

Form No. S16-2
表格第S16-2號

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

**Applicable to Proposal Only Involving
Construction of "New Territories Exempted House(s)"**

根據《城市規劃條例》（第131章）
第16條遞交的許可申請

適用於只涉及興建「新界豁免管制屋宇」的建議

2018年3月8日

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

This document is received on 8 MAR 2018
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/ESS/266
	Date Received 收到日期	8 MAR 2018

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning 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 樓城市規劃委員會秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Town Planning Board's (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。這份文件可從城市規劃委員會(下稱「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 樓及新界沙田上禾輿路 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, preferably in both English and Chinese. 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, 填寫的資料宜中英文兼備。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./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)

LAU YAT HAY 劉逸晞

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

(Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)

PANG HING YEUN 彭慶餘

3. Application Site 申請地點

(a) Full address/Location 詳細地址/地點	TSUNG PAK LONG, SHEUNG SHUI, NEW TERRITORIES 新界上水松柏塢	
(b) Demarcation District and Lot no. (if applicable) 丈量約份及地段號碼 (如適用)	LOT No. 1543 A S.A IN D.D. 92, North 北區丈量約份第92約地段第1543A號A分段	
(c) Area of the application site 申請地點的面積	102.6	sq. m. 平方米
(d) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	NA	sq. m. 平方米

* Delete as appropriate

Please fill "NA" for inapplicable item
「✓」 at the appropriate box

* 請刪去不適用者

請在不適用的項目填寫「不適用」
請在適當的方格內加上「✓」號

3. Application Site (Continued) 申請地點 (續)	
(e) Name and no. of the related statutory plan 有關法定圖則的名稱及編號	S/FSS/22 粉嶺/上水分區計劃大綱圖
(f) Land use zone(s) involved 涉及的土地用途地帶	GREEN BELT 綠化
(g) Current use(s) 現時用途	VACANT 空置 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and total 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：
<input checked="" type="checkbox"/> is the sole "current land owner" (please proceed to Part 7 and attach documentary proof of ownership). 是唯一的「現行土地擁有人」(請繼續填寫第 7 部分，並夾附業權證明文件)。
<input type="checkbox"/> is one of the "current land owners" (please attach documentary proof of ownership). 是其中一名「現行土地擁有人」(請夾附業權證明文件)。
<input type="checkbox"/> is not a "current land owner". 並不是「現行土地擁有人」。

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, this application involves a total of "current land owner(s)". 根據土地註冊處截至.....年.....月.....日的記錄，這宗申請共牽涉.....名「現行土地擁有人」。
(b) The applicant has 申請人 - <input type="checkbox"/> obtained consent(s) of "current land owner(s)". 已取得.....名「現行土地擁有人」的同意。 <input type="checkbox"/> notified "current land owner(s)". 已通知.....名「現行土地擁有人」。

"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。

「✓」 at the appropriate box 請在適當的方格內加上「✓」號

(Please make copies of this part of the form, if necessary 如有需要，請另複印此部分的申請書)

5. Statement on Owner's Consent/Notification (Continued) 就土地擁有人的同意/通知土地擁有人的陳述(續)				
(e) Particulars* 詳情* (Please use separate sheets if the space of any box below is insufficient 如下列任何方格的空間不足，請另頁說明)				
Lot no./address of premises shown in the record of the Land Registry 根據土地註冊處記錄的地段號碼/處所地址	(e.g. Lot No. 47 in D.D. 123, Yuen Long) (例子: 元朗第 1 2 3 約地段第 4 7 號)		(e.g. Lot No. 48 in D.D. 123, Yuen Long) (例子: 元朗第 1 2 3 約地段第 4 8 號)	
	NA		NA	
Total number of "current land owner(s)" 「現行土地擁有人」的總數	NA		NA	
Consent obtained 已取得的同意	no. 數目	date of consent obtained 取得同意的日期	no. 數目	date of consent obtained 取得同意的日期
		NA		NA
Notification given 已發出的通知	no. 數目	date and means of notification given 發出通知的日期和方式	no. 數目	date and means of notification given 發出通知的日期和方式
		NA		NA

6. Particulars of Other Steps Taken to Obtain the Consent of or Give Notification to Owner(s)
為取得土地擁有人的同意或向該人發給通知而採取的其他步驟的詳情
(please use separate sheets if the space below is insufficient 如下列的空間不足，請另頁說明)

Please specify the date(s) of action(s) taken 請註明行動日期

NA

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

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

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

If necessary, please use separate sheets to provide justifications and/or measures to minimize possible adverse impacts. 如需要的話，請另頁提供理由及/或盡量減少可能出現不良影響的措施。

<p>Does the development proposal involve alteration or extension of existing building? 擬議發展計劃是否包括現有建築物的改動或擴建?</p>	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 No 否 <input checked="" type="checkbox"/></p>																								
<p>Does the development proposal involve land filling/pond filling/excavation/diversion of streams/site formation*? 擬議發展計劃是否需要進行填土/填塘/挖土/河道改道/地盤平整* 工程?</p>	<p>Yes 是 <input type="checkbox"/> Please specify the details, and indicate on site plan(s) the extent of site formation (including land/pond filling), the filling/excavation level(s) and the existing ground levels, and the particulars of diversion of stream 請註明詳情，以及在地盤平面圖上示明地盤平整工程（包括填土/填塘）的範圍、填土/挖土的深度和現時地面高度及河道改道工程的細節 No 否 <input checked="" type="checkbox"/></p>																								
<p>Would the development proposal involve felling of trees and/or cause damage to branches and roots of trees? 擬議發展計劃是否需要砍伐樹木及/或是否會對樹枝和樹根造成破壞?</p>	<p>Yes 是 <input type="checkbox"/> Please state the number, diameters at breast height and species of the affected trees (if possible) and whether there are any replanting/landscaping proposals 請說明受影響樹木的數目、及胸高度的樹幹直徑、品種(倘知)及有否重新植樹/美化環境計劃 No 否 <input checked="" type="checkbox"/></p>																								
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>Please state measure(s) to minimize the impact(s) 請註明盡量減少影響的措施</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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* Delete as appropriate

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請在不適用的項目填寫「不適用」
請在適當的方格內加上「✓」號

9. Justifications 理由

The applicant is invited to provide justifications in support of the application. (Preferably not more than 500 words in English and/or Chinese. 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(篇幅宜不超過500個英文字及/或中文字,如有需要,請另頁說明。)

1. 本人是上水松柏塋原居民, 根據現行的小型屋宇政策, 本人有權獲批准興建小型屋宇。
2. 本人申請的屋宇覆蓋範圍於上水松柏塋村的村界範圍內。
3. 本人沒有其他土地, 而該地段亦是本人僅有的土地可供申請興建小型屋宇。
4. 申請位置附近亦建有小型屋宇, 申請位置與附近景觀互相協調。
5. 申請位置附近的屋宇, 情況與本人之申請相似, 亦是位于「綠化地帶」, 例如 D.D. 92 Lot 1540 S. B & RP。
6. 申請位置沒有樹木、河流, 因此不會影響環境。
7. 本人定必遵循規劃署的一切意見確保不會影響環境。

10. Plans, Drawings and Documents 圖則、繪圖及文件

Please list location plans, site plans, other relevant plans, drawings and other documents submitted with the application. 請列明連同申請一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。

