

2022年 6月 8日

此文件在 收到，城市規劃委員會
只會在收到所有資料後，才正式確認收到
申請的日期。
- 8 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.

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-KUH/609
	Date Received 收到日期	- 8 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。
- 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)

LAM Geoffrey

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)

TriWeb Surveying Company

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot No. 990CR.P. in D.D.9 Nam Wa Po Village Tai Po, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 131 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 195.09 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	NA sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	KAU LUNG HANG OUTLINE ZONING PLAN S/NE-KLH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	Partly Village Type Development and Partly Green Belt
(f) Current use(s) 現時用途	Vacant land (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Development Proposal 擬議發展計劃			
(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	LAM Geoffrey		
(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)	Nam Wa Po		
(c) Proposed gross floor area 擬議總樓面面積	195.09 sq.m 平方米 <input type="checkbox"/> About 約		
(d) Proposed number of house(s) 擬議房屋幢數	1	Proposed number of storeys of each house 每幢房屋的擬議層數	3 在這裡輸入
(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	<p style="text-align: center;">Circulation area</p> <p>(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))</p>		
(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 checked="" type="checkbox"/> No 否 <input type="checkbox"/>	(Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線) (Please indicate on plan the location of the proposed septic tank. 請用圖則顯示化糞池的位置)	

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

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

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 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 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 type="checkbox"/></td> </tr> </table> <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(倘可)</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 type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																													

8. Justifications 理由

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

- 1) The applicant is an indigenouse village of Nam Wa Po Village who is entitled for a small house grant under the Government Small House Policy
- 2) Applicant for development of Small House was submitted in 1997
- 3) Approval from Town Planning Board in respect of the deveelopment had been obtained on 20-03-2014 and validity period been extended to 21-03-2022 under TPB's ref: A/NE/KLH/463 (f1 refers)
- 4) Sewage and strom water drainage connection proposals had been submitted and accepted by DSD (f2 refers)
- 5) The applicant is prepared to comply with the planning conditions when the application is approved and executed by DLO
- 6) On 7 July 2021, DLO Tai Po approved the Small House Application with conditions. One of the approval conditions is the planning permission shall still be valid at the time of execution of grant documents (f3 refers)
- 7) Hong Kong Government suspended flight from the UK, US, Australia and Canada etc. from 8 Jan 2022 due to the outbreak of Omicron variant.
- 8) On 20 Jan 2022, an officer from DLO Tai Po informed that the execution of grant document can be made in March 2022
- 9) The applicant is currently in UK and had made various enquires/corresspondence to DLO, Tai Po and Planning Department to request/clarify further extension of the town planning approval period is possible due to the Omicron out break but the answer is negative (f4 refers)
- 10) The applicant has tried every possible ways to get air ticket either direct or transit through other cities to fly back to Hong Kong for execution of grant documents but in vain
- 11) The applicant has no other alternative but to submit an fresh application to the Town Planning Board for approval

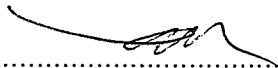
9. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



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

HO Kam Shing

Manager

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
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

TriWeb Surveying Company



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

Date 日期

25/03/2022

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

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

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot No. 990CR.P. in D.D.9 Nam Wa Po Village Tai Po, N.T.		
Site area 地盤面積	131	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	S/NE-KLH/11		
Zoning 地帶	Partly Village Type Development and Partly Green Belt		
Applied use/ development 申請用途/發展	New Territories Exempted House 新界豁免管制屋宇 <input checked="" type="checkbox"/> Small House 小型屋宇		
(i) Proposed Gross floor area 擬議總樓面面積	195.09	sq.m 平方米	<input type="checkbox"/> About 約
(ii) Proposed No. of house(s) 擬議房屋幢數	1		
(iii) Proposed building height/No. of storeys 建築物高度/層數	8.23	m 米	<input checked="" type="checkbox"/> (Not more than 不多於)
	3	Storeys(s) 層	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 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	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1) Location Plan and Site Plan		
2) Sewage and storm water drainage connection proposal plans accepted by DSD		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>

