

This document is received on 15 AUG 2024.
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 or Regulated Areas; and**
位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas**
位於鄉郊地區或受規管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.tpb.gov.hk/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.tpb.gov.hk/tc/plan_application/apply.html

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

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

& Please attach documentary proof 請夾附證明文件

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

Please fill “NA” for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

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

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

1. Name of Applicant 申請人姓名/名稱	
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
Wan Yip Industrial Limited Sino-tech Industrial Limited	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
Aikon Development Consultancy 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)	Lots 1217 S.A RP and 1217 S.B RP in D.D.104 and Adjoining Government Land, Ngau Tam Mei, Yuen Long, 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 1,565.36 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 375.68 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) 257 sq.m 平方米 <input checked="" 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	Draft Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/13
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group D)"
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 □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

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

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

<p>(a) Nature and scale 性質及規模</p>	<p><input type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p> <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量，包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1"> <thead> <tr> <th data-bbox="502 1355 798 1478">Name/type of installation 裝置名稱/種類</th> <th data-bbox="798 1355 965 1478">Number of provision 數量</th> <th data-bbox="965 1355 1460 1478">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> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	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 地積比率限制 From 由 **0.2** to 至 **0.24**
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至 %
- ☒ Building height restriction 建築物高度限制
From 由 **6**m 米 to 至 **7** m 米
From 由 mPD 米 (主水平基準上) to 至 mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

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

Proposed Houses and Minor Relaxation of Plot Ratio and Building Height Restriction

(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 **375.68** sq.m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率 **Not more than 0.24** ☐ About 約
- Proposed site coverage 擬議上蓋面積 **21.66** % ☒ About 約
- Proposed no. of blocks 擬議座數 **2**
- Proposed no. of storeys of each block 每座建築物的擬議層數 **2** storeys 層
- ☐ include 包括.....storeys of basements 層地庫
- ☐ exclude 不包括.....storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 **12.4** mPD 米(主水平基準上) ☒ About 約
- **4.5 - 7** m 米 ☒ About 約

<input checked="" type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積	375.68	sq. m 平方米
number of Units 單位數目	2	
average unit size 單位平均面積	187.8	sq. m 平方米
estimated number of residents 估計住客數目	10	
<div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Non-domestic part 非住用部分 </div> <div>GFA 總樓面面積</div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div> <input type="checkbox"/> eating place 食肆 </div> <div>sq. m 平方米</div> <div><input type="checkbox"/> About 約</div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div> <input type="checkbox"/> hotel 酒店 </div> <div>sq. m 平方米</div> <div><input type="checkbox"/> About 約</div> </div> <p style="margin-top: 10px;">(please specify the number of rooms 請註明房間數目)</p> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div> <input type="checkbox"/> office 辦公室 </div> <div>sq. m 平方米</div> <div><input type="checkbox"/> About 約</div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div> <input type="checkbox"/> shop and services 商店及服務行業 </div> <div>sq. m 平方米</div> <div><input type="checkbox"/> About 約</div> </div> <div style="margin-top: 20px;"> <input type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施 </div> <div style="margin-top: 10px;"> (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) </div> <div style="margin-top: 10px;"> </div> <div style="margin-top: 20px;"> <input type="checkbox"/> other(s) 其他 </div> <div style="margin-top: 10px;"> (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) </div> <div style="margin-top: 10px;"> </div>		
<div style="display: flex; justify-content: space-between;"> <div> <input checked="" type="checkbox"/> Open space 休憩用地 </div> <div>(please specify land area(s) 請註明地面面積)</div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div> <input checked="" type="checkbox"/> private open space 私人休憩用地 </div> <div>642</div> <div>sq. m 平方米</div> <div><input type="checkbox"/> Not less than 不少於</div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div> <input type="checkbox"/> public open space 公眾休憩用地 </div> <div></div> <div>sq. m 平方米</div> <div><input type="checkbox"/> Not less than 不少於</div> </div>		
(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]
A	G/F	Private Residential Use
A	1/F	Private Residential Use
B	G/F	Private Residential Use
B	1/F	Private Residential Use
.....
(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途 Parking Spaces, Internal Driveway, Landscaping Area, Ponds and Swimming Pools.		
.....		

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)

2027

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)) Chun Shin Road <input checked="" type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) Ingress/egress with 6m in width <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 checked="" 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 <u>3</u> 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) _____ _____ _____ <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。

<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>	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																																				
	No 否	<input checked="" type="checkbox"/>																																				
<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>	Yes 是	<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 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 checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 1,565.36 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 Not more than 0.6 m 米 <input checked="" type="checkbox"/> About 約 * The area and depth of filling of land will be confirmed in the detailed design stage <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																																				
	No 否	<input type="checkbox"/>																																				
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	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)	<table border="0"> <tr> <td>Yes 會</td><td><input type="checkbox"/></td><td>No 不會</td><td><input checked="" type="checkbox"/></td></tr> <tr> <td>Yes 會</td><td><input type="checkbox"/></td><td>No 不會</td><td><input checked="" type="checkbox"/></td></tr> <tr> <td>Yes 會</td><td><input type="checkbox"/></td><td>No 不會</td><td><input checked="" type="checkbox"/></td></tr> <tr> <td>Yes 會</td><td><input type="checkbox"/></td><td>No 不會</td><td><input checked="" type="checkbox"/></td></tr> <tr> <td>Yes 會</td><td><input type="checkbox"/></td><td>No 不會</td><td><input checked="" type="checkbox"/></td></tr> <tr> <td>Yes 會</td><td><input type="checkbox"/></td><td>No 不會</td><td><input checked="" type="checkbox"/></td></tr> <tr> <td>Yes 會</td><td><input type="checkbox"/></td><td>No 不會</td><td><input checked="" type="checkbox"/></td></tr> <tr> <td>Yes 會</td><td><input type="checkbox"/></td><td>No 不會</td><td><input checked="" type="checkbox"/></td></tr> <tr> <td>Yes 會</td><td><input type="checkbox"/></td><td>No 不會</td><td><input type="checkbox"/></td></tr> </table>	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 type="checkbox"/>
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Yes 會	<input type="checkbox"/>	No 不會	<input type="checkbox"/>																																			
	<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>N/A</p>																																					

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 Planning Statement attached.

11. Declaration 聲明

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

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

Signature
簽署

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

.....
Thomas LUK

N/A

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ 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

Aikon Development Consultancy Limited

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

Date 日期

01/08/2024

(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^②

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

^② 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	Lots 1217 S.A RP and 1217 S.B RP in D.D.104 and Adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories 新界元朗牛潭尾丈量約份第104約地段第1217號A分段餘段及第1217號B分段餘段和毗連政府土地		
Site area 地盤面積	1,565.36 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 257 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	Draft Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/13 牛潭尾分區計劃大綱草圖編號 S/YL-NTM/13		
Zoning 地帶	"Residential (Group D)" 「住宅(丁類)」		
Applied use/ development 申請用途／發展	Proposed Houses and Minor Relaxation of Plot Ratio and Building Height Restriction 擬議屋宇及略為放寬地積比率及建築物高度限制		
(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	375.68 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.24 <input type="checkbox"/> About 約 <input checked="" 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 blocks 幢數	Domestic 住用	2	
	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	7	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		12.4	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		2	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	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	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	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	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	21.66 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	2		
(vi) Open space 休憩用地	Private 私人	About 642	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	3
	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) _____	3
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____	

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

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input 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 type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Location plan, Lot index plan, site photos, 3D illustrations		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

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Appendix I

Architectural Drawings and 3D Illustrations



Rev.	Description	Drawn	Checked	Approved	Date	Rev.	Description	Drawn	Checked	Approved	Date
-	TPB SUBMISSION	IL	DY	DY	27 / 03 / 24						
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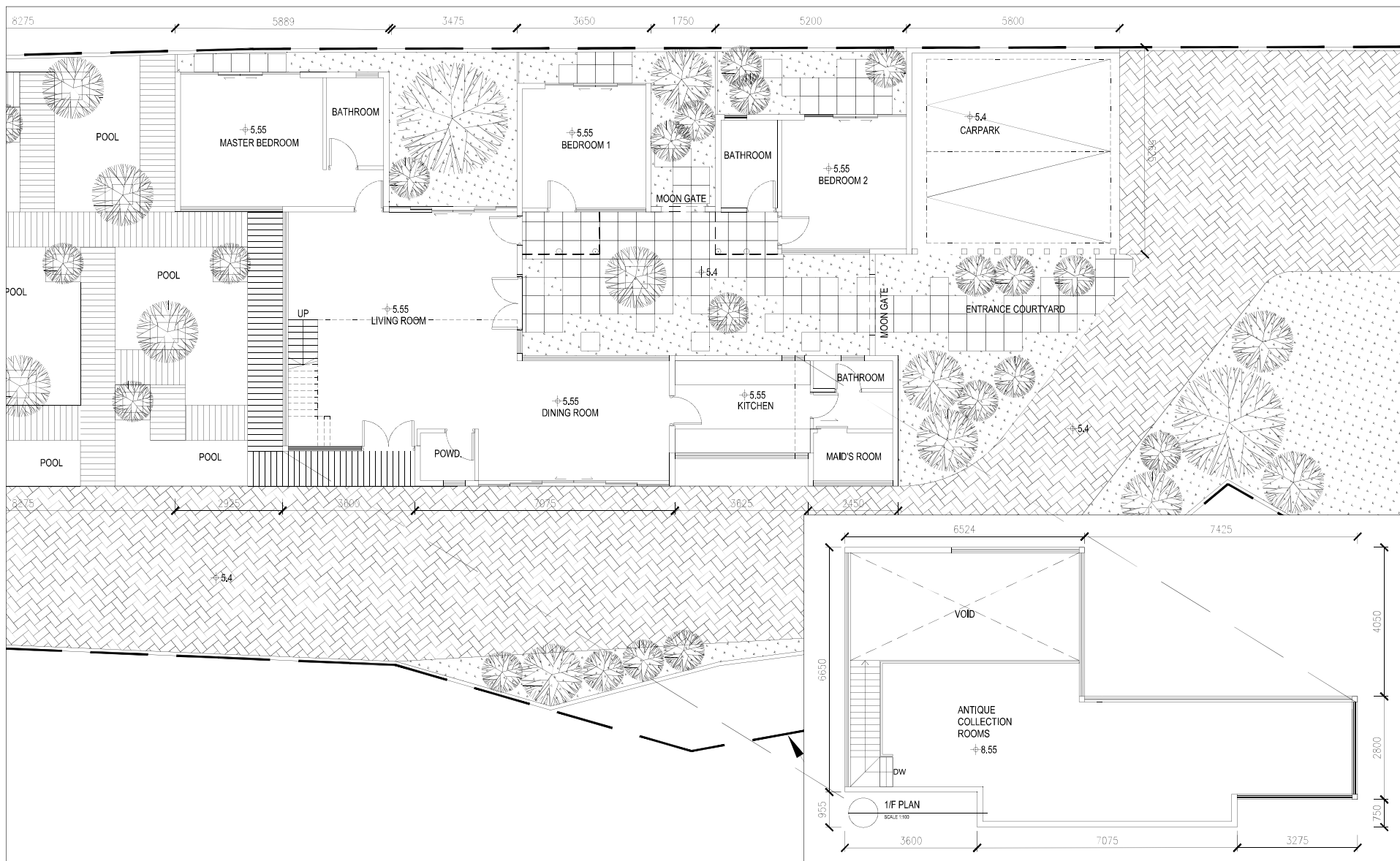
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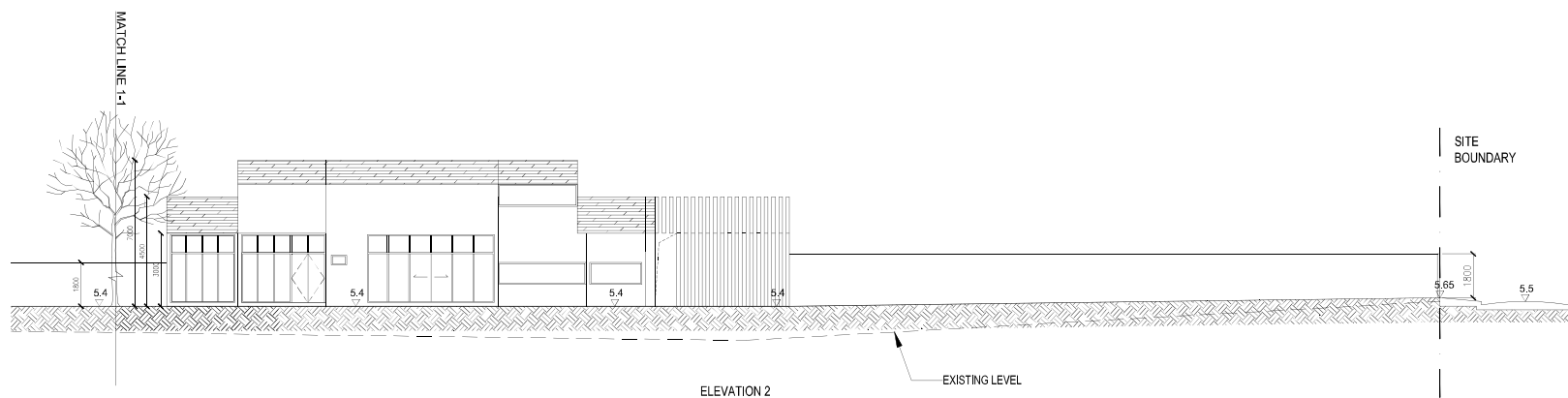
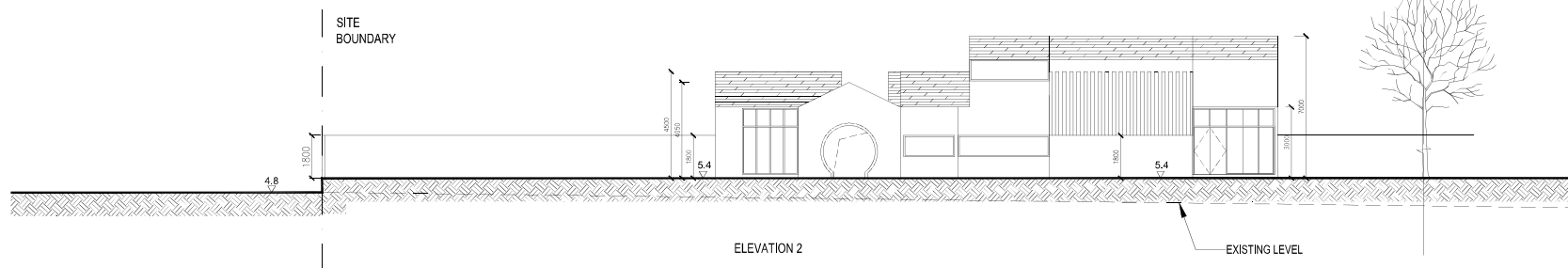
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Drawing Title
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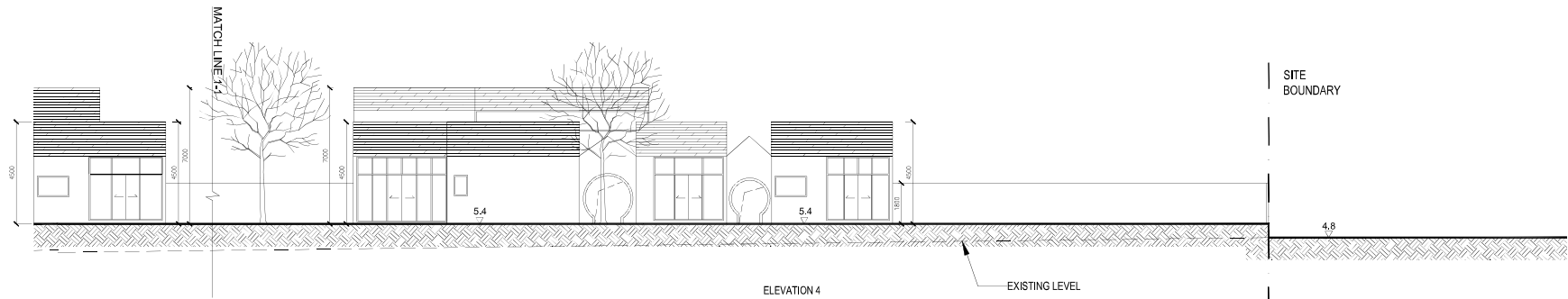
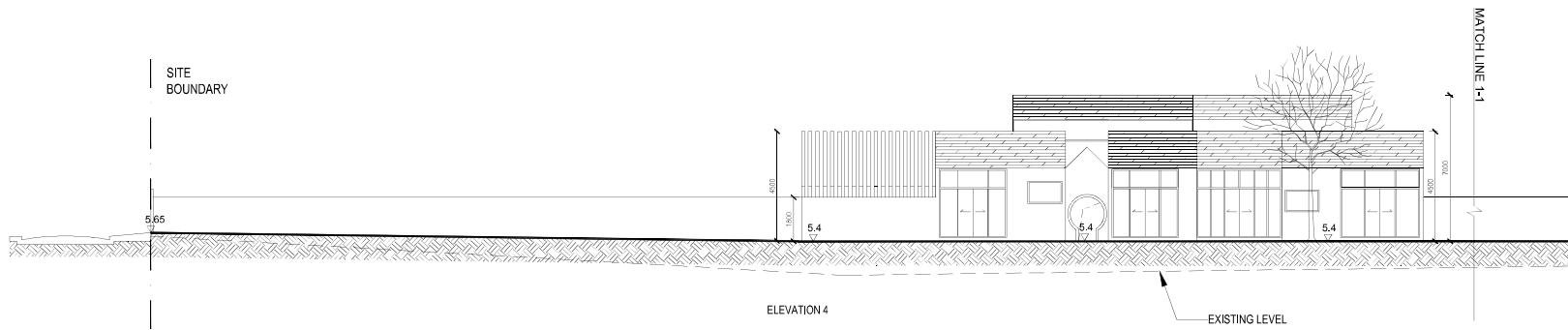
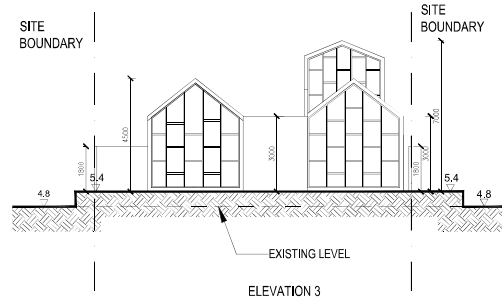
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Drawing Title