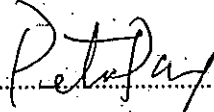
One location plan 一張申請位置圖

One proposed small house plan 一張擬建屋宇圖

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。

Signature
簽署



Applicant / Authorized Agent*
申請人 / 獲授權代理人*

PANG HING YEUN

Name in Block Letters 姓名 (以正楷填寫)

Position (if applicable) 職位 (如適用)

Professional

Qualification(s) 專業資格

Member 會員 / Fellow 資深會員* of

HKIP HKIA HKIS HKIE HKILA

Others 其他

on behalf of

代表

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

Date

日期

25 - 02 - 2018

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:

- (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
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

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) 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) 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。

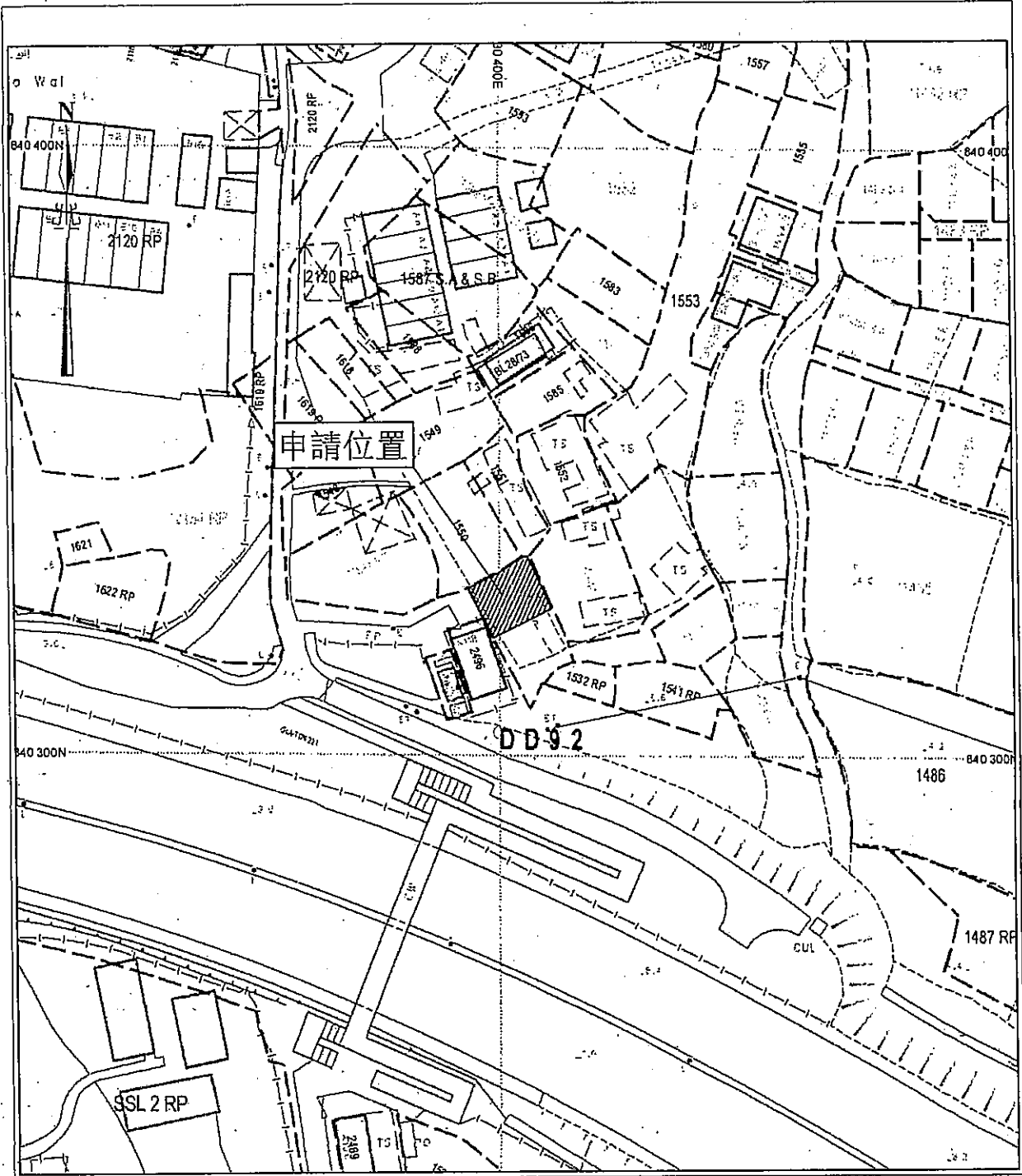
* Delete as appropriate

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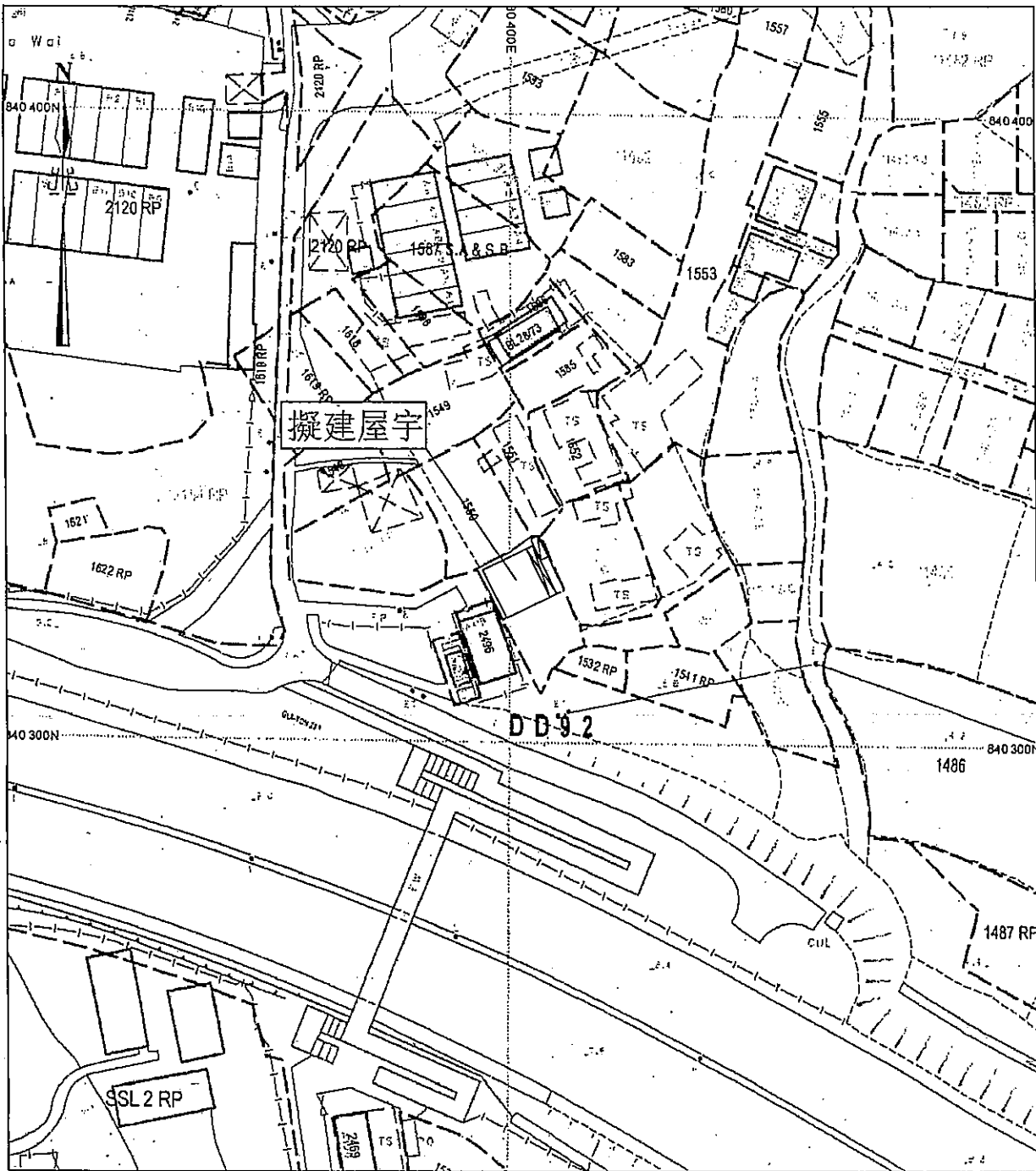
Location Plan



