

2020年 9月 21日

此文件在收到所有必需的資料及文件後才正式受理收到申請的日期。

21 SEP 2020

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

Form No. S16-II  
表格第 S16-II 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

**適用於只涉及興建「新界豁免管制屋宇」的建議**

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers: [https://www.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/en/plan_application/apply.html)

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：  
[https://www.info.gov.hk/tpb/tc/plan\\_application/apply.html](https://www.info.gov.hk/tpb/tc/plan_application/apply.html)

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

# “Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

\* Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

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

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a “✓” at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件(倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. 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)

陳頌頌 (陳頌頌經理)

## 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)

## 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)

大埔229 Lot 784 (新份)

(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 81 sq.m 平方米 ☒ About 約

☐ Gross floor area 總樓面面積 243 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

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/NE-KLH/11 (9)
(e) Land use zone(s) involved 涉及的土地用途地帶	綠化地帶 (10)
(f) Current use(s) 現時用途	空置

(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)  
(如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

- The applicant 申請人 - 陳新順
- ☒ is the sole "current land owner" (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」 (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners" (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」 (請夾附業權證明文件)。
- ☐ is not a "current land owner".  
並不是「現行土地擁有人」。
- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s)".  
根據土地註冊處截至 2020 年 5 月 14 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」。

- (b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" obtained 取得「現行土地擁有人」同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified ..... "current land owner(s)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):  
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on ..... (DD/MM/YYYY)<sup>#&</sup>  
於 ..... (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on ..... (DD/MM/YYYY)<sup>&</sup>  
於 ..... (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on ..... (DD/MM/YYYY)<sup>&</sup>  
於 ..... (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on ..... (DD/MM/YYYY)<sup>&</sup>  
於 ..... (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one 「✓」.  
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號  
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

## 6. Development Proposal 擬議發展計劃

(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)			
(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	..... 243 (4) sq.m 平方米 <input checked="" type="checkbox"/> About 約		
(d) Proposed number of house(s) 擬議房屋幢數	= 1 1/2	Proposed number of storeys of each house 每幢房屋的擬議層數	三層
(e) Proposed roofed over area of each house 每幢房屋的擬議上蓋面積	..... 40.5 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	(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/或化粪池的位置 (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 <input checked="" type="checkbox"/>          No 否 <input type="checkbox"/>	<input checked="" type="checkbox"/> 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)) ..... <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
(h) Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁至公共污水渠?	Yes 是 <input type="checkbox"/>          No 否 <input checked="" type="checkbox"/>	(Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線)          (Please indicate on plan the location of the proposed septic tank. 請用圖則顯示化粪池的位置)	

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

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁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。

<p>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?</p>	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?</p>	<p>Yes 是 <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 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(尚可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

**8. Justifications 理由**

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

舊屋地重建自住

**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

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

Name in Block Letters  
姓名 (請以正楷填寫)

Position (if applicable)  
職位 (如適用)

Professional Qualification(s)  
專業資格

- ☐ Member 會員 / ☐ Fellow of 資深會員  
☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /  
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /  
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

Others 其他 .....

on behalf of  
代表

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

Date 日期

(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 uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.  
任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:  
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：  
  - the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
  - facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.  
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。



城市規劃委員會

~~A/NE/591~~  
A/NE-KLH/591

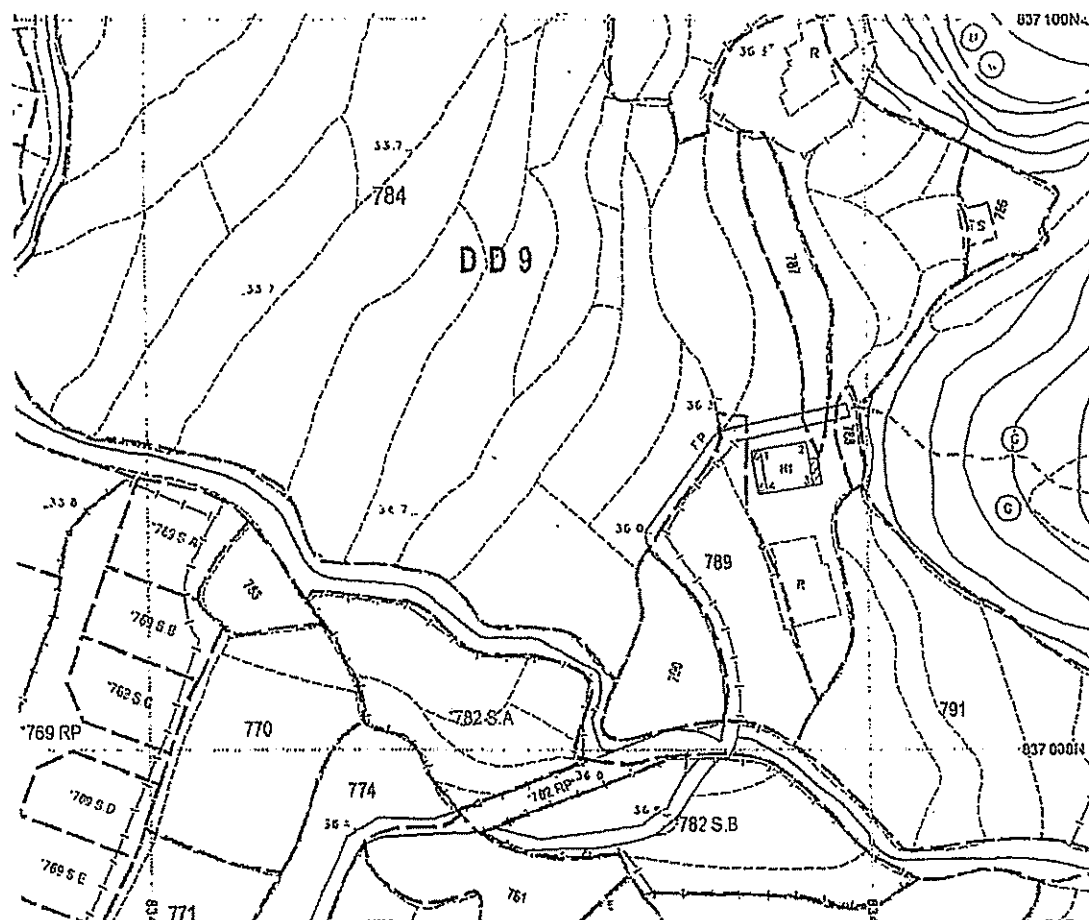
本人陳松順，是新界元朗區居民，在009  
Lot 784，由政府在该土地部份批租一間舊屋  
屋地，每間約40.5平方米，現申請将该舊屋地  
改建自住，請核奪。

申請人陳松順  
2020年9月20日。



B/NE-KLH/581

# Dimension Plan of the Proposed Rebuilding (H1) on Lot 784 in D.D. 9, Tai Po



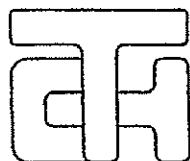
Coloured Pink Area 40.5 Square Metres ( About )