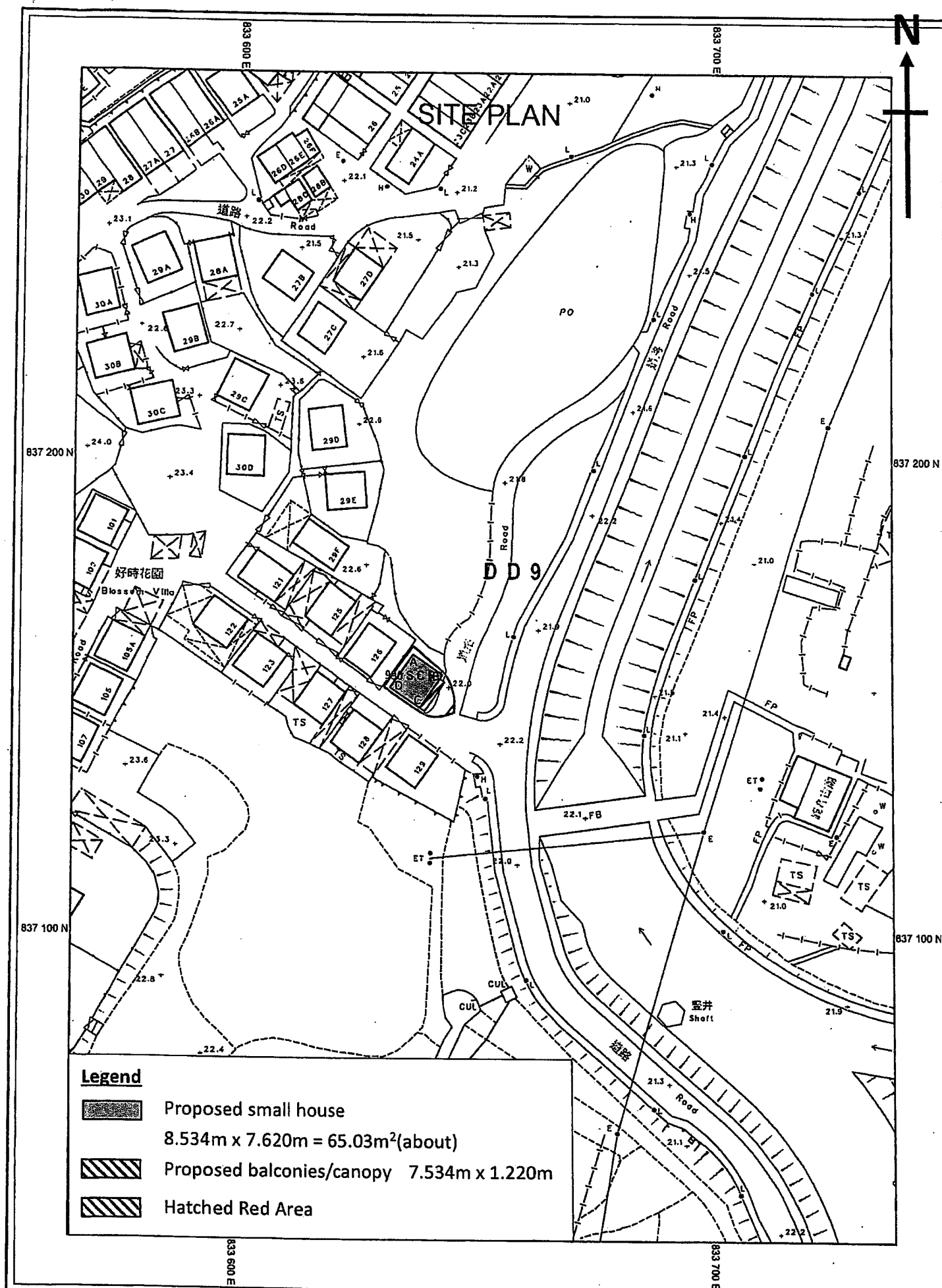
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

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

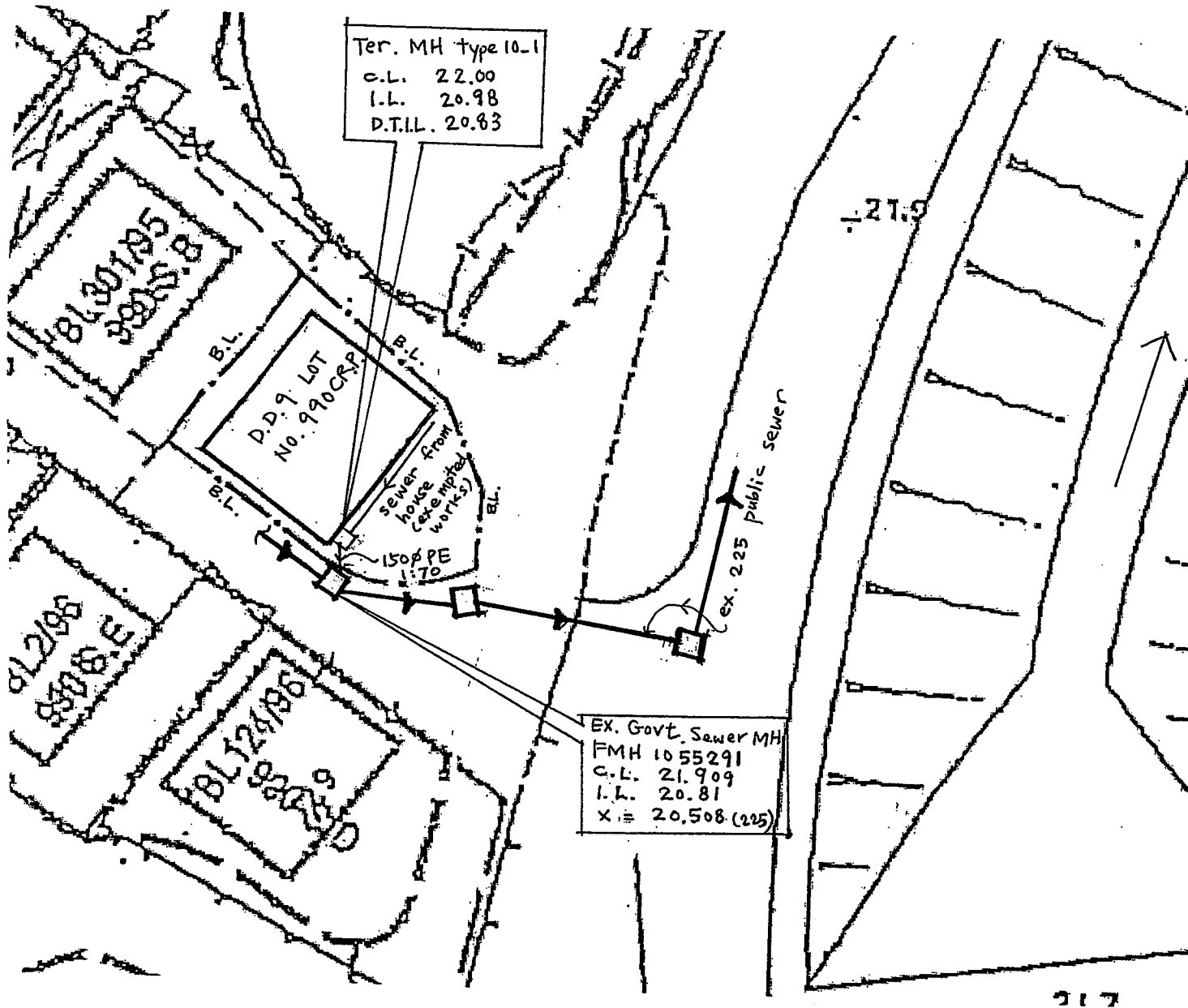
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