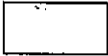
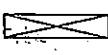

Legend:

 申請位置

Proposed small house Plan



Legend:

-  擬建屋宇
-  擬建露台
-  擬建化糞池

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表格第S16 2號

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2018年 3月 8日

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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 樓城市規劃委員會秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Town Planning Board's (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。這份文件可從城市規劃委員會(下稱「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, preferably in both English and Chinese. 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, 填寫的資料宜中英文兼備。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./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)

LAU CHUNG KAN 劉從根

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

(Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)

PANG HING YEUN 彭慶餘

3. Application Site 申請地點

(a) Full address/Location 詳細地址/地點	TSUNG PAK LONG, SHEUNG SHUI, NEW TERRITORIES 新界上水松柏壟	
(b) Demarcation District and Lot no. (if applicable) 丈量約份及地段號碼(如適用)	LOT No. 1543 A RP IN D.D. 92, North 北區丈量約份第92約地段第1543A號餘段	
(c) Area of the application site 申請地點的面積	110.5	sq. m. 平方米
(d) Area of Government land included (if any) 所包括的政府土地面積(倘有)	NA	sq. m. 平方米

* Delete as appropriate

 Please fill "NA" for inapplicable item
「✓」 at the appropriate box

* 請刪去不適用者

 請在不適用的項目填寫「不適用」
請在適當的方格內加上「✓」號

3. Application Site (Continued) 申請地點 (續)	
(c) Name and no. of the related statutory plan 有關法定圖則的名稱及編號	S/FSS/22 粉嶺/上水分區計劃大綱圖
(f) Land use zone(s) involved 涉及的土地用途地帶	GREEN BELT 綠化
(g) Current use(s) 現時用途	VACANT 空置
(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and total floor area 如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)	

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

The applicant 申請人：

- is the sole "current land owner"[#] (please proceed to Part 7 and attach documentary proof of ownership).
是唯一的「現行土地擁有人[#]」(請繼續填寫第7部分，並夾附業權證明文件)。
- is one of the "current land owners"[#] (please attach documentary proof of ownership).
是其中一名「現行土地擁有人[#]」(請夾附業權證明文件)。
- is not a "current land owner"[#].
並不是「現行土地擁有人[#]」。

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, this application involves a total of "current land owner(s)"[#].

根據土地註冊處截至.....年.....月.....日的記錄，這宗申請共牽涉.....名「現行土地擁有人[#]」。

- (b) The applicant has 申請人 -

- obtained consent(s) of "current land owner(s)"[#].
已取得.....名「現行土地擁有人[#]」的同意。
- notified "current land owner(s)"[#].
已通知.....名「現行土地擁有人[#]」。

"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。

「✓」 at the appropriate box

請在適當的方格內加上「✓」號

(Please make copies of this part of the form, if necessary 如有需要，請另複印此部分的申請書)

5. Statement on Owner's Consent/Notification (Continued) 就土地擁有人的同意/通知土地擁有人的陳述(續)				
(c) Particulars* 詳情* (Please use separate sheets if the space of any box below is insufficient 如下列任何方格的空間不足，請另頁說明)				
Lot no./address of premises shown in the record of the Land Registry 根據土地註冊處記錄的地段號碼/處所地址	<i>(e.g. Lot No. 47 in D.D. 123, Yuen Long)</i> (例子: 元朗第 1 2 3 約地段第 4 7 號)		<i>(e.g. Lot No. 48 in D.D. 123, Yuen Long)</i> (例子: 元朗第 1 2 3 約地段第 4 8 號)	
	NA		NA	
Total number of "current land owner(s)" 「現行土地擁有人」的總數	NA		NA	
Consent obtained 已取得的同意	no. 數目	date of consent obtained 取得同意的日期	no. 數目	date of consent obtained 取得同意的日期
		NA		NA
Notification given 已發出的通知	no. 數目	date and means of notification given 發出通知的日期和方式	no. 數目	date and means of notification given 發出通知的日期和方式
		NA		NA

6. Particulars of Other Steps Taken to Obtain the Consent of or Give Notification to Owner(s) 為取得土地擁有人的同意或向該人發給通知而採取的其他步驟的詳情 (please use separate sheets if the space below is insufficient 如下列的空間不足，請另頁說明)
Please specify the date(s) of action(s) taken 請註明行動日期
NA

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

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

7. Development Proposal 擬議發展計劃			
Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	LAU CHUNG KAN 劉從根		
Proposed total floor area 擬議總樓面面積	195.09		sq. m. 平方米
Proposed number of house(s) 擬議房屋幢數	1	Proposed number of storeys of each house 每幢房屋的擬議層數	3
Proposed building height of each house 每幢房屋的擬議建築物高度	8.23		m. 米
Proposed roofed over area of each house 每幢房屋的擬議上蓋面積	65.03		sq. m. 平方米
Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途	Circulation Area for the 1 houses 1 間屋宇的通道地方		
	Whether any car parking space is included? 是否有包括停車位? Yes 是 <input type="checkbox"/> (Please illustrate on plan, and specify the total number and dimension of each space) (請在圖則上顯示, 並註明車位總數, 以及每個車位的長度和寬度) No 否 <input checked="" type="checkbox"/>		
Any vehicular access to the site? 是否有車路通往申請地點?	Yes 是 <input type="checkbox"/> There is an existing access. 有一條現有車路。 <input type="checkbox"/> There is a proposed access. 有一條擬議車路。 (please illustrate on plan and specify the width) (請在圖則顯示, 並註明車路的闊度) No 否 <input checked="" type="checkbox"/>		

Please fill "NA" for inapplicable item
「✓」 at the appropriate box

請在不適用的項目填寫「不適用」
請在適當的方格內加上「✓」號

8. Impacts of Development Proposal 擬議發展計劃的影響																									
If necessary, please use separate sheets to provide justifications and/or measures to minimize possible adverse impacts. 如需要的話，請另頁提供理由及/或盡量減少可能出現不良影響的措施。																									
Does the development proposal involve alteration or extension of existing building? 擬議發展計劃是否包括現有建築物的改動或擴建?	Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 No 否 <input checked="" type="checkbox"/>																								
Does the development proposal involve land filling/pond filling/excavation/diversion of streams/site formation*? 擬議發展計劃是否需要進行填土/填塘/挖土/河道改道/地盤平整* 工程?	Yes 是 <input type="checkbox"/> Please specify the details, and indicate on site plan(s) the extent of site formation (including land/pond filling), the filling/excavation level(s) and the existing ground levels, and the particulars of diversion of stream 請註明詳情，以及在地盤平面圖上示明地盤平整工程（包括填土/填塘）的範圍、填土/挖土的深度和現時地面高度及河道改道工程的細節 No 否 <input checked="" type="checkbox"/>																								
Would the development proposal involve felling of trees and/or cause damage to branches and roots of trees? 擬議發展計劃是否需要砍伐樹木及/或是否會對樹枝和樹根造成破壞?	Yes 是 <input type="checkbox"/> Please state the number, diameters at breast height and species of the affected trees (if possible) and whether there are any replanting/landscaping proposals 請說明受影響樹木的數目、及胸高度的樹幹直徑、品種(倘知)及有否重新植樹/美化環境計劃 No 否 <input checked="" type="checkbox"/>																								
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>Please state measure(s) to minimize the impact(s) 請註明盡量減少影響的措施</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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* Delete as appropriate

