

Date : 31 October 2022
Our Ref. : PPC/PLG/10082/L003

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

Attention: The Secretary of the Town Planning Board

By Email

Dear Sir/Madam,

RE: Section 16 Application for Proposed House Development and Excavation of Land in “Residential (Group D)” Zone at Lot 182 S.B in D.D. 128, Ha Tsuen, Yuen Long, New Territories

We refer to the captioned Section 16 Application submitted to the Town Planning Board (“TPB”) on 20 October 2022. Referring to comments from the TPB Secretariat, we enclose replacement pages for **P.5** and **8** of the planning statement, and **P.2** and **Figure 2** of **Annex 5 – Traffic Review Report** of the planning statement. The replacement pages of planning statement rectify and supplement the site boundary, flat size and the calculation of GFA/Plot Ratio. The replacement pages of Annex 5 rectify the Plot Ratio and name of access road to the Application Site.

Should you have any queries, please do not hesitate to contact the undersigned or Miss Amy Wong at 2329 8092.

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited



Kennith Chan
Managing Director

Encl. -Replacement pages of Planning Statement and Traffic Review Report

c.c. -The Applicant

2.5 Land Status

2.5.1 The whole Application Site falls within private lot 182 S.B in D.D. 128, Ha Tsuen, Yuen Long, as shown on **Figure 2.4**. The Site is solely owned by the Applicant.

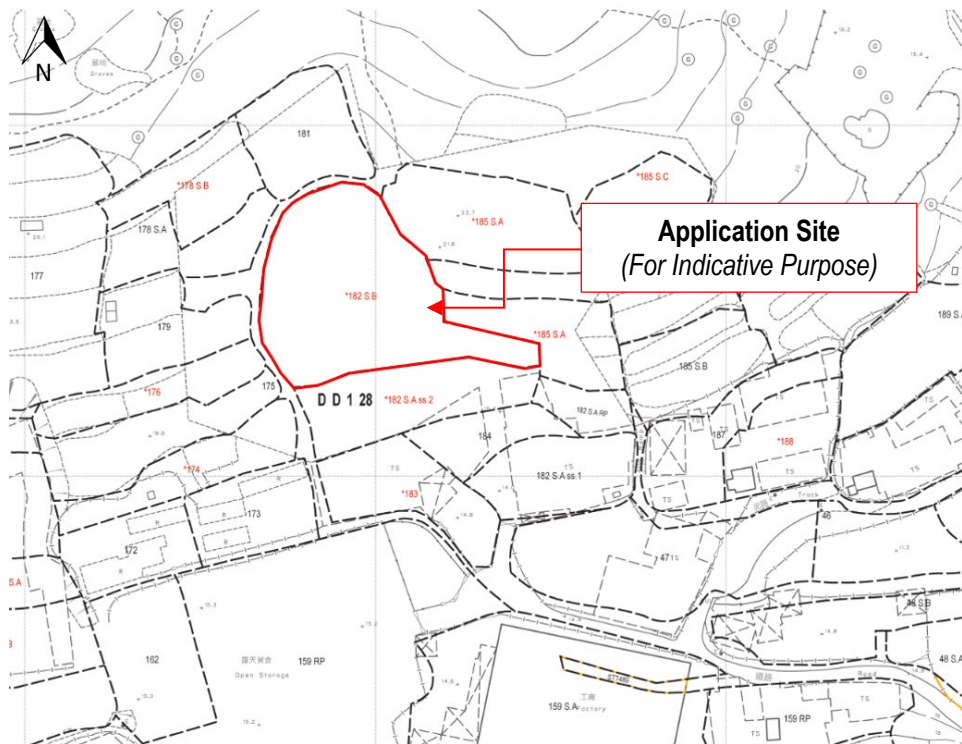


Figure 2.4: Lot Index Plan
(Source: Lands Department)

4 THE DEVELOPMENT PROPOSAL

4.1 Proposed Development Scheme

- 4.1.1 The Application Site covers a site area of about 2,550m². The Proposed Development comprises of a 1-storey building. The domestic gross floor area (“GFA”) is about 508m²; The proposed PR of 0.2 and BH of 1 storeys (about 5.4m) comply with the PR and BH restrictions stipulated under the prevailing OZP for “R(D)” zone. The major development parameters of the Proposed Development are provided in **Table 4.1**.

