

此文件在 2022年 7月 2 日 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 26 JUL 2022
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

A/YL-TT/567 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

2201852 2/7 by hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/L- TT / 567
	Date Received 收到日期	26 JUL 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)

Unique Win 07 Limited and Unique Win 08 Limited

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

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

PlanPlus Consultancy Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 4208 and 4209 in D.D. 116, Tai Tong, 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	<div> <input checked="" type="checkbox"/> Site area 地盤面積 1,472.8 sq.m 平方米 <input type="checkbox"/> About 約 </div> <div> <input checked="" type="checkbox"/> Gross floor area 總樓面面積 589.12 sq.m 平方米 <input type="checkbox"/> About 約 </div>
(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 Tai Tong Outline Zoning Plan No.: S/YL-TT/18
(e) Land use zone(s) involved 涉及的土地用途地帶	Residential (Group D)
(f) Current use(s) 現時用途	Temporary Structures, 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)在中請地點／中請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on (DD/MM/YYYY)[&]
於 (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1: 可在多於一個方格內加上「✓」號

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

註 2: 如發展涉及靈灰安置用途, 請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施, 請在圖則上顯示, 並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數	Number of units involved 涉及單位數目		
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足, 請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

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

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道		
	<input type="checkbox"/> Filling of pond 填塘		
	Area of filling 填塘面積	sq.m 平方米	<input type="checkbox"/> About 約
	Depth of filling 填塘深度	m 米	<input type="checkbox"/> About 約
	<input type="checkbox"/> Filling of land 填土		
	Area of filling 填土面積	sq.m 平方米	<input type="checkbox"/> About 約
	Depth of filling 填土厚度	m 米	<input type="checkbox"/> About 約
	<input 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

Proposed Houses

(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	589.12	sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.4		<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	26.4	%	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	5		
Proposed no. of storeys of each block 每座建築物的擬議層數	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	9	mPD 米(主水平基準上)	<input type="checkbox"/> About 約
		m 米	<input checked="" type="checkbox"/> About 約

☒ Domestic part 住用部分

GFA 總樓面面積

589.12

..... sq. m 平方米

☒ About 約

number of Units 單位數目

5

.....

average unit size 單位平均面積

117.8

..... sq. m 平方米

☒ About 約

estimated number of residents 估計住客數目

.....

☐ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆

..... sq. m 平方米

☐ About 約☐ hotel 酒店

..... sq. m 平方米

☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室

..... sq. m 平方米

☐ About 約☐ shop and services 商店及服務行業

..... sq. m 平方米

☐ About 約☐ Government, institution or community facilities

政府、機構或社區設施

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

.....

.....

.....

☐ other(s) 其他

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

.....

.....

.....

☒ 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

..... 170 sq. m 平方米

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

..... sq. m 平方米

☐ Not less than 不少於

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

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

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

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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)

October 2026

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</p> <p>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)) Tai Shu Ha Road East via a local track</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</p> <p>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 5</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 1</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>Accessible Parking Space 1</p> <p>_____ _____</p> <p><input type="checkbox"/></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</p> <p>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><input type="checkbox"/></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</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>No 否</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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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中請的資料。如有需要，請另頁說明。

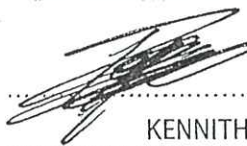
Please refer to the Planning Statement.

11. Declaration 聲明

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

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

Signature
簽署



KENNITH CHAN

Name in Block Letters
姓名（請以正楷填寫）

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

MANAGING DIRECTOR

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☒ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☒ RPP 註冊專業規劃師 (No. 344)

Others 其他

on behalf of
代表

PlanPlus Consultancy Limited



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

Date 日期

22/07/2022

(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。



**Section 16 Application for Proposed Houses in “Residential (Group D)”
Zone at Lots 4208 and 4209 in D.D. 116, Tai Tong,
Yuen Long, New Territories**

Planning Statement

Prepared by
Planning Consultant : PlanPlus Consultancy Limited

In Association with
Design Architect : L&N Architects Limited

July 2022
Reference : PPC-PLG-10111
Report : Version 1.0

EXECUTIVE SUMMARY

(In case of discrepancy between English and Chinese versions, the English version shall prevail)

This Application is submitted to the Town Planning Board (“**TPB / the Board**”) under Section 16 of the Town Planning Ordinance for Proposed Houses (“**the Proposed Development / the Proposed Scheme**”) at Lots 4208 and 4209 in D.D. 116, Tai Tong, Yuen Long, New Territories (“**the Application Site / the Site**”).

The Application Site falls within an area zoned “Residential (Group D)” (“**R(D)**”) on the Approved Tai Tong Outline Zoning Plan No. S/YL-TT/18 (“**the OZP**”). As stipulated in the OZP, ‘House (not elsewhere specified)’ is a Column 2 use and is subject to a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m). This Application is therefore submitted for the Board’s consideration.

The Application Site is subject to a previous application for house development by the same Applicant under Application No.: A/YL-TT/431 (“**the Approved Scheme**”) approved by the Board on 20.07.2018. Based on the Approved Scheme, the Applicant wishes to modify the building design to offer quality housing design and supply in the vicinity.

The Proposed Development is justified on the following grounds:

- Maintains And Enhances the Planning Merits of The Approved Scheme;
- Direct Response to the Government’s Housing Policy;
- Wholly In Line with the Planning Intentions of “R(D)” Zone;
- Provides Extensive Open Space for Quality Living;
- Fully Compatible with The Surrounding Low-Density Development in the Vicinity; and
- No Additional Adverse Traffic and Environmental Impacts Anticipated.

On the basis of the above justifications, we sincerely wish that the Board can give favourable consideration to this Application.

內容摘要

(如內文與其英文版本有差異，則以英文版本為準)

本規劃申請根據《城市規劃條例》第 16 條，就新界元朗大棠丈量約份第 116 約地段第 4208 號及第 4209 號(「**申請地點**」)的用地，向城市規劃委員會 (「**城規會**」) 申請擬議屋宇發展 (「**擬議發展**」)。

根據大棠分區計劃大綱核准圖編號 S/YL-TT/18 (「**核准圖**」)，申請地點被劃為「住宅(丁類)」地帶。根據核准圖有關「住宅(丁類)」地帶的註釋，「屋宇(未另有列明者)」屬註釋中的第二欄用途，最高地積比率為 0.4 倍，最高建築物高度為三層 (9 米)。

申請人為申請地點申請「擬議屋宇」於 2018 年 7 月 20 日獲城規會批准規劃許可 (申請編號 A/YL-TT/431) (「**已核准方案**」)。為提供更優質的房屋供應，申請人優化屋宇設計，遂提交是次規劃申請。

擬議發展有充分的理由支持，當中包括以下規劃理據：

- 擬議發展保留及完善已核准方案的規劃優點；
- 住宅發展用途積極響應政府的房屋政策；
- 擬議發展用途完全符合「住宅(丁類)」地帶的規劃意向；
- 擬議發展的改動提高私人休憩用地面積以供更優質的住屋環境；
- 擬議發展的建築密度貼合現時附近低密度住宅環境；及
- 不會對周邊地區的交通、環境、排水及排污造成負面影響。

基於以上考量因素，申請人希望城規會批准是次規劃申請。

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Planning Statement

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1 INTRODUCTION

1.1 The Application

- 1.1.1 Pursuant to section 16 of the Town Planning Ordinance (Cap. 131) (“**the Ordinance**”), this Planning Statement is submitted to the Town Planning Board (“**TPB / the Board**”) in support of this planning application for Proposed House Development (hereinafter referred to as “**the Proposed Scheme / the Proposal**”) at Lots 4208 and 4209 in D.D. 116, Tai Tong, Yuen Long, New Territories (“**the Application Site**”).
- 1.1.2 The Application Site is zoned “Residential (Group D)” (“**R(D)**”) on the Approved Tai Tong Outline Zoning Plan No. S/YL-TT/18 (“**the OZP**”). According to the Notes of the OZP, the planning intention of “R(D)” zone is *“intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board”*.
- 1.1.3 ‘House (not elsewhere specified)’ is a Column 2 use which may be permitted with or without conditions on application to the Board. The Application Site is subject to a maximum plot ratio (“**PR**”) of 0.4 and a maximum building height (“**BH**”) of 3 storeys (9m).
- 1.1.4 The Proposed Scheme under this current application is based on the development scheme approved under section 16 of the Ordinance (Application No.: A/YL-TT/431 (“**the Approved Scheme**”). In view of the change in site area grounded on the topography and boundary survey conducted by the registered land surveyor (**Annex 3** refers), there is a reduction in site area as shown below. In essence, compared to the Approved Scheme, the following main changes were made:
- a) Decrease in site area from 1,531m² to 1,472.8m² (-3.80%);
 - b) Increase in building height from not exceeding 4m to not exceeding 9m (+125%);
 - c) Increase in communal open space from 86m² to 170m² (+97.7%);
 - d) Provision of greenery area of 180m²;
 - e) Changes in building form, disposition, orientation and design of the proposed houses; and
 - f) Changes in the layout of the internal road, internal layout of the car park and loading/unloading area and vehicular run-in/out arrangement.

1.2 Structure of the Planning Statement

- 1.2.1 **Chapter 1** is the introduction outlining the purpose of the current application and provided background information of the Proposed Development. **Chapter 2** gives background details of the Proposal in terms of the current conditions and site surroundings. **Chapter 3** provides an overview on the planning context of the Application Site. **Chapter 4** discusses the development parameters of the Proposal. Justifications for approval to the application are provided in **Chapter 5** and a summary of this submission is provided in **Chapter 6**.

2 THE APPLICATION SITE AND SURROUNDINGS

2.1 Current Conditions and Site Surroundings

- 2.1.1 The Application Site, covering a total site area of about 1,472.8m², is located at the Tai Kei Leng, to the Southwest of Kong Tau San Tsuen to the East of Shung Ching Sun Tsuen, it is accessible via an existing local track leading from Tai Shu Ha Road East. **Figure 2.1** shows the location of the Site and its surroundings.
- 2.1.2 The Application Site is currently vacant with temporary structures. The Application Site is accessible via a public local track from Tai Shu Ha Road East. Some small trees and seedlings are found in the Application Site which would be preserved as far as possible.
- 2.1.3 The Applicant has submitted a planning application for Proposed House Development on the same Application Site (Application No.: A/YL-TT/431) approved by the Board on 20.7.2018. Under the Approved Scheme, 6 1-storey houses with maximum BH of 4m and maximum PR of 0.4 was proposed.

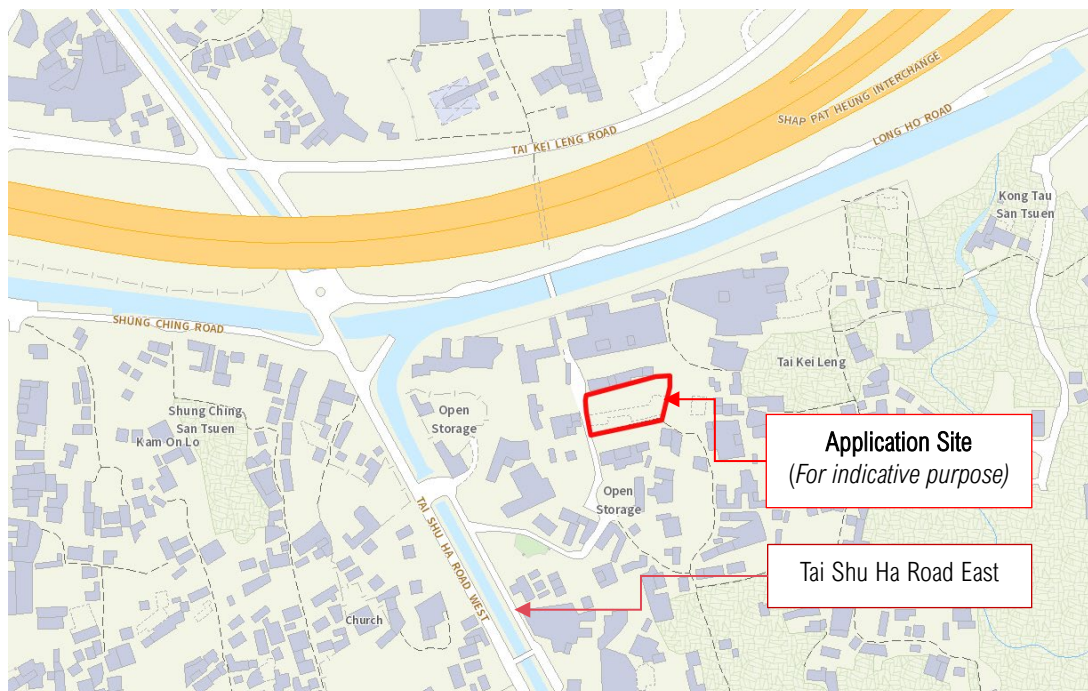


Figure 2.1: Location Plan
(Source: GeoInfo Map)

2.2 Surrounding Land-use Characteristics

- 2.2.1 The surrounding areas are predominated by residential structures intermixed with fallow/ cultivated agricultural land, parking vehicles, godown, storage/ open storage yards, sitting-out area, refuse collect point, latrine, vehicle parts retail shop, unused/ vacant land and vacant structures. The surroundings remain similar since the previous Approved Application.
- 2.2.2 The Site is adjoined to a 1-storey structure to the North; to the immediate East of the Site is left vacant and far mountain view is available without obstruction; to the immediate South of the Site, there is a row of trees within the adjacent enclosed site; to the immediate West of the Site is a local track connecting to Tai Shu Ha Road East.

2.3 Site Accessibility

- 2.3.1 The Application Site is accessible via a public local track to Tai Shu Ha Road East connecting to Yuen Long Town with Yuen Long and Long Ping MTR stations and light rail services.
- 2.3.2 In terms of public transport, the Application Site is served by a circular minibus route 73 runs between Tai Sha Ha Road East and Yuen Long (Kau Yuk Road). Error! Reference source not found. illustrates the access road to the Site, and public transport services in the vicinity.

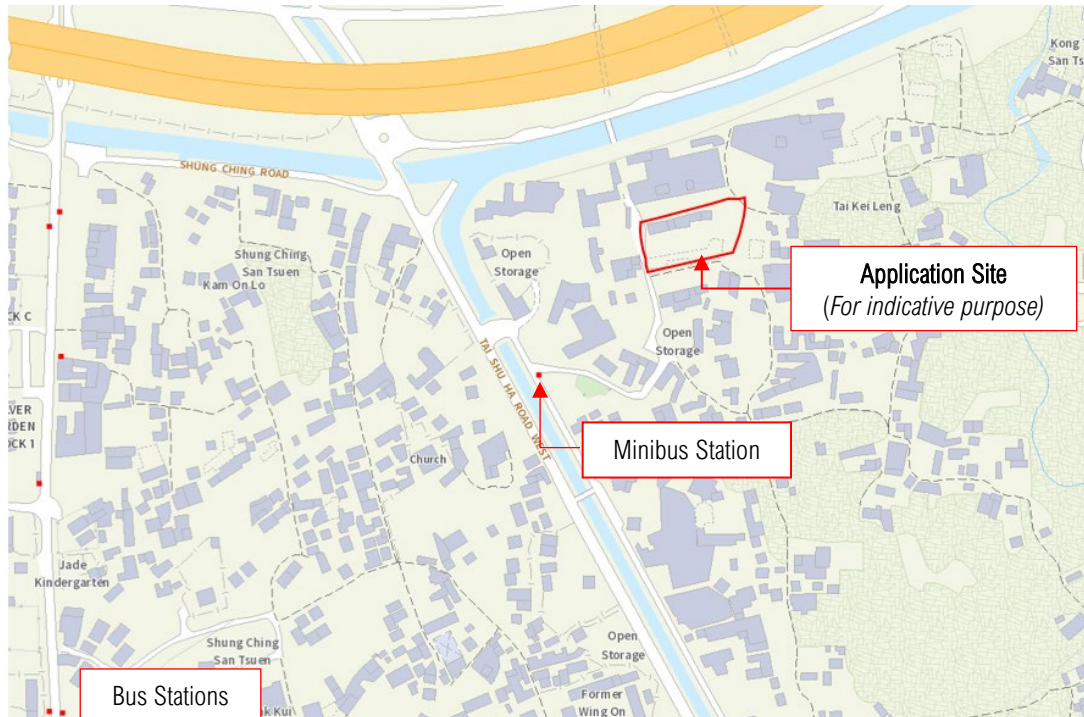
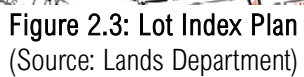


Figure 2.2: Site Accessibility
(Source: GeoInfo Map)

2.4 Land Status

- 2.4.1 The whole Application Site falls within private lots 4208 and 4209 in D.D. 116 as shown on **Figure 2.3**. All private lots are solely owned by the Applicant.



