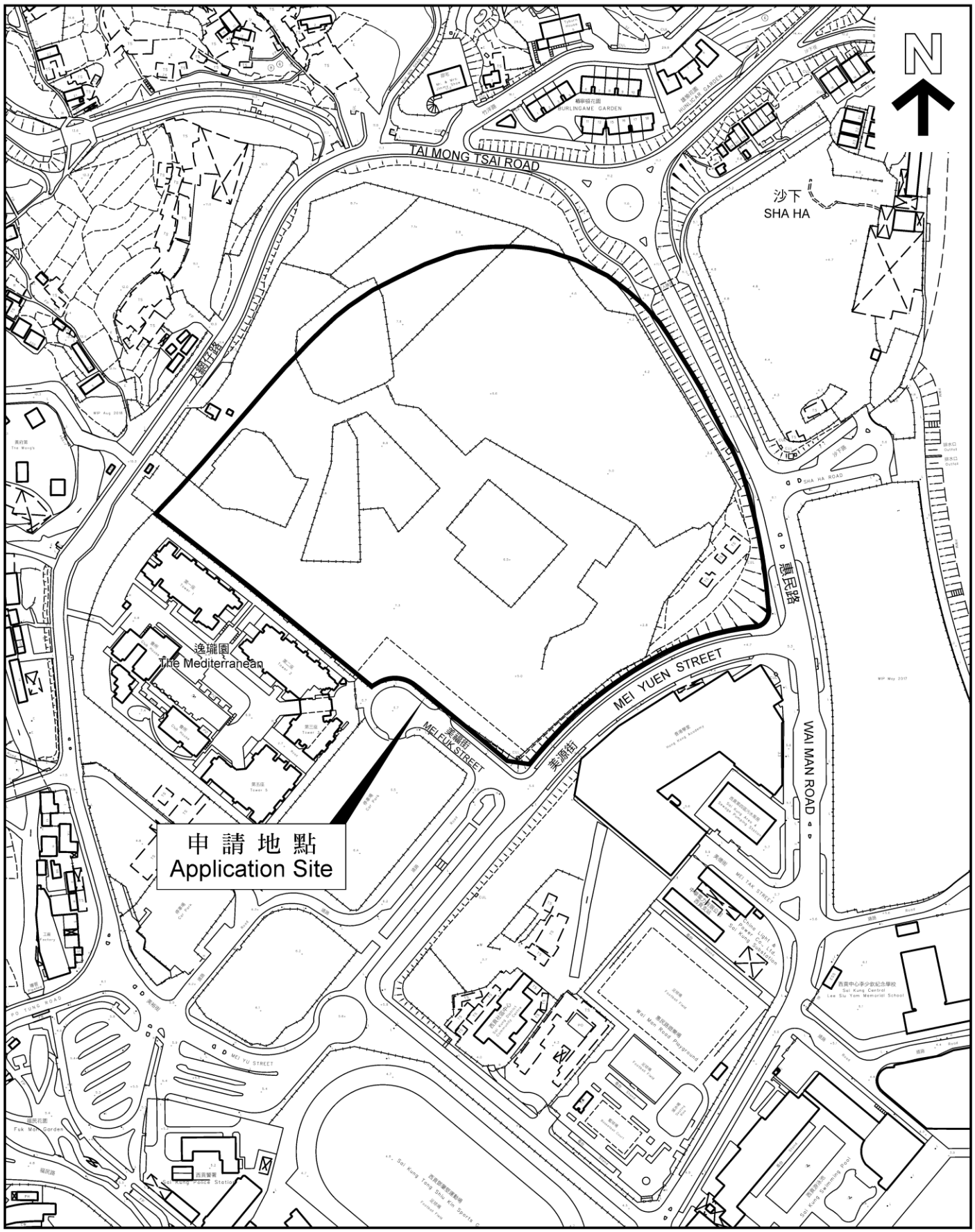
關乎申請編號 A/SK-SKT/21 的擬議用途/發展的概括發展規範
Broad Development Parameters of the Applied Use/Development in respect of Application No. A/SK-SKT/21

(a)	申請編號 Application no.	A/SK-SKT/21		
(b)	位置／地址 Location/Address	西貢沙下丈量約份第 221 約多個地段及毗連政府土地 Various Lots in D.D.221 and Adjoining Government Land, Sha Ha, Sai Kung		
(c)	地盤面積 Site area	約 About 59,262 平方米 m^2 （包括政府土地約 Includes Government Land of about 7,000 平方米 m^2）		
(d)	圖則 Plan	西貢市分區計劃大綱核准圖編號 S/SK-SKT/6 Approved Sai Kung Town Outline Zoning Plan No. S/SK-SKT/6		
(e)	地帶 Zoning	「綜合發展區(1)」 "Comprehensive Development Area (1)"		
(f)	申請用途／發展 Applied Use/ Development	擬議綜合住宅發展 Proposed Comprehensive Residential Development		
(g)	總樓面面積及／或地積比率 Total floor area and/or plot ratio		平方米 m^2	地積比率 Plot ratio
		住用 Domestic	約 About 86,921	約 About 1.467
		非住用 Non-domestic	-	-
(h)	幢數 No. of block	住用 Domestic	86	
		非住用 Non-domestic	-	
		綜合用途 Composite	-	
(i)	建築物高度／層數 Building height/ No. of storeys	住用 Domestic	10.5 - 28 米 m 18.5 - 39 米（主水平基準以上）mPD 3 - 8 層 storey(s)	
		非住用 Non-domestic	- 米 m - 米（主水平基準以上）mPD - 層 storey(s)	
		綜合用途 Composite	- 米 m - 米（主水平基準以上）mPD - 層 storey(s)	
(j)	上蓋面積 Site coverage	55 %		
(k)	單位數目 No. of units	771 住宅單位 Flats		
(l)	休憩用地 Open Space	- 私人 Private	不少於 Not less than 2,074 平方米 m^2	
		- 公眾 Public	- 平方米 m^2	
(m)	停車位及上落客貨車位數目 No. of parking spaces and loading/ unloading spaces	- 私家車車位 Private Car Parking Spaces		593
		- 電單車車位 Motorcycle Parking Spaces		8
		- 公眾停車位 Public Car Parking Spaces		50
		- 上落客貨車位 Loading/Unloading Spaces		11
		- 公共巴士/旅遊車停車處 Public Bus/Coach Lay-Bys		3

* 有關資料是為方便市民大眾參考而提供。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。

The information is provided 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.

A/SK-SKT/21


N
TAI MONG TSAI ROAD
沙下
SHA HA
SHA HA ROAD
惠民路
逸瓏園
The Mediterranean
MEI YUEN STREET
美荟街
MEI FUK STREET
美福街
WAI MAN ROAD
申 請 地 點
Application Site

EXECUTIVE SUMMARY

Pursuant to Section 16 (S16) of the Town Planning Ordinance (Cap.131), this S16 Application is submitted to seek for the Town Planning Board (TPB)'s approval on the Master Layout Plan (MLP) for proposed comprehensive residential development at the "Comprehensive Development Area (1)" ("CDA(1)") site at various Lots and adjoining Government land in D.D. 221, Sha Ha, Sai Kung ("the Application Site").

According to the Notes of the OZP, the planning intention for area zoned under "CDA(1)" zone is for comprehensive development/ redevelopment of the area for residential use with the provision of open space and other supporting facilities. Any new development at the "CDA(1)" Site will be subject to a maximum plot ratio (PR) of 1.5 and a maximum building height (BH) of 8 storeys (excluding basements), or the PR and height of the existing building, whichever is the greater. A Planning Brief, which sets out the development parameters and various design requirements for the "CDA(1)" site was endorsed by the TPB in Dec 2007.

A Master Layout Plan for the Proposed Development at the Application Site has been prepared in full respect of the planning intention, development restrictions, and various design requirements set out in the OZP and the endorsed PB, with support by various technical assessments.

It has been demonstrated that with the Proposed Development, the following planning merits could be achieved:-

申請編號 Application No. : A / SK - SKT / 21
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.

- Fully complying with the planning intention and development restrictions of the "CDA(1)" zone;
- Fully respecting the planning and development requirements set out in the Endorsed Planning Brief;
- Retaining the comprehensiveness of the CDA zoning ;
- Contributing in meeting the shortfall in housing supply by facilitating early implementation of the Application Site which is readily available;
- Providing additional public car parking spaces;
- Providing a quality environment for the future residents and the neighbourhood;
- Bringing NO adverse impacts to the surrounding; and
- Establishing a desirable precedent.

In light of the above, we sincerely seek for favourable consideration from the TPB to support this Planning Application.

申請編號 Application No. : A / SK - SKT / 21
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.

行政摘要

(內文如與英文版本有任何差異，應以英文版本為準)

根據《城市規劃條例》（第 131 章）第 16 條，申請人現向城市規劃委員會（下稱「城規會」）就位於新界西貢沙下丈量約份第 221 約地段內各地段及毗連政府土地的「綜合發展區（1）」地帶（下稱「申請地點」）的擬議綜合住宅發展及其所擬備的總綱發展藍圖申請規劃許可。

根據分區計劃大綱圖的註釋所載，「綜合發展區（1）」地帶的規劃用意向是把涵蓋範圍綜合發展/ 重建作住宅用途，並提供休憩用地和其他配套設施。設立此地帶，是方便因應環境、交通和基礎設施等各種限制和其他限制，對發展的組合、規模、設計和布局實施適當的規劃管制。任何位於申請地點的新發展不得引致整個發展的最高地積比率超過 1.5 倍及最高建築物高度超過八層（不包括地庫），或超過現有建築物的地積比率和高度，兩者中以數目較大者為準。城規會於 2007 年 12 月核准「綜合發展區（1）」地帶的規劃大綱，當中列出其發展參數和各種設計要求。

在各項技術評估的支持下，申請人就擬議發展擬備了一份完全尊重分區計劃大綱圖和已核准規劃大綱中規劃意向、發展限制和各種設計要求的總綱發展藍圖。

擬議發展將就規劃方面帶來以下規劃增益：

- 完全遵守「綜合發展區（1）」地帶的規劃意向和其發展限制；
- 完全尊重已核准規劃大綱的規劃和發展要求；
- 確保「綜合發展區」地帶作全面發展；
- 申請地點隨時可供發展，透過促使其早期發展，在房屋供應短缺作出貢獻；
- 提供額外的公共停車位；
- 為未來的居民和社區提供優質的環境；
- 不會對周圍環境帶來負面的影響；及
- 建立一個理想的先例。

基於上述原因，我們懇切希望城規會批准是次規劃申請。

申請編號 Application No. : A / SK - SKT / 21
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.

