

2023年 5月 9日

Appendix I of RNTPC  
Paper No. A/YL-ST/648

收到・城市規劃委員會  
在資料及文件後才正式確認收到

This document is received on 9 MAY 2023  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-I  
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

2301039 18/4 by hand

Form No. S16-I 表格第 S16-I 號

①

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/45/1648
	Date Received 收到日期	5 MAY 2003

- 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)

WONG Yu Hong

## 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)

Conrad Tang &amp; Associates Limited

## 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lot No. 210 S.C in D.D. 96, Chau Tau Tsuen, Yuen Long
(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 82.0 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 60.0 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)	..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved San Tin OZP 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	Partly vacant, partly occupied by an existing house  (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. 如上述任何方格的空間不足，請另頁說明)

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號  
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

## 6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1: 可在多於一個方格內加上「✓」號

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

註 2: 如發展涉及靈灰安置用途, 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**

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

**(ii) 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="531 1339 1492 1839"> <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>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											

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

(a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –

請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 ..... 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

Proposed House

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

**(b) Development Schedule 發展細節表**

Proposed gross floor area (GFA) 擬議總樓面面積 ..... 60.0 ..... sq.m 平方米 ☒ About 約

Proposed plot ratio 擬議地積比率 ..... 0.73 ..... ☒ About 約

Proposed site coverage 擬議上蓋面積 ..... 36.59 ..... % ☒ About 約

Proposed no. of blocks 擬議座數 ..... 1 .....

Proposed no. of storeys of each block 每座建築物的擬議層數 ..... 2 ..... storeys 層

☐ 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

..... 6 ..... m 米 ☒ About 約

☒ Domestic part 住用部分

GFA 總樓面面積

.....60.0..... sq. m 平方米 ☒ About 約

number of Units 單位數目

.....1.....

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)

政府、機構或社區設施

.....

.....

.....

☐ other(s) 其他

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

.....

.....

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

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

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....1.....	.....G/F - 1/F.....	.....Residential.....
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....

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

.....Car Parking and Circulation.....

.....

.....

.....

.....



### 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)

end 2025

### 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>Chau Tau West Road</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>1</u> Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?	Yes 是          No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____ <input checked="" type="checkbox"/>

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

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

如需要的话，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>No 否 <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 <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>No 否 <input checked="" 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 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 type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input 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。

See Detailed Justifications

**11. Declaration 聲明**

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

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

Signature

簽署

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

TANG Hong Wai, Conrad

Director

Name in Block Letters

Position (if applicable)

姓名 (請以正楷填寫)

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

Conrad Tang &amp; Associates Limited

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

Date 日期

30/3/2023

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

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

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

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

Ash interment capacity 骨灰安放容量<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

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 available at the Planning Enquiry Counters of the Planning Department for general information.)

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot No: 210 S.C in D.D. 96, Chau Tau Tsuen, Yuen Long		
Site area 地盤面積	82.0	sq. m 平方米 <input checked="" type="checkbox"/> About 約	(includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved San Tin OZP No. S/YL-ST/8		
Zoning 地帶	"Village Type Development"		
Applied use/ development 申請用途/發展	Proposed House		
(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	60.0 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.73 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	1	
	Non-domestic 非住用		
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	<div style="text-align: right;">6 m 米</div> <input type="checkbox"/> (Not more than 不多於)
		<div style="text-align: right;">mPD 米(主水平基準上)</div> <input type="checkbox"/> (Not more than 不多於)
		<div style="text-align: right;">2 Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	<div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)
		<div style="text-align: right;">mPD 米(主水平基準上)</div> <input type="checkbox"/> (Not more than 不多於)
		<div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)
	Composite 綜合用途	<div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)
		<div style="text-align: right;">mPD 米(主水平基準上)</div> <input type="checkbox"/> (Not more than 不多於)
		<div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	<div style="text-align: right;">36.59 %</div> <input checked="" type="checkbox"/> About 約	
(v) No. of units 單位數目	<div style="text-align: right;">1</div>	
(vi) Open space 休憩用地	Private 私人	<div style="text-align: right;">sq.m 平方米</div> <input type="checkbox"/> Not less than 不少於
	Public 公眾	<div style="text-align: right;">sq.m 平方米</div> <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____	1  1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____	

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

	Chinese 中文	English 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input 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 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) <u>Location Plan, Vehicular Access Plan, Plan showing V' Zone of Chau Tau Tsuen, Aerial Photos, Survey Sheets and Site Photos</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b><u>Reports 報告書</u></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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## Detailed Justifications for Proposed House on Lot 210 S.C, D.D. 96

### The Application Site and Zoning

1. The Application site (the Site) is located at the northwestern fringe of Chau Tau Tsuen and within the existing village cluster. It 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 for "V" zone, 'House (New Territories Exempted House (NTEH) only' is a Column 1 use always permitted whilst 'House (not elsewhere specified)' is a Column 2 use which requires planning permission from the Town Planning Board (the Board). The proposed house is not NTEH. The Site is currently fenced off, with the southeastern occupied by part of a village house having been renovated for residential purpose.

### Background

2. According to past survey sheets and aerial photos, a village house (shown as No. 88D on survey sheet or lot index plan) was already in existence at the southeastern part of the Site and the adjoining Government land long before the first gazetting of the San Tin Interim Development Permission (IDPA) Plan in 1990 and San Tin Development Permission Area (DPA) Plan in 1991 (Plans 3A and 3B). As shown on Plan 5A, the house was built of bricks with traditional pitched roof and residential use has continued since it came into existence. Based on the area estimated from survey sheets (Plans 4C – 4E), the GFA was about 60 m<sup>2</sup>. However, this old village house was not properly surveyed/recorded by LandsD. The former lot owners have never been informed that part of the house has encroached upon Government land.
3. The applicant purchased the lot in early 2022. Because of dilapidation, the roof was replaced with modern materials and the southeastern wall of the house was rebuilt and slightly shifted inward to leave more spacing between it and House No. 88C. The other three sides of the wall and the brick structures were retained but re-surfaced (Plans 5A and 5B). Recently, however, LandsD has taken drastic enforcement action against the encroachment upon Government land by the house. Warning letter was issued in late 2022 requesting its demolition. However, such enforcement action is not in line with the provision of the OZP, which specifies in the covering Notes that **"no action is required to make the use of any land or building which was in existence immediately before the first publication in the Gazette of the notice of the IDPA Plan conform to the OZP, provided that such use has continued since it came into existence"**. Based on the said background, it is considered that the owner's right of rebuilding a house at the Site should be respected. The applicant does not wish to resort to legal action such as application for 'adverse possession' but would like to adopt a more moderate approach. Since LandsD in general has strong reservation on granting NTEH on agricultural lots, the applicant intends to redevelop a house within the lot boundary via planning application, so as to rectify the issue of encroachment upon Government land. Once planning approval has been given, the applicant will apply to District Lands Officer/Yuen Long for land exchange/lease modification for the proposed house.

### **The Proposal**

4. The applicant, owner of the Site, seek planning permission to rebuild an existing 1-storey village house (**Plans 4E and 5A**) into a 2-storey detached house. The major development parameters of the current application are as follows:

Site Area	82.0 m <sup>2</sup>
Total GFA (domestic)	60 m <sup>2</sup>
Plot Ratio	0.73
Roofed Over Area	30.0 m <sup>2</sup>
Site Coverage	36.59%
No. of Structures	1
Height of Structures	two-storey (6m)
Parking Space	1 (2.5 m x 5.0 m)

5. The proposed development will include a detached house to accommodate the owner's family, with living/dining room, bedrooms, open kitchen and toilet/bathroom. The site layout and floor plan are at **Drawings 1 and 2** respectively. The uncovered area of the Site will be used for a parking space and circulation.

