

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

2023年 5月 9日

此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請日期。

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"
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

This document is received on 9 MAY 2023
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

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For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TWW/127
	Date Received 收到日期	- 9 MAY 2023

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件(倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址: <http://www.info.gov.hk/tpb/>); 亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

Columbus Properties Limited

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

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

KTA Planning 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)	No. 293 Castle Peak Road, Ting Kau, Tsuen Wan (Lot No. 407 in DD399)
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,215.3 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 911.475 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Tsuen Wan West Outline Zoning Plan No. S/TWW/20
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group C)"
(f) Current use(s) 現時用途	Occupied by a 2-storey house with garden (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 ...27/04/2023... (DD/MM/YYYY), this application involves a total of ...1... "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 ...1..... “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)
1	Lot 407 in DD399	29/04/2023

(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 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

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

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

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

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

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

(a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –

請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☒ Plot ratio restriction From 由0.4..... to 至0.75.....
地積比率限制
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由% to 至 %
上蓋面積限制
- ☐ Building height restriction From 由m 米 to 至 m 米
建築物高度限制
- From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
- From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction From 由m to 至 m
非建築用地限制
- ☐ Others (please specify)
其他 (請註明)

(v) For Type (v) application 供第(v)類申請

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

Proposed Minor Relaxation of Plot Ratio Restriction for Permitted House Development

(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 911.475 sq.m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率 0.75 ☒ About 約
- Proposed site coverage 擬議上蓋面積 not more than 66.6 % ☐ About 約
- Proposed no. of blocks 擬議座數 1 ☐ About 約
- Proposed no. of storeys of each block 每座建築物的擬議層數 2 storeys 層
- ☐ include 包括 storeys of basements 層地庫
- ☐ exclude 不包括 storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 14.52 mPD 米(主水平基準上) ☒ About 約
- 7.62 m 米 ☒ About 約

☒ Domestic part 住用部分

GFA 總樓面面積 911.475 sq. m 平方米 ☒ About 約
 number of Units 單位數目 1
 average unit size 單位平均面積 911.475 sq. m 平方米 ☒ About 約
 estimated number of residents 估計住客數目 4

☐ Non-domestic part 非住用部分GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約
☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約
☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

.....

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

.....

☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於
☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....
.....
.....
.....
.....

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

landscape area

.....

.....

.....

.....

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	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input checked="" type="checkbox"/>
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	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) 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) _____ _____ _____ <input checked="" type="checkbox"/>
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	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) 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) _____ _____ _____ <input checked="" type="checkbox"/>

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

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

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/></p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

10. Justifications 理由

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

Please refer to the attached Supporting Planning Statement.



11. Declaration 聲明

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

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

Signature
簽署



KITTY WONG

Name in Block Letters
姓名（請以正楷填寫）

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

Director

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

... KTA Planning Limited

☒ Company 公司 / ☐ Organisation 機構名稱及蓋章（如適用）

Date 日期

2/5/2023 (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

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

Ash interment capacity 骨灰安放容量[@]

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number. of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

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

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	No. 293 Castle Peak Road, Ting Kau, Tsuen Wan (Lot No. 407 in DD399)		
Site area 地盤面積	1,215.3	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	N/A	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Draft Tsuen Wan West Outline Zoning Plan No. S/TWW/20		
Zoning 地帶	"Residential (Group C)"		
Applied use/ development 申請用途/發展	Proposed Minor Relaxation of Plot Ratio Restriction for Permitted House Development		
(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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	911.475 sq.m <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.75 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	1	
	Non-domestic 非住用		
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	about 7.62	m 米 <input type="checkbox"/> (Not more than 不多於)
		about 14.52	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	not more than 66.6 % <input type="checkbox"/> About 約		
(v) No. of units 單位數目	1		
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	

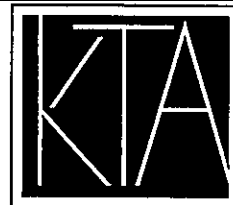
(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/>	N/A
	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) <hr/>	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	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic Noise Impact Assessment (Para. 3.3 of the Supporting Planning Statement)		
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。



