

2022年10月28日

Form No. S16-1
表格第 S16-I 號

28 OCT 2022

I formally acknowledge
the application only upon receipt
of all the required information and documents.

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

3/7

2202528 3/10 by hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A14L-ST/633
	Date Received 收到日期	28 OCT 2022

- 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 樓及新界沙田上禾輋路 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)

MANBRO INVESTMENTS LIMITED 文氏投資有限公司

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

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

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司

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 D.D. 102, SAN TIN, YUEN LONG, NEW TERRITORIES (FORMER LOT 3405 IN D.D. 102, 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 1,923 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 769.2 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) 1,923 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	APPROVED 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"
(f) Current use(s) 現時用途	VACANT (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

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

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one '✓'.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one "✓".

註1: 可在多於一個方格內加上「✓」號

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

註2: "For Development involving columbarium use, please complete the table in the Appendix." (如發展涉及骨灰安置所用途, 請填妥表格附錄中的表格al undertakings involving the use/storage of Dangerous Goods)"

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

(iii) For Type (iii) application 供第(iii)類申請		
(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度	
	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 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至%
- ☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

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

"HOUSE" USE

(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	NOT MORE THAN 769.2	
Proposed plot ratio 擬議地積比率 sq.m 平方米	<input type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	0.4	<input type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	20	<input checked="" type="checkbox"/> About 約
Proposed no. of storeys of each block 每座建築物的擬議層數	4	
	2	
 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
	NOT MORE THAN 7.62 m 米	<input type="checkbox"/> About 約

☒ Domestic part 住用部分

GFA 總樓面面積

769.2 sq. m 平方米

☐ About 約

number of Units 單位數目

4

average unit size 單位平均面積

192.3 sq. m 平方米

☒ About 約

estimated number of residents 估計住客數目

16

☐ 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

政府、機構或社區設施

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)

.....

.....

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地

..... sq. m 平方米

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

..... sq. m 平方米

☐ Not less than 不少於

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
4	2	DOMESTIC HOUSE
.....
.....
.....
.....
.....

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

GARDEN, CARPARK AND LGV SPACE
.....
.....
.....
.....

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)

2026
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8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是 No 否</p>	<p><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))</p> <p>LOCAL ACCESS ROAD</p> <p><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)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是 No 否</p>	<p><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)</p> <p>Private Car Parking Spaces 私家車車位 9 (including 1 Visitor Car Park)</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p>
<p>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?</p>	<p>Yes 是 No 否</p>	<p><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)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 1 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p>

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

10. Justifications 理由

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

PLEASE REFER TO 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

C.K. CHAN 陳昌傑

DIRECTOR 董事

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☒ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司

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

Date 日期

- 3 OCT 2022

(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^②

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

② Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，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 D.D. 102, SAN TIN, YUEN LONG, NEW TERRITORIES (FORMER LOT 3405 IN D.D. 102, SAN TIN, YUEN LONG, NEW TERRITORIES)		
Site area 地盤面積	sq. m 平方米 <input type="checkbox"/> About 約 (includes Government land of 包括政府土地 1,923 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	APPROVED SAN TIN OUTLINE ZONING PLAN NO. S/YL-ST/8		
Zoning 地帶	"VILLAGE TYPE DEVELOPMENT"		
Applied use/ development 申請用途/發展	"HOUSE" USE		
(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	769.2 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.4 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	4	
	Non-domestic 非住用		
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	7.62	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積		20%	<input checked="" type="checkbox"/> About 約
(v) No. of units 單位數目		4	
(vi) Open space 休憩用地	Private 私人		sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾		sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 9 (including 1 visitor car parking space) 9 (including 1 visitor car parking space)	
	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)	NIL NIL NIL NIL NIL
	Total no. of vehicle loading/unloading bays/lays 上落客貨車位/停車處總數	1
	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)	NIL NIL 1 NIL NIL

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

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Site Photos		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及/或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

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

- Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.
- 註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

PLEASE REFER TO THE PLANNING STATEMENT

請參考夾附的規劃研究報告書

Our Ref: YL/TPN/1156S/L01

- 3 OCT 2022

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

By Hand

Dear Sir/Madam,

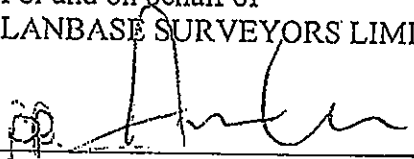
**Planning Application for
Proposed "House" Use
at Government Lan in D.D. 102, San Tin, Yuen Long, New Territories
(Former Lot 3405 in D.D. 102, San Tin, Yuen Long, New Territories)**

We act on behalf of Manbro Investments Limited to submit a planning application under Section 16 of the Town Planning Ordinance for the captioned proposed use.

A signed original copy of the application form S16-I, together with 70 copies of the Planning Statement Reports and an authorization letter, are enclosed herewith for your consideration.

Should you have any queries, please feel free to call our Mr. Anson Lee at _____. Thank you for your attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED


C. K. Chan
Director
Encl.

CK/AL

2022年 10月 2 8日

此文件在 _____ 收到。城市規劃委員會
現今已收到所有必要的資料及文件後才正式簽下收訖
日期。 28 OCT 2022

Document is received on _____
The Planning Board will formally accept
the receipt of the _____ receipt
of all the required information and documents.



Our Ref: YL/TPN/1156S/L02

24 October 2022

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



By Post and Fax (2877-0245)

Dear Sir/Madam,

**Planning Application for
Proposed "House" Use
at Government Land in D.D. 102, San Tin, Yuen Long, New Territories
(Former Lot 3405 in D.D. 102, San Tin, Yuen Long, New Territories)**

We refer to the captioned submitted planning application.

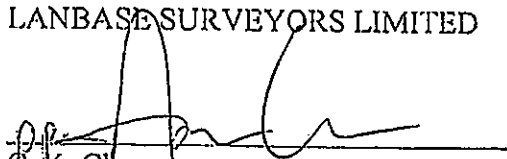
We would like to clarify the followings:

- (1) the building height of the proposed development is 7.62m; and
- (2) there is no covered carports in the proposed development.

