstrated that no significant adverse impacts will be resulted from the Proposed Development. Besides, fire safety provisions to the Development will be in compliance with relevant statutory requirements.

Date: 25 February 2022
File Ref: ASD/TTIAYL

Attachment 2

REPLACEMENT PAGES FOR PRELIMINARY
ENVIRONMENTAL REVIEW

Pollutant	Averaging Time	AQO concentration ^[1] (µg/m ³)	Allowable number of exceedance
Nitrogen Dioxide (NO ₂)	Annual	40	Not Applicable
Carbon Monoxide (CO)	1 hour	30,000	0
	8 hour	10,000	0
Ozone (O ₃)	8 hour	160	9
Lead	Annual	0.5	Not Applicable
Note: [1] All measurements of the concentration of air pollutants, i.e., sulphur dioxide, nitrogen dioxide, ozone and carbon monoxide, are to be adjusted to a reference temperature of 293Kelvin and a reference pressure of 101.325 kPa			

Air Pollution Control (Construction Dust) Regulation

3.2.4 The Air Pollution Control (Construction Dust) Regulation enacted under the APCO defines notifiable and regulatory works activities that are subject to construction dust control, as listed below:

3.2.5 Notifiable Works:

- Site formation
- Reclamation
- Demolition of a building
- Work carried out in any part of a tunnel that is within 100 m of any exit to the open air
- Construction of the foundation of a building
- Construction of the superstructure of a building
- Road construction work

3.2.6 Regulatory Works:

- Renovation carried out on the outer surface of the external wall or the upper surface of the roof of a building
- Road opening or resurfacing work
- Slope stabilisation work
- Any work involving any of the following activities:
 - Stockpiling of dusty materials
 - Loading, unloading or transfer of dusty materials
 - Transfer of dusty materials using a belt conveyor system
 - Use of vehicles
 - Pneumatic or power-driven drilling, cutting and polishing
 - Debris handling
 - Excavation or earth moving
 - Concrete production
 - Site clearance
 - Blasting

3.2.7 Notifiable works require that advance notice of activities shall be given to EPD. The *Air Pollution Control (Construction Dust) Regulation* also requires the works contractor to ensure that both notifiable works and regulatory works are conducted in accordance with the Schedule of the Regulation, which provides dust control and suppression measures.

Table 3.4 Representative ASRs within 500m Assessment Area

ASR ID	Description	Type of Use ^[1]	Existing/Planned	Horizontal Distance from the Project Boundary (m)
A1	The Parcville	R	Existing	69
A2	Cumberland Presbyterian Church Yao Dao Secondary School	E	Existing	137
A3	One Regent Place	R	Existing	44
A4	Chung Sing School	E	Existing	214
A5	Yuen Kwan Tai Temple	W	Existing	246
A6	Kwan Lok Sun Chuen	R	Existing	62
A7	Keung Yip Street Rest Garden	Rec	Existing	33
A8	Wang Fu Court	R	Existing	215
A9	Twin Regency	R	Existing	199
A10	Tak Yip Street Playground	Rec	Existing	112
A11	Tung Tau Industrial Area Playground	Rec	Planned	-

Note: [1] R – Residential; W – Place of public worship; E – Educational; Rec – Recreational.

3.5 Evaluation of Air Quality Impact During Construction Phase

- 3.5.1 Construction dust will be the primary concern of air quality impact during construction phase. The construction of the Project involves small-scale site formation, construction of superstructure and utilities installation. Thus, the dust emission generated from these small construction works area is anticipated to be minimal.
- 3.5.2 Appropriate dust control measure should be adopted as required under the Air Pollution Control (Construction Dust) Regulation. Dust impact could be effectively mitigated by inclusion of proper contracts clauses for dust minimization in the works contracts.
- 3.5.3 Given that the recommended dust control measures as detailed in **Section 3.7** (e.g. regular and sufficient water spraying / enclosure of dusty activities, etc.) are implemented, no significant fugitive dust impact is envisaged during construction phase. Hence, insignificant dust impacts on the surrounding ASRs are anticipated.