LOCATION PLAN





Sewage Drainage Proposal for Lot No.990 CR.P. in D.D.9, Nam Wa Po, Tai Po



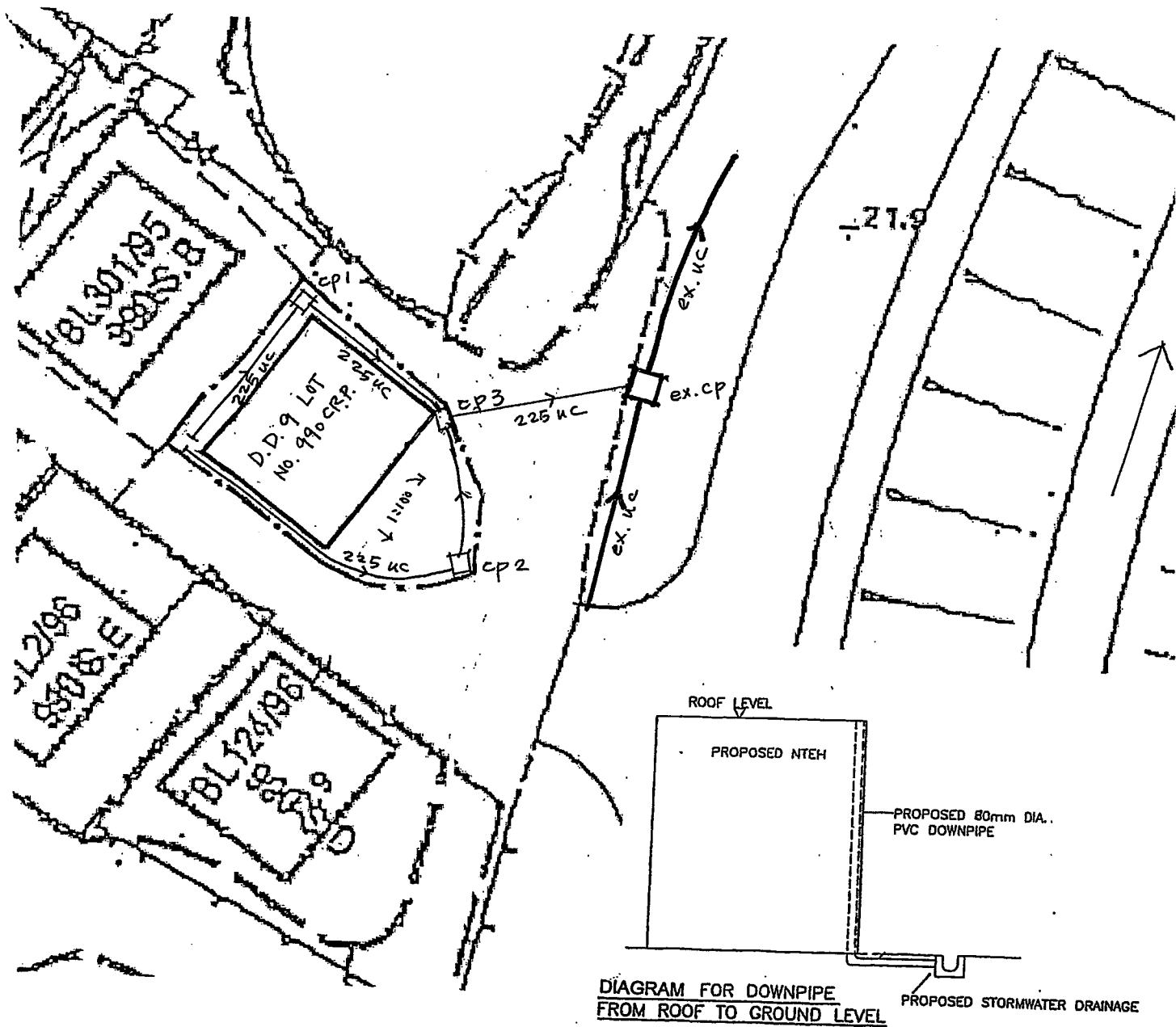
Legend

- B.L. --- Boundary Line
- [Symbol] — Existing 225mm Public Sewer

Drawing No. DR-01

Scale 1 : 300

Storm Water Drainage Proposal for Lot No.990 CR.P. in DD9, Nam Wa Po, Tai Po



Legend

- B.L. Boundary Line
- 225 UC Proposed 225mm Surface Channel fall 1:100
- CP Catch Pit
- ex. UC Existing 300mm Surface Channel

Catch Pit No.	Cover Level (C.L.)	Invert Level (I.L.)
CP1	22.00	21.62
CP2	22.00	21.56
CP3(with trap)	22.00	21.40
Existing CP	21.80	21.21