Scale 1 : 1000

□ Balcony

▨ Septic Tank (3.66m x 1.22m)

Side	Bearing ° ' "	Distance in Metres	Pt	Co-ordinate Data (1980 Datum)		Remarks
				N	E	
1 - 2	80 27 34	6.644	1	837041.371	834384.938	
2 - 3	170 27 34	6.096	2	837042.472	834391.490	
3 - 4	260 27 34	6.644	3	837036.460	834392.500	
4 - 1	350 27 34	6.096	4	837035.359	834385.948	
Co-ordinates of the balcony						
6 - 1	80 27 34	1.220	6	837041.169	834383.735	
1 - 4	170 27 34	6.096	1	837041.371	834384.938	
4 - 5	260 27 34	1.220	4	837035.359	834385.948	
5 - 6	350 27 34	6.096	5	837035.157	834384.745	



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

Approved By

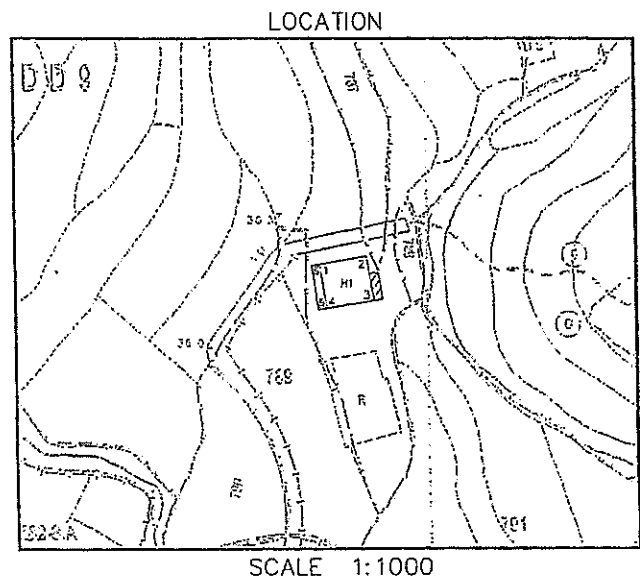
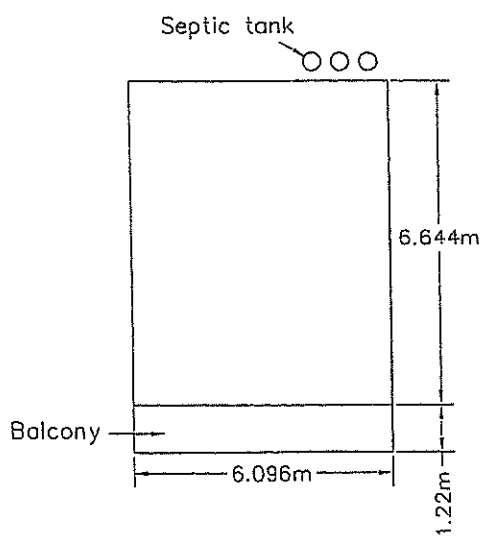
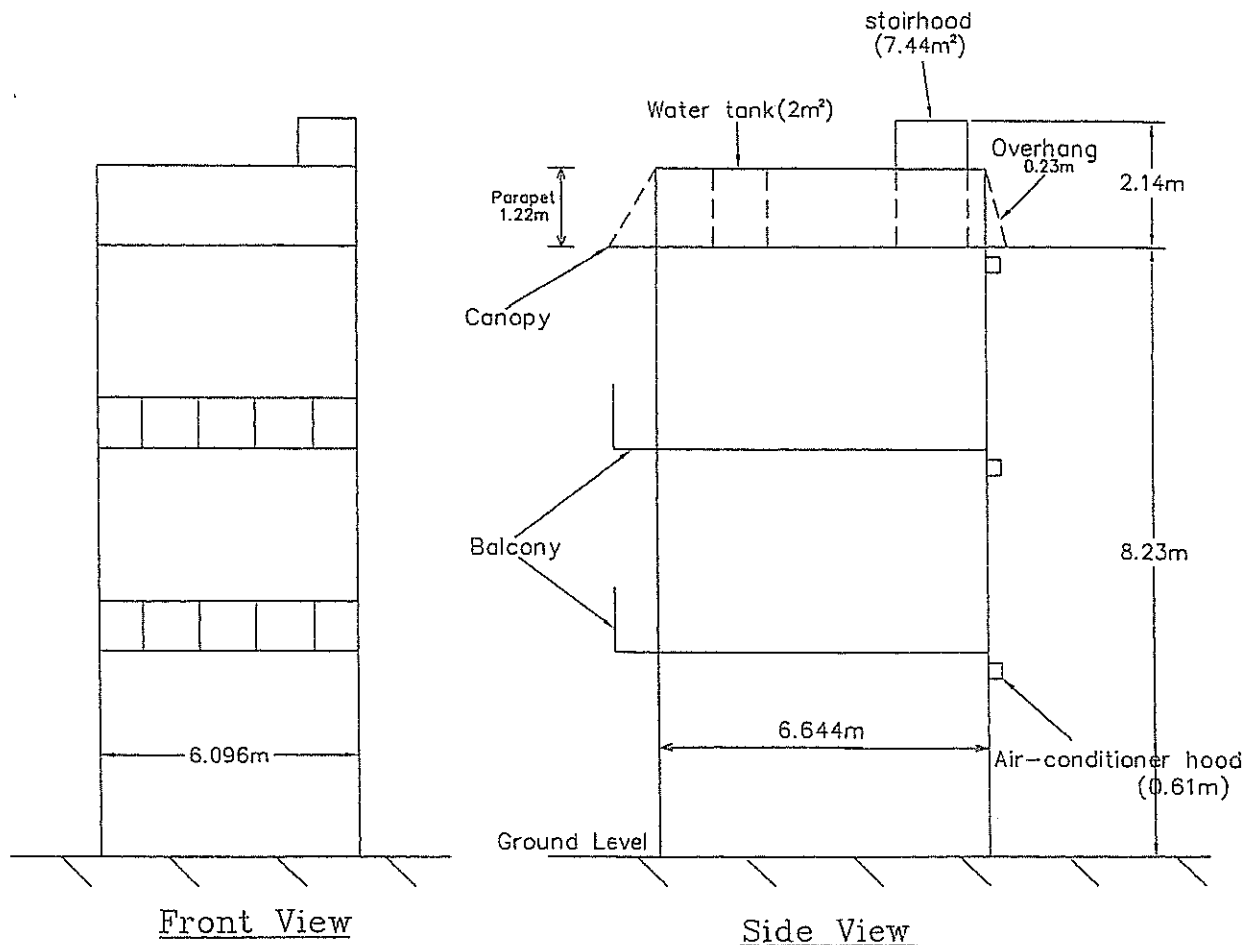
T.H.CHAN (ALS, MHKS, MRICS, RPS(LS))  
Authorized Land Surveyor

Survey Sheet No.: 3-SW-23B

Plan No.: TP/9/784-RE(H1)