3.6 Evaluation of Air Quality Impact During Operation Phase

- 3.6.1 There are expected of potential air quality impacts during operation phase due to vehicular emissions from surrounding roads and underground PVP.
- 3.6.2 The road type of Po Yip Street, Hong Yip Street, Wang Yip Street East and Keung Yip Street should be classified as Local Distributors and 5m of buffer distances, measured from the road kerbs of the road, shall be provided for the fresh air intake and active recreational uses of the project. **The confirmation of road type from TD is provided in Appendix 3.1.** All air sensitive uses of the proposed development will be located outside the buffer zone as shown in **Figure 3.3**.

4.4.2 **Evaluation of Noise Impact**

4.4.2.1 The construction activities will be confined inside the small site area which is approximately 1.4 hectare in size. The number of PME is expected to be limited. Given that the small scale and limited extent of construction, the construction noise is anticipated to be minimal.

4.4.2.2 Construction noise impacts could be effectively mitigated by inclusion of proper contracts clauses for construction noise mitigation in the works contracts. Given that the recommended noise mitigation measures as detailed in **Section 4.4.3** (e.g. scheduling noisy activities, use of silenced equipment / movable noise barrier, etc.) are implemented, the construction noise impact to the NSRs in the vicinity is anticipated to be insignificant. A quantitative construction noise impact assessment can be provided prior to development of the site.

4.4.3 **Mitigation Measures**

4.4.3.1 It is recommended that the following noise mitigation measures should be implemented to minimize the construction noise impact, e.g. "Recommended Pollution Control Clauses for Construction Contracts" available on EPD's website¹. A noise control plan should be set up to ensure regular maintenance of all plant and equipment, reduce noise generation at source, and that appropriate silencing applications are in use based upon the best reasonable practice.

4.4.3.2 Typical noise mitigation measures include:

- good site practice to limit noise emission at source;
- scheduling of construction works outside school examination periods;
- use of silenced equipment;
- use of movable noise barrier;
- use of noise enclosure/ acoustic shed;
- adoption of quieter construction method;
- reduction in the number of items of PME operation at any given time; and
- avoidance of works in restricted hours etc.

4.4.3.3 These mitigation measures can be enforced by specifying a construction noise control plan as part of the contract document.

Good Site Practice

4.4.3.4 Good site practice and noise management can significantly reduce the impact of site activities on nearby NSRs. The following package of measures should be followed while carrying out of the Project:

- only well-maintained plant to be operated on-site and plant should be serviced regularly during the works;
- machines and plant that may be in intermittent use to be shut down between work periods or should be throttled down to a minimum;
- plant known to emit noise strongly in one direction, should, where possible, be orientated to direct noise away from the NSRs;
- mobile plant should be sited as far away from NSRs as possible; and
- material stockpiles and other structures to be effectively utilised, where practicable, to screen noise from on-site construction activities.

Selection of Quieter Plant

4.4.3.5 The Contractor may be able to obtain particular models of plant that are quieter than the standards given in the GW-TM. This is one of the most effective measures and is increasingly practicable

¹ http://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc_3.html

because of the availability of quiet equipment. Quiet plant is defined as Quality Powered Mechanical Equipment (QPME) whose actual SWL is less than the value specified in GW-TM for the same piece of equipment.

Use of Movable Noise Barriers

- 4.4.3.6 Movable noise barriers can be very effective in screening noise from particular items of plant when implementing the Project. Noise barriers located along the active works area close to the noise generating component of a PME could produce at least 10 dB(A) screening for stationary plant and 5 dB(A) for mobile plant provided the direct line of sight between the PME and the NSRs is blocked.

