

2026年 8月 1 3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。

Form No. S16-II
表格第 S16-II 號

This document is received on 13 AUG 2026.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

**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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TP/710
	Date Received 收到日期	13 AUG 2026

- 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)

LI GAVIN (李家永)

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)

Ratio Architecture & Construction Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 311 S.A in D.D.14, Tung Tsz, Tai Po
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 115.4 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 195.09 sq.m 平方米 ☐ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	0 sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tai Po Outline Zoning Plan No. S/TP/32
(e) Land use zone(s) involved 涉及的土地用途地帶	Green Belt
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- ☒ is the sole “current land owner”^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (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”^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a “current land owner”[#].
並不是「現行土地擁有人」[#]。

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

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of “current land owner(s)”[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of “current land owner(s)” [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of ‘Current Land Owner(s)’ 「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 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 (DD/MM/YYYY) 取得同意的日期 (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 notified “current land owner(s)”[#]
已通知 名「現行土地擁有人」[#]。

Details of the “current land owner(s)” [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of ‘Current Land Owner(s)’ 「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 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 (DD/MM/YYYY) 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)^{#&}
於_____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

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)[&]
於_____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
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[&]
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
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[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

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

6. Development Proposal 擬議發展計劃			
(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	LI GAVIN (李家永)		
(b) 原居民所屬的原居鄉村 (如適用) The related indigenous village of the indigenous villager(s) (if applicable)	Wai Ha Village		
(c) Proposed gross floor area 擬議總樓面面積	195.09 sq.m 平方米 ☐ About 約		
(d) Proposed number of house(s) 擬議房屋幢數	1	Proposed number of storeys of each house 每幢房屋的擬議層數	3
(e) Proposed roofed over area of each house 每幢房屋的擬議上蓋面積	65.03 sq.m 平方米	Proposed building height of each house 每幢房屋的擬議高度	8.23 m 米
(f) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途	Circulation and landscaped area (Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable) (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? 是否有車路通往地盤/有關建築物?	Yes 是 ☒ No 否 ☐	☒ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Tung Tsz Road ☐ There is a proposed access. (please illustrate on plan and specify the width) 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? 擬議的屋宇發展能否接駁至公共污水渠?	Yes 是 ☒ No 否 ☐	(Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線) (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。																															
Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 ☐ Please provide details 請提供詳情 No 否 ☒																														
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 ☐ (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) (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約 No 否 ☒																														
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tbody> <tr> <td>On environment 對環境</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> </tbody> </table> 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) 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) 	On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒
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Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒																													

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. The applicant is an indigenous villager of Wai Ha of Tai Po Heung and had submitted his Small House application to District Lands Office/Tai Po of Lands Department previously.
2. The application site is part of the subject of previous application (No. A/TP/491) for the development of one Small House, which was approved with conditions on 22.7.2011. Similar planning permission had been granted for Small House development in the vicinity of the Site within the same "Green Belt" zone.
3. According to the Town Planning Board Paper No. 8834 for consideration by Town Planning Board on 27.5.2011, Small House development within "Green Belt" zone for area west of Tung Tsz Road might be permitted in Area A (i.e. the application site) subject to compliance with the "Interim Criteria for Assessment Planning Applications for NTEH/Small House Development in the New Territories."
4. The proposed Small House is compatible with the existing village character. Village houses are located to the immediate north and east of the site. The site had been formed due to the development of the adjacent house in Lot No. 311RP in D.D.14 (see Site Formation Plan and Completion of Site Formation Letter approved by Buildings Department attached). The site is hard paved and easily accessible by a short local track leading to Tung Tsz Road. Thus no extra site formation works and tree telling is required. Grass and shrubs planting is proposed at the edge of the site (see Landscape & Sewage Connection Plan attached).
5. The proposed development would not generate adverse drainage impact. The applicant is willing to reinstate the stormwater drainage system in accordance with the approved Site Formation Plan for the adjacent house in Lot No. 311RP in D.D. 14, to cater the runoff generated.
6. Public sewerage connection is available in Tung Tsz Road, which is in the vicinity of the application site (see Landscape & Sewage Connection Plan attached). Written consent from the adjacent Lot No. 311RP in D.D. 14 had been obtained to permit sewage pipe from the application site to pass through Lot No. 311RP in D.D. 14 (See Consent Letter attached).
7. In view of the above, no topographic constraints, no adverse landscape, visual and environmental impacts will be anticipated. We trust Town Planning Board will give favourable consideration to this planning application.