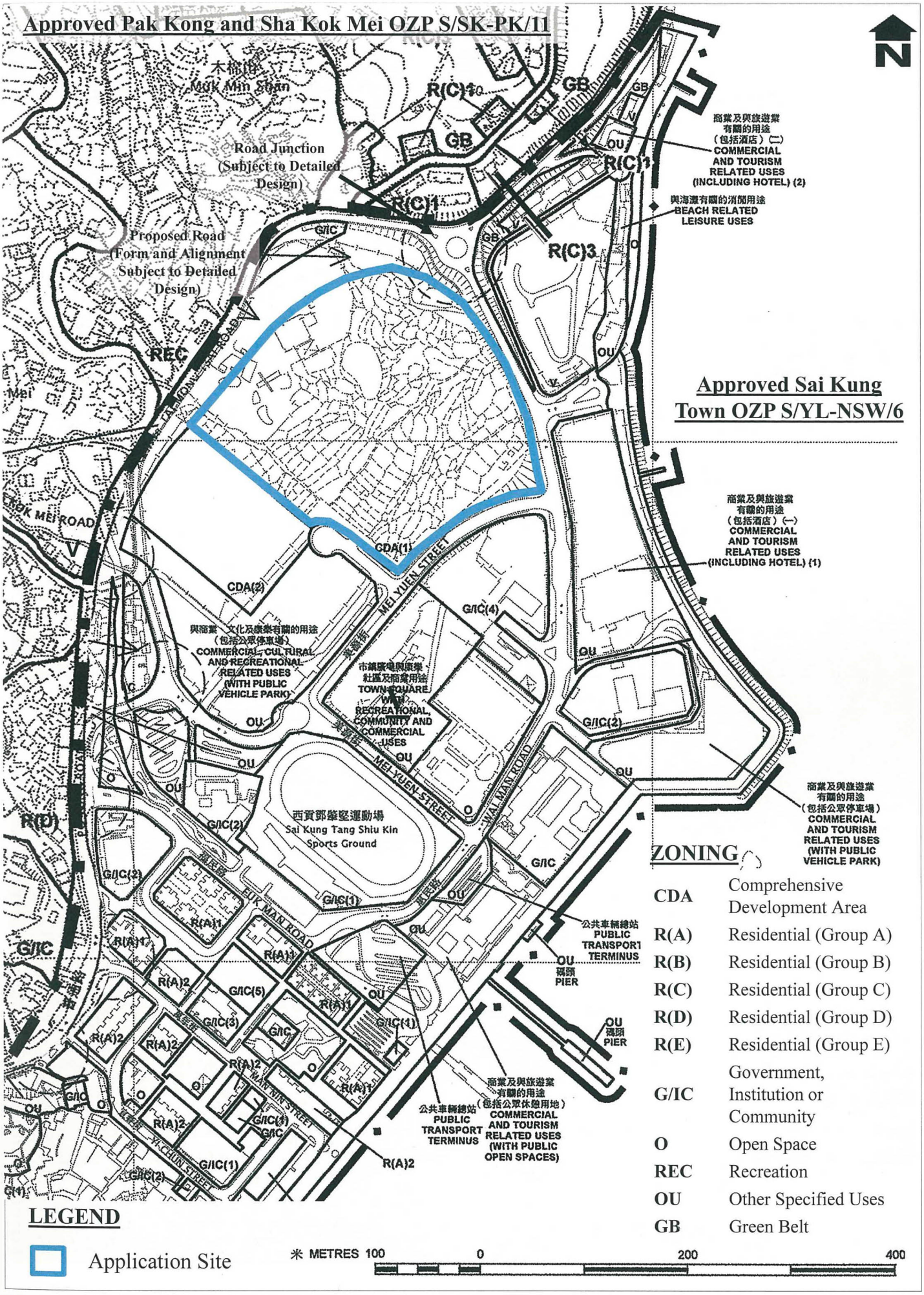
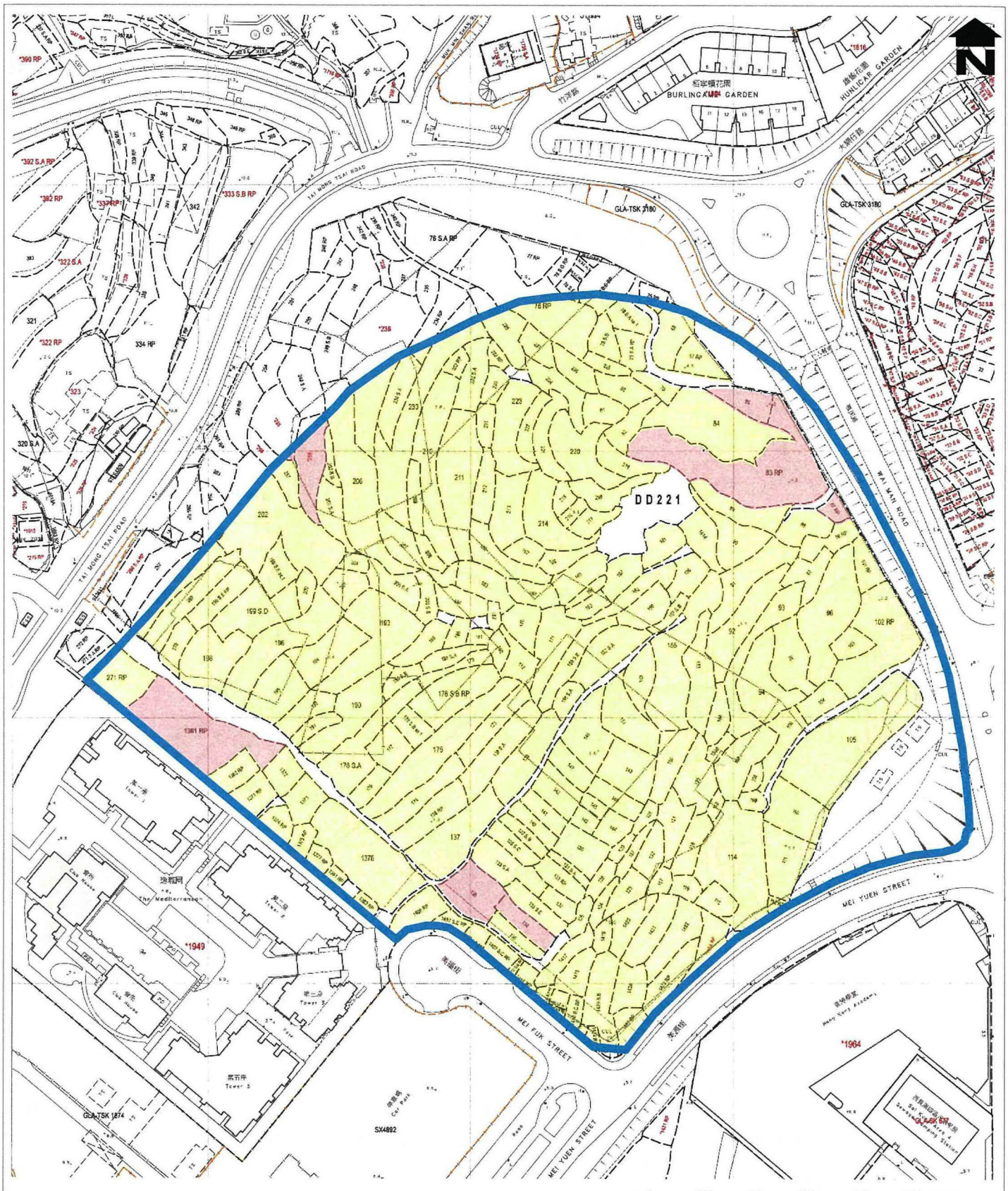


Figure No.	Scale	Figure Title
1	As Indicated	**Location Plan**
ARUP	Date: Oct 2018	Source: Extracted from the Approved Sai Kung Town OZP No. S/SK-SKT/6 and Approved Pak Kong and Sha Kok Mei OZP No. S/SK-PK/11

申請編號 Application No. : A / SK - SKT / 21
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.



LEGEND

- Application Site
- Lots owned by Applicant
- Lots owned by Third Parties
- Government Land

Figure No.	Scale	Figure Title	
2	As Indicated		**Lot Index Plan**
ARUP	Date	Source	
	Oct 2018		Extracted from the Lot Index Plan No. MH0045082018

申請編號 Application No. : A / SK - SKT / 21
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.

B.D. REFERENCE NUMBER:
BD 2/9003/02

NOTES
DO NOT SCALE DRAWING, FIGURED DIMENSIONS ARE TO BE FOLLOWED.
READ THIS DRAWING IN CONNECTION WITH GENERAL ARCHITECTURAL PLANS, STRUCTURAL PLANS, AND OTHER RELATED DRAWINGS. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY FOUND THEREIN.
COPYRIGHT OF THIS DRAWING RESERVED BY ARCHITECT.