Use of Noise Enclosure/ Acoustic Shed

- 4.4.3.7 The use of noise enclosure or acoustic shed is to cover stationary PME such as air compressor and generator. With the adoption of the noise enclosure, the PME could be completely screened, and noise reduction of 15 dB(A) can be achieved according to the EIAO Guidance Note No.9/2010. Noise barriers should be free of gaps and made of materials having a surface mass density in excess of 10 kg/m². To improve the effectiveness of noise reduction, non-flammable absorptive lining can be adhered on the inner surface of the noise barriers. The barrier can be in the form of vertical or bend top barrier with an effective height to block the line of sight to NSRs.

Adoption of Quieter Construction Method

- 4.4.3.8 A quieter construction method is recommended for site clearance instead of traditional construction method. Non-Explosive Chemical Expansion Agents (Soundless Chemical Demolition Agent) is proposed to be adopted if applicable. Unlike explosive chemicals or expansive compounds, Soundless Chemical Demolition Agents do not produce vibrations, and hence, they are completely quiet and safe to use. When the chemical agent is properly used, it does not cause significant noise, ground vibration, fly rock, gas, dust or any other environmental pollution. This soundless chemical demolition agent is used for concrete demolition or rock breaking and much quieter than traditional breakers.

4.5 Operational Noise Impact Assessment

4.5.1 Identification of Noise Sources

Road Traffic Noise

- 4.5.1.1 According to HKPSG Chapter 9: "Where opportunity arises and having due regard to the operational requirements, the siting of facilities such as bus depots, lorry parks or petrol filling stations etc, should take into account the potential locations of ingress/egress and the consequent noise disturbances due to traffic routings, particularly during sensitive hours. Consideration should also be given to adopting administrative controls so that the degree of noise disturbances can be further reduced."
- 4.5.1.2 Based on current layout, the ingress/egress is located at Po Yip Street. The project proponent has considered to design the ingress/egress at different locations, but with the following site constraint.
- the southbound carriageway of Wang Yip Street East adjacent to the Application Site is dedicated for parking by franchised buses between 20:00 – 08:00 next day and hence the provision of a run-in/run-out along this road would reduce the parking area which is subject to agreement by relevant authority such as Transport Department.
 - during daytime, there are frequent loading/unloading activities at the existing layby on Wang Yip Street East and the deletion of the layby for providing a run-in/run-out would reduce the loading/unloading facility which is highly required by the local business in the area.
- 4.5.1.3 To assess the traffic noise impact induced by the project, the basic noise levels of nearby roads, under the scenarios of "without project" and "with project" are estimated. Based on NSRs locations, traffic noises from Po Yip Street, Hong Yip Street and Tak Yip Street are major concerned. The predicted flow is at year 2041, i.e. 15 year after operation. The calculation of basic noise levels are under CRTN and are summarized in the below **Table 4.9 and 4.10**.

- 4.5.1.4 With reference to the results above, the difference of basic noise levels between “without project” and “with project” is ranged from 0.0 dB(A) and 0.9 dB(A). The traffic noise impact induced by the project would be considered insignificant.
- 4.5.1.5 The induced traffic would be limited to private vehicles by users of PVP. Given the limited parking spaces and minimal induced traffic, significant traffic noise impact from the Project is not anticipated.

Fixed Noise Source

- 4.5.1.6 Site visit was conducted on 7 June 2021. Chillers at Cumberland Presbyterian Church Yao Dao Secondary School and Chung Sing School were observed on the roof top of school. It is expected that the operation of these chillers are from 0700 to 1900. The location of existing fixed noise source is shown in **Figure 4.4**.
- 4.5.1.7 Since the exact quantities and types of plants in the development are subject to detailed design and the information is not available during the preparation of PER, the maximum allowable sound power level is estimated based on the site boundary and the nearest NSR as a conservative approach.