### **Compliance with the "Owner's Consent/Notification Requirements"**

6. The applicant is the "current land owner". Ownership proof obtained from the Land Registry has been submitted.

### **Justifications**

7. The Site was used for residential purpose long before the making of the statutory plan for San Tin area and such use has continued since it came into existence. As the application is for house redevelopment with a total GFA not exceeding that of the building bulk immediately before the IDPA plan was gazetted in 1990, it may be considered under exceptional circumstances.
8. There is concrete evidence, including past survey sheets, aerial photos, site photos and supporting letter from the representatives of indigenous villagers (**Appendix 1**) to demonstrate that an old village house did exist at part of the Site and the adjoining Government land for over

60 years. It is LandsD problem of not properly recorded this house. The enforcement action being taken on the current lot owner is unfair. As a means to resolve the issue, the applicant should be given the chance to redevelop the house within its lot boundary. Special consideration should therefore be given to the application.

9. Residential use has been in existence at part of the Site for a long time and is fully compatible with the surrounding land uses, and no adverse traffic, environmental, drainage, visual and landscape impacts are envisaged. More detailed assessments are provided below:

#### **Planning Intention**

10. The planning intention of the "V" zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. 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. While the proposed 2-storey detached house which is not NTEH or Small House development by indigenous villagers is not entirely in line with the planning intention of the "V" zone, it is to cater for the housing need of the local residents. Sympathetic consideration may be given taking account of the special circumstances as mentioned in the justifications above.
11. As shown on **Plan 2B**, ample amount of land is available within the "V" zone and should be able to cater for the outstanding Small House demand even if the current application is approved. Hence, there would not be any significant impact on the land available for Small House development in the area.

#### **Land Use Compatibility**

12. The Site is located at the northwestern fringe of the village settlement of Chau Tau Tsuen and within the existing village cluster. The adjacent areas are predominantly occupied by village houses of 2 to 3 storeys. The proposed house is a two-storey structure of 6m in height. It is considered fully compatible with the neighbourhood in terms of land use, height, scale and disposition.

#### **Development Intensity**

13. The surrounding areas are mainly village houses of 3 storeys in height at most. The proposed residential development for a detached 2-storey house has not exceeded the BH restriction of 3 storeys (8.23m) for development within the "V" zone. The proposed PR of 0.73 is considered fully comparable with the low-rise low-density village house developments in the vicinity.

14. The proposed design involves an increase in building height from one storey to two storeys and a significant reduction of site coverage, leaving more space for provision of parking space and circulation. The result of the reduction of site coverage in comparison with the original one-storey village house warrants a more desirable built form for a rural low-density residential development.

#### **Traffic Aspects**

15. The Site is accessible via Chau Tau West Road and an informal village track within Lot No. 211RP (Plan 2A).
16. Because of small size, only one parking space for private car can be provided within the Site. Infrequent loading/unloading activities can be carried out at the same parking space, or randomly at the adjoining Lot No. 211RP, which is under Tso Tong ownership. The Site is within "V" zone and assumed for village house development. The application only involves redevelopment of a house and could be tolerated on traffic grounds. The estimated traffic generation/attraction rate is shown as follows:

Type of Vehicle	<u>Average</u> Traffic Generation Rate (pcu/hr)	<u>Average</u> Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr)	Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr)
Private car	0.1	0.1	1	1

Note:

- Loading/unloading activities would only be carried out very infrequently by van-type goods vehicle and no such activity would be carried out at peak hours;
- The pcu of private car is taken as 1; and
- Morning peak is defined as 7:00 a.m. to 9:00 a.m. whereas afternoon peak is defined as 5:00 p.m. to 7:00 p.m.

#### **Environmental/Drainage/Sewerage/Water Supply Aspects**

17. Since the Site was used for residential purpose for a long time, the proposed development would not cause unacceptable environmental impacts. Noise, dust and other environmental mitigation measures will be in place during construction to reduce environmental impacts to meet current regulations.
18. Septic tank in compliance EPD's requirement would be used to discharge sewage from the Site. Adverse drainage/sewage impacts are not expected.

19. Other utilities available include electricity and water supply. Electricity and water supplies are available for the proposed house.

#### **Landscape and Visual Impacts**

20. The proposed reduction in site coverage as mentioned above would leave more space for peripheral planting (**Drawing 1**) and circulation. Hence, the visual and landscape amenity of the Site could be slightly enhanced. The applicant is also willing to accept approval conditions on landscape proposal, if CTP/UDUR considers necessary.
21. No significant landscape resources of high sensitivity are observed within the Site. Significant adverse landscape impact arising from the proposed development is not anticipated and the proposed house is considered not incompatible with the landscape setting in the proximity.
22. To conclude, the proposed house is compatible with adjoining land uses, and no traffic, environmental, drainage, visual and landscape impacts are envisaged. In view that residential use existed on the Site long before the gazetting of the IDPA plan and the application is merely to redevelop an existing house within the lot boundary to rectify the issue of encroachment upon Government land, sympathetic consideration may be given to the application.

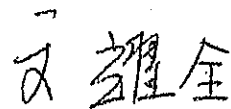
敬啟者：

元朗洲頭村 88 號 D 的屋宇

本人文慶龍及文耀全，是元朗洲頭村原居民的村代表，現函證明標題的屋宇是一幢古舊的村屋，並已存在於上址超過六十年。



(文慶龍)



(文耀全)

