

2025年 6月 7 6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。

26 JUN 2025

This document is received on  
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-II  
表格第 S16-II 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 Proposal Only Involving Construction of  
“New Territories Exempted House(s)”**

**適用於只涉及興建「新界豁免管制屋宇」的建議**

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.tpb.gov.hk/en/plan\\_application/apply.html](https://www.tpb.gov.hk/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.tpb.gov.hk/tc/plan\\_application/apply.html](https://www.tpb.gov.hk/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

2501252

2025.6.6

by Post

Form No. S16-II 表格第 S16-II 號

|                                 |                         |                 |
|---------------------------------|-------------------------|-----------------|
| For Official Use Only<br>請勿填寫此欄 | Application No.<br>申請編號 | A / NE-TK / 838 |
|                                 | Date Received<br>收到日期   | 26 JUN 2025     |

- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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 )

李俊文 LEE JONATHAN JUN MAN

### 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 )

梁北強 LEUNG PAK KEUNG

### 3. Application Site 申請地點

|  |   |
|--|---|
| (a) Full address / location / demarcation district and lot number (if applicable)<br>詳細地址/地點/丈量約份及地段號碼 (如適用) | DD15 Lots 646S.Kss.1, 652S.Css.1,<br>SHAN LIU, TAI PO, N.T.<br>新界大埔山寮   |
| (b) Site area and/or gross floor area involved<br>涉及的地盤面積及/或總樓面面積  | <input checked="" type="checkbox"/> Site area 地盤面積 89.1 sq.m 平方米 <input checked="" type="checkbox"/> About 約<br><input checked="" type="checkbox"/> Gross floor area 總樓面面積 195.09 sq.m 平方米 <input type="checkbox"/> About 約 |
| (c) Area of Government land included (if any)<br>所包括的政府土地面積 (倘有)   | ..... sq.m 平方米 <input type="checkbox"/> About 約   |

|  |  |
|--|--|
| (d) Name and number of the related statutory plan(s)<br>有關法定圖則的名稱及編號 | 汀角分區計劃大綱核准圖編號<br>S/NE-TK/19  |
| (e) Land use zone(s) involved<br>涉及的土地用途地帶                           | 農業   |
| (f) Current use(s)<br>現時用途   | 空置<br><br>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)<br>(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)”<br>「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<br>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<br>(DD/MM/YYYY)<br>取得同意的日期<br>(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)'<br>「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<br>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<br>(DD/MM/YYYY)<br>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）

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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

|  |   |   |                |
|--|---|---|----------------|
| <b>6. Development Proposal 擬議發展計劃</b>  |   |   |                |
| (a) Name(s) of indigenous villager(s) (if applicable)<br>原居民姓名 (如適用)                                 | 李俊文 LEE JONATHAN JUN MAN  |   |                |
| (b) 原居民所屬的原居鄉村 (如適用)<br>The related indigenous village of the indigenous villager(s) (if applicable) | 大埔沙螺洞李屋村  |   |                |
| (c) Proposed gross floor area<br>擬議總樓面面積   | 195.09 ..... sq.m 平方米 <input type="checkbox"/> About 約  |   |                |
| (d) Proposed number of house(s)<br>擬議房屋幢數  | 1   | Proposed number of storeys of each house<br>每幢房屋的擬議層數   | 3              |
| (e) Proposed roofed over area of each house<br>每幢房屋的擬議上蓋面積   | 65.03 ..... sq.m 平方米  | Proposed building height of each house<br>每幢房屋的擬議高度   | 8.23 ..... m 米 |
| (f) Proposed use(s) of uncovered area (if any)<br>露天地方 (倘有) 的擬議用途                                    | 花園<br><br>(Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable)<br>(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及/或化糞池的位置 (如適用)) |   |                |
| (g) Any vehicular access to the site/subject building?<br>是否有車路通往地盤/有關建築物?                           | Yes 是 <input checked="" type="checkbox"/><br><br>No 否 <input type="checkbox"/>  | <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)<br>有一條現有車路。(請註明車路名稱(如適用))<br>山寮路<br>.....<br><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)<br>有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) |                |
| (h) Can the proposed house(s) be connected to public sewer?<br>擬議的屋宇發展能否接駁至公共污水渠?                    | Yes 是 <input checked="" type="checkbox"/><br><br>No 否 <input type="checkbox"/>  | (Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線)<br><br>(Please indicate on plan the location of the proposed septic tank. 請用圖則顯示化糞池的位置)  |                |

**7. 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?<br/>擬議發展計劃是否包括現有建築物的改動?</p> | <p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>No 否 <input checked="" type="checkbox"/></p>   |   |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| <p>Does the development proposal involve the operation on the right?<br/>擬議發展計劃是否涉及右列的工程?</p>         | <p>Yes 是 <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)<br/>(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<br/>Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br/>Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土<br/>Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br/>Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土<br/>Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br/>Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</p> <p>No 否 <input checked="" type="checkbox"/></p>   |   |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| <p>Would the development proposal cause any adverse impacts?<br/>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>Tree Felling 砍伐樹木</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> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <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)<br/>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>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</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"/> | Tree Felling 砍伐樹木 | 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"/> | Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| 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"/> |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| Tree Felling 砍伐樹木   | 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"/> |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| Others (Please Specify) 其他 (請列明)  | Yes 會 <input type="checkbox"/>  | No 不會 <input checked="" type="checkbox"/> |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |

## 8. 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。

1. 申請人李俊文為新界原居民，根據地政總署新界小型屋宇政策，原居民可以獲政府批准興建一座小型屋宇。

2. 城規會對於上述申請地段，曾分別於15/04/2011在檔號TPB/A/NE-TK/349、11/01/2013在檔號A/NE-TK/422批准同一位置即完全“重疊”範圍上的批出規劃許可申請，以及於11/07/2014再次在同樣條件下以檔號TPB/A/NE-TK/510批出規劃許可並於23/06/2021批准其續期申請。從城規會多次批出上述地段興建小型屋宇規劃許可的事實證明，上述地段完全適合從原來「農業」地帶的規劃意向轉變為「鄉村式發展」用地或者興建小型屋宇的用途。而是次申請，其實是原有已獲批出小型屋宇規劃許可基礎上的重新申請(並不是新增小型屋宇的申請)。申請地段曾獲城規會批准規劃許可申請檔號：TPB/A/NE-TK/510(TK/510)，而是次申請一切狀況是依照TK/510的規劃許可向貴會申請，申請人特別指出，他的申請屋型呎吋、屋角座標、地理地形、現場環境，現在跟以往與城規會檔號：TK/510批出規劃許可時均沒有任何改變。申請人當時並獲得各部門接納批准規劃許可附帶條件，申請人現附上各部門當時接納(檔號：TK/510)批准的規劃許可附帶條件報告予以城規會參考：

2.1 規劃署於2016年1月11日來函申請人表示，渠務署總工程師/新界北認為TK/510所提交的排水建議書並無負面意見【附件(1)】，故申請人仍會照足相關要求。

2.2 地政處於2017年3月16日曾表示，渠務署總工程師/新界北認為申請地段所提交的排污接駁建議書沒有意見【附件(2)】，故申請人仍會照足相關要求。

2.3 規劃署於2015年04月29日來函申請人表示，總城市規劃師/城市設計及園境認為TK/510並無額外空間適合種植，因此不須要在該地盤內作美化環境【附件(3)】，故申請人仍會照足相關要求。

3 基於上述各部門對申請地段的批准，很容易可以斷定上述小型屋宇申請不會帶來任何不良影響，包括不會影響周邊環境、排水、污水接駁、消防、景觀及規劃意向！而且申請地段的毗鄰均有小型屋宇申請已經獲批規劃許可，並且目前均已興建好或預備建屋工程中，可見申請地段符合周邊的規劃發展。

**9. 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

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

梁北強

Name in Block Letters  
姓名（請以正楷填寫）Position (if applicable)  
職位（如適用）Professional Qualification(s)  
專業資格☐ Member 會員 / ☐ Fellow of 資深會員☐ 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

Others 其他 .....

on behalf of  
代表☐ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

05 JUN 2025

(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**

- 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：
  - 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
  - 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。
- 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。
- 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。

| Gist of Application 申請摘要  |   |
|---|---|
| (Please provide details in both English and Chinese <u>as far as possible</u> . 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. )<br>(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.<br>申請編號   | (For Official Use Only) (請勿填寫此欄)  |
| Location/address<br>位置／地址   | DD15 Lots 646S.Kss.1, 652S.Css.1,<br>SHAN LIU, TAI PO, N.T.<br>新界大埔山寮村  |
| Site area<br>地盤面積   | 89.1 sq. m 平方米 <input checked="" type="checkbox"/> About 約<br>(includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約) |
| Plan<br>圖則  | S/NE-TK/19  |
| Zoning<br>地帶  | 農業  |
| Applied use/<br>development<br>申請用途／發展  | New Territories Exempted House 新界豁免管制屋宇<br><input checked="" type="checkbox"/> Small House 小型屋宇   |
| (i) Proposed Gross floor<br>area<br>擬議總樓面面積   | 195.09 sq.m 平方米 <input type="checkbox"/> About 約  |
| (ii) Proposed No. of<br>house(s)<br>擬議房屋幢數  | 1   |
| (iii) Proposed building<br>height/No. of storeys<br>建築物高度／層數  | 8.23 m 米<br><input type="checkbox"/> (Not more than 不多於)  |
|   | 3 Storeys(s) 層  |

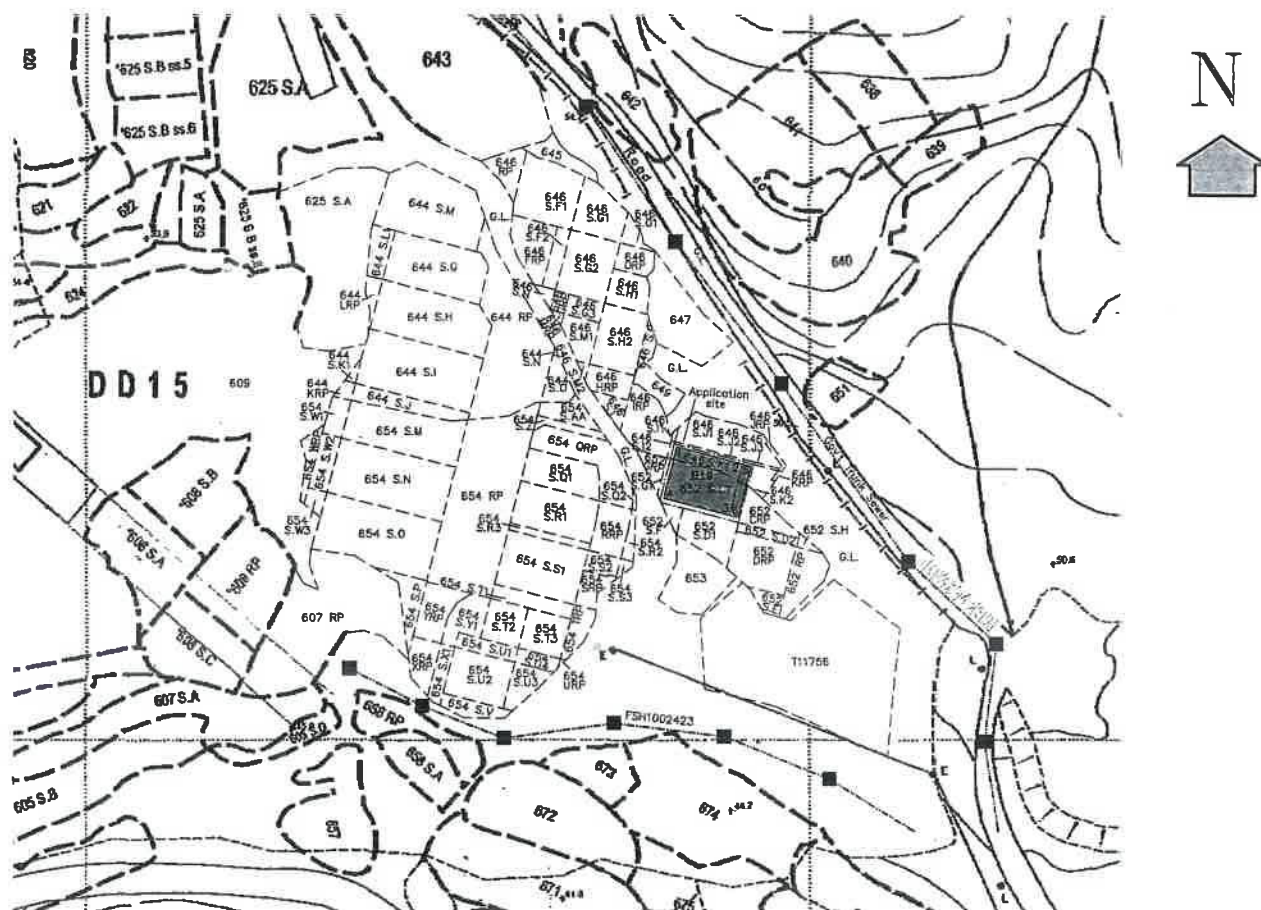
## Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

|   | <u>Chinese</u><br>中文     | <u>English</u><br>英文                |
|---|--------------------------|-------------------------------------|
| <b>Plans and Drawings 圖則及繪圖</b>   |                          |                                     |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖                                   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Block plan(s) 樓宇位置圖   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Floor plan(s) 樓宇平面圖   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Sectional plan(s) 截視圖   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Elevation(s) 立視圖  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片                        | <input type="checkbox"/> | <input type="checkbox"/>            |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖                             | <input type="checkbox"/> | <input type="checkbox"/>            |
| Others (please specify) 其他（請註明）   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Drainage Connection Plan  |                          |                                     |
| <b>Reports 報告書</b>  |                          |                                     |
| Planning Statement/Justifications 規劃綱領/理據   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Environmental assessment (noise, air and/or water pollutions)<br>環境評估（噪音、空氣及／或水的污染） | <input type="checkbox"/> | <input type="checkbox"/>            |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估                                  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估                               | <input type="checkbox"/> | <input type="checkbox"/>            |
| Visual impact assessment 視覺影響評估   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Landscape impact assessment 景觀影響評估  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Tree Survey 樹木調查  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Geotechnical impact assessment 土力影響評估   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Drainage impact assessment 排水影響評估   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Sewerage impact assessment 排污影響評估   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Risk Assessment 風險評估  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Others (please specify) 其他（請註明）   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號                               |                          |                                     |

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考，對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

