

This document is received on **15 MAR 2021**
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

& 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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/HISE/288
	Date Received 收到日期	15 MAR 2021

- 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
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
寶標有限公司 (TREASURE TARGET LIMITED)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
郭志文 KWOK CHI MAN CLERK

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)	請參考附頁
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input type="checkbox"/> Site area 地盤面積 6850 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 / sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	/ sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	洪水橋及厦村分區計劃大綱圖 S/Hsk/2
(e) Land use zone(s) involved 涉及的土地用途地帶	鄉村式發展("V")
(f) Current use(s) 現時用途	空 置

(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 11/3/2021 (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 8/2/2021 (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

<p>(a) Operation involved 涉及工程</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 checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 6,850 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 1 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>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
<p>(b) Intended use/development 有意進行的用途/發展</p>	<p>以作准許的屋宇(只限新界豁免管轄屋宇)發展用途</p>

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

<p>(a) Nature and scale 性質及規模</p>	<p><input type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p>											
	<p>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</p>											
	<table border="1"> <thead> <tr> <th data-bbox="438 1400 746 1527">Name/type of installation 裝置名稱/種類</th> <th data-bbox="746 1400 911 1527">Number of provision 數量</th> <th data-bbox="911 1400 1414 1527">Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸(米)(長x闊x高)</th> </tr> </thead> <tbody> <tr> <td data-bbox="438 1527 746 1655"></td> <td data-bbox="746 1527 911 1655"></td> <td data-bbox="911 1527 1414 1655"></td> </tr> <tr> <td data-bbox="438 1655 746 1783"></td> <td data-bbox="746 1655 911 1783"></td> <td data-bbox="911 1655 1414 1783"></td> </tr> <tr> <td data-bbox="438 1783 746 1904"></td> <td data-bbox="746 1783 911 1904"></td> <td data-bbox="911 1783 1414 1904"></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)										
<p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>												

(iv) For Type (v) application 供第(v)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 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至
- ☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
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 非建築用地限制 From 由m to 至
- ☐ 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

(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 sq.m 平方米 ☐ About 約
- Proposed plot ratio 擬議地積比率 ☐ About 約
- Proposed site coverage 擬議上蓋面積 % ☐ About 約
- Proposed no. of blocks 擬議座數
- Proposed no. of storeys of each block 每座建築物的擬議層數 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 mPD 米(主水平基準上) ☐ About 約
..... m 米 ☐ About 約

☐ 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

.....

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)

2028年

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行車通道安排**

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>可經由鳳凰路及連中街地底</p> <p><input checked="" type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p>
	<p>No 否</p>	<p><input checked="" type="checkbox"/></p>

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.
如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

Part 9 第9部分

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。

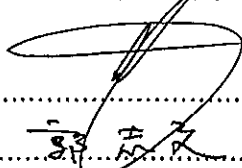
可參考附頁申請理由

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

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

Others 其他

on behalf of
代表

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

Date 日期

9/2/2021 (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

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

Ash interment capacity 骨灰安放容量[@]

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

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

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，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 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	請參看附頁		
Site area 地盤面積	6850	sq. m 平方米	<input type="checkbox"/> About 約
	(includes Government land of 包括政府土地	/	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	B 區村 洪水橋古區計劃大綱圖 S/H3/C/2		
Zoning 地帶	鄉村式發展 ("V")		
Applied use/ development 申請用途/發展	進行填土以作准許的屋宇 (只限新界豁免管制屋宇) 發展		
(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	6,438 <input checked="" 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	/ <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	33	
	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	8.23	m 米 <input checked="" 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)
		3	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	31.32 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	99		
(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) _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____	

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

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

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。

申請地點： 新界元朗廈村丈量約份第 124 約地段第 2000 號 B 分段、
第 2000 號 C 分段、第 2000 號 D 分段、第 2000 號 E 分段、
第 2000 號 F 分段、第 2000 號 G 分段、第 2000 號 H 分段、
第 2000 號 I 分段、第 2000 號 J 分段、第 2000 號 K 分段、
第 2000 餘段、第 2001 號 A 分段、第 2001 號 B 分段、
第 2001 號 C 分段、第 2001 號 D 分段、第 2001 號 E 分段、
第 2001 號 F 分段、第 2001 號 G 分段、第 2001 號 H 分段、
第 2001 號 I 分段、第 2001 號 J 分段、第 2001 號 K 分段、
第 2001 餘段、第 2002 號 A 分段、第 2002 號 B 分段、
第 2002 號 C 分段、第 2002 號 D 分段、第 2002 號 E 分段、
第 2002 號 F 分段、第 2002 號 G 分段、第 2002 號 H 分段、
第 2002 餘段、第 2003 號 A 分段、第 2003 號 B 分段、
第 2003 號 C 分段、第 2003 號 D 分段、第 2003 號 E 分段、
第 2003 號 F 分段、第 2003 號 G 分段、第 2003 號 H 分段、
第 2003 號 I 分段、第 2003 號 J 分段、第 2003 號 K 分段、
第 2003 號 L 分段、第 2003 號 M 分段、第 2003 號 N 分段、
第 2003 號 O 分段、第 2003 號 P 分段、第 2003 餘段、
第 2004 號 A 分段、第 2004 號 B 分段、第 2004 號 C 分段、
第 2004 號 D 分段、第 2004 號 E 分段、第 2004 號 F 分段、
第 2004 號 G 分段、第 2004 餘段、第 2005 號 A 分段、
第 2005 號 B 分段、第 2005 號 C 分段、第 2005 號 D 分段、
第 2005 號 E 分段、第 2005 號 F 分段、第 2005 餘段、
第 2006 號 A 分段、第 2006 號 B 分段、第 2006 號 C 分段、
第 2006 餘段、第 2007 號 B 分段、第 2007 餘段、
第 2009 號 B 分段、第 2009 號 C 分段、第 2009 號 D 分段、
第 2009 餘段、第 2032 號 A 分段、第 2032 號 B 分段、
第 2032 號 C 分段、第 2032 號 D 分段、第 2032 號 E 分段、
第 2032 號 F 分段、第 2032 號 G 分段、第 2032 號餘段、
第 2213 號 A 分段餘段、第 2213 號 A 分段第 1 小分段、
第 2213 號 A 分段第 2 小分段、第 2213 號 A 分段第 3 小分段、
第 2213 號 A 分段第 4 小分段、第 2213 號 A 分段第 5 小分段、
第 2214 號 A 分段餘段、第 2214 號 A 分段第 1 小分段、
第 2214 號 A 分段第 2 小分段、第 2214 號 A 分段第 3 小分段、
第 2214 號 A 分段第 4 小分段及第 2214 號 A 分段第 5 小分段