Table 4.1: Major Development Parameters

Site Area	About 2,550 m ²
Site Coverage	About 23.1%
Plot Ratio*	Not more than 0.2
Building Height	Not more than 6 m
No. of Blocks	3 1 residential block 2 ancillary blocks
No. of Storeys	1
Total Gross Floor Area* <i>Domestic Gross Floor Area</i> <i>Non-domestic Gross Floor Area*</i>	About 603 m² <i>About 508 m²</i> <i>About 95 m²</i>
Flat Size	About 508 m ²
Private Open Space	About 1,960 m ²
No. of Private Car Parking Spaces	2 nos. (2.5 x 5.0 m)

**Non-domestic GFA/ Plot Ratio for ancillary uses (including Security and guard room, E&M and Potable water pump room) is disregarded in GFA/ Plot Ratio calculation according to the OZP subject to approval of the building authority*

4.2 Proposed Excavation of Land

- 4.2.1 The Site is currently sloping from North to South at +20.36mPD to +17.81mPD according to the Topographic Survey Plan (**Annex 4** refers). The proposed excavation of land serves for site formation works for the proposed house and a swimming pool designed due to the uneven leveling of the Application Site. The proposed excavation of land aims to unify the ground level.
- 4.2.2 The proposed excavation of land includes an area of about 2,550m²; the depth of excavation is about 2m; the volume for excavation is about 5,099.0m³.
- 4.2.3 The proposed excavation is of a minimal scale and will not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse impact on the surrounding environment.

4.3 Technical Considerations

Traffic Considerations

- 4.3.1 Since the Proposed Development involves only one residential unit, the traffic generation/attraction rates resulting from the Proposed Development shall be deemed negligible demonstrated on the Traffic Review Report (**Annex 5** refers). The provision of private car parking space and motorcycle parking space within the Site meeting the parking standard stipulated on the Hong Kong Planning Standards and Guidelines (“HKPSG”). Under HKPSG Chapter 8 – Internal Transport Facilities, “Up

2 THE PROPOSED DEVELOPMENT

2.1 The Site Location

2.1.1 As shown in **Figure 1**, the Site is located at Lot No. 182 S.B in D.D.128, Fung Kong Tsuen Road. The site area is about 2,550m². The Site is currently served by a local access road connecting to Kai Pak Ling Road and Fung Kong Tsuen Road while Fung Kong Tsuen Road formed a priority junction with Ping Ha Road.

2.2 Proposed Development Scheme

2.2.1 **Table 2.1** presents the key development parameters of the proposed single house development.

Table 2.1 Proposed Development Schedule

Parameter	Proposed Use
Site Area	About 2550 m ²
Plot Ratio	Not more than 0.2
Domestic Gross Floor Area	508 m ²
Flat Size	508 m ²