Please fill "NA" for inapplicable item
「✓」 at the appropriate box

* 請刪去不適用者

請在不適用的項目填寫「不適用」
請在適當的方格內加上「✓」號

9. Justifications 理由

The applicant is invited to provide justifications in support of the application. (Preferably not more than 500 words in English and/or Chinese. 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(篇幅宜不超過500個英文字及/或中文字,如有需要,請另頁說明。)

1. 本人是上水松柏塋原居民,根據現行的小型屋宇政策,本人有權獲批准興建小型屋宇。
2. 本人申請的屋宇覆蓋範圍於上水松柏塋村的村界範圍內。
3. 本人沒有其他土地,而該地段亦是本人僅有的土地可供申請興建小型屋宇。
4. 申請位置附近亦建有小型屋宇,申請位置與附近景觀互相協調。
5. 申請位置附近的屋宇,情況與本人之申請相似,亦是位于「綠化地帶」,
例如 D.D. 92 Lot 1540 S.B & RP。
6. 申請位置沒有樹木、河流,因此不會影響環境。
7. 本人定必遵循規劃署的一切意見確保不會影響環境。

10. Plans, Drawings and Documents 圖則、繪圖及文件

Please list location plans, site plans, other relevant plans, drawings and other documents submitted with the application. 請列明連同申請一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。

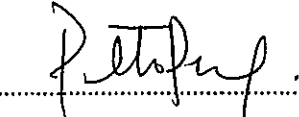
One location plan 一張申請位置圖

One proposed small house plan 一張擬建屋宇圖

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。

Signature
簽署



Applicant / Authorized Agent*
申請人 / 獲授權代理人*

PANG HING YEUN

Name in Block Letters 姓名 (以正楷填寫)

Position (if applicable) 職位 (如適用)

Professional

Qualification(s) 專業資格

Member 會員 / Fellow 資深會員* of

HKIP HKIA HKIS HKIE HKILA

Others 其他

on behalf of
代表

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

Date

日期 25 - 02 - 2018

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:

- (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
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

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) 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) 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。

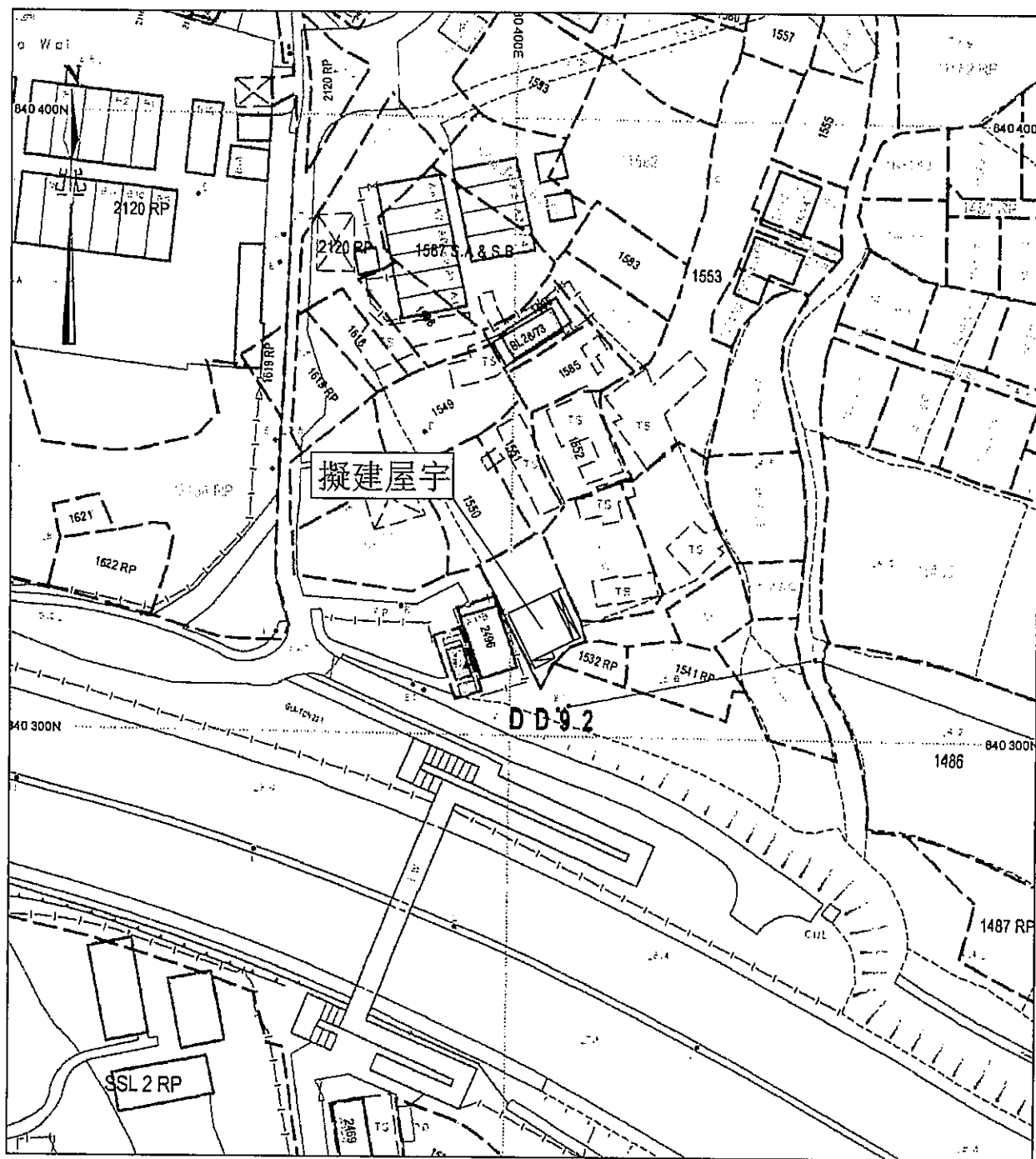
3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F., North Point Government Offices, 333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

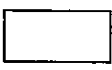
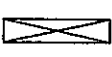

* Delete as appropriate
Please fill "NA" for inapplicable item
「✓」 at the appropriate box

