

This document is received on 22 AUG 2023
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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/690
	Date Received 收到日期	22 AUG 2023

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

1. Name of Applicant 申請人姓名/名稱

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

Billion Global Limited

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

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

Prudential Surveyors International 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 No. 454 in D.D.34, Tai Po, New Territories
(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 65.03 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 195.09 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	..... N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tai Po Outline Zoning Plan No. S/TP/30
(e) Land use zone(s) involved 涉及的土地用途地帶	Residential (Group C) 8
(f) Current use(s) 現時用途	New Territories Exempted House (NTEH) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(d) For Type (d) application 供第(d)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 <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
(b) Intended use/development 有意進行的用途/發展	

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

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

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

- ☒ Plot ratio restriction From 由1.5..... to 至3.....
地積比率限制
- ☐ Gross floor area restriction From 由N/A.....sq. m 平方米 to 至N/A.....sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由N/A.....% to 至N/A..... %
上蓋面積限制
- ☐ Building height restriction From 由N/A.....m 米 to 至N/A..... m 米
建築物高度限制
- From 由N/A..... mPD 米 (主水平基準上) to 至N/A.....mPD 米 (主水平基準上)
- From 由N/A..... storeys 層 to 至N/A..... storeys 層
- ☐ Non-building area restriction From 由N/A.....m to 至N/A..... m
非建築用地限制
- ☐ Others (please specify) N/A
其他 (請註明)

(v) For Type (v) application 供第(v)類申請

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

Minor relaxation of plot ratio restriction (from 1.5 to 3)
for Redevelopment of New Territories Exempted House

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	.....195.09..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	.....3.....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	.....100..... %	<input checked="" 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	.....3..... storeys 層	
	<input type="checkbox"/> include 包括 N/A storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括 N/A storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	.....102.48..... mPD 米(主水平基準上)	<input checked="" type="checkbox"/> About 約
	.....8.23..... m 米	<input checked="" type="checkbox"/> About 約

☒ Domestic part 住用部分

GFA 總樓面面積

195.09 sq. m 平方米

☒ About 約

number of Units 單位數目

N/A

average unit size 單位平均面積

N/A sq. m 平方米

☐ About 約

estimated number of residents 估計住客數目

N/A

☐ 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

sq. m 平方米

☐ Not less than 不少於☐ public open space 公眾休憩用地

sq. m 平方米

☐ Not less than 不少於

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

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

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

N/A

.....

.....

.....

.....

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)

December 2025

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

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

9. Impacts of Development Proposal 擬議發展計劃的影響			
If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。			
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 No 否	<input type="checkbox"/> Please provide details 請提供詳情	
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。)	Yes 是 No 否	<input checked="" 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 .....N/A..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 .....N/A..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 .....N/A..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 .....N/A..... m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積.....65.03..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 .....1.42.....m 米 <input checked="" type="checkbox"/> About 約	
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> 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)

10. Justifications 理由

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


Please refer to the attached planning statement.

11. Declaration 聲明

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

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

Signature
簽署


HELEN LUNG

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

Name in Block Letters
姓名（請以正楷填寫）

Associate Director
Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☒ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

Prudential Surveyors International Limited

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

Date 日期

18/08/2023

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

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

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

Ash interment capacity 骨灰安放容量[@]

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

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

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要			
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Lot No. 454 in D.D. 34, Tai Po, New Territories 新界大埔丈量約份第34約地段第454號		
Site area 地盤面積	65.03 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	Approved Tai Po Outline Zoning Plan No. S/TP/30 大埔分區計劃大綱核准圖 編號 S/TP/30		
Zoning 地帶	Residential (Group C) 8 「住宅(丙類) 8」		
Applied use/ development 申請用途／發展	Minor relaxation of plot ratio restriction (from 1.5 to 3) for Redevelopment of New Territories Exempted House 略為放寬地積比率限制(由1.5 倍至3倍)以作新界豁免管制屋宇的重建		
(i) Gross floor area and/or plot ratio 總樓面面積及／或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	195.09 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	3 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <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	N/A	
	Composite 綜合用途	N/A	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	8.23	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		102.48	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		3	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積		100	% <input type="checkbox"/> About 約
(v) No. of units 單位數目	N/A		
(vi) Open space 休憩用地	Private 私人	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/>	N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/>	N/A

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

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
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 checked="" 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 checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lot Index Plan, Location Plan		
<u>Reports 報告書</u>		
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。

29 August 2023

Our Ref: TPB29082023-B8779-8780

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


Dear Sirs,

Re: Planning Application No. A/TP/690
Minor Relaxation of Plot Ratio Restriction (from 1.5 to 3)
for Redevelopment of New Territories Exempted House (NTEH) on Lot No.454 in DD34,
Kon Hang, Tai Po, New Territories (the "Premises")

Thank you for going through our submission on the 18 August 2023. We would like to clarify that this submission is to propose "Minor Relaxation of Plot Ratio (from 1.5 to 3) for redevelopment of New Territories Exempted House (NTEH). Please see attached our replacement pages of the subject application form, executive summary and main text of the planning statement. These replacement pages should supersede our original submission.

Should you have any queries, please feel free to contact the undersigned or Ms. Alison Lai at 2507 8308.

Yours faithfully,
For and on behalf of
PRUDENTIAL SURVEYORS INTERNATIONAL LIMITED


Helen Lung
Associate Director
Encls.



c.c. Client

**S.16 application for Minor Relaxation of Plot Ratio Restriction (from 1.5 to 3)
for Redevelopment of New Territories Exempted House (NTEH) on
Lot No.454 in DD34, Kon Hang, Tai Po, New Territories**

Executive Summary

This application is submitted on behalf of the owner of Lot No.454 in DD34, Tai Po, New Territories (the “Site”), for a minor relaxation application for plot ratio (from 1.5 to 3) under Section 16 of the Town Planning Ordinance for the proposed redevelopment of an existing New Territories Exempted House (“NTEH”). The Site is currently a 47-year- old 2.5-storey NTEH, and the owner would like to redevelop the building into a 3-storey NTEH with a building height of 8.23m. The Site is currently zoned as “Residential (Group C) 8” on the approved Tai Po Outline Zoning Plan No. S/TP/30 on 8 July 2022 (the “OZP”).

The comparison of the existing house and proposed redevelopment is shown as follows:

	Existing House	Proposed Redevelopment	Restriction under OZP
User	NTEH	NTEH	Always permitted
No. of Storey	2.5	3	No restriction
Plot Ratio	2.5	3	1.5 or existing plot ratio (minor relaxation required)
Building Height	7.62m (about 103.29 mPD, 95.67 mPD plus 7.62m)	8.23m (about 102.48 mPD, 94.25 mPD plus 8.23m)	120 mPD (would not exceed)

The proposed (re)development is compatible with the immediate and surrounding context in terms of the scale and character of the area, and it will blend in with the natural environment as it is surrounded by a green natural setting.

