

The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-I  
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2203042 17/11 by hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A191-77/580
	Date Received 收到日期	18 NOV 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 )

WONG Sei Hang 黃四杏

### 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 )

R-riches Property Consultants Limited 盈卓物業顧問有限公司

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 5288 in D.D. 116 and Adjoining Government Land, Tai Tong Road, 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	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 1,894 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 749 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 21 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved 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)', "Village Type Development" zones and an area shown as 'Road'
(f) Current use(s) 現時用途	Vacant  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

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

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



**6. Type(s) of Application 申請類別**

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

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

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

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

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道  <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約  <input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... 374 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 ..not more than 3.5.. 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
Proposed House, Minor Relaxtion of Building Height Restriction and Excavation of Land	

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

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

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

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

- ☐ Plot ratio restriction 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 8.23 m 米 to 至 9 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 .....
- ☐ Others (please specify) 其他 (請註明) .....

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

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

Proposed House, Minor Relaxation of Building Height Restriction and  
Excavation of Land

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

**(b) Development Schedule 發展細節表**

Proposed gross floor area (GFA) 擬議總樓面面積	749	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	20	%	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	3		
Proposed no. of storeys of each block 每座建築物的擬議層數	1 - 2	storeys 層	
	<input type="checkbox"/> include 包括 ..... storeys of basements 層地庫		
	<input checked="" 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	not more than 9	m 米	<input type="checkbox"/> About 約

☒ Domestic part 住用部分

GFA 總樓面面積

..... 749 ..... sq. m 平方米

☒ About 約

number of Units 單位數目

.....

average unit size 單位平均面積

.....sq. m 平方米

☐ About 約

estimated number of residents 估計住客數目

..... 16 .....

☐ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆

..... sq. m 平方米

☐ About 約☐ hotel 酒店

..... sq. m 平方米

☐ About 約

(please specify the number of rooms

請註明房間數目) .....

☐ office 辦公室

..... sq. m 平方米

☐ About 約☐ shop and services 商店及服務行業

..... sq. m 平方米

☐ About 約☐ Government, institution or community facilities

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

政府、機構或社區設施

.....

.....

.....

☐ other(s) 其他

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

.....

.....

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地

..... sq. m 平方米

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

..... sq. m 平方米

☐ Not less than 不少於

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....	.....	Please refer to planning statement and plans. .....
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....

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

Swimming pool, circulation area, parking space and greenery area

.....

.....

.....

.....

.....

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

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

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

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

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

2024 (tentatively)

**8. Vehicular Access Arrangement of the Development Proposal****擬議發展計劃的行人通道安排**

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是          No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Tai Tong Road via a local access <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是          No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 <u>6</u> Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是          No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____ <input checked="" type="checkbox"/>

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

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

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

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



## 10. Justifications 理由

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

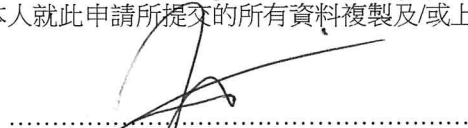
Please refer to planning statement.

**11. Declaration 聲明**

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

I hereby grant a permission to the Board to copy all the materials submitted in 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



Matthew NG

Name in Block Letters  
姓名（請以正楷填寫）

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

Planning and Development Manager

Position (if applicable)  
職位（如適用）

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

專業資格

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /  
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /  
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☒ RPP 註冊專業規劃師 (No. 411)

Others 其他

MRTPI, MPIO, CMILT

on behalf of  
代表

R-Riches Property Consultants Limited

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



Date 日期

15/11/2022

(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。

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**SECTION 16 PLANNING APPLICATION**

**PROPOSED HOUSE, MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION  
AND EXCAVATION OF LAND IN “RESIDENTIAL (GROUP D)”,  
“VILLAGE TYPE DEVELOPMENT” ZONES AND AN AREA SHOWN AS ‘ROAD’,  
LOT 5288 IN D.D. 116 AND ADJOINING GOVERNMENT LAND,  
TAI TONG ROAD, TAI TONG, YUEN LONG, NEW TERRITORIES**

**PLANNING STATEMENT**

Applicant

Ms. WONG Sei Hang

Consultancy Team

Planning Consultant : **R-riches Property Consultants Limited**  
*in association with*

Architect : **CUPIO Design Studio Limited**

Environmental Consultant : **SMEC Asia Limited**

Traffic Consultant : **CTA Consultants Limited**

Landscape Consultant : **Landes Limited**



盈卓物業  
顧問有限公司

Our Ref. : DD116 Lot 5288  
Your Ref. : TPB/A/YL-TT/580

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

**By Email**

4 January 2023

Dear Sir,

**1<sup>st</sup> Further Information**

**Proposed House with Minor Relaxation of Building Height Restriction and Associated Excavation of Land in "Residential (Group D)", "Village Type Development" Zones and "Area Shown as 'Road', Lot 5288 in D.D. 116 and Adjoining Government Land, Tai Tong Road, Tai Tong, Yuen Long, N.T.**

**(S.16 Planning Application No. A/YL-TT/580)**

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Louis TSE at (852) 2339 0884 or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

**Matthew NG**  
Planning and Development Manager

cc DPO/TMYLW, PlanD

(Attn.: Ms. Ophelia WONG  
(Attn.: Ms. Joyce TAM

email: ocmwong@pland.gov.hk )  
email: jhlam@pland.gov.hk )

## Responses-to-Comments

**Proposed House with Minor Relaxation of Building Height Restriction and Associated Excavation of Land in "Residential (Group D)", "Village Type Development" and "Area Shown as 'Road', Lot 5288 in D.D. 116 and Adjoining Government Land, Tai Tong Road, Tai Tong, Yuen Long, N.T.**

**(Application No. A/YL-TT/580)**

(i) Revised layout plan, i.e. the number of parking and loading/unloading spaces have been revised to meet the requirements of HKPSG (**Plan 1**).

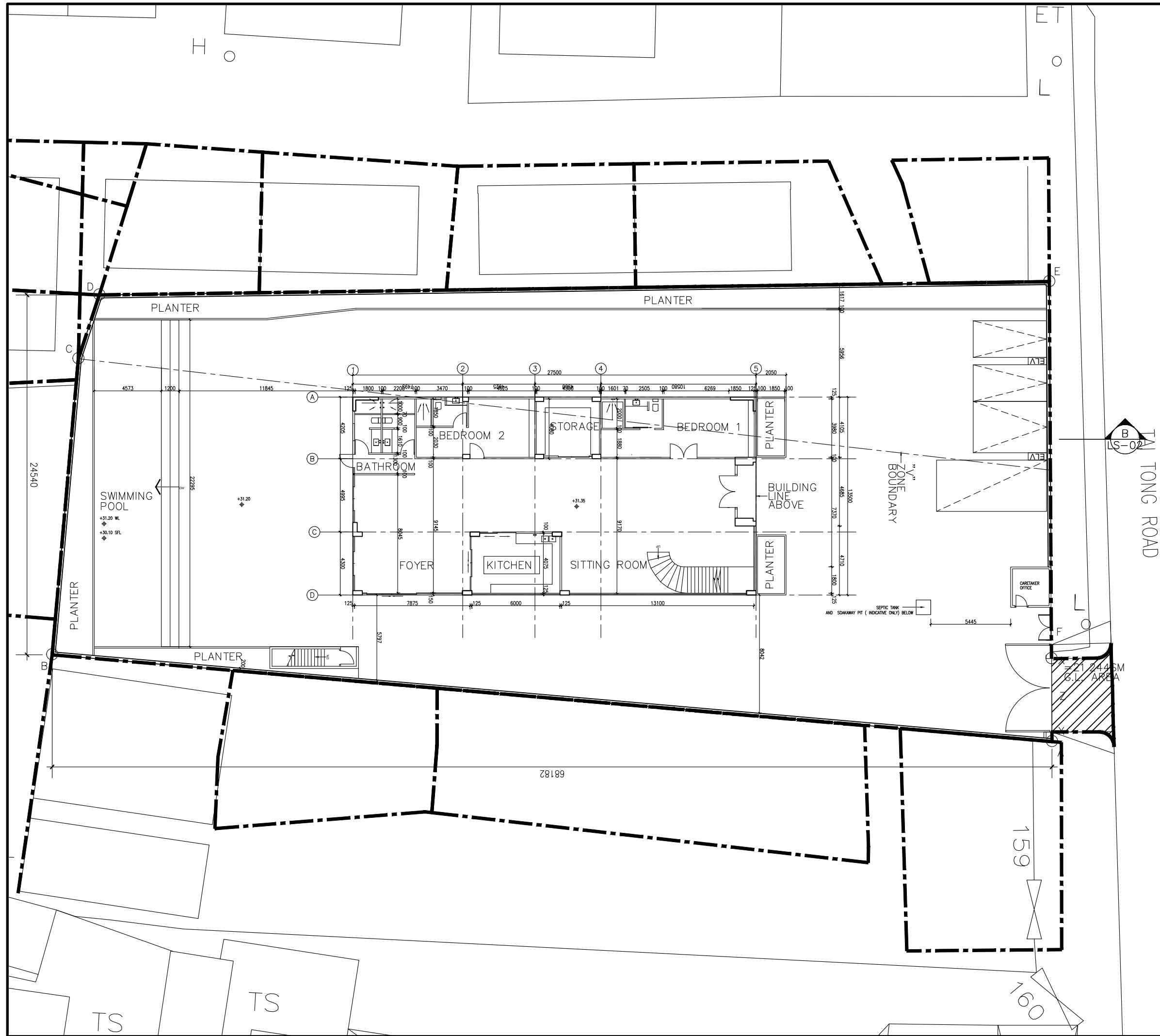
(ii) A RtoC Table:

Departmental Comments		Applicant's Responses						
1. Comments of the Commissioner for Transport (Contact Person: Miss Grace FOK; Tel: 2399 2565)								
(i)	Demonstrate with calculations how the proposed provision of L/UL space, vehicle parking spaces, disabled parking spaces, bicycle parking and motorcycle parking spaces could fulfil HKPSG;	Please find below <b>Table RC-01</b> showing the proposed internal transport provision of the proposed development based on the latest HKPSG for your consideration.						
		<b>Table RC-01 Internal Transport Provision under the HKPSG Requirements</b>						
		Proposed Development	HKPSG Requirements				Loading / Unloading Bay LGV: (3.5m x 7m)  HGV: (3.5m x 11m)	Motor Cycle Parking  (1m x 2.4m)
			Private Car Parking Space (5m x 2.5m)					
Domestic (Residential)  No. of Flats: >160m <sup>2</sup> : 1	GPS x R1 x R2 x R3, GPS = 1 space per 4 – 7 units			2 to 3	1 bay for housing block	1 parking space per 100-150 flats		
	FS > 160m <sup>2</sup> , R1 = 7.0; No. of Flats=1	Outside 500m radius of MTR, R2 = 1	0.00< PR ≤ 1.00, R3 = 1.3					
Total Required	2 to 3 (incl. 1 accessible parking space)				1	0		
Proposed Provision	3 (inc. 1 accessible parking space)				1 (LGV)	0		