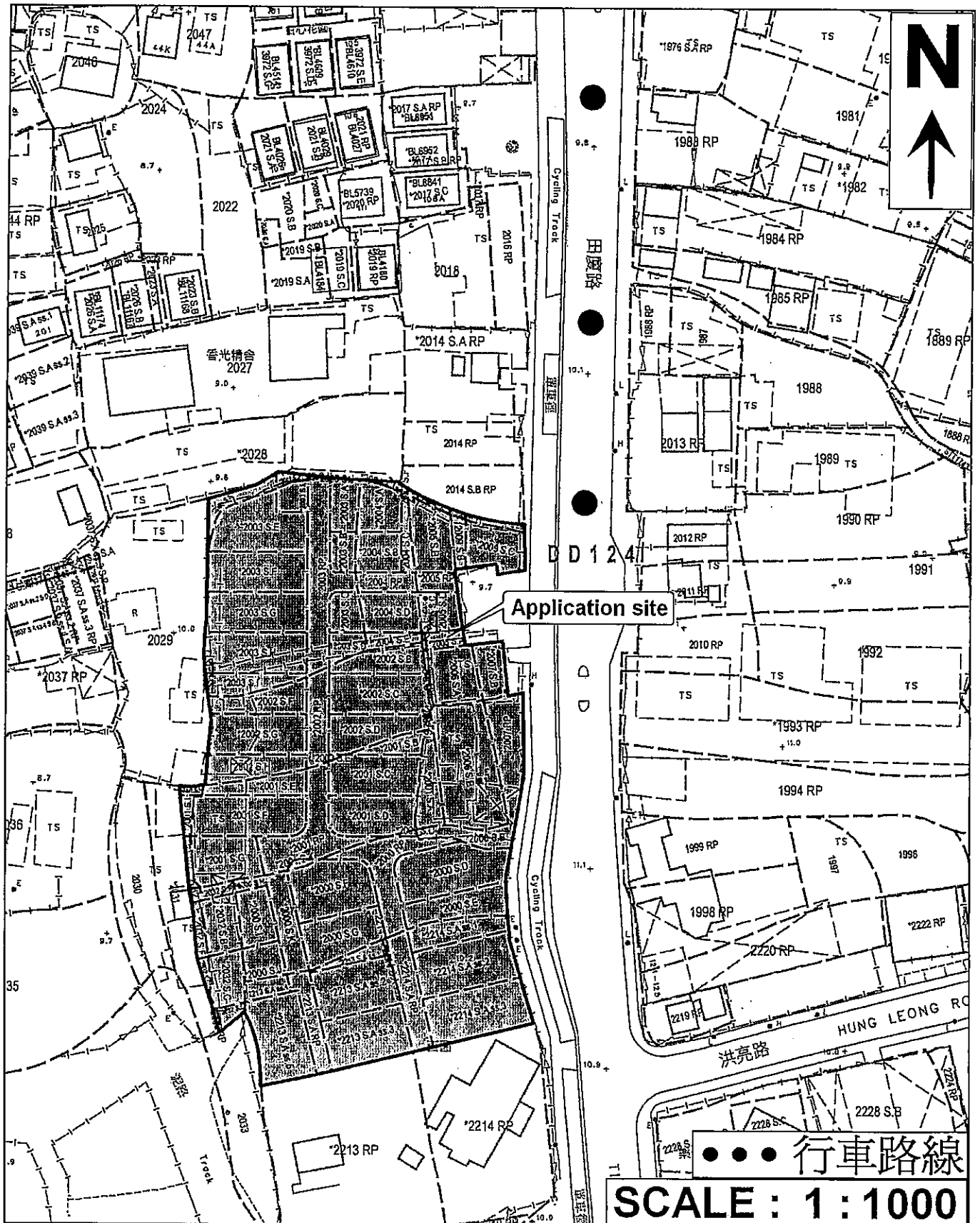
申請理由

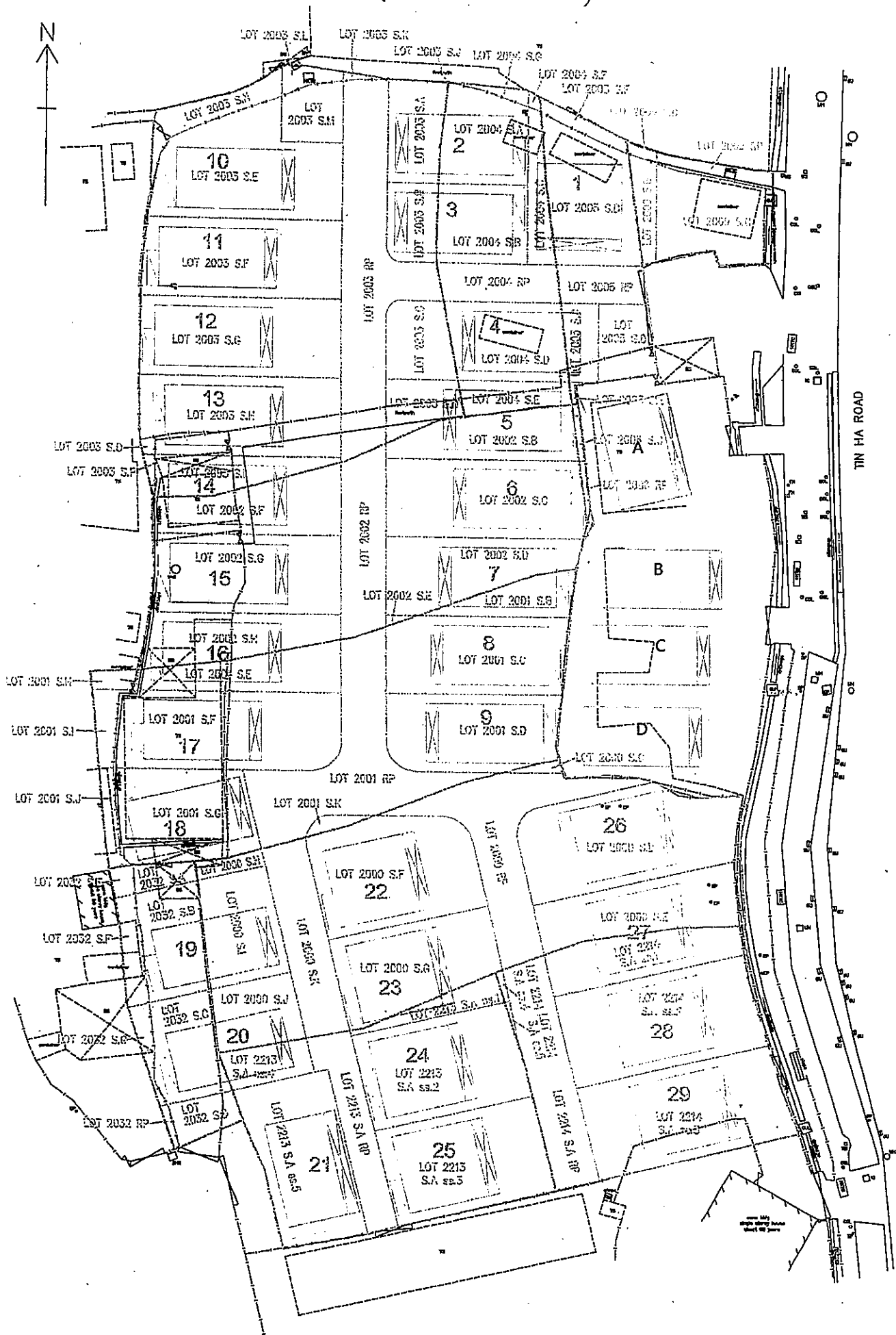
1. 申請地點地型不規則，由九十四幅相連土地組成。位於新界元朗廈村田心村附近。申請面積約 6,850 平方米，不涉政府土地。由寶標有限公司 (TREASURE TARGET LIMITED) 提出，進行填土以作准許的屋宇(只限新界豁免管制屋宇)發展用途。
2. 申請地點位於洪水橋及廈村分區計劃大綱圖(S/HSK/2)上的「鄉村式發展」(V) 地帶內。發展屬「鄉村式發展」(V) 地帶第一欄的經常准許用途。按洪水橋及廈村分區計劃大綱圖(S/HSK/2)的註釋，在「鄉村式發展」(V) 地帶填土，即使屬第一欄的經常准許用途的發展，亦得先向城規會提出申請。(可參閱：場地大綱圖及場地位置圖)
3. 申請人打算在申請地點擬建 33 幢屋宇(只限新界豁免管制屋宇)，每幢樓高三層。由於對建屋程序認識不足，在未有提交規劃許可申請前已進行了部份範圍的填土工作，經有關方面指正，知道得先取得規劃許可才可進行填土工程，事到如今亡羊補牢，特提交此規劃申請，將有關工程納入規管，以便明正言順地將土地作合乎標題的發展。
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5. 申請地點有部份範圍已填土，現時尚未有建屋工作。申請地點基本上空置，只有一個以金屬搭建的上蓋物作臨時寫字樓。臨時寫字樓樓高一層，高度約 4 米，面積約 100 平方米，負責作准許的屋宇(只限新界豁免管制屋宇)發展用途。
6. 申請地點範圍屬集體政府租契批租的舊批農地。此申請獲通過後，申請人會依足規定，就申請地點上搭建構築物(臨時寫字樓)，向地政總署元朗地政專員申請短期豁免書 (STW)，包括繳付地價或費用。
7. 政府有意發展元朗西，未來洪水橋及廈村區的土地布局必然有極大轉變；此申請能配合未來的洪水橋及廈村分區計劃大綱圖發展。申請人願意積極配合，並將發展納入規管。

場地大綱圖



場地位置圖





寄件日期: 2021年03月18日星期四 12:00
收件者: tpbpd; ocykan@pland.gov.hk
主旨: A/HSK/299修正申請理由
附件: 申請理由18-3-2021.pdf