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



LEUNG WAI KIT

Name in Block Letters
姓名（請以正楷填寫）

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

Town Planner

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 Member of Royal Town Planning Institute (MRTPI)

on behalf of
代表

Ratio Architecture & Construction Limited

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

Date 日期

30/07/2026

(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

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) 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
- (b) 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。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

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

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Lot 311 S.A in D.D.14, Tung Tsz, Tai Po 大埔洞梓丈量約份第14約地段第311 S.A號		
Site area 地盤面積	115.4	sq. m 平方米	☒ About 約
	(includes Government land of 包括政府土地	sq. m 平方米	☐ About 約)
Plan 圖則	Approved Tai Po Outline Zoning Plan No. S/TP/32 大埔分區計劃大綱核准圖編號 S/TP/32		
Zoning 地帶	Green Belt 綠化地帶		
Applied use/ development 申請用途／發展	New Territories Exempted House 新界豁免管制屋宇 ☒ Small House 小型屋宇		
(i) Proposed Gross floor area 擬議總樓面面積	195.09	sq.m 平方米	☐ About 約
(ii) Proposed No. of house(s) 擬議房屋幢數	1		
(iii) Proposed building height/No. of storeys 建築物高度／層數	8.23	m 米	☐ (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> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☐
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☒
<u>Location Plan, Land Subdivision Plan, Approved Site Formation Plan, Landscape & Sewage Connection Plan</u>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	☐	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☐
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。



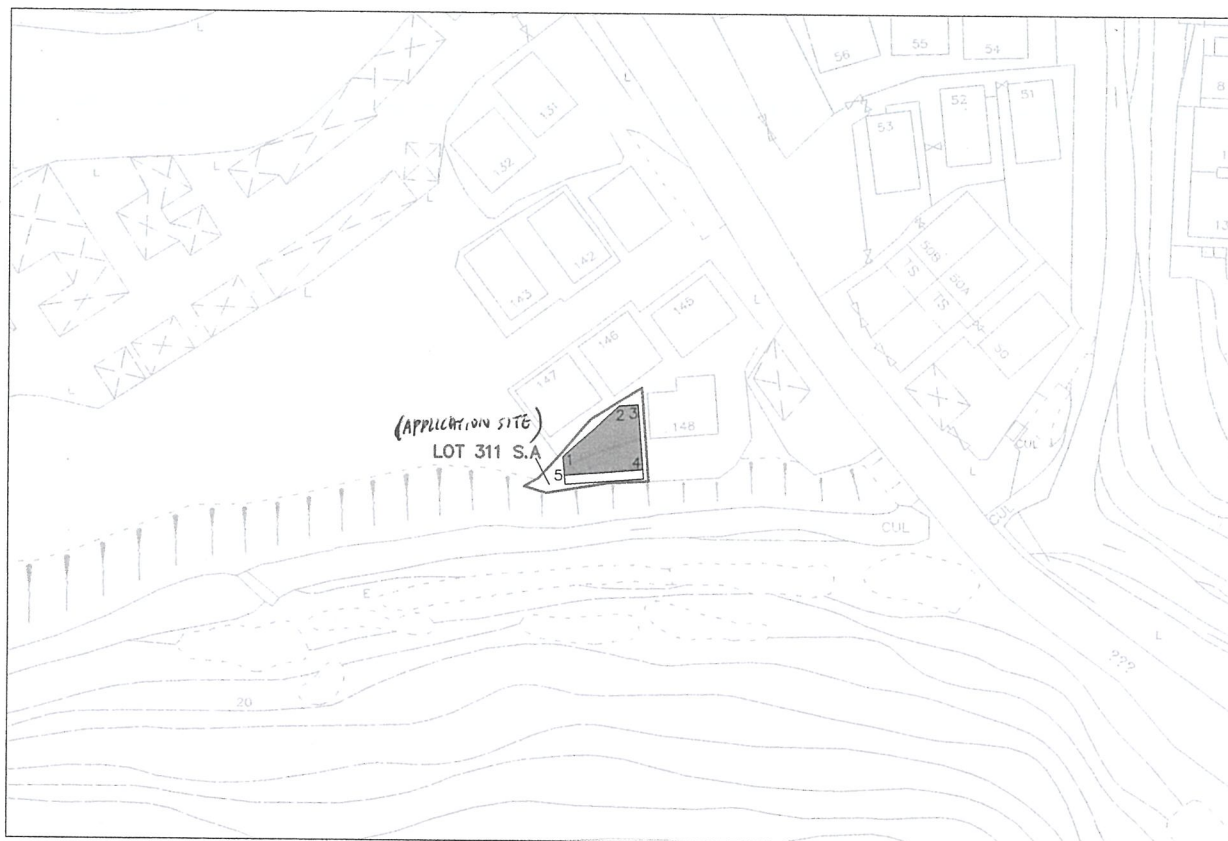
C K LAU SURVEYORS LIMITED

劉志光測量師行有限公司

Authorized Land Surveyors · Professional Surveyors

Land Boundary Surveys · Land Subdivision · Land Planning & Development

Dimension Plan of the Proposed Small House on
Lot 311 S.A in D.D.14, Tai Po



Coloured Pink Area 65.03 square metres (About)

Scale 1: 1000

□ Balcony (1.22m wide)