PLANNING LIMITED
規劃顧問有限公司

UNIT K, 16/F, MG TOWER
133 HOI BUN ROAD, KWUN TONG
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傳真FAX (852) 3426 9737

電郵EMAIL kta@ktaplanning.com

Our Ref: S3089/293CPR/23/001Lg

2 May 2023

By Hand

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

Dear Sir/Madam,

**Proposed Minor Relaxation of Plot Ratio Restriction for
Permitted House Development in "Residential (Group C)" Zone,
No. 293 Castle Peak Road, Ting Kau, Tsuen Wan (Lot No. 407 in DD399)
S16 Planning Application**

On behalf of the Applicant, Columbus Properties Limited, we submit herewith one signed original copy of the Form No. S16-I together with 70 copies of Supporting Planning Statement for the consideration of the Town Planning Board. An Authorization Letter, copy of the notification letter given to the "current land owner", a "Completed Particulars of Applicant and Authorized Agent" and Checklist of Documents are also enclosed with this letter.

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact the undersigned or Mr Kenneth To at 3426 8451.

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LTD

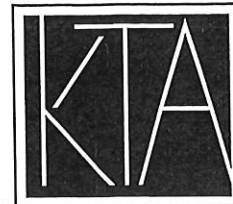
Kitty Wong

Encl.

cc. Applicant and Team

KT/KW/vy

2023年 5月 9日
此文件在 收到・城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。
This document is received on 9 MAY 2023
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.



PLANNING LIMITED

規劃顧問有限公司

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傳真FAX (852) 3426 9737

電郵EMAIL kta@ktaplanning.com

Our Ref: S3089/293CPR/23/002Lg

11 May 2023

By Email

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

Dear Sir/Madam,

**Proposed Minor Relaxation of Plot Ratio Restriction for
Permitted House Development in "Residential (Group C)" Zone,
No. 293 Castle Peak Road, Ting Kau, Tsuen Wan (Lot No. 407 in DD399)
(Planning Application No. A/TWW/127)**


Reference is made to the captioned S16 Planning Application which was submitted to the Town Planning Board on 2 May 2023.

We would like to submit herewith an updated Ground Floor Plan for replacement of previously submitted version. Updated page 14 of the Form No. S16-I is also enclosed.

Should you have any queries in relation to the attached, please do not hesitate to contact the undersigned or Mr Kenneth To at 3426 8451.

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LTD



Kitty Wong

Encl. Updated G/F Plan and Page 14 of Form No. S16-I

cc. TWKDPO – Ms Cheryl Yeung (by Email)
Applicant and Team

KT/KW/vy



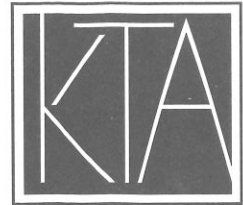
- WINDOW WITH OPENING
- NON-OPENABLE WINDOW



Gist of Application 申請摘要

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	No. 293 Castle Peak Road, Ting Kau, Tsuen Wan (Lot No. 407 in DD399)		
Site area 地盤面積	1,215.3	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	N/A	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Draft Tsuen Wan West Outline Zoning Plan No. S/TWW/20		
Zoning 地帶	"Residential (Group C)"		
Applied use/ development 申請用途／發展	Proposed Minor Relaxation of Plot Ratio Restriction for Permitted House Development		
(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	911.475 sq.m <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.75 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	1	
	Non-domestic 非住用		
	Composite 綜合用途		



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傳真FAX (852) 3426 9737
電郵EMAIL kta@ktaplanning.com

Our Ref: S3089/293CPR/23/004Lg

20 July 2023

By Hand and by Email

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

Dear Sir/Madam,

**Proposed Minor Relaxation of Plot Ratio Restriction for
Permitted House Development in "Residential (Group C)" Zone,
No. 293 Castle Peak Road, Ting Kau, Tsuen Wan (Lot No. 407 in DD399)
(Planning Application No. A/TWW/127)
Further Information No. 1**

Reference is made to the captioned S16 Planning Application which is deferred by the Town Planning Board ("TPB") at its meeting on 23 June 2023 and the comments from relevant Government Departments received via email from Tsuen Wan and West Kowloon District Planning Office on 31 May 2023.