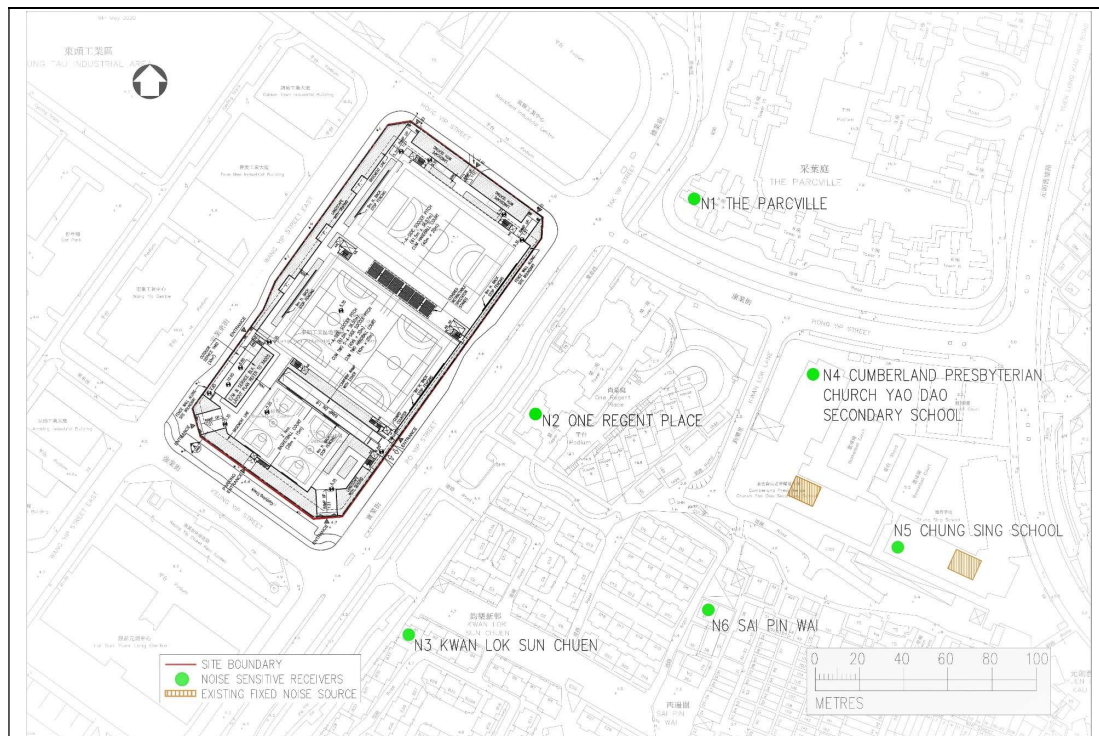


Figure 4.4 Locations of Existing Fixed Noise Sources

4.5.2 Assessment Methodology

- 4.5.2.1 The planned ventilation system for underground public vehicle park will be operated 24 hours. Thus, the day and evening time criterion of 60 dB(A) and night time criterion of 50dB(A) (with area sensitivity rating “B”) are adopted to assess the worst-case scenario.
- 4.5.2.2 Standard acoustics principles will be adopted to predict the potential fixed noise source impacts at NSRs. The maximum allowable sound power level is estimated based on the site boundary and the nearest NSR as a conservative approach.

4.5.3 Evaluation of Noise Impact

- 4.5.3.1 For planned fixed noise sources, the maximum allowable total SWL of the proposed plant under 100% operation (worst-case scenario) will be predicted based on backward calculation of separation distance and relevant noise criteria. **The calculated maximum allowable total SWL are listed in Table 4.11. below and are practical to achieve.**

5.4 Water Quality Baseline

5.4.1 There are no existing EPD marine or river water quality monitoring stations within the study area of the Site. For the marine environment, the project site is located within Deep Bay WCZ. According to EPD's reports on "Annual Marine Water Quality in Hong Kong in 2020", the water quality of the Deep Bay WCZ achieved the overall WQO compliance rate of 67%. A summary of marine water quality monitoring data at the selected monitoring station routinely collected by EPD in 2020 is presented in **Table 5.4**.

