

2021年 12月 3 1日

此文件在 收到・城市規劃委員會  
只會在收到所有必需的資料及文件後才正式接收或到  
申請的日期。

This document is received on 31 DEC 2021  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-I  
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-ST/610
	Date Received 收到日期	31 DEC 2021

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

## 1. Name of Applicant 申請人姓名/名稱

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

San Tin Rural Committee (新田鄉鄉事委員會)

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

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

NIL Studio Limited (原建築設計事務所有限公司)

## 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)	Government Land in DD102, Castle Peak Road - San Tin, 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 ..... 980 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 482.5 ..... 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)	..... 980 ..... 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	San Tin Outline Zoning Plan No. S/YL-ST/8
(e) Land use zone(s) involved 涉及的土地用途地帶	Village Type Development ("V")
(f) Current use(s) 現時用途	Vacant Land  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

#### 5. Statement on Owner's Consent/Notification

##### 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)"<sup>##</sup> obtained 取得「現行土地擁有人」<sup>#</sup>同意的詳情

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

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

- ☐ has notified ..... "current land owner(s)"#  
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）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

**6. Type(s) of Application 申請類別**

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

Note 1: May insert more than one 「✓」.

註 1: 可在多於一個方格內加上「✓」號

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

註 2: 如發展涉及靈灰安置所用途, 請填妥於附件的表格。

(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 checked="" type="checkbox"/> Excavation of land 挖土  Area of excavation 挖土面積 ..... 171.2 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約  Depth of excavation 挖土深度 1.5m for office bldg. .... m 米 <input checked="" type="checkbox"/> About 約  and associated drainage (depth to be determined)</p> <p><small>(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))</small></p>
<p>(b) Intended use/development 有意進行的用途/發展</p>	<p>Proposed Minor Relaxation of Building Height Restriction for Permitted Rural Committee Office and Excavation of Land</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" data-bbox="507 1361 1465 1854"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> <p><small>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</small></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 From 由 ..... to 至 .....  
地積比率限制
- ☐ Gross floor area restriction From 由 .....sq. m 平方米 to 至 .....sq. m 平方米  
總樓面面積限制
- ☐ Site coverage restriction From 由 .....% to 至 ..... %  
上蓋面積限制
- ☒ Building height restriction From 由 .....8.23.....m 米 to 至 .....11.5..... m 米  
建築物高度限制  
From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層
- ☐ Non-building area restriction From 由 .....m to 至 ..... m  
非建築用地限制
- ☐ Others (please specify) .....  
其他 (請註明) .....

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

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

Proposed Minor Relaxation of Building Height Restriction for Permitted Rural Committee Office and Excavation of Land

(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 .....482.5..... sq.m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率 .....0.49..... ☒ About 約
- Proposed site coverage 擬議上蓋面積 .....17.4..... % ☒ About 約
- Proposed no. of blocks 擬議座數 .....1.....
- Proposed no. of storeys of each block 每座建築物的擬議層數 .....3..... storeys 層
- ☐ include 包括.....storeys of basements 層地庫
- ☐ exclude 不包括.....storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 ..... mPD 米(主水平基準上) ☐ About 約  
.....11.5..... m 米 ☒ About 約

☐ Domestic part 住用部分GFA 總樓面面積 ..... sq. m 平方米 ☐ About 約

number of Units 單位數目 .....

average unit size 單位平均面積 .....sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目 .....

☒ Non-domestic part 非住用部分

## GFA 總樓面面積

☐ eating place 食肆 ..... sq. m 平方米 ☐ About 約☐ hotel 酒店 ..... sq. m 平方米 ☐ About 約(please specify the number of rooms  
請註明房間數目) .....☐ office 辦公室 ..... sq. m 平方米 ☐ About 約☐ shop and services 商店及服務行業 ..... sq. m 平方米 ☐ About 約☐ Government, institution or community facilities  
政府、機構或社區設施 (please specify the use(s) and concerned land  
area(s)/GFA(s) 請註明用途及有關的地面面積/總  
樓面面積)☒ other(s) 其他(please specify the use(s) and concerned land  
area(s)/GFA(s) 請註明用途及有關的地面面積/總  
樓面面積)

about 482.5 sq.m. for rural committee office.....

☒ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☒ private open space 私人休憩用地 .....972..... sq. m 平方米 ☐ Not less than 不少於☐ public open space 公眾休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
1	3	G/F: Entrance Hall, Administration Office, District Councillor's Office, Storeroom, Washroom
		1/F: Conference Rooms, Multi-function Room, Washroom
		2/F: Chairman's Office, VIP Room, History Gallery, Washroom
		Roof: Roof Garden

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

... 'feng shui' pond, garden, plaza and parking area



**7. Anticipated Completion Time of the Development Proposal****擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

December 2023

**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)) Castle Peak Road - San Tin <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?	Yes 是          No 否	<input 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 8 Motorcycle Parking Spaces 電單車車位 N/A Light Goods Vehicle Parking Spaces 輕型貨車泊車位 N/A Medium Goods Vehicle Parking Spaces 中型貨車泊車位 N/A Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 N/A Others (Please Specify) 其他 (請列明) N/A _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?	Yes 是          No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____

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

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

如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>No 否</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
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Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														

## 10. Justifications 理由

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

Please refer to Chapter 6 of the Supplementary Planning Statement

**11. Declaration 聲明**

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

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

Signature  
簽署

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

Tang Yiu Lun

Architect/ Design Director

Name in Block Letters  
姓名 (請以正楷填寫)

Position (if applicable)  
職位 (如適用)

Professional Qualification(s)  
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☒ HKIA 香港建築師學會 /

☐ HKJS 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

NIL Studio Limited

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

Date 日期

17.11.2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

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

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

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

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

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

**Total number of niches 龕位總數**

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

**Proposed operating hours 擬議營運時間**

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

就靈灰安置所而言，骨灰安放容量指：

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

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)  
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Government Land in DD102, Castle Peak Road - San Tin, Yuen Long, New Territories		
Site area 地盤面積	980	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	980	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	San Tin Outline Zoning Plan No. S/YL-ST/8		
Zoning 地帶	Village Type Development ("V")		
Applied use/ development 申請用途/發展	Proposed Minor Relaxation of Building Height Restriction for Permitted Rural Committee Office and Excavation of Land		
(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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	482.5 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.49 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	1	
	Composite 綜合用途	N/A	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 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)
	Non-domestic 非住用	11.5	m 米 <input checked="" 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)
		3	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	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	17.4 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	N/A		
(vi) Open space 休憩用地	Private 私人	972	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	8
	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)	8 N/A N/A N/A N/A N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	N/A
	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)	N/A N/A N/A N/A N/A N/A

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

	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Location Plan, Site Plan, Plan Showing General Area,</u>		
<u>Extract from San Tin Outline Zoning Plan No. S/YL-ST/8, Design Concept Plans</u>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
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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To : Town Planning Board  
15/F., North Point Government Offices,  
333 Java Road, North Point,  
Hong Kong.  
Attn: Secretary

Project : Proposed New Office Building of San Tin Rural Committee

Date : 18 Apr 2022  
Letter Ref. No: 20013\_STRC\_TPB\_L003 [21/741/L01]

**Re: Proposed Minor Relaxation of Building Height Restriction and Excavation of Land for Permitted Rural Committee Office in "Village Type Development" Zone at Government Land in DD102, Castle Peak Road - San Tin, Yuen Long, New Territories**



Dear Sir/Madam,

We refer to the comments we received from the Architectural Services Department/ Planning Department dated 24.1.2022 and from the Transport Department dated 28.1.2022 on the captioned application and provide herewith our response in the documents and supplementary information as follows for your kind consideration:

- (a) Revised application form [file name: 741 Form\_No\_S16-I];
- (b) Supplementary planning statement [file name: 741 Statement];
- (c) Executive Summary [file name: 741 Executive Summary];
- (d) Response to Comments [file name: Responses to Comments from ASD, PlanD and TD \_18.4.2022]; and
- (e) Design Concept [file name: 20220418\_STRC Design Concept].

Should you have any queries or require further information, please feel free to contact our Mr. Adam Chow at or the undersigned at

NIL Studio Ltd.

Original - White  
File Copy - Pink  
Receipt - Yellow

Sincerely yours,



---

**Jason Y.L. TANG**  
Design Director,  
For and on behalf of NIL Studio Ltd.

*HKIA; Registered Architect; BA(AS)Dist; AA Dipl;  
Council Member 2021-23 (Hong Kong Institute of Architects)  
Board of Educational Affairs (Hong Kong Institute of Architects)  
UIA Architecture & Children Work Programme (International Union of Architects)*

Encl.

c.c. San Tin Rural Committee (the Applicant)



NIL Studio Ltd.

G/F Shop,  
34 Po Hing Fong,  
Sheung Wan,  
Hong Kong

T: +852 9352 9617  
E: jason@nil-studio.com  
W: www.nil-studio.com

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File Copy - Pink  
Receipt - Yellow

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

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

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

### 1. Name of Applicant 申請人姓名/名稱

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

San Tin Rural Committee (新田鄉鄉事委員會)

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

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

NIL Studio Limited (原建築設計事務所有限公司)

### 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)	Government Land in DD102, Castle Peak Road - San Tin, 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 ..... 980 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 488 ..... 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)	..... 980 ..... 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	San Tin Outline Zoning Plan No. S/YL-ST/8
(e) Land use zone(s) involved 涉及的土地用途地帶	Village Type Development ("V")
(f) Current use(s) 現時用途	Vacant Land  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

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

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

(b) The applicant 申請人 –

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

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

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

- ☐ has notified ..... "current land owner(s)"#  
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 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分 .....		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計 .....		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

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

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約  <input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... 171.2 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 1.5m for office bldg. .... m 米 <input checked="" type="checkbox"/> About 約 and associated drainage (depth to be determined) (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))
(b) Intended use/development 有意進行的用途/發展	Proposed Minor Relaxation of Building Height Restriction for Permitted Rural Committee Office and Excavation of Land

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

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

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

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

- ☐ Plot ratio restriction From 由 ..... to 至 .....  
地積比率限制
- ☐ Gross floor area restriction From 由 .....sq. m 平方米 to 至 .....sq. m 平方米  
總樓面面積限制
- ☐ Site coverage restriction From 由 .....% to 至 ..... %  
上蓋面積限制
- ☒ Building height restriction From 由 .....8.23.....m 米 to 至 .....11.5..... m 米  
建築物高度限制  
From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層
- ☐ Non-building area restriction From 由 .....m to 至 ..... m  
非建築用地限制
- ☐ Others (please specify) .....  
其他 (請註明) .....

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

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

Proposed Minor Relaxation of Building Height Restriction for Permitted Rural Committee Office and Excavation of Land

(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	.....488..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	.....0.49.....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	.....19.4..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	.....1.....	
Proposed no. of storeys of each block 每座建築物的擬議層數	.....3..... storeys 層	
	<input type="checkbox"/> include 包括..... storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括..... storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	.....11.5..... m 米	<input checked="" type="checkbox"/> About 約

☐ Domestic part 住用部分GFA 總樓面面積 ..... sq. m 平方米 ☐ About 約

number of Units 單位數目 .....

average unit size 單位平均面積 .....sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目 .....

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 ..... sq. m 平方米 ☐ About 約☐ hotel 酒店 ..... sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目) .....

☐ office 辦公室 ..... sq. m 平方米 ☐ About 約☐ shop and services 商店及服務行業 ..... sq. m 平方米 ☐ About 約☐ Government, institution or community facilities (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)☒ other(s) 其他

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

about 488 sq.m. for rural committee office .....

☒ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☒ private open space 私人休憩用地 .....972..... sq. m 平方米 ☐ Not less than 不少於☐ public open space 公眾休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
1	3	G/F: Entrance Hall, Administration Office, District Councillor's Office, Storeroom, Washroom, Landscape Garden
		1/F: Conference Rooms, Washroom
		2/F: Chairman's Office, History Gallery, Washroom, Landscape Garden
		Roof: Roof Garden

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

... 'feng shui' pond, garden, plaza and parking area

**7. Anticipated Completion Time of the Development Proposal****擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

December 2023

**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)) <u>Castle Peak Road - San Tin</u> <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?	Yes 是          No 否	<input 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>8</u> Motorcycle Parking Spaces 電單車車位 <u>N/A</u> Light Goods Vehicle Parking Spaces 輕型貨車泊車位 <u>N/A</u> Medium Goods Vehicle Parking Spaces 中型貨車泊車位 <u>N/A</u> Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 <u>N/A</u> Others (Please Specify) 其他 (請列明) <u>N/A</u> _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?	Yes 是          No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____

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

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

如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/></p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>		<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
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Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														

**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 Chapter 6 of the Supplementary Planning Statement

**11. Declaration 聲明**

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

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

Signature  
簽署

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

.....  
Tang Yiu Lun

.....  
Architect/ Design Director

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

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

專業資格

☐ HKIP 香港規劃師學會 / ☒ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

NIL Studio Limited

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

Date 日期

17.11.2021

..... (DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

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

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

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

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

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

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

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

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

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



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

Ash interment capacity 骨灰安放容量<sup>②</sup>

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

<sup>②</sup> Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要			
(Please provide details in both English and Chinese <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 deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Government Land in DD102, Castle Peak Road - San Tin, Yuen Long, New Territories		
Site area 地盤面積	980	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	980	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	San Tin Outline Zoning Plan No. S/YL-ST/8		
Zoning 地帶	Village Type Development ("V")		
Applied use/ development 申請用途/發展	Proposed Minor Relaxation of Building Height Restriction for Permitted Rural Committee Office and Excavation of Land		
(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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	488 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.49 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	1	
	Composite 綜合用途	N/A	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 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)
	Non-domestic 非住用	11.5	m 米 <input checked="" 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)
		3	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	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	19.4 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	N/A		
(vi) Open space 休憩用地	Private 私人	972	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	8
	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)	8 N/A N/A N/A N/A N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	N/A
	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)	N/A N/A N/A N/A N/A N/A

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

	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Location Plan, Site Plan, Plan Showing General Area, Extract from San Tin Outline Zoning Plan No. S/YL-ST/8, Design Concept Plans</u>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		

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

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

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

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**SUMMARY OF APPLICATION**

Applicant: San Tin Rural Committee

Application for: Proposed Minor Relaxation of Building Height Restriction for Permitted Rural Committee Office and Excavation of Land

Existing Use: Vacant Land

Location: Government Land in DD102, Castle Peak Road - San Tin, Yuen Long, New Territories

Site Area: About 980 sq.m.

Lease: Block Government Lease demised as agricultural land

Statutory Plan: Approved San Tin Outline Zoning Plan No. S/YL-ST/8 gazetted on 15.12.2006

Zoning: "Village Type Development" ("V")

Previous Applications: A/YL-ST/216 (Approved on 3.1.2003)  
A/YL-ST/115 (Approved on 3.3.2000)  
A/YL-ST/68 (Approved on 27.11.1998)  
A/YL-ST/44 (Approved on 19.12.1997)

## **1. INTRODUCTION**

- 1.01 This application is prepared on behalf of San Tin Rural Committee (the "Applicant") to the Town Planning Board (the "Board") to seek planning permission for Proposed Minor Relaxation of Building Height Restriction for Permitted Rural Committee Office and Excavation of Land (the "Proposed Development") at Government Land in DD102, Castle Peak Road - San Tin, Yuen Long, New Territories (the "Application Site").
- 1.02 The Applicant, San Tin Rural Committee (STRC), intends to relocate their existing rural committee office to the Application Site. The building and facilities of the existing STRC were considered below the acceptable standard. To relieve its overcrowding and unsatisfactory conditions, the Applicant submits this relocation application for the construction of a new STRC building with minor relaxation of building height restriction to facilitate STRC's efficient performance of its functions. The construction and development costs of its new building will be responsible by STRC. The original STRC site which is a piece of Government land will be returned to the Government.
- 1.03 The Applicant has obtained a Short Term Tenancy (STT) from the Lands Department for using the Application Site as a Rural Committee Office on 26.3.2018 for a fixed term of 3 years and renew thereafter quarterly. The STT Offer (STT No. 3149) was granted with a site area of 980sq.m., a building with height of not exceeding 3 storeys and 8.23m, and a gross floor area (GFA) of about 488 sq.m. (see **Appendix 1**).
- 1.04 Since the grant of the STT, the Application Site is still vacant. The Application Site falls within an area zoned "Village Type Development" ("V") on the approved San Tin Outline Zoning Plan (OZP) No. S/YL-ST/8. According to the Notes of the OZP, 'Rural Committee Office' within "V" zone is always permitted. As the proposed development with a Building Height (BH) of 11.5m exceeds the BH restriction of 8.23m (an increase of about 39.7%) as stipulated under "V" zone on the OZP and excavation of land is needed, planning permission from the Board is required.
- 1.05 This supplementary planning statement also provides detailed land status and present situation of the Application Site, a brief account of the proposed development and planning justifications for the Proposed Development. This information is necessary to facilitate the Board's consideration of this application.

## **2. SITE CONTEXT**

### **Location**

- 2.01 The Application Site abuts Castle Peak Road – San Tin, Yuen Long. It is about 70m to the southwest of the San Tin interchange and near the Lok Ma Chau/Huangguan Control Point in San Tin, Yuen Long, N.T. **Figure 1** shows the Application Site in its regional context.



### **Existing Site Conditions**

- 2.02 The Application Site is currently vacant. It falls entirely on Government land and covers an area of about 980 sq.m. (Please refer to Site Plan at **Figure 2**). The Application Site is flat and hard paved.

### **Surrounding Land Uses**

- 2.03 The areas surrounding the Application Site are predominantly rural in character with village type developments and public vehicle parks. To the west across Castle Peak Road – San Tin are the village settlements of Wing Ping Tsuen, Fan Tin Tsuen, Tung Chan Wai, Yan Shau Wai and On Lung Tsuen and various public vehicle parks. To the further northeast are San Tin Interchange and Lok Ma Chau/Huangguan Control Point. The existing STRC site is located about 100m to the south. **Figure 3** shows the Application Site in the context of its local surrounds.

### **Access**

- 2.04 The Application Site abuts Castle Peak Road – San Tin. The ingress and egress point of Application Site is located to its west which is only cater for private vehicles.

## **3. LAND STATUS**

- 3.01 The Application Site is entirely on Government land. The location of the Application Site is illustrated on the Site Plan at **Figure 2**.
- 3.02 A STT (STT No. 3149) for using the Application Site as a rural committee office was granted by the Lands Department on 26.3.2018 for a fixed term of 3 years and renew thereafter quarterly. The STT designated a site area of 980 sq.m., a building with height of not exceeding 3 storeys and 8.23m, and a GFA of about 488 sq.m. (see **Appendix 1**). Should this application be approved, the Applicant will apply for modification of the STT from the Lands Department.

#### 4. PLANNING CONTEXT

##### Statutory Plan

- 4.01 According to the Approved San Tin OZP No. S/YL-ST/8 gazetted on 15.12.2006, the Application Site falls within an area zoned "Village Type Development" ("V"). An extract of the OZP is at **Figure 4**.
- 4.02 As stated in the Notes accompanying the OZP, the planning intention of the "V" zone is *"to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board."*
- 4.03 According to the Remarks of the "V" zone on the OZP, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development area plan, whichever is the greater. Based on individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated above may be considered by the Board on application under section 16 of the Town Planning Ordinance. Any filling of pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- 4.04 Whilst 'Rural Committee Office' within "V" zone is always permitted, the proposed development with a BH of 11.5m exceeds the BH restriction of 8.23m (an increase of about 39.7%) as stipulated under "V" zone on the OZP and excavation of land for the shallow foundation for the office building is expected to be around 1.5m. As such, planning permission from the Board is required.

##### Previous Applications

- 4.05 The Application Site is the subject of 4 previous planning applications. Application Nos. A/YL-ST/44 and 68 for temporary container tractor/trailer park were approved by the Board on 19.12.1997 and 27.11.1998, respectively. Application Nos. A/YL-ST/115 and 216 for temporary fee-paying public vehicle park were approved on 3.3.2000 and 3.1.2003, respectively.

