

2023年 2月 2 4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。

24 FEB 2023

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

Appendix I of RNTPC
Paper No. A/SK-CWBN/73A

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

2300417 9/2 by hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/SK-cwBN/73
	Date Received 收到日期	24 FEB 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)

俞晉祺

YU CHUN KI

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)

永信建築有限公司

WINDSOR CONSTRUCTION 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)	LOT 1073 in D.D. 243, Mang Kung Uk and adjoining gov. land
(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 81.7 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 195.09 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)	31.2 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	S/SK-CWBN/6
(e) Land use zone(s) involved 涉及的土地用途地帶	V and G/IC (4)
(f) Current use(s) 現時用途	Vacant Land

(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)
(如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 --

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

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

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 --

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）
- _____
- _____
- _____
- _____

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置用途，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		
	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 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 7.62 m 米 to 至 8.23 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 m
- ☐ 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

Minor relaxation of building height restriction for house
(New Territories exempted house - small house)

(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 193.09 sq.m 平方米 ☐ About 約
- Proposed plot ratio 擬議地積比率 2.39 ☐ About 約
- Proposed site coverage 擬議上蓋面積 79.6 % ☐ About 約
- Proposed no. of blocks 擬議座數 1
- Proposed no. of storeys of each block 每座建築物的擬議層數 3 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
..... 8.23 m 米 ☐ About 約

☒ Domestic part 住用部分

GFA 總樓面面積

..... 195.09 sq. m 平方米 ☐ About 約

number of Units 單位數目

..... 1

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

政府、機構或社區設施

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

.....
.....
.....☐ other(s) 其他

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

.....
.....
.....☐ 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]
1	9/F-3/F	Residential
.....
.....
.....
.....
.....

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

Garden

.....

.....

.....

.....

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)

3年 3季 築期

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 No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 吉公屋路</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是 No 否</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>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></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 No 否</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>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>

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.

如需要的话，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 type="checkbox"/></td> </tr> </table> <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 type="checkbox"/>
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 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。

孟公屋村

申請人為新界原居民，故只得一生人一次
申請興建小型屋宇“俗稱丁屋”

申請方式為與政府換地，怎料換後
有部份土地座落於政府規畫土地
而今申請受阻


11. Declaration 聲明

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

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

Signature
簽署

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


CHUNG CHUN LONG VINCENT

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

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

專業資格

- ☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會
☐ RPP 註冊專業規劃師
Others 其他



on behalf of
代表

永信建築有限公司 WINDSOR CONSTRUCTION LIMITED

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

Date 日期

11-1-2023 (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.
在該靈灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	LOT 1073 in D.D. 243 Mang Kung Uk and adjoining gov. land		
Site area 地盤面積	81.7 sq. m 平方米 <input type="checkbox"/> About 約 (includes Government land of 包括政府土地 31.2 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	S/SK-CW BN /6		
Zoning 地帶	V and G/IC (4)		
Applied use/ development 申請用途/發展	Minor Relaxation of building height restriction for house (New Territories exempted house - small house)		
(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	195.09 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	2.39 <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	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	8.23 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)
		3 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)
	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	79.6 % <input type="checkbox"/> About 約	
(v) No. of units 單位數目	1	
(vi) Open space 休憩用地	Private 私人	16.67 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/>	0
	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/>	0

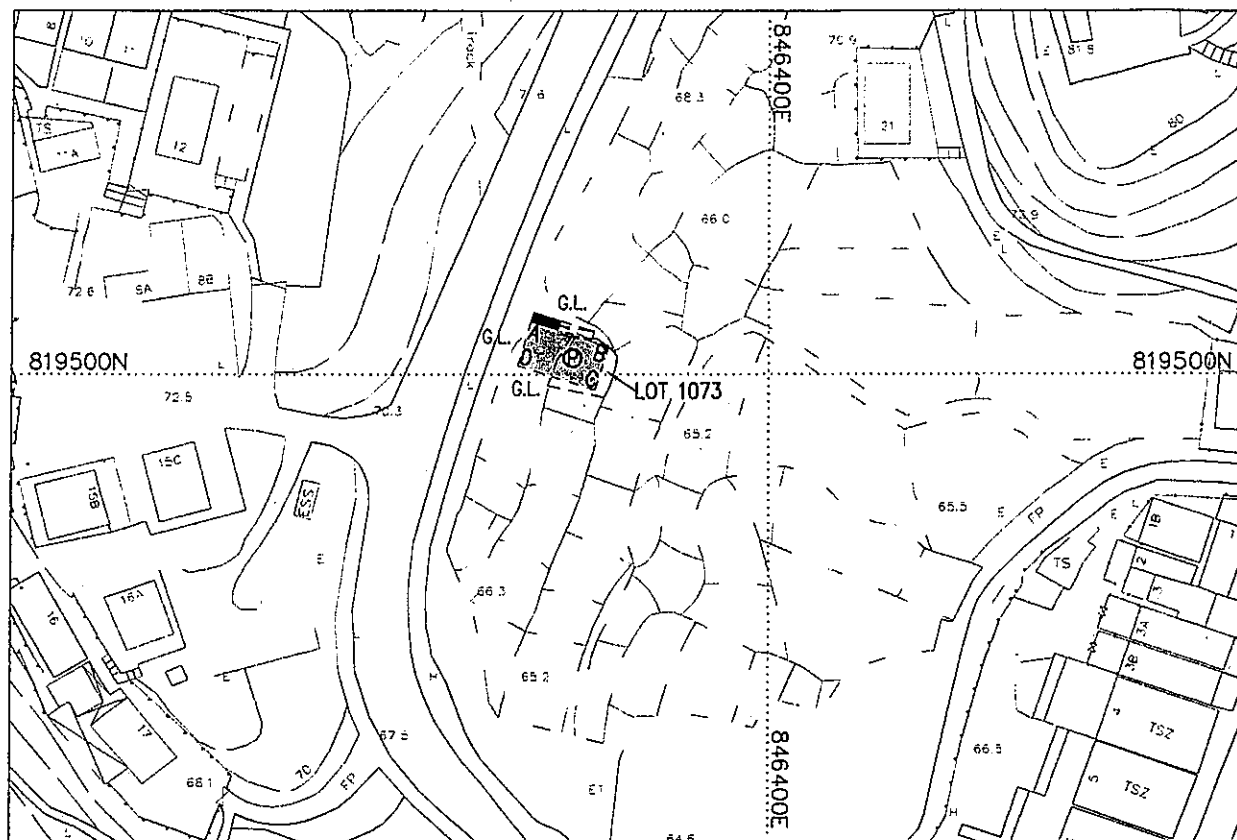
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input 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 checked="" type="checkbox"/>
Location Plan		
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 type="checkbox"/>	<input type="checkbox"/>

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

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

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

PROPOSED SMALL HOUSE ON LOT NO. 1073 AND GOVERNMENT LAND IN D.D.243



(P) Coloured Pink Area: 65.03 sq.m. (About)

SIDE	BEARING	DISTANCE	NORTHING	EASTING	PT.
A-B	107° 36' 10"	10.668	819507.005	846368.748	A
B-C	197° 36' 10"	6.096	819503.779	846378.917	B
C-D	287° 36' 10"	10.668	819497.968	846377.074	C
D-A	17° 36' 10"	6.096	819501.194	846366.905	D

☒ Balcony (1.220m x 8.281m)

■ Proposed Septic Tank (1.22m x 3.66m)
(Under Balcony)

Survey District : Sai Kung
Date : December 2022
Survey Sheet No.: 12-NW-16D
Scale : 1:1000
Ref Plan No. : SRP/SK/051/243/1073-D
Plan No. : LBP/SK/002/243/1073-SH

LOCATION PLAN



SCALE 1:10000

I, MA YUNG KONG, HELICON, an Authorized Land Surveyor registered under the Land Survey Ordinance (Cap.473), hereby certify that this land boundary plan has been prepared from land boundary surveys that were carried out by me or under my direct supervision in conformity with Code of Practice approved by the Land Survey Authority under the above Ordinance and that this plan correctly represents that Survey completed on the 10th day of December 2022.

Dated this 15th day December 2022.

馬容江測量有限公司
HELICON MA SURVEYING LTD.

CHARTERED LAND SURVEYORS
AUTHORIZED LAND SURVEYORS
新界元朗青山道150-160號
元朗匯豐大廈10樓1003B室

Unit 1003B, 10/F HSBC Building Yuen Long,
No. 150-160 Castle Peak Road, Yuen Long N.T.

TEL: +852 24493536
FAX: +852 24493540
MOBILE: +852 94354898
+852 94358214
heliconma@gmail.com

Authorized Land Surveyor





supporting documents for application Lot 1073 in DD.24327/02/2023 17:16

From: Vincent Chung <[REDACTED]>

To: tpbpd@pland.gov.hk

Cc: sylum@pland.gov.hk

History:

This message has been forwarded.