		<p>Taking into consideration that no proper cycle track with direct connection to rail stations is provided at Tai Tong Road outside the proposed development, no bicycle parking spaces will be proposed under the proposed development.</p> <p>Please find attached drawing <b>Figure RC-1</b> in <b>Annex A</b> showing the above-mentioned proposed internal transport provision for your information.</p>
(ii)	Provide swept path for emergency vehicle;	<p>Please find attached <b>Figure SP-1</b> in <b>Annex A</b> showing the swept path analysis of emergency vehicle (i.e. ambulance) for your information.</p> <p>As advised by the AP, no EVA will be provided for the proposed development and the following approach which is accepted by BD will be adopted:</p> <p><b><u>1. Exemption according to APP-136</u></b></p> <p>As stipulated in B(P)R 41D(3), the Building Authority may exempt a building from complying with any or all of the EVA standards specified in the MOA Code if the Building Authority is satisfied that compliance with the requirements is: -</p> <p>1A. Impracticable having regard to the topographical features of the area on which the building is situated; or unwarranted on the ground that the purpose for which the building is to be used constitutes a low fire risk. When the circumstances arise that an EVA will not be provided or when the EVA provided cannot meet the standards as stipulated in the MOA Code, an application for exemption from B(P)R 41D(1) or (2) should be made on Form BA16 with full justification and, where appropriate, substantiated by a fire-safety report as required by paragraph 27.2 of the MOA Code. The Building Authority in consultation with the Director of Fire Services will consider such an application on the merits and the special circumstances of the case.</p> <p><b><u>2. Modification of MOA Code</u></b></p> <p>For Domestic building(s) of 3-storey or below, including single family building(s) to which MOE Code paragraph 5 applies where the width of EVA can be relaxed to 4.5m depending on the topographical constraints; the horizontal distance between the EVA and the building Facade exceed 30m can be acceptable with the provision of FSI enhancement (e.g. sprinkler system and/or other enhancements to be decided at later stage).</p>



(iii)	Provide layout plan with dimension showing the arrangement of the proposed run-in/out.	<p>Please find attached drawing <b>Figure RC-1</b> in <b>Annex A</b> showing the layout plan and arrangement of a proposed 6m wide run-in/out for your kind information and consideration.</p> <p>Swept path analysis of LGV is illustrated diagrammatically in <b>Figure SP-2</b> in <b>Annex A</b>. Although the swept path analysis of LGV will encroach slightly onto the opposite traffic lane when egressing from the proposed development and making a left-turn, it is envisaged that the time required for encroachment will be very short. Also, the alignment of section of Tai Tong Road outside the proposed development is straight and clear sightline could be provided for the proposed run-in/out of the proposed development. Hence it is considered that the arrangement proposed run-in/out is acceptable from traffic engineering point of view.</p>
<b>2. Comments of the Chief Engineer/Mainland North, Drainage Services Department (Contact Person: Mr. Jeff TSE; Tel: 2300 1627)</b>		
(i)	Section 4.1.3 - Please be reminded that the STS shall be designed to the satisfaction of the EPD. The STS shall be properly designed to avoid overflowing of sewage, septic issues, etc. with reference to EPD's prevailing practice note and guidelines.	Please be updated the EPD has no further comment on the SIA. Noted that the design of the STS shall make reference to EPD's prevailing practice note and guidelines.
(ii)	Section 4 - Please also mention the proposed arrangement (e.g. logistics and frequency) of regular desludging of the septic tank.	Section 4.1.5 has been incorporated to elaborate on the proposed arrangement of regular inspection and desludging of the septic tank ( <b>Annex B</b> ).



F	16/09/2022	AMENDMENT FOR PLANNING SUBMISSION	RL		
E	09/09/2022	AMENDMENT FOR PLANNING SUBMISSION	AL		
D	07/07/2022	AMENDMENT FOR PLANNING SUBMISSION	AL		
C	25/06/2022	AMENDMENT FOR PLANNING SUBMISSION	RL		
B	10/01/2022	PLAN	RL		
A	03/12/2021	PLAN	RL		
-	26/11/2021	PLAN	RL		
Rev.	Date	Description	By	Chk'd	App'd

图底阶段	Drawing Status	图例	Suitability
PLANNING SUBMISSION STAGE			

建筑师及设计总领号 Architect & Lead Design Consultant

**CUPIO DESIGN STUDIO**

业主 Client

设计单位 Design Institute  
**CUPIO DESIGN STUDIO**

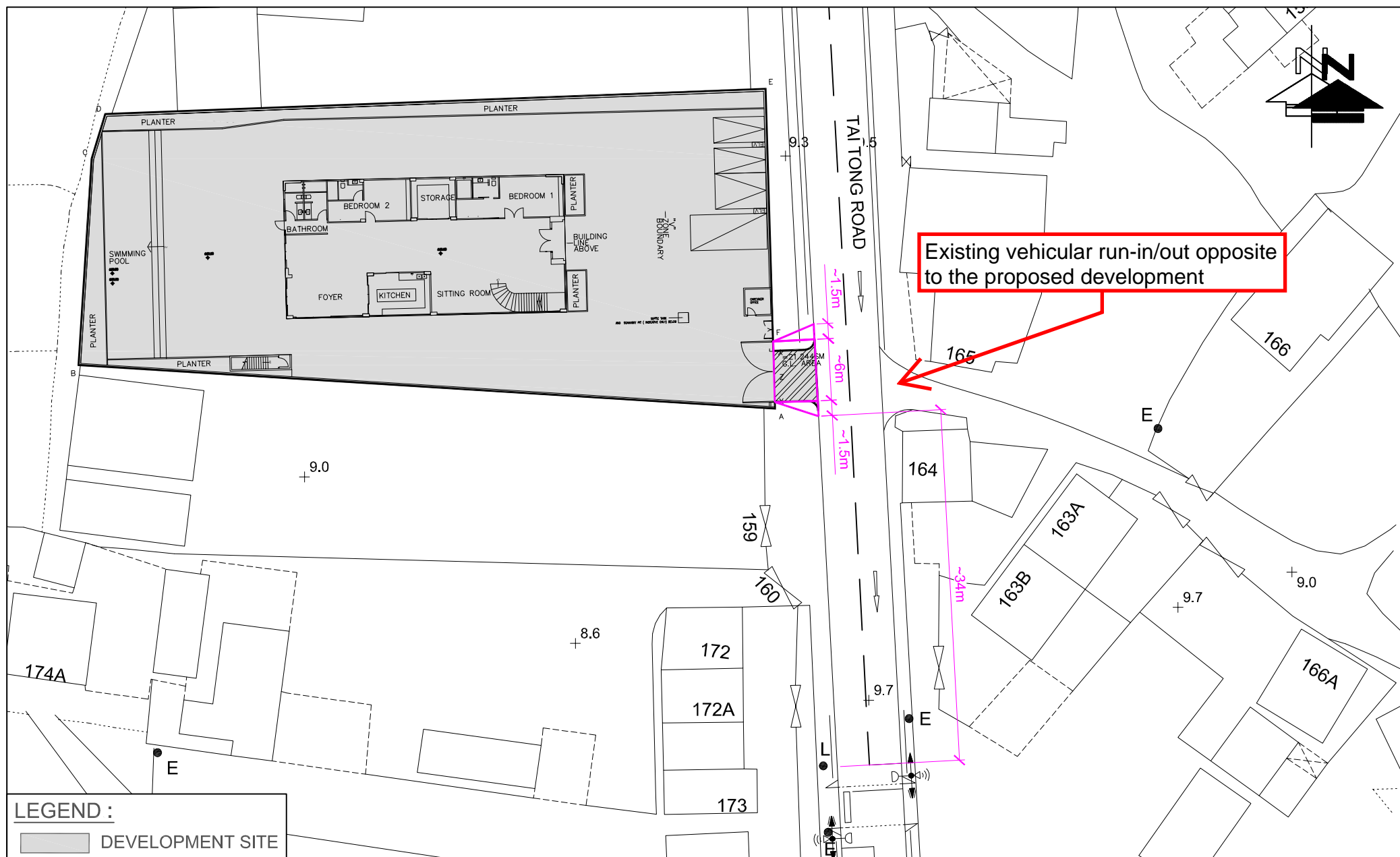
项目 Project Title  
PROPOSED HOUSE WITH MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION AND EXCAVATION OF LAND IN LOT 5288 AT D.D. 116 YUEN LONG

图名 Drawing Title  
G/F LAYOUT PLAN

比例 Scale	设计 Designed	制图 Drawn	校对 Checked	批准 Authorised
1:250				
图底尺寸 Original Size	日期 Date	日期 Date	日期 Date	日期 Date
A3	14/12/2022			


图号 Drawing Number	图例 Revision
PLAN 1	G

**Annex A**



# LEGEND :

DEVELOPMENT SITE

FIGURE NO.: <b>RC-1</b>	PROJECT TITLE: Proposed Residential Development at D.D. 116, Lot 5288, Tai Tong Road, Yuen Long, New Territories	 <b>CTA Consultants Limited</b> 志達顧問有限公司
PROJECT NO.: 21124HK	DRAWING TITLE:	
SCALE: 1 : 500 @A4	DATE: 30 DEC 2022	