Date : 25-07-2020

# Sketch of Rebuilding (H1) on Lot 784 in D.D. 9 Tai Po

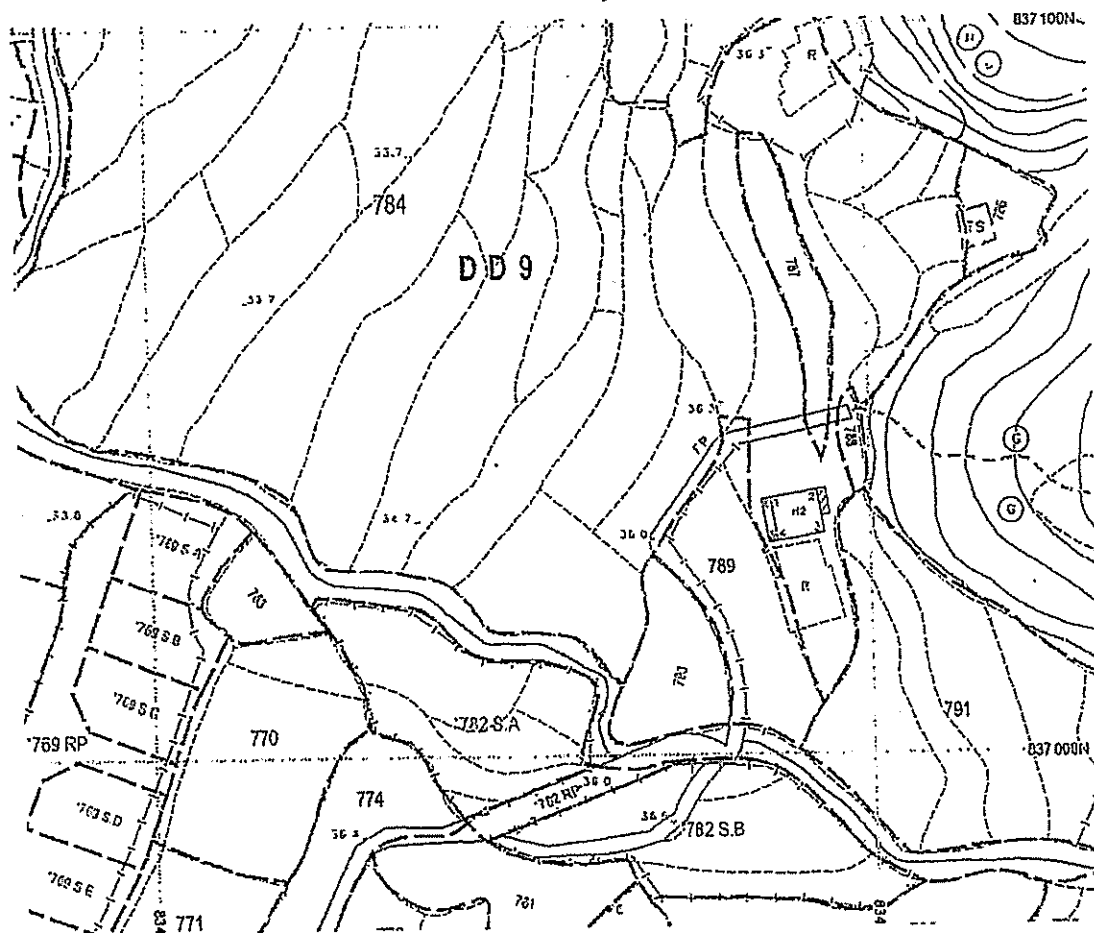


Plan View

Date: 25 July, 2020

# Dimension Plan of the Proposed Rebuilding (H2) on Lot 784 in D.D. 9, Tai Po

A/NE-KLH/59

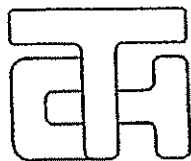


Coloured Pink Area 40.5 Square Metres ( About )  
Scale 1 : 1000

□ Balcony

▨ Septic Tank (3.66m x 1.22m)

Side	Bearing ° ' "	Distance in Metres	Pt	Co-ordinate Data (1980 Datum)		Remarks
				N	E	
1 - 2	80 27 34	6.644	1	837035.359	834385.948	
2 - 3	170 27 34	6.096	2	837036.460	834392.500	
3 - 4	260 27 34	6.644	3	837030.449	834393.511	
4 - 1	350 27 34	6.096	4	837029.348	834386.959	
Co-ordinates of the balcony						
6 - 1	80 27 34	1.220	6	837035.157	834384.745	
1 - 4	170 27 34	6.096	1	837035.359	834385.948	
4 - 5	260 27 34	1.220	4	837029.348	834386.959	
5 - 6	350 27 34	6.096	5	837029.145	834385.756	