The proposed (re)development would not have any adverse impacts on environment, traffic, water supply, drainage & sewerage, and slopes. It would not have any landscape and visual impact to the surrounding environment and it would not involve any tree felling.

We hope that the Board would consider the application favourably.

第 16 條規劃許可申請

略為放寬地積比率限制(由 1.5 倍至 3 倍)以作新界豁免管制屋宇的重建

行政摘要

本申請為代表新界大埔丈量約份第 34 約地段第 454 號業主遞交，根據《城市規劃條例》第 16 條，就擬議重建現有新界豁免管制房屋提出略為放寬地積比率限制（由 1.5 倍至 3 倍）的申請。申請地點現為一棟 47 年樓齡的 2 層半新界豁免管制屋宇，業主計劃將其重建為一棟 3 層高(8.23 米)的新界豁免管制屋宇。根據於 2022 年 7 月 8 日獲批准的《大埔分區計劃大綱核准圖編號 S/TP/30》(「核准圖」)，該用地目前劃為「住宅(丙類) 8」地帶。

現有房屋與擬重建房屋的比較如下：

	現有房屋	擬重建房屋	分區計劃大綱核准圖上的限制
用途	新界豁免管制房屋	新界豁免管制房屋	經常准許用途
層數	2 層半	3 層	沒有限制
地積比率	2.5	3	1.5 或現有地積比率(需要申請略為放寬)
建築高度	7.62 米 (約主水平基準上 103.29 米，主水平基準上 95.67 米加 7.62 米)	8.23 米 (約主水平基準上 102.48 米，主水平基準上 94.25 米加 8.23 米)	主水平基準上 120 米(不會超過)

擬議重建保留了鄉村屋宇的規模和特色，與周圍環境相兼容，並與周圍的翠綠自然環境配合得宜。

擬議重建不會對環境、交通、供水、排水及排污處理、斜坡等產生不良影響，亦不會對周圍環境構成任何景觀和視覺影響，也不涉及砍伐樹木。

我們希望城規會能積極考慮准許是項申請。

S.16 application for Minor Relaxation of Plot Ratio (from 1.5 to 3) for Redevelopment of New Territories Exempted House (NTEH) on Lot No.454 in DD34, Kon Hang, Tai Po, New Territories

Planning Statement

1. Introduction and Background

This application is submitted on behalf of the owner of Lot No.454 in DD34, Tai Po, New Territories (the “Site”). The Site is currently a 47-year-old 2.5-storey New Territories Exempted House (“NTEH”), and the owner would like to redevelop the building into a 3-storey NTEH (building height of 8.23m). The Site is currently zoned as “Residential (Group C) 8” on the approved Tai Po Outline Zoning Plan No. S/TP/30 on 8 July 2022 (the “OZP”). As the proposed redevelopment would exceed the current plot ratio restriction under the OZP, minor relaxation application under Section 16 of the Town Planning Ordinance is required.

2. Site Location and its Surrounding

The Site is located in Kon Hang, Tai Po along Tai Po Road (Tai Po Kau) near Cheung Shue Tan Road and Cheung Shue Tan Village. To its further south and southeast is the residential area of Pak Shek Kok and the campus of the Chinese University of Hong Kong respectively. The Site is accessible via a footpath with walking stairs from Tai Po Road (Tai Po Kau section) which is a vehicular road served by public transport (KMB and Green Minibus) with stop. The Site is situated in a greenery setting surrounded by hilly landscape with vegetation including trees and shrubs on slope nearby. There are some low to medium-rise residential developments in the vicinity. There are some construction works with building materials in the open area adjacent to the Site. Location Plan and Photos of the Site are attached in **Appendices 1** and **2** respectively.

3. Planning Context

The Site is currently zoned as “Residential (Group C) 8” on the approved Tai Po Outline Zoning Plan No. S/TP/30 on 8 July 2022 with a maximum plot ratio of 1.5 or the plot ratio/GFA, site coverage and height of the existing building (whichever is the greater) and 120 metres above Principal Datum (mPD) as stipulated on the plan. The “R(C)” zone is intended primarily for low-rise low-density residential developments, “House” use including NTEH is under Column 1 use and is always permitted. Minor relaxation of the plot ratio/ GFA and building height restrictions may be permitted by the Town Planning Board under s.16 of the Town Planning Ordinance. The covering notes also stipulated that “existing building” means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

4. The Rebuilding / Redevelopment Proposal

The area of the Site is about 65.03sq.m. The existing NTEH has a built-over area of 65.03sq.m (i.e. plot ratio is 2.5) and a building height of 2.5 storeys (7.62m). There will be no change in the built-over area.

The redevelopment of a 3-storey NTEH (building height of 8.23m) in the subject Site will exceed the PR restriction of “R(C)8” or that of the existing building, though the proposed rebuilding will have an ordinary built-over area of about 65.03 sq.m. and a Gross Floor Area of about 195.09 sq.m. A s.16 planning application thus is required.

The development proposal does not involve any Government land. There is only one house (NTEH) for domestic use in this proposal with 100% site coverage. There is no car parking space nor loading/unloading bay for this proposed development.

The General Building Plans of Tai Po Town Lot (TPTL) no. 241 adjoining and surrounding the subject Site, had been approved by Building Authority on 6 June 2022 with a range of 3 to 4 storeys (for houses), 8 to 9 storeys (for towers), and building heights from 11.5 to 15 metres (main roof level from 102.95mPD to 106.45mPD) (for houses) and from 33.5 to 38.875 metres (main roof level at 120mPD) (for towers) . The owner is going to demolish and rebuild the NTEH into 3 storeys (8.23m) in the Site with maximum building height at about 102.48mPD (i.e. 94.25mPD plus 8.23m). The proposed NTEH is within the 120mPD stipulated on the OZP. Please see attached **Appendices 3 and 4** for the Dimension Plan and Block Plan with Section respectively. Upon redevelopment, the owner of TPTL 241 will provide free right of way to the Site and connection of the Site to the estate’s sewerage system.

The comparison of the existing house and proposed redevelopment is shown as follows:

	Existing House	Proposed Redevelopment	Restriction under OZP
User	NTEH	NTEH	Always permitted
No. of Storey	2.5	3	No restriction
Plot Ratio	2.5	3	1.5 or existing plot ratio (minor relaxation required)
Building Height	7.62m (about 103.29 mPD, 95.67 mPD plus 7.62m)	8.23m (about 102.48 mPD, 94.25 mPD plus 8.23m)	120 mPD (would not exceed)

5. Planning Justifications

The proposed (re)development is compatible with the immediate and surrounding context in terms of the scale and character of the area. The proposed 3-storey NTEH (building height at 102.48mPD) is lower than the newly approved adjoining housing estate (ranged from 102.95mPD to 106.45mPD for houses and 120mPD for towers) and in building height (8.23m in 3-storey compared to 11.5 to 15m in 3 to 4-storey houses and 33.5 to 38.875mPD towers). The building footprint/bulk is also of smaller scale compared to the approved estate. The proposed development also blend in with the natural environment as it is surrounded by a green natural setting.