2-2

申請理由

1. 申請地點地型不規則，由九十四幅相連土地組成。位於新界元朗廈村田心村附近。申請面積約 6,850 平方米，不涉政府土地。由寶標有限公司 (TREASURE TARGET LIMITED) 提出，進行填土以作准許的屋宇(只限新界豁免管制屋宇)發展用途。
2. 申請地點位於洪水橋及廈村分區計劃大綱圖(S/HSK/2)上的「鄉村式發展」(V) 地帶內。發展屬「鄉村式發展」(V) 地帶第一欄的經常准許用途。按洪水橋及廈村分區計劃大綱圖(S/HSK/2)的註釋，在「鄉村式發展」(V) 地帶填土，即使屬第一欄的經常准許用途的發展，亦得先向城規會提出申請。(可參閱：場地大綱圖及場地位置圖)
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4-1

檔案編號：A/HSK/299

敬啟者：

申請人就運輸署的意見，有以下補充：

此申請除按標題發展，即進行填土以作准許的屋宇(只限新界豁免管制屋宇)發展用途外，不涉其他用途。所有交通流量，只與標題發展有關。

由於對建屋程序認識不足，在未有提交規劃許可申請前，已進行了大部份範圍的填土工作(申請地點約 80%已填土)，後得有關方面指正，知道填土工程要先取得規劃許可，故後補規劃申請以便明正言順地將土地作合乎標題的發展。

基於以上原因，申請地點需再進行的填土工程的範圍相當有限。換言之可能出現的填土工作只有申請地點約 20%範圍。所產生的交通流量，亦相對地偏低。據有相關經驗的工程人員估計，餘下的填土工作，約需動用 100 駕次的泥頭車運送泥土，以來回計算，會產生約 200 駕次的泥頭車汽車流量。

當實際施工，這 200 駕次泥頭車汽車流量的工作，會分成二十個工作天進行。即每天約 10 駕次，會安排在日間非繁忙時間進行。大概每小時產生約兩駕次的泥頭車汽車流量。這些汽車流量增長，對附近交通，不會構成顯著影響。

由於未有實際施工時間，故此只能作初步估算。預計施工日子會安排在星期一至五，星期六、星期日及公眾假期休息。約四星期內可完成。運輸時間會安排的非繁忙時段進行，即上午十時至下午十二時，下午二時至下午五時，避開上下班的交通繁忙時間。根據經驗這樣的安排可對現時的交通影響減至最低。而所有運輸工作都會有預約，確保汽車流量都在控制之內。

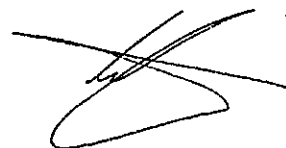
如有任何疑問，歡迎致電與郭先生聯絡。不便之處，敬請原諒。

此致

城市規劃委員會

規劃署 / 元朗西 / 簡先生

申請代理人

A handwritten signature in black ink, consisting of several fluid, overlapping strokes that form a stylized representation of the name Kwok Chi-man.

郭志文
31/3/2021

檔案編號：A/HSK/299



敬啟者：

就上述檔案。申請人補充資料提交，分別是：行車通道及泊車位置圖、渠務設計圖、填土深度計劃圖、填土深度計劃圖切面圖 1 及填土深度計劃圖切面圖 2。這些資料會取代早前提交的同類資料。