## 5. DEVELOPMENT PROPOSAL

### Proposed Use

- 5.01 The Applicant seeks the Board's permission for minor relaxation of building height restriction and excavation of land for a permitted rural committee office. The proposed development is the relocation of the existing STRC office to the Application Site to serve the local villagers in San Tin. Since the Applicant has obtained STT for using the Application Site as a rural committee office, this application is the implementation of the said STT and seeks the Board's approval for minor relaxation of the building height restriction from 8.23m to 11.5m and excavation of land of 1.5m.

### Site Layout and Design

- 5.02 The Master Layout Plan in **Figure 5** illustrates the proposed site configuration. The proposed development would help to form a focal point in San Tin with a new architectural design. The proposed development is a 3-storey rural committee office with a GFA of about 488 sq.m. The proposed building height is 11.5m with floor to floor height ranging from 4m (G/F and 1/F) to 3.5m (2/F) (The Master Layout Plans, Floor Plans and Section Plan are at **Figures 5 to 8**). The proposed development adopts traditional Chinese architectural style and innovative design with courtyard and high ceiling while meeting the functional needs of the rural committee. An opening to the building and a terrace design are proposed to enhance the degree of transparency and light/air penetration of the proposed development (the design concept plans are at **Figures 9-16**). A roof garden is proposed at the rooftop level for public enjoyment.
- 5.03 The open area of the Application Site will be designed with a 'feng shui' pond, garden, plaza and parking area. The major development parameters of the proposed development are summarized below:

**Table 5.1 Development Parameters of the Proposed Development**

	Development Parameters	Remarks
Total Site Area	About 980m <sup>2</sup>	-
Total GFA	About 488 m <sup>2</sup>	(not exceeding the permitted GFA of 488 m <sup>2</sup> under the STT)
No. of Building	1	-
No. of Storeys	3	-
Building Height	Not exceeding 11.5m (to the main roof)	Exceed the BH restriction of 8.23m (+39.7%)
Site Coverage	Not exceeding 19.4%	(not exceeding the permitted site coverage area of 210 m <sup>2</sup> under the STT)
No. of Private Car Parking Spaces	8	2.5m x 5m each
Excavation of Land	1.5m	

**Table 5.2 Uses of Different Floors**

Floor	GFA (m <sup>2</sup> )	Height (m)	Uses
G/F	171.2	4	Entrance Hall, Administration Office, District Councillor's Office, Storeroom, Washroom, E&M Room, Landscape Garden
1/F	172.2	4	Conference Rooms, Washroom
2/F	139.1	3.5	Chairman's Office, History Gallery, Washroom, Landscape Garden
Roof	-	-	Roof Garden
Total:	488	11.5	

**Landscaping**

- 5.04 Landscaping are proposed along the northern and eastern boundary of the Application Site to provide visual amenity and for the enjoyment of the users and visitors on the Application Site. In order to further integrate the proposed development with the surrounding landscape, soft landscape measures including heavy standard trees, shrubs, groundcovers and climbing plants are proposed along the edge of the Application Site to create soft planted edges. Landscape gardens are proposed at the G/F, 2/F and R/F for public enjoyment.

**Traffic Arrangement**

- 5.05 As shown in Master Layout Plan, the Application Site would be directly accessible by pedestrians and drivers from Castle Peak Road – San Tin via a 5m wide ingress/egress. 8 parking spaces (2.5m x 5m each) for private vehicles are proposed for staff and visitors.
- 5.06 Appropriate traffic arrangement measures would be established to enhance the safety of pedestrian and drivers at the Application Site. The measures include separating the proposed pedestrian path from the driveway by railings, erecting traffic sign labelled "Beware of Vehicles" on site, installing amber revolving lanterns with audible alarm on both sides of the site access, as well as providing proper road markings on site to minimize conflicts between pedestrians and vehicles, enhance safety within the Application Site, and also to guide the drivers.

**Drainage Facilities**

- 5.07 The Applicant would propose stormwater system to receive stormwater runoff from the proposed development and the surrounding catchments by providing drainage system along the site boundary. A Drainage Proposal (see **Appendix 2**) is submitted together with this application to show the proposed drainage design and discharge.

**6. JUSTIFICATIONS**

**Compatible with the Surrounding Environment in terms of Development Scale and Land Uses**

- 6.01 The character and the scale of the proposed development at the Application Site is compatible with the surrounding environment. The Application Site is situated at the fringe of a "V" zone, which is of a low-rise, low-density character mostly occupied by 3-storey village houses and their supporting facilities such as shops and service use. The Application Site is also in close vicinity to an area zoned "Other Specified Uses" annotated "Service Station" ("OU(SS)"), which is situated within 100m to the north of the Application Site. There is a commercial development (eating place, place of entertainment, and shops and services) with minor relaxation of height restriction and excavation of land (Application No. A/YL-ST/503) within the "OU(SS)" zone approved by the Board on 26.1.2018 with a BH of 21.2m. The proposed development, which involves a 3-storey rural committee office, is in low-rise and low density character which is compatible with the existing and future land use setting in the surrounding area.
- 6.02 Considering the proposed development combines traditional and innovative design and intends to become a focal point in San Tin, the addition in building height is considered negligible and compatible with a village type development context. Since the Application Site is located at the fringe of a "V" zone, the location of the Application Site would help reduce the potential visual impact of the proposed development. The proposed minor relaxation of building height restriction for the proposed development shall therefore be considered as minor in scale and nature, with no significant visual impact induced on the surrounding areas.

**In Line with Planning Intention**

- 6.03 The Proposed Development falls within the "V" zone and is always permitted under the OZP. As the Application Site is a piece of Government land, it is not anticipated that there will be Small House development at the Application Site. Noting that one of the planning intentions for the "V" zone as stipulated on the Notes of the OZP is to make efficient use of land to provide infrastructure and services, the proposed development would make efficient use of the scarce and valuable land resources to address the operational needs of the rural committee and provision of services to the local villagers in San Tin. The proposed development is in line with the planning intention of the "V" zone on the OZP.

**Efficient Use of Scarce Land Resources for Community Use**

- 6.04 The Application Site is currently vacant. It is considered that approval of the current planning application would provide major improvement to the existing rural environment. Through approval of the application, a well-planned low-rise and low-density development comprising of a rural committee office would be established in addressing the social and community needs for local villagers. In addition, various landscape measures including planting of trees along the boundary of the Application Site and the establishment of landscape garden on the R/F are proposed to improve the overall landscape value of the Application Site. The proposed development could make efficient use of land, and effectively improve the rural environment and the overall landscape value of the area.

### **The Genuine Needs for Relaxation of Building Height Restriction**

- 6.05 The proposed development would create the following design merits to meet the needs of the rural committee:

#### Meeting the Operational Needs of the Applicant

- 6.06 Much of the area of the G/F and 1/F of the proposed development are for accommodation of entrance hall and multi-function rooms for traditional ceremony and events and therefore placement of ancillary supporting facilities such as air conditioning and audio-visual equipment are required. The minor relaxation of building height restriction would meet the operational needs of the Applicant.

#### Terrace Design Compatible with the Surroundings

- 6.07 The unique architectural design of the proposed development establishes a terrace design, allowing it to breakdown bulk mass of building and minimize its visual impact on the surroundings. This terrace design would allow the proposed development to seamlessly integrate with the surroundings and the local character of the area.

#### Establishment of a Focal Point in San Tin

- 6.08 With reference to Paragraph 6.2.22 of the Urban Design Guidelines in Chapter 11 of the HKPSG, the building mass of a development should aim to create points of interest and nodes. The proposed development adopts interesting architectural features to establish a physical and social focal point within the area. This design context would establish a physical landmark in animating the overall streetscape and creating an energetic ambience of the area.

### **Would not Result in Undesirable Precedent**

- 6.09 The proposed development, which falls within "V" zone on the OZP, carries similar nature as that of the 3-storey New Territories Exempted House developments. The proposed minor relaxation of building height restriction is to satisfy the operational needs of the rural committee and provide a better equipped venue to serve the local villages. Due to the unique nature of this application and the assessment of application of its individual merit, it is considered that the proposed minor relaxation of building height restriction of the proposed development would be unlikely to result in undesirable precedent.

### **Insignificant Visual Impact**

- 6.10 The Application Site is situated at the fringe of the "V" zone. As compared with the NTEH development within the "V" zone, despite that this application involves a proposal of minor relaxation of building height from 8.23m to 11.5m, there is only a minor difference of about 3.27m. The proposed development provides sufficient quality space contributing the local community. Taking into consideration of the future development in the vicinity with higher density development, including the approved commercial development (Application No. A/YL-ST/503) in "OU(SS)" zone and the proposed San Tin/Lok Ma Chau Development Nodes, the

local character of the area would be gradually changed. The character and scale of the proposed development would be compatible with its surrounding and future developments with no significant visual impact induced.

#### **Insignificant Traffic Impact**

- 6.11 Various public transport facilities are available in proximity to the Application Site. A variety of transport options, including bus and minibus, are available in the vicinity to support the daily commuting of local villagers, as well as visitors to the proposed development. Sufficient parking spaces and manoeuvring spaces are provided within the Application Site to ensure smooth vehicle flow within the Application Site. It is anticipated that the traffic to and from the Application Site is similar to the existing STRC office and therefore the proposed development would not lead to overloading or deficit of the existing transport system in the district.

### **7. CONCLUSION**

- 7.01 The Applicant seeks approval from the Board for minor relaxation of building height restriction and excavation of land for a permitted rural committee office. The proposed development involves the development of a 3-storey rural committee office with minor relaxation of building height restriction from 8.23m to 11.5m and excavation of land of 1.5m. The Application Site is located at the fringe of the "V" zone on the approved San Tin OZP No. S/YL-ST/8.
- 7.02 The application is well justified on the grounds that:
- (a) The existing land use, character and the scale of the proposed development is compatible with surrounding environment;
  - (b) The proposed development is in line with the planning intention of "V" zone;
  - (c) The proposed development will make efficient use of the scarce and valuable land resources to address the operational needs of the rural committee;
  - (d) The proposed development will create design merits to meet the genuine need for relaxation of building height restriction;
  - (e) The proposed development will not set an undesirable precedent;
  - (f) The proposed development will not pose adverse visual and traffic impacts on the surrounding areas.
- 7.03 This planning statement demonstrates that this planning application deserves favourable consideration by the Board in light of the justifications provided. We believe that the Board will see fit to approve this planning application.

## **Executive Summary**

This application is prepared on behalf of San Tin Rural Committee (the "Applicant") to the Town Planning Board (the "Board") to seek planning permission for Proposed Minor Relaxation of Building Height Restriction and Excavation of Land for Permitted Rural Committee Office (the "Proposed Development") at Government Land in DD102, Castle Peak Road - San Tin, Yuen Long, New Territories (the "Application Site").

The Applicant, San Tin Rural Committee (STRC), intends to relocate their existing rural committee office to the Application Site. The building and facilities of the existing STRC were considered below the acceptable standard. To relieve its overcrowding and unsatisfactory conditions, the Applicant submits this relocation application for the construction of a new STRC building with minor relaxation of building height restriction to facilitate STRC's efficient performance of its functions. The construction and development costs of its new building will be responsible by STRC. The original STRC site which is a piece of Government land will be returned to the Government.

The Applicant has obtained a Short Term Tenancy (STT) from the Lands Department for using the Application Site as a Rural Committee Office on 26.3.2018 for a fixed term of 3 years and renew thereafter quarterly. The STT Offer (STT No. 3149) was granted with a site area of 980sq.m., a building with height of not exceeding 3 storeys and 8.23m, and a gross floor area (GFA) not exceeding 488 sq.m.

The Application Site falls within an area zoned "Village Type Development" ("V") on the approved San Tin Outline Zoning Plan (OZP) No. S/YL-ST/8. According to the Notes of the OZP, 'Rural Committee Office' within "V" zone is always permitted. As the proposed development with a Building Height (BH) of 11.5m exceeds the BH restriction of 8.23m (an increase of about 39.7%) as stipulated under "V" zone on the OZP and excavation of land is needed, planning permission from the Board is required.

The proposed development would help to form a focal point in San Tin with a new architectural design. The proposed development is a 3-storey rural committee office with a GFA of about 488 sq.m. The proposed building height is 11.5m with floor to floor height ranging from 4m (G/F and 1/F) to 3.5m (2/F). The proposed development adopts traditional Chinese architectural style and innovative design with courtyard and high ceiling while meeting the functional needs of the rural committee. Landscape gardens are proposed at the G/F, 2/F and R/F for public enjoyment. The open area of the Application Site will be designed with a 'feng shui' pond, garden, plaza and parking area.

The application is well justified on the grounds that:

- (a) The existing land use, character and the scale of the proposed development is compatible with surrounding environment;
- (b) The proposed development is in line with the planning intention of "V" zone;
- (c) The proposed development will make efficient use of the scarce and valuable land resources to address the operational needs of the rural committee;
- (d) The proposed development will create design merits to meet the genuine need for relaxation of building height restriction;
- (e) The proposed development will not set an undesirable precedent;
- (f) The proposed development will not pose adverse visual and traffic impacts on the surrounding areas.

The Applicant respectfully requests that the Board approves this planning application.



## 行政摘要

這宗規劃申請乃代表新田鄉鄉事委員會向城市規劃委員會(“城規會”)呈交，擬議在新界元朗青山公路新田段丈量約份第 102 約的一幅政府土地(“申請地點”)，申請略為放寬建築物高度限制及挖土工程，以作准許的鄉事委員會會所用途(“擬議發展”)。

申請人新田鄉鄉事委員會計劃搬遷其現有鄉事委員會會所到申請地點。現時鄉事委員會會所的建築物及設施水平低於可接受的標準，同時為舒緩擠迫及不理想的現有條件，申請人遞交是項規劃申請，以於申請地點興建一座新的鄉事委員會會所大樓，以助其更有效運作。所有新大樓的建築及發展成本將由申請人負責，而原有鄉事委員會會所座落的土地將歸還予政府。

申請人已於 2018 年 3 月 26 日獲地政署批出使用申請地點作鄉事委員會會所用途的短期租約，年期三年其後每季續租。獲批短期租約(編號:3149)的地盤面積約 980 平方米，建築物高度限制為三層及 8.23 米，總樓面面積為不超過 488 平方米。

申請地點座落新田分區計劃大綱核准圖編號 S/YL-ST/8 的「鄉村式發展」地帶。根據該大綱圖的註釋，「鄉事委員會會所」在鄉村式發展地帶內屬經常准許的用途。鑑於擬議發展的建議高度為 11.5 米，超出大綱圖該地帶所訂定的高度限制 8.23 米(增加約 39.7%)和涉及挖土工程，須向城規會申請規劃許可。

擬議發展配合新建築設計，有助成為新田的新地標。擬議發展為一座三層高的鄉事委員會會所，總樓面面積約為 488 平方米，擬議高度為 11.5 米，地下及一樓分別約 4 米高、二樓為 3.5 米高。擬議發展結合中國傳統建築及創意的設計，設有中庭園及高天花，並配合鄉事委員會功能上的需要，地面、二樓和天台設有花園供公眾人士享用。申請地點的露天土地設有風水池、花園、廣場及停車處。

這宗規劃申請的理據為：

- (a) 擬議發展的土地用途、特質及規模與附近環境協調；
- (b) 擬議發展符合「鄉村式發展」地帶的規劃意向；
- (c) 擬議發展可更有效利用短缺及寶貴的土地資源，並迎合鄉事委員會運作上的需要；
- (d) 擬議發展有設計上的優勢以配合放寬高度限制的需要；
- (e) 擬議發展不會成為不良先例；
- (f) 擬議發展不會對附近地方帶來不良的視覺及交通影響。

申請人希望城規會批准這宗規劃申請。

## **Response to Comment from Chief Architect, Architectural Services Department**

(Contact Person: Mr. Calvin CHAN; Tel: 2154 2398), dated 24.1.2022

*(a) It is noted that the proposed San Tin Rural Committee Office consists of one block with building height about 11.5m (3 storeys), which is about 39.7% higher than adjacent village type residential developments with BHR of 8.23m permitted in OZP. It is undesirable from visual point of view and considered not compatible to adjacent developments.*

### **1. Focal Landmark in San Tin**

- San Tin Rural Committee is a statutory body representing the welfare of indigenous residents in San Tin and San Tin Rural Committee Office is the administrative and community center to help consulting the public opinion, holding different kinds of event/ceremony/meeting, and providing gathering place for villagers in San Tin. As it is the only office building permitted as Column 1 use in the Village Type Development "V" zone in the Approved San Tin Outline Zoning Plan No. S/YL-ST/8 and represents 23 villages across the whole San Tin, it is deemed appropriate to act as a landmark which is in a slightly different scale to represent their Township (鄉).
- New design responses to the site context, refers to courtyard house design and re-interprets traditional 'feng shui' spatial feature. The façade and layout represent the characteristics of San Tin - the 'The Song of the Righteous Spirit'. The landmark building can create orientation and a sense of place.
- According to the Hong Kong Planning Standard and Guideline Ch.11 Urban Design Guideline, the main goal of a height profile in the Hong Kong context should be to protect and enhance the relationship of the city and its natural landscape context, particularly to its ridgelines / peaks, but should also allow flexibility for relaxation on individual merits and for special landmark buildings to give punctuation effects at suitable locations. Where appropriate, landmarks at the civic/commercial centers or focal points should be introduced. In this case, San Tin Rural Committee Office locates at a focal point abutting the Castle Peak Road – San Tin and near the San Tin interchange and Lok Ma Chau/ Huangguan

Control Point (about 70m). The new committee office will respect the site, cultural and historical contexts, and no visual obstruction to the ridgelines/peak will be found as it provides a stepping down effect which the building height is reduced gradually from the north to the south and there are only two small parts on the 2/F exceeding the original planning parameter of 8.23m. (see Photomontage 1 & 2)



Photomontage 1 - Aerial View from San Tin Highway



Photomontage 2 - Aerial View from Castle Peak Road – San Tin

## **2. Great Support from the Local People**

- The local residents is one of the most important stakeholders. They desire and deserve a landmark which is in a slightly different scale to represent their Township (鄉). The Proposed San Tin Rural Committee Office and design have received great support from the 48 Village

Heads of 23 Villages in the entire Township. This is one of the most important elements for the project to be compatible in the area. Design and architecture should be people-oriented and satisfy the needs of the people. Villagers in San Tin welcome the Proposed Development, consider it as a main part of San Tin and is most suitable to represent the culture of San Tin and meet the spiritual and functional needs.

- Besides, this new San Tin Rural Committee Office also includes the office of the District Councilor, which means the scale of the building, the level of public usage and the overall identity should not be compared to the normal village houses.