ELEVATION E1 & E2

Project No.	Issue Date	
-	27/03/24	
Cad File No.	Layout.dwg	
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Drawing No.	A-E-101 (C)	

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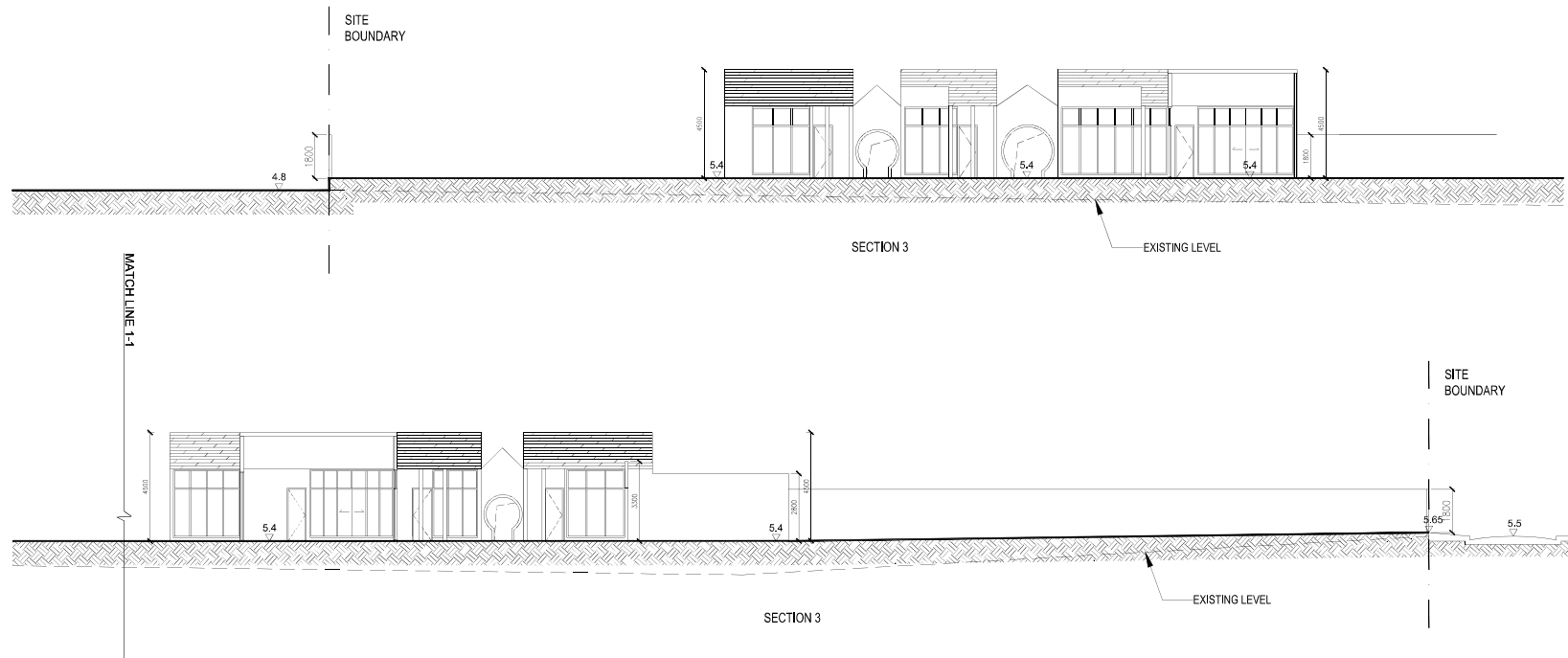
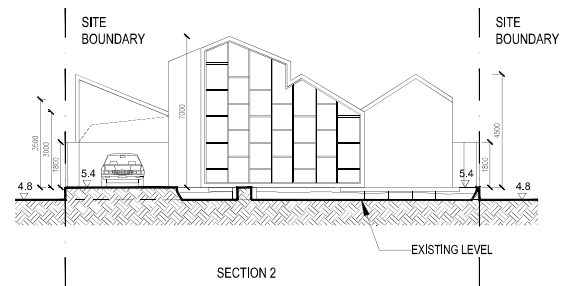
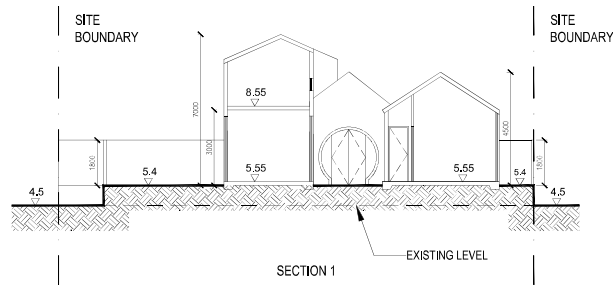


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C	TPB SUBMISSION	IL	DY	DY	02 / 08 / 24						

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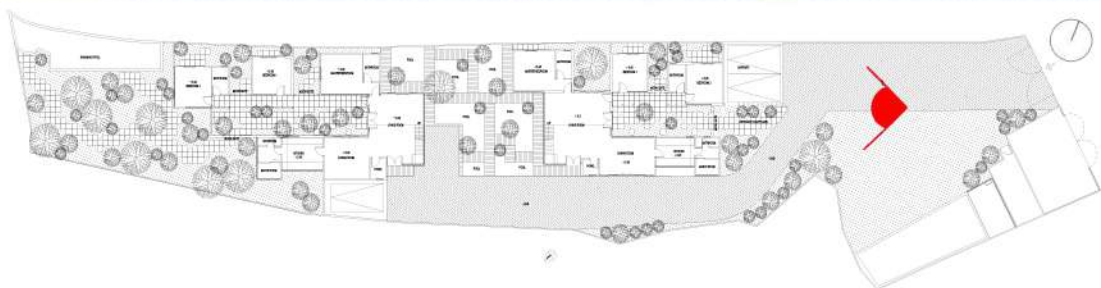
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SOUTH EXTERIOR PERSPECTIVE

NGAU TAM MEI HOUSE, LOT 1217
YUEN LONG, NEW TERRITORIES

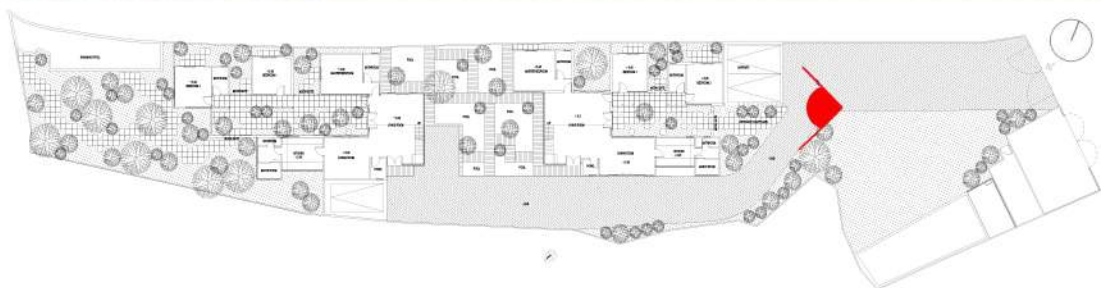




SOUTHEAST EXTERIOR PERSPECTIVE

NGAU TAM MEI HOUSE, LOT 1217
YUEN LONG, NEW TERRITORIES

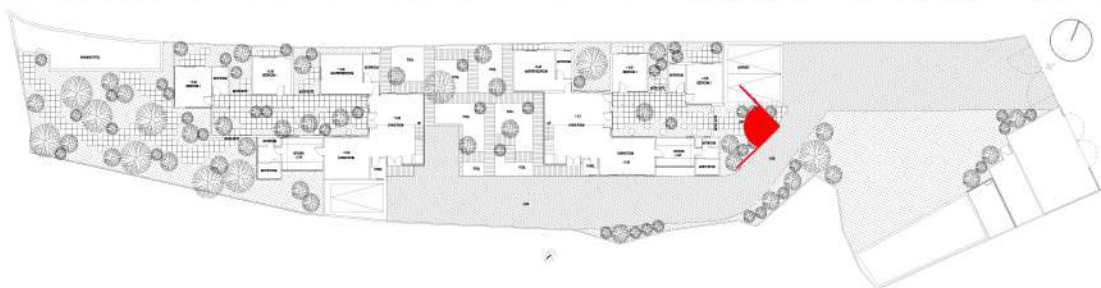




SOUTHEAST EXTERIOR PERSPECTIVE

NGAU TAM MEI HOUSE, LOT 1217
YUEN LONG, NEW TERRITORIES

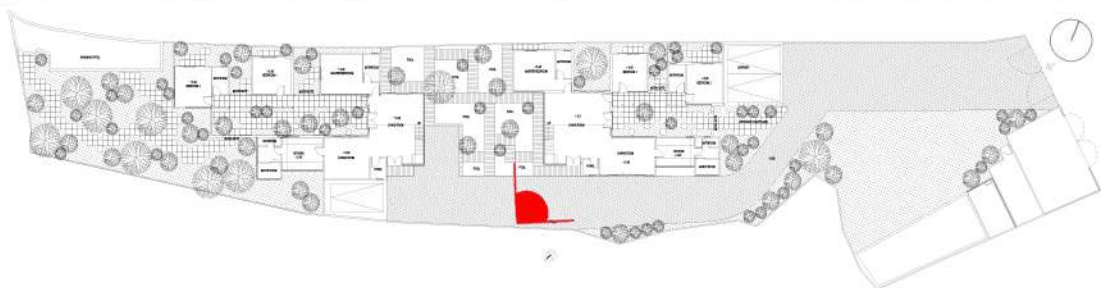




INTERIOR COURTYARD (WEST WING)

NGAU TAM MEI HOUSE, LOT 1217
YUEN LONG, NEW TERRITORIES





SOUTHEAST EXTERIOR PERSPECTIVE

NGAU TAM MEI HOUSE, LOT 1217
YUEN LONG, NEW TERRITORIES





Ref.: ADCL/PLG-10297/R001

Section 16 Planning Application

Proposed Houses and Minor Relaxation of
Plot Ratio and Building Height Restriction

Lots 1217 S.A RP and 1217 S.B RP in D.D.
104 and Adjoining Government Land,
Ngau Tam Mei, Yuen Long, New Territories

Planning Statement

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Prepared by
Aikon Development Consultancy Ltd.

In Association with
MG Design H.K. Limited

July 2024

EXECUTIVE SUMMARY

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for Proposed Houses and Minor Relaxation of Plot Ratio and Building Height Restriction at Lots 1217 S.A RP and 1217 S.B RP in D.D.104 and Adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories (hereinafter referred to as “the Application Site”). The current application proposed amendments to a previously approved scheme under the previous planning application No. A/YL-NTM/372 (hereinafter referred to as “the previous application”) approved by the Rural and New Town Planning Committee on 12.4.2019 for the same applied use. The Application Site has a total area of approximately 1,565.36m² (including Government land of about 257m²), which covers a site extent largely similar to the previous application with an additional portion of adjoining Government land. This Planning Statement serves to provide background information and planning justifications in support of the current application to facilitate consideration by the Board.

The current application seeks planning permission to amend major development parameters and layout of the previously approved scheme under the previous application. The current application is for the development of two 2-storey houses with a total Plot Ratio of not more than 0.24, a building height of not more than 7m, and a total Gross Floor Area of about 375.68m².

The Application Site currently falls completely within an area zoned “Residential (Group D)” (hereinafter referred to as “R(D)”) on the draft Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/13 (hereinafter referred to as “the Current OZP”) which was gazetted on 8.3.2024. According to the Notes of the Current OZP, the proposed use should be regarded as ‘House (other than Redevelopment; Addition, Alteration and/or Modification to existing house)’ which is a Column 2 use within the “R(D)” zone. According to the Notes for the “R(D)” zone, minor relaxation of the plot ratio and/or building height restrictions may be considered by the Board on application under section 16 of the Ordinance. In this connection, the current application is herewith made to the Board for consideration. As detailed in the Planning Statement, the proposed development is well justified on the grounds that:-

- (a) *The proposed use is solely for low-rise and low-density residential development and is considered to be fully in line with the planning intention of the “R(D)” zone;*
- (b) *The Application Site is situated in an area which is predominantly rural in character with village houses, low-rise residential developments, vacant land and abandoned fishponds. The proposed development under the current application would remain as a low-rise and low-density residential development, which is considered compatible with the surrounding environment in terms of land use, character and scale;*
- (c) *The proposed development, which is to amend an approved scheme, will further unleash the development potential of under-utilised land resources and enhance the living quality of future residents without causing insurmountable impact on the environment;*

- (d) *The Application Site is perceived to be highly suitable for residential development on its own as it is well accessed to existing local roads;*
- (e) *It is proposed that extensive landscaping work will be undertaken in order to upgrade the existing site condition and to create a verdant and natural internal environment;*
- (f) *The circumstances of the current application and the previous application are very similar. The proposed development will not pose any adverse impacts in terms of landscape, visual, traffic, environmental, drainage and sewerage aspects on the surrounding areas; and*
- (g) *The proposed development will not set an undesirable precedent since previous and similar approved applications are identified in the "R(D)" zone of the Current OZP.*

In view of the above and the list of detailed planning justifications in this Planning Statement, the Board is respectfully requested to give favorable consideration to approve the current application for the proposed development.

行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書旨在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「是次申請」），作擬議屋宇及略為放寬地積比率及建築物高度限制。該申請所涉及地點位於新界元朗牛潭尾丈量約份第 104 約地段第 1217 號 A 分段餘段及第 1217 號 B 分段餘段和毗連政府土地（以下簡稱「申請地點」）。是次申請擬議修訂鄉郊及新市鎮規劃小組委員會於 2019 年 4 月 12 日在有條件下批給許可之規劃申請編號 A/YL-NTM/372（以下簡稱「先前申請」）作擬議屋宇用途之已核准的發展計劃。申請地點的面積約為 1,565.36 平方米（包括約 257 平方米的政府土地）。是次申請地點的界線與先前申請大致相同，並額外將一部分政府土地納入了申請範圍。此規劃報告書將提供是次申請的背景資料及規劃理據予城規會考慮。

是次申請的目的是為了修訂先前申請下已核准的發展計劃的主要發展參數和佈局。是次申請旨在開發兩棟兩層住宅，總地積比率不多於 0.24，建築高度不超過 7 米，總樓面面積約為 375.68 平方米。

申請地點於 2024 年 3 月 8 日刊憲公佈的牛潭尾分區計劃大綱草圖（編號：S/YL-NTM/13）（以下簡稱「現行大綱圖」）內被劃為「住宅（丁類）」地帶。考慮到擬議用途所屬之「屋宇（重建、現有屋宇的加建、改動及/或修改除外）」屬於「住宅（丁類）」地帶的第二欄用途。而根據「住宅（丁類）」地帶的《註釋》，根據該條例第 16 條提出申請，城規會可考慮輕微放寬地積比率及/或建築物高度限制。為此謹向委員會提出申請以供考慮。此規劃報告書內詳細闡述擬建用途的規劃理據，當中包括：-

- (一) 擬議用途的性質僅為低層及低密度住宅發展，因此應被視為完全符合「住宅(丁類)」地帶的規劃意向；
- (二) 申請地點位於鄉郊範圍，周遭主要為村屋、低層及低密度住宅發展、閒置土地及荒廢魚塘。擬議發展仍會保留作低層及低密度住宅項目，並在現有土地用途、性質和發展規模方面與周遭環境相互兼容；
- (三) 擬議修訂將會在不對環境造成不良影響的前題下，進一步釋放未被充分利用的土地發展潛力，並提升未來居民的生活質素；
- (四) 申請地點已有良好的道路連接，適合作為住宅發展；
- (五) 是次申請建議包括廣泛的景觀美化工程，有助充分提升現有地盤狀況，並營造青翠自然的內部環境；
- (六) 由於是次申請與先前申請性質相若，擬議發展並不會對園景、視覺、交通、環境、排水及排污方面造成不良影響；及
- (七) 考慮到在現行大綱圖的「住宅（丁類）」地帶中已有先前申請及類似申請獲批，申請地點作擬議發展並不會立下不良先例。

鑑於以上及此規劃報告書所提供的詳細規劃理據，敬希城規會各委員給予考慮並批准是次規劃申請。

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1. INTRODUCTION

1.1 Purpose

- 1.1.1 Pursuant to section 16 of the Town Planning Ordinance (Cap. 131) (hereinafter referred to as “the Ordinance”), this Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Proposed Houses and Minor Relaxation of Plot Ratio and Building Height Restriction** (hereinafter referred to as “the proposed use”) at Lots 1217 S.A RP and 1217 S.B RP in D.D. 104 and Adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories (hereinafter referred to as “the Application Site”). The current application proposed amendments to a previously approved scheme under the previous planning application No. A/YL-NTM/372 (hereinafter referred to as “the previous application”) approved by the Rural and New Town Planning Committee (hereinafter referred to as “RNTPC”) on 12.4.2019 for the same applied use. The Application Site has a total area of approximately 1,565.36m² (including Government land of about 257m²), which covers a site extent largely similar to the previous application with an additional portion of adjoining Government land. The location of the Application Site is shown in **Figure 1** whilst **Figure 2** indicates the relevant private lots and Government land which the Application Site involves.
- 1.1.2 The current application seeks planning permission to amend major development parameters and layout of the previously approved scheme under the previous application. The current application is for the development of two 2-storey houses with a total plot ratio of not more than 0.24, a building height of not more than 7m, and a total Gross Floor Area of about 375.68m². Comparison between the previously approved scheme and the proposed development under the current application is discussed in **Section 4.1** below.
- 1.1.3 The Application Site currently falls completely within an area zoned “Residential (Group D)” (hereinafter referred to as “R(D)”) on the draft Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/13 (hereinafter referred to as “the Current OZP”) which was gazetted on 8.3.2024. According to the Notes of the Current OZP, the proposed use should be regarded as ‘House (other than Redevelopment; Addition, Alteration and/or Modification to existing house)’ which is a Column 2 use within the “R(D)” zone. Planning permission from the Board under section 16 of the Town Planning Ordinance is therefore required. According to the Notes for the “R(D)” zone, minor relaxation of the plot ratio (hereinafter referred to as “PR”) and/or building height restrictions (hereinafter referred to as “BH”) restriction may be considered by the Board on application under section 16 of the Ordinance. In this connection, the current application is herewith made to the Board for consideration.
- 1.1.4 Prepared on behalf of the registered owner of the Application Site (hereafter referred to as the “the Applicant”), Aikon Development Consultancy Limited has been commissioned to prepare and submit the current application.