除此之外，其他資料維持不變。如有任何疑問，歡迎致電與郭先生聯絡。不便之處，敬請原諒。

此致

城市規劃委員會

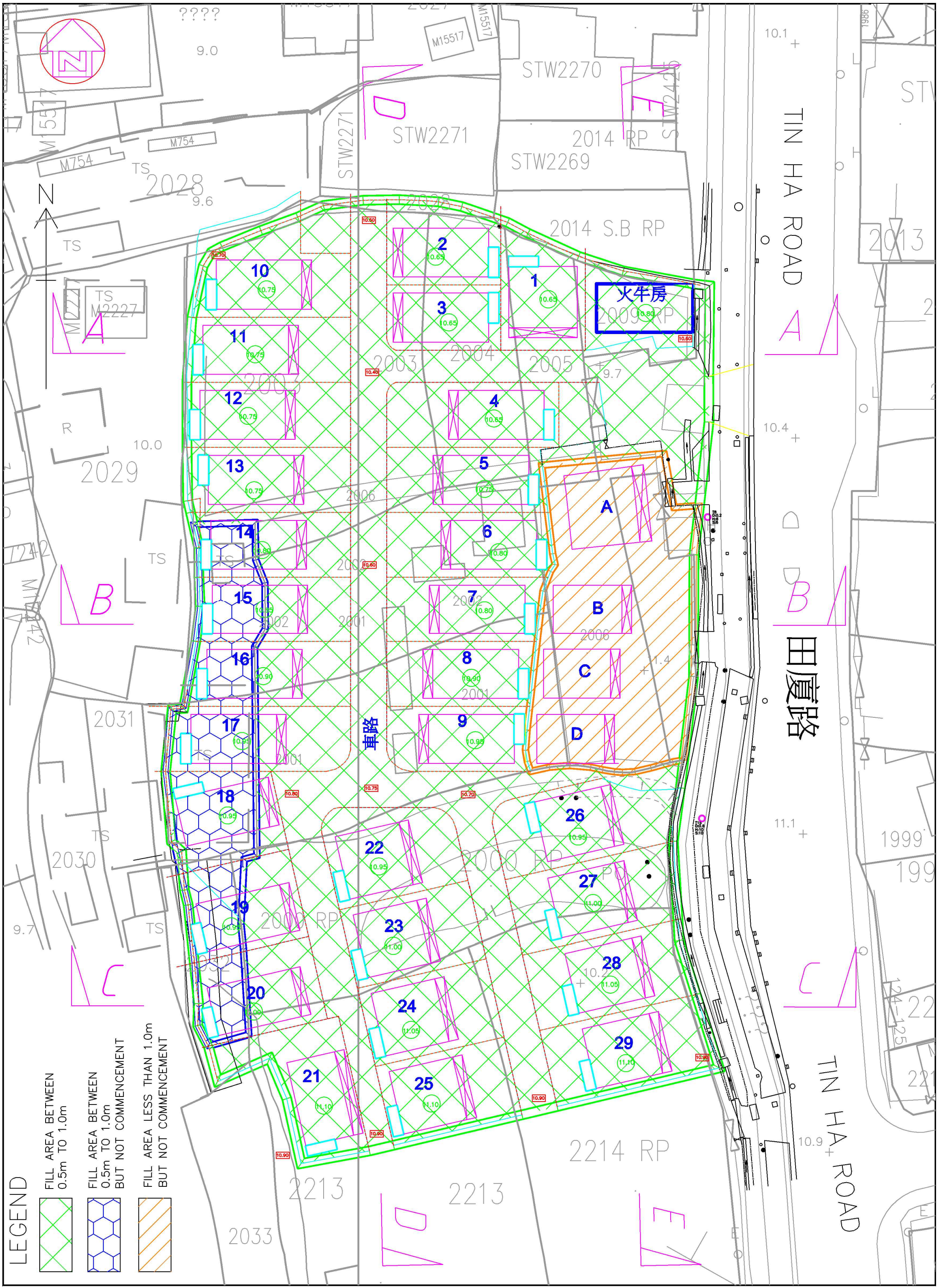
規劃署 / 元朗西 / 簡先生

申請代理人



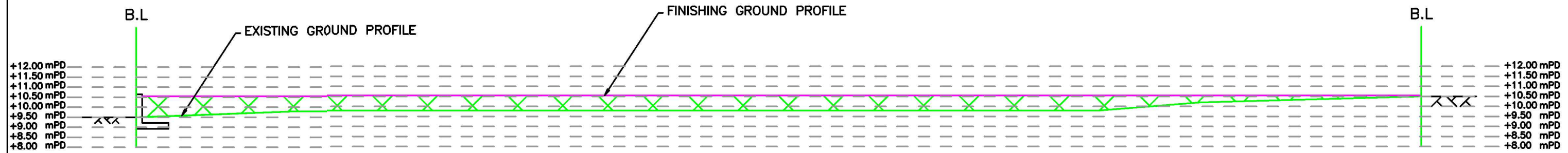
郭志文

16/4/2021

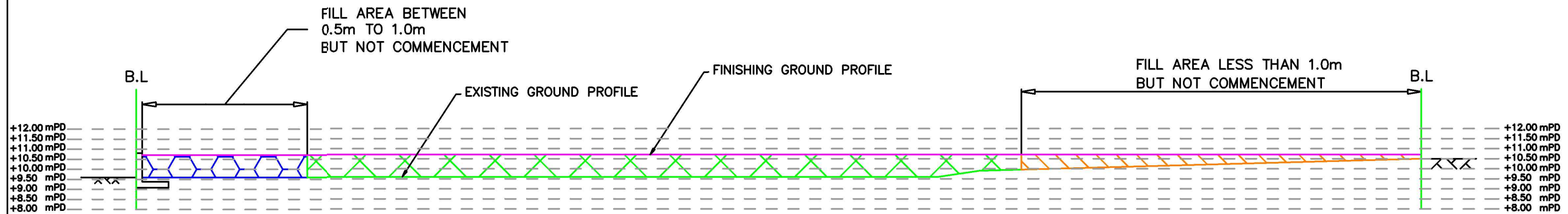


LEGEND

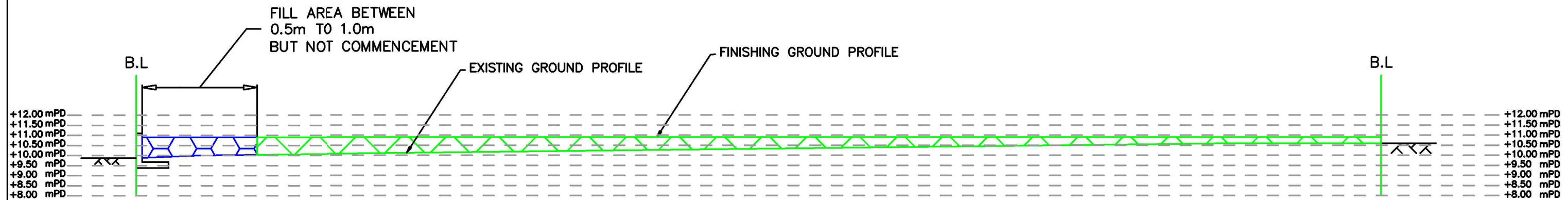
- FILL AREA BETWEEN 0.5m TO 1.0m
- FILL AREA BETWEEN 0.5m TO 1.0m BUT NOT COMMENCEMENT
- FILL AREA LESS THAN 1.0m BUT NOT COMMENCEMENT