### **3. Compatible with the Surrounding Environment in terms of Development Scale and Land Uses**

- The character and the scale of the proposed development at the Application Site is compatible with the surrounding environment. The Application Site is situated at the fringe of a "V" zone, which is of a low-rise, low-density character mostly occupied by 3-storey village houses and their supporting facilities such as shops and service use. Despite that this application involves a proposal of minor relaxation of building height from 8.23m to 11.5m, there is only a minor difference of about 3.27m (about 1 storey), which is still in low-rise and low density setting. There are only two small parts on the 2/F exceeding the original planning parameter of 8.23m, while the rest of the building is well under that. (see Photomontage 3)



Photomontage 3 - Street View from Castle Peak Road (San Tin)

- The Application Site is in close vicinity to an area zoned "Other Specified Uses" annotated "Service Station" ("OU(SS)", which is situated within 100m to the north of the Application Site. There is a commercial development (eating place, place of entertainment, and shops and services) with minor relaxation of height restriction and excavation of land (Application No. A/YL-ST/503) within the "OU(SS)" zone approved by the Board on 26.1.2018 with a BH of 21.2m.
- To its immediate south and east is San Tin Highway and to the further east across the San Tin Highway is an area zoned "Open Storage" ("OS). The surrounding environment is not fully a village setting. The Highway and structures in OS are negative visual resources located behind the Proposed San Tin Rural Committee. The Proposed San Tin Rural Committee Office with delightful architectural features can bring positive visual impact to the area behind and create an energetic ambience of the area. (see Photomontage 4 & 5)



Photomontage 4

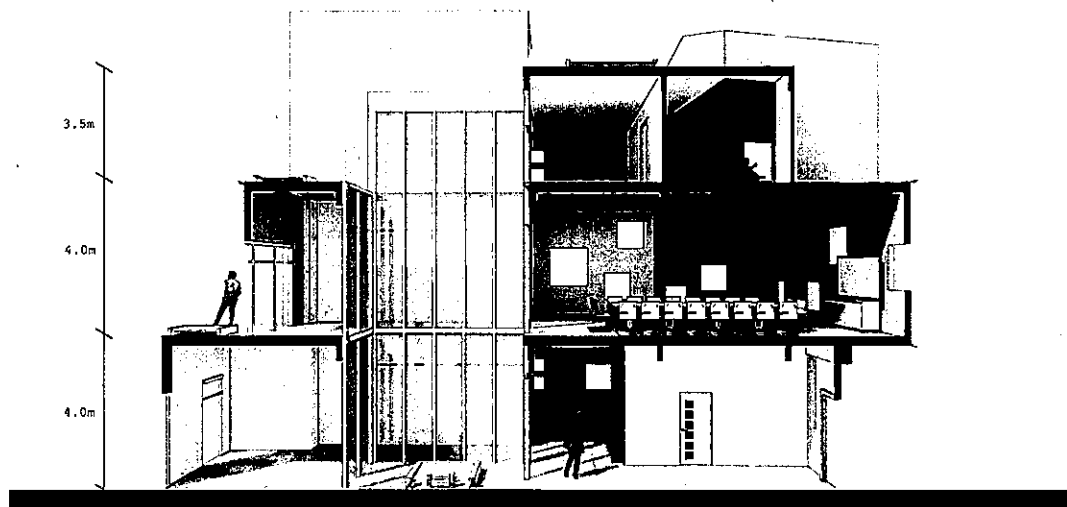


Photomontage 5

- Taking into consideration of the future developments in the vicinity, including the San Tin/Lok Ma Chau Development Node (STLMC DN), Northern Link, and Hong Kong-Shenzhen Innovation and Technology Park, the local character of the area would be gradually changed in the coming ten years. It will not be only village houses development but also many other public, institutional, commercial developments with various building heights. According to the initial land use plan of STLMC DN, it is expected that STLMC DN will reserve 33 hectares of land for residential use, with a plot ratio of 3.6 to 7. A total of more than 31,000 residential units will be built in the expected area. A total of about 70 hectares of land will be reserved for integrated commercial and residential areas, enterprise and technology park, as well as retail, catering and entertainment, with a plot ratio of 4 to 5. It can foresee that the character and scale of the Proposed Development would be compatible with its surrounding and future developments with no significant visual impact induced.
- The latest Policy Address earlier this year has announced the Northern Metropolis Development Strategy, which San Tin is right in the middle of this new initiative with huge potential. We believe the new San Tin Rural Committee Office will be one of the important local meeting hubs to support Government's long term development plans. From the perspective of its importance and identity, it is totally different from any other village houses in nature, thus it is reasonable to slightly release its planning parameters.

#### **4. The Genuine Needs for Relaxation of Building Height Restriction**

- The nature of San Tin Rural Committee Office is different to village houses in terms of the population size and use. Village houses with 8.23m high only need to accommodate several families with less than 20 people, but the San Tin Rural Committee Office serves villagers of 23 villages across San Tin. It is a G/IC building providing a focal point for local community activities undertaken by all age groups, including such activities as meetings of local community organizations; social groups and civic education activities; training courses; and celebration, recreation and sport activities. It also provides temporary sheltering for people in need during natural disasters, emergency situations and inclement weather. In response to these uses, it requires larger area and floor-to-floor height compared to village houses. The floor-to-floor height is generally 2.74m in the case of residential building. On the other hand, the height of each story in G/IC or office buildings are 3 to 4m.
- Much of the area of the G/F of the proposed development is for accommodation of entrance hall for traditional ceremony and events and therefore placement of ancillary supporting facilities such as air conditioning and audio-visual equipment are required. 4m floor to floor height would be ideal for holding different kinds of traditional ceremony and performance, which can accommodate a stage, decorations, and large-scale equipment. The entrance hall at the G/F is for communal use, which will accommodate more than 100 people at the same time. Higher floor-to-floor height can facilitate air ventilation in the building. 1/F of the proposed development are for accommodation of meeting rooms. 48 Village Representatives, district councilors, government officers and visitors will hold meetings in the main meeting room regularly. 3.5 to 4m floor-to-floor height will be more proper for holding large and formal meetings. The minor relaxation of building height restriction would meet the operational needs of the Applicant. (see Section 1)



Section 1

## 5. Mitigation Measures and Design Merits

- The new design is broken down from a bulk into several smaller volumetric massing with meanings, it provides a stepping down effect which the building height is reduced gradually from the north to the south. Thus, effectively there are only two small parts on the 2/F exceeding the original planning parameter of 8.23m, while the rest of the building is well under that.
- Besides the compatibleness in height and building mass, the design is trying its best to reflect the traditional values and historical meanings of San Tin, so it's compatible not only in physical mass but also the spiritual representation. For instance:
  - The orientation of the history gallery on the 2/F is slightly rotated to face towards the existing Declared Monuments and Graded Historic Buildings (e.g. Tai Fu Tai Mansion, Man Lung Fung Ancestral Hall, and etc.);
  - The important poem 'The Song of the Righteous Spirit (正氣歌)' written by San Tin's Ancestor Wen Tian Xiang (文天祥) will be printed at the façade outside the entire 1/F Conference Hall;
  - The Entrance Hall at the G/F and the Chairman Office at the 2/F will be connected by an



architectural feature 'Righteous Tower' to connect the ground to the sky spiritually. This is to remind everyone in the Township about the righteous acts done by the ancestors (天地正氣連一綫); and

- The internal courtyard layout is an important architectural planning feature to reiterate the traditional Chinese architectural layout for important heritage buildings in San Tin e.g. Tai Fu Tai Mansion, Man Lung Fung Ancestral Hall, Man Ancestral Hall and etc.

(see Image 1 to 4)

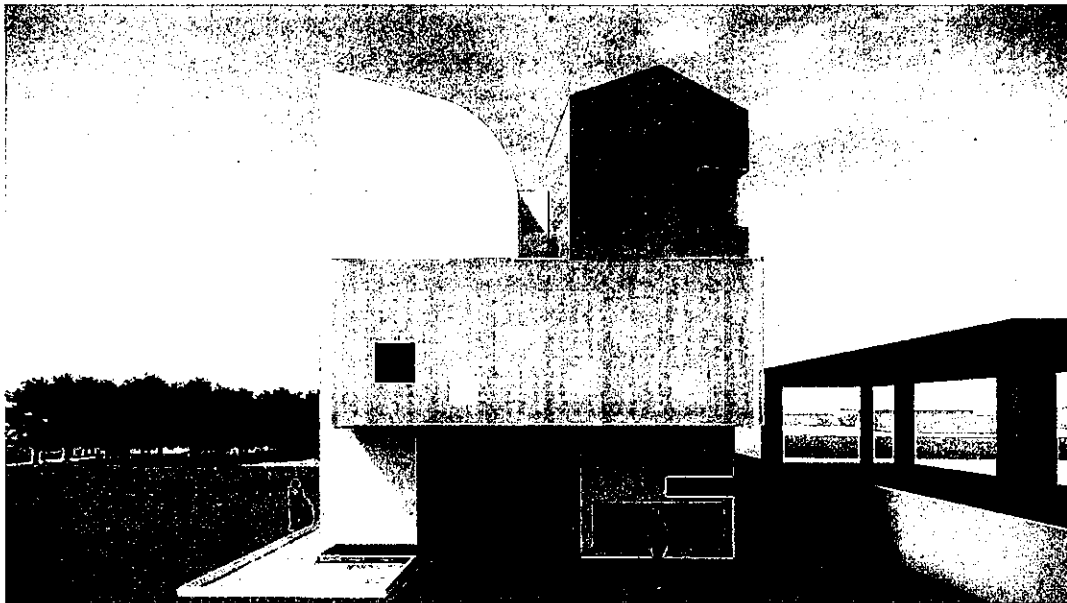


Image 1

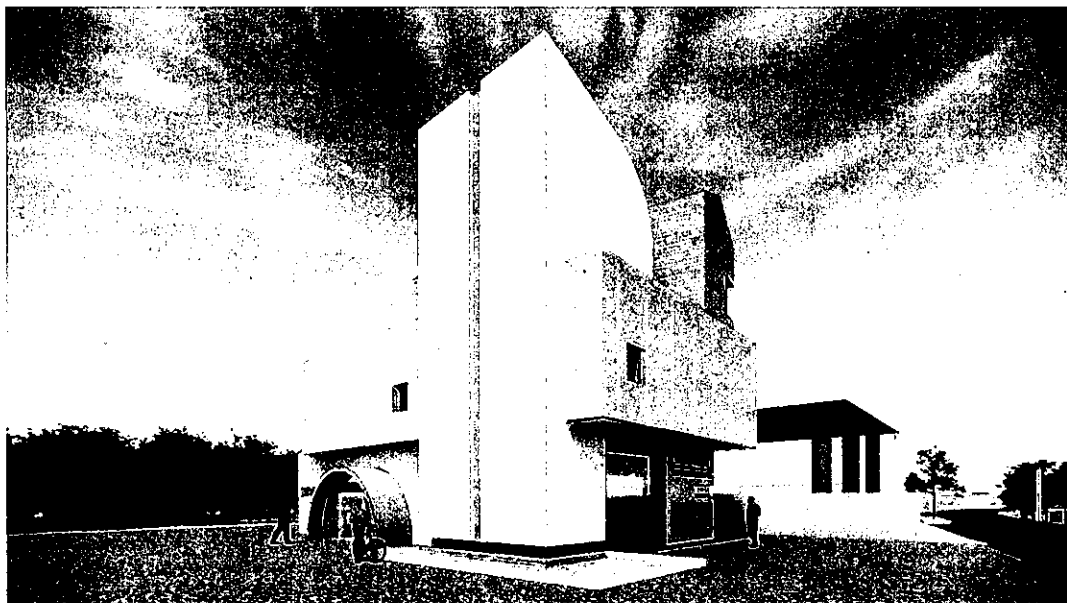


Image 2

Planning Application No. A/YL-ST/610 - Proposed Minor Relaxation of Building Height Restriction for Permitted Rural Committee Office and associated Excavation of Land

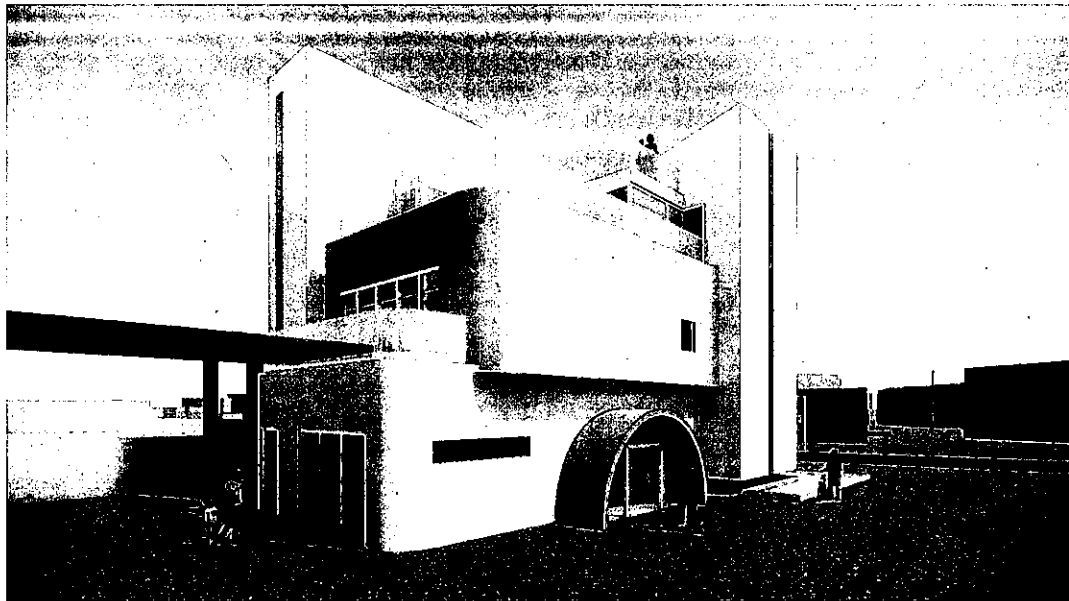


Image 3

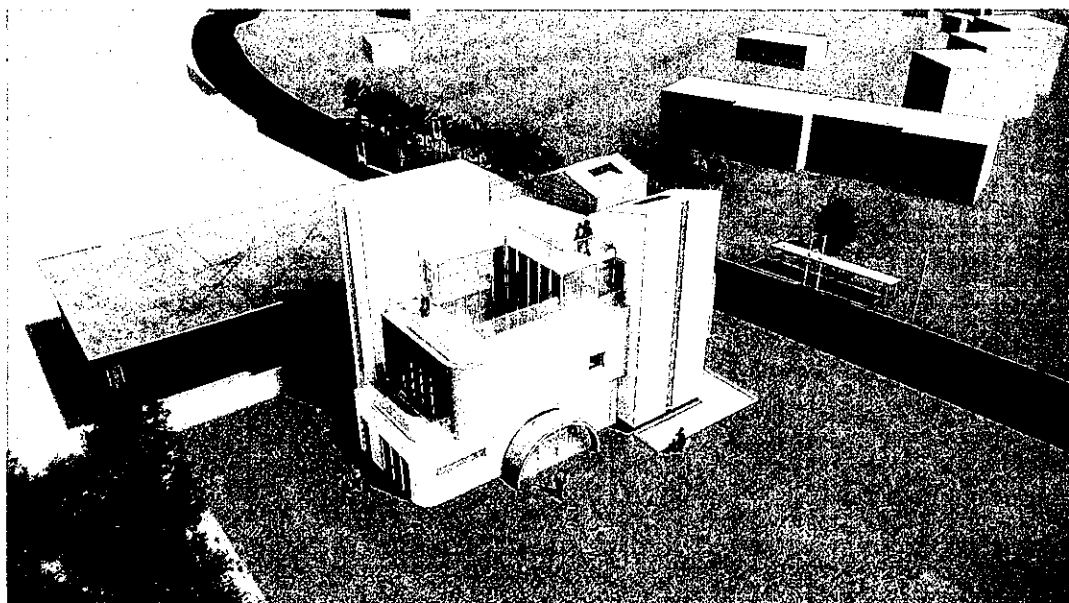


Image 4

- In other words, the building design is not a big bulk to meet the planning parameters merely, but it is broken down into several smaller volumetric massing, and each massing has its only meaning to be compatible with San Tin's traditions.
- More than 17m building setback is provided at the Application Site. The setback area is open for public enjoyment. Widened pedestrian walkway can enhance the walking environment. Due to the 17m setback, the Proposed San Tin Rural Committee Office will

look smaller and less bulky on the Castle Peak Road – San Tin.

- Landscaping and greenery are proposed along the northern and eastern boundary of the Application Site to provide visual amenity and for the enjoyment of the users and visitors on the Application Site. In order to further integrate the proposed development with the surrounding landscape, soft landscape measures including heavy standard trees, shrubs, groundcovers and climbing plants are proposed along the edge of the Application Site to create soft planted edges. Landscape gardens are proposed at the G/F, 2/F and R/F for public enjoyment.

*(b) It is suggested to provide 20% greenery in accordance with PNAP APP-152.*

- About 196 sq.m. (about 20%) landscaping and greenery are proposed in the Application Site to provide visual amenity and for the enjoyment of the users and visitors on the Application Site (see Figure 1). In order to further integrate the proposed development with the surrounding landscape, soft landscape measures including heavy standard trees, shrubs, groundcovers and climbing plants are proposed along the edge of the Application Site to create soft planted edges. Landscape gardens are proposed at the G/F, 2/F and R/F for public enjoyment.

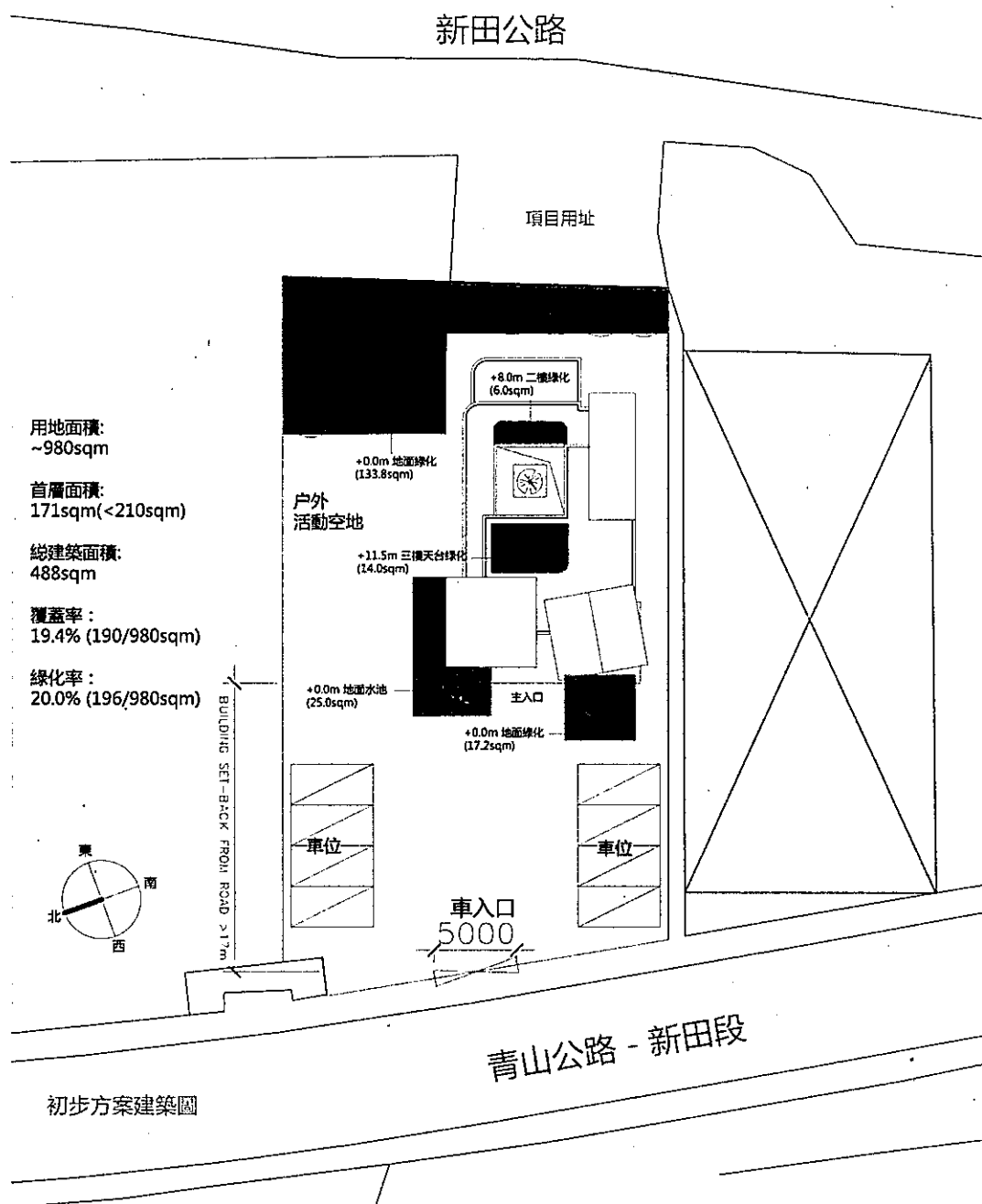


Figure 1 - Roof Plan with greenery area calculation

## Response to Comment from Planning Department

(Contact Person: Mr. Benjamin Tung; Tel: 3168 4049), dated 24.1.2022

- Please note that the layout design of the Proposed Development has been amended. The site coverage is slightly reduced from 21.4% to 19.4% while the gross floor area (GFA), green coverage, number of parking spaces, and operation remain unchanged. (see Figure 1)
- We would like to make the GFA clear to be about 488 sq.m instead of not exceeding 488 sq.m. This can also tally with the number of the application form we submitted before. The revised executive summary and planning statement are attached for the substitution of the original copy and easy reference.
- The remarks of the building height in Table 5.1 have been amended. It should be 'Exceed the BH restriction of 8.23m (+39.7%)'.
- The Proposed Development is open from 9am to 5pm on weekdays, 9am to 1pm on Saturdays, and closed on Sundays and Public Holidays. It may open occasionally for celebration of traditional festival activities. The new San Tin Rural Committee Office is a public building to be enjoyed by all inhabitants in the Township. These open spaces of terraces and roof will be opened for public use during office hours. Various outdoor activities can be held there (e.g. Tai Chi exercise, roof farming, gardening, tea gathering, etc.).
- The nature of San Tin Rural Committee Office is different to village houses in terms of the population size and use. Village houses with 8.23m high only need to accommodate several families with less than 20 people, but the San Tin Rural Committee Office serves villagers of 23 villages across San Tin. It is a G/IC building providing a focal point for local community activities undertaken by all age groups, including such activities as meetings of local community organizations; social group and civic education activities; training courses; and celebration, recreation and sport activities. It also provides temporary sheltering for people in need during natural disasters, emergency situations and inclement weather. In

response to these uses, it requires larger area and floor-to-floor height compared to village houses. The floor-to-floor height is generally 2.74m in the case of residential building. On the other hand, the height of each story in G/IC or office buildings are 3 to 4m.