1 Attachment

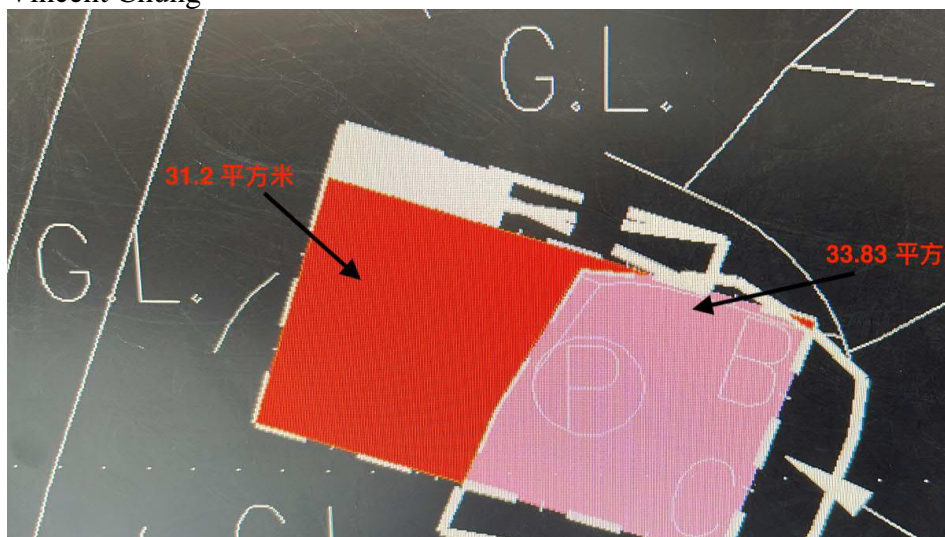


20230227154556.pdf

Hi,

I'm writing in response for the required replacement pages to supplement the application form submitted under the Lot 1073 in DD. 243.

Thanks,
Vincent Chung



For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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)

俞晉祺

YU CHUN KI

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)

永信建築有限公司

WINDSOR CONSTRUCTION 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)	LOT 1073 in D.D. 243, Mang Kung Uk and adjoining gov. land
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<p>65.03</p> <p><input checked="" type="checkbox"/> Site area 地盤面積 sq.m 平方米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Gross floor area 總樓面面積 195.09 sq.m 平方米 <input type="checkbox"/> About 約</p>
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	<p>31.2 sq.m 平方米 <input type="checkbox"/> About 約</p>

☒ Domestic part 住用部分

GFA 總樓面面積

number of Units 單位數目

average unit size 單位平均面積

estimated number of residents 估計住客數目

195.09

sq. m 平方米

☐ About 約

1

sq. m 平方米

☐ About 約☐ Non-domestic part 非住用部分☐ eating place 食肆☐ hotel 酒店☐ office 辦公室☐ shop and services 商店及服務行業☐ Government, institution or community facilities
政府、機構或社區設施☐ other(s) 其他

GFA 總樓面面積

sq. m 平方米

☐ About 約

sq. m 平方米

☐ About 約(please specify the number of rooms
請註明房間數目)

sq. m 平方米

☐ About 約

sq. m 平方米

☐ About 約(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)(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)

(please specify land area(s) 請註明地面面積)

sq. m 平方米 ☐ Not less than 不少於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]
1	G-2	Residential
.....
.....
.....
.....
.....

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

List of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	LOT 1073 in D.D. 243 Mang Kung Uk and adjoining gov. land		
Site area 地盤面積	65.03 sq. m 平方米 <input type="checkbox"/> About 約 (includes Government land of 包括政府土地 31.2 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	S/SK-CW BN /6		
Zoning 地帶	V and G/IC (4)		
Applied use/ development 申請用途/發展	Minor relaxation of building height of New Territories exempted houses (small house)		
(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	195.09 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<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		

Building height/No. of storeys 建築物高度／層數	Domestic 住用	8.23 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)
		3 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)
	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	100 % <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

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



Fw: Further Information No. 1 - Planning Application No. A/SK-CWBN/73
21/06/2023 09:51

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: Vincent Chung <[REDACTED]>

Sent: Wednesday, June 21, 2023 9:13 AM

To: tpbpd@pland.gov.hk

Cc: [REDACTED]

Subject: Further Information No. 1 - Planning Application No. A/SK-CWBN/73

To whom it may concern,

We are grateful for your acceptance of our application for deferment. It gave us ample time to arrange solutions for the concerns of various departments. Please find attached our summary of communications and its progress report.

Thank you,

Vincent Chung
Manager
Windsor Construction Ltd

Tel: [REDACTED]
46 G/F Hang Hau Village
Sai Kung, New Territories, Hong Kong



Further Information No. 1 - Planning Application No. A_SK-CWBN_73.pdf SK_TR_202305 (Full).pdf

Further Information No. 1 - Planning Application No. A/SK-CWBN/73 20-6-2023

Following the deferment approval for the Town Planning Board's consideration, here is the progress report on responses of various departmental comments conveyed to us on 13 and 22 March 2023, for the proposed house application of Lot 1073 in DD 243.

OVERVIEW

Department comments	Status	Notes
<p>Comments of Chief Town Planner/Urban Design and Landscape, Planning Department:</p> <p>Ms. Gigi WONG</p> <p>The Applicant shall provide existing tree information (i.e. Tree survey including information on species, DBH, size and tree photos) with proposed tree treatment and mitigation measures for further consideration on the application.</p> <p>Annex 1 (13-3-2023)</p>	In progress ▾	<p>We have contacted companies with relevant expertise in that field to provide a tree survey report. Please find attached, the tree survey report which addresses the species, DBH, size and tree photos.</p> <p>We are happy to oblige to any conditional approvals regarding tree treatments and mitigation measures.</p>
<p>Comments of Commissioner for Transport:</p> <p>Mr. Wang Ran, Thomas Mr. BOEDIHARDJO Johnathan, Ding Chian</p> <p>The applicant is required to demonstrate how the parking demand would be addressed so as not to induce further illegal parking and hence adverse traffic impact in the vicinity.</p> <p>Annex 2 (22-3-2023)</p>	Under review ▾	<p>After exploring solutions with prior commissioner for transport Mr. Wang Ran, we have reached the conclusion of finding a rented car spot for the SH applicant and providing proof of parking.</p> <p>Due to personnel changes, we have reached out to the new Commissioner for Transport, Mr. Boedihardjo and provided him with up to date evidence.</p>

Department comments	Status	Notes
<p>Comments of Head of the Geotechnical Engineering Office, Civil Engineering and Development Department:</p> <p>Ms. Y H Lam</p> <p>The applicant should submit the site formation plans for the proposed small house development to the BD in accordance with the provisions of the Buildings Ordinance.</p> <p>Annex 2 (22-3-2023)</p>	<p>Approved ▾</p>	<p>Following our phone conversations with Ms. Lam, we have cleared the miscommunication of our intent of applying for exemption of site formation works.</p> <p>We will comply with the criteria listed in PNAP APP-56 and submit our site formation works to the Buildings Department in the normal way.</p>

Summary

There should be no outstanding comments unaddressed and we hope to have cleared all concerns from various departments. We are grateful for the deferment period allowing us time to prepare the tree survey and contacting necessary departments.

**Lot No. 1073 (Part) in D.D.243 & Adjoining Government
Land, Mang Kung Uk, Hang Hau,
Sai Kung, New Territories**



TREE SURVEY REPORT

May 2023

Client: Windsor Construction Ltd.
Prepared By: H Plus Limited

Table of Contents

1.0 Introduction

2.0 Survey Methods and Assessment Criteria

3.0 General Description of Existing Trees

APPENDIX

Appendix A Site Location Plan

Appendix B Tree Assessment Schedule

Appendix C Photographic Record of Existing Trees

Appendix D Tree Survey Plan

1.0 INTRODUCTION

- 1.1 This Tree Survey Report is prepared for Lot No. 1073 (Part) in D.D.243 & Adjoining Government Land, Mang Kung Uk, Hang Hau, Sai Kung, New Territories.
- 1.2 The Survey Site can be direct accessed by Mang Kung Uk Road from North to South. The site is located in a predominantly rural environment dominated by the low-density village houses to all North, East, South and West, they are the Wai Sum Village, the Yu Uk Village and the Wo Tong Kong Village. The lush, vegetated Wo Tong Kong is located to its far South to West and Sheung Yeung Shan to its South East. The Site Please refer to **Appendix A**.

2.0 SURVEY METHODS AND ASSESSMENT CRITERIA

- 2.1 All living trees of 300mm girth (= 95mm diameter) or over (measured at 1.3m above ground level), within the Lot were studied. Each tree was identified to species level, and its girth, height and spread measured. The condition of each tree was then evaluated according to the following criteria (Webb 1991)¹:
- Trees of good form, moderate to large size (for their species type) and in good health are classified as Good.
 - Trees of reasonable form, with few or no visible defects or health problems are classified as Average.
 - Trees which are of poor form, badly damaged or clearly suffering from decay, die back, or the effects of very heavy vine growth are classified as Poor.

A general description of the trees on the Site follows in **Section 3**.

3.0 GENERAL DESCRIPTION OF EXISTING TREES

A tree survey was conducted in April 2023. 11 nos. of existing trees in 7 species within and adjacent to the Site boundary are identified. The dominant species is *Sterculia lanceolata* (假蘋婆), with a total of 4 nos. are surveyed. The next dominant species is *Celtis sinensis* (朴樹) with a total of 2 nos. are surveyed. Majority of the surveyed trees are in poor form.

There is **no** endangered tree species identified in the tree survey under the listing in 'Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586)'. Additionally, there is **no** "Old and Valuable" trees (OVT) observed within the Surveyed Area or its periphery during the undertaking of this survey.

Please refer to the supporting information as follows:

- A schedule of all the trees surveyed, together with their size and condition assessment is presented in Tree Assessment Schedule in **Appendix B**.
- Photographic record of existing trees is shown in **Appendix C**.
- The Location of existing trees overlaid onto the Site boundary showing those affected by the proposed development are shown on the Tree Survey Plan in **Appendix D**.

