

15 SEP 2021

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.

# 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](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](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

& 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/TP/678
	Date Received 收到日期	15 SEP 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

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

LEUNG WONG, Kit Ling 梁黃潔玲

### 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)

CHIH DESIGN 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 2087 in D.D.6, PUN CHUN YUEN ROAD, TAI PO, N.T.
(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 2280 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 380 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	APPROVED TAI PO OUTLINE ZONING PLAN NO. S/TP/28
(e) Land use zone(s) involved 涉及的土地用途地帶	GREEN BELT (GB)
(f) Current use(s) 現時用途	TWO HOUSES, ONE SWIMMING POOL AND GARDEN  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☒ is the sole "current land owner"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



**6. Type(s) of Application 申請類別**

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

Note 1: May insert more than one 「✓」.

註 1: 可在多於一個方格內加上「✓」號

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

註 2: 如發展涉及靈灰安置所用途, 請填妥於附件的表格。

**① For Type ① application 供第①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 □About 約
	Non-domestic part 非住用部分 .....		sq.m 平方米 □About 約
	Total 總計 .....		sq.m 平方米 □About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足, 請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

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

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

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

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –  
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

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

**(v) For Type (v) application 供第(v)類申請**

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

**PROPOSED HOUSE REDEVELOPMENT**

(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	380	sq.m 平方米	<input type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.167		<input type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	8.7	%	<input type="checkbox"/> 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	2	storeys 層	
	<input type="checkbox"/> include 包括.....storeys of basements 層地庫		
	<input checked="" type="checkbox"/> 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	99.65	mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	7.45	m 米	<input type="checkbox"/> About 約

☒ Domestic part 住用部分

GFA 總樓面面積

380

..... sq. m 平方米

☐ About 約

number of Units 單位數目

1

.....

average unit size 單位平均面積

380

..... sq. m 平方米

☐ About 約

estimated number of residents 估計住客數目

6

.....

☐ Non-domestic part 非住用部分GFA 總樓面面積☐ eating place 食肆

..... sq. m 平方米

☐ About 約☐ hotel 酒店

..... sq. m 平方米

☐ About 約

(please specify the number of rooms

請註明房間數目) .....

☐ office 辦公室

..... sq. m 平方米

☐ About 約☐ shop and services 商店及服務行業

..... sq. m 平方米

☐ About 約☐ Government, institution or community facilities

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

政府、機構或社區設施

.....

.....

.....

☐ 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

2081

..... 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	G	LIVING ROOM, DINING ROOM, KITCHEN AND E/M ROOM
1	1	BEDROOMS
.....	.....	.....
.....	.....	.....
.....	.....	.....

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

ONE EXISTING SWIMMING POOL AND 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)

SEP 2026

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

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

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

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

如需要的話，請另頁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。

<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 <input checked="" type="checkbox"/>   No 否 <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/> Please provide details 請提供詳情          DEMOLISH THE EXISTING TWO HOUSES REPLACED BY ONE HOUSE.....          .....          .....          .....</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 <input type="checkbox"/>   No 否 <input checked="" type="checkbox"/></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>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>_____</p> <p>_____</p> <p>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>PLEASE REFER TO PLANNING STATEMENT.          .....          .....          .....          .....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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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"/>																													

**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。

During the building plan submission /approval process, the only vehicular access to the site through Pun Chun Yuen Road was found having other private lots encroached upon at a position down the hill (see Plan 15). Vehicular access to the site is therefore non-guaranteed.

An amendment to the previously approved Section 16 is therefore needed to tally with such proposed amendment on the building plan (i.e. to delete the 2 carparking spaces). The proposed development is an single family house belonging to the applicant. The applicant will find other means of transportation to /from home in future on her own accord.

An approval for a similar Section 16 application was granted to Mr. Leung Ting Che on 31st May 2019, who was then deceased in late 2019. The current land owner Ms Leung Wong Kit Ling is widowed to Mr. Leung. Due to this change in ownership, a fresh Section 16 application is needed, despite only minor amendment is proposed for the subject development which would otherwise demand only an Amendment B application to the Planning Department.

In comparison with the previous approved Section 16 applications ( ref. no. TPB/A/TP/664 and dated 31st May 2019), the only material change of the development parameters of the current scheme is the omission of 2 nos. of open carparking space. Other than that, the proposed scheme under this application is indential to the previous approved scheme. ( ref. no. TPB/A/TP/664 and dated 31st May 2019).

**11. Declaration 聲明**

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

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.  
本人現准許委員會酌情將本人就這宗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

CHIH MING YUEN

DIRECTOR

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☒ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他

on behalf of  
代表

CHIH DESIGN LIMITED

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

Date 日期

23/08/2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

**Statement on Personal Data 個人資料的聲明**

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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



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

Ash interment capacity 骨灰安放容量<sup>@</sup>

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

<sup>@</sup> Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

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

## Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	LOT 2087 in D.D.6, PUN CHUN YUEN ROAD, TAI PO, N.T.		
Site area 地盤面積	2280	sq. m 平方米	<input type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	APPROVED TAI PO OUTLINE ZONING PLAN NO. S/TP/28		
Zoning 地帶	GREEN BELT (GB)		
Applied use/ development 申請用途／發展	PROPOSED HOUSE REDEVELOPMENT		
(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	380 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.167 <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	7.45 m 米 <input type="checkbox"/> (Not more than 不多於)
		99.65 mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		2 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input checked="" 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	8.7 % <input type="checkbox"/> About 約	
(v) No. of units 單位數目	1	
(vi) Open space 休憩用地	Private 私人	2081 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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/>	