Remark: Drainage is connected to public drainage/sewer system

Side	Bearing ° ' "	Distance in Metres	Pt	Co-ordinate Data (1980 Datum)		Remarks
				N	E	
1 - 2	47 07 50	10.047	1	836955.465	838516.658	
2 - 3	85 40 53	2.464	2	836962.300	838524.021	
3 - 4	175 40 53	8.684	3	836962.485	838526.478	
4 - 5	265 40 53	10.321	4	836953.826	838527.132	
5 - 1	355 40 53	2.423	5	836953.049	838516.841	

Certified by:

Survey Sheet No.: 3-SE-21B

Adopted Plan No.: SRP/TP/058/06265/D1

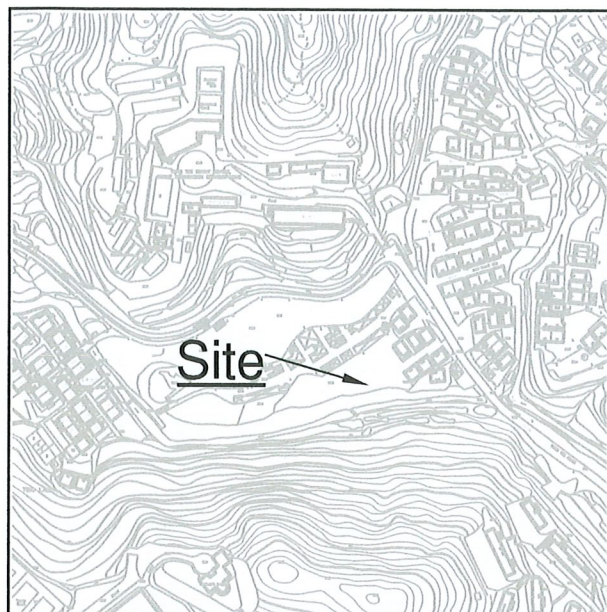
Plan No.: TP/14/311A/SH

C. K. LAU MSc. FHKIS FRICS RPS(LS) ALS

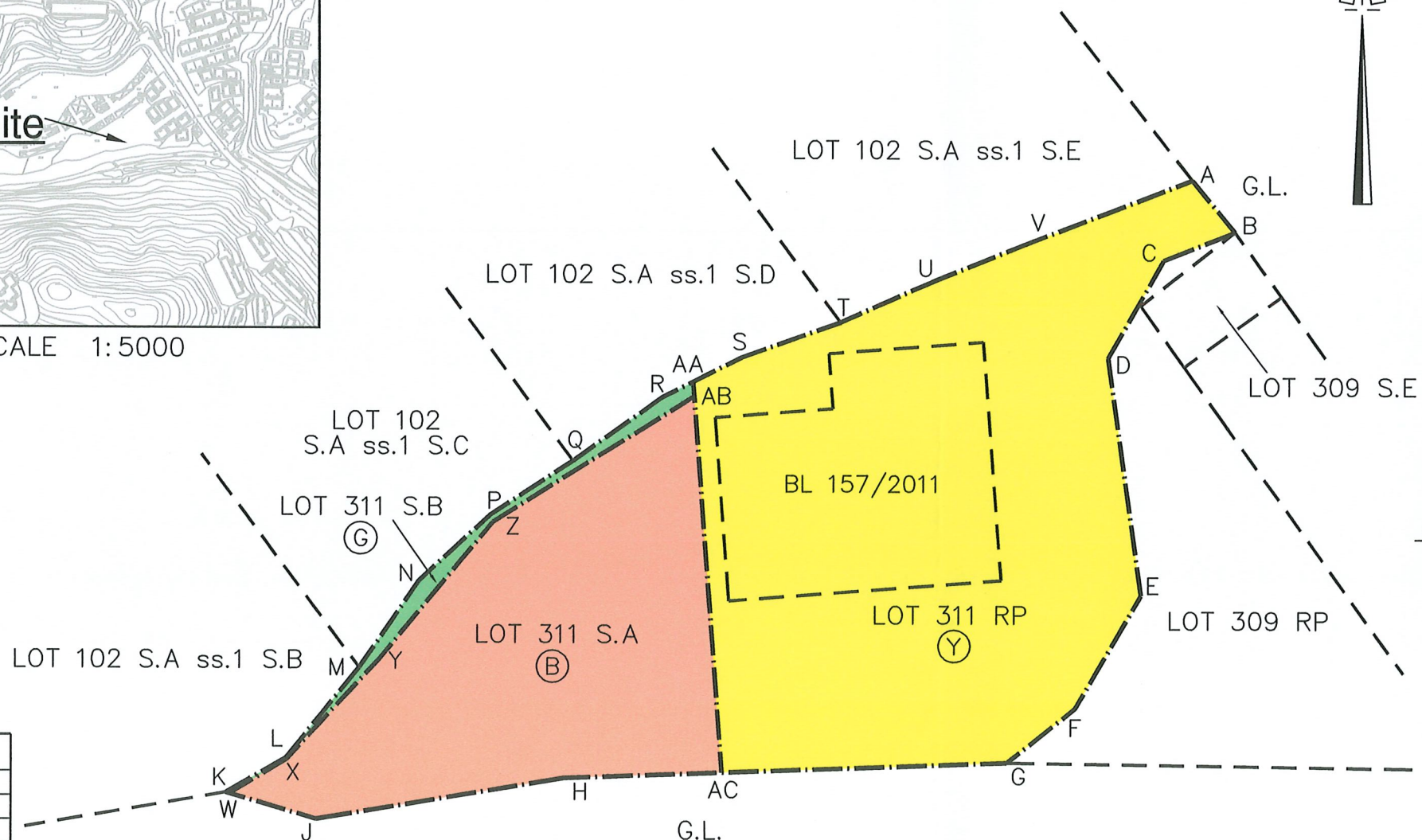
Authorized Land Surveyor

Date: 9th March 2022

LOCATION PLAN



SCALE 1:5000



Ref	Colour
B	BROWN
G	GREEN
I	INDIGO
O	ORANGE
P	PINK
R	RED
V	VIOLET
Y	YELLOW
GY	GREY
'L' Prefixes light shades of above	

SCALE 1 : 200

METRES 5 0 5 10 15 20 METRES

LOT COORDINATES & DIMENSIONS

Boundary Point	Bearing	Distance in metres	Northing	Easting
Lot 311 S.A in D.D. 14				
W			836951.530	838511.501
X	59 18 57	2.215	836952.660	838513.406
Y	42 32 00	4.488	836955.967	838516.440
Z	39 51 02	5.963	836960.545	838520.261
AB	58 03 50	7.895	836964.721	838526.961
AC	175 40 53	12.508	836952.249	838527.903
H	267 58 55	5.237	836952.065	838522.669
J	260 31 04	8.383	836950.684	838514.401
W	286 15 30	3.021	836951.530	838511.501

Lot 311 S.B in D.D. 14				
K			836951.563	838511.387
L	60 14 25	2.318	836952.714	838513.399
M	38 44 32	3.844	836955.712	838515.805
N	34 38 04	3.511	836958.600	838517.800
P	47 29 22	3.256	836960.800	838520.200
Q	57 01 48	3.262	836962.575	838522.937
R	54 25 32	3.618	836964.680	838525.880
AA	63 26 10	1.168	836965.203	838526.925