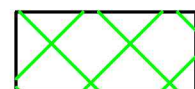
SCETION A-A



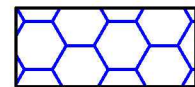
SCETION B-B



SCETION C-C



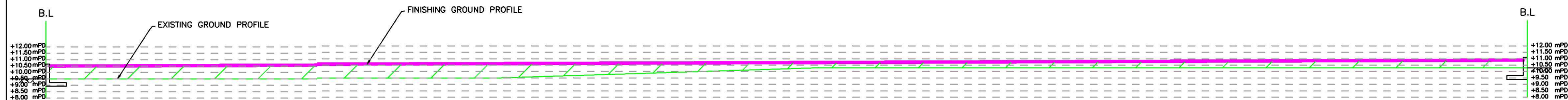
FILL AREA BETWEEN
0.5m TO 1.0m



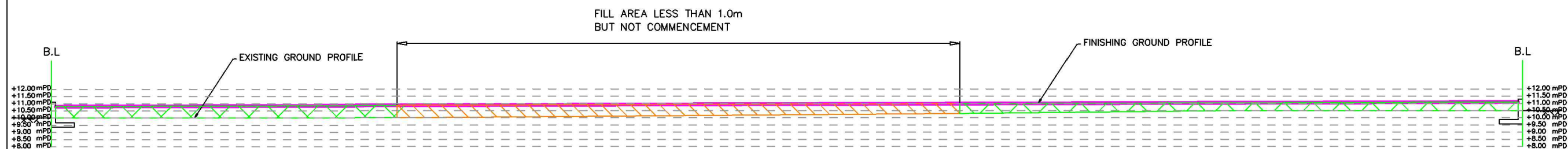
FILL AREA BETWEEN
0.5m TO 1.0m
BUT NOT COMMENCEMENT




