

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 <u>notice of application</u> 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: <u>https://www.info.gov.hk/tpb/en/plan_application/apply.html</u>

申請人如欲在本地報章刊登<u>申請通知</u>,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.info.gov.hk/tpb/tc/plan_application/apply.html

<u>General Note and Annotation for the Form</u> <u>填寫表格的一般指引及註解</u>

- "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

2200324 8/2 By Hand.

Form No. S16-II 表格第 S16-II 號

For Official Use Only 請 勿 填 寫 此 欄	Application No. 申請編號	A/NE-FTA/NG
	Date Received 收到日期	1 0 JUN 2022

 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。

- 2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <u>http://www.info.gov.hk/tpb/</u>. 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: <u>http://www.info.gov.hk/tpb/</u>),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 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。
- 3. 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)

LIU ROBERT 廖羅拔 (with 廖文豪 Liu Man Ho as power of attorney)

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)

EURO ASIA CONSTRUCTION ENGINEERING LIMITED(歐亞建築工程有限公司)

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)	SHEUNG SHUI WA SHAN, SHEUNG SHUI, N.T. LOT259A IN D.D.52
(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 233 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)	osq.m 平方米 □About 約

Parts 1, 2 and 3 第1、第2及第3部分

(d)	Name and number of th statutory plan(s) 有關法定圖則的名稱及		Approved Fu Tei Au and Sha Ling Out Plan No. S/NE-FTA/16	tline Zoning		
(e)	Land use zone(s) involved 涉及的土地用途地帶	Land use zone(s) involved 涉及的土地用途地帶				
(f)	Current use(s) 現時用途		Vacant			
	ትሳ /ገን <u>ረጉ</u>		(If there are any Government, institution or community plan and specify the use and gross floor area) (如有任何政府、機構或社區設施,讀在圖則上顯示	×		
4.	"Current Land Own	ier" of Aj	oplication Site 申請地點的「現行土均	也擁有人」		
The	applicant 申請人 -					
	is the sole "current land ov 是唯一的「現行土地擁有	wner'' ^{#&} (ple 百人」 ^{#&} (請	ase proceed to Part 6 and attach documentary proof 繼續填寫第 6 部分,並夾附業權證明文件)。	of ownership).		
	is one of the "current land 是其中一名「現行土地挑	owners" ^{# &} 補有人」 ^{#&} ((please attach documentary proof of ownership). (請夾附業權證明文件)。			
	is not a "current land own 並不是「現行土地擁有」	er"#. \」 [#] °				
	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 就土地擁有人的同		nt/Notification 口土地擁有人的陳述			
(a)	According to the re application involves a tota 根據土地註冊處截至	ecord(s) of al of	the Land Registry as at "current land owner(s) " [#] . 年	18 (B.A.		
	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「ヨ	現行土地擁有人」"的同意。	×		
	Details of consent o	f "current la	and 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	Lot number/a Registry whe	address of premises as shown in the record of the Land ere consent(s) has/have been obtained 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)		
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			· · · · · ·			
	(Please use separate she	ets if the spa	ce of any box above is insufficient. 如上列任何方格的名	L		

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Parts 3 (Cont'd), 4 and 5 第3 (續)、第4及第5部分

		rrent land owner	r(s)" [#] notified	已獲通知「現	見行土地擁有人」	
	No. of 'Current Land Owner(s)' 「現行土地擁 有人」數目	Land Registry	where notificat	ion(s) has/hav	n the record of the e been given 碼/處所地址	Date of notificati given (DD/MM/YYYY) 通知日期(日/月/年
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	12		.45			
	-		2		т. К	
(Please use separate s	sheets if the space	of any box above	e is insufficient.	如上列任何方格的	 空間不足,請另頁說明
	as taken reasonab 已採取合理步驟以					
F	Reasonable Steps to	o Obtain Consen	nt of Owner(s)	取得土地擁有	可人的同意所採取	的合理步驟
L 方					」"郵遞要求同意	(DD/MM/YYYY) 書 ^{&}
F	Reasonable Steps to	o Give Notificat	ion to Owner(s) 向土地擁有	人發出通知所採	取的合理步驟
۵		ices in local new (日/月			(DD/MM/Y 一次通知 ^{&}	YYY) ^{&}
E		in a prominent p (DD/I		ear application	site/premises on	
	於	(日/月]/年)在申請地	點/申請處所	或附近的顯明位置	置貼出關於該申請的這
[relevant owners ral committee or			1	d committee(s)/manage
	於 處,或有關的	(日/) 的鄉事委員會 ^{&}	引/年)把通知管	F往相關的業主	主立案法團/業主義	委員會/互助委員會或
<u>(</u>	Dthers 其他					
C	」 others (please 其他(請指明					
	·	8	0		<i>M</i>	21 21
						ş.

Part 5 (Cont'd) 第5部分(續)

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)	LIU ROBERT (廖羅拔)			
(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)	SH	SHEUNG SHUI WA SHAN		
(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 3 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	<mark>8.23</mark> m 米
(f)	Proposed use(s) of uncovered area (if any) 露天地方(倘有)的擬議用 途	(Please illustration tank, where approximately	oplicable)	mber and dimension of each car pa ,以及每個車位的長度和寬度及	arking space, and/or location of septic /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 There is an existing access. (please indicate the street name, when appropriate) 有一條現有車路。(請註明車路名稱(如適用)) □ There is a proposed access. (please illustrate on plan and specify th width) 有一條擬議車路。(請在圖則顯示,並註明車路的闊度) No 否 		適用)) strate on plan and specify the	
(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 o 接駁公共污水渠)	的路線) n plan the location of the pr	ion proposal. 請用圖則顯示 poposed septic tank. 請用圖則

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7. Impacts of Development Proposal 擬議發展計劃的影響				
justifications/reasons for not	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,請另頁表示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			
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			
	 □ 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	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 ✓			
proposal cause any adverse impacts? 擬議發展計劃會否造成 不良影響?	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)			
2 8 8	······			

<u>Part 7 第7部分</u>

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. He had apply a New Territories Exempted House (NTEH) to the Lands Department on 16-9-2013 and the file number was DLNOR 253/SHL/13. 2. Under the Town Planning Ordinance(TPB), the applicant had also submitted an application to TPB for the NTEH and was approved on 7-2-2014. 3. The approval from TPB would be invalid after 7-2-2018 but the application at Lands Department was still under processing. The applicant had asked the TPB for 4 years time extension and was approved on 29-11-2017. 4. The time extension will be invalid after 7-2-2022. Unfortunately, the application at Lands Department is still under processing. 1 5. According to the Town Planning Ordinance, the applicant cannot ask for any time extension and can only renew the permission through this application. 6. The proposed NTEH is located within the aggreed'village environs' of Sheung Shui Wah Shan (see Plan 1) and about 13% of the house falls within 'V' zone. Therefore, the application is in line with the Government's Small House policy. 7. There were a number of similar applications which had been approved by the TPB. The most near one is Application No. A/NE-FTA/141. 8. Due to health reason, the Lands Department requested the septic tank should be far from NTEHs for 3m distance. The application site has not enough space to fulfil the requirement so that the septic tank will be located to adjacent Lot 259RP. 9. The site is bounded by village settlements to its north-east and by 'village environ' to its south-west. It would be a natural extension to accommodate NTEH development on the site. 10. The site has been left vacant. The proposed development brings about new house and landscaping features that will improve visual and environmental qualities 11. The site comprises only one NTEH and will not directly link with the local track thus relies mostly on public/pedestrian transport. The proposed development would have insignificant traffic impact.

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 an application to the Board 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 Jun Lun Ti ロApplicant 申請人 / ☑ Authorised Agent 獲授權代理人
LAU, Yuen Fai Consultant
Name in Block LettersPosition (if applicable)姓名(請以正楷填寫)職位 (如適用)
Professional Qualification(s) 專業資格 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 Euro Asia Construction Engineering Limited 写精麗公司。
☑ Company 公司 / □ Organisation Name and Chop (if applicable) 機構名稱及蓋章(如適用)
Date 日期
Remark 備註
The materials submitted in an application to the Board 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况下,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: (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。
 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 Applica	ation [‡]	申請摘要
consultees, uploaded deposited at the Plan (請 <u>盡量</u> 以英文及中	d to the ming En 文填寫 署規劃資	oth English and Chinese <u>as far as possible</u> . This part will be circulated to relevant Town Planning Board's Website for browsing and free downloading by the public and quiry Counters of the Planning Department for general information.) 。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資料查詢處以供一般參閱。)
Location/address		LOT259A IN D.D.52,
位置/地址		SHEUNG SHUI WA SHAN, SHEUNG SHUI, N.T.
		新界上水華山丈量第52約地段259A號
Site area 地盤面積	5#3	233 sq. m 平方米 ☑ About 約
2019日1月	(includ	es Government land of 包括政府土地 0 sq. m 平方米 □ About 約)
Plan	App	roved Fu Tei Au and Sha Ling Outline Zoning Plan No. S/NE-FTA/16
圖則		坳及沙嶺分區計劃大綱核准圖編號S/NE-FTA/16
Zoning 地帶		Agriculture and Village Type Development
a B		農業及鄉村式發展
Applied use/ development 申請用途/發展		Territories Exempted House 新界豁免管制屋宇 all House 小型屋宇
(i) Proposed Gros	s floor	
area 擬議總樓面面	積	195.09 sq.m 平方米 口 About 約
(ii) Proposed No. of house(s) 擬議房屋幢數		1
(iii) Proposed build height/No. of s 建築物高度/	toreys	8.23 m 米 ☑ (Not more than 不多於)
		3 Storeys(s) 層

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	<u>(</u>	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖			
Master layout plan(s)/Layout plan(s)總綱發展藍圖/布局設計圖			\square
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)			
	a a		
<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)			
	1.1		

Note: May insert more than one「V」. 註:可在多於一個方格内加上「V」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参考。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。



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2022年	6月	1	OB
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此文件在

只合在收到所有 申請的日期。 收到。城市規創委員會 第一章 "卫文件後才正式"認收到

1 0 JUN 2022

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. <u>Form No. S16-II</u> 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

<u>Applicable to Proposal Only Involving Construction of</u> <u>"New Territories Exempted House(s)"</u>

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 <u>notice of application</u> 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: <u>https://www.info.gov.hk/tpb/en/plan_application/apply.html</u>

申請人如欲在本地報章刊登<u>申請通知</u>,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.info.gov.hk/tpb/tc/plan_application/apply.html

<u>General Note and Annotation for the Form</u> 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 「 ノ」 at the appropriate box 請在適當的方格內上加上「 ノ」號

For Official Use Only 請 勿 填 寫 此 欄	Application No. 申請編號	A/NE-FTA/MS
	Date Received 收到日期	1 0 JUN 2022

- 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。
- 2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <u>http://www.info.gov.hk/tpb/</u>. 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: <u>http://www.info.gov.hk/tpb/</u>),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 5060) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。
- 3. 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)

LIU SOU KIN 廖壽根 (with 廖文豪 Liu Man Ho as power of attorney)

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)

EURO ASIA CONSTRUCTION ENGINEERING LIMITED(歐亞建築工程有限公司)

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)	SHEUNG SHUI WA SHAN, SHEUNG SHUI, N.T. LOT259BRP IN D.D.52
(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 <u>172</u> sq.m 平方米☑About 約 ☑Gross floor area 總樓面面積 <u>195.09</u> 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)	sq.m 平方米 囗About 約

Parts 1, 2 and 3 第1、第2及第3部分

(d)	Name and number of statutory plan(s) 有關法定圖則的名称		Approved Fu Tei Au and Sha Ling Ou Plan No. S/NE-FTA/16	atline Zoning	
(e)	Land use zone(s) invo 涉及的土地用途地常		Agriculture and Village Type Develop	oment	
	2	24	Vacant		
(f)	Current use(s) 現時用途				
		2000	(If there are any Government, institution or communit plan and specify the use and gross floor area) 		
4.	"Current Land (Owner" of A	pplication Site 申請地點的「現行土:	地擁有人」	
The	applicant 申請人 -				
	is the sole "current lan 是唯一的「現行土地	nd owner"#& (pla :擁有人」#& (記	ease proceed to Part 6 and attach documentary proof 播纜填寫第 6 部分,並夾附業權證明文件)。	f of ownership).	
	is one of the "current l 是其中一名「現行土	and owners" ^{# &} 地擁有人」 ^{#&}	(please attach documentary proof of ownership). (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 Ow				
(a)			日土地擁有人的陳述		
(a)	application involves a	total of 	the Land Registry as at 		
(b)	The applicant 申請人	_			
			"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 'Curren Land Owner(s)' 「現行土地擁有 人」數目	t Lot number/s Registry who	address of premises as shown in the record of the Land ere consent(s) has/have been obtained 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)	
			A		
	(Please use separate	sheets if the spa	ce of any box above is insufficient. 如上列任何方格的经	[] 2間不足,請另頁說明)	