3 PLANNING CONTEXT

3.1 Statutory Context

- 3.1.1 The Application Site is zoned “Residential (Group D)” (“**R(D)**”) zone on the Approved Tai Tong Outline Zoning Plan No. S/YL-TT/18 (“**the OZP**”) as shown in Figure 3.1. According to the Notes of the OZP, the planning intention of “R(D)” zone is *“intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board”*.
- 3.1.2 ‘House (not elsewhere specified)’ is a Column 2 use which may be permitted with or without conditions on application to the Board. The Application Site is subject to a maximum PR of 0.4 and a maximum BH of 3 storeys (9m).

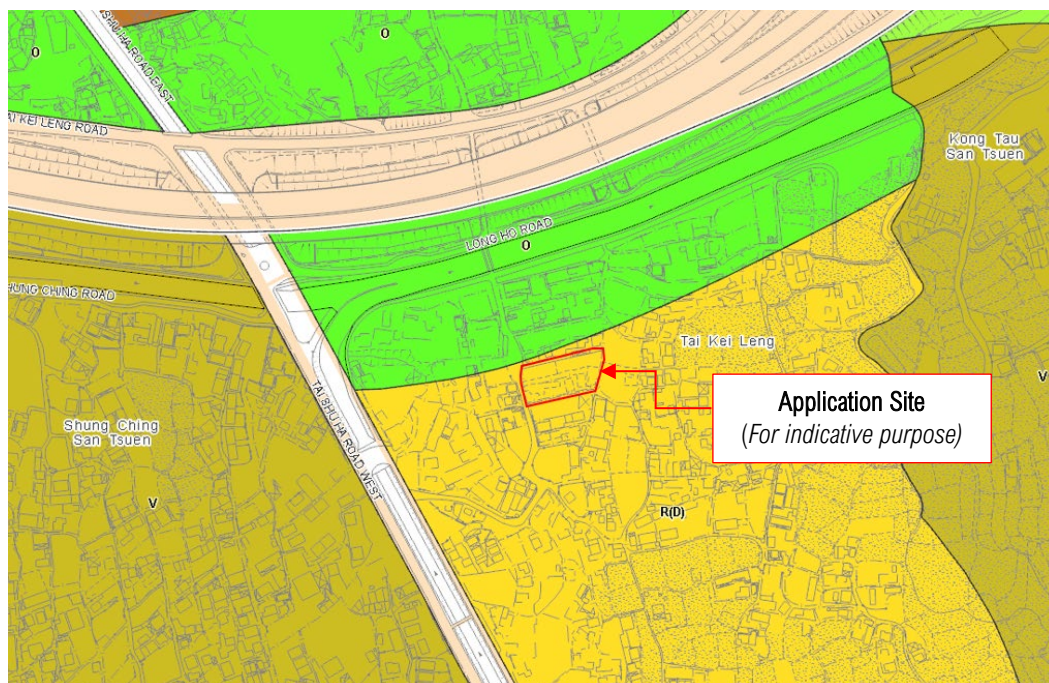


Figure 3.1: Extract of Approved S/YL-YY/18 OZP
(Source: Statutory Planning Portal)

3.2 Previous Similar Approved Planning Applications

3.2.1 There were 7 similar applications in “R(D)” for proposed houses and New Territories Exempted Houses (“NTEH”) under the same OZP, details tabulated in **Table 3.1** below.

Table 3.1: Similar Approved Planning Applications

No.	Application No.	Proposed Use	Location	Decision
1.	A/YL-TT/452	Proposed House	Lots 3188, 3338, 3339 S.H ss. 1 to ss. 5, 3339 S.H RP(Part), 3339 S.I ss. 1 to ss. 10, 3339 S.I RP, 3339 S.J ss. 1 to ss. 9, 3339 S.J RP(Part), 3339 S.K ss. 1 to ss. 2, 3339 S.K ss. 3(Part), 3339 S.K ss.4, 3339 S.K ss.5(Part), 3339 S.K ss.6 to ss.11, 3339 S.K RP(Part), 3339 S.L ss. 1 to ss. 8 and 3339 S.L RP(Part) in D.D. 116, Nga Yiu Tau, Tai Tong, Yuen Long, New Territories	Approved with conditions on 18.1.2019
2.	A/YL-TT/442	Proposed Houses	Lot 4117 in D.D. 116, Tai Tong, Yuen Long, New Territories	Approved with conditions on 5.10.2018
3.	A/YL-TT/431 (<i>The Approved Scheme</i>)	Proposed Houses	Lots 4208 and 4209 in D.D. 116, Tai Tong, Yuen Long, New Territories	Approved with conditions on 20.7.2018
4.	A/YL-TT/361	Proposed 2 Houses (New Territories Exempted Houses)	Lot 4120 in D.D. 116, Tai Tong, Yuen Long, New Territories	Approved with conditions on 23.10.2015
5.	A/YL-TT/284	Proposed Houses	Lots 4989 RP, 4990 and 4991 (Part) in D.D. 116, Shung Ching San Tsuen, Tai Tong Road, Yuen Long	Approved with conditions on 21.9.2012
6.	A/YL-TT/273	Proposed House and Minor Relaxation of Building Height Restriction	Lot 5288 in D.D. 116, Tai Tong Road, Tai Tong, Yuen Long, New Territories	Approved with conditions on 17.6.2011

4 THE DEVELOPMENT PROPOSAL

4.1 Proposed Development Scheme

4.1.1 The Application Site covers a site area of about 1,472.8m². The Proposed Development comprises of 5 2-storey houses. The proposed domestic gross floor area (“GFA”) will not exceed 612m². The proposed BH of 2 storeys (not exceeding 9m) complies with the building height restriction stipulated under the prevailing OZP for “R(D)” zone.

4.1.2 In support of this application, architectural drawings are provided in the **Annex 1** in this Planning Statement. A development parameters comparison table of the Approved Scheme with the Proposed Scheme is provided in **Table 4.1**.

Table 4.1: Development Parameters Comparison of the 2018 Approved Scheme and the Proposed Scheme

	(A) 2018 Approved Scheme (A/YL-TT/431 approved on 20.7.2018)	(B) Proposed Scheme	Difference (B) – (A) (% Change)
Site Area (m ²)	1,531	1,472.8	-58.2 (-3.8%)
Number of Houses	6	5	-1 (-16.7%)
Total Domestic Gross Floor Area (m ²) (about)	612	589.2	-22.8m ² (-3.7%)
Plot Ratio	0.4	0.4	0
Domestic Site Coverage	40%	26.4%	-13.6% (-34%)
Building Height (m)	Not exceeding 4m	Not exceeding 9m	+5 (+125%)
No. of Storeys	1	2	+1 (+100%)
Parking Spaces	7 - 6 residents parking - 1 visitor parking	7 - 5 residents parking - 1 accessible parking - 1 Light Goods Vehicle parking	0
Loading/Unloading Space	1 ^{^1}	1 ^{^2}	0
Communal Open Space (m ²)	86 ^{^3}	Not less than 170	+94 (+97.7%)
Greenery Area (m ²)	-	Not less than 180	+180 (+100%)

^{^1} Share use with the visitor parking in the Approved Scheme

^{^2} Share use with the Light Goods Vehicle Parking Space in the Proposed Scheme

^{^3} Private Open Space is referred for the Approved Scheme

5 PLANNING JUSTIFICATIONS

5.1 Maintains And Enhances the Planning Merits of The Approved Scheme

- 5.1.1 As discussed in **Section 2.1**, the Proposed Scheme is based on the Approved Planning Application No.: A/YL-TT/431 for residential use. Similar to the Approved Scheme, the Proposed Scheme under this application also retains the same planning merits, for instance, diversifying housing supply with quality design.
- 5.1.2 Although the Applicant has already been granted with a planning permission, in response to the changes in design and layout in Approved Scheme, a fresh planning application is submitted to TPB aims to provide quality housing in the vicinity.

5.2 Direct Response to the Government’s Housing Policy

- 5.2.1 The Proposed Scheme is in line with government’s policy to provide housing supply as stipulated in the 2022 Policy Address¹. It has been the Government’s ongoing effort in releasing development potential such that households could meet their diverse housing needs. Yet, the shortfall of housing remains an acute problem in Hong Kong. That said, to meet the aspirations of all social class, housing delivery in the private sector should not be neglected.
- 5.2.2 The Proposal is a direct response to the Government’s housing policy, including that of private residential properties at a steady level, the Proposed Development will provide additional residential unit to the private housing market, at the same time better utilizing scarce land resources.

5.3 Wholly In Line with the Planning Intentions of “R(D)” Zone

- 5.3.1 As stipulated in the Notes of the OZP, the Application Site falls within an area designated “R(D)” Zone of which the planning intention is *“primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board”*.
- 5.3.2 Besides, the Proposed Scheme conforms with the development restrictions of the subject “R(D)” under the prevailing OZP BH (i.e. 2 storeys (not exceeding 9m)). The increase in BH from not exceeding 4m to not exceeding 9m is wholly in line with the development restriction under the prevailing OZP. The Proposed Scheme is therefore in line with the intensity and built form of existing domestic structures within the “R(D)” zone. That said, given the above-mentioned development scale, adverse visual impact by the proposed development is unlikely to be expected.

5.4 Provides Extensive Open Space for Quality Living

- 5.4.1 With the reduction in domestic site coverage of 34%, the Applicant intends to increase communal open space and greenery in the Application Site with extensive landscape garden works, providing the Proposed Development with a communal open space of 170m² and greenery area of 180m².

¹ The Chief Executive's 2021 Policy Address, <https://www.policyaddress.gov.hk/2021/eng/pdf/PA2021.pdf>

Planning Statement

- 5.4.2 By allowing the application, the current physical state of the Site can be converted and upgraded to a permanent verdant and natural environment, and its ideal to attain utmost land use maximisation without giving rise to detrimental impacts on the environment.

5.5 Fully Compatible with The Surrounding Low-Density Development in the Vicinity

- 5.5.1 The Application Site is situated in low-rise and low-density neighbourhood, which are predominantly characterised by vacant land, village houses and private residential settlement. The Proposed Development is also compatible with the surrounding built environments with BH of 2 to 3 storeys.
- 5.5.2 As stated, the Proposed Scheme is of similar development intensity with the Approved Scheme, as the increase in BH from 1 storey to 2 storeys does not contravene to the development restrictions stipulated in the prevailing OZP and is harmonise to the surrounding built structures. Therefore, the proposed development parameters are in line with the intensity and built form of existing domestic structures within the “R(D)” zone.

5.6 No Additional Adverse Traffic and Environmental Impacts Anticipated

- 5.6.1 The Application Site is accessible from Tai Shu Ha Road East via a local track. The Proposed Development involves a total number of 5 houses in the Application Site with no significant traffic generation expected from the Proposed Scheme.
- 5.6.2 The Application Site is mostly hard paved with some small trees and seedlings which would be preserved or transplanted to the open spaces for enjoyment as far as possible. Therefore, the Proposed Development will not involve extensive clearance of trees, nor existing natural vegetation. Therefore, no additional adverse environmental and landscape impacts are anticipated.
- 5.6.3 Similar to other houses and structures within the same “R(D)” zone, the Application Site does not have direct connection to sewage and drainage facilities. Suitable drainage and sewage facilities will be provided to the satisfaction of the relevant government department(s) by way of approval condition(s), if required, as reference to the Approved Scheme. The proposed sewage facilities will be provided in accordance with relevant Government’s guidelines.

6 CONCLUSION

- 6.1.1 This Planning Statement is submitted to the Board in support of the Proposed Houses in “R(D)” zone at Lots 4208 and 4209 in D.D. 116, Tai Tong, Yuen Long, New Territories. The Application Site covers a total site area of about 1,472.8m². This Planning Statement aims to provide background information and planning justifications in support of the Proposal.
- 6.1.2 The Proposal is well justified on the grounds that: -
- Maintains And Enhances the Planning Merits of The Approved Scheme
 - Direct Response to the Government’s Housing Policy
 - Wholly In Line with the Planning Intentions of “R(D)” Zone
 - Provides Extensive Open Space for Quality Living
 - Fully Compatible with The Surrounding Low-Density Development in the Vicinity
 - No Additional Adverse Traffic and Environmental Impacts Anticipated
- 6.1.3 In view of the above and the planning justifications in this Planning Statement, we respectfully request the Board Members to give favourable consideration on this planning application.

July 2022

PlanPlus Consultancy Limited

Annex 1

Site Photos



1) View from the local track on the south-west of the Application Site

2) View from the north-west of the Application Site

Legend:

 Application Site
(For identification Only)

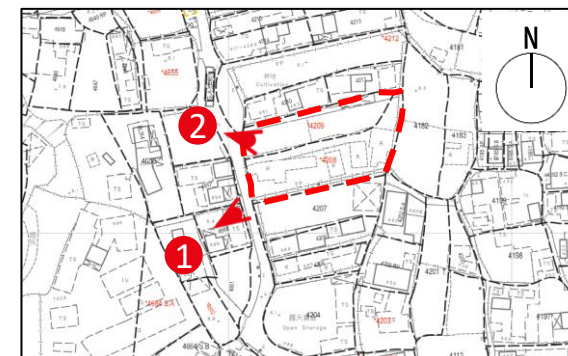


Figure Title:

Site Photos

Project No.:

PPC-PLG-10111

Project:

Section 16 Application for Proposed Houses in “Residential (Group D)” Zone at Lots 4208 and 4209 in D.D. 116, Tai Tong, Yuen Long, New Territories

Figure:

1A

Scale:

N/A

Date:

July 2022



3) View from the north-east of the Application Site



4) View from the north-east of the Application Site

Legend:

 Application Site
(For identification Only)

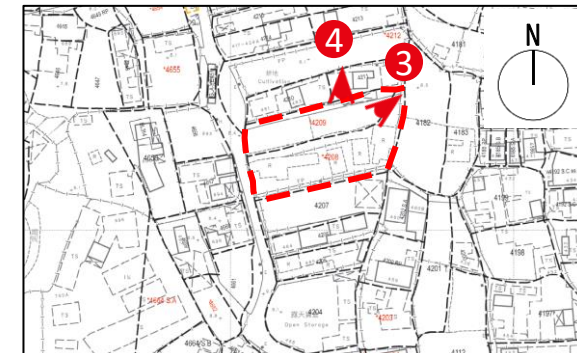


Figure Title:

Site Photos

Project No.:

PPC-PLG-10111

Project:

Section 16 Application for Proposed Houses in “Residential (Group D)” Zone at Lots 4208 and 4209 in D.D. 116, Tai Tong, Yuen Long, New Territories

Figure:

1B

Scale:

N/A

Date:

July 2022



5) View from the local track on the north-west of the Application Site

6) View from the north-west of the Application Site

Legend:

 Application Site
(For identification Only)

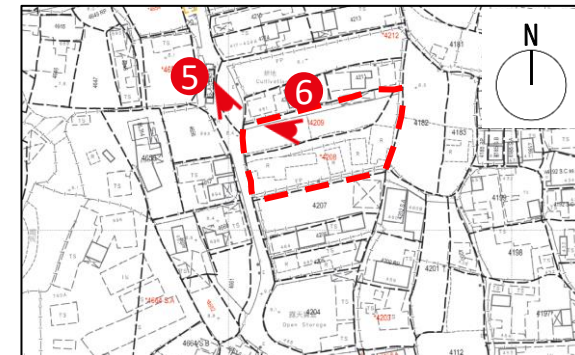


Figure Title:

Site Photos

Project No.:

PPC-PLG-10111

Project:

Section 16 Application for Proposed Houses in “Residential (Group D)” Zone at Lots 4208 and 4209 in D.D. 116, Tai Tong, Yuen Long, New Territories

Figure:

1C

Scale:

N/A

Date:

July 2022

Annex 2

Architectural Drawings



GENERAL NOTES
1. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK.
4. ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.

GREENERY AREA = 180s.m.
COMMUNAL OPEN SPACE = 170s.m.