To address comments from the relevant Government Departments, further information ("FI") has been prepared. This FI submission consists of:

Responses-to-Comments Table

- Annex A – Replacement Page of Supporting Planning Statement
- Annex B – Diagram Showing Compliance with Sustainable Building Design Guidelines
- Annex C – Rendering of Proposed Development
- Annex D – Figures for Construction Traffic Impact Assessment
- Annex E – Figures for Air Quality Impact Assessment

Should you have any queries in relation to the above and attached, please do not hesitate to contact the undersigned or Mr Kenneth To at 3426 8451.

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LTD



Kitty Wong

Encl.: Responses-to-Comments table with Annexes A to E (70 hardcopies)

cc. TWKDPO – Ms Annie Kong (by Email)
Applicant and Team

KT/KW/vy





PLANNING LIMITED
規劃顧問有限公司

UNIT K, 16/F, MG TOWER
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電郵EMAIL kta@ktaplanning.com

Our Ref: S3089/293CPR/23/005Lg

30 August 2023

By Hand and by Email

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

Dear Sir/Madam,

**Proposed Minor Relaxation of Plot Ratio Restriction for
Permitted House Development in “Residential (Group C)” Zone,
No. 293 Castle Peak Road, Ting Kau, Tsuen Wan (Lot No. 407 in DD399)
(Planning Application No. A/TWW/127)
Further Information No. 2**

Reference is made to the captioned S16 Planning Application which is scheduled for consideration by the Town Planning Board on 8 September 2023 and the comments from relevant Government Departments received via email from Tsuen Wan and West Kowloon District Planning Office during the period from 11 to 14 August 2023.

To address comments from the relevant Government Departments, further information (“FI”) has been prepared. This FI submission consists of:

Responses-to-Comments Table

Annex A – Traffic Impact Assessment

Annex B – Revised Figure for Air Quality Impact Assessment

Should you have any queries in relation to the above and attached, please do not hesitate to contact the undersigned or Mr Kenneth To at 3426 8451.

Thank you for your kind attention.

Yours faithfully

For and on behalf of

KTA PLANNING LTD



Kitty Wong

Encl.: Responses-to-Comments table with Annexes A to B (70 hardcopies)

cc. TWKDPO – Ms Jacqueline Chan (by Email)
Applicant and Team

KT/KW/vy





PLANNING LIMITED

規劃顧問有限公司

UNIT K, 16/F, MG TOWER
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電郵EMAIL kta@ktaplanning.com

Our Ref: S3089/293CPR/23/006Lg

28 September 2023

By Hand and by Email

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

Dear Sir/Madam,

**Proposed Minor Relaxation of Plot Ratio Restriction for
Permitted House Development in "Residential (Group C)" Zone,
No. 293 Castle Peak Road, Ting Kau, Tsuen Wan (Lot No. 407 in DD399)
(Planning Application No. A/TWW/127)
Further Information No. 3**

Reference is made to the captioned S16 Planning Application which is scheduled for consideration by the Town Planning Board on 27 October 2023 and the comments from Environmental Protection Department ("EPD") received via email from Tsuen Wan and West Kowloon District Planning Office on 25 September 2023.

To address comments from EPD, the Supporting Planning Statement (main text only) has been updated to incorporate previous responses-to-comments included in Further Information Nos. 1 and 2 relating to the air quality aspect of the Proposed Development. We have also taken the opportunity to update the relevant parts of the Supporting Planning Statement by incorporation of comments from relevant Government Departments.

Should you have any queries in relation to the above and attached, please do not hesitate to contact the undersigned or Mr Kenneth To at 3426 8451.