* 請刪去不適用者
請在不適用的項目填寫「不適用」
請在適當的方格內加上「✓」號

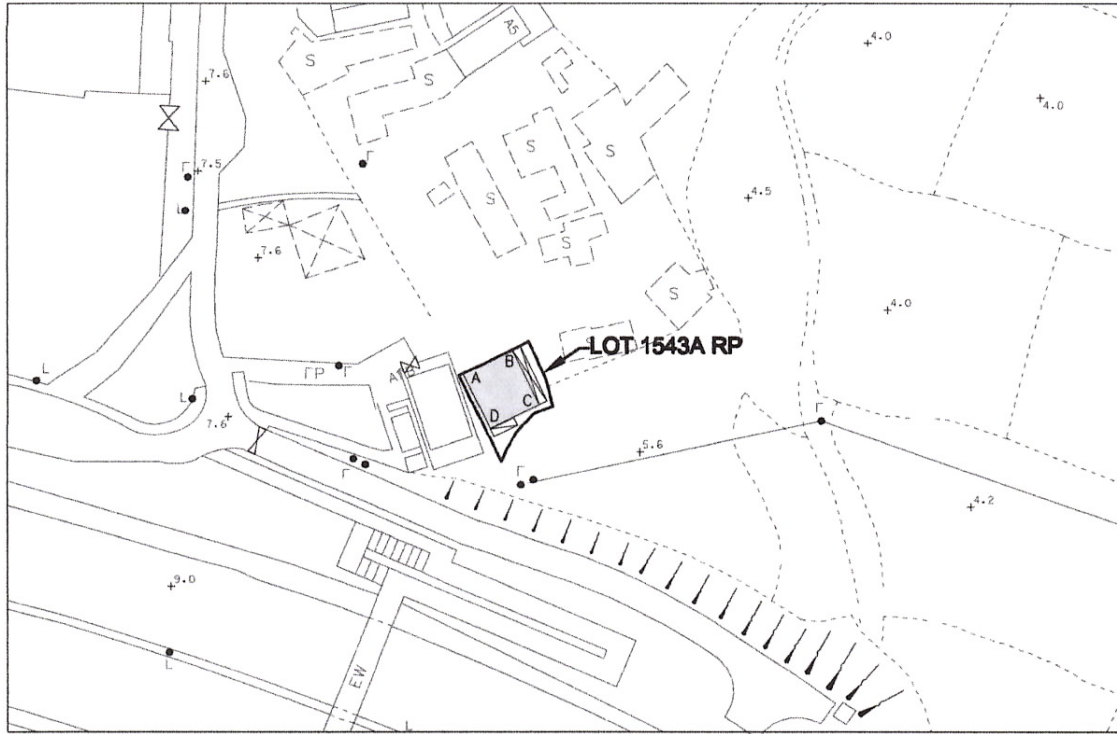
Proposed small house Plan



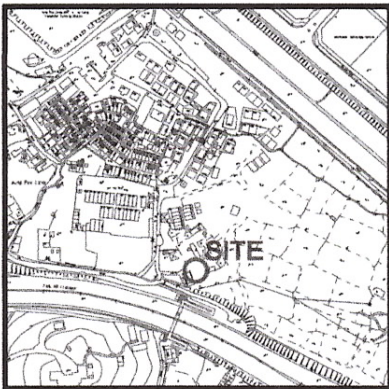
Legend:

-  擬建屋宇
-  擬建露台
-  擬建化糞池

PROPOSED BUILDING LICENCE LOT No. 1543A RP IN D.D.92



LOCATION



COLOURED PINK AREA : 65.03 SQUARE METRES (ABOUT)

Line	Bearing	Distance(m)	Northing(m)	Easting(m)	Pt.
A-B	64° 03' 22"	7.620	840319.888	830399.706	A
B-C	154° 03' 22"	8.534	840323.222	830406.558	B
C-D	244° 03' 22"	7.620	840315.548	830410.292	C
D-A	334° 03' 22"	8.534	840312.214	830403.440	D

Legends:

- Septic Tank (4' x 12')
- Balcony (8.534m x 1.220m)

Scale 1:1000

Survey Sheet No.: 3-SW-6A

Date: February 2018

Plan No. : CW92/1543ARP/SP/01

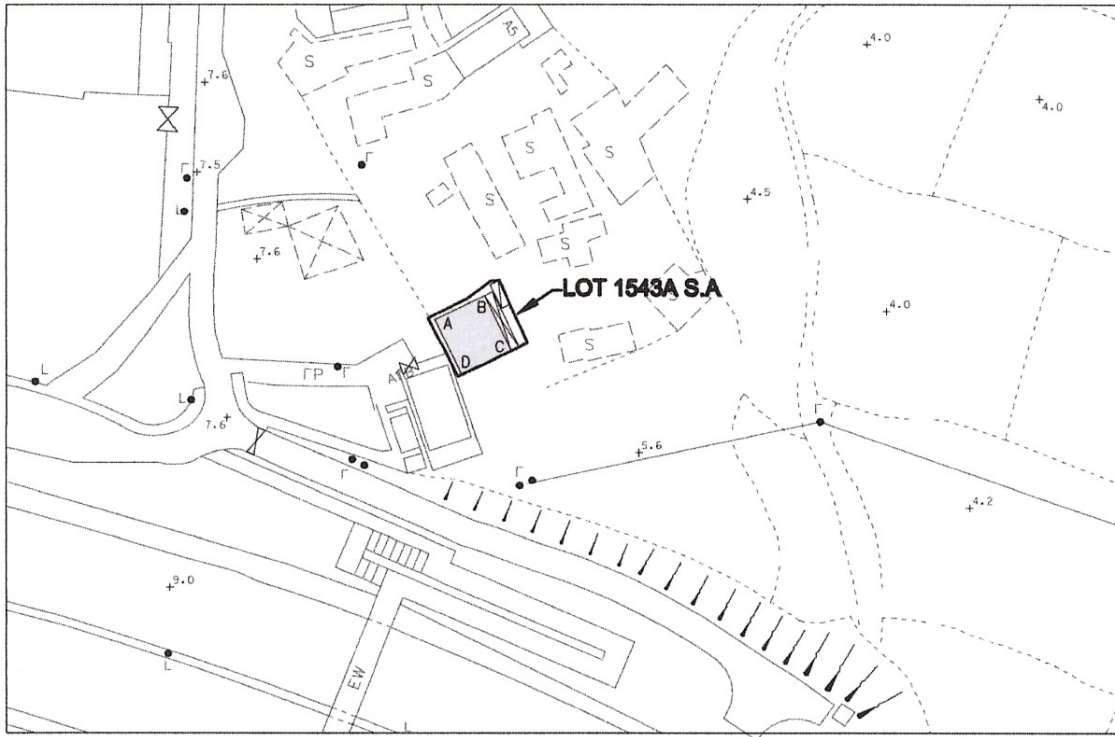
卓 弘 測 量 服 務 公 司
 CHUO WANG SURVEY SERVICES COMPANY

1/F, Flat A, Wo Tai Building, No.2-24, Wo Tai Street,
 Luen Wo Hui, Fanling, N.T.

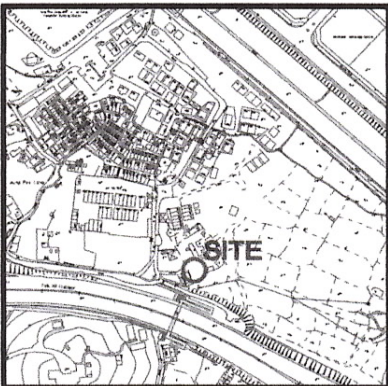
Telephone : 26831600 Mobile : 66862836 Fax : 2683380

E-mail : chuowang.ssc@gmail.com / h.y.jang@hotmail.com

PROPOSED BUILDING LICENCE LOT No. 1543A S.A IN D.D.92



LOCATION



COLOURED PINK AREA : 65.03 SQUARE METRES (ABOUT)

Line	Bearing	Distance(m)	Northing(m)	Easting(m)	Pt.
A-B	64° 03' 22"	7.620	840327.562	830395.973	A
B-C	154° 03' 22"	8.534	840330.896	830402.825	B
C-D	244° 03' 22"	7.620	840323.222	830406.558	C
D-A	334° 03' 22"	8.534	840319.888	830399.706	D

Legends:

- Septic Tank (4' x 12')
- Balcony (8.534m x 1.220m)

Scale 1:1000

Survey Sheet No.: 3-SW-6A

Date: February 2018

Plan No. : CW92/1543ASA/SP/01

卓 弘 測 量 服 務 公 司

CHUO WANG SURVEY SERVICES COMPANY

1/F, Flat A, Wo Tai Building, No.2-24, Wo Tai Street,
Luen Wo Hui, Fanling, N.T.