Tree Survey Summary of the existing trees are listed in **Table 1** below:

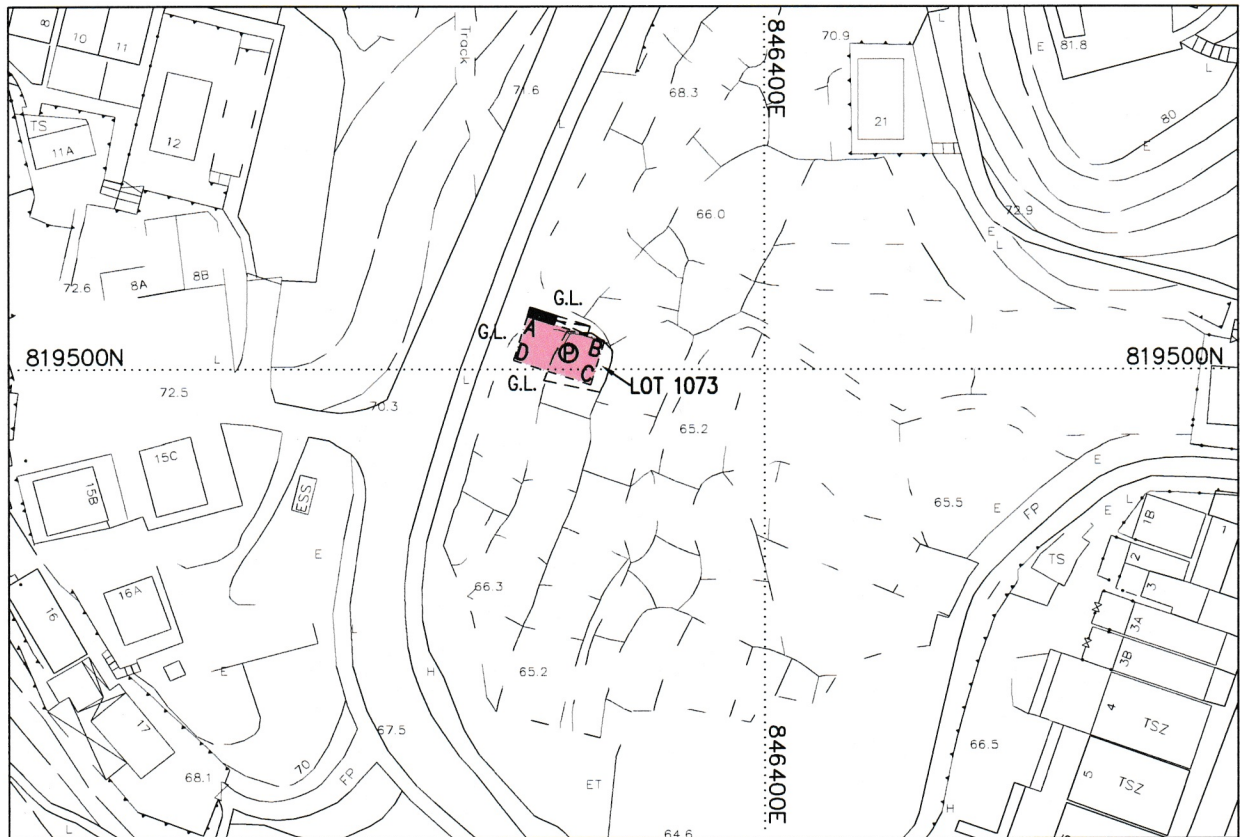
Table 1: Tree Survey Summary of Existing Trees

	Tree Species Common Name	Tree Species Chinese Name	Quantity
1	<i>Celtis sinensis</i>	朴樹	2
2	<i>Dimocarpus longan</i>	龍眼	1
3	<i>Machilus chekiangensis</i>	浙江潤楠	1
4	<i>Schefflera heptaphylla</i>	鵝掌柴	1
5	<i>Sterculia lanceolata</i>	假蘋婆	4
6	<i>Syzygium hancei</i>	韓氏蒲桃	1
7	<i>Syzygium jambos</i>	蒲桃	1

Appendix A

Site Location Plan

PROPOSED SMALL HOUSE ON LOT NO. 1073 AND GOVERNMENT LAND IN D.D.243



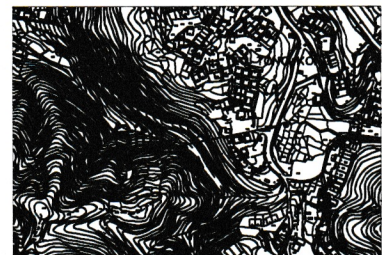
(P) Coloured Pink Area: 65.03 sq.m. (About)

SIDE	BEARING	DISTANCE	NORTHING	EASTING	PT.
A-B	107° 36' 10"	10.668	819507.005	846368.748	A
B-C	197° 36' 10"	6.096	819503.779	846378.917	B
C-D	287° 36' 10"	10.668	819497.968	846377.074	C
D-A	17° 36' 10"	6.096	819501.194	846366.905	D

☒ Balcony (1.220m x 8.281m)

■ Proposed Septic Tank (1.22m x 3.66m)
(Under Balcony)

LOCATION PLAN



SCALE 1:10000

Survey District : Sai Kung
Date : December 2022
Survey Sheet No.: 12-NW-16D
Scale : 1:1000
Ref Plan No. : SRP/SK/051/243/1073-D
Plan No. : LBP/SK/002/243/1073-SH

I, MA YUNG KONG, HELICON, an Authorized Land Surveyor registered under the Land Survey Ordinance (Cap.473), hereby certify that this land boundary plan has been prepared from land boundary surveys that were carried out by me or under my direct supervision in conformity with Code of Practice approved by the Land Survey Authority under the above Ordinance and that this plan correctly represents that Survey completed on the 10th day of December 2022.

Dated this 15th day December 2022.

馬容江測量有限公司
HELICON MA SURVEYING LTD.

CHARTERED LAND SURVEYORS
AUTHORIZED LAND SURVEYORS

新界元朗青山道 150 - 160 號

元朗匯豐大廈10樓1003B室

Unit 1003B, 10/F HSBC Building Yuen Long,
No. 150-160 Castle Peak Road, Yuen Long N.T.

TEL: +852 24493536
FAX: +852 24493540
MOBILE: +852 94354898
+852 94358214
heliconma@gmail.com

Authorized Land Surveyor



APPENDIX B

Tree Assessment Schedule

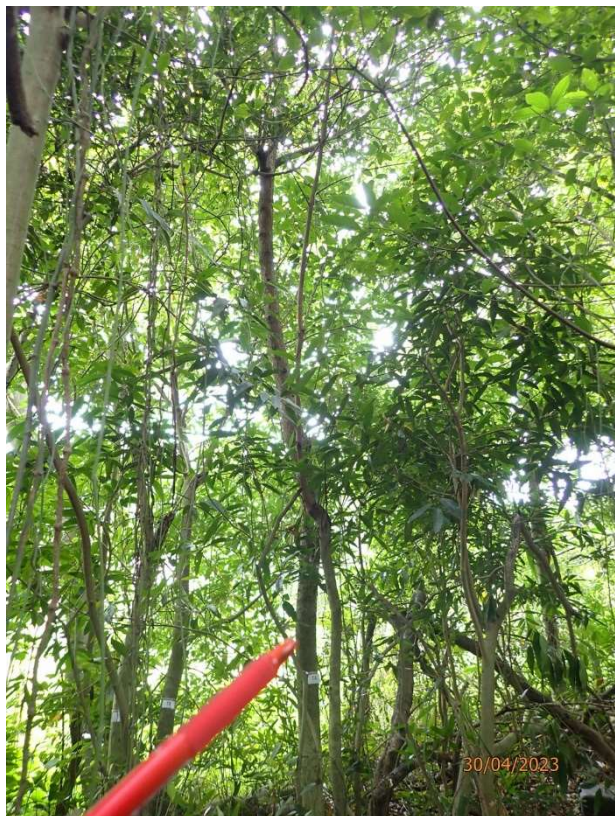
Tree Assessment Schedule

Address: Lot 1073 (Part) in D.D. 243 and Adjoining Government Land, Mang Kung Uk, Hang Hau, Sai Kung, N.T.
Lot: Lot 1073 (Part) in D.D. 243
Prepared by: Lam Hoi Tin (CA No.: HK-1760A) on
Field Survey was conducted / updated on : 30-Apr-23
To be read in conjunction with Drawing Nos.: TSP-01