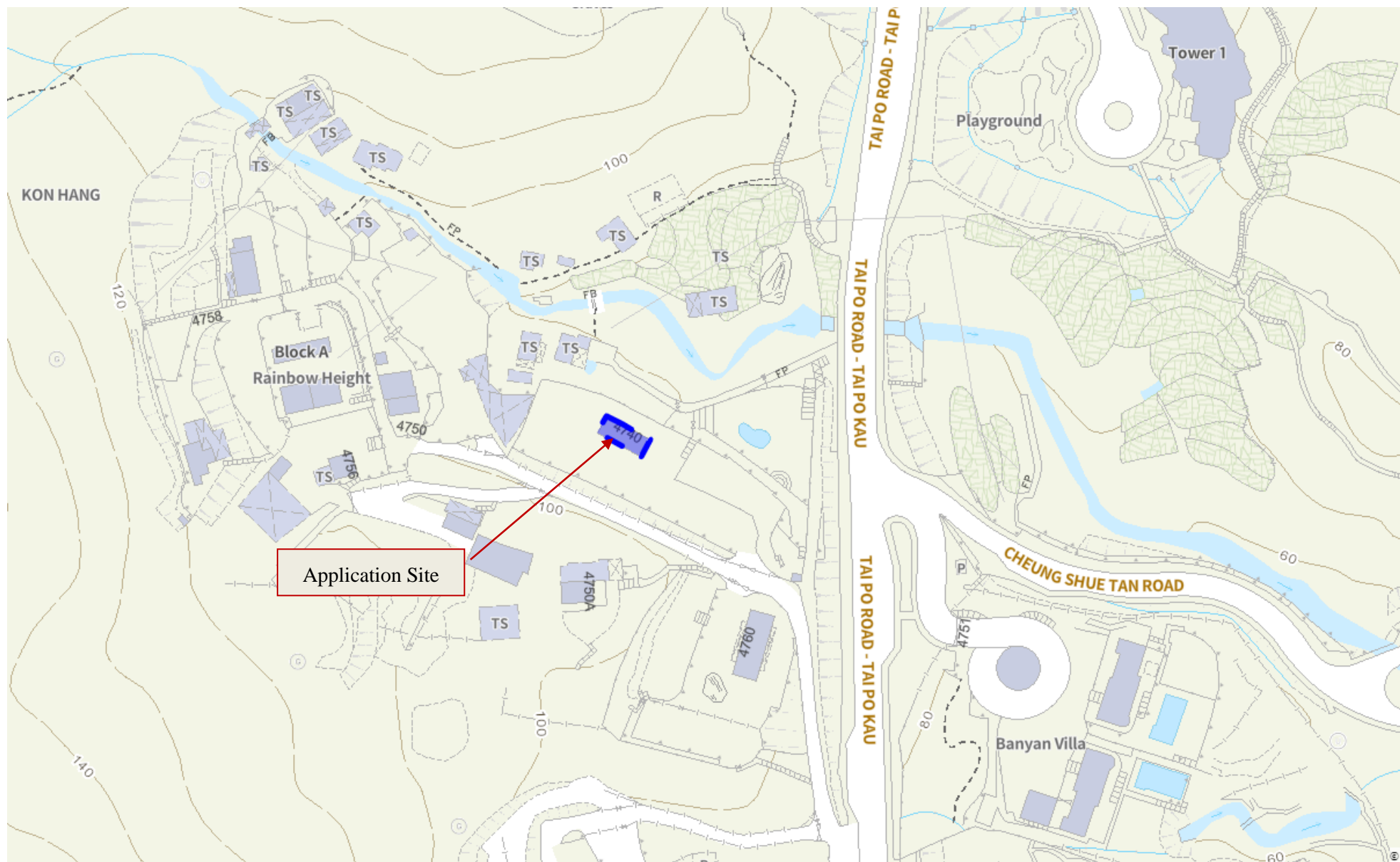
The proposed (re)development would not have any adverse impacts on environment, traffic, water supply, drainage & sewerage, and slopes. It would not have any landscape and visual impact to the surrounding environment and it would not involve any tree felling.