Drawing No. DR-02
Scale 1 : 300

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

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

傳真 Fax: 2877 0245 / 2522 8426

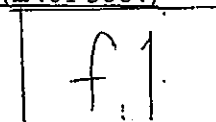
電話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/NE-KLH/463

By Registered Post & Fax (2401 3084)



4 April 2014

Zeppelin Property Development Consultants Ltd.
7/F
20-24 Kwai Wing Road
Kwai Chung, New Territories
(Attn: Ho Kam Shing)

Dear Sir/Madam,

**Proposed House (New Territories Exempted House - Small House)
in "Green Belt" and "Village Type Development" Zones,
Lot 990 S.C RP in D.D. 9, Nam Wa Po Village, Tai Po**

I refer to my letter to you dated 6.2.2014.

After giving consideration to the application, the Town Planning Board (the TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid until 21.3.2018; and after the said date, the permission shall cease to have effect unless before the said date either the development hereby permitted is commenced or the permission is renewed. The permission is subject to the following conditions :

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

The TPB also agreed to advise you of the following :

- (a) to note the comments of the District Lands Officer/Tai Po, Lands Department (LandsD) that if and after planning approval has been given by TPB, LandsD will process the Small House application. If the Small House approved by LandsD acting in the capacity as landlord as its sole discretion, such approval will be subject to such terms and conditions as may be imposed by LandsD. There is no guarantee to the grant of a right of way to the Small House concerned or approval of emergency vehicular access thereto;

- (b) to note the comments of the Director of Environmental Protection that the construction of the proposed Small House shall only commence after the completion of the sewerage programme; the proposed house shall be connected to the future public sewer connection works; and you shall connect the house to the future public sewer at your own cost; and adequate land will be reserved for the future sewer connection works;
- (c) to note the comments of the Chief Engineer/Consultants Management, Drainage Services Department that:
 - (i) public sewers would be provided in Nam Wa Po. The public sewerage works commenced in July 2013 and is anticipated to be completed in mid-2017; and
 - (ii) you shall complete the necessary sewerage works to connect the proposed Small House to the public sewerage in future. As per the current public sewerage scheme, sewer connection points are available on the south of the proposed Small House;
- (d) to note the comments of the Director of Fire Services that you is 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;
- (e) to note the comments of the Chief Engineer/Development(2), Water Supplies Department (WSD) that the construction of the New Territories Exempted House/Small House shall not be commenced before the completion of the planned public sewerage system; for provision of water supply to the development, you may need to extend the inside services to the nearest suitable government water mains for connection; and you 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;
- (f) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department that as the site is close to Fanling Highway, you is reminded to provide mitigation measures at his own cost against any nuisance (e.g. noise, dust, etc.) from the public roads, and to assess the impact on the proposed house due to the Tolo Highway/Fanling Highway Stage 2 works and implement necessary measures;
- (g) to note the comments of the Commissioner for Transport that as the existing village access connecting the site is not under the Transport Department's management, you should clarify the land status, management and maintenance responsibilities of the village access with the relevant lands and maintenance authorities accordingly in order to avoid potential land disputes; and
- (h) to note that the permission is only given to the development under the application. If provision of an access road is required for the proposed development, you 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 TPB where required before carrying out the road works.

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

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

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

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 21.3.2014 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 25.4.2014). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

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

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

Yours faithfully,



(Mike LI)

for Secretary, Town Planning Board

規劃署

沙田、大埔及北區規劃處
新界沙田上禾輦路1號
沙田政府合署13樓



Planning Department

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

來函檔號 Your Reference
本署檔號 Our Reference TPB/A/NE-KLH/463-1 (EOT)
電話號碼 Tel. No.: 2158 6220
傳真機號碼 Fax No.: 2691 2806/2696 2377

By Registered Post & Fax (8161 1611)

(3 pages)

20 March 2018

TriWeb Surveying Company
Room 714, Technology Park,
18 On Lai Street, Sha Tin, N.T.
(Attn.: Mr. HO Kam Shing)

Dear Sir,

Proposed House (New Territories Exempted House - Small House)
in "Green Belt" and "Village Type Development" zones,
Lot 990 S.C RP in D.D. 9, Nam Wa Po Village, Tai Po
(Section 16A application No. A/NE-KLH/463-1)

I refer to your application, which was received by the Town Planning Board (TPB) on 15.2.2018, seeking planning permission for Class B amendment to extend the time for commencement of an approved house (New Territories Exempted House - Small House) development under Application No. A/NE-KLH/463.

After giving consideration to your application, the Director of Planning, under the delegated authority of the TPB, approved your application for amendments to permission under section 16A of the Town Planning Ordinance (the Ordinance) on the terms of the application as submitted to the TPB. The amended permission is subject to the following conditions and shall be valid until 21.3.2021, and after the said date, the permission shall cease to have effect unless before the said date the development hereby permitted is commenced or the permission is renewed:

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

You are also advised on the followings:

- (a) to note the comments of the District Lands Officer/ Tai Po, Lands Department (LandsD) that if and after planning approval has been given by TPB, LandsD will process the Small House application. If the Small House application approved by LandsD acting in the capacity as landlord at its sole discretion, such approval will be subject to such terms and conditions as may be imposed by LandsD. There is no guarantee to the grant of a right of way to the Small House concerned or approval of emergency vehicular access thereto;
- (b) to note the comments of the Director of Environmental Protection that the planned public sewerage at Nam Wa Po is under construction for completion by the end of 2018; the proposed house shall be connected to the public sewer for sewage disposal; no actual construction of the proposed Small House shall commence until the public sewerage has been completed; adequate land space within the application site will be reserved for the future sewer connection works; and you shall connect the house to the future public sewer at your own cost;
- (c) to note the comments of the Chief Engineer/Consultants Management, Drainage Services Department that you shall complete the necessary sewerage works to connect the proposed Small House to the public sewerage in future. As per the current public sewerage scheme, sewer connection points are available on the south of the proposed Small House;
- (d) to note the comments of the Director of Fire Services that you 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;
- (e) to note the comments of the Chief Engineer/Construction, Water Supplies Department (WSD) that the construction of the New Territories Exempted House/Small House shall not be commenced before the completion of the planned public sewerage system; for provision of water supply to the development, you may need to extend the inside services to the nearest suitable government water mains for connection; and you 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;
- (f) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department that as the site is close to Fanling Highway, you are reminded to provide mitigation measures at your own cost against any nuisance (e.g. noise, dust, etc.) from the public roads, and to assess the impact on the proposed house due to the Tolo Highway/Fanling Highway Stage 2 works and implement necessary measures;
- (g) to note the comments of the Commissioner for Transport that as the existing village access connecting the site is not under the Transport Department's management, you should clarify the land status, management and maintenance responsibilities of the village access with the relevant lands and maintenance authorities accordingly in order to avoid potential land disputes; and

- (h) to note that the permission is only given to the development under the application. If provision of an access road is required for the proposed development, you 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 TPB where required before carrying out the road works.

Noting that there is no progress of complying with all the approval conditions since the granting of the planning permission, you are advised to expedite action in compliance with the planning conditions.

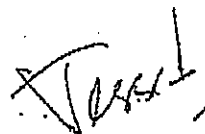
You are also advised that for the development of a Small House, a concessionary grant from the Land Authority under the Small House Policy will be required and that such grant will only be given to indigenous villagers.

According to the Town Planning Board Guidelines No. 35C on Extension of Time for Commencement of Development, any extension(s) of time for commencement of development shall not result in an aggregate extension period longer than the original duration for commencement of the approved development proposal. Any further extension of the validity of this permission will be outside the scope of Class B amendments. In this case, you may submit a fresh application under section 16 of the Town Planning Ordinance if you wish to seek any further extension of time for commencement of the development. You may wish to refer to TPB Guidelines No. 35C and 36A for details. The Guidelines and application forms are available at TPB's website (www.info.gov.hk/tpb), the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform the Secretariat of the TPB (15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong) within 21 days from the date of this letter (on or before 10.4.2018). The Secretariat of the TPB will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

If you have any queries regarding this planning permission, please contact Ms. Kathy CHAN (Tel: 2158 6242) or Ms. Shirley TANG (Tel: 2158 6235) of the Sha Tin, Tai Po & North District Planning Office.

Yours faithfully,



(Ms. Jessica CHU)
for and on behalf of
Director of Planning

規劃署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
十三樓 1301-1314 室



Planning Department

Sha Tin, Tai Po & North District
Planning Office
Rooms 1301-1314, 13/F,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong.

來函編號 Your Reference
本署檔號 Our Reference TPB/A/NE-KLH/463-2
電話號碼 Tel. No.: 2158 6220
傳真號碼 Fax No.: 2691 2806/2696 2377

By Post and Fax (8161 1611)

(2 pages)

23 February 2021

TriWeb Surveying Company
Room 714, Technology Park,
18 On Lai Street, Sha Tin, N.T.
(Attn: Mr. HO Kam Shing)

Dear Sir,

**Proposed House (New Territories Exempted House - Small House)
in "Green Belt" and "Village Type Development" Zones,
Lot 990 S.C RP in D.D. 9, Nam Wa Po Village, Tai Po
(Section 16A application No. A/NE-KLH/463-2)**

I refer to your application, which was received by the Town Planning Board (TPB) on 14.1.2021, seeking planning permission for Class B amendment to extend the time for commencement of an approved house (New Territories Exempted House - Small House) development under Application No. A/NE-KLH/463.

After giving consideration to your application, the Director of Planning, under the delegated authority of the TPB, approved your application for amendment to permission under section 16A of the Town Planning Ordinance (the Ordinance) on the terms of the application as submitted to the TPB. The amended permission is subject to the following conditions and shall be valid until 21.3.2022, and after the said date, the permission shall cease to have effect unless before the said date the development hereby permitted is commenced:

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

- 2 -

You are advised to note the advisory clauses as set out at paragraph 13.2 of the TPB Paper.

You are also advised that for the development of a Small House, a concessionary grant from the Land Authority under the Small House Policy will be required and that such grant will only be given to indigenous villagers.

Noting that there is no progress of complying with all the approval conditions since the granting of the planning permission, you are advised to expedite action in compliance with the planning conditions.

The planning permission will lapse on 22.3.2022. According to the Town Planning Board Guidelines No. 35C on Extension of Time for Commencement of Development, any extension(s) of time for commencement of development shall not result in an aggregate extension period longer than the original duration for commencement of the approved development proposal, i.e., 4 years. Any further extension of the validity of this permission will be outside the scope of Class B amendments. In this case, you may submit a fresh application under section 16 of the Town Planning Ordinance if you wish to seek any further extension of time for commencement of the development. You may wish to refer to TPB Guidelines No. 35C and 36B for details. The Guidelines and application forms are available at TPB's website (www.info.gov.hk/tpb), the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform the Secretariat of the TPB (15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong) within 21 days from the date of this letter (on or before 16.3.2021). The Secretariat of the TPB will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

If you have any queries regarding this planning permission, please contact Ms. Jenny CHAN (Tel: 2158 6235) or Mr. Tony WU (Tel: 2158 6372) of the Sha Tin, Tai Po & North District Planning Office.