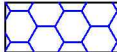

FILL AREA LESS THAN 1.0m
BUT NOT COMMENCEMENT

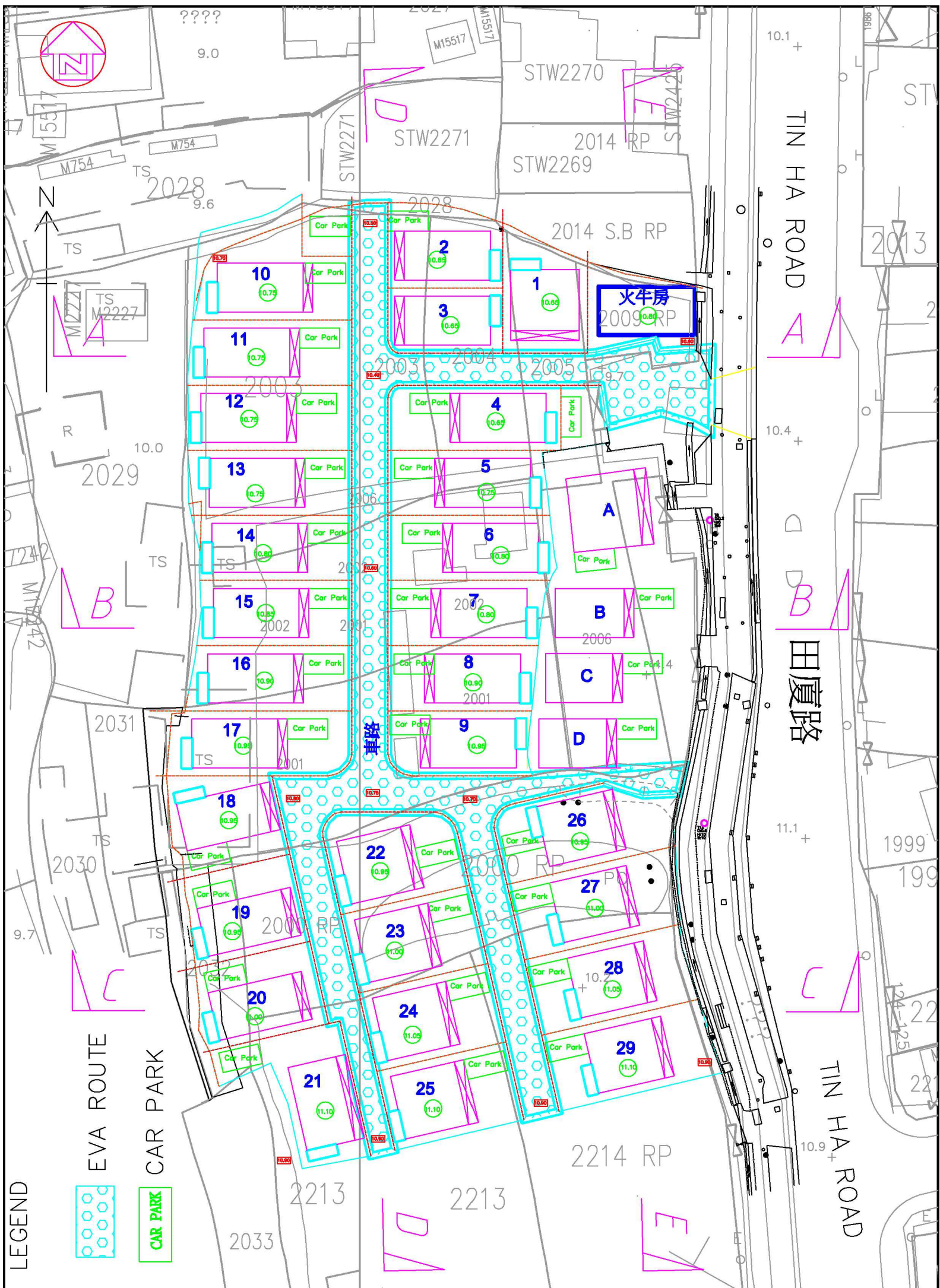


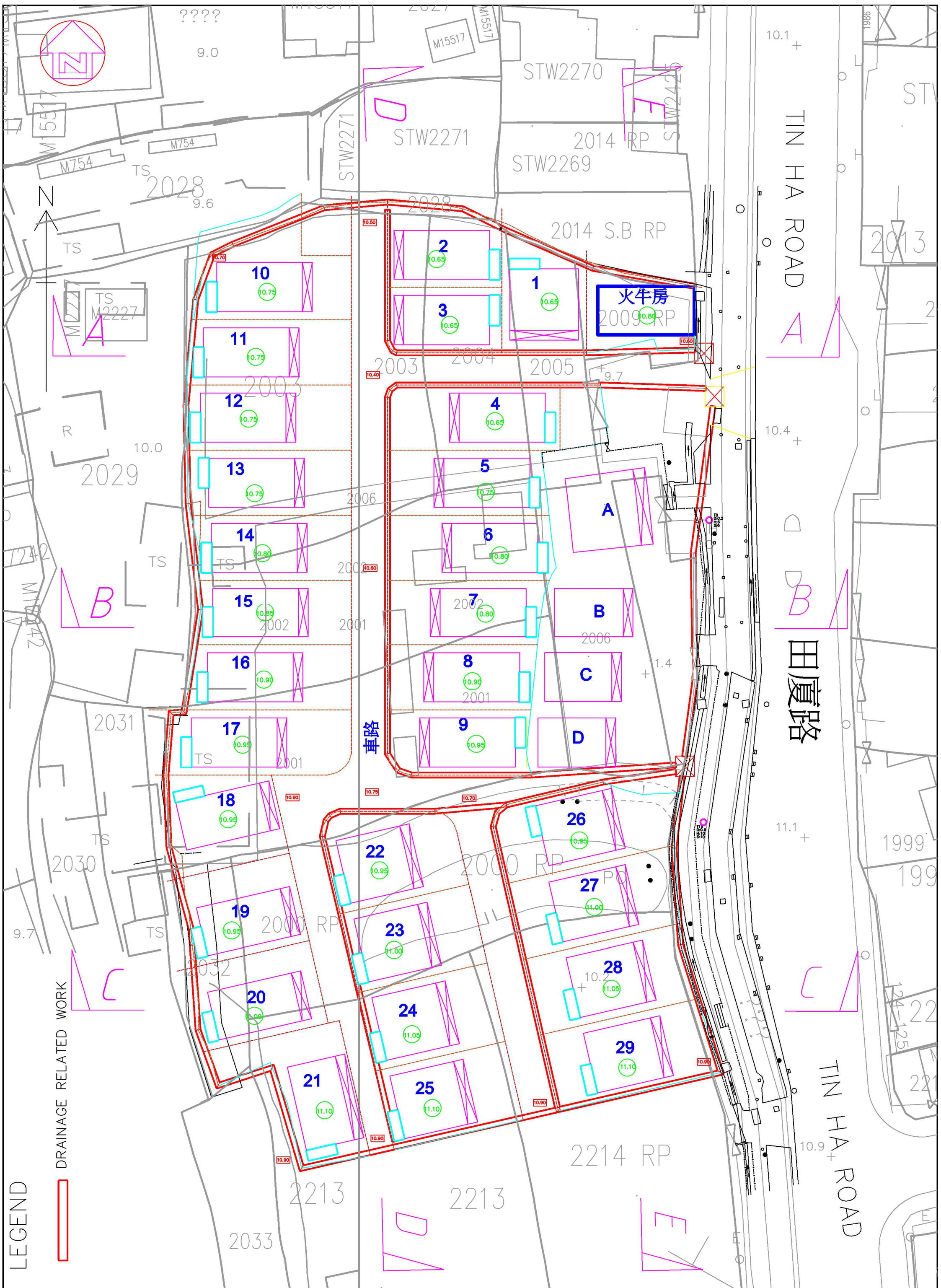
SCETION D-D



SCETION E-E

-  FILL AREA BETWEEN 0.5m TO 1.0m
-  FILL AREA BETWEEN 0.5m TO 1.0m BUT NOT COMMENCEMENT
-  FILL AREA LESS THAN 1.0m BUT NOT COMMENCEMENT





Previous s.16 Application covering the Application Site

Approved Application

<u>Application No.</u>	<u>Zoning(s) and OZP at the time of consideration</u>	<u>Applied Use(s)/ Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
A/HSK/164	“V” on the approved HSK&HT OZP No. S/HSK/2	Proposed Utility Installation for Private Project (Electricity Transformer Room) and Excavation of Land	19.7.2019	(1) to (2)

Approval Conditions:

- (1) Submission and implementation of drainage proposal
- (2) Provision of water supplies for firefighting and fire services installations

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

參考編號

Reference Number:

210325-153410-25355

提交限期

Deadline for submission:

13/04/2021

提交日期及時間

Date and time of submission:

25/03/2021 15:34:10

有關的規劃申請編號

The application no. to which the comment relates:

A/HSK/299

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

反對，住屋過於密集，引至附近交通阻塞，環境污染，增加引發火警危機，影響村民安全、生活質數及生態環境。

tpbpd@pland.gov.hk

寄件者:
寄件日期: 2021年04月12日星期一 3:40
收件者: tpbpd
主旨: A/HSK/299 DD 124 Tin Sam, Ha Tsuen Villa Development

A/HSK/299
Various Lots in D.D. 124, Tin Sam, Ha Tsuen
Site area : About 6,850sq.m
Zoning : "VTD"
Applied development : 33 Villas for Sale / Excavation of land

Dear TPB Members,

Application for CLP supply 'would provide electricity supply to 29 nearby proposed Small Houses in Tin Sum Tsuen' so the number has been increased. This application is clearly for a Ding rights scam villa development.

Is the applicant a company or 33 individuals? Are the applicants bona fide village residents?

I urge TPB members to ask for proof that the applicants are indeed residents and that they intend to live in the houses.