AB	175 40 53	0.482	836964.721	838526.961
Z	238 03 50	7.895	836960.545	838520.261
Y	219 51 02	5.963	836955.967	838516.440
X	222 32 00	4.488	836952.660	838513.406
W	239 18 57	2.215	836951.530	838511.501
K	286 15 30	0.119	836951.563	838511.387

Lot 311 RP in D.D. 14				
AA			836965.203	838526.925
S	63 26 10	1.828	836966.020	838528.560
T	70 37 46	3.492	836967.178	838531.854
U	66 03 34	3.333	836968.530	838534.900
V	68 20 54	3.551	836969.840	838538.200
A	69 07 09	5.780	836971.900	838543.600
B	140 15 40	2.237	836970.180	838545.030
C	248 31 20	2.573	836969.238	838542.636
D	209 49 10	3.734	836965.998	838540.779
E	172 04 50	7.947	836958.127	838541.874
F	210 20 00	4.348	836954.374	838539.678
G	231 46 00	2.892	836952.584	838537.406
AC	267 58 55	9.509	836952.249	838527.903
AA	355 40 53	12.990	836965.203	838526.925

Table of Subdivisions

SECTION	AREA
LOT 311 S.A in D.D.14 (Coloured brown)	115.4 m ² (About)
LOT 311 S.B in D.D.14 (Coloured green)	6.8 m ² (About)
LOT 311 RP in D.D.14 (Coloured yellow)	220.9 m ² (About)
	(Including BL157/2011, Area = 65.03 sq. m.)
Total Area	343.1 m² (About)
	(Including BL157/2011, Area = 65.03 sq. m.)

I, Lau Chi Kwong an Authorized Land Surveyor registered under the Land Survey Ordinance (Cap. 473), hereby certify that this land boundary plan has been prepared from land boundary surveys that were carried out by me. or under my direct supervision, in conformity with the Code of Practice approved by the Land Survey Authority under the above Ordinance, and that this plan correctly represents that survey completed on the . 24th day of .February. 2022. .

Dated this . 9th . day of . March . . 2022. .