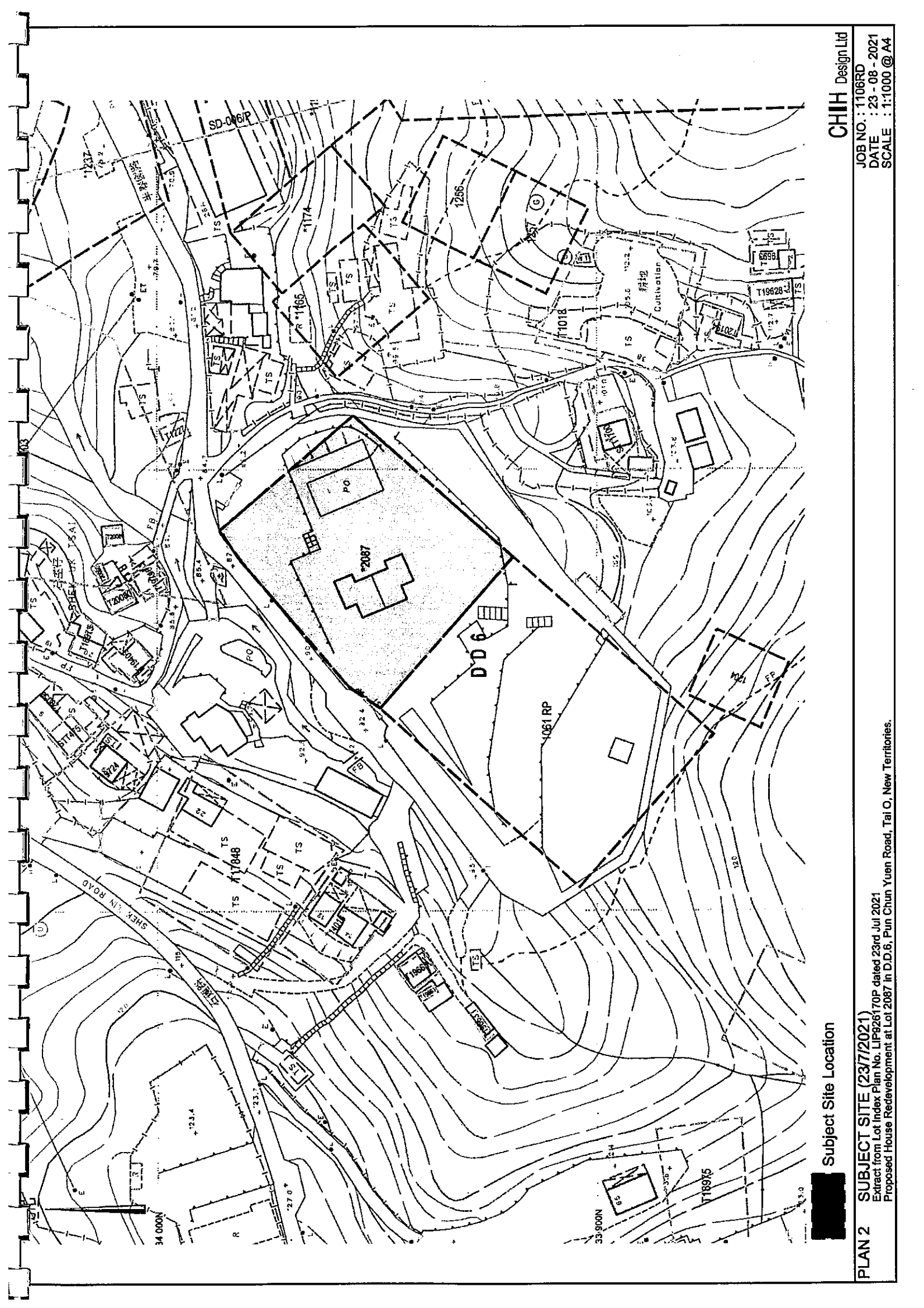
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<b>Reports 報告書</b>		
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"/>
<hr/>		

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。

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Subject Site Location

CHIH Design Ltd

JOB NO. : 1106RD  
DATE : 23 - 08 - 2021  
SCALE : 1:1000 @ A4

PLAN 2 SUBJECT SITE (23/7/2021)  
Extract from Lot Index Plan No. LIP926170P dated 23rd Jul 2021  
Proposed House Redevelopment at Lot 2087 in D.D.6, Pun Chun Yuen Road, Tai O, New Territories.





**PROPOSED HOUSE REDEVELOPMENT**

**AT**

**LOT. NO. 2087 IN D.D. 6  
TAI PO, NEW TERRITERIES**

**PLANNING STATEMENT**

Applicant:

Planning Consultant and Architect:

Date of Submission:

Ms. Leung Wong, Kit Ling

CHIH Design Limited

24<sup>th</sup> AUG 2021

## **EXECUTIVE SUMMARY**

This planning statement is prepared and submitted under section 16 of the Town Planning Ordinance (Cap 131) by CHIH design Limited (on behalf of the applicant) in support of an application for the redevelopment at Lot No. 2087 in D.D 6, Pun Chun Yuen Road, Tai Po, New Territories. The subject site falls within a GB zone designated under the Approved Tai Po Outline Zoning Plan no. S/TP/28.

This application is to propose a similar design, which was approved under TPB refer. TPB/A/TP/664 dated 31<sup>st</sup> May, 2019. The approved design was to propose to redevelop the site by replacing the existing 2 small houses with one 2-storey high single-family house, that has a reduction of no. of storey from 3 to 2 and a reduction of plot ratio from 0.175 to 0.167, resulting in a change of building form and an increment of site coverage from 5.8% to 8.7%. The above building parameters was approved by TPB on 31<sup>st</sup> May 2019.

The proposed scheme under this application is justified as follows: -

- A similar proposal was approved on 31<sup>st</sup> May 2019 under the application no. TPB/A/TP/664. The only material change of the development parameters of the current scheme is the omission of 2 nos. of open carparking space. Due to the change in ownership (the previous applicant was deceased in 2019), a fresh section 16 application is needed.
- There is no departure of planning policy from that effective as of year 2019.
- There is no change of contexture circumstances in the proximity of the captioned site since year 2019.
- There is no increment of plot ratio.
- There is a reduction of building height form 8.23m to 7.45m and a reduction of no. of storey from 3 to 2.
- The increased site coverage (i.e. 8.7%) is still well within acceptable range for a rural low density residential development.
- The building volume is refined to a consolidated mass, avoiding excessive site coverage but keeping the total GFA not largely altered.

## 內容摘要

此規劃書是根據 <<城市規劃條例>> (第 131 章) 第 16 條，就位於新界大埔半春園路丈量約份第 6 約地段第 2087 號的住宅發展項目遞交許可申請，由申請代表 CHIH Design Limited 提交。是次申請是位於大埔分區計劃發展大綱圖內，綠化地帶用途的規劃區域。(核准圖編號 S/TP/28)

這次申請是按曾經批核的發展計劃來重新申請(批核信件號 TPB/A/TP/664，批核日期 31/05/2019)。曾經批核的發展計劃主要是擬建一間大宅，並由現時的三層改為兩層，但將地積比率由 0.175 下降至 0.167。由於建築體的設計變更，覆蓋率亦因此增加，由原來的 5.8% 增至 8.7%。以上的發展參數已於 2019 年 5 月 31 日得到城規會批准。

是次規劃申請有以下理據：-

- 與是次相約的設計申請於 2019 年 5 月 31 日得到城規會的批准(A/TP/664)，是次唯一的設計改變是將 2 個露天車位取消。是次設計的輕微改動本是可以簡化地向規劃署申請的，但由於前土地擁有人梁定墀先生離世，其妻子梁黃潔玲（即現時土地擁有人）必需將此申請重新送審。
- 大綱圖基本上自 2019 年沒有改變。
- 地盤及周圍基本上自 2019 年沒有環境上的改變。
- 擬建的住宅地積比率沒有增加；
- 擬建的住宅將由三層改為兩層，而整體高度由 8.23 米降為 7.45 米；
- 覆蓋率雖增至 8.7%，但比率仍保持在一般低密度住宅發展的範圍；
- 地積比例不大改變的前題下將房屋的體積及覆蓋率縮至最低。

## INTRODUCTION

1. Introduction
2. Background
3. The Development Proposal
4. Planning Justifications
  - 4.1 A similar proposal was approved
  - 4.2 No departure of planning policy
  - 4.3 No change of contextual circumstance
  - 4.4 No Increment of Building Bulk
  - 4.5 Reduction of Building Height and No. of Storey
  - 4.6 Acceptable Range of Site Coverage
  - 4.7 Control of Building Volume