Yours faithfully,



(Ms. Jessica CHU)

for and on behalf of Director of Planning

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
十一樓 1301-1314 室



Planning Department

Sha Tin, Tai Po & North District Planning Office
Rooms 1301-1314, 13/F,
Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

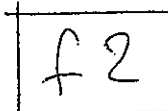
來函編號 Your Reference:
本署檔號 Our Reference: TPB/A/NE-KLH/463
電話號碼 Tel. No.: 2158 6220
傳真機號碼 Fax No.: 2691 2806

By Post & Fax (8161 1611)

(1 page + attachment)

26 April 2021

TriWeb Surveying Company
Room 714, Technology Park,
18 On Lai Street, Sha Tin, N.T.
(Attn: Mr. HO Kam Shing)



Dear Sir,

Compliance with Approval Condition (b)

Proposed House (New Territories Exempted House - Small House)
Lot 990 S.C RP in D.D. 9, Nam Wa Po Village, Tai Po, New Territories
(Application No. A/NE-KLH/463-2)

I refer to your submission dated 12.3.2021 and received by our office on 15.3.2021 for compliance with approval condition (b), i.e. *"the provision of drainage facilities to the satisfaction of the Director of Drainage Services or of the Town Planning Board"* of the captioned planning application.

The Chief Engineer/Mainland North of Drainage Services Department (CE/MN, DSD) has been consulted on your submission and advised that he has no adverse comment on the stormwater and sewerage drainage proposals from public drainage viewpoint. As such, the requirement of approval condition (b) as stated in the approval letter (Ref. TPB/A/NE-KLH/463-2) dated 23.2.2021 is considered partially complied with. You are advised to note DSD's comments at **Appendix I**. For full compliance with condition (b), you should implement the drainage facilities to the satisfaction of CE/MN, DSD. To facilitate compliance checking, you are required to submit relevant information to this office for inspection.

Should you have any queries, please contact Ms. Jenny CHAN (Tel: 2158 6235) of the Sha Tin, Tai Po & North District Planning Office.

Yours faithfully,

(Ms. Jessica CHU)

for and on behalf of Director of Planning

c.c.
CE/MN, DSD

(Attn.: Mr. Nicholas M. C. BOEDIHARDJO)

(Fax: 2770 4761)

Internal
Site Record

JC/TW/JC/JW/jw

Appendix I

Application No. A/NE-KLH/463-2
Compliance with approval condition (b)

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

Contact person: Mr. Nicholas M. C. BOEDIHARDJO (Tel: 2300 1364)

I have no adverse comment on the stormwater and sewerage drainage proposals from public drainage viewpoint. However, the applicant is reminded of the following conditions/requirements:

- (a) Consideration should be given to adopt polyethylene (PE100) pipe for buried sewage pipe beyond the sewage terminal manhole.
- (b) A minimum soil cover of 450mm and 900mm should be provided for the connection pipe constructed under footpath and carriageway respectively.
- (c) Upon completion of the sewer connection works, an on-site technical audit will be carried out by this office. The A.P. should submit an application for technical audit (Form HBP1), the approved sewerage plan and the technical audit fee to this office at least 2 weeks before the technical audit. Form HBP1 can be downloaded from the DSD website at <http://www.dsd.gov.hk>.
- (d) The proposed drainage works, whether within or outside the project boundary, should be constructed and maintained by the applicant at his expense.
- (e) The applicant is required to rectify/modify the drainage system if it is found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify Government against claims and demands arising out of damage or nuisance caused by failure of the system.
- (f) For works to be undertaken outside the project boundary, prior consent and agreement from DLO/TP, DO/TP and/or relevant parties should be sought.
- (g) The applicant should take all precautionary measures to prevent any disturbance, damage and pollution from the development to any parts of the existing drainage facilities in the vicinity of the project. In the event of any damage to the existing drainage facilities, the applicant would be held responsible for the cost of all necessary repair works, compensation and any other consequences arising therefrom.
- (h) The applicant should also be advised that the limited desk-top checking by Government on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve his obligations to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to receive the flows collected from his project and all upstream catchments.

To our knowledge, the implementation of the stormwater and sewerage drainage proposals on site has not yet commenced.

電話 Tel: 2654 1377

圖文傳真 Fax: 2650 9896

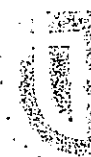
電郵地址 Email: gendlotp@landsd.gov.hk

本署檔號 Our Ref: (28) in DLO/TP 279/TLT/83 II

來函檔號 Your Ref:

來函請註明本署檔號

Please quote our reference in your reply



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

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

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

Mr. LAM Geoffrey
c/o TriWeb Surveying Company
Room 714, Technology Park
18 On Lai Street
Shatin, N.T.