Tree ID number	Tree Species (in Scientific names)	Tree Species (in Chinese names)	Original Location (Lot/ GA/ YA/ GHBA, etc.)	Measurements			Amenity Value (High/Medium/Low)	Form (Good/ Average/ Poor)	Health Condition (Good/ Average/ Poor)	Structural Condition (Good/ Average/ Poor)	Suitability for Transplanting (High/ Medium/ Low)	Conservation Status	Recommendation		Remarks (e.g. justification for proposed tree removal; anticipated root-ball size to be preserved (with Ø, x depth in mm), and any other on-site conditions, etc.)
				Height (m)	DBH (mm)	Crown Spread (m)							in initial/ approved application (Retain/ Transplant/ Fell)	in this revision, if applicable (Retain/ Transplant/ Fell)	
T4	<i>Machilus chekiangensis</i>	浙江潤楠	Lot	7	135	4	Low	Average	Average	Average	Low	-	Fell	-	-
T5	<i>Sterculia lanceolata</i>	假蘋婆	Lot	5	99	2	Low	Poor	Poor	Average	Low	-	Fell	-	Slope tree
T6	<i>Sterculia lanceolata</i>	假蘋婆	Lot	5	95	2	Low	Poor	Poor	Poor	Low	-	Fell	-	Slope tree
T7	<i>Schefflera heptaphylla</i>	鵝掌柴	Lot	4	101	3	Low	Poor	Poor	Average	Low	-	Fell	-	Climbers
T9	<i>Sterculia lanceolata</i>	假蘋婆	Lot	5	119	2	Low	Average	Average	Average	Low	-	Fell	-	Climbers
T10	<i>Dimocarpus longan</i>	龍眼	Lot	5	142	3	Low	Poor	Poor	Average	Low	-	Fell	-	Fungal fruiting bodies on branch
T11	<i>Syzygium hancei</i>	韓氏蒲桃	Lot	5	110	3	Low	Poor	Average	Average	Low	-	Fell	-	Co-dominant trunks
T12	<i>Sterculia lanceolata</i>	假蘋婆	Lot	5	145	2	Low	Poor	Average	Average	Low	-	Fell	-	Slope tree
T13	<i>Celtis sinensis</i>	朴樹	Lot	13	492	8	Low	Poor	Average	Average	Low	-	Fell	-	Slope tree; Co-dominant branches; Leaning to 10 degree
T14	<i>Celtis sinensis</i>	朴樹	Lot	10	288	5	Low	Poor	Average	Average	Low	-	Fell	-	Slope tree; Co-dominant branches; Crossed trunk with branch of T15
T15	<i>Syzygium jambos</i>	蒲桃	Lot	7	323	7	Low	Poor	Average	Poor	Low	-	Fell	-	Slope tree; Co-dominant branches; Crossed branch with trunk of T14; Exposed dead wood; Leaning to 50 degree

APPENDIX C

Photographic Record of Existing Trees



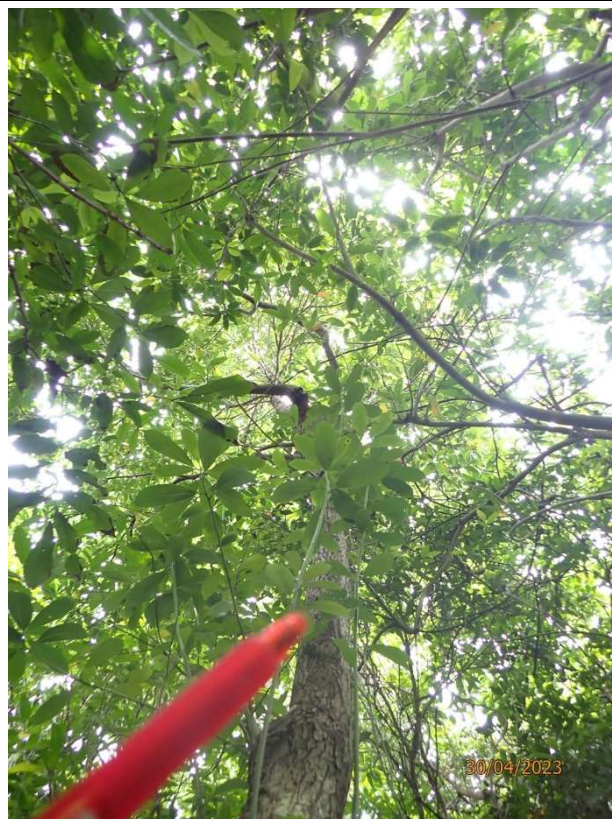
(T4) Overall View



(T4) Tree Tag



(T4) Close-Up



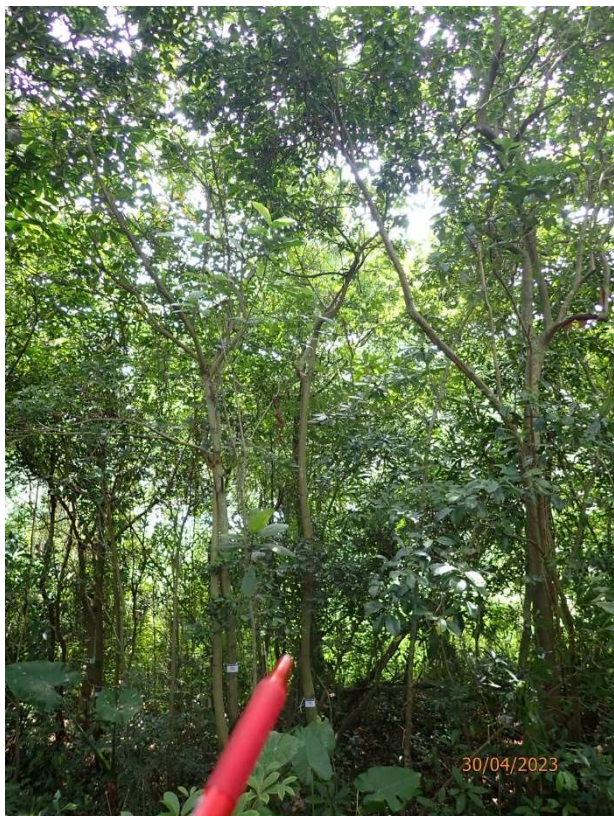
(T4) Close-Up

R = Retain T = Transplant F = Fell D = Dead Tree

F

Tree Photographic Record

Lot 1073 (Part) in D.D. 243 and Adjoining Government Land, Mang Kung Uk, Hang Hau, Sai Kung, New Territories



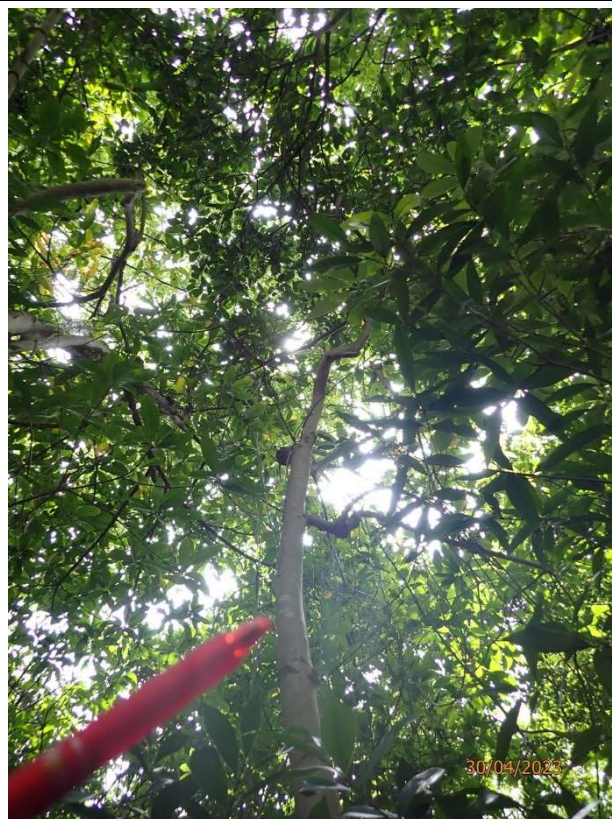
(T5) Overall View



(T5) Tree Tag



(T5) Close-Up



(T5) Close-Up

R = Retain T = Transplant F = Fell D = Dead Tree

F

Tree Photographic Record

Lot 1073 (Part) in D.D. 243 and Adjoining Government Land, Mang Kung Uk, Hang Hau, Sai Kung, New Territories