2022.7.12

Project:
LOTS 4208 AND 4209 IN D.D. 116, TAI TONG, YUEN LONG

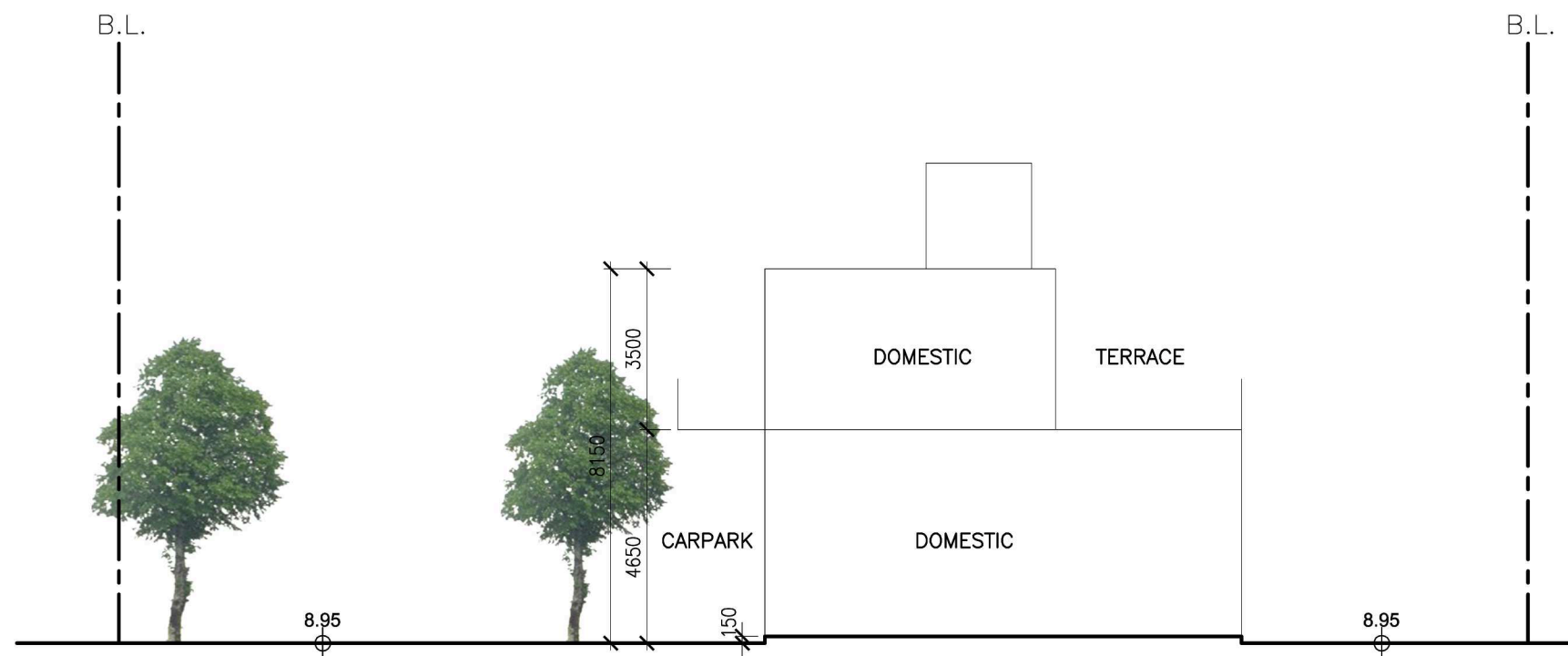
Drawing Title:
G/F Master Layout Plan

Architect:

標安建築師有限公司
L&N Architects Ltd.
Rooms 1203-1204, 12/F Belgian Bank Building,
721-725 Nathan Road, Kowloon
Tel: (852) 3422 3082, Fax: (852) 3428 2269



SCHEMATIC SECTION 1



SCHEMATIC SECTION 2

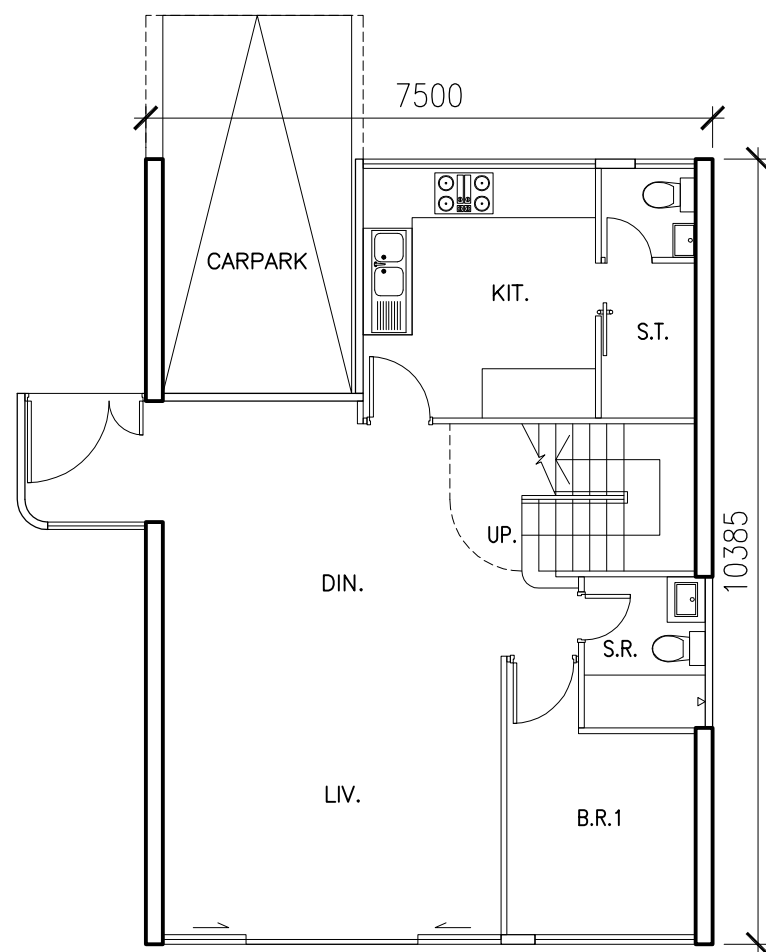
GENERAL NOTES
 1. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.
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 4. ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.

Project:
LOTS 4208 AND 4209 IN D.D. 116, TAI TONG, YUEN LONG

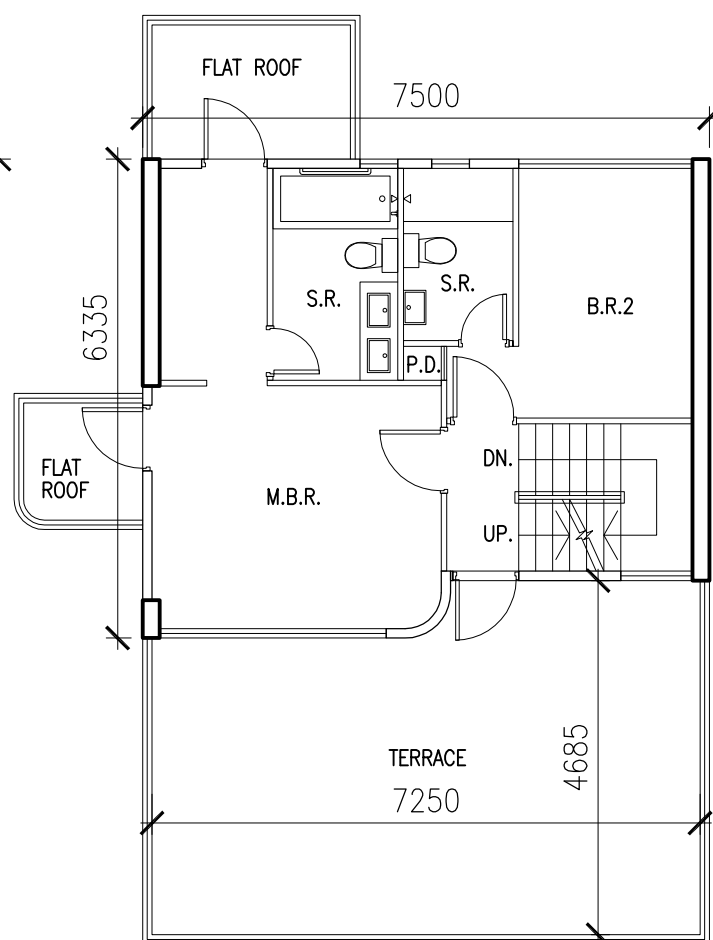
Drawing Title:
SCHEMATIC SECTIONS

Architect:

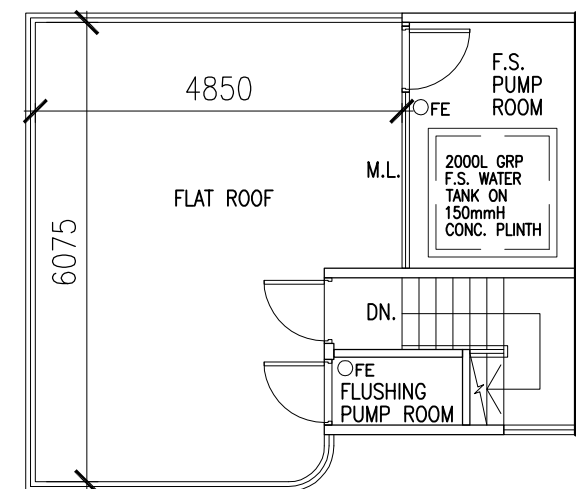
 標安建築師有限公司
 L&N Architects Ltd.
 Rooms 1203-1204, 12/F Belgian Bank Building,
 721-725 Nathan Road, Kowloon
 Tel: (852) 3422 3062, Fax: (852) 3428 2269



G/F PLAN
(GFA = 73.008 s.m.)



1/F PLAN
(GFA = 44.832 s.m.)



R/F PLAN

GENERAL NOTES
1. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK.
4. ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.



Project:

LOTS 4208 AND 4209 IN D.D. 116, TAI TONG, YUEN LONG

Drawing Title:

FLOOR PLANS

Architect:

標安建築師有限公司
L&N Architects Ltd.

Rooms 1203-1204, 12/F Belgian Bank Building,
721-725 Nathan Road, Kowloon
Tel: (852) 3422 3082, Fax: (852) 3428 2269

Date : 11 July 2022
Site : Lots 4208 and 4209 in D.D. 116, Tai Tong, Yuen Long
Site Area : 1472.8 sq.m

Class of Site : Class A
Building Height : Not exceeding 15m
Permitted Plot Ratio : 3.3
Permitted Site Coverage : 66.66%

House 1

Floor	Use	Floor to Floor Height	G.F.A Per Floor	No of Storey	Total GFA (m ²)
G/F	Domestic/Carpark	4.65	73.000	1	73.000
1/F	Domestic	3.5	44.824	1	44.824
Building Height:		8.15		2	117.824

House 2

Floor	Use	Floor to Floor Height	G.F.A Per Floor	No of Storey	Total GFA (m ²)
G/F	Domestic/Carpark	4.65	73.000	1	73.000
1/F	Domestic	3.5	44.824	1	44.824
Building Height:		8.15		2	117.824

House 3

Floor	Use	Floor to Floor Height	G.F.A Per Floor	No of Storey	Total GFA (m ²)
G/F	Domestic/Carpark	4.65	73.000	1	73.000
1/F	Domestic	3.5	44.824	1	44.824
Building Height:		8.15		2	117.824

House 5

Floor	Use	Floor to Floor Height	G.F.A Per Floor	No of Storey	Total GFA (m ²)
G/F	Domestic/Carpark	4.65	73.000	1	73.000
1/F	Domestic	3.5	44.824	1	44.824
Building Height:		8.15		2	117.824

House 6

Floor	Use	Floor to Floor Height	G.F.A Per Floor	No of Storey	Total GFA (m ²)
G/F	Domestic/Carpark	4.65	73.000	1	73.000
1/F	Domestic	3.5	44.824	1	44.824
Building Height:		8.15		2	117.824

Number of Domestic : 5
 Building Height (m): : Not exceeding 15m
 Site Coverage: : 26.4%
Total GFA (m²): : 589.120
Actual P.R. : : 0.4

Annex 3

Topographic and Boundary Survey



SUBJECT LOT COORDINATES & DIMENSIONS:

Boundary Point	Bearing	Distance	Northing	Easting
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SUBJECT LOT NO. - LOT 4208 IN D.D.116

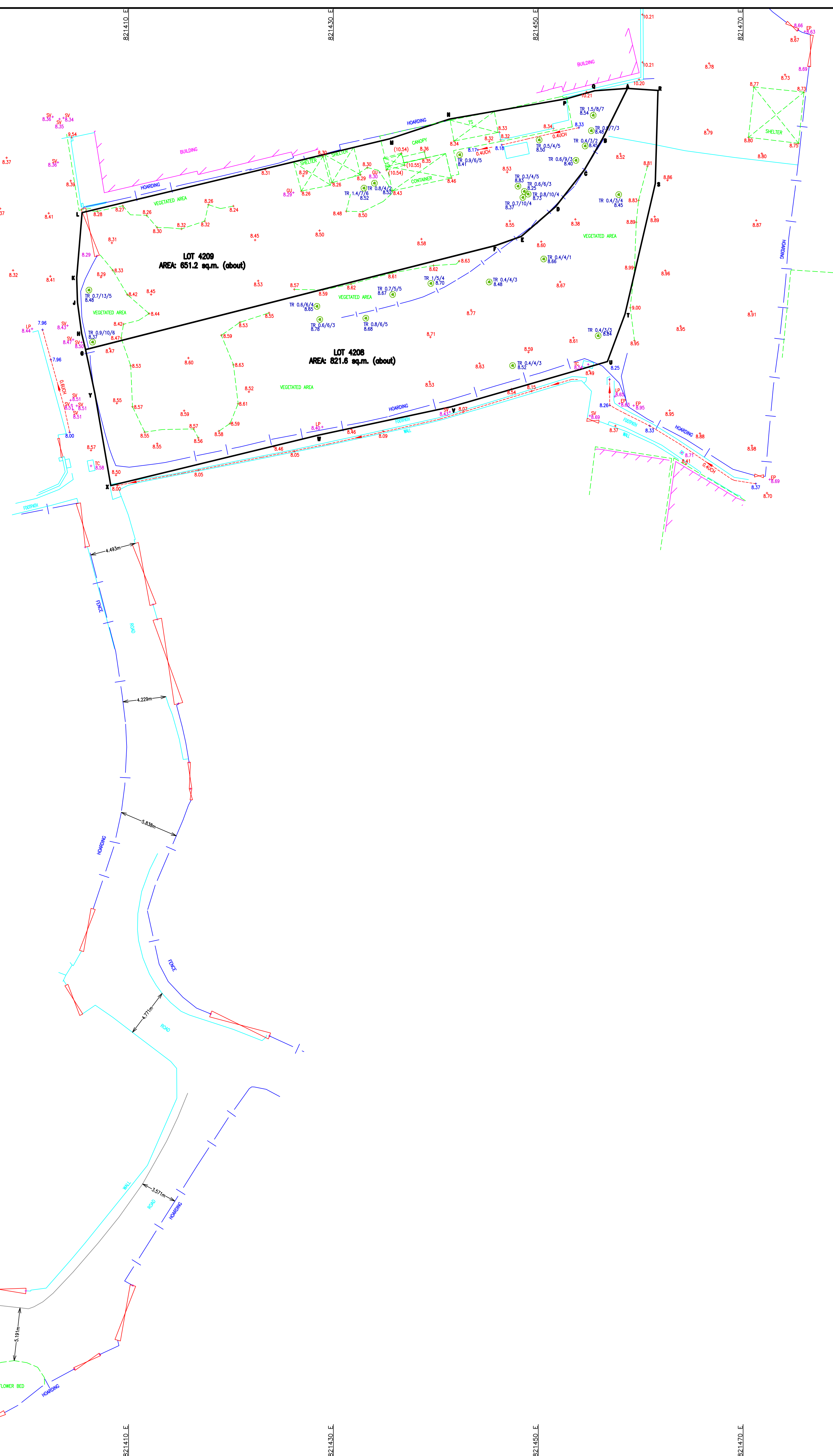
	EST. 1200 IN. S.D.	EST. 1200 IN. S.D.	EST. 1200 IN. S.D.
S	181°40'51"	9.070	832650.413 821461.691
T	193°04'49"	13.103	832641.314 821461.424
U	200°21'24"	4.942	832623.950 821456.747
V	253°49'15"	15.852	832619.533 821441.523
W	257°58'16"	13.253	832616.771 821428.561
X	256°21'13"	20.888	832611.843 821408.263
Y	350°10'44"	9.058	832620.768 821406.718
X	348°05'27"	4.444	832625.116 821405.801
F	75°45'57"	41.340	832635.281 821445.872
E	70°16'54"	2.626	832636.167 821448.344
D	49°11'57"	4.423	832639.057 821451.692
C	38°01'33"	4.560	832642.651 821454.501
B	30°09'06"	3.582	832645.746 821456.300
A	26°18'53"	5.427	832650.611 821458.706
R	93°47'42"	2.992	832650.413 821461.691

AREA = 821.6 sq.m. (about)

SUBJECT LOT NO. - LOT 4209 IN D.D.116

A			832638.485	821405.456
B	206°18'53"	5.427	832645.746	821456.300
C	210°09'06"	3.582	832642.649	821454.500
D	218°01'33"	4.560	832639.057	821451.692
E	229°11'57"	4.423	832636.167	821448.344
F	250°16'54"	2.626	832635.281	821445.872
G	255°45'57"	41.340	832625.116	821405.801
H	346°10'09"	1.623	832626.692	821405.413
J	352°22'14"	3.058	832629.723	821405.007
K	358°14'26"	2.410	832632.132	821404.933
L	4°42'22"	6.374	832638.485	821405.456
M	76°30'26"	30.889	832645.692	821435.492
N	71°43'26"	6.161	832647.624	821441.342
P	80°11'12"	11.564	832649.595	821452.737
Q	74°09'11"	2.878	832650.381	821455.506
A	85°53'20"	3.208	832650.611	821458.706

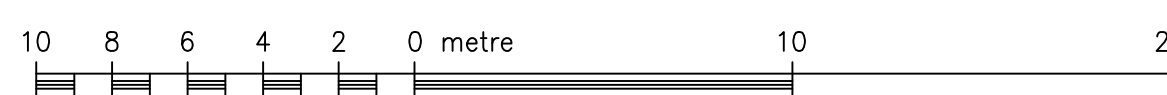
AREA = 651.2 sq.m. (about)



NOTES :

1. All dimensions are in metres.
2. All spot level positions are indicated by a cross.
3. All levels are in metres to Principal Datum (PD) unless noted otherwise.
4. All co-ordinates are refer to Hong Kong (1980) metric grid co-ordinates system.
5. Channels are U shaped except where stated, widths are given.