- Much of the area of the G/F of the proposed development is for accommodation of entrance hall for traditional ceremony and events and therefore placement of ancillary supporting facilities such as air conditioning and audio-visual equipment are required. 4m floor to floor height would be ideal for holding different kinds of traditional ceremony and performance, which can accommodate a stage, decorations, and large-scale equipment. The entrance hall at the G/F is for communal use, which will accommodate more than 100 people at the same time. Higher floor-to-floor height can facilitate air ventilation in the building. 1/F of the proposed development are for accommodation of meeting rooms. 48 Village Representatives, district councilors, government officers and visitors will hold meetings in the main meeting room regularly. 3.5 to 4m floor-to-floor height will be more proper for holding large and formal meetings. The minor relaxation of building height restriction would meet the operational needs of the Applicant. (see Section 1)

## **Response to Comment from Transport Department**

(Contact Person: Mr. K C Wong; Tel: 2399 2727), dated 28.1.2022

*(a) The applicant should provide details of trip generation with breakdown to justify the provision of 8 parking within the subject site and demonstrate the traffic generated from the subject site would not have traffic impact on the public road network.*

- The purpose of the planning application is to relocate the existing San Tin Rural Committee Office to the Application Site due to insufficient operation space. The Application Site is about 250m away from the existing office on the same road, Castle Peak Road - San Tin. In the past years, no traffic complaints have been received and there is no adverse traffic impact brought by the existing office. The operation of the current application is similar to the existing office; therefore, no adverse traffic is anticipated by the Proposed Development.
- The proposed San Tin Rural Committee Office is a G/IC building to serve 23 villages across the whole San Tin providing a focal point for local community activities undertaken by all age groups, including meetings of local community organizations; social group and civic education activities; conducting training courses; and celebration of traditional festival activities. Most of these community activities will be held on Saturday, which will not add the traffic burden to the peak traffic of Castle Peak Road - San Tin on weekdays.
- For administrative perspective, the Proposed Development is the headquarter of San Tin to have formal regular meetings between 48 Village Representatives, district councilors, government officers and visitors. 4 parking spaces are proposed for executives of the rural committee and staffs and 4 parking spaces are proposed for visitors. The visitor's parking spaces are essential for those come to have meeting, such as villagers living in remote part of San Tin, government officers, utility companies and contractors/consultants who are involving in various projects in the area. It is expected that most of the local villagers will access to the Application Site on foot or by public transport.

- The trip rate generated by them to the Application Site are relatively low, which is anticipated to be around 2 to 3 vehicular trips per hour on average. It is expected that 4 parking spaces for visitors will be fully occupied during the regular meetings (after lunch time 13:00-15:00). The hourly trip generation and trip attraction of the proposed development are as follows:

<b>Time</b>	<b>No. of Trips (In) (Visitors) (Weekdays)</b>	<b>No. of Trips (Out) (Visitors) (Weekdays)</b>	<b>No. of Trips (In) (Visitors) (Sat)</b>	<b>No. of Trips (Out) (Visitors) (Sat)</b>	<b>No. of Trips (In) (Staffs)</b>	<b>No. of Trips (Out) (Staffs)</b>
09:00-10:00	0	0	1	1	4	0
10:00-11:00	1	1	2	2	0	0
11:00-12:00 (AM Peak)	2	2	2	2	0	0
12:00-13:00 (AM Peak)	2	2	2	2	0	0
13:00-14:00	4	0	3	3	0	1
14:00-15:00 (PM Peak)	0	4	2	2	1	0
15:00-16:00 (PM Peak)	2	2	2	2	0	0
16:00-17:00	1	1	1	1	0	4
<b>Total:</b>	<b>12</b>	<b>12</b>	<b>15</b>	<b>15</b>	<b>5</b>	<b>5</b>

- The proposed use would not generate any adverse traffic impact to the nearby area, as the number of vehicular trips generated by the Proposed Development would be infrequent and there is discrepancy between the peak traffic generated by the Proposed Development and peak traffic of Castle Peak Road - San Tin and San Tin Highway. Visitors are encouraged to take the public light bus (PLB75) and taxi to visit the site. Also, the proposed development will provide parking spaces to visitors on reservation only to ensure the amount of traffic is in control.



*(b) The applicant should demonstrate sufficient space for manoeuvring of the types of vehicle allowed at the ingress and egress point and ensure vehicles would not encroach the opposite lane when turning to Castle Peak Road - San Tin from the subject site via the vehicular access, and vice versa.*

- The Proposed Development is basically a community facility to serve the villagers across whole San Tin. Only private vehicles would be allowed to park in the Application Site. No heavy vehicles would be allowed to enter the Application Site. The size of private vehicles is capable to turn to Castle Peak Road - San Tin from the Application Site via the vehicular access, and vice versa without encroach the opposite lane.
- The 5m wide ingress/egress of the Application Site have been used for years. In the past years, there are no traffic complaints received and no adverse traffic impact. It is sufficient for manoeuvring of private vehicles.

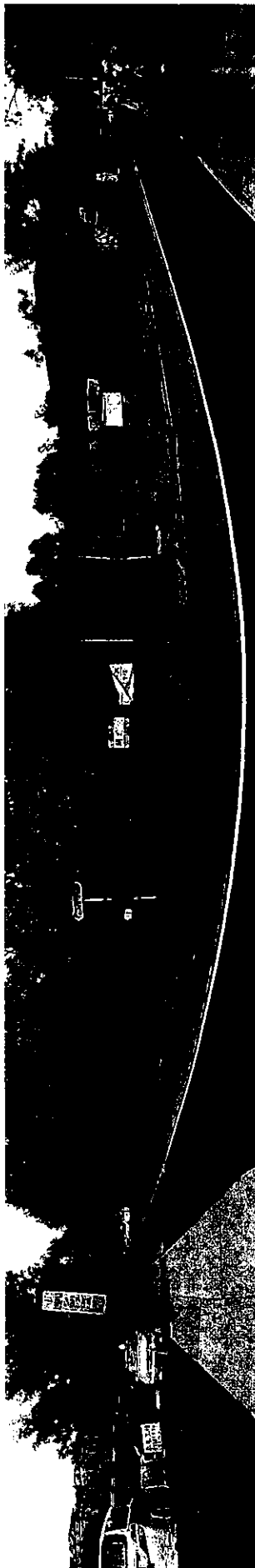
*(c) No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.*

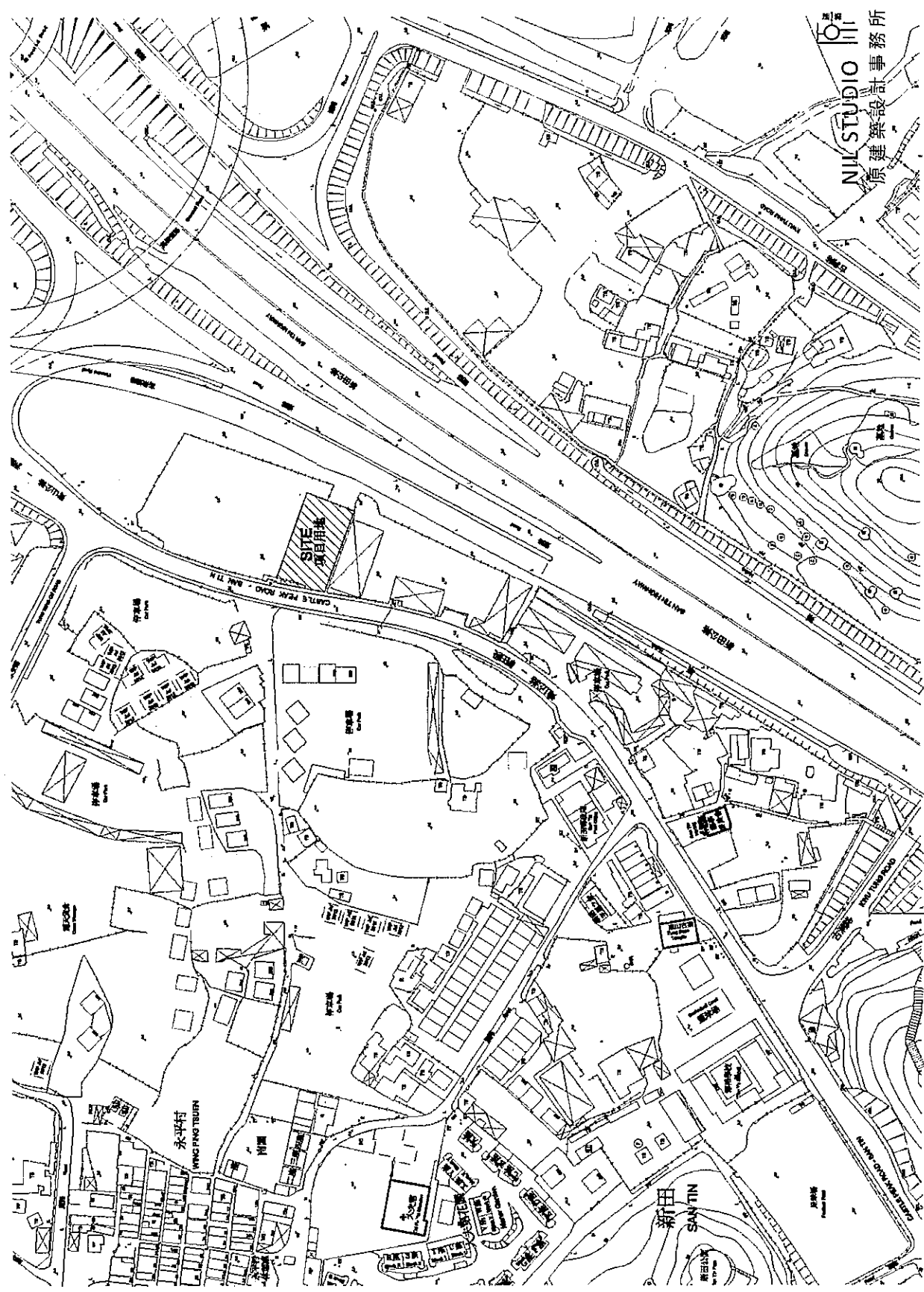
- Noted.