2023 年 1 月 18 日

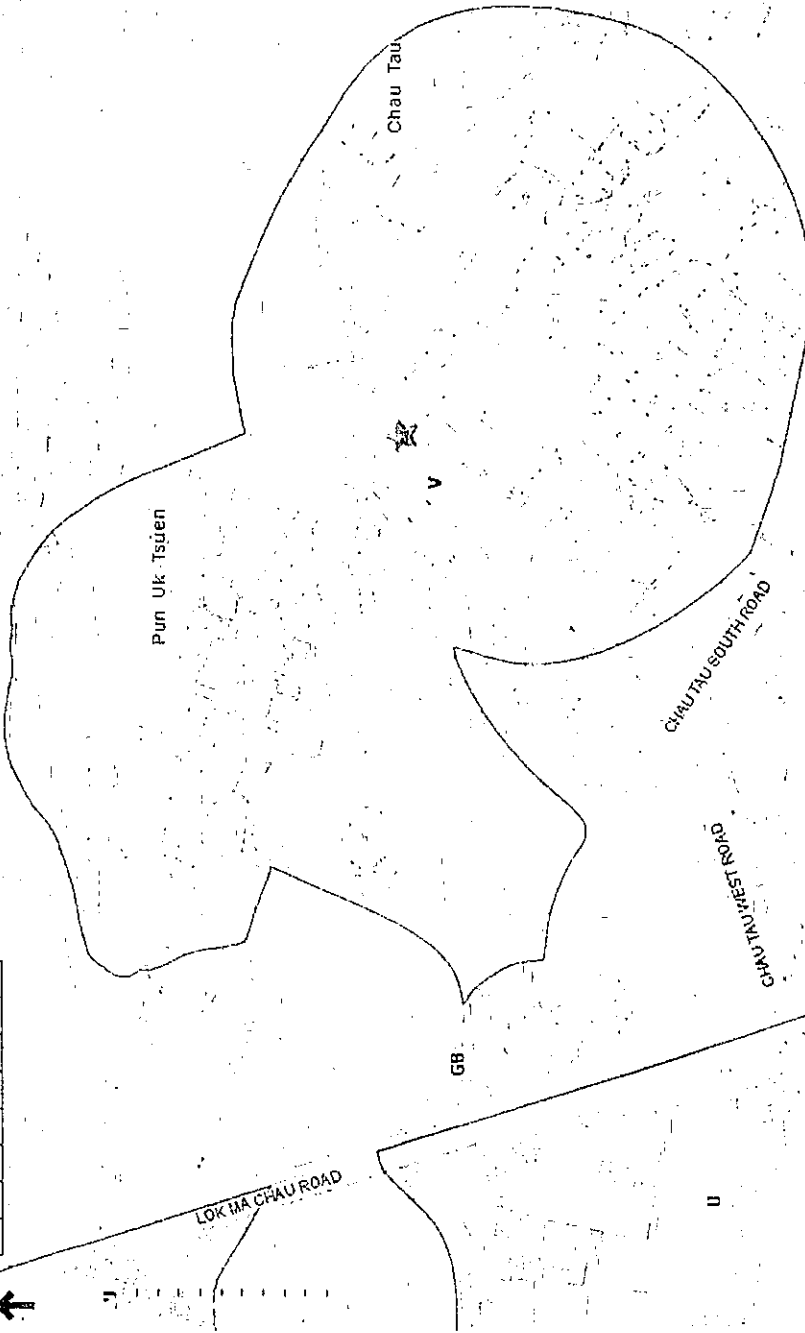




Ma Wan Tsuen

Map Legend

- Statutory Plan
- OZP Zoning
- Undeveloped
  - Other Specified Uses
  - Village Type Development
  - Green Belt



Planning Data from Town Planning Board  
Survey Base Map from LandsD



CONRAD TANG & ASSOCIATES LIMITED

Location Plan

Job No.: ST/CT/160

Reference: <https://www2.ozp.tpb.gov.hk/>

Plan 1



Vehicular A

Plan 2A





Application Site superimposed on 1982 Aerial Photo

Job No.: ST/CT/160

Reference: C-58-SE-C

Scale: 1:400

Legend:  
Application Site  
Existing House



CONRAD TANG & ASSOCIATES LIMITED

Plan 3A



Application Site superimposed on 1991 Aerial Photo

Job No.: ST/CT/160

Reference: A26168 2000' 16.7.91

Scale: 1:300

Legend:  
Application Site  
Existing House



CONRAD TANG & ASSOCIATES LIMITED

Plan 3B



Application Site superimposed on 2014 Aerial Photo

Job No.: ST/CT/160

Reference: DOP5000-2SEB

Scale: 1:400

Legend:  
Application Site  
Existing House



CONRAD TANG & ASSOCIATES LIMITED

Plan 3C

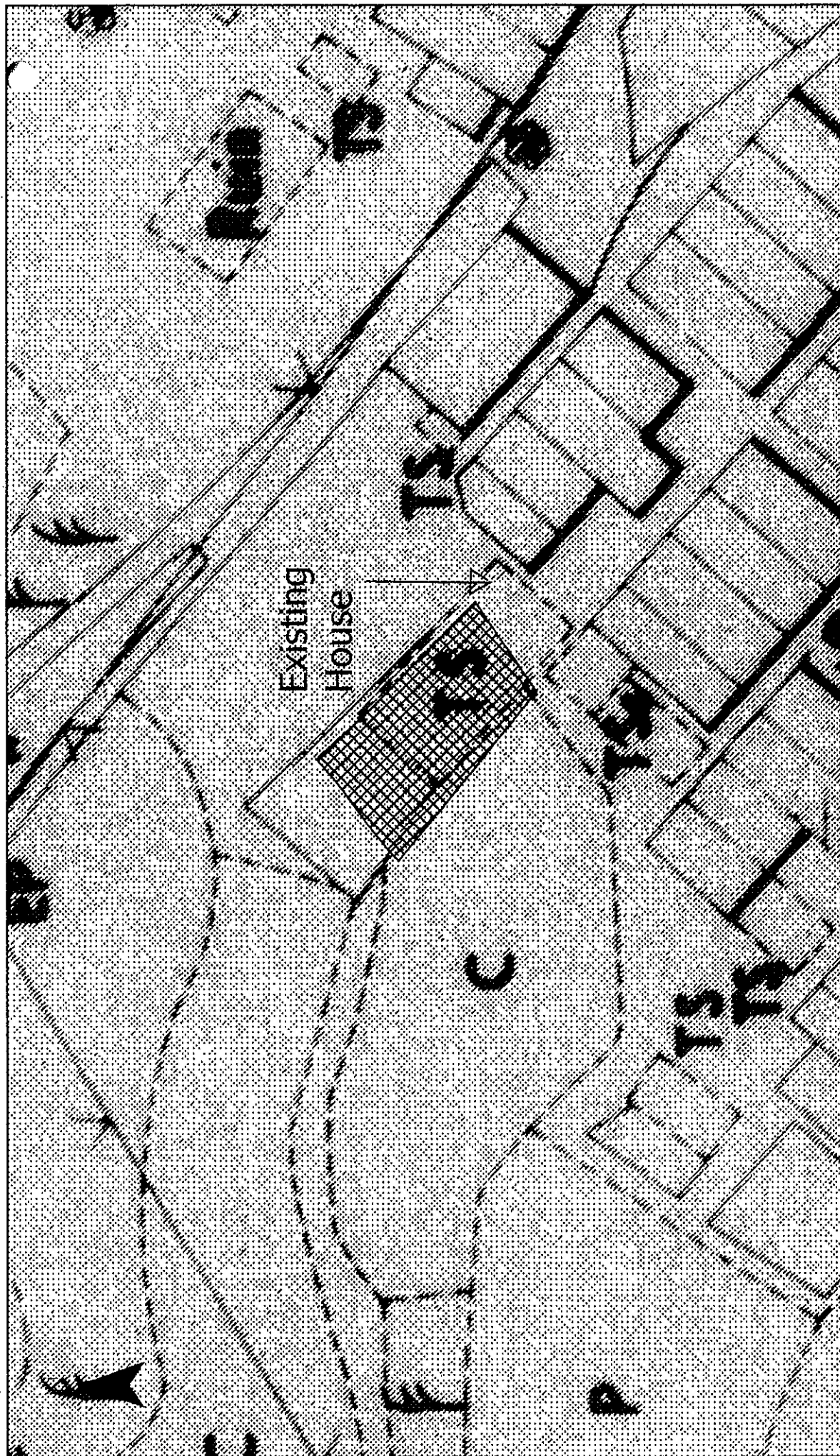


Application Site superimposed on 2022 Aerial Ortho-Photo  
Job No.: ST/CT/160  
Reference: 2022-Dec  
Scale: 1:300