Attached please also find a set of revised Proposed Layout Plan, Proposed Development Schedule and Lot Index Plan for submission.

Should you have any queries, please feel free to call our Mr. Anson Lee at
Thank you for your attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED


C. K. Chan
Director
Encl.

CK/AL

2022年 10月 2 8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確認收到
申請的日期。

This document is received on 28 OCT 2022
The Town Planning Board will formally acknowledge the
the submission of the application only upon receipt
of all the required information and documents.

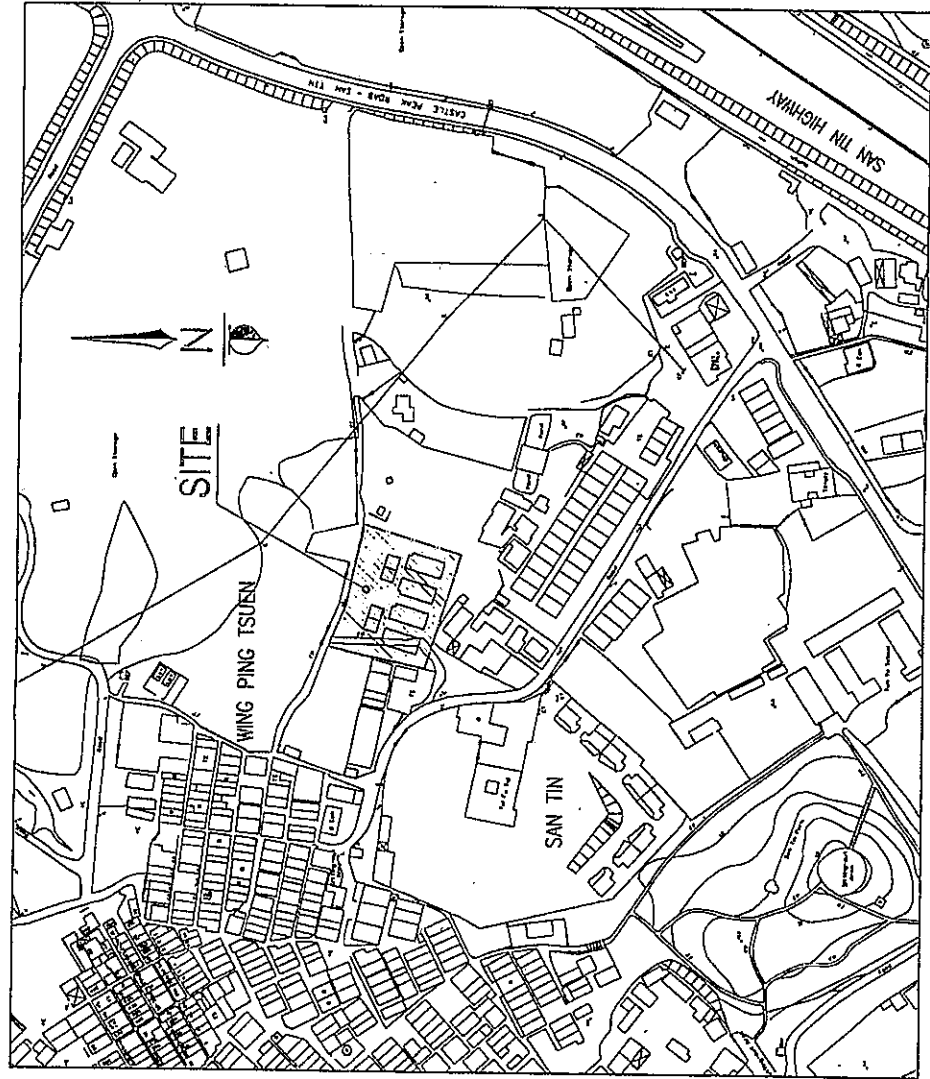


ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)

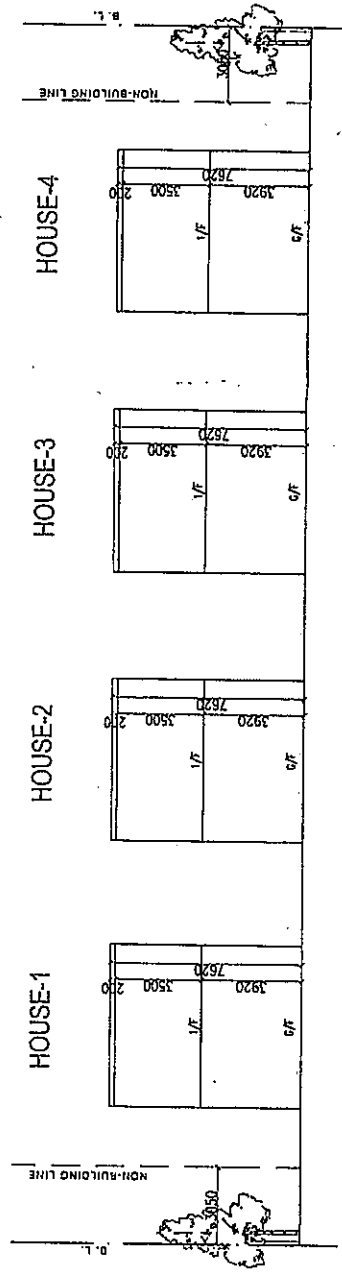


ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)

DEVELOPMENT SCHEDULE	
SITE AREA	1,923s.m.
UNRE LEASE CONDITIONS:-	
13(a) 2 STOREYS	
13(b) 25 FEET	
13(b) PLOT RATIO 0.4	
13(c) ROOFED AREA 20%	
15 SINGLE STOREY CARPORT	
15 2 MOTOR VEHICLES	
PROPOSED:-	
4 HOUSES (HOUSE-1 TO HOUSE-4)	
2 STOREYS	
7.620m (25 FEET)	
GFA OF HOUSE-1 TO HOUSE-4:	G/F 96.15s.m.
	1/F 96.15s.m.
	= 192.30s.m.
TOTAL GFA: 192.30s.m. x 4 = 769.20s.m.	
PLOT RATIO	769.20 / 1,923 = 0.4
SITE COVERAGE	96.15s.m. x 4 / 1,923 = 20%



LOCATION PLAN
(SCALE: 1:2000)



SECTION 1:200

SCALE: 1:2000

DATE: 10/10/2010

PROJECT: PROPOSED HOUSES ON GOVERNMENT LAND (PAPER LOT 3405 IN D0102 SAN TIN, NEW TERRACES, N.T.)