# Dimension Plan of the Proposed Small House on Lots 646 S.K ss.1 & 652 S.C ss.1 in D.D. 15 Tai Po



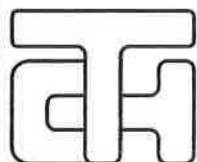
Coloured Pink Area 65.03 Square Metres ( About )

Scale 1 : 1000

Balcony

SP MH-FSH1002423

| Side                               | Bearing<br>° ' " | Distance<br>in Metres | Pt | Co-ordinate Data (1980 Datum) |            | Remarks |
|------------------------------------|------------------|-----------------------|----|-------------------------------|------------|---------|
|                                    |                  |                       |    | N                             | E          |         |
| 1 - 2                              | 104 21 23        | 9.144                 | 1  | 837639.904                    | 840481.767 |         |
| 2 - 3                              | 194 21 23        | 7.112                 | 2  | 837637.637                    | 840490.625 |         |
| 3 - 4                              | 284 21 23        | 9.144                 | 3  | 837630.747                    | 840488.862 |         |
| 4 - 1                              | 14 21 23         | 7.112                 | 4  | 837633.014                    | 840480.004 |         |
| <b>Co-ordinates of the balcony</b> |                  |                       |    |                               |            |         |
| 2 - 5                              | 104 21 23        | 1.220                 | 2  | 837637.637                    | 840490.625 |         |
| 5 - 6                              | 194 21 23        | 7.112                 | 5  | 837637.335                    | 840491.807 |         |
| 6 - 3                              | 284 21 23        | 1.220                 | 6  | 837630.445                    | 840490.044 |         |
| 3 - 2                              | 14 21 23         | 7.112                 | 3  | 837630.747                    | 840488.862 |         |



**T.H. & ASSOCIATES LIMITED**  
( 陳德慶測量有限公司 )

Approved By

T.H.CHAN (ALS, MHKIS, MRICS, RPS(LS))  
Authorized Land Surveyor

Survey Sheet No.: 3-SE-17D/18C

Plan No.: TP/15/646K1-H19-1

Date : 03-07-2020

## 規 劃 署

沙田、大埔及北區規劃處  
新界沙田上禾輦路1號  
沙田政府合署13樓



## Planning Department

Sha Tin, Tai Po & North District Planning Office  
13/F., Sha Tin Government Offices,  
1 Sheung Wo Che Road, Sha Tin, N.T.

本函檔號 Your Reference  
本署檔號 Our Reference ( ) in TPB/A/NE-TK/510  
電話號碼 Tel. No.: 2158 6220  
傳真機號碼 Fax No.: 2691 2806/ 2696 2377

11 January 2016

Mr. LEUNG Pak Keung

Dear Sir,

**Compliance with Approval Condition (b)**

**Proposed House (New Territories Exempted House (NTEH) – Small House)**  
**in “Agriculture” zone, Lots 646 S.I ss.2, 646 S.J ss.2,**  
**646 S.K ss.1, 652 S.C ss.1 and 652 S.G ss.1 in D.D. 15, Shan Liu, Tai Po**  
**(Application No. A/NE-TK/510)**

I refer to your letter dated 15.9.2014 regarding the compliance with approval condition (b) on the submission and implementation of drainage proposal as required for the captioned application as well as the email dated 18.9.2015 providing supplementary information on the submitted drainage proposal.

The Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) has been consulted and has no adverse comment on your submission together with the supplementary information. The CE/MN, DSD confirms that the drainage proposal is acceptable and approval condition (b) is partially complied with to his satisfaction. Nevertheless, you are reminded to take note of his comments attached at **Appendix I**.

Please proceed to implement the accepted drainage proposal accordingly and notify us upon completion for full compliance with approval condition (b) of the captioned application.

Should you have any query, please contact Mr. K.L. WONG of DSD (Tel. No. 2300 1630) or Mr. Edwin YOUNG of this Department (Tel. No. 2158 6235).

Yours faithfully,

( C. K. SOH )  
for and on behalf of  
Director of Planning

c.c.

Secy./TPB

CE/MN, DSD (Attn.: Mr. K.L. WONG)

DLO/TP, LandsD

Site Record

CKS/CTL:EY/ey [d:\ozp ting kok\approval condition\tk 510 letter drainage 09a.15 [pk: leung].doc]

我們的理想 - 「透過規劃工作,使香港成為世界知名的國際都市」  
Our Vision - “We plan to make Hong Kong an international city of world prominence.”



Submission of Drainage Proposal (DP) for compliance with  
Approval Condition (b) of Planning Application No. A/NE-TK/510

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

- (a) The proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the lot owner at his expense.
- (b) The lot owner/developer is required to rectify/modify the drainage system if it is found to be inadequate or ineffective during operation. The lot owner/developer shall also be liable for and shall indemnify Government against claims and demands arising out of damage or nuisance caused by failure of the system.
- (c) For works to be undertaken outside the lot boundary, prior consent and agreement from District Lands Officer/Tai Po and/or relevant private lot owners should be sought.
- (d) The lot owner/developer should take all precautionary measures to prevent any disturbance, damage and pollution from the development to any parts of the existing drainage facilities in the vicinity of the lot. In the event of any damage to the existing drainage facilities, the lot owner/developer would be held responsible for the cost of all necessary repair works, compensation and any other consequences arising therefrom.

香港北角渣華道 333 號  
北角政府合署 15 樓  
城市規劃委員會  
城市規劃委員會秘書台照

15/9/2014 10:52 AM (共 10 頁)  
by post & by fax : 2877 0245

擬在劃為「農業」地帶的  
大埔山寮村丈量約份第 15 約地段第 646 號 I 分段第 2 小分段、第 646 號 J 分段第 2 小分段、第 646 號 K 分段第 1 小分段、第 652 號 C 分段第 1 小分段及第 652 號 G 分段第 1 小分段  
興建屋宇(新界豁免管制屋宇 - 小型屋宇)  
(規劃申請編號: TPB/ A/NE-TK/510)

敬啟者：

本人梁北強為大埔山寮村村代表，現代表上列地段申請人仕向 貴會提交排水建議。懇請 貴會轉達渠務署評估，並予以批准。有關建議已包含收水設施及不會影響他人和毗鄰地方。

- (a) 擬議用地收集的雨水徑流不會輸送及排放到附近的現有排水系統，卻只會由擬議雨水渠接收、輸送及排放到現有河道，最終排放點亦顯示在圖則上(見附件)，故對附近現有的排水系統不會造成影響。
- (b) 根據以上(a)項，擬議用地收集的雨水徑流不會輸送及排放到附近的現有排水系統(水道/渠道)。
- (c) 各排水井已標示不同的名稱(由 CP24 至 CP29 )，方便 貴署參考及提出意見。
- (d) 各排水井的覆蓋水平(cover level)和管道內底水平(invert level)已用表列方式提供(見附件)，方便 貴署參考及提出意見。
- (e) 編號 CP10 已考慮使用有設置氣隔的排水井，土木工程拓展署標準圖編號 C2406 亦提供在附件內作參考。
- (f) 有關有蓋水道及排水井的詳細規格，會根據土木工程拓展署標準圖編號 C2405、C2407 和 C2412 及《斜坡岩土工程手冊》的圖 8.11(第 257 頁)，亦已提供在附件內作參考。

隨函夾附上列小型屋宇的渠務建議書請予審批，如有任何查詢請來電本人，謝謝垂注！



連附圖: 小型屋宇渠務建議報告

梁北強 謹上

c.c. 規劃署 - 高級城市規劃師劉志庭先生(經辦人)

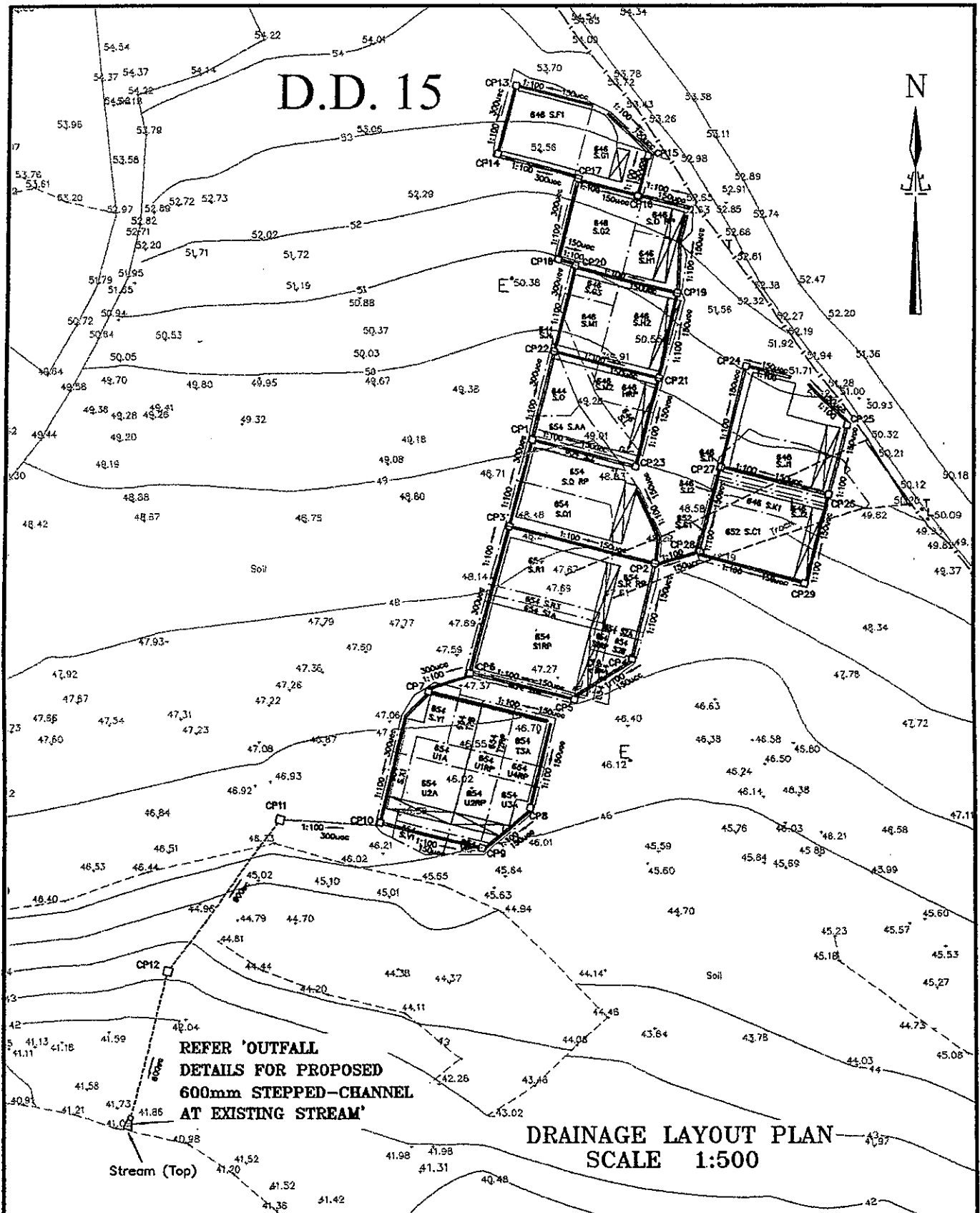
→ 渠務署 - 渠務署總工程師/新界北黃錦綸先生(經辦人)(fax: 2770 4761)

2014 年 9 月 15 日

聯絡地址：

聯絡電話：

D.D. 15



REFER 'OUTFALL  
DETAILS FOR PROPOSED  
600mm STEPPED-CHANNEL  
AT EXISTING STREAM'

DRAINAGE LAYOUT PLAN  
SCALE 1:500



T. H. & ASSOCIATES LTD.

House 19 (Lot 646S.I 2, 646S.J 2, 646S.K1, 652S.C1 & 652 SG1)

(TPB/A/NE-TK/510)

Drainage Proposal

Catchpit Schedule

| Catchpit No.                              | Cover Levels (mPD) | Invert Levels (mPD) | Remarks  |
|---|--------------------|---------------------|--|
| CP24                                      | +51.10             | +50.70              | Under separate application   |
| CP25                                      | +50.50             | +50.10              |  |
| CP26                                      | +50.00             | +49.60              |  |
| CP27                                      | +49.40             | +49.00              |  |
| CP28                                      | +48.50             | +48.15              |  |
| CP29                                      | +48.60             | +48.30              |  |
| CP13                                      | +52.00             | +51.30              | According to the letter dated 23/7/2014 issued from Planning Department (Ref. No.: TPB/A/NE-TK/485), DSD accept the drainage proposal and have no adverse comment. |
| CP14                                      | +51.30             | +50.70              |  |
| CP15                                      | +51.90             | +51.40              |  |
|   |                    |                     |  |
| CP16                                      | +51.30             | +50.70              | According to the letter dated 7/7/2014 issued from Planning Department (Ref. No.: TPB/A/NE-TK/467), DSD accept the drainage proposal and have no adverse comment.  |
| CP17                                      | +51.00             | +50.40              |  |
| CP18                                      | +50.20             | +49.70              |  |
|   |                    |                     |  |
| CP19                                      | +50.20             | +49.70              | According to the letter dated 24/2/2014 issued from Planning Department (Ref. No.: TPB/A/NE-TK/471), DSD accept the drainage proposal and have no adverse comment. |
| CP20                                      | +49.90             | +49.40              |  |
| CP21                                      | +49.60             | +49.00              |  |
| CP22                                      | +49.20             | +48.70              |  |
| CP23                                      | +49.10             | +48.50              |  |
|   |                    |                     |  |
| CP1                                       | +48.70             | +48.20              | According to the letter dated 6/1/2014 issued from Planning Department (Ref. No.: TPB/A/NE-TK/428), DSD accept the drainage proposal and have no adverse comment.  |
| CP2                                       | +48.40             | +48.10              |  |
| CP3                                       | +48.40             | +47.95              |  |
| CP4                                       | +47.90             | +47.60              |  |
| CP5                                       | +47.70             | +47.30              |  |
| CP6                                       | +47.50             | +47.10              |  |
| CP7                                       | +47.10             | +46.60              |  |
| CP8                                       | +46.80             | +46.45              |  |
| CP9                                       | +46.70             | +46.35              |  |
| CP10 (with trap)                          | +46.60             | +45.90              |  |
| CP11                                      | +46.40             | +45.70              |  |
| CP12                                      | +43.50             | +42.50              |  |
| Final Outfall 600mm SC to existing stream | -                  | +41.10              |  |