1.2 Background

- 1.2.1 The Applicant is a landscape enthusiast who is very interested in Chinese Style Landscape Gardening and Koi keeping. He intends to build a house in Chinese style with traditional Chinese landscape garden design for his own use. In order to form a comprehensive indoor and outdoor landscape scenic for the proposed development, rooms are designed to be surrounded by a subsection of the courtyard in different themes, including Koi pool, rock works and different landscape planting. The design concept is detailed in the architectural drawings and 3D illustrations in **Appendix I**.
- 1.2.2 Subject to the changes in circumstances since the approval of the previous application in April 2019, a fresh section 16 planning application is now submitted to amend the major development parameters of the previously approved scheme. In order to further unleash the development potential of under-utilised land resources, the Applicant is applying to revise the site boundary by including an additional portion of adjoining Government land into the Application Site, resulting an increase in site area by about 200.85m² (+14%). The above amendments are justified mainly on the grounds that:
- (a) the local setting along Chun Shin Road has changed dynamically since the planning application No. A/YL-NTM/432 was approved by the RNTPC on 14.1.2022 for proposed temporary transitional housing development and ancillary facilities for a period of 3 years with filling of pond and excavation of land. The Application Site is currently adjoining the aforesaid proposed temporary transitional housing development and there is an additional portion of Government land (approximately 257m²) sandwiched in between the sites which appears to be idle and not suitable for development on its own (**Figure 3** refers). It is considered more appropriate to include the additional portion of Government land into the Application Site to better utilise land resources and develop in a comprehensive manner.

1.3 Objectives

- 1.3.1 The current application strives to achieve the following objectives:-
- (a) *To act as an impetus to put forward the planning intention of the “R(D)” zone by completely phasing out non-conforming open storage and rural industrial uses within the “R(D)” zone and to be in full harmony with the surrounding residential area;*
- (b) *To introduce a low-rise and low-density residential development which has been carefully planned and designed with respect to the surrounding area, and would better utilise the land value of the Application Site; and*
- (c) *To further unleash the development potential of under-utilised land resources and to enhance the living quality of future residents.*

1.4 Structure of the Planning Statement

- 1.4.1 This *Planning Statement* is divided into 6 chapters. **Chapter 1** is the above introduction outlining the purpose and objectives of the current application. **Chapter 2** gives background details of the Application Site in terms of the current land use characteristics and the neighbouring developments. **Chapter 3** offers the planning context of the Application Site whilst **Chapter 4** provides details of the proposed development. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** provides a concluding remark for the proposed development.

2. SITE PROFILE

2.1 Location and Current Condition of the Application Site

- 2.1.1 The Application Site has an area of about 1,565.36m² comprising about 1,308.36m² (about 83%) of private land and about 257m² (about 16%) of Government land. The Application Site is located in an area zoned “R(D)” on the Current OZP, and is currently accessible via its northern end abutting Chun Shin Road, an existing access road, which branches off from San Tam Road (**Figure 1** refers).
- 2.1.2 **Figure 2** indicates the relevant private lots and Government land which the Application Site involves. A small northern portion of Government land is reserved for the provision of an Emergency Vehicular Access (EVA), whereas the remaining portion of Government land is for a transformer room, a switch room, a swimming pool with filtration plans and landscaping area.
- 2.1.3 The Application Site has a linear site formation level of about 4.8mPD, which is about 0.7m lower than Chun Shin Road and about 0.6m lower than the adjoining proposed temporary transitional housing development. It is currently mostly vacant, with a few temporary gardening/landscape works undertaken by the Applicant for his own interest. **Illustration 1** shows the current conditions of the Application Site.

2.2 Surrounding Land-use Characteristics

- 2.2.1 The Application Site is situated in an area which is predominantly rural in character with village houses, low-rise residential developments, vacant land and abandoned fishponds. To the immediate east of the Application Site is the proposed temporary transitional housing development with construction works undergoing. To the immediate north of the Application Site across Chun Shin Road is a Nullah. To the further north of the Application Site is a cluster of low-rise residential clusters along Ngau Tam Mei Road, comprising houses and New Territories Exempted Houses with BH ranging from 2 to 3 storeys. To the immediate south and west of the Application Site are vacant land and abandoned fishponds. **Illustration 2** indicates the surrounding uses of the Application Site.

3. PLANNING CONTEXT

3.1 The Current OZP

- 3.1.1 The Application Site falls completely within an area zoned “R(D)” on the Current OZP (**Figure 4** refers). According to the Notes of the Current OZP, the proposed use should be regarded as ‘House (other than Redevelopment; Addition, Alteration and/or Modification to existing house)’ which is a Column 2 use within the “R(D)” zone and requires planning permission from the Board. According to the Notes for the “R(D)” zone, minor relaxation of the PR and/or BH restriction may be considered by the Board on application under section 16 of the Ordinance. In this connection, the current application is herewith made to the Board for consideration.
- 3.1.2 The planning intention of the “R(D)” zone is *“primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board”*.
- 3.1.3 The proposed development is configured as a low-rise and low-density residential development, which involves two 2-storey houses with a total Plot Ratio of not more than 0.24, a Building Height of not more than 7m, and a total Gross Floor Area of about 375.68m². Fire Services Installations and EVA requirements have also been assessed in accordance with relevant Codes of Practice and guidelines issued by Buildings Department (BD) and Fire Services Department (FSD).
- 3.1.4 As stated in the Explanatory Statement for the “R(D)” zone, *“since the areas along San Tin Highway would be subject to traffic noise impact, any proposed development near the road should provide adequate mitigation measures to minimize such impact”*. According to the site visit on 24.5.2024, it is observed that tall roadside trees and fence wall are common to serve as noise barrier along residential developments in close proximity to San Tin Highway. By referencing the current practices, similar approach will also be applied to the proposed development and noise issue should not be the major concern despite the Application Site is only about 160m away from San Tin Highway.

3.2 Previous Planning Application

- 3.2.1 Part of the Application Site is subject to a previous planning application (No. A/YL-NTM/372) submitted by the same Applicant for the same applied use as the current application. The previous application was approved by the RNTPC on 12.4.2019 mainly on the considerations that the proposed development was in line with the planning intention of the “R(D)” zone; proposed development parameters conformed to the OZP restrictions; the approval of the development could catalyse the phasing out of the non-conforming and undesirable rural industrial-related uses in the vicinity and help achieve an early implementation of the planning intention; and no insurmountable issue from traffic, ecological, environmental, landscape, geotechnical, sewerage and drainage perspectives was anticipated.

3.3 Similar Planning Applications

- 3.3.1 There is one similar application (No. A/YL-NTM/377) in the “R(D)” zone of the Current OZP. Application No. A/YL-NTM/377 for proposed house was approved by the RNTPC on 12.4.2019 mainly on the considerations that the proposed development was in line with the planning intention of the “R(D)” zone; proposed development parameters conformed to the OZP restrictions; the approval of the development could catalyse the phasing out of the non-conforming and undesirable rural industrial-related uses in the vicinity and help achieve an early implementation of the planning intention; and no insurmountable issue from traffic, ecological, environmental, landscape, geotechnical, sewerage and drainage perspectives was anticipated.

4. THE DEVELOPMENT PROPOSAL

4.1 Proposed Development and Major Development Parameters

- 4.1.1 The current application is to amend a previously approved scheme under the previous application No. A/YL-NTM/372 approved by the RNTPC on 12.4.2019 to facilitate the development of two 2-storey houses in Chinese-style with traditional Chinese landscaping.
- 4.1.2 Compared with the approved scheme under the previous application, the proposed amendments under the current application mainly involve an increase in site area (+14%), total GFA (+37%), PR (+20%), site coverage (SC) (+8%) and BH in terms of number of storeys (+1 storey) and actual BH (+2.5m). The amended scheme aims to further unleash the development potential of under-utilised land resources and to enhance the living quality of future residents. The proposed development would involve filling of land (**Figure 5** refers) to align the site level with the adjacent development and help prevent any potential flooding issues.
- 4.1.3 There will be a minor change in the layout of the proposed houses. The current proposal with a green ratio of 36.9% is more extensive than the 20% minimum site coverage of greenery as set out in PNAP APP-152 – Sustainable Building Design Guidelines. The proposed development will incorporate a 1.4m setback from the northern periphery of the application site abutting Chun Shin Road for the enhancement on pedestrian walking environment. The voluntary setback would also provide flexibility to facilitate future carriageway and footpath widening works along Chun Shin Road in view of coping with the increasing population. A set of architectural drawings and 3D illustrations including layout plan, floor plans, elevation and section plan are shown in **Appendix I**.
- 4.1.4 The minor relaxation of PR and BH restriction aims to serve the proposed antique collection rooms located on 1/F above the living rooms of the proposed houses. The Applicant is an antique enthusiast and has long been seeking an appropriate and extensive place to store his collection of large-size oriental antique furniture up to 4m in height. The proposal to place the antique collection rooms on 1/F has regard to the fact that antique furniture should be well-stored in a space with good air ventilation to prevent excessive exposure to humidity as well as odours absorption from domestic environment. Comparing with the previously approved scheme, the floor-to-floor height at the living rooms has been reduced from 4.5m to 3m to ensure that the proposed development will not result in a substantial increase in BH after the addition of the 4m-tall antique collection rooms on 1/F. It should be noted that the total area of 1/F is about 103m², which involves only about 30% of the total covered area. The remaining portion of the covered area (about 70%) will remain well below the height restriction of 3 to 4.5m.
- 4.1.5 An ingress/egress with 6m in width is proposed at the northern side of the Application Site for EVA use (**Appendix I** refers). If required and considered essential, the Applicant will submit and implement the run in/out proposal by way of compliance of relevant approval condition(s). As for on-site parking provision,

although the proposed development is not subject to any requirement from the Hong Kong Planning Standards and Guideline (HKPSG), is it proposed that 3 parking spaces will be provided to be in line with the previous minimum requirement of HKPSG in 1.5 car parking space per house.

4.1.6 For screening and noise mitigation purpose, fence wall (in minimum 1.8m) and roadside trees are provided along the site boundary. No window is designed along the western periphery to avoid traffic noise from the San Tin Highway. Comparison of the major development parameters between the previously approved scheme and the proposed development under the current application is summarised in **Table 1** below.

4.1.7 The Application Site has a linear site formation level of about 4.8mPD, which is about 0.7m lower than Chun Shin Road and about 0.6m lower than the adjoining proposed temporary transitional housing development. Therefore, land filling work (not more than 0.6m) is proposed to be carried out at the Application Site in order to ascertain the EVA can serve the proposed development in a “technically-feasible” manner; to prevent flooding issue cause by the abrupt change in formation levels with the adjoining proposed temporary transitional housing development.

Table 1: Comparison of Major Development Parameters of the Previously Approved Scheme and the Proposed Development under the Current Application

	Previously Approved Scheme (No. A/YL-NTM/372) (a)	Proposed Development (Under Current Application) (b)	Difference (b) – (a)
Total Site Area (About)	1,364.5m²	1,565.36m²	+200.86m²
Private Lots	1,332.7 m ² (98%)	1,308.36m ² (84%)	(+14%)
Government Land	31.8 m ² (2%)	257m ² (16%)	
Total PR (About)	0.2	0.24	+0.04
			(+20%)
No. of Houses	2	2	No change
Total GFA (About)	272.9m²	375.68m²	+102.78m²
			(+37%)
BH	1 storey / From 4.274m to 4.5m	2 storeys / From 4.5m to 7m	+1 storey / +0.226 to 2.5m
SC	20%	21.66%	+1.66% (+8%)
Height of Fence Wall	Not less than 1.8m	Not less than 1.8m	No change
Filling of Land for Site Formation (About)	0.5m	0.6m	+0.1m (+20%)
Parking Space	3	3	No change
	[5m(l) x 2.5m(w)]	[5m(l) x 2.5m(w)]	

5. PLANNING JUSTIFICATIONS

5.1 Fully In Line with the Planning Intentions of the “R(D)” Zone

- 5.1.1 The Application Site falls completely within an area zoned “R(D)” on the Current OZP of which the planning intention is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment into permanent buildings as well as intending for low-rise, low-density residential development. In view of the fact that the proposed use is solely for low-rise and low-density residential development, it is considered to be fully in line with the planning intention of the “R(D)” zone.

5.2 Being Compatible with the Surrounding Land Uses

- 5.2.1 The surroundings of the Application Site are predominately rural in character, comprising village houses, low-rise residential developments, vacant land and abandoned fishponds. Having regard that the adjoining proposed temporary transitional housing development has a total PR of 1.3 and a BH of 4 storeys while other residential uses in the vicinity have a PR ranging from 0.2 to 0.4 and a BH of 2 to 3 storeys, the proposed 2-storey houses with a PR of 0.24 would be fully compatible with the surrounding context.
- 5.2.2 The current proposal involves an increase in site area, total GFA, PR, SC and maximum BH in terms of number of storeys and actual BH in mPD. To further optimize the development potential of valuable land resources and to enhance the living quality of future residents, the minor relaxation of PR and BH restriction aims to serve the proposed antique collection rooms or the storage of large-size oriental antique furniture located on 1/F above the living rooms of the proposed houses. Comparing with the previously approved scheme, the floor-to-floor height at the living rooms have been reduced from 4.5m to 3m to ensure that the proposed development will not result in a substantial increase in BH after the addition of the 4m tall antique collection rooms on 1/F. It should be noted that the total area of 1/F is about 103m², which involves only about 30% of the total covered area. The remaining portion of the covered area (about 70%) will remain well below the height restriction of 3 to 4.5m. Having regard to the similar PR as the previously approved scheme (20%) and the insignificant 1/F coverage, the proposed amendments should be considered minor in scale and the proposed development would be compatible with the neighbourhood and unlikely result any adverse visual impact on the surroundings.
- 5.2.3 The hard-paved land to the southwest of the Application Site is currently being utilized for open storage. The area is subject to a previously rejected planning application and shall be regarded as Unauthorized Development under the Ordinance.

5.3 Optimizing Land Resources

- 5.3.1 The Application Site and its surrounding area have remained vacant since the gazette of the Current OZP in 2006. Having regard that the proposed development is compatible with the local geographical setting, the approval of the current application would improve the existing rural environment, which is now predominantly occupied by temporary non-domestic structures and abandoned land and help unleash the development potential of the under-utilised land resources without causing insurmountable impact on the environment.
- 5.3.2 There were several changes in the site context since the approval of the previous application in April 2019. The local setting along Chun Shin Road has changed dynamically since the planning application No. A/YL-NTM/432 was approved by the RNTPC on 14.1.2022 for proposed temporary transitional housing development and ancillary facilities for a period of 3 years with filling of pond and excavation of land.
- 5.3.3 The Application Site is currently adjoining the aforesaid proposed temporary transitional housing development and there is an additional portion of Government land (approximately 257m²) sandwiched in between the sites which appears to be idle and not suitable for development on its own (**Figure 3** refers). In order to further unleash the development potential of under-utilised land and to achieve the objectives as stated in **Section 1.3**, the proposed increase in site area for the reversion of site boundary by including an additional portion of adjoining Government land into the Application Site would deem to be reasonable and justifiable.
- 5.3.4 Furthermore, the inclusion of an additional portion of adjoining Government land in the Application Site would achieve public benefit in reducing management and control costs for unlawful occupation on unallocated and unleased Government land.

5.4 Suitable for Residential Development

- 5.4.1 The Application Site has direct access and is in close proximity to Chun Shin Road and San Tam Road. A vehicular access is proposed to connect the Application Site with Chun Shin Road and the walking time between the proposed development and San Tam Road will be less than 3 minutes. From the accessibility point of view, the Application Site can be perceived to be highly suitable for residential development on its own.