PUR: LOCATION PLAN SECTION

SCALE: AS SHOWN

DESIGNER: GYU Limited (Registered Professional Engineer, Registered Structural Engineer, Registered Surveyor, Registered Development Consultant)

DESIGNER: Gabriel Yu 余健強

CLIENT: YU LIN KEUNG (Sole Proprietor, Castle Peak Road, San Tin, New Territories, N.T.)

CLIENT: YU LIN KEUNG, D.O. & AUTHORIZED PERSON

LANDLORD: LANSSE Surveyors Limited

NO.	REVISION	DATE	BY	CHECKED	L.L.
1	ISSUED FOR TENDER	10/10/2010	GYU	GYU	

FIG. 01



NON-BUILDING AREA (3.05m W.)

FIG. 02

1/11 FLOOR PLAN

1/11 FLOOR PLAN

NOTES:
1. THE PROPOSED HOUSES ARE TO BE BUILT IN ACCORDANCE WITH THE PROVISIONS OF THE BUILDING (REGULATIONS) ACT, 1947 AND THE BUILDING (REGULATIONS) ACT, 1947 (AMENDMENT) ACT, 1956.
2. THE PROPOSED HOUSES ARE TO BE BUILT IN ACCORDANCE WITH THE PROVISIONS OF THE BUILDING (REGULATIONS) ACT, 1947 AND THE BUILDING (REGULATIONS) ACT, 1947 (AMENDMENT) ACT, 1956.
3. THE PROPOSED HOUSES ARE TO BE BUILT IN ACCORDANCE WITH THE PROVISIONS OF THE BUILDING (REGULATIONS) ACT, 1947 AND THE BUILDING (REGULATIONS) ACT, 1947 (AMENDMENT) ACT, 1956.

PROJECT

PROPOSED HOUSES
ON GOVERNMENT LAND
(FORMER LOT 3405 IN EDI/02
SIN TAN, WEST LING, K.T.)

PLAN

1/11 FLOOR PLAN

SCALE

1 : 200



GYU Limited
Incorporated in Hong Kong
Registered Office:
2/F, 200, Nathan Road, Kowloon
Telephone: 233 8888
Gabriel Yu 余耀强

YU LIN KEUNG
INCORPORATED IN HONG KONG
REGISTERED OFFICE:
2/F, 200, Nathan Road, Kowloon
Telephone: 233 8888
LAND CONSULTANTS

LAN BASE
SURVEYORS LIMITED

DATE

DESIGNED

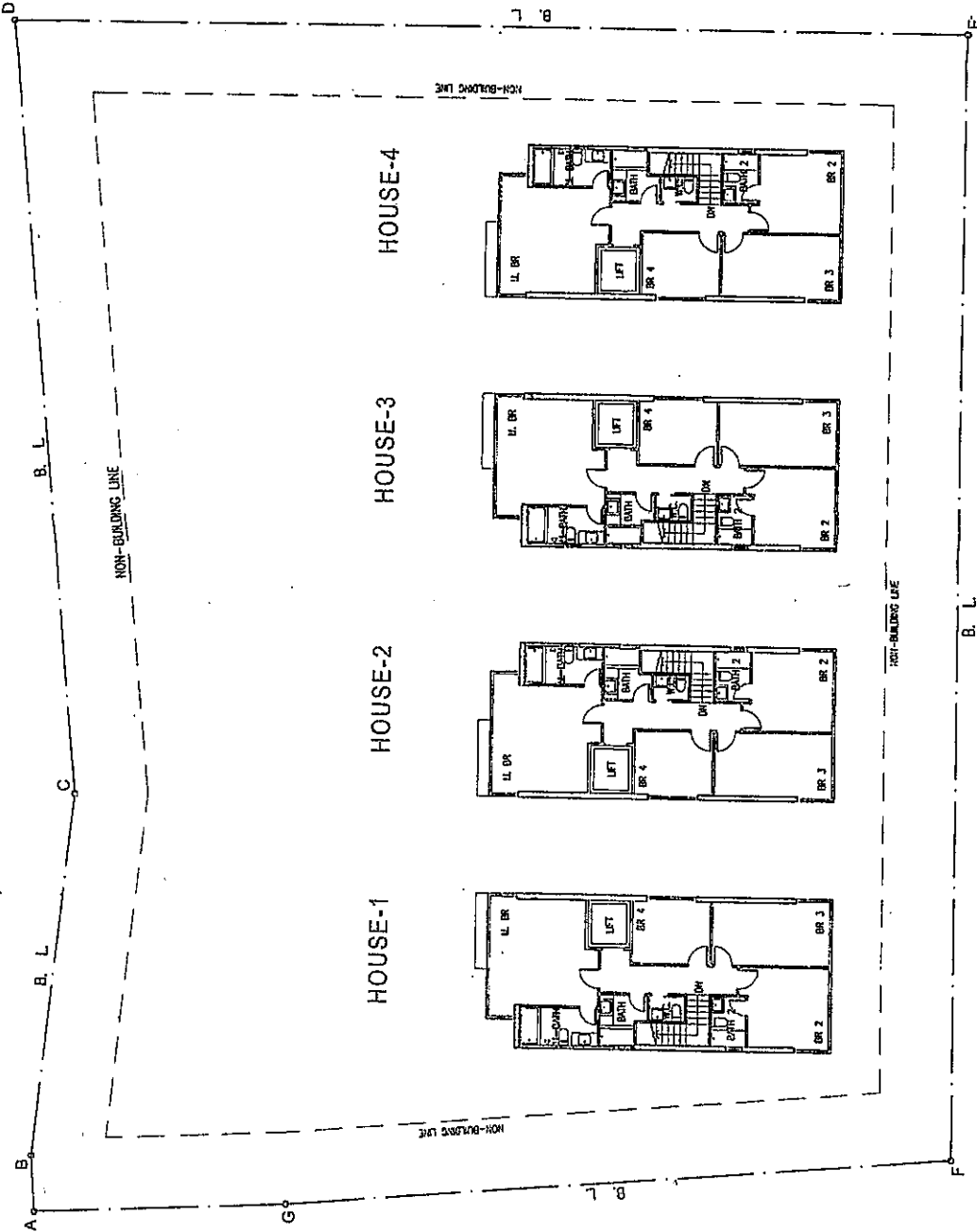
L.L.