新田鄉事委員會新辦公大樓

SAN TIN RURAL COMMITTEE

NEW OFFICE BUILDING

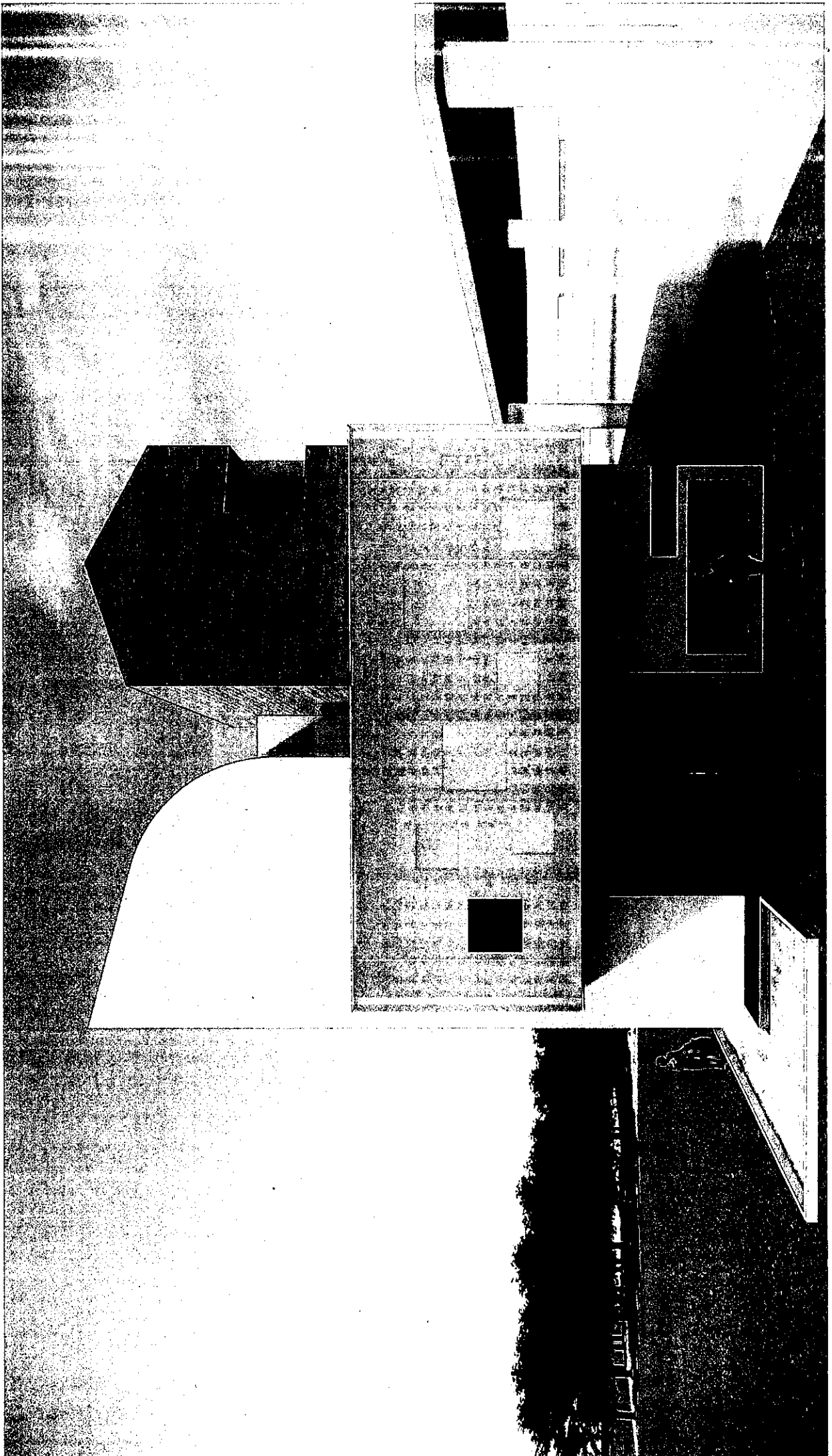


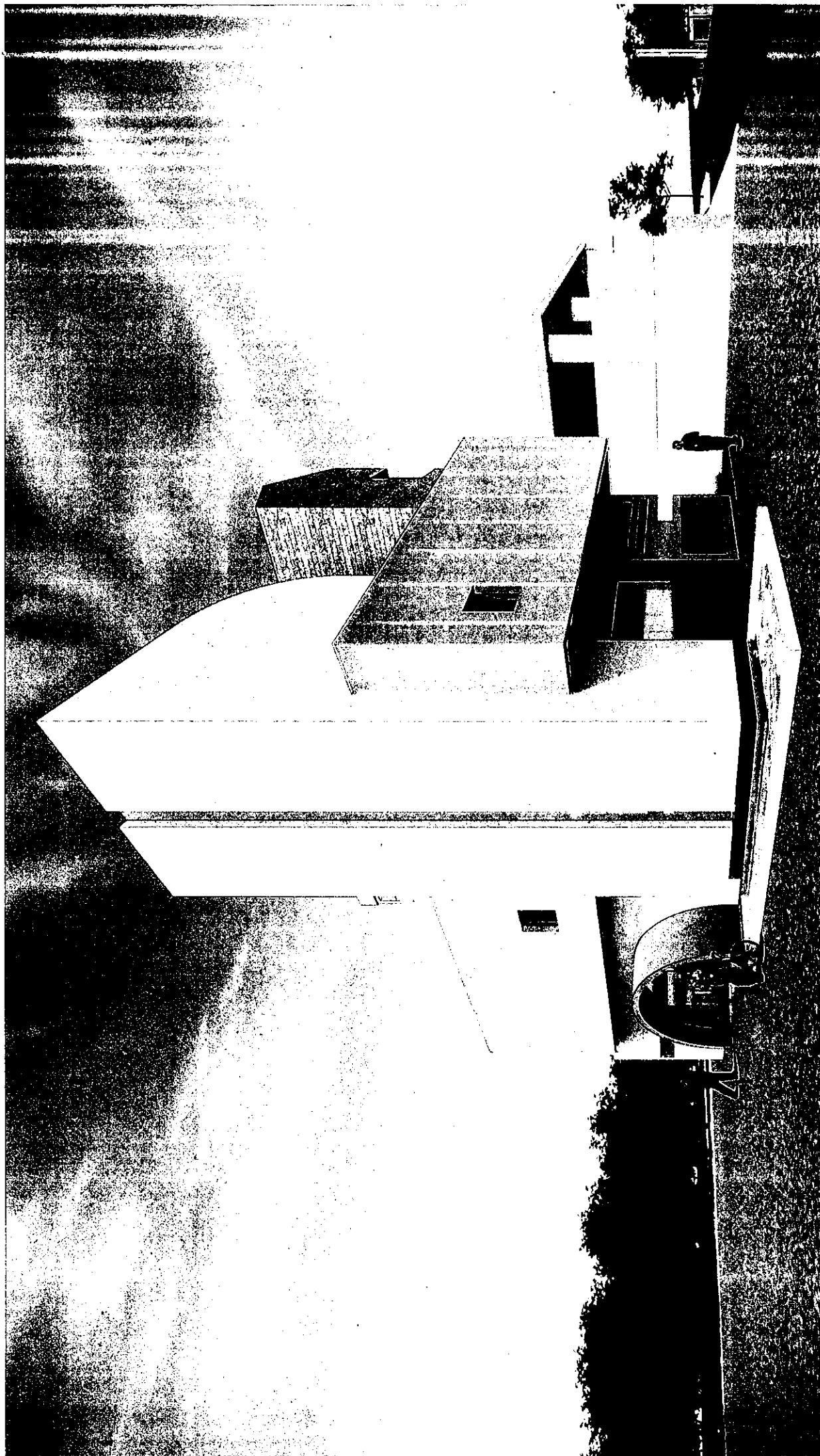


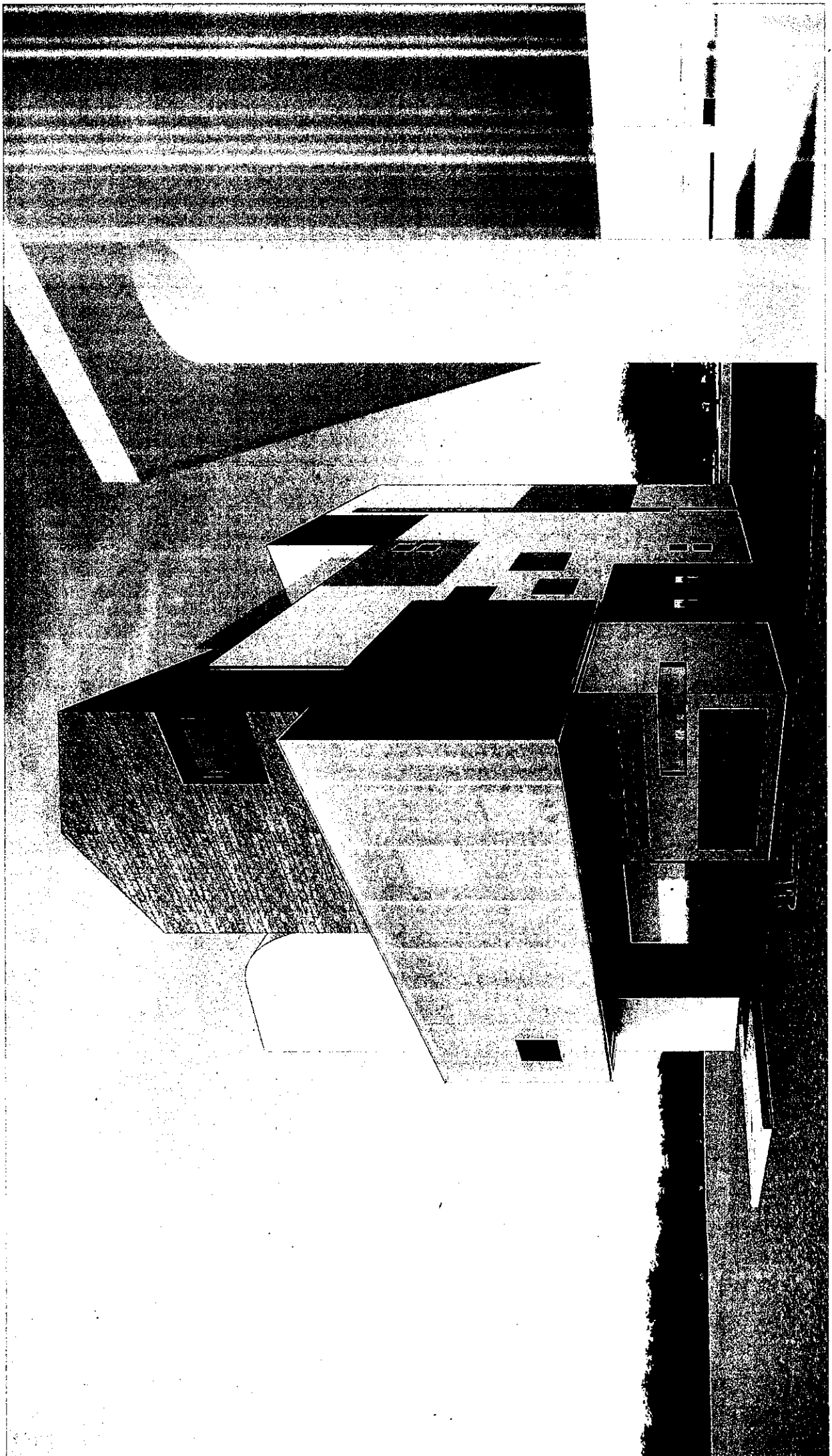


## 新方案設計方向：

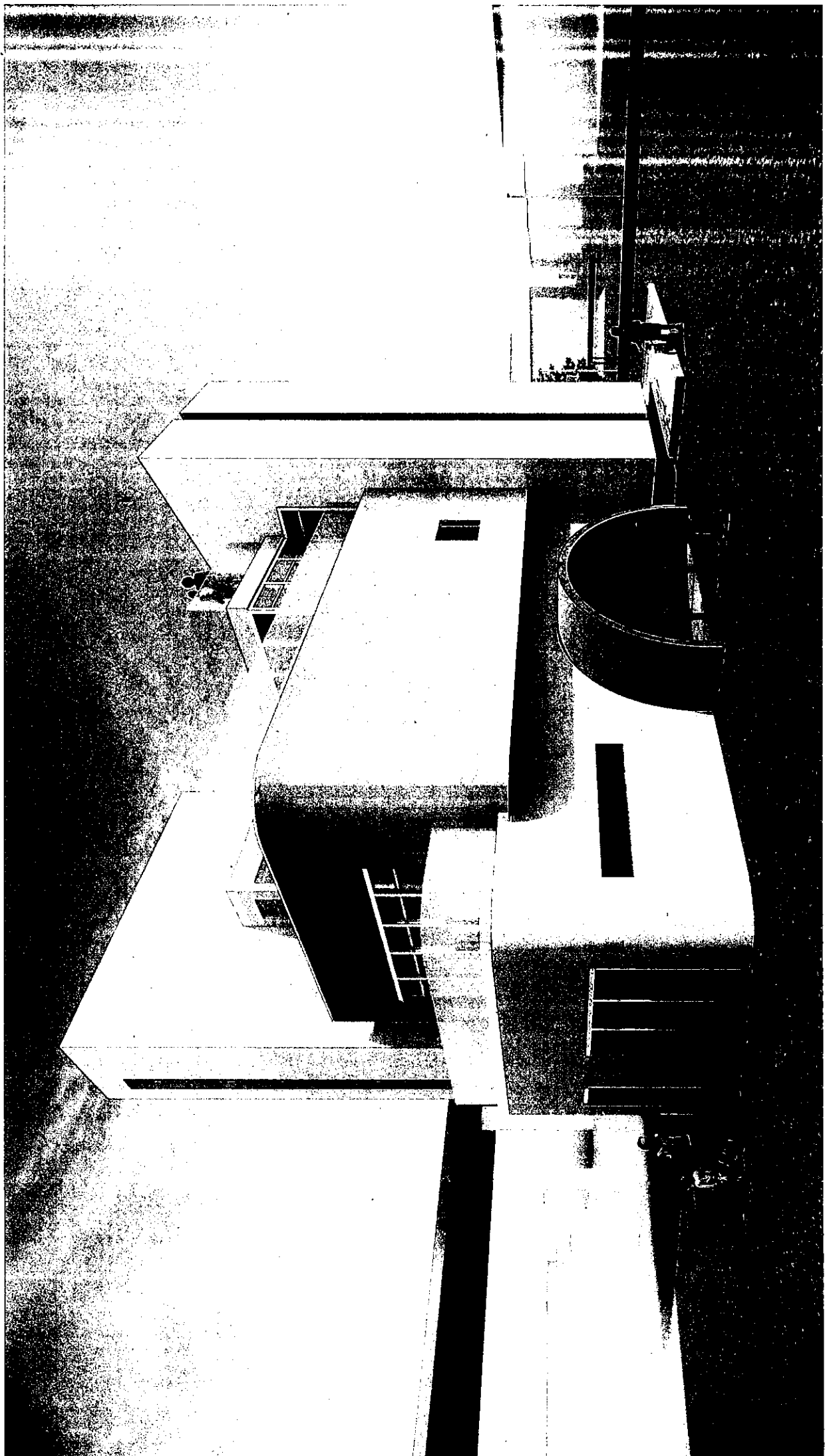
1. 減小 '大體塊' 的感覺
2. 加強與新田鄉的關係
3. 加強公共性
4. 增加建築特色