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Parts 3 (Cont'd), 4 and 5 第3 (續)、第4及第5部分

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ł.		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)
544		
		(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──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 ^{&}
		<u>Others 其他</u>
		 □ others (please specify) 其他(請指明)
		¢
92		
Note:	Info	y insert more than one $\lceil \checkmark \rfloor$. rmation should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the
註:	app 可 右 申 訪	lication. 王多於一個方格內加上「✔」號 青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

Part 5 (Cont'd) 第5部分(續)

6. Development Pro	oposal 擬議發思	al 擬議發展計劃		
(a) Name(s) of indige villager(s) (if applicable 原居民姓名(如適用)	e)	u KIN (廖壽根)	
 (b) 原居民所屬的原居鄉株 (如適用) The related indige village of the indige villager(s) (if applicable 	enous enous	村原居民		
(c) Proposed gross floor are 擬議總樓面面積	ea		.09 sq.m 平方米	□About 約
(d) Proposed number house(s) 擬議房屋幢數	of 1		Proposed number of storeys of each house 每幢房屋的擬議層數	3
(e) Proposed roofed over an each house 每幢房屋的擬議上蓋面		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) uncovered area (if any) 露天地方(倘有)的擬 途	(Please illusti tank, where a	rate on plan the total nu pplicable)	mber and dimension of each car pa 、以及每個車位的長度和寬度及	rking space, and/or location of septic /或化冀池的位置 (如適用))
 (g) Any vehicular access t site/subject building? 是否有車路通往地盤 關建築物? 		appropriate) 有一條現有I 	車路。(請註明車路名稱(如	strate on plan and specify the
 (h) Can the proposed house connected to prevent to p	ublic	接駁公共污水渠	的路線) m plan the location of the pr	ion proposal. 請用圖則顯示 oposed septic tank. 請用圖則

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7. Impacts of Develo	pment Proposal 擬議發展計劃的影響
justifications/reasons for not	arate sheets to indicate the proposed measures to minimise possible adverse impacts or give providing such measures. [盡量減少可能出現不良影響的措施,否則請提供理據/理由。
	Yes 是 🗌 Please provide details 請提供詳情
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?	No否 ☑
	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
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列	 □ 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
的工程?	 □ 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 Ø
	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 ∅
Would the development	
proposal cause any adverse	
impacts? 擬議發展計劃會否造成	Please state measure(s) to minimise the impact(s). For tree felling, please state the number,
不良影響?	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)
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a e	

Part 7 第7部分

8. Justifications 理由

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8. Just	ifications 理由
The applica 現請申請。	ant is invited to provide justifications in support of the application. Use separate sheets if necessary. 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 a	pplicant is an indigenous villager. He had apply a New Territories Exempted House
	H) to the Lands Department on 16-9-2013 and the file number was DLNOR HL/13.
2. Under	the Town Planning Ordinance(TPB), the applicant had also submitted an
1	cation to TPB for the NTEH and was approved on 17-1-2014.
3. The aj	oproval from TPB would be invalid after 17-1-2018 but the application at Lands
	tment was still under processing. The applicant had asked the TPB for 4 years time ion and was approved on 17-1-2018.
4. The ti	me extension will be invalid after 17-1-2022. Unfortunately, the application at Lands
Depa	rtment is still under processing.
	rding to the Town Planning Ordinance, the applicant cannot ask for any time extension an only renew the permission through this application.
6. The pr	oposed NTEH is located within the aggreed 'village environs' of Sheung Shui Wah
	(see Plan 1) and about 20% of the house falls within 'V' zone. Therefore, the
applic	ation is in line with the Government's Small House policy.
7. During	the application period, the lot had been carved out so that the application lot number
had be	en changed from pervious lot 259B to 259BRP. The building footprint is unchanged.
8. Due to	health reason, the Lands Department requested the septic tank should be far from
NTEI	Is for 3m distance. The application site has not enough space to fulfil the requirement so
that the	ne septic tank will be located to adjacent Lot 259RP.
9. The s	ite is bounded by village settlements to its north-east and by 'village environ' to its
south	west. It would be a natural extension to accommodate NTEH development on the
10. The	site has been left vacant. The proposed development brings about new house and
lands	caping features that will improve visual and environmental qualities
11. The	site comprises only one NTEH and will not directly link with the local track thus
1	s mostly on public/pedestrian transport. The proposed development would have nificant traffic impact.

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 an application to the Board 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 した てん しん Applicant 申請人 / 🛛 Authorised Agent 獲授權代理人
LAU, Yuen FaiConsultantName in Block LettersPosition (if applicable)姓名(請以正楷填寫)職位 (如適用)
Professional Qualification(s) Member 會員 / □ Fellow of 資深會員 專業資格 □ 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 香港國境師學會 / □ HKIUD 香港城市設計學會 □ HKILA 香港國境師學會 / □ HKIUD 香港城市設計學會 □ RPP 註冊專業規劃師 ○thers 其他
on behalf of 代表 Euro Asia Construction Engineering Limited
☑ Company 公司 / □ Organisation Name and Chop (if applicable) 機構 建理 章 (如適用)
Date 日期 28/4/2022 (DD/MM/YYYY 日/月/年)
Remark 備註
The materials submitted in an application to the Board and the Board's decision on the application would be disclosed to the public. Such materials would also be unloaded to the Board's upbeits for browning and fine downloading but to would be disclosed to the

The materials submitted in an application to the Board 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:

 (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 Applic	ation B	申請摘要
consultees, uploaded deposited at the Plar (請盡量以英文及中	l to the ming End 文填寫 署規劃資	oth English and Chinese <u>as far as possible</u> . This part will be circulated to relevant Fown Planning Board's Website for browsing and free downloading by the public and quiry Counters of the Planning Department for general information.) 。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 資料查詢處以供一般參閱。)
Application No. 申請編號	(For Of	ficial Use Only) (請勿填寫此欄)
Location/address 位置/地址		LOT259BRP IN D.D.52, SHEUNG SHUI WA SHAN, SHEUNG SHUI, N.T. 新界上水華山丈量第52約地段259BRP號
Site area 地盤面積	(includ	172 sq.m 平方米 🛛 About 約
Plan 圖則	Appi	es Government land of 包括政府土地 0 sq. m 平方米 □ About 約) coved Fu Tei Au and Sha Ling Outline Zoning Plan No. S/NE-FTA/16 幼及沙嶺分區計劃大綱核准圖編號S/NE-FTA/16
Zoning 地帶		Agriculture and Village Type Development 農業及鄉村式發展
Applied use/ development 申請用途/發展		Territories Exempted House 新界豁免管制屋宇 all House 小型屋宇
(i) Proposed Gros area 擬議總樓面面		195.09 sq.m 平方米 口 About 約
 (ii) Proposed No. house(s) 擬議房屋幢數 		
(iii) Proposed build height/No. of s 建築物高度/	storeys	8.23 m 米 ☑ (Not more than 不多於)
		3 Storeys(s) 層

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For Form No. S.16-II 供表格第 S.16-II 號

		<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖			
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	8		
Others (please specify) 其他(請註明)			
Reports 報告書			
Planning Statement/Justifications 規劃綱領/理據			
Environmental assessment (noise, air and/or water pollutions)	5.		
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	0		
Others (please specify) 其他(請註明)		~	
1			

Note: May insert more than one「レ」. 註:可在多於一個方格內加上「レ」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. 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

註: 會概不負責。若有任何疑問,應查閱申請人提交的文件。

PLAN 1



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2022年 6月 1 0日

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此文件在_____收到。城市規制委員會 只立在成到所有体展的資料及文件務才正式確認收到 申請的日間。

This document is received on <u>10 JUN 2022</u> The Town Planning Board will formally acknowledge the date of receipt of the application only upon receipt of all the required information and documents.

Appendix Ic of RNTPC Paper No. A/NE-FTA/214 to 219

<u>Form No. S16-II</u> 表格第 S16-II 號

APPLICATION FOR PERMISSION

UNDER SECTION 16 OF

THE TOWN PLANNING ORDINANCE

(CAP.131)

根據《城<u>Paper No. A/NE-FTA/214 to 219</u>第131章)

第16條遞交的許可申請

<u>Applicable to Proposal Only Involving Construction of</u> <u>"New Territories Exempted House(s)"</u>

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 <u>notice of application</u> 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: <u>https://www.info.gov.hk/tpb/en/plan_application/apply.html</u>

申請人如欲在本地報章刊登<u>申請通知</u>,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.info.gov.hk/tpb/tc/plan_application/apply.html

<u>General Note and Annotation for the Form</u> 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 「丶」 at the appropriate box 請在適當的方格內上加上「丶」號

For Official Use Only	Application No. 申請編號	A/NE-77A	/>16
請勿填寫此欄	Date Received 收到日期	1 0 JUN 2022	

- 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。
- 2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <u>http://www.info.gov.hk/tpb/</u>. 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: <u>http://www.info.gov.hk/tpb/</u>),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 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。
- 3. 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)

LIU YING KIT 廖應傑 (with 廖文豪 Liu Man Ho as power of attorney)

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/ Ø Company 公司/□Organisation 機構)

EURO ASIA CONSTRUCTION ENGINEERING LIMITED(歐亞建築工程有限公司)

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)	SHEUNG SHUI WA SHAN, SHEUNG SHUI, N.T. LOT259E IN D.D.52
(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 182 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)	sq.m 平方米 □About 約

Parts 1, 2 and 3 第1、第2及第3部分

(a) Name and number of the related stantory plan(s) Approved Fu Tei Au and Sha Ling Outline Zoning Plan No. S/NE-FTA/16 (b) Land use zone(s) involved 沙皮的土地用途地帶 Agriculture and Village Type Development (c) Land use zone(s) involved 沙皮的土地用途地帶 Agriculture and Village Type Development (d) Current use(s) 現得預達 Vacant (f) Current Land Owner** of Application Site = 請 地點的「現行土地擁有人」 Vacant 4. "Current Land Owner** of Application Site = 請 地點的「現行土地擁有人」 The applicant 申請人 - [is to 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」** (請緓斑滾第 6 部分・並及除某權證明文件)* [is one of the "current land owner** (please attach documentary proof of ownership). 是唯一的「現行土地擁有人」** (請絞斑滾第 6 部分・追及將某權證明文件)* [] to not of the record(s) of the Land Registry as attach documentary proof of ownership). 是其中一名「現行土地擁有人」** (請次辦業權證明文件)* [] the application site is an intervery on Goorennent land owner**. [] The application site is entify on Government land (please proceed to Part 6). 甲請地能完全位於政府土地上 (請繼續與寫第 6 部分・1* [] The application site is entify on Government land (please proceed to Part 6). [] 都在 encord(s) of the Land Registry as at						
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 (a) According to the record(s) of the Land Registry as at	5.					
 □ has obtained consent(s) of	(a)	According to the record(s) application involves a total of 根據土地註冊處截至	of the Land Registry as at "current land owner(s)" [#] . 年			
 □ has obtained consent(s) of	(b)	The applicant 申請人 _				
 已取得	.,	1. In the second second second second	"current land owner(s)"#.			
No. of 'Current Land Owner(s)' 「現行土地擁有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		已取得 名	「現行土地擁有人」"的同意。			
No. of 'Current Land Owner(s)' 「現行土地擁有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		Details of consent of "curren		」#同意的詳情		
		No. of 'Current Land Owner(s)' 「現行土地擁有	er/address of premises as shown in the record of the Land where consent(s) has/have been obtained	Date of consent obtained (DD/MM/YYYY) 取得同意的日期		
				×		
		(Please use separate sheets if the	space of any box above is insufficient. 如上列任何方格的4	空間不足,請另百說明)		

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Parts 3 (Cont'd), 4 and 5 第3 (續)、第4及第5部分

	tails of the "current land owner(s)" [#] notified 已獲通知「玛	現行土地擁有人」"的詳細資料 Date of notification			
La:	b. of 'Current nd Owner(s)' 現行土地擁 人」數目	e been given			
		<i>上。1.2117日十枚约</i> 为明了日,张口宫约明)			
 •	ase use separate sheets if the space of any box above is insufficient.				
	taken reasonable steps to obtain consent of or give notificatio 取合理步驟以取得土地擁有人的同意或向該人發給通知				
Rea	sonable Steps to Obtain Consent of Owner(s) 取得土地擁有	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 ^{&}					
Rea	sonable Steps to Give Notification to Owner(s) 向土地擁有	了人發出通知所採取的合理步驟			
	published notices in local newspapers on 於(日/月/年)在指定報章就申請刊登				
	posted notice in a prominent position on or near application (DD/MM/YYYY) ^{&}	site/premises on			
	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			
		nittee(s)/mutual aid committee(s)/managem /MM/YYYY) ^{&} 主立案法團/業主委員會/互助委員會或管			
	處,或有關的鄉事委員會《	к –			
Othe	ers 其他				
	others (please specify) 其他(請指明)				
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Part 5 (Cont'd) 第5部分(續)

