

This document is received on 27 OCT 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-II
表格第 S16-II 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 Proposal Only Involving Construction of
“New Territories Exempted House(s)”**

適用於只涉及興建「新界豁免管制屋宇」的建議

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/TM/570
	Date Received 收到日期	27 OCT 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)	
Center Link Investment Limited 合統投資有限公司	
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)	
HUI WAH KUI 許華區 	
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 590 in D.D. 131, Tsing Shan Tsuen, Tuen Mun 屯門青山村丈量約份第131約地段第590號
(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 111.48 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 148.8 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)	Nil 沒有 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	Approved Tuen Mun Outline Zoning Plan No. S/TM/35 屯門分區計劃大綱核准圖號S/TM/35
(e) Land use zone(s) involved 涉及的土地用途地帶	"Government, Institution or Community" (G/I/C) "政府, 機構 或 社區"
(f) Current use(s) 現時用途	Vacant 空置地 (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

NA 不適用

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」[#]。

NA 不適用

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. Development Proposal 擬議發展計劃			
(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	NA 不適用		
(b) 原居民所屬的原居鄉村 (如適用) The related indigenous village of the indigenous villager(s) (if applicable)	NA 不適用		
(c) Proposed gross floor area 擬議總樓面面積	148.8 sq.m 平方米 <input checked="" type="checkbox"/> About 約		
(d) Proposed number of house(s) 擬議房屋幢數	Two (2)	Proposed number of storeys of each house 每幢房屋的擬議層數	Two (2)
(e) Proposed roofed over area of each house 每幢房屋的擬議上蓋面積	37.2 sq.m 平方米	Proposed building height of each house 每幢房屋的擬議高度	7.62 m 米
(f) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途	Garden/Courtyard 花園/庭園 Septic tank 化糞池 (Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable) (請在圖則上顯示, 並註明車位總數, 以及每個車位的長度和寬度及/或化糞池的位置 (如適用))		
(g) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 <input checked="" type="checkbox"/> No 否 <input type="checkbox"/>	<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)) Wan Shan Road 環山路 <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)	
(h) Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁至公共污水渠?	Yes 是 <input type="checkbox"/> No 否 <input checked="" type="checkbox"/>	(Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線) (Please indicate on plan the location of the proposed septic tank. 請用圖則顯示化糞池的位置)	

7. Impacts of Development Proposal 擬議發展計劃的影響																																
If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁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。																																
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？	Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 No 否 <input checked="" type="checkbox"/>																															
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是 <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) <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 No 否 <input checked="" type="checkbox"/>																															
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
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)																																

8. Justifications 理由

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

Please refer to Chapter 6 of the Planning Statement attached

請參閱附件的規劃補充文件第6分段

9. 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

HUI WAH KUI 許華驅

N. A.

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 / ☐ HKIOD 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

11/09/2021

(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。

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	Lot 590 in D.D. 131, Tsing Shan Tsuen, Tuen Mun, N.T. 新界屯門青山村丈量約份第131約地段第590號
Site area 地盤面積	111.48 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Tuen Mun Outline Zoning Plan No. S/TM/35 屯門分區計劃大綱核准圖號S/TM/35
Zoning 地帶	"Government, Institution or Community" (G/IC) "政府, 機構或社區"
Applied use/ development 申請用途/發展	New Territories Exempted House 新界豁免管制屋宇 <input type="checkbox"/> Small House 小型屋宇
(i) Proposed Gross floor area 擬議總樓面面積	148.8 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(ii) Proposed No. of house(s) 擬議房屋幢數	Two (2)
(iii) Proposed building height/No. of storeys 建築物高度/層數	7.62 m 米 <input checked="" type="checkbox"/> (Not more than 不多於) 2 Storeys(s) 層

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, Site Plan, Extract OZP S/TM/35, Topographical Plan, Access Plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input 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。

EXECUTIVE SUMMARY

This planning application is submitted on behalf of the land owner (the Applicant) for proposed houses (New Territories Exempted House (NTEH)) at Lot No. 590 in D.D. 131 (under New Grant No. 2840), Tsing Shan Tsuen, Tuen Mun, New Territories (the Application Site”). The Application Site falls within “Government, Institution or Community” (“G/IC”) zone on the Approved Tuen Mun Outline Zoning Plan (OZP) No. S/TM/35.. As “House” is permitted under the covering Notes in Column 2 use, a planning permission from the Town Planning Board (“TPB”) is required.

The Application Site is on a plot of rural land which has been cleared by agreement with the successor/occupier of Government Land License No.Y20607 to implement the proposed development under this application. The proposed development involves 2 blocks of semi-detached New Territories Exempted Houses each of 37.2 sq. m. in area of 2-storey and 7.62 m. in height. The site area of the Application Site is about 111.48 sq. m. with proposed roofed over area of the 2 NTEHs about 74.4 sq. m. (800 sq. ft. about) and the rest of the area 37.08 sq. m. will be used for open space/ septic-tank purposes. The total floor area of each NTEH will be about 74.4 sq. m. with total GFA of 148.8 sq.m. for 2 houses.

The major justifications for the proposed development are:

- the proposed development is in general compatible with the surrounding environment and it is a suitable development;
- the proposed development (2 blocks of NTEH) will be built on a plot of private building land under the New Grant No. 2840 (specified 40’ x 30’=1,200 sq.ft.);
- the proposed development will be exactly in accordance with the lease conditions under N.G.No. 2840;
- the proposed development will have no extensive clearance, adverse traffic and sewerage impacts on the surrounding area.

–
In view of the above justifications, we hope that the TPB will give favourable consideration to approve this planning application.