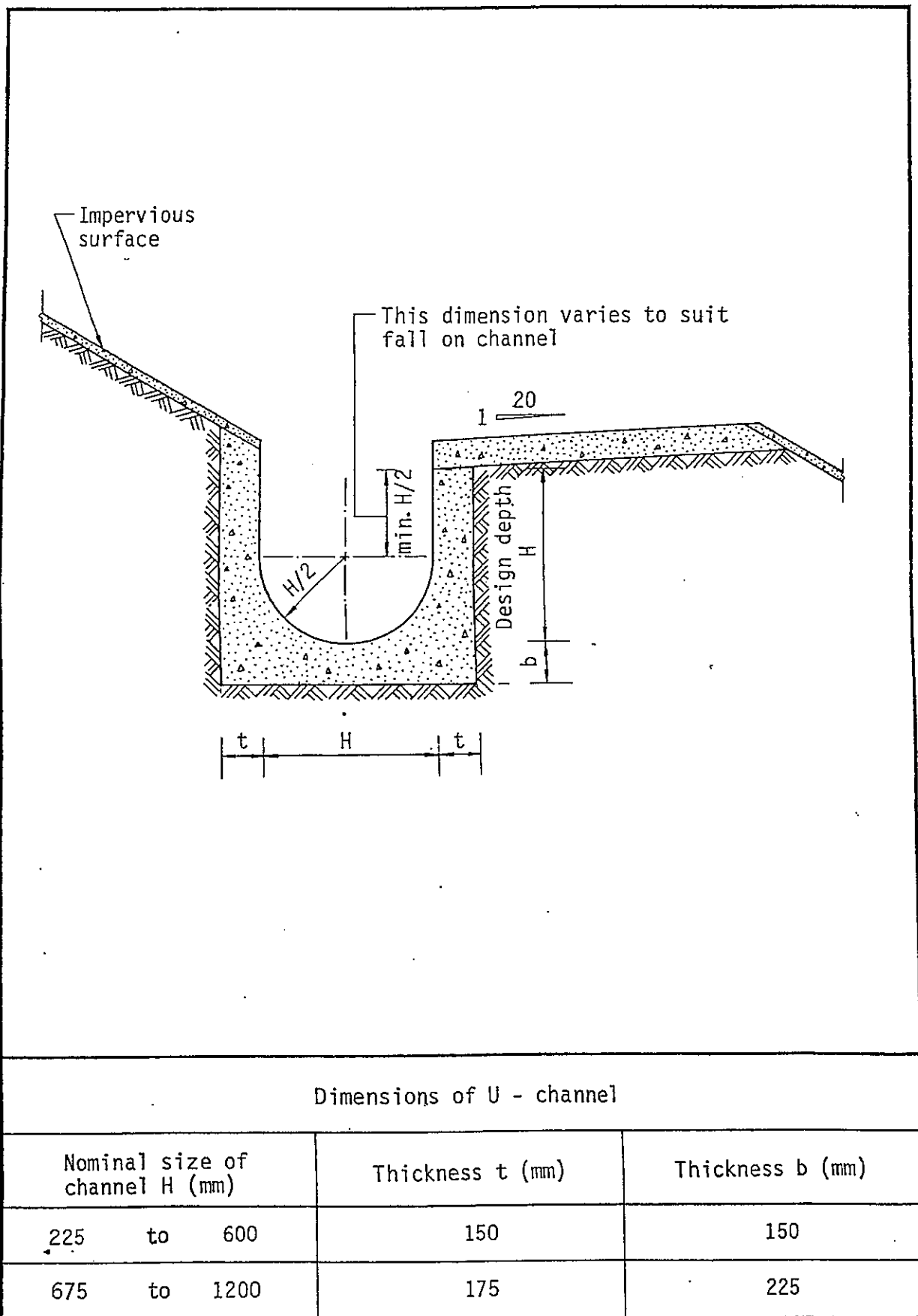
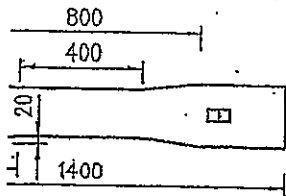


Figure 8.11 - Typical U-channel Details

Extracted from 'Geotechnical manual for slopes', GTO.

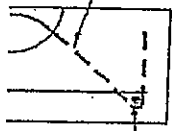


## ONCRETE COVER

N.T.S.

-60mm DIA. x 30mm DEEP RECESS

10mm DIA GALVANIZED MILD  
STEEL HANDLING HOOKS



2T12

00

## S OF LIFTING KEY

N.T.S.

50 x 610 x 5 TK.  
M.S. FLAT BAR

GATE HINGE  
(SEE DETAIL 'X')

40 INTERNAL DIA.  
x 3.2 TK. GMS  
TUBULAR FRAME

16 DIA. TOWER BOLT

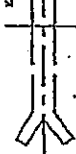
30 x 5 TK. FLAT BARS

1200

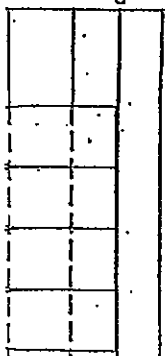
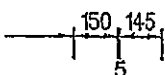
50 INTERNAL DIA. x 3.6 TK.  
GMS PIPES

APPROVED GALVANIZED  
MESH WELDED TO  
30 x 5 TK FLAT BAR

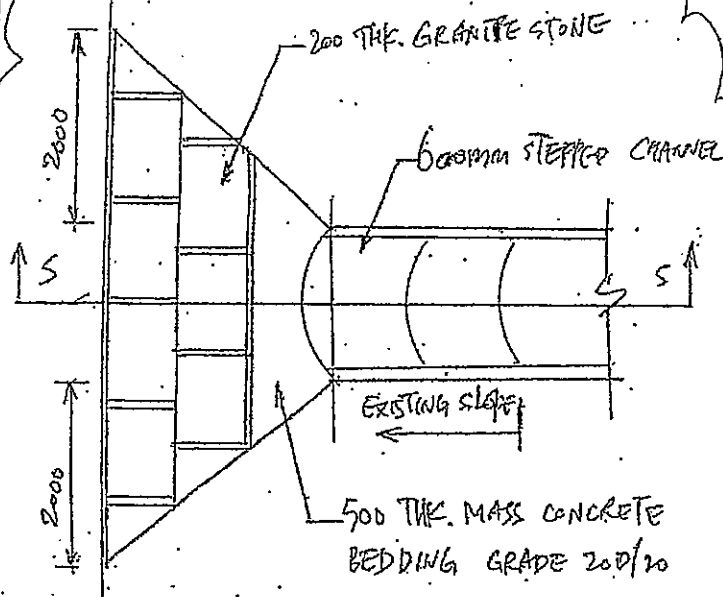
TOP OF  
BASIN LEVEL



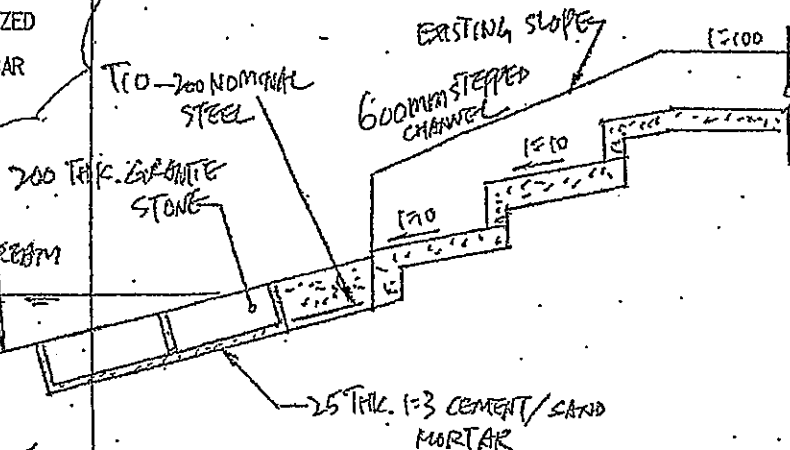
ITE



EXISTING SLOPE  
WITH DENSE  
VEGETATION



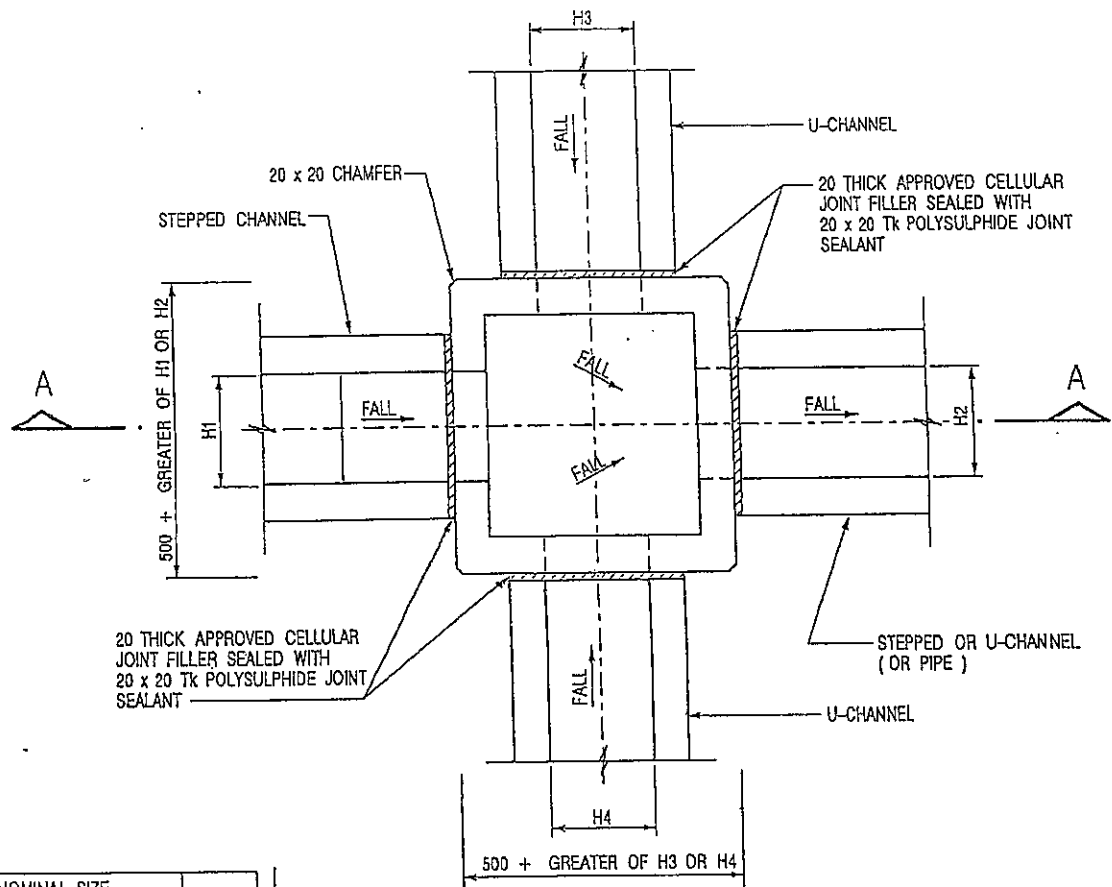
PLAN



SECTION A - S - S

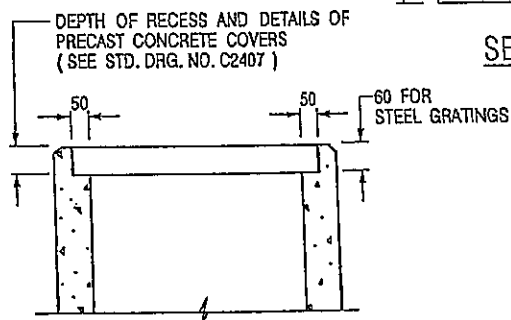
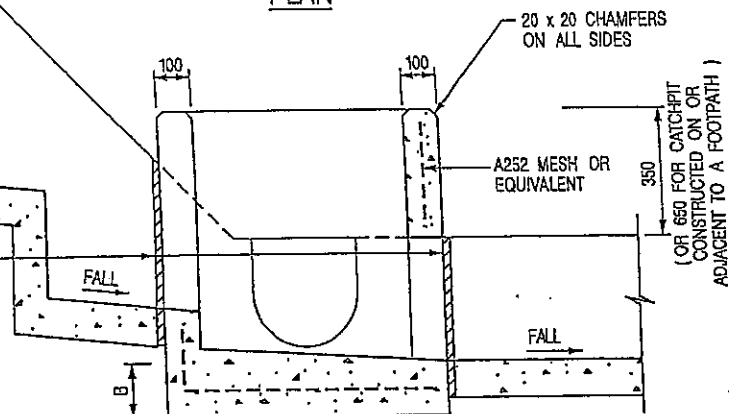
OUTFALL DETAILS FOR PROPOSED 600mm  
STEPPED-CHANNEL AT THE EXISTING STREAM

N.T.S.



| NOMINAL SIZE<br>(LARGEST OF H1, H2, H3 & H4) | B   |
|--|-----|
| 300 - 600                                    | 150 |
| 675 - 900                                    | 175 |

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 TK POLYSULPHIDE JOINT SEALANT



ALTERNATIVE TOP SECTION FOR  
PRECAST CONCRETE COVERS / GRATINGS

#### NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

| I    | DETAILS OF STEEL GRATINGS AMENDED. SHEET 5 ADDED.                 | Original Signed | 03.2009 |
|------|---|-----------------|---------|
| H    | DIMENSIONS OF CATCHPIT AMENDED. NOTES ADDED. SHEETS 2 TO 4 ADDED. | Original Signed | 10.2008 |
| G    | "FALL" ON BOTTOM OF CATCHPIT ADDED.                               | Original Signed | 05.2008 |
| F    | DIMENSION B ADDED.  | Original Signed | 08.2007 |
| E    | NAME OF DEPARTMENT AMENDED.                                       | Original Signed | 01.2005 |
| D    | GENERAL REVISION.   | Original Signed | 12.2002 |
| REF. | REVISION  | SIGNATURE       | DATE    |