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

Approved By

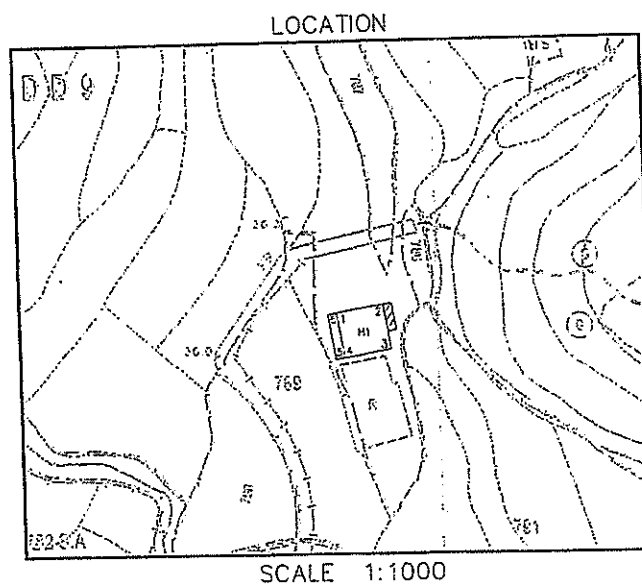
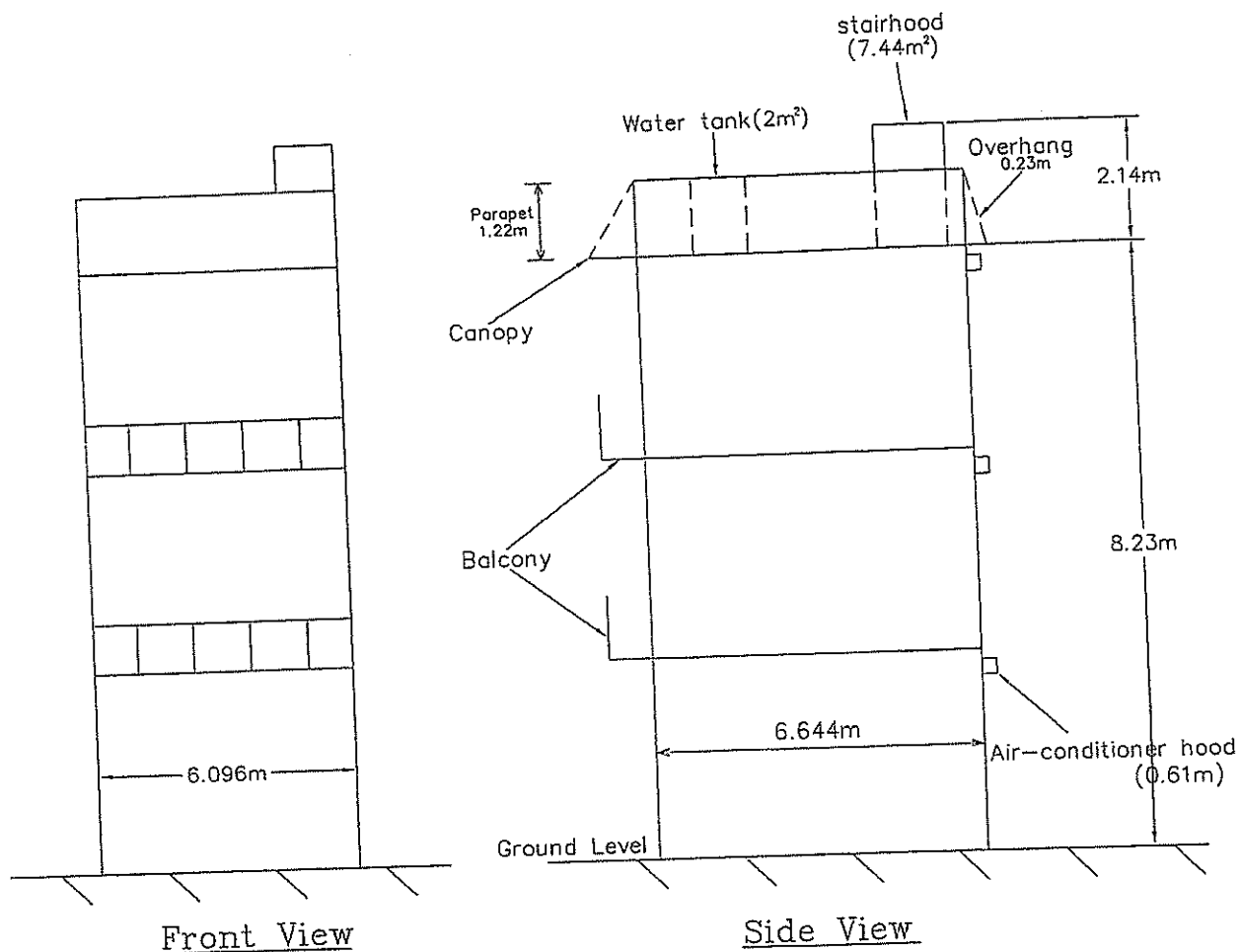
T.H. CHAN (ALS, MUKS, MRICS, RPS(LS))  
Authorized Land Surveyor

Survey Sheet No.: 3-SW-23B

Plan No.: TP/9/784-RE(H2)

Date : 25-07-2020

# Sketch of Rebuilding (H2) on Lot 784 in D.D. 9 Tai Po



Plan View

Date: 25 July, 2020

07-SEP-2020 18:39

地政總署  
大埔地政處

DISTRICT LANDS OFFICE,  
TAI PO  
LANDS DEPARTMENT

新界大埔汀角路大埔政府合署4樓  
4th floor, Tai Po Government Offices, Ting Kok Road, Tai Po, New



CONTINUE FROM NEXT PAGE 002

地籍冊記錄查詢

P.002

地籍冊記錄查詢

Search Report For "A" Rent Rolls Record

LANDS DEPARTMENT

新界大埔汀角路土地政務處辦事處  
4th floor, Tai Po Government Offices, Ting Kok Road, Tai Po, New Territories

約份 D.D. No.: DD9L 地段 Lot No.: 784

座 Block: 室 Flat:

分段 Section:

樓層 Floor:

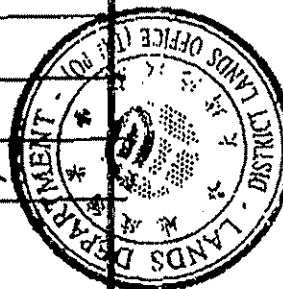
新批地/建屋牌照編號  
New Grant/Building Licence No.:

註冊摘要紀錄  
Memorial Record:

年租  
Total Annual Government Rent: \$ 6.60

種類 Class	面積 Area	年租 Annual Government Rent
House	0.02 ac	\$2.00
Agriculture 2nd	2.3 ac	\$4.60

查詢人姓名 Name of Enquirer: CHAN CHIT SHUN  
 繳款通知書號碼 Demand Note No.:  
 查詢日期 Date of Enquiry: 13/04/2012  
 發出人 Issued By:



**Disclaimer**

The information contained in the "A" Rent Rolls is kept by the District Lands Officers for the purpose of collection of Government rent of landed properties. The "A" Rent Rolls are not public records and the particulars contained in them are intended only for internal use of the District Lands Officers and staff of the Lands Department. The Government makes no representation or warranty as to the accuracy and correctness of the contents of the "A" Rent Rolls.

The information disclosed is for the Enquirer's own personal reference only. Enquirer should check the relevant documents and up to date information by conducting a land search at the Land Registry or any other method and, if consider necessary, consult his/her own advisers for independent advice as to the accuracy or correctness of the contents of the "A" Rent Rolls.

The Government shall have no liability to the Enquirer or any person whomsoever for any loss or damage however arising in connection with or in consequence of the existence or disclosure of the "A" Rent Rolls or any reliance placed or to be placed upon the information (including any updating, change, alteration, addition, deletion, revision or replacement of it) contained in or omitted from the "A" Rent Rolls.

The Government has the right to update, change, alter, add, delete, revise and replace any information contained in the "A" Rent Rolls at any time, whether before or after the date of this Report, and in the manner as it considers appropriate. Notwithstanding anything contained in this Statement, the Government is not obliged to and shall not be required to keep all the information contained in the "A" Rent Rolls up to date.

Please also see overleaf



DISMISSAL and APPOINTMENT OF MANAGER

司理撤銷及委任通知書

To District Officer (Tai Po)  
致大埔民政事務專員：

Re : Chan Chung Tong Tso  
有關 : 陳頌唐祖事  
Correspondence :  
Address :  
通訊地址 :

Be it known that Mr. Chan Chit Li of Tai Wo Village, Tai Po, 大埔大窩村之陳哲理先生，即上述祖之正式註冊 a duly registered manager of the above-named Tso was dismissed from his office 司理，已於 2000 年 7 月 26 日被撤銷司理一職，特此通知。 as such manager on 26 July 2000.

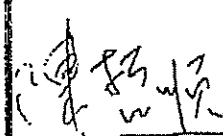
Mr. Chan Chit Shun of Tai Wo Village, Tai Po was duly 大埔大窩村之陳哲順先生已正式獲委任為上述 appointed as manager of the Tso to replace Mr. Chan Chit Li with effect from 祖之司理，接替陳哲理先生，由 2009 年 6 月 4 日起生效。 4 June 2009.