行政摘要

此規劃申請乃代表土地擁有人呈交，位於新界屯門青山村丈量約份第 131 約地段第 590 號(“申請地點”)擬建兩幢新界豁免管制屋宇的發展計劃。申請地點位於屯門分區計劃大綱核准圖編號 S/TM/35 上的「政府，機構或社區”G/IC”」。根據該大綱圖的註釋，「屋宇」在「政府，機構或社區」內是屬於第二欄用途，因此需要向城市規劃委員會(“城規會”)提交規劃許可申請。

申請地點是座落於一幅之前用作種植的鄉郊土地上，但最近經獲得與鄰近的政府地牌照號 Y20607 之繼承人/佔用人協議，將在申請地點範圍上的種植物清除、交回申請人根據新批號的條文進行發展申請，而整個申請涉及建築兩幢相連的新界豁免管制屋宇。每幢大約 37.2 平方米，兩層共 7.62 米高。申請地盆總面積約 111.48 平方米，擬建上蓋面積 74.4 平方米(800 平方呎)，餘下的地方 37.08 平方米將用作空地和化糞池用途。每一幢屋宇的樓面面積大約 74.4 平方米，兩幢合共樓面面積 148.8 平方米。

本規劃申請的主要理據如下：

- 擬議發展與鄰近的構築物發展相容，適合位於申請地點；
- 整個擬議發展的兩幢新界豁免管制屋宇，將建於一幅私人可建屋的新批號 2840(面積 40 呎乘 30 呎共 1200 平方呎)土地上；
- 擬議發展的兩幢新界豁免管制屋宇，將會完全根據新批條文規定的批准內容進行發展；
- 擬議發展不會涉及廣泛的清理地盆，及不會對附近地方構成不良交通及排污方面的影響。

-

基於上述理據，我們希望城規會能給予支持的考慮批准本申請。

SUMMARY OF APPLICATION

Applicant: Center Link Investment Limited 合統投資有限公司

Applied Use: Proposed Houses (2 blocks of New Territories Exempted House (NTEH))

Existing Use: Vacant land

Location: Lot 590 in D.D.131 Tsing Shan Tsuen, Tuen Mun, N.T.

Site Area: About 111.48 m²

Lease: New Grant No. 2840 (1200 sq. ft. Building)

Statutory Plan: Approved Tuen Mun Outline Zoning Plan No. S/TM/35

Zoning: "Government, Institution or Community" ("G/IC")

1. INTRODUCTION

- 1.1 This planning statement is prepared by Mr. Hui Wah KUI on behalf of Center Link Investment Limited (the "Applicant"), the registered landowner of Lot No. 590 in D.D. 131 (N.G. 2840) to seek planning approval from the Town Planning Board (the TPB) to develop two blocks of New Territories Exempted House (NTEH) at Lot 590 in D.D.131 Tsing Shan Tsuen, N.T. (the "Application Site"). Figure 1 shows the location of the Application Site and the Lot Index Plan indicating the concerned lot is shown at Figure 2.
- 1.2 The Application Site, with an area of about 111.48 square meters, falls within an area zoned "Government, Institution or Community" ("G/IC") on the Approved Tuen Mun Outline Zoning Plan (OZP) No. S/TM/35. According to the Notes of the OZP, "House" in the "G/IC" zone requires planning permission from the Town Planning Board (the "Board").
- 1.3 The Application Site is a plot of private land of 1200 sq. ft. (111.48 sq. m. about) granted by Auction on 9.1.1919 under New Grant No. 2840 for Building purpose.
- 1.4 In order to facilitate the Board's consideration of this application, the following sections describe the Application Site and its surroundings, providing details of the proposed use and justifications to support the application

2. SITE CONTEXT

Location

- 2.1 The Application Site is situated at Tsing Shan Tsuen, Tuen Mun, the site is about 15 m to the southeast of existing Wan Shan Road, surrounded by temples, columbarium and religious institutes. Figure1 shows the Application Site in its regional context.

Existing Site Conditions

- 2.2 The Application Site, as shown in the Proposed NTEH Plan No. CF0524/590/NTEH-D1 at Figure 5 covers an area of approximately 111.48 square metres with 2 proposed NTEHs @ of 37.2. sq. m (total 74.4 sq.m.).The Application Site is currently vacant resulting from a clearance by the mutual agreement with the successor/occupier of the adjoining Government Land License No.Y20607.

Surrounding Land Uses

- 2.3 The surrounding areas are predominantly rural in character with temples, columbarium, religious institutions and cultivation land. To the northwest, is a small vehicular road (Wan Shan Road) and to the east and south of the Application Site are clusters of temples, religious institutions and to the further east is Yeung Tsing Road adjoining secondary schools and government buildings (see “Access Plan” Figure 3).

Access

- 2.4 The Application Site is accessible via Yeung Tsing Road and Wan Shan Road. A plan showing the access to the Application Site is provided at Figure 3.

3. LAND STATUS

- 3.1 The area and registered owner of the subject lot is at Table 1 below:

Table 1: The Registered Owner of the Subject Lot

Lot No.	Lot Area (about)	Registered Owner
Lot 590 in DD 131	1200 s.f.(111.48 sq.m.)	Center Link Investment LTD.

- 3.2 The subject lot is held under New Grant No. 2840 by Auction on 9.1.1919 for a lease term till 30.6.1997 and have been further extended to 2047. The landowner will submit development application to the Lands Department for consideration but subject to planning approval.

4. PLANNING CONTEXT

Statutory Plan

- 4.1 According to the Approved Tuen Mun Outline Zoning Plan (OZP) No. S/TM/35 gazetted on 21.12..2018, the Application Site falls within an area zoned “Government, Institution or Community” (“G/IC”). The planning intention of the “G/IC zone is for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or

in support of the work of the Government, organisations, providing social services to meet community needs, and other institutional establishments. An extract of the OZP No. S/TM/35 at Figure 4.

5. DEVELOPMENT PROPOSAL

Proposed Use

- 5.1 The Applicant seeks the Board's permission to use the Application Site for development of 2 blocks of semi-detached 2-storey village houses (NTEH).

Site Layout and Design

- 5.2 The Layout Plan in Figure 5 illustrates the proposed site configuration.