STANDARD CATCHPIT DETAILS



CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT

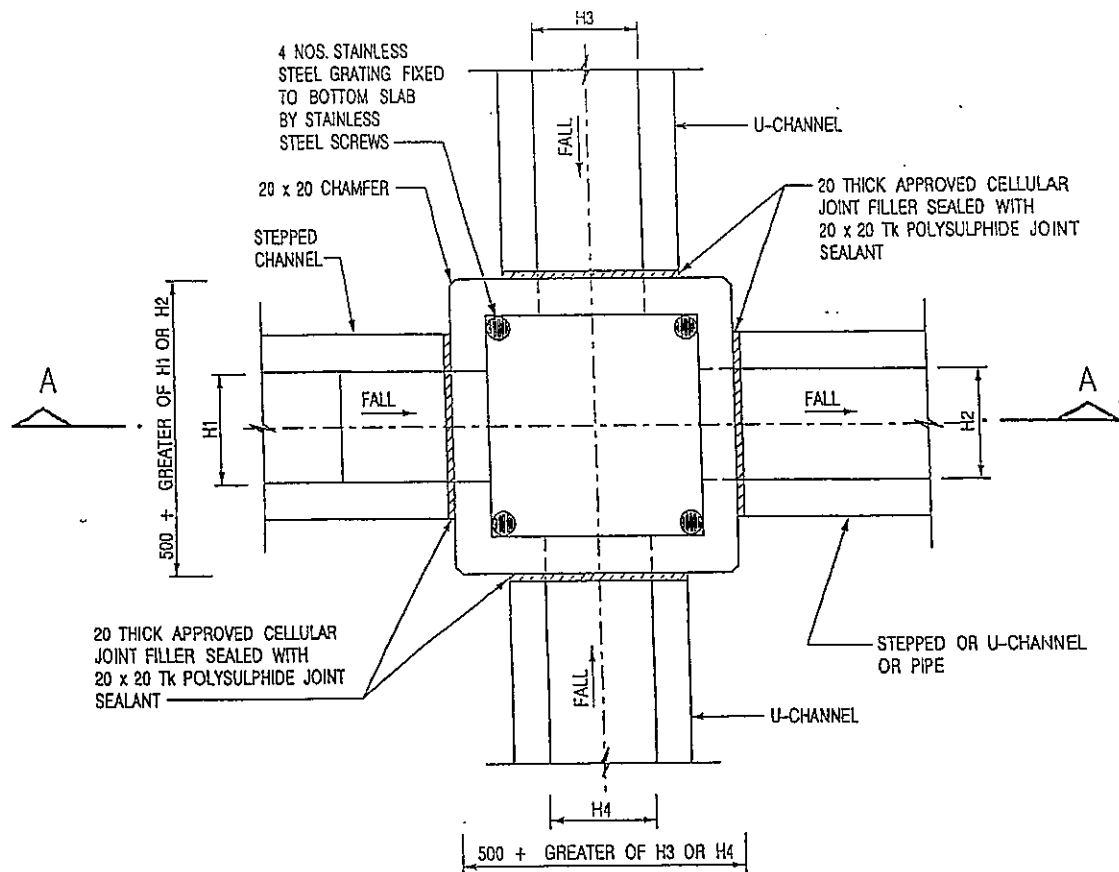
SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C24051

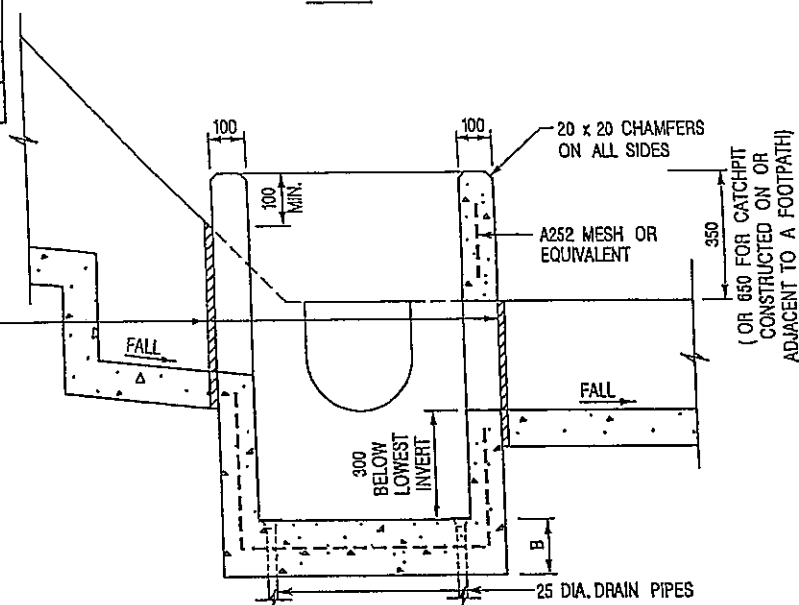
SHEET 1 OF 5



PLAN

| NOMINAL SIZE<br>(LARGEST OF H1, H2, H3 & H4) | B   |
|--|-----|
| 300 - 600                                    | 150 |
| 675 - 900                                    | 175 |

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 TK POLYSULPHIDE JOINT SEALANT



SECTION A - A

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

|      |   |                 |         |
|------|---|-----------------|---------|
| I    | DIMENSIONS OF CATCHPIT AMENDED. NOTES ADDED. SHEET 2 ADDED. | Original Signed | 10.2003 |
| H    | NOTES 7 & 8 ADDED. DRAIN PIPES AT BASE SLAB ADDED.          | Original Signed | 05.2008 |
| G    | DIMENSION B ADDED.  | Original Signed | 08.2007 |
| F    | NAME OF DEPARTMENT AMENDED.                                 | Original Signed | 01.2005 |
| REF. | REVISION  | SIGNATURE       | DATE    |

CATCHPIT WITH TRAP



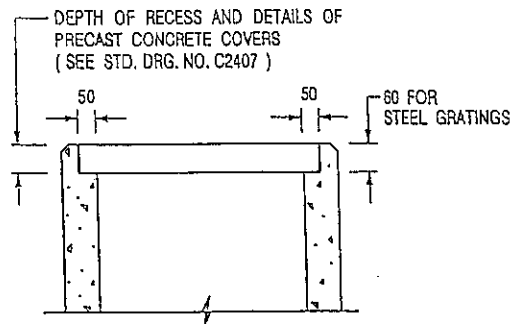
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DRAWING NO.

DATE JAN 1991

C24061 SHEET 1 OF 2



**ALTERNATIVE TOP SECTION  
FOR PRECAST CONCRETE COVERS / GRATINGS**

**NOTES:**

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 / 20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'G' ON STD. DRG. NO. C2405; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 mm STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

|      |  |                 |         |
|------|--|-----------------|---------|
| I    | DIMENSIONS OF CATCHPIT AMENDED.<br>NOTES ADDED. SHEET 2 ADDED. | Original Signed | 10.2008 |
| H    | NOTES 7 & 8 ADDED.<br>DRAIN PIPES AT BASE SLAB ADDED.          | Original Signed | 05.2008 |
| G    | DIMENSION B ADDED.   | Original Signed | 08.2007 |
| F    | NAME OF DEPARTMENT AMENDED.                                    | Original Signed | 01.2005 |
| REF. | REVISION   | SIGNATURE       | DATE    |

**CATCHPIT WITH TRAP**



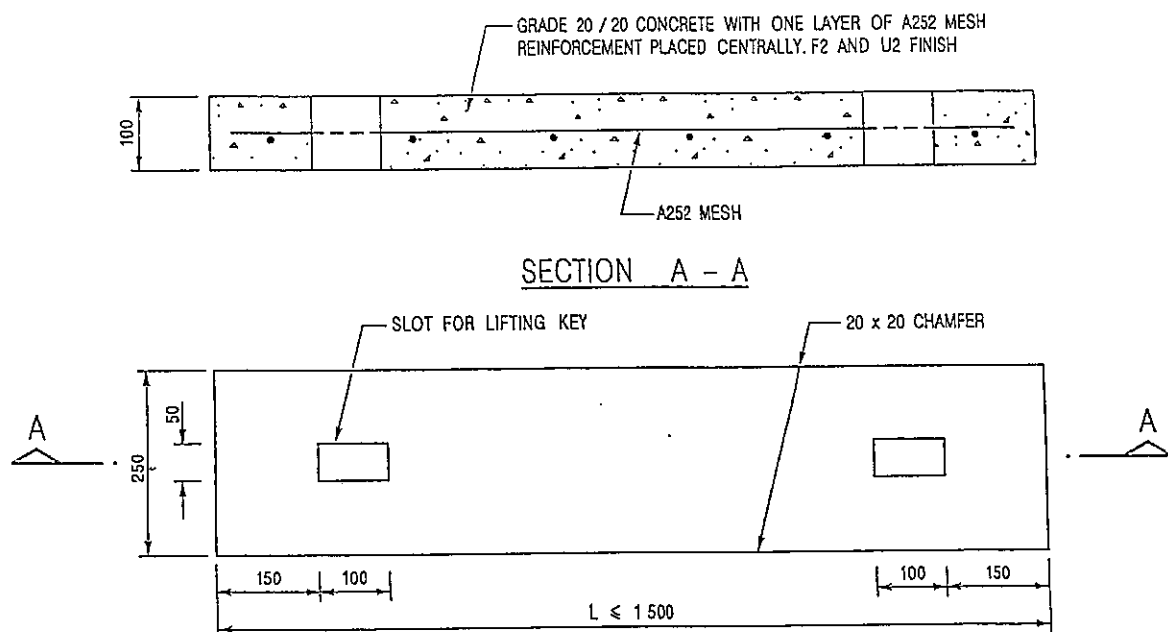
**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

**SCALE 1 : 20**

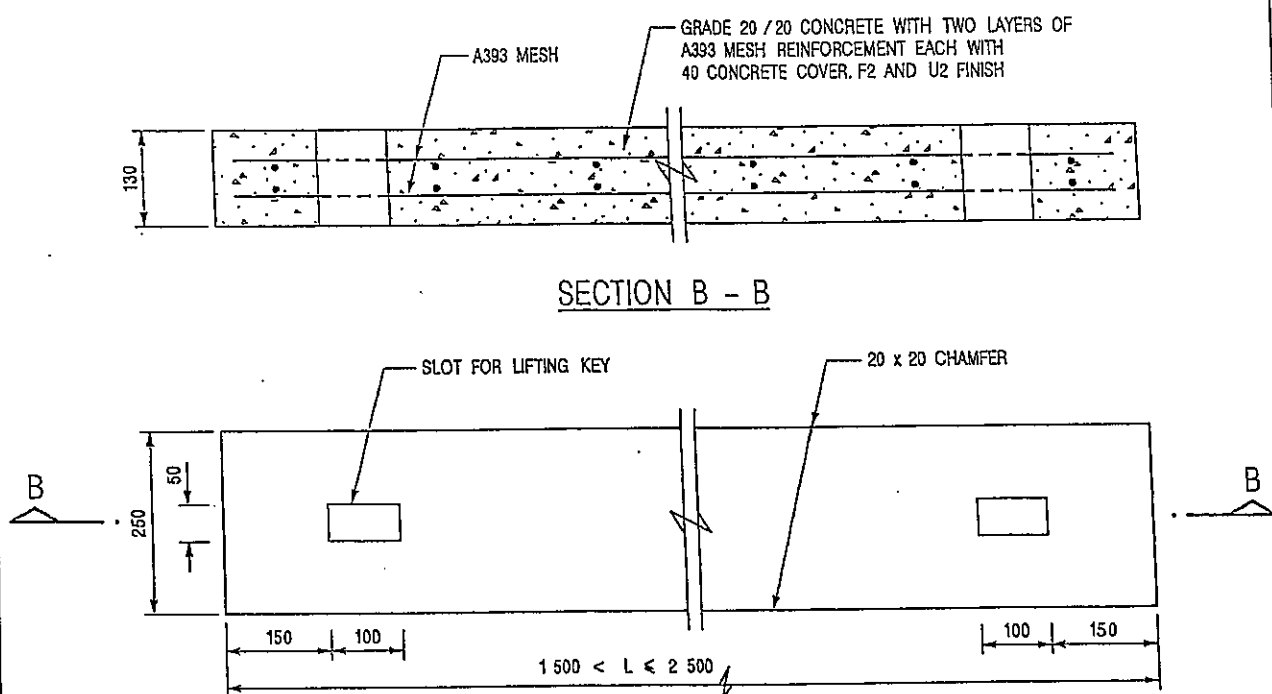
**DRAWING NO.**

**DATE JAN 1991**

**C24061** SHEET 2 OF 2



PLAN  
TYPE 1 - FOR SPAN UP TO 1.5 m



PLAN  
TYPE 2 - FOR SPANS 1.5 m TO 2.5 m

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL EXTERNAL EDGES OF THE COVERS SHALL BE 20mm CHAMFERED.

|      |                             |                 |         |
|------|-----------------------------|-----------------|---------|
| B    | NAME OF DEPARTMENT AMENDED. | Original Signed | 01.2005 |
| A    | GENERAL REVISION            | Original Signed | 12.2002 |
| REF. | REVISION                    | SIGNATURE       | DATE    |

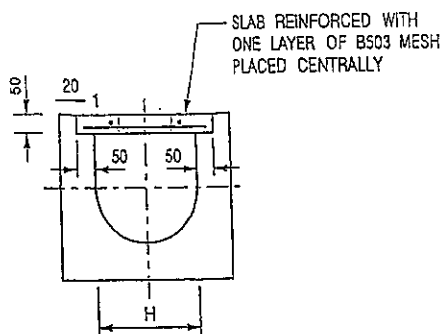
PRECAST CONCRETE COVERS  
FOR CATCHPIT AND SAND TRAP



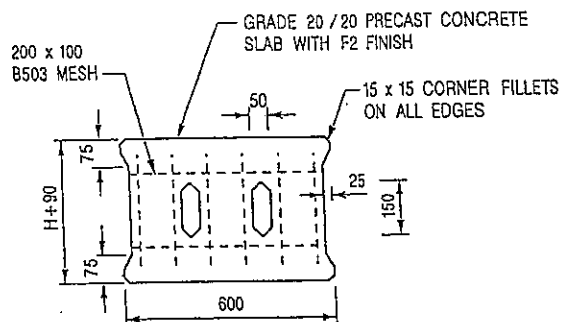
CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT

SCALE 1 : 10  
DATE JAN 1991

DRAWING NO.  
C2407B



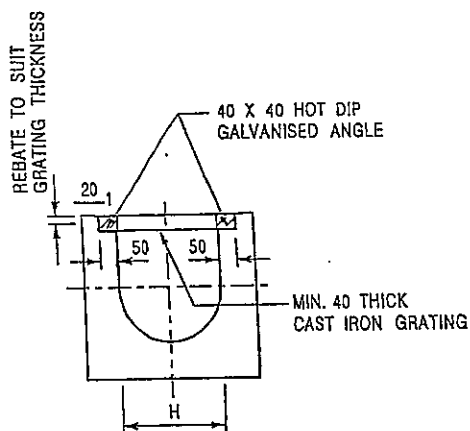
TYPICAL SECTION



PLAN OF SLAB

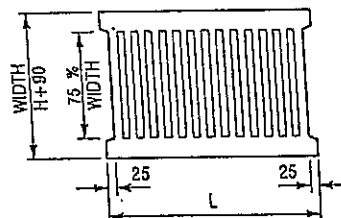
### U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION

(DIMENSIONS ARE FOR GUIDANCE ONLY, CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)



L = 600mm FOR H ≤ 375mm  
L = 400mm FOR H > 375mm

CAST IRON GRATING

### U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

#### NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. H=NOMINAL CHANNEL SIZE.
3. ALL CAST IRON FOR GRATINGS SHALL BE GRADE 150 TO BS 1452.
4. FOR COVERED CHANNELS TO BE HANDED OVER TO HIGHWAYS DEPARTMENT FOR MAINTENANCE, THE GRATING DETAILS SHALL FOLLOW THOSE AS SHOWN ON HyD STD. DRG. NO. H2233.

|      |                                |                 |         |
|------|--------------------------------|-----------------|---------|
| D    | NOTE 4 ADDED.                  | Original Signed | 06.2008 |
| C    | MINOR AMENDMENT. NOTE 3 ADDED. | Original Signed | 12.2005 |
| B    | NAME OF DEPARTMENT AMENDED.    | Original Signed | 01.2005 |
| A    | CAST IRON GRATING AMENDED.     | Original Signed | 12.2002 |
| REF. | REVISION                       | SIGNATURE       | DATE    |

COVER SLAB AND CAST IRON  
GRATING FOR CHANNELS



CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT

SCALE 1:20

DATE JAN 1991

DRAWING NO.  
C2412D

卓越工程 建設香港

We Engineer Hong Kong's Development

電話 Tel: 2654 1307  
圖文傳真 Fax: 2650 9896  
電郵地址 Email: gendlotp@landsd.gov.hk  
本署檔號 Our Ref: (130) in DLO/TP 439/TLT/90  
來函檔號 Your Ref: DD15/H19/16

來函請註明本署檔號  
Please quote our reference in your reply

Access Consulting Limited  
Flat 92, 7<sup>th</sup> Floor, Lee Fung Bldg.,  
Nos. 88-96, Argyle Street,  
Mong Kok, Kowloon



地政總署  
大埔地政處  
DISTRICT LANDS OFFICE/  
TAI PO  
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。  
We strive to achieve excellence in land administration.