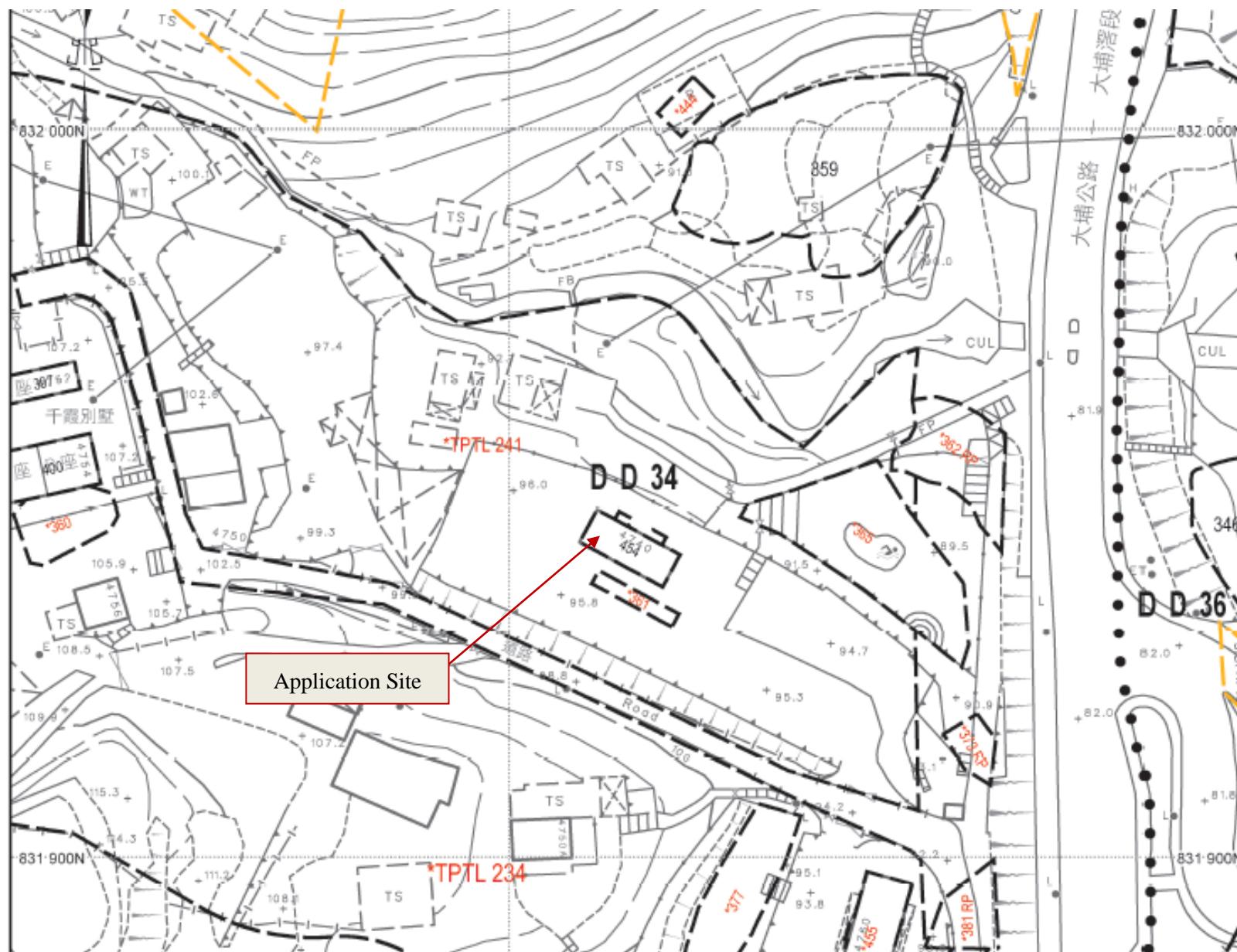
6. Summary

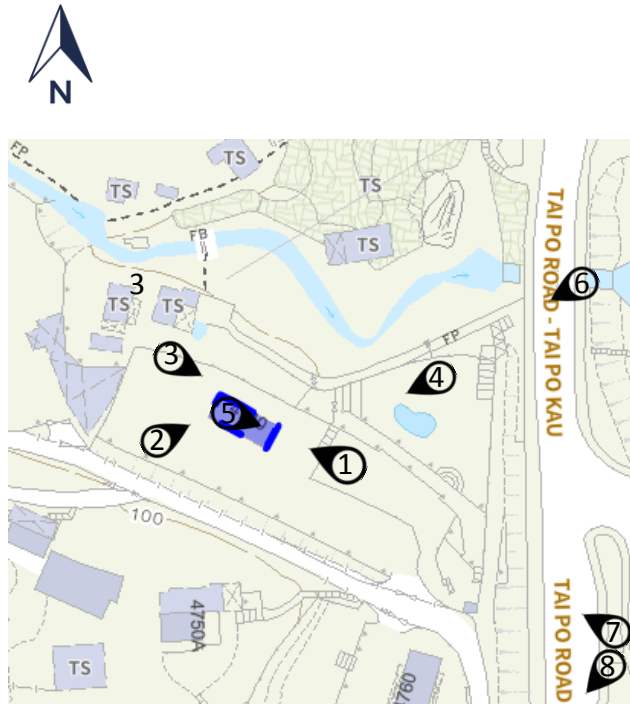
The applicant seeks planning approval to redevelop the existing 2.5-storey building into a 3-storey NTEH (8.23m) with the same building footprint. The TPB is invited to consider this application for a minor relaxation of plot ratio restriction of the “R(C)8” zone.

Prudential Surveyors International Limited

August 2023



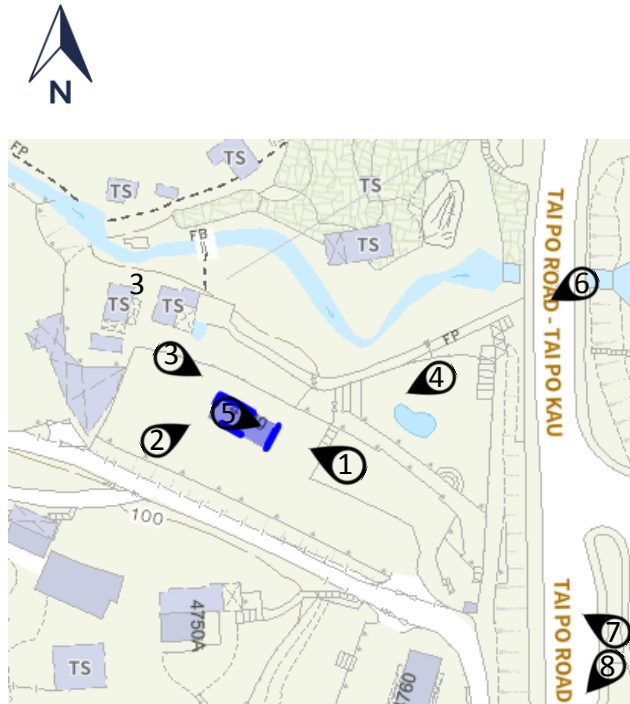




👁 Photo Mark



View Point 1
Existing Building



👁 Photo Mark



View Point 2
Existing Building

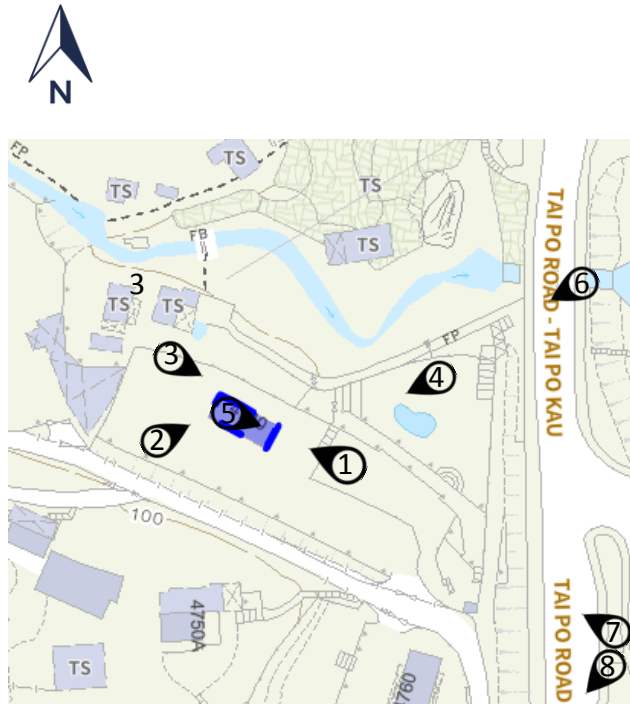
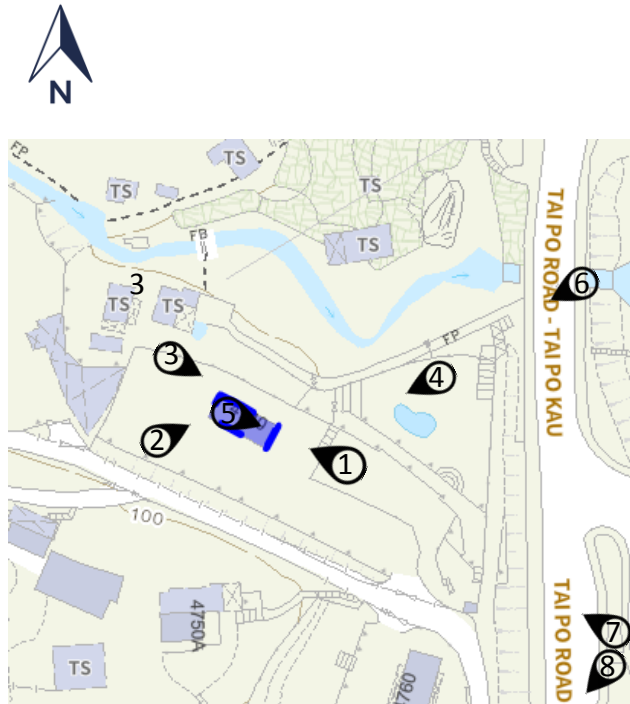