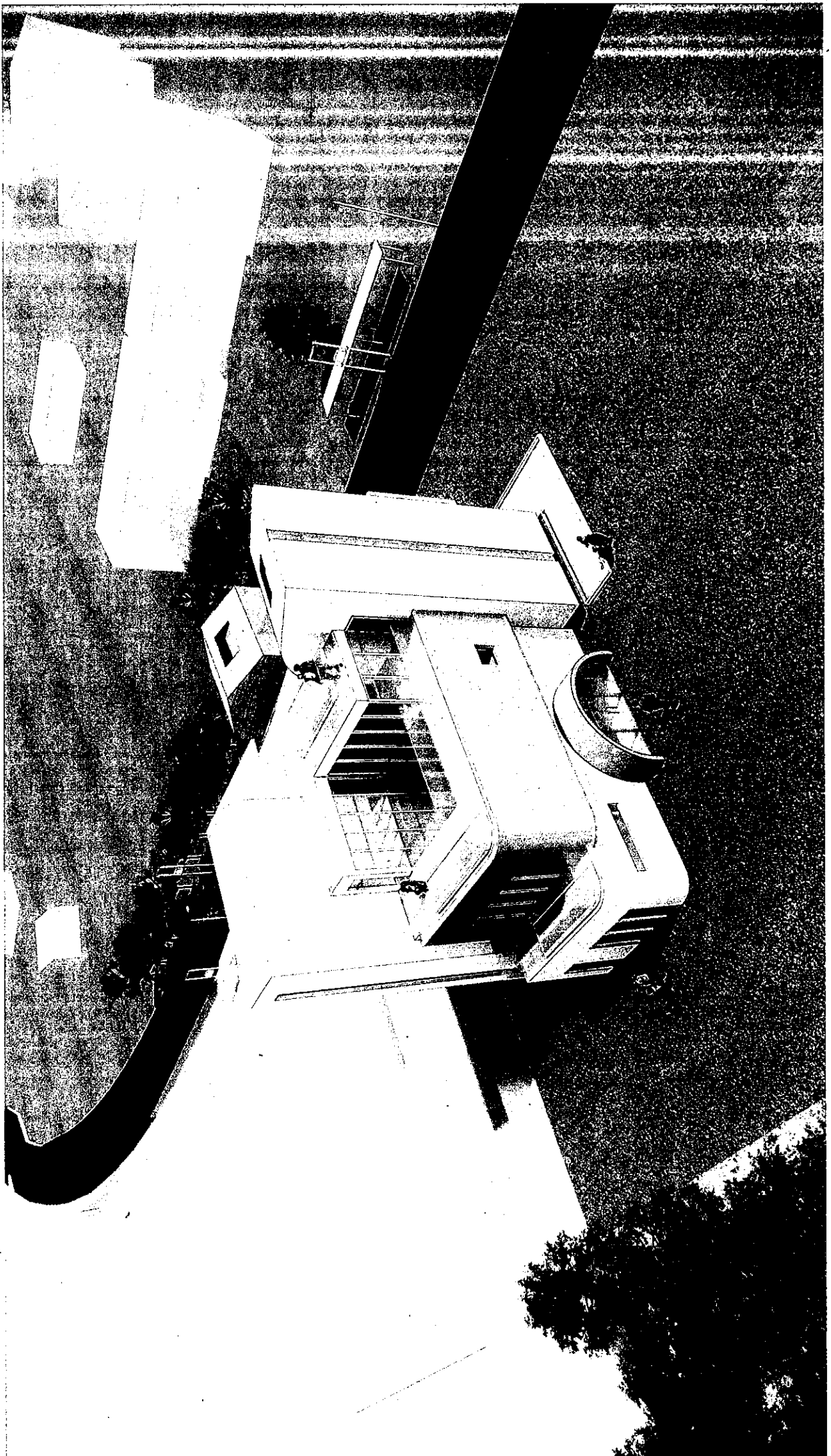


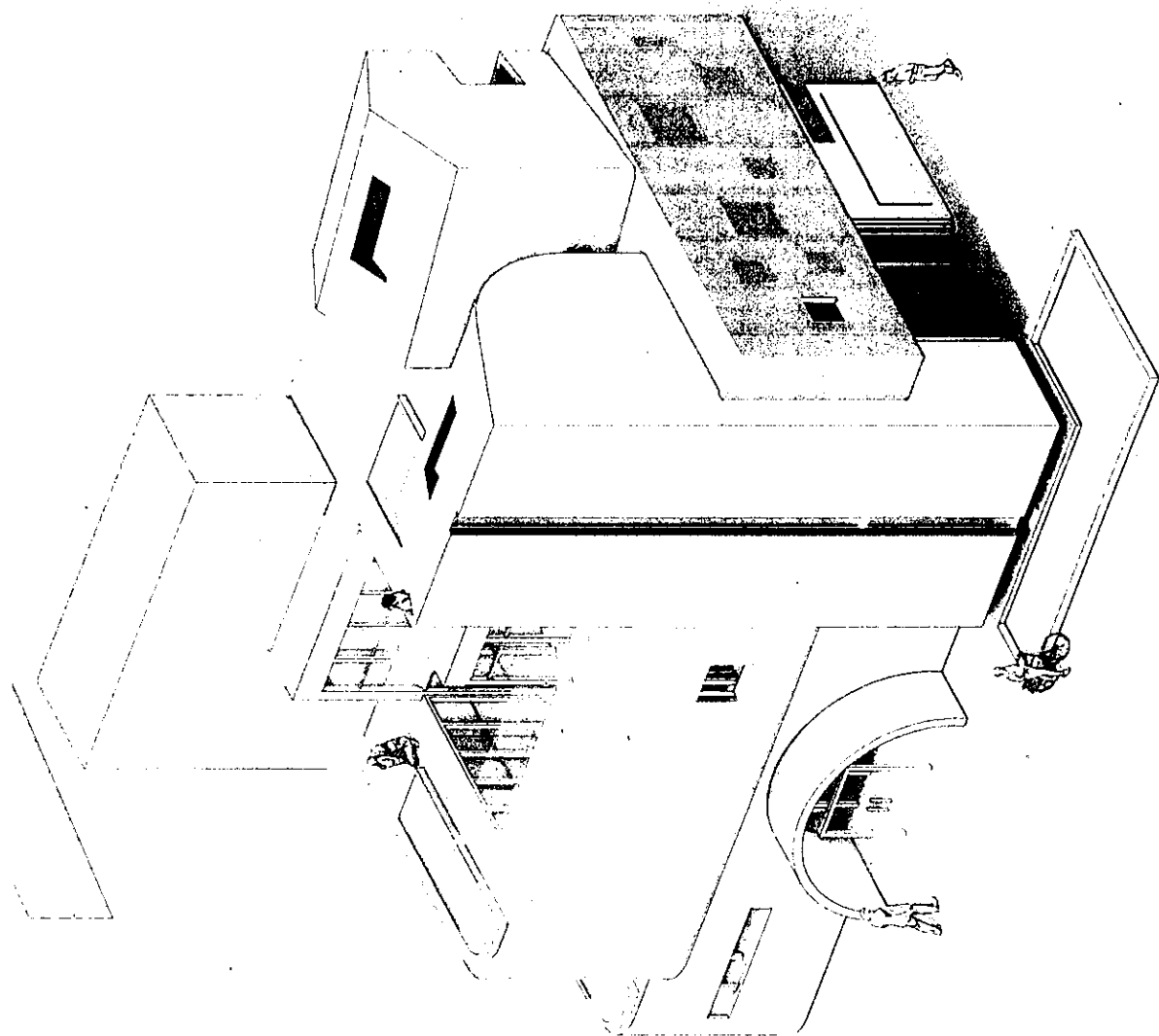


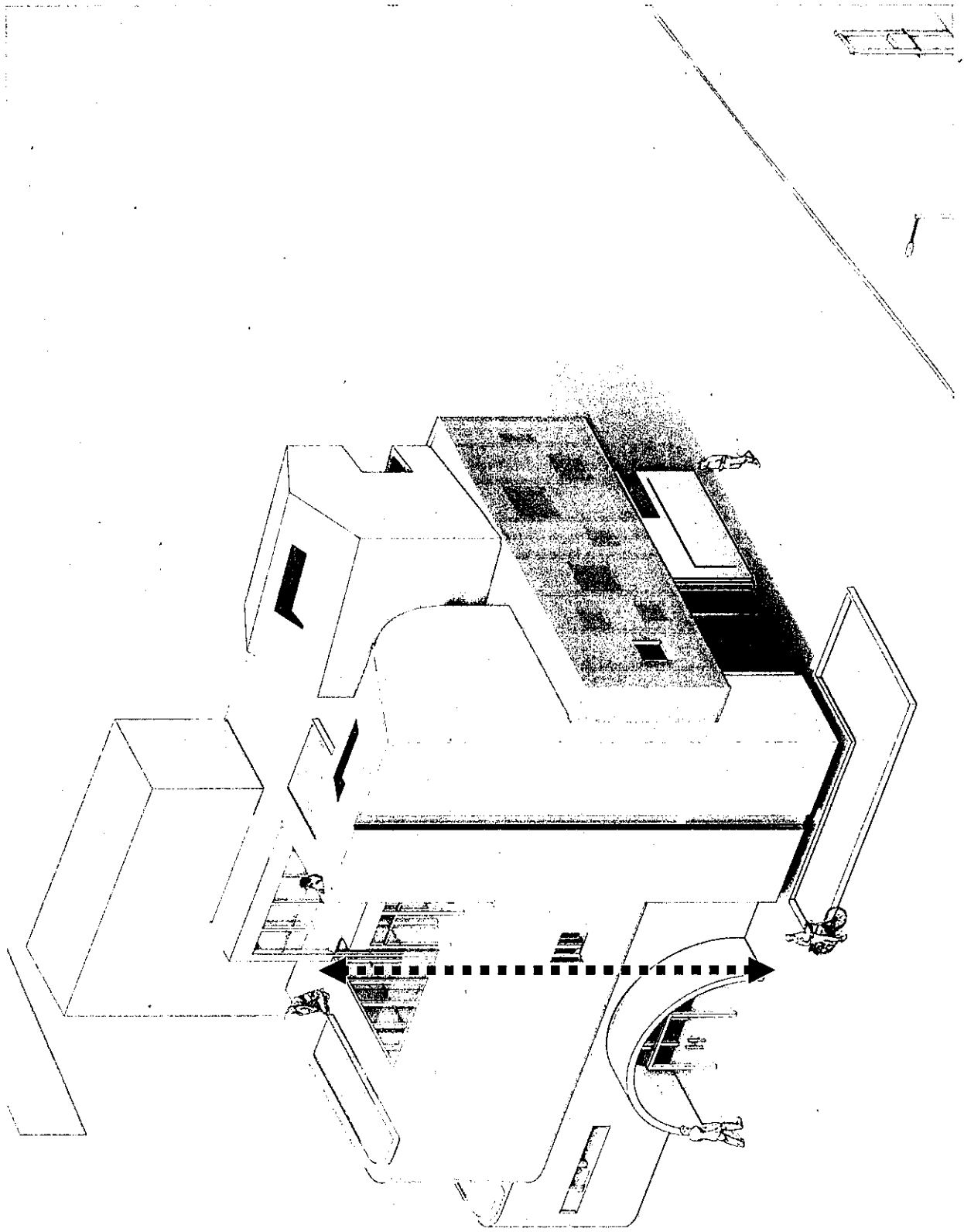




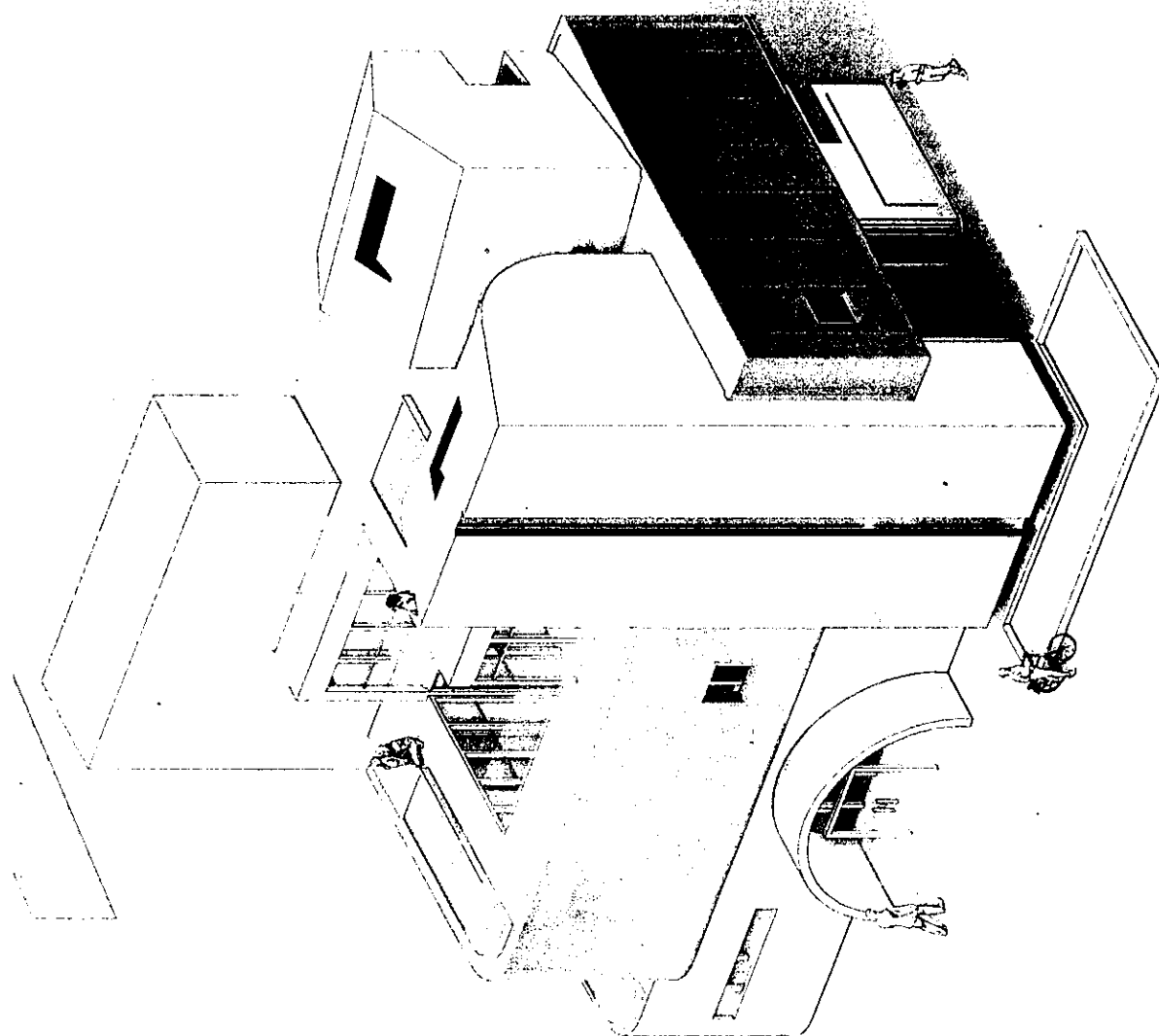




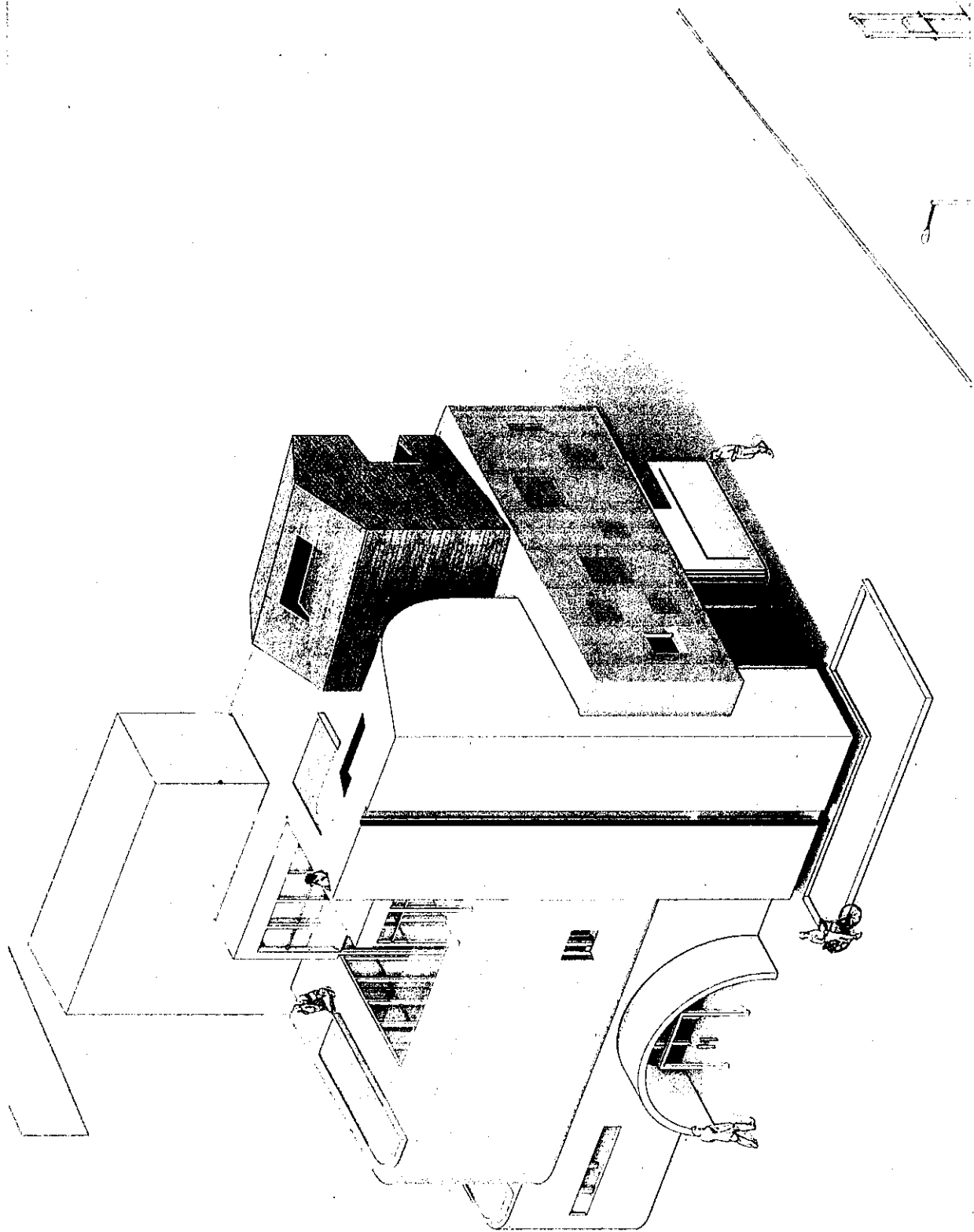




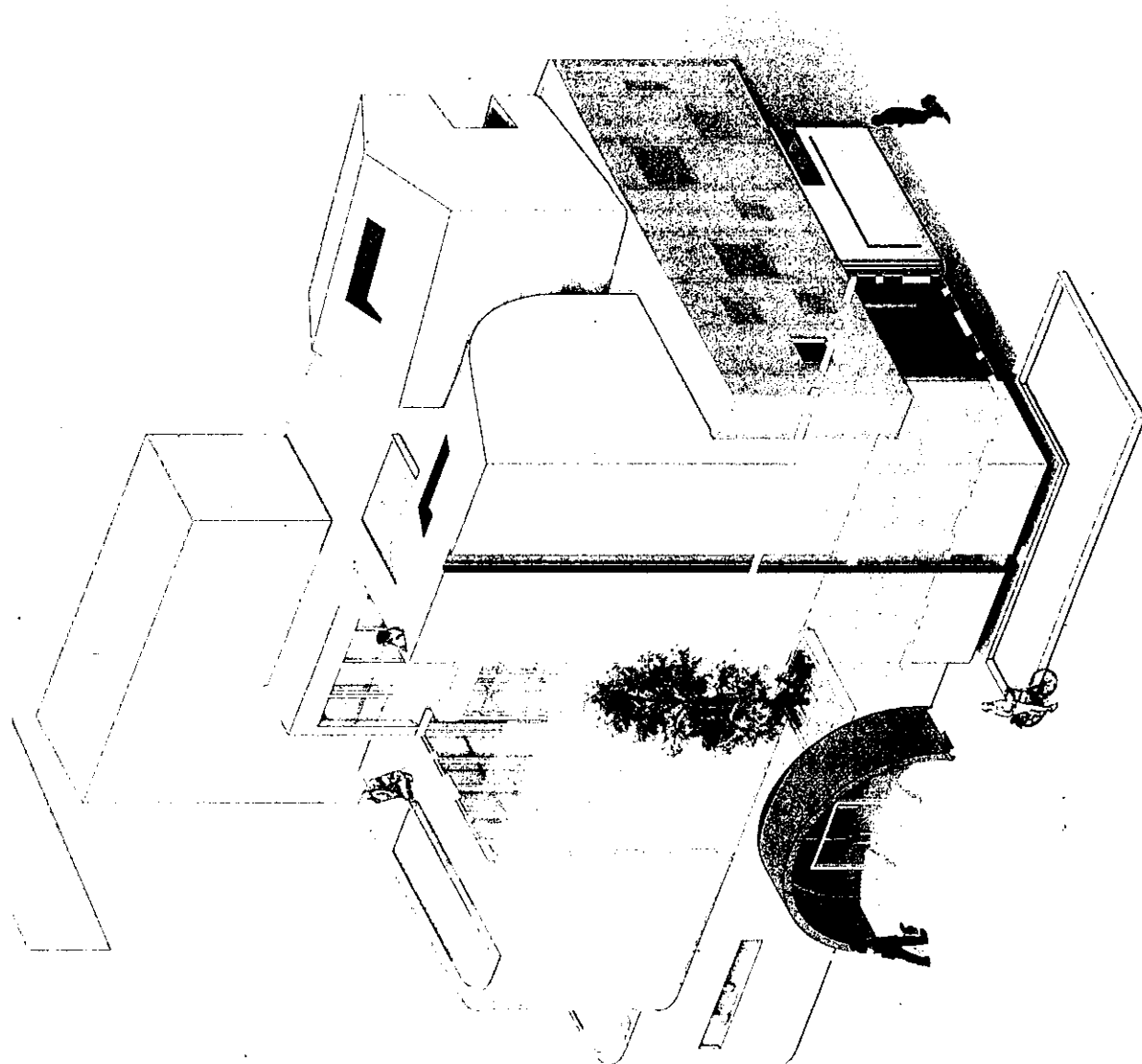
天地連一線  
天地有正氣



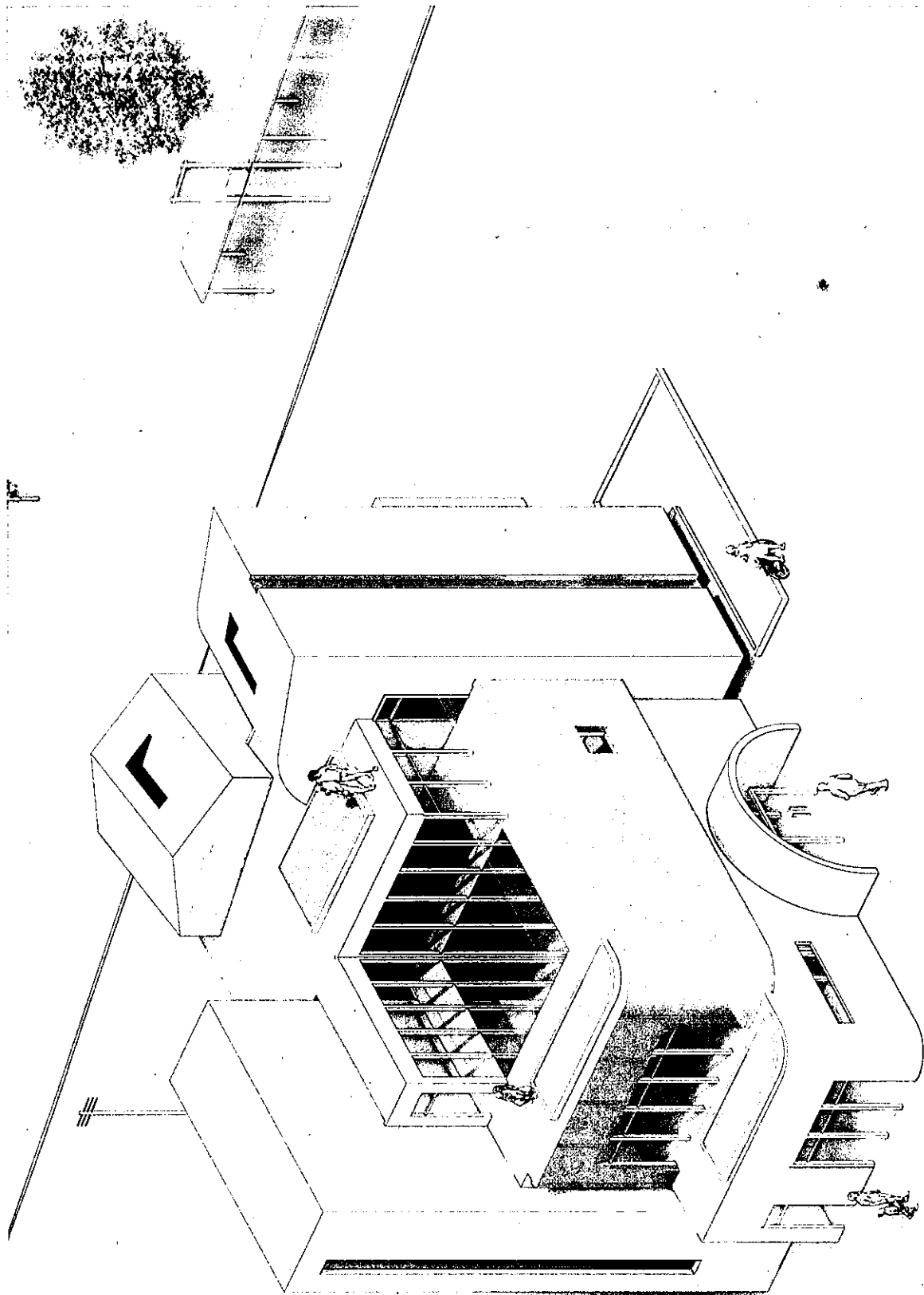
方正氣派 — 主會議室



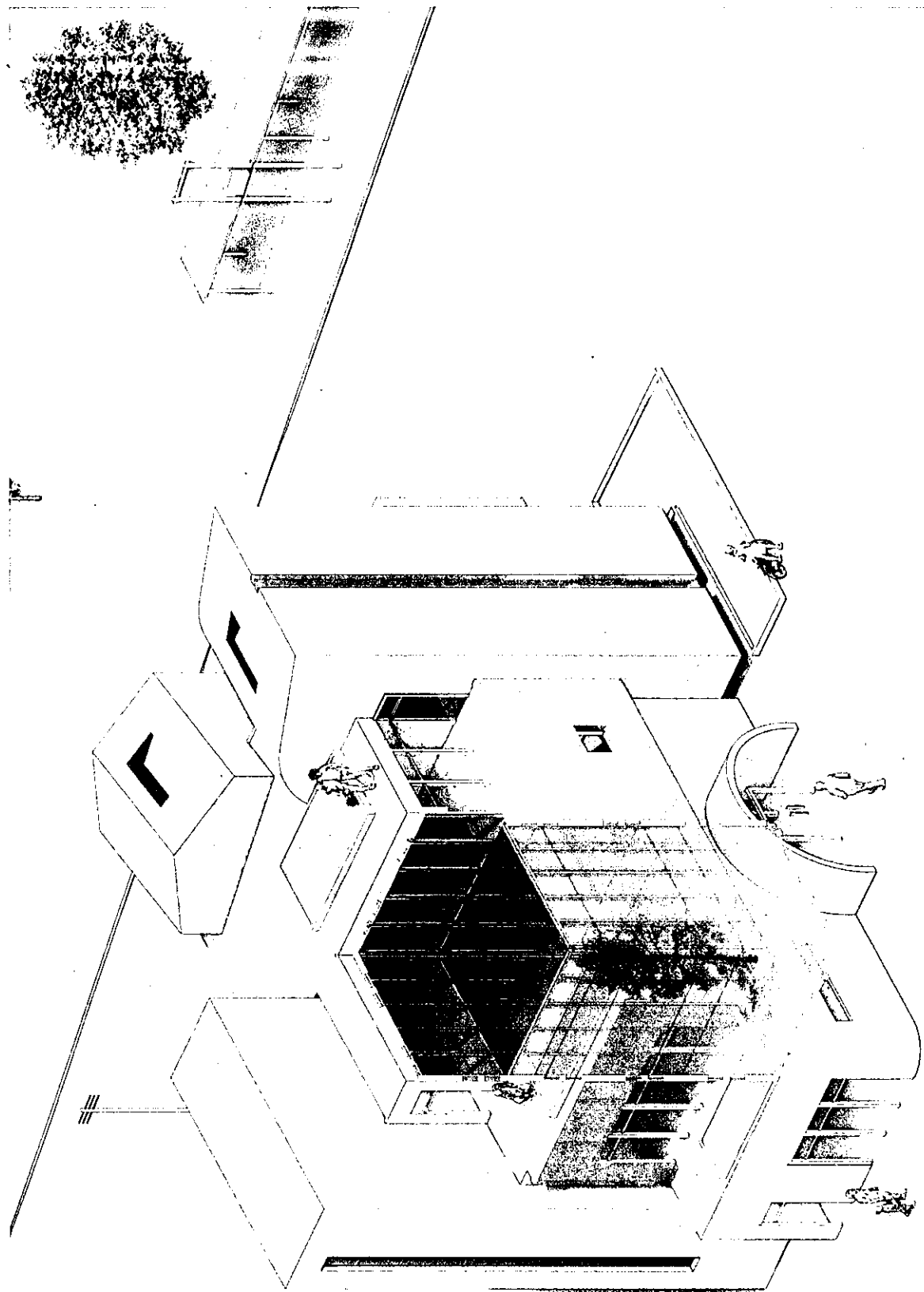
歷史建築 — 新田象徵



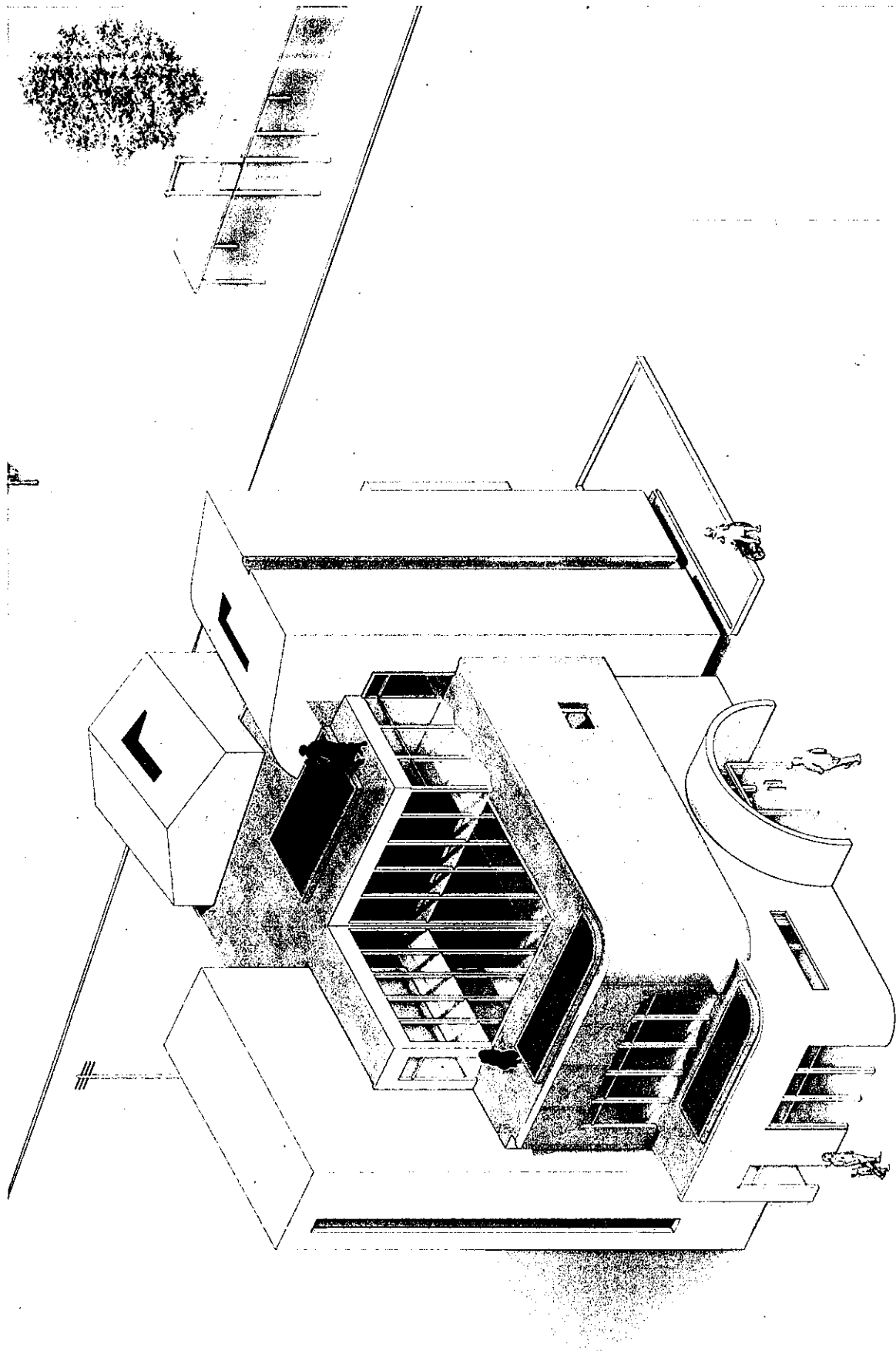
入口與中庭 - 空氣



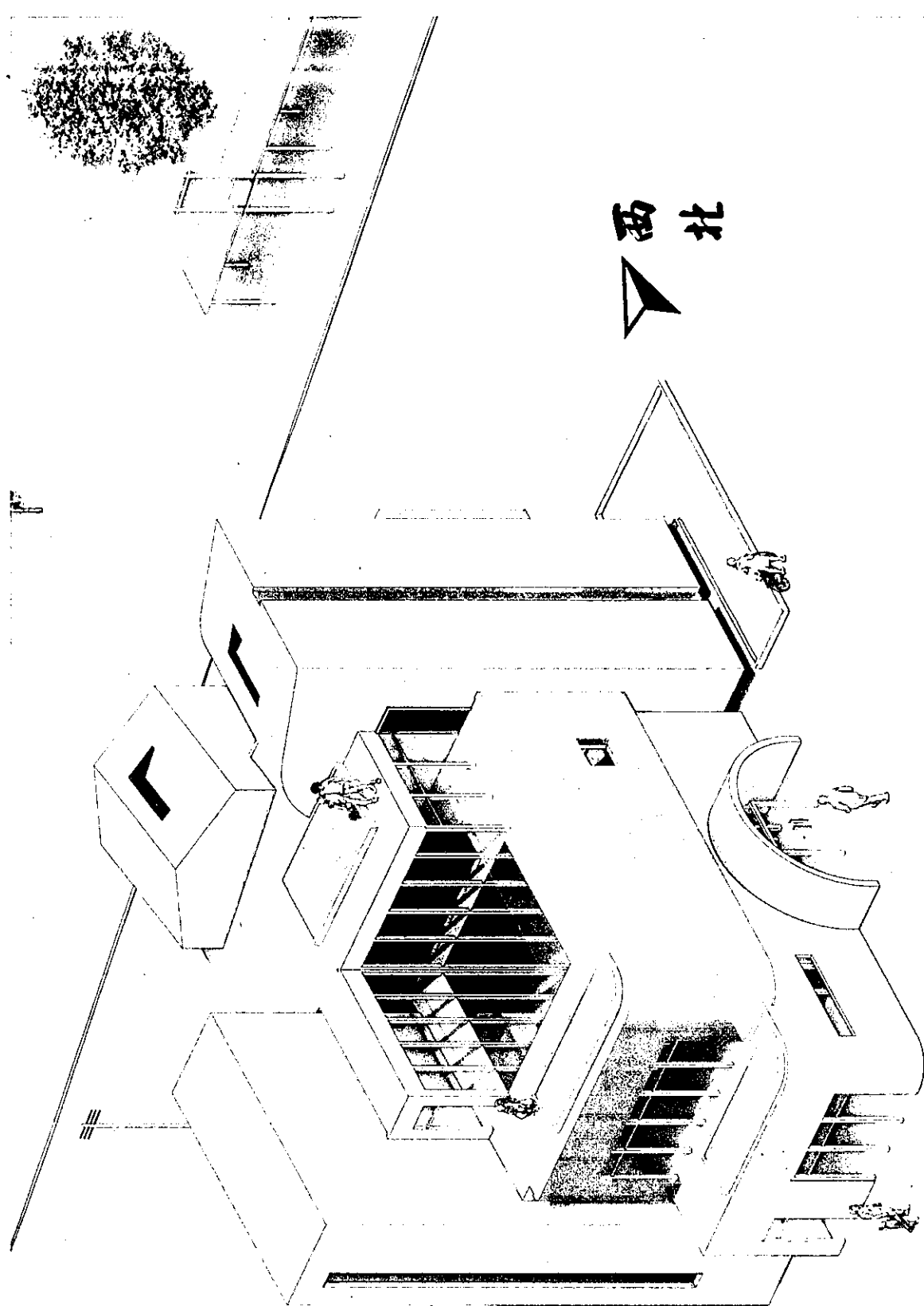




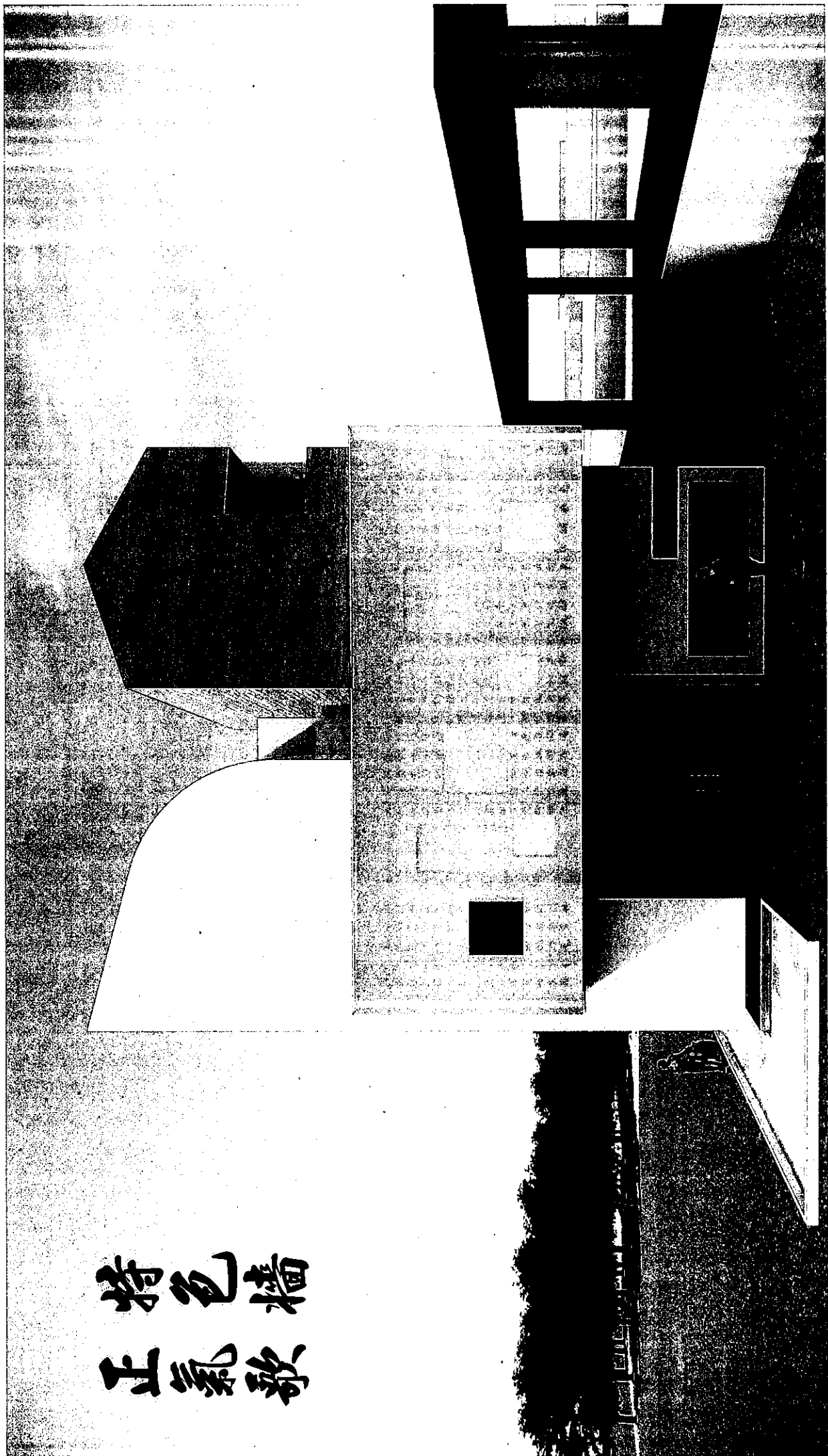
# 中式合院建園



绿化阳台

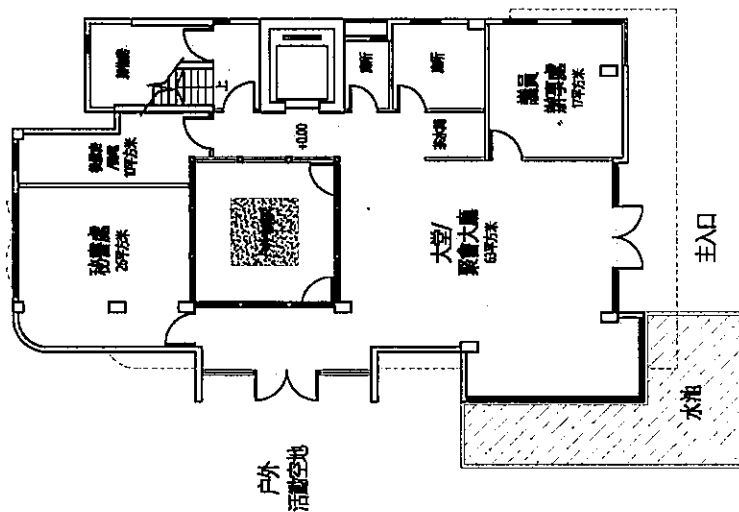


西北向 風水池