Legend:  
Application Site  
Existing House



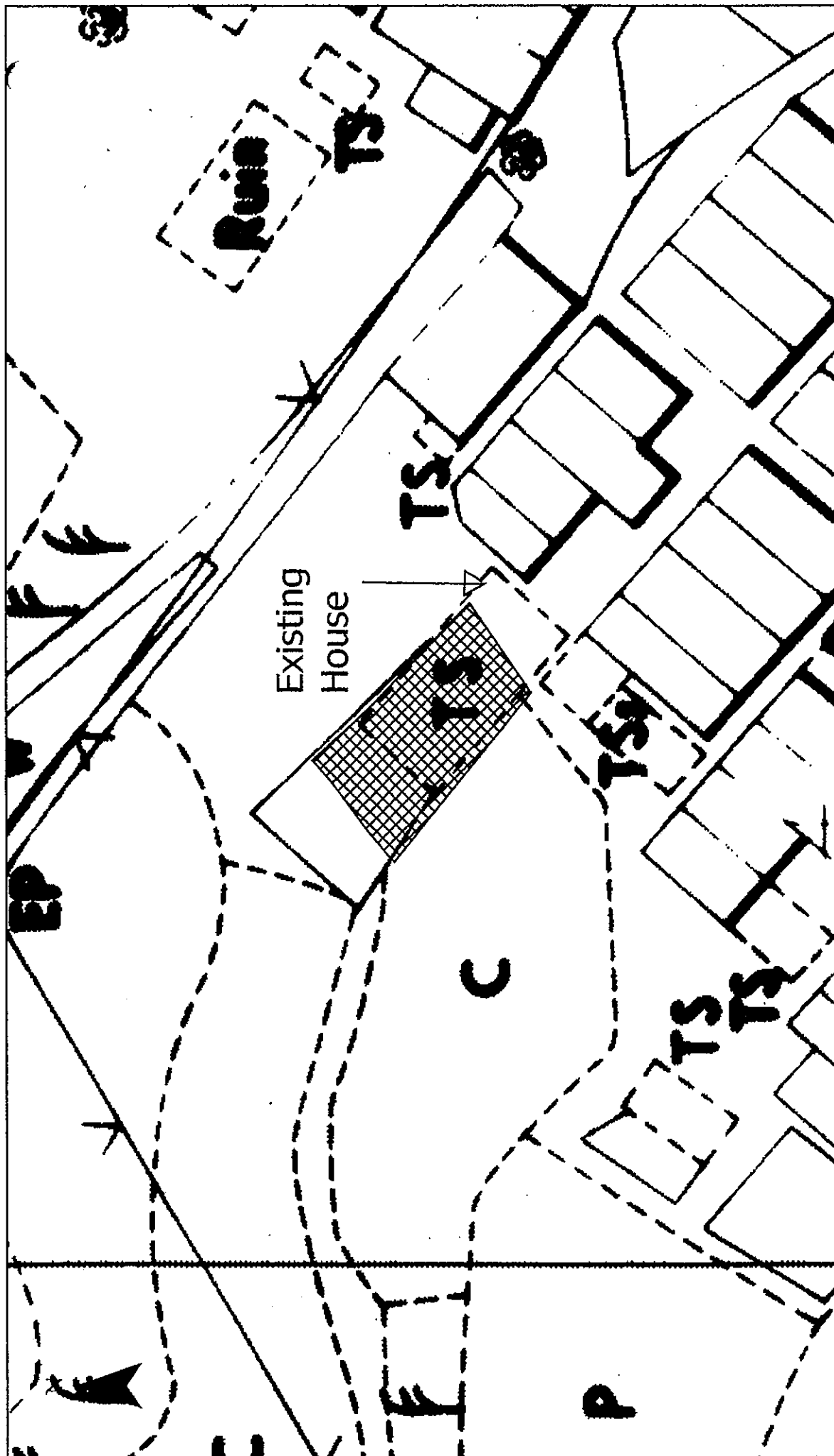
CONRAD TANG & ASSOCIATES LIMITED



Legend:  
☒ Application Site

Application Site superimposed on 1964 Survey Sheet  
Job No.: ST/CT/160  
Reference No.: C-58-SE-C  
Scale: 1:300





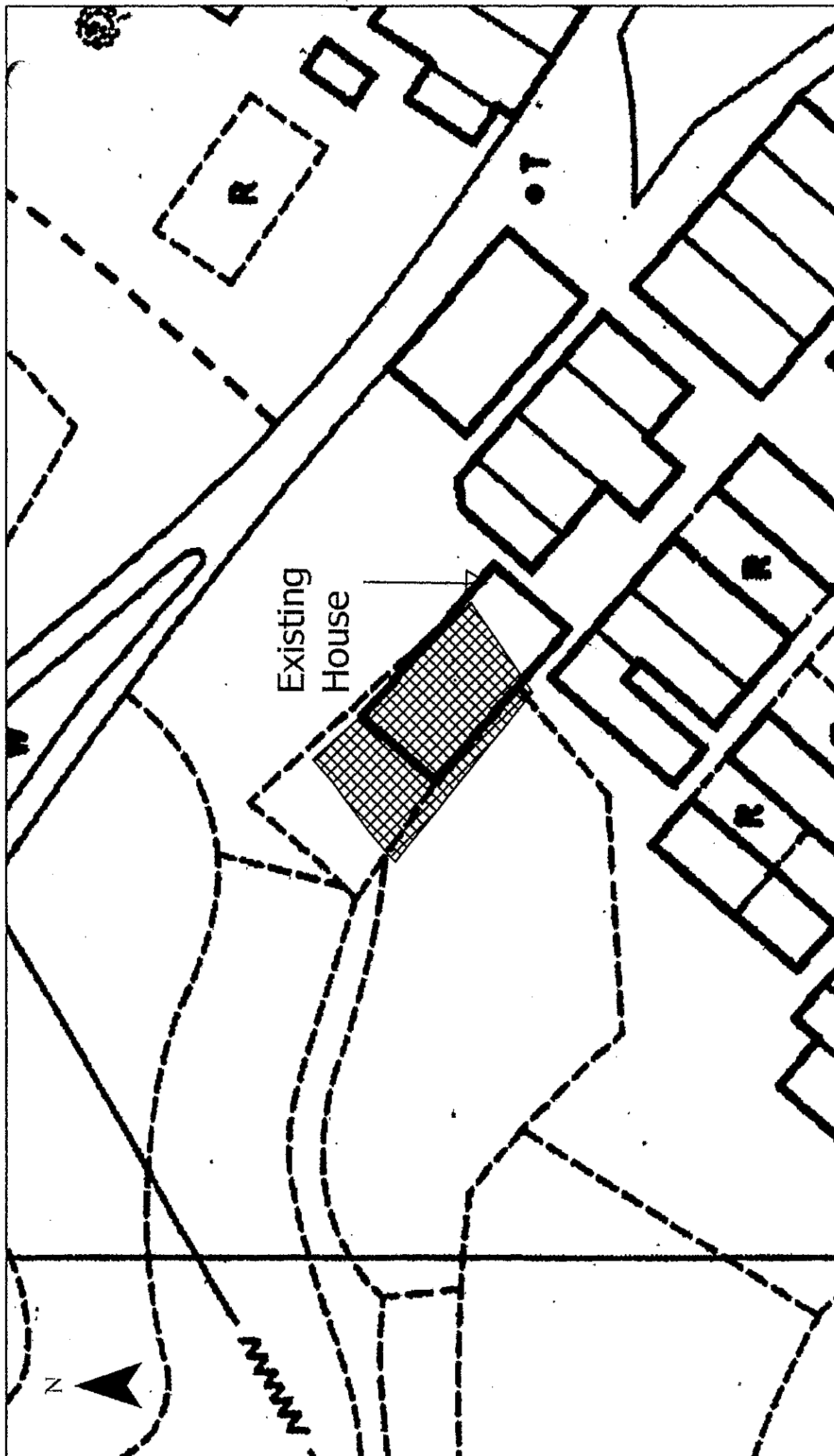
Application Site superimposed on 1973 Survey Sheet