The development parameters of the Application are summarized as follows:

Site Area	111.48 sq. m.
Total Floor Area	148.8 sq. m.
No. of Storeys	2
Building Height	7.62 m.

Landscape Proposal

- 5.3 While the application site is relative small in area of 111.48 sq. m., it may not be possible to have landscaping area within the site upon completion of the two village houses.

Drainage Proposal

- 5.4. A new drainage system in competency with the adjoining drainage will be constructed to collect surface runoff from the Application Site including periphery U-channels and catch pits, which will then be diverted to the existing drains. The drainage facilities will be designed and implemented in accordance with criteria set out by the Drainage Services Department as an approval condition if the application is approved by the Board.
- 5.5. In view there are no government sewerage systems in the close vicinity of the application site, drainage connection would not be feasible in terms of the topographical features & the land ownership adjoining the application site. However, the application site is free from mandatory clearance of any river, stream course, or catchment area and water gathering ground (WGG), a septic tank and soakaway system of an acceptable means for collection, treatment and disposal of the

sewerage would be provided in accordance with the requirements of the Practice Note for Professional Person (ProPECC) PN 5/93.

Geotechnical Consideration

5.6. The application site does not involve slope work for geotechnical assessment report. However, the topographical survey plan at Figure 6 indicates that uneven gradient/level of application site with the adjoining land. The applicant will appoint an Authorized Person/Registered Structural Engineer to submit site formation plans for the work proposal to the Building Authority for approval.

6. JUSTIFICATIONS

6.1 The proposed development is in general compatible with the buildings in the surrounding environment and is a suitable development.

6.2 The proposed development (2 blocks of village houses) will be built on a plot of building land within its titled boundary.

6.3 The proposed development will be developed in exact the lease conditions- (GN s114 as advised by District Lands Office/Tuen Mun) under New Grant No. 2840.

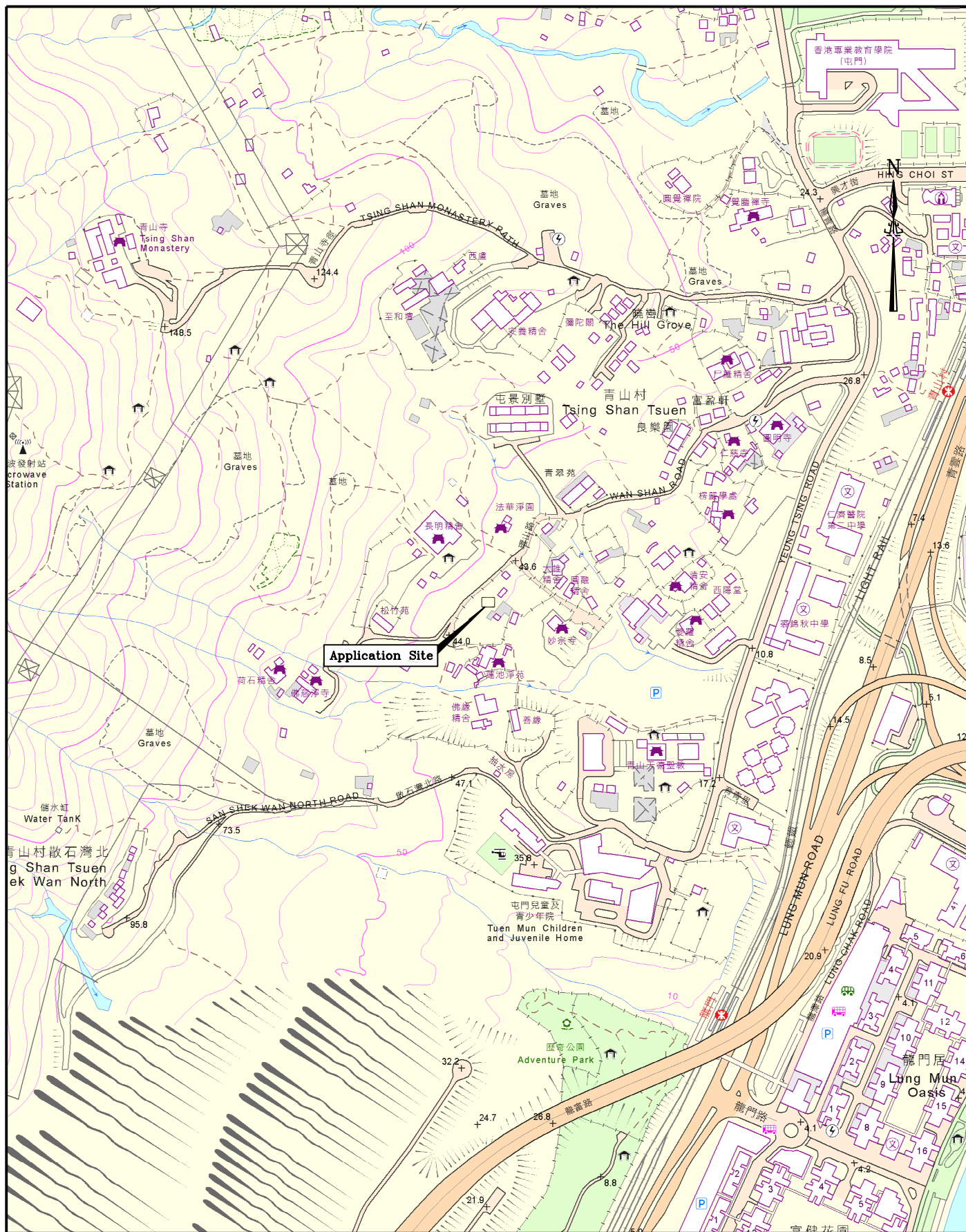
6.4 The proposed development will have no extensive clearance, adverse traffic and drainage impact on the surrounding area.

7. CONCLUSION

7.1 In conclusion, the proposed development is in exact accordance with its titled boundary of Lot No. 590 in D.D. 131 and the development conditions pertained in the New Grant No. 2840.