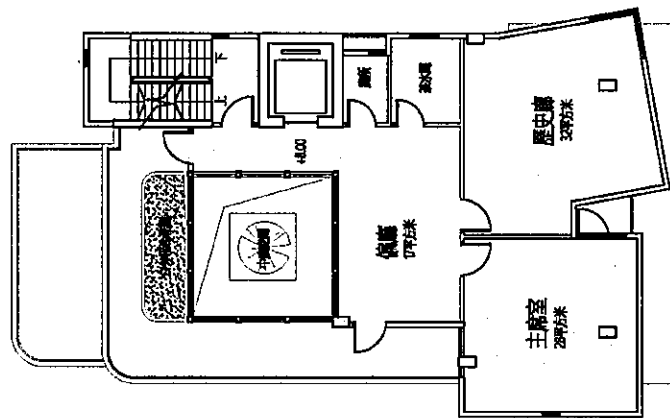
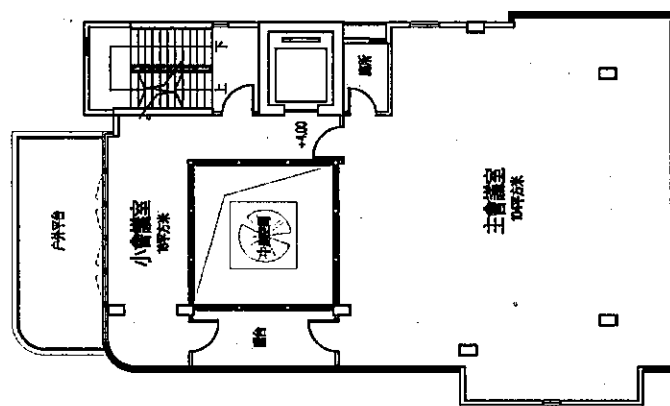
特色牆  
正氣歌

後園

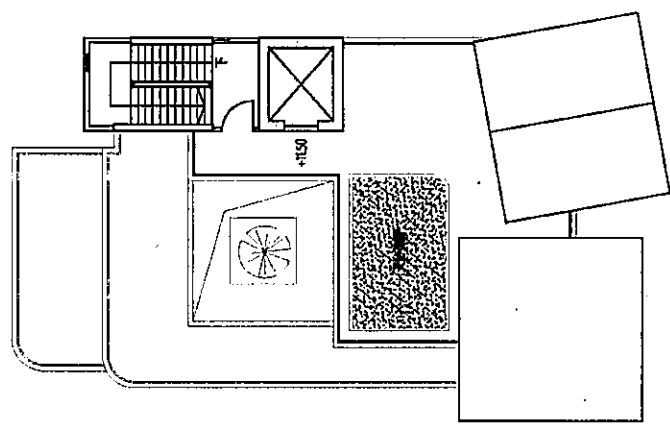


地下平面圖

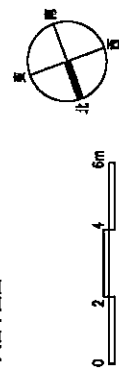
初步方案建築圖  
(建築面積: 488sqm)



二樓平面圖

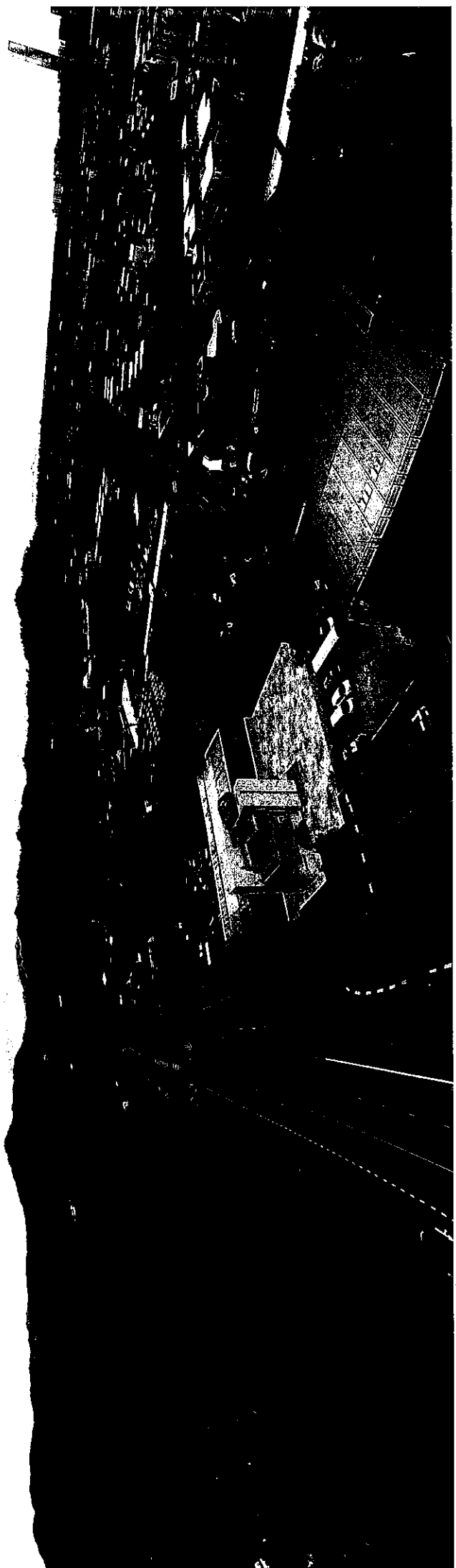


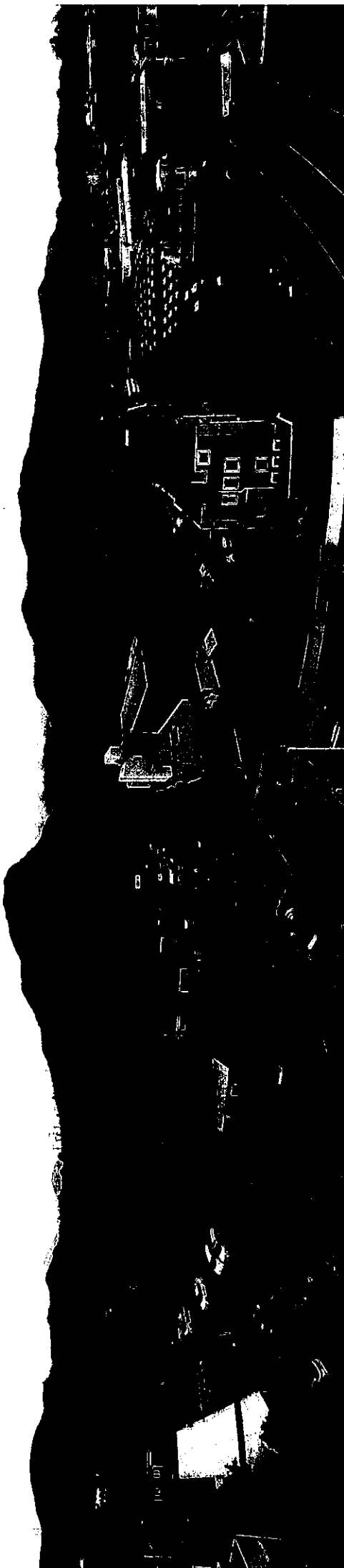
天台平面圖



新田公路方向

青山公路方向

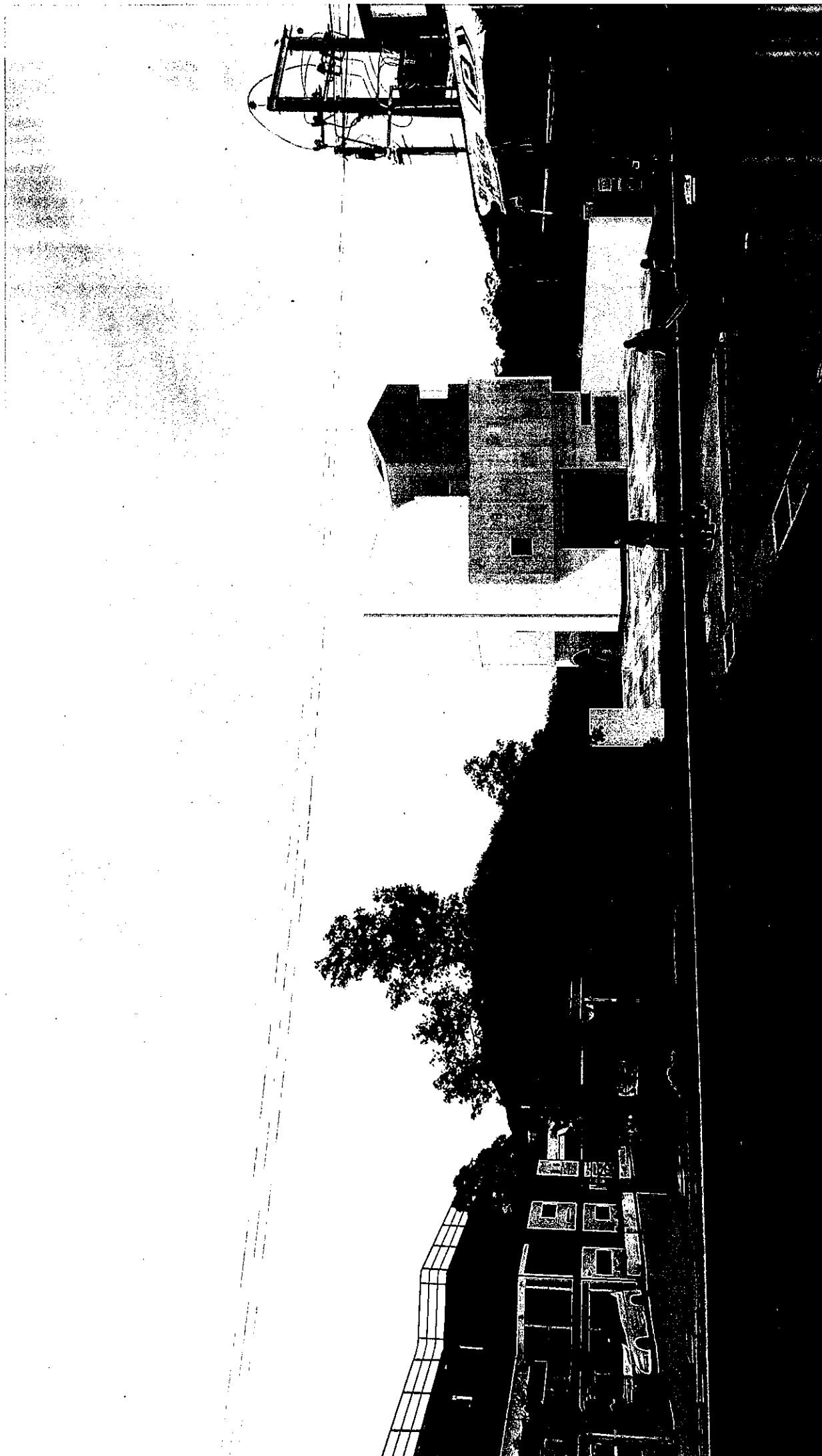














Re: Departmental Comments for A/YL-ST/61004/05/2022 16:25  
From: Jason Tang  
To: btung@pland.gov.hk, tpbd@pland.gov.hk  
Cc: Tsz Nok Chow, Raymond Leung  
San Tin Rural Committee

File Ref:

History:

This message has been forwarded.