6. Development Proposa	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)	LIU Y	LIU YING KIT (廖應傑)			
 (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) 	屬華山	屬華山村原居民			
(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	Proposed number of storeys of each house 每幢房屋的擬議層數 3			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 	tank, where ap	mber and dimension of each car pa 、以及每個車位的長度和寬度及	arking space, and/or location of septic /或化媒池的位置 (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 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)) □ 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) No 否 				
 (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□ (Please indicate on plan the sewerage connection proposal. 請用圖則顯示 接駁公共污水渠的路線) No 否☑ (Please indicate on plan the location of the proposed septic tank. 請用圖則 顯示化糞池的位置) 				

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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,請另頁表示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 				
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				
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成 不良影響?	No 否 Ø On environment 對環境 Yes 會 □ No 不會 Ø On traffic 對交通 Yes 會 □ No 不會 Ø On water supply 對供水 Yes 會 □ No 不會 Ø On drainage 對排水 Yes 會 □ No 不會 Ø On slopes 對斜坡 Yes 會 □ No 不會 Ø On slopes 對斜坡 Yes 會 □ No 不會 Ø Affected by slopes 受斜坡影響 Yes 會 □ No 不會 Ø Landscape Impact 構成景觀影響 Yes 會 □ No 不會 Ø Landscape Impact 構成景觀影響 Yes 會 □ No 不會 Ø Visual Impact 構成視覺影響 Yes 會 □ No 不會 Ø Others (Please Specify) 其他 (請列明) Yes 會 □ No 不會 Ø 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)				

<u>Part 7 第7部分</u>

8. Justifications 理由

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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. He had apply a New Territories Exempted House
(NTEH) to the Lands Department on 16-9-2013 and the file number was DLNOR
253/SHL/13.
2. Under the Town Planning Ordinance(TPB), the applicant had also submitted an
application to TPB for the NTEH and was approved on 17-1-2014.
3. The approval from TPB would be invalid after 17-1-2018 but the application at Lands
Department was still under processing. The applicant had asked the TPB for 4 years time
extension and was approved on 29-11-2017.
4. The time extension will be invalid after 17-1-2022. Unfortunately, the application at Lands
Department is still under processing.
5. According to the Town Planning Ordinance, the applicant cannot ask for any time extension
and can only renew the permission through this application.
6. The proposed NTEH is located within the aggreed'village environs' of Sheung Shui Wah
Shan (see Plan 1) and about 35% of the house falls within 'V' zone. Therefore, the
application is in line with the Government's Small House policy.
7. There were a number of similar applications which had been approved by the TPB.
The most near one is Application No. A/NE-FTA/141.
8. The application site is the only land resource for the applicant to accommodate his
need for small house.
9. The site is bounded by village settlements to its north-east and by 'village environ' to its
south-west. It would be a natural extension to accommodate NTEH development on the site.
10. The site has been left vacant. The proposed development brings about new house and
landscaping features that will improve visual and environmental qualities
11. The site comprises only one NTEH and will not directly link with the local track thus
relies mostly on public/pedestrian transport. The proposed development would have
insignificant traffic impact.

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 an application to the Board 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 ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓					
LAU, Yuen Fai Consultant					
Name in Block LettersPosition (if applicable)姓名(請以正楷填寫)職位 (如適用)					
Professional Qualification(s) Member 會員 / □ Fellow of 資深會員 專業資格 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) 機構名理及差章(如適用)					
Date 日期					
Remark 備註					
The materials submitted in an application to the Board 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:
 - (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衆查閱,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。

 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 relect consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public deposited 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 下載及存放於規劃署規劃資料查詢處以供一般參閱。)				
Application No. 申請編號	(For Of	ficial Use Only) (請勿填寫此欄)		
Location/address		LOT259E IN D.D.52,		
位置/地址		SHEUNG SHUI WA SHAN, SHEUNG SHUI, N.T.		
		新界上水華山丈量第52約地段259E號		
Site area 地盤面積		182 sq. m 平方米 ☑ About 約		
	(includ	es Government land of 包括政府土地 0 sq. m 平方米 口 About 約)		
Plan 圖則	Аррі	oved Fu Tei Au and Sha Ling Outline Zoning Plan No. S/NE-FTA/16		
	2	坳及沙嶺分區計劃大綱核准圖編號S/NE-FTA/16		
Zoning 地帶		Agriculture and Village Type Development		
		農業及鄉村式發展		
Applied use/ development 申請用途/發展	New	Territories Exempted House 新界豁免管制屋宇		
	🗹 Sm	all House 小型屋宇		
(i) Proposed Gros	ss floor			
area 擬議總樓面面	ī積	195.09 sq.m 平方米 口 About 約		
(ii) Proposed No. (house(s) 擬議房屋幢數		1		
(iii) Proposed build height/No. of s 建築物高度/	storeys	8.23 m 米 ☑ (Not more than 不多於)		
. *		3 Storeys(s) 層		

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Plans and Drawings 圖則及繪圖 □ 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 □ Block plan(s) 截視圖 □ Sectional plan(s) 截視圖 □ Photomontage(s) showing the proposed development 顯示擬議發展的合成照片 □ Master landscape plan(s)/Landscape plan(s) 國境設計總圖/國境設計圖 □ Others (please specify) 其他 (請註明) □ □ Planning Statement/Justifications 規劃綱領/理據 □ Environmental assessment (noise, air and/or water pollutions) □ 環境評估 (嗓音、空氣及/或水的污染) □ Traffic impact assessment (no vehicles) 就車輛的交通影響評估 □ Traffic impact assessment 很覺影響評估 □ Visual impact assessment 很覺影響評估 □ Usual impact assessment 景觀影響評估 □ Ceotechnical impact assessment 批影響評估 □ Drainage impact assessment 排水影響評估 □ Drainage impact assessment 排水影響評估 □ Sewerage impact assessment 排水影響評估 □ Charlings impact assessment 排水影響評估 □ Drainage impact assessment 排水影響評估 □		<u>Chinese</u> 中文	<u>English</u> 英文
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) 國境設計總圖/國境設計圖 □ Others (please specify) 其他 (請註明) □ □ Reports 報告書 □ 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 pedestrians) 就行人的交通影響評估 □ Visual impact assessment (on pedestrians) 就行人的交通影響評估 □ Landscape impact assessment 景觀影響評估 □ Cectechnical impact assessment 素觀影響評估 □ Drainage impact assessment 土力影響評估 □ Drainage impact assessment 批示影響評估 □ Brainge impact assessment 排示影響評估 □ Brainge impact assessment 批示影響評估 □ Brainge impact assessment 批示影響評估 □ Brainge impact assessment 北示影響評估 □ Brainge impact assessment 排示影響評估 <	Plans and Drawings 圖則及繪圖		
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Floor plan(s) 樓字平面圖 □ 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) 國境設計總圖/國境設計圖 □ Others (please specify) 其他 (請註明) □			
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Others (please specify) 具他 (請註明)			
	Others (please specify) 其他(請註明)		

Note: May insert more than one「レ」. 註:可在多於一個方格內加上「レ」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。



.,	2022年 6月 1 0日 Appendix Id of RN 此文件在收到・城市規制委員習
	中間的日間。 和 10 JUN 2022 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.
	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
	<u>Applicable to Proposal Only Involving Construction of</u> <u>"New Territories Exempted House(s)"</u>
	適用於只涉及興建「新界豁免管制屋宇」的建議
3	
	Applicant who would like to publish the <u>notice of application</u> 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: <u>https://www.info.gov.hk/tpb/en/plan_application/apply.html</u>
	申請人如欲在本地報章刊登 <u>申請通知</u> ,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: <u>https://www.info.gov.hk/tpb/tc/plan_application/apply.html</u>
	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 加所提供的空間不足,善早百鉛阻

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	Application No. 申請編號	A/NE-77A/>17
請勿填寫此欄	Date Received 收到日期	1 0 JUN 2022

- 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。
- 2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <u>http://www.info.gov.hk/tpb/</u>. 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: <u>http://www.info.gov.hk/tpb/</u>),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 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。
- 3. 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)

LIU DING HING 廖丁慶 (with 廖文豪 Liu Man Ho as power of attorney)

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)

EURO ASIA CONSTRUCTION ENGINEERING LIMITED(歐亞建築工程有限公司)

3.	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)	SHEUNG SHUI WA SHAN, SHEUNG SHUI, N.T. LOT259GRP IN D.D.52			
(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 <u>204</u> sq.m 平方米☑About 約 ☑Gross floor area 總樓面面積 <u>195.09</u> 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)	0sq.m 平方米 □About 約			

Parts 1, 2 and 3 第1、第2及第3部分

(d)	statu	Name and number of the related tatutory plan(s) 有關法定圖則的名稱及編號				
(e)		Land use zone(s) involved 涉及的土地用途地帶 Agriculture and Village Type Development				
				Vacant		
(f)		rent use(s) 所用途				
				(If there are any Government, institution or community plan and specify the use and gross floor area) (如有任何政府、機構或社區設施,讀在圖則上顯示,		
4.	"Cı	irrent Land Ow	vner" of A	pplication Site 申請地點的「現行土地	也擁有人」	
The	applic	ant 申請人 -				
	is the 是唯	sole "current land d 一的「現行土地擁	owner" ^{#&} (ple 有人」 ^{#&} (謂	ease proceed to Part 6 and attach documentary proof e 纖續填寫第 6 部分,並夾附業權證明文件)。	of ownership).	
	is on 是其	e of the "current lan 中一名「現行土地	d owners" ^{# &} 擁有人」 ^{#&}	(please attach documentary proof of ownership). (請夾附業權證明文件)。	ň.	
	is no 並不	t a "current land ow 是「現行土地擁有	ner"#. 人」 [#] 。	8		
	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)						
(b)	The	applicant 申請人 –		-		
	 has obtained consent(s) of "current land owner(s)"#. 已取得					
	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/ Registry wh	address of premises as shown in the record of the Land ere consent(s) has/have been obtained 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)	
				2		
		8				
	(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)					

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No. of 'Current Lot number/address of premises as shown in the record of the									¥	
	Lan 「手	of 'Current ad Owner(s)' 現行土地擁 人」數目	Land Regi	stry where no	otification(s)	hown in the n has/have been J地段號碼/)	given	given (DD/MM	notification /YYYY) (日/月/年)	
									4: 	
	(Plea	se use separate s	heets if the sj	bace of any bo	x above is insu	fficient. 如上3	则任何方格的	 空間不足,訪	请另頁說明)	
	has t 已採	aken reasonab 取合理步驟以	le steps to o L取得土地排	otain consent 確有人的同意	of or give no 低或向該人發	tification to o 給通知。詳t	wner(s): 青如下:			
	Reas	onable Steps t	o Obtain Co	nsent of Owr	ner(s) 取得;	土地擁有人的	同意所採取	口的合理步驟	ž.	
	□ 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 not 於	ices in local (newspapers 日/月/年)在打	on 旨定報章就申	請刊登一次	(DD/MM/Y 通知 ^{&}	YYY) ^{&}		
		posted notice	in a promin	ent position of DD/MM/YY	on or near app YY) ^{&}	lication site/p	oremises on		16) 16	
		於				請處所或附	近的顯明位	置貼出關於	該申請的通	
		sent notice to office(s) or ru	(m)	ners' corpora ee on	ation(s)/owne	rs' committee (DD/MM	(s)/mutual a /YYYY) ^{&}	id committee	e(s)/manage	
		於 處,或有關的		日/月/年)把	通知寄往相	關的業主立刻	案法團/業主	委員會/互助	协委員會或	
	Othe	ers 其他							. 5	
		others (please 其他(請指明								
									,	

<u>Part 5 (Cont'd) 第5部分(續)</u>

1)

6. Development Proposa	ll 擬議發展	計劃				
(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名(如適用)	LIU DING HING (廖丁慶)					
 (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) 	屬華山村	村原居民	: :5 20			
(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	E R	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 	tank, where app	te on plan the total nu plicable)	mber and dimension of each car pa 、以及每個車位的長度和寬度及	rking space, and/or location of septic /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 □ 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)) □ 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) No 否 ☑					
 (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? 	No 否☑	接駁公共污水渠	的路線) n plan the location of the pr	ion proposal. 請用圖則顯示 poposed septic tank. 請用圖則		