G/F LAYOUT PLAN

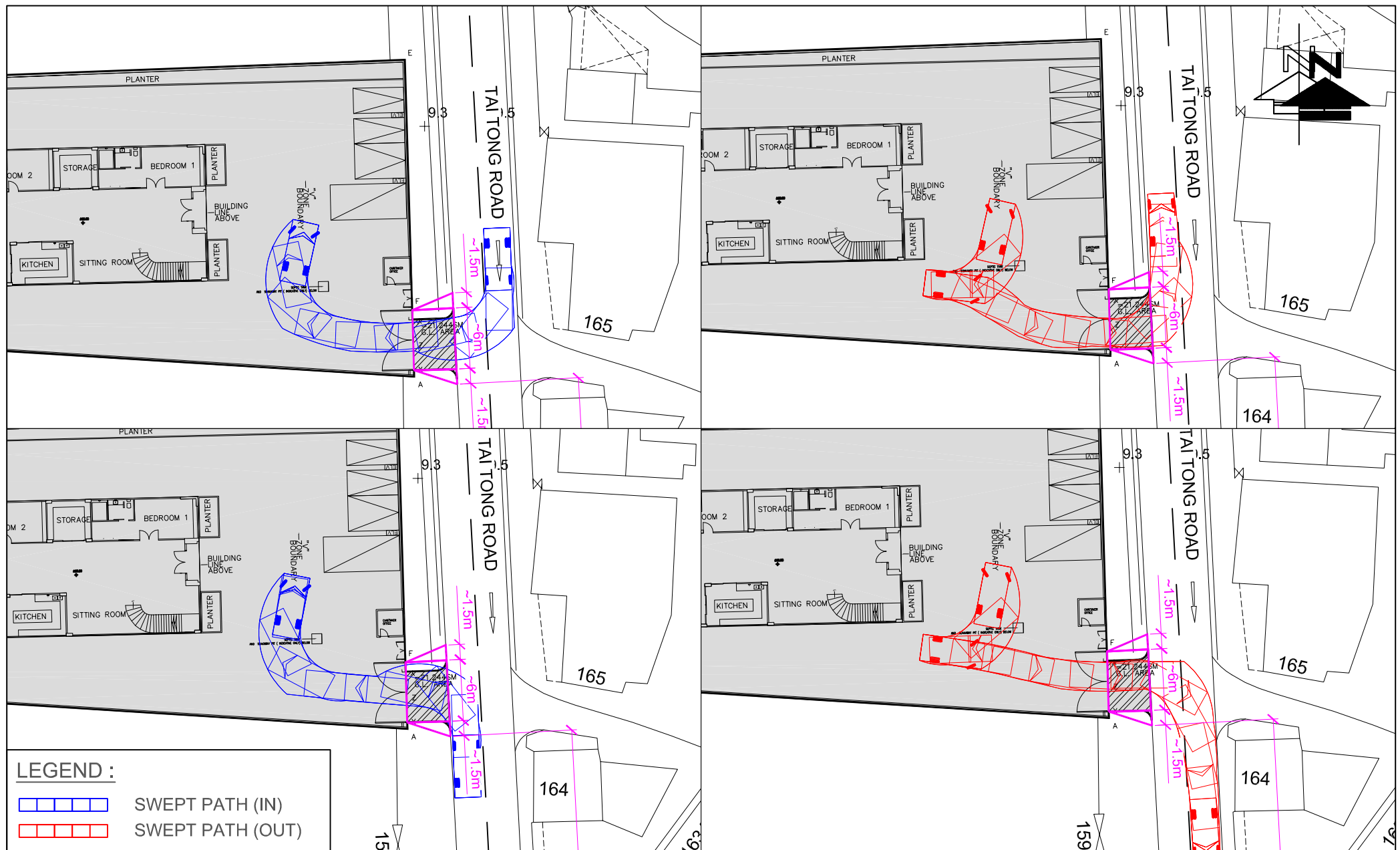




FIGURE NO.: <div>SP-1</div>		PROJECT TITLE: Proposed Residential Development at D.D. 116, Lot 5288, Tai Tong Road, Yuen Long, New Territories		<div>CTA Consultants Limited 志達顧問有限公司</div>
PROJECT NO.: <div>21124HK</div>		DRAWING TITLE: <div>SWEPT PATH ANALYSIS OF AMBULANCE</div>		
SCALE: 1 : 400 @A4	DATE: 30 DEC 2022			



FIGURE NO.:		PROJECT TITLE:	
SP-2		Proposed Residential Development at D.D. 116, Lot 5288, Tai Tong Road, Yuen Long, New Territories	
PROJECT NO.:		DRAWING TITLE:	
21124HK		SWEPT PATH ANALYSIS OF 7m LGV	
SCALE:	DATE:	 <b>CTA Consultants Limited</b> <b>志達顧問有限公司</b>	
1 : 400 @A4	30 DEC 2022		



**Annex B**



## D03/01 Sewerage Impact Assessment

Section 16 Application for Proposed House,  
Minor Relaxation of Building Height  
Restriction and Excavation of Land at Lot  
5288 in D.D. 116 and Adjoining Government  
Land, Tai Tong Road, Tai Tong, Yuen Long, NT

Prepared for R-Riches Property Consultants Ltd.  
22 December 2022

## Document Control

Document:	D03/01 Sewerage Impact Assessment
File Location:	Z:\Jobs\7076855 - R-Riches Tai Tong Rd Res\08 Submission
Project Name:	Section 16 Application for Proposed House, Minor Relaxation of Building Height Restriction and Excavation of Land at Lot 5288 in D.D. 116 and Adjoining Government Land, Tai Tong Road, Tai Tong, Yuen Long, NT
Project Number:	7076855
Revision Number:	0.1

## Revision History

REVISION NO.	DATE	PREPARED BY	REVIEWED BY	APPROVED BY
0.0	20 October 2022	Pinky LAM	Cindy CHUNG	Antony WONG
0.1	22 December 2022	Pinky LAM	Cindy CHUNG	Antony WONG

## Issue Register

DISTRIBUTION LIST	DATE ISSUED	NUMBER OF COPIES
R-Riches Property Consultants Ltd.	22 December 2022	1

## SMEC Company Details

Approved by:	Alexi BHANJA		
Address:	27/F Ford Glory Plaza, 37-39 Wing Hong St, Cheung Sha Wan, Kowloon, Hong Kong		
Signature:			
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Email:	alexi.bhanja@smeccom	Website:	<a href="http://www.smeccom">www.smeccom</a>

The information within this document is and shall remain the property of: SMEC Asia Limited

## Important Notice

This report is confidential and is provided solely for the purposes of supporting Section 16 Application for Proposed House, Minor Relaxation of Building Height Restriction and Excavation of Land at Lot 5288 in D.D. 116 and Adjoining Government Land, Tai Tong Road, Tai Tong, Yuen Long, NT. This report is provided pursuant to a Consultancy Agreement between SMEC Asia Limited ("SMEC") and R-Riches Property Consultants Ltd., under which SMEC undertook to perform specific and limited tasks for R-Riches Property Consultants Ltd.. This report is strictly limited to the matters stated in it and subject to the various assumptions, qualifications and limitations in it and does not apply by implication to other matters. SMEC makes no representation that the scope, assumptions, qualifications and exclusions set out in this report will be suitable or sufficient for other purposes nor that the content of the report covers all matters which you may regard as material for your purposes.

This report must be read as a whole. Any subsequent report must be read in conjunction with this report.

The report supersedes all previous draft or interim reports, whether written or presented orally, before the date of this report. This report has not and will not be updated for events or transactions occurring after the date of the report or any other matters that might have a material effect on its contents or which come to light after the date of the report. SMEC is not obliged to inform you of any such event, transaction or matter nor to update the report for anything that occurs, or of which SMEC becomes aware, after the date of this report.

Unless expressly agreed otherwise in writing, SMEC does not accept a duty of care or any other legal responsibility whatsoever in relation to this report, or any related enquiries, advice or other work, nor does SMEC make any representation in connection with this report, to any person other than R-Riches Property Consultants Ltd.. Any other person who receives a draft or a copy of this report (or any part of it) or discusses it (or any part of it) or any related matter with SMEC, does so on the basis that he or she acknowledges and accepts that he or she may not rely on this report nor on any related information or advice given by SMEC for any purpose whatsoever.

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# 1 INTRODUCTION

## 1.1 Background

- 1.1.1 A residential development comprising four 3-storey houses with a domestic plot ratio of 0.4 and minor relaxation of building height at Lot 5288 in D.D. 116, Tai Tong Road, Tai Tong, Yuen Long ("the Site") was proposed in 2010. The Site was zoned Village Type Development ("V") and Residential (Group D) ("R(D)") under the Approved Tai Tong Outline Zoning Plan ("OZP") No. S/YL-TT/18. A planning application (Application No. A/YL-TT/273) under Section 16 of the *Town Planning Ordinance* ("TPO") was submitted in 2010 and the application was approved with conditions by the Town Planning Board ("TPB") on 17 June 2011. An Extension of Time ("EOT") with Application No. A/YL-TT/273-1 was submitted and approved with the same conditions on 8 June 2015, valid until 17 June 2019.
- 1.1.2 Since then, a Temporary Eating Place (Restaurant with Ancillary Outside Seating Accommodation) for a Period of Five Years was proposed and Application No. A/YL-TT/457 was approved with conditions on 22 March 2019. Seven applications for EOT were subsequently submitted and approved.
- 1.1.3 It is now proposed to develop the Site into a residential development consisting of a 3-storey house ("the Proposed Development"). In this regard, a new approval shall be obtained from the TPB through the submission of planning application under Section 16 of the TPO.
- 1.1.4 SMEC Asia Limited ("SMEC") has been appointed to prepare this Sewerage Impact Assessment ("SIA") Report in order to support the Section 16 planning application for the Proposed Development.

## 1.2 Site Description

- 1.2.1 The Site is situated on Tai Tong Road in Tai Tong, in which Tai Tong Road is located to the east of the Site. It is currently vacant with the remaining building structures and an existing swimming pool. There is an existing vehicular access to the Site from Tai Tong Road, at the east boundary. The Site location and its environs are shown on **Figure 1.1**.
- 1.2.2 The Site is bounded by Avenue Garden at the north and northwest; open storage area at the south; vacant land at the west; Tai Tong Road at the east and Jade Kindergarten at the northeast. Residential structures (i.e. village houses), stores and vacant land are also found at the opposite side of Tai Tong Road. The land uses in the vicinity of the Proposed Development are mainly low-density residential buildings and vacant land.