5.5 Planning and Design Merits

- 5.5.1 The current development proposal has adopted various planning and design features for the benefits of the future users of the proposed development and the wider community.
- 5.5.2 The proposed development will incorporate a 1.4m setback from the northern periphery of the application site abutting Chun Shin Road for the enhancement on pedestrian walking environment. The setback area will be paved and integrated with edge planting strips to provide amenity for the pedestrians. The Applicant will be responsible for designing, constructing, maintaining and managing the setback area. The voluntary setback would also provide flexibility to facilitate future carriageway and footpath widening works along Chun Shin Road with a view to coping with the increasing population in Ngau Tam Mei.
- 5.5.3 The Applicant is an amateur horticulturist and Koi expert who is interested in Chinese Style landscaping, gardening and Koi keeping. The Applicant intends to undertake extensive landscaping work at the application site in order to create a verdant and natural environment for the enjoyment of future occupants and for the enhancement of visual permeability. It is also proposed that traditional Chinese hardscaping and a variety of softscaping will be provided at the landscaping area of the proposed development. The proposed development constitutes a total greenery area of about 642m² and a green ratio of 36.9%, which is more than the required 20% greenery requirement set out in PNAP APP-152 – Sustainable Building Design Guidelines. The Application Site is now temporarily being utilized for the keeping of potted plants, and thus can easily be converted and upgraded to the permanent verdant and natural environment as proposed in the current application.

5.6 Not Generating Adverse Technical Impacts

- 5.6.1 In view of the fact that the proposed development is in relatively small-scale with an estimated population of 10 residents and is solely for the Applicant's own use, the current application would not induce significant changes/impacts compared with the previously approved scheme. Since the circumstances of the current application and the previous application are very similar, the proposed development would not deviate from the previous planning assessments in terms of technical feasibility. As such, the proposed development under the current application would not cause adverse landscape, visual, traffic, environmental, drainage and sewerage impacts.

5.7 Not Setting an Undesirable Precedent

- 5.7.1 A previous planning application (No. YL-NTM/372) submitted by the same Applicant for the same applied use as the current application and a similar application (No. A/YL-NTM/377) covering the same "R(D)" zone of the Current OZP were approved by the RNTPC in 2019 on the considerations as detailed in **Section 3.2.1** and **3.3.1** respectively. Since the current application carries similar nature as the previous and similar applications involving low-rise, low-density residential developments, the

considerations of the RNTPC for the previous and similar applications are applicable to the current application. Approval of the current application is in line with the previous decisions of the RNTPC and would not set an undesirable precedent to other similar applications.

- 5.7.2 Furthermore, the Board in recent years has approved other s.16 planning applications for proposed houses with minor relaxation of PR and BH restriction in “R(D)” zones which carry similar nature as that of the proposed houses under the current application. **Table 2** below summarises the approved s.16 planning applications for houses with minor relaxation of PR and BH restriction in “R(D)” Zones in the past five years (2017-present).

Table 2: Approved s.16 Planning Applications for Houses with Minor Relaxation of PR and BH Restriction in “R(D)” Zones in the Past Five Years (2017-present)

Application No.	Proposed Use(s)/Development(s)	Date of Approval
A/YL-NSW/282	Proposed Residential Development and Minor Relaxation of Plot Ratio and Building Height Restrictions with Filling of Land and Excavation of Land	18.12.2020
A/YL-MP/287	Proposed House Development with Minor Relaxation of Building Height Restriction, Filling of Pond/Land, and Excavation of Land	26.5.2020
A/NE-KTS/466	Proposed Residential Development and Minor Relaxation of Plot Ratio and Building Height Restrictions	13.12.2019
A/YL-PH/736	Proposed House Development with Minor Relaxation of Building Height Restriction from 6m to 6.6m, and Filling and Excavation of Land	7.4.2017

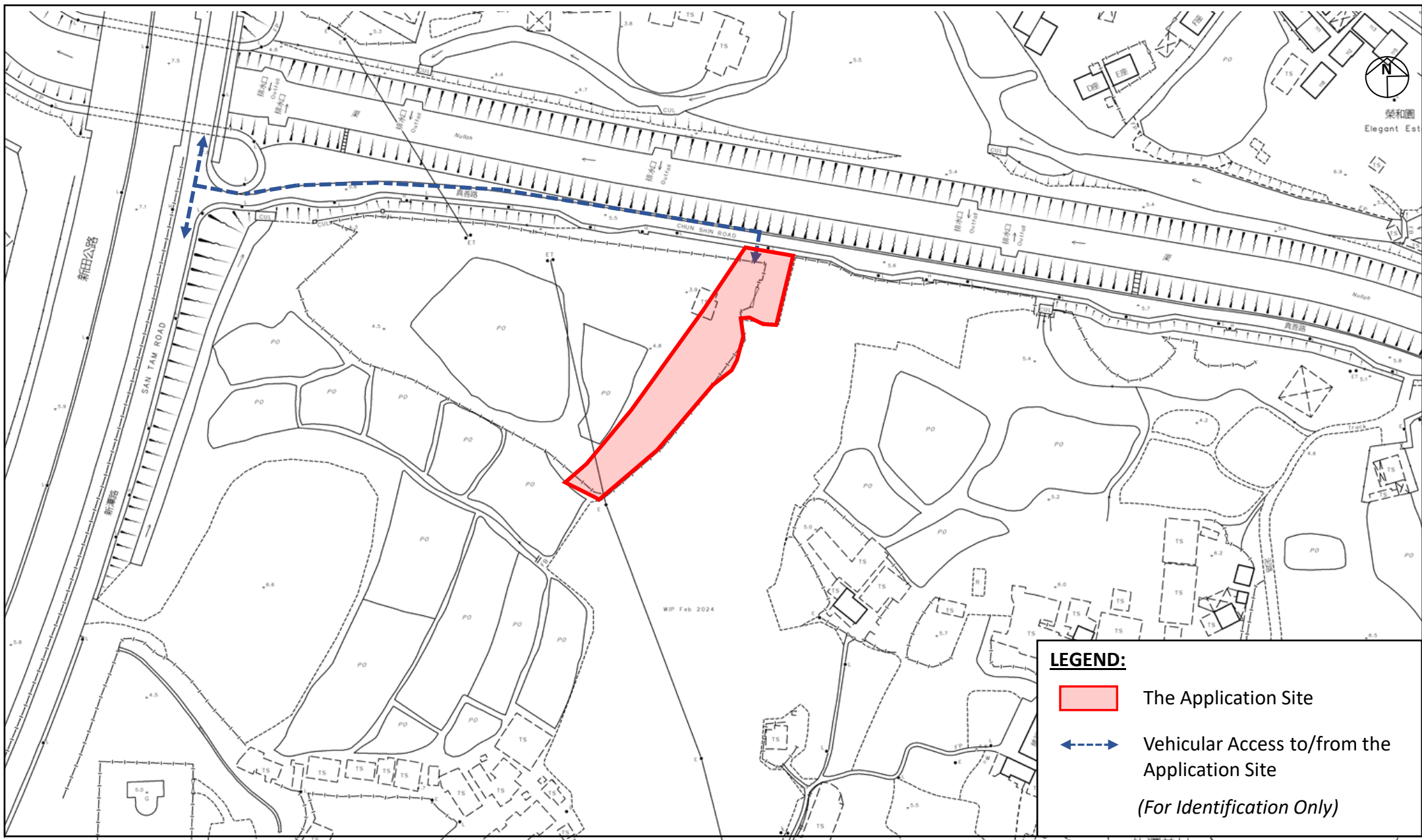
6. CONCLUSION

- 6.1.1 This Planning Statement is submitted to the Board in support of the current application to amend a previously approved scheme under planning application No. A/YL-NTM/372 approved by the RNTPC on 12.4.2019 for proposed houses at the Application Site. The Application Site has a total area of approximately 1,565.36m² (including Government land of about 257m²), which covers a site extent largely similar to the previous application with an additional portion of adjoining Government land. This Planning Statement serves to provide background information and planning justifications in support of the current application to facilitate consideration by the Board.
- 6.1.2 The current application seeks planning permission to amend major development parameters and layout of the previously approved scheme under the previous application. The current application is for the development of two 2-storey houses with a total Plot Ratio of not more than 0.24, a building height of not more than 7m, and a total Gross Floor Area of about 375.68m².
- 6.1.3 The Application Site falls completely within an area zoned “R(D)” on the Current OZP which was gazetted on 8.3.2024. As detailed in the Planning Statement, the proposed development is well justified on the grounds that:-
- (a) The proposed use is solely for low-rise and low-density residential development and is considered to be fully in line with the planning intention of the “R(D)” zone;
 - (b) The Application Site is situated in an area which is predominantly rural in character with village houses, low-rise residential developments, vacant land and abandoned fishponds. The proposed development under the current application would remain as a low-rise and low-density residential development, which is considered compatible with the surrounding environment in terms of land use, character and scale;
 - (c) The proposed development, which is to amend an approved scheme, will further unleash the development potential of under-utilised land resources and enhance the living quality of future residents without causing insurmountable impact on the environment;
 - (d) The Application Site is perceived to be highly suitable for residential development on its own as it is well accessed to existing local roads;
 - (e) It is proposed that extensive landscaping work will be undertaken in order to upgrade the existing site condition and to create a verdant and natural internal environment;
 - (f) The circumstances of the current application and the previous application are very similar. The proposed development will not pose any adverse impacts in terms of landscape, visual, traffic, environmental, drainage and sewerage aspects on the surrounding areas; and
 - (g) The proposed development will not set an undesirable precedent since previous and similar approved applications are identified in the “R(D)” zone of the Current OZP.

- 6.1.4 In view of the above and the list of detailed planning justifications in this Planning Statement, the Board is respectfully requested to give favorable consideration to approve the current application for the proposed development.

List of Figures

Figure 1	Location Plan
Figure 2	Extract of Lot Index Plan (No. ags_S00000129909_0001)
Figure 3	Revision of Site Boundary Compared to the Previous Application
Figure 4	Extract of Draft Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/13
Figure 5	Proposed Filling of Land



Project:

Section 16 Planning Application for Proposed Houses and Minor Relaxation of Plot Ratio and Building Height Restriction at Lots 1217 S.A RP and 1217 S.B RP in D.D. 104 and adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories

Title:

Location Plan

Figure:

1

Scale:

Not to Scale

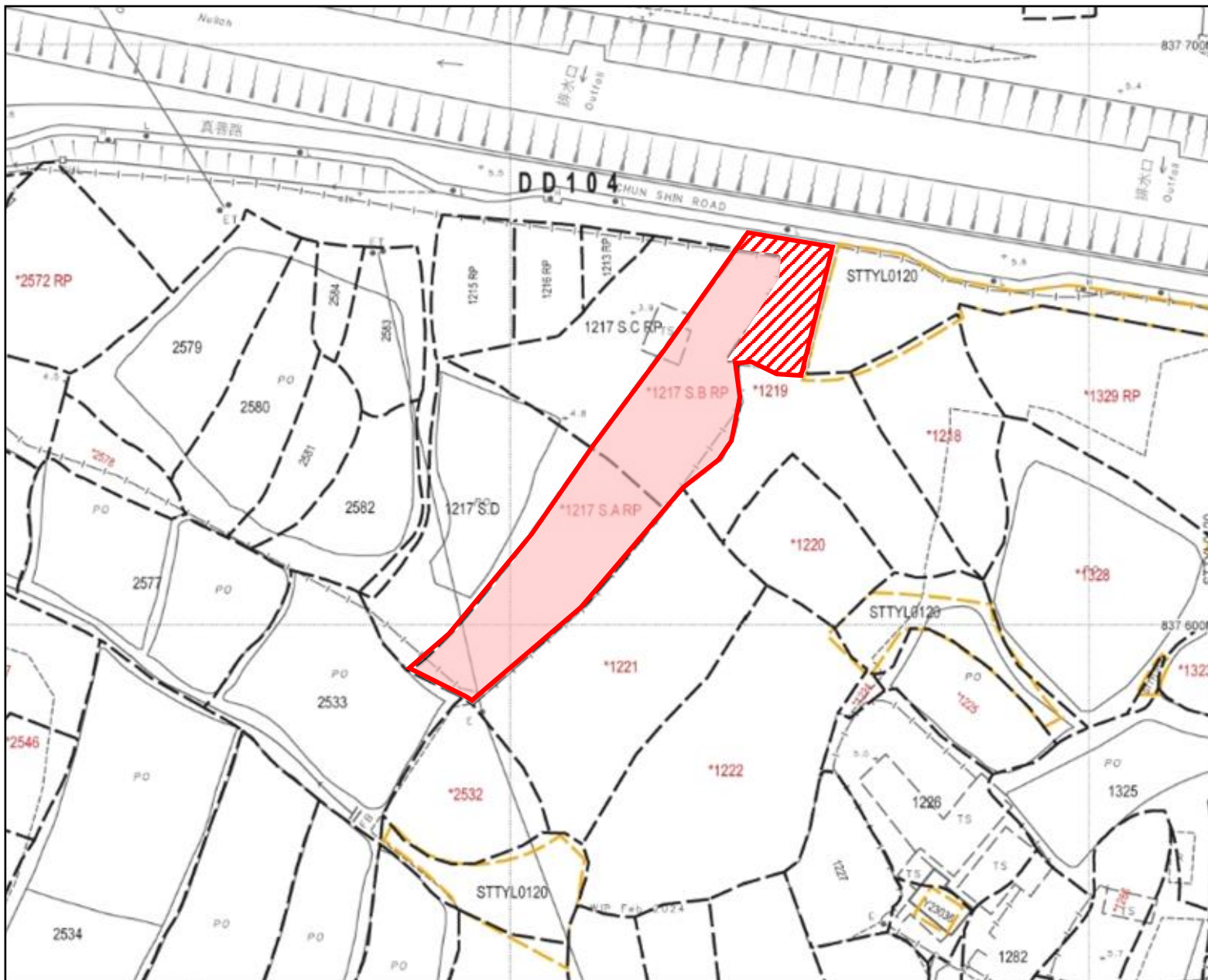
Date:

Jul 2024



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Ref.: ADCL/PLG-10297/R001/F001



LEGEND:

- The Application Site
- Private Land (83%)
- Government Land (17%)

(For Identification Only)

Project:

Section 16 Planning Application for Proposed Houses and Minor Relaxation of Plot Ratio and Building Height Restriction at Lots 1217 S.A RP and 1217 S.B RP in D.D. 104 and adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories

Title:

Extract of Lot Index Plan
(No. ags_S00000129909_0001)

Figure:

2

Scale:

Not to Scale

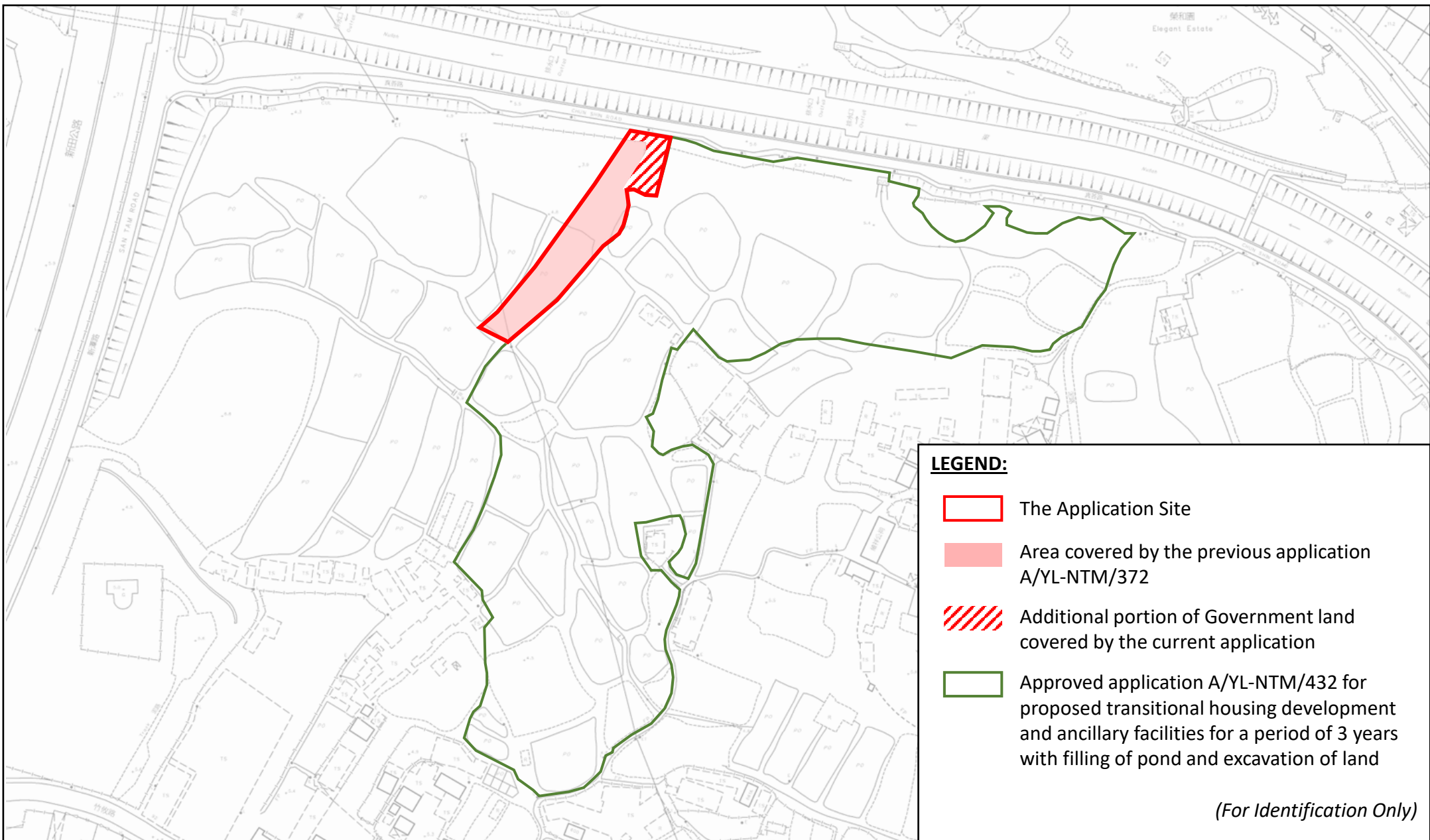
Date:

Jul 2024

Ref.: ADCL/PLG-10297/R001/F002



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Project:

Section 16 Planning Application for Proposed Houses and Minor Relaxation of Plot Ratio and Building Height Restriction at Lots 1217 S.A RP and 1217 S.B RP in D.D. 104 and adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories

Title:

Revision of Site Boundary Compared to the Previous Application

Figure:

3

Scale:

Not to Scale

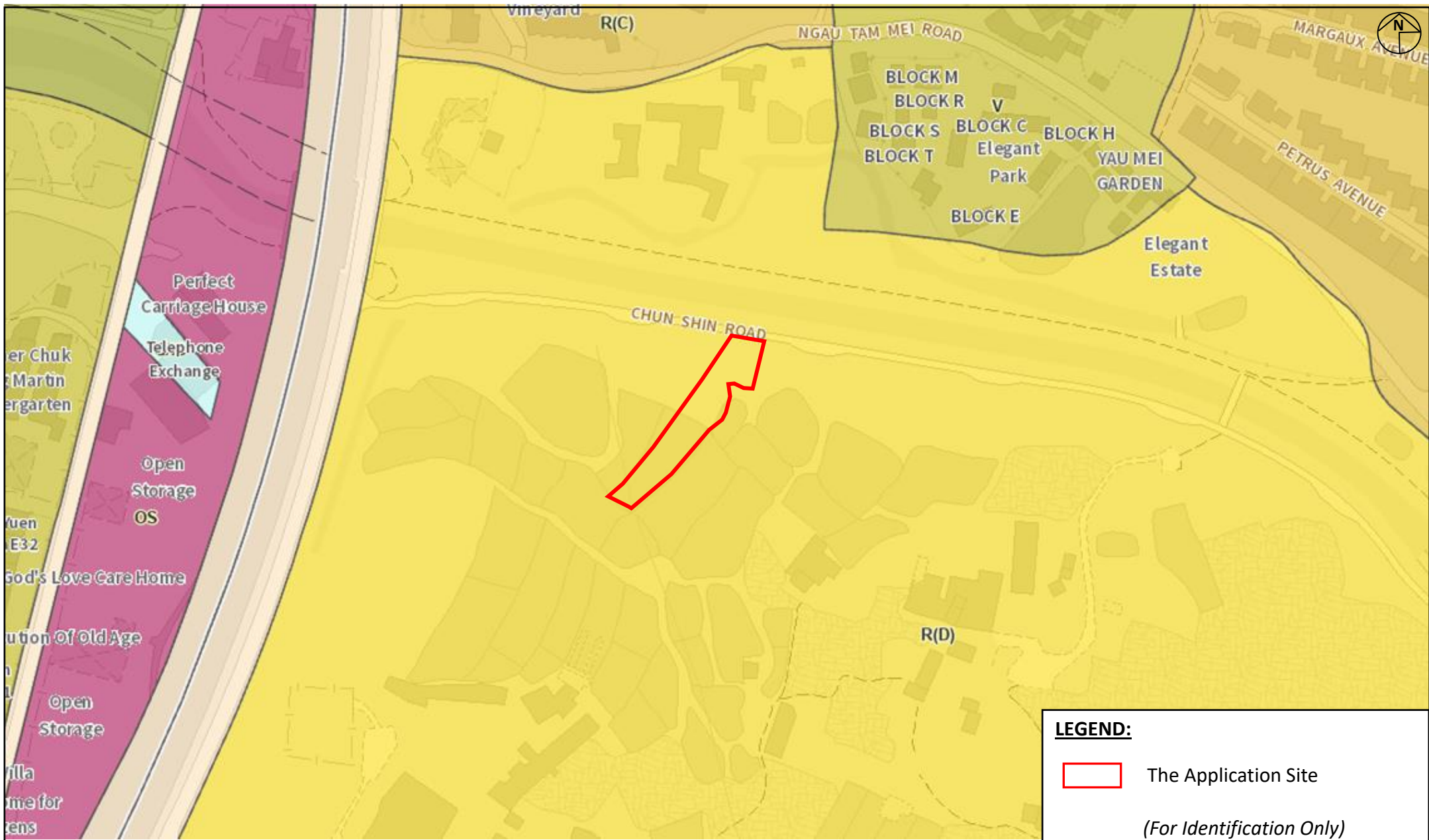
Date:

Jul 2024

Ref.: ADCL/PLG-10297/R001/F003



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Section 16 Planning Application for Proposed Houses and Minor Relaxation of Plot Ratio and Building Height Restriction at Lots 1217 S.A RP and 1217 S.B RP in D.D. 104 and adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories

Title:

Extract of Draft Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/13

Figure:

4

Scale:

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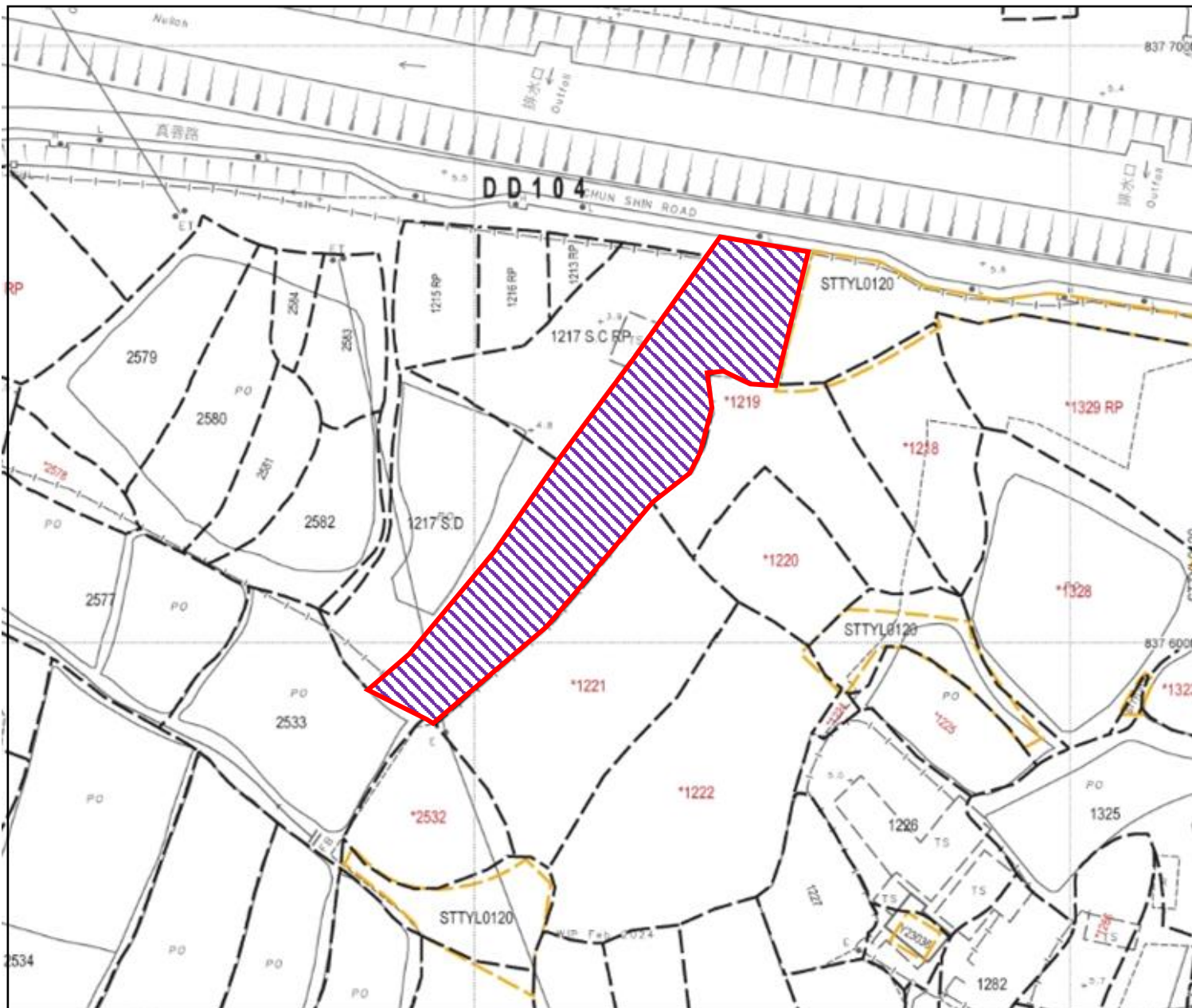
Date:

Jul 2024

Ref.: ADCL/PLG-10297/R001/F004



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LEGEND:

- The Application Site
- Filling of Land (not exceeding 0.6m)*

Remarks:

* The area and depth of filling of land will be confirmed in the detailed design stage

(For Identification Only)

Project:

Section 16 Planning Application for Proposed Houses and Minor Relaxation of Plot Ratio and Building Height Restriction at Lots 1217 S.A RP and 1217 S.B RP in D.D. 104 and adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories

Title:

Proposed Filling of Land

Figure:

5

Scale:

Not to Scale

Date:

Jul 2024

Ref.: ADCL/PLG-10297/R001/F005



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List of Illustrations

Illustration 1	Current Condition of the Application Site
Illustration 2	Surrounding Land-use Characteristics

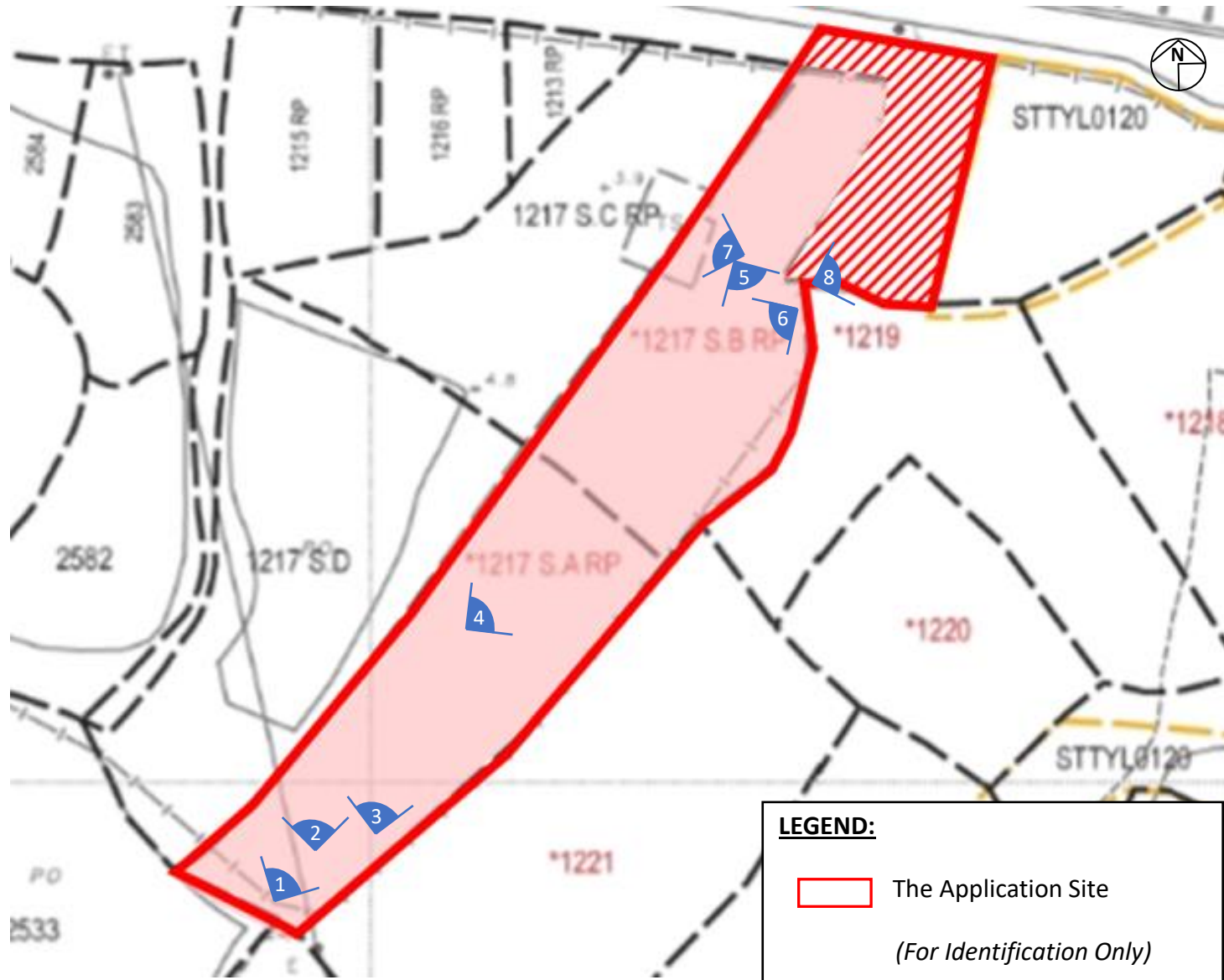


Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8

Project:
 Section 16 Planning Application for Proposed Houses and Minor Relaxation of Plot Ratio and Building Height Restriction at Lots 1217 S.A RP and 1217 S.B RP in D.D. 104 and adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories

Title:
 Current Condition of Application Site

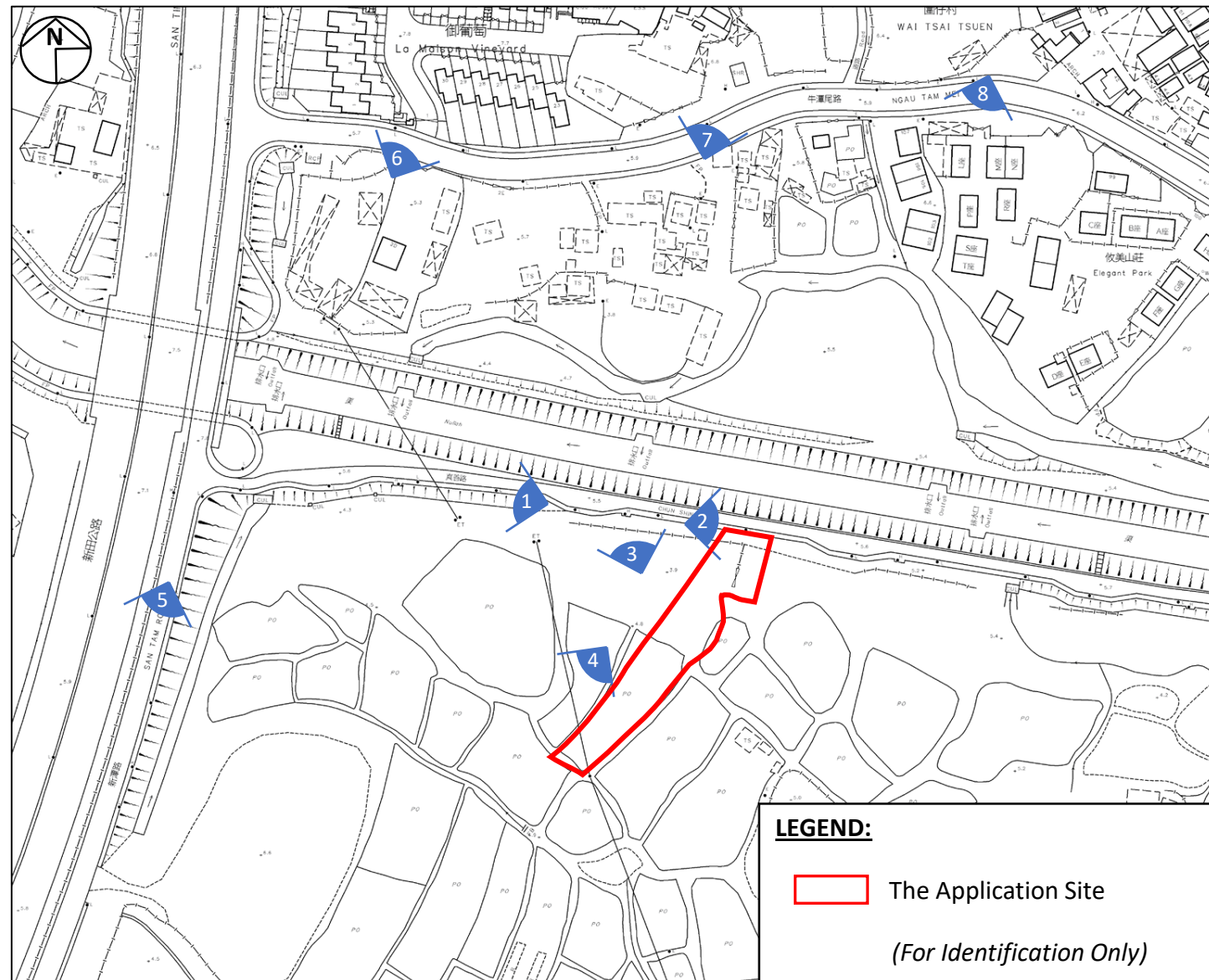
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Scale:
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Date:
 Jul 2024

Ref.: ADCL/PLG-10297/R001/1001





Project:
Section 16 Planning Application for Proposed Houses and Minor Relaxation of Plot Ratio and Building Height Restriction at Lots 1217 S.A RP and 1217 S.B RP in D.D. 104 and adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories

Title:
Surrounding Land-use Characteristics

Illustration:
2

Scale:
Not to Scale

Date:
Jul 2024

Ref.: ADCL/PLG-10297/R001/1002

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Jane Ching Kei LAU/PLAND

寄件者: Isa Yuen [REDACTED]
寄件日期: 2024年12月04日星期三 12:52
收件者: tpbpd/PLAND
副本: Jane Ching Kei LAU/PLAND; [REDACTED]
主旨: RE: [PLG10297] Planning Application No. A/YL-NTM/477 - Submission of Further Information
附件: ADCL_PLG_10297_L004.pdf
類別: Internet Email

Dear Sir/Madam,

Enclosed a self-explanatory letter to supersede the one in our preceding email please.