SCALE 1 : 200



DATE OF SURVEY : MAY 2022

GRANDMAX SURVEYORS LTD.

PLAN OF LOT NO. 4208 & 4209
IN D.D. 116
TAI KEI LENG, YUEN LONG

TOPOGRAPHIC AND BOUNDARY SURVEY

LAND MARKER (1980) H.K. CO., LTD.

HEAD OFFICE:	YUEN LONG BRANCH OFFICE:
UNIT 1303C, 13/F, MIRROR TOWER, NO.61 MODY ROAD	1/F, NO.165 CASTLE PEAK ROAD, YUEN LONG
TSIM SHA TSUI EAST, KOWLOON, HONG KONG	NEW TERRITORIES, HONG KONG
TEL: 2663 9138 FAX: 2666 9921	TEL: 2663 9508 FAX: 2666 9170
E-MAIL ADDRESS: general@landmarker.com	

PLAN NO. 6318/01

REVISION NO.	DESCRIPTIONS	DATE
--------------	--------------	------

0	30-MAY

DRAWN BY: JAYCOB YU
SURVEYED BY: JAYCOB YU
APPROVED BY:

WONG YIU CHO JOSEPH
AUTHORIZED LAND SURVEYOR HKIS MRICS RPS(US)



Date : 17 August 2022
Our Ref. : PPC/PLG/10111/L003

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

Attention: The Secretary of the Town Planning Board

By Hand & By Email

Dear Sir/Madam,

**Section 16 Application for Proposed Houses in "Residential (Group D)" Zone at Lots 4208 and 4209 in
D.D. 116, Tai Tong, Yuen Long, New Territories
Planning Application No. A/YL-TT/567**

Submission of Further Information 2

We refer to the captioned application, we would like to withdraw the submitted Further Information ("FI") 1 received by Town Planning Board ("the Board") on 8.8.2022 (Our ref.: PPC/PLG/10111/L002) and hereby submit 70 hardcopies of FI2 for the Board's consideration. The attached FI2 includes the following documents:

- **Annex 1** – Replacement Pages of Planning Statement
- **Annex 2** – Replacement Pages of Architectural Drawings

In respect of the comments received from Tuen Mun and Yuen Long West District Planning Office, Planning Department, we enclosed replacement pages for the submitted Planning Statement with rectified Gross Floor Area, Site Coverage; and Revised Architectural Drawings enclosed in the **Annex 1** and **Annex 2** respectively.

In support of the application, we would like to rectify that the Applicant confirms that no filling of land is required to effect the Proposed Development; and the Applicant proposed to erect 5 underground cesspools (one for each private garden) to treat the effluent.

Should you have any queries, please do not hesitate to contact the undersigned or Ms. Amy Wong at [REDACTED]

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited



Kennith Chan
Managing Director

Encl. -70 Hardcopies of FI2
c.c. - Ms. WONG Cheuk Man, Ophelia (Asst Town Plnr/Yuen Long West 1) – by email
- Mr. LEUNG Ka Long, Aaron (Town Planning Grad / 1) – by email
-The Applicant – by email



**Section 16 Application for Proposed Houses in “Residential (Group D)”
Zone at Lots 4208 and 4209 in D.D. 116, Tai Tong,
Yuen Long, New Territories**

Planning Application No. A/YL-TT/567

Further Information 2

August 2022

Reference : PPC-PLG-10111

Annex 1

Replacement Pages of Planning Statement

1 INTRODUCTION

1.1 The Application

- 1.1.1 Pursuant to section 16 of the Town Planning Ordinance (Cap. 131) ("the Ordinance"), this Planning Statement is submitted to the Town Planning Board ("TPB / the Board") in support of this planning application for Proposed House Development (hereinafter referred to as "the Proposed Scheme / the Proposal") at Lots 4208 and 4209 in D.D. 116, Tai Tong, Yuen Long, New Territories ("the Application Site").
- 1.1.2 The Application Site is zoned "Residential (Group D)" ("R(D)") on the Approved Tai Tong Outline Zoning Plan No. S/YL-TT/18 ("the OZP"). According to the Notes of the OZP, the planning intention of "R(D)" zone is *"intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board"*.
- 1.1.3 'House (not elsewhere specified)' is a Column 2 use which may be permitted with or without conditions on application to the Board. The Application Site is subject to a maximum plot ratio ("PR") of 0.4 and a maximum building height ("BH") of 3 storeys (9m).
- 1.1.4 The Proposed Scheme under this current application is based on the development scheme approved under section 16 of the Ordinance (Application No.: A/YL-TT/431 ("the Approved Scheme")). In view of the change in site area grounded on the topography and boundary survey conducted by the registered land surveyor (**Annex 3** refers), there is a reduction in site area as shown below. In essence, compared to the Approved Scheme, the following main changes were made:
- a) Decrease in site area from 1,531m² to 1,472.8m² (-3.80%);
 - b) Increase in building height from not exceeding 4m to not exceeding 9m (+125%);
 - c) Decrease in GFA from 612 m² to 589.1 m² (-3.7%);
 - d) Increase in communal open space from 86m² to 170m² (+97.7%);
 - e) Provision of greenery area of 180m²;
 - f) Changes in building form, disposition, orientation and design of the proposed houses; and
 - g) Changes in the layout of the internal road, internal layout of the car park and loading/unloading area and vehicular run-in/out arrangement.

1.2 Structure of the Planning Statement

- 1.2.1 **Chapter 1** is the introduction outlining the purpose of the current application and provided background information of the Proposed Development. **Chapter 2** gives background details of the Proposal in terms of the current conditions and site surroundings. **Chapter 3** provides an overview on the planning context of the Application Site. **Chapter 4** discusses the development parameters of the Proposal. Justifications for approval to the application are provided in **Chapter 5** and a summary of this submission is provided in **Chapter 6**.

2.3 Site Accessibility

- 2.3.1 The Application Site is accessible via a public local track to Tai Shu Ha Road East connecting to Yuen Long Town with Yuen Long and Long Ping MTR stations and light rail services.
- 2.3.2 In terms of public transport, the Application Site is served by a circular minibus route 73 runs between Tai Sha Ha Road East and Yuen Long (Kau Yuk Road). ~~Error! Reference source not found.~~ **Figure 2.2** illustrates the access road to the Site, and public transport services in the vicinity.

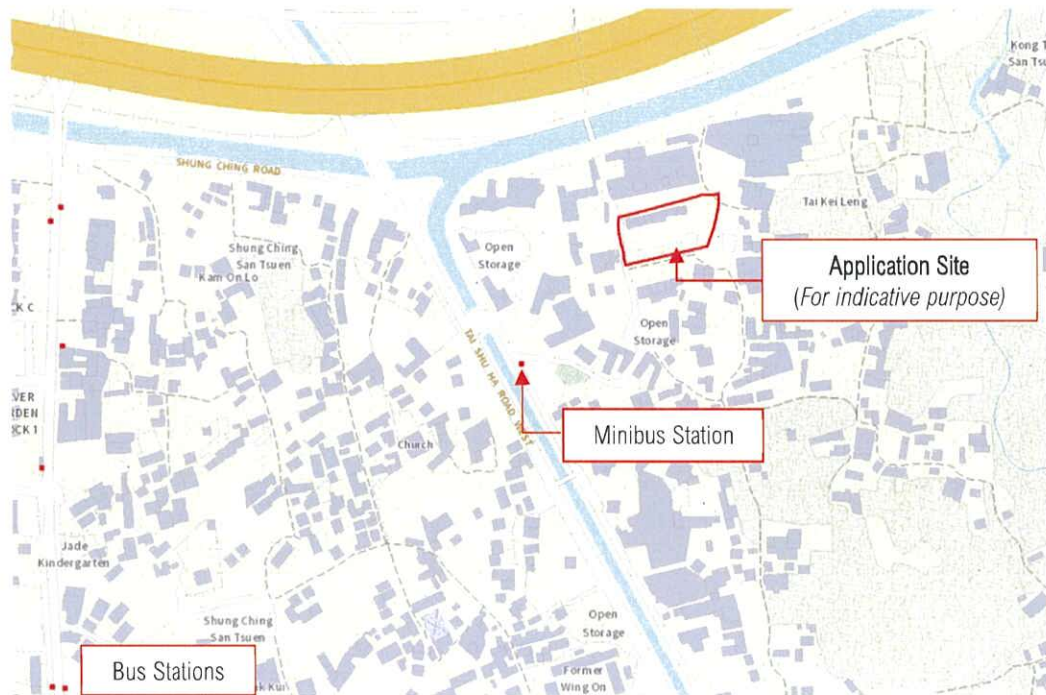


Figure 2.2: Site Accessibility
(Source: GeoInfo Map)

2.4 Land Status

- 2.4.1 The whole Application Site falls within private lots 4208 and 4209 in D.D. 116 as shown on **Figure 2.3**. All private lots are solely owned by the Applicant.

4 THE DEVELOPMENT PROPOSAL

4.1 Proposed Development Scheme

- 4.1.1 The Application Site covers a site area of about 1,472.8m². The Proposed Development comprises of 5 2-storey houses. The proposed domestic gross floor area ("GFA") will not exceed 589.1 m². The proposed BH of 2 storeys (not exceeding 9m) complies with the building height restriction stipulated under the prevailing OZP for "R(D)" zone.
- 4.1.2 In support of this application, architectural drawings are provided in the **Annex 1** in this Planning Statement. A development parameters comparison table of the Approved Scheme with the Proposed Scheme is provided in **Table 4.1**.

Table 4.1: Development Parameters Comparison of the 2018 Approved Scheme and the Proposed Scheme

	(A) 2018 Approved Scheme (A/YL-TT/431 approved on 20.7.2018)	(B) Proposed Scheme	Difference (B) – (A) (% Change)
Site Area (m ²)	1,531	1,472.8	-58.2 (-3.8%)
Number of Houses	6	5	-1 (-16.7%)
Total Domestic Gross Floor Area (m ²) (about)	612	589.1	-22.9m ² (-3.7%)
Plot Ratio	0.4	0.4	0
Domestic Site Coverage	40%	29.3%	-10.7% (-26.8%)
Building Height (m)	Not exceeding 4m	Not exceeding 9m	+5 (+125%)
No. of Storeys	1	2	+1 (+100%)
Parking Spaces	7 - 6 residents parking - 1 visitor parking	7 - 5 residents parking - 1 accessible parking - 1 Light Goods Vehicle parking	0
Loading/Unloading Space	1 ^{^1}	1 ^{^2}	0
Communal Open Space (m ²)	86 ^{^3}	Not less than 170	+94 (+97.7%)
Greenery Area (m ²)	-	Not less than 180	+180 (+100%)

^{^1} Share use with the visitor parking in the Approved Scheme

^{^2} Share use with the Light Goods Vehicle Parking Space in the Proposed Scheme

^{^3} Private Open Space is referred for the Approved Scheme

5 PLANNING JUSTIFICATIONS

5.1 Maintains And Enhances the Planning Merits of The Approved Scheme

- 5.1.1 As discussed in **Section 2.1**, the Proposed Scheme is based on the Approved Planning Application No.: A/YL-TT/431 for residential use. Similar to the Approved Scheme, the Proposed Scheme under this application also retains the same planning merits, for instance, diversifying housing supply with quality design.
- 5.1.2 Although the Applicant has already been granted with a planning permission, in response to the changes in design and layout in Approved Scheme, a fresh planning application is submitted to TPB aims to provide quality housing in the vicinity.

5.2 Direct Response to the Government's Housing Policy

- 5.2.1 The Proposed Scheme is in line with government's policy to provide housing supply as stipulated in the 2022 Policy Address¹. It has been the Government's ongoing effort in releasing development potential such that households could meet their diverse housing needs. Yet, the shortfall of housing remains an acute problem in Hong Kong. That said, to meet the aspirations of all social class, housing delivery in the private sector should not be neglected.
- 5.2.2 The Proposal is a direct response to the Government's housing policy, including that of private residential properties at a steady level, the Proposed Development will provide additional residential unit to the private housing market, at the same time better utilizing scarce land resources.

5.3 Wholly In Line with the Planning Intentions of "R(D)" Zone

- 5.3.1 As stipulated in the Notes of the OZP, the Application Site falls within an area designated "R(D)" Zone of which the planning intention is *"primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board"*.
- 5.3.2 Besides, the Proposed Scheme conforms with the development restrictions of the subject "R(D)" under the prevailing OZP BH (i.e. 2 storeys (not exceeding 9m)). The increase in BH from not exceeding 4m to not exceeding 9m is wholly in line with the development restriction under the prevailing OZP. The Proposed Scheme is therefore in line with the intensity and built form of existing domestic structures within the "R(D)" zone. That said, given the above-mentioned development scale, adverse visual impact by the proposed development is unlikely to be expected.

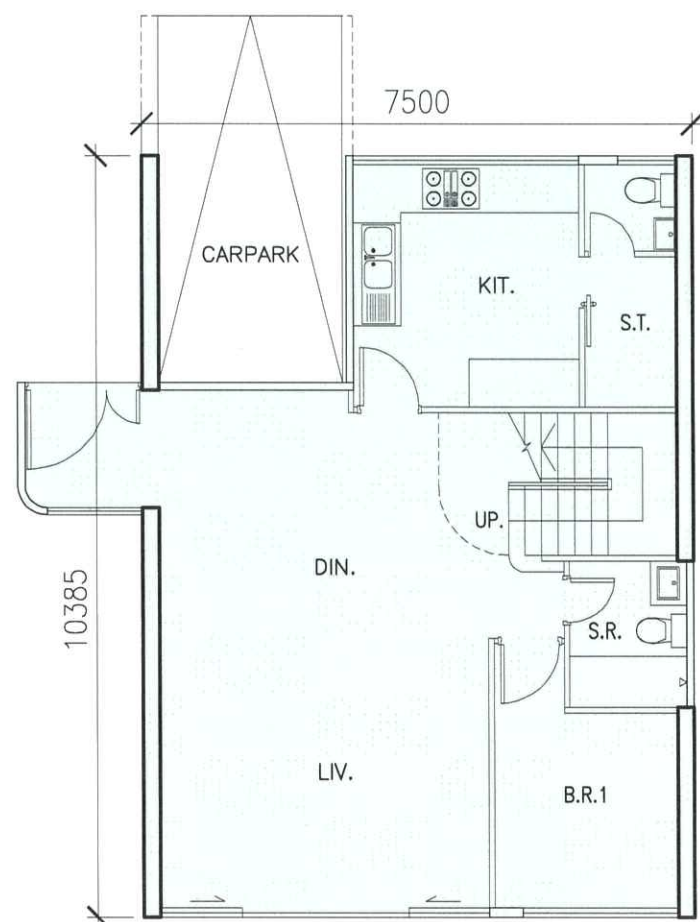
5.4 Provides Extensive Open Space for Quality Living

- 5.4.1 With the reduction in domestic site coverage of 26.8%, the Applicant intends to increase communal open space and greenery in the Application Site with extensive landscape garden works, providing the Proposed Development with a communal open space of 170m² and greenery area of 180m².