新界大埔汀角路一號大埔政府合署一樓  
1/F, TAI PO GOVERNMENT OFFICES BUILDING,  
1 TING KOK ROAD, TAI PO, NEW TERRITORIES.  
網址 Website: www.landsd.gov.hk

16 MAR 2017

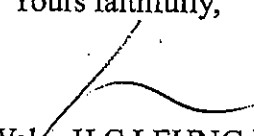
Dear Sir,

**Application for the construction of Small House (SH)  
Lots Nos. 646 S.K ss.1 and 652 S.C ss.1 in D.D. 15  
Shan Liu Village, Tai Po, N.T.  
(Re-Submission of Sewerage Connection Proposal)**

I refer to your letter 28 June 2016 enclosing a sewerage drainage proposal in respect of the subject site.

2. Please be informed that the proposal has been examined by staff of Drainage Services Department (DSD) and DSD has no further comment on the proposed works.
3. However, You are reminded that the requirements/general comments in paragraphs 3(a) to 3(f) in my previous letter dated 2 June 2016 are still valid.
4. Should you have any enquiries, please contact the undersigned at 2654 1307.

Yours faithfully,

  
( Wales H.C LEUNG )  
for District Lands Officer, Tai Po

c.c.  
Mr. CHEUNG Chi Keung



# Access Consulting Limited

惠實顧問有限公司

Flat 92, 7<sup>th</sup> floor, Lee Fung Bldg., Nos.88-96 Argyle Street, Mongkok, Kowloon.

Tel: 2390 5319 Fax: 2787 6407

E-mail: accessconsulting18@yahoo.com.hk

(Civil & Structural Engineering Consultant)

Your Ref.:

Our Ref.:

Date:

DLO/TP 439/TLT/90

DD15/H19/16

28 June 2016

District Lands Office, Tai Po  
District Lands Department  
1/F., Tai Po District Government Offices,  
1 Ting Kok Road, Tai Po, New Territories

Dear Sir,

Application for the construction of Small House(SH)  
Lot No. 646K1 and 652C1 in D.D 15 Shan Liu, Tai Po, N.T.  
Submission of Sewerage connection Proposal

We refer to your letter dated 2<sup>nd</sup> June 2016 regarding the captioned project, we would like to reply DSD comments as follows:

2.(a) The revised sewerage plan is attached for your consideration

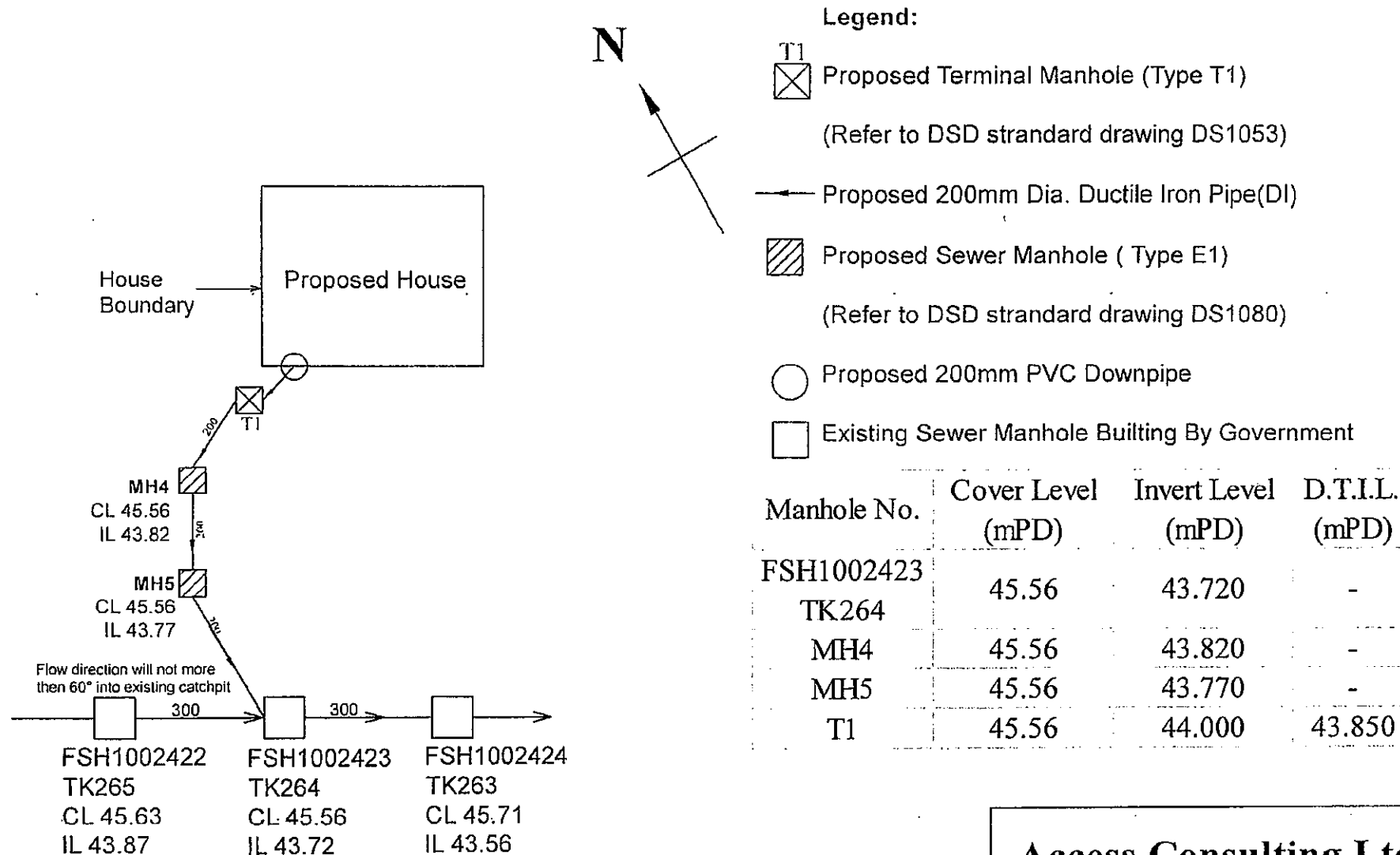
3.(a)-(f) Noted.

Should you have any question, please contact our Mr. John Lo at 2390 5319.

Yours faithfully,  
Access Consulting Limited

  
John Lo

RECEIVED BY  
2016 JUN 29 A 11:26  
DLO/TP



The Inlet level is  
43.73mPD at TK264

| Manhole No. | Cover Level<br>(mPD) | Invert Level<br>(mPD) | D.T.I.L.<br>(mPD) |
|-------------|----------------------|-----------------------|-------------------|
| FSH1002423  | 45.56                | 43.720                | -                 |
| TK264       | 45.56                | 43.820                | -                 |
| MH4         | 45.56                | 43.770                | -                 |
| MH5         | 45.56                | 44.000                | 43.850            |
| T1          | 45.56                | 44.000                | 43.850            |

**Access Consulting Ltd.**

Tel:23905319 Fax:27876407

**Project:**

Lot no. 646 K1 & 652 C1

in D.D. 15 Shan Liu, Tai Po, N.T.

