

21 June 2018

Town planning board
15/F North Point Government Offices
333 Java Road, North Point
Hong Kong

Dear Sir

**Proposed House (New Territories Exempted House – Small House) in “Agriculture” and
“Village” Type Development Zones
Lots 650 SB ss1 and 651 SA ss2 in DD9, Yuen Leng, Tai Po
(Application No. A/NE-KLH/459)**

I refer to the letter of approval dated 7 February 2014 from the Town Planning Board concerning the above application. The building of the property has been completed in accordance with the letter of approval, including compliance with the conditions attached.

Condition (c) requires connection of the foul water drainage system to the planned public sewerage system in the area to the satisfaction of the Director of the Water Supplies or the TPB.

The TPB have previously agreed to advise me of the following:

- a) to note the comments of the the Chief Engineer/Mainland North and Chief Engineer/Consultant Management of Drainage Services Department that there is no public drain in the vicinity of the site and according to the latest proposed sewerage scheme under North District Sewerage, Stage 2 Phase 1 for Yuen Leng, public sewerage connection point will be provided in the vicinity of the site and land resumption of portion of Lot 651 S.A ss.2 will be required. Since this sewerage scheme is gazetted on 29.10.2010 , there is no fixed programme at this juncture for the concerned public sewerage works;
- b) to note the comments of the Director of Environment Protection that the septic tank and soakaway system shall be constructed within the site and within “Village Type Development” zone and in compliance with ProPECC PN 5/93. The proposed Small House shall be connected to the future public sewer when available and adequate land shall be reserved for the future sewer connection work.

I have built the the septic tank and soakaway system, they have been inspected by the Water supplies department and have been found to be in fair condition. I have complied with the conditions a,b, and d.

I am unable to move into the property because it has yet to be issue with a certificate of compliance. I have agreed to, and will, reserve adequate space for the property to be connected to the public sewer

system whenever it is constructed. I respectfully ask the Town planning board to review my case and hope for a fair approval.

Yours faithfully

A handwritten signature in cursive script, appearing to read 'Kai Yip Wong', written in black ink.

Kai Yip Wong

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

電 話 Tel: 2231 4835

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/NE-KLH/459

By Registered Post

7 February 2014

Wong Ting Yau

Dear Sir/Madam,

**Proposed House (New Territories Exempted House - Small House)
in "Agriculture" and "Village Type Development" zones,
Lots 650 S.B ss.1 and 651 S.A ss.2 in D.D. 9, Yuen Leng, Tai Po**

I refer to my letter to you dated 5.12.2013.

After giving consideration to the application, the Town Planning Board (the TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid until 17.1.2018; and after the said date, the permission shall cease to have effect unless before the said date either the development hereby permitted is commenced or the permission is renewed. The permission is subject to the following conditions :

- (a) the submission and implementation of landscape proposal to the satisfaction of the Director of Planning or of the TPB;
- (b) the submission and implementation of drainage proposal to the satisfaction of the Director of Drainage Services or of the TPB;
- (c) the connection of the foul water drainage system of the proposed house to the planned public sewerage system in the area to the satisfaction of the Director of Water Supplies or of the TPB; and
- (d) the provision of protective measures to ensure no pollution or siltation occurs to the water gathering grounds to the satisfaction of the Director of Water Supplies or of the TPB.

The TPB also agreed to advise you of the following :

- (a) to note the comments of the Chief Engineer/Mainland North and Chief Engineer/Consultants Management of Drainage Services Department that there is no public drain in the vicinity of the site and according to the latest proposed sewerage scheme under North District Sewerage, Stage 2 Phase 1 for Yuen Leng, public sewerage connection point will be provided in the vicinity of the site and land resumption of portion of Lot 651 S.A ss.2 will be

required. Since this sewerage scheme is degazetted on 29.10.2010, there is no fixed programme at this juncture for the concerned public sewerage works;

- (b) to note the comments of the Director of Environmental Protection that the septic tank and soakaway system shall be constructed within the site and within "Village Type Development" zone and in compliance with ProPECC PN 5/93. The proposed Small House shall be connected to the future public sewer when available and adequate land shall be reserved for the future sewer connection work;
- (c) to note the comments of the Chief Engineer/Development (2), Water Supplies Department (WSD) that existing water mains are found inside the lot and may be affected, which may need to be diverted or protected. The grantee/you shall bear the cost of any necessary diversion/ protection works for the water main(s) affected by the proposed development; and the grantee/you shall submit all the relevant proposal to WSD for consideration and agreement before the works commence; and
- (d) to note the comments of the Director of Fire Services that you should observe 'New Territories Exempted Houses – A Guide to Fire Safety Requirements' published by the Lands Department (LandsD). Detailed fire safety requirements will be formulated upon receipt of formal application referred by LandsD.

The TPB also agreed to advise you that for the development of a Small House, a concessionary grant from the Land Authority under the Small House Policy will be required and that such grant will only be given to indigenous villagers.

If you wish to seek an extension of the validity of this permission, you may submit an application to the TPB for renewal of the permission no less than six weeks before its expiry. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for renewal of permission if the time limit for commencement of development specified in the permission has already expired at the time of consideration by the TPB. Please refer to the TPB Guidelines No. 35B and 36A for details. The Guidelines and application forms are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

For amendments to the approved scheme that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36A for details.

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 17.1.2014 are enclosed herewith for your reference.


Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 28.2.2014). I will then contact you to arrange a hearing before the TPB which you and/or your

authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Mr. C.T. Lau of Sha Tin, Tai Po & North District Planning Office at 2158 6242. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,


(Donald YEUNG)
for Secretary, Town Planning Board