7.2 In view of the reasons stated above, the Applicant respectfully requests the Board to give favorable consideration to this application for implementation of the proposed development according to the lease conditions under the New Grant No. 2840.

Hui Wah Kui
September 2021



CK LAU SURVEYORS LIMITED

Office R, 8/F, Kings Wing Plaza 2,
No.1 On Kwan Street,
Shek Mun, Shatin, N.T.
Tel: 3706 7603 Fax: 3012 9968

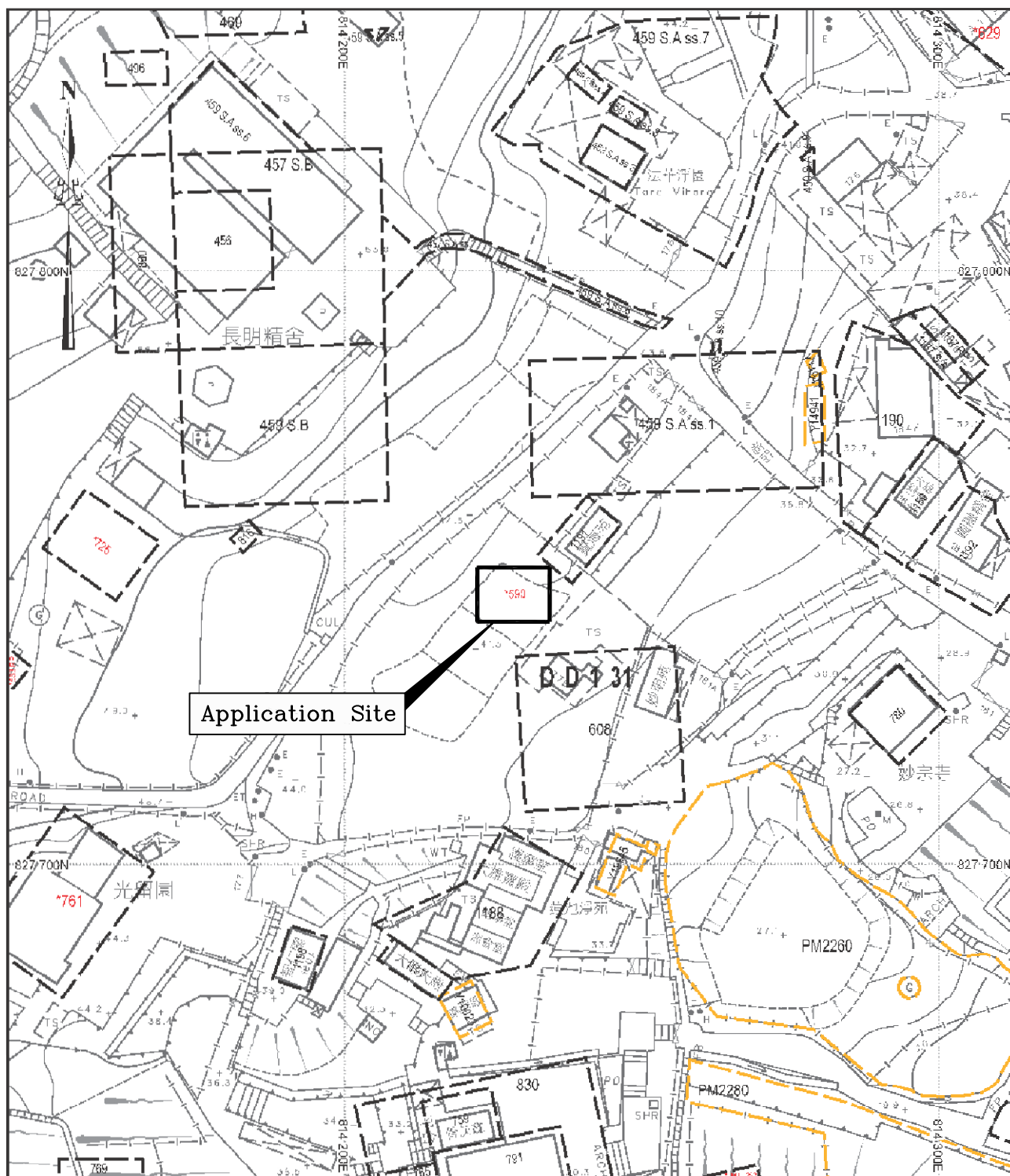
LOCATION PLAN

SCALE 1:5000

FIGURE 1

For Identification Purpose
Date: 30 August, 2021