We request approval of the above appointment pursuant to Section 15 of 希請根據香港法例第九十七章新界條例第十五條，批准 the New Territories Ordinance (Cap 97). 上述之委任。

The property held by the above Tso is listed below \*\* :-  
現將上述祖所擁有之產業詳列如下\*\*：

<u>DD No</u>	<u>Lot No</u>	<u>Share held by Tso</u>
9	749, 784, 787 & 789	Whole
9	713, 745, 746, 698, 1106, & 1110	1/2

Dated this 4th day of June 2009  
二零零九年六月四日

  
Signature of manager  
(司理簽署)



司理委任批准書

陳頌唐祖

0802800950153

城市規劃委員會:

TPB/A/NE/KLH/591

現再次提供我在大埔DPS Lot 7.84 (部份) 申請  
舊屋地重建三改資料. 請參閱. 謝

申請人 陳振中 司理

2020年3月1日





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

新界大埔汀角路大埔政府合署4樓  
4th floor, Tai Po Government Offices, Ting Kok Road, Tai Po, New Territories

## 地籍冊記錄查詢

## Search Report For "A" Rent Rolls Record

約份 DD9L  
D.D. No.: \_\_\_\_\_

地段 784  
Lot No.: \_\_\_\_\_

分段  
Section: \_\_\_\_\_

座  
Block: \_\_\_\_\_

室  
Flat: \_\_\_\_\_

樓層  
Floor: \_\_\_\_\_

## 新批地/建屋牌照編號

New Grant/Building Licence No.: \_\_\_\_\_

## 註冊摘要記錄\*

Memorial Record: \_\_\_\_\_

## 年租

Total Annual Government Rent: \$ 6.60

種類 Class	面積 Area	年租 Annual Government Rent
House	0.02 ac	\$2.00
Agriculture 2nd	2.3 ac	\$4.60

查詢人姓名

Name of Enquirer:

CHAN CHIT SHUN

要求通知書號碼

Demand Note No.:

740300668485

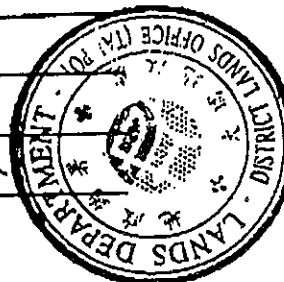
查詢日期

Date of Enquiry:

13/04/2012

發出人

Issued By:

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Please also see overleaf

地政廳署  
大埔地政處DISTRICT LANDS OFFICE,  
TAI PO  
LANDS DEPARTMENT新界大埔汀角路大埔政府合署4樓  
4th floor, Tai Po Government Offices, Ting Kok Road, Tai Po, New  
Territories

## 地籍冊記錄查詢

## Search Report For "A" Rent Rolls Record

**免責聲明**

地籍冊載列的資料由地政專員管有，作徵收土地物業地租的用途。地籍冊並非公共記錄，其載列的資料只提供地政專員及地政總署人員內部使用。政府不會就地籍冊內容的準確性和正確性作出任何陳述或保證。

披露的資料只供查詢人作個人參考之用。查詢人應在土地註冊處進行土地查冊或以其他方法查核相關的文件和最新的資料；如認為有需要時，他/她應就地籍冊內容的準確性和正確性，徵詢其顧問的獨立意見。

如因地籍冊的存在或披露，或因對地籍冊內所載的資料（包括資料的任何更新、更改、修訂、增加、刪除、校訂或更換）或遺漏的資料有或將有任何依賴而導至或產生與之相關的任何損失或損害，政府無須對查詢人或任何人承擔任何責任。

政府有權於任何時間（不論是在本報告的日期之前或之後）及其認為適當的方式更新、更改、修訂、增加、刪除、校訂及更換載於地籍冊內的任何資料。儘管本聲明內載有規定，政府並無義務亦不應被指定要為地籍冊內所載一切資料存入最更新的記錄。

\*備註：上述提供之記錄僅為本系統資料庫中所載最更新之記錄。

\*Remarks: The record provided above is only the latest one available in the system.

See L.O. 5/20

Rec. 121458

DISTRICT LAND OFFICE, TAI PO.

Chan Tsoufat  
Chin and Shi, trustees

Rent Roll, Bk. 00

e No. 173

This is to certify that Chan Tsoufat is at this date registered in the

Office as owner of the land in the

Dated this 13th day of April 1908

J. McCross  
Assistant Land Officer

N.B. This certificate is given for the sole purpose of enabling landholders to identify their lands in the Land Office registers and gives no title whatever to the land, nor can this certificate be transferred or dealt with in any way whatever.

此等給與不能以此紙轉給他人  
即好用以令該業主能認明物業不是作

列地細詳

S-M 89298

S-M

S-M 89299

S-M 89298

段地 份約算丈

6.44	9
7.49	
7.46	
7.84	
7.87	
1.82	
5.49	

計開

此明業主事照得現准  
承管冊錄下列之地段特給執照  
陳哲公 唐祖  
司理

DISMISSAL and APPOINTMENT OF MANAGER

## 司理撤銷及委任通知書

To District Officer (Tai Po)

致大埔民政事務專員：

Re : Chan Chung Tong Tso  
有關 : 陳頌唐祖事  
Correspondence : Wang Pok Street, Lucky Plaza, Shung Lam Court,  
Address : 2/F., Flat G, Shatin, New Territories  
通訊地址 : 沙田 橫壩街 好運中心 松林閣 2樓 G室

Be it known that Mr. Chan Chit Li of Tai Wo Village, Tai Po, a duly registered manager of the above-named Tso was dismissed from his office as such manager on 26 July 2000.

Mr. Chan Chit Shun of Tai Wo Village, Tai Po was duly appointed as manager of the Tso to replace Mr. Chan Chit Li with effect from 4 June 2009.

We request approval of the above appointment pursuant to Section 15 of the New Territories Ordinance (Cap 97).

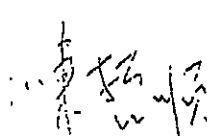
上述之委任。

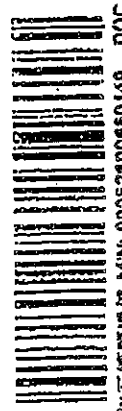
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<u>DD No</u>	<u>Lot No</u>	<u>Share held by Tso</u>
9	749, 784, 787 & 789	Whole
9	713, 745, 746, 698, 1106, & 1110	1/2

Dated this 4th day of June 2009

二零零九年六月四日

  
Signature of manager  
(司理簽署)







**Relevant Revised Interim Criteria for Consideration of**  
**Application for New Territories Exempted House (NTEH)/Small House in New Territories**  
**(promulgated on 7.9.2007)**