Table 5.4 Marine Water Quality Monitoring Result at DM1 in 2020

Parameters		DM1
Temperature (°C)		26.5 (20.8 – 31.2)
Salinity		14.6 (1.6 - 22.6)
Dissolved Oxygen (mg/L)	Depth Average	5.9 (4.4 – 7.8)
	Bottom	N/A
Dissolved Oxygen (% Saturation)	Depth Average	79 (62 – 105)
	Bottom	N/A
pH		7.4 (7.1 – 7.8)
Secchi Disc Depth (m)		1.1 (0.8 – 1.2)
Turbidity (NTU)		21.7 (13.3 – 41.4)
SS (mg/L)		37.0 (19.0 – 59.0)
5-day Biochemical Oxygen Demand (mg/L)		1.6 (0.3 – 3.1)
Ammonia Nitrogen (mg/L)		0.455 (0.190 – 0.970)
Unionised Ammonia (mg/L)		0.007 (0.002 – 0.014)
Nitrite Nitrogen (mg/L)		0.131 (0.026 – 0.310)
Nitrate Nitrogen (mg/L)		1.300 (0.900 – 1.600)
Total Inorganic Nitrogen (mg/L)		1.89 (1.38 – 2.32)
Total Kjeldahl Nitrogen (mg/L)		0.90 (0.58 – 1.70)
Total Nitrogen (mg/L)		2.33 (1.81 – 2.91)
Orthophosphate Phosphorus (mg/L)		0.151 (0.120 – 0.220)
Total Phosphorus (mg/L)		0.24 (0.19 – 0.34)
Silica (as SiO ₂) (mg/L)		5.88 (3.10 – 10.00)
Chlorophyll-a (µg/L)		6.3

強烈反對

元朗東頭工業區強業街東頭工業區遊樂場，
擬議地下公眾停車場（貨櫃車除外）及重建准許的體育設施
（申請編號： A/YL/290 ）

上述地區是元朗十八鄉北唯一的遊樂場，朝早與晚上均有大量居民使用作晨運及晚間散步等活動，另外，亦有很多學校及公眾體育活動在上址進行，一直相安無事，不知為何現在竟有人申請興建地下停車場，此例一開，政府大球場及其他遊樂設施，也可以興建地下停車場了，不是甚麼事都以商業為主，當年政府部門的律師團代表在城規會上訴委員會大聲疾呼在東頭工業區的停車場車位足夠，連附近的空地的臨時停車場申請全部也作出強烈反對，今次我們附和政府律師團的建議，並提醒體育地區就是作體育用途，不然地下可建紅燈區、食店區和街市區其他不相關的用途，到時就亂晒大籠，所以我們提出強烈反對，請城規會容許有一個寧靜環境的體育場地讓居民作健康身心活動用途。

順祝
城規會各同人身體健康，工作愉快！

此致
城市規劃委員會主席
香港特別行政區行政長官
元朗民政事務專員
沈豪傑議員



山貝村村代表林煥富敬上
地址：
聯絡電話：
日期：2022年2月10日

強烈反對

元朗東頭工業區強業街東頭工業區遊樂場，
擬議地下公眾停車場（貨櫃車除外）及重建准許的體育設施
（申請編號： A/YL/290 ）

上述地區是元朗十八鄉北唯一的遊樂場，朝早與晚上均有大量居民使用作晨運及晚間散步等活動，另外，亦有很多學校及公眾體育活動在上址進行，一直相安無事，不知為何現在竟有人申請興建地下停車場，此例一開，政府大球場及其他遊樂設施，也可以興建地下停車場了，不是甚麼事都以商業為主，當年政府部門的律師團代表在城規會上訴委員會大聲疾呼在東頭工業區的停車場車位足夠，連附近的空地的臨時停車場申請全部也作出強烈反對，今次我們附和政府律師團的建議，並提醒體育地區就是作體育用途，不然地下可建紅燈區、食店區和街市區其他不相關的用途，到時就亂晒大籠，所以我們提出強烈反對，請城規會容許有一個寧靜環境的體育場地讓居民作健康身心活動用途。