## APPENDIX 1

Table 1 Comparison of Development Parameters

### LIST OF PLANS

Plan 1	Site Location Plan (S/TP/28)
Plan 2	Subject Site (23/7/2021)
Plan 3	Aerial View of the Subject Site and its Surroundings (25/11/2020)
Plan 4	Lot Plan
Plan 5	Ground Floor Plan
Plan 6	First Floor Plan
Plan 7	Roof Plan
Plan 8	Section X-X & Section Y-Y
Plan 9	Proposed Schematic Landscape Master Plan without Carparking Space Provision
Plan 10	Schematic Perspective 1
Plan 11	Schematic Perspective 2
Plan 12	Fence Wall Alignment Plan
Plan 13	Aerial View of the Subject Site and its Surroundings (2017/4/17)
Plan 14	Part Outline Zoning Plan (S/TP/28)
Plan 15	Indication of Other Private Lots Encroached upon Pun Chun Yuen Road



## **1. INTRODUCTION**

This planning statement is prepared and submitted under section 16 of the Town Planning Ordinance (Cap. 131) by CHIH Design Limited on behalf of Mrs. Leung Wong, Kit Ling (the applicant) in support of an application for the redevelopment at Lot no. 2087 in D.D. 6, Tai Po, N.T. (the subject site). Plan 1, Plan 2 and Plan 3 show the location of the subject site.

This application is to propose to apply a similar design, which was approved under TPB refer. TPB/A/TP/664 dated 31<sup>st</sup> May, 2019. (The only design change is to omit 2 nos. of open carparking space.) The previously approved design comprises the replacement of the existing 2 small houses with one 2-storey high single-family house, a reduction of no. of storey from 3 to 2 and a reduction of plot ratio from 0.175 to 0.167, resulting in a change of building form and an increment of site coverage from 5.8% to 8.7%.

This statement provides comparison of development parameters and planning justifications. It is the intention of this planning statement to prove that the proposed redevelopment at Lot 2087 in D.D. 6, Pun Chun Yuen Road, Tai Po, N.T. is acceptable from planning point of view.

## **2. BACKGROUND**

The above building parameter was approved by TPB on 31<sup>st</sup> May 2019 and the application was granted to Mr. Leung Ting Che on 31<sup>st</sup> May 2019, who was then deceased in late 2019. The current land owner Ms Leung Wong Kit Ling is widowed to Mr. Leung. Due to the change in ownership, a fresh section 16 application is needed, despite only minor amendment is proposed for the subject development which would otherwise demand only an Amendment B application to the Planning Department.

### **3. THE DEVELOPMENT PROPOSAL**

#### **The Development Scheme**

The proposed redevelopment is 1 no. of single family mansion on the subject lot. The schematic layout of the proposal is annexed to Plan 5 to Plan 7. Plan 8 illustrates a schematic section of the proposed house. Plan 9 illustrates a preliminary landscape proposal for the redevelopment. Plan 10 and Plan 11 illustrates the perspective view of the proposed house.

The proposed development parameters are compared with those under the existing and the previously approved scheme in the following Table 1.

This development proposal also includes the following consideration:

#### **Land Matters**

Parts of the existing access road leading to the subject lot encroach upon some private lots. Hence, government cannot guarantee any right-of-way to the subject lot and the owner has to make his own arrangement to acquire such right of way. The applicant understands the non-guarantee right-of-way situation and is willing to accept a clause to reflect this matter in the lease should a modification is applied for.

#### **Fence Wall Design**

A 2m high fence wall will be erected along the actual site boundary except the side facing Lot No. 1061 R.P. (which is also owned by the applicant). The proposed alignment of the fence wall is shown on the attached Plan 12. Detailed design of the fence wall will be given at the building plan submission stage. The applicant understands that any illegally erected fence wall within any government land shall be removed in due course. Any new fence wall to be erected will be aligned within the site boundary.

### **Building Plan Submission Matter**

During the building plan submission /approval process, the only vehicular access to the site through Pun Chun Yuen Road was found having other private lots encroached upon at a position down the hill (see Plan 15). Vehicular access to the site is therefore non-guaranteed. An amendment to the previously approved Section 16 is therefore needed to tally with such proposed amendment on the building plan (i.e. to delete the 2 carparking spaces). The proposed development is a single-family house belonging to the applicant. The applicant will find other means of transportation to /from home in future on her own accord.

## **4. PLANNING JUSTIFICATION**

### **4.1 A similar proposal was approved**

A similar proposal was approved on 31<sup>st</sup> May 2019 under the application no. TPB/A/TP/664. In comparison with the previous approved scheme, the only material change of the development parameters of the current scheme is the omission of 2 nos. of open carparking space. Other than that, the proposed scheme under this application is identical to the previous approved scheme. (ref. no. TPB/A/TP/664 and dated 31st May 2019).

### **4.2 No departure of planning policy**

The zoning of and the planning restriction on the subject site, as well as those in the nearby area, remains unchanged in comparison to that in year 2019. The OZP of year 2018 in plan 14 and the relevant notes to the OZP is compared to the currently effective one in Plan 1.

### **4.3 No change of contextual circumstance**

The condition of the site, as well as those in the proximity and all land features in the surrounding area remain unchanged in comparison to that in 2017. The overall context of the subject site remains unchanged. The aerial photos of the subject site in year 2017 and 2020 (most updated and available) are compared in Plan 13 and Plan 3.

### **4.4 No Increment of Building Bulk**

The total gross floor area of the proposed redevelopment is slightly smaller than that of the existing houses. The proposed redevelopment has no increment of plot ratio.



**4.5 Reduction of Building Height and No. of Storey**

The subject design under this submission constitutes a reduction of building height from 8.23m to 7.45m (in comparison with the existing buildings) and a reduction of no. of storey from 3 to 2. The result of the reduction warrants a more compatible building volume with the surroundings, which is dominated by 1 to 2 storey houses scattered around.

**4.6 Acceptable Range of Site Coverage**

The eventual result of the reduction of no. of storey is an increase of site coverage from 5.8% to 8.7%. This increment is unavoidable since a smaller site coverage that evolved from the stacking-up effect of building volume is no longer applicable in the proposed design. The increased site coverage at 8.7%, after all, is still well within acceptable range for a rural low density residential development.

**4.7 Control of Building Volume and Site Coverage**

This design avoids the "spread out" of the roofed over area at G/F (such as verandah, carport, etc.), which was adopted in previous disapproved submissions. The building bulk is designed to consolidate to one mass that would not occupy excessive site coverage, while keeping the total GFA not largely altered.

In view of the above, the application should be supported by the Board.