By Registered Services

19 JUL 2021

Dear Sir,

**Application for the construction of Small House
Lot No. 990 S.C RP in D.D.9
Nam Wa Po Village, Tai Po, N.T.**

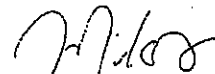
I refer to your letter dated 11.3.2021 enclosing Drainage Proposal (Stormwater and Sewage) of the captioned lot for small house application, which submitted by applicant's Authorized Persons (A.P.). Please be advised that Chief Engineer/Mainland North of Drainage Services Department (CE/MN, DSD) has no adverse comment on the Stormwater and Sewage Drainage Proposals and the conveyance of runoff at roof level from public drainage viewpoint:-

2. Furthermore, CE/MN, DSD would like to draw the applicant's attention to the following general comments/requirements:-
- (a) Consideration should be given to adopt polyethylene (PE100) pipe for buried sewage pipe beyond the sewage terminal manhole.
 - (b) A minimum soil cover of 450mm and 900mm should be provided for the connection pipe constructed under footpath and carriageway respectively.
 - (c) Upon completion of the sewer connection works, an on-site technical audit will be carried out by CE/MN, DSD. The A.P. should submit an application for technical audit (Form HBP1), the approved sewerage plan and the technical audit fee to CE/MN, DSD at least 2 weeks before the technical audit. Form HBP1 can be downloaded from the DSD website at <http://www.dsd.gov.hk>.
 - (d) The proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the lot owner at his expense.
 - (e) For works to be undertaken outside the lot boundary, prior consent and agreement from District Lands Office/Tai Po and/or relevant private lot owners should be sought.

- (f) The lot owner is required to rectify/modify the drainage system if it is found to be inadequate or ineffective during operation. The lot owner shall also be liable for and shall indemnify Government against claims and demands arising out of damage or nuisance caused by failure of the system.
- (g) The lot owner should take all precautionary measures to prevent any disturbance, damage and pollution from the development to any parts of the existing drainage facilities in the vicinity of the lot. In the event of any damage to the existing drainage facilities, the lot owner would be held responsible for the cost of all necessary repair works, compensation and any other consequences arising therefrom.
- (h) The lot owner should also be advised that the limited desk-top checking by Government on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve his obligations to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to receive the flows collected from his lot.

You are also reminded that no construction works shall commence unless approval from Government has been given. Should you have any inquiries, please contact the undersigned on 2654 1377.

Yours faithfully,




(Ms. S.F. MOK)
for District Lands Officer, Tai Po

電話 Tel: 2654 1377

圖文傳真 Fax: 2650 9896

電郵地址 Email: gendlot@landsd.gov.hk

本署檔號 Our Ref: () in DLO/TP 279/TLT/83 II

來函檔號 Your Ref:

來函請註明本署檔號

Please quote our reference in your reply



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

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

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

網址 Website: www.landsd.gov.hk

By Registered Service

Mr. LAM Geoffrey



- 7 JUL 2021

Dear Sir,

Application to build a Small House
Lot No. 990 S.C RP in D.D. 9
Nam Wa Po Village, Tai Po, New Territories

I am pleased to inform you that approval has been given to your application for construction of a house at Nam Wa Po Village, Tai Po, New Territories on Lot No. 990 S.C RP in D.D. 9 ("the lot") by way of a Building Licence.

-----2. This approval is given subject to the conditions contained in the enclosed standard copy of Building Licence and the following conditions:

- (a) Balconies and canopy shall be erected on south-eastern (B-C) side of the proposed small house while the length of the balconies/canopy is 7.53m measuring from corner C;
- (b) You are required to comply with the conditions set out in Town Planning Board's permission letter dated 20 March 2018. The planning permission should still be valid at the time of execution of grant documents;
- (c) The proposed house and its projections or protruding structures shall only be allowed within the lot boundary;
- (d) A "Hatched Red Area" clause will be imposed into the Free Building License for a non-building area which should be free from obstruction throughout the lease term;
- (e) You are advised that the site formation level of the building should not exceed +22.1 mPD or such other level as might be approved or required in writing by the District Lands Officer/Tai Po (DLO/TP). Such requirement will be imposed in the licence document as a condition. You are required to employ an Authorized Person (AP)/Registered Structural Engineer to certify the finished site formation level of the site prior to the issuance of Certificates of Compliance (C of C);

- (f) There are no existing DSD maintained public drains available for connection in this area. The proposed development should have its own stormwater collection and discharge system to cater for the runoff generated within the subject site and overland flow from 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 surfaces runoff to pass through the site if any boundary wall/fence are to be erected. Any existing flow path affected should be re-provided; ✓
- (g) You are advised to ensure that the above development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas. You are required to maintain such systems properly and rectify the systems if they are found to be inadequate or ineffective during operation. You shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the systems; ✓
- (h) You are required to submit stormwater drainage proposal and sewerage connection proposal at your own cost to the satisfaction of Drainage Services Department (DSD) prior to issuance of Certificates of Exemption (Cs of E) and implement the approved stormwater drainage proposal and sewerage connection proposal to the satisfaction of DSD prior to the issuance of C of C; ✓
- (i) You shall, after issuance of Cs of E, submit a duly completed Form HBP1 with a cross cheque covering the technical audit fee and a plan showing the details of the proposed sewerage connection work to Mainland North Division of DSD for formal application for the required connections. The connection pipe outside the lot boundaries shall be handed over to DSD for maintenance after satisfactory audit by DSD; ✓
- (j) You are advised that if the sewerage pipes pass through the adjoining private lot(s), you should secure the consent in the form of a Deed from relevant lot owner(s) for the construction of connecting sewerage pipes to the public sewers. The Deed shall be registered in Land Registry against all the affected lots prior to the issuance of Cs of E; ✓
- (k) For the works to be undertaken outside the lot boundary, prior consent and agreement from DLO/TP and/or relevant private lot owners should be obtained;
- (l) The foul water drainage system of the proposed small house is able to be connected to the planned public sewerage system in the area and you shall connect the whole of the foul water drainage system to the planned public sewers; ✓
- (m) Adequate protective measures shall be taken to ensure that no pollution or siltation occurs to the water gathering grounds; ✓
- (n) For any village lights relocation and cable diversion works, you should submit application to Chief Engineer/Lighting, Highways Department and District Office/Tai Po at least 6 months in advance of the construction

works as necessary. Any cost for the lights relocation and cables diversions works within government land should be borne by you;