## 1.3 Project Description

- 1.3.1 The Proposed Development will involve construction of a 3-storey house (including basement) at the Site of approximately 1,894m<sup>2</sup> in size. The layout plans of the Proposed Development are appendix in **Planning Statement**, in which the following facilities or areas will be included in the Proposed Development:
- Swimming Pool
  - Greenery Area (Planter)
  - Caretaker's Office
  - Private Car Parking Space



## 1.4 Objectives of the Report

1.4.1 The objectives of this SIA Report are to:

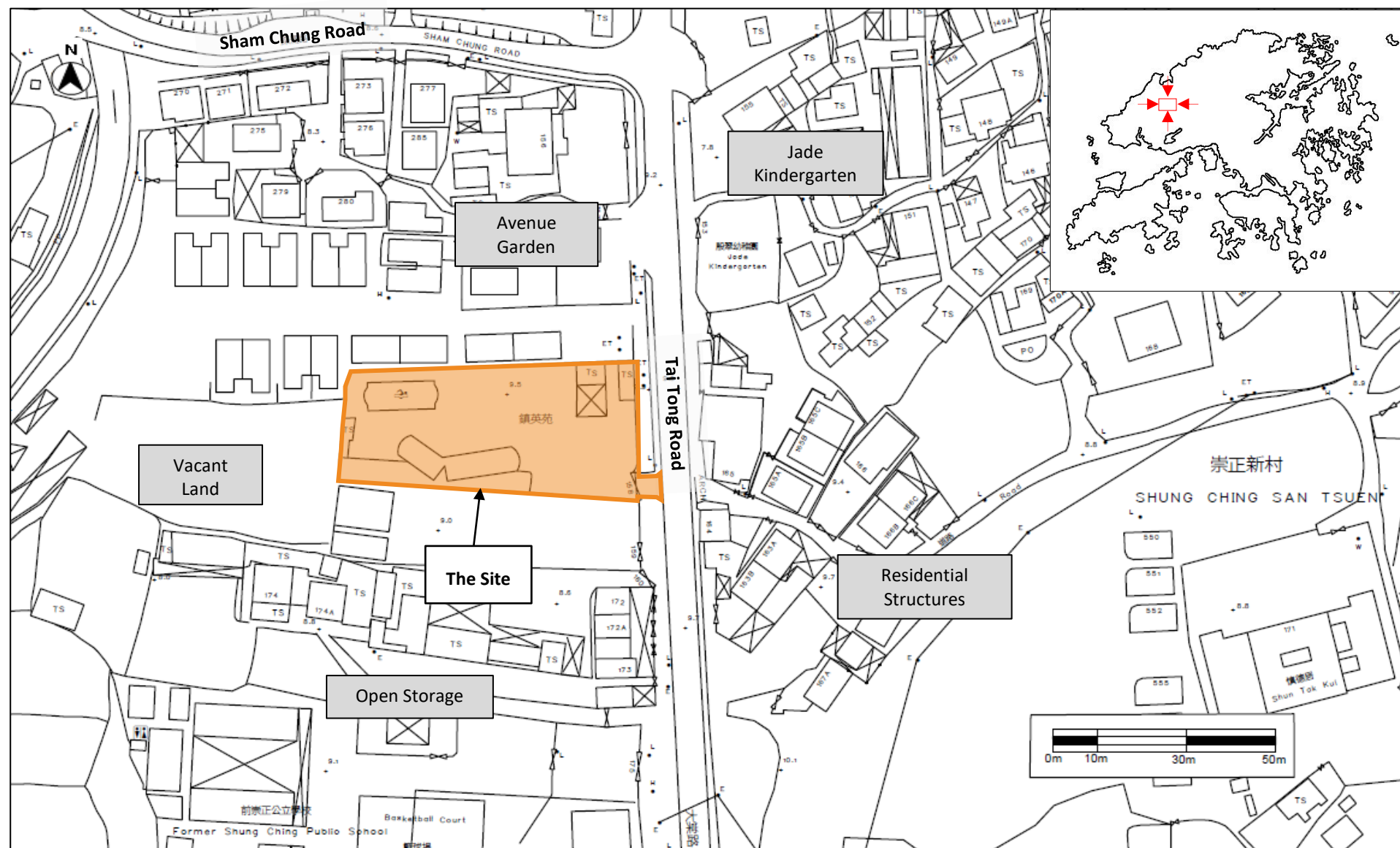
- Assess the potential sewerage impacts arising from the Site.
- Recommend the necessary mitigation measures to alleviate the sewerage impacts, if any.

## 1.5 Reference Materials

1.5.1 In evaluating the sewerage impacts arising from the Proposed Development, the following sources have been specifically referred to:

- Drainage Services Department (“DSD”) publication *Sewerage Manual (with Eurocodes incorporated) (Part 1) Key Planning Issues and Gravity Collection System, 3rd Edition, May 2013*
- Environmental Protection Department (“EPD”) publication *Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning Version 1.0, March 2005* (“GESF”)
- Sewerage data of GeoInfo Map checked on 8 December 2021

Figure 1.1: Site Location and its Environs



## 2 EVALUATION OF SEWERAGE IMPACT

### 2.1 Site Location

- 2.1.1 The Site is located at Lot 5288 in DD 116, Tai Tong Road, Tai Tong, Yuen Long. The Site occupies an area of 1,894m<sup>2</sup>. **Section 1.2** and **Figure 1.1** describe the environs of the Site.

### 2.2 Existing Baseline Conditions

- 2.2.1 According to the sewerage data of GeoInfo Map checked on 8 December 2021, there is a municipal sewerage system to the west of the Site and is over 65m from the western site boundary. There are no other existing public sewerage connections available in the vicinity of the Site. The map extracted from the GeoInfo Map showing the municipal sewerage system near the Site is shown on **Figure 2.1**.

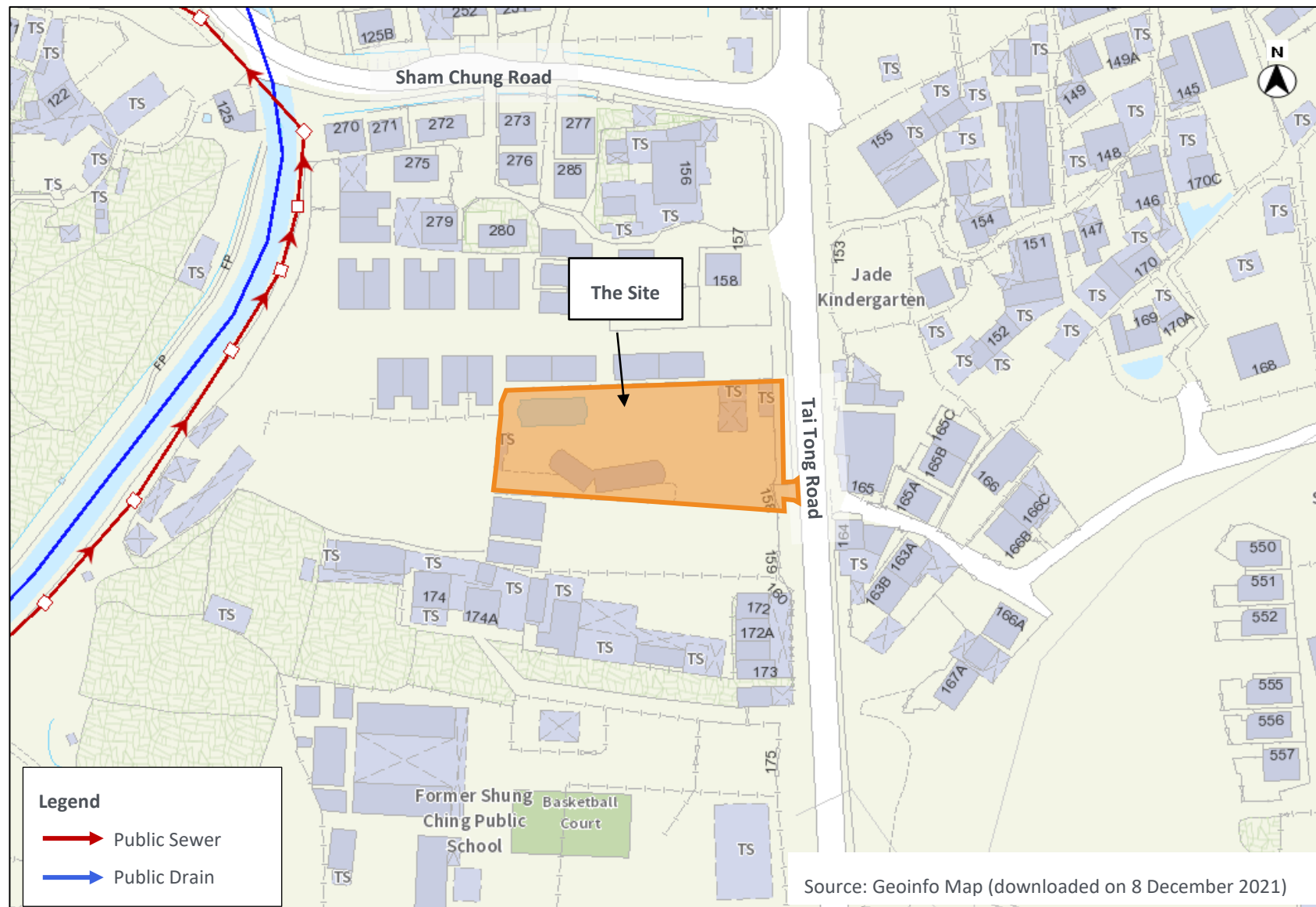
### 2.3 Construction Phase

- 2.3.1 During construction, potential wastewater will include muddy water from surface runoff, wash water from wheel-washing facility or equipment, silt from any on-site stockpile of soil and wastewater from concrete washing. Workers will also generate sewage.
- 2.3.2 It is recommended that portable toilets should be provided for the construction workers, and these portable toilets should be supplied, maintained and emptied at an off-site sewage treatment facility by a specialist contractor. Wastewater from canteen will be stored in a wastewater tank. All the collected sewage and wastewater will be tankered away regularly.
- 2.3.3 Under the *Water Pollution Control Ordinance* ("WPCO"), construction contractors should apply for a Water Discharge License during the construction works. In addition, good site practice and mitigation measures as specified in ProPECC PN 1/94 should be strictly implemented by the contractors. All wastewater other than sewage and wastewater from the canteen should be diverted to sedimentation tank and all discharges from Site should be in accordance with the terms and conditions of the Discharge License.
- 2.3.4 With the implementation of the above measures, no adverse sewage or water quality impacts are anticipated during the construction phase.

### 2.4 Operation Phase

- 2.4.1 During the operation of the Proposed Development, the major source of wastewater will be sewage from toilets, grey water from bathrooms and kitchens of the house. Occasionally, wastewater will be generated from backwashing of the swimming pool that will be treated prior to being discharged.
- 2.4.2 Although there is an existing public sewerage at the west of the Site, connection to the municipal sewerage system will either require sewers to be installed underneath adjacent land of the western boundary that land ownership and future maintenance could be an issue or sewerage pipe of over 200m to be installed along Tai Tong Road at the east of the Site and then along Sham Chung Road at the north of the Site and is not considered cost-effective. Thus, connection to the municipal sewerage system may not be practicable and it is recommended that the Proposed Development should provide an on-site Septic Tank and Soakaway Pit System ("STS") to treat its own sewage.
- 2.4.3 The estimated total daily sewage generation from the Proposed Development and recommendations regarding the STS system are discussed in the subsequent sections.