Job No.: ST/CT/160

Reference No.: C-58-SE-C

Scale: 1:300

Legend:  
☒ Application Site



Application Site superimposed on 1981 Survey Sheet

Job No.: ST/CT/160

Reference No.: 2-SE-3D

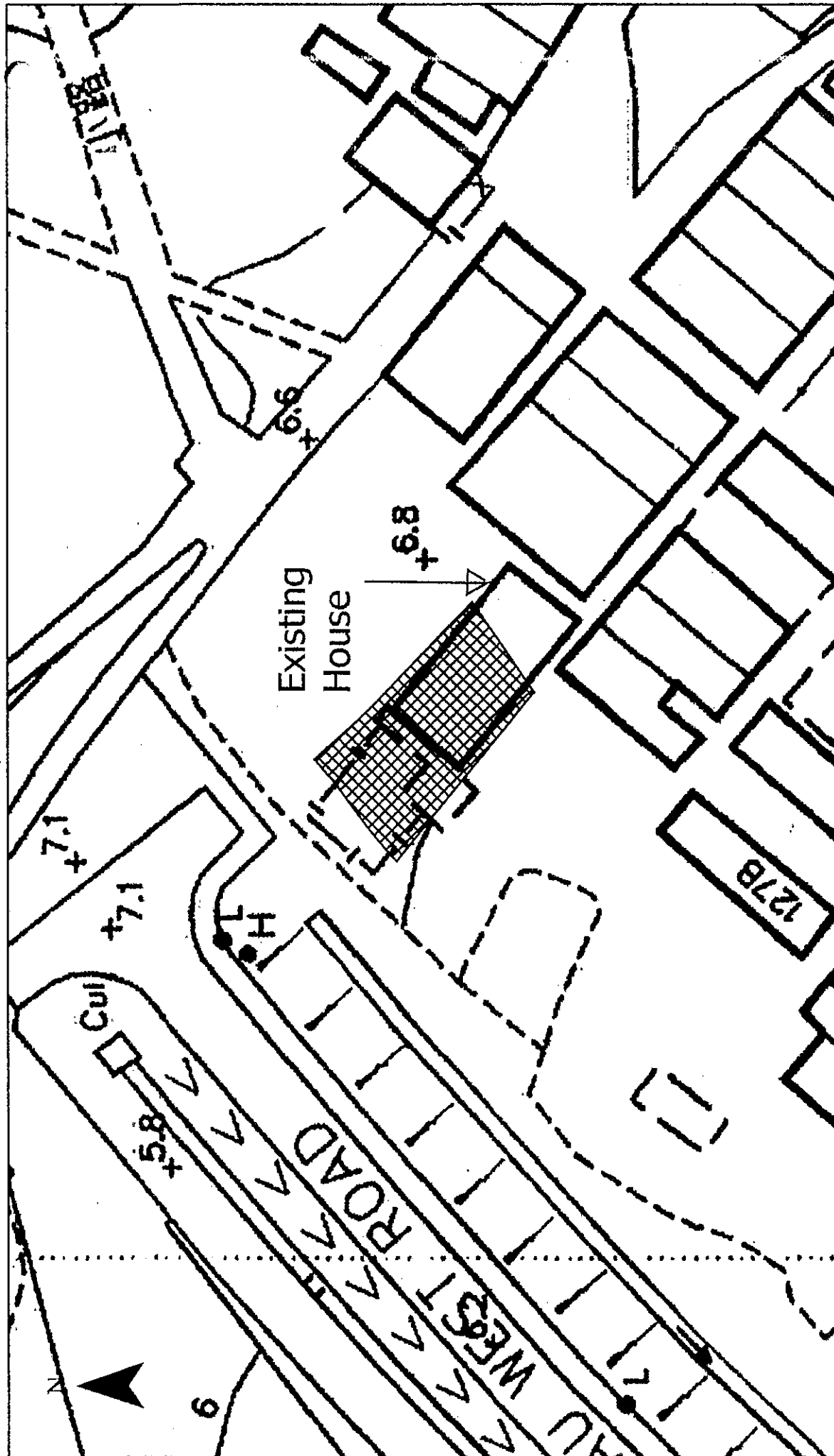
Scale: 1:300

Legend:  
 Application Site



CONRAD TANG & ASSOCIATES LIMITED

Plan 4C



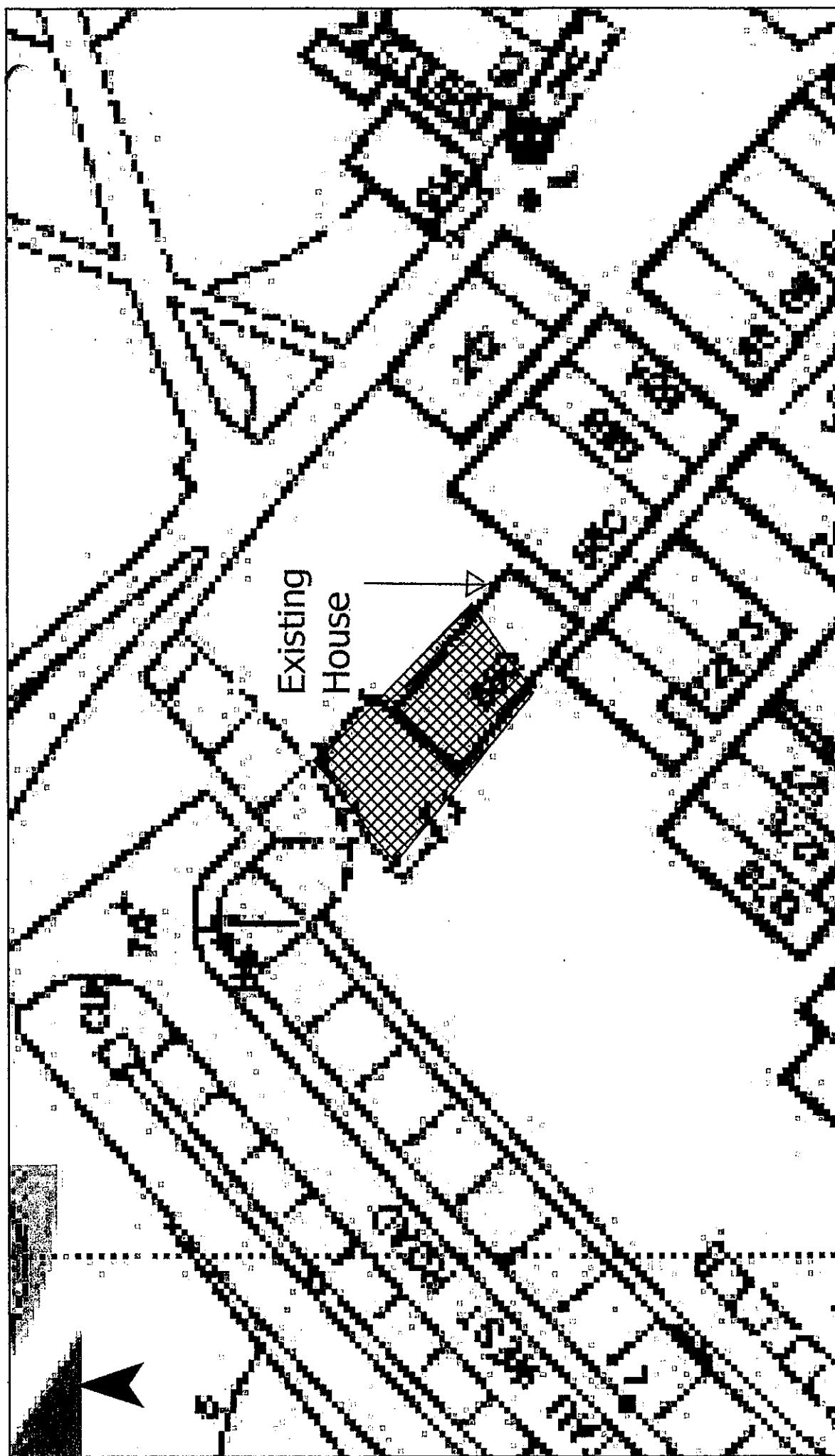
Application Site superimposed on 2000 Survey Sheet