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7. Impacts of Development Proposal 擬議發展計劃的影響							
justifications/reasons for not	arate sheets to indicate the proposed measures to minimise possible adverse impacts or give providing such measures. 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。						
	Yes 是 🗌 Please provide details 請提供詳情						
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?							
	No 否 2						
	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						
Does the development proposal involve the operation on the right?	 ☐ 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 						
擬議發展是否涉及右列	□ Filling of land 填土						
的工程?	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 平方米口About 約 Depth of excavation 挖土深度m 米 口About 約						
	No 否 Z						
а — ²⁰ 5. 141	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						
(e)	Visual Impact 構成視覺影響 Yes 會 □ No 不會 ☑						
Would the development	Others (Please Specify) 其他 (請列明) Yes 會 □ No 不會 ☑						
proposal cause any adverse	· · · · · · · · · · · · · · · · · · ·						
impacts? 擬議發展計劃會否造成	Places state manufal to minimize the impact(s). For two fulling places state the number						
不良影響?	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)						
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<u>Part 7 第7部分</u>

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8. Justifications 理由

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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. He had apply a New Territories Exempted House
(NTEH) to the Lands Department on 16-9-2013 and the file number was DLNOR
254/SHL/13.
2. Under the Town Planning Ordinance(TPB), the applicant had also submitted an
application to TPB for the NTEH and was approved on 17-1-2014.
3. The approval from TPB would be invalid after 17-1-2018 but the application at Lands
Department was still under processing. The applicant had asked the TPB for 4 years time
extension and was approved on17-1-2018.
4. The time extension will be invalid after 17-1-2022. Unfortunately, the application at Lands
Department is still under processing.
5. According to the Town Planning Ordinance, the applicant cannot ask for any time extension
and can only renew the permission through this application.
6. The proposed NTEH is located within the aggreed 'village environs' of Sheung Shui Wah
Shan (see Plan 1) and about 22% of the house falls within 'V' zone. Therefore, the
application is in line with the Government's Small House policy.
7. During the application period, the lot had been carved out so that the application lot number
had been changed from pervious lot 259G to 259GRP. The building footprint is unchanged.
8. The application site is the only land resource for the applicant to accommodate his
need for small house.
9. The site is bounded by village settlements to its north-east and by 'village environ' to its
south-west. It would be a natural extension to accommodate NTEH development on the site.
10. The site has been left vacant. The proposed development brings about new house and
landscaping features that will improve visual and environmental qualities
11. The site comprises only one NTEH and will not directly link with the local track thus
relies mostly on public/pedestrian transport. The proposed development would have
insignificant traffic impact.

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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 an application to the Board 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								
LAU, Yuen Fai Consultant								
Name in Block LettersPosition (if applicable)姓名(請以正楷填寫)職位 (如適用)								
Professional Qualification(s) 專業資格 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 Euro Asia Construction Engineering Limited								
☑ Company 公司 / □ Organisation Name and Chop (if applicable) 機構 把稱反蓋章、如適用)								
Date 日期								
Remark 備註								

The materials submitted in an application to the Board 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 使用语言问题。包括公本语言问题作为思考图,同时公本语言上的概念供公思表图:NE
 - 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 Applica	ation E	申請摘要						
consultees, uploaded deposited at the Plan (請 <u>盡量</u> 以英文及中 下載及存放於規劃	l to the f ming End 文填寫 署規劃資	oth English and Chinese <u>as far as possible</u> . This part will be circulated to relevant Fown Planning Board's Website for browsing and free downloading by the public and quiry Counters of the Planning Department for general information.) 。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 資料查詢處以供一般參閱。)						
Application No. 申請編號	(F01 01	ncial Ose Only) (詞勿與為此m)						
Location/address								
位置/地址		LOT259GRP IN D.D.52, SHEUNG SHUI WA SHAN, SHEUNG SHUI, N.T.						
		新界上水華山丈量第52約地段259GRP號						
Site area 地盤面積		204 sq. m 平方米 ☑ About 約						
	(includ	es Government land of 包括政府土地 0 sq. m 平方米 □ About 約)						
Plan	Approved Fu Tei Au and Sha Ling Outline Zoning Plan No. S/NE-FTA/16							
圖則	虎地坳及沙嶺分區計劃大綱核准圖編號S/NE-FTA/16							
Zoning 地帶	Agriculture and Village Type Development							
÷	農業及鄉村式發展							
Applied use/ development 申請用途/發展	New	Territories Exempted House 新界豁免管制屋宇						
	🗹 Sm	all House 小型屋宇						
(i) Proposed Gros area	s floor							
擬議總樓面面	積	195.09 sq.m 平方米 口 About 約						
(ii) Proposed No. of house(s)								
擬議房屋幢數		1						
(iii) Proposed build height/No. of s 建築物高度/	toreys	8.23 m 米 ☑ (Not more than 不多於)						
		3 Storeys(s) 層						

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э.	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
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)		
Reports 報告書		
Environmental assessment (noise, air and/or water pollutions)		П
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「レ」. 註:可在多於一個方格內加上「レ」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。

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2022年 6月 1 0日

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Appendix le of RNTPC Paper No. A/NE-FTA/214 to 219



[&] 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 「 v」 at the appropriate box 請在適當的方格內上加上「 v」號

Form No. S16-II 表格第 S16-II 號

For Official Use Only	Application No. 申請編號	A/NE-FTA/>18
請勿填寫此欄	Date Received 收到日期	10 JUN 2022

- 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。
- 2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <u>http://www.info.gov.hk/tpb/</u>. 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: <u>http://www.info.gov.hk/tpb/</u>),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 田上禾輋路 1 號沙田政府合署 14 樓)索取。
- 3. 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)

LIU NORMAN 廖俊賢(with 廖文豪 Liu Man Ho as power of attorney)

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)

EURO ASIA CONSTRUCTION ENGINEERING LIMITED(歐亞建築工程有限公司)

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)	SHEUNG SHUI WA SHAN, SHEUNG SHUI, N.T. LOT259H IN D.D.52
(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 <u>174</u> sq.m 平方米☑About 約 ☑Gross floor area 總樓面面積 <u>195.09</u> 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)	0sq.m 平方米 □About 約

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(d)	Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號									
(e)	Land use zone(s) involved 涉及的土地用途地帶									
(f)	Current use(s)	Vacant								
	現時用途	(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,並註明用涂及總樓面面積)								
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 own 是唯一的「現行土地擁有人	r" ^{#&} (please proceed to Part 6 and attach documentary proof of ownership). 」 ^{#&} (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.	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)	application involves a total of	rd(s) of the Land Registry as at(DD/MM/YYYY), this ff. "current land owner(s)" [#] . 年								
(b)	The applicant 申請人 —	of "current land owner(s)" [#] .								
		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)									

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Parts 3 (Cont'd), 4 and 5 第3 (續)、第4及第5部分

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	0794-305	tails of the "cur		owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料						
	Lar F	nd Owner(s)' 現行土地擁 人」數目	Land Reg	istry where 1	notification(s	as shown in the record of the (s) has/have been given 和的地段號碼/處所地址 通知日期(日/月/2				
	(Plea	se use separate s	heets if the s	pace of any b	ox above is in	ufficient. 如	上列任何方格	的空間	不足,請另頁說明)	
	已採	aken reasonabl 取合理步驟以	取得土地打	雍有人的同意	意或向該人會	發給通知。言	羊情如下:	p.	- 1 - 101	
	Reas	onable Steps to								
	□ 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	附近的顯明的	位置貼と	出關於該申請的通	
		office(s) or ru	al committ	ee on	N: 01	(DD/M	M/YYYY)&		nmittee(s)/manager	
34		於 處,或有關的		States and All	通知奇任和	I 朔 印 宗 土 1	L禾広閚/禾.	工安貝	會/互助委員會或常	
Ì	Othe	ers 其他		¥.						
		others (please 其他(請指明	1.3							
	_									
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Part 5 (Cont'd) 第5部分(續)

6.	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)	LIU NORMAN (廖俊賢)							
(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)	屬華山	屬華山村原居民						
(c)	Proposed gross floor area 擬議總樓面面積		195	.09 sq.m 平方米	□About 約				
	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				
	Proposed use(s) of uncovered area (if any) 露天地方(倘有)的擬議用 途	Landscaping (Please illustrate on plan the total number and dimension of each car parking space, and/or location of set 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))							
	Any vehicular access to the site/subject building? 是否有車路通往地盤/有 關建築物?	Yes 是 □ 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)) □ 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?	No 否 ✓ Yes 是□ (Please indicate on plan the sewerage connection proposal. 請用圖則顯示 接駁公共污水渠的路線) No 否☑ (Please indicate on plan the location of the proposed septic tank. 請用圖則 顯示化糞池的位置)							

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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,請另頁表示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。				
	Yes 是 🗌 Please provide details 請提供詳情			
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?				
	No 否 Ø			
	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) (请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			
Does the development proposal involve the operation on the right?	□ 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			
擬議發展是否涉及右列 的工程?	 □ 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 			
o ⁶	□ Excavation of land 挖土 Area of excavation 挖土面積sq.m 平方米□About 約			
ý	Depth of excavation 挖土深度m 米 □About 約			
	No 否 🔽			
	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 ☑			
Would the development				
proposal cause any adverse impacts?				
擬議發展計劃會否造成 不良影響?	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			
2	樹幹直徑及品種(倘可)			
	· · · · · · · · · · · · · · · · · · ·			

<u>Part 7 第7部分</u>

8. Justifications 理由

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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. He had apply a New Territories Exempted House	
(NTEH) to the Lands Department on 16-9-2013 and the file number was DLNOR	
253/SHL/13.	
2. Under the Town Planning Ordinance(TPB), the applicant had also submitted an	
application to TPB for the NTEH and was approved on 17-1-2014.	
3. The approval from TPB would be invalid after 17-1-2018 but the application at Lands	
Department was still under processing. The applicant had asked the TPB for 4 years time	
extension and was approved on 29-11-2017.	
4. The time extension will be invalid after 17-1-2022. Unfortunately, the application at Land	s
Department is still under processing.	
5. According to the Town Planning Ordinance, the applicant cannot ask for any time extensi	ion
and can only renew the permission through this application.	
6. The proposed NTEH is located within the aggreed'village environs' of Sheung Shui Wah	
Shan (see Plan 1) and about 24% of the house falls within 'V' zone. Therefore, the	
application is in line with the Government's Small House policy.	
7. There were a number of similar applications which had been approved by the TPB.	
The most near one is Application No. A/NE-FTA/141.	
8. Due to health reason, the Lands Department requested the septic tank should be far from	
NTEHs for 3m distance. The application site has not enough space to fulfil the requirement	nt so
that the septic tank will be located to adjacent Lot 259RP.	
9. The site is bounded by village settlements to its north-east and by 'village environ' to its	
south-west. It would be a natural extension to accommodate NTEH development on the s	site.
10. The site has been left vacant. The proposed development brings about new house and	
landscaping features that will improve visual and environmental qualities	
11. The site comprises only one NTEH and will not directly link with the local track thus	
relies mostly on public/pedestrian transport. The proposed development would have	
insignificant traffic impact.	