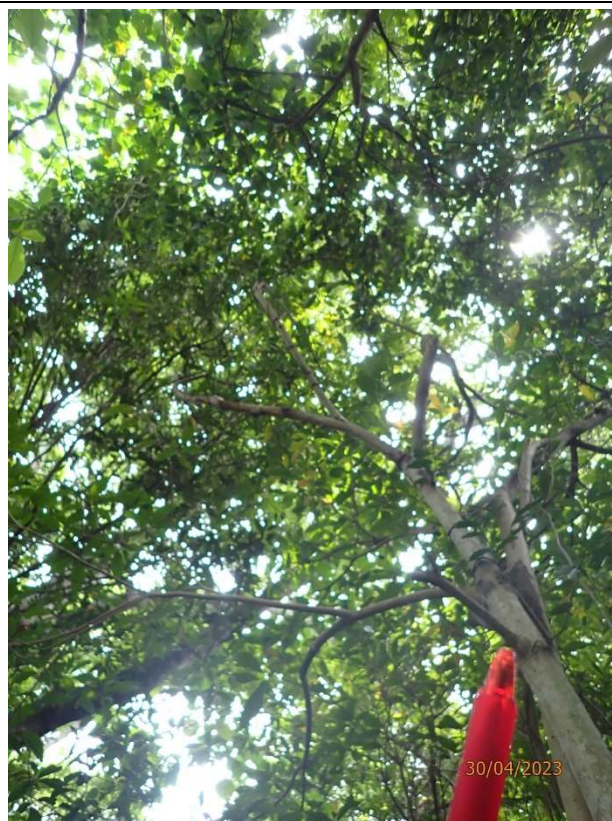
(T6) Overall View



(T6) Tree Tag



(T6) Close-Up



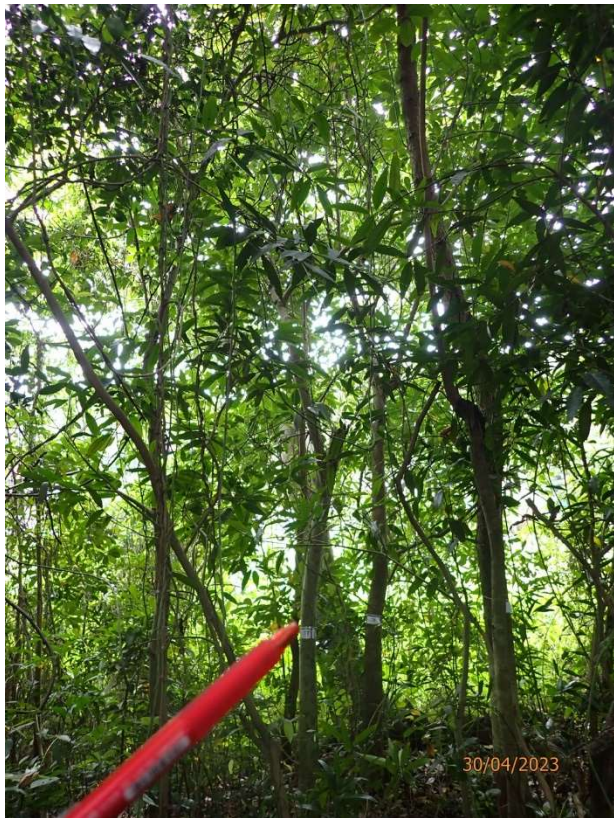
(T6) Close-Up

R = Retain T = Transplant F = Fell D = Dead Tree

F

Tree Photographic Record

Lot 1073 (Part) in D.D. 243 and Adjoining Government Land, Mang Kung Uk, Hang Hau, Sai Kung, New Territories



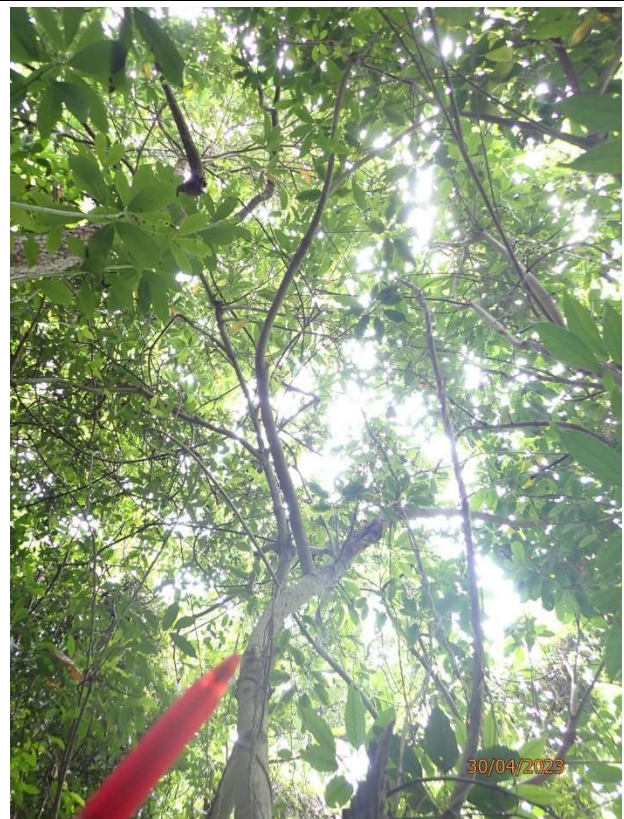
(T7) Overall View



(T7) Tree Tag



(T7) Close-Up



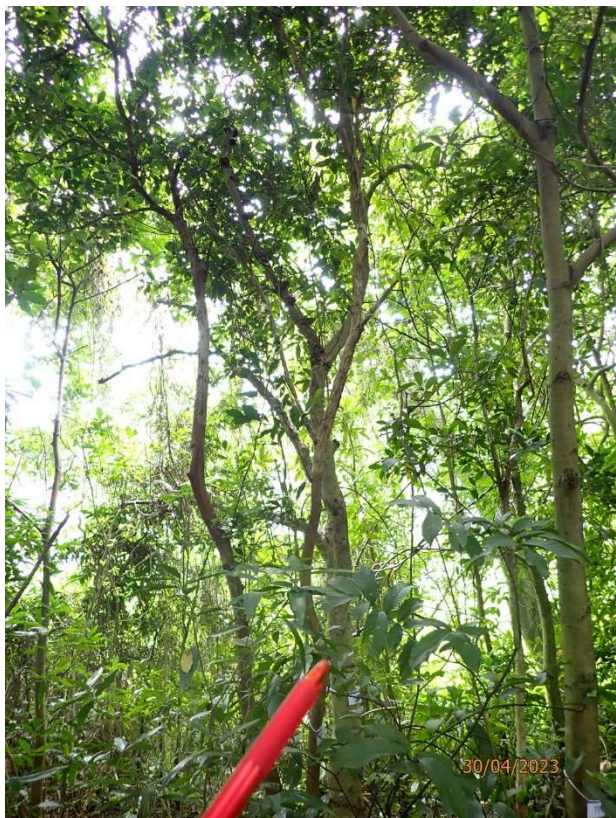
(T7) Close-Up

R = Retain T = Transplant F = Fell D = Dead Tree

F

Tree Photographic Record

Lot 1073 (Part) in D.D. 243 and Adjoining Government Land, Mang Kung Uk, Hang Hau, Sai Kung, New Territories



(T9) Overall View



(T9) Tree Tag



(T9) Close-Up



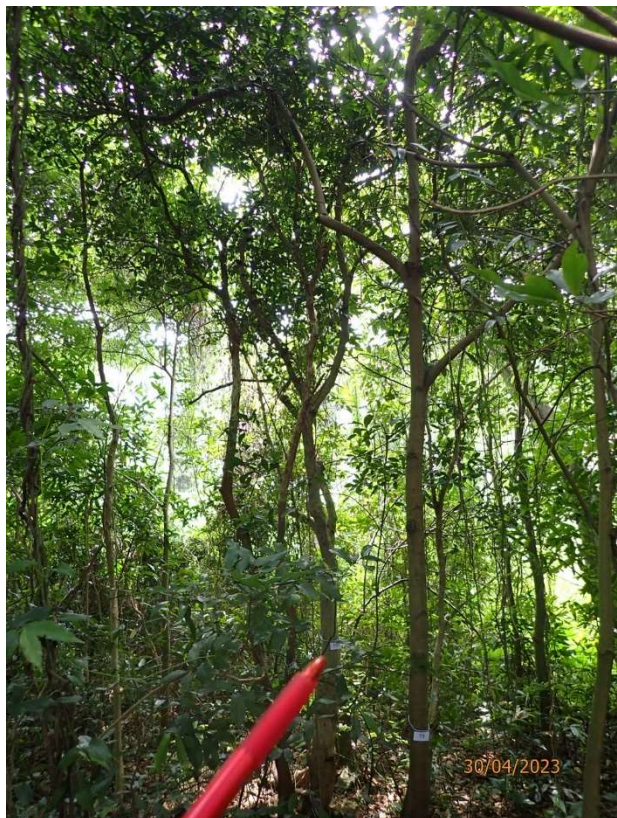
(T9) Close-Up

R = Retain T = Transplant F = Fell D = Dead Tree

F

Tree Photographic Record

Lot 1073 (Part) in D.D. 243 and Adjoining Government Land, Mang Kung Uk, Hang Hau, Sai Kung, New Territories