**Table 1 - Comparison of Development Parameter**

	Existing	Approved Scheme (Approved on 31 <sup>st</sup> May, 2019)	Proposed Scheme-Under this Submission (Changes in comparison to approved scheme)	Remarks (Compare with the scheme approved on 25 <sup>th</sup> April 2014 and 31st May, 2019))
Site Area	2280 m <sup>2</sup>	2280 m <sup>2</sup>	2280 m <sup>2</sup>	No change
Total Gross Floor Area	398m <sup>2</sup>	380m <sup>2</sup> (including 32m <sup>2</sup> balcony/canopy)	380m <sup>2</sup> (including 32m <sup>2</sup> balcony/canopy)	No change
Plot Ratio	0.175	0.167	0.167	No change
No. of Units	2	1	1	No change
Unit Size	199m <sup>2</sup>	380m <sup>2</sup>	380m <sup>2</sup>	No change
Building Blocks	2 nos. of 3 storey house	1 no. of 2 storey house (change in disposition of building block)	1 no. of 2 storey house (change in disposition of building block)	No change
Building Height	8.23m	7.45m	7.45m	No change
Site Coverage	5.8%	8.7%	8.7%	No change
Type and Mix of Use	Residential	Residential	Residential	No change
Internal Layout and Disposition of Premises	2 nos. of single family house	1 no. of single family house (change of internal layout)	1 no. of single family house (change of internal layout)	No change
Provision of Carparking	Nil	2 nos. of carparking space	0	-100%