Form No. S16-II 表格第 S16-II 號

9. Declaration 聲明	-
I hereby declare that the particulars given in this application 本人謹此聲明,本人就這宗申請提交的資料,據本人所	are correct and true to the best of my knowledge and belief. 知及所信,均屬真實無誤。
such materials to the Board's website for browsing and dow	terials submitted in an application to the Board and/or to upload nloading by the public free-of-charge at the Board's discretion. 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 Ann Ann 不	□ Applicant 申請人 / ☑ Authorised Agent 獲授權代理人
LAU, Yuen Fai	Consultant
Name in Block Letters 姓名(請以正楷填寫)	Position (if applicable) 職位 (如適用)
Date 日期	 ▶會 / □ HKIA 香港建築師學會 / □ HKIE 香港工程師學會 / 學會/ □ HKIUD 香港城市設計學會
	(DD/MM/YYYY 日/月/年)
Rema	rk 備註
The materials submitted in an application to the Board and th public. Such materials would also be uploaded to the Board's the Board considers appropriate.	he Board's decision on the application would be disclosed to the website for browsing and free downloading by the public where 时申請所作的決定。在委員會認為合適的情況下,有關申請
Warni	ng.警告
Any person who knowingly or wilfully makes any statement which is false in any material particular, shall be liable to an 任何人在明知或故意的情況下,就這宗申請提出在任何引	
Statement on Personal	l Data 個人資料的聲明
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 劃委員會規劃指引的規定作以下用途:	ion will be used by the Secretary of the Board and Government 必書及政府部門,以根據《城市規劃條例》及相關的城市規 aking available the name of the applicant for public inspection spection; and

處理這宗申請,包括公布這宗申請供公衆查閱,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

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(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 deposited 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左放於規劃緊相劃資料查詢處以供一般參閱。)

「戰反仔奴於規劃	者規劃員料查詢處以供一般參閱。)
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address	LOT259H IN D.D.52,
位置/地址	SHEUNG SHUI WA SHAN, SHEUNG SHUI, N.T.
a l	新界上水華山丈量第52約地段259H號
Site area 地盤面積	174 sq. m 平方米 ☑ About 約
地盛山傾	(includes Government land of 包括政府土地 0 sq. m 平方米 □ About 約)
Plan 圖則	Approved Fu Tei Au and Sha Ling Outline Zoning Plan No. S/NE-FTA/16 虎地坳及沙嶺分區計劃大綱核准圖編號S/NE-FTA/16
Zoning 地帶	Agriculture and Village Type Development
	農業及鄉村式發展
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
 Proposed Grosarea 擬議總樓面面 	195.09 sam 亚方米 □ About 約
(ii) Proposed No. house(s) 擬議房屋幢數	1
(iii) Proposed build height/No. of s 建築物高度/	storeys 8.23 m 米
	3 Storeys(s) 層

9

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件				
i.	<u>Chinese</u> 中文	<u>English</u> 英文		
Plans and Drawings 圖則及繪圖				
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖		\square		
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)				
		12		
Reports 報告書				
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「レ」. 註:可在多於一個方格內加上「レ」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。



	2022年 6月 1 0日 <u>地文件在</u> 收到・城市規制委員會 Appendix If of R <u>Paper No. A/NE-FTA/214 t</u>
	This document is received on <u>10 JUN 2022</u> . The Town. Planning Board will formally acknowledge the date of receipt of the application only upon receipt of all the required information and documents.
API	PLICATION FOR PERMISSION
	UNDER SECTION 16 OF
THE '	TOWN PLANNING ORDINANCE
	(CAP.131)
根據《	城市規劃條例》(第131章)
第	第16條遞交的許可申請
Applica	ble 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
Planning Board's require land owner, please refer <u>https://www.info.gov.hk/</u> 申請人如欲在本地報章 土地擁有人所指定的	ke to publish the <u>notice of application</u> in local newspapers to meet one of the Town ments of taking reasonable steps to obtain consent of or give notification to the current to the following link regarding publishing the notice in the designated newspapers: tpb/en/plan_application/apply.html 刊登 <u>申請通知</u> ,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 为其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知: tpb/tc/plan_application/apply.html
of the land to which th 「現行土地擁有人」 土地的擁有人的人 ^{&} Please attach documer	tation for the Form 主解 means any person whose name is registered in the Land Registry as that of an owner ne application relates, as at 6 weeks before the application is made 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 htary proof 請夾附證明文件 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

Form No. S16-II 表格第 S16-II 號

For Official Use Only 請 勿 填 寫 此 欄	Application No. 申請編號	A/NE- FTA/219
	Date Received 收到日期	1 0 JUN 2022

- 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.
 申請入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。
- 2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <u>http://www.info.gov.hk/tpb/</u>. 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: <u>http://www.info.gov.hk/tpb/</u>),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 田上禾輋路 1 號沙田政府合署 14 樓)索取。
- 3. 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)

LIU SIMON (with 廖文豪 Liu Man Ho as power of attorney)

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)

EURO ASIA CONSTRUCTION ENGINEERING LIMITED(歐亞建築工程有限公司)

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)	SHEUNG SHUI WA SHAN, SHEUNG SHUI, N.T. LOT259I IN D.D.52
(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 <u>179</u> sq.m 平方米☑About 約 ☑Gross floor area 總樓面面積 <u>195.09</u> 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)	0sq.m 平方米 □About 約

Parts 1, 2 and 3 第1、第2及第3部分

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(d)	Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號					
(e)	Land use zone(s) involved 涉及的土地用途地帶Agriculture and Village Type Development					
		Vacant				
(f)	Current use(s) 現時用途					
		(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,並註明用涂及總樓面面積)				
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" 是唯一的「現行土地擁有人」	^{&} (please proceed to Part 6 and attach documentary proof of ownership). ^{#&} (請繼續填寫第 6 部分,並夾附業權證明文件)。				
	is one of the "current land owner 是其中一名「現行土地擁有人	rs ^{"# &} (please attach documentary proof of ownership). 」 ^{#&} (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)		s) of the Land Registry as at				
	application involves a total of "current land owner(s)" [#] . 根據土地註冊處截至 年					
(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)					

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(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)

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Parts 3 (Cont'd), 4 and 5 第3 (續)、第4及第5部分

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」,, Date of notification						
La	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 人」數目					
(Dlas	se 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	aken reasonable steps to obtain consent of or give notification to owner(s):					
	和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:					
	sent request for consent to the "current land owner(s)" on (DD/MM/YYYY) ^{#&} (DD/MM/YYYY) ^{#&}					
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 					
	處,或有關的鄉事委員會 ^{&}					
Oth	ers 其他					
	others (please specify) 其他(請指明)					
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Part 5 (Cont'd) 第5部分(續)

6.	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)	LIU SIMON			
(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)	SHEUNG SHUI WA SHAN			
(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		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 母幢房屋的擬議高度 8.23		8.23 m 米	
(f)	Proposed use(s) of uncovered area (if any) 露天地方(倘有)的擬議用 途	(Please illustri tank, where ap	oplicable)	mber and dimension of each car pa y,以及每個車位的長度和寬度及	arking space, and/or location of septic /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 □ 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)) □ 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) No 否 ☑			
(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 c 接駁公共污水渠	的路線) on plan the location of the p	tion proposal. 請用圖則顯示 roposed septic tank. 請用圖則

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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,請另頁表示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			
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成 不良影響?				

х, ^х, ^х, ^х

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<u>Part 7 第7部分</u>

8. Justifications 理由

x = 0

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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. He had apply a New Territories Exempted House	3
(NTEH) to the Lands Department on 16-9-2013 and the file number was DLNOR	
253/SHL/13.	
2. Under the Town Planning Ordinance(TPB), the applicant had also submitted an	
application to TPB for the NTEH and was approved on 7-2-2014.	
3. The approval from TPB would be invalid after 7-2-2018 but the application at Lands	
Department was still under processing. The applicant had asked the TPB for 4 years time	
extension and was approved on 29-11-2017.	
4. The time extension will be invalid after 7-2-2022. Unfortunately, the application at Lands	3
Department is still under processing.	
5. According to the Town Planning Ordinance, the applicant cannot ask for any time extens	ion
and can only renew the permission through this application.	-
6. The proposed NTEH is located within the aggreed'village environs' of Sheung Shui Wah	
Shan (see Plan 1) and about 44% of the house falls within 'V' zone. Therefore, the	
application is in line with the Government's Small House policy.	
7. There were a number of similar applications which had been approved by the TPB.	
The most near one is Application No. A/NE-FTA/141.	
8. Due to health reason, the Lands Department requested the septic tank should be far from	
NTEHs for 3m distance. The application site has not enough space to fulfil the requireme	nt so
that the septic tank will be located to adjacent Lot 259RP.	
9. The site is bounded by village settlements to its north-east and by 'village environ' to its	
south-west. It would be a natural extension to accommodate NTEH development on the s	șite.
10. The site has been left vacant. The proposed development brings about new house and	
landscaping features that will improve visual and environmental qualities	
11. The site comprises only one NTEH and will not directly link with the local track thus	
relies mostly on public/pedestrian transport. The proposed development would have	
insignificant traffic impact.	

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 an application to the Board 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					
LAU, Yuen Fai Consultant					
Name in Block LettersPosition (if applicable)姓名(請以正楷填寫)職位 (如適用)					
Professional Qualification(s) Member 會員 / □ Fellow of 資深會員 專業資格 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 / □ HKIS 香港測量師學會 / □ HKID 香港城市設計學會 □ 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 ○ thers 其他 ○ thers 其他					
☑ Company 公司 / □ Organisation Name and Chop (if applicable) 機構名稱及蓋章(如適用)					
Date 日期					
Remark 備註					
The materials submitted in an application to the Board 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。
- 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 t consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the planoisted 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下載及存放於規劃署規劃資料查詢處以供一般參閱。) Application No. (For Official Use Only) (請勿填寫此欄) 					
	中請編號					
ж.						
	Location/address	LOT259 I IN D.D.52,				
	位置/地址	SHEUNG SHUI WA SHAN, SHEUNG SHUI, N.T.				
	14					
	= ****	新界上水華山丈量第52約地段2591號				
-	Site area 地盤面積	179 sq.m 平方米 🛛 About 約				
C		(includes Government land of 包括政府土地 0 sq. m 平方米 □ About 約)				
	Plan	Approved Fu Tei Au and Sha Ling Outline Zoning Plan No. S/NE-FTA/16				
	圖則	虎地坳及沙嶺分區計劃大綱核准圖編號S/NE-FTA/16				
	Zoning					
П	地帶	Agriculture and Village Type Development				
	Ψ.	農業及鄉村式發展				
	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				
C						
	(i) Proposed Gros	floor				
	area 擬議總樓面面	積 195.09 sq.m 平方米 □ About 約				
	(ii) Proposed No. o house(s) 擬議房屋幢數	t 1				
	(iii) Proposed build	ng				
	height/No. of s 建築物高度/	oreys 8.23 m 米				
	ž.					
	5. 	3 Storeys(s) 層				

1. 1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件	Chinaga	Fnelish
	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		~~
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)		
Demonts 却代書		
<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		П
Traffic impact assessment (on veneres) 就有人的交通影響評估		
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「V」. 註:可在多於一個方格內加上「V」號		

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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。



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Date: 17 - 12 - 2021

According to the comments from Lands Department and Planning Department, we would have the following responses:

Our Response	According to the comments from Chief Town Planner/Urban Design and Landscape, our response shall be as follows: 1. The existing tree (Dimocarpus longan 龍眼) is located on Lot 259CRP in D.D.52 which is belonged to the owner of Lot259CRP in D.D.52 so that our client cannot do any things on the tree. 2. The proposed small house application had been processed nearly ten years by Lands Department. If the layout of the proposed house is changed at this moment, the application may take more time to revise or renew. Our client would not like to change the layout. 3. In fact, the tree canopy covers the subject lot (Lot 259E in D.D.52) with 1 meter only. It does not affect the proposed small house (refer to attached plan, "Tree Survey Plan"). Our client will discuss with the owner of 259CR.P. to solve the problem with minimizing impact on the existing tree later.	 8 Our clients would like to revise the location of septic tanks within the application sites as shown on the following plans: For Application No. A/NE-FTA/214, please refer to the file Application A_NE-FTA/215, please refer to the file Application No. A/NE-FTA/215, please refer to the file Application No. A/NE-FTA/215, please refer to the file Application A_NE-FTA/215, please refer to the file Application A_NE-FTA/218, please refer to the file Application A_NE-FTA/218, please refer to the file Application A_NE-FTA/218, please refer to the file Application A_NE-FTA/219, please refer to the file Application No. A/NE-FTA/219, please refer to the file Application A_NE-FTA/219, please refer to the file Application A_NE-FTA/210, please refer to the
Comment Details	The applicant is advised to adjust the layout/location of the proposed small house within the site of application no. A/NE- FTA/216 to minimize impact on the existing tree (Dimocarpus longan 龍眼) in fair condition located to the east of the site with part of the tree canopy encroached into the site.	From Application Nos. A/NE-FTA/214, 215, 218 and 219, the proposed septic tank and soakage pit are located within the application lots according to the latest house proposal received by LandsD. Please note that this office did not request the applicants to relocate the septic tank and soakage pit to be constructed outside the application lots. Since notices had been posted for the applications, any change in the location of septic tank and soakage pit may lead to reposting of notices.
Comments from	Planning Dept.	Lands Dept.
Application No.	A/NE-FTA/216	A/NE-FTA/214 A/NE-FTA/215 A/NE-FTA/219 A/NE-FTA/219
Item	-	7










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. He had apply a New Territories Exempted House
(NTEH) to the Lands Department on 16-9-2013 and the file number was DLNOR
253/SHL/13.
2. Under the Town Planning Ordinance(TPB), the applicant had also submitted an
application to TPB for the NTEH and was approved on 7-2-2014.
3. The approval from TPB would be invalid after 7-2-2018 but the application at Lands
Department was still under processing. The applicant had asked the TPB for 4 years time
extension and was approved on 29-11-2017.
4. The time extension will be invalid after 7-2-2022. Unfortunately, the application at Lands
Department is still under processing.
5. According to the Town Planning Ordinance, the applicant cannot ask for any time extension
and can only renew the permission through this application.
6. The proposed NTEH is located within the aggreed'village environs' of Sheung Shui Wah
Shan (see Plan 1) and about 13% of the house falls within 'V' zone. Therefore, the
application is in line with the Government's Small House police.
7. There was a number of similar applications which had been approved by the TPB.
The most near one is Application No. A/NE-FTA/141.
8. The site is bounded by village settlements to its north-east and by 'village environ' to its
south-west. It would be a natural extension to accommodate NTEH development on the site.
9. The site has been left vacant. The proposed development brings about new house and
landscaping features that will improve visual and environmental qualities
10. The site comprises only one NTEH and will not directly link with the local track thus
relies mostly on public/pedestrian transport. The proposed development would have
insignificant traffic impact.