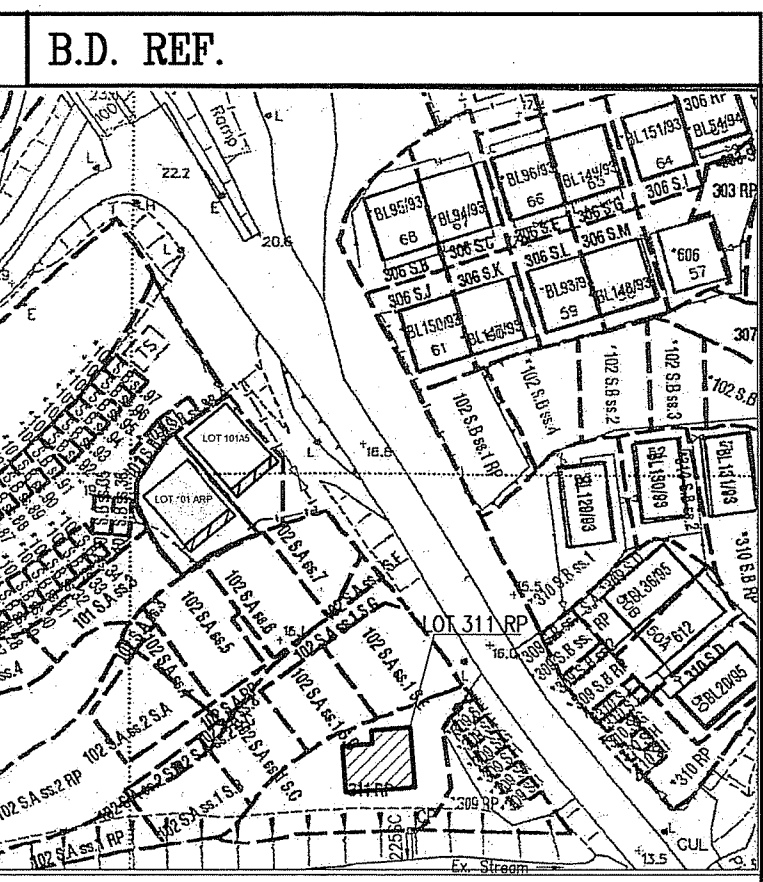
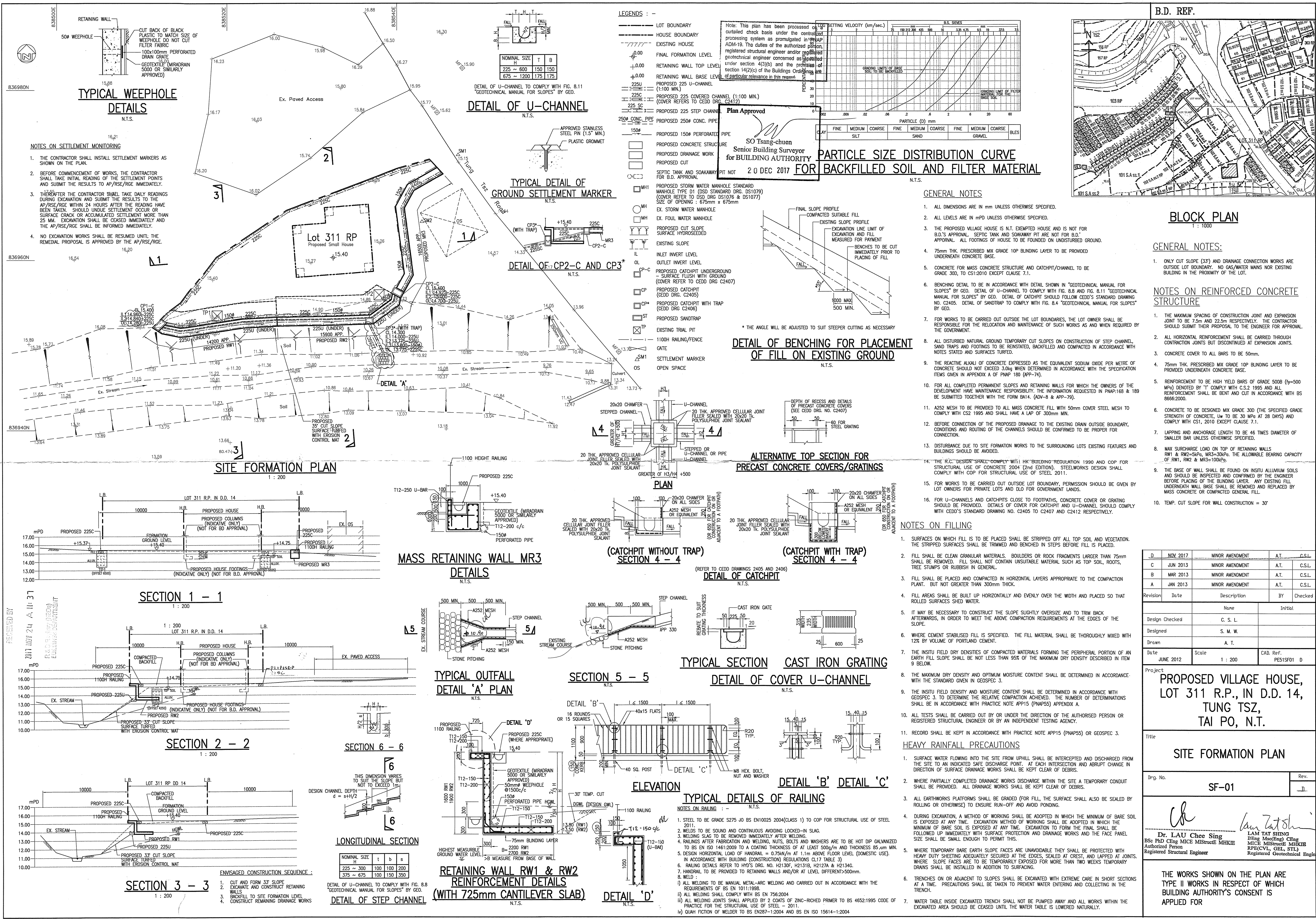
Authorized Land Surveyor