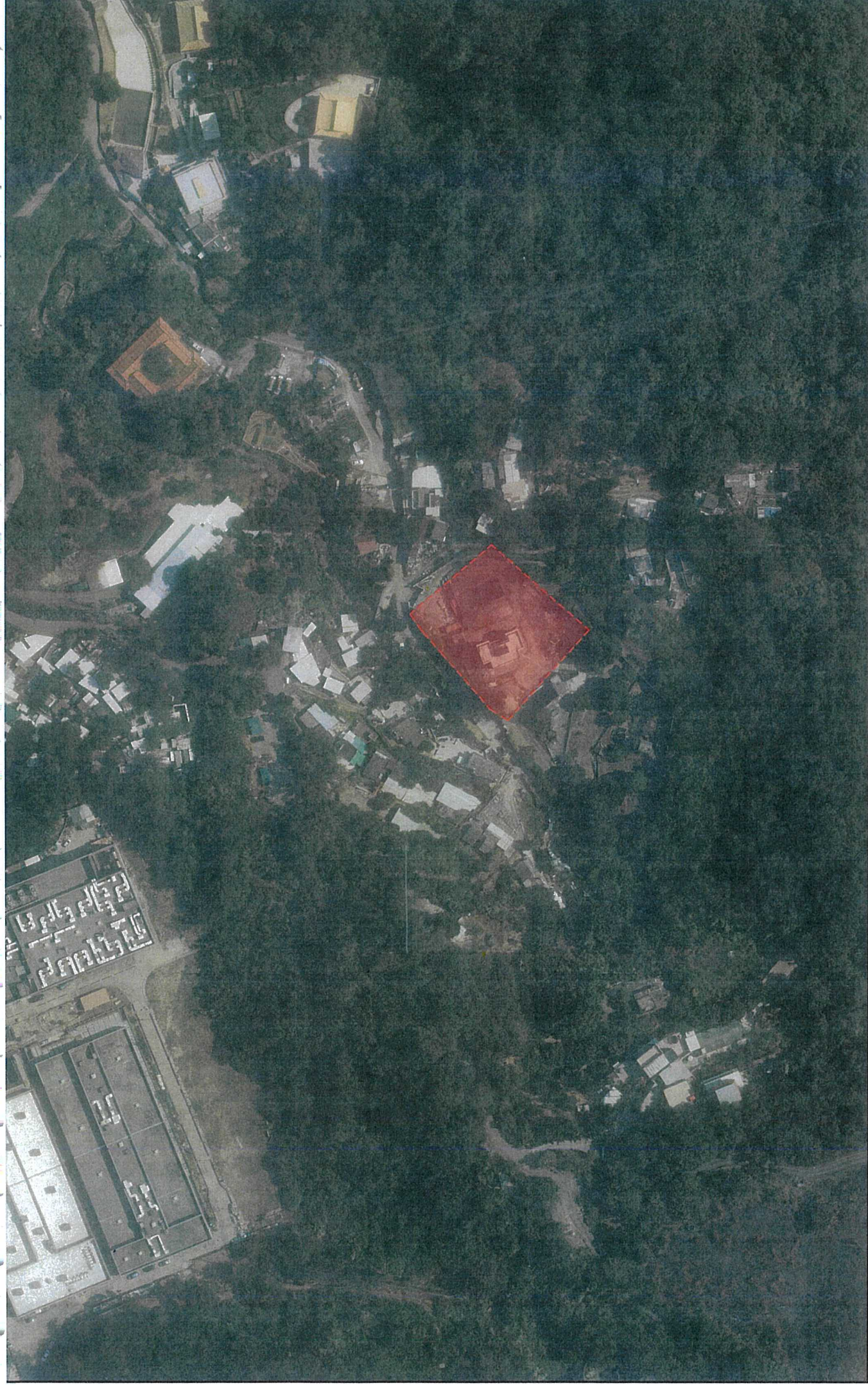
Key Plan 1: 60000

<b>Legend</b>	<b>Subject Site Location</b>









Subject Site Location

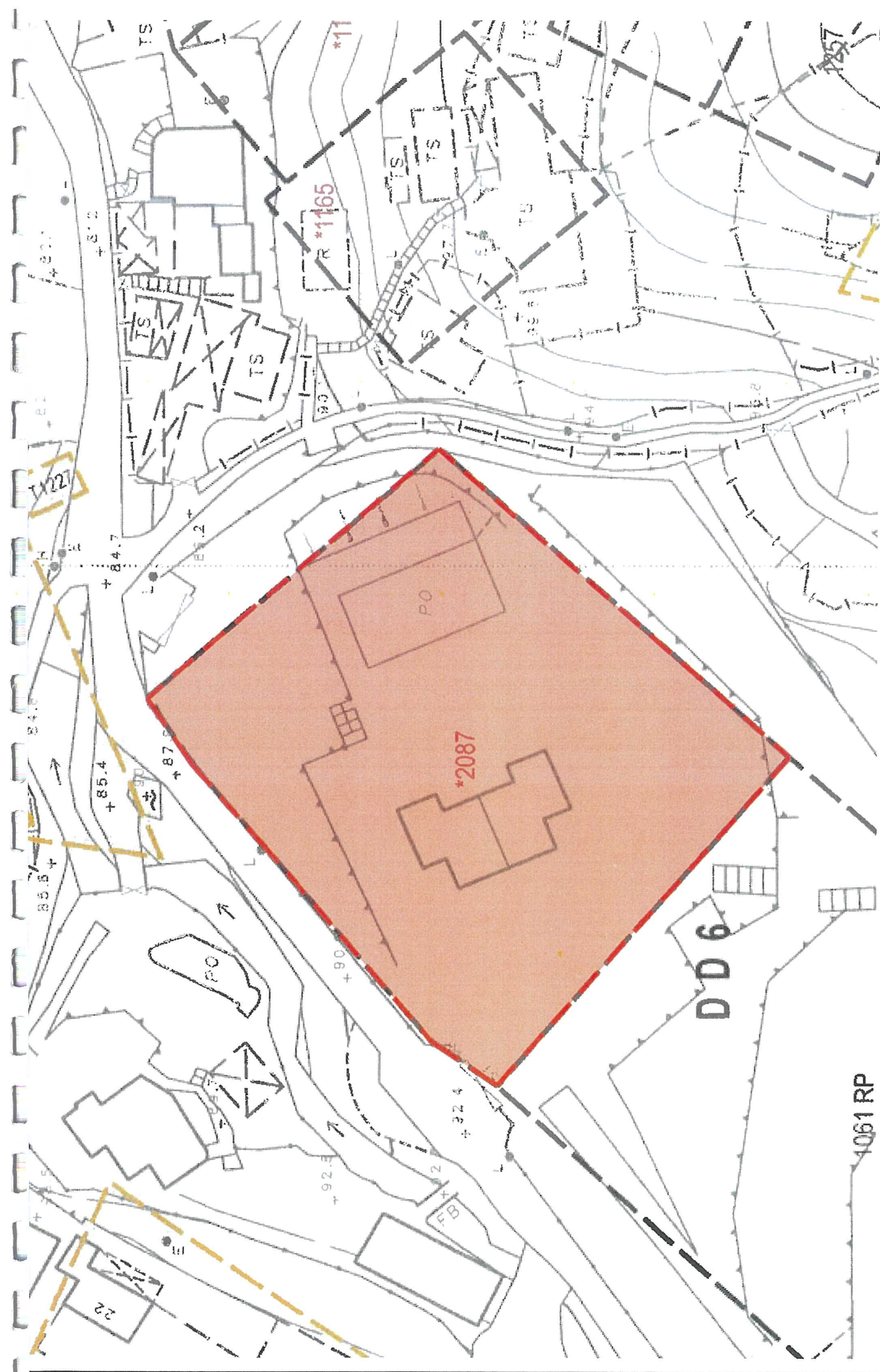
PLAN 3

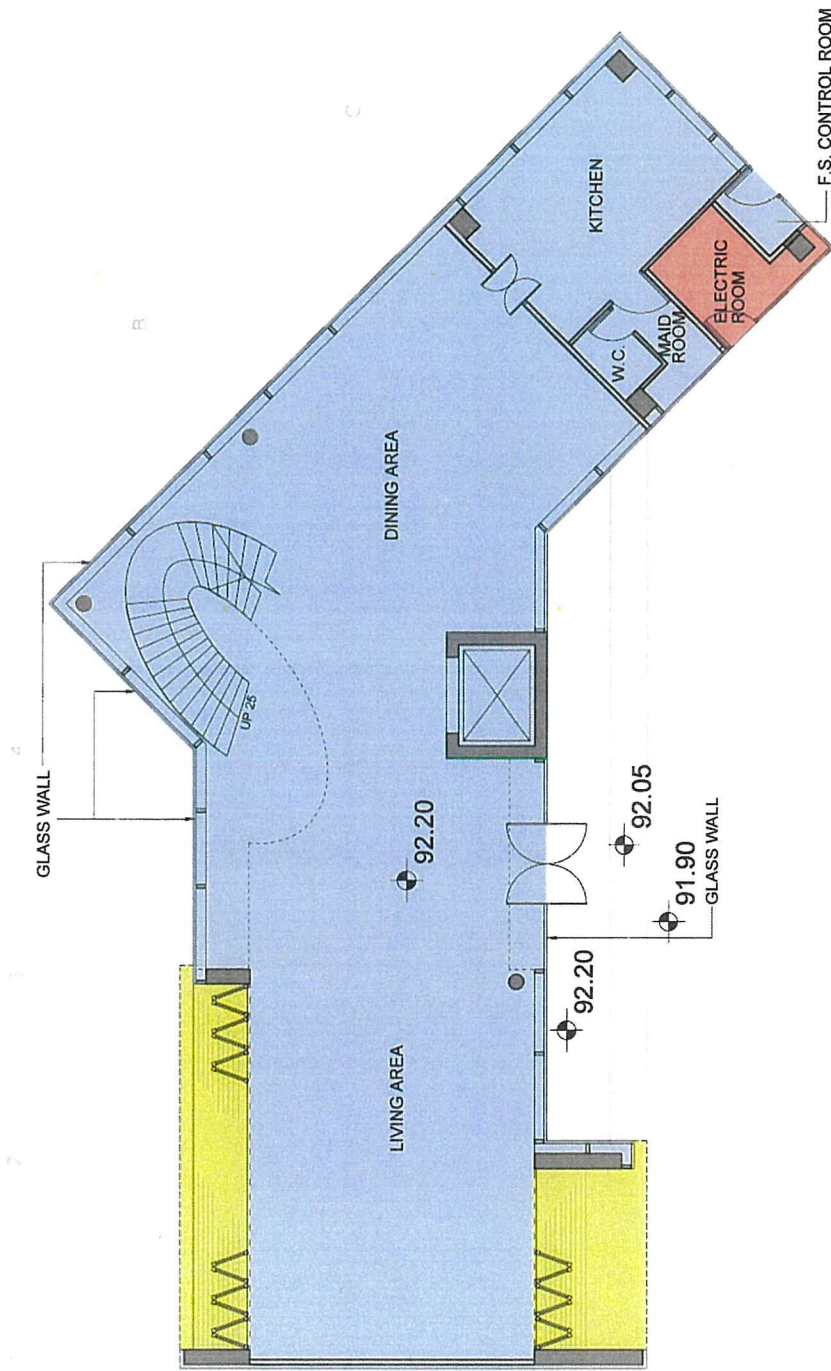
AERIAL VIEW OF THE SUBJECT SITE AND SURROUNDINGS (25/11/2020)  
Extract from Aerial Photo No. E105509C (Flight Date: 2020-11-25)  
Proposed House Redevelopment at Lot 2087 in D.D.6, Pun Chun Yuen Road, Tai O, New Territories.

CHIH Design Ltd

JOB NO.: 1106RD  
DATE : 23 - 08 - 2021  
SCALE : N.A.