Telephone : 26831600 Mobile : 66862836 Fax : 26831380

E-mail : chuowang.ssc@gmail.com / h.y.pang@hotmail.com

Relevant Revised Interim Criteria for Assessing Planning Applications for
NTEH/Small House Development in the New Territories
(Revised on 7.9.2007)

- (a) sympathetic consideration may be given if not less than 50% of the proposed NTEH/Small House footprint falls within the village 'environs' ('VE') of a recognized village and there is a general shortage of land in meeting the demand for Small House development in the "Village Type Development" ("V") zone of the village;
- (b) if more than 50% of the proposed NTEH/Small House footprint is located outside the 'VE', favourable consideration could be given if not less than 50% of the proposed NTEH/Small House footprint falls within the "V" zone, provided that there is a general shortage of land in meeting the demand for Small House development in the "V" zone and the other criteria can be satisfied;
- (c) development of NTEH/Small House with more than 50% of the footprint outside both the 'VE' and the "V" zone would normally not be approved unless under very exceptional circumstances (e.g. the application site has a building status under the lease, or approving the application could help achieve certain planning objectives such as phasing out of obnoxious but legal existing uses);
- (d) application for NTEH/Small House with previous planning permission lapsed will be considered on its own merits. In general, proposed development which is not in line with the criteria would normally not be allowed. However, sympathetic consideration may be given if there are specific circumstances to justify the cases, such as the site is an infill site among existing NTEHs/Small Houses, the processing of the Small House grant is already at an advance stage;
- (e) an application site involves more than one NTEH/Small House, application of the above criteria would be on individual NTEH/Small House basis;
- (f) the proposed development should not frustrate the planning intention of the particular zone in which the application site is located;
- (g) the proposed development should be compatible in terms of land use, scale, design and layout, with the surrounding area/development;

- (h) the proposed development should not encroach onto the planned road network and should not cause adverse traffic, environmental, landscape, drainage, sewerage and geotechnical impacts on the surrounding areas. Any such potential impacts should be mitigated to the satisfaction of relevant Government departments;
 - (i) the proposed development, if located within water gathering grounds, should be able to be connected to existing or planned sewerage system in the area except under very special circumstances (e.g. the application site has a building status under the lease or the applicant can demonstrate that the water quality within water gathering grounds will not be affected by the proposed development[^]);
 - (j) the provision of fire service installations and emergency vehicular access, if required, should be appropriate with the scale of the development and in compliance with relevant standards; and
 - (k) all other statutory or non-statutory requirements of relevant Government departments must be met. Depending on the specific land use zoning of the application site, other Town Planning Board guidelines should be observed, as appropriate.
- [^]i.e. the applicant can demonstrate that effluent discharge from the proposed development will be in compliance with the effluent standards as stipulated in the Water Pollution Control Ordinance Technical Memorandum.

Previous s.16 Applications

Rejected Applications

Application No.	Proposed Developments	Date of Consideration	Approval Conditions
A/FSS/94	House (Small House)	07.11.1997	R1 – R3
A/FSS/155	New Territories Exempted House (NTEH) (Small House)	07.11.2003	R1, R3, R4

Reject Reasons

- R1 The proposed development is not in line with the planning intention of the "Green Belt" ("GB") zone which is to protect areas from encroachment by urban development. The "GB" zone also serves as a buffer between Tsung Pak Long and Fanling Highway. There is a general presumption against development in the "GB" zone and there are no strong justifications in the submission for a departure from the planning intention
- R2 Sufficient land for Small House developments has been reserved within the "Village Type Development" ("V") zone of Tsung Pak Long. No information has been provided in the submission to demonstrate that land cannot be obtained for Small House developments within the "V" zone of Tsung Pak Long
- R3 The approval of the application would set an undesirable precedent for similar applications
- R4 The use under application did not comply with the interim criteria for assessing planning application for NTEH/Small House development as the land available within the "Village Type Development" zone of Tsung Pak Long could meet the future Small House demand

**Similar s.16 Applications Within or Partly Within the Same “Green Belt” Zone
on the Approved Fanling & Sheung Shui Outline Zoning Plan No. S/FSS/22**

Approved Applications

Application No.	Uses/Developments	Date of Consideration	Approval Conditions
A/FSS/192	Proposed House (New Territories Exempted House - Small House)	28.05.2010	A1 – A3
A/FSS/207	Proposed House (New Territories Exempted House (NTEH) - Small House)	10.02.2012	A1 – A3
A/FSS/213	Proposed House (New Territories Exempted House)	23.11.2012	A1 & A3
A/FSS/214	Proposed House (New Territories Exempted House)	23.11.2012	A1 & A3
A/FSS/215	Proposed House (New Territories Exempted House)	23.11.2012	A1 & A3
A/FSS/216	Proposed House (New Territories Exempted House (NTEH))	25.01.2013	A1 & A3
A/FSS/217	Proposed House (New Territories Exempted House (NTEH))	25.01.2013	A1 & A3
A/FSS/228	Proposed House (New Territories Exempted House)	13.03.2015	A1 & A3
A/FSS/229	Proposed House (New Territories Exempted House)	13.03.2015	A1 & A3
A/FSS/230	Proposed House (New Territories Exempted House)	27.03.2015	A1, A3 & A4
A/FSS/231	Proposed House (New Territories Exempted House)	27.03.2015	A1, A3 & A4
A/FSS/232	Proposed House (New Territories Exempted House)	27.03.2015	A1, A3 & A4
A/FSS/243	Proposed House (New Territories Exempted House)	23.10.2015	A1, A4 & A5
A/FSS/244	Proposed House (New Territories Exempted House)	23.10.2015	A1, A3 & A4

Approved Conditions

- A1 the submission and implementation of drainage proposals
- A2 the provision of fire fighting access, water supplies for fire fighting and fire service installations
- A3 the submission and implementation of landscape proposals

A4 the provision of septic tank, as proposed by the applicant, at a location to the satisfaction of the Director of Lands or of the TPB

A5 the submission and implementation of landscape proposals and tree preservation proposals

Rejected Applications

Application No.	Uses/Developments	Date of Consideration	Rejection Reasons
A/FSS/193	House (New Territories Exempted House - Small House)	11.06.2010	R1 & R2

Reject Reasons

R1 The application did not comply with the Interim Criteria for assessing planning applications for New Territories Exempted House (NTEH)/Small House as the application site and footprint of the proposed Small House fell entirely outside the village environ of Tsung Pak Long Village

R2 Approval of the application which did not comply with the Interim Criteria for assessing NTEH/Small House might set an undesirable precedent for other similar applications in the "Green Belt" zone. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area

Comments from Relevant Government Departments

1. Land Administration

Comments of the District Lands Officer/North, Lands Department (DLO/N, Lands D):

- (a) the Sites of application Nos. A/FSS/266 and 267 fall entirely within the 'VE' of Tsung Pak Long Village;
- (b) the applicants of application Nos. A/FSS/266 and 267 claimed themselves as indigenous villagers of Tsung Pak Long Village. Their eligibility for small house concessionary grant has yet to be ascertained;
- (c) the Sites are not covered by Modification of Tenancy / Building Licence;
- (d) the number of outstanding Small House applications and the number of 10-year Small House demand forecast for Tsung Pak Long Village are 60 and 560 respectively. The 10-year Small House demand forecast was provided by the relevant Indigenous Inhabitant Representative;
- (e) the Small House applications in respect of the Sites under the current applications were received by his office on 11.3.2013 and 19.3.2013 respectively;
- (f) in order to cater for any possible physical site features / constraints, the final approved footprint / layout of the proposed small houses by his office may be subject to amendment / revision and his office would try to minimize the change and keep shifting as slightly as possible; and
- (g) if approval is given to the Small House development, his office may consider requesting the applicant not to cause blockage of the footpath and insert a footpath clause if necessary and feasible so as to allow free passage on the portion of the footpath at all times.