Figure 2.1: Drainage Pipe and Manhole Facilities in the Vicinity of the Site



## 3 SEWERAGE ANALYSIS

### 3.1 Assumptions and Methodology

- 3.1.1 In order to assess the acceptability of the sewage impact arising from the Proposed Development, the anticipated sewage generation has been estimated based on Environmental Protection Department (“EPD”)’s *Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning* (“GESF”) shown in **Table 3.1**.

*Table 3.1: Parameters for Estimating Wastewater Generation from the Proposed Development*

PARAMETER	VALUE	REMARK
Generation from Residents		
No. of Residents	16	As advised by the Applicant.
Unit Flow Factor of Residents	0.370 m <sup>3</sup> /day/person	The unit flow factor for “R3/R4 domestic housing type” given in Table T-1 of GESF.
Generation from Non-residential staff		
No. of Staff	2	As advised by the Applicant.
Unit Flow Factor of Staff	0.280 m <sup>3</sup> /day/staff	The unit flow factor for employees of “J11 Community, Social & Personal Services” given in Table T-2 of GESF.
Generation from Swimming Pool		
Total Area of Swimming Pool	128.7 m <sup>2</sup>	According to the layout plan provided by the Applicant.

### 3.2 Results and Discussion

- 3.2.1 The calculation of the estimated sewage generation is provided in **Appendix B**. As can be seen, the total daily sewage generated from the Proposed Development is calculated to be 14.7m<sup>3</sup>/day during operation.
- 3.2.2 On-site STS System will be proposed as the sewage treatment method. The design and construction of the STS system should fulfil all the requirements under the *Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations (Cap.123I)* (hereafter called “the Regulation”) and EPD’s Practice Note for Professional Persons *Drainage Plan subject to Comment by the Environmental Protection Department* (ProPECC PN5/93), including the requirements of percolation test, clearance distances, and the septic tank and soakaway system should be duly certified by an Authorized Person.
- 3.2.3 In accordance with the Regulation, the capacity of the septic tank shall be of such capacity to be capable of storing quantity of soil and waste discharged thereto during any one day provided that no septic tank shall have a capacity of less than 2.3m<sup>3</sup> or more than 41m<sup>3</sup>. As mentioned in **paragraph 3.2.1**, the total daily sewage generated from the Proposed Development will be 14.7m<sup>3</sup>/day. Hence, the capacity of the septic tank is proposed to be approximately 25m<sup>3</sup> subject to the detailed design in future.
- 3.2.4 Sufficient separation distance should be provided between the proposed STS system and the nearby watercourse and structures. The minimum clearance requirements as stipulated in the Appendix D of the *ProPECC PN5/93* as summarised in **Table 3.2** and the indicative location of the STS system is shown on **Figure 3.1**.

Table 3.2: Minimum Clearance Requirements for Soakaway Systems

Watercourse / Structures	Distance from Soakaway System (m)
Building	3
Retaining Wall	6
Well	50
Stream where the bed is lower than Invert of Soakaway System <sup>[Note 1]</sup>	30
Pools <sup>[Note 1]</sup>	30
Cuts of Embankments	30
Paths	1.5
Beaches	100
Ground Water Table	0.6 (below invert)

**Note:**

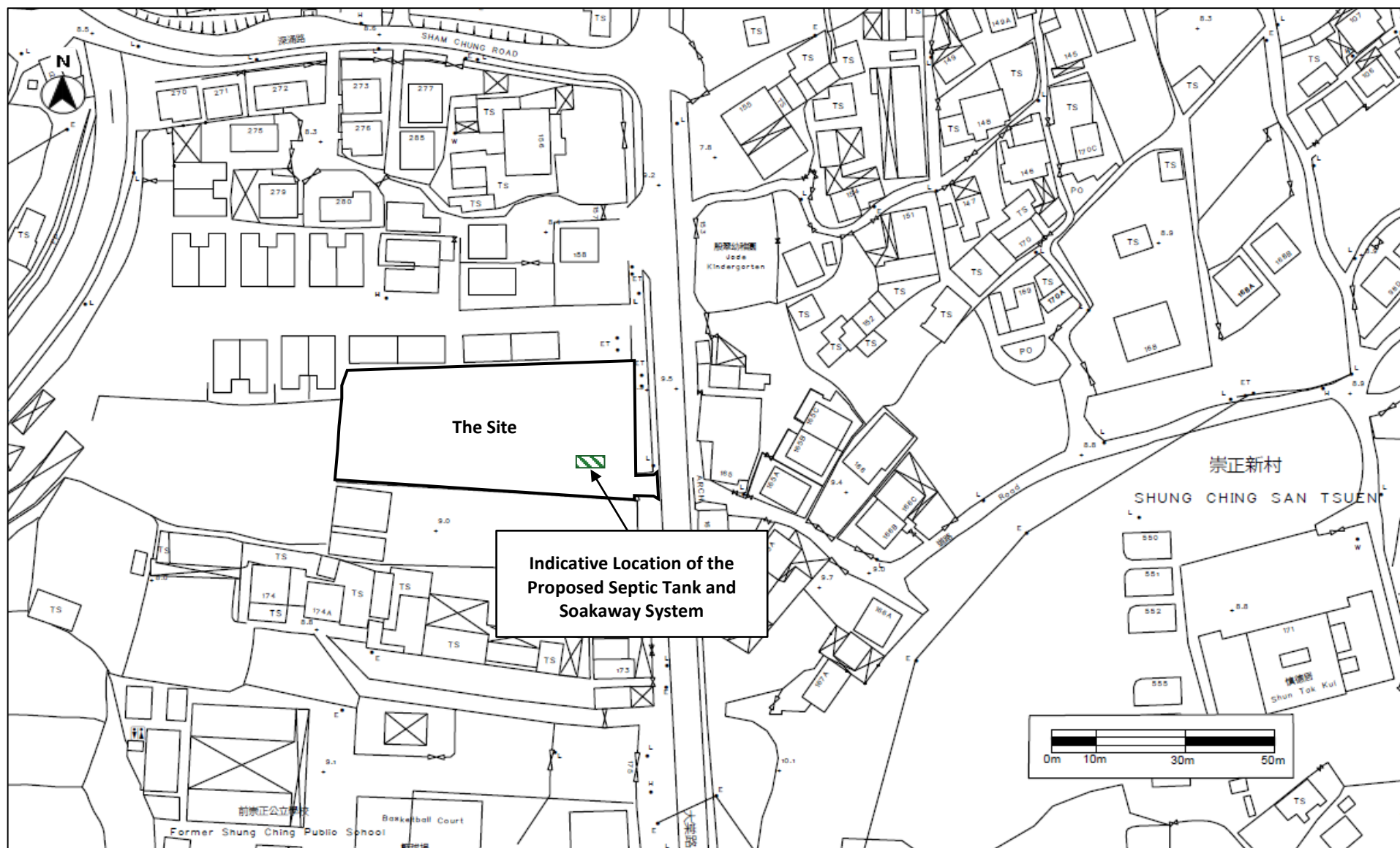
The minimum clearance requirements for stream or pool to be used or likely to be used for drinking or domestic purposes are adopted as a conservative approach.

## 3.2.5

With the provision of the STS system, no adverse sewerage impact from the Proposed Development is anticipated. This is subject to proper design and maintenance of the STS system. Therefore, the applicant should follow the *ProPECC PN5/93* to design and maintain the STS system), including the requirements of percolation test, clearance distances, and the septic tank and soakaway system should be duly certified by an Authorised Person.



Figure 3.1: Indicative Location of the On-site STS System





## 4 CONCLUSIONS AND RECOMMENDATIONS

- 4.1.1 It is proposed to develop the site at Lot 5288 in D.D. 116 and Adjoining Government Land, Tai Tong Road, Tai Tong, Yuen Long into a residential development consisting of a 3-storey house. The Site is zoned Village Type Development ("V") and Residential (Group D) ("R(D)") under the Approved Tai Tong Outline Zoning Plan ("OZP") No. S/YL-TT/18. This Sewage Impact Assessment ("SIA") is carried out in order to support the Section 16 planning application for the Proposed Development.
- 4.1.2 During construction, no adverse sewage or water quality impacts are anticipated provided that good site practice and mitigation measures as specified in ProPECC PN 1/94 are strictly implemented.
- 4.1.3 During operation, the total daily sewage generated from the Proposed Development is estimated to be 14.7m<sup>3</sup>/day. An on-site Septic Tank and Soakaway Pit (STS) system is proposed to handle the sewage arising from the Site. The design and construction of the STS system should fulfil all the requirements under the *Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations (Cap.123I)* (hereafter called "the Regulation") and *EPD's Practice Note for Professional Persons Drainage Plan subject to Comment by the Environmental Protection Department (ProPECC PN5/93)*, including the requirements of percolation test, clearance distances, and the septic tank and soakaway system should be duly certified by an Authorised Person.
- 4.1.4 In accordance with the Regulation, the capacity of the septic tank shall be of such capacity to be capable of storing quantity of soil and waste discharged thereto during any one day provided that no septic tank shall have a capacity of less than 2.3m<sup>3</sup> or more than 41m<sup>3</sup>. As the total daily sewage generated from the Proposed Development will be 14.7/day, the capacity of the septic tank is proposed to be approximately 25m<sup>3</sup> subject to the detailed design in the future.
- 4.1.5 With reference to the *Guidance Notes on Discharges from Village Houses* published by EPD, it is recommended that experienced personnel shall be engaged to regularly inspect the septic tank. Inspection of the septic tank and measurement of the depth of sludge shall be conducted at least once every six months. More frequent inspection and desludging may be necessary subject to loading in the future. Desludging of septic tank will be carried out by a specialist contractor through a tanker lorry equipped with a pump. Sludge removed should be transported by specialist contractor to sewage treatment works for disposal. Details of arrangement for the inspection and desludging of the septic tank shall be further reviewed during detailed design stage.
- 4.1.6 Overall, the sewerage analysis indicates that there will be no unacceptable impact is anticipated with the provision of on-site STS system.