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LTD



Kitty Wong

Encl.: Updated Supporting Planning Statement (70 hardcopies)

cc. TWKDPO – Ms Jacqueline Chan (by Email)
Applicant and Team

KT/KW/vy



FS 579819





PLANNING LIMITED

規劃顧問有限公司

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電郵EMAIL kta@ktaplanning.com

Our Ref: S3089/293CPR/23/007Lg

18 October 2023

By Hand and by Email

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

Dear Sir/Madam,

**Proposed Minor Relaxation of Plot Ratio Restriction for
Permitted House Development in "Residential (Group C)" Zone,
No. 293 Castle Peak Road, Ting Kau, Tsuen Wan (Lot No. 407 in DD399)
(Planning Application No. A/TWW/127)
Further Information No. 4**

Reference is made to the captioned S16 Planning Application which is scheduled for consideration by the Town Planning Board on 27 October 2023.


Enclosed please find the revised pages of the Supporting Planning Statement and Traffic impact Assessment with typos rectified for replacement of previously submitted version.

Please note that in order to further enhance the amenity of the waterfront area, the Applicant is willing to consider incorporating design measures such as special architectural treatment or landscaping at the boundary wall of the Proposed Development in detailed design stage.

Should you have any queries in relation to the above and attached, please do not hesitate to contact the undersigned.

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LTD



Kitty Wong

Encl. Replacement pages of Supporting Planning Statement and Traffic Impact Assessment
(70 hardcopies)

cc. TWKDPO – Ms Jacqueline Chan (by Email)
Applicant and Team

KT/KW/vy



Similar Applications within the “Residential (Group C)” (“R(C)”),
“R(C)1”, “R(C)2” and “R(C)3” zones in Tsuen Wan West

(I) Approved Applications

	Application No.	Proposed Use(s)	Date of Consideration (MPC/TPB)	Approval Conditions
1.	A/TWW/67	Proposed Residential Development, Minor Relaxation of Building Height Restriction, and Private Swimming Pool	9.1.2004 (Approved with conditions by MPC)	(1) to (5)
2.	A/TWW/68	Proposed House Development with PR of 0.75 at “R(C)” zone and “V” zone	20.2.2004 (Approved with conditions by TPB on review)	(1), (3), (7), (9)
3.	A/TWW/72	Proposed Residential Development and Private Swimming Pool (Amendments to an Approved Scheme A/TWW/67)	26.3.2004 (Approved with conditions by MPC)	(1) to (4), (6), (7)
4.	A/TWW/73	Residential Development with a Maximum Plot Ratio of 1.2	15.10.2004 (Approved with conditions by MPC)	(1), (2), (4), (8) to (10)
5.	A/TWW/80	Proposed Residential Development (Houses) with Plot Ratio of 0.75	12.8.2005 (Approved with conditions by MPC)	(1), (2), (9) to (12)
6.	A/TWW/85	Proposed Increase of Gross Floor Area to 7,268m ² for Permitted House Development and Ancillary Uses	29.9.2006 (Approved with conditions by MPC)	(3), (4), (9), (13) to (16)
7.	A/TWW/86	Proposed Relaxation of Plot Ratio Restrict to 0.8 for Permitted House Development	29.9.2006 (Approved with conditions by MPC)	(3), (4), (9), (10), (13), (17) to (19)
8.	A/TWW/89	Proposed Minor Relaxation of Plot Ratio Restriction to 1.2 for Permitted House Development	12.12.2008 (Approved with conditions by TPB on review)	(3), (4), (9), (13), (18) to (21)
9.	A/TWW/91	Proposed House Development at Plot Ratio of 1.2	1.8.2008 (Approved with conditions by MPC)	(3), (4), (9), (13), (18) to (21)