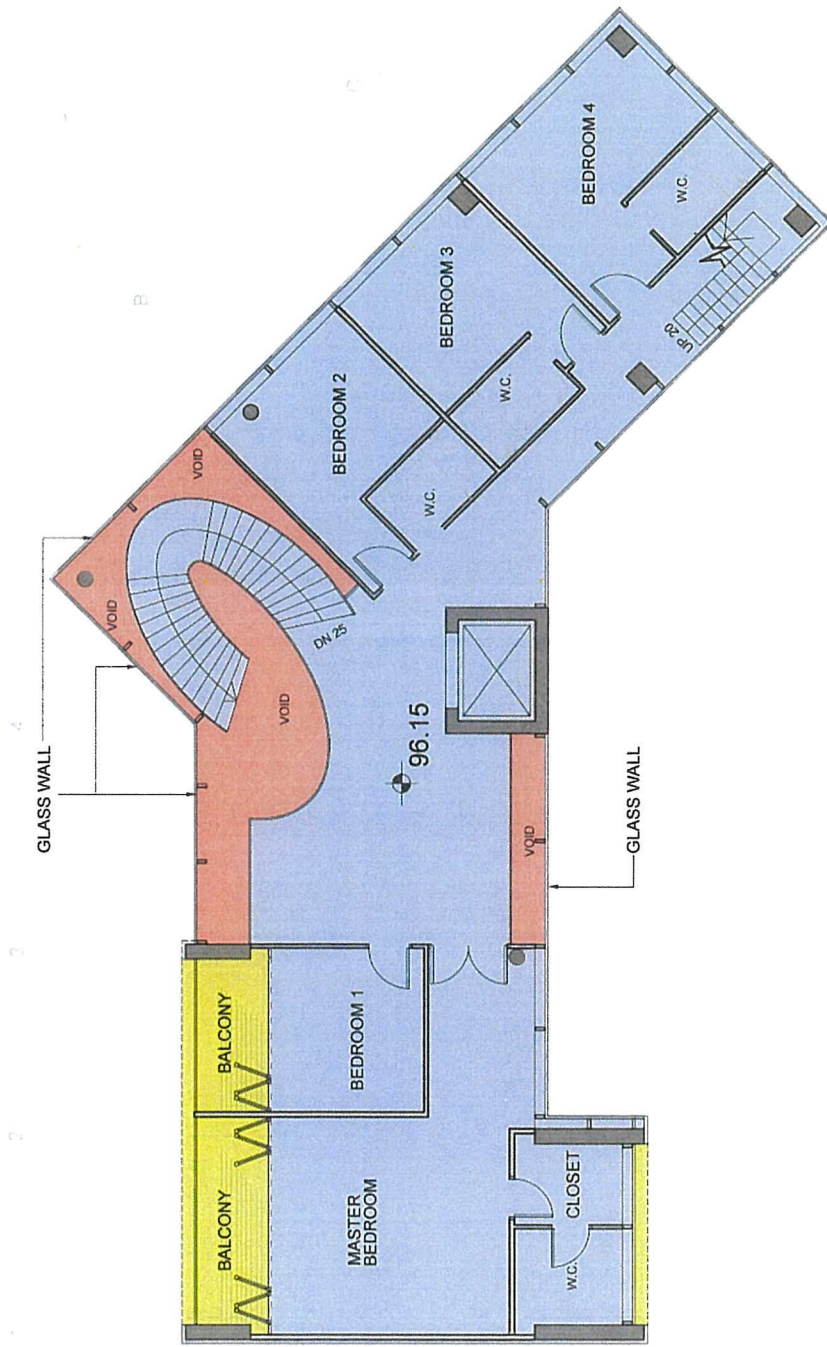
GFA accountable area  
(excl. balcony/ canopy) = 176.8m<sup>2</sup>

GFA accountable area of  
balcony/ canopy = 18.2m<sup>2</sup>

Total GFA at this floor = 195m<sup>2</sup>

GFA exempted area = 4m<sup>2</sup>





GFA accountable area  
(excl. balcony/ canopy) = 172.2m<sup>2</sup>

GFA accountable area of  
balcony/ canopy = 12.8m<sup>2</sup>

Total GFA at this floor = 185m<sup>2</sup>

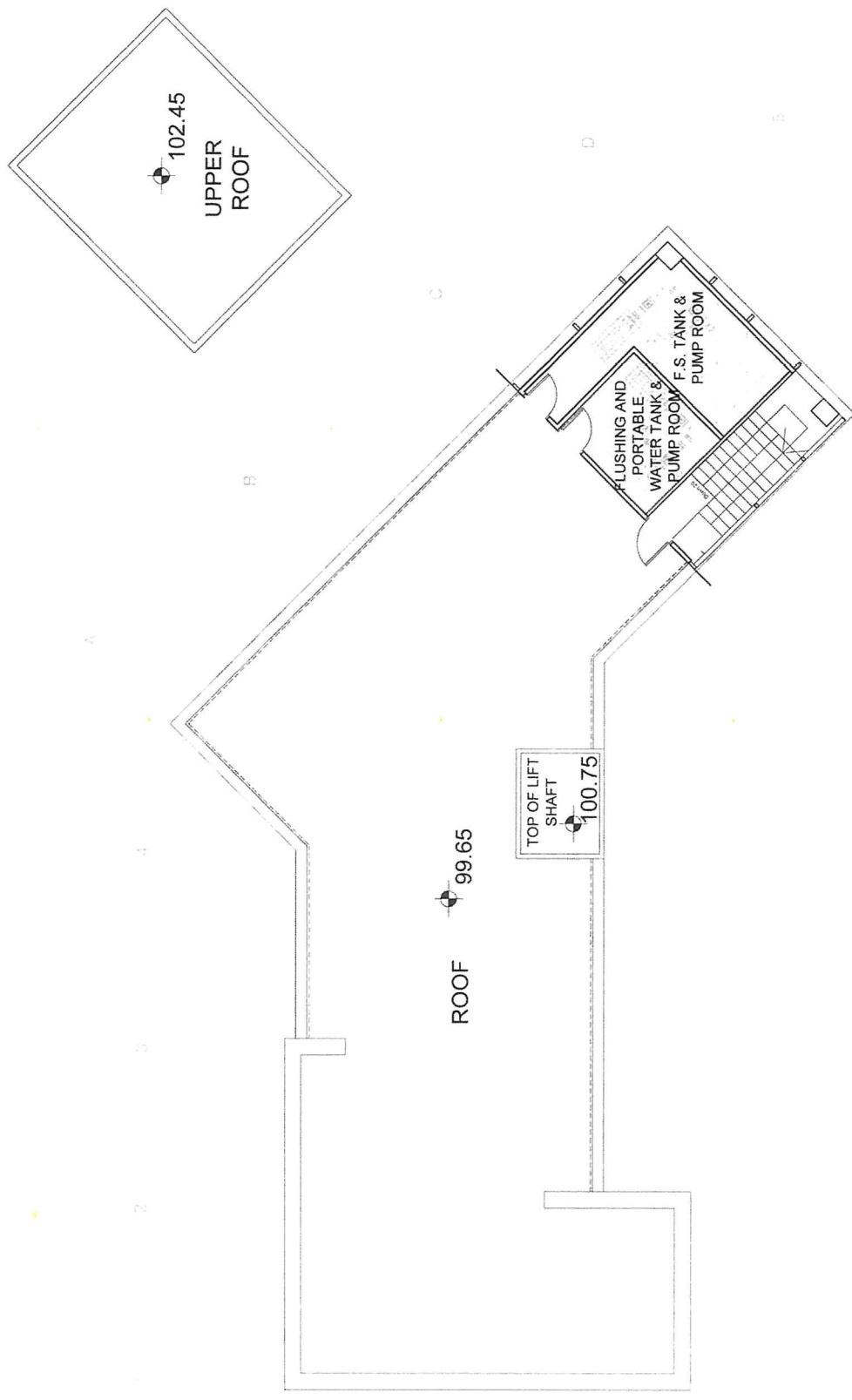
GFA exempted area of  
void in House = 14m<sup>2</sup>

Calculation of GFA exemption of Void in House:

Total UFS. = 284m<sup>2</sup>

Max. allowable exemption  
= 284m<sup>2</sup> X 5%  
= 14.2m<sup>2</sup>

Total exempted area = 14m<sup>2</sup>

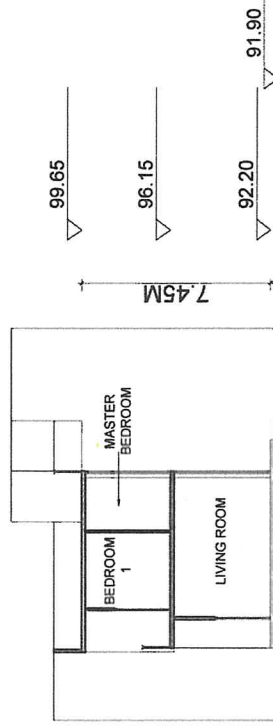




GOVERNMENT LAND

SITE AREA

NEIGHBOURING LOT

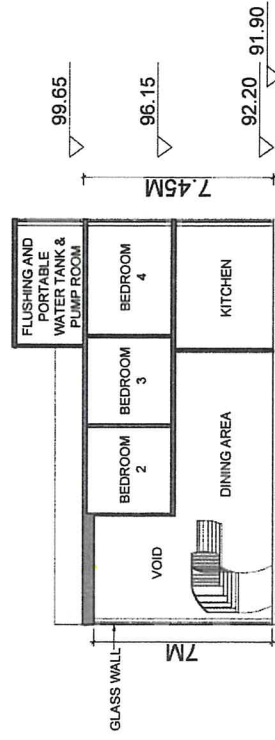


## SECTION YY

GOVERNMENT LAND

SITE AREA

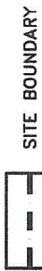
NEIGHBOURING LOT



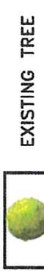
## SECTION XX



# LEGEND



SITE BOUNDARY



EXISTING TREE



PROPOSED NEW TREE







PLAN 10      Schematic Perspective 1  
Proposed House Redevelopment at Lot 2087 in D.D.6, Pun Chun Yuen Road, Tai Po, New Territories





PLAN 11      Schematic Perspective 2  
Proposed House Redevelopment at Lot 2087 in D.D.6, Pun Chun Yuen Road, Tai Po, New Territories









SUBJECT SITE

PLAN 13 Aerial View of the Subject Site and its Surroundings (2017/4/17)  
(E021884)











Our Ref.: 1106RD-L096  
Date: 16<sup>th</sup> December 2021

**The Secretary**  
**Town Planning Board**  
c/o Town Planning Board Section  
Planning Department  
15/F, North Point Government Offices  
333 Java Road  
North Point, Hong Kong

Dear Sirs,

**Re: Application for Amendment to Permission Under Section 16**  
**Proposed House Redevelopment at**  
**Pun Chun Yuen Road, Tai Po, Lot No. 2087 in D.D. 6**


We are writing to further clarify and justify our submission. We give an account of the background of our submission below.

In our latest building plan submission, we have proposed an access route to demonstrate compliance with the requirement under the Buildings Ordinance, in particular clause 5 of Building (Planning) Regulations. This proposal was in response to the fact that right-of-way across certain private lots along Pun Chun Yuen Road cannot be revealed. The proposed access route is for pedestrian only, but not for vehicles. For this reason, we have omitted the carparking spaces in the proposed development to tally with the non-vehicular access situation, that would be proposed under our building plan submission. This current Section 16 planning application is to reflect this change to cater for the building plan approval.

We believe that the omission of carparking spaces in the proposed development will not cause adverse traffic effect to the vicinity.

Should you have any queries, please do not hesitate to contact the undersigned at 2581 3081.

Sincerely Yours,  
For and on behalf of  
**CHIH Design Ltd.**



Eric Ming Yuen CHIH  
Director

EC/fh

c.c. Planning Department – Mr. Feddy Leung (by email)  
Hang Lung Plastic Manufactory Ltd. - Ms. Leung Wong Kit Ling (Fax: 2489 2885)



APPENDIX 1

**Table 1 - Comparison of Development Parameter**

	Existing	Approved Scheme (Approved on 31 <sup>st</sup> May, 2019)	Proposed Scheme-Under this Submission (Changes in comparison to approved scheme)	Remarks (Compare with the scheme approved on 25 <sup>th</sup> April 2014 and 31st May, 2019))
Site Area	2280 m <sup>2</sup>	2280 m <sup>2</sup>	2280 m <sup>2</sup>	No change
Total Gross Floor Area	398m <sup>2</sup>	380m <sup>2</sup> (including 32m <sup>2</sup> balcony/canopy)	380m <sup>2</sup> (including 32m <sup>2</sup> balcony/canopy)	No change
Plot Ratio	0.175	0.167	0.167	No change
No. of Units	2	1	1	No change
Unit Size	199m <sup>2</sup>	380m <sup>2</sup>	380m <sup>2</sup>	No change
Building Blocks	2 nos. of 3 storey house	1 no. of 2 storey house (change in disposition of building block)	1 no. of 2 storey house (change in disposition of building block)	No change
Building Height	8.23m	7.45m	7.45m	No change
Site Coverage	5.8%	8.7%	8.7%	No change
Type and Mix of Use	Residential	Residential	Residential	No change
Internal Layout and Disposition of Premises	2 nos. of single family house	1 no. of single family house (change of internal layout)	1 no. of single family house (change of internal layout)	No change
Provision of Carparking	Nil	2 nos. of carparking space	0	-100%

**Previous Planning Applications**

**Approved Applications**

<b>Application No.</b>	<b>Proposed Development</b>	<b>Date of Consideration</b>	<b>Approval Conditions</b>
A/TP/516	Proposed 2 Houses (Redevelopment)	4.5.2012	A1 – A3
A/TP/539	Proposed House (Redevelopment)	22.11.2013	A1 – A3
A/TP/548	Proposed House (Redevelopment)	4.4.2014	A1 – A3
A/TP/661	Proposed House (Redevelopment)	18.1.2019	A1 – A3
A/TP/664	Proposed House (Redevelopment)	31.5.2019	A1 – A3

**Approval Conditions**

- A1. The submission and implementation of landscape (and tree preservation) proposals.
- A2. The submission and/or provision/implementation of drainage facilities/ proposal.
- A3. The provision of water supplies for fire fighting and fire service installations.

**Rejected Application**

<b>Application No.</b>	<b>Proposed Development</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
A/TP/530	Proposed House (Redevelopment)	23.8.2013 (Review)	R1 – R2

**Rejection Reasons**

- R1. The application did not comply with the Town Planning Board Guidelines No. 10 for 'Application for Development within "Green Belt" ("GB") zone' in that the proposed development intensity would exceed that of the existing development. There were no particular planning and design merits to justify the increase in development intensity in the proposed development.
- R2. Approval of the application would set an undesirable precedent for similar developments within the “GB” zone. The cumulative effect of approving such applications would result in a general degradation of the environment in the area.