DATE

DESIGNED

L.L.

FIG.03



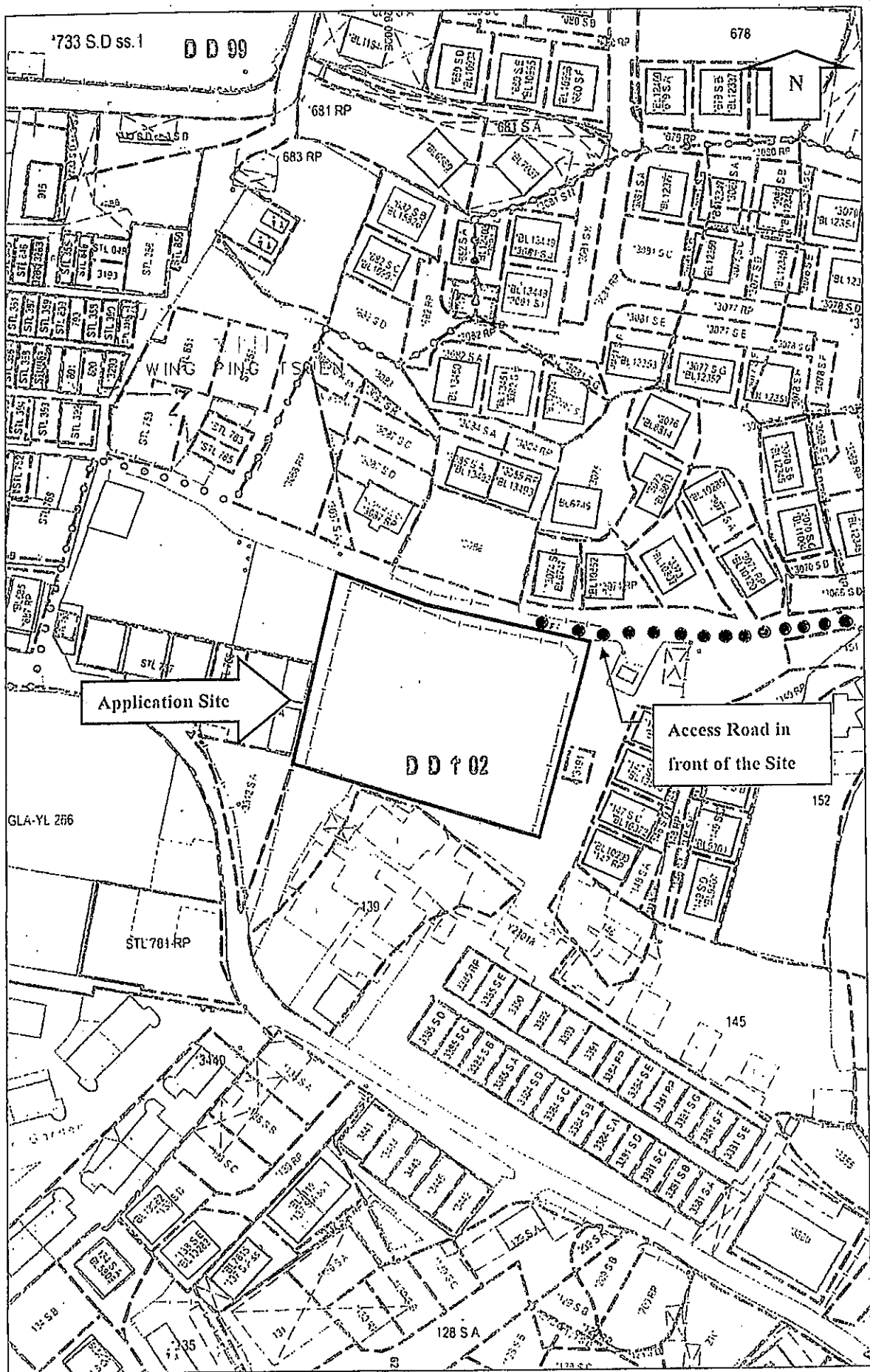
1st FLOOR PLAN



PREF. APPROVAL 1 -		DATE
A	-	1
B		
C		
D		
E		

Table 5.1 Proposed Development Schedule

Site Area	About 1,923m ²
Plot Ratio	Not more than 0.4
Site Coverage	Not more than 20%
Gross Floor Area	About 769.2m ²
Building Height	Not exceeding 25 feet (~7.62m)
No. of Storeys	2
No. of Units	4
Provision of Internal Transport Facilities	
Car Parking Spaces	
- Private Car Parking Space	8 (2.5m x 5m)
- Visitor Car Parking Space	1 (2.5m x 5m)
Loading/Unloading Space	
- Light Goods Vehicle (LGV)	1 (3.5m x 7m)



For Identification Only

Our Ref: YL/TPN/1156S/I.03

6 December 2022

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



By Post and Fax (2877-0245)

Dear Sir/Madam,

**Planning Application for
Proposed "House" Use
at Government Land in D.D. 102, San Tin, Yuen Long, New Territories
(Former Lot 3405 in D.D. 102, San Tin, Yuen Long, New Territories)
(Planning Application No. A/YL-ST/633)**

We refer to the captioned planning application.

Please note that the proposed residential houses are not NTEH and they will be developed under Buildings Ordinance, which follows the development conditions under New Grant No. 2474 for former Lot 3405 upon relief against re-entry of the Lot.