10.	A/TWW/92	Proposed one Additional Storey on an Existing House	23.1.2009 (Approved with conditions by MPC)	(22), (23)
11.	A/TWW/97	Proposed House Development at Plot Ratio of 0.73	6.11.2009 (Approved with conditions by MPC)	(24), (25)
12.	A/TWW/99	Proposed Residential Development at Plot Ratio of 0.7849 and Building Height of 3 to 5 storeys above 1 storey carport	23.12.2010 (Approved with conditions by MPC)	(13), (25), (26)
13.	A/TWW/100	Proposed House Development at Plot Ratio of 0.75	26.11.2010 (Approved with conditions by MPC)	(24), (25), (27)
14.	A/TWW/101	Proposed House Development at Plot Ratio of 0.75	15.4.2011 (Approved with conditions by MPC)	(24), (25), (27)
15.	A/TWW/103	Proposed House Development at Plot Ratio of 0.75	2.9.2011 (Approved with conditions by MPC)	(24), (25), (27)
16.	A/TWW/105	Proposed House Development at Plot Ratio of 0.75	1.3.2013 (Approved with conditions by MPC)	(23), (27)
17.	A/TWW/110	Proposed House Development at Plot Ratio of 0.75	18.1.2019 (Approved with conditions by MPC)	(23), (28), (29)
18.	A/TWW/124	Proposed House Development with PR of 0.75 at “R(C)” zone and Minor Relaxation of BH Restriction in “V” zone	17.3.2023 (Approved with conditions by MPC)	(30), (31)
19.	A/TWW/125	Proposed Minor Relaxation of PR Restriction for a Permitted House Development in “R(C)” Zone and Proposed Improvements to the Existing Access Road in “Green Belt” Zone and an area shown as ‘Road’	5.5.2023 (Approved with conditions by MPC)	(32)

Approval Conditions

- (1) the design and provision of noise mitigation measures as proposed in the application to the satisfaction of the Director of Environmental Protection or of the Town Planning Board.
- (2) the design and the provision of on-site sewage treatment and disposal facilities for the proposed development prior to the availability of the public sewerage system to the satisfaction of the Director of Environmental Protection or of the Town Planning Board.
- (3) the design, provision and future maintenance of the discharge pipe from the on-site sewage treatment plant as an interim measure of the proposed development to the existing box culvert under Tsing Long Highway along Castle Peak Road to the satisfaction of the Director of Drainage Services or of the Town Planning Board.
- (4) the design and provision of the connection from the proposed development to the public sewerage system when available to the satisfaction of the Director of Drainage Services or of the Town Planning Board.
- (5) the submission and the implementation of a landscape and tree preservation proposal to the satisfaction of the Director of Planning or of the Town Planning Board.
- (6) the submission and the implementation of a landscape proposal, tree preservation and compensatory planting proposal to the satisfaction of the Director of Planning or of the Town Planning Board.
- (7) the provision of the sightlines requirement for the access road to the satisfaction of the Commissioner for Transport.
- (8) the design, provision and future maintenance of the discharge pipe from the on-site sewage treatment plant as an interim measure of the proposed development to the existing box culvert to the satisfaction of the Director of Drainage Services or of the Town Planning Board.
- (9) the design and provision of an emergency vehicular access and fire-fighting facilities to the satisfaction of the Director of Fire Services or of the Town Planning Board
- (10) the submission and implementation of landscaping proposals to the satisfaction of the Director of Planning or of the Town Planning Board.
- (11) the design, provision and future connection and maintenance of the discharge pipe from the on-site sewage treatment plant to the proposed sewer along the Castle Peak Road before and after the availability of public sewerage system to the satisfaction of the Director of Drainage Services or of the Town Planning Board.
- (12) the design and provision of vehicle access to the site along Castle Peak Road to the satisfaction of the Commissioner for Transport or of the Town Planning Board.
- (13) the implementation of noise mitigation measures as proposed in the application to the satisfaction of the Director of Environmental Protection or of the Town Planning Board
- (14) the submission and implementation of a landscape master plan to the satisfaction of the Director of Planning or of the Town Planning Board.