We refer to the departmental comments received from the Landscape Unit, Urban Design & Landscape Section of Planning Department and Architectural Services Department regarding the subject application and would like to enclose herewith our Responses-to-Comments Table to address the abovementioned departmental comments for their consideration.

Should you have any queries, please do not hesitate to contact us. Thank you.

Best regards,
Isa Yuen Town Planner

毅勤發展顧問有限公司
Aikon Development Consultancy Limited

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From: Isa Yuen
Sent: Wednesday, 4 December 2024 12:47 pm
To: tpbpd <tpbpd@pland.gov.hk>
Cc: Jane Ching Kei LAU/PLAND <jcklau@pland.gov.hk>; [REDACTED]
Subject: [PLG10297] Planning Application No. A/YL-NTM/477 - Submission of Further Information

Dear Sir/Madam,

We refer to the departmental comments received from the Landscape Unit, Urban Design & Landscape Section of Planning Department and Architectural Services Department regarding the subject application

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential
and would like to enclose herewith our Responses-to-Comments Table to address the abovementioned departmental comments for their consideration. Enclosed a self-explanatory letter for your onward processing please.

Should you have any queries, please do not hesitate to contact us. Thank you.

Best regards,
Isa Yuen Town Planner

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Aikon Development Consultancy Limited

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Date : 4th December, 2024
Our Ref. : ADCL/PLG-10297/L004

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

By Email


Dear Sir/Madam,

**Section 16 Planning Application for Proposed Houses and Minor Relaxation of Plot Ratio and Building Height Restriction at Lots 1217 S.A RP and 1217 S.B RP in D.D. 104 and Adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories
(Planning Application No. A/YL-NTM/477)**

We refer to the departmental comments received from the Landscape Unit, Urban Design & Landscape Section of Planning Department and Architectural Services Department regarding the subject application and would like to enclose herewith our Responses-to-Comments Table to address the abovementioned departmental comments for their consideration.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our

Yours faithfully,
For and on behalf of
Aikon Development Consultancy Limited



Encl.
c.c. DPO/ FSS&YLE (Attn.: Ms. Jane LAU) – By Email
Client

Further Information


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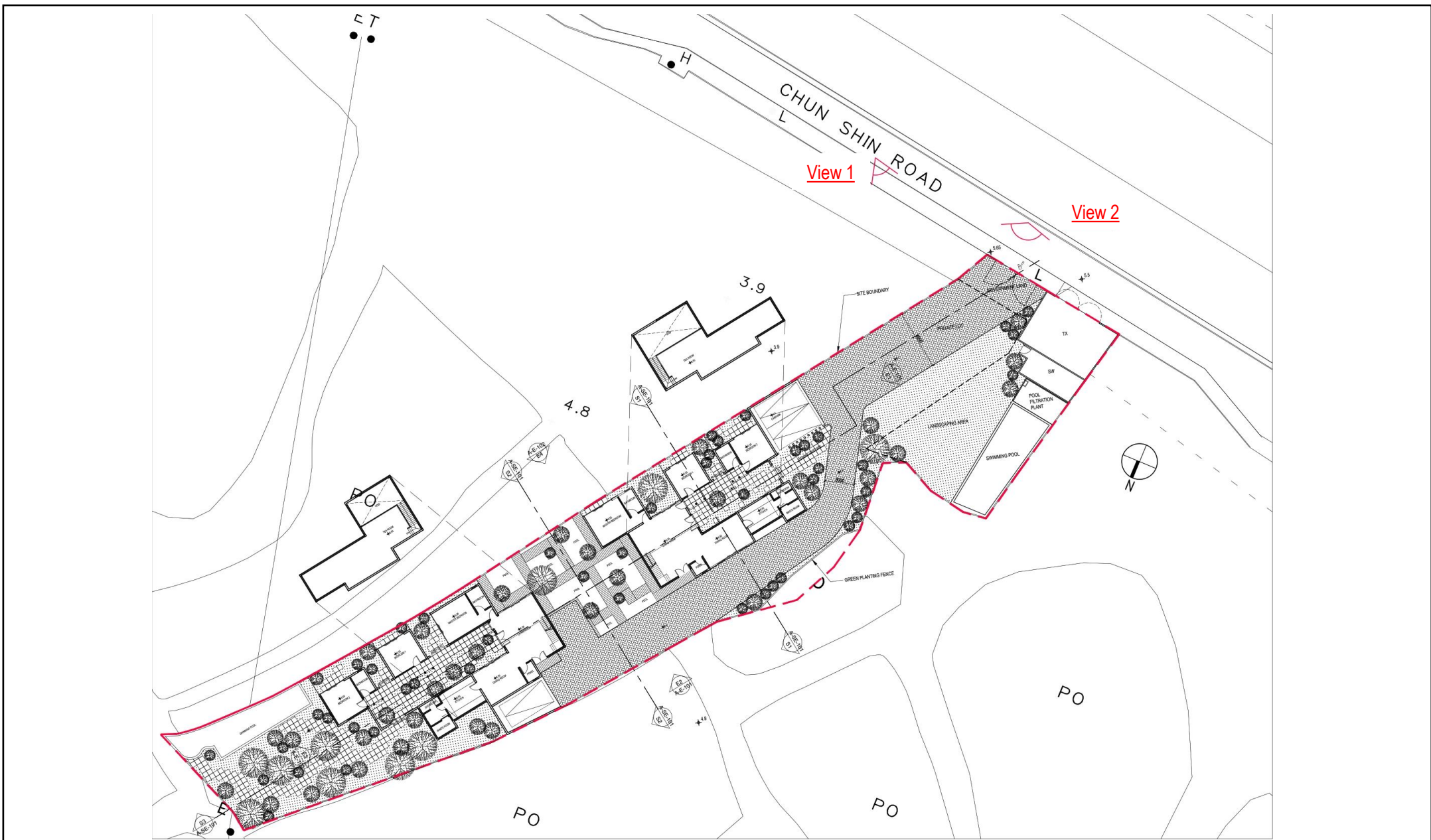
Response-to-Comments

Section 16 Planning Application for Proposed Houses and Minor Relaxation of Plot Ratio and Building Height Restriction at Lots 1217 S.A RP and 1217 S.B RP in D.D. 104 and Adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories

Department	Date	Comments	Responses to Departmental Comments
Landscape Unit, Urban Design & Landscape Section, Planning Department	23.9.2024	<p>The existing trees within the Site will likely be affected by the proposed development shown on the Site Plan (Dwg. No. A-SP-001(C) in the Planning Statement (PS)). Nevertheless, Part 9 of the Application Form states that no tree felling will be caused and there is no information on the existing trees in the application. Please clarify.</p> <p>The applicant should provide information on the existing trees within the Site (including tree location plan, tree schedule (species, size, general condition) and date-imprinted tree photos, proposed tree treatment and landscape proposal as appropriate. Part 9 of the Application Form should be reviewed and suitably revised.</p>	<p>Please note that no tree felling is involved under the current application.</p> <p>As presented in the planning statement para 1.2.1, the Applicant is a landscape enthusiast who is very interested in Chinese Style Landscape Gardening. There is some tree plots currently stored within the application site which are well maintained by the applicant (Please refer to the photo below). The applicant will remove the tree plots for the proposed development. The tree plots will be removed and transferred, and no tree felling is involved under the current application.</p> 
Architectural Services Department	19.9.2024	Please provide some photomontages of the proposal in its surrounding context from different vantage points in order to enable us to comment on the visual impact of the development.	Please refer to Appendix 1 . The proposed development is small in scale and surrounded by trees, making it visually compatible with the surrounding areas without causing overwhelming visual obstruction.

Appendix | 1

Photomontages for the Proposed Development



Project:

Section 16 Planning Application for Proposed Houses and Minor Relaxation of Plot Ratio and Building Height Restriction at Lots 1217 S.A RP and 1217 S.B RP in D.D. 104 and adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories

Title:

Photomontages of the Proposed Development (Key Plan)

Figure:

6

Scale:

Not to Scale

Date:

Dec 2024

Ref.: ADCL/PLG-10297/R001/F006



AIKON DEVELOPMENT CONSULTANCY LTD.



Project:

Section 16 Planning Application for Proposed Houses and Minor Relaxation of Plot Ratio and Building Height Restriction at Lots 1217 S.A RP and 1217 S.B RP in D.D. 104 and adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories

Title:

Photomontages of the Proposed Development (View 1)

Figure:

6-I

Scale:

Not to Scale

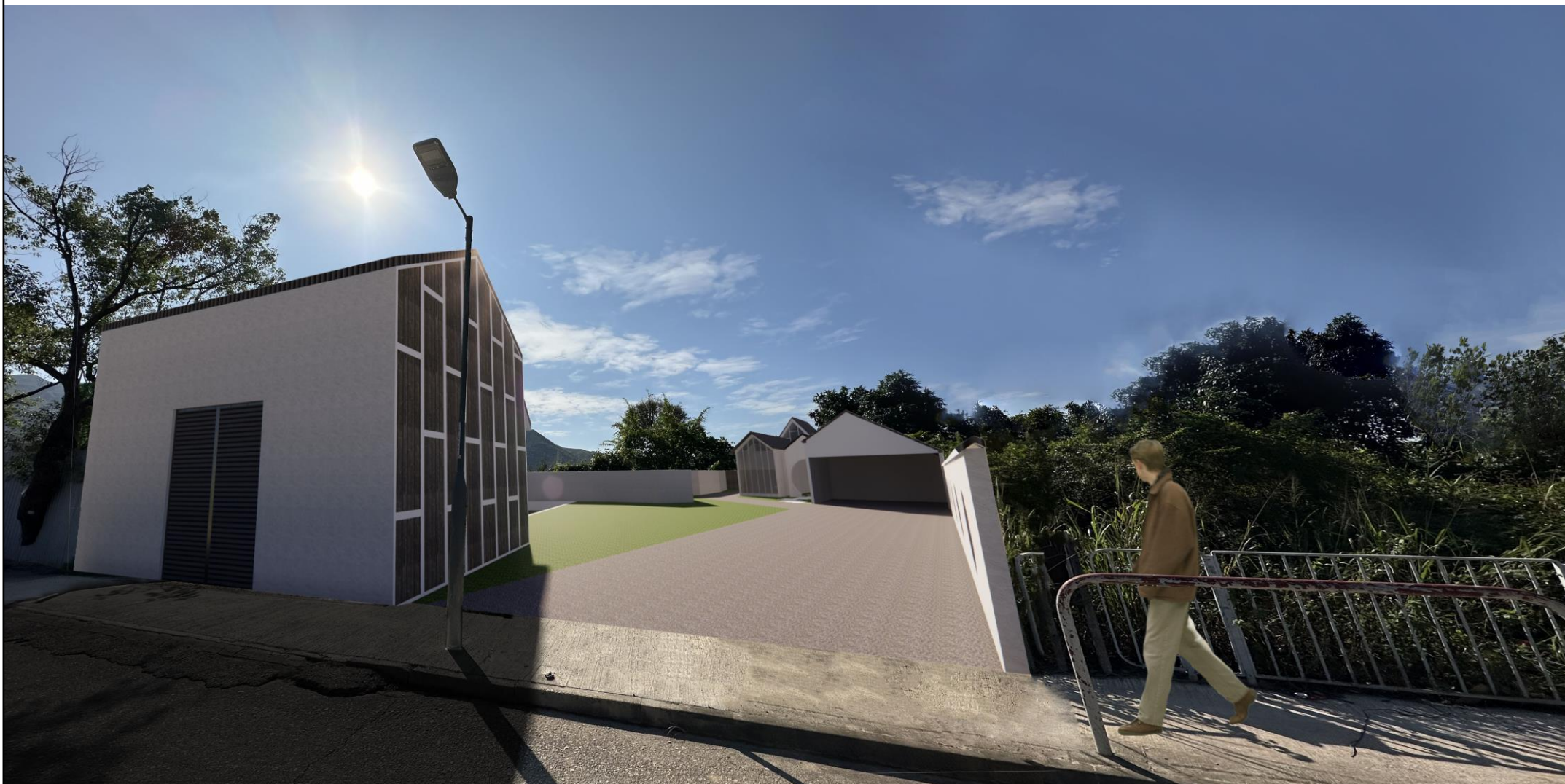
Date:

Dec 2024

Ref.: ADCL/PLG-10297/R001/F006-I



AIKON DEVELOPMENT CONSULTANCY LTD.



Project:

Section 16 Planning Application for Proposed Houses and Minor Relaxation of Plot Ratio and Building Height Restriction at Lots 1217 S.A RP and 1217 S.B RP in D.D. 104 and adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories

Title:

Photomontages of the Proposed Development (View 2)

Figure:

6-II

Scale:

Not to Scale

Date:

Dec 2024

Ref.: ADCL/PLG-10297/R001/F006-II



AIKON DEVELOPMENT CONSULTANCY LTD.



Date : 5th February, 2025
Our Ref. : ADCL/PLG-10297/L006

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

By Email


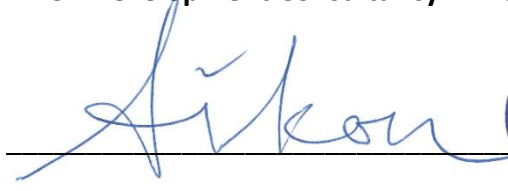
Dear Sir/Madam,

**Section 16 Planning Application for Proposed Houses and Minor Relaxation of Plot Ratio and Building Height Restriction at Lots 1217 S.A RP and 1217 S.B RP in D.D. 104 and Adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories
(Planning Application No. A/YL-NTM/477)**

We refer to the departmental comments received from the Transport Department regarding the subject application and would like to enclose herewith our Responses-to-Comments Table to address the abovementioned departmental comments for their consideration.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our

Yours faithfully,
For and on behalf of
Aikon Development Consultancy Limited



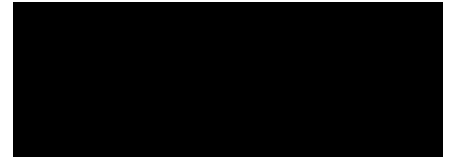
Encl.
c.c. DPO/ FSS&YLE (Attn.: Ms. Jane LAU) – By Email
Client

Address 地址 :



Section 16 Planning Application for Proposed Houses and Minor Relaxation of Plot Ratio and Building Height Restriction at Lots 1217 S.A RP and 1217 S.B RP in D.D. 104 and Adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories

Department	Date	Comments	Responses to Departmental Comments				
Transport Department	13.1.2025	The Applicant should note that Chun Shin Road is a prohibited zones 24 hours daily for all motor vehicles exceeding 7 meters in length. For any vehicles under this proposed development exceed 7 meters in length, the applicant should make the relevant permit application.	Noted. Relevant permit application will be submitted.				
		Please provide details of the trip generation and attraction rates for the proposed development in the application and demonstrate there is no adverse impact to the public road.	<div>The proposed development intends to serve the applicant only, including 3 private car parking spaces. It is anticipated that there will be two trips for each vehicle per day, hence the proposed development is not expected to generate a significant amount of traffic.</div> <table><tr><th>Type of Vehicles</th><th>Average Traffic Generation Rate (pcu/hr)</th><th>Average Traffic Attraction Rate (pcu/hr)</th></tr><tr><td>Private Cars</td><td>0.125</td><td>0.125</td></tr></table> <div>Considering the nature of the proposed development and the insignificant trip generation and attraction rates, the proposed development should not induce adverse impact to the public road.</div>	Type of Vehicles	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Private Cars
Type of Vehicles	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)					
Private Cars	0.125	0.125					



Date : 24th March, 2025
Our Ref. : ADCL/PLG-10297/L007

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

By Email

Dear Sir/Madam,

**Section 16 Planning Application for Proposed Houses and Minor Relaxation of Plot Ratio and Building Height Restriction at Lots 1217 S.A RP and 1217 S.B RP in D.D. 104 and Adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories
(Planning Application No. A/YL-NTM/477)**

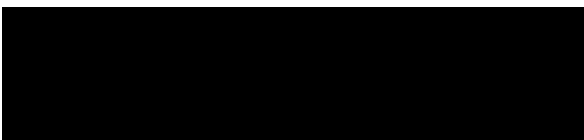
We would like to supplement on the planning merits and justifications of the proposed development under the current application.

Extensive Landscaping to Upgrade the Environment

- It is the genuine intention of the Applicant to build houses with extensive area for landscaping and pool in order to convert the Application Site into a permanent verdant and natural environment. The average flat size of the proposed development is about 187.84m² aimed at providing a family-friendly, natural living environments.
- As an amateur horticulturist and Koi expert with an interest in Chinese-style landscape gardening and Koi keeping, the Applicant intends to undertake extensive landscaping throughout the Application Site, regardless of whether it is required by relevant government departments. The proposed development will be a low-rise green development that provides a visual retreat and enhances the microclimate of the area. Compared to the existing conditions, where the surrounding areas are observed with overgrown and unmanaged conditions, the proposed development should significantly enhance the overall landscape and provide visual amenity. Having a well-designed residential development in the area is fully aligned with the planning intention of R(D) zone.

Natural and Sensitive Design

- The proposed development will incorporate various natural features (i.e., feng shui elements, a landscaped courtyard, a moon gate, and pitched roofs). It will also employ modern housing techniques and maximise natural lighting to the greatest extent, while ensuring no encroachment on neighbouring vegetation and ponds. In addition, two reflective pools are proposed at the periphery of the houses, designed to create a scenic reflection of both the houses and the garden, integrating seamlessly with the existing pond features to the west of the Application Site. The low-rise design, combined with extensive landscaping, will enhance the visual quality of both the Application Site and its surroundings.
- The design of the proposed development also gives due respect to the adjoining developments. The Emergency Vehicular Access is designed at the eastern portion of the Application Site, with supporting facilities and roadside planting arranged to the east. This arrangement serves as a buffer, further



minimizing any interface with the transitional housing development to the east. The proposed development aims to harmonize with the surrounding area while avoiding interface issues.