A set of "Response-to-Comments" is also provided herewith responding to the government departmental comments for the captioned planning application.

Should you have queries, please feel free to call our Mr. Anson Lee at : Thank
you for your attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED

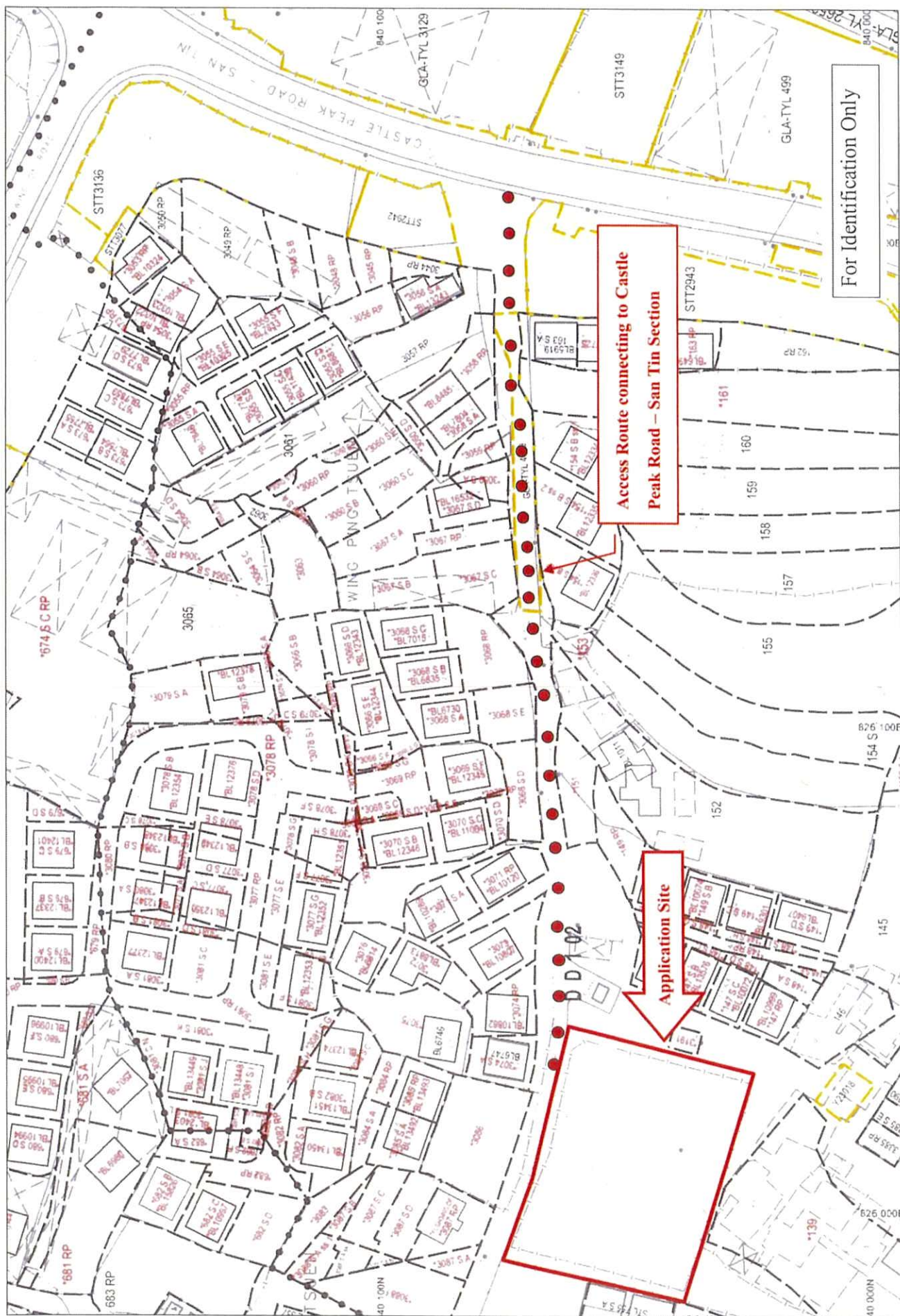
C. K. Chan
Director
Encl.
CK/AL

c.c.
DPO / FSS & YLE (Attn.: Ms. Alice Cheung By Email)



Response-to-Comments

	Departmental Comments	Responses
	Transport Department (TD) (Contact: Mr. Wong Kin Chun, Kinok at 2399-2727)	
(a)	The applicant should indicate the entire route via vehicular access from the public road network to the subject site.	Please see the attached Routing Plan for reference.
(b)	The subject site is connected to public road network via a section of a local access which is not managed by Transport Department. The land status of the local access should be clarified with the Lands Department by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly.	Noted. The land status, and the management and maintenance responsibilities of the local access would be clarified with the relevant lands and maintenance authorities, if necessary.
(c)	As there is no information about the vehicular access at the private lot(s) to the concerned site, the applicant should seek the relevant land owner(s) on the right of using the vehicular access.	As shown in the attached Routing Plan, no private lot(s) would be involved for providing the vehicular access to the subject site. However, the applicant would seek the relevant land owner(s) on the right of using the vehicular access, if necessary.
(d)	The applicant should specify the types of vehicle and provide details of trip generation with breakdown during construction stage and demonstrate the traffic generated from the subject site would not have traffic impact on the public road network.	It is estimated that there would be only 8 vehicle trips (private car) at maximum for driving out from the site in the morning peak hours and only 8 vehicle trips at maximum for driving into the site in the evening peak hours during the weekdays. There may be some occasional LGV and visitor trips generated in the non-peak hours during the daytimes and/or weekend and public holidays. For the construction stage, there would be about 10 vehicle trips (LGV) per day for driving in/out to/from the site during the daytimes.
(e)	The applicant should specify the clear width of the ingress/egress point.	Please note that the minimum clear width of the ingress/egress point is 6m.
(f)	If the planning application is approved, no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.	Noted. If the planning application is approved, no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period. Imposing relevant approval condition is acceptable.