**Title:**

Proposal Sewerage Plan

**Drawing No. :**

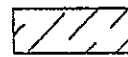
DD15/H19/SP-1(in)160107-R2

**Scale:** N.T.S.

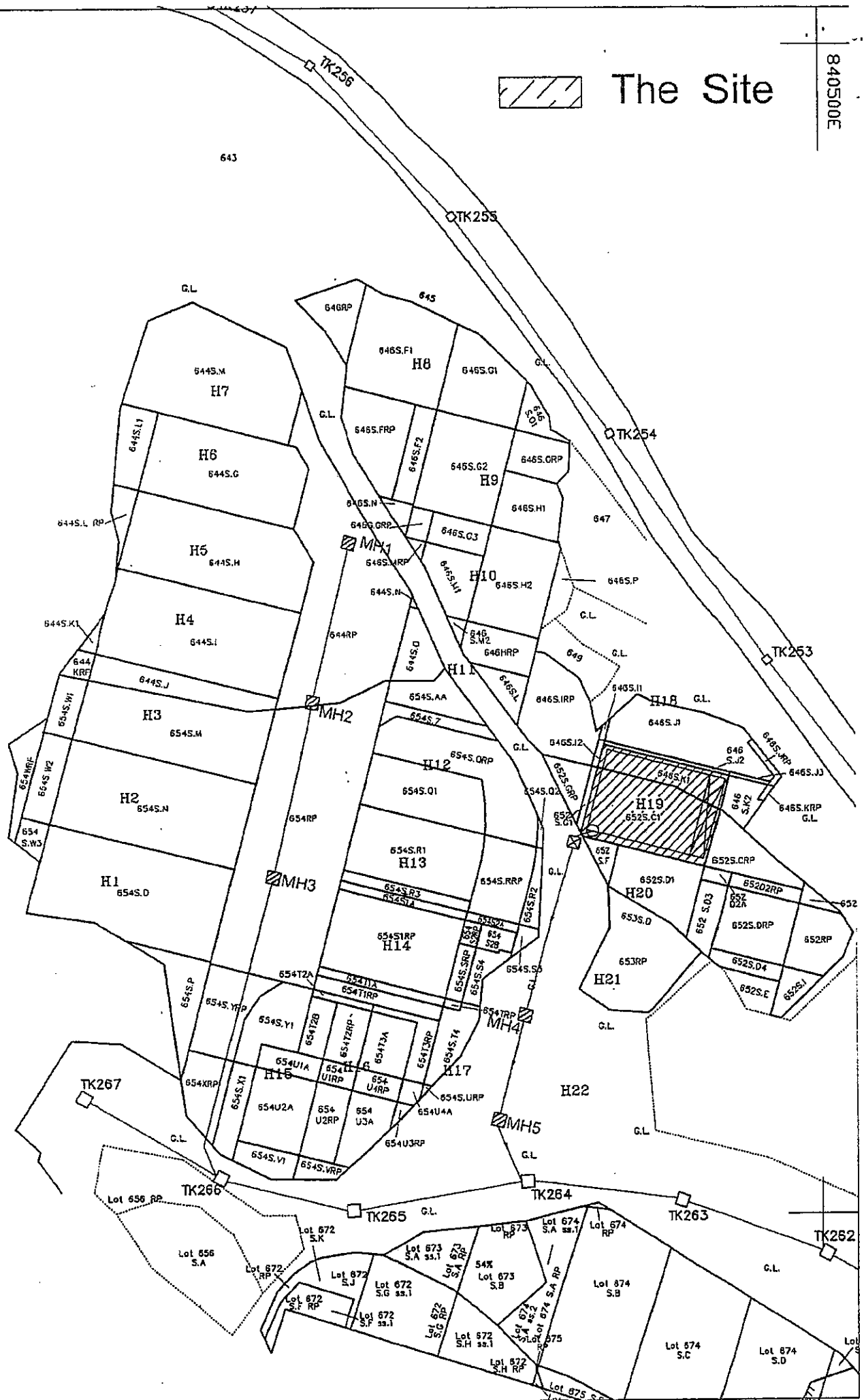
**Date:**

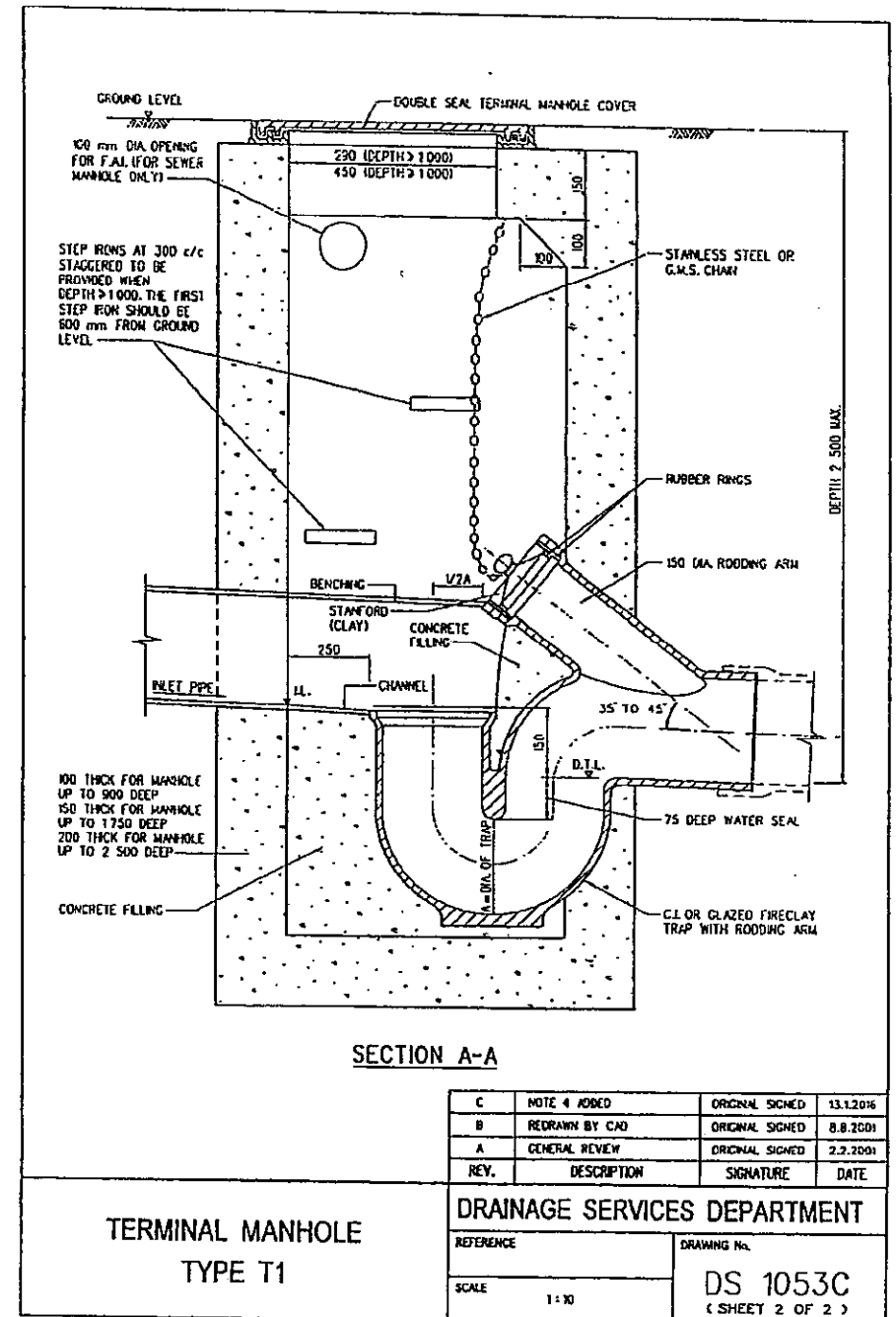
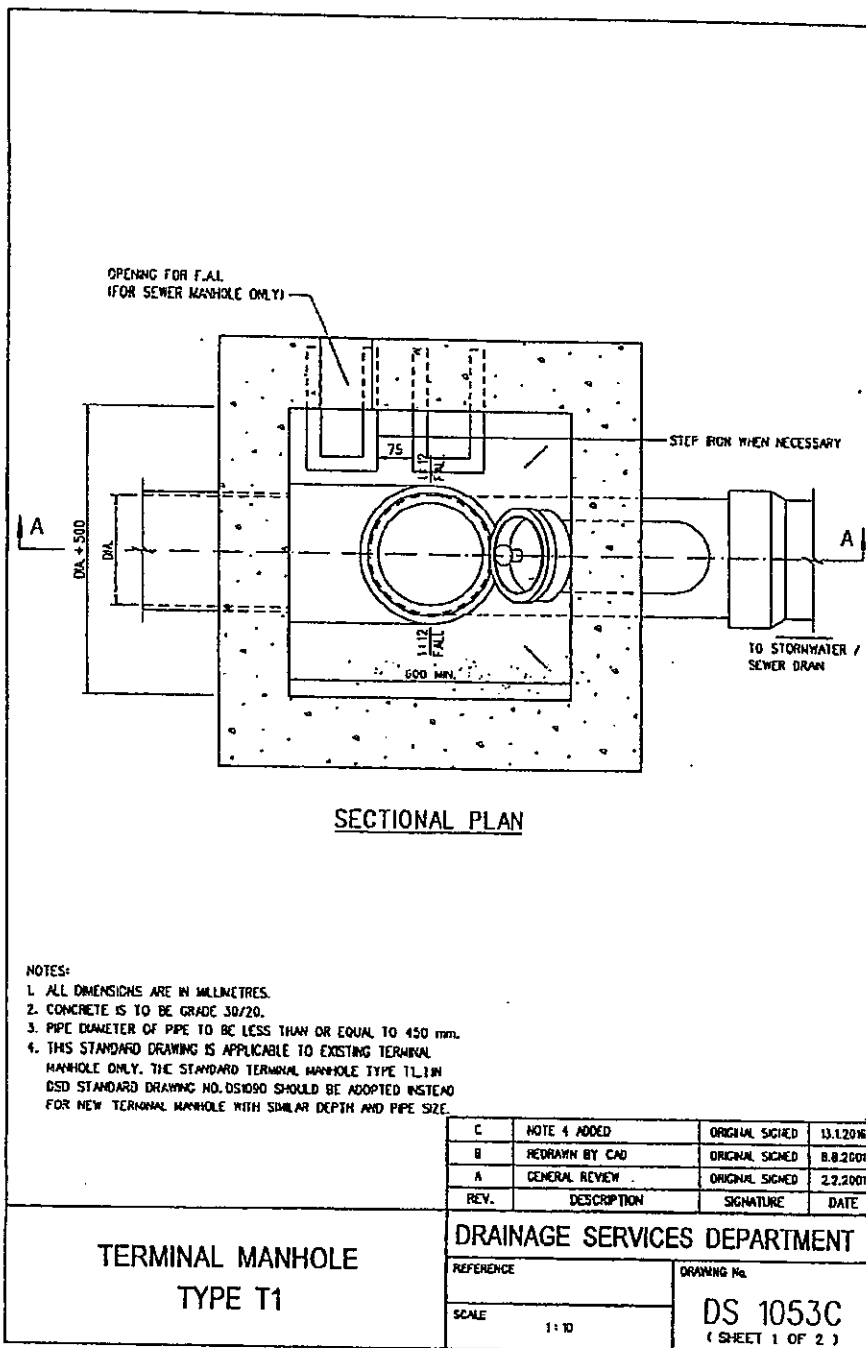


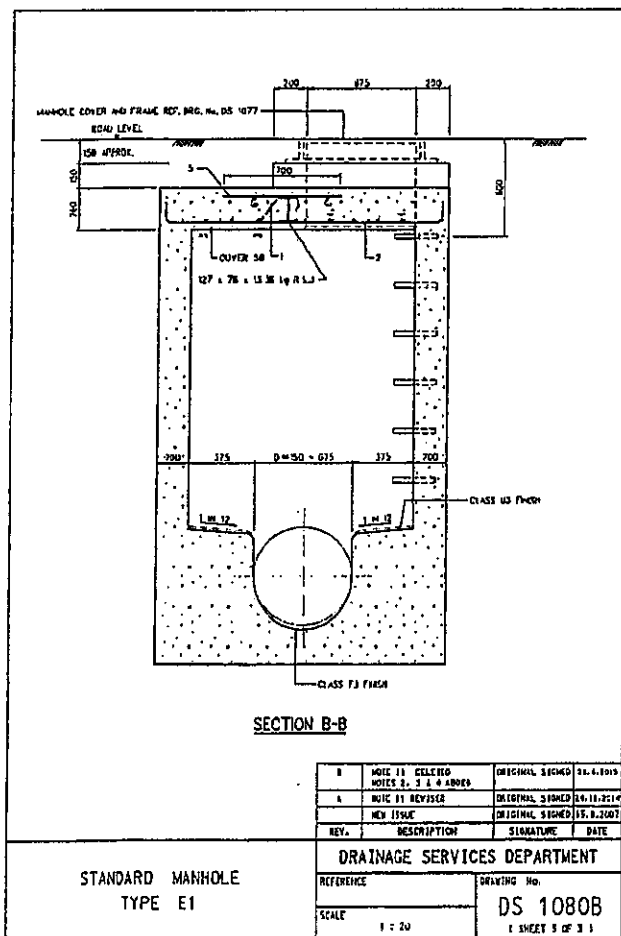
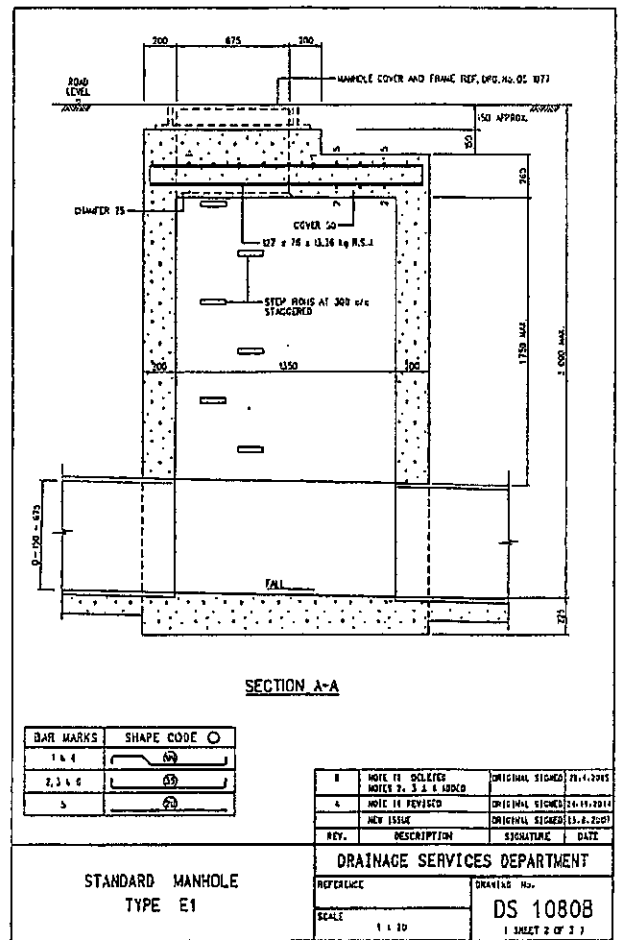
840500E



The Site







## 規 劃 署

沙田、大埔及北區規劃處  
新界沙田正禾路1號  
沙田政府大樓13樓



## Planning Department

Sha Tin, Tai Po & North District Planning Office  
13/L, Sha Tin Government Offices,  
1 Shung Wo Che Road, Sha Tin, N.T.

來信編號 Your Reference  
來信編號 Our Reference ( ) in TPB/A/NE-TK/411  
電話號碼 Tel. No. 2158 6220  
傳真號碼 Fax No. 2691 2806/ 2696 2377

郵遞函件

梁北強先生

梁先生：

擬在劃為「農業」地帶的大埔山寮村丈量約份第15約

| 規劃申請編號      | 地點   |
|-------------|--|
| A/NE-TK/411 | 地段第 646 號 I 分段第 1 小分段、第 646 號 J 分段第 1 小分段及毗連政府土地   |
| A/NE-TK/477 | 地段第 654 號 T 分段第 1 小分段餘段、第 654 號 T 分段第 3 小分段餘段、第 654 號 T 分段第 4 小分段、第 654 號 U 分段第 3 小分段餘段、第 654 號 U 分段第 4 小分段 A 分段、第 654 號 U 分段餘段及毗連政府土地 |
| A/NE-TK/510 | 地段第 646 號 I 分段第 2 小分段、第 646 號 J 分段第 2 小分段、第 646 號 K 分段第 1 小分段、第 652 號 C 分段第 1 小分段及第 652 號 G 分段第 1 小分段                                  |
| A/NE-TK/511 | 政府土地   |
| A/NE-TK/528 | 地段第 653 號餘段和毗連政府土地   |
| A/NE-TK/529 | 地段第 652 號 D 分段第 1 小分段、第 652 號 D 分段第 2 小分段 A 分段、第 652 號 D 分段第 3 小分段、第 652 號 F 分段及第 653 號 D 分段和毗連政府土地                                    |

興建屋宇(新界豁免管制屋宇-小型屋宇)  
(美化環境建議書)

你於 2015 年 4 月 1 日提交美化環境建議書，以履行上述規劃許可附帶條件(a)項有關美化環境建議書的郵件收悉。

規劃申請編號 A/NE-TK/411

規劃署總城市規劃師/城市設計及園境認為你所提交的美化環境建議書可以接納。因此你已經履行附帶條件(a)項部分的要求。

為完全履行附帶條件(a)項全部要求，請依照已獲接納的美化環境建議書落實其美化環境建議及在完工後提交圖則及相片顯示有關美化環境設施。

根據「專業人士作業備考第 1/2004 期之審批及審查與規劃申請有關的園景方案」，你可委聘一名註冊園境師，證明園景設計總圖或園景建議已按獲批時的條款落實，並提交一份自行核證完成規定事項證明書予規劃署。你亦可在完成美化環境設施後通知本署作全面審查。

規劃申請編號 A/NE-TK/477

規劃署總城市規劃師/城市設計及園境認為由於空間有限，該地盤並不適合樹木種植，你須種植灌木品種。因此，請修訂及提交美化環境建議書，再作考慮。

規劃申請編號 A/NE-TK/510

規劃署總城市規劃師/城市設計及園境認為由於並無額外空間適合樹木/灌木種植，因此不須要在該地盤內作美化環境。有鑑於此，你已符合附帶條件(b)項的要求。

規劃申請編號 A/NE-TK/511、528 及 529

這三個規劃許可並無有關美化環境的附帶條件。

綜觀上述意見，請修訂及提交美化環境建議書，再作考慮。如你對上述意見有任何疑問，請與本署劉藹玲女士(電話: 2231 4747)或楊沛然先生(電話: 2158 6235)聯絡。

規劃署署長

(蘇震國



代行)

二零一五年四月二十九日

副本抄送

城市規劃委員會秘書

大埔地政專員

規劃署總城市規劃師/城市設計及園景 (經辦人: 劉藹玲女士)

地盤檔案

CKS/CTL/EY/ey

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**Relevant Revised Interim Criteria for Consideration of Application for  
New Territories Exempted House (NTEH)/Small House in New Territories  
( promulgated 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.
- <sup>^</sup>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 Applications**

**Approved Applications**

| <b>Application No.</b> | <b>Proposed Use(s)/Development(s)</b>                                | <b>Date of Consideration</b> |
|------------------------|--|------------------------------|
| A/NE-TK/349            | Proposed House (New Territories Exempted House (NTEH) - Small House) | 15.4.2011                    |
| A/NE-TK/422            | Proposed Houses (NTEH - Small House)                                 | 11.1.2013                    |
| A/NE-TK/510            | Proposed Houses (NTEH - Small House)                                 | 11.7.2014                    |

**Rejected Application**

| <b>Application No.</b> | <b>Proposed Use(s)/Development(s)</b> | <b>Date of Consideration</b> | <b>Rejection Reasons</b> |
|------------------------|---------------------------------------|------------------------------|--------------------------|
| A/NE-TK/787            | Proposed House (NTEH - Small House)   | 8.12.2023                    | R1 – R2                  |

**Rejection Reasons:**

- R1 The proposed development is not in line with the planning intention of the “Agriculture” zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from this planning intention; and
- R2 Land is still available within the “Village Type Development” (“V”) zone of Shan Liu which is primarily intended for Small House development. It is considered more appropriate to concentrate the proposed Small House development within the “V” zone for more orderly development pattern, efficient use of land and provision of infrastructure and services.