REVISIONS

NO.	DATE	REVISED
A1	7.2017	ADD GREEN BUFFER TO ZONE PARTLY UNDER APPLICATION SITE AREA
A2	8.2017	ADD VEHICULAR ACCESS TO ZONE PARTLY UNDER
A3	12.2017	CHANGE OF APPLICATION SITE AREA & EXCLUSION OF LOTS 629*, 80, 82(PART
A4	1.2.2018	ADDITION OF PHASE 2 DEVELOPMENT CONSISTING OF LOTS 629*, 80, 82(PART
A5	07.2018	INCORPORATION OF COMMENTS
A6	07.2018	GENERAL REVISION
A7	08.2018	MINIBUS ROAD LAYOUT REVISED
A8	08.2018	GENERAL REVISION
A9	08.2018	MINIBUS TURNING AREA
A10	08.2018	PLANTING LAYOUT & LEGEND REVISED

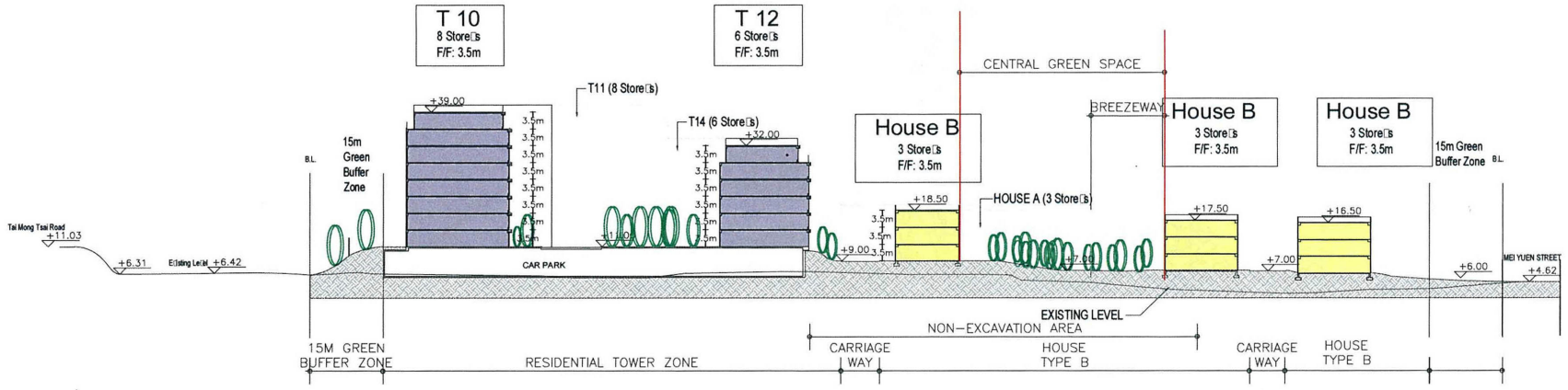
PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT AT VARIOUS LOTS IN DD 221 AND ADJOINING GOVERNMENT LAND SHA HA, SAI KUNG

TITLE:
MASTER LAYOUT PLAN

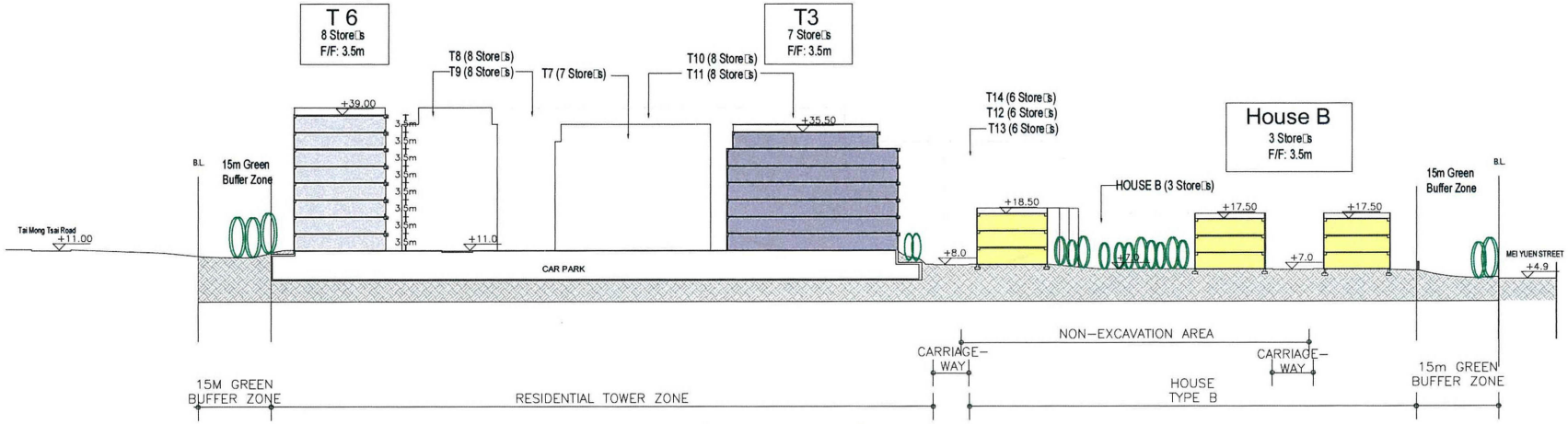
DATE: 13.08.2018 | SCALE: 1:500 @ A3

MLP -02 | A10

申請編號 Application No. : A / SK - SKT / 21
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.



SECTION A-A



SECTION B-B

B.D. REFERENCE NUMBER:
BD 2/9003/02

NOTES
DO NOT SCALE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.
READ THIS DRAWING IN CONNECTION WITH GENERAL ARCHITECTURAL PLANS, STRUCTURAL PLANS, AND OTHER RELATED DRAWINGS. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY FOUND THEREIN.
COPYRIGHT OF THIS DRAWING RESERVED BY ARCHITECT.

REVISIONS

NO.	DATE	REVISED
1	121126	Section Revised
2	121207	Section Revised
3	130222	Section Revised
4	130301	Section Revised
5	140425	Section Revised
7	140516	Section Revised
8	140915	Minor Amendment
9	150126	Minor Amendment

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT AT VARIOUS LOTS IN DD 221 AND ADJOINING GOVERNMENT LAND SHA HA, SAI KUNG

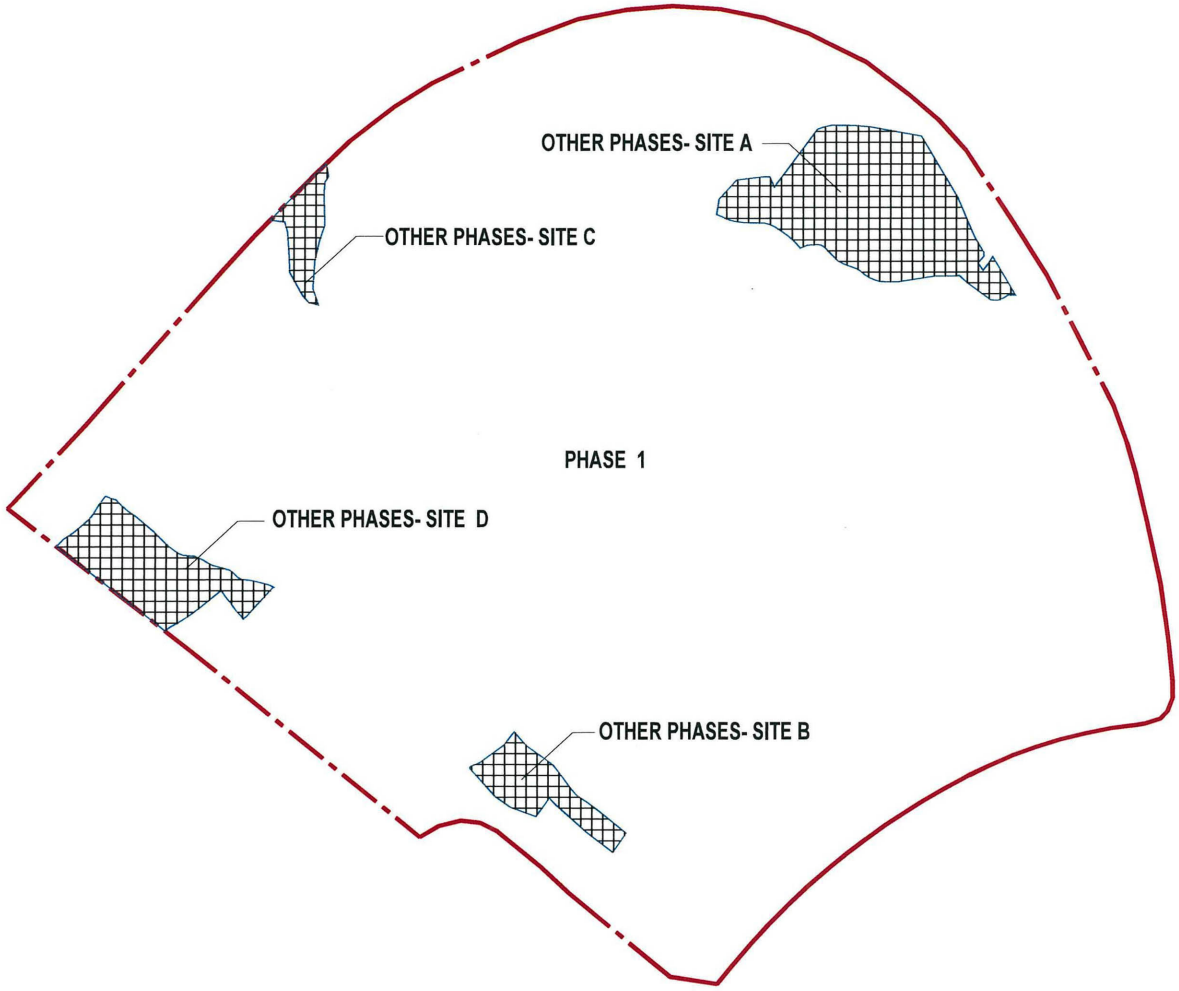
TITLE:
SITE SECTION
A-A & B-B

DATE: 12.03.2018 | SCALE: 1:1000 @A3

SC-01 | 0

NOT SCALE

申請編號 Application No.： A / SK - SKT / 21
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.



Legend

Phase 1

Other Phases

B.D. REFERENCE NUMBER:
BD 2/9003/02

NOTES
DO NOT SCALE DRAWING, FIGURED DIMENSIONS ARE TO BE FOLLOWED.
READ THIS DRAWING IN CONNECTION WITH GENERAL ARCHITECTURAL PLANS, STRUCTURAL PLANS, AND OTHER RELATED DRAWINGS. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY FOUND THEREIN.
COPYRIGHT OF THIS DRAWING RESERVED BY ARCHITECT.

REVISIONS

NO.	DATE	REVISED
A1	09.2016	GENERAL REVISION
A2	05.2017	GENERAL REVISION

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT AT VARIOUS LOTS IN DD 221 AND ADJOINING GOVERNMENT LAND SHA HA, SAI KUNG

TITLE:
PHASING PLAN

DATE 12.2017 | SCALE 1:200

MLP-07 | A2

PLOT SCALE 1:1

申請編號 Application No. : A / SK - SKT / 21
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.