Job No.: ST/CT/160

Reference No.: 2-SE-3D

Scale: 1:300

Legend:  
☒ Application Site



Application Site superimposed on 2010 Survey Sheet


Job No.: ST/CT/160

Reference No.: 2-SE-3D (Free Download from

HKMS2.0)

Scale: 1:300

Legend:

 Application Site



CONRAD TANG & ASSOCIATES LIMITED



Existing House on Site (Before Renovation)



\*Photos taken in early 2022

Plan 5A



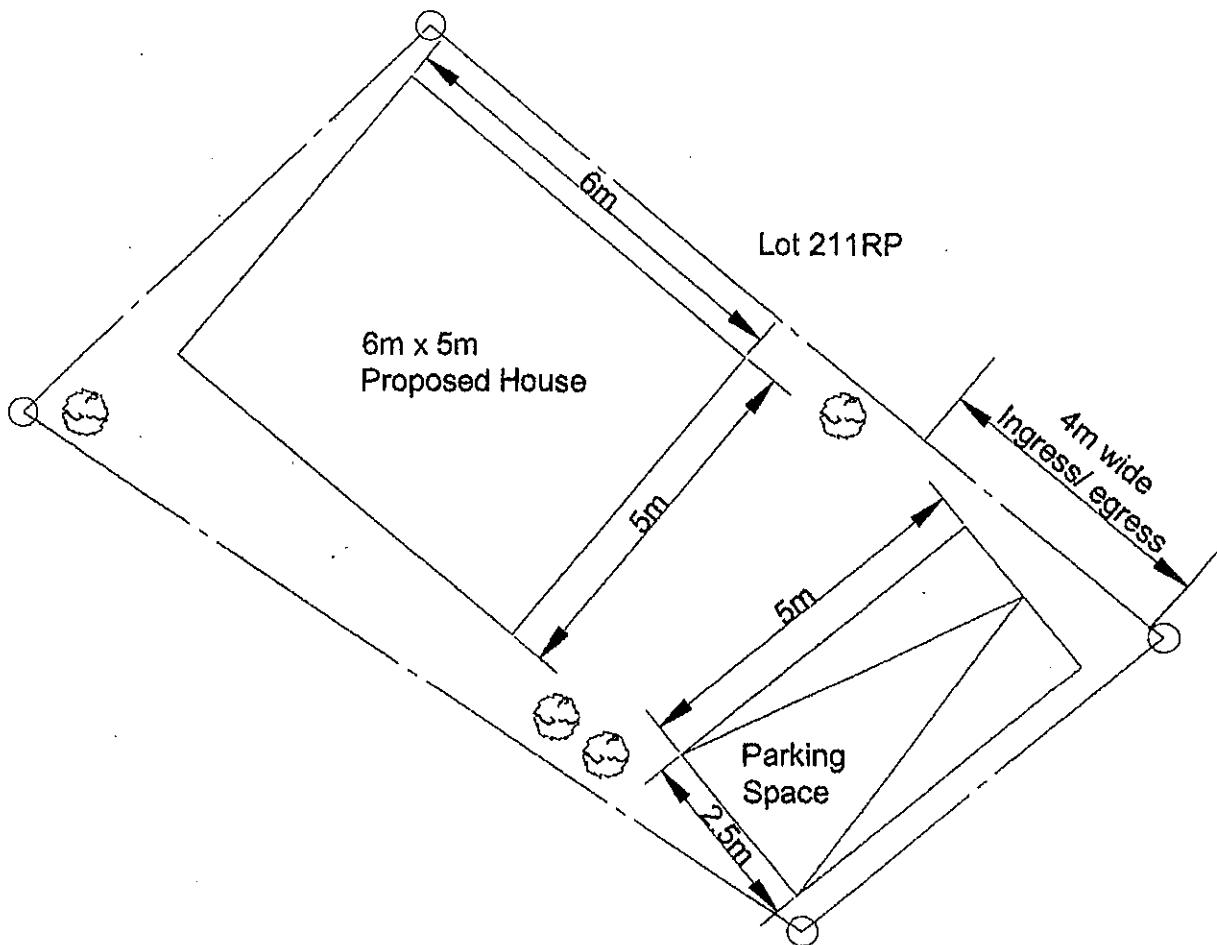
Viewed From North-West



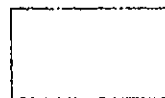
Brick Structure of House

Existing House on Site (After Renovation)

Plan 5B



### Legend



Application Site



Peripheral Planting

Proposed Site Layout

Job No.: NT/CT/160

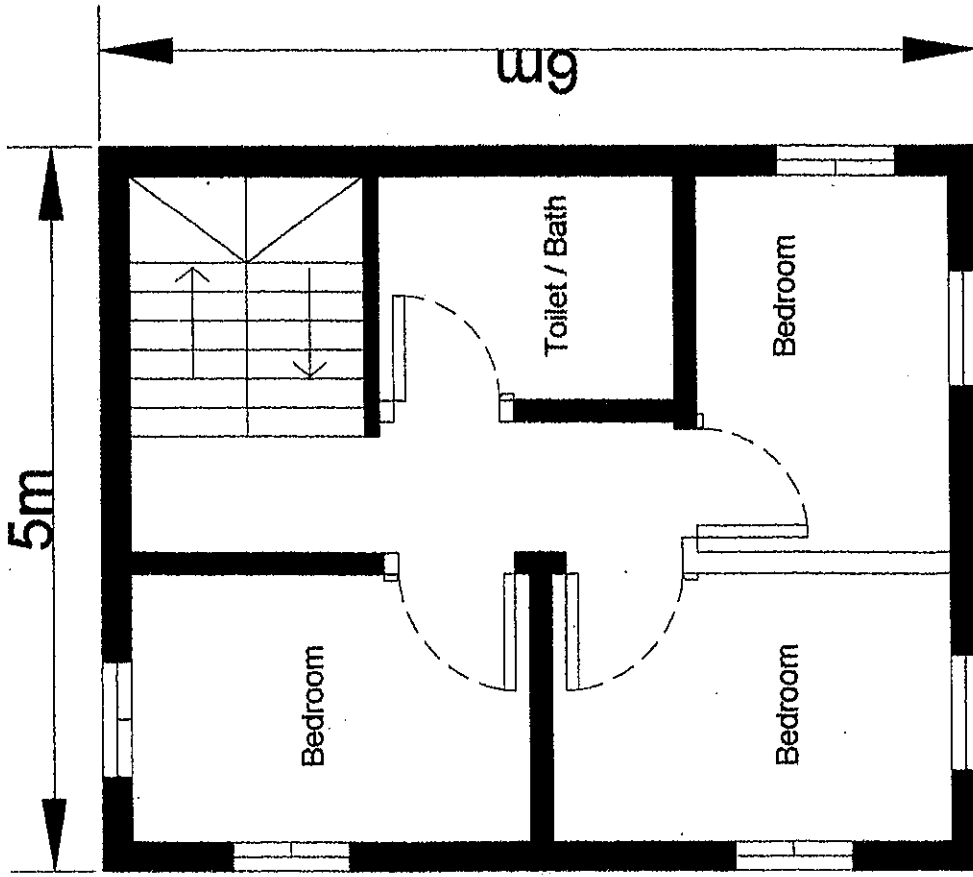
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Remarks: DD 96 Lot 210C