2. Traffic

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

- (a) he has reservation on the applications. Such type of developments should be confined within the "V" zone as far as possible. Although additional traffic generated by the proposed developments is not expected to be significant, such type of developments outside the "V" zone, if permitted, will set undesirable precedent cases for similar applications in the future. The resulting cumulative adverse traffic impact could be substantial; and
- (b) notwithstanding the above, the applications only involve construction of two Small Houses. He considers that the applications can be tolerated unless they are rejected on other grounds.

3. Building Matters

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

- (a) noting that the building to be erected on the Sites will be New Territories Exempted Houses (NTEHs) under the Buildings Ordinance (Application to the New Territories) Ordinance (Cap 121), DLO/N should be in a better position to comment on the captioned application; and
- (b) in case DLO/N decides not to issue the certificates of exemption for the site formation works and / or drainage works associated for the NTEH development, such works will require prior approval and consent under the Buildings Ordinance. In the circumstance, an Authorised Person (AP) should be appointed as coordinator for the proposed works. The applicant may approach DLO/N or seek AP's advice for details.

4. Environment

Comments of the Director of Environmental Protection (DEP):

- (a) in view of the small scale of the proposed developments, the applications alone are unlikely to cause major pollution; and
- (b) septic tank and soakaway system is an acceptable means for collection, treatment and disposal of the sewage provided that its design and construction follow the requirements of the ProPECC PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" and are duly certified by an Authorized Person.

5. Landscape

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

- (a) she has reservation on the applications from the landscape planning point of view;
- (b) based on the aerial photo of 2017, there is no significant change in the rural landscape character in the area which comprises of large village clusters, scattered tree groups and farmland (mostly abandoned). The proposed Small House development is considered not incompatible with the surrounding environment;
- (c) her site record dated 27.3.2018 noted that the Sites are located within at the south of Tsung Pak Long Village separated by tree cluster and in close distance to Fanling Bypass at the south;
- (d) for Application No. A/FSS/266, the Site is covered by wild vegetation with a few young common trees of low amenity value. There is a concrete footpath running along its northern boundary linking the temporary structures at its east to the village road at its west;

- (e) for Application No. A/FSS/267, the Site is covered wild vegetation with a group of common seedling trees of low amenity. They will be removed for the Small House construction;
- (f) despite the affected trees are of low amenity value, they are typical vegetation found in the green belt. She has concern on more similar applications spread beyond the adjacent “V” zone leading to potential piecemeal development and removal of more natural vegetation within the subject “GB” zone. According to Planning Department’s information, permissions have been granted to 9 Small house developments to the east of the application sites within this “GB” zone since 2010. The cumulative effect of such would result in a gradual irreversible degradation of the green belt environment; and
- (d) should the Town Planning Board approve the applications, she considers it impractical to impose landscape condition as the footprint of each proposed Small House will occupy the respective most of the Sites leaving no space for landscape enhancement works.

6. Drainage

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

- (a) he has no objection to the applications from public drainage viewpoint;
- (b) should the applications be approved, a condition should be included to request the applicants to submit and implement a drainage proposal for the Sites to ensure that they will not cause adverse drainage impact to the adjacent area;
- (c) the applications should be advised the following general requirement in the Drainage Submission:
 - (i) surface channel with grating covers should be provided along the site boundary;
 - (ii) the details (invert level, gradient, general sections etc.) of the proposed drain / surface channel and catch pit shall be provided;
 - (iii) the cover levels of proposed channel should be flush with the existing adjoining ground level;
 - (iv) the details of the catch pit shall be provided and cover shall be provided to the catch pit;
 - (v) catch pits with sand trap shall be provided at the outlets of the proposed drainage system. Details of the catch pit with sand trap should be provided;
 - (vi) the applicants should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Sites. He should also ensure that the flow from the Sites will not overload the existing drainage systems;

- (vii) where walls are erected or kerbs are laid along the boundary of the same, periphery channels should be provided on both sides of the walls or kerbs, and / or adequate openings should be provided at the walls / kerbs to allow existing overland flow passing through the Sites to be intercepted by the drainage system of the Sites with details of be agreed by DSD;
- (viii) if the existing drainage facilities to which the applicants proposed to discharge the storm water from the Sites are not maintained by DSD. The applicants should identify the owners of the existing drainage facilities to which the proposed connections will be made and obtain consent from the owners prior to commencement of proposed works;
- (ix) the applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the Sites should be intercepted and disposed of via proper discharge points. The applicants shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the Sites any time during or after the works;
- (x) the proposed drainage works, whether within or outside the site boundary, should be constructed and maintained by the applicant at his / her own expenses;
- (xi) for works to be undertaken outside the lot boundary, the applicants should obtain prior consent and agreement from DLO/N, LandsD and / or relevant private lot owners;
- (xii) the applicants should make good all the adjacent affected areas upon the completion of the drainage works;
- (xiii) the applicants should construct and maintain the proposed drainage works properly and rectify the system if it is found to be inadequate or ineffective during operation; and
- (xiv) clear photos should be submitted showing the current conditions of the areas surrounding the Sites, the drainage around the Sites and the drainage routing from the discharge point(s) to the downstream watercourse.

7. Fire Safety

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

- (a) he has no in-principle objection to the applications; and
- (b) the applicants are reminded to observe 'New Territories Exempted Houses – A Guide to Fire Safety Requirements' published by LandsD. Detailed fire safety requirements will be formulated upon receipt of formal applications referred by LandsD.

8. Water Supply

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- (a) he has no objection to the applications; and
- (b) for provision of water supply to the developments, the applicants may need to extend the inside services to the nearest suitable government water mains for connection. The applicants shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards.

9. District Officer's Comments

Comments of the District Officer (North), Home Affairs Department (DO(N), HAD):

he has consulted the locals. The incumbent North District Council member, the Chairman of Sheung Shui District Rural Committee and the Resident Representative of Tsung Pak Long Village have no comment on the applications. The Indigenous Inhabitant Representative (IIR) of Tsiu Keng Village supports the proposal. The IIR of Tsiu Keng Village is of the view that there is insufficient land within the "V" zone of Tsung Pak Long Village to meet the Small House demand; and the Small House development can improve the environment as the Site is currently occupied by abandoned and degraded structure

10. Demand and Supply of Small House Sites

according to DLO/N's records, the total number of outstanding Small House applications for Tsung Pak Long Village is 60 while the 10-year Small House demand forecast for the same village is 560. According to the latest estimate by PlanD, about 1.975 ha (equivalent to 78 Small House sites) of land are available within the "V" zone of Tsung Pak Long Village for Small House development.