- (a) sympathetic consideration may be given if not less than 50% of the proposed NTEH/Small House footprint falls within the village 'environs' ('VE') of a recognized village and there is a general shortage of land in meeting the demand for Small House development in the "Village Type Development" ("V") zone of the village;
- (b) if more than 50% of the proposed NTEH/Small House footprint is located outside the 'VE', favourable consideration could be given if not less than 50% of the proposed NTEH/Small House footprint falls within the "V" zone, provided that there is a general shortage of land in meeting the demand for Small House development in the "V" zone and the other criteria can be satisfied;
- (c) development of NTEH/Small House with more than 50% of the footprint outside both the 'VE' and the "V" zone would normally not be approved unless under very exceptional circumstances (e.g. the application site has a building status under the lease, or approving the application could help achieve certain planning objectives such as phasing out of obnoxious but legal existing uses);
- (d) application for NTEH/Small House with previous planning permission lapsed will be considered on its own merits. In general, proposed development which is not in line with the criteria would normally not be allowed. However, sympathetic consideration may be given if there are specific circumstances to justify the cases, such as the site is an infill site among existing NTEHs/Small Houses, the processing of the Small House grant is already at an advance stage;
- (e) an application site involves more than one NTEH/Small House, application of the above criteria would be on individual NTEH/Small House basis;
- (f) the proposed development should not frustrate the planning intention of the particular zone in which the application site is located;
- (g) the proposed development should be compatible in terms of land use, scale, design and layout, with the surrounding area/development;
- (h) the proposed development should not encroach onto the planned road network and should not cause adverse traffic, environmental, landscape, drainage, sewerage and geotechnical impacts on the surrounding areas. Any such potential impacts should be mitigated to the satisfaction of relevant Government departments;
- (i) the proposed development, if located within water gathering grounds, should be able to be connected to existing or planned sewerage system in the area except under very special circumstances (e.g. the application site has a building status under the lease or the applicant can demonstrate that the water quality within water gathering grounds will not be affected by the proposed development^);

- (j) the provision of fire service installations and emergency vehicular access, if required, should be appropriate with the scale of the development and in compliance with relevant standards; and
  - (k) all other statutory or non-statutory requirements of relevant Government departments must be met. Depending on the specific land use zoning of the application site, other Town Planning Board guidelines should be observed, as appropriate.
- ^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-KLH/591B**

**Similar Applications within the Same “GB” Zone**  
**on the Kau Lung Hang Outline Zoning Plan No. S/NE-KLH/11**

**Approved Applications**

<b>Application No.</b>	<b>Proposed Development</b>	<b>Date of Consideration</b>	<b>Approval Conditions</b>
A/NE-KLH/246	Proposed House (New Territories Exempted House - Small House)	22.12.2000	A1-A5
A/NE-KLH/247	Proposed House (New Territories Exempted House - Small House)	22.12.2000	A1-A5
A/NE-KLH/254	Proposed House (New Territories Exempted House - Small House)	2.2.2001	A1-A4
A/NE-KLH/258	Proposed House (New Territories Exempted House - Small House)	2.2.2001	A1-A4
A/NE-KLH/261	Proposed House (New Territories Exempted House - Small House)	2.2.2001	A1-A4
A/NE-KLH/263	Proposed House (New Territories Exempted House - Small House)	2.2.2001	A1-A4
A/NE-KLH/264	Proposed House (New Territories Exempted House - Small House)	2.2.2001	A1-A4
A/NE-KLH/395	Proposed House (New Territories Exempted House - Small House)	15.1.2010	A1, A5-A9
A/NE-KLH/460	Proposed House (New Territories Exempted House - Small House)	7.3.2014	A1, A4, A6, A7

**Approval Conditions**

- A1. The submission and implementation/provision of drainage proposal/facilities
- A2. The disposal of spoils during the site formation and construction period
- A3. The provision of septic tank and soakaway pit for foul effluent disposal and sewerage connection at a distance of not less than 30m from any watercourses
- A4. The submission and implementation of landscape/ and tree preservation proposals

- A5. The provision of fire fighting access / water supplies for fire fighting / fire service installations
- A6. The provision of protective measures to ensure no pollution or siltation occurred to the water gathering grounds (WGG)
- A7. The connection of the foul water drainage system to the public sewers/ planned public sewerage system
- A8. The submission of a tree survey and landscape proposal prior to any site clearance works
- A9. The implementation of approved landscaping proposal

### **Rejected Applications**

<b>Application No.</b>	<b>Proposed Development</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
A/NE-KLH/394	Proposed Five Houses (New Territories Exempted Houses-Small Houses)	30.4.2010 (on Review)	R1-R2
A/NE-KLH/524	Proposed House (New Territories Exempted House - Small House)	26.5.2017	R3-R6
A/NE-KLH/528	Proposed House (New Territories Exempted House - Small House)	20.5.2019 (Appeal dismissed)*	R3, R4, R6, R7
A/NE-KLH/550	Proposed House (New Territories Exempted House - Small House)	15.6.2018	R3, R4, R6
A/NE-KLH/575	Proposed House (New Territories Exempted House - Small House)	18.10.2019	R3, R4, R6

\* Appeal dismissed by the Town Planning Appeal Board on 20.5.2019

### **Rejection Reasons**

- R1. The proposed development did not comply with the Interim Criteria for assessing planning application for New Territories Exempted House/Small House development in that it was uncertain whether the proposed Small House could be connected to the planned sewerage system in the area. The proposed development would likely cause adverse water quality impacts on the surrounding areas, in particular natural stream course to the west of the site.
- R2. The approval of the application would set an undesirable precedent for other similar applications to more Small House applications in the subject “Green Belt” (“GB”) zone. This would degrade the landscape quality of the area.
- R3. The proposed development was not in line with the planning intention of the “GB” zone, which was primarily for defining the limits of urban and sub-urban development

areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There was a general presumption against development within this zone. There was no strong planning justification provided in the submission to justify a departure from the planning intention.

- R4. The proposed development did not comply with the Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories (Interim Criteria) in that the applicant failed to demonstrate that the proposed development located within WGG would be able to be connected to the existing and planned sewerage system and would not cause adverse impact on water quality/and natural landscape in the area/ and that the proposed development would not have adverse geotechnical impact on the surrounding area.
- R5. The proposed development did not comply with the Town Planning Board Guidelines No. 10 for Application for Development within “GB” zone under section 16 of the Town Planning Ordinance in that the proposed development would have adverse landscape and sewerage impacts on the surrounding areas and would be affected by slope in the vicinity.
- R6. Land was still available within the “Village Type Development” (“V”) zone of Yuen Leng and Kau Lung Hang which was primarily intended for Small House development. It was considered more appropriate to concentrate the proposed Small House development within the “V” zone for more orderly development pattern, efficient use of land and provision of infrastructure and services.
- R7. The approval of the application would set an undesirable precedent for other similar applications in the area. The cumulative impacts of approving such applications would result in a general degradation of the natural environment and landscape quality of the area.



寄件者: [REDACTED]  
寄件日期: 2020年10月17日星期六 3:27  
收件者: tpbpd  
主旨: A/NE-KLH/591 DD 9 Kau Lung Hang GB

Dear TPB Members,

Application 582 was withdrawn. Previous objections upheld. Septic tank of a GB hillside. TPB must send out a strong message that this third world amenity is to be phased out.