順祝
城規會各同人身體健康，工作愉快！

此致
城市規劃委員會主席
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沈豪傑議員


山貝村居民/林興年敬上
地址：
聯絡電話：
日期：2022年2月10日

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

220211-150231-11415

提交限期**Deadline for submission:**

11/02/2022

提交日期及時間**Date and time of submission:**

11/02/2022 15:02:31

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

A/YL/290

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

先生 Mr. Lam Ka Hing

意見詳情**Details of the Comment :**

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

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

220210-180927-81926

Reference Number:**提交限期**

11/02/2022

Deadline for submission:**提交日期及時間**

10/02/2022 18:09:27

Date and time of submission:**有關的規劃申請編號**

A/YL/290

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. Ben MacLeod

Name of person making this comment:**意見詳情****Details of the Comment :**

Dear Town Planning Board members,

As a neighbour and regular user of the Tung Tau Industrial Area Playground, I wish to express my strong objection to this Section 16 application.

The playground is well used by the local community. It is popular with youth and elderly in particular. The neighbourhood (northern Yuen Long Town) does not have any other open spaces of this size or quality. The Proposed Development will, during the lengthy construction period, deprive the community of badly needed recreational space while ultimately providing nothing of benefit to regular users.

Secondly, the Proposed Development is not justified. Hong Kong does not have a parking problem – it has a vehicle problem. The root of the issue is the worsening overabundance of private vehicles. It is within the power of the Transport Department to control the increase of private car numbers, which could free up space for goods vehicle parking on public roads and in existing car parks. From a planning perspective it makes sense to directly address the increase in private vehicles, rather building new car parks. The Transport Department should address the problem at the source. Hong Kong simply does not have space to accommodate a limitless increase in private cars.

The Proposed Development will, during construction, unjustifiably deprive the community of the largest open space in the neighbourhood. The Transport Department's fixation on building car parks, often at the expense of local communities, is inexcusable given the lack of effort put towards halting the alarming increase in private car numbers.

I urge the Town Planning Board to reject this application. Thank you.

Ben MacLeod

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



A/YL/290 Tung Tau Industrial Area Playground OS / Vehicle Park
08/02/2022 02:20

From:

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

File Ref:

A/YL/290

Tung Tau Industrial Area Playground, Keung Yip Street, Tung Tau Industrial Area,
Yuen Long

Site area : About 14,417sq.m Government Land

Zoning : "Open Space"

Applied development : 120 Vehicle / 60 Heavy Goods/Coaches Parking

Dear TPB Members,

Another week and another attack on open recreational space. Again the right of citizens to an optimal ambiance in which to relax and enjoy active sports is being impinged by the shocking measures on the part of TD to encourage vehicle ownership despite its stated policy to encourage the populace to use public transport and to limit the number of vehicles on the road. We are told that it is the policy of the Government to use rail as a backbone for public transport and at least 70% of the population is located within the catchment area of railway stations. This location is a short walk to the Tuen Ma MTR and Light Rail and there are dozens of bus routes close by.

According to information elsewhere the project would take 4 years to complete. As this is a public sector development you can add another two years or more. A whole generation of youth will have grown up without access to outdoor recreational facilities. No data provided on how many people use the facilities and will be deprived of them for many years with no alternative amenities in the district. Of course the plan is window dressed as an upgrading of facilities but essentially nothing additional will be provided apart from a retractable roof to the stadium that could be installed at any time.

Note "it is recommended that the location of the exhaustion outlet of the ventilation system should be located as far as possible from the nearby air sensitives uses to avoid any adverse air quality impact "

This is confirmation of what we already know, there will be a substantial negative impact on local air quality as vehicles queue up, and this facility will accommodate

coaches and heavy goods vehicles to boot that will certainly not be EVs. The parking entrance cuts through the OS.

While some of the peripheral trees will be kept, and who can trust the MLP as with such extensive excavation some will be damaged and others in the way and quietly removed.

Planting to demonstrate seasonal effects with flowering tree and shrub species and changes in foliage marking the changing of the seasons; Seriously, this is a sports facility not a location for taking selfies.

Create accessible communal space within the confines of the Application Site which is pedestrian-friendly and generously landscaped . What could be more accessible than the current at grade facility?