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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. He had apply a New Territories Exempted House					
(NTEH) to the Lands Department on 16-9-2013 and the file number was DLNOR					
252/SHL/13.					
2. Under the Town Planning Ordinance(TPB), the applicant had also submitted an					
application to TPB for the NTEH and was approved on 17-1-2014.					
3. The approval from TPB would be invalid after 17-1-2018 but the application at Lands					

Department was still under processing. The applicant had asked the TPB for 4 years time extension and was approved on 17-1-2018.

4. The time extension will be invalid after 17-1-2022. Unfortunately, the application at Lands Department is still under processing.

5. According to the Town Planning Ordinance, the applicant cannot ask for any time extension and can only renew the permission through this application.

6. The proposed NTEH is located within the aggreed 'village environs' of Sheung Shui Wah

Shan (see Plan 1) and about 20% of the house falls within 'V' zone. Therefore, the

application is in line with the Government's Small House police.

7. During the application period, the lot had been carved out so that the application lot number

had been changed from pervious lot 259B to 259BRP. The building footprint is unchanged.

- .8. The site is bounded by village settlements to its north-east and by 'village environ' to its
- south-west. It would be a natural extension to accommodate NTEH development on the site.
- 9. The site has been left vacant. The proposed development brings about new house and
- landscaping features that will improve visual and environmental qualities
- 10. The site comprises only one NTEH and will not directly link with the local track thus relies mostly on public/pedestrian transport. The proposed development would have

insignificant traffic impact.

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	The applicant is an indigenous villager. He had apply a New Territories Exempted House (NTEH) to the Lands Department on 16-9-2013 and the file number was DLNOR
2	53/SHL/13.
2.1	Under the Town Planning Ordinance(TPB), the applicant had also submitted an
	application to TPB for the NTEH and was approved on 17-1-2014.
3. 7	The approval from TPB would be invalid after 17-1-2018 but the application at Lands
I	Department was still under processing. The applicant had asked the TPB for 4 years time
e	xtension and was approved on 29-11-2017.
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]	Department is still under processing.
5.	According to the Town Planning Ordinance, the applicant cannot ask for any time extensio
8	nd can only renew the permission through this application.
6. 7	The proposed NTEH is located within the aggreed'village environs' of Sheung Shui Wah
	Shan (see Plan 1) and about 24% of the house falls within 'V' zone. Therefore, the
	pplication is in line with the Government's Small House police.
.7	There were a number of similar applications which had been approved by the TPB.
]	The most near one is Application No. A/NE-FTA/141.
8. 7	The site is bounded by village settlements to its north-east and by 'village environ' to its
<u>s</u>	outh-west. It would be a natural extension to accommodate NTEH development on the site
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	landscaping features that will improve visual and environmental qualities
10.	The site comprises only one NTEH and will not directly link with the local track thus
	relies mostly on public/pedestrian transport. The proposed development would have
i	nsignificant traffic impact.

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10. The site comprises only one NTEH and will not directly link with the local track thus
relies mostly on public/pedestrian transport. The proposed development would have
insignificant traffic impact.

5. 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) 	LIU ROBERT (廖羅拔)				
 (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) 					
(c) Proposed gross floor area 擬議總樓面面積					
(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 					
 (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 ✓ 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)) □ 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) No 否 □				
 (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? 	connected to public er? 義的屋宇發展能否接駁				

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。
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4. The time extension will be invalid after 7-2-2022. Unfortunately, the application at Lands Department is still under processing.

5. According to the Town Planning Ordinance, the applicant cannot ask for any time extension and can only renew the permission through this application.

- 6. The proposed NTEH is located within the aggreed'village environs' of Sheung Shui Wah Shan (see Plan 1) and about 13% of the house falls within 'V' zone. Therefore, the
- application is in line with the Government's Small House police.
- 7. There was a number of similar applications which had been approved by the TPB.

The most near one is Application No. A/NE-FTA/141.

- 8. The site is bounded by village settlements to its north-east and by 'village environ' to its
- south-west. It would be a natural extension to accommodate NTEH development on the site.
- 9. The site has been left vacant. The proposed development brings about new house and

landscaping features that will improve visual and environmental qualities

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) 	LIU SOU KIN (廖壽根)				
 (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) 					
(c) Proposed gross floor area 擬議總樓面面積		195	. 09 sq.m 平方米	Z 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 	tank, where a	urking space, and/or location of septic /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? 				適用)) strate on plan and specify the	
 (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? No 否☑ (Please indicate on plan the location of the pr 顯示化糞池的位置) 					

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. He had apply a New Territories Exempted House
(NTEH) to the Lands Department on 16-9-2013 and the file number was DLNOR
252/SHL/13.

2. Under the Town Planning Ordinance(TPB), the applicant had also submitted an application to TPB for the NTEH and was approved on 17-1-2014.

3. The approval from TPB would be invalid after 17-1-2018 but the application at Lands

Department was still under processing. The applicant had asked the TPB for 4 years time extension and was approved on 17-1-2018.

4. The time extension will be invalid after 17-1-2022. Unfortunately, the application at Lands Department is still under processing.

5. According to the Town Planning Ordinance, the applicant cannot ask for any time extension and can only renew the permission through this application.

- 6. The proposed NTEH is located within the aggreed 'village environs' of Sheung Shui Wah Shan (see Plan 1) and about 20% of the house falls within 'V' zone. Therefore, the
- application is in line with the Government's Small House police.
- 7. During the application period, the lot had been carved out so that the application lot number

had been changed from pervious lot 259B to 259BRP. The building footprint is unchanged.

- 8. The site is bounded by village settlements to its north-east and by 'village environ' to its
- south-west. It would be a natural extension to accommodate NTEH development on the site.
- 9. The site has been left vacant. The proposed development brings about new house and

landscaping features that will improve visual and environmental qualities

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) 	LIU YING KIT (廖應傑)				
 (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) 					
(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 					
 (g) Any vehicular access to the site/subject building? 是否有車路通往地盤/有 關建築物? 				適用)) strate on plan and specify the	
 (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? No 否☑ (Please indicate on plan the sewerage control 按駁公共污水渠的路線) 			的路線) n plan the location of the pr		

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. He had apply a New Territories Exempted House
(NTEH) to the Lands Department on 16-9-2013 and the file number was DLNOR
253/SHL/13.
2. Under the Town Planning Ordinance(TPB), the applicant had also submitted an
application to TPB for the NTEH and was approved on 17-1-2014.
3. The approval from TPB would be invalid after 17-1-2018 but the application at Lands
Department was still under processing. The applicant had asked the TPB for 4 years time extension and was approved on 29-11-2017.
4. The time extension will be invalid after 17-1-2022. Unfortunately, the application at Lands Department is still under processing.
5. According to the Town Planning Ordinance, the applicant cannot ask for any time extension
and can only renew the permission through this application.
6. The proposed NTEH is located within the aggreed'village environs' of Sheung Shui Wah
Shan (see Plan 1) and about 35% of the house falls within 'V' zone. Therefore, the
application is in line with the Government's Small House policy.
7. There were a number of similar applications which had been approved by the TPB.
The most near one is Application No. A/NE-FTA/141.
8. The application site is the only land resource for the applicant to accommodate his need for small house.
9. The site is bounded by village settlements to its north-east and by 'village environ' to its
south-west. It would be a natural extension to accommodate NTEH development on the site.
10. The site has been left vacant. The proposed development brings about new house and
landscaping features that will improve visual and environmental qualities

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) 	LIU DING HING (廖丁慶)			
 (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) 				
(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 	Landscaping (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 ✓ 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)) □ 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) No 否 □			
 (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□ (Please indicate on plan the sewerage connection proposal. 請用圖則顯示 接駁公共污水渠的路線) No 否☑ (Please indicate on plan the location of the proposed septic tank. 請用圖則 顯示化糞池的位置)			

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. He had apply a New Territories Exempted House
(NTEH) to the Lands Department on 16-9-2013 and the file number was DLNOR
254/SHL/13.
2. Under the Town Planning Ordinance(TPB), the applicant had also submitted an
application to TPB for the NTEH and was approved on 17-1-2014.
3. The approval from TPB would be invalid after 17-1-2018 but the application at Lands
Department was still under processing. The applicant had asked the TPB for 4 years time
extension and was approved on17-1-2018.
4. The time extension will be invalid after 17-1-2022. Unfortunately, the application at Lands
Department is still under processing.
5. According to the Town Planning Ordinance, the applicant cannot ask for any time extension
and can only renew the permission through this application.
6. The proposed NTEH is located within the aggreed 'village environs' of Sheung Shui Wah
Shan (see Plan 1) and about 22% of the house falls within 'V' zone. Therefore, the
application is in line with the Government's Small House policy.
7. During the application period, the lot had been carved out so that the application lot number
had been changed from pervious lot 259G to 259GRP. The building footprint is unchanged.
8. The application site is the only land resource for the applicant to accommodate his
need for small house.
9. The site is bounded by village settlements to its north-east and by 'village environ' to its
south-west. It would be a natural extension to accommodate NTEH development on the site.
10. The site has been left vacant. The proposed development brings about new house and
landscaping features that will improve visual and environmental qualities

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) 	LIU NORMAN (廖俊賢)			
 (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) 				
(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 	Landscaping (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 ✓ 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)) □ 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) No 否 □			
 (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□ (Please indicate on plan the sewerage connection proposal. 請用圖則顯示 接駁公共污水渠的路線) No 否☑ (Please indicate on plan the location of the proposed septic tank. 請用圖則 顯示化糞池的位置)			

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. He had apply a New Territories Exempted House
(NTEH) to the Lands Department on 16-9-2013 and the file number was DLNOR
253/SHL/13.
2. Under the Town Planning Ordinance(TPB), the applicant had also submitted an
application to TPB for the NTEH and was approved on 17-1-2014.
3. The approval from TPB would be invalid after 17-1-2018 but the application at Lands
Department was still under processing. The applicant had asked the TPB for 4 years time
extension and was approved on 29-11-2017.
4. The time extension will be invalid after 17-1-2022. Unfortunately, the application at Lands
Department is still under processing.
5. According to the Town Planning Ordinance, the applicant cannot ask for any time extension
and can only renew the permission through this application.
6. The proposed NTEH is located within the aggreed'village environs' of Sheung Shui Wah
Shan (see Plan 1) and about 24% of the house falls within 'V' zone. Therefore, the
application is in line with the Government's Small House police.
7. There were a number of similar applications which had been approved by the TPB.
The most near one is Application No. A/NE-FTA/141.
8. The site is bounded by village settlements to its north-east and by 'village environ' to its
south-west. It would be a natural extension to accommodate NTEH development on the site.
9. The site has been left vacant. The proposed development brings about new house and
landscaping features that will improve visual and environmental qualities

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) 	LIU S	IMON		
 (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) 				
(c) Proposed gross floor area 擬議總樓面面積	195.09 sq.m 平方米 ☑About 約			☑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
	Lands	caping		
 (f) Proposed use(s) of uncovered area (if any) 露天地方(倘有)的擬議用 途 	 (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)) 			
	Yes 是	appropriate)	. .	licate the street name, where
(g) Any vehicular access to the site/subject building?	有一條現有車路。(請註明車路名稱(如適用))			
是否有車路通往地盤/有 關建築物?	· 否有車路通往地盤/有 □ There is a proposed access. (please illustrate on plan and			
	No 否			
(h) Can the proposed house(s) be connected to public sewer?	Yes 是□	(Please indicate o 接駁公共污水渠		ion proposal. 請用圖則顯示
擬議的屋宇發展能否接駁 至公共污水渠?	No 否☑	(Please indicate c 顯示化糞池的位	· ·	oposed septic tank. 請用圖則

Justifications 理由 8.