FOR OFFICIAL USE

Land Boundary Plan No. : LBP/TP/058/06265/D1

Survey District : Tai Po
Date of Survey : February 2022
Survey Sheet No. : 3-SE-21B
Survey Record Plan No. : SRP/TP/058/06265/D1

PLAN OF LOTS 311 S.A & RP
BEING SUBDIVISION OF LOT 311 RP IN D.D.14



GENERAL NOTES:

- ONLY CUT SLOPE (3:1) AND DRAINAGE CONNECTION WORKS ARE OUTSIDE LOT BOUNDARY. NO GAS/WATER MAINS NOR EXISTING BUILDING IN THE PROXIMITY OF THE LOT.

NOTES ON REINFORCED CONCRETE STRUCTURE

- THE MAXIMUM SPACING OF CONSTRUCTION JOINT AND EXPANSION JOINT TO BE 7.5m AND 22.5m RESPECTIVELY. THE CONTRACTOR SHOULD SUBMIT THEIR PROPOSAL TO THE ENGINEER FOR APPROVAL.
- ALL HORIZONTAL REINFORCEMENT SHALL BE CARRIED THROUGH CONSTRUCTION JOINTS BUT DISCONTINUED AT EXPANSION JOINTS.
- CONCRETE COVER TO ALL BARS TO BE 50mm.
- 75mm THK. PRESCRIBED MIX GRADE 10P BLINDING LAYER TO BE PROVIDED UNDERNEATH CONCRETE BASE.
- REINFORCEMENT TO BE HIGH YIELD BARS OF GRADE 500B (fy=500 MPa) DENOTED BY 'T'. COMPLY WITH C.S.2 1995 AND ALL REINFORCEMENT SHALL BE BENT AND CUT IN ACCORDANCE WITH BS 8666-2000.
- CONCRETE TO BE DESIGNED MIX GRADE 300 (THE SPECIFIED GRADE STRENGTH OF CONCRETE: 30 TO BE 30 MPa AT 28 DAYS) AND COMPLY WITH C.S.1, 2010 EXCEPT CLAUSE 7.1.
- LAPING AND ANCHORAGE LENGTH TO BE 46 TIMES DIAMETER OF SMALLER BAR UNLESS OTHERWISE SPECIFIED.
- MAX SURCHARGE LOAD ON TOP OF RETAINING WALLS RW1 & RW2=50kPa. RW3=30kPa. THE ALLOWABLE BEARING CAPACITY OF RW1, RW2 & RW3=100kPa.
- THE BASE OF WALL SHALL BE FOUND ON INSTANTANEOUS SOILS AND SHOULD BE INSPECTED AND CONFIRMED BY THE ENGINEER BEFORE PLACING OF THE BLINDING LAYER. ANY EXISTING FILL UNDERNEATH WALL BASE SHALL BE REMOVED AND REPLACED BY MASS CONCRETE OR COMPACTED GENERAL FILL.
- TEMP. CUT SLOPE FOR WALL CONSTRUCTION = 3:1