I would remind members to familiarize themselves with the facts of the JR Judicial Review

Koon Ping Leung v. The Director of Lands [2012] 2 HKC 329

The judge ruled that the Small House Policy was an administrative measure that provided land on certain conditions to those who had no land so that they could exercise the right. Those with residence outside the territory do not qualify under the policy.

The haphazard construction of small houses with no access basic amenities must be discouraged.

- Transactions of land lots related to the captioned applications, the coordinated nature of the applications, the well-known history and well-advertised activities of local developers, and other relevant information are sufficient grounds to suspect that misrepresentations may have been made to the Director of Lands and to the Town Planning Board as to the intention of the owners of the land and the owners of the "ding" rights regarding the use of the house and the beneficial interests.
- It appears that it would be reasonable to suspect that the applications are misrepresentations to Government and the Board, and that the small house applicants have no intention to build for themselves. If the Town Planning Board is reasonable and rational, it should ask for further information and clarifications.
- Such unlawful schemes (misrepresenting the intention to build for oneself) are common and there is a high risk that the Town Planning Board could be aiding and abetting a scheme which in whole or in part could be unlawful or unauthorized under the small house policy and associated regulations.
- In case the Town Planning Board is not aware of the risks of involvement in such unlawful but common schemes, the Board should make enquiries with the Department of Justice and the ICAC on the risk of involvement in conspiracies to defraud and misrepresentations by the applicants as there could well be adequate grounds for a healthy suspicion and for a thorough investigation.
- In fact, the methods and instruments involved in schemes whereby indigenous villagers were recruited to act as 'front men' to enable the land owners to develop small houses on their land are well known, including how land is

carved into sections and assigned, from evidence discovered during many Court Cases. The Board may not have the investigative powers itself, but it can't pretend to be blind and must make comprehensive enquiries and themselves consider the information discovered.

- It is a duty of the Town Planning Board to ensure it is not aiding and abetting unlawful schemes. It must first make sure that it has full knowledge of the background of the applications by verifying that the Lands Department undertook extensive investigations, including by soliciting the help from other agencies including the Immigration Department, Police and ICAC directly by the Board or by making sure the Lands Department has done so, including but not limited to the following information:

1. Were the captioned applications to the Town Planning Board fully coordinated and submitted as a whole by the same agent?
2. Who owns and has owned the land, and for what values was the land exchanged?
3. Which companies have been involved in the transactions and financing, where were they located and who are/were the directors?
4. Do the applicants ordinarily reside in Hong Kong according to entry and exit information from the Immigration Department?
5. And so forth.

- Having considered the above information, the Board should ensure it is fully satisfied that it would be unreasonable to suspect that the applications are misrepresentations to Government and the Board, and that the small house applicants are indeed applying for permission to build for themselves. If it can't be fully satisfied it should ask for further information and clarifications, or reject the captioned applications.

In addition, a development of such a size should be subject to numerous regulations with regard to EVA, provision of open space, connectivity to public drainage system, provision of vehicle ports for each unit, etc. No such data is provided.

Members must reject this application.

Mary Mulvihill

Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises 94 Old Schedule Agricultural Lots (OSALs) all in D.D.124 held under the Block Government Lease and do not have building status. However, the Village Environs Boundary (VEB) of Tin Sum Tsuen has yet been defined, consideration may be given to a SH application for a site within the “V” zone encircling the recognized village. It must be stressed that DLO/YL’s approval to SH grant is subject to all criteria being met and all relevant factors being considered. Any SH application, if approved, would be subject to such terms and conditions including, among others, the payment of premium and/or administrative fee as may be imposed by LandsD. Portion of the Site is subject to 2 Modification of Tenancy together with Letter of Approval Nos. M196 and M2559 for the purpose of accommodation, kitchen, chicken sheds, latrine and pigsty. Besides, a minor portion of the Site is covered by a Short Term Waiver No. STW 5119 with Building Plan submission for the proposed utility installation for private project (electricity transformer room) at Lot 2009 RP (now sub-divided into Lots 2009 S.B, 2009 S.C, 2009 S.D and 2009 RP);
- (c) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring spaces shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/ from public roads ;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains. HyD shall not be responsible for the maintenance of any access connecting the Site and Tin Ha Road;
- (e) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that if the existing structures (not being New Territories Exempted Houses) are erected on leased land without the approval of the Building Authority (BA), they are Unauthorized Building Works (UBW) under the Buildings Ordinance (BO) and should not be designated for any approved use under the application. For UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO. Before any new building works (including containers/open sheds as temporary buildings and land filling) are to be carried out on site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorised Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. The Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage; any temporary shelters or converted

containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R and detailed checking under BO will be carried out at building plan submission stage;

- (f) to note the comments of the Director of Fire Services (D of FS) that detailed fire safety requirements for New Territories Exempted Houses will be formulated upon receipt of formal application referred by LandsD;
- (g) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that existing water mains will be affected as shown on **Plan A-2**, the cost of any necessary diversion should be borne by the proposed development. The Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the applicant is required to demonstrate in the drainage proposal that the proposed land filling works will not cause any adverse drainage impact to the adjacent areas;
- (i) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that the applicant is advised that the approval of the s.16 application by the Town Planning Board does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. Applicant is reminded to approach relevant authority/ Government department(s) direct to obtain the necessary approval on tree works where appropriate; and
- (j) to note the comments of the Director of Environmental Protection (DEP) that it is the applicant's responsibility to comply with all relevant environmental legislations during construction and operation of the project. The applicant is also advised to follow the Recommended Pollution Control Clauses for Construction Contracts (https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc_1.html) to minimize the environmental impacts during the construction stage. For the proposed 33 SH development, the applicant is advised that public sewerage system is available nearby for connection.