Access Route connecting to Castle
Peak Road - San Tin Section

Application Site

For Identification Only

Our Ref : YL/TPN/1156S/L05

19 December 2022

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

By Post and Fax (2877-0245)

Dear Sir/Madam,

**Planning Application for
Proposed "House" Use
at Government Land in D.D. 102, San Tin, Yuen Long, New Territories
(Former Lot 3405 in D.D. 102, San Tin, Yuen Long, New Territories)
(Planning Application No. A/YL-ST/633)**

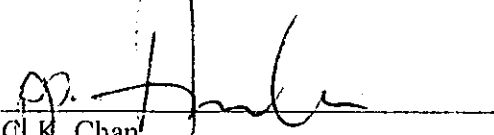
We refer to the captioned planning application.

We would like to supersede our previous letter (Ref.: YL/TPN/1156S/L04) and provide you herewith a revised Ground Floor Plan and a set of "Response-to-Comments" responding to the government departmental comments for submission.

Should you have queries, please feel free to call our Mr. Anson Lee at :
you for your attention.

Thank

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED


C. K. Chan
Director
Encl.
CK/AL

c.c.

DPO / FSS & YLE

(Attn.: Ms. Alice Cheung

By Email)



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)

Response-to-Comments

	Departmental Comments	Responses
	<u>Planning Department (PlanD)</u> (Contact: Ms. Alice Cheung at 3168-4049)	
	Please include the following information in your formal submission of further information in respect of the captioned application:	
(1)	The reasons for not pursuing the residential development permitted under lease since the land grant in 1977, which is also a point raised in the public comment which needs to be addressed;	According to the lease modification letter dated 15 September 1982 (attached for Planning Department's information only and not for release to the public), the house development work was pending for the San Tin Development Project. Afterwards, due to compromise could not be reached between the directors of the company, the house development work was further pending until now.
(2)	It is noted that several existing trees are located at the centre of the Site and adjacent to the northern, southern and western boundary outside the Site. Please clarify whether the proposed development will involve any felling of trees and whether there will be any landscape proposal for the proposed development.	Some tree felling works might be carried out for facilitating the proposed house development. For any conflict there arises. If required, the Applicant will provide landscape proposal for the proposed house development.

ALL MET. IN.

27A.10

THESE PLANS ARE THE PROPERTY OF THE ARCHITECT. NO PART OF THESE PLANS IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

PROJECT

PROPOSED HOUSES
ON GOVERNMENT LAND
(FORMER LOT 3403 IN D0102
SIN TIN, TIKEN LUNG, A11)

PLAN

GROUND FLOOR PLAN

SCALE

1:200



GYU Limited
Registered Professional Engineer
Structural, Mechanical, Electrical, Plumbing
and Fire Engineering
Gabriel Yu 余國強

YU LIN KEUNG

LANDING, STAIRS, ELEVATOR,
ELECTRICAL, PLUMBING, FIRE
PROTECTION, AND AUTOMATIC FIRE
ALARM SYSTEMS

LAND CONSULTANTS

LANBASE

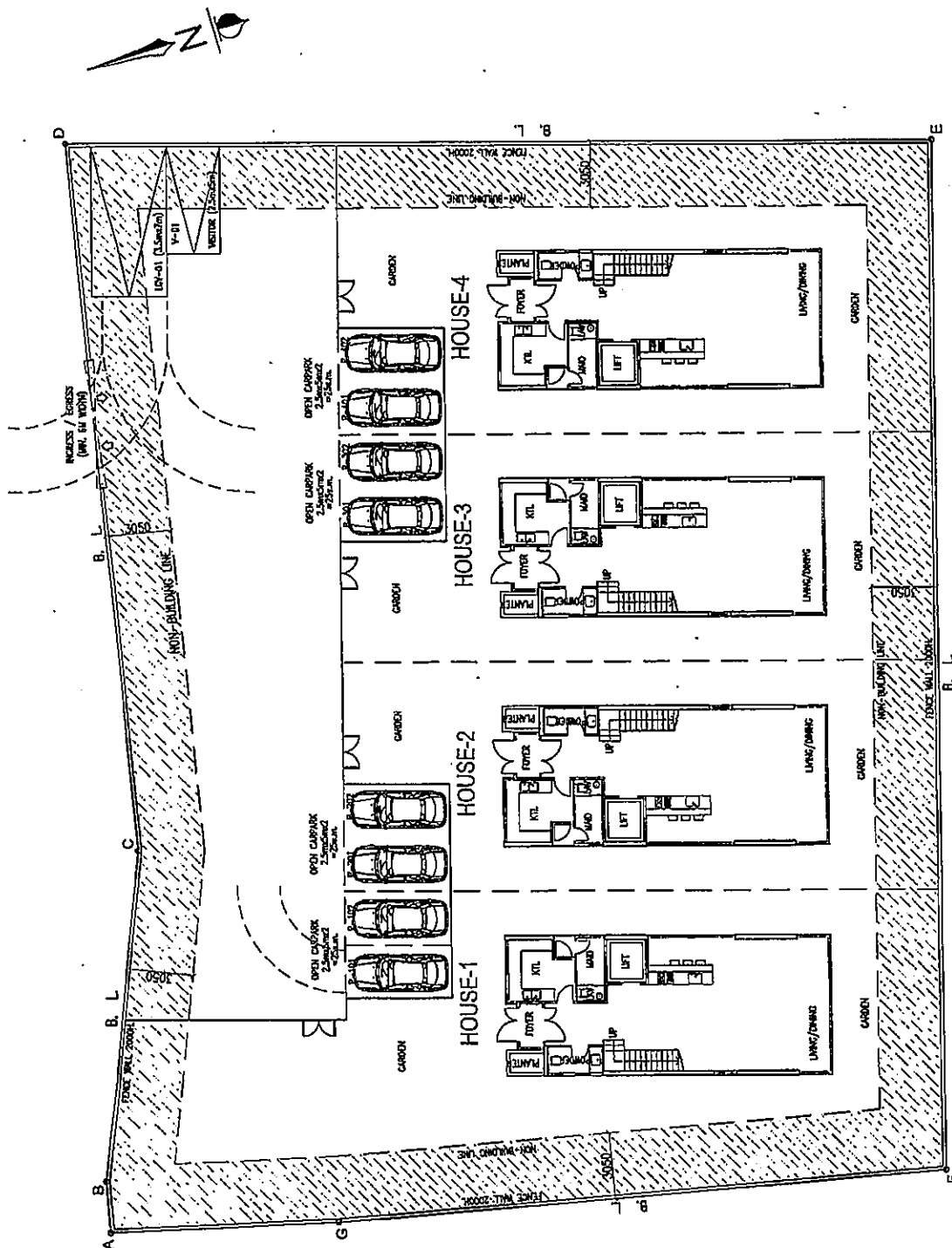
Surveyors Limited

DATE

02/02/00

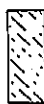
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FIG. 02	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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GROUND FLOOR PLAN