Photo Mark



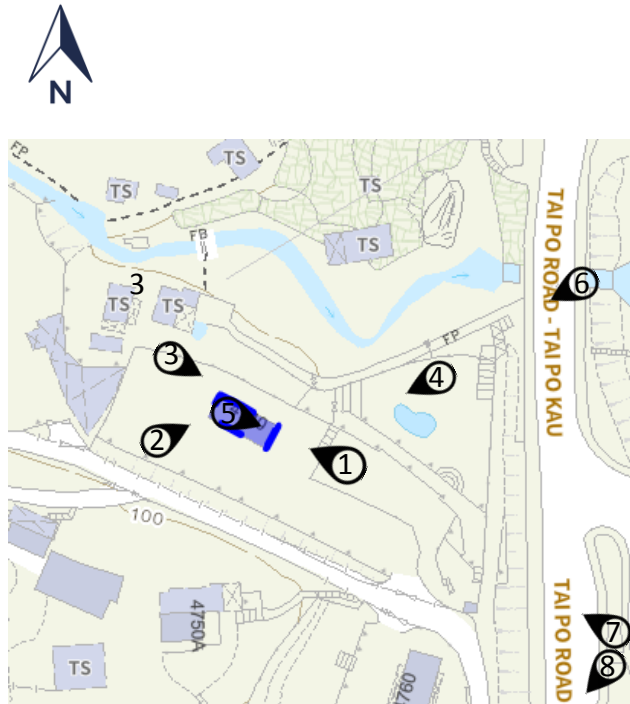
View Point 3
Existing Building



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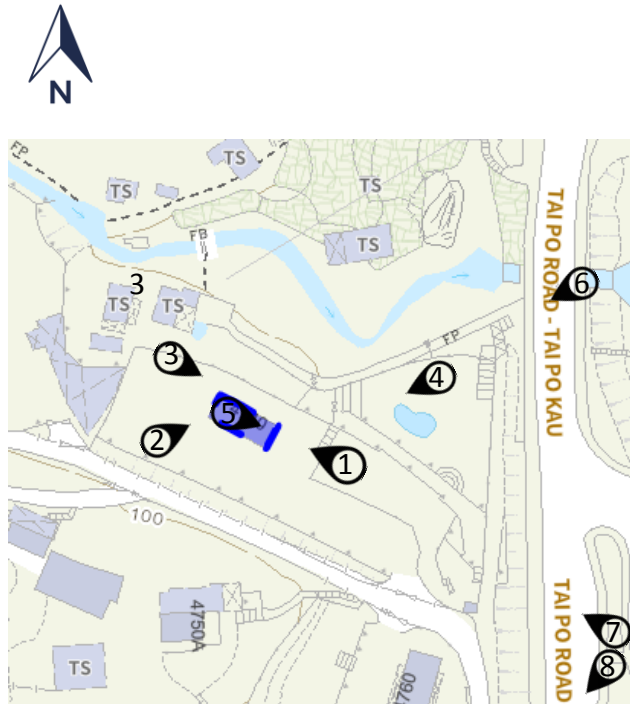
View Point 4
Surrounding Context



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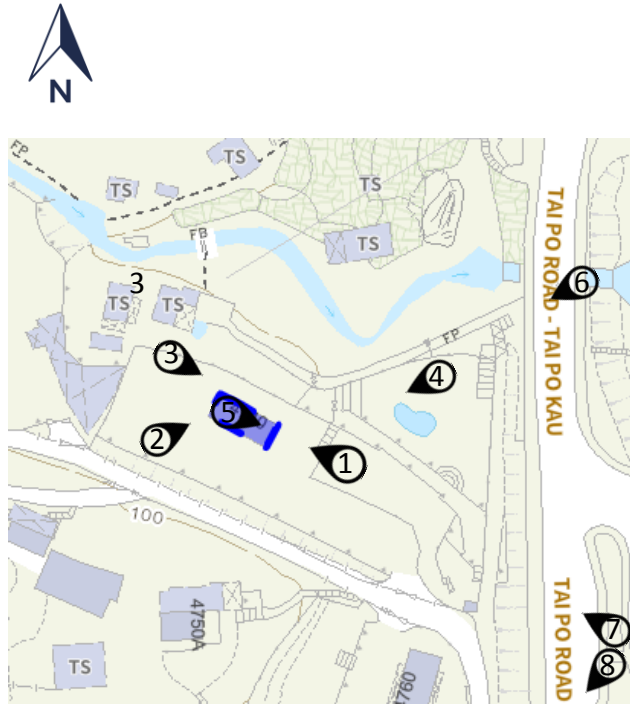
View Point 5
View from Roof of Existing Building



👁 Photo Mark



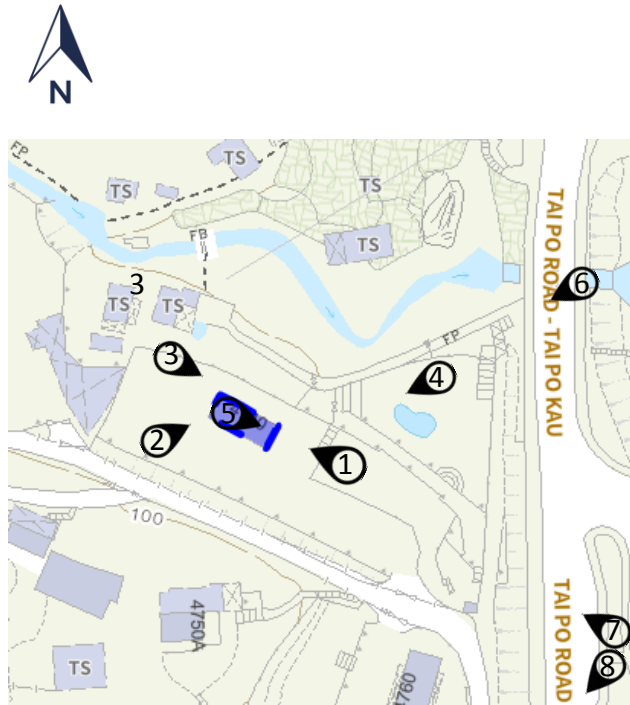
View Point 6
Surrounding Context



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View Point 7
Surrounding Context



