

Date : 08.01.2025
Our Ref.: (2) in CMCL/24/388
The Secretary,
Town Planning Board,
15/F., North Point Government Offices,
333 Java Road, North Point, Hong Kong

By Email

Dear Sir/Madam,

Re: TPB A/YL-SK/388
Section 16 Planning Application for Proposed House (New Territories Exempted House)-Small House with Associated Excavation and Filling of Land on Lot No. 847 S.B ss.4 in DD 112 at Lin Fa Tei, Pat Heung, Yuen Long

I refer to the departmental comments from the Transport Department (TD) and Agricultural, Fisheries and Conservation Department (AFCD).

I would like to provide clarifications and enclose herewith Response-to Comment Table and further information to address the abovementioned comments for their consideration.

The site formation level of the application site is at 23.8m PD. In addition, I forward herewith Replacement Page of P.9 for the S.16 Application Form for your necessary action.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact the undersigned at [REDACTED].

Yours sincerely,


LIT Ying-cheung, Edward
Encl.

Address 地址 :

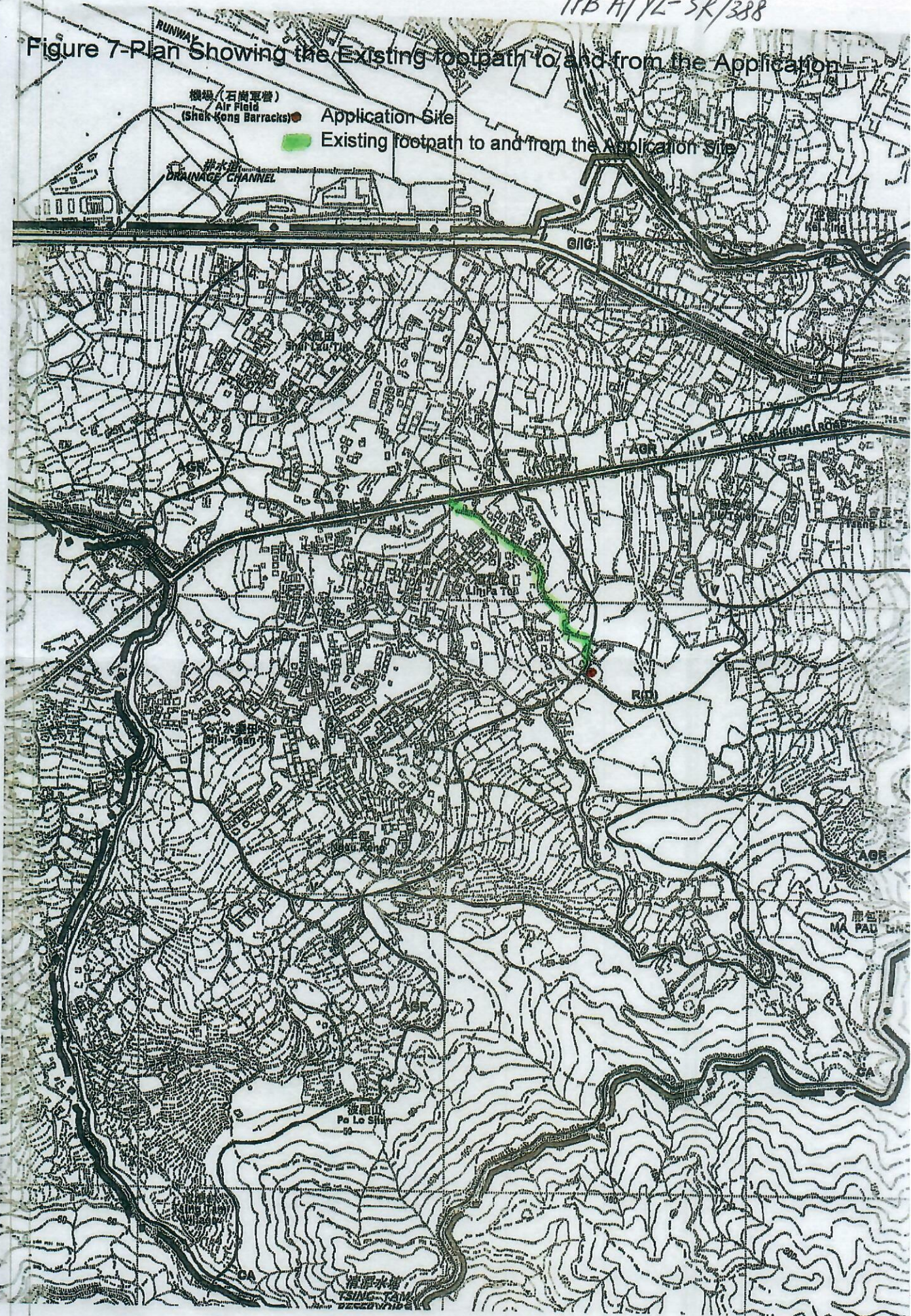
[REDACTED]