## Appendix A      **CALCULATION OF SEWAGE FLOW GENERATION**

Calculation of Sewage Generation from the Proposed Development			Remarks / Justification
<b>a. Sewage Generated by Residents</b>			
No. of Residents	=	16 persons	Unit flow factor for "R3/R4 domestic housing type" in Table T-1 of Ref. 1.
Unit Flow Factor (UFF) per resident	=	0.370 m <sup>3</sup> /day/person	
Estimated Flow Rate	=	5.92 m <sup>3</sup> /day	
<b>b. Sewage Generated by Non-residential Staff</b>			
No. of staff	=	2 staff	Unit flow factor for "J11 Community, Social & Personal Services" in Table T-2 of Ref.
Unit Flow Factor (UFF) per staff	=	0.280 m <sup>3</sup> /day/staff	
Estimated Flow Rate	=	0.56 m <sup>3</sup> /day	
<b>c. Sewage Generated by Swimming Pool</b>			
Total Area of Swimming Pool	=	128.7 m <sup>2</sup>	Calculated based on layout plan provided by the Applicant.
Water Depth of Swimming Pool	=	1.1 m	Based on layout plan provided by the Applicant.
Approximate Size of Swimming Pool	=	141.6 m <sup>3</sup>	
Time for Completely Changing of Water	=	6 hours	The minimum turnover time in Ref. 2.
Turnover Rate	=	23.60 m <sup>3</sup> /hour	
Filtration Rate	=	40 m <sup>3</sup> /m <sup>2</sup> -hour	The average filtration rate for domestic pool in Ref. 3.
Filter Area	=	0.59 m <sup>2</sup>	
Backwash Rate	=	2 m <sup>3</sup> /m <sup>2</sup> -min	The maximum typical backwash rate for sand filter in Table 11-11 of Ref. 4.
Estimated Flow Rate	=	8.26 m <sup>3</sup> /day	7 minutes for cleaning the filter by backwashing water excluding the air scouring time is recommended in B8.5.5 of Ref. 5.
<b>Total Average Daily Sewage Generated</b>	=	<b>14.7 m<sup>3</sup>/day</b>	

## Reference:

- Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning Version 1.0, Environmental Protection Department of HK Government, March 2005.
- CAP 132CA Swimming Pools Regulation.
- Plumbing Engineering Services Design Guide - Domestic Swimming Pool.
- Wastewater Engineering - Treatment, Disposal, Reuse, 4th ed., Metcalf and Eddy.
- General Specification for Swimming Pool Water Treatment Installation in Government Buildings of HKSAR, 2012 ed., Architectural Services Department.

local people  
global experience

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SMEC is recognised for providing technical excellence and consultancy expertise in urban, infrastructure and management advisory. From concept to completion, our core service offering covers the life-cycle of a project and maximises value to our clients and communities. We align global expertise with local knowledge and state-of-the-art processes and systems to deliver innovative solutions to a range of industry sectors.

**Previous Applications covering the Application Site**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Development</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>	<b><u>Approval Condition(s)</u></b>
1	A/YL-TT/273	Proposed House and Minor Relaxation of Building Height Restriction	17.6.2011 <sup>(1)</sup> (expired on 18.6.2019)	(1), (2), (3), (4)
2	A/YL-TT/399	Proposed Temporary Eating Place (Restaurant) for a Period of 3 Years	17.3.2017 (Revoked on 17.9.2017)	(1), (4), (6)
3	A/YL-TT/457	Proposed Temporary Eating Place (Restaurant with Ancillary Outside Seating Accommodation) for a Period of 5 Years	22.3.2019 (Revoked on 22.9.2021)	(2), (4), (5), (6), (7), (8), (9)

<sup>(1)</sup> Application for extension of time for commencement of the development up to 17.6.2019 was approved by the Director of Planning (D of Plan) under delegated authority of the Town Planning Board on 8.6.2015.

**Approval Conditions:**

- (1) Submission and implementation of vehicular access arrangement proposal.
- (2) Submission and implementation of drainage proposal.
- (3) Submission and implementation of landscape and tree preservation proposal.
- (4) Submission and implementation of water supply for firefighting and fire service installations.
- (5) No night operation.
- (6) Revocation clause.
- (7) No vehicle is allowed to queue back to or reverse onto/from public road.
- (8) Maintenance of existing trees.
- (9) Maintenance of implemented drainage facilities.

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

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use/Development</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>	<b><u>Approval Conditions</u></b>
1	A/YL-TT/284	Proposed Houses	21.9.2012	(1), (2), (3), (4)
2	A/YL-TT/548	Proposed Houses and Associated Excavation of Land <sup>^</sup>	9.12.2022	(2), (4), (5)

<sup>^</sup> Excavation of land requires planning permission from the Town Planning Board at the time of consideration.

**Approval Condition(s):**

- (1) Submission and implementation of landscape and tree preservation proposal.
- (2) Submission and implementation of drainage proposal.
- (3) Design and provision of environmental mitigation measures.
- (4) Design and provision of water supply for firefighting and fire service installations.
- (5) Submission of an updated Noise Impact Assessment and implementation of mitigation measures.

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

**參考編號**

**Reference Number:**

221202-165958-04560

**提交限期**

**Deadline for submission:**

16/12/2022

**提交日期及時間**

**Date and time of submission:**

02/12/2022 16:59:58

**有關的規劃申請編號**

**The application no. to which the comment relates:**

A/YL-TT/580

**「提意見人」姓名/名稱**

**Name of person making this comment:**

先生 Mr. Lam Ka Hing

**意見詳情**

**Details of the Comment :**

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



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**A/YL-TT/580 DD 116 Tai Tong Road**

15/12/2022 02:23

From:

To: tpbpd <tpbpd@pland.gov.hk>

File Ref:

Dear TPB Members,

545 withdrawn and now its one villa with a swimming pool and 6 vehicle parking

Previous objections applicable. What is the forecast demand for small houses and how much land is still available within the 'V' zone.

Mary Mulvihill

**From:**

**To:** tpbpd <tpbpd@pland.gov.hk>

**Date:** Monday, 2 May 2022 3:07 AM CST

**Subject:** A/YL-TT/545 DD 116 Tai Tong Road

A/YL-TT/545

Lot 5288 in D.D. 116 and Adjoining Government Land, Tai Tong Road, Tai Tong

Site area : About 1,894sq.m Includes Government Land of about 21sq.m

Zoning : "Res (Group D)", "VTD" and area shown as 'Road'

Applied development : 2 Villas / 2 Vehicle Parking

Dear TPB Members,

So bye bye restaurant, approval, as expected, was finally revoked.

Now its two villas. While this is compatible with the Res D zoning, there is the issue of the V zoning.

While back in 2019 there was no outstanding application for NET house, there is no data with regard to the 10 year demand for the village. Both the nearby villages do not appear to have many lots left to accommodate potential demand.

Mary Mulvihill

**From:**  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Thursday, 21 February 2019 2:08 AM CST  
**Subject:** A/YL-TT/457 DD 116 Tai Tong

A/YL-TT/457  
Lot 5288 (Part) in D.D. 116, Tai Tong, Yuen Long  
Site area :About 1,848m<sup>2</sup>  
Zoning : "Res (Group D)" and "VTD"  
Applied Use : Restaurant / 6 Parking / **5 Years**

Dear TPB Members,

On 17 March 2017 TPB approved the following

A/YL-TT/399 Proposed Temporary Eating Place (Restaurant) for a Period of 3 Years in "Residential (Group D)" Zone, **Ground Floor (Portion)**, No. 158 Tai Tong Road, Tai Tong  
It appears that conditions were not complied with although there is no note as to which on [www.ozp](http://www.ozp) link.

Whatever. This application is obviously Destroy to Build. Google Maps clearly shows that 50% of the site has tree coverage.

A 'restaurant' of this size is incompatible with a village environment and with the zoning. Note that the site could accommodate at least a dozen low rise homes.

Members should reject this dodgy application.

Mary Mulvihill

**Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- (i) the application site (the Site) falls within the private lot No. 5288 in D.D. 116, (the Lot) which is held under New Grant No. 2309 dated 9.12.1975 and the adjoining government land (GL) abutting the proposed vehicular access at the southeast corner of the Site. Under the New Grant, the Lot is restricted for private residential purposes, the building(s) erected or to be erected shall not exceed two storeys and 25 feet (i.e. about 7.62m) above the mean formation level of the land and maximum built-over area is 1,600 square feet (i.e. about 148.6m<sup>2</sup>). The Lot is also subject to a non-building area clause along the eastern boundary of the Lot for future road widening purposes and no New Territories Exempted House is allowed. The proposed development contravenes the development restrictions under lease;
  - (ii) there is discrepancy between the site area as stated in the New Grant i.e. about 21,400 square feet (about 1,988.1m<sup>2</sup>) and the site area as stated in the submitted planning statement (i.e. about 1,894m<sup>2</sup>) (including about 21m<sup>2</sup> of GL);
  - (iii) land exchange would be required to implement the proposal. Every application submitted to her department will be considered on its own merits by her department at its absolute discretion acting in its capacity as a landlord and there is no guarantee that the land exchange application will eventually be approved. The land exchange, if approved, will be subject to such terms and conditions as may be imposed by her department at its absolute discretion, including payment of premium and administrative fee; and
  - (iv) part of the Site falls within “V” zone on the approved Tai Tong OZP, which “V” zone portion is encircling the recognised village of Sham Chung Tsuen. Under prevailing Small House policy, land in either village environs or “V” zones for recognised New Territories villages is normally preserved for Small House development by indigenous villagers;
- (b) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- (i) a run-in/out should be constructed in accordance with the latest version of HyD Standard Drawings no. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement; and
  - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (c) to note the comments of the Director of Environmental Protection that:
- his department’s Professional Persons Environmental Consultative Committee (ProPECC) Practice Notes (PN) No. 1/94 “Construction Site Drainage” should be strictly implemented during the construction phase and the design and construction of any septic tank and soakaway system shall follow the requirements of ProPECC PN No. 5/93 “Drainage Plans Subject to Comment by the Environmental Protection Department” such as clearance distance and percolation test and be duly certified by an Authorised Person (AP);

- (d) 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;

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

- (i) 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 Building (Planning) Regulations (B(P)R) at building plan submission stage;
- (ii) the Site shall be provided with means of obtaining access thereto from a street under the regulation 5 of the 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;
- (iii) it is noted from the proposal that the proposed vehicular access for the development is via a piece of GL between the Site and Tai Tong Road. LandsD shall be consulted whether a right of way will be granted to the owner for the proposed vehicular access;
- (iv) the proposed excavation of land would be considered as a kind of building works and subject to the control of the Buildings Ordinance (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 unauthorised building works (UBW) under the BO. An AP should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (vi) 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;
- (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;
- (viii) the proposed high headroom of 1/F (4.5m) should be justified and considered during building plan submission stage;
- (ix) the proposed caretaker's office should be included in non-domestic site coverage and plot ratio calculation. If the proposed plot ratio of the development is based on the assumption that gross floor area (GFA) concession will be granted, the pre-requisite for GFA concession in Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-151 and the Sustainable Building Design Guidelines stipulated in PNAP APP-152 should be complied with; and
- (x) detailed checking under the BO will be carried out at building plan submission stage.