NOTES ON FILLING

- SURFACES ON WHICH FILL IS TO BE PLACED SHALL BE STRIPPED OFF ALL TOP SOIL AND VEGETATION. THE STRIPPED SURFACES SHALL BE TRIMMED AND BENCHED IN STEPS BEFORE FILL IS PLACED.
- FILL SHALL BE CLEAN GRANULAR MATERIALS. BOULDERS OR ROCK FRAGMENTS LARGER THAN 75mm SHALL BE REMOVED. FILL SHALL NOT CONTAIN UNSUITABLE MATERIAL SUCH AS TOP SOIL, ROOTS, TREE TRUNKS OR RUBBISH IN GENERAL.
- FILL SHALL BE PLACED AND COMPACTED IN HORIZONTAL LAYERS APPROPRIATE TO THE COMPACTION PLANT. BUT NOT GREATER THAN 300mm THICK.
- FILL AREAS SHALL BE BUILT UP HORIZONTALLY AND EVENLY OVER THE WIDTH AND PLACED SO THAT ROLLED SURFACES SHED WATER.
- IT MAY BE NECESSARY TO CONSTRUCT THE SLOPE SLIGHTLY OVERSIZE AND TO TRIM BACK AFTERWARDS, IN ORDER TO MEET THE ABOVE COMPACTION REQUIREMENTS AT THE EDGES OF THE SLOPE.
- WHERE CEMENT STABILISED FILL IS SPECIFIED, THE FILL MATERIAL SHALL BE THOROUGHLY MIXED WITH 12% BY VOLUME OF PORTLAND CEMENT.
- THE INSITU FIELD DENSITY OF COMPACTED MATERIALS FORMING THE PERIPHERAL PORTION OF AN EARTH FILL SLOPE SHALL BE NOT LESS THAN 95% OF THE MAXIMUM DRY DENSITY DESCRIBED IN ITEM 9 BELOW.
- THE MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT SHALL BE DETERMINED IN ACCORDANCE WITH THE STANDARD GIVEN IN GEOSPEC 3.
- THE INSITU FIELD DENSITY AND MOISTURE CONTENT SHALL BE DETERMINED IN ACCORDANCE WITH GEOSPEC 3. TO DETERMINE THE RELATIVE COMPACTION ACHIEVED. THE NUMBER OF DETERMINATIONS SHALL BE IN ACCORDANCE WITH PRACTICE NOTE APP15 (PNAPP5) APPENDIX A.
- ALL TESTS SHALL BE CARRIED OUT BY OR UNDER THE DIRECTION OF THE AUTHORISED PERSON OR REGISTERED STRUCTURAL ENGINEER OR BY AN INDEPENDENT TESTING AGENCY.

PROPOSED VILLAGE HOUSE, LOT 311 R.P., IN D.D. 14, TUNG TSZ, TAI PO, N.T.