申請編號 Application No. : A / SK - SKT / 21
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.

PROPOSED RESIDENTIAL DEVELOPMENT AT VARIOUS LOTS IN DD 221 AND ADJOINING GOVERNMENT LAND, SHA HA, SAI KUNG

Landscape Master Plan

Dwg. No. : 2011216-NS16-LMP-01
Scale : 1:1500
Date : OCT 2018
(A3-size)

VP1 : VIEW FROM TAI MONG TSAI ROAD AND WAI MAN ROAD ROUNDABOUT (EXISTING CONDITION)

VP1 : VIEW FROM TAI MONG TSAI ROAD AND WAI MAN ROAD ROUNDABOUT (YEAR 10 OF OPERATIONAL PHASE)

LOCATION PLAN

PROPOSED RESIDENTIAL DEVELOPMENT AT VARIOUS LOTS IN DD221 AND ADJOINING GOVERNMENT LAND SHA HA SAI KUNG

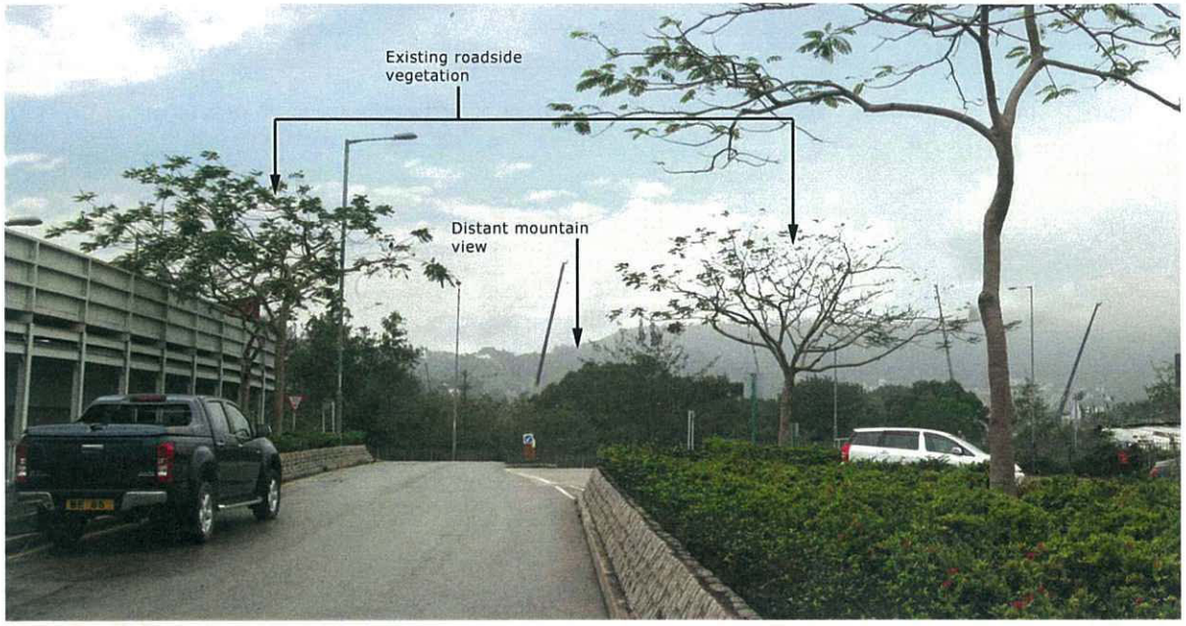
Appendix C1 Photomontage of Viewpoint VP1

Dwg. No. : 2011216-Appendix C1a

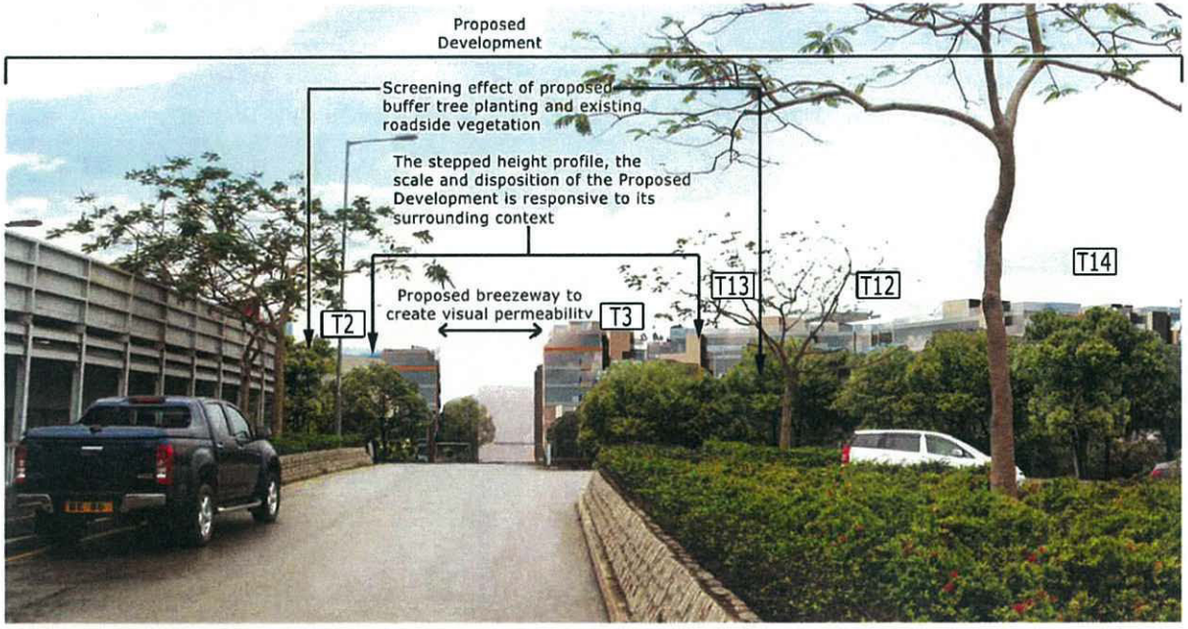
AUG 2018

axxa group

申請編號 Application No. : A / SK - SKT / 21
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.



VP2 : VIEW FROM SHA HA ROAD (EXISTING CONDITION)



VP2 : VIEW FROM SHA HA ROAD (YEAR 10 OF OPERATIONAL PHASE)

LOCATION PLAN

PROPOSED RESIDENTIAL DEVELOPMENT AT VARIOUS LOTS IN DD221 AND ADJOINING GOVERNMENT LAND SHA HA SAI KUNG

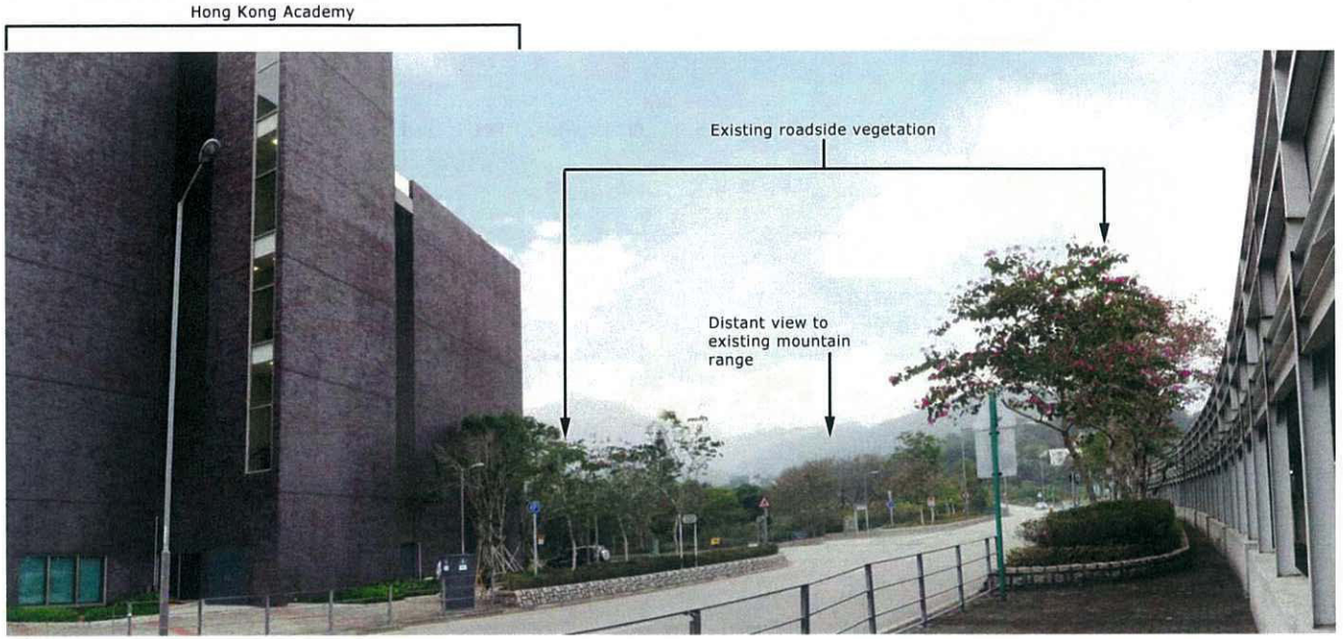
Appendix C2 Photomontage of Viewpoint VP2