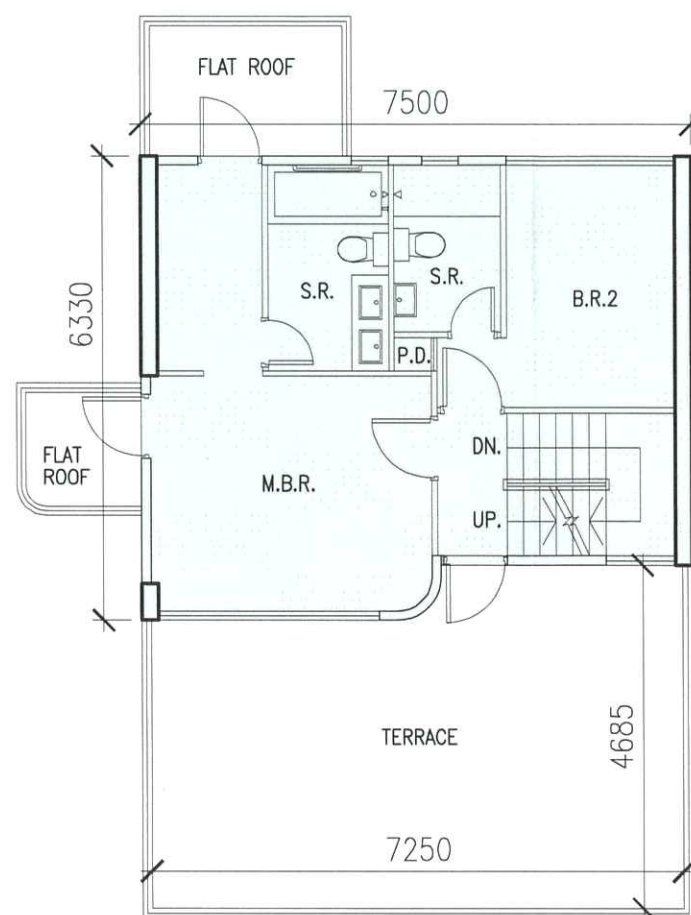
¹ The Chief Executive's 2021 Policy Address, <https://www.policyaddress.gov.hk/2021/eng/pdf/PA2021.pdf>

Annex 2

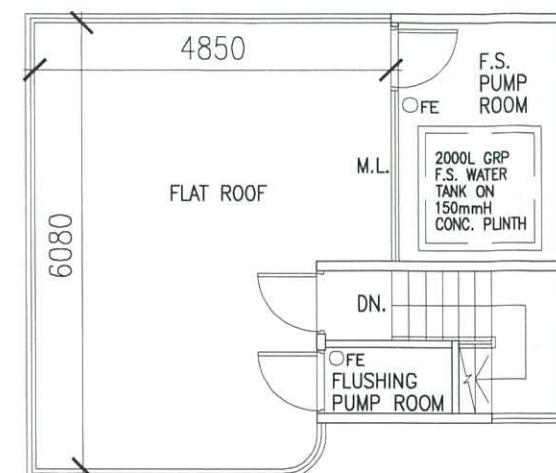
Replacement Pages of Architectural Drawings



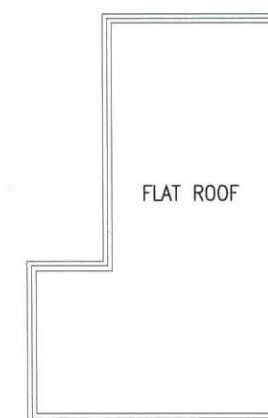
G/F PLAN
(GFA = 73.008 s.m.)



1/F PLAN
(GFA = 44.812 s.m.)



R/F PLAN



TR/F PLAN

FLOOR	USE	HOUSE 1	HOUSE 2	HOUSE 3	HOUSE 5	HOUSE 6	TOTAL GFA
G/F	DOMESTIC	73.008 m ²	73.008 m ²	73.008 m ²	73.008 m ²	73.008 m ²	365.040 m ²
1/F	DOMESTIC	44.812 m ²	44.812 m ²	44.812 m ²	44.812 m ²	44.812 m ²	224.060 m ²
TOTAL GFA							589.100 m ²

GENERAL NOTES
1. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK.
4. ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.

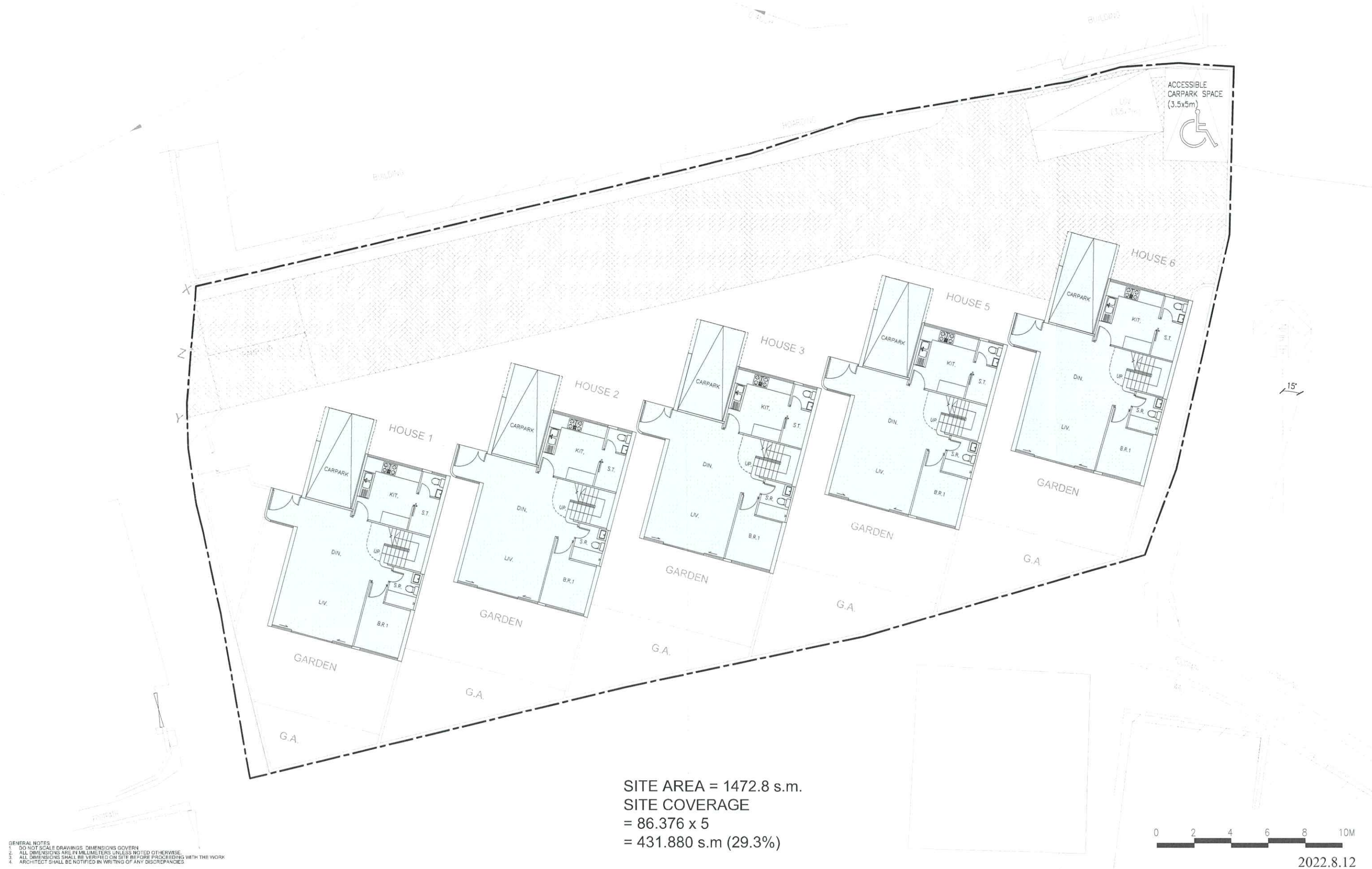


2022.8.12

Project:
LOTS 4208 AND 4209 IN D.D. 116, TAI TONG, YUEN LONG

Drawing Title:
FLOOR PLANS

Architect:
標安建築師有限公司
L&N Architects Ltd.
Rooms 1203-1204, 12/F Belgian Bank Building,
721-725 Nathan Road, Kowloon
Tel: (852) 3422 3082, Fax: (852) 3428 2269

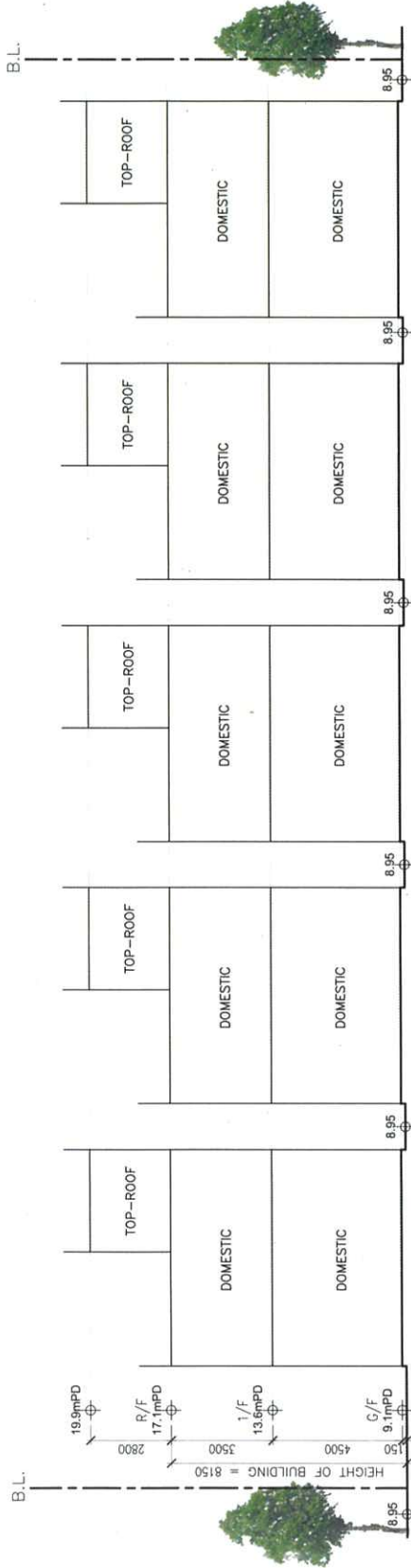


Project:
LOTS 4208 AND 4209 IN D.D. 116, TAI TONG, YUEN LONG

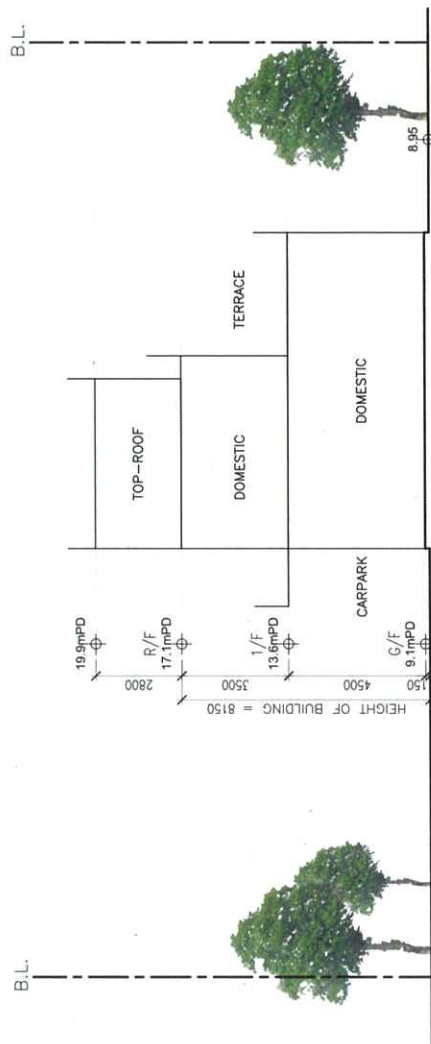
Drawing Title:
SITE COVERAGE CALCULATION

Architect:

標安建築師有限公司
L&N Architects Ltd.
Rooms 1203-1204, 12/F Belgian Bank Building,
721-725 Nathan Road, Kowloon
Tel: (852) 3422 3082, Fax: (852) 3428 2269



SCHEMATIC SECTION 1



SCHEMATIC SECTION 2

Project: LOTS 4208 AND 4209 IN D.D. 116, TAI TONG, YUEN LONG

Drawing Title: SCHEMATIC SECTIONS

Architect: L&N Architects Ltd.

L&N Architects Ltd.
 721-723 Nubank Road, Aberdeen
 Tel: (853) 2422 3052 Fax: (853) 2422 2268

2022.8.12

Date : 12 August 2022
Site : Lots 4208 and 4209 in D.D. 116, Tai Tong, Yuen Long
Site Area : 1472.8 sq.m

Class of Site : Class A
Building Height : Not exceeding 15m
Permitted Plot Ratio : 3.3
Permitted Site Coverage : 66.66%

House 1

Floor	Use	Floor to Floor Height	G.F.A Per Floor	No of Storey	Total GFA (m ²)
G/F	Domestic/Carpark	4.65	73.008	1	73.008
1/F	Domestic	3.5	44.812	1	44.812
Building Height:		8.15		2	117.820

House 2

Floor	Use	Floor to Floor Height	G.F.A Per Floor	No of Storey	Total GFA (m ²)
G/F	Domestic/Carpark	4.65	73.008	1	73.008
1/F	Domestic	3.5	44.812	1	44.812
Building Height:		8.15		2	117.820

House 3

Floor	Use	Floor to Floor Height	G.F.A Per Floor	No of Storey	Total GFA (m ²)
G/F	Domestic/Carpark	4.65	73.008	1	73.008
1/F	Domestic	3.5	44.812	1	44.812
Building Height:		8.15		2	117.820

House 5

Floor	Use	Floor to Floor Height	G.F.A Per Floor	No of Storey	Total GFA (m ²)
G/F	Domestic/Carpark	4.65	73.008	1	73.008
1/F	Domestic	3.5	44.812	1	44.812
Building Height:		8.15		2	117.820

House 6

Floor	Use	Floor to Floor Height	G.F.A Per Floor	No of Storey	Total GFA (m ²)
G/F	Domestic/Carpark	4.65	73.008	1	73.008
1/F	Domestic	3.5	44.812	1	44.812
Building Height:		8.15		2	117.820

Number of Domestic : 5
Building Height (m): : Not exceeding 9m (according to the Approved Tai Tong Outline Zoning Plan No. S/YL-TT/18)
Site Coverage: : 29.3%
Total GFA (m²): : **589.100**
Actual P.R. : : **0.4**



PLANPLUS 思願
CONSULTANCY 信問

Date : 21 November 2022
Our Ref. : PPC/PLG/10111/L005

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

Attention: The Secretary of the Town Planning Board

By Hand and Email

Dear Sir/Madam,

Section 16 Application for Proposed Houses in "Residential (Group D)" Zone at Lots 4208 and 4209 in
D.D. 116, Tai Tong, Yuen Long, New Territories

Planning Application No. A/YL-TT/567 under Section 16 of the Town Planning Ordinance

Submission for Further Information 3

We refer to the departmental comments in respect of the captioned application and hereby submit 70 hardcopies of Further Information ("FI") for the Town Planning Board's ("the Board") consideration. The attached FI includes the following documents:

- Responses-to-Comments Table
- Annex 1 – Supplementary Figures
- Annex 2 – Traffic Review
- Annex 3 – Tree Preservation and Removal Proposal cum Landscape Proposal
- Annex 4 – Replacement Page of Planning Statement

The above submissions do not result in a material change of the nature of the captioned application. Thus, this Further Information should be accepted by the Secretary of the Town Planning Board for inclusion and be processed as part of the application, in accordance with the relevant provisions of the Town Planning Ordinance.

Should you have any queries, please do not hesitate to contact our Miss Amy Wong or Miss Natalie Wong at [REDACTED].