地段索引圖 LOT INDEX PLAN



Application Site

地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000

metres 10 0 10 20 30 40 50 metres



CK LAU SURVEYORS LIMITED

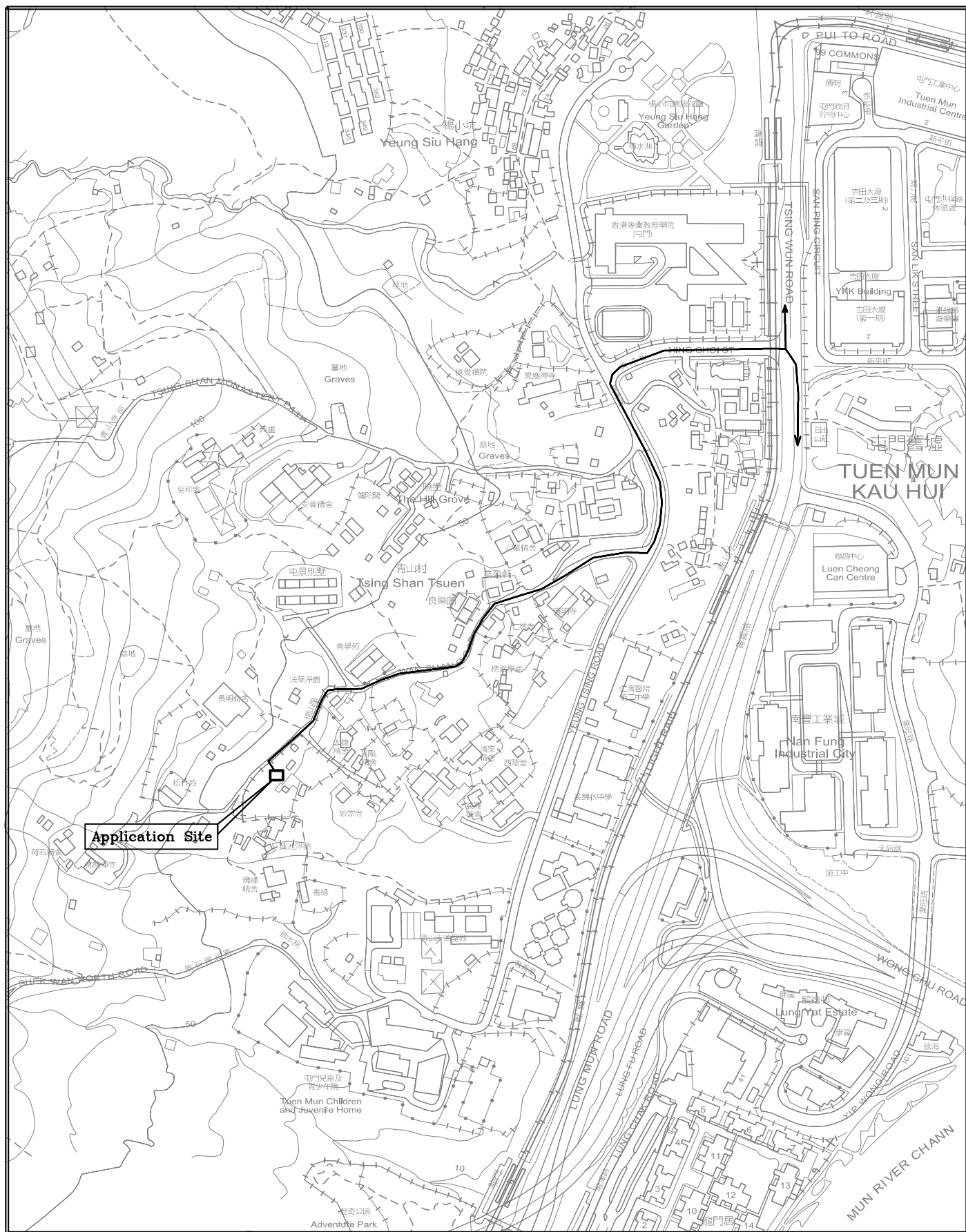
Office R, 8/F, Kings Wing Plaza 2,
No.1 On Kwan Street,
Shek Mun, Shatin, N.T.
Tel: 3706 7603 Fax: 3012 9968

SITE PLAN

SCALE 1:1000

FIGURE 2

For Identification Purpose
Date: 30 August, 2021



CK LAU SURVEYORS LIMITED

Office R, 8/F, Kings Wing Plaza 2,
No.1 On Kwan Street,
Shek Mun, Shatin, N.T.
Tel: 3706 7603 Fax: 3012 9968