Dwg. No. : 2011216-Appendix C2a

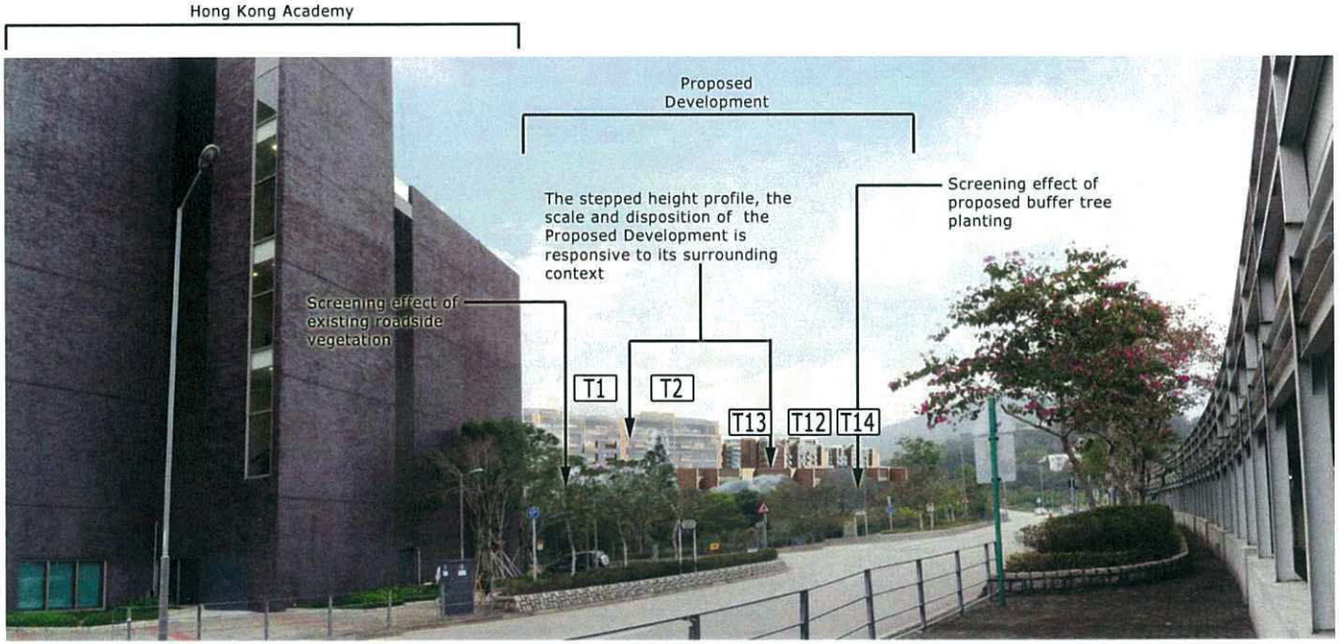
Date : AUG 2018

axxa group

申請編號 Application No. : A / SK - SKT / 21
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.



VP3 : VIEW FROM WAI MAN ROAD - ADJACENT TO HONG KONG ACADEMY (EXISTING CONDITION)



VP3: VIEW FROM WAI MAN ROAD - ADJACENT TO HONG KONG ACADEMY (YEAR 10 OF OPERATIONAL PHASE)

LOCATION PLAN

PROPOSED RESIDENTIAL DEVELOPMENT AT VARIOUS LOTS IN DD221 AND ADJOINING GOVERNMENT LAND SHA HA SAI KUNG

Appendix C3 Photomontage of Viewpoint VP3

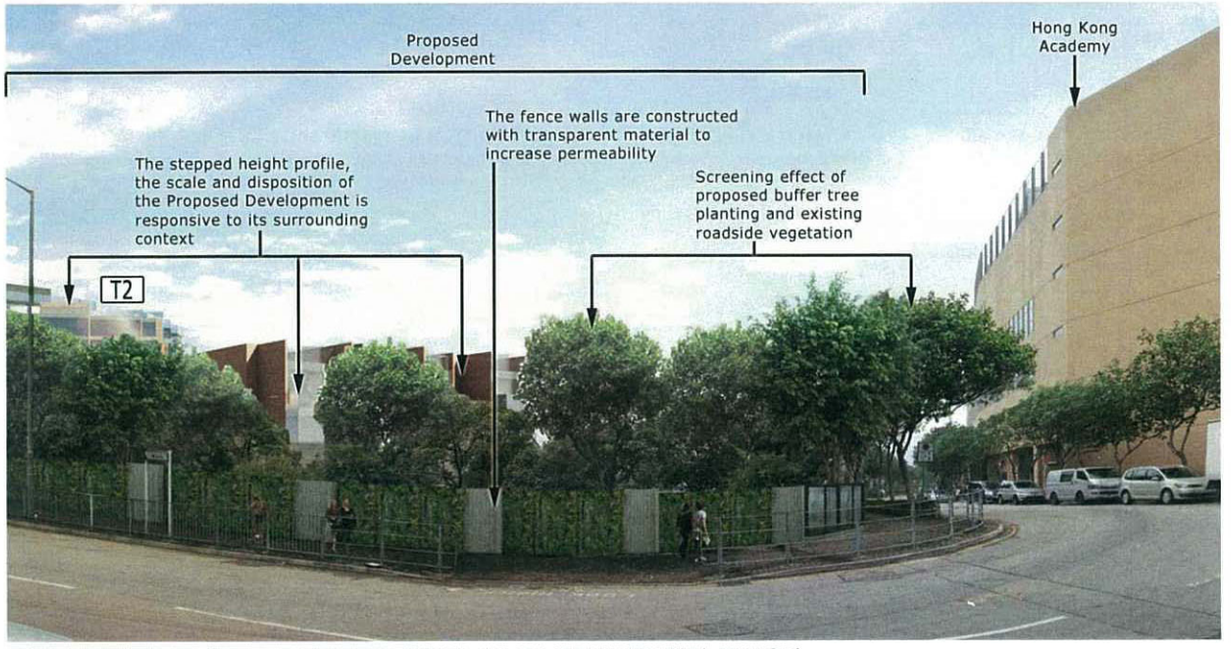
Dwg. No. : 2011216-Appendix C3a

AUG 2018

axxa group

申請編號 Application No. : A / SK - SKT / 21
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.

VP4 : VIEW FROM MEI FUK STREET (EXISTING CONDITION)



VP4: VIEW FROM MEI FUK STREET (YEAR 10 OF OPERATIONAL PHASE)

LOCATION PLAN

PROPOSED RESIDENTIAL DEVELOPMENT AT VARIOUS LOTS IN DD221 AND ADJOINING GOVERNMENT LAND SHA HA SAI KUNG

Appendix C4 Photomontage of Viewpoint VP4

Dwg. No. : 2011216-Appendix C4a

Date : AUG 2016

axxa group

申請編號 Application No. : A / SK - SKT / 21
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.

VP5 : VIEW FROM WAI MAN ROAD PLAYGROUND (EXISTING CONDITION)

LOCATION PLAN

VP5 : VIEW FROM WAI MAN ROAD PLAYGROUND (YEAR 10 OF OPERATIONAL PHASE)

PROPOSED RESIDENTIAL DEVELOPMENT AT VARIOUS LOTS IN DD221 AND ADJOINING GOVERNMENT LAND SHA HA SAI KUNG

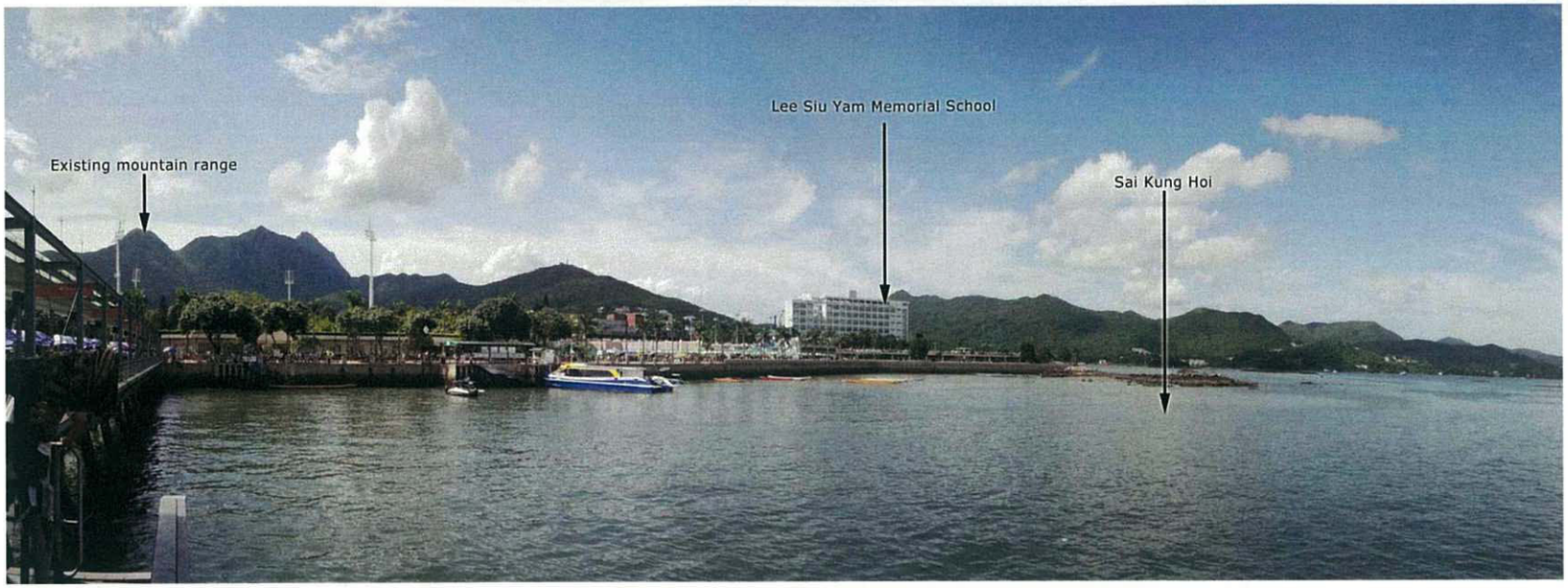
Appendix C5 Photomontage of Viewpoint VP5