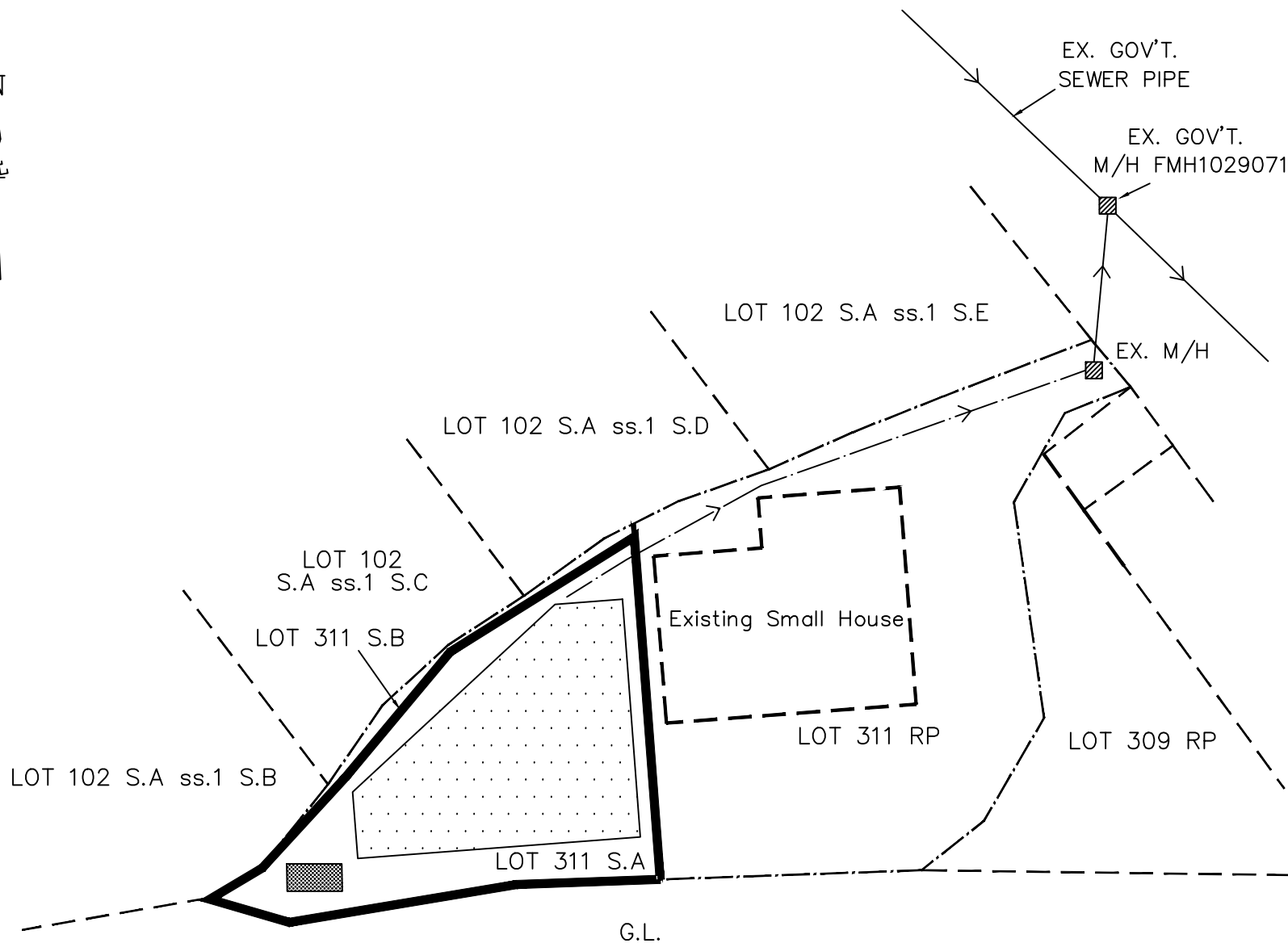
SITE FORMATION PLAN

Rev. No. **SF-01**

Dr. LAU Chee Sing
BSc PhD CEng MICE MSc MRSE HKIE
Registered Structural Engineer

LAM TAT SHING
BEng MSc MICE MRSE HKIE
Registered Geotechnical Engineer

THE WORKS SHOWN ON THE PLAN ARE TYPE II WORKS IN RESPECT OF WHICH BUILDING AUTHORITY'S CONSENT IS APPLIED FOR



PROJECT

LOT 311 S.A IN D.D.14, TUNG TSZ ROAD, TAI PO

TITLE

LANDSCAPE & SEWAGE CONNECTION PLAN

-  PLANT AREA (GRASS & SHRUBS PLANTING)
-  PROPOSED SMALL HOUSE IN D.D.14 LOT 311 S.A.
-  EXISTING SEWAGE MANHOLE
-  PROPOSED SEWER PIPE
-  APPLICATION SITE



YOUR REF 來函檔號:

OUR REF 本署檔號:

FAX 圖文傳真:

TEL 電話:

www.bd.gov.hk

BD 6/9045/12

2845 1559

2626 1455

LAU Chee Sing

19 April 2018

Dear Sir,

Tung Tsz, Tai Po - D.D. 14 LOT 311 RP

I refer to your Form BA14 ~~dated~~ received on 22 January 2018 and the supplementary information received on 22 & 31 January 2018 and 1 & 26 February 2018. On the Form, you have certified that the site formation works carried out at the captioned site have been completed in accordance with the plans approved by the Building Authority and that the works are, in your opinion, structurally safe.

2. On the basis of the certification on the Form BA14 and the information available, I advise that the Building Authority has no objection to the completed works as shown on the approved plans and as-built record plans.

3. This letter also serves to record that you have, accompanying the said Form BA14, provided me with a set of record plans identical to the following plans certifying the extent of works completed under your supervision:

Plan No.
SF-01 (Rev. E)

Date Approved
20 December 2017

4. Chief Geotechnical Engineer/Mainland East, Geotechnical Engineering Office, Civil Engineering and Development Department (contact person: Ms Jennifer C.K. NGAI at 2762 5232) has advised that he has no geotechnical objection on acknowledging the Form BA14 for completion of site formation works at the captioned site provided that all works have been completed in accordance with the latest approved plans. You are requested to forward a copy of Maintenance Manual with as-built record plan to the owner(s) or the parties responsible for future maintenance of the retaining wall. In addition, the AP/RSE/RGE/owner(s) are reminded of the importance of regular maintenance of the retaining wall.

5. Comments from Director of Agriculture, Fisheries & Conservation, if any, will be conveyed to you upon receipt.

Yours faithfully,

C.C.

CGE/ME, GEO
D of AF & C
CE/MN, DSD
RSE & RGE
RSC
BC/-

(SO Tsang-chuen)
Senior Building Surveyor
for Building Authority

SL 4A (3/2018)B/- file [w/- record plans at f(68)² & MM at f(85)^{1a&b}]

30 JUL 2026

**Consent Letter for Sewage Connection from the
Proposed Small House Development at
Lot No. 311 S.A in D.D. 14, Tung Tsz, Tai Po, New Territories**

I, Mr. [REDACTED] (Holder of Hong Kong Identity Card No. [REDACTED]),
the owner of Lot No.311 RP in D.D.14.

I agree to give consent to the owner of Lot No. 311 S.A in D.D. 14, Mr. LI
Gavin (Holder of Hong Kong Identity Card No. [REDACTED]), to permit the
sewage drainage system, sewage pipes and manholes from the proposed
Small House at Lot No. 311 S.A to be constructed on, over, along, in, upon,
through and/or under Lot No. 311 RP owned by me, which will finally
connects to the public Government sewage manhole located in Tung Tsz
Road.

[REDACTED]

(Mr. [REDACTED])

Owner of Lot No. 311 RP in D.D.14