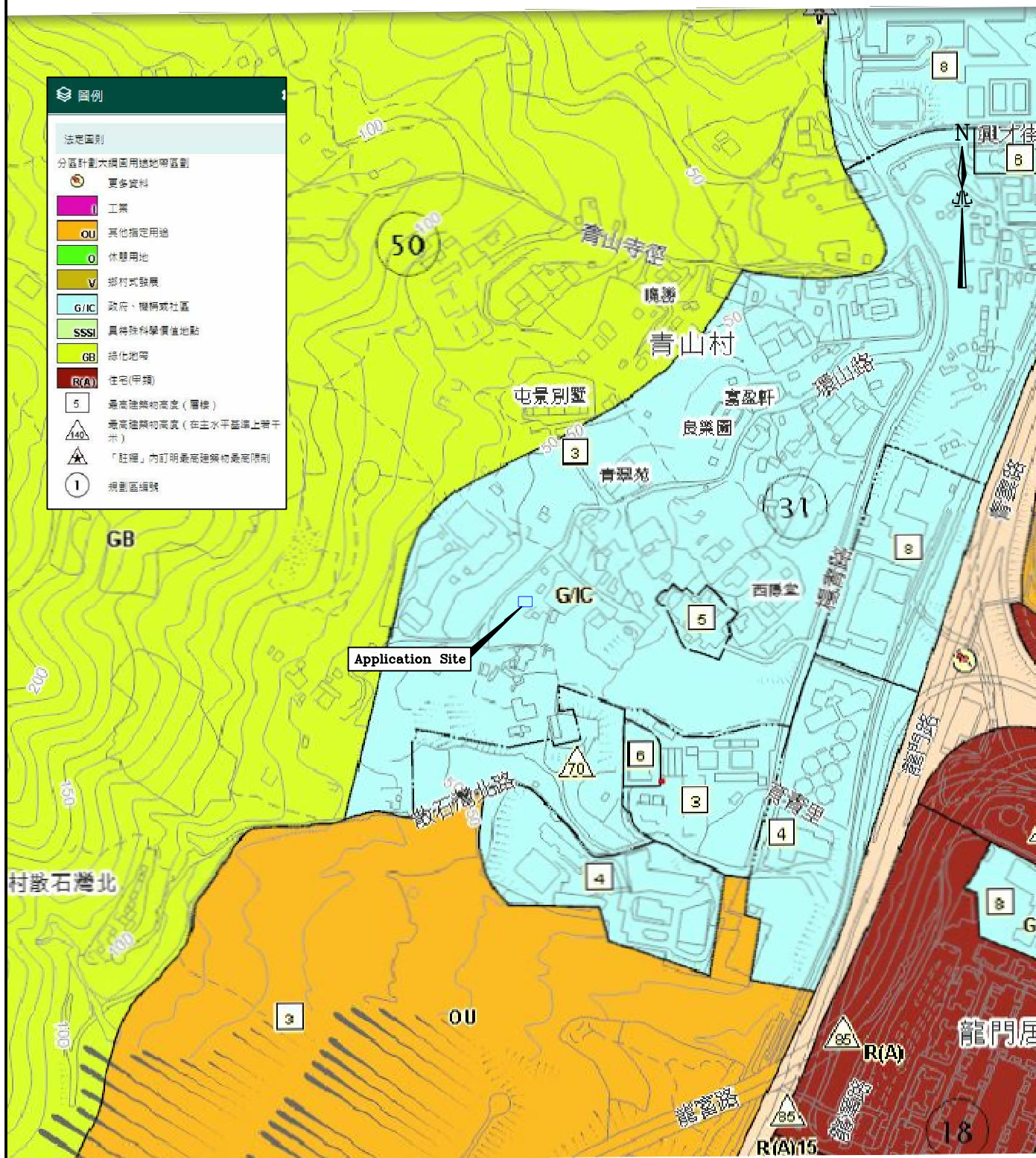
ACCESS PLAN

SCALE 1:5000

FIGURE 3

For Identification Purpose

Date: 30 August, 2021



Extract From Tuen Mun Outline Zoning Plan No.
S/TM/35 gazetted on 11.12.2018

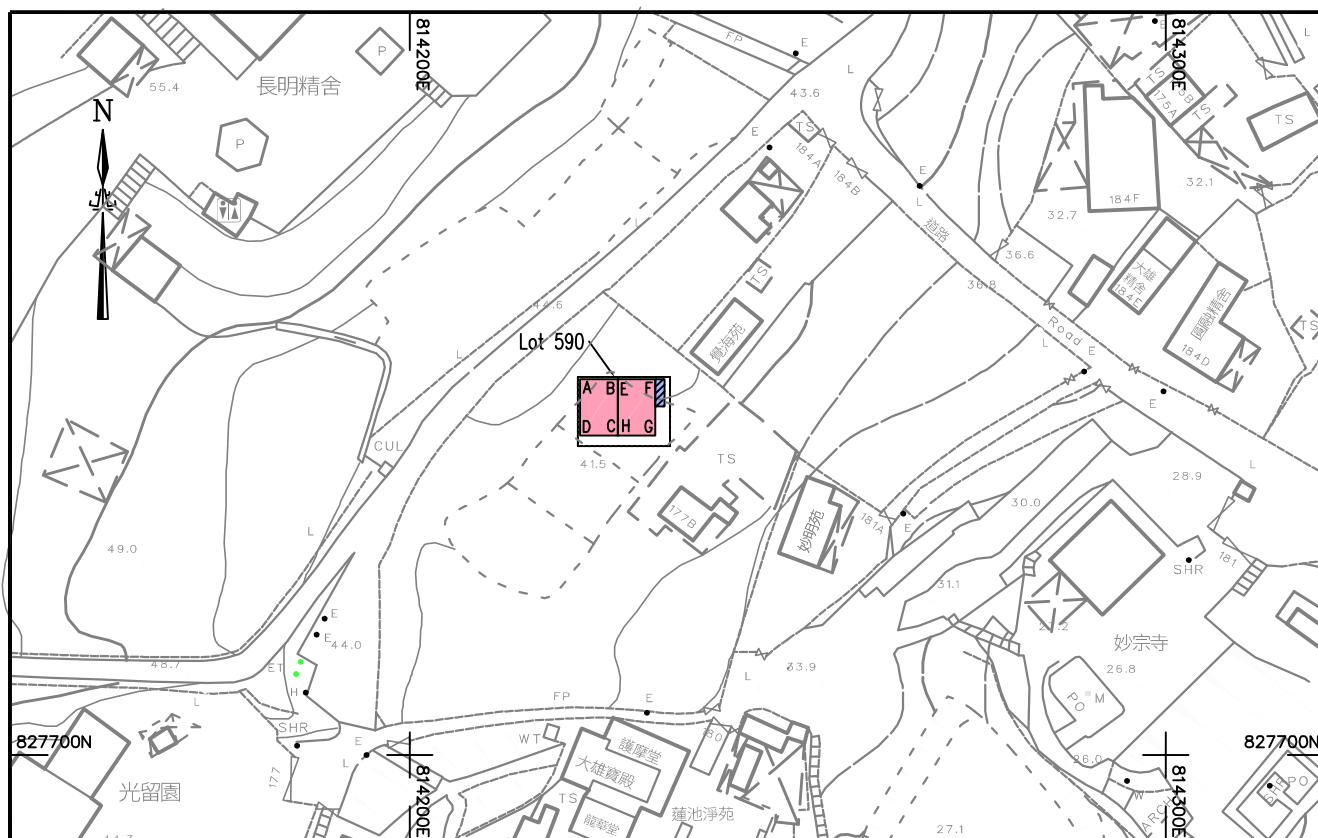
CK LAU SURVEYORS LIMITED

FIGURE 4

For Identification Purpose

Date: 30 August, 2021

PROPOSED NEW TERRITORIES EXEMPTED HOUSE ON LOT No. 590 IN D.D. 131

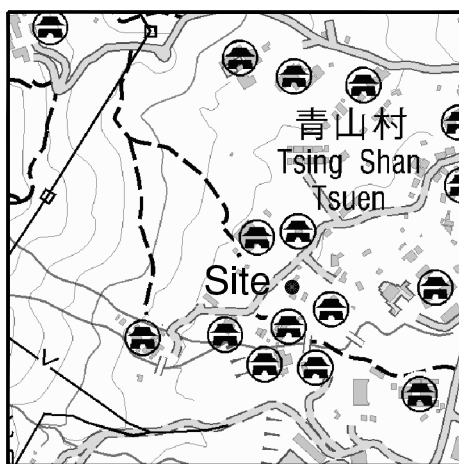


SCALE 1:1000

(Survey Sheet No.: 5-SE-10C)