Dwg. No. : 2011216-Appendix C5

MAR 2018

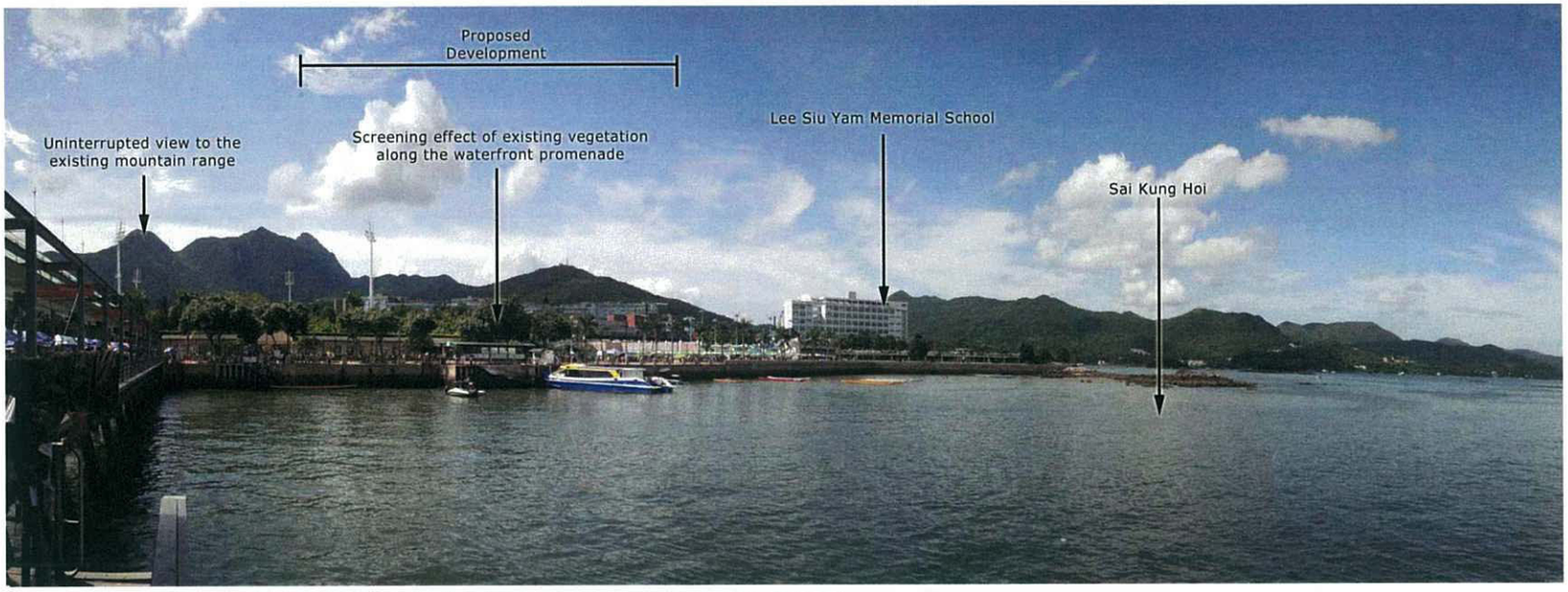
axxa group

申請編號 Application No. : A / SK - SKT / 21
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.



VP6 : VIEW FROM SAI KUNG PUBLIC PIER (EXISTING CONDITION)

LOCATION PLAN



VP6 : VIEW FROM SAI KUNG PUBLIC PIER (YEAR 10 OF OPERATIONAL PHASE)

PROPOSED RESIDENTIAL DEVELOPMENT AT VARIOUS LOTS IN DD221 AND ADJOINING GOVERNMENT LAND SHA HA SAI KUNG

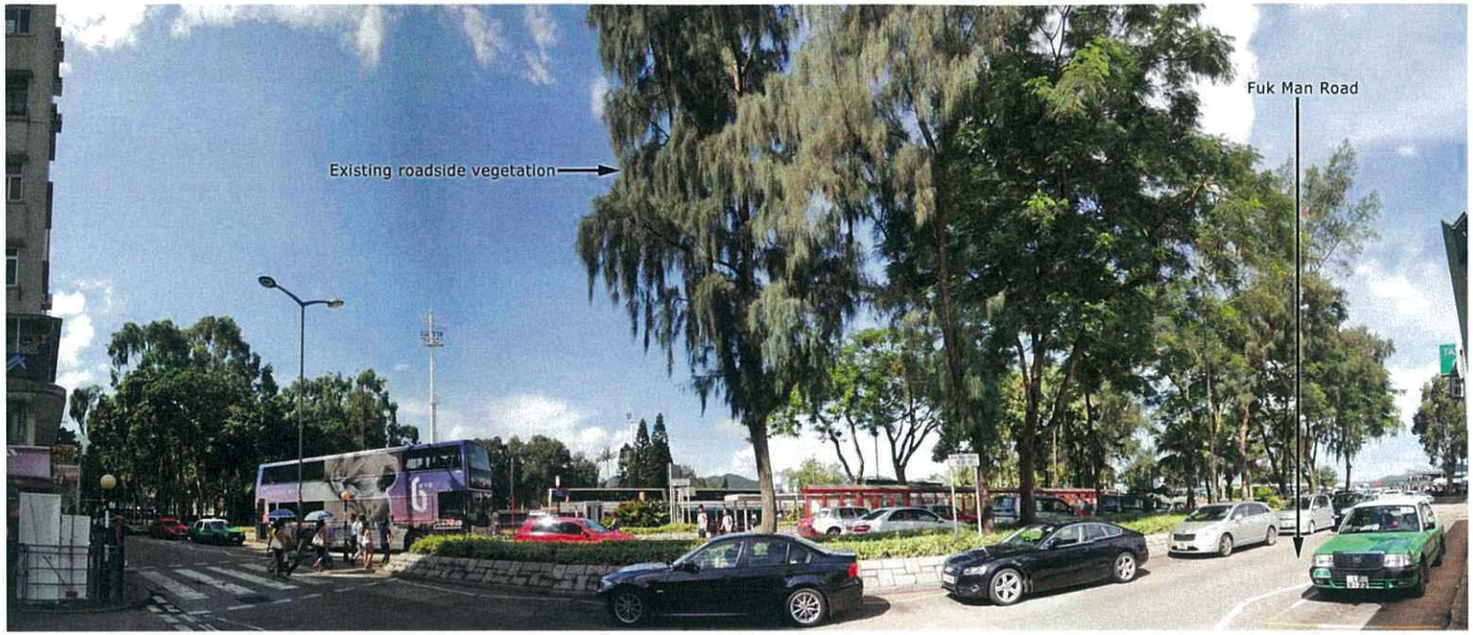
Appendix C6 Photomontage of Viewpoint VP6

Dwg. No. : 2011216-Appendix C6

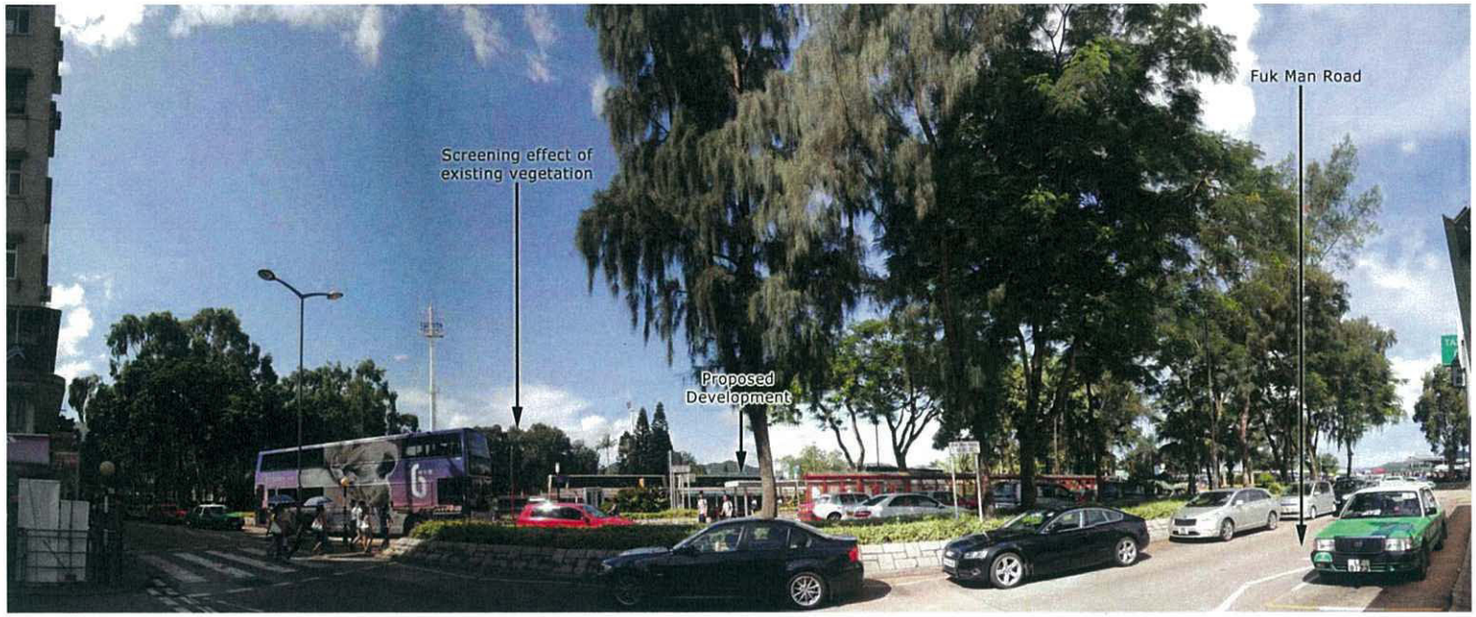
Date : MAR 2018

axxa group

申請編號 Application No. : A / SK - SKT / 21
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.