NON-BUILDING AREA (3.05m W.)



**Relevant Extracts of Town Planning Board Guidelines for
Application for Development within Deep Bay Area
under Section 16 of the Town Planning Ordinance (TPB PG-No. 12C)**

According to TPB PG-No. 12C, the Site falls within the Wetland Buffer Area (WBA) of Deep Bay Area. The land use concept, development guidelines and key assessment criteria are summarised as follows:

WBA

- (a) the intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area (WCA) and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds; and
- (b) within the WBA, for development or redevelopment which requires planning permission, an ecological impact assessment (EcoIA) would need to be submitted. Some local and minor uses (including temporary uses) are however exempted from the requirement of EcoIA.

Previous s.16 Applications covering the Application Site

Approved Applications

No.	Application No.	Use(s) / Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-ST/304	Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years	17.3.2006 (RNTPC)
2.	A/YL-ST/377	Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years	23.10.2009 (RNTPC)
3.	A/YL-ST/422	Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years	5.10.2012 (RNTPC)
4.	A/YL-ST/472	Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicles) for a Period of 3 Years	4.9.2015 (RNTPC) [Revoked on 24.7.2016]

Rejected Applications

No.	Application No.	Use(s) / Development(s)	Date of Consideration (RNTPC/TPB)	Rejection Reason(s)
1.	A/YL-ST/284	Temporary Public Vehicle Park (excluding Container Vehicles) for a Period of 3 Years	21.10.2005 (on review) (TPB)	1 & 2
2.	A/YL-ST/495	Proposed Houses	14.10.2016 (RNTPC)	1 & 3

Rejection Reason(s):

- (1) Not in line with the planning intention of the "Village Type Development" ("V") zone. There was a programme for Small House development within the application site, approval of the application would frustrate the planning intention. / There was no strong planning justification for a departure from such planning intention.
- (2) Insufficient information to demonstrate that the development would not have adverse drainage, traffic and visual impacts on the surrounding areas.
- (3) Approval of the application would set an undesirable precedent for similar applications within the "V" zone. The cumulative effect of approving such applications would reduce the land available for Small House development.

Government Departments' General Comments

1. Traffic

- (i) Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
 - (a) the proposed access arrangement to the application site (the Site) should be agreed by Transport Department;
 - (b) HyD shall not be responsible for maintenance of any access connecting the Site and Castle Peak Road – San Tin Section; and
 - (c) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.
- (ii) Comments of the Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department (CE/RD2-2, RDO, HyD):
 - (a) the Site is in close proximity to the Northern Link (NOL) Spur Line alignment which is under development by MTRCL;
 - (b) the applicant is required to consult MTRCL with respect to the design and construction of the proposed works, whether it would affect the NOL Spur Line; and
 - (c) deep foundation such as piling is not permitted at the Site unless MTRCL's agreement is sought.

2. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

he has no objection in principle to the application from drainage operation and maintenance point of view, subject to the following:

- (a) the applicant shall submit a drainage proposal for approval by CE/MN, DSD prior to implementation of the drainage works on site;
- (b) should the application be approved, an approval condition requiring the submission of drainage proposal and implementation of drainage facilities to the satisfaction of the Director of Drainage Services or of the Town Planning Board should be imposed; and
- (c) his advisory comments are at **Appendix V**.

3. **Fire Safety**

Comments of the Director of Fire Services (D of FS):

- (a) he has no objection in principle to the application subject to water supplies for firefighting and fire service installations being provided to his satisfaction; and
- (b) his advisory comments are at **Appendix V**.

4. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- (a) he has no objection in-principle to the application; and
- (b) for features applied to be excluded from the calculation of the total gross floor area, it shall be subject to compliance with the requirements laid down in the relevant Joint Practice Notes and Practice Notes for Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP), such as the requirements of building set back, building separation and site coverage of greenery as stipulated in PNAP APP-152 if applicable;
- (c) his advisory comments are at **Appendix V**.

5. **Other Departments**

The following government departments have no objection to or no comment on the application:

- (a) Director of Agriculture, Fisheries and Conservation;
- (b) Commissioner of Police;
- (c) Chief Engineer/Construction, Water Supplies Department
- (d) Project Manager (West), West Development Office, Civil Engineering and Development Department;
- (e) Chief Engineer/Construction, Water Supplies Department; and
- (f) District Officer (Yuen Long).