Planning Application No. AYL-SK/388
 Section 16 Planning Application for Proposed Small House Development with Associated Excavation and Filling of Land
 Lot No. 847 S.B ss4 in DD 112, Lin Fa Tei

Department	Date	Comments	Responses to Departmental Comments
Transport Department	8.11.2024	The applicant should indicate the entrance / exit and the routing between the local access and the development and shall seek comments from the affected land lot owners accordingly.	The application site is currently accessible by a long existed village footpath of about 1.5m to 2.0m in width from Kam Sheung Road. Plan showing the existing village footpath is attached herewith for your reference. The applicant can only travel to and from the application site on foot. Due to the small scale of the proposed use, the traffic generation and attraction will be very minimal. As the application site is only accessible by an existing village footpath to and from Kam Sheung Road, hence, parking space is not required.
	8.11.2024	The applicant should note the local access between Kam Sheung Road and the site is not managed by the Department.	Noted.
Agricultural, Fisheries and Conservation Department	8.11.2024	The subject site falls within the "AGR" zone and is generally abandoned. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The subject site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the subject site possesses potential for agricultural rehabilitation, the propose development is not supported from agricultural perspective.	I have to clarify that large majority of the application site falls within the Residential (Group D) "R(D)" on the current OZP. Plan showing the small portion of the application site falling within the Agricultural zone (AGR) on the current OZP is enclosed herewith your reference. The application site has been partly paved and vacant for decades. More importantly, the applicant wishes to use this piece of land for erection of a Small House (NTEH) by way of his once-in-a-life time right to meet his housing need. Under such circumstances, the chance for reactivation of the agricultural activities on the application site is very slim.
	8.11.2024	Nevertheless, we have no comment on the planning application from nature conservation perspective.	Noted.