RNTPC Paper No. A/YL-TT/580  
For Consideration by  
the Rural and New Town  
Planning Committee  
on 13.1.2023

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**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/YL-TT/580**

- Applicant** : Ms. Wong Sei Hang represented by R-riches Property Consultants Limited
- Site** : Lot 5288 in D.D. 116 and Adjoining Government Land (GL), Tai Tong Road, Tai Tong, Yuen Long, New Territories
- Site Area** : 1,894 m<sup>2</sup> (including GL of about 21m<sup>2</sup> or 1.1%)
- Lease** : New Grant Lot No. 2309 for private residential purpose executed in 1975
- Plan** : Draft Tai Tong (TT) Outline Zoning Plan (OZP) No. S/YL-TT/19 (currently in force)  
  
Approved TT OZP No. S/YL-TT/18 (at the time of submission)
- Zonings** : “Residential (Group D)” (“R(D)”) (about 65%); and  
*[restricted to a maximum plot ratio (PR) of 0.4 and maximum building height (BH) of 3 storeys (9m)]*  
  
“Village Type Development” (“V”) (about 35%)<sup>1</sup>  
*[restricted to a maximum BH of 3 storeys (8.23m)]*  
[No change to the zoning and development restrictions of the subject “R(D)” and “V” zones but deletion of excavation of land clause on the current OZP<sup>2</sup>]
- Application** : Proposed House with Minor Relaxation of Building Height Restriction (BHR)

**1. The Proposal**

- 1.1 The applicant seeks planning permission to develop a house at the application site<sup>2</sup> (the Site) (**Plan A-1**) with minor relaxation of BHR from 8.23m to 9m (+0.77m)

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<sup>1</sup> Including a small portion of the Site (i.e. 0.4%) falling within the area shown as ‘Road’ which forms part of the proposed vehicular access along Tai Tong Road and can be regarded as subject to minor boundary adjustment (**Plan A-2**).

<sup>2</sup> The applicant also applied for excavation of land for the proposed development at the time of submission as excavation of land in the “R(D)” and “V” zones require planning permission on the approved TT OZP No. S/YL-TT/18. On 6.1.2023, the draft TT OZP No. S/YL-TT/~~4719~~**19**, incorporating deletion of the excavation of land clause in the “R(D)” and “V” zones, was exhibited for public inspection under section 5 of the Town Planning Ordinance.

RNTPC Paper No. A/YL-TT/580  
For Consideration by  
the Rural and New Town  
Planning Committee  
on 13.1.2023

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Approved TT OZP No. S/YL-TT/18 (at the time of submission)
- Zonings** : “Residential (Group D)” (“R(D)”) (about 65%); and  
*[restricted to a maximum plot ratio (PR) of 0.4 and maximum building height (BH) of 3 storeys (9m)]*  
  
“Village Type Development” (“V”) (about 35%)<sup>1</sup>  
*[restricted to a maximum BH of 3 storeys (8.23m)]*  
[No change to the zoning and development restrictions of the subject “R(D)” and “V” zones but deletion of excavation of land clause on the current OZP<sup>2</sup>]
- Application** : Proposed House with Minor Relaxation of Building Height Restriction (BHR)

**1. The Proposal**

- 1.1 The applicant seeks planning permission to develop a house at the application site<sup>2</sup> (the Site) (**Plan A-1**) with minor relaxation of BHR from 8.23m to 9m (+0.77m)

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<sup>1</sup> Including a small portion of the Site (i.e. 0.4%) falling within the area shown as ‘Road’ which forms part of the proposed vehicular access along Tai Tong Road and can be regarded as subject to minor boundary adjustment (**Plan A-2**).

<sup>2</sup> The applicant also applied for excavation of land for the proposed development at the time of submission as excavation of land in the “R(D)” and “V” zones require planning permission on the approved TT OZP No. S/YL-TT/18. On 6.1.2023, the draft TT OZP No. S/YL-TT/~~4719~~**19**, incorporating deletion of the excavation of land clause in the “R(D)” and “V” zones, was exhibited for public inspection under section 5 of the Town Planning Ordinance.

or +9.4%) of the “V” zone portion. The Site is partly zoned “R(D)” (about 64.8%) and partly zoned “V” (about 34.8%). According to the Notes of the OZP for the “R(D)” and “V” zones, ‘House (not elsewhere specified)’ is a Column 2 use which requires planning permission from the Town Planning Board (the Board). While development within the “V” zone is subject to a BHR of 3 storeys (8.23m), based on the individual merits of a development or redevelopment proposal, minor relaxation of the BHR within the “V” zone may be considered by the Board. The Site is currently occupied by a vacant house and partly overgrown with vegetation (**Plans A-2, A-4a and A-4b**).

- 1.2 According to the applicant, the proposed development comprises a two-storey house, a one-storey caretaker office and a separated one-storey non-habitable basement for a swimming pool and associated essential utilities (including filtration plant room, swimming pool pump room, water tanks and fire service tank pump), while the uncovered area of the Site will be used for private open space/landscaping, swimming pool, ancillary parking and vehicular access. There are 21 existing trees within the Site. Of which, 17 trees are proposed to be felled and four to be transplanted. Plans showing the vehicular access, proposed floor plans/section and landscape master plan submitted by the applicant are at **Drawings A-1 to A-6** respectively.
- 1.3 The Site involves a relevant previous application (No. A/YL-TT/273) for the same use and minor relaxation of BHR as the current application, which was approved with conditions by the Rural and New Town Planning Committee (the Committee) on 17.6.2011. Subsequently, application No. A/YL-TT/273-1 (for extension of time for commencement of the development up to 17.6.2019) was approved on 8.6.2015. However, the proposed development did not commence and the planning permission expired on 18.6.2019. Compared with application No. A/YL-TT/273, the current application is submitted by a different applicant for the same use and minor relaxation of BHR at a slightly larger site (i.e. inclusion of GL for vehicular run-in/out purpose) with different layout and development parameters, which are summarised as follows:

<b>Major Development Parameters</b>	<b>Previously Approved Application No. A/YL-TT/273 (a)</b>	<b>Current Application No. A/YL-TT/580 (b)</b>	<b>Difference (b) – (a)</b>
<b>Proposed Use</b>	Proposed House and Minor Relaxation of BHR		---
<b>Site Area</b>	1,873 m <sup>2</sup>	1,894 m <sup>2</sup>	+21 m <sup>2</sup> (+1.12%)
<b>Gross Floor Area (GFA)</b>	749.2 m <sup>2</sup> (187.3 m <sup>2</sup> for each house)	749 m <sup>2</sup> <sup>#</sup>	-0.2 m <sup>2</sup> (-0.03%)
<b>PR</b>	Not more than 0.4	Not more than 0.4 <sup>#</sup>	---
<b>Site Coverage (SC)</b>	13%	20% <sup>#</sup>	+7 (+53.8%)
<b>No. of Blocks</b>	4 for houses	3 for house, caretaker's office and essential utilities <sup>^</sup>	-1 (+14.3%)



<b>BH / No. of Storey(s)</b>	9m (3 storeys) for residential use	House: 9m/2 storeys Caretaker's Office: 3m/1 storey Non-habitable utilities: 3.5m below ground	Same BH but a reduction of one storey
<b>No. of Parking Spaces</b>	8 for private cars (5m x 2.5m each)	3 for private car (5m x 2.5m each)	-5 (-62.5%)
<b>No. of Loading/ Unloading Space</b>	Nil	1 for light goods vehicle (3.5m x 7m)	+1
<b>Estimated Population</b>	16	16	---

# PR, SC and GFA calculation is based on private land portion

^ Essential utilities are non-habitable

1.4 In support of the application, the applicant has submitted the following documents:

- (a) Application Form received on 18.11.2022 **(Appendix I)**
- (b) Supplementary Planning Statement **(Appendix Ia)**
- (c) Further Information (FI) received on received on 4.1.2023 **(Appendix Ib)**  
*[exempted from publication and recounting requirements]*

## 2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the Supplementary Planning Statement (**Appendix I**). They can be summarised as follows:

- (a) the proposal is in line with the planning intentions of the “R(D)” and “V” zones. The current proposal could make optimal use of the Site for residential purpose;
- (b) the BHR of the “R(D)” and “V” zones are 9m and 8.23m respectively. The proposed minor relaxation of BHR for the “V” zone portion from 8.23m to 9m is insignificant in visual term and is not incompatible with surrounding area which is primarily residential use with some supporting shop and services.
- (c) the Site is the subject of a previous planning approval for the same use and same extent of minor relaxation of BHR (i.e. from 8.23m to 9m). Approval of the current application would not set undesirable precedent; and
- (d) the submitted sewerage impact assessment, noise impact assessment (NIA) and tree preservation and landscape proposal (TPLP) have demonstrated that the proposal will not generate adverse environmental and landscape impacts on the surrounding area.

### 3. **Compliance with the “Owner’s Consent/Notification” Requirements**

The applicant is the sole “current land owner”. Detailed information would be deposited at the meeting for Members’ inspection. For GL, the requirements as set out in Town Planning Board Guidelines on Satisfying the “Owner’s Consent/ Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31A) are not applicable.

### 4. **Background**

The Site is currently not subject to planning enforcement action.

### 5. **Previous Applications**

The Site is the subject of three planning applications, including two approved applications (No. A/YL-TT/399 and 457) for temporary eating place which are not relevant to this application; and application No. A/YL-TT/273 for the same use and minor relaxation of BHR approved with conditions by the Committee on 17.6.2011 mainly on the considerations that the proposed development was in line with the planning intention of the “R(D)” zone; the extent of minor relaxation was not excessive; the proposal was not incompatible with the surrounding areas; and adverse impacts on the surrounding areas were not anticipated. Subsequently, application No. A/YL-TT/273-1 (for extension of time for commencement of the development up to 17.6.2019) was approved on 8.6.2015. However, the proposed development did not commence and the planning permission expired on 18.6.2019. Details of the previous applications are summarised in **Appendix II** and its location is shown on **Plan A-1**.

### 6. **Similar Applications**

There were two similar planning applications (No. A/YL-TT/284 and 548<sup>3</sup>) for proposed houses covering the same application site within the subject “R(D)” zone which were approved with conditions by the Committee in 2012 and 2022 mainly on the grounds that the proposal was in line with the planning intention of the “R(D)” zone; not incompatible with the surrounding rural environment; and there were no adverse departmental comments. Details of the applications are summarised in **Appendix III** and the location of the site is shown on **Plan A-1**.