- (15) the submission of Geotechnical Planning Review Report to address the potential natural terrain hazards that might pose to the proposed development to the satisfaction of the Director of Civil Engineering Development or of the Town Planning Board.
- (16) the submission and implementation of air ventilation study to the satisfaction of the Director of Architectural Services or of the Town Planning Board.
- (17) the submission of Natural Terrain Hazard Study to address the potential natural terrain hazards and the implementation of the mitigation measures identified therein to the satisfaction of the Director of Civil Engineering Development or of the Town Planning Board.
- (18) the design and provision of loading/unloading arrangement to the satisfaction of Commissioner for Transport or of the Town Planning Board
- (19) the design, provision and future maintenance of a section of local access road R3 via Castle Peak Road to the satisfaction of the Director of Highways or of the Town Planning Board.
- (20) the submission and implementation of a revised Landscape Master Plan to the satisfaction of the Director of Planning or of the Town Planning Board.
- (21) the submission and implementation of site formation plan including the investigation of stability of all geotechnical features and surface channel with upstand to the satisfaction of the Director of Civil Engineering and Development or of the Town Planning Board.
- (22) all the existing trees on the Site should be preserved and protected throughout the construction period to the satisfaction of the Director of Planning or of the Town Planning Board.
- (23) the provision of water supplies for fire-fighting and fire service installations to the satisfaction of the Director of Fire Services or of the Town Planning Board.
- (24) the design and provision of noise mitigation measures to the satisfaction of the Director of Environmental Protection or of the Town Planning Board.
- (25) the provision of emergency vehicular access, water supplies for fire-fighting and fire service installations to the satisfaction of the Director of Fire Services or of the Town Planning Board.
- (26) the submission and implementation of a landscape master plan (including tree survey report) to the satisfaction of the Director of Planning or of the Town Planning Board.
- (27) the submission and implementation of tree preservation and landscape proposal to the satisfaction of the Director of Planning or of the Town Planning Board.
- (28) the design and provision of noise mitigation measures as proposed in the Traffic Noise and Air Quality Impact Assessment to the satisfaction of the Director of Environmental Protection or of the Town Planning Board.
- (29) the submission and implementation of landscape proposal to the satisfaction of the Director of Planning or of the Town Planning Board.
- (30) the submission of an updated Drainage Impact Assessment for the proposed development and implementation of the drainage scheme identified therein to the satisfaction of the Director of Drainage Services or of the Town Planning Board.
- (31) the design and provision of the connection from the proposed development to the public

sewerage system and the implementation of the mitigation measures as identified in the Sewerage Impact Assessment to the satisfaction of Director of Drainage Services or of the Town Planning Board.

- (32) the design and provision of realigned access road and slip road, as proposed by the applicant, to the satisfaction of the Director of Highways or of the Town Planning Board.

(II) Rejected Applications

	Application No.	Proposed Use(s)	Date of Consideration (MPC/TPB)	Rejected Reasons
1.	A/TWW/88	Proposed House Development at Plot Ratio of 1.2	16.11.2007 (Rejected by MPC)	(1)
2.	A/TWW/112	Proposed Minor Relaxation of Plot Ratio Restriction for Permitted House Development	1.12.2017 (Rejected by TPB on review)	(2), (3)

Rejected Reasons

- (1) the layout of the current scheme and the proposed car parking arrangement were considered unsatisfactory and the proposed landscaped areas were very narrow which would not be functional or practical for proper landscape planting. There was scope to improve the design or relocate the proposed car parking area to avoid environmental nuisance to the surrounding sensitive receivers.
- (2) as the applicant failed to demonstrate that the improvement proposals, including the coastal walkway, widening of vehicular access and slope upgrading works, were required to serve the public interest of the local community and feasible, they cannot be considered as planning merits. Besides, the improvement proposals may not be enforceable through approval condition as they are not fairly and reasonably related to the proposed development.
- (3) the approval of the application would set an undesirable precedent for similar applications to relax the development restriction. The cumulative impact of approving such applications would overstrain the capacity of the existing and planned infrastructure and result in adverse impacts on the environment and traffic in the area.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