Septic tanks 25 Jan 2019

[https://www.info.gov.hk/tpb/en/meetings/TPB/Minutes/m1194tpb\\_e.pdf](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

Mary Mulvihill

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From: "[REDACTED]"  
To: "tpbpd" <tpbpd@pland.gov.hk>  
Sent: Thursday, January 16, 2020 3:32:21 AM  
Subject: A/NE-KLH/582 DD 9 Kay Lung Hang GB

A/NE-KLH/582  
Lot 784 (Part) in D.D. 9, Kau Lung Hang, Tai Po  
Site area : About 81sq.m  
Zoning : "Green Belt"  
Applied use : 2 NET Houses

Dear TPB Members,

Not one but two houses on a small site.

Recent minutes:

Based on the latest estimate by the PlanD for the "V" zones serving Kau Lung Hang, Yuen Leng and Tai Wo, about 9.64 ha of land (or equivalent to about 385 Small House sites) was available within the "V" zones concerned. While land available could not fully meet the future Small House demand of 736 Small Houses, it was still capable to meet the 190 outstanding Small House applications for the concerned villages;

The site is deep within GB so application has obviously no merit.

Mary Mulvihill



tpbpd@pland.gov.hk

5-2

寄件者: Tobi Lau (Local Biodiversity) <tlau@wwf.org.hk>  
寄件日期: 2020年10月20日星期二 13:02  
收件者: tpbpd@pland.gov.hk  
主旨: s16 Tai Wo A\_NE-KLH\_591 WWF  
附件: s16\_A\_NE-KLH\_591 2020 10(Oct) WWF.pdf

Dear Sir/Madam,

Please find WWF-Hong Kong's submission on the captioned town planning application. See attached file:

s16\_A\_NE-KLH\_591 2020 10(Oct) WWF

Thank you for your attention.

Yours faithfully,  
Tobi LAU  
Manager, Conservation Policy  
World Wide Fund For Nature Hong Kong

Registered Name 註冊名稱: World Wide Fund For Nature Hong Kong 世界自然(香港)基金會  
(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)



世界自然基金會  
香港分會

WWF-Hong Kong

香港新界葵涌葵昌路8號  
萬泰中心15樓  
15/F, Manhattan Centre  
8 Kwai Cheong Road  
Kwai Chung, N.T., Hong Kong

電話 Tel: +852 2526 1011  
傳真 Fax: +852 2845 2764  
wwf@wwf.org.hk  
wwf.org.hk

20 Oct 2020

**Chairman and members  
Town Planning Board**  
15/F North Point Government Offices,  
333 Java Road, North Point, Hong Kong  
(E-mail: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

**By E-mail ONLY**

Dear Sir/Madam,

**Re: Proposed 2 Houses (New Territories Exempted Houses) in "Green Belt" zone  
in Kau Lung Hang in Tai Po (A/NE-KLH/591)**

We would like to lodge objection to the captioned.

**Not in line with the planning intention of the "Green Belt"**

The proposed development is not in line with the planning intention of the "Green Belt" ("GB") zone which is to define the limits of urban development areas and to provide passive recreational outlets. There is a general presumption against development within this zone. The location of the application site is performing the buffer function between the urban development in Tai Wo and the Pat Sin Leng Country Park.

**"Destroy first, develop later" approach might have adopted**

According to the Google Earth (Fig 1), site formation was happened at the application site in 2018 January with a structure emerged in Oct of the same year and its footprint had encroached into the application site. We suspected that unauthorized development has been happening at application site since 2018 while the structure remains located at the part of the application site in 2019 December. We would like to ask the Town Planning Board to check with relevant government authorities that if the application site has been involved with unlawful development. We would like to remind the Town Planning Board to proactively deter "Destroy first, develop later" planning applications so as to be consistent with the Government press release on 4 July 2011 which stated that *"the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope*

**together possible™**

贊助入：香港特別行政區行政長官  
林鄭月娥女士、大紫荊勳章、GBS  
主席：何開達先生  
行政總裁：江錦賢先生

義務核數師：香港立信德豪會計師事務所有限公司  
義務公司秘書：嘉信秘書服務有限公司  
義務司庫：國豐銀行  
註冊慈善機構

Patron: The Honourable Mrs Carrie Lam Cheng Yuet-ngor, GBM, GBS  
The Chief Executive of the HKSAR  
Chairman: Mr Edward M. Ho  
CEO: Mr Peter Cornthwaite

Honorary Auditors: BDO Limited  
Honorary Company Secretary:  
McCabe Secretarial Services Limited  
Honorary Treasurer: HSBC  
Registered Charity  
(Incorporated With Limited Liability)

註冊名稱 Registered Name: 世界自然基金會 World Wide Fund For Nature Hong Kong  
(在香港註冊成立的獲保障有限公司 Incorporated in Hong Kong with limited liability by guarantee)

*that the Board would give sympathetic consideration to subsequent development on the site concerned*<sup>1</sup>.

### **Undesirable precedent**

Approval of the application will set an undesirable precedent for similar applications within the "Green Belt" zone and will result in further encroachment on rural areas by building development that may have posed adverse impact on the integrity of the 'Green Belt' zone.

We would be grateful if our comments could be considered by the Town Planning Board and to reject the town planning application.

Sincerely yours,

Tobi Lau (Mr.)

Manager, Local Biodiversity

**Fig 1 Aerial views of the application site in 2017 when the site was vegetated and site formation took place in Jan 2018 with a structure emerged that encroached into the application site**



Image source: Google Earth. Accessed on 20 Oct 2020.

<sup>1</sup> <http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>.

寄件者: WONG, Suet Mei <wsuetmei@hkbws.org.hk>  
寄件日期: 2020年10月20日星期二 17:39  
收件者: tpbpd@pland.gov.hk  
副本: HKBWS HKBWS  
主旨: HKBWS's comments on the planning application for the proposed 2 Houses (New Territories Exempted Houses) at Kau Lung Hang, Tai Po (A/NE-KLH/591)  
附件: 20201020\_KauLungHang\_Houses\_A\_NE\_KLH\_591\_HKBWS.pdf

Dear Sir/Madam,

The Hong Kong Bird Watching Society's comments on the planning application for the proposed 2 Houses (New Territories Exempted Houses) at Kau Lung Hang, Tai Po (A/NE-KLH/591) is attached.

Thank you.

Best Regards,

**Wong Suet Mei | 黃雪媚**

Assistant Conservation Officer | 助理保育主任

**Hong Kong Bird Watching Society | 香港觀鳥會**

A: 7C, V Ga Building, 532 Castle Peak Road, Kowloon, Hong Kong  
香港九龍荔枝角青山道 532 號偉基大廈 7 樓 C 室

T: +852 2377 4387 | F: +852 2314 3687





Secretary, Town Planning Board  
15/F, North Point Government Offices  
333 Java Road, North Point, Hong Kong  
(E-mail: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

By email only

20 October 2020

Dear Sir/Madam,

**Comments on the planning application for the proposed 2 Houses (New Territories Exempted Houses) at Kau Lung Hang, Tai Po (A/NE-KLH/591)**

The Hong Kong Bird Watching Society (HKBWS) objects to the planning application based on the following reasons.