**Similar Applications**

**Approved Applications**

| <b>Application No.</b>   | <b>Proposed Use(s)/Development(s)</b>                                | <b>Date of Consideration</b> |
|--------------------------|--|------------------------------|
| A/NE-TK/295              | Proposed House (New Territories Exempted House (NTEH) - Small House) | 18.12.2009                   |
| A/NE-TK/299              | Proposed House (NTEH - Small House)                                  | 12.2.2010                    |
| A/NE-TK/305              | Proposed House (NTEH - Small House)                                  | 11.6.2010                    |
| A/NE-TK/358              | Proposed House (NTEH - Small House)                                  | 17.6.2011                    |
| A/NE-TK/411              | Proposed House (NTEH - Small House)                                  | 9.11.2012                    |
| A/NE-TK/416              | Proposed Two Houses (NTEHs - Small Houses)                           | 23.11.2012                   |
| A/NE-TK/421              | Proposed Seven Houses (NTEHs - Small Houses)                         | 21.12.2012                   |
| A/NE-TK/423              | Proposed House (NTEH - Small House)                                  | 11.1.2013                    |
| A/NE-TK/428              | Proposed Five Houses (NTEHs - Small Houses)                          | 8.2.2013                     |
| A/NE-TK/431              | Proposed House (NTEH - Small House)                                  | 15.3.2013                    |
| A/NE-TK/434              | Proposed Two Houses (NTEHs - Small Houses)                           | 15.3.2013                    |
| A/NE-TK/439              | Proposed Two Houses (NTEHs - Small Houses)                           | 3.5.2013                     |
| A/NE-TK/452 <sup>1</sup> | Proposed House (NTEH - Small House)                                  | 5.7.2013                     |
| A/NE-TK/463              | Proposed House (NTEH - Small House)                                  | 16.8.2013                    |
| A/NE-TK/467 <sup>1</sup> | Proposed House (NTEH - Small House)                                  | 27.9.2013                    |
| A/NE-TK/468              | Proposed Two Houses (NTEHs - Small Houses)                           | 27.9.2013                    |
| A/NE-TK/471              | Proposed Two Houses (NTEHs - Small Houses)                           | 11.10.2013                   |
| A/NE-TK/474              | Proposed House (NTEH - Small House)                                  | 8.11.2013                    |
| A/NE-TK/477 <sup>2</sup> | Proposed House (NTEH - Small House)                                  | 22.11.2013                   |
| A/NE-TK/483              | Proposed House (NTEH - Small House)                                  | 17.1.2014                    |

| <b>Application No.</b>   | <b>Proposed Use(s)/Development(s)</b>      | <b>Date of Consideration</b> |
|--------------------------|--|------------------------------|
| A/NE-TK/528              | Proposed House (NTEH - Small House)        | 2.1.2015                     |
| A/NE-TK/529              | Proposed House (NTEH - Small House)        | 2.1.2015                     |
| A/NE-TK/561              | Proposed House (NTEH - Small House)        | 4.12.2015                    |
| A/NE-TK/562              | Proposed House (NTEH - Small House)        | 4.12.2015                    |
| A/NE-TK/657              | Proposed House (NTEH - Small House)        | 21.12.2018                   |
| A/NE-TK/700              | Proposed Two Houses (NTEHs - Small Houses) | 26.3.2021                    |
| A/NE-TK/701              | Proposed Two Houses (NTEHs - Small Houses) | 26.3.2021                    |
| A/NE-TK/737              | Proposed House (NTEH - Small House)        | 14.1.2022                    |
| A/NE-TK/738 <sup>2</sup> | Proposed House (NTEH - Small House)        | 14.1.2022                    |

Remarks:

<sup>1</sup>: Applications No. A/NE-TK/452 and 467 cover the same site.

<sup>2</sup>: Applications No. A/NE-TK/477 and 738 cover the same site.

Rejected Applications

| <b>Application No.</b>   | <b>Proposed Use(s)/Development(s)</b>  | <b>Date of Consideration</b> | <b>Rejection Reason(s)</b> |
|--------------------------|--|------------------------------|----------------------------|
| A/NE-TK/167 <sup>1</sup> | Proposed House<br>(NTEH – Small House) | 12.12.2003<br>(on Review)    | R1 – R2                    |
| A/NE-TK/183              | Proposed House<br>(NTEH – Small House) | 10.6.2005                    | R1 – R3                    |
| A/NE-TK/272 <sup>1</sup> | Proposed House<br>(NTEH – Small House) | 17.4.2009                    | R1, R4                     |
| A/NE-TK/288              | Proposed House<br>(NTEH – Small House) | 21.8.2009                    | R1, R4                     |
| A/NE-TK/318              | Proposed House<br>(NTEH – Small House) | 27.8.2010                    | R4 – R6                    |
| A/NE-TK/357 <sup>2</sup> | Proposed House<br>(NTEH – Small House) | 17.6.2011                    | R4 – R7                    |
| A/NE-TK/388 <sup>2</sup> | Proposed House<br>(NTEH – Small House) | 22.2.2013<br>(on Review)     | R4 – R7                    |
| A/NE-TK/390              | Proposed House<br>(NTEH – Small House) | 26.10.2012<br>(on Review)    | R4 – R7                    |
| A/NE-TK/410              | Proposed House<br>(NTEH – Small House) | 10.5.2013<br>(on Review)     | R5 – R6                    |
| A/NE-TK/414              | Proposed House<br>(NTEH – Small House) | 8.3.2013<br>(on Review)      | R5 – R6                    |
| A/NE-TK/462              | Proposed House<br>(NTEH – Small House) | 16.8.2013                    | R8 – R9                    |
| A/NE-TK/509              | Proposed House<br>(NTEH – Small House) | 7.11.2014<br>(on Review)     | R8                         |
| A/NE-TK/525              | Proposed House<br>(NTEH – Small House) | 6.3.2015<br>(on Review)      | R8                         |
| A/NE-TK/526              | Proposed House<br>(NTEH – Small House) | 6.3.2015<br>(on Review)      | R8                         |

Remarks:

- <sup>1</sup>: Applications No. A/NE-TK/167 and 272 cover the same site.
- <sup>2</sup>: Applications No. A/NE-TK/357 and 388 cover in the same site.

Rejection Reasons:

- R1 The proposed development did not comply with the interim criteria for consideration of application for NTEH / Small House in the New Territories in that the proposed development was not able to be connected to the existing or planning/planned sewerage system in the area. There was insufficient information in the submission to demonstrate that the proposed development located within the water gathering grounds (WGG) would not cause adverse impact on water quality in the area.
- R2. The approval of the application would set an undesirable precedent for similar developments within the WGG. The cumulative effect of approving such applications would result in a general degradation of the water quality and the natural/rural environment of the area.
- R3. There was insufficient information in the submission to demonstrate that the proposed developments would not have adverse landscape impacts.
- R4. The approval of the applications would set an undesirable precedent for other similar applications in the area; and/or the cumulative impacts of approving such applications would result in a general degradation of the environment and landscape quality of the area.
- R5. The proposed development did not comply with the Interim Criteria for Consideration of Application for NTEH / Small House in New Territories as the site was entirely outside the “V” zone and the ‘VE’ of any recognized villages/Shan Liu Village.
- R6. The applicant failed to demonstrate that the proposed development located within the lower indirect WGG would not cause adverse impact on the water quality in the area.
- R7. The proposed development was not in line with the planning intention of the “GB” zone for the area which was to define the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There was a general presumption against development within this zone.
- R8. The application/proposed development did not comply with the Interim Criteria for Consideration of Application for NTEH / Small House in New Territories in that more than 50% of the footprint of the proposed Small House fell outside “V” zone or the ‘VE’.
- R9. There was no information in the submission to demonstrate that the proposed development would not cause adverse drainage impact on the surrounding area.

**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD):

- the applicant is an indigenous villager of Sha Lo Tung Lei Uk of Tai Po Heung, as confirmed by the Indigenous Inhabitant Representative of his village. However, the applicant's eligibility of Small House (SH) grant has yet to be ascertained;
- the Site is held under Block Government Lease (demised for agricultural use) and is not covered by any Modification of Tenancy or Building Licence. SH application submitted by the applicant for the Site is still under processing; and
- his advisory comments are at **Appendix VI**.

**2. Agriculture**

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- the proposed development is not supported from agricultural perspective; and
- the Site falls within "AGR" zone and is generally vacant. Agricultural infrastructures such as road access and water sources are available in the area. The Site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. The Site possesses potential for agricultural rehabilitation.

**3. Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental planning perspective;
- in view of small scale of the proposed development, the application alone is unlikely to cause major pollution. According to the record, public sewerage connection is available in the vicinity of the Site and he has no comment on the sewerage connection proposal; and
- his advisory comments are at **Appendix VI**.

**4. Landscape**

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

- no adverse comment on the application from landscape planning perspective;

- based on the aerial photo of 2024, the Site is situated in an area of settled valleys landscape character comprising village houses, vacant land, vegetated areas, vegetated areas and woodland. The proposed use is considered not incompatible with the landscape character of its surroundings; and
- according to the recent site photos, the Site is vacant with some self-seeded vegetation and no significant landscape resource is observed. Significant adverse impact on the existing landscape resources within the Site arising from the proposed use is not anticipated.

## 5. **Traffic**

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

- Small House development should be confined within the “V” zone as far as possible. Although additional traffic generated by the proposed development is not expected to be significant, such type of development outside the “V” zone, if permitted, will set an undesirable precedent case for similar applications in the future. The resulting cumulative adverse traffic impact could be substantial;
- the application only involving the development of one Small House can be tolerated on traffic grounds; and
- her advisory comments are at **Appendix VI**.

## 6. **Drainage**

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

- no adverse comment on the application from public drainage point of view; and
- her advisory comments are at **Appendix VI**.

## 7. **Water Supply**

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

- no objection to the application; and
- his advisory comments are at **Appendix VI**.

## 8. **Fire Safety**

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

- no in-principle objection to the application; and
- his advisory comments are at **Appendix VI**.

**9. Demand and Supply of Small House Sites**

According to the DLO/TP, LandsD's record, the total number of outstanding Small House applications for Shan Liu is 5 while the 10-year Small House demand forecast is 250. Based on the latest estimate by the Planning Department, about 0.95ha of land (or equivalent to about 38 Small House sites) are available within the "V" zone of Shan Liu for Small House development. Therefore, the land available cannot fully meet the future demand of 255 Small Houses (or equivalent to about 6.38ha of land).

**Recommended Advisory Clauses**

- (a) to note the comments of District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that if the planning application is approved by Town Planning Board, LandsD will process the Small House application. However, there is no guarantee at this stage that the Small House application would be approved. If the Small House application is approved by LandsD acting in the capacity as landlord at its sole discretion, such approval would be subject to terms and conditions as may be imposed by LandsD. There is no guarantee to the grant of a right of way to the Small House concerned or approval of the emergency vehicular access (EVA) thereto;
- (b) to note the comments of the Director of Environmental Protection (DEP) that public sewage connection is available in the vicinity of the Site and the applicant shall observe that written consent(s) obtained from the adjacent lot owner(s) and/or LandsD for laying and maintaining sewers, if any, may be required;
- (c) to note Comments of the Commissioner for Transport (C for T) that the applicant should clarify with relevant lands and maintenance authorities on the land status, management and maintenance responsibilities of the village access to avoid potential land disputes;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - there is no existing DSD maintained public drain available for connection in this area. The applicant should have its own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from the surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site; sufficient openings should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary wall/fence are to be erected. Any existing flow path affected should be re-provided. The proposed development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas. The applicant should maintain the drainage systems properly and rectify the systems if found to be inadequate or ineffective during operation. The applicant should also be liable for and indemnify claims and demands arising out of damage or nuisance caused by failure of the systems;
  - there is existing public sewers in the vicinity of the Site. The drainage record plan is in **Attachment I** for reference;
  - the applicant shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (GL) (where required) outside the Site;
  - his comments on stormwater drainage proposal and sewerage drainage proposal are as follows:

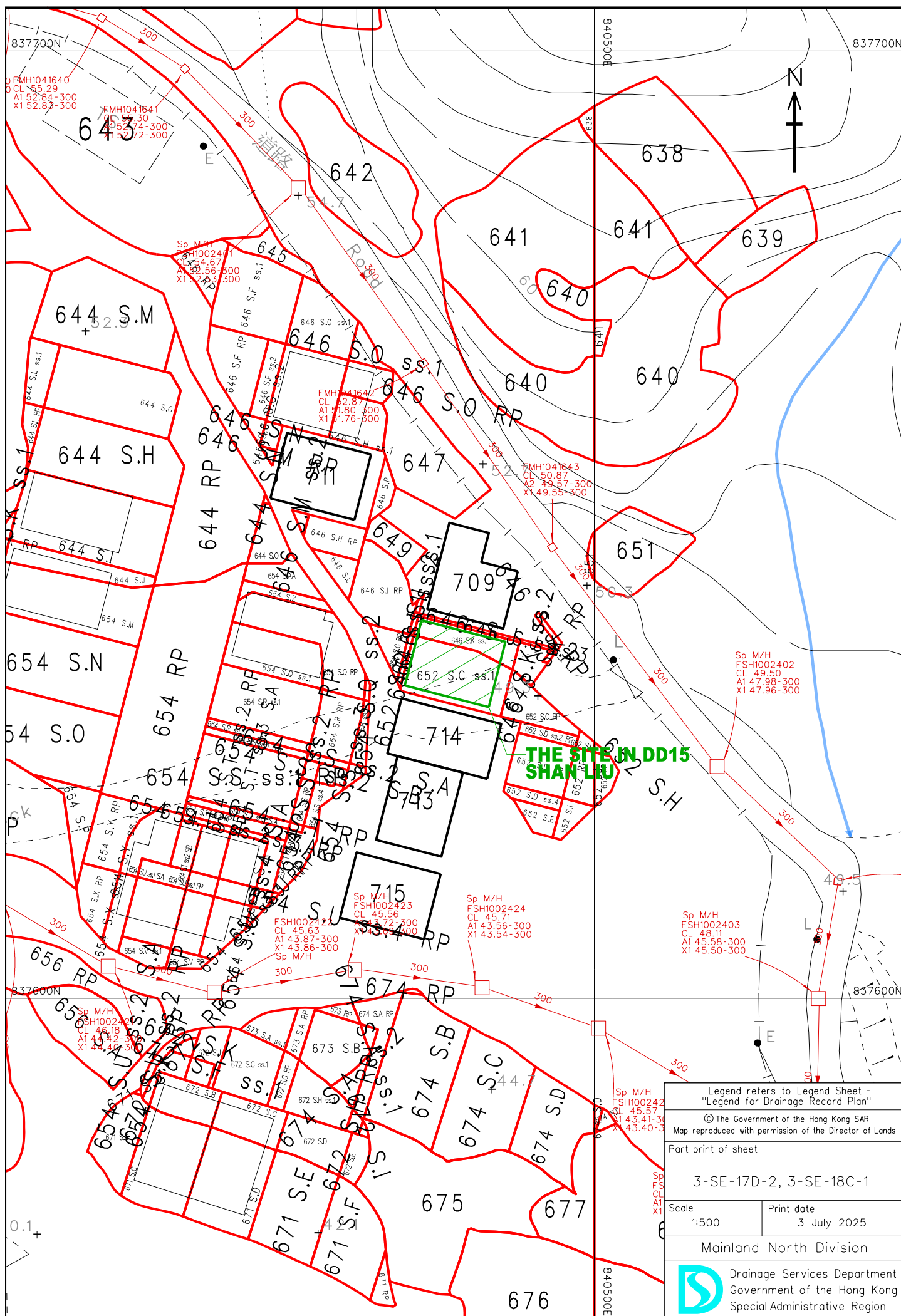
Stormwater drainage proposal

- the applicant should review the drainage proposal in accordance with the latest version of the Stormwater Drainage Manual and Corrigendum;
- the proposed drainage system shown on drainage layout plan is not clear and the text cannot be read; and
- it is noted that a 1200mm diameter (dia.) drain pipe will be constructed near the Site. The applicant should confirm if the proposed stormwater drainage system will be connected to the 1200mm dia. drain pipe and revise the proposal accordingly when resubmit it in Small House application stage for his office's consideration;

Sewerage drainage proposal

- DSD's information revealed that no stud pipe is reserved for the proposed Small House, views from Environmental Protection Department should be sought on whether the sewerage to be generated from the proposed Small House can be adequately catered by the existing/planned public sewers located nearby;
  - please specify the fall of the proposed sewers;
  - the proposed terminal manhole should be of Type T1\_1 instead of Type T1 and should comply with DSD Standard Drawing No. DS1090 instead of DS1053; and
  - Polyethylene (PE100) pipe should be adopted for buried sewage pipe from terminal manhole to existing DSD's manhole on GL; and
- the applicant should also note the following general comments/requirements:
    - the proposed drainage works, whether within or outside the Site, should be constructed and maintained by the applicant at his expense;
    - the applicant shall rectify/modify the drainage system if it is found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify Government against claims and demands arising out of damage or nuisance caused by failure of the system;
    - DSD noticed that the proposed drainage connection(s) to the surrounding/downstream area(s) will run through GL and/or other private lot(s). The applicant shall demonstrate that the proposed drainage construction/improvement/modification works and the operation of the rainage can be practicably and satisfactorily implemented on site;
    - upon completion of the sewerage connection, an on-site technical audit will be carried out by his office. The applicant should submit the application for technical audit (Form HBP1), the approved sewerage drainage plan and the technical audit fee to his office at least two weeks before the technical audit. Form HBP1 can be downloaded from DSD's website at <http://www.dsd.gov.hk>.

- a minimum soil cover of 450mm and 900mm should be provided for the connection pipe constructed under footpath and carriageway respectively;
  - the applicant should take all precautionary measures to prevent any disturbance, damage and pollution from the development to any parts of the existing drainage facilities in the vicinity of the Site. In the event of any damage to the existing drainage facilities, the applicant would be held responsible for the cost of all necessary repair works, compensation and any other consequences arising therefrom; and
  - the applicant should be advised that the limited desktop checking by Government on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve his/their obligations to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to receive the flows collected from the Site;
- (e) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- the foul water drainage system of the proposed Small House shall be connected to the public sewerage system in the area and the applicant shall connect the whole of the foul water drainage system to the public sewerage system;
  - adequate protective measures shall be taken to ensure that no pollution or siltation occurs to the water gathering grounds; and
  - the applicant shall submit an executed Deed of Grant of Easement for each private lot through which the sewer connection pipes are proposed to pass to demonstrate that it is both technically and legally feasible to install sewer pipes from the proposed New Territories Exempted House/Small House to the planned sewerage system via relevant private lots;
- (f) to note the comments of the Director of Fire Services (D of FS) that:
- the proposed house(s) shall not encroach on any existing EVA or planned EVA under application in accordance with LandsD's record; and
  - the applicant is advised to observe 'New Territories Exempted Houses – A Guide to Fire Safety Requirements' published by the LandsD. Detailed fire safety requirements will be formulated upon receipt of formal applications referred by the LandsD; and
- (g) 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 applicant 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 Board where required before carrying out the road work.



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

參考編號

**Reference Number:**

250715-134727-82497

提交限期

**Deadline for submission:**

25/07/2025

提交日期及時間

**Date and time of submission:**

15/07/2025 13:47:27

有關的規劃申請編號

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

A/NE-TK/838

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Sherman Tang

意見詳情

**Details of the Comment :**

The Chairman and Members of the Town Planning Board

Subject: Strong Objection to the Land Use Rezoning Application at [Insert relevant planning application or lot number here], Ting Kok Village, Tai Po

Dear Mr. Chairman and Members of the Board,

I am writing as a resident of Ting Kok Village to express my strongest opposition to the aforementioned application, which proposes to rezone the site for the development of village houses. I am convinced that this rezoning application is not only detrimental to the long-term interests of our village but will also inflict irreversible damage on the community's traffic infrastructure, environment, and overall quality of life.

My objections are based on the following two critical points:

**1. Severely Inadequate Traffic Infrastructure and Resulting Safety Hazards**

The entire Ting Kok Road area, including our village, has long been plagued by severe traffic problems. The core area of our village relies solely on a single, extremely narrow lane for vehicular access. This road is already operating beyond its capacity. On weekdays, traffic congestion during peak hours makes entering and exiting the village a daily struggle. The situation deteriorates dramatically during weekends and public holidays when a large influx of visitors overwhelms the area, causing long traffic queues and immense frustration for residents.

To approve the construction of additional village houses on this fragile infrastructure would mean introducing dozens of new households and a corresponding number of private vehicles. The resulting increase in traffic volume would completely paralyze this sole access road, which serves as our community's lifeline. This is not merely a matter of convenience; it is a grave safety issue. In an emergency, how could fire engines or ambulances navigate through the inevitable gridlock to reach those in need? Any delay could lead to catastrophic losses of life and property.

The existing road network is utterly incapable of handling any additional traffic load. Approving any development that increases the residential population in this area, without a concrete, feasible, and already-implemented traffic improvement plan from the government, would be profoundly irresponsible.

## 2. Destruction of the Rural Landscape and Encroachment on Precious Green Land

The reason we call Ting Kok Village home extends beyond the bricks and mortar of our houses; it lies in its unique rural character and natural landscape. The site proposed for rezoning is one of the few remaining green spaces in our village. It is a lush area that serves as a habitat for birds and insects and acts as a precious resource for villagers to relax and connect with nature. This land forms a vital green buffer for our community and is an indispensable part of our living environment.

To convert such a valuable piece of rural land into a concrete jungle for standardized village houses constitutes an act of permanent environmental destruction. This would not only destroy wildlife habitats and reduce biodiversity but also completely erase the distinctive rural charm of Ting Kok Village, degrading it into yet another crowded, concrete-filled housing area. This kind of short-sighted development, which comes at the expense of the environment, runs contrary to the public's growing desire for rural conservation and a higher-quality living environment. We chose to live here precisely because we cherish its tranquility and greenery, not because we want more buildings.

### Conclusion

In summary, this rezoning application is fundamentally flawed due to its severe and unsolvable traffic and environmental consequences. It threatens to overwhelm our already strained transportation network, posing a direct threat to the safety of residents. Simultaneously, it will ruthlessly destroy our village's precious natural scenery, causing permanent harm to the environment.

We sincerely urge the Board to prioritize the long-term well-being of the residents of Ting Kok Village and the broader goal of environmental conservation in Hong Kong. We ask you to carefully consider our views and reject this highly controversial and detrimental application. We aspire to a sustainable community, not a home suffocated by overdevelopment.

Sincerely,

A Resident of Ting Kok Village

[SHERMAN tang]

[Date: July 15, 2025]

Canvas

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

參考編號

**Reference Number:**

250716-102213-67581

提交限期

**Deadline for submission:**

25/07/2025

提交日期及時間

**Date and time of submission:**

16/07/2025 10:22:13

有關的規劃申請編號

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

A/NE-TK/838

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Kennis Chiu

意見詳情

**Details of the Comment :**

山寮路已經太多車太多屋，車位不足夠，交通設施欠奉，本身小巴已經唔夠座位又唔加密班次，所以搞到居民已經好辛苦，而且車位唔足夠，搞到啲人成日周圍泊車有一條行人路可以俾行人成日要同車蹣路，所以唔建議興建多一座村屋，一座之後又會多幾座，之後有完善配套，例如車位小巴我唔會反對

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

參考編號

**Reference Number:**

250722-162057-64696

提交限期

**Deadline for submission:**

25/07/2025

提交日期及時間

**Date and time of submission:**

22/07/2025 16:20:57

有關的規劃申請編號

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

A/NE-TK/838

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Winnie Ng

意見詳情

**Details of the Comment :**

本人對最近有關將農業土地改作住宅用途之申請表示嚴重關注及反對。該地段本屬農業用途，根據政府土地契約及原有區域規劃，其使用不應隨意更改。今次申請不僅破壞契約精神，更對社區整體生態環境、交通負荷及生活質素帶來深遠影響。

區內設施未配合：該地段周邊基建未能應付新增人口帶來的壓力，交通、環境資源本已緊絀，再增人口將令居民生活質素進一步下降。

生態受威脅：該地具備自然環境價值，改建成住宅會破壞原有棲息地，引起生態失衡，長遠對環境造成難以彌補的損害。

造成不良先例：一旦今次申請獲批，恐引起骨牌效應，誘發更多類似申請，最終導致整個地區被迫背離原有規劃方向，社區承擔沉重代價。

本人懇請政府審慎處理此類申請，秉持公平公開原則，嚴格依循契約及規劃指引，切勿因個別利益犧牲整體社區福祉。

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

參考編號

**Reference Number:**

250725-110718-12457

提交限期

**Deadline for submission:**

25/07/2025

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提交日期及時間

**Date and time of submission:**

25/07/2025 11:07:18

有關的規劃申請編號

**The application no. to which the comment relates:** A/NE-TK/838

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Sue Yam

意見詳情

**Details of the Comment :**

本人是本區居民，多年來多次發現申請人在興建工程，建築廢料污染山寮河，因為其發展地點就是位於山寮河中上游，而當下就是船灣淡水湖集水區，除了令當區大範圍生態受到影響，更令通往船灣淡水湖的食水供應受到污染。此外，附近居民多年見證其發展完全無考慮當區共融環境，包括居民與各種當區生物和植物，所以我以居民身份反對這宗申請。

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

參考編號

**Reference Number:**

250725-114427-16235

提交限期

**Deadline for submission:**

25/07/2025

6

提交日期及時間

**Date and time of submission:**

25/07/2025 11:44:27

有關的規劃申請編號

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

A/NE-TK/838

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Ho Sum Wah

意見詳情

**Details of the Comment :**

影響交通及民生，破壞環境污染

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

參考編號

**Reference Number:**

250725-180904-55608

提交限期

**Deadline for submission:**

25/07/2025

7

提交日期及時間

**Date and time of submission:**

25/07/2025 18:09:04

有關的規劃申請編號

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

A/NE-TK/838

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Lee Jav

意見詳情

**Details of the Comment :**

我反對理據：

本人是本區居民，多年來多次發現申請人的興建工程，建築廢料污染山寮河，因為其發展地點就是位於山寮河中上游，而當下就是船灣淡水湖集水區，除了令當區大範圍生態受到影響，更令通往船灣淡水湖的食水供應受到污染。此外，附近居民多年見證其發展完全無考慮當區共融環境，包括居民與各種當區生物和植物，所以我以居民身份反對這宗申請。

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

參考編號

**Reference Number:**

250725-212539-89613

提交限期

**Deadline for submission:**

25/07/2025

8

提交日期及時間

**Date and time of submission:**

25/07/2025 21:25:39

有關的規劃申請編號

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

A/NE-TK/838

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Nip Wai Mei

意見詳情

**Details of the Comment :**

作為本區居民，我對申請人在山寮河中上游進行的建築工程表示強烈反對。多年來，我多次目睹該工程所產生的建築廢料對山寮河造成的污染，這一行為不僅影響了當地的生態環境，還對通往船灣淡水湖的食水供應構成了潛在威脅。船灣淡水湖是我們社區的重要水源，其集水區的水質安全至關重要。

此外，該工程的發展過程中，申請人顯然未考慮到當地社區的共融環境，忽視了居民與周邊生物及植物的和諧共存。這種缺乏環境考量的發展模式，將對我們的生活質量和生態系統造成長期的負面影響。

因此，作為一名關心社區環境的居民，我堅決反對這項申請，並呼籲相關部門重視我們的聲音，保護我們的生態環境及水源安全。

From: [REDACTED]  
Sent: 2025-07-24 星期四 22:56:58  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject: A/NE-TK/838 DD 15 Shan Liu, Tai Po

A/NE-TK/838

Lots 646 S.K ss.1 and 652 S.C ss.1 in D.D. 15, Shan Liu, Tai Po

Site area: About 89.1sq.m

Zoning: "Agriculture"

Applied development: NET House

Dear TPB Members,

787 rejected 8 Dec 2023

(b) land is still available within the "V" zone of Shan Liu which is primarily intended for Small House development. It is considered more appropriate to concentrate the proposed Small House development within the "V" zone for more orderly development pattern, efficient use of land and provision of infrastructure and services.

There has been no change in policy with regard to NET houses so there is no justification for a further application.

Mary Mulvihill