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View Point 8
Surrounding Context

Dimension Plan of the Proposed Rebuilding on Lots 454 in D.D. 34 Tai Po



Coloured Pink Area 65.03 Square Metres (About)

Scale 1 : 1000

Balcony

to be connected to the Public Sewage

Side	Bearing ° ' "	Distance in Metres	Pt	Co-ordinate Data (1980 Datum)		Remarks
				N	E	
1 - 5	118 26 37	2.754	1	831947.872	838212.046	
5 - 8	118 26 37	2.077	5	831946.561	838214.467	
8 - 9	118 26 37	3.230	8	831945.571	838216.294	
9 - 12	118 26 37	2.077	9	831944.033	838219.134	
12 - 2	118 26 37	2.809	12	831943.043	838220.960	
2 - 3	208 26 37	5.023	2	831941.705	838223.430	
3 - 4	298 26 37	12.947	3	831937.289	838221.037	
4 - 1	28 26 37	5.023	4	831943.455	838209.653	
Co-ordinates of the balcony 1						
5 - 6	28 26 37	1.220	5	831946.561	838214.467	
6 - 7	118 26 37	2.077	6	831947.633	838215.048	
7 - 8	208 26 37	1.220	7	831946.644	838216.875	
8 - 5	298 26 37	2.077	8	831945.571	838216.294	
Co-ordinates of the balcony 2						
9 - 10	28 26 37	1.220	9	831944.033	838219.134	
10 - 11	118 26 37	2.077	10	831945.105	838219.715	
11 - 12	208 26 37	1.220	11	831944.116	838221.541	
12 - 9	298 26 37	2.077	12	831943.043	838220.960	



T.H. & ASSOCIATES LIMITED
(陳 德 慶 測 量 有 限 公 司)

Approved By

.....
T.H.CHAN (ALS, MHKIS, MRICS, RPS(1S))
Authorized Land Surveyor

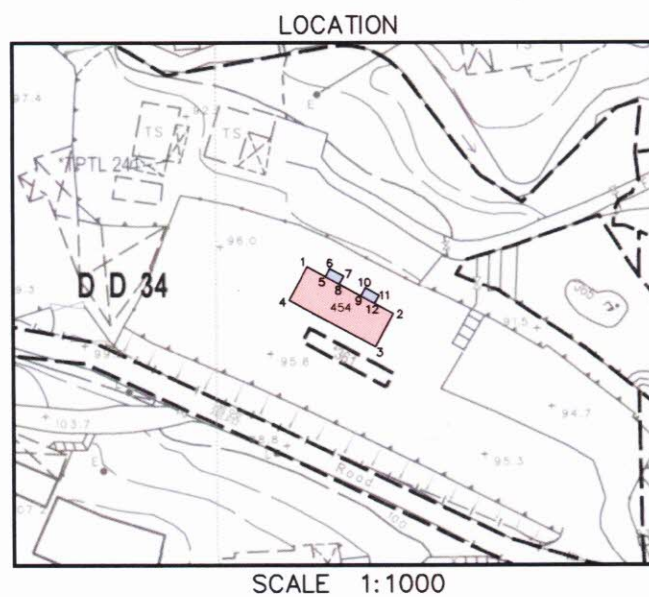
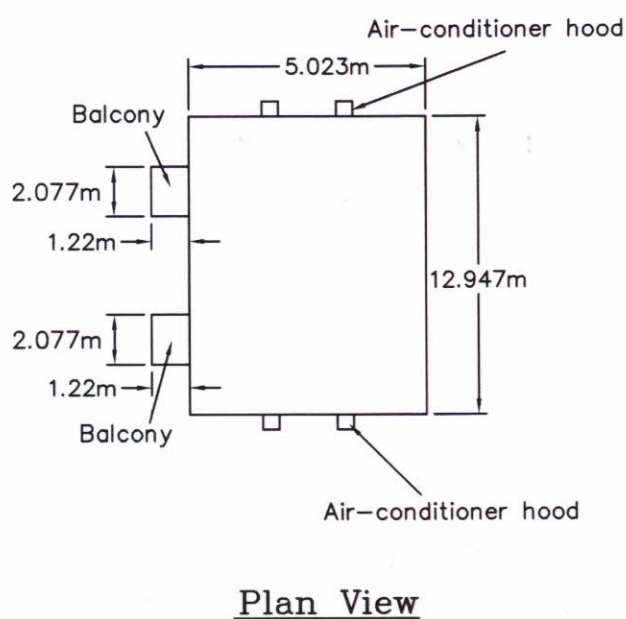
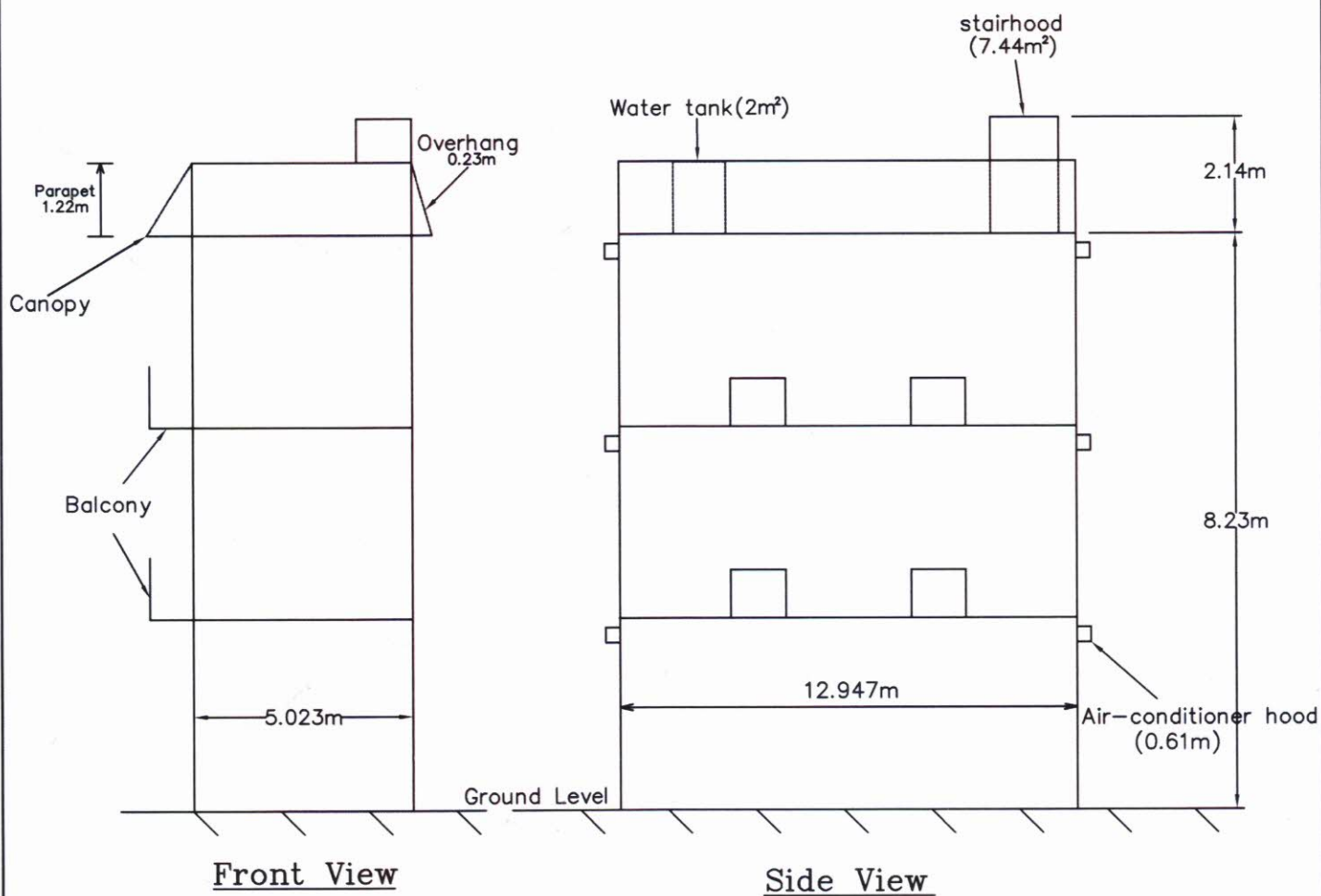
Tel: 26577726 Fax: 26588757 e-mail: thchan_survey@yahoo.com