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited

Kennith Chan
Managing Director

Encl. - 70 Hardcopies of FI3
c.c: - Ms. WONG Cheuk Man, Ophelia (Town Plnr/Yuen Long W 1)

Page 1 of 1



**Section 16 Application for Proposed Houses in “Residential (Group D)”
Zone at Lots 4208 and 4209 in D.D. 116, Tai Tong,
Yuen Long, New Territories**

Planning Application No. A/YL-TT/567

Further Information 3

November 2022

Reference : PPC-PLG-10111

Responses-to-Comments

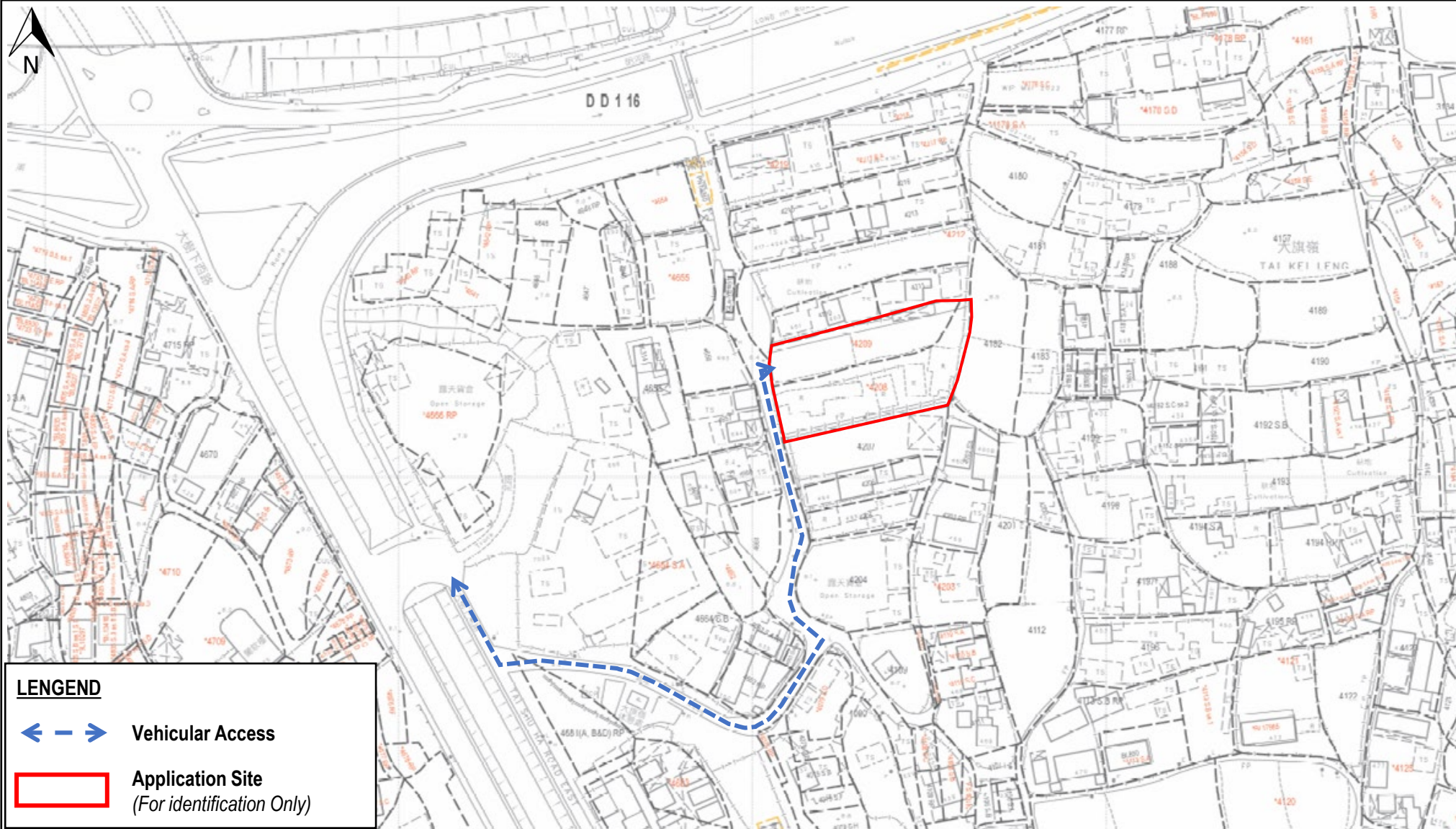
Item	Departmental Comments	Applicant's Responses
1. Comments from Transport Department received on 6.9.2022		
(a)	The applicant should provide hourly trip generation and trip attraction of the proposed development;	The applied use is only to serve the future residents of the proposed houses, visitors or usage of the loading/unloading bay will be minimal. Maximum of 5 pcu out during morning peak hour and 5 pcu in during evening peak hour.
(b)	The applicant should demonstrate, with assessment of parking need and the loading/unloading need according to HKPSG, sufficient provisions to address these needs would be provided;	The Proposed Development is a village housing consists of 5 houses only. According to HKPSG, up to 1 car parking space for each house, with 10%-15% of provision for goods vehicles. On the other hand, L/UL space is generally not required. As a result, provision of 5 private car parking spaces, 1 accessible car parking space and 1 parking space for LGV is considered sufficient to stipulate with HKPSG requirement.
(c)	The applicant should provide a layout plan showing how the proposed development connects to public road;	With the site access located at the western end of the Proposed Development, vehicles from the Proposed Development can travel to Long Ho Road in the north or Tai Shu Ha Road in the west via existing village roads. Details of the vehicular connection are also presented in Appendix A in Annex 2 .
(d)	The applicant should provide swept path of the parking space for House 6 and the accessible carpark space.	Swept path analysis is provided in Appendix B in Annex 2 .
2. Comments from Highways Department received on 6.9.2022		
(a)	The proposed vehicular access arrangement and detailed access route should be marked on the plan in the submission for comment.	Please refer to Figure 1 in Annex 1 for the proposed vehicular access from the Tai Shu Ha Road East on the southwest of the Application Site.
3. Comments from Environmental Protection Department received on 6.9.2022		
(a)	It is noted that five underground cesspools were proposed to five underground cesspools. In view of the small population of the development, the applicant shall consider the adoption of Septic Tank and Soakaway system for sewage disposal as stated in the HKPSG s.5.2.4 (c) instead of adoption of cesspools, which may induce nuisance during operation as regular transfer of wastewater to disposal would be required.	Noted, the proposed development would adopt the Septic Tank and Soakaway system for sewage disposal. The location of the septic tank and soakaway system will be provided in the detailed design stage.
4. Comments from Landscape Unit, Planning Department received on 6.9.2022		
(a)	Information on existing trees, including broad brush tree survey, assessment, tree photos and proposed tree treatments, and relevant drawings should be provided in	Please refer to Annex 3 for the Tree Preservation and Removal Proposal cum

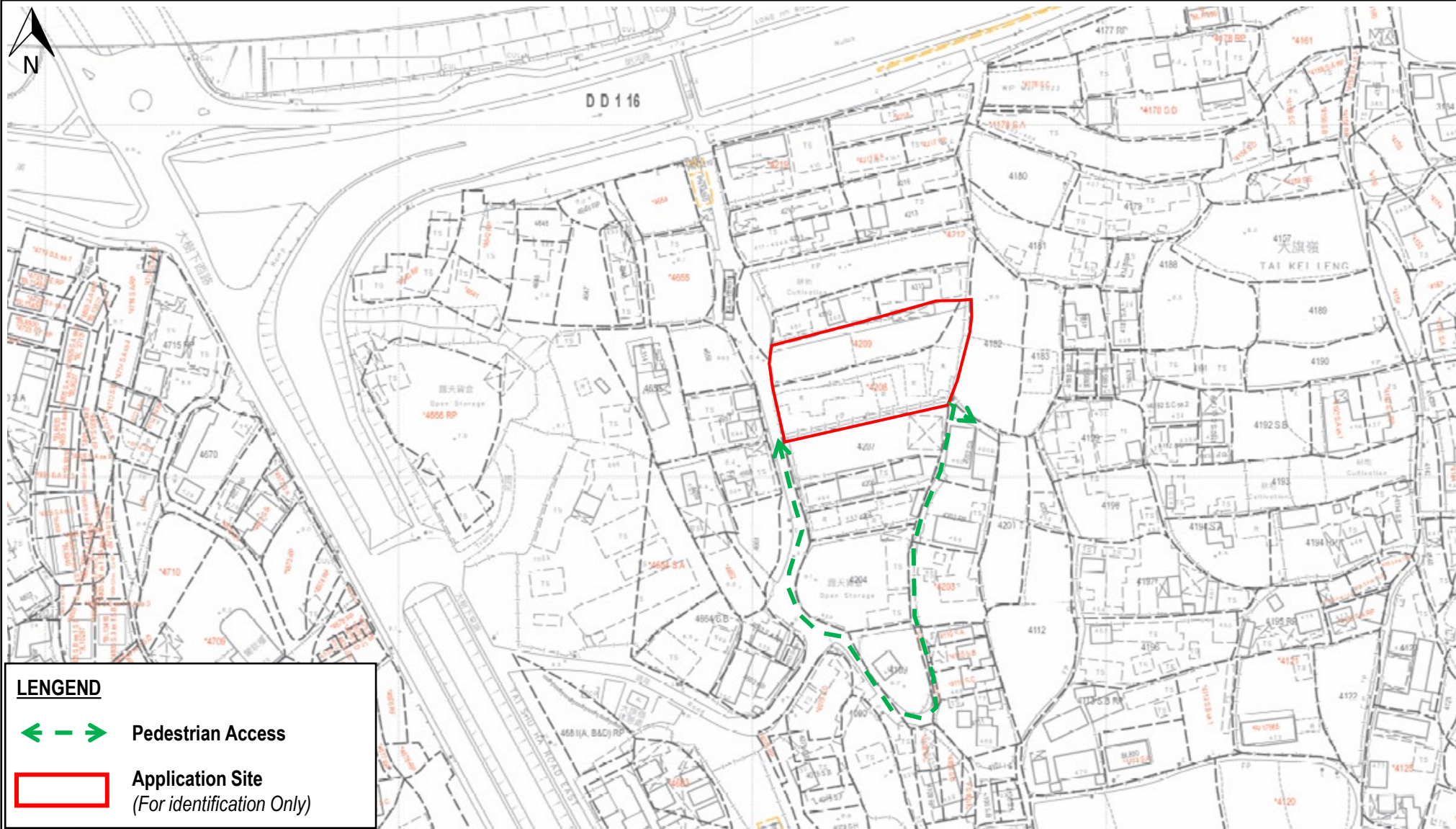
Item	Departmental Comments	Applicant's Responses
	the application for review.	Landscape Proposal.
(b)	Landscape Layout Plan showing the conceptual building layout, hard and soft landscape elements, spot levels, recreational facilities, existing trees, locations, numbers and indicative sizes of newly planted trees, access to landscape area, landscape treatment of application site boundary with annotations together with cross-sections as appropriate to demonstrate the landscape design intent.	Please refer to Appendix E of Annex 3 .
(c)	Estimated population and provision of local open space (LOS) should be clearly indicated in Table 4.1 and the landscape related paragraphs and drawings to demonstrate the provision of local open space (LOS) has met the minimum requirement under chapter 4 of HKPSG.	Please refer to Annex 4 for the revised Table 4.1. Communal open space stated on the submitted Master Layout Plan refers to local open space. The provision has met the minimum requirement of 1m ² per person under chapter 4 of HKPSG.
(d)	Please clearly indicate the greenery coverage area in the proposed landscape plan to demonstrate the provision of greenery area to meet the minimum requirement under APP PNAP-152.	Please refer to Appendix E of Annex 3 .
5. Summary of public comments relevant to the subject planning application		
1.	Concerns regarding vehicular nuisance and potential drainage impacts generated by the Proposed Development are raised by local residents.	<p>In terms of vehicular nuisance, as the Proposed Development only includes 5 houses, including accessible parking and LGV vehicle parking spaces for loading/unloading purposes, a total of 7 carparking spaces are provided in the Proposed Development. In addition to the surrounding low-rise residential structures, the Proposed Development is considered not incompatible to the vicinity, and it will not generate significant traffic impact to the surroundings.</p> <p>The Applicant understands and agrees that the submission and implementation of drainage proposal shall be provided in the detailed design stage to the satisfaction of Drainage Services Department or to the Town Planning Board.</p>
2.	Concerns regarding pedestrian safety and blockage of the footpath near the southern edge of the Application Site are raised by local residents.	According to the Topographic and Boundary Survey submitted in the Planning Statement (Annex 3 of the Planning Statement refers), the Proposed Development will only occupy the private land within Lots 4208 and 4209 in D.D. 116 solely owned by the Applicant. In addition, there is another alternative path for villagers as shown in Figure 2 in Annex 1 .

Annex 1 – Supplementary Figures

Figure 1: Vehicular Access Between Application Site and Tai Shu Ha Road East

Figure 2: Pedestrian Access Between Application Site and Tai Shu Ha Road East





Annex 2 – Traffic Review

Appendix A: Vehicular Routing for the Development Site

Appendix B: Swept Path Analysis

Legend:

- Proposed Development Site
- Vehicular Connection to Public Road
- X Proposed Site Access

Appendix B – Swept Path Analysis



Annex 3 – Tree Preservation and Removal Proposal cum Landscape Proposal

**Tree Preservation and Removal Proposal cum Landscape
Proposal - Section 16 Planning Application for**

**Proposed Houses in “Residential (Group D)” Zone at Lot 4208
and 4209 in D.D. 116, Tai Tong, Yuen Long, New Territories**

Prepared by

Leung Shun-Cheung, Xylem

Registered Landscape Architect (R082)

Date: 15 November 2022

CONTENTS

Part 1 INTRODUCTION

Part 2 THE SITE

Part 3 GENERAL DESCRIPTION OF EXISTING TREES

Part 4 TREE PRESERVATION PROPOSAL

Part 5 TREE COMPENSATION & LANDSCAPE PROPOSAL

Part 6 CONCLUSION

APPENDICES

Appendix A – Tree Survey Plan

Appendix B – Tree Assessment Schedule

Appendix C - Photographic Reference of Existing Trees

Appendix D– Tree Compensation Schedule and Compensation Plan

Appendix E – Landscape Proposal

1.0 INTRODUCTION

- 1.1 Colem Group Limited is appointed to be the Landscape sub-consultant for the preparation of Landscape Proposal for the Planning Application of the Proposed Low-rise Residential Development at Yuen Long DD116 Lots 4208 and 4209, Tai Kei Leng, Shap Pat Heung, N.T.
- 1.2 The current landscape proposal is to comply with requirements of the government's concern for existing trees treatment as well as the landscape treatment on the site.
- 1.3 The project mainly comprises 5 numbers of 2 storey high houses and a 6m wide internal access road.
- 1.4 This Landscape Proposal of the proposed works is based on the layout plan provided by the Architect. This report contains the following information:
 - Description of the existing site location and condition (Part 2.0);
 - Tree Felling Proposal (Part 4.0);
 - Landscape Proposal (Appendix E).

2.0 THE SITE

- 2.1 The subject site is situated in a relative flat terrain which currently is a piece of vacant land.
- 2.2 The site is surrounded by other village houses, open storage, open car parking spaces and etc. in all sides, the site could be accessed from the village road nearby.
- 2.3 Existing trees are found within the site. Trees are varied from young trees to heavy standard sized trees. All these trees are common species in HK and no rare species are found.

3.0 GENERAL DESCRIPTION OF EXISTING TREES

3.1 The existing trees found within the subject site are mainly *Dimocarpus longan* (龍眼), *Artocarpus heterophyllus* (波羅蜜), *Mangifera indica* (芒果), *Litchi chinensis* (荔枝), *Archontophoenix alexandrae* (假檳榔) and *Cleistocalyx nervosum* (水翁).

3.2 All living trees larger than 95mm of Diameter at Breast Height (DBH) were included in the tree survey. The trees were identified to species, the range of the DBH, height and spread, a photograph taken and its position plotted on topographic plans. The report includes the following information on tree surveyed:

Tree Number Tree numbers are determined by on site checking and are corresponded to the tree survey plan.

Species Tree species are identified with their botanical and Chinese names.

Height Height of trees are measured in meters and are taken from ground level to the top of trees.

Trunk Diameter Trunk Diameters (DBH) of trees are measured in meters and are taken at above 1300mm height above ground level.

Crown Spread Crown Spread of trees are measured in meters.

3.3 The health condition and form of each tree are evaluated according to the following criteria (Webb 1991):

G Trees of good form, moderate to large size and in good health are classified as good;

A Trees of reasonable form, with few or no visible defects or health problems are classified as being Average;

P Trees that are of poor form, badly damaged or clearly

suffering from decay, dying back or the effects of very heavy vine growth are classified as poor.

- 3.5 Individual tree is also graded and assessed on its amenity value. The factors that are taken into consideration are conservation value, functional value, visual impact and aesthetic value. The assessment of each tree was evaluated according to the following criteria:

- H** Trees that are rare or protected species, Fung Shui significance or have high visual impact with good health condition and form are classified as high in amenity value;
- M** Trees that are common species with average health condition and acceptable form are classified as medium in amenity value;
- L** Trees that are common species with poor health and form are classified as low in amenity value.

- 3.6 Based on the above criteria and the site constraints, the trees are considered for the following actions:

- R** Trees located on unaffected site activities are recommended to be retained and shall be protected in vicinity areas.
- T** Trees located on affected site areas but have medium to high health condition, form and amenity value are recommended to be transplanted. Trees that are to be transplanted shall be relocated to a suitable location on site or held in a nursery, if necessary.
- F** Trees located on affected site areas but have poor health condition, form and amenity value are recommended to be felled.

4.0 TREE PRESERVATION PROPOSAL

4.1 General

- 4.1.1 This proposal has taken into account all of the trees, **17** numbers of individual trees in total, within the proposed subject site.

4.2 Trees to be Retained

- 4.2.1 Of the **17** numbers of individual trees, **2** trees (T11 and T12) are proposed to be retained in-situ as they are not in conflict with the proposed development footprint.

4.3 Trees to be Transplanted

- 4.3.1 Criteria for transplanting existing trees are based on the health condition, economic value, amenity value, size and ability to withstand transplantation shock and its subsequent regeneration rate.

- 4.3.2 Based on the above criteria, **no** tree is proposed to be transplanted.

4.4 Trees to be Felled

- 4.4.1 Based on the proposed development layout, **15** trees are proposed to be felled.

5.0 TREE COMPENSATION & LANDSCAPE PROPOSAL

- 5.1 As **15** numbers of the trees are proposed to be felled in this proposal. Tree compensation planting is required in this submission. Altogether **15** nos. of new trees in standard size (@ with 75mm min. DBH size) are proposed in this proposal.
- 5.2 Compensate for the **15** numbers of trees proposed for felling, ie. a total aggregate loss of **2965 mm** DBH, a proposed of **15** numbers of heavy standard trees (minimum DBH of 75mm), ie. a compensation of min. **1125 mm** DBH will be considered for the tree compensation scheme. The proposed compensation ratio is to ensure that there is no loss to the compensatory ratio in quantity. However, due to the limitation of the planting areas in the site, compensatory ratio in

quality will be less than 1 to 1.