COLOURED PINK AREA 74.4 SQUARE METRES (ABOUT)

LOCATION PLAN



SCALE 1:20000

Proposed NTEH (H1) on Lot 590 in D.D. 131 (Area = 37.2 sq.m)					
Side	Bearing ' ' "	Distance in metres	Point	Northing in metres	Easting in metres
A-B	90 00 00	4.977	A	827749.705	814222.527
B-C	180 00 00	7.466	B	827749.705	814227.504
C-D	270 00 00	4.977	C	827742.239	814227.504
D-A	0 00 00	7.466	D	827742.239	814222.527
Proposed NTEH (H2) on Lot 590 in D.D. 131 (Area = 37.2 sq.m)					
E-F	90 00 00	4.977	E	827749.705	814227.504
F-G	180 00 00	7.466	F	827749.705	814232.482
G-H	270 00 00	4.977	G	827742.239	814232.482
H-E	0 00 00	7.466	H	827742.239	814227.504

LEGENDS:



Proposed NTEH (2-Storey, 7.620m in Height)



Proposed Septic Tank & Soakage Pit

CK LAU SURVEYORS LIMITED

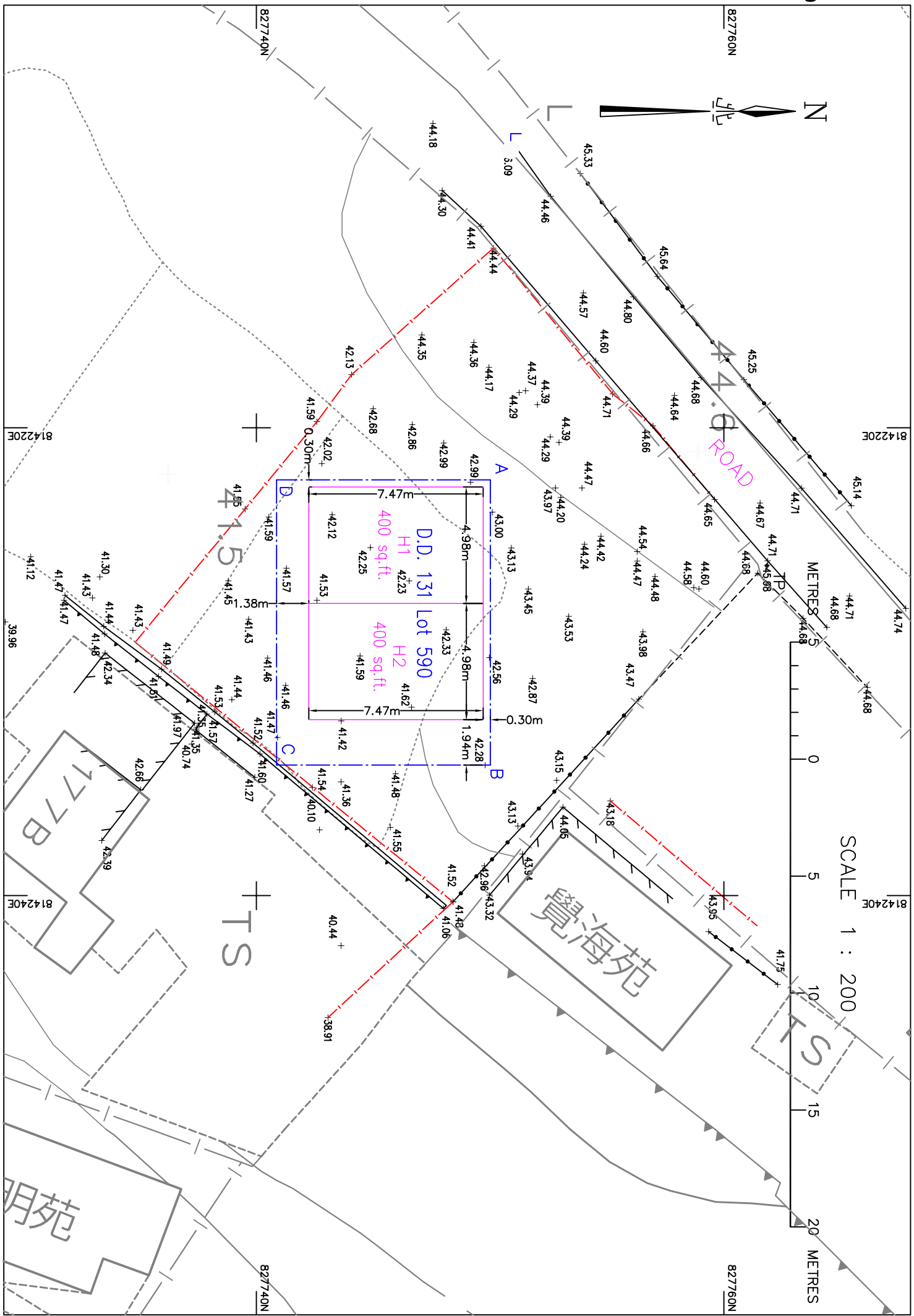
Office R, 8/F, Kings Wing Plaza 2, No.1 On Kwan Street,
Shek Mun, Shatin, N.T.
Tel: 3706 7603 Fax: 3012 9968

Ref. SRP No: SRP/YL/007/8570-01/D1

Plan No: CF0524/590/NTEH-D1

Date: 30 August, 2021

Figure 6



Similar Applications within the Subject “Green Belt” Zone on the OZP

Approved applications

No.	Application No.	Proposed Development	Date of Consideration	Approval Condition(s)
1.	A/TM/101	Five 2-storey NTEHs for domestic purpose	18.1.1991	(a), (b), (c), (d)
2.	A/TM/161	Two 3-storey NTEHs for residential purpose	7.5.1993 (revoked on 7.5.1995)	(a), (e)
3.	A/TM/260*	Proposed Two 3-storey NTEHs	19.5.2000	(a), (f), (g)