VP7 : VIEW FROM SAI KUNG BUS TERMINUS (EXISTING CONDITION)



VP7 : VIEW FROM SAI KUNG BUS TERMINUS (YEAR 10 OF OPERATIONAL PHASE)

LOCATION PLAN

PROPOSED RESIDENTIAL DEVELOPMENT AT VARIOUS LOTS IN DD221 AND ADJOINING GOVERNMENT LAND SHA HA SAI KUNG

Appendix C7 Photomontage of Viewpoint VP7

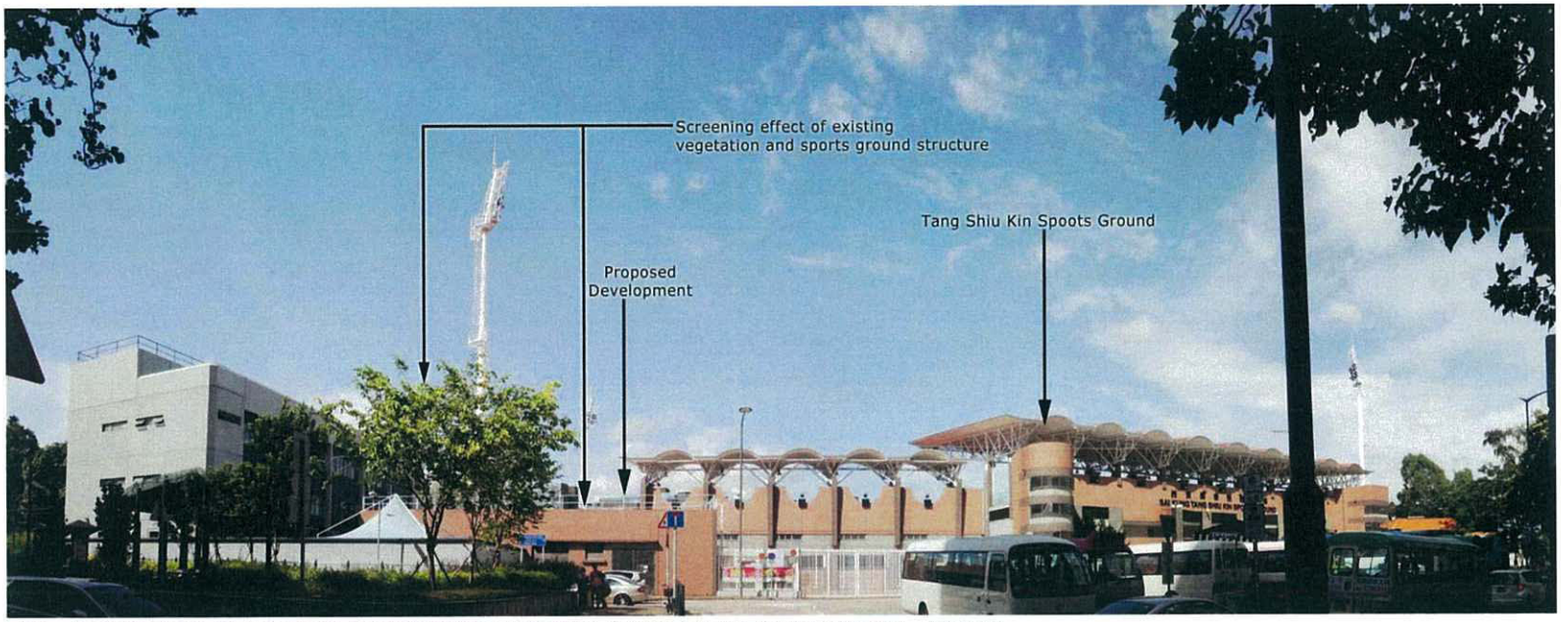
Dwg. No. : 2011216-Appendix C7

MAR 2016

axxa group

申請編號 Application No.： A / SK - SKT / 21
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.

VP8 : VIEW FROM TANG SHIU KIN SPORTS GROUND (EXISTING CONDITION)



VP8 : VIEW FROM TANG SHIU KIN SPORTS GROUND (YEAR 10 OF OPERATIONAL PHASE)

LOCATION PLAN

PROPOSED RESIDENTIAL DEVELOPMENT AT VARIOUS LOTS IN DD221 AND ADJOINING GOVERNMENT LAND SHA HA SAI KUNG

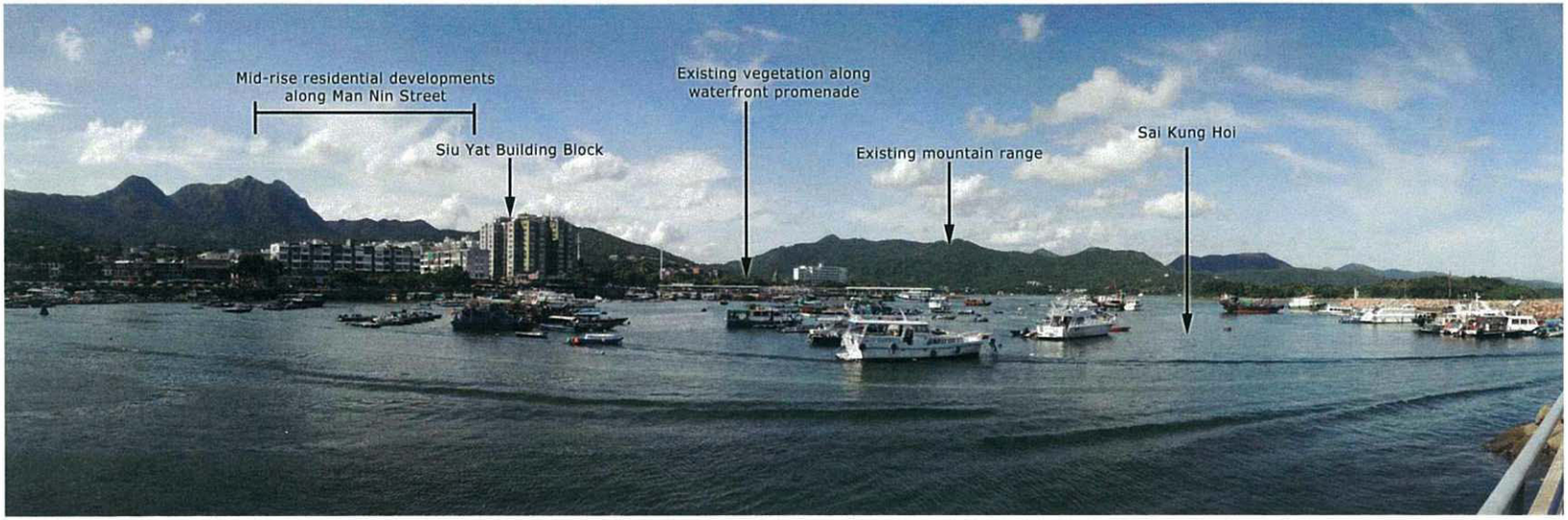
Appendix C8 Photomontage of Viewpoint VP8

Dwg. No. : 2011216-Appendix C8

Date : MAR 2016

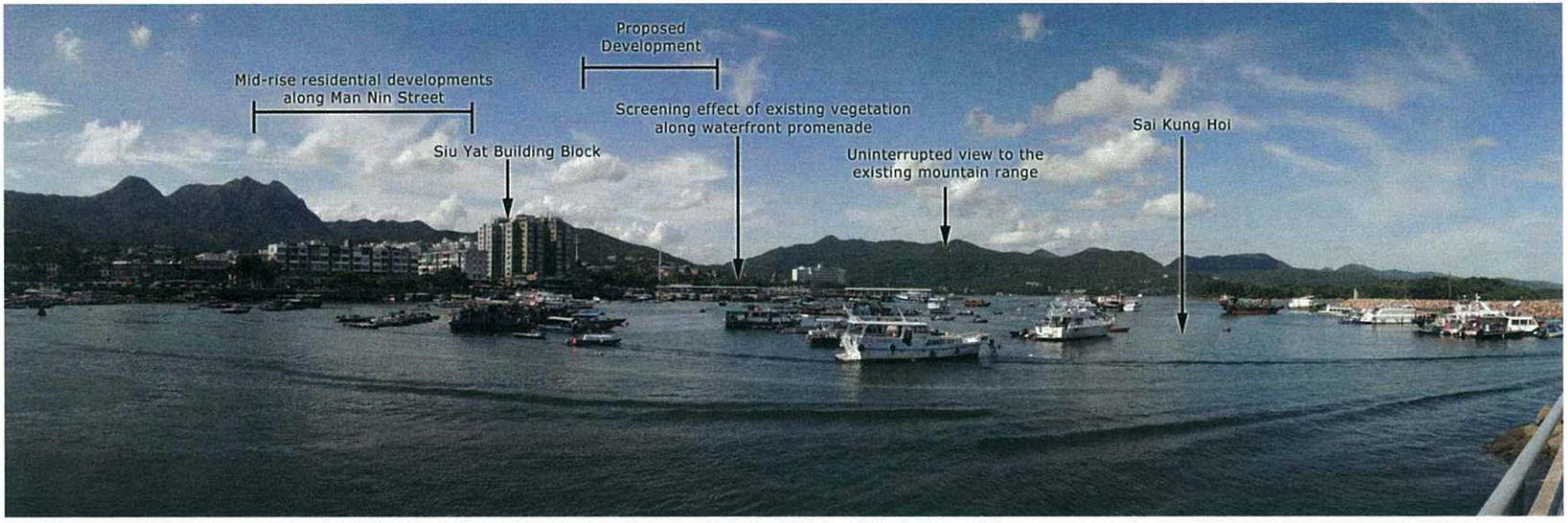
axxa group

申請編號 Application No. : A / SK - SKT / 21
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.



VP9 : VIEW FROM TUI MIN HOI PIER (EXISTING CONDITION)

LOCATION PLAN



VP9 : VIEW FROM TUI MIN HOI PIER (YEAR 10 OF OPERATIONAL PHASE)

PROPOSED RESIDENTIAL DEVELOPMENT AT VARIOUS LOTS IN DD221 AND ADJOINING GOVERNMENT LAND SHA HA SAI KUNG

Appendix C9 Photomontage of Viewpoint VP9

Dwg. No. : 2011216-Appendix C9

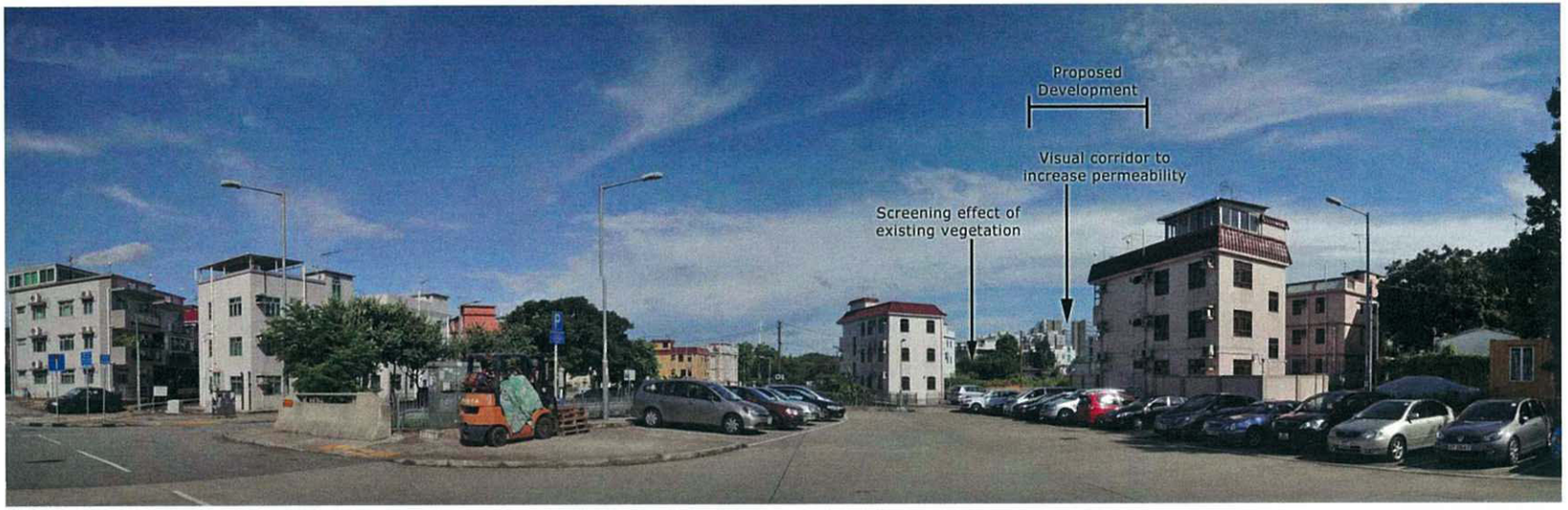
MAR 2018

axxa group

申請編號 Application No. : A / SK - SKT / 21
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.