A/TWW/127

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人對上述申請作出不反對，但希望改建期間對
附近屋苑不要造成太多不便。

「提意見人」姓名/名稱 Name of person/company making this comment 西分區委員常國光 村代表

簽署 Signature

常國光

日期 Date

29-05-2023



2

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

參考編號

Reference Number:

230530-103932-64492

提交限期

Deadline for submission:

06/06/2023

提交日期及時間

Date and time of submission:

30/05/2023 10:39:32

有關的規劃申請編號

The application no. to which the comment relates:

A/TWW/127

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Mr. Cheung

意見詳情

Details of the Comment :

This planning application looks like a redevelopment of a house on the site. As it will not create any adverse impact on the nature environment in the area, I have no objection of this application. I can even support this application if architectural design of house is good which can enhance the aesthetic value of Ting Kau.

3

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

230530-124347-11077

提交限期**Deadline for submission:**

06/06/2023

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

30/05/2023 12:43:47

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

A/TWW/127

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

小姐 Miss yeung

意見詳情**Details of the Comment :**

贊成A/TWW/127申請通過，獲城規會支持。
申請原址住宅已有6,70年屋齡，面積細而且老舊，有重建的需求實屬合理。
本次申請希望可獲准把最高地積比率，由0.4倍最多增至0.75倍，令住宅實用面積可以提升。
而且重建後建築物與現時四周的環境會更好地融合，令附近區域的視覺效益更佳。
是次申請對環境生態影響甚微，希望城規會支持。

4

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

230530-190229-36474

提交限期**Deadline for submission:**

06/06/2023

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

30/05/2023 19:02:29

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

A/TWW/127

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

女士 Ms. LO

意見詳情**Details of the Comment :**

我贊同A/TWW/127在汀九段改建新的房屋, 附近風景優美, 臨近海邊, 乘車時看見海景和美麗的風景非常舒服. 如果拆卸舊建築改為新的屋宇, 會更加賞心悅目, 而且計劃沒有對附近的生態或環境有什麼負面影響. 贊成興建新樓宇發展, 令附近的環境更加美觀.

5
致：規劃署（城規會）

本人曾國威是汀九村村代表，在荃灣西分區委員會。得悉貴署（城規會）在本村範圍內 DD399 LOT407（擬議略為放寬地積比率限制以作准許的屋宇發展，申請編號：A/TWW/127）。

本人及本村村民不反對上述申請，但有少許建議，希望在興建期間，不會影響青山公路跑步人士，及不要對海灘造成污染，同時，本人亦希望得到貴署及承辦商的答覆。

祝貴署全人工作愉快！

通訊處：新界荃灣青山公路
汀九村 28 號 A 地下
汀九村公所

聯絡電話：曾國威 [REDACTED]


曾國威

汀九村村代表

2023-05-27



6

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

參考編號

Reference Number:

230531-152743-32909

提交限期

Deadline for submission:

06/06/2023

提交日期及時間

Date and time of submission:

31/05/2023 15:27:43

有關的規劃申請編號

The application no. to which the comment relates:

A/TWW/127

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Marcus MA

意見詳情

Details of the Comment :

本人十分讚同以上申請,因項目原有樓房已非常陳舊,可能超過60年以上,除著年月與附近環境都有小許過時,所以我十分支持重建.項目因重建和設計會和四周更容合一致,更不會影響附近環境和交通,所以希望加快落實.

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



A/TWW/127 DD 399 Ting Kau
05/06/2023 02:30

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

A/TWW/127

Lot 407 in D.D. 399 and Adjoining Government Land, Ting Kau, Tsuen Wan West

Site area : About 1,215.3m²

Zoning : "Res (Group C)"

Proposed Development: 1 Villa / ?? Vehicle Parking

Dear TPB Members,

So public land has been abandoned, and rightfully so.

Now it the plan is for a single villa. Members should question where the residents will park their vehicles. It is unlikely that occupants of such a large villa would be trekking to the public bus stop on Castle Peak Road.