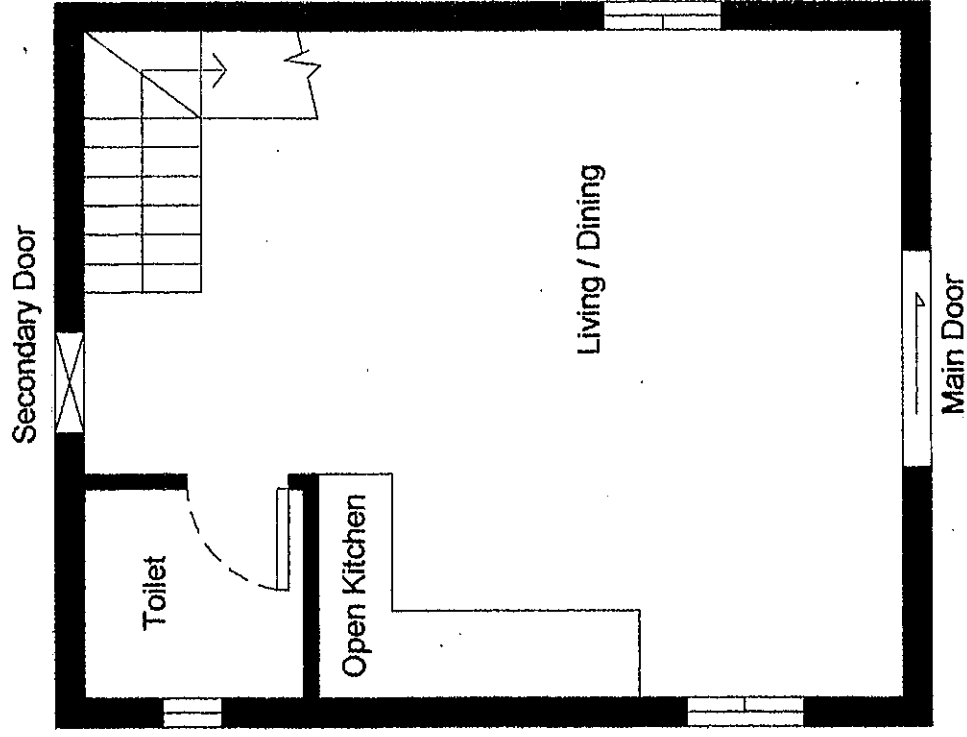
**Drawing 1**



CONRAD TANG & ASSOCIATES LIMITED



First Floor



Ground Floor

Floor Plan

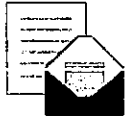
Job No.: ST/CT/160  
Scale: 1:50

Remarks: DD 96 Lot 210C

Drawing 2



☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public



**Fw: Planning Application No. A/YL-ST/648 - Further Information**  
23/08/2023 11:49

From: fsyledpo\_pd/PLAND/HKSARG  
To: Alice Yuk Yi CHEUNG/PLAND/HKSARG@PLAND, Davy Long Yin  
LAM/PLAND/HKSARG@PLAND  
Sent by: Yen PY LEUNG/PLAND/HKSARG  
File Ref:

----- Forwarded by Yen PY LEUNG/PLAND/HKSARG on 23/08/2023 11:49 -----

From: <tpbpd@pland.gov.hk>  
To: <fsyledpo@pland.gov.hk>  
Cc: <phctsui@pland.gov.hk>  
Date: 22/08/2023 17:29  
Subject: FW: Planning Application No. A/YL-ST/648 - Further Information

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**From:** pak yeung Yung <yung@c.....>  
**Sent:** Tuesday, August 22, 2023 5:28 PM  
**To:** lcsleung@pland.gov.hk; tpbpd@pland.gov.hk  
**Cc:** dlylam@pland.gov.hk; ayycheung@pland.gov.hk  
**Subject:** Planning Application No. A/YL-ST/648 - Further Information

Dear Leticia,

Regarding the captioned planning application, we note the comments of Transport Department and submit the following further information (FI) as requested:

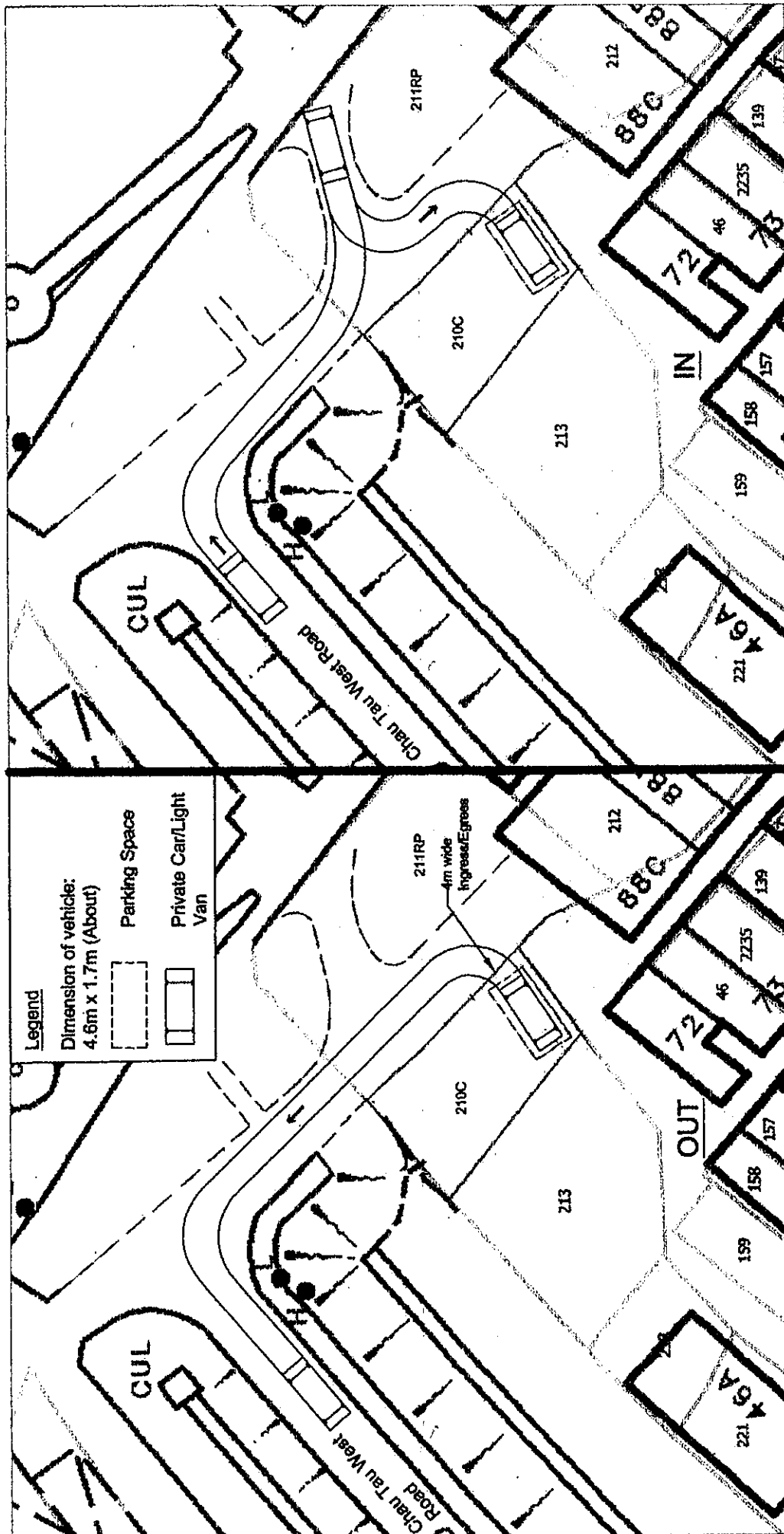
(i) Swept Path Diagram (Plan 6)