**1 Not in line with the planning intention of the “Green Belt” (GB) zoning**

The application site is located on GB zone, where is intended “*to define the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.*” The Google Earth aerial photograph in 2018 reveals that there is well-vegetated land surrounding the application site within the GB zone and is performing the function to define the limit of sub-urban development (Figure 1). However, the proposed houses would lead to a permanent loss of natural features and is not in line with the above mentioned planning intention. Therefore, we urge the Town Planning Board (Board) to reject this application.

**2 The Town Planning Board should not encourage “destroy first, build later”**

From Google Earth aerial photographs, landscape changes including vegetation clearance and land filling were seen at the application site between 2017 and 2018 (Figure 1). We suspect that this is “destroy first, build later”. We are concerned the approval of the current application would further legitimize the current misuse of

1

the GB zone, leading to the promotion of “destroy first, develop later” attitudes among landowners in the locality. As the Board has suggested that “*the Board will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned.*”<sup>1</sup> We urge the Board to reject this application.

**3 Set an undesirable precedent to the future development**

As there are natural features nearby, the approval of this application will set an undesirable precedent to the future similar applications within the GB zone, and thus nullifying the statutory planning control mechanism. We urge the Board to reject this application in order to protect GB zone and the existing agricultural cluster from any development threats.

**4 Justifications for the decision and comments made by Government departments and the Board**

According to the Hong Kong Planning Standards and Guidelines (HKPSG), Chapter 10, Section 2.1 (ii), the Board has the responsibility to, “*restrict uses within conservation zones to those which sustain particular landscapes, ecological and geological attributes and heritage features*”. We note that all other Government bureaux/departments are also bound to the HKPSG, and the Agriculture, Fisheries and Conservation Department (AFCD) and the Planning Department (PlanD) have the responsibility to advise the Board on the ecological<sup>2</sup> and planning aspects in particular. Given AFCD’s mission to conserve natural environment and safeguard the ecological integrity<sup>3</sup>, and the proposed development is not in line with the planning intention of the statutory zoning, HKBWS would also expect AFCD and PlanD to object to this application. Should AFCD, PlanD or the Board feels otherwise, we urge that the appropriate justifications are provided.

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<sup>1</sup> TPB Press Release. Available at:  
<http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>

<sup>2</sup> AFCD Role of Department. Available at:  
[http://www.afcd.gov.hk/english/aboutus/abt\\_role/abt\\_role.html](http://www.afcd.gov.hk/english/aboutus/abt_role/abt_role.html)

<sup>3</sup> AFCD Vision and Mission. Available at:  
[http://www.afcd.gov.hk/english/aboutus/vision\\_mission/abt\\_vision\\_mission.html](http://www.afcd.gov.hk/english/aboutus/vision_mission/abt_vision_mission.html)

The HKBWS respectfully requests the Board to take our comments into consideration and reject the current application. Thank you for your kind attention.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Suet Mei', is positioned above the printed name.

Wong Suet Mei  
Assistant Conservation Officer  
The Hong Kong Bird Watching Society

cc.  
The Conservancy Association  
Designing Hong Kong  
Kadoorie Farm and Botanic Garden  
WWF – Hong Kong  
TrailWatch



**Figure 1.** The Google Earth aerial photograph in 2018 reveals that there is well-vegetated land surrounding the application site (indicated by red circle) within the GB zone and is performing the function to define the limit of sub-urban development. Moreover, landscape changes including vegetation clearance and land filling were seen at the application site between 2017 and 2018. We suspect that this is “destroy first, build later”.





寄件者: Samuel Wong <samuel@designinghongkong.com>  
寄件日期: 2020年10月20日星期二 22:51  
收件者: Planning Application Submission  
主旨: DHK's comment on A/NE-KLH/591  
附件: 20201020 A\_NE-KLH\_591 Kau Lung Hang 2 Small Houses in GB.pdf

Dear Sir/Madam,

Our comment on the following application is attached:

1. A/NE-KLH/591

Thank you for your attention.

Yours faithfully,

For and on behalf of Designing Hong Kong Limited

Samuel Wong | Project Officer

T: +852 3104 2767 | E: samuel@designinghongkong.com

20 October 2020

Chairman and Members

Town Planning Board

15/F, North Point Government Offices

333 Java Road, North Point, Hong Kong

Fax: 2877 0245;

Email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

**Proposed 2 Houses (New Territories Exempted Houses)  
(Application No. A/NE-KLH/591)**

Dear Chairman and Members,

Designing Hong Kong Limited **objects** the captioned for the following reasons:

- The proposed area is zoned as "**Green Belt (GB)**". The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- It is noted that two small house applications nearby (Application No. A/NE-KLH/524 and Application No. A/NE-KLH/575) were **rejected** by the Board in 2017 and 2019 respectively with the following reason:
  - (a) the proposed development is not in line with the planning intention of the "Green Belt" ("GB") zone which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong planning justification given in the submission for a departure from the planning intention of the "GB" zone;
  - (b) the proposed development does not comply with the Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories in that the applicant fails to demonstrate that the proposed development located within the water gathering ground would be able to be connected to the existing or planned sewerage system and would not cause adverse impact on the water quality in the area
- From Choose an item., the proposed site has been Click or tap here to enter text. . We concern the Town Planning Board may be rewarding an "**Destroy First, Development Later**" **practice** and **unauthorized development** here through the approval of captioned application.

# 創建 Designing Hong Kong 香港 .com



November 2017



January 2018



November 2018



December 2019

- The approval of the application would set an undesirable precedent for other applications within the "Green Belt (GB)" zone, and lead to a general degradation of the rural environment of the area.

Here we submit our concerns for your consideration.

Yours,  
**Designing Hong Kong Limited**



**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that there is no guarantee at this stage that the redevelopment application would be approved. Moreover, no guarantee to any right of way would be given;
- (b) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - (i) there is no existing DSD maintained public drain available for connection in the area. The applicant should have its own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from the surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site; sufficient openings should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary wall/fence are to be erected. Any existing flow path affected should be re-provided. The applicant should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicant is required to maintain the drainage systems properly and rectify the systems if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure of the systems;
  - (ii) public sewers are not available near the Site; and
  - (iii) for works to be undertaken outside the lot boundary, prior consent and agreement from LandsD and/or relevant lot owners should be sought;
- (c) to note the comments of the Director of Fire Services (D of FS) that the applicant 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;
- (d) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that in the interests of public safety and ensuring the continuity of electricity supply, the applicant concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines;
- (e) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that in case no certificate of exemption for the proposed building including the associated site formation works and/or drainage works under

Cap. 121 is granted, such building works will require prior approval and consent under Cap. 123. In this circumstance, an Authorised Person should be appointed to coordinate such works; and

- (f) to note that the permission is only given to the development under application. If provision of an access road is required for the proposed development, the applicant should ensure that such access road (including any necessary filling/excavation of land) complies with the provisions of the relevant statutory plan and obtain planning permission from the Town Planning Board where required before carrying out the road works.