Parking on Government Land should not be an option.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 21 March 2019 2:48 AM CST
Subject: A/TWW/117 DD 399 Ting Kau

A/TWW/117

Lot 407 in D.D. 399 and Adjoining Government Land, Ting Kau, Tsuen Wan West

Site area : About 1,323.3m² Includes Government Land of about 108m²

Zoning : "Res (Group C)"

Proposed Development: 2 Units / 5 Vehicle Parking

Dear TPB Members,

It is not clear which area is government land. It is quite shocking that when we are bombarded with bleating that there is no land for housing that two units could

occupy so much land. If government land can be put to better use then it should not be granted to these over large residences.

Site coverage of almost 70% is too great for the zoning.

Mary Mulvihill

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



Re: A/TWW/127 DD 399 Ting Kau

01/10/2023 03:13

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

Dear TPB Members,

The Applicant appears to be proposing that the government provide metered parking spaces to cater for its parking needs?

This is taking private appropriation of public land to a new level.

The recent revelations of extensive and decades long encroachment onto government land by owners of upmarket villas has not gone down well with the general community as it is indicative of a culture of favoritism towards certain sectors of society.

Mary Mulvihill

From:

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

Date: Monday, 5 June 2023 2:30 AM CST

Subject: A/TWW/127 DD 399 Ting Kau

A/TWW/127

Lot 407 in D.D. 399 and Adjoining Government Land, Ting Kau, Tsuen Wan West

Site area : About 1,215.3m²

Zoning : "Res (Group C)"

Proposed Development: 1 Villa / ?? Vehicle Parking

Dear TPB Members,

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Mary Mulvihill

From:

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

Date: Thursday, 21 March 2019 2:48 AM CST

Subject: A/TWW/117 DD 399 Ting Kau

A/TWW/117

Lot 407 in D.D. 399 and Adjoining Government Land, Ting Kau, Tsuen Wan West

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Site coverage of almost 70% is too great for the zoning.

Mary Mulvihill

Recommended Advisory Clauses

1. Comments of the District Lands Officer/Tsuen Wan and Kwai Tsing, Lands Department (LandsD):
 - (a) LandsD reserves comment on the proposed schematic design which would only be examined in detail during the building plan submission stage. There is no guarantee that the schematic design as presently proposed in the subject s.16 application if reflected in future building plan submission(s) will be acceptable under lease;
 - (b) the area figures including the site area in the application documents have not been checked by survey and subject to verification during the building plan submission stage; and
 - (c) the application site does not abut onto any road. The proposed development intensity should be subject to the Buildings Department (BD)'s comment.
2. Comments of the Chief Building Surveyor/New Territories West, BD:
 - (a) the site does not abut on a specified street having a width of not less than 4.5m, the development intensity shall be determined under Building (Planning) Regulation (B(P)R) 19(3) during building plan submission stage;
 - (b) the site shall be provided with means of obtaining access thereto from a street under B(P)R 5 and emergency vehicular access shall be provided for all the buildings to be erected on the site in accordance with the requirements under B(P)R 41D;
 - (c) headroom of the storey height should not be excessive. Otherwise, gross floor area of the storey will be considered double counting subject to justification;
 - (d) the applicant should be reminded that under the Buildings Ordinance (BO), no person shall commence or carry out any building works without having first obtained approval and consent from the Building Authority before commencement of works unless they are exempted under s.41 of BO, or fall

within minor works under the Building (Minor Works) Regulation;

- (e) any proposed building works should comply with the prevailing requirements under the BO and allied regulations and Code of Practices; and
- (f) detailed comments will be given in the building plan submission stage.

3. Comments of the Commissioner for Transport:

Temporary traffic arrangement is required to be submitted by the applicant according to the prevailing mechanism for vetting by the Transport Department and the Road Management Office of Hong Kong Police Force, the detailed design and approval of which shall be subject to actual road conditions by the time of construction.

4. Comments of the Director of Fire Services:

- (a) detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (b) the emergency vehicular access provision in the site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under B(P)R 41D which is administered by BD.