Regards,

On behalf of Conrad Tang



Director of CTA (authorized agent for A/YL-ST/648) BRWD80F99372815\_051807.pdf



## Swept Path Diagram

**Scale: 1:350**

# Plan 6

**Government Departments' General Comments**

**1. Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- the Site falls within “Village Type Development” (“V”) zone, which is a non-landscape sensitive zoning and no significant landscape impact arising from the proposed development is anticipated.

**2. Drainage**

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

- no objection in principle to the planning application from drainage operation and maintenance point of view;
- the applicant shall submit a drainage proposal for approval by CE/MN, DSD prior to implementation of the drainage works on site;
- after completion of the required drainage works, the applicant shall provide DSD a set of record photographs showing the completed drainage works with corresponding photograph locations marked clearly on the approved drainage plan. DSD will inspect the completed drainage works jointly with the applicant with reference to the set of photograph;
- 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 works on site under proper maintenance at all times; and
- advisory comments as detailed in **Appendix III**.

**3. Fire Safety**

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

- he has no objection in principle to the proposal subject to water supplies for firefighting and fire service installations being provided to his satisfaction;
- advisory comments as detailed in **Appendix IV**.

**4. Other Departments**

The following government departments have no objection to/no adverse comment on the application and their advisory comments, if any, are in **Appendix IV**:

- (a) Commissioner of Police;
- (b) Chief Highway Engineer/New Territories West, Highways Department (HyD);
- (c) Chief Engineer/Railway Development 2-1, Railway Development Office, HyD;

- (d) Director of Agriculture, Fisheries and Conservation;
- (e) Project Manager (West), Civil Engineering and Development Department;
- (f) Head of Geotechnical Engineering Office, Civil Engineering and Development Department;
- (g) Chief Engineer/Construction, Water Supplies Department; and
- (h) District Officer (Yuen Long).

**Recommended Advisory Clauses**

- (a) To note the comments of the Commissioner for Transport (C for T) that
- as the proposed vehicular access is connecting the end of Chau Tau West Road, which is across the existing footway and requires demolition of the existing railing, the applicant should be responsible for the works of the proposed vehicular access;
  - the application site (the Site) is connected to public road network via a section of a local access which is not managed by Transport Department (TD). The land status of the local access should be clarified with the Lands Department (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; and
  - no vehicle is allowed to queue back to or reverse onto/from public road;
- (b) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that
- HyD shall not be responsible for the maintenance of any access connecting the Site and Chau Tau West Road; and
  - adequate drainage measures should be provided at the site to prevent surface water running from the Site to nearby public roads or exclusive road drains;
- (c) to note the comments of the Chief Engineer/Railway Development 2-1, Railway Development Office, Highways Department (CE/RD 2-2, RDO, HyD) that
- the Site is in close proximity to the Northern Link (NOL) Spur Line alignment which is under development by Mass Transit Railway Corporation Limited (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; and
  - deep foundation such as piling is not permitted at the Site unless MTRCL's agreement is sought;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that
- 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](http://www.dsd.gov.hk/EN/Files/Technical_Manual/dsd_guideline/Drainage_Submission.pdf)

- the Site is within an area where connection to existing public stormwater drainage network is available in the vicinity. Should the applicant choose to connect the proposed drainage system to DSD's network, they should furnish DSD with their connection proposal for agreement. After obtaining DSD's agreement, the applicant shall submit a duly completed Form HBP1 with a cross cheque covering the technical audit fee and a plan showing the details of the proposed drainage connection works to DSD for formal application for the required connection. Upon DSD's acceptance of the connection application, the applicant shall carry out the proposed connection works in accordance with DSD Standard Drawings at the resources of the applicant. The connection pipe located downstream of the terminal manhole, outside the lot boundaries shall be handed over to DSD for maintenance after satisfactory technical audit by DSD;
  - 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 proposal/works as well as the site boundary should not cause encroachment upon areas outside his jurisdiction;
  - no public sewerage maintained by 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;
  - the applicant should consult DLO/YL regarding all the proposed drainage works outside the lot boundary in order to ensure the unobstructed discharge from the Site in future; and
  - the existing drainage system outside the lot boundary might be maintained by DO/YL. The applicant shall seek DO/YL's comment if they proposed to connect the drainage system within the site with the existing drainage system outside the lot boundary;
- (e) to note the comments of the Director of Fire Services (D of FS) that
- detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans; and
  - 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); and
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- 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 does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at building plan submission stage;

- if the existing structure (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application;
- for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- 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 BA should be obtained, otherwise they are UBW under BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with BO; and
- detailed checking under BO will be carried out at building plan 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:

230526-195652-34902

提交限期

Deadline for submission:

06/06/2023

提交日期及時間

Date and time of submission:

26/05/2023 19:56:52

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-ST/648

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. A Man

意見詳情

Details of the Comment :

A Man

Chau Tau Village, San Tin, Yuen Long

Email - [REDACTED]

Secretary of the Board

Town Planning Board

15th Floor, North Point Government Offices,

333 Java Road, North Point

Email - tpbpd@pland.gov.hk

Dear Sir and Madame,

I refer to the Application No. A/YL-ST/648 in Lots 210 SC in D.D. 96, Chau Tau Tsuen, San Tin, Yuen Long for the Proposed House.

The residents and indigenous villagers of Chau Tau Village and Pun Uk Tsuen at the application site object to the development due to the reasons as follows:

1. The proposed development is not in line with the planning intention of the "Village Type Development" ("V") zone, which is to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within "V" zone is primarily intended for development of Small Houses by indigenous villagers.
2. This would set a dangerous precedent for "Village Type Development" ("V") zone which would destroy a harmonise society in upsetting many indigenous villagers whom is still waiting for many years for permission from the Lands Department to build a house.
3. The site is not legally accessible by car. It is now only forcibly being done so to the extent of upsetting local residence.
4. The site is being illegally used for residential purpose flouting the Planning rules.

Kind regards,

A Man