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. He had apply a New Territories Exempted House
(NTEH) to the Lands Department on 16-9-2013 and the file number was DLNOR
253/SHL/13.
2. Under the Town Planning Ordinance(TPB), the applicant had also submitted an
application to TPB for the NTEH and was approved on 7-2-2014.
3. The approval from TPB would be invalid after 7-2-2018 but the application at Lands
Department was still under processing. The applicant had asked the TPB for 4 years time
extension and was approved on 29-11-2017.
4. The time extension will be invalid after 7-2-2022. Unfortunately, the application at Lands
Department was still under processing.
5. According to the Town Planning Ordinance, the applicant cannot ask for any time extension
and can only renew the permission through this application.
6. The proposed NTEH is located within the aggreed'village environs' of Sheung Shui Wah

- Shan (see Plan 1) and about 44% of the house falls within 'V' zone. Therefore, the
- application is in line with the Government's Small House policy.
- 7. There were a number of similar applications which had been approved by the TPB.
- The most near one is Application No. A/NE-FTA/141.
- 8. The site is bounded by village settlements to its north-east and by 'village environ' to its
- south-west. It would be a natural extension to accommodate NTEH development on the site.
- 9. The site has been left vacant. The proposed development brings about new house and

landscaping features that will improve visual and environmental qualities

Relevant Interim Criteria for Consideration of <u>Application for NTEH/Small House in New Territories</u> (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) if 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;
- the proposed development, if located within water gathering grounds, should be able to be connected to existing or planned sewerage system in the area except under very special circumstances (e.g. the application site has a building status under the lease or the applicant can demonstrate that the water quality within water gathering grounds will not be affected by the proposed development*);

- (j) the provision of fire service installations and emergency vehicular access, if required, should be appropriate with the scale of the development and in compliance with relevant standards; and
- (k) all other statutory or non-statutory requirements of relevant Government departments must be met. Depending on the specific land use zoning of the application site, other Town Planning Board guidelines should be observed, as appropriate.

*i.e. the applicant can demonstrate that effluent discharge from the proposed development will be in compliance with the effluent standards as stipulated in the Water Pollution Control Ordinance Technical Memorandum.

Appendix III of RNTPC Paper No. A/NE-FTA/214 to 219

Previous S.16 Applications

Approved Applications

Application No.	Uses/ Development	Date of Consideration
A/NE-FTA/127*1	Proposed House (New Territories Exempted House - Small House)	17.1.2014
A/NE-FTA/128*2	Proposed House (New Territories Exempted House - Small House)	17.1.2014
A/NE-FTA/129*3	Proposed House (New Territories Exempted House - Small House)	17.1.2014
A/NE-FTA/130*4	Proposed House (New Territories Exempted House - Small House)	17.1.2014
A/NE-FTA/131*5	Proposed House (New Territories Exempted House - Small House)	7.2.2014
A/NE-FTA/132*6	Proposed House (New Territories Exempted House - Small House)	7.2.2014

Remarks:

- ^{*1} Previous case of application no. A/NE-FTA/215
- *2 Previous case of application no. A/NE-FTA/216
- *3 Previous case of application no. A/NE-FTA/217
- ^{*4} Previous case of application no. A/NE-FTA/218
- *5 Previous case of application no. A/NE-FTA/214
- ^{*6} Previous case of application no. A/NE-FTA/219

Similar S.16 Applications for Proposed House (New Territories Exempted House – Small House) within / partly within the "Agriculture" zone in the vicinity of the Sites <u>in the Fu Tei Au and Sha Ling Area</u>

Approved Applications

Application No.	Uses/ Development	Date of Consideration
A/NE-FTA/85	Proposed House (New Territories Exempted House – Small House)	4.7.2008
A/NE-FTA/89	Proposed 3 Houses (New Territories Exempted House – Small House) with Ancillary Access Road	10.10.2008
A/NE-FTA/90 ^{*1}	Proposed House (New Territories Exempted House – Small House)	23.1.2009
A/NE-FTA/95	Proposed 2 Houses (New Territories Exempted House – Small House)	21.8.2009
A/NE-FTA/105*2	Proposed House (New Territories Exempted House (NTEH) – Small House)	22.7.2011
A/NE-FTA/119*3	Proposed House (New Territories Exempted House – Small House)	1.3.2013
A/NE-FTA/120*4	Proposed House (New Territories Exempted House – Small House)	1.3.2013
A/NE-FTA/121*5	Proposed House (New Territories Exempted House – Small House)	1.3.2013
A/NE-FTA/122*6	Proposed House (New Territories Exempted House – Small House)	1.3.2013
A/NE-FTA/137	Proposed House (New Territories Exempted House – Small House)	4.4.2014
A/NE-FTA/138	Proposed House (New Territories Exempted House – Small House)	4.4.2014

A/NE-FTA/140	Proposed House (New Territories Exempted House – Small House)	25.4.2014
A/NE-FTA/141	Proposed House (New Territories Exempted House – Small House)	25.4.2014
A/NE-FTA/147	Proposed House (New Territories Exempted House – Small House)	26.9.2014
A/NE-FTA/161*2	Proposed House (New Territories Exempted House – Small House)	30.9.2016
A/NE-FTA/164*1	Proposed House (New Territories Exempted House – Small House)	11.11.2016
A/NE-FTA/169*3	Proposed House (New Territories Exempted House – Small House)	23.6.2017
A/NE-FTA/170*4	Proposed House (New Territories Exempted House – Small House)	23.6.2017
A/NE-FTA/171*5	Proposed House (New Territories Exempted House – Small House)	23.6.2017
A/NE-FTA/172*6	Proposed House (New Territories Exempted House – Small House)	23.6.2017

<u>Remarks</u>

- *1: The application nos. A/NE-FTA/90 and A/NE-FTA/164 are the same site
- *2: The application nos. A/NE-FTA/105 and A/NE-FTA/161 are the same site
- *3: The application nos. A/NE-FTA/119 and A/NE-FTA/169 are the same site
- ^{*4}: The application nos. A/NE-FTA/120 and A/NE-FTA/170 are the same site
- *5: The application nos. A/NE-FTA/121 and A/NE-FTA/171 are the same site
- *6: The application nos. A/NE-FTA/122 and A/NE-FTA/172 are the same site

Rejected Applications

Application No.	Uses/ Development	Date of Consideration	Rejection Reasons
A/NE-FTA/188	Proposed House (New Territories Exempted House – Small House)	18.1.2019	R1 & R2
A/NE-FTA/191	Proposed 5 Houses (New Territories Exempted House – Small House)	25.10.2019 (on review)	R1 & R2
A/NE-FTA/204	Proposed House (New Territories Exempted House – Small House)	23.7.2021	R1 & R2

Rejection Reasons:

- R1 The proposed development was not in line with the planning intention of the "Agriculture" zone in the Fu Tei Au and Sha Ling area which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justification in the submission for a departure from the planning intention.
- R2 Land was still available within the "Village Type Development" zone of Wa Shan Village where land was primarily intended for Small House development. It was considered more appropriate to concentrate the proposed Small House development close to the existing village cluster for orderly development pattern, efficient use of land and provision of infrastructures and services.

Detailed Comments from Relevant Government Departments

1. Land Administration

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

- (a) the Sites fall entirely within the 'VE' of Sheung Shui Wa Shan;
- (b) the applicants of Applications No. A/NE-FTA/214, 215, 218 and 219 claimed themselves as the indigenous villagers of Wa Shan, Sheung Shui Heung. Their eligibilities for Small House grant have yet to be ascertained. In addition, the applicants of Applications No. A/NE-FTA/216 and 217 are the indigenous villagers of Sheung Shui, Sheung Shui Heung and Wa Shan, Sheung Shui Heung respectively. The eligibilities for Small House grant have been ascertained;
- (c) the Sites are not covered by any Modification of Tenancy nor Building Licence;
- (d) the number of outstanding Small House applications and the number of 10-year Small House demand forecast for Wa Shan are 58 and 430 respectively. The 10-year Small House demand forecast was provided by the relevant Indigenous Inhabitant Representative without any supporting evidence. His office is not in a position to verify the forecast; and
- (e) all the Small House applications in respect of the Sites under Applications No. A/NE-FTA/214 to 219 were received by his office on 16.9.2013. The applications for the Sites under Applications No. A/NE-FTA/216 and 217 were approved on 3.9.2021 while the others are still being processed by his office.

2. <u>Traffic</u>

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

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

3. Environment

Comments of the Director of Environmental Protection (DEP):

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

4. Landscape

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

- (a) she has no objection to the applications from landscape planning perspective;
- (b) the Sites are located in an area of rural inland plain landscape character comprising small houses within the "V" zone in the east, vegetated area with clusters of tree groups and Ng Tung River in the further west. At least five planning applications (A/NE-FTA/137, 138, 140, 141 and 147) in close proximity to the Sites within the same "AGR" zone for the same use were approved by the TPB in 2014. The proposed Small House developments are considered not incompatible with the surrounding environment;
- (c) the Sites are partly hard paved and partly covered by self-seeded vegetation. An active farmland is found within the Site of Application No. A/NE-FTA/216. Some trees of common species with poor to fair condition are observed along the northern site boundaries which would be in conflict with the small houses proposed within the Sites of Application No. A/NE-FTA/216 to 218. Given that the existing trees within the Sites are common species, significant adverse impact on existing landscape resource arising from the proposed developments is not anticipated;
- (d) approval of the applications does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicants are reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works; and
- (e) should the applications be approved by the TPB, it is considered not necessary to impose a landscape condition as the effect of additional landscaping on enhancing the quality of public realm is not apparent.

5. Drainage

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

- (a) he has no objection to the applications from public drainage viewpoint;
- (b) should the applications be approved, approval conditions on submission and implementation of a drainage proposal for each of the Site to ensure that they will not cause adverse drainage impact to the adjacent area are required; and
- (c) the Sites are in an area where no public sewerage connection is available. EPD should be consulted regarding the sewage treatment/disposal facilities for the proposed developments.

6. <u>Water Supply</u>

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

for provision of water supply to the developments, the applicants may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicants shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards.

7. <u>Agriculture</u>

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

- (a) the applications are not supported from agricultural point of view as the Sites possess potential for agricultural rehabilitation; and
- (b) the Sites are currently vacant or abandoned. Agricultural activities are active in the vicinity and agricultural infrastructures such as road access and water source are available. The Sites can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc.

8. <u>Fire Safety</u>

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

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

9. District Officer's Comments

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

- he has consulted the locals. The Indigenous Inhabitant Representative (IIR) of Wa Shan Tsuen supports the applications. Other consultees, including the Chairman of Sheung Shui District Rural Committee, the Resident Representative (RR) of Wa Shan Tsuen, three IIRs of Sheung Shui Heung, the RR of Sheung Shui Heung and the Chairman of Fung Shui Committee, have no comment on the applications.

10. Demand and Supply of Small House Sites

- according to DLO/N's record, the total number of outstanding Small House applications for Sheung Shui Wa Shan is 58 while the 10-year Small House demand forecast for the same village cluster is 430. According to the latest estimate by PlanD, about 2.7 ha (equivalent to 108 Small House sites) of land are available within the "V" zone of the concerned village for Small House development. There is insufficient land in the "V" zone to meet the future demand of land for Small House development (i.e. about 12.2 ha of land which is equivalent to 488 Small House sites).

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review 参考編號 220620-152006-59989

Reference Number:

提交限期 Deadline for submission:

提交日期及時間 Date and time of submission:

有關的規劃申請編號 The application no. to which the comment relates: A/NE-FTA/214

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

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

反對,住屋過於密集,引至附近交通阻塞,環境污染,增加引發火警危機,影響村民安 全、生活質數及生態環境。

08/07/2022

20/06/2022 15:20:06

file://pld-egis3-app/Online_Comment/220620-152006-59989_Comment_A_NE-FTA... 21/06/2022

致城市規劃委員會秘書:

專人送遞或郵遞:香港北角渣華道 333 號北角政府合署 15 模 傳真: 2877 0245 或 2522 8426 電郵: tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kou, By Fax : 2877 0245 or 2522 8425 By e-mail : tabad@aload.cov.bl

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

有關的規劃申讀編號 The application no. to which the comment relates <u>A/NE-FTA/214</u>

意見詳情 (如有需要,請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment / 侯志、 簽署 Signature 21 JUN AND 日期 Date

21 JUN-2022 13:29

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A/NE-FTA/214 / 215 / 216 / 217/ 218 / 219 Sheung Shui Wa Shan New Town 08/07/2022 23:36

From: To: File Ref:

tpbpd <tpbpd@pland.gov.hk>

A/NE-FTA/214 / 215 / 216 / 217/ 218 / 219

Lot in D.D. 52, Sheung Shui Wa Shan, Sheung Shui

Zoning : "Agriculture" and "VTD"

Applied development : 6 NET Houses

Dear TPB Members,

The lots are part of what is obviously a Villa for sale/rent development.

A/NE-FTA/175/6/7/8/9 for nearby lots fully AG zoning were withdrawn in 2017.

The approvals in 2014 came with the condition

"the submission and implementation of **drainage proposal** to the satisfaction of the Director of Drainage Services or of the TPB"

However the current applications are for homes with septic tanks.

The Audit Commission has recommended that septic tanks be phased out.