- 5.3 New planted trees will enhance the landscaping effect in the project. It provides a better greenery articulation especially near the boundary of the site. The aim is to make the development be in compatible with the surrounding rural environment.
- 5.4. Proposed plantings of various trees, groundcovers and shrubs are to ensure a compatible amenity environment to existing conditions. Funding, implementation and execution of the proposed landscape input will be borne by the applicant.
- 5.5. All vegetation planted will be provided with sufficient soil depth. The area planted trees will be provided with 1200mm depth of soil, The area planted shrubs will be provided with 600mm depth of soil while groundcovers will be provided with 300mm depth of soil.
- 5.6. Fresh water supply for manual irrigation will be provided from water points serving all planter areas in an overlapping 20m radius. The provision of the water supply will be come from the city mains that comply to the current government water regulation. The applicant will also be responsible for future regular horticultural maintenance of the plantings. The applicant will also be responsible for replacement of the dead plants found in the landscape areas.

APPENDIX A

Tree Survey Plan

APPENDIX B

Tree Assessment Schedule

Tree Assessment Schedule

Address: Tai Tong, Yuen Long *

Lot 4208 and 4209 in D.D. 116 *

Prepared by Leung Shun Cheung, Xylem [Certified Arborist (ISA), Registration No.:

HK0004A1⁽¹⁾ on 30/10/2022⁽²⁾

Field Survey was conducted/updated on 27/10/2022 *

To be read in conjunction with drawing nos. TS-01 *

rev. - *

Tree ID number ⁽³⁾	Species ⁽⁴⁾		Original location (Lot/ GA/ YA/ GHBA, etc.)	Measurements			Amenity value ⁽⁶⁾	Form	Health condition	Structural condition	Suitability for transplanting ⁽⁷⁾	Conservation status ⁽⁸⁾	Recommendation		Remarks (e.g. justification for proposed tree removal; anticipated root-ball size to be preserved (with Ø. x depth in mm), and any other on-site conditions, etc.)
	Scientific name	Chinese name		Height (m)	DBH ⁽⁵⁾ (mm)	Crown spread (m)							In initial/ approved ^(*) application (Retain/ Transplant/ Fell)	In this revision, if applicable (Retain/ Transplant/ Fell)	
T1	<i>Mangifera indica</i>	芒果	GHBA	8	350	7	M	A	A	A	L	No	Fell		
T2	<i>Archontophoenix alexandrae</i>	假欖榔	GHBA	7	125	3	M	A	A	A	M	No	Fell		
T3	<i>Archontophoenix alexandrae</i>	假欖榔	GHBA	9	140	3	M	A	A	A	M	No	Fell		
T4	<i>Cleistocalyx nervosum</i>	水翁	GHBA	4	130	5	L	P	A	A	L	No	Fell		Poor form, multi-trunk, poor structure
T5	<i>Archontophoenix alexandrae</i>	假欖榔	GHBA	6	135	3	M	A	A	A	M	No	Fell		
T6	<i>Archontophoenix alexandrae</i>	假欖榔	GHBA	10	220	4	M	A	A	A	M	No	Fell		
T7	<i>Archontophoenix alexandrae</i>	假欖榔	GHBA	10	200	4	M	A	A	A	M	No	Fell		
T8	<i>Mangifera indica</i>	芒果	GHBA	8	260	5	M	A	A	A	L	No	Fell		
T9	<i>Artocarpus heterophyllus</i>	菠蘿蜜	GHBA	4	220	3	L	P	A	A	L	No	Fell		Poor form, multi-trunk, poor structure
T10	<i>Mangifera indica</i>	芒果	GHBA	7	380	6	L	A	A	A	L	No	Fell		
T11	<i>Archontophoenix alexandrae</i>	假欖榔	GHBA	13	230	5	L	A	A	A	M	No	Retain		
T12	<i>Archontophoenix alexandrae</i>	假欖榔	GHBA	10	220	8	L	A	A	A	M	No	Retain		
T13	<i>Archontophoenix alexandrae</i>	假欖榔	GHBA	6	160	4	L	A	A	A	M	No	Fell		
T14	<i>Archontophoenix alexandrae</i>	假欖榔	GHBA	6	140	3	L	A	A	A	M	No	Fell		
T15	<i>Litchi chinensis</i>	荔枝	GHBA	6	150	5	L	A	A	A	M	No	Fell		
T16	<i>Dimocarpus longan</i>	龍眼	GHBA	5	170	3	L	P	A	A	L	No	Fell		Muti-trunk, poor structure
T17	<i>Dimocarpus longan</i>	龍眼	GHBA	5	185	4	L	P	A	A	L	No	Fell		

Notes: * To be filled in as applicable.

To be deleted as appropriate.

Tree ID number ⁽³⁾	Species ⁽⁴⁾		Original location (Lot/ GA/ YA/ GHBA, etc.)	Measurements			Amenity value ⁽⁶⁾	Form	Health condition	Structural condition	Suitability for transplanting ⁽⁷⁾	Conservation status ⁽⁸⁾	Recommendation		Remarks (e.g. justification for proposed tree removal; anticipated root-ball size to be preserved (with Ø. x depth in mm), and any other on-site conditions, etc.)
	Scientific name	Chinese name		Height (m)	DBH ⁽⁵⁾ (mm)	Crown spread (m)							in initial/ approved ^(*) application (Retain/ Transplant/ Fell)	in this revision, if applicable (Retain/ Transplant/ Fell)	

- (1) To be stated with the full name of the person, who conducted the assessment, and his/her relevant professional qualification in arboriculture/horticulture with the relevant qualification number.
- (2) The date of completion of the tree assessment schedule should be within 2 years (24 months) prior to the initial submission.
- (3) Trees of particular value as designated to be preserved under the lease conditions, and trees in the Register of Old and Valuable Trees with their registration numbers should be highlighted.
- (4) Guidance on proper use of scientific name of plants is given in the Agriculture, Fisheries and Conservation Department's Nature Conservation Practice Note No. 3.
- (5) DBH of a tree refers to its diameter at breast height (i.e. measured at 1.3 m above ground level). Guidance on DBH measurement is given in the Agriculture, Fisheries and Conservation Department's Nature Conservation Practice Note No. 2.
- (6) Amenity value of a tree should be assessed by its functional values for shade, seasonal interest, screening, reduction of pollution and noise and also its fung shui significance, and classified into the following categories.
- High: important trees which should be retained by adjusting the design layout accordingly.
 - Medium: trees that are desirable to be retained in order to create a pleasant environment, which includes healthy specimens of lesser importance than "High" trees.
 - Low: trees that are dead, dying or potentially hazardous and should be removed.
- (7) Assessment shall take into account conditions of an individual tree at the time of survey (including health, structure, age and root conditions), site conditions (including topography and accessibility), and intrinsic characters of tree species (survival rate after transplanting). Major determining factors for the rating on suitability for transplanting should be included if necessary.
- (8) State the rarity and protection status of the species.

APPENDIX C

Photographic Reference of Existing Trees



T1 (Fell)



T2 (Fell)



T3 (Fell)



T4 (Fell)



T5 (Fell)



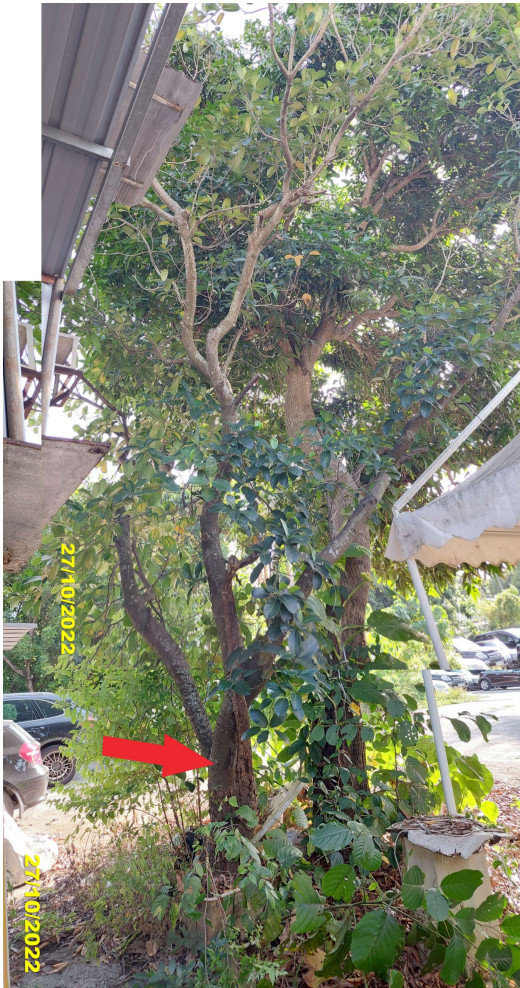
T6 (Fell)



T7 (Fell)



T8 (Fell)



T9 (Fell)



T10 (Fell)



T11 (Retain)



T12 (Retain)



T13 (Fell)



T14 (Fell)



T15 (Fell)



T16 (Fell)



T17 (Fell)

APPENDIX D

Tree Compensation Schedule and Compensation Plan

Proposed to be Felled Trees						Compensatory Trees								
Tree No.	Botanical Name	Chinese Name	DBH (mm)	Overall Height (m)	Average Spread (m)	Code	Botanical Name	Chinese Name	DBH (mm)	Overall Height (m)	Average Spread (m)	Quantity (Nos.)	Aggregated DBH size for this lost tree	Live Crown Ratio
T1	<i>Mangifera indica</i>	杧果	350	8	7	ES	<i>Elaeocarpus sylvestris</i>	山杜英	75	3	2	1	75	40%
T2	<i>Archontophoenix alexandrae</i>	假檳榔	125	7	3	ES	<i>Elaeocarpus sylvestris</i>	山杜英	75	3	2	1	75	40%
T3	<i>Archontophoenix alexandrae</i>	假檳榔	140	9	3	ES	<i>Elaeocarpus sylvestris</i>	山杜英	75	3	2	1	75	40%
T4	<i>Cleistocalyx nervosum</i>	水翁	130	4	5	ES	<i>Elaeocarpus sylvestris</i>	山杜英	75	3	2	1	75	40%
T5	<i>Archontophoenix alexandrae</i>	假檳榔	135	6	3	ES	<i>Elaeocarpus sylvestris</i>	山杜英	75	3	2	1	75	40%
T6	<i>Archontophoenix alexandrae</i>	假檳榔	220	10	4	ES	<i>Elaeocarpus sylvestris</i>	山杜英	75	3	2	1	75	40%
T7	<i>Archontophoenix alexandrae</i>	假檳榔	200	10	4	IR	<i>Ilex rotunda</i> Thunb. var. <i>microcarpa</i>	小果鐵冬青	75	3	2	1	75	40%
T8	<i>Mangifera indica</i>	杧果	260	8	5	IR	<i>Ilex rotunda</i> Thunb. var. <i>microcarpa</i>	小果鐵冬青	75	3	2	1	75	40%
T9	<i>Artocarpus heterophyllus</i>	菠蘿蜜	220	4	3	IR	<i>Ilex rotunda</i> Thunb. var. <i>microcarpa</i>	小果鐵冬青	75	3	2	1	75	40%
T10	<i>Mangifera indica</i>	杧果	380	7	6	IR	<i>Ilex rotunda</i> Thunb. var. <i>microcarpa</i>	小果鐵冬青	75	3	2	1	75	40%
T13	<i>Archontophoenix alexandrae</i>	假檳榔	160	6	4	IR	<i>Ilex rotunda</i> Thunb. var. <i>microcarpa</i>	小果鐵冬青	75	3	2	1	75	40%
T14	<i>Archontophoenix alexandrae</i>	假檳榔	140	6	3	IR	<i>Ilex rotunda</i> Thunb. var. <i>microcarpa</i>	小果鐵冬青	75	3	2	1	75	40%
T15	<i>Litchi chinensis</i>	荔枝	150	6	5	IR	<i>Ilex rotunda</i> Thunb. var. <i>microcarpa</i>	小果鐵冬青	75	3	2	1	75	40%
T16	<i>Dimocarpus longan</i>	龍眼	170	5	3	IR	<i>Ilex rotunda</i> Thunb. var. <i>microcarpa</i>	小果鐵冬青	75	3	2	1	75	40%
T17	<i>Dimocarpus longan</i>	龍眼	185	5	4	IR	<i>Ilex rotunda</i> Thunb. var. <i>microcarpa</i>	小果鐵冬青	75	3	2	1	75	40%
Total			2965	Total 15 1125										
Total No. of tree proposed to be Felled = 15						Total No. of Trees proposed to be Compensated = 15								
Total No. of DBH proposed to be Felled = 2965mm						Total No. of DBH proposed to be Compensated =1125mm (based on tree size of 75mm DBH; 3m Ht.; 2m Spd.)								

APPENDIX E

Landscape Proposal

NEW TREE SCHEDULE

Botvanical Name	Chinese Name	DBH (mm)	Overall Height (m)	Average Spread (m)	Live Crown Ratio	Quantity (Nos.)
<i>Elaeocarpus sylvestris</i>	山杜英	75	3	2	40%	6
<i>Ilex rotunda</i> Thunb. var. <i>microcarpa</i>	小果鐵冬青	75	3	2	40%	9

TREE PHOTOS



Ilex rotunda Thunb. var. *microcarpa*
小果鐵冬青



Elaeocarpus sylvestris
山杜英



SHRUBS PHOTOS



Schefflera arboricola variegata
花葉鴨腳木



Ixora Sunkist
細葉龍船花



Pseuderanthemum carruthersii
金葉擬美花



Rhododendron mucronatum 'Akemomo'
粉紅杜鵑



Aaragus densiflorus cv 'Myers'
狐尾天冬



Allamanda neriifolia
硬枝黃蟬

Annex 4 – Replacement Page of Planning Statement

4 THE DEVELOPMENT PROPOSAL

4.1 Proposed Development Scheme

- 4.1.1 The Application Site covers a site area of about 1,472.8m². The Proposed Development comprises of 5 2-storey houses. The proposed domestic gross floor area (“GFA”) will not exceed 589.1m². The proposed BH of 2 storeys (not exceeding 9m) complies with the building height restriction stipulated under the prevailing OZP for “R(D)” zone.
- 4.1.2 In support of this application, architectural drawings are provided in the **Annex 1** in this Planning Statement. A development parameters comparison table of the Approved Scheme with the Proposed Scheme is provided in **Table 4.1**.

Table 4.1: Development Parameters Comparison of the 2018 Approved Scheme and the Proposed Scheme

	(A) 2018 Approved Scheme (A/YL-TT/431 approved on 20.7.2018)	(B) Proposed Scheme	Difference (B) – (A) (% Change)
Site Area (m ²)	1,531	1,472.8	-58.2 (-3.8%)
Number of Houses	6	5	-1 (-16.7%)
Total Domestic Gross Floor Area (m ²) (about)	612	589.1	-22.9m ² (-3.7%)
Plot Ratio	0.4	0.4	0
Domestic Site Coverage	40%	24.8%	-15.2% (-38%)
Estimated Population	30	25	-5 (-17%)
Building Height (m)	Not exceeding 4m	Not exceeding 9m	+5 (+125%)
No. of Storeys	1	2	+1 (+100%)
Parking Spaces	7 - 6 residents parking - 1 visitor parking	7 - 5 residents parking - 1 accessible parking - 1 Light Goods Vehicle parking	0
Loading/Unloading Space	1 ^{A1}	1 ^{A2}	0
Local Open Space (m ²)	86 ^{A3}	Not less than 170	+94 (+97.7%)
Greenery Area (m ²)	-	Not less than 180	+180 (+100%)

^{A1} Share use with the visitor parking in the Approved Scheme

^{A2} Share use with the Light Goods Vehicle Parking Space in the Proposed Scheme

^{A3} Private Open Space is referred for the Approved Scheme

Previous Applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Development</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Condition(s)</u>
1	A/YL-TT/431	Proposed Houses	20.7.2018 ⁽¹⁾	(1), (2)

⁽¹⁾ Application for extension of time for commencement of the development up to 20.7.2026 (No. A/YL-TT/431-2) was approved by the Director of Planning (D of Plan) under delegated authority of the Town Planning Board on 7.7.2022.

Approval Conditions:

- (1) Submission and implementation of drainage proposal.
- (2) Submission and implementation of water supply for firefighting and fire service installations.

Similar Applications within the Subject “R(D)” Zone on the Tai Tong OZP

Approved Applications

	<u>Application No.</u>	<u>Proposed Use/Development</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Conditions</u>
1	A/YL-TT/361	Proposed 2 Houses (New Territories Exempted Houses)	23.10.2015	(1), (2)
2	A/YL-TT/442	Proposed Houses	5.10.2018	(2), (3)
3	A/YL-TT/452	Proposed Houses	18.1.2019	(2), (3)

Approval Condition(s):

- (1) Submission and implementation of tree preservation and landscape proposal.
- (2) Submission and implementation of drainage proposal.
- (3) Submission and implementation of water supplies for firefighting and fire service installations proposal.