Optimization of Land Resources

- The current application seeks to utilize residual Government Land sandwiched in between the temporary transitional housing (approved under Planning Application No. A/YL-NTM/470) and the Applicants' private lot with a view to avoiding small parcels of idle land and further unleash the development potential of under-utilized land (**Figure 7** refers). The Applicant is committed to maintaining the area and will apply to the Lands Department for a land exchange.

Provision of Public Passageway

- There is an existing footpath outside the Application Site along Chun Shin Road, measuring approximately 1.5m in width. As shown in **Figure 8**, The existing footpath is narrow and not conducive to public use. In addition, Chun Shin Road is lengthy and lacks seating areas or resting places. There is also insufficient buffering from vehicles, making the narrow footpath inadequate for a pleasant pedestrian experience. With the anticipated population growth due to the transitional housing to the east, Chun Shin Road is expected to become a primary access route for the future community, leading to a significant increase in pedestrian and vehicular traffic.
- To enhance pedestrian walking experience, the proposed development voluntarily includes a 1.4m setback at the northern periphery abutting Chun Shin Road (please refer to the site plan), with a length of about 16m and total setback area of about 22m². The proposed setback area of 1.4m at the Application Site, combined with the existing 1.5m wide footpath outside the Application Site, will create a public passageway of approximately 2.9m, providing a spacious area for the public.
- The setback will serve as an essential interim resting spot along the lengthy Chun Shin Road, further improving the pedestrian experience. The area will feature public seating, planters, artificial turfing and pavement with green features (**Figure 6-II** and **Figure 9** refer), creating inviting and green resting areas for pedestrians and enhancing the vibrancy of the lengthy and monotonous road. It is anticipated that the proposed setback for public passageway should positively contributing to the overall rural amenity. The setback area will be free of charge and accessible to the public at all times without any fencing, ensuring that it remains a welcoming space for all. The Applicant is committed to constructing and maintaining the area at his own expense to ensure a clean and pleasant environment.
- In addition, the voluntary setback would also provide flexibility to facilitate future carriageway and footpath widening works along Chun Shin Road in view of coping with the increasing population.

No Substantial Increase in Building Bulk and Minimal Visual Impact

- A minor relaxation of the plot ratio (PR) and building height (BH) restrictions is deemed necessary to provide adequate storage and headroom for large oriental antique furniture, which can reach up to 4m in height. The floor-to-floor height at the living rooms has been reduced from 4.5m to 3m to ensure that the proposed development will not result in a substantial increase in BH after the addition of the 4m-tall antique collection rooms on 1/F. While the proposed development involves 2 storeys, it should be noted that only a small portion of the proposed development (about 103 m²) has reached 7m. The majority of the building bulk remains between 3 to 4.5m in height, ensuring that it should not be visually

intrusive. The building height increase for the proposed development is considered necessary for the storage of large antique and oriental furniture.

- While the current application includes a minor increase in building height by adding one story, resulting in a building height of 7m, the adjustment is considered insignificant compared to the adjacent approved transitional housing development, which has a building height of 13.35m. The building bulk and overall visual impact are deemed minimal and insignificant.
- The proposed development would be a natural and prestigious low-rise and low-density residential development with high-quality design that is fully compatible in form and scale with the surrounding developments.

No Adverse Traffic Noise Impact

- To effectively mitigate any potential traffic noise, a solid fence wall (minimum height of 1.8m) will be implemented along the site boundary. Roadside trees and landscape strips along the application site boundary where feasible, as well as fenced wall with landscape feature such as planters or vertical green will be implemented to provide additional buffer and screening effect. Sliding doors and windows in the proposed development will be double-glazed or made with sound-absorbing materials to enhance sound insulation. The first floor of the proposed development is designated for the storage of large antique collections, a use that does not anticipate long-term occupancy. Consequently, noise-sensitive receivers are not expected in this area, minimizing the potential impact of any residual noise. Additionally, the design incorporates void areas at first floor along the western boundary, which further mitigate potential traffic noise by acting as a sound barrier, ensuring that the proposed development remains a peaceful retreat unaffected by traffic noise. The Applicant is committed to adopt the aforementioned measures.

No Adverse Traffic Impact

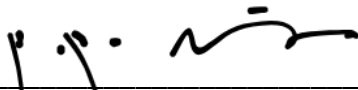
- Noting that Chun Shin Road serves as construction access for the Northern Link main link, the Applicant will provide an implementation programme of the proposed development once available and will keep liaison with Highways Department and MTRCL in the future after approval of the current application. Given that the application will be subject to a further time-consuming land administration process (i.e., land exchange) and uncertainty regarding the actual timing, the Applicant is committed to providing an implementation program to facilitate considerations by relevant departments and parties.

The proposed occupation date is tentatively set for 2028, aligning with the “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” initiative, which promotes a “pro-family” environment and advocates active, healthy, and low-carbon lifestyles through suitable urban design.

To avoid confusion, please disregard the rendering titled "South Exterior Perspective" in the Architectural Drawings and 3D illustrations submitted along with the Planning Statement. The proposed parking spaces that are not covered will not be considered as part of the site coverage.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our

Yours faithfully,
For and on behalf of
Aikon Development Consultancy Limited



Thomas LUK

Encl.
c.c. DPO/ FSS&YLE (Attn.: Ms. Jane LAU) – By Email
Client



Rev	Description	Drawn	Checked	Approved	Date
--	TPB SUBMISSION	IL	DY	DY	27 / 03 / 24
A	TPB SUBMISSION	IL	DY	DY	17 / 07 / 24
B	TPB SUBMISSION	IL	DY	DY	26 / 07 / 24
C	TPB SUBMISSION	IL	DY	DY	22 / 08 / 24
D	TPB SUBMISSION	IL	DY	DY	19 / 03 / 24

Rev	Description	Drawn	Checked	Approved	Date

Check all measurements on site.
Do not scale off drawings.

This drawing is to be read in conjunction with the specification and any discrepancies are to be immediately reported to the Architect.

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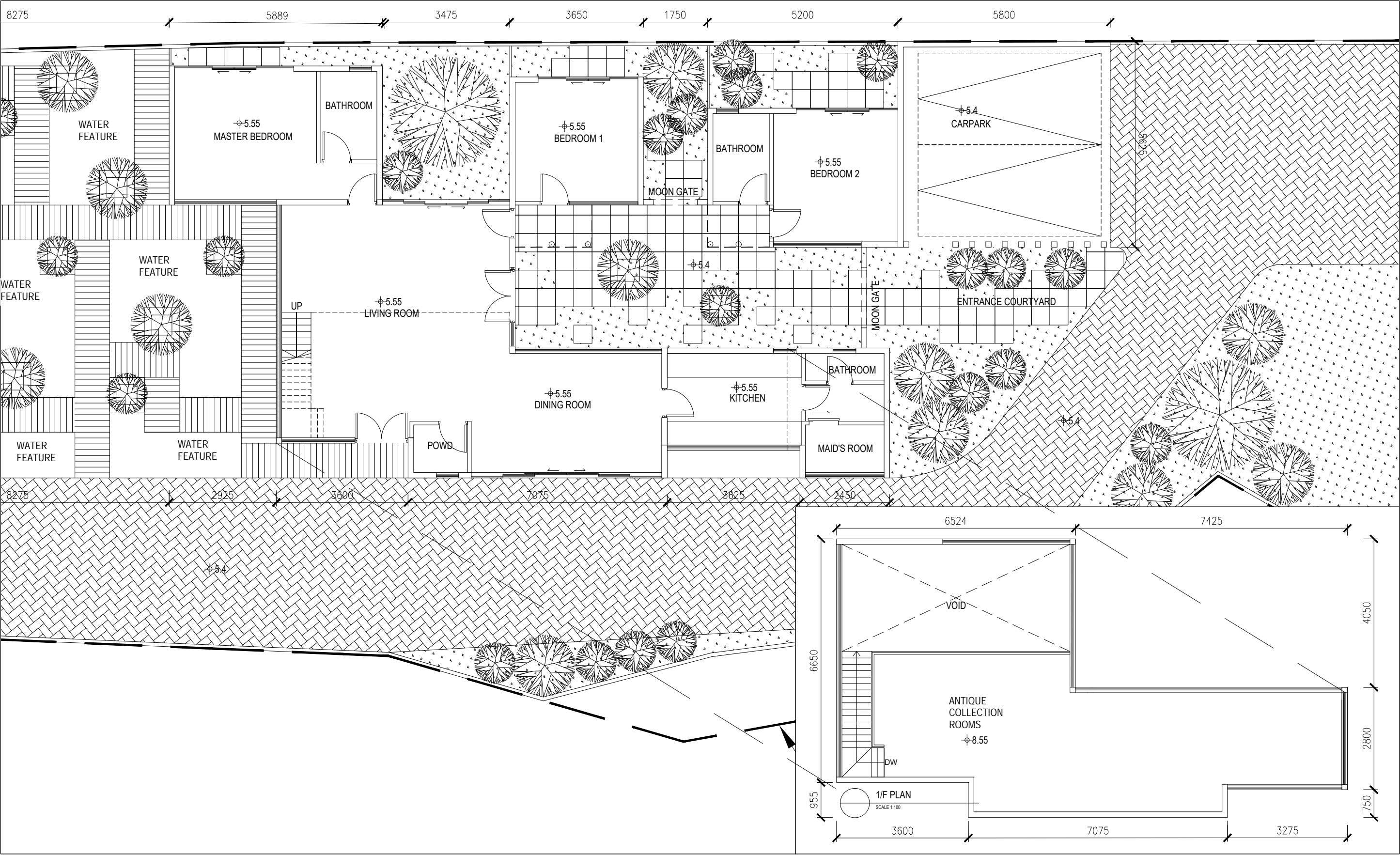


Project Title
NGAU TAM MEI HOUSE LOT NO. 1217 S.A RP & 1217 S.B RP

Drawing Title
SITE PLAN

Project No.	Issue Date.
--	27/03/24
Cad File No.	Layout.dwg
SCALE.	1:250 (A3)
Drawing No.	A-SP-001 (D)

Authority's / Client's Approval



Rev	Description	Drawn	Checked	Approved	Date
-	TPB SUPMISSION	IL	DY	DY	27 / 03 / 24
A	TPB SUPMISSION	IL	DY	DY	17 / 07 / 24
B	TPB SUPMISSION	IL	DY	DY	26 / 07 / 24

Rev	Description	Drawn	Checked	Approved	Date

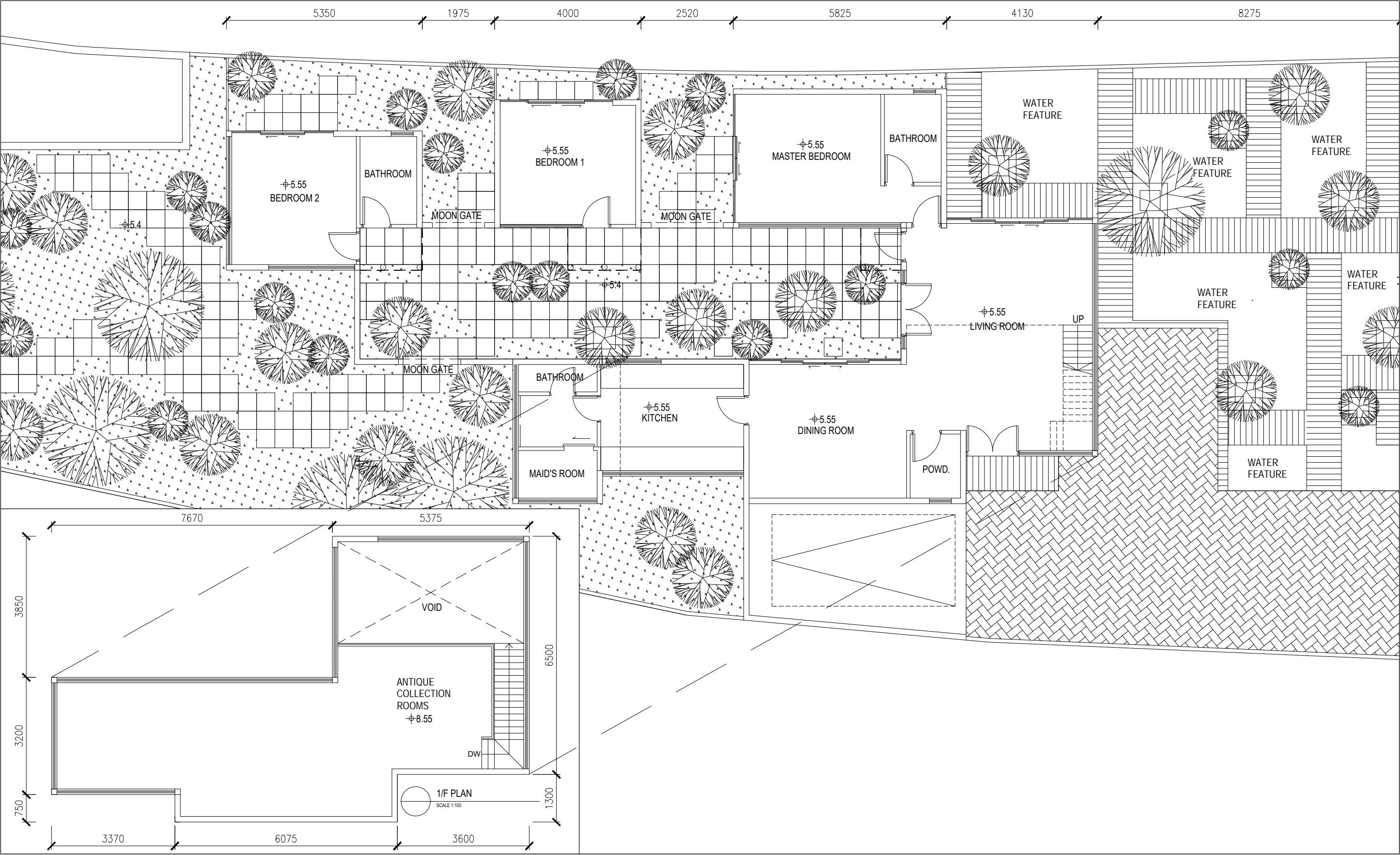
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Project Title	Drawing Title	Project No.	Issue Date.	Authority's / Client's Approval
NGAU TAM MEI HOUSE LOT NO. 1217 S.A RP & 1217 S.B RP	GROUND FLOOR PLAN (PART 1)	- -	27/03/24	
		Cad File No.	LAYOUT.dwg	
		SCALE.	1 : 100 (A3)	
		Drawing No.	A-SP-002 (B)	



Rev	Description	Drawn	Checked	Approved	Date
-	TPB SUPMISSION	IL	DY	DY	27 / 03 / 24
A	TPB SUPMISSION	IL	DY	DY	17 / 07 / 24
B	TPB SUPMISSION	IL	DY	DY	26 / 07 / 24

Rev	Description	Drawn	Checked	Approved	Date

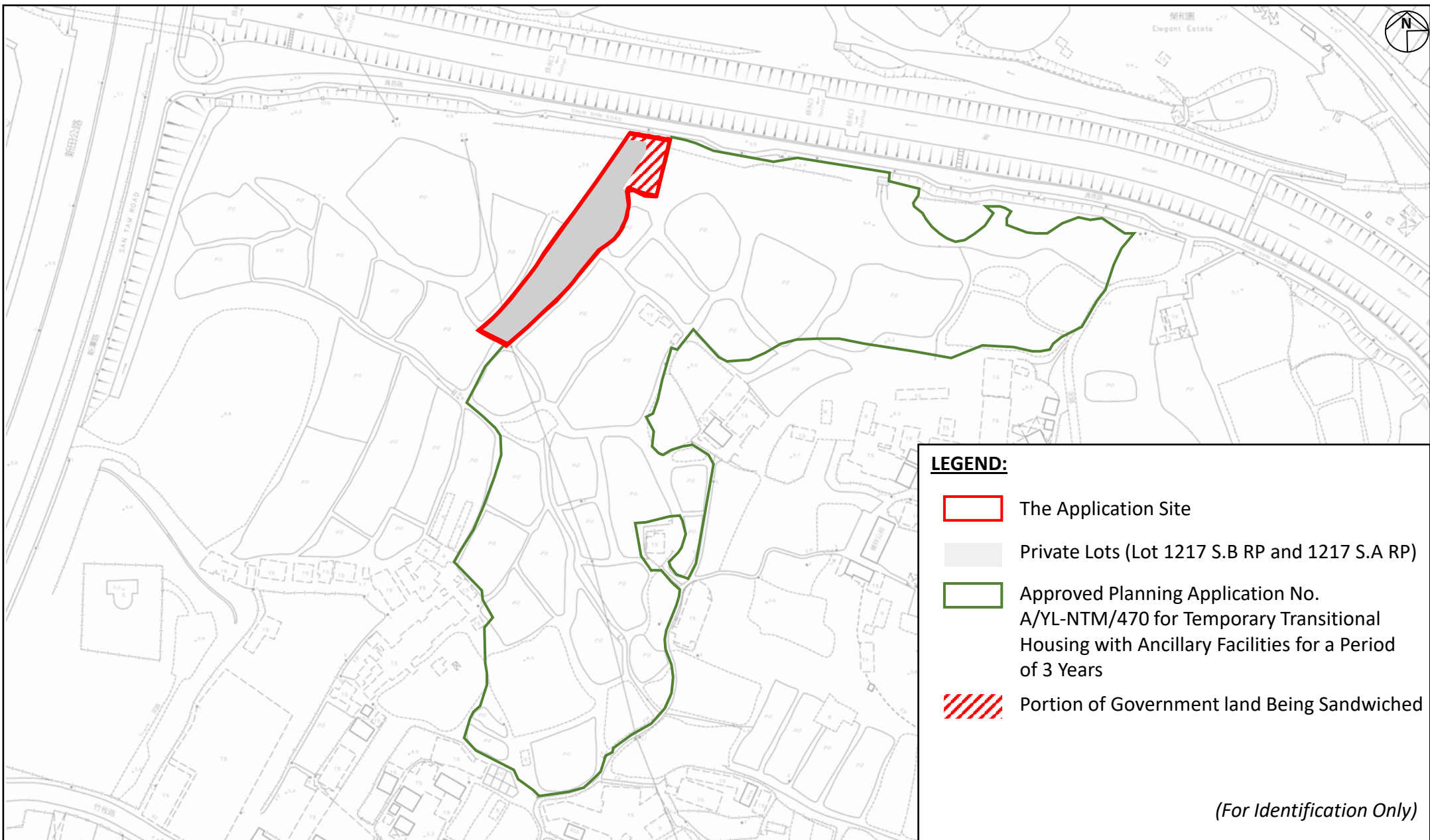
Check all measurements on site.
Do not scale off drawings.