### 7. **The Site and Its Surrounding Areas** (Plans A-1 to A-4b)

#### 7.1 The Site is:

- (a) abutting Tai Tong Road to its east (**Plan A-2**);
- (b) largely paved and fenced off; and
- (c) currently occupied by a vacant house and partly overgrown with vegetation.

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<sup>3</sup> With excavation of land

7.2 The surrounding areas have the following characteristics (**Plans A-2 and A-3**):

- (a) rural residential in nature comprising predominantly village houses in Sam Chung Tsuen, Tin Liu Tsuen and Shung Ching San Tsuen as well as residential dwellings intermixed with stores/shops, car parks, a kindergarten, a refuse collection point, an office, a warehouse, a storage yard, agricultural land and vacant land/structures; and
- (b) except for the storage yard and kindergarten as well as the four shops with valid planning permission (No. A/YL-TT/517, 523, 533 and 541), the stores/shops, car parks, warehouse and office in the vicinity are suspected unauthorized developments subject to enforcement action.

## **8 Planning Intentions**

- 8.1 The planning intention of the “R(D)” zone is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low density residential developments subject to planning permission from the Board.
- 8.2 The planning intention of the “V” zone is to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within the zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within the zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House (NTEH). Other commercial, community and recreational uses may be permitted on application to the Board.

## **9 Comments from Relevant Government Departments**

- 9.1 The following government departments have been consulted and their views on the application are summarised as follows:

### **Land Administration**

- 9.1.1 Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- (a) the Site falls within the private lot No. 5288 in D.D. 116 (the Lot) which is held under New Grant No. 2309 dated 9.12.1975 and the adjoining GL abutting the proposed vehicular access at the southeast corner of the Site. Under the New Grant, the Lot is restricted for private residential purposes, and the building(s) erected or to be erected shall not exceed two storeys and 25 feet (i.e. about 7.62m) above the mean formation level of the land and maximum built-over area is 1,600 square feet (i.e. about 148.6m<sup>2</sup>). The Lot is also subject to a non-building area clause

along the eastern boundary of the Lot for future road widening purposes and no NTEH is allowed. The proposed development contravenes the development restrictions under lease;

- (b) there is discrepancy between the site area as stated in the New Grant of about 21,400 square feet (i.e. about 1,988.1m<sup>2</sup>) and the site area as stated in the submitted planning statement (i.e. about 1,894m<sup>2</sup>)(including about 21m<sup>2</sup> of GL);
- (c) in the event that planning permission is given by the Board for the proposal, the applicant being the sole 'current land owner' as claimed should be reminded of the detailed comments on land exchange at **Appendix V**;
- (d) part of the Site falls within "V" zone on the Tai Tong OZP, which "V" zone portion is encircling the recognised village of Sham Chung Tsuen. Under the prevailing Small House policy, land in either 'VE' or "V" zones for recognised New Territories villages is normally preserved for Small House development by indigenous villagers; and
- (e) there is no Small House application received at the Site.

### **Traffic**

#### 9.1.2 Comments of the Commissioner for Transport (C for T):

No adverse comment on the application.

#### 9.1.3 Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- (a) no adverse comment on the application; and
- (b) the applicant should be reminded of the detailed comments at **Appendix V**.

### **Environment**

#### 9.1.4 Comments of the Director of Environmental Protection (DEP):

- (a) no objection in principle to the proposed development subject to the imposition of an approval condition requiring submission of an updated NIA and the implementation of mitigation measures identified therein to his or the Board's satisfaction; and
- (b) the applicant should also be reminded of the detailed comments at **Appendix V**.

### **Landscape and Urban Design**

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

### *Urban Design and Visual*

- (a) the Site is located at a low-rise residential neighborhood and is surrounded by village houses of Sham Chung Tsuen and Shung Ching San Tsuen (ranging from one to four storeys and about 10mPD to 20mPD in BHs) to its immediate north and east across Tai Tong Road respectively in the “V” zones as well as the rural settlements (ranging from one to three storeys and about 13mPD to 18mPD in BHs) to its immediate south in the “R(D)” zone;
- (b) the proposal is located at a low-rise residential neighborhood. Its proposed BH of 2 storeys (9m above ground) is in keeping with those of the surrounding rural developments and no significant adverse visual impact is anticipated;

### *Landscape*

- (c) according to the aerial photo and site photos taken in 2022, the Site is situated in area of miscellaneous rural fringe predominated by open storage yard, temporary structures, village houses, vacant land and scattered tree groups. The Site is mainly hard paved and occupied by existing buildings and some existing trees and vegetation are observed;
- (d) with reference to the TPLP in Appendix IV of the supplementary planning statement, 21 existing trees were identified within the Site boundary. The Applicant proposed to remove 17 trees and transplant 4 trees (T05, T06, T07 and T08) within the Site. From the new planting proposal in Table 5.0, Landscape Master Plan and Sections, 17 new trees in heavy standard size, shrub and groundcover planting and lawn would be proposed on ground level within the Site; and
- (e) with reference to applicant’s submission, the area of communal open space is 323.1m<sup>2</sup> for the target population of about 16 persons and about 428.9m<sup>2</sup> of common greenery area (approximately 22.65% of the total site area) would be provided within the Site. As such, significant adverse landscape impact arising from the proposed development is not envisaged.

### **Drainage**

- 9.1.6 Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):
- (a) no objection in principle to the proposed development from the public drainage point of view; and
  - (b) should the Board consider the application acceptable from the planning point of view, approval conditions requiring the submission and implementation of a drainage proposal for the

development to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

### **Fire Safety**

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

He has no objection in principle to the proposal subject to water supplies for firefighting and fire service installations being provided to his satisfaction. The applicant should be reminded of the detailed comments at **Appendix V**.

### **Building Matters**

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

An Occupation Permit for “a two-storey residence for domestic use” in respect of the existing building was issued on 7.11.1979. The applicant should be reminded of the detailed comments at **Appendix V**.

### **District Officer’s Comments**

#### 9.1.9 Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

His office has not received any comment from the village representatives in the vicinity regarding the application.

#### 9.2 The following government departments have no comment on the application:

- (a) Director of Agriculture, Fisheries and Conservation (DAFC);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- (c) Commissioner of Police (C of P).

## **10. Public Comments Received During the Statutory Publication Periods**

On 25.11.2022, the application was published for public inspection. During the statutory public inspection period, two public comments were received from individuals. An individual objects to the application on the grounds that the proposal will generate adverse traffic, environmental, drainage and fire safety impacts on the surrounding area (**Appendix IV-1**). Another individual queries whether they are sufficient land for Small House development within the subject “V” zone (**Appendix IV-2**).

## **11. Planning Considerations and Assessments**

- 11.1 The application is for a proposed house at a Site partly zoned “R(D)” (about 64.8%) and partly zoned “V” (about 34.8%) on the OZP with minor relaxation of BHR from 8.23m to 9m (+0.77m or +9.4%) of the “V” zone portion of the Site. The Site is a New Grant lot permitted for residential development not exceeding

a height of two storeys and 25 feet (about 7.62m) above the mean formation level, and maximum built-over area of 1,600 square feet (about 148.6m<sup>2</sup>). The proposed two-storey house is in line with the planning intention of the “R(D)” zone, which is primarily for improvement and upgrading of the existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings, and also for low-rise, low-density residential developments. The proposed development parameters are also in line with the development restrictions of the “R(D)” zone.

- 11.2 The Site is located within a low-rise residential neighbourhood. It is abutted by village houses of Sham Chung Tsuen in its north but does not fall within the ‘VE’. The proposed building bulk and BH is not incompatible with the land use character of the surrounding areas. Having considered the submitted TPLP, the CTP/UD&L, PlanD considered that no significant adverse visual and landscape impacts are anticipated. The proposed development intensity (PR 0.4 and two storeys in height) and minor relaxation of BHR from 8.23m to 9m in the “V” zone portion of the Site is considered not excessive. Besides, while the restriction of 8.23m reflects the requirement of NTEH, the Site is a house lot and the proposed development does not involve NTEH.
- 11.3 There is no adverse comment on the application from concerned government departments including C for T, DEP, CE/MN, DSD and D of FS. Adverse traffic, environmental/sewerage, drainage and fire safety impacts on the surrounding area are not envisaged. Relevant approval conditions are recommended in paragraph 12.2 below to address the technical requirements of concerned government departments.
- 11.4 Given that one previous approval for the same use and minor relaxation of BHR was granted for the Site mainly on the consideration that the proposed development is in line with the planning intention of the “R(D)” zone, the extent of minor relaxation was not excessive, the proposal was not incompatible with the surrounding and adverse impacts were not anticipated, and two similar applications for proposed houses within the subject “R(D)” zone have been approved by the Committee, approval of the current application is in line with the Committee’s previous decisions.
- 11.5 There are two public comments received objecting to/querying on the application as summarised in paragraph 10 above. The planning considerations and assessments in paragraphs 11.1 to 11.4 above are relevant.

## **12. Planning Department’s Views**

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments mentioned in paragraph 10, the Planning Department has no objection to the application.
- 12.2 Should the Committee decide to approve the application, the permission shall be valid until 13.1.2027, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following conditions of approval and advisory clauses are also suggested for Members’ reference:



### Approval conditions

- (a) the submission and implementation of run-in/out proposal to the satisfaction of the Director of Highways Department or of the Town Planning Board;
- (b) the submission of an updated Noise Impact Assessment and implementation of mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (c) the submission and implementation of a drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- (d) the provision of water supplies for firefighting and fire service installations to the satisfaction of the Director of Fire Services or of the Town Planning Board.

### Advisory clauses

The recommended advisory clauses are at **Appendix V**.

12.3 There is no strong reason to recommend rejection of the application.

## **13. Decision Sought**

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.
- 13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

## **14. Attachments**

<b>Appendix I</b>	Application Form received on 18.11.2022
<b>Appendix Ia</b>	Supplementary Planning Statement
<b>Appendix Ib</b>	FI received on 4.1.2023
<b>Appendix II</b>	Previous Applications
<b>Appendix III</b>	Similar Applications
<b>Appendices IV-1 to IV-2</b>	Public Comments
<b>Appendix V</b>	Recommended Advisory Clauses
<b>Drawing A-1</b>	Vehicular Access Plan
<b>Drawings A-2 to A-5</b>	Floor Plans/Section
<b>Drawing A-6</b>	Landscape Master Plan
<b>Plan A-1</b>	Location Plan

<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plans A-4a to A-4b</b>	Site Photos

**PLANNING DEPARTMENT  
JANUARY 2023**