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use/Development</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reason(s)</u>
1	A/YL-TT/16*	Residential Development of 3 New Territories Exempted Houses (NTEHs)	20.12.1996	(1), (2), (3), (4)
2	A/YL-TT/17*	Residential Development of Five 3-storey Houses containing 15 Units	2.5.1997	(3), (5), (6)

*The sites were zoned “R(D)” on the then draft Tai Tong OZP No. S/YL-TT/1 where developments within the “R(D)” zone were subject to development restrictions of maximum plot ratio of 0.2, maximum building height of 2 storeys (6m) and maximum site coverage of 20%.

Rejection Reasons

- (1) The proposed development is not in line with the planning intention of “R(D)” zone.
- (2) There was no information in the submission to demonstrate that the proposed development is for New Territories Exempted Houses (NTEHs) within the meaning of NTEH defined in the Notes of the OZP and thus there is no justification for exceeding the development restrictions in the “R(D)” zone.

- (3) The intensity and building height of the proposed development were excessive.
- (4) Approval of the proposed development will set an undesirable precedent.
- (5) The scale of the proposed development was not compatible with the surrounding area.
- (6) There was insufficient information in the submission to demonstrate that the proposed development will not have any adverse traffic and drainage impacts on the surrounding areas.

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作出投訴及反應意見,並且暫停今次的規劃 REF: A/YL-TT567
04/08/2022 21:29

From:

To: "tpbpd@pland.gov.hk"

File Ref:

Please respond to

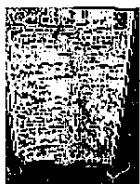
致: 城市規劃委員會

有關元朗大旗嶺新路的規劃問題作出反應 (A/YL-TT567)

1. 原本刻地段的規劃圖則已經被人撕毀 (附上有關圖片作為證實)
2. 本人會作出今次的規劃會反應及投訴
3. 規劃圖則裡有部份地方係主要出入口通道,行人主要通道裡有數十戶長者居住中,並且會阻礙救援 情況
4. 規劃圖有否會興建圍牆情況?
5. 稍後補發一封信作為村民意見及簽名,反對今次的規劃 (稍後補發村民簽名)
6. 基於有人有心破壞撕毀有關圖則無法讓村民跟進,假如在8月23日前如沒有人投訴及反應便會成功
規劃申請,希望你們跟進並且需要暫停今次的規劃申請
7. 圖則8月2日張貼出來,今日8月4日已經被人撕毀,請盡快作出跟進,有待回覆本人

Regards

4 Aug 2022



城規AYLTT567.jpeg城規AYLTT567-1.jpeg城規AYLTT567-2.jpeg

規劃申請 PLANNING APPLICATION



申請編號 Application No.	A/YL-TT/567
地點 Location (見下圖 See Plan Below)	新界元朗大棠丈量約份第116約地段第4208號及第4209號 Lots 4208 and 4209 in D.D. 116, Tai Tong, Yuen Long, New Territories
地帶及圖則 Zoning and Plan	"住宅(丁類)" "Residential (Group D)" 大棠分區計劃大綱核准圖編號 S/YL-TT/18 Approved Tai Tong Outline Zoning Plan No. S/YL-TT/18
建議 Proposal	擬議屋宇 Proposed Houses

任何人士均可就這宗申請提出意見。有關意見必須於2022年8月23日或之前，以專人送遞或郵遞（香港北角渣華道333號北角政府合署15樓）、傳真（2877 0245或2522 8426）或電郵（tpbpd@pland.gov.hk）方式，向城市規劃委員會提出。

Any person may make comment on this application. The comment must be made to the Town Planning Board by hand or post (15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong), fax (2877 0245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk) on or before 23 Aug 2022.

詳情 Particulars

- 這是根據《城市規劃條例》（下稱「條例」）第16條提出的申請。
This is an application made under section 16 of the Town Planning Ordinance (the Ordinance).
- 公眾可在城市規劃委員會（下稱「委員會」）就這宗申請作出考慮前，登入委員會的網頁（https://www.info.gov.hk/tpb/en/plan_application/A_YL-TT_567.html）或掃描本通告的二維碼，及到下列地點查閱這宗申請。
Until the application has been considered by the Town Planning Board (the Board), the application is available for public inspection on the Board's website (https://www.info.gov.hk/tpb/en/plan_application/A_YL-TT_567.html) or scanning the QR code in this Notice) and at the following locations.

規劃署規劃資料查詢處 Planning Enquiry Counters, Planning Department
(熱線 Hotline: 2231 5000)
香港北角渣華道333號北角政府合署15樓
17/F, North Point Government Offices, 333 Java Road, North Point, H.K.
新界沙田上禾輋路1號沙田政府合署14樓
14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, N.T.

- 根據條例，所有向委員會提出的意見，均會供公眾查閱。
All comments made to the Board will be available for public inspection under the Ordinance.

個人資料聲明 Statement on Personal Data

委員會就任何意見所收到的個人資料會交給委員會秘書及政府部門，以根據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) 處理這宗申請，包括公布有關意見供公眾查閱，同時公布提出意見人士（下稱「意見人」）的姓名供公眾查閱；以及
(b) 方便意見人與委員會秘書及政府部門之間進行聯絡。
The personal data submitted to the Board in any comment will be used by the Secretary of the Board and Government departments for the following purposes:
(a) the processing of this application which includes making available the name of the person making the comment (hereafter known as "commenter") for public inspection when making available the comment for public inspection; and
(b) facilitating communication between the "commenter" and the Secretary of the Board/Government departments in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

重要提示 Important Notes

- 委員會考慮申請的暫定會議日期已載於委員會的網頁（www.info.gov.hk/tpb/）。考慮這宗申請的會議（進行兩部分聆訊），會向公眾開放，並歡迎公眾出席。請留意在會議日期的一天前以電話（2231 5061）、傳真（2877 0245或2522 8426）或電郵（tpbpd@pland.gov.hk）向委員會秘書處預留座位。座位會按先到先得的原則分配。
The tentative date of the Board to consider the application has been uploaded to the Board's website (www.info.gov.hk/tpb/). The meeting for considering planning applications, except reservation of seat can be made with the Secretariat of the Board by telephone (2231 5061), fax (2877 0245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk) at least one day before the meeting. Seats will be allocated on a first-come-first-served basis.
- 供委員會考慮申請的文件，會在會議前委員會秘書處存放於規劃署的規劃資料查詢處（查詢熱線：2231 5000），以及在會議當日存放於會議廳內，以供公眾查閱。
The paper for consideration of the Board in relation to the application will be available for public inspection after issue to the Board Members at the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) and at the Public Viewing Room on the day of meeting.
- 在委員會考慮申請後，可致電2231 4810或2231 4835查詢有關決定，或是在會議結束後，在委員會的網頁上查詢決定結果。
After the Board has considered the application, enquiry about the decision may be made at tel. no. 2231 4810 or 2231 4835 or the gist of the decision can be viewed at the Board's website after the meeting.

位置圖 Location Plan

(只作識別用 for identification purpose only)



城市規劃委員會
2022年8月2日
Town Planning Board
2 Aug 2022



(任何人在未經委員會許可而刪去、修改、毀壞或移走本通告，均可被檢控或判罪。)
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File Ref:

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致：城市規劃委員會

For Your Information

申請編號：A/YL-TT567

規劃地點：新界元朗大棠丈量約份第116約地段第4208號及第4209號

地帶圖規："Residential (Group D)" Approved Tai Tong Outline Zoning Plan No. S/YL-TT18

建議：Proposed Houses

Ref：About the application planning support put on hold, make a signature campaign against! Please follow up! THX

Regards
Mrs. Lee

11 Aug 2022

在 2022年8月4日星期四 下午09:29:27 [GMT+8] 寫道：

致：城市規劃委員會

有關元朗大旗嶺新路的規劃問題作出反應 (A/YL-TT567)

1. 原本刻地段的規劃圖則已經被人撕毀 (附上有關圖片作為證實)
2. 本人會作出今次的規劃會反應及投訴
3. 規劃圖則裡有部份地方係主要出入口通道,行人主要通道裡有數十戶長者居住中,並且會阻礙救援 情況
4. 規劃圖有否會興建圍牆情況?
5. 稍後補發一封信作為村民意見及簽名,反對今次的規劃 (稍後補發村民簽名)
6. 基於有人有心破壞撕毀有關圖則無法讓村民跟進,假如在8月23日前如沒有人投訴及反應便會成功

規劃申請,希望你們跟進並且需要暫停今次的規劃申請

7. 圖則8月2日張貼出來,今日8月4日已經被人撕毀,請盡快作出跟進,有待回覆本人

Regards

Mrs. Lee

4 Aug 2022



申請編號: AYL-TT567.pdf

致：城市規劃委員會

申請編號：A/YL-TT567


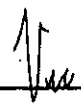





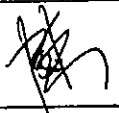

規劃地點：新界元朗大棠丈量約份第 116 約地段第 4208 號及第 4209 號

地帶圖則：“Residential (Group D)” Approved Tai Tong Outline Zoning Plan

No. S/YL-TT18

建議：Proposed Houses

Ref: About the application planning support put on hold, make a signature campaign
against! Please follow up

			
郭世雲	吳國忠	黃偉文	
			

15 AUG 2022

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

參考編號

Reference Number:

220815-110043-10958

提交限期

Deadline for submission:

23/08/2022

提交日期及時間

Date and time of submission:

15/08/2022 11:00:43

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TT/567

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Pang

意見詳情

Details of the Comment :

這個申請南面是一條已有超過60多年以上的行人路也有街燈標記,如封閉此路會影響
村民出入. 謝謝

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

參考編號

Reference Number:

220820-211051-46648

提交限期

Deadline for submission:

23/08/2022

提交日期及時間

Date and time of submission:

20/08/2022 21:10:51

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TT/567

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Pang

意見詳情

Details of the Comment :

本人反對! 這個申請裡面的南邊是一條超過60多年的行人通道，這裡有政府建立的街燈也有排水渠。

如果將這行人通道列入申請範圍內會影響居民出入，也會影響水浸污水影響衛生環境。

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

220815-134811-69580

提交限期**Deadline for submission:**

23/08/2022

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

15/08/2022 13:48:11

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

A/YL-TT/567

「提意見人」姓名/名稱**Name of person making this comment:**

小姐 Miss Miss Chan

意見詳情**Details of the Comment :****本人反對上述申請，****申請地段是鄉村小路，房屋建成入住後會有大量汽車進出，上址並沒有一條適合的馬路，私家車及搬運的大型建築材料的汽車會嚴重影響村民出入安全。****興建期間常有田螺車泥頭車吊臂等出入，令村民投訴無門非常危險。小朋友在村中小路出入險象橫生。**

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

參考編號

Reference Number:

220815-135440-36175

提交限期

Deadline for submission:

23/08/2022

提交日期及時間

Date and time of submission:

15/08/2022 13:54:40

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TT/567

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 劉先生

意見詳情

Details of the Comment :

反對以上申請，渠務沒有做好經常水浸。住在隔壁的土地現時，你上次的土地道塞坑渠令到周圍水浸落雨天喇水去唔到。即使興建房屋後相信你一樣，因為佢冇做好自私自利只顧興建房屋賺錢。沒有顧及鄰居的去水位置。

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

參考編號

Reference Number:

220815-135113-05089

提交限期

Deadline for submission:

23/08/2022

提交日期及時間

Date and time of submission:

15/08/2022 13:51:13

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TT/567

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 葉小姐

意見詳情

Details of the Comment :

我反對，申請地點現在是泊滿汽車的停車場，根本完全沒有向城規會申請，業權人不依從法律途徑申請成為停車場，現在又申請興建房屋對本專影響非常之大，因為十分多汽車從此使入。
所以本人強烈反對。

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

參考編號

Reference Number:

220815-140447-75436.

提交限期

Deadline for submission:

23/08/2022

提交日期及時間

Date and time of submission:

15/08/2022 14:04:47

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TT/567

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 鄧先生

意見詳情

Details of the Comment :

申請地點本來是一片綠油油的農地，若干年前業主為了圖利落石屎破壞大自然建造成一個停車場。租出車位賺錢破壞生態。業主只是一個唯利是圖的環境破壞者，如今又申請建屋泊車圖利，影響環境生態。

本人提出譴責及強烈反對。

並建議業主將大片土地還原復耕，改為農地耕作。

15

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

參考編號

Reference Number:

220822-144305-42730

提交限期

Deadline for submission:

23/08/2022

提交日期及時間

Date and time of submission:

22/08/2022 14:43:05

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TT/567

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

參考編號

Reference Number:

220816-170844-54148

提交限期

Deadline for submission:

23/08/2022

提交日期及時間

Date and time of submission:

16/08/2022 17:08:44

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TT/567

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Pang siuming

意見詳情

Details of the Comment :

建屋應留原有行人通道，方便居民出入，本人自小都是用這通道回家，通道有路燈照明，有雨水渠道，方便雨天排水，希望業主通情達理，保持鄉村鄰里關係，和睦共處。



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

參考編號

Reference Number:

220817-155752-59901

提交限期

Deadline for submission:

23/08/2022

提交日期及時間

Date and time of submission:

17/08/2022 15:57:52

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TT/567

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 彭世宏

意見詳情

Details of the Comment :

本人居住在相關地址附近已住數十年,上述申請其中有條行人路(有街燈),由本人出世至今幾十年一直與其他村民使用其中之行人路,行人路位置與地段4207相連,,希望貴署能與申請人商討,至少保留該行人路,如有不清楚地方可致電本人。

Advisory Clauses

- (a) to further liaise with the locals regarding the pedestrian access at the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site has an area of about 1,472.8m² quoted by the applicants which should be subject to further verification and survey. In case of any discrepancy in site area found, the respective proposed development parameters will have to be revised accordingly;
 - (ii) all private lots in the Site are old scheduled agricultural lots under separate ownership and each of which is held under one of the two applicants;
 - (iii) land exchange would be required to implement the proposal. However, there is no guarantee at this stage that the land exchange application would be approved. Such application will be dealt with by her department acting in the capacity of the landlord at its discretion, and if it is approved under such discretion, the approval would be subject to such terms and conditions including amongst others, the payment of premium and administrative fee as may be imposed by her department;
 - (iv) any requirement for submission of technical assessments such as traffic impact assessment, environmental assessment, sewage impact assessment and drainage impact assessment, should be subject to comments of relevant Government departments; and
 - (v) the tree preservation proposal in the submission should be subject to separate formal approval upon the implementation of the development proposal;
- (c) to note the comments of the Commissioner for Transport that:
 - (i) consent of the owners/managing parties of the local track should be obtained for using it as the vehicular access to the Site; and
 - (ii) sufficient space should be provided within the Site for manoeuvring of vehicles. No parking, queuing and reverse movement of vehicles on public road are allowed;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) the access roads connecting the Site with Tai Shu Ha Road East will not be maintained by his department; and
 - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of the Director of Environmental Protection that:

relevant regulations, guidelines and best practices shall be followed, including Water Pollution Control Ordinance, her department's Professional Persons Environmental Consultative Committee (ProPECC) Practice Notes (PN) No. 1/94 "Construction Site Drainage". The design and construction of septic tank and soakaway systems shall follow

the requirements of ProPECC PN No. 5/93 “Drainage Plans Subject to Comment by the Environmental Protection Department”, such as percolation test and clearance distances, and be duly certified by an Authorised Person (AP);

(f) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:

- (i) existing water mains will be affected as shown on Plan A-2 of the RNTPC Paper. The cost of any necessary diversion shall be borne by the proposed development;
- (ii) in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5m from the centre line of the water mains shall be provided to his department. No structure or materials shall be built or stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies and their contractor to carry out construction, inspection, operation, maintenance and repair works;
- (iii) no trees and shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water main shown on the aforementioned plan; and
- (iv) Government should not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within the in close vicinity of the Site;

(g) to note the comments of the Director of Fire Services that:

detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans. The requirements of emergency vehicular access (EVA) as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the Buildings Department (BD), should be observed; and

(h) to note the comments of the Chief Building Surveyor/New Territories West, BD that:

- (i) the Site shall be provided with means of obtaining access thereto from a street under the regulation 5 of the Building (Planning) Regulations (B(P)R) and EVA shall be provided for all the buildings to be erected on the Site in accordance with the requirements under the regulation 41D of the B(P)R;
- (ii) if 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 the B(P)R at building plan submission stage;
- (iii) 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;
- (iv) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- (v) 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 BA should be obtained, otherwise they are UBW. An AP should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

- (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 Note and Practice Note for Authorized 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;
- (vii) any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- (viii) detailed checking under the BO will be carried out at building plan submission stage.