This drawing is to be read in
conjunction with the specification
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Project Title		Drawing Title		Project No.		Issue Date		Authority's / Client's Approval	
NGAU TAM MEI HOUSE LOT NO. 1217 S.A RP & 1217 S.B RP		GROUND FLOOR PLAN (PART 2)		-		27/03/24			
				Cad File No.		LAYOUT.dwg			
				SCALE.		1 : 100 (A3)			
				Drawing No.		A-SP-003 (B)			



Project:

Section 16 Planning Application for Proposed Houses and Minor Relaxation of Plot Ratio and Building Height Restriction at Lots 1217 S.A RP and 1217 S.B RP in D.D. 104 and adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories

Title:

Portion of Government land Being Sandwiched

Figure:

7

Scale:

Not to Scale

Date:

Mar 2025



AIKON DEVELOPMENT CONSULTANCY LTD.

Ref.: ADCL/PLG-10297/R001/F007



Project:

Section 16 Planning Application for Proposed Houses and Minor Relaxation of Plot Ratio and Building Height Restriction at Lots 1217 S.A RP and 1217 S.B RP in D.D. 104 and adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories

Title:

Photomontages of the Proposed Development (View 1)

Ref.: ADCL/PLG-10297/R001/F006-I

Figure:

6-I

Scale:

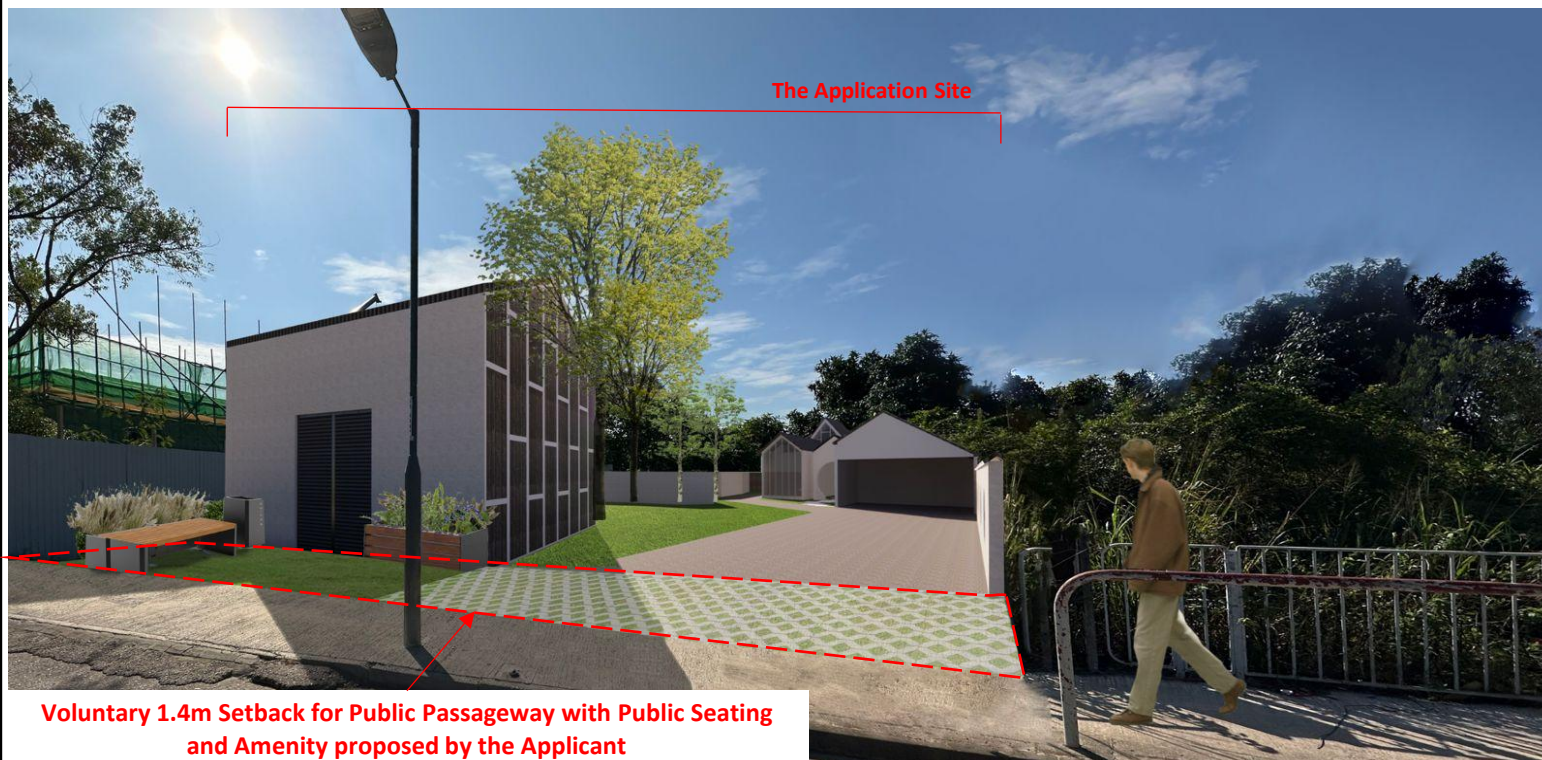
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Date:

Mar 2025



AIKON DEVELOPMENT CONSULTANCY LTD.



Key Plan

Project:

Section 16 Planning Application for Proposed Houses and Minor Relaxation of Plot Ratio and Building Height Restriction at Lots 1217 S.A RP and 1217 S.B RP in D.D. 104 and adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories

Title:

Photomontages of the Proposed Development (View 2)

Figure:

6-II

Scale:

Not to Scale

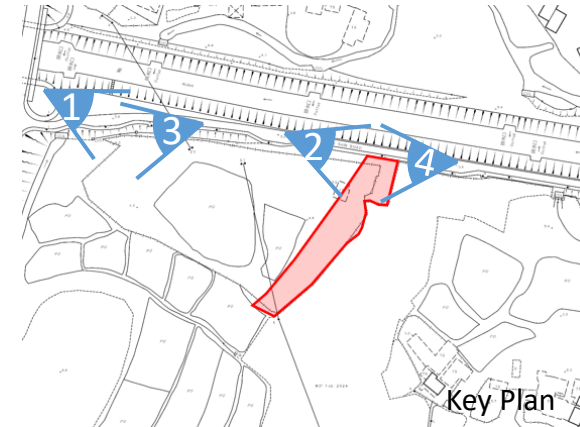
Date:

Mar 2025

Ref.: ADCL/PLG-10297/R001/F006-II



AIKON DEVELOPMENT CONSULTANCY LTD.



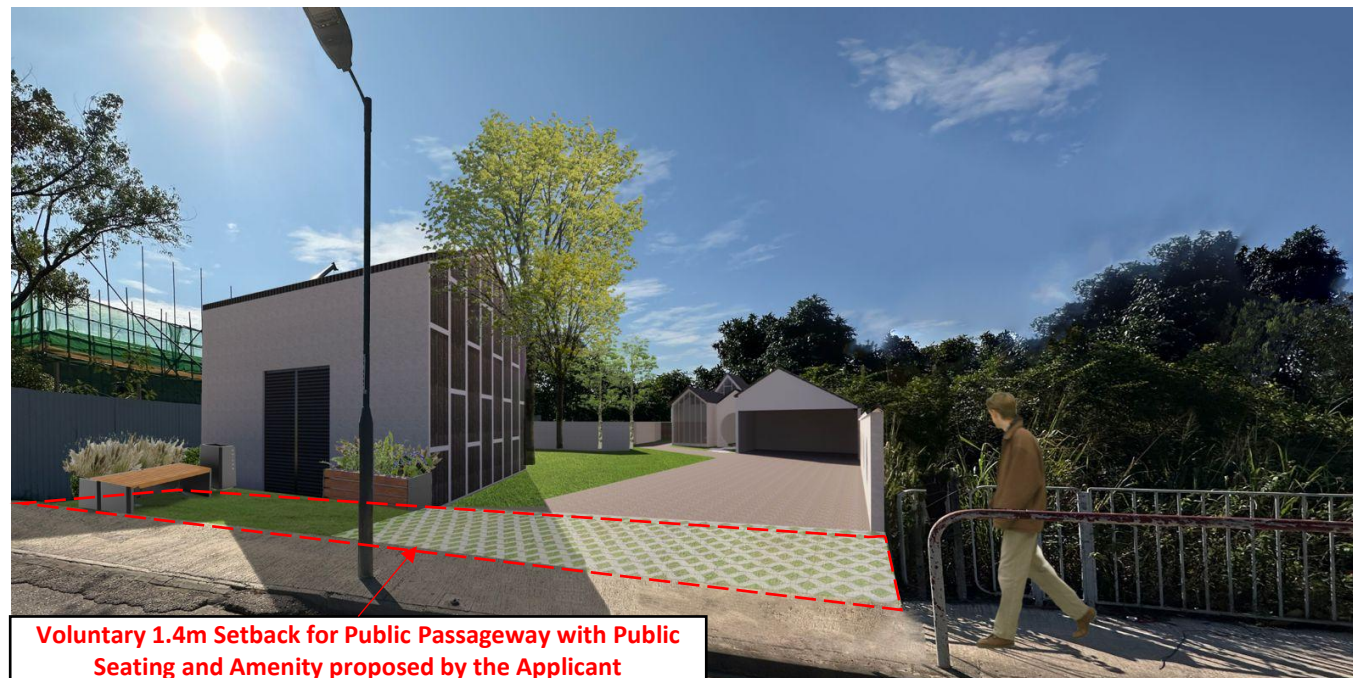
Project:
Section 16 Planning Application for Proposed Houses and Minor Relaxation of Plot Ratio and Building Height Restriction at Lots 1217 S.A RP and 1217 S.B RP in D.D. 104 and adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories

Title:
Existing Footpath along Chun Shin Road

Ref.: ADCL/PLG-10297/R001/F008

Figure:
8
Scale:
Not to Scale
Date:
Mar 2025





Remarks. The photomontage presents the artist impression for the proposed public passageway with public seating and amenity. The referenced photos indicate the design elements and concept.



Project:

Section 16 Planning Application for Proposed Houses and Minor Relaxation of Plot Ratio and Building Height Restriction at Lots 1217 S.A RP and 1217 S.B RP in D.D. 104 and adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories

Title:

Proposed Public Passageway with Public Seating and Amenity

Ref.: ADCL/PLG-10297/R001/F009

Figure:

9

Scale:

Not to Scale

Date:

Mar 2025

Previous s.16 Applications covering the Application Site

No.	Application No.	Proposed Use(s)	Date of Consideration
1.	A/YL-NTM/372	Proposed Houses	12.4.2019 Approved by RNTPC
2.	A/YL-NTM/372-1	Proposed Houses (Extension of Time for Commencement)	28.3.2023 Approved by Director of Planning

Similar s.16 Applications in the vicinity of the Site in the Past Five Years

Approved Applications

No.	Application No.	Proposed Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-NTM/377	Proposed Houses	12.4.2019 Approved by RNTPC
2.	A/YL-NTM/377-1	Proposed Houses (Extension of Time for Commencement)	28.3.2023 Approved by Director of Planning
3.	A/YL-NTM/476	Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Proposed Flat and Excavation of Land	Under Processing

Recommended Advisory Clauses

- (a) *to note that the application site (the Site) falls within the study area of the “Land Use Review Study for the Ngau Tam Mei Area” (the Study). Subject to the findings of the Study, the Site may be required for implementation of government project(s) in the future;*
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:—
- the applicants have to apply to the LandsD for a land exchange to effect the proposed development at ~~the application site~~ (the Site). Upon receipt of the land exchange application, LandsD will consider the application in its private capacity as landlord and there is no guarantee that the land exchange, including but not limited to the grant of any additional Government land (GL) and right of way to the proposed lot (if any), for the proposed development will be approved. The land exchange, if approved, will be subject to such term and conditions, including, among other things, payment of premium, administrative fee and other applicable fees, to be imposed by LandsD at its sole discretion;
- (c) to note the comments of the Commissioner for Transport that:
- the applicants should note that Chun Shin Road is a prohibited zones 24 hours daily for all motor vehicles exceeding seven metres in length. For any vehicles under this proposed development exceed seven metres in length, the applicants should make the relevant permit application; and
 - the applicants are advised that no vehicle is allowed to queue back to or reserve onto/from the Site at any time;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
- the proposed access arrangement of the Site should be commented and approved by Transport Department (TD);
 - please note that HyD shall not be responsible for the maintenance of any access connecting between the application site and Chun Shin Road;
 - if the proposed vehicular access is approved by TD, the applicants should ensure a run-in/out at Chun Shin Road is constructed in accordance with the latest version of HyD Standard Drawings no. H1113 and H1114, or H5133, H5134 and H5135, whichever set if appropriate to match with the existing adjacent pavement; and
 - adequate drainage measures shall be provided to prevent surface water running from the application site to the nearby public roads and drains;
- (e) to note the comments from the Chief Engineer/Railway Development 2-2, Railway Development Office, HyD:
- the applicants is reminded to provide an implementation programme to his Office and the MTR Corporation Limited (MTRCL) for review. The applicants should also keep his Office and MTRCL informed and they reserve their right to comment;

Agenda Item 28

Replacement Page of RNTPC Paper No. A/YL-NTM/477B
For Consideration by the RNTPC on 28.3.2025

- 2 -

(f) to note the comments of the Director of Environmental Protection that:

- in view of the small population and nature of the proposed development, septic tank and soakaway system is an acceptable means for collection, treatment and disposal of the sewage provided that its design and construction follow the requirements of the Environmental Protection Department's Practice Note for Professional Person (ProPECC) PN 1/23 "Drainage Plans subject to Comment by the EPD)" and are duly certified by an Authorised Person (AP);

(g) to note the comments of the Director of Agriculture, Fisheries and Conservation that:

- there are some abandoned ponds in the vicinity of the Site and a drainage channel to the north. The applicants are advised to adopt appropriate measures to avoid causing pollution or disturbance the surrounding ponds and the drainage channel during construction and operation of the development;

(h) to note the comments of the Director of Electrical and Mechanical Services that:

- in the interests of public safety and ensuring the continuity of electricity supply, the applicants and the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. The applicants and the concerned parties should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines; and
- the number of personnel in the proposed development shall be minimised as far as reasonably practicable; and

(i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department that:

- it is noted that two structures are proposed in the application. Before any new building works (including containers/ open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBWs) under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- emergency vehicular access shall be provided for all the buildings to be erected on the Site in accordance with Regulation 41D of the Building (Planning) Regulations (B(P)R);
- the Site abuts on a specified street (Chun Shin Road) of not less than 4.5m wide, subject to the proof of ownership or realistic prospect of control of land of the GL involved in the application to be provided. Its development intensity shall be determined under the First Schedule of the B(P)R at building plan submission stage;
- if the existing structure (not being a New Territories Exempted House) is erected on leased land without the approval of the BA, they are UBWs under the BO and should

Agenda Item 28

Replacement Page of RNTPC Paper No. A/YL-NTM/477B
For Consideration by the RNTPC on 28.3.2025

- 3 -

not be designated for any proposed use under the application;

- for UBWs erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under the BO;
- the applicants should be reminded that the proposed development should follow and comply with the pre-requisite for gross floor area concession in Practice Notes for Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-151 and the sustainable building design guideline stipulated in PNAP APP-152 during the preparation of detailed building design; and
- detailed checking under the BO will be carried out at building plan submission stage.

TPB/A/YL-NTM
477

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877.0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates
A/YL-NTM/477

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment _____

簽署 Signature _____ 日期 Date _____

- 3 SEP 2024

鍾就華 主席

元朗市中心及鄉郊東分區委員會

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

240916-140821-06311

提交限期**Deadline for submission:**

17/09/2024

提交日期及時間**Date and time of submission:**

16/09/2024 14:08:21

有關的規劃申請編號**The application no. to which the comment relates:**

A/YL-NTM/477

「提意見人」姓名/名稱**Name of person making this comment:**先生 Mr. Edmond Fong for
The Hong Kong and China Gas Company Limited**意見詳情****Details of the Comment :**

Since the proposed development is in the close vicinity to our High-Pressure pipeline at San Tam Road, the project proponent is required to conduct Quantitative Risk Assessment to evaluate the potential risk basing on the forecasted ultimate population and determine the necessary mitigation measures if required. The project proponent should consult our company in design stage and closely coordinate with our company during construction stage and provide protective measures.