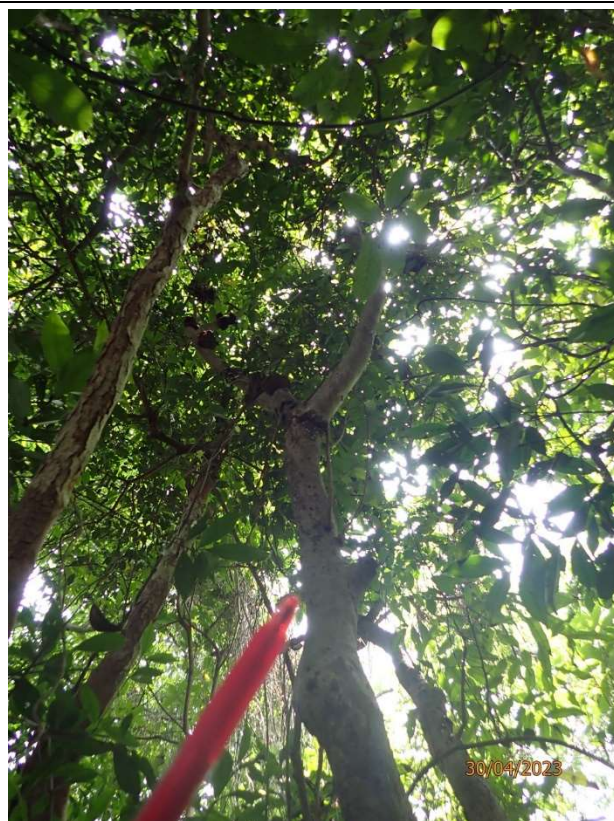
(T10) Overall View



(T10) Tree Tag



(T10) Close-Up



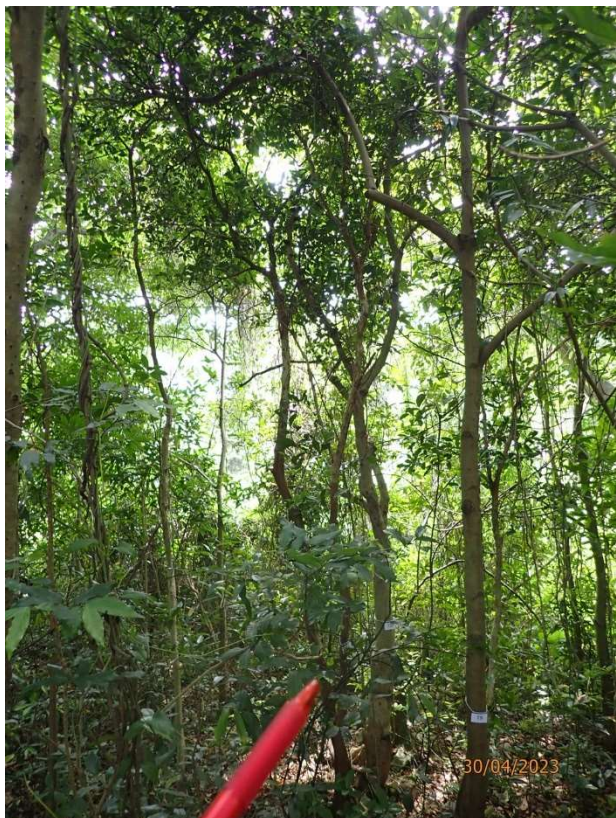
(T10) Close-Up

R = Retain T = Transplant F = Fell D = Dead Tree

F

Tree Photographic Record

Lot 1073 (Part) in D.D. 243 and Adjoining Government Land, Mang Kung Uk, Hang Hau, Sai Kung, New Territories



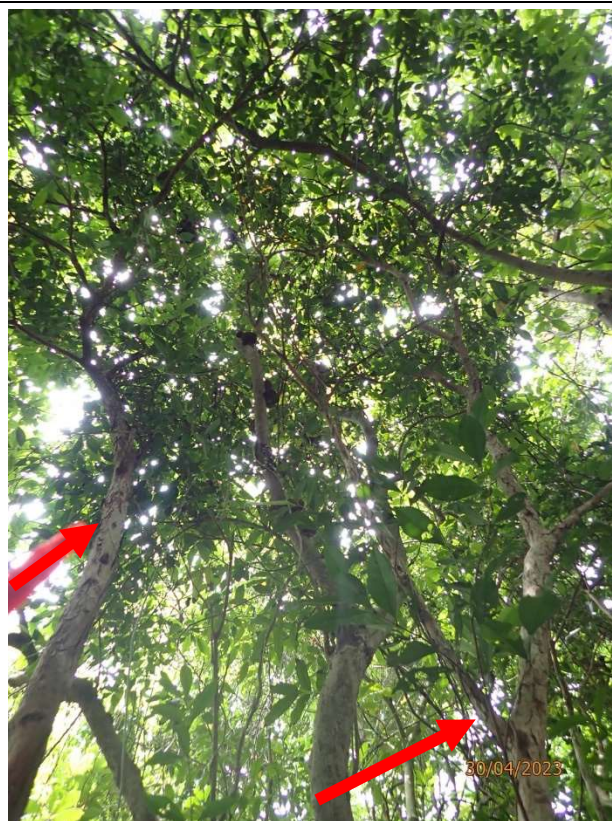
(T11) Overall View



(T11) Tree Tag



(T11) Close-Up



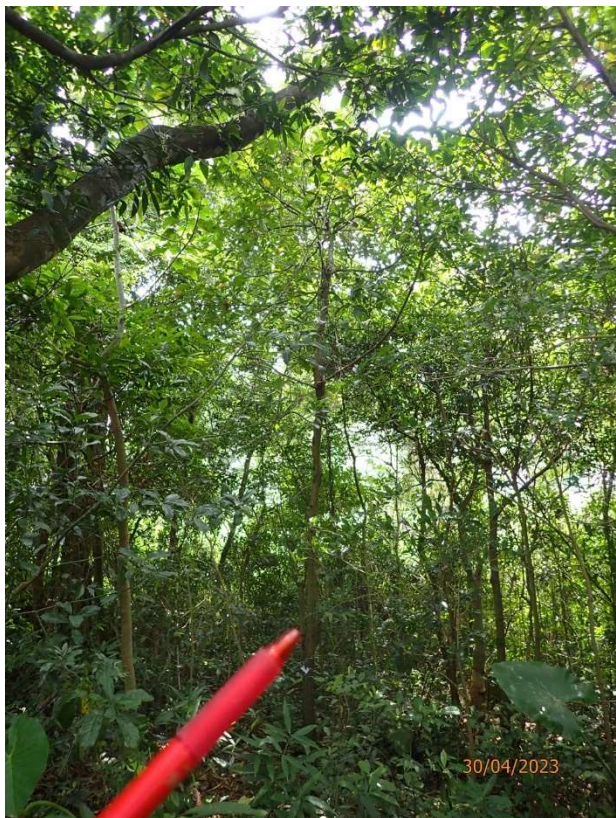
(T11) Close-Up

R = Retain T = Transplant F = Fell D = Dead Tree

F

Tree Photographic Record

Lot 1073 (Part) in D.D. 243 and Adjoining Government Land, Mang Kung Uk, Hang Hau, Sai Kung, New Territories



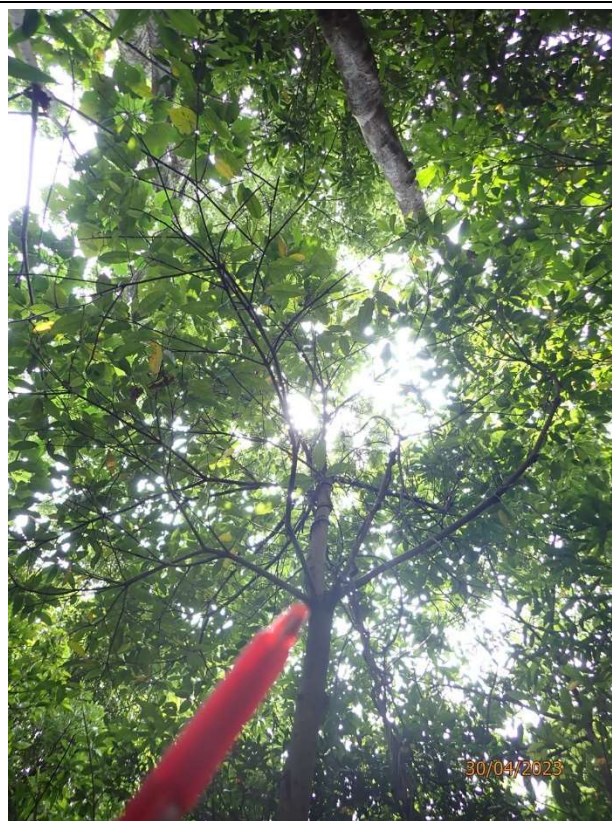
(T12) Overall View



(T12) Tree Tag



(T12) Close-Up



(T12) Close-Up

R = Retain T = Transplant F = Fell D = Dead Tree

F

Tree Photographic Record

Lot 1073 (Part) in D.D. 243 and Adjoining Government Land, Mang Kung Uk, Hang Hau, Sai Kung, New Territories



(T13) Overall View



(T13) Tree Tag



(T13) Close-Up



(T13) Close-Up

R = Retain T = Transplant F = Fell D = Dead Tree

F

Tree Photographic Record

Lot 1073 (Part) in D.D. 243 and Adjoining Government Land, Mang Kung Uk, Hang Hau, Sai Kung, New Territories



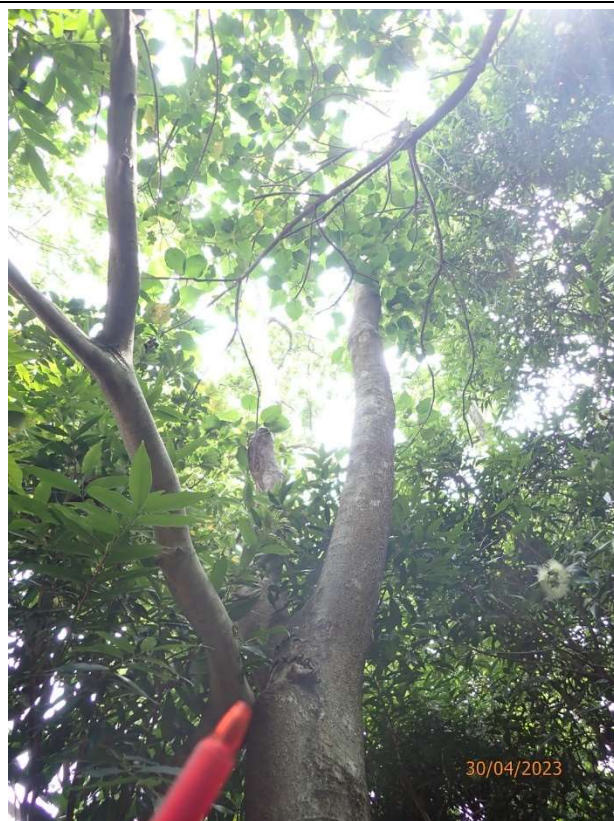
(T14) Overall View



(T14) Tree Tag



(T14) Close-Up



(T14) Close-Up

R = Retain T = Transplant F = Fell D = Dead Tree

F

Tree Photographic Record

Lot 1073 (Part) in D.D. 243 and Adjoining Government Land, Mang Kung Uk, Hang Hau, Sai Kung, New Territories