Survey Sheet No.: 7-NE-16A

Plan No.: TP/34/454-RE1

Date : 11-05-2023

Sketch of Rebuilding on Lot 454 in D.D. 34, Tai Po



Date: 11 May, 2023

5 October 2023

Our Ref: TPB05102023OA-B8779-8780

By Post

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

Dear Sirs,

Re: Lot 454 in D.D. 34, Kon Hang, Tai Po, New Territories
Section 16 Planning Application No. A/TP/690

We refer to the captioned application. Attached please see our Response-to-Comments for your information.

Should you have any queries, please feel free to contact the undersigned or Ms. Alison Lai at 2507 8333.

Yours faithfully,

For and on behalf of

PRUDENTIAL SURVEYORS INTERNATIONAL LIMITED

Helen Lung
Associate Director
Encls.

c.c. Client

Section 16 Planning Application No. A/TP/690

Proposed Minor Relaxation of Plot Ratio Restriction for Permitted House Redevelopment (New Territories Exempted House) at Lot 454 in D.D. 34, Kon Hang, Tai Po, New Territories (“Application Site”)

PlanD’s comment Received on 27.9.2023	Responses Dated 3.10.2023
(1) It is noted that the proposed redevelopment will involve excavation of land (about 65.03m ² of about 1.42m in depth). Please provide more information on the reason.	The purpose of the excavation is to match up the same site formation level of the Application Site and the adjoining TPTL 241 (under construction) with reference to 94.25mPD.
(2) Please clarify whether the owner of TPTL 241 will enable connection of the proposed NTEH to the residential development’s sewerage system (on TPTL 241).	The Applicant (owner of D.D. 34 Lot 454) has liaised and confirmed with the owner of TPTL241 to enable connection of the proposed NTEH to the residential development’s sewerage system (on TPTL 241). Please see the attachment.
PlanD’s comment Received on 5.10.2023	Responses Dated 5.10.2023
(3) Please also advise the GFA for existing house.	The existing GFA is 162.58 square metres.
EPD’s comment Received on 27.9.2023	Responses Dated 3.10.2023
(a) The applicant should ensure the sewerage system of the residential development on the adjoining TPTL 241 has sufficient capacity to cater for the sewage to be generated from the proposed NTEH.	Noted. The Applicant (owner of D.D. 34 Lot 454) has liaised and ensured with the owner of TPTL241 that it would have sufficient capacity to cater for the sewage generated from the proposed NTEH to discharge through the newly constructed sewerage system of TPTL241.

IDEAL REPUTE DEVELOPMENTS LIMITED

熙譽發展有限公司

Our Ref. : TP241/20231003/022

Date : 3 October 2023

BY POST

Billion Global Limited
Block D & E, M/F, General Commercial Building,
No. 156-164 Des Voeux Road,
Central, Hong Kong

Dear Sir,

Re: Removal of the Existing Lot 454 Septic Tank and the Associated Drainage and Sewerage Connection within Lot 241 Area

We, Ideal Repute Developments Limited, the owner of Tai Po Town Lot 241, will start the Site Formation, ELS and Foundation Works tentatively in December 2023. With reference to the attached survey site measurement drawing, it is noted that the existing septic tank and the associated drainage and sewerage connection serving the Lot 454 private house are within Lot 241 area. The concerned services will unavoidably be affected during TP241 foundation works. Therefore, the following proposal will be taken for your consideration:-

1. Temporary measures will be taken by the foundation contractor to maintain the drainage and sewerage services for the private house of Lot 454 during construction stages.
2. Removal the existing septic tank and the associated drainage and sewerage connection by the foundation contractor.
3. Construct a permanent drainage and sewerage system for the private house of Lot 454 with sufficient capacity to cater for the sewage generated to discharge through the newly constructed drainage and sewerage system of Lot 241.

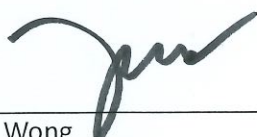
Please note that we will be responsible for the construction cost of the aforesaid measures to ensure the concerned services can be maintained during and after the construction. Any future government utility payment or maintenance responsibility after handover shall be divided by shares demarcated under the Deed of Mutual Covenant of Lot 241.

Should you have no adverse comment to the above, please reply us in written for confirmation by 13 October 2023. If you require any further information, please do not hesitate to contact the undersign at 3611 7525.

Thank you for your kind co-operation and we look forward to hearing from you soon.

This letter is to supersede our letter (ref.: TP241/20230912/020) issued on 12 September 2023.