TPB A/YL-5K/388

Figure 7-Plan Showing the Existing Footpath to and from the Application Site

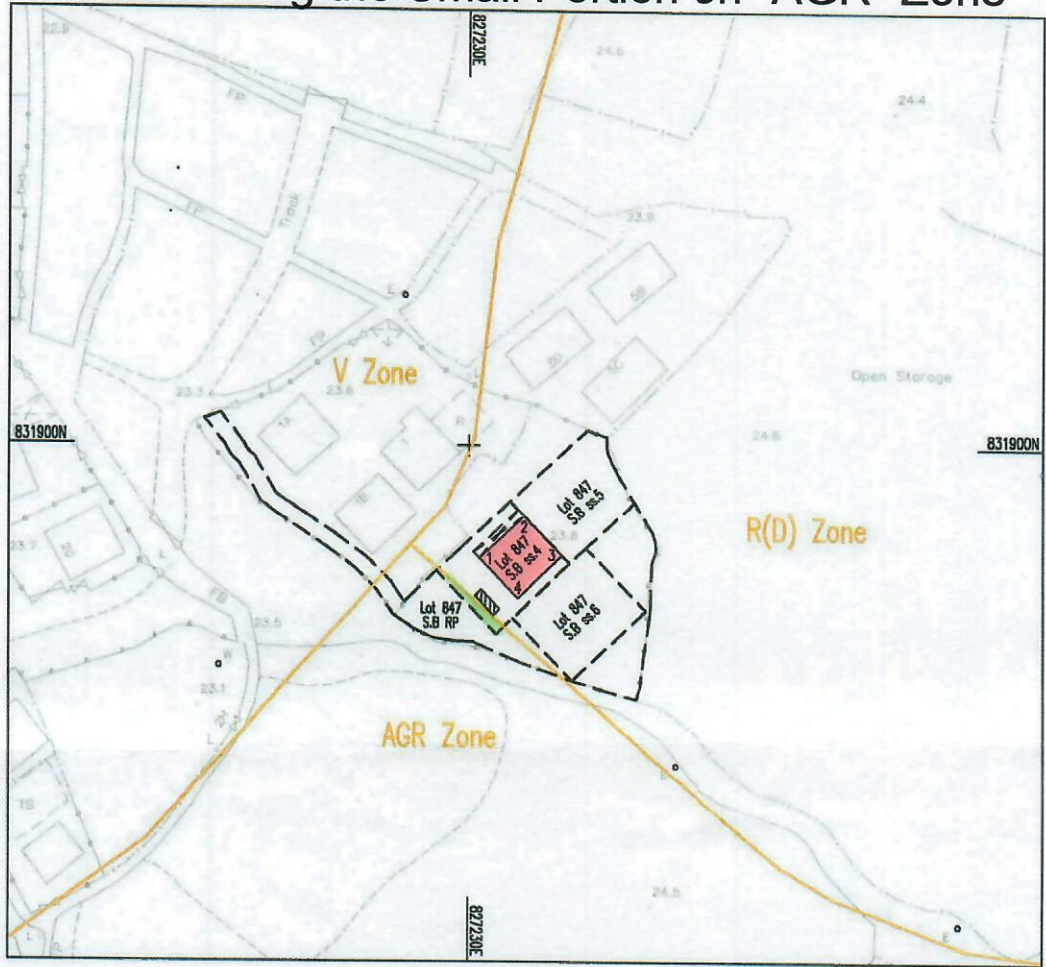


TPB/A/YL-SK/388

Proposed House on Lot 847 S.B ss.4 in D.D.112

Lin Fa Tei, Yuen Long

Plan Showing the Small Portion on "AGR" Zone



Scale 1 : 1000

Legend

Showing the Small Portion on "AGR" Zone

Plan No. : HPL3265/H1A
 Location : Lin Fa Tei, Yuen Long
 Project : Proposed House Location

Note:

1. Hong Kong Geodetic Datum 1980 Grid
2. All levels refer to Principal Datum Hong Kong
3. All units in metres
4. Lot boundary refer to SRP/YL/061/03265/D1
5. The boundaries of V Zone, AGR Zone and R(D) Zone shown herewith for reference.

Proposed House on Lot 847 S.B ss.4 in D.D.112:

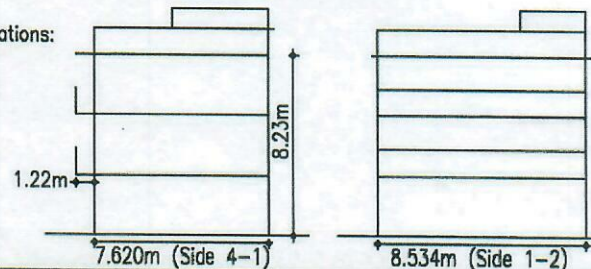
Side	Bearing	Distance	Northing	Easting	Point
1-2	46 15 58	8.534	831884.162	827231.497	1
2-3	136 15 58	7.620	831890.061	827237.663	2
3-4	226 15 58	8.534	831884.555	827242.931	3
4-1	316 15 58	7.620	831878.656	827236.764	4

Coloured Pink Area 65.03m² (About)

Legend:

- Proposed House
- Balcony (1.22mx8.534m)
- Septic Tank

Elevations:



Prepared by
 Helen Chan Professional Land Survey Limited



CHAN YUEN KI
 ALS, MRICS, MHKIS, RPS(LS)
 Date: 20th February 2024

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址	Lot No. 847 S.B ss.4 in DD 112 Lin Fa Tei, Pat Heung, Yuen Long	
Site area 地盤面積	167.5 sq. m 平方米	<input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Shek Kong Outline Zoning Plan No.S/YL-SK/9 石崗分區計劃大綱核准圖	
Zoning 地帶	Residential (Group D) "R(D)" 住宅(丁類) Agriculture "AGR" "(農業)"	
Applied use/ development 申請用途/發展	New Territories Exempted House 新界豁免管制屋宇 <input checked="" type="checkbox"/> Small House 小型屋宇	
(i) Proposed Gross floor area 擬議總樓面面積	195.09 sq.m 平方米	<input type="checkbox"/> About 約 在這裡輸入文字
(ii) Proposed No. of house(s) 擬議房屋幢數	1	
(iii) Proposed building height/No. of storeys 建築物高度/層數	<input checked="" type="checkbox"/> 8.23 m 米 (Not more than 不多於)	
	3 Storeys(s) 層	