Ramped access from the corners of the site at Keung Yip Street in the south lead to garden areas flanking the proposed basketball court.

The landscape design considers the requirements of Chapter 6 of the DMBFA for the use of elderly visitors to the Park whereby the landscape has been designed without steps, thresholds, small ramps or kerbs, wherever possible Indicating that the facilities will essentially be replaced on a podium roof and will in fact be less elderly/disabled friendly than the current at grade OS

So in order to encourage vehicle ownership and increase roadside pollution the good folk of Yuen Long will be deprived of sports facilities for the best part of a decade and get nothing more in return that a less user friendly OS offering no additional benefits.

Mary Mulvihill

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

參考編號

Reference Number:

220204-220350-07577

提交限期

Deadline for submission:

11/02/2022

提交日期及時間

Date and time of submission:

04/02/2022 22:03:50

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/290

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Hilson Ng

意見詳情

Details of the Comment :

作為居住在「元朗東頭工業區強業街東頭工業區遊樂場」（以下簡稱球場）旁超過卅年的居民，我每日也會到球場，眼見不同年齡階層的人士也會享用這個休憩空間。在球場內，不同的時間有不同的使用人士。朝早七點球場開門，一大批長者到球場內晨操、耍太極、利用球場內的健體設備鍛鍊身體。下午時，很多小學生到球場內踏單車、追逐嬉戲、打羽毛球、籃球……亦有很多中學生、年輕人踢足球。周末時，男女老幼到球場踢足球或參加不同的運動練習。不變的是任何時候，場內均有很多在緩跑的人，而健體設備亦非常受歡迎。

基於以上種種，我有以下建議：

- 籃球場附近提供多張類似現有的頂蓋長椅，好讓長者和友人坐下做運動。
- 增加最少10種健體設備：現時只有4組健體設備，種類和數目太少，遠不夠市民需要。
- 加設緩跑徑。若當局有派人到球場做資料蒐集，便會發現場內最多人做的運動之一是跑步和散步，因此球場內有加設緩跑徑的必要。
- 加建兒童遊樂設施滑梯等。這區嚴重缺乏兒童遊樂場，小朋友沒有可以遊樂的設備，因此希望球場改建時可以加建兒童遊樂設施符合市民所需。

Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department that from her desktop checking, the application site (the Site) would affect (i) permanent land allocation GLA-YL No. 162 (the PGLA) allocated to the Director of Leisure and Cultural Services, formally known as the Director of Regional Services, for local open space; and (ii) Fung Shui Area of Sai Pin Wai (**Plan A-2** of this RNTPC Paper). Since the user and development parameters of the proposed project are different to the Engineering conditions (EC) of the PGLA, the relevant ECs would have to be revised for the proposed project. The allocatee would need to apply for amendment of the ECs to give effect to the proposal. If the PGLA would be taken up by other relevant Government departments, they would need to apply for a new PGLA for the proposal. However, there is no guarantee at this stage that the applications would be approved. Such applications will be dealt with by her department acting in the capacity of the landlord at her discretion, and if it is approved under such discretion, the approval would be subject to such ECs as may be imposed by other relevant departments. The proposed tree felling/transplanting/tree compensatory proposal should be subject to separate application to be submitted for formal approval upon implementation of the proposal;
- (b) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that the proposed run in/out at Po Yip Street should be provided to the satisfaction of Transport Department (TD) and his department and in accordance with the latest version of Highways Standard Drawings. If there is any road improvement works on public roads required by TD due to the proposed development, the road improvement works shall be designed and implemented at your own cost and to the satisfaction of TD and his department. Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads or exclusive road drains;
- (c) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that the planning approval by the Town Planning Board does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. Relevant authority / government department(s) should be approached direct to obtain the necessary approval on tree works; and
- (d) 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 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, should be observed. His department's Circular Letter No. 4/2020 on "Additional Fire Safety Requirements for Car Parking Facilities installed with Electric Vehicle Charging Facilities" should also be observed.