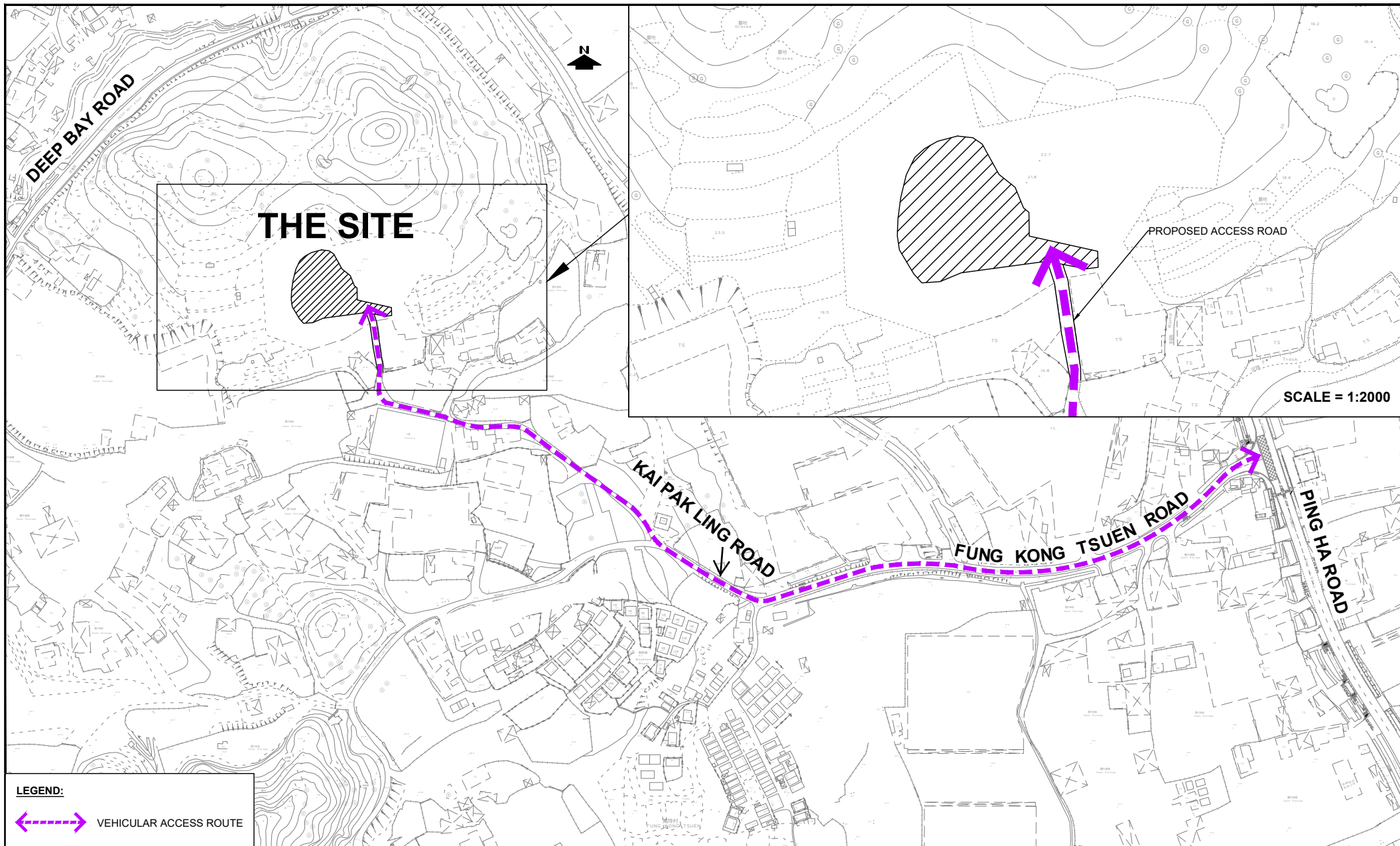
2.3 Car Parking and Loading/Unloading Provision


2.3.1 To serve the proposed single house development, the requirements of car parking and loading/unloading facilities should be updated in accordance with the latest Hong Kong Planning Standards and Guidelines (HKPSG) requirements. **Table 2.2** listed out the required car parking and loading/unloading facilities as stipulated in the HKPSG.

Table 2.2 Car Parking and Loading/Unloading Requirements under HKSPG

Type	HKPSG's Requirements						Required Provision	Proposed Provision	
Car Parking Space	<u>For Residents</u>							3	3
	Parking Requirements = GPS x R1 x R2 x R3 where								
	Unit Size	No. of Unit	GPS	R1	R2	R3			
	FS > 160 m ²	1	1 space per 4 – 7 units	7	1	1.3			
	TOTAL CAR PARKING						3	3	
Motorcycle Parking Space	1 space per 100 - 150 flats						1	1	

2.3.2 A total of 2 nos. of private car parking spaces, 1 no. of motorcycle parking spaces shall be provided to meet the HKPSG requirements.



LEGEND:
 VEHICULAR ACCESS ROUTE

PROJECT NO.	40785
DESIGNED	SLN
DRAWN	CLL
CHECKED	SLN
DATE	JAN 2022
SCALE	1:4000@A4

PROJECT TITLE: PROPOSED SINGLE HOUSE RESIDENTIAL DEVELOPMENT AT LOT NO. 182 S.B IN D.D. 128 FUNG KONG TSUEN ROAD, NEW TERRITORIES

DRAWING TITLE: **VEHICULAR ACCESS ROUTE**

DRAWING NO.	FIGURE 2
REV.	.

LLA 顧問有限公司
 Consultancy Limited