1 Attachment



20220426\_STRC Chairman Letter.pdf

Dear Benjamin,

Furthermore, please see below the supplementary information:

1. Attached the supporting letter from the Chairman of the San Tin Rural Committee for consideration
2. The breakdown of the floor GFA is - [G/F: 191.0sqm; 1/F: 171.6sqm; 2/F: 125.2sqm]

Many thanks.

Regards,  
Jason Tang

On Wed, Apr 20, 2022 at 7:22 PM Jason Tang  
Dear Benjamin,

wrote:

Please see attached a full set of documents in response to the comments received from PlanD, ASD and TD for the captioned project (A/YL-ST/610). Please feel free to contact Adam or myself for any query raised. Many thanks.

Regards,  
Jason Tang

20220418\_STRC Design Concept.pdf

On Thu, Apr 14, 2022 at 4:56 PM Jason Tang  
Dear Benjamin,

wrote:

Please see attached the draft revised documents for the captioned project (A/YL-ST/610) San Tin Rural Committee Building for your reference. This is to follow up with the departmental comments we received previously, after the deferral application we sent you in early Feb. We will supplement you with more information (e.g. photomontages) next week to make it comprehensive. Thanks.

Regards

Jason Tang

On Fri, Feb 4, 2022 at 4:51 PM Jason Tang  
Dear Benjamin,

wrote:

Happy New Year! Wish you and your family a healthy, happy and prosperous Year of Tiger to come!

Please see attached the letter to apply for deferral for this case. Please feel free to contact me or Adam for further information. Thanks.

Regards,  
Jason Tang

On Fri, Jan 28, 2022 at 3:45 PM Jason Tang wrote:

Dear Benjamin,

Please see attached our preliminary response for your review first. Thanks for the advice.

Please feel free to contact Adam or myself. Thanks!

Cheers,  
Jason

On Fri, Jan 28, 2022 at 1:09 PM <[btung@pland.gov.hk](mailto:btung@pland.gov.hk)> wrote:

Dear Mr. TANG,

I refer to the captioned s.16 application. Further to the email dated 24.1.2022, please find attached the comments of the Transport Department (TD) for your necessary action.

*Comments from Traffic Engineering (NTW) Division, Transport Department  
(Contact Person: Mr. K C Wong; Tel: 2399 2727)*

(a) The applicant should provide details of trip generation with breakdown to justify the provision of 8 parking within the subject site and demonstrate the traffic generated from the subject site would not have traffic impact on the public road network.

(b) The applicant should demonstrate sufficient space for manoeuvring of the types of vehicle allowed at the ingress and egress point and ensure vehicles would not encroach the opposite lane when turning to Castle Peak Road - San Tin from the subject site via the vehicular access, and vice versa.

(c) No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.

For enquires on the departmental comment, please directly contact the relevant officer. For other enquiries, please contact the undersigned or Ms. Alice CHEUNG (Tel: 3168 4041) of this office.

Kind regards,  
Benjamin TUNG  
TPG/YLE1,  
DPO/FS&YLE, PlanD  
Tel: 3168 4049

----- Forwarded by Benjamin TUNG/PLAND/HKSARG on 28/01/2022 12:59 -----

From: Benjamin TUNG/PLAND/HKSARG

To:  
Cc: Alice Yuk Yi CHEUNG/PLAND/HKSARG@PLAND, Christine Chi Ming  
CHEUNG/PLAND/HKSARG@PLAND, Yen PY LEUNG/PLAND/HKSARG@PLAND  
Date: 24/01/2022 19:03  
Subject: Departmental Comments for A/YL-ST/610

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Dear Mr. TANG,

I refer to the captioned s.16 application. Please see the attached departmental comments received for your response:

*Comments from Chief Architect, Architectural Services Department  
(Contact Person: Mr. Calvin CHAN;*

*(a) It is noted that the proposed San Tin Rural Committee Office consists of one block with building height about 11.5m (3 storeys), which is about 39.7% higher than adjacent village type residential developments with BHR of 8.23m permitted in OZP. It is undesirable from visual point of view and considered not compatible to adjacent developments.*

*(b) It is suggested to provide 20% greenery in accordance with PNAP APP-152.*

For enquires on the departmental comment, please directly contact the relevant officer. For other enquiries, please contact the undersigned or Ms. Alice CHEUNG (Tel: 3168 4041) of this office.

Kind regards,  
Benjamin TUNG  
TPG/YLE1,  
DPO/FS&YLE, PlanD  
Tel: 3168 4049



# 新田鄉鄉事委員會

SAN TIN RURAL COMMITTEE

地址：元朗新田大馬路七號

7, MAIN ROAD, SAN TIN, YUEN LONG, N. T.

TEL : 2471 1112 FAX : 2471 3838 EMAIL: 25thstre@gmail.com

Our Ref: 07/001/2604/22

(郵遞)

致：規劃署署長

鍾文傑太平紳士

## 關於申請編號 A/YL-ST/610 的擬議用途/發展的概括發展規範

### 位置：元朗新田青山公路-新田段丈量約份第 102 約的政府土地

過往二十七鄉主席曾到訪政府總部拜訪規劃處，當時任職規劃處副署長/地區龍小玉女士亦在場，曾承諾如有協助之地方能為鄉事酌情處理。本會已透過原 建築公司向城市規劃委員會作出申請興建新田鄉鄉事委員會新會址。唯建築物高度方面有所限制，本會希望申請由原定高度 8.23 米上調至 11.5 米。基於以上高度是民政處及地政處之建議，兩處曾承諾如收到規劃處之諮詢並不會反對。原因如下：

1. 突出其標誌性。作為一個為地區居民服務之處所，新會址亦包括議員辦事處在內，有廣闊的高度和空間，絕對能為市民帶來更舒適和更大空間。絕對能為新田區居民帶來更深印象。
2. 設計方案。新會址將成為新田新座標，並希望得到設計獎項。基於河套區將成為科學園，包括就近新會址 300 米左右的購物城，而新田社區隔離設施搬離後，該位置將發展成大型購物中心及高樓大廈，新會址絕不會與就近建築有高度相差。
3. 新田鄉鄉事委員會新會址為一個服務新田鄉 23 條村 48 位村長的公用空間，包括牛潭尾，面積廣闊、人流密切。規劃處將會將新田區打造成科學城，本會址將接待不同的政府部門，協助河套區科學園內發展及日後科學園規劃意向，包括交通、環保、收地、政府及村民紛爭。此會址將發揮極大作用及作為政府與村民解決問題之橋樑。

基於上述原因，本會希望 規劃署署長鍾文傑太平紳士能大力支持上述申請。



新田鄉鄉事委員會主席

元朗當然區議員

文美桂先生

2022 年 4 月 26 日

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**Departmental Comments for A/YL-ST/610**  
24/05/2022 17:21

From: Tsz Nok Chow  
To: tpbpd@pland.gov.hk  
Cc: btung@pland.gov.hk  
File Ref:

1>

2 attachments



20220524\_site plan\_1\_200 A3.pdf 20220524\_Planter Detail.pdf

Dear Sir/Madam,

The comments are well received. Please see our response as follows:

- (a) Please see attached the typical details for the planting arrangement. The tree and shrub planters will be located on the G/F, while all roof planting on 2/F and R/F will be the groundcover type (300mm soil depth).
- (b) Noted. We have revised the preliminary masterplan as per the attachment. We have provided a 5m separation in between every heavy standard tree.
- (c) Noted. Please see attached the typical details for the 300mm soil depth planting arrangement.
- (d) Noted.

Best regards,  
Adam Chow

新田公路

項目用址

後園

戶外  
活動空地

聚會大廳

水池

主入口

車位

車位

車入口

5000

BUILDING SET-BACK FROM ROAD > 17m

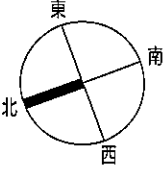
用地面積:  
~980sq.m

首層面積:  
171sq.m(<210sq.m)

總建築面積:  
488sq.m

覆蓋率:  
19.4% (190/980sqm)

綠化率:  
20.0% (196/980sqm)

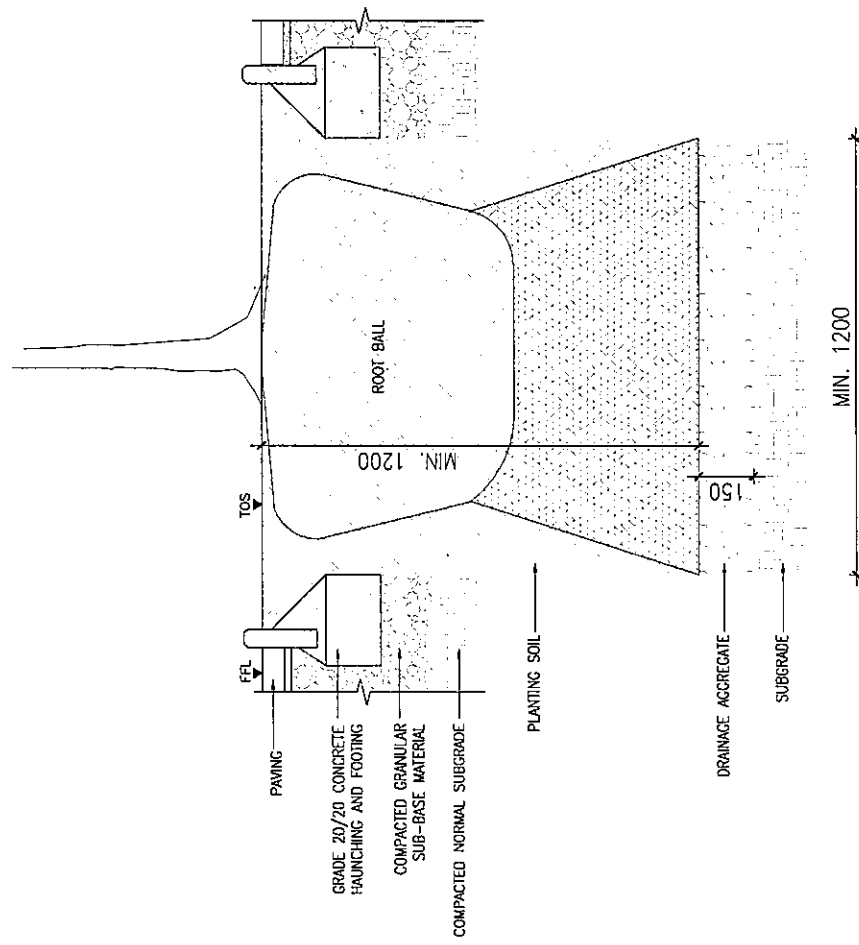


0 2 4 8m

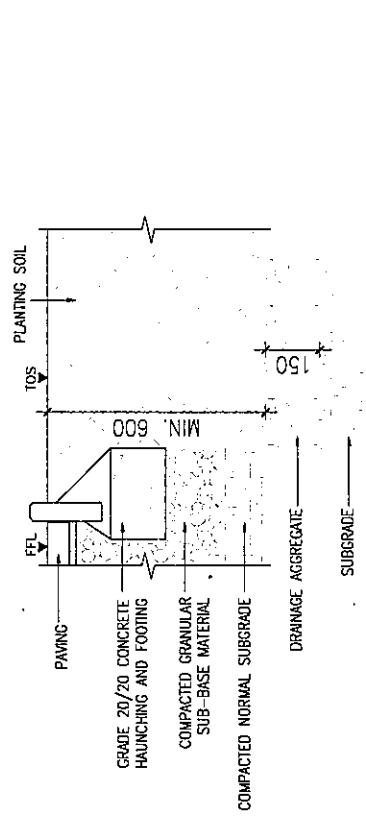
青山公路 - 新田段

總平面圖  
初步方案建築圖

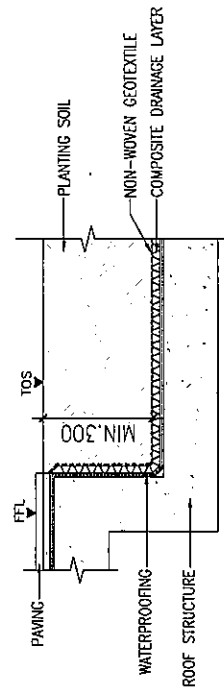




1 TREE PLANTER DETAIL  
SCALE 1:20



2 SHRUB PLANTER DETAIL  
SCALE 1:20



3 GROUNDCOVER PLANTER DETAIL  
SCALE 1:20



**Previous Applications covering the Application Site**

**Approved Applications**

No.	Application No.	Proposed Use(s)/ Development(s)	Decision of the RNTPC/TPB	Approval Conditions
1.	A/YL-ST/44	Temporary Container Tractor/Trailer Park for a Period of 12 Months	19.12.1997 Approved by RNTPC (12 months)	nil
2.	A/YL-ST/68	Temporary Parking of Container Tractor/Trailer for a Period of 12 Months	27.11.1998 Approved by RNTPC (12 months)	(1), (2), (5)
3.	A/YL-ST/115	Temporary Fee-paying Public Vehicle Park for a Period of 3 Years	3.3.2000 Approved by RNTPC (3 years)	(5)
4.	A/YL-ST/216	Temporary Fee-paying Public Vehicle Park for a Period of 2 Years	3.1.2003 Approved by RNTPC (3 years)	(3), (4), (5)

**Approval Condition(s):**

- (1) The submission and implementation of landscaping proposal.
- (2) The provision of drainage facilities.
- (3) No heavy vehicle (including container vehicle and lorries) were allowed to be parked on the site.
- (4) Revocation clause.
- (5) Reinstatement clause.



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**A/YL-ST/610 DD 102 San Tin Rural Committee Office**  
25/01/2022 02:49

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

A/YL-ST/610

Government Land in D.D. 102, Castle Peak Road - San Tin

Site area : About 980sq.m

Zoning : "VTD"

Applied development : MR of BHR / Rural Committee Office / Excavation of Land /  
8 Vehicle Parking

Dear TPB Members,

Strong Objections to government land being used for this purpose. The villagers own hectares of land and should provide their own site for this facility.

What about all those brownfield sites in San Tin for starters???

Kenneth Lau could donate a small part of the holdings declared at Legco.

Mary Mulvihill



**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that should planning approval be given to the subject planning application, the STT holder will need to apply to this office for modification of the STT conditions where appropriate. Application will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by the LandsD;
- (b) to note the comments of the Commissioner for Transport (C for T) that no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that
  - the applicant should provide the run-in/out at Castle Peak Road – San Tin to the satisfaction of TD and HyD and in accordance with the latest version of Highways Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement.
  - Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) to note the comments of Chief Engineer/Railway Development 2-2, HyD (CE/RD 2-2, HyD) that the Site is in close proximity to NOL Spur Line alignment and station under development by MTRCL. The applicant is required to note the potential nuisance of NOL Spur Line during construction and operation, coordinate with MTRCL before the commencement of works and allow MTRCL to get access to the application site for Ground Investigation works and survey. Deep foundation such as piling is not permitted at the application site;
- (e) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting, and felling under lease. The applicant is reminded to seek comment and approval for any proposed tree works from the maintenance parties and relevant departments prior to commencement of the works;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that
  - the applicant shall submit a drainage submission to demonstrate how he will collect, convey and discharge rain water falling onto or flowing to his site. A clear drainage plan showing full details of the existing drains and the proposed drains (e.g. cover and invert levels of pipes/catchpits/outfalls and ground levels justifying waterflow etc.) with supporting design calculations and charts should be included. (For preparation of the drainage proposal, the guideline on preparation of the

drainage proposal is available in DSD homepage at [http://www.dsd.gov.hk/EN/Files/Technical\\_Manual/dsd\\_guideline/Drainage\\_Submission.pdf](http://www.dsd.gov.hk/EN/Files/Technical_Manual/dsd_guideline/Drainage_Submission.pdf)). The applicant is reminded that approval of the drainage proposal must be sought prior to the implementation of drainage works on site.

- After completion of the required drainage works, the applicant shall provide DSD for reference a set of record photographs showing the completed drainage works with corresponding photograph locations marked clearly on the approved drainage plan for reference. DSD will inspect the completed drainage works jointly with the applicant with reference to the set of photographs.
  - The applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas.
  - The applicant is reminded that the proposed drainage works as well as the site boundary should not cause encroachment upon areas outside his jurisdiction.
  - No public sewerage maintained by CE/MN, DSD is currently available for the connection. For sewage disposal and treatment, agreement from DEP shall be obtained.
  - The applicant should consult DLO/YL regarding all the proposed drainage works outside the site boundary in order to ensure the unobstructed discharge from the Site in future.
  - All the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage facilities on site under proper maintenance at all times;
- (g) to note the comments of the Director of Fire Services (D of FS) that detailed fire services requirements will be formulated upon receipt of formal submission of general building plans. Nevertheless, the applicant is advised to observe the requirements of EVA as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Building 2011, which is administered by the Buildings Department;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that
- before any new building works (including containers / open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of the Building Authority should be obtained, otherwise they are Unauthorised Building Works (UBW) under the Building Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.
  - For UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be



constructed as an acceptance of any existing building works or UBM on the Site under the BO.

- The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations [B(P)R] respectively.
- The Site abuts on a specified street (Castle Peak Road – San Tin) of not less than 4.5m wide. Its permitted development intensity shall be determined under the First Schedule of the [B(P)R] at the building plan submission stage.
- Detailed checking will be carried out during building plan submission stage; and

(i) to note the comments of the Director of Food Environment and Hygiene (DFEH) that

- no Food and Environmental Hygiene Department's (FEHD) facilities will be affected.
- The proposed works and operation shall not cause any environmental nuisance, pest infestation and obstruction to the surrounding.
- For any waste generated from such activity/operation, the applicant should arrange disposal properly at their own expenses.