Septic tanks 25 Jan 2019

https://www.info.gov.hk/tpb/en/meetings/TPB/Minutes/m1194tpb_e.pdf

65. Members noted that the requirement of sewerage connection was clearly stated in the HKPSG, and generally considered that the Board should follow the requirement in considering the current application. Mr Elvis W.K. Au, Deputy Director of Environmental Protection (1) of EPD, said that after the promulgation of the guideline on controlling effluent discharge in WGGs under Chapter 9 of the HKPSG, it had been the government policy to require new developments within WGGs to be connected to public sewers. The Government had also briefed the Board on the environmental and health risks arising from septic tank installation in the areas. In 2002, the Board revised the "Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories" which clearly stated

that generally the Board only supported new Small House development in WGG if it was connected to the public sewerage system. Notwithstanding that existing buildings with septic tanks in unsewered areas were tolerated, the requirement for sewerage connection would help avoid worsening the water quality in WGGs. So far, EPD and WSD had consistently followed that requirement in handling similar cases.

The current applications should be considered as new applications and subject to more stringent requirements.

Mary Mulvihill

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

参考編號 220620-152044-43568 Reference Number:

提交限期 Deadline for submission:

08/07/2022

提交日期及時間 Date and time of submission:

20/06/2022 15:20:44

有關的規劃申請編號 The application no. to which the comment relates: A/NE-FTA/215

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

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

反對,住屋過於密集,引至附近交通阻塞,環境污染,增加引發火警危機,影響村民安全、生活質數及生態環境。

致城市規劃委員會秘書:

專人送遞或郵遞:香港北角渣華道 333 號北角政府合署 15 棲 傳真: 2877 0245 或 2522 8426 電郵: tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates <u>A/NE-FTA/215</u>_____

意見詳情 (如有需要,請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment / 反之了, 日期 Date _ 21 JUN 7021 簽署 Signature

- 2 -

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A/NE-FTA/214 / 215 / 216 / 217/ 218 / 219 Sheung Shui Wa Shan New Town 08/07/2022 23:36

From: To: File Ref:

tpbpd <tpbpd@pland.gov.hk>

A/NE-FTA/214 / 215 / 216 / 217/ 218 / 219

Lot in D.D. 52, Sheung Shui Wa Shan, Sheung Shui

Zoning : "Agriculture" and "VTD"

Applied development : 6 NET Houses

Dear TPB Members,

The lots are part of what is obviously a Villa for sale/rent development.

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"the submission and implementation of **drainage proposal** to the satisfaction of the Director of Drainage Services or of the TPB"

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The Audit Commission has recommended that septic tanks be phased out.

Septic tanks 25 Jan 2019

https://www.info.gov.hk/tpb/en/meetings/TPB/Minutes/m1194tpb_e.pdf

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The current applications should be considered as new applications and subject to more stringent requirements.

Mary Mulvihill

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

220620-152120-32451

提交限期

Deadline for submission:

Reference Number:

參考編號

08/07/2022

提交日期及時間 Date and time of submission:

20/06/2022 15:21:20

有關的規劃申請編號

The application no. to which the comment relates: A/NE-FTA/216

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

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

反對,住屋過於密集,引至附近交通阻塞,環境污染,增加引發火警危機,影響村民安 全、生活質數及生態環境。

編號2323 P. 5/8

致城市規劃委員會秘書:

專人送遞或郵遞:香港北角渣華道 333 號北角政府合署 15 樓 傳真 : 2877 0245 或 2522 8426 電郵: tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong By Fax : 2877 0245 or 2522 8426 By e-mail : tpbpd@pland.gov.hk

意見詳情 (如有需要,請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment 1 美志了当 2 1 JUN 2022 日期 Date 簽署 Signature

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A/NE-FTA/214 / 215 / 216 / 217/ 218 / 219 Sheung Shui Wa Shan New Town 08/07/2022 23:36

From: To: File Ref:

tpbpd <tpbpd@pland.gov.hk>

A/NE-FTA/214 / 215 / 216 / 217/ 218 / 219

Lot in D.D. 52, Sheung Shui Wa Shan, Sheung Shui

Zoning : "Agriculture" and "VTD"

Applied development : 6 NET Houses

Dear TPB Members,

The lots are part of what is obviously a Villa for sale/rent development.

A/NE-FTA/175/6/7/8/9 for nearby lots fully AG zoning were withdrawn in 2017.

The approvals in 2014 came with the condition

"the submission and implementation of **drainage proposal** to the satisfaction of the Director of Drainage Services or of the TPB"

However the current applications are for homes with septic tanks.

The Audit Commission has recommended that septic tanks be phased out.

Septic tanks 25 Jan 2019

https://www.info.gov.hk/tpb/en/meetings/TPB/Minutes/m1194tpb_e.pdf

The current applications should be considered as new applications and subject to more stringent requirements.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review 参考編號 Reference Number: 220620-152208-32406

提交限期 Deadline for submission:

提交日期及時間 Date and time of submission:

20/06/2022 15:22:08

08/07/2022

有關的規劃申請編號 The application no. to which the comment relates: A/NE-FTA/217

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

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

反對,住屋過於密集,引至附近交通阻塞,環境污染,增加引發火警危機,影響村民安全、生活質數及生態環境。

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致城市規劃委員會秘書:

專人送遞或郵遞:香港北角渣華道 333 號北角政府合署 15 樓 傳真: 2877 0245 或 2522 8426 電郵: tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong By Fax : 2877 0245 or 2522 8426

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

有關的規劃申讀編號 The application no. to which the comment relates <u>A/NE-FTA/217</u>

意見詳情(如有需要,請另頁說明)

Details of the Comment (use separate sheet if necessary)

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

-2

簽署 Signature

9 1 JUN 7922 日期 Date

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21-JUN-2022 13:29



A/NE-FTA/214 / 215 / 216 / 217/ 218 / 219 Sheung Shui Wa Shan New Town 08/07/2022 23:36

From: To: File Ref:

tpbpd <tpbpd@pland.gov.hk>

A/NE-FTA/214 / 215 / 216 / 217/ 218 / 219

Lot in D.D. 52, Sheung Shui Wa Shan, Sheung Shui

Zoning : "Agriculture" and "VTD"

Applied development : 6 NET Houses

Dear TPB Members,

The lots are part of what is obviously a Villa for sale/rent development.

A/NE-FTA/175/6/7/8/9 for nearby lots fully AG zoning were withdrawn in 2017.

The approvals in 2014 came with the condition

"the submission and implementation of **drainage proposal** to the satisfaction of the Director of Drainage Services or of the TPB"

However the current applications are for homes with septic tanks.

The Audit Commission has recommended that septic tanks be phased out.

Septic tanks 25 Jan 2019

https://www.info.gov.hk/tpb/en/meetings/TPB/Minutes/m1194tpb_e.pdf

The current applications should be considered as new applications and subject to more stringent requirements.

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

Reference Number:

220620-152246-56954

提交限期 **Deadline for submission:**

提交日期及時間 Date and time of submission:

有關的規劃申請編號 The application no. to which the comment relates: A/NE-FTA/218

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

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

反對,住屋過於密集,引至附近交通阻塞,環境污染,增加引發火警危機,影響村民安 全、生活質數及生態環境。

08/07/2022

20/06/2022 15:22:46

致城市規劃委員會秘書:

專人送遞或郵遞:香港北角渣華道:333號北角政府合署 15 棲 傳真:2877 0245或 2522 8426 電郵: tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong By Fax : 2877 0245 or 2522 8426 By e-mail : tpbpd@pland.gov.hk

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意見詳情(如有需要,請另頁說明)

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Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment / / / / / / 簽署 Signature 日期 Date_ 21 JUN 7522

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A/NE-FTA/214 / 215 / 216 / 217/ 218 / 219 Sheung Shui Wa Shan New Town 08/07/2022 23:36

From: To: File Ref:

tpbpd <tpbpd@pland.gov.hk>

A/NE-FTA/214 / 215 / 216 / 217/ 218 / 219

Lot in D.D. 52, Sheung Shui Wa Shan, Sheung Shui

Zoning : "Agriculture" and "VTD"

Applied development : 6 NET Houses

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Septic tanks 25 Jan 2019

https://www.info.gov.hk/tpb/en/meetings/TPB/Minutes/m1194tpb_e.pdf

The current applications should be considered as new applications and subject to more stringent requirements.

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

参考編號 Reference Number:

220620-152324-90628

提交限期 Deadline for submission:

08/07/2022

提交日期及時間 Date and time of submission:

20/06/2022 15:23:24

有關的規劃申請編號 The application no. to which the comment relates: A/NE-FTA/219

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

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

反對,住屋過於密集,引至附近交通阻塞,環境污染,增加引發火警危機,影響村民安 全、生活質數及生態環境。

致城市規劃委員會秘書:

專人送遞或郵遞:香港北角渣蓉道 333 號北角政府合署 15 樓 傳真: 2877 0245 或 2522 8426 電郵: tpbpd@pland.gov.bk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong By Fax : 2877 0245 or 2522 8425 By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/NE-FTA/219_

意見詳情(如有需要,請另頁說明)

Details of the Comment (use separate sheet if necessary)

. 「提意見人」姓名/名稱 Name of person/company making this comment / 反志, 34 2 1. JUN 202 日期 Date 簽署 Signature

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A/NE-FTA/214 / 215 / 216 / 217/ 218 / 219 Sheung Shui Wa Shan New Town 08/07/2022 23:36

From: To: File Ref:

tpbpd <tpbpd@pland.gov.hk>

A/NE-FTA/214 / 215 / 216 / 217/ 218 / 219

Lot in D.D. 52, Sheung Shui Wa Shan, Sheung Shui

Zoning : "Agriculture" and "VTD"

Applied development : 6 NET Houses

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The lots are part of what is obviously a Villa for sale/rent development.

A/NE-FTA/175/6/7/8/9 for nearby lots fully AG zoning were withdrawn in 2017.

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However the current applications are for homes with septic tanks.

The Audit Commission has recommended that septic tanks be phased out.

Septic tanks 25 Jan 2019

https://www.info.gov.hk/tpb/en/meetings/TPB/Minutes/m1194tpb_e.pdf

The current applications should be considered as new applications and subject to more stringent requirements.

Recommended Advisory Clauses

- (a) to note the comments of Director of Fire Services that the applicants should observe 'New Territories Exempted Houses A Guide to Fire Safety Requirements' published by LandsD. Detailed fire safety requirements will be formulated upon receipt of formal application referred by LandsD;
- (b) to note the comments of Director of Environmental Protection (DEP) that septic tank and soakaway system is an acceptable means for collection, treatment and disposal of the sewage provided that its design and construction follow the requirements of the Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" and are duly certified by an Authorised Person (AP);
- (c) to note the following comments of Chief Engineer/Mainland North, Drainage Services Department that:
 - (i) the Sites are in an area where no public sewerage connection is available. EPD should be consulted regarding the sewage treatment/disposal facilities for the proposed developments;
 - (ii) the applicants are advised on the following general requirements of the drainage proposal:
 - surface channel with grating covers should be provided along the site boundary;
 - a drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert level, gradient, general sections etc.) of the proposed drain/ surface channel, catchpits and the discharge structure shall be provided;
 - the cover levels of proposed channels should be flush with the existing adjoining ground level;
 - a catchpit with covers should be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers shall be provided;
 - catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided;
 - the applicants should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Sites. The applicants should also ensure that the flow from the Sites will not overload the existing drainage system;

- the applicants are reminded that where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the Sites to be intercepted by the drainage system of the Sites with details to be agreed by DSD, unless justified not necessary;
- the applicants are reminded that all existing flow paths as well as the run-off falling onto and passing through the Sites should be intercepted and disposed of via proper discharge points. The applicants shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the Sites any time during or after the works;
- the proposed drainage works, whether within or outside the site boundary, should be constructed and maintained properly by the applicants and rectify the system if it is found to be inadequate or ineffective during operation.at his/her own expense;
- for works to be undertaken outside the lot boundary, the applicants should obtain prior consent and agreement from DLO/N and/or relevant private lot owners;
- the applicants should make good all the adjacent affected areas upon the completion of the drainage works;
- the applicants shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works;
- the applicants and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on Government Land when so required;
- photos should be submitted clearly showing the current conditions of the area around the Sites, the existing drainage/flowpaths around the Sites, the proposed drainage from the Sites to the downstream existing watercourse and the existing watercourse at about 20 m intervals. The locations of the camera and the direction of each photo should also be indicated on a plan;
- (j) to note the comments of Chief Town Planner/ Urban Design and Landscape Section, Planning Department that approval of the applications does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicants are reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works; and
- (k) to note that the permission is only given to the development under applications. If provision of an access road is required for the proposed development, the applicants should ensure that such access road (including any necessary filling/excavation of land) complies with the provisions of the relevant statutory plan and obtain planning permission