VP10 : VIEW FROM KAP PIN LONG (EXISTING CONDITION)

LOCATION PLAN



VP10 : VIEW FROM KAP PIN LONG (YEAR 10 OF OPERATIONAL PHASE)

PROPOSED RESIDENTIAL DEVELOPMENT AT VARIOUS LOTS IN DD221 AND ADJOINING GOVERNMENT LAND SHA HA SAI KUNG

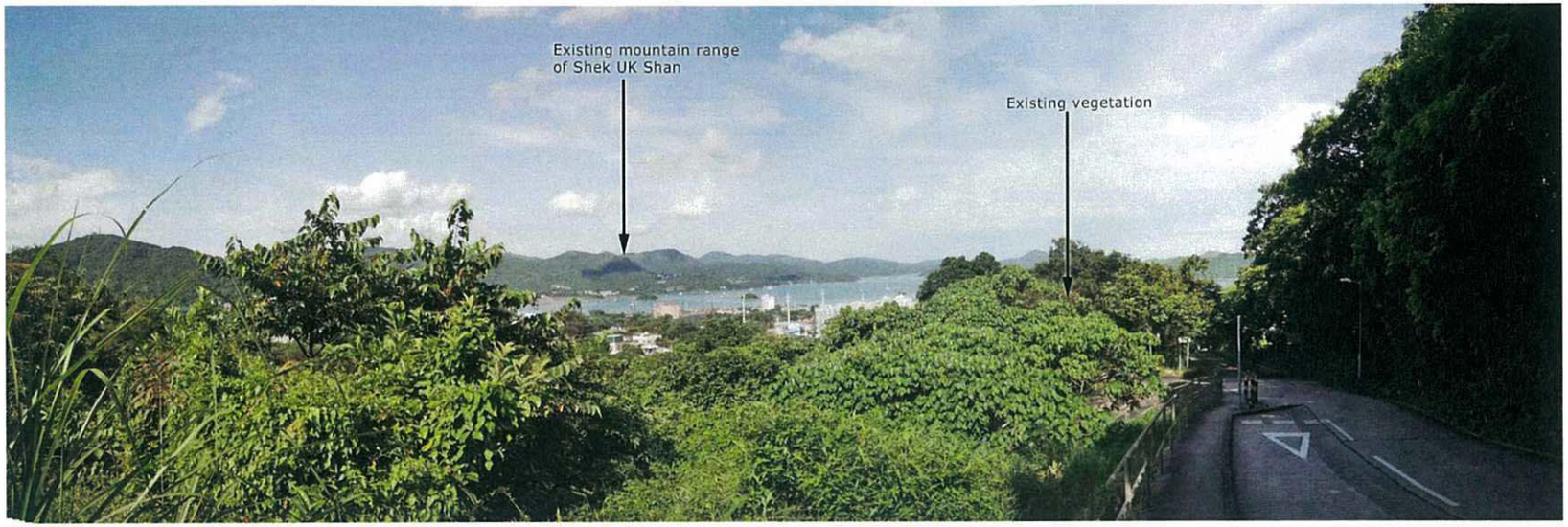
Appendix C10 Photomontage of Viewpoint VP10

Dwg. No. : 2011216-Appendix C10

Date : MAR 2016

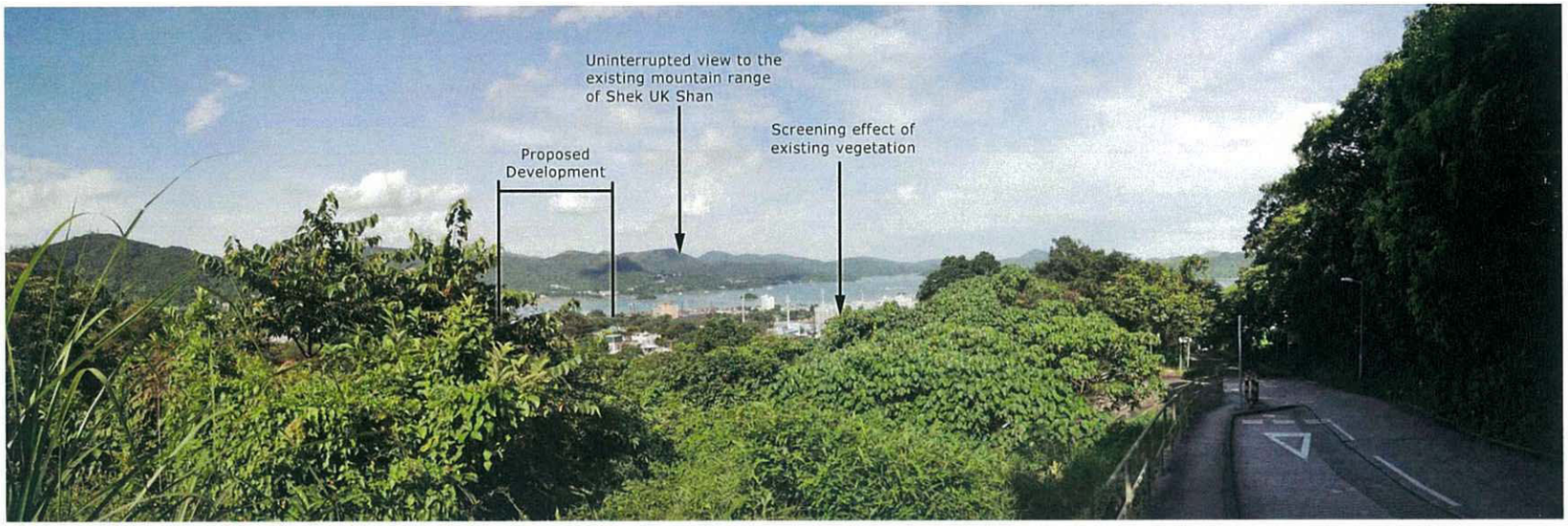
axxa group

申請編號 Application No. : A / SK - SKT / 21
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.



VP11 : VIEW FROM TAN CHEUNG (EXISTING CONDITION)

LOCATION PLAN



VP11 : VIEW FROM TAN CHEUNG (YEAR 10 OF OPERATIONAL PHASE)

PROPOSED RESIDENTIAL DEVELOPMENT AT VARIOUS LOTS IN DD221 AND ADJOINING GOVERNMENT LAND SHA HA SAI KUNG

Appendix C11 Photomontage of Viewpoint VP11

Dwg. No. : 2011216-Appendix C11

MAR 2016

axxa group

申請編號 Application No. : A / SK - SKT / 21
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.

申請編號 Application No. : A/SK-SKT/21

與申請地點／處所有關的先前申請
Previous Applications Covering the Application Site/Premises

申請編號 Application No.	擬議用途／發展 Proposed Use/Development	城市規劃委員會的決定(日期) Decision of Town Planning Board (Date)
A/SK-SKT/1	擬議綜合住宅發展 Proposed Comprehensive Residential Development	拒絕 Rejected (24.10.2008)

有關資料是為方便市民大眾參考而提供。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。
The information is provided 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.

申請編號 Application No. : A/SK-SKT/21

申請人提交的圖則、繪圖及報告書
Plans, Drawings and Reports Submitted by Applicant

	中文 Chinese	英文 English
圖則及繪圖 Plans and Drawings		
總綱發展藍圖／布局設計圖 Master layout plan(s)/Layout plan(s)	☐	☑
樓宇位置圖 Block plan(s)	☐	☑
樓宇平面圖 Floor plan(s)	☐	☑
截視圖 Sectional plan(s)	☐	☑
立視圖 Elevation(s)	☐	☐
顯示擬議發展的合成照片 Photomontage(s) showing the proposed development	☐	☑
園境設計總圖／園境設計圖 Master landscape plan(s)/Landscape plan(s)	☐	☑
其他（請註明）Others (please specify)	☐	☑
位置圖 Location Plan; 地段索引圖 Lot Index Plan; 分期發展圖 Phasing Plan		
報告書 Reports		
規劃研究 Planning studies	☐	☑
環境影響評估（噪音、空氣及／或水的污染）	☐	☐
Environmental impact assessment (noise, air and/or water pollutions)		
就車輛的交通影響評估 Traffic impact assessment (on vehicles)	☐	☑
就行人的交通影響評估 Traffic impact assessment (on pedestrians)	☐	☐
視覺影響評估 Visual impact assessment	☐	☑
景觀影響評估 Landscape impact assessment	☐	☐
樹木調查 Tree Survey	☐	☑
土力影響評估 Geotechnical impact assessment	☐	☐
排水影響評估 Drainage impact assessment	☐	☑
排污影響評估 Sewerage impact assessment	☐	☑
風險評估 Risk Assessment	☐	☐
其他（請註明）Others (please specify)	☐	☑
園景設計建議 Landscape Proposal; 樹木保護建議 Tree Preservation Proposal; 保育考古地點工程報告 Engineering Proposal on Preservation of Archaeological Site; 環境評估 Environmental Assessment; 空氣流通評估 Air Ventilation Assessment; 城市設計建議 Urban Design Proposal		

有關資料是為方便市民大眾參考而提供。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。
The information is provided 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.