*same site as A/TM/161

Approval Conditions

- (a) Provision of sewage treatment/disposal facilities
- (b) All existing trees be preserved or transplanted as far as practicable and landscaping treatment/proposal be provided
- (c) Surrender to government a portion of the site encroaching onto the proposed road for future road widening scheme.
- (d) Submission of drainage plan
- (e) Submission of tree felling and/or tree replanting proposals
- (f) Submission and implementation of landscaping proposals
- (g) Provision of a footpath to serve the application site

Rejected applications

No.	Application No.	Proposed Development	Date of Consideration	Rejection Reason(s)
1.	A/TM/92	Seven 3-storeys NTEHs for domestic purpose	25.5.1990	(1) to (4)
2.	A/TM/99	Seven 3-storeys NTEHs for domestic purpose	19.10.1990	(1), (3) and (4)
3.	A/TM/151	Two 3-storeys NTEHs for residential purpose	18.12.1992 (Rejected on review)	(3), (4) and (5)

Rejection Reasons

- (1) The scale of development/ redevelopment is considered excessive.
- (2) Felling of well-grown trees in and around the lot is not supported.
- (3) There is no sewage treatment facilities proposed for the development.
- (4) There is no access road leading to the lot.
- (5) The proposed development was not in line with the planning intention of the “G/IC” zone on the OZP which is to preserve the existing monasteries and to retain the existing characteristics of low-rise, low-density village type development.

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

參考編號

Reference Number:

211112-164335-12422

提交限期

Deadline for submission:

26/11/2021

提交日期及時間

Date and time of submission:

12/11/2021 16:43:35

有關的規劃申請編號

The application no. to which the comment relates: A/TM/570

「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。

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



A/TM/570 DD 131 Tsing Shan Tsuen, Tuen Mun GIC
24/11/2021 02:49

From:

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

A/TM/570

Lot 590 in D.D.131, Tsing Shan Tsuen, Tuen Mun

Site area : About 111.48sq.m

Zoning : "GIC"

Applied development : 2 NET Houses

Dear TPB Members,

Strong objections. The lot is sell within a large GIC zoning. Approval would set a precedent of allowing ad hoc developments proliferate. This would impact the development of community facilities to serve the Northern Metropolis.

In addition allowing septic tanks in an area designated for community use is not in line with the recommendations of the Audit Commission and the boards own discussion that should facilities should be phased out.

Mary Mulvihill

Advisory Clauses

- (a) to note the comments of the District Lands Officer/Tuen Mun (DLO/TM) that the Lot Owner is required to submit an application to his office for erection of the proposed development after obtaining planning approval for the proposed development. There is no guarantee that the NTEH application on the Lot will be approved. Any application will be considered by LandsD acting in the capacity as the Landlord and decide on the appropriate form of documentation as its sole discretion. In the event that the NTEH application is approved, it would be subject to any terms and conditions as the Government shall deem fit. His office reserves the right to take any enforcement action as considered appropriate against any unauthorised development or any unauthorised occupation of Government land is detected;
- (b) to note the comments of the Commissioner for Transport that comments and consent should be sought from the management and maintenance parties of Wan Shan Road whether the existing access road is suitable/adequate to serve the proposed use. Comments and consent should also be sought from the management and maintenance parties of the land nearby whether an access road could be provided to serve the proposed use;
- (c) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department that in case DLO/TM decides not to issue the certificates of exemption for the site formation works and/or drainage works associated for the NTEH development, such works will require prior approval and consent under the Buildings Ordinance. In the circumstance, an Authorised Person should be appointed as the coordinator for the proposed works;
- (d) to note the comments of the Director of Fire Services that the ‘New Territories Exempted Houses - A Guide to Fire Safety Requirements’ published by LandsD should be observed. Detailed fire safety requirements will be formulated upon receipt of formal application referred by LandsD;
- (e) to note the comments of the Director of Environmental Protection that there are existing public sewers at around 40m away from the application site available for connection. Nonetheless, the applicant might have to seek consent from adjacent lot owners and/or LandsD’s permission in order to make connection to public sewers. The applicant should make connection to public sewer as far as possible. If septic tank and soakaway system will be used, its design and construction shall follow the requirements of EPD’s Practice Note for Professional Person (ProPECC PN) 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department” and are duly certified by an Authorized Person; and
- (f) to note the following comments of the Chief Engineer/Mainland North, Drainage Services Department:
 - (i) adequate stormwater drainage collection and disposal facilities shall be

provided to deal with the surface runoff of the site or the same flowing on to the site from the adjacent areas. If the proposed stormwater drainage facilities would be connected to any existing drainage facilities, the applicant shall seek consent from the relevant owners or parties who are responsible for the maintenance of such existing facilities and keep LandsD informed. The applicant shall check and ensure that the proposed drainage works and their downstream drainage systems have the adequate capacity and are in good conditions to accommodate the surface runoff collected from the Site and its upstream catchments. The lot owner shall effect any subsequent upgrading of these proposed works and the downstream drainage systems whenever necessary;

- (ii) all stormwater drainage facilities to be completed under the proposed development, whether within private lots or Government Land, shall be solely maintained by the applicant and the successive owners of the proposed development at their own resources. Please ensure that the applicant and the successive owners of the proposed development would be duly bound by such obligations and all other conditions related to stormwater drainage. The applicant shall also be liable for and indemnify claims and demands arising out of damage or nuisance caused by any inadequate construction or maintenance of the drainage facilities completed under the development;
- (iii) the applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works, if necessary;
- (iv) the applicant and the successive owners of the proposed development shall allow connections from the adjacent NTEH to the completed drainage works on Government Land when so required; and
- (v) The applicant shall take extreme care when working in the vicinity of any existing drainage works in order not to disturb, interfere with or cause damage to them. Any blockage or damage to the said works due to the proposed development shall be made good at the applicant's cost.