Yours faithfully,



Janice Wong
for and on behalf of
Ideal Repute Developments Limited

Encl.

c.c. Ronald Lu & Partners – Mr. Kenneth Wong/ Mr. Eugene Shum
WSP (Asia) Ltd – Mr. Yau, Paul Kwok-Fai

**T.P.T.L. 241: Survey Site Measurement on
Existing Septic Tank for House Lot 454
at Tai Po Road - Tai Po Kau**

Septic Tank for House, Lot 454
The location of existing septic tank is based on survey site measurement

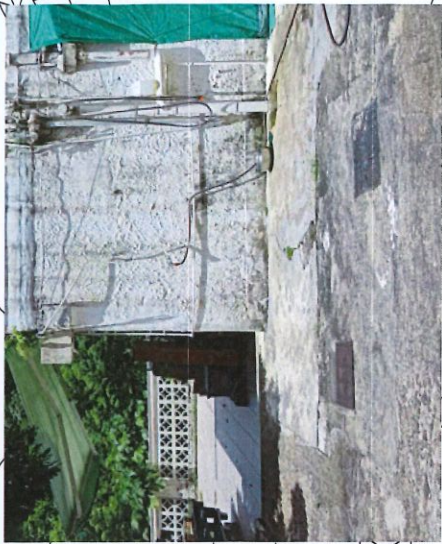


Photo 'A'
(Existing Septic Tank)



Coordinates of Existing Septic Tank	
Point	Coordinate
1	838209.519E, 831939.305N
2	838207.333E, 831940.308N
3	838207.990E, 831941.764N
4	838210.169E, 831940.764N

T.P.T.L. 241 : Tai Po Road - Tai Po Kau
Site Photos for Existing Septic Tank for House Lot 454

Photo 1

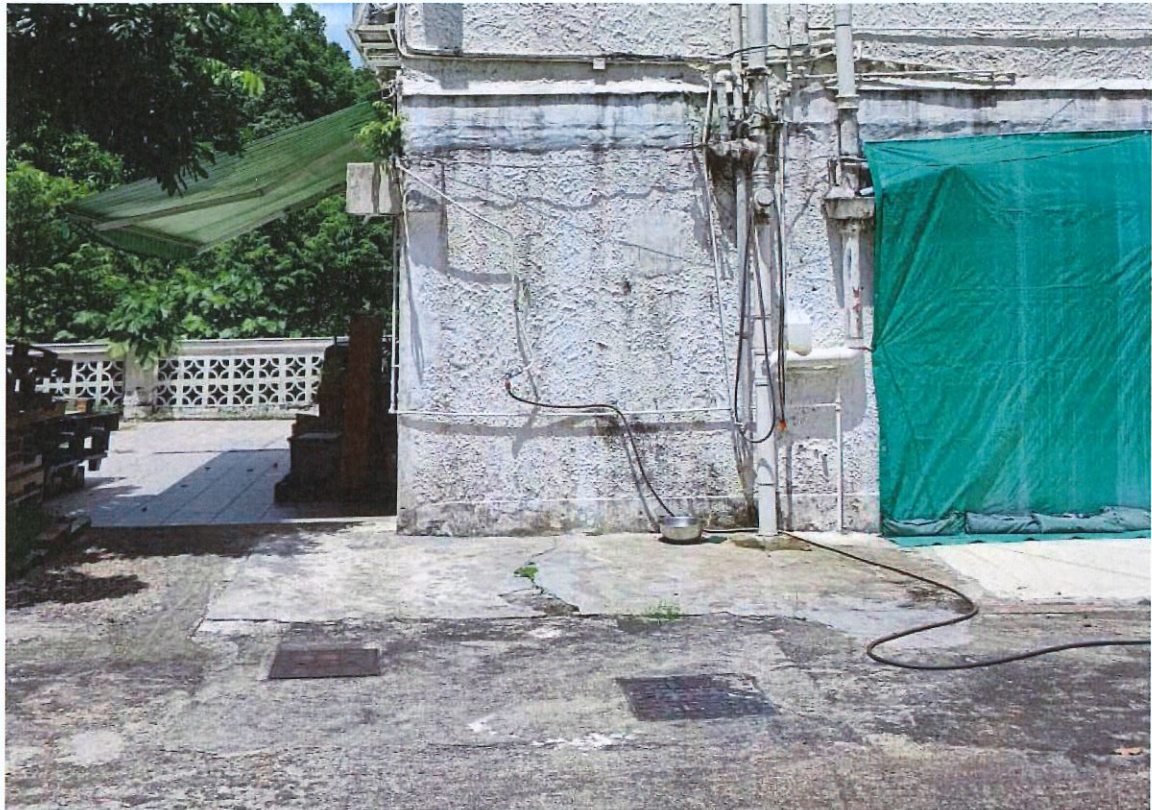


Photo 2



Previous s.16 Applications at the Site

Approved Application

Application No.	Proposed Use	Date of Consideration	Approval Conditions
A/TP/95	Residential	5.2.1993	(1)

Approval Condition

- (1) The permission shall cease to have effect on 5.2.1995 unless prior to the said date either the development hereby permitted is commenced or this permission is renewed.

Rejected Application

Application No.	Proposed Development	Date of Consideration	Rejection Reasons
A/TP/483	Proposed 2 Houses	28.1.2011	R1 – R4

Rejection Reasons

- R1. The proposed development was not in line with the planning intention of the “Green Belt” (“GB”) zone which was primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There was a general presumption against development in "GB" zone and no strong planning justifications had been provided in the submission for a departure from this planning intention.
- R2. The proposed development did not comply with the Town Planning Board Guidelines No.10 in that the proposed development intensity would far exceed that of the existing development.
- R3. There was insufficient information in the submission to demonstrate that the proposed development would not have adverse visual and landscape impacts on the surrounding areas.
- R4. The approval of the application would set an undesirable precedent for other similar development proposals in the "GB" zone. The cumulative effect of approving such proposals would result in a general degradation of the environment in the area.

Advisory Clauses

- (a) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
 - (i) should the planning application be approved, the applicant should apply to LandsD for lease modification in order to permit the redevelopment of the lot into 3-storey 8.23m height NTEH with projections, balconies and canopies over and above +95.4mHKPD within Yellow Area of Tai Po Town Lot No. 241;
 - (ii) application for the lease modification/ rebuilding application will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. There is no guarantee that the applications would be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of premium and fee, as may be imposed by LandsD;
- (b) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the cost and work of stormwater and sewerage connection as well as future maintenance responsibility shall be borne by the applicant;
 - (ii) stormwater drainage proposal demonstrating stormwater drainage collection and disposal facilities of adequate flow capacity already exist/ to be provided can deal with surface runoff within the development site (the Site) or flow from adjacent areas including overland flow. The applicant shall effect the necessary modification/ upgrading work of downstream drainage system;
 - (iii) provision of written consent(s) from relevant lot owners(s) and/or LandsD's permission for laying new drains/ channels and/ or modifying/ upgrading existing ones outside the Site or on government land (where required);
- (c) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the applicant should ensure that the sewerage system of the residential development at the adjoining TPTL 241 has sufficient capacity to cater for the sewage to be generated from the proposed development;
 - (ii) DSD's advice on the technical feasibility for the sewer connection shall be considered; and
- (d) to note the comments of the Director of Fire Services (D of FS) that the applicant should observe 'New Territories Exempted Houses – A Guide to Fire Safety Requirements' published by the LandsD. Detailed fire safety requirements will be formulated upon receipt of formal application referred by LandsD.