(T15) Overall View



(T15) Tree Tag



(T15) Close-Up



(T15) Close-Up

R = Retain T = Transplant F = Fell D = Dead Tree

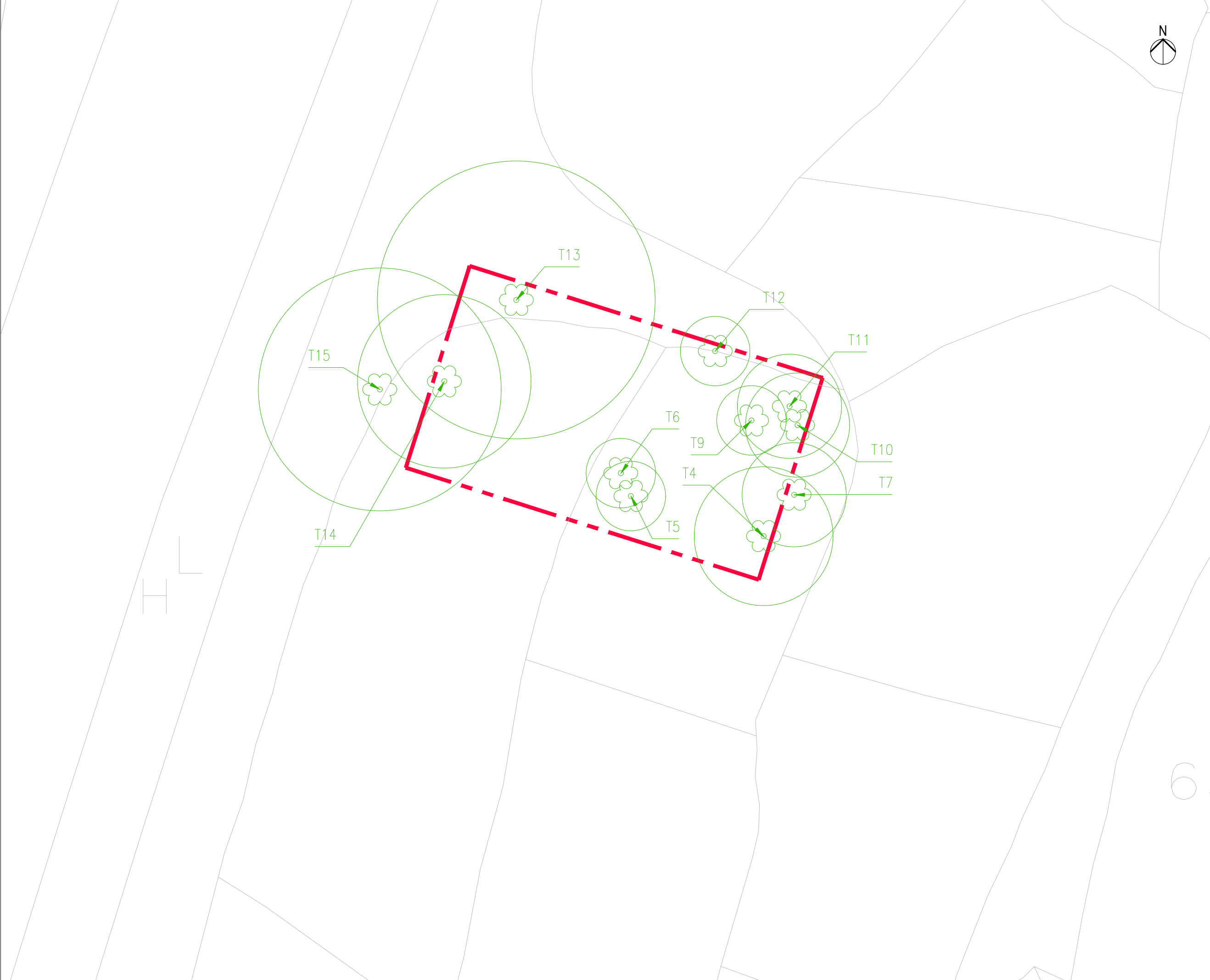
F

Tree Photographic Record

Lot 1073 (Part) in D.D. 243 and Adjoining Government Land, Mang Kung Uk, Hang Hau, Sai Kung, New Territories

APPENDIX D

Tree Survey Plan



KEY LOCATION PLAN

LEGEND

-  SITE BOUNDARY
-  EXISTING TREE WITH TREE NO.

NO.	DESCRIPTION	DATE
REVISION		
COPYRIGHT OF THIS DRAWING IS RESERVED BY H PLUS LIMITED.		
IT IS THE CONTRACTOR'S RESPONSIBILITY TO <ul style="list-style-type: none">• use figure dimension in preference to scaling• verify all dimensions at the site• report all discrepancies to the landscape architect and agree before proceeding• determine location of all existing services prior to excavation		
<div><div><div></div><div></div><div></div></div><div><div>H PLUS LIMITED</div><div>Rm 1702, One Portside,</div><div>29 Tai Yau St, San Po Kong,</div><div>Kowloon</div></div></div> <div><div>H PLUS</div><div>LIMITED</div></div> <div>T: (852) 2143 6721</div> <div>www.hplus.com.hk</div>		
PROJECT: PROPOSED SMALL HOUSE ON LOT NO. 1073 AND GOVERNMENT LAND IN D.D.243, MANG KUNG UK, HANG HAU, SAI KUNG, NT.		
DRAWING TITLE: TREE SURVEY PLAN		
Scale:	1:100 @A3	Drawing No.: TSP-01
Date:	MAY 2023	
Design:	SH	
Drawn:	-	
Checked:	SH	
Project No:	2023313	REV. -

**Relevant Interim Criteria for Consideration of Application for
New Territories Exempted House(NTEH)/Small House in New Territories**
(promulgated on 7.9.2007)

- (a) sympathetic consideration may be given if not less than 50% of the proposed NTEH/Small House footprint falls within the village 'environs' ('VE') of a recognized village and there is a general shortage of land in meeting the demand for Small House development in the "Village Type Development" ("V") zone of the village;
- (b) if more than 50% of the proposed NTEH/Small House footprint is located outside the 'VE', favourable consideration could be given if not less than 50% of the proposed NTEH/Small House footprint falls within the "V" zone, provided that there is a general shortage of land in meeting the demand for Small House development in the "V" zone and the other criteria can be satisfied;
- (c) development of NTEH/Small House with more than 50% of the footprint outside both the 'VE' and the "V" zone would normally not be approved unless under very exceptional circumstances (e.g. the application site has a building status under the lease, or approving the application could help achieve certain planning objectives such as phasing out of obnoxious but legal existing uses);
- (d) application for NTEH/Small House with previous planning permission lapsed will be considered on its own merits. In general, proposed development which is not in line with the criteria would normally not be allowed. However, sympathetic consideration may be given if there are specific circumstances to justify the cases, such as the site is an infill site among existing NTEHs/Small Houses, the processing of the Small House grant is already at an advance stage;
- (e) if an application site involves more than one NTEH/Small House, application of the above criteria would be on individual NTEH/Small House basis;
- (f) the proposed development should not frustrate the planning intention of the particular zone in which the application site is located;
- (g) the proposed development should be compatible in terms of land use, scale, design and layout, with the surrounding area/development;
- (h) the proposed development should not encroach onto the planned road network and should not cause adverse traffic, environmental, landscape, drainage, sewerage and geotechnical impacts on the surrounding areas. Any such potential impacts should be mitigated to the satisfaction of relevant Government departments;
- (i) the proposed development, if located within water gathering grounds, should be able to be connected to existing or planned sewerage system in the area except under very special circumstances (e.g. the application site has a building status under the lease or the applicant can demonstrate that the water quality within water gathering grounds will not be affected by the proposed development^);

- (j) the provision of fire service installations and emergency vehicular access, if required, should be appropriate with the scale of the development and in compliance with relevant standards; and
 - (k) all other statutory or non-statutory requirements of relevant Government departments must be met. Depending on the specific land use zoning of the application site, other Town Planning Board guidelines should be observed, as appropriate.
- ^i.e. the applicant can demonstrate that effluent discharge from the proposed development will be in compliance with the effluent standards as stipulated in the Water Pollution Control Ordinance Technical Memorandum.

**Relevant Extract of Town Planning Board Guidelines for
Application for Development/Redevelopment within "Government, Institution or
Community" Zone for Uses other than Government, Institution or Community Uses
under Section 16 of the Town Planning Ordinance
(TPB PG-No.16)**

- (a) in the case of a “Government, Institution or Community” (“G/IC”) site designated with specific uses, the applicant should satisfactorily demonstrate that the application site is no longer required for the designated Government, Institution or Community (GIC) uses, or adequate reprovisioning of the designated GIC uses is provided either in-situ or elsewhere, and there is adequate provision of other GIC facilities in the district, or the application site is not suitable for other GIC facilities;
- (b) the proposed development/redevelopment would not adversely affect the provision of GIC facilities in the district on a long-term basis;
- (c) the proposed development should be compatible in land-use terms with the GIC uses on the site, if any, and with the surrounding areas;
- (d) the scale and intensity of the proposed development should be in keeping with that of the adjacent area;
- (e) the proposed development should be sustainable in terms of the capacities of existing and planned infrastructure such as drainage, sewerage, roads, water supply and utilities in the locality and its surrounding areas;
- (f) the proposed development should not cause, directly or indirectly, the surrounding areas to be susceptible to adverse environmental impacts and should not be susceptible to adverse environmental impacts from pollution sources nearby including heavily trafficked road; and
- (g) for “G/IC” sites covered by mature trees and vegetation or located in areas of high landscape or amenity value, the design and layout of the proposed development should be compatible and should blend in well with the surrounding areas. The proposed development should not involve extensive clearance of existing natural vegetation, adversely affect the existing natural landscape, or cause adverse visual impact on the natural environment in the surrounding areas.