### Summary of Development Proposals under Previous s.16 Applications

	Existing	A/TP/516	A/TP/530	A/TP/539	A/TP/548	A/TP/661	A/TP/664	A/TP/678 (current)
<b>Town Planning Board's Decision</b>	-	Approved on 5.4.2012	Rejected on 23.8.2013 (on review)	Approved on 22.11.2013	Approved on 4.4.2014	Approved on 8.1.2019	Approved on 31.5.2019	-
<b>Valid until</b>	-	4.5.2016	-	22.11.2017	4.4.2018	18.1.2023	31.5.2023	-
<b>Site Area</b>	2,280m <sup>2</sup>	2,280m <sup>2</sup>	2,280m <sup>2</sup>	2,280m <sup>2</sup>	2,280m <sup>2</sup>	2,280m <sup>2</sup>	2,280m <sup>2</sup>	2,280m <sup>2</sup>
<b>Total GFA</b>	398m <sup>2</sup> (including 32m <sup>2</sup> balcony/canopy) *	398m <sup>2</sup> (including 32m <sup>2</sup> balcony/canopy) *	398m <sup>2</sup> (including E&M room) with no balcony/canopy	398m <sup>2</sup> (including 32m <sup>2</sup> balcony/canopy) *	380m <sup>2</sup> ** (including 32m <sup>2</sup> balcony/canopy)	398m <sup>2</sup> (including 32m <sup>2</sup> balcony/canopy) *	380m <sup>2</sup> ** (including 32m <sup>2</sup> balcony/canopy)	380m <sup>2</sup> ** (including 32m <sup>2</sup> balcony/canopy)
<b>Plot Ratio</b>	0.175	0.175	0.175 (including E&M room)	0.175	0.167	0.175	0.167	0.167
<b>Site Coverage</b>	5.8%	5.8%	11.8%	5.8%	8.7%	5.8%	8.7%	8.7%
<b>Building Height</b>	8.23m	9m	8m	9m	7.45m	9m	7.45m	7.45m
<b>No. of Storeys</b>	3	3	2	3	2	3	2	2
<b>No. of House(s)</b>	2	2	1	1	1	1	1	1
<b>No. of Parking Spaces</b>	Nil	2	2	2	2	2	2	Nil

#### Remarks:

\* the balcony and canopy areas of the existing houses are exempted from GFA and roof-over-area calculations under the lease

\*\* excluding a GFA of 18m<sup>2</sup> (14m<sup>2</sup> of void and 4m<sup>2</sup> of plant room) proposed to be exempted which would be subject to the Building Authority's approval

**Detailed Comments of the Buildings Department**

- (i) there is no record of approval by the Building Authority for the structures existing at the Site;
- (ii) if the existing structures are New Territories Exempted House (NTEH) under the Buildings Ordinance (Application to the New Territories) Ordinance (Cap 121 or the previous Cap 322), DLO/TP should be in a better position to comment on the application;
- (iii) before any new building works are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (iv) if the existing structures are erected on leased land without approval of the BD (not being an NTEH), they are unauthorized under the BO and should not be designated for any approved use under the application;
- (v) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- (vi) in connection with (iii) above, the Site shall be provided with means of obtaining access thereto from a street and Emergency Vehicular Access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- (vii) if the site abuts on a specified street of not less than 4.5m wide, its permitted development intensity shall be within the permissible plot ratio and site coverage as stipulated in the First Schedule of B(P)R. Otherwise, its permitted development intensity shall be determined under B(P)R 19(3) at the building plan submission stage;
- (viii) the sustainable building design requirements and the pre-requisites under PNAP APP-151 & 152 for GFA concessions would be applicable to the redevelopment. In this connection, any non-mandatory or non-essential plant rooms of the development may be accountable for GFA under the BO subject to their compliance with the above PNAPs;
- (ix) foul water of the development should not be discharged to nearby stream course; and
- (x) formal submission of any proposed new building works for approval and consent under BO is required. Detailed consideration will be made at the building plan submission stage.



**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
  - (i) the applicant is required to apply for lease modification for implementation of the development proposal. If it is approved by LandsD acting in its capacity as the landlord at its absolute discretion, it will be subject to such terms and conditions, including, amongst others, payment of premium and administrative fee, as may be imposed by LandsD; and
  - (ii) site inspection revealed that boundary walls and fences of the subject lot are erected on the adjoining government land and there is unauthorised occupation of government land. Land control action will be taken according to priority.
- (b) to note the comments of the Director of Environmental Protection that septic tank and soakaway system is an acceptable means for collection, treatment and disposal of sewage provided that its design and construction follow the requirements of Practice Note for Professional Persons (ProPECC PN) 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department” and are duly certified by an Authorized Person;
- (c) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - (i) there is no public sewer connection available in the vicinity of the proposed development. If the applicant proposes to dispose sewage through public sewerage system, the applicant should submit and implement a sewerage connection proposal to his satisfaction;
  - (ii) stormwater drainage proposal should demonstrate that stormwater drainage collection and disposal facilities of adequate flow capacity already exist/to be provided can deal with surface runoff within the lot or flow from adjacent areas including overland flow. The lot owner shall effect the necessary modification/upgrading works of downstream drainage system; and
  - (iii) provision of written consent(s) from relevant lot owner(s) and/or LandsD’s permission for laying new drains/channels and/or modifying/upgrading existing ones outside the applicant’s lot(s) or on government land, where required;
- (d) to note the comments of the Director of Fire Services (D of FS) that detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;
- (e) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) under the Buildings Ordinance in **Appendix IV**; and



- (f) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that a number of registered features (Slopes No. 7/NW-A/R55, 7NW-A/F48 and 7NW-A/C76) are located close to the Site. The applicant should submit necessary geotechnical submission to the relevant authority.

tpbpd@pland.gov.hk

寄件者: [REDACTED]  
寄件日期: 2021年10月13日星期三 2:29  
收件者: tpbpd  
主旨: A/TP/678 DD 6 Pun Chun Yuen Road GB

Dear TPB Members,

No wonder we have global warming when 2,000+sq.mts of Green Belt is slathered in cement.

The architect should be obliged to listen to President Xi's speech delivered via video link at the UN Biodiversity COP15 leaders' summit yesterday.

If he has time on his next trip here I will invite him to view this affront to nature on Chinese soil.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Sunday, May 5, 2019 3:05:56 AM  
**Subject:** A/TP/664 DD 6 Pun Chun Yuen Road

Dear TPB Members,

The image and the layout, the entire site will be cemented over apart from a few trees on the periphery, reinforce the impression that this will be a columbarium.

Unfortunately members did not question the proposed use last time.

Previous objections upheld.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Tuesday, December 25, 2018 2:36:47 AM  
**Subject:** A/TP/661 DD 6 Pun Chun Yuen Road

A/TP/661  
Lot 2087 in D.D. 6, Pun Chun Yuen Road, Tai Po  
Site area : 2,280m<sup>2</sup>  
Zoning : "Green Belt"  
Applied Development : Proposed House (Redevelopment)

Dear TPB Members,

There was an objection to the previous, now expired, application that there might be plans to build a columbarium.

Anybody viewing the images would share these concerns. This is Green Belt but all vegetation has been cleared away. The images for the completed 'house' show only a few trees on the periphery and an obvious Destroy to Build scenario.

Members should ask for images of the site at the time of the previous application and question how a large GB site could be destroyed in this manner.

Mary Mulvihill