Recommended Advisory Clauses

- (a) To note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the applicant should settle the Relevant Sums as mentioned in the Consent Order, sign a Building Covenant (BC) extension letter and pay the associated administrative and registration fees. LandsD will then arrange with the Land Registry for the cancellation of the Instrument of Re-entry including registration of a memorandum for cancellation of the Instrument of Re-entry and registration of the executed BC extension letter. After the payment of the remaining interest on the premium, an extension of building covenant for a period of 24 months from the date of cancellation of the Instrument of Re-entry would be granted to the applicant for development of the application Site (the Site) / concerned Lot in accordance with the conditions contained in the New Grant and relevant ordinances;
- (b) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) the Site is connected to public road network via a section of a local access which is not managed by Transport Department. The land status of the local access should be clarified with LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly;
 - (ii) the applicant should seek the relevant land owner(s) on the right of using the vehicular access; and
 - (iii) no vehicle is allowed to queue back to or reverse onto/from public road at all times;
- (c) to note the comments of the Chief Highway Engineer/NT West, Highways Department (CHE/NTW, HyD) that HyD shall not be responsible for maintenance of any access connecting the Site and Castle Peak Road – San Tin Section. 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 the Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department (CE/RD2-2, RDO, HyD) that the application site (the Site) is in close proximity to the Northern Link (NOL) Spur Line alignment which is under development by MTRCL. The applicant is required to consult MTRCL with respect to the design and construction of the proposed works, whether it would affect the NOL Spur Line. Deep foundation such as piling is not permitted at the Site unless MTRCL's agreement is sought;
- (e) to note the comments of the Director of Environmental Protection (DEP) that in view of the small population and nature of the proposed development, septic tank and soakaway system are acceptable means for collection, treatment and disposal of the sewage provided that its design and construction follow the requirements of the Practice Note for Professional Engineers (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" and are duly certified by an Authorised Person (AP);
- (f) 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 shall seek approval for any proposed tree works from the maintenance parties and relevant departments prior to commencement of the proposed works;

(g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:

(i) the drainage proposal should demonstrate how the applicant will collect, convey and discharge rain water falling onto or flowing to the 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 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

(ii) approval of the drainage proposal must be sought prior to the implementation of drainage works on the Site;

(iii) after completion of the required drainage works, the applicant shall provide DSD sets of record photographs showing the completed drainage works with corresponding photograph locations marked clearly on the approved drainage plans for reference. DSD will inspect the completed drainage works jointly with the applicant with reference to the set of photographs;

(iv) the applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas;

(v) the applicant is reminded that the proposed drainage proposal/works as well as the site boundary should not cause encroachment upon areas outside his jurisdiction;

(vi) the applicant should consult DLO/YL, LandsD regarding all the proposed drainage works to be carried out outside the site boundary in order to ensure the unobstructed discharge from the Site in future;

(vii) no public sewerage maintained by CE/MN, DSD is currently available for connection. No sewerage collected from the Site should be discharged to the drainage system. For sewage disposal and treatment, agreement from DEP shall be obtained;

(viii) 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; and

(ix) the existing drainage system outside the lot boundary might be maintained by District Officer/Yuen Long (DO/YL). DO/YL should be consulted if the applicant proposes to connect the drainage system within the Site with the existing drainage system outside the lot boundary;

- (h) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans; and
 - (ii) the emergency vehicular access provision in the Site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the Building (Planning) Regulation (B(P)R) 41D which is administered by the Buildings Department (BD);
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) 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;
 - (ii) the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at the building plan submission stage;
 - (iii) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW) under BO. An AP should be appointed as the co-ordinator for the proposed building works in accordance with BO;
 - (iv) for UBW erected on leased land, enforcement action may be taken by BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under BO;
 - (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of B(P)R;
 - (vi) for features applied to be excluded from the calculation of the total gross floor area, it shall be subject to compliance with the requirements laid down in the relevant Joint Practice Notes and Practice Notes for Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP), such as the requirements of building set back, building separation and site coverage of greenery as stipulated in PNAP APP-152 if applicable; and
 - (vii) detailed checking under BO will be carried out at the building plans submission stage.

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

參考編號

Reference Number:

221104-161523-47184

提交限期

Deadline for submission:

25/11/2022

提交日期及時間

Date and time of submission:

04/11/2022 16:15:23

有關的規劃申請編號

The application no. to which the comment relates: A/YL-ST/633

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

反對，住屋過於密集，引至附近交通阻塞，環境污染，增加引發火警危機，影響村民安全、生活質數及生態環境。

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A/YL-ST/633 San Tin 2 large houses on VTD

23/11/2022 03:05

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

A/YL-ST/633

Government Land in D.D. 102, Wing Ping Tsuen, San Tin

Site area: About 1,923sq.m

Zoning: "VTD"

Applied development: 4 Houses / 10 Vehicle Parking

Dear TPB Members,

The site had been used for many years as a parking operation.

472 - About 2,440.00m² Includes Government Land of about 551.00m² / 10 Vehicle Parking

Revoked 24 July 2016 – failure to fulfill drainage conditions.

However, the concerned lot was re-entered by the Government in September 2016 under the Government Rights (Re-entry and Vesting Remedies) Ordinance as the grantee had not pursued any development at the concerned lot for 40 years.

495 - About 1,923sq.m: 2 Net Houses / 4 Vehicle Parking Rejected 14 Oct 2016

Though land available within the "V" zone could cater for the outstanding Small House applications, **it was not sufficient to meet the 10-year forecasted demand.**

Approval of the application would set an undesirable precedent for similar applications within the "V" zone. The cumulative effect of approving such applications would reduce the land available for Small House development.

As government has resumed the site, it should be used for community purposes instead unapproved parking.

While it is not very large, it could be utilized for a small transitional housing compound. This would retain the ultimate intention of the 'VTD' zoning.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 13 September 2016 2:05 AM CST
Subject: A/YL-ST/495 San Tin 2 large houses on VTD

A/YL-ST/495
Lot 3405 in D.D. 102, San Tin, Yuen Long
Site area 1,923 m²
Zoning : "VTD"
Applied Development : 2 large houses / 4 Parking

Dear TPB Members,

A site of almost 2,000sq.mts could easily accommodate a dozen NET houses. Applications of this nature if approved would soon diminish the stock of VTD sites in villages and there would then be demands to build outside the VTD on Green Belt and Agriculture land.

Under the Small House Policy, an indigenous male villager, who is aged 18 or above and descended through the male line from a resident in 1898 of a recognized village in the New Territories, may apply to the Lands Department once during his lifetime for permission to build for himself a small house of a regulated size Legend symbol denoting As stipulated in the Buildings

Ordinance (Application to the New Territories) Ordinance (Cap. 121), small houses must not contain more than three storeys and exceed a height of 8.23 metres, wi

TPB must reject this application as approval would set an undesirable precedent and aggravate an already volatile situation with regard to the Small House policy.

Mary Mulvihill