Comments from Relevant Government Departments

1. Land Administration

Comments of the District Lands Officer/Sai Kung, Lands Department (DLO/SK, LandsD):

- (a) no objection to the planning application;
- (b) the subject lot is an Old Schedule agricultural lot held under the Block Government Lease. No structure is allowed to be erected on the lot without prior approval from his office pursuant to the lease restriction;
- (c) the proposed Small House (SH) site falls completely within the village ‘environs’ of Mang Kung Uk which is a recognised village under the New Territories Small House Policy;
- (d) the Indigenous Inhabitant Representative (IIR) of Mang Kung Uk has not provided the figure for 10-year SH demand forecast since his last update on 31.12.2008. The latest record provided by the IIR for the 10-year SH demand for the period from 1.1.2009 to 31.12.2018 was 250. It should be noted that the figure had not been verified by his office;
- (e) the number of outstanding SH applications (including the proposed SH under application) in Mang Kung Uk is 95 (including 93 falling within the “Village Type Development” (“V”) zone and 2 outside/straddling the “V” zone);
- (f) the applicant has once applied for a SH grant on Lot No. 1073 and adjoining government land in D.D. 243. He has been certified as an indigenous villager of Mang Kung Uk by the IIR of Mang Kung Uk. Nonetheless, his SH application was rejected by his office on 13.10.2022 since the site fell within “Government, Institution or Community” (“G/IC”) zone; and
- (g) notwithstanding the planning permission may be given, there is no guarantee that the SH application will be approved. If the SH application is approved, prior written permission should be obtained from relevant departments and his office before commencement of any works on the lot and adjoining government land.

2. Food and Environmental Hygiene

Comments of the Director of Food and Environmental Hygiene:

- (a) objection to the application; and
- (b) the subject “G/IC(4)” zone (546m²) is reserved for the reprovisioning of the existing village-type Refuse Collection Point (RCP) to cater for increasing demand of refuse collection service in Mang Kung Uk. The current RCP, namely “Mang Kung Uk Lower Village RCP (SK-23)” which commenced before 1990, has a refuse load of about 30 to 40 nos. of 660L refuse bins daily and junk load of about 0.3 to 0.5 tonnes daily at present. With the further development in Mang Kung Uk village, it is anticipated that the existing refuse collection facilities will no longer be adequate to meet the needs. The “G/IC(4)” zone is reserved for a larger scale RCP to cater for increasing demand of

refuse collection service in future. It is anticipated that an aluminium RCP will be provided in future to replace the existing village-type RCP; and

- (c) there is a need for continuous reservation of the “G/IC(4)” zone for reprovisioning of the existing RCP. Our department reviews from time to time the implementation programme of the planned RCP taken into account local demand and views, funding availability and priority, refuse collection services as well as the hygiene conditions at RCPs, so as to strive to improve refuse collection services.

3. Traffic

Comments of the Commissioner for Transport:

- (a) the proposed SH development should be confined within the “V” zone as far as possible. Although additional traffic generated by the proposed development is not expected to be significant, the proposed SH development outside “V” zone, if permitted, will set an undesirable precedent case for similar applications in the future. The resulting cumulative adverse traffic impact could be substantial; and
- (b) notwithstanding the above, the application which only involves development of one SH can be tolerated on traffic grounds.

4. Environment

Comments of the Director of Environmental Protection:

no in-principle objection to the application provided that the applicant will provide adequate sewer connection for disposal of sewage from the SH to the existing public sewer at his own costs and reserve adequate land for the sewer connection work.

5. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) the application site (the Site) is situated in an area of miscellaneous urban fringe landscape character predominated by trees groups and village houses. The proposed development is considered not incompatible with the landscape setting of the surrounding area;
- (b) according to the Tree Survey Report submitted by the applicant, 11 existing trees of common species, including dominant species such as *Sterculia lanceolata* (假蘋婆) and *Celtis sinensis* (朴樹), are identified within and adjacent to the Site and they are all proposed to be felled; and
- (c) the advisory comments are at **Appendix VI**.

6. Drainage

Comments of the Chief Engineer/Mainland South, Drainage Services Department:

- (a) no adverse comment on the application;

- (b) the village sewerage for the concerned area in Mang Kung Uk was completed in 2013 and there is no further sewerage planning in the area at this instance. The planned sewage pumping station in the subject “G/IC(4)” zone is no longer required; and
- (c) should the applicant be approved, the applicant is required to submit and implement a drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

7. **Water Supply**

Comments of the Chief Engineer/Construction, Water Supplies Department:

- (a) no objection to the application; and
- (b) standard pedestal hydrant cannot be provided in the vicinity of the Site.

8. **Geotechnical**

- (i) Comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department:

- (a) no adverse comment on the application; and
- (b) the advisory comments are at **Appendix VI**.

- (ii) Comments of the Chief Highways Engineer/New Territories East, Highways Department:

no comment on the application from highways maintenance point of view provided that the proposed SH would not encroach on the existing slope toe U-channel to the west of the Site (slope feature No. 12NW-C/FR218).

9. **Fire Safety**

Comments of the Director of Fire Services:

- (a) no in-principle objection to the application at this stage provided that the proposed SH would not encroach on any existing emergency vehicular access (EVA) or planned EVA under application in accordance with LandsD’s record; and
- (b) the advisory comments are at **Appendix VI**.

10. **Demand and Supply of Small House Sites**

According to DLO/SK, LandsD, the number of outstanding Small House applications in Mang Kung Uk is about 95 while the 10-year SH demand forecast for the village is 250. According to the latest estimate by PlanD, it is estimated that about 3.73ha of land (equivalent to about 149 Small House sites) is available within the “V” zone of Mang Kung Uk. While the land available in Mang Kung Uk is insufficient to meet the future Small House demand for 345 Small House sites, land is available within the “V” zone to meet the outstanding 95 Small House applications.

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

參考編號

Reference Number:

230304-110128-14511

提交限期

Deadline for submission:

24/03/2023

提交日期及時間

Date and time of submission:

04/03/2023 11:01:28

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-CWBN/73

「提意見人」姓名/名稱

Name of person making this comment:

坑口鄉事委員會主席劉啟康

意見詳情

Details of the Comment :

支持准許於申請地點興建一幢新界豁免管制屋宇(小型屋宇)，以及放寬「政府、機構或社區(4)」的高度限制至8.23米，以舒緩孟公屋村可建小型屋宇土地缺乏情況。

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



A/SK-CWBN/73 DD 243 Mang Kung Uk GIC

17/03/2023 02:19

From:

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

File Ref:

A/SK-CWBN/73

Lot 1073 (Part) in D.D. 243 and Adjoining Government Land, Mang Kung Uk, Hang Hau, Sai Kung

Site area: 65.03sq.m Includes Government Land of 31.2sq.m

Zoning: "GIC (4)" and "VTD"

Applied development: NET House / Relaxation of Building Height Restriction

Dear TPB Members,

Strong Objections. According to the OZP

Government uses within the "**G/IC(4)**" zone with a maximum building height restriction of 7.62m include five Government sewage pumping stations under Stages 1 and 2 of the Port Shelter Sewerage Master Plan. **Mang Kung Uk is one of them**, ie this site.

The provision of adequate sewerage facilities is essential to improving living standards in the district and eliminating septic tanks in line with policy initiatives. Approval of this application would encourage further development close by, proximity to sewerage facilities not appropriate for residential use.

While the location is surrounded by "V" zone, this section has not been developed and is covered in trees. There are many lots available within the "V" zone and development should be contained within the village cluster. No data with regard to how many trees would be felled. The OZP is clear about the need to safeguard the environment:

*The **general planning intention of the Area** is to conserve the undisturbed woodland, long stretch of natural coastline and **rural character by protecting the natural landscape**, topographical features and ecologically sensitive areas from encroachment by development.*

That the site area would accommodate only a house indicates that access and septic tank would inevitably intrude upon additional government land.

Members should reject this application.

Mary Mulvihill

Advisory Clauses

- (a) to note the comments of District Lands Officer/Sai Kung, Lands Department that notwithstanding the planning permission may be given, there is no guarantee that the Small House application will be approved. If the Small House application is approved, prior written permission should be obtained from relevant departments and his office before commencement of any works on the lot and adjoining government land;
- (b) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the application under the Town Planning Ordinance does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to approach relevant authority/government department(s) direct to obtain necessary approval on tree works;
- (c) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department that the application site does not meet the criteria for exemption of site formation works as stipulated in Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-56. The applicant should submit the site formation plans for the proposed Small House development to the Buildings Department in accordance with the provisions of the Buildings Ordinance; and
- (d) to note the comments of the Director of Fire Services to observe the 'New Territories Exempted Houses – A Guide to Fire Safety Requirements' which is administered by the Lands Department. Detailed fire safety requirements would be formulated upon receipt of formal application referred by the Lands Department.