致城市規劃委員會秘書:

專人送遞或郵遞:香港北角渣華道 333 號北角政府合署 15 樓

傳真: 2877 0245 或 2522 8426

電郵: tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

Byhand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

ByFax: 2877 0245 or 2522 8426

Bye-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/FSS/266

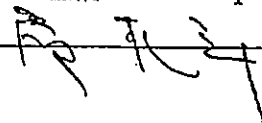
意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

支持該項申請, 方便居民和商

「提意見人」姓名/名稱 Name of person/company making this comment _____

簽署 Signature



日期 Date

26-3-2018

致城市規劃委員會秘書:

專人送遞或郵遞:香港北角渣華道 333 號北角政府合署 15 樓

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Bye-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/FSS/267

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

支持該項申請, 方便居民

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

簽署 Signature 陳飛

日期 Date 28.3.2018

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

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By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/FSS/266

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

Handwritten signature: 侯志強

「提意見人」姓名/名稱 Name of person/company making this comment 侯志強

簽署 Signature *Handwritten signature* 日期 Date 20 MAR 2018

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

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By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/FSS/267

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

無意見

「提意見人」姓名/名稱 Name of person/company making this comment 侯志強

簽署 Signature [Signature]

日期 Date 20 MAR 2018



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)



28th March, 2018.

By email only

Dear Sir/ Madam,

Proposed Houses (New Territories Exempted Houses - Small Houses)
(A/FSS/266 & 267)

1. We refer to the captioned.
2. There were two rejected applications for Small Houses (i.e., A/FSS/94 & 155) covering the current application sites, and the reasons for rejection (e.g., A/FSS/155) are reproduced, as follows: .

(a) the proposed development was not in line with the planning intention of the "Green Belt" ("GB") zone which was to protect areas from encroachment by urban development. The "GB" zone also served as a buffer between Tsung Pak Long and Fanling Highway. There was a general presumption against development in the "GB" zone and there were no strong justifications in the submission for a departure from the planning intention;

(b) the use under application did not comply with the interim criteria for assessing planning application for NTEH/Small House development as the land available within the "Village Type Development" zone of Tsung Pak Long could meet the future Small House demand; and

(c) the approval of the application would set an undesirable precedent for other similar applications.

3. We urge the Board to consider whether the above reasons are still applicable to reject the current applications. The proposed use is unlikely to be in line with the planning intention of the GB zone. We also urge the Board to consider the potential cumulative impacts of



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

approving these applications on the GB zone. We urge the Board to unequivocally reject these applications.

4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

cc. Designing Hong Kong
WWF-HK

tpbpd

寄件者:
寄件日期: 06日04月2018年星期五 2:12
收件者: tpbpd
主旨: A/FSS/266 and 267 DD 92 Tsung Pak Long GB

A/FSS/266 and 267

Lot 1543A S.A and 1543A R.P. in D.D. 92, Tsung Pak Long, Sheung Shui

Site area : About 102.6m² and 110.6m²

Zoning : "Green Belt"

Applied Use : 2 NET Houses

Dear TPB Members,

The proposed houses are not in line with the planning intention of the "Green Belt" ("GB") zoning for the area which is to define the limits of urban development areas by natural physical features so as to contain urban sprawl and to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong planning justification in the submission for a departure from the planning intention.

The applications do not comply with the Town Planning Board Guidelines for 'Application for Development within "GB" zone under section 16 of the Town Planning Ordinance' in that the proposed developments would affect the existing natural landscape.

While applications made in 2003 were rejected, regrettably in 2015 TPB approved two NETs on nearby GB. However as described in recent minutes "In recent years, the Board had adopted a more cautious approach in approving applications for Small House development".

The cumulative impact of further encroachment on GB and the need to phase out septic tanks should be a major consideration.

Approval of the applications would set an undesirable precedent for similar applications within the "GB" zone. The cumulative effect of approving such applications would result in a general degradation of the natural environment in the area.

Mary Mulvihill

Recommended Advisory Clauses

- (a) to note the advice of DEP that septic tank and soakaway system is an acceptable means for collection, treatment and disposal of the sewage provided that its design and construction follow the requirements of the ProPECC PN 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department” and are duly certified by an Authorized Person;
- (b) to note the comments of CE/C, WSD that for provision of water supply to the developments, the applicants may need to extend the inside services to the nearest suitable government water mains for connection. The applicants shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD’s standards;
- (c) to note the comments of CBS/NTW, BD that in case DLO/N decides not to issue the certificates of exemption for the site formation works and/or drainage works associated for the NTEH development, such works will require prior approval and consent under the Buildings Ordinance. In the circumstance, an Authorised Person (AP) should be appointed as coordinator for the proposed works. The applicant may approach DLO/N or seek AP’s advice for details;
- (d) to note the comments of CE/MN, DSD as follows:
 - (i) surface channel with grating covers should be provided along the site boundary;
 - (ii) the details (invert level, gradient, general sections etc.) of the proposed drain / surface channel and catch pit shall be provided;
 - (iii) the cover levels of proposed channel should be flush with the existing adjoining ground level;
 - (iv) the details of the catch pit shall be provided and cover shall be provided to the catch pit;
 - (v) catch pits with sand trap shall be provided at the outlets of the proposed drainage system. Details of the catch pit with sand trap should be provided;
 - (vi) the applicant should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Sites. He should also ensure that the flow from the Sites will not overload the existing drainage systems;
 - (vii) where walls are erected or kerbs are laid along the boundary of the same, periphery channels should be provided on both sides of the walls or kerbs, and / or adequate openings should be provided at the walls / kerbs to allow existing overland flow passing through the Sites to be intercepted by the drainage system of the Sites with details of be agreed by DSD;

- (viii) if the existing drainage facilities to which the applicants proposed to discharge the storm water from the Sites is not maintained by DSD. The applicants should identify the owners of the existing drainage facilities to which the proposed connections will be made and obtain consent from the owners prior to commencement of proposed works;
 - (ix) the applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the Sites should be intercepted and disposed of via proper discharge points. The applicants shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the Sites any time during or after the works;
 - (x) the proposed drainage works, whether within or outside the site boundary, should be constructed and maintained by the applicant at his / her own expenses;
 - (xi) for works to be undertaken outside the lot boundary, the applicants should obtain prior consent and agreement from DLO/N, LandsD and / or relevant private lot owners;
 - (xii) the applicants should make good all the adjacent affected areas upon the completion of the drainage works;
 - (xiii) the applicants should construct and maintain the proposed drainage works properly and rectify the system if it is found to be inadequate or ineffective during operation; and
 - (xiv) clear photos should be submitted showing the current conditions of the areas surrounding the Sites, the drainage around the Sites and the drainage routing from the discharge point(s) to the downstream watercourse.
- (e) to note the comments of D of FS that the applicant is reminded to observe 'New Territories Exempted Houses – A Guide to Fire Safety Requirements' published by LandsD. Detailed fire safety requirements will be formulated upon receipt of formal application referred by LandsD; and
- (f) to note that the permission is only given to the development under application. If provision of an access road is required for the proposed development, the applicants should ensure that such access road (including any necessary filling/excavation of land) complies with the provisions of the relevant statutory plan and obtain planning permission from the Town Planning Board where required before carrying out the road works.