- (o) You should consider installing fire safety equipment for your own sake;
- (p) You have to make a fresh statutory declaration to declare you are the sole owner of the application lot (i.e. Lot No. 990 S.C RP in D.D. 9) prior to execution of FBL and submits the updated copy of HKID;
- (q) You are required to provide HKID copy and/or the Death Certificate of your grandfather as a proof the relationship between you and your grandfather. You have to clarify and make a statutory declaration if appropriate for the different names of your grandfather [林僑惠 and 林鎮源] refer the same person;
- (r) You are required to make a statutory declaration to clarify your different names, namely LAM Geoffrey as shown in your HKID; 林子懷 LAM, Geoffrey and Gei Wai LAM as shown in your birth certificate, prior to execution of the Building Licence;
- (s) The final position, dimensions, area and configuration of the proposed small house shall be subject to survey; and
- (t) You are acknowledged that there would be no provision of a right-of-way and you have to make your own arrangement for access to the lot.

3. If the terms and conditions of this document are acceptable to you please settle the attached Demand Note Number 74-030- 813826-4 in payment of the administrative fee for the licence before the due date and let me have the receipted Demand Note as soon as possible. Please sign the 'Warranty by the Applicant' enclosed and return it to me together with your letter of acceptance. I shall collect from you the registration fee chargeable by the Land Registry when the licence is ready for registration.

4. The approval of your application on these conditions is open for acceptance by you by payment of the administrative fee only until 27 JUL 2021, which is the final date for settlement of the attached Demand Note. If payment is not made by that date the approval of your application will be deemed to have been withdrawn and you will be required to make a new application to my office if you wish to seek such approval in the future.

5. Please note that this offer is personal to you only and until the relevant legal documents to give effect to this approval are executed and registered in the relevant Land Registry, this letter is not binding upon Government in any way. The proposed land grant will be withdrawn in the event of the death of the prospective licensee prior to execution of legal documents and registration of the relevant legal documents in the Registry.

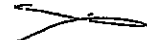
6. Please note that Government does not guarantee that you have a good title to the lot under application and you shall indemnify Government against all claims in respect of this lot.

7. You are, therefore, advised not to commence any works or building construction until the relevant documents have been executed by you and the boundaries of the lot have been set out on the ground by staff of the District Survey Office.

8. All excavation, land-filling or related works on the surrounding government land is prohibited unless with my prior approval. Otherwise, land control action, including prosecution, will be instituted.

9. You shall be required to execute the relevant land grant, licence, surrender and/or other document personally. Government does not accept execution by an attorney except under special circumstances, such as you are abroad. If you wish to appoint an attorney, you should advise me the reasons and send me a formal Power of Attorney for consideration. Government reserves the right to reject execution by an attorney who is not a member of your family.

Yours faithfully,



(Ms Y L LAM)

for District Lands Officer, Tai Po

Encl.

郵局 6/12/2021

COPY

TriWeb Surveying Company

Room 714, Technology Park, 18 On Lai Street, Sha Tin, N.T.

Tel: [REDACTED] Fax: 8161 1611

(Your Ref.: A/NE-KLH/463-2)

f4

3 December 2021

The Secretary,
Town Planning Board,
15/F., North Point Government Office Building
333, Java Road, North Point, Hong Kong.

Dear Sir/Madam,

**Proposed House (New Territories Exempted House – Small House) In “Green Belt” and
“Village Type Development” Zones**

Lot No. 990 S.C RP in DD 9 Nam Wa Po Village, Tai Po, N. T
(Section 16A application No. A/NE-KLH/463-2)

Thank you for the Approval for extension of the Planning Permission by the Director of Planning (under the delegated authority of the TPB) vide their file Reference TPB/A/NE-KLH/463-2 dated 23 February 2021.

2. For your information, this Small House case has been approved by District Lands Office, Tai Po in July 2021 with offer letter duly signed and administrative fee paid. We understand District Lands Office, Tai Po is currently preparing the Grant Conditions for execution. Our client will start building work once the Grant Conditions and other necessary certificates are being issued by the District Lands Office, Tai Po.

3. Basing on the factual account at Paragraph 2, we should be grateful for your enlightenment whether an extension of the S. 16A Permission would be required as the Grant Conditions and other necessary certificates for construction of the Small House might only be issued after the current Permission valid date on and before 21 March 2022.

Thank you very much for your attention and we look forward to receiving your reply.

Yours truly,

For & on behalf of TriWeb Surveying Company



HO Kam Shing

Authorized Person

Cc.: Director of Planning (Attn.:Ms Jessica CHU) (Ref.: A/NE-KLH/463-2)

TriWeb Surveying Company

Room 714, Technology Park, 18 On Lai Street, Sha Tin, N.T.

Tel : [REDACTED] Fax : 8161 1611

COPY

(Your Ref.: DLO/TP 279/TLT/83 II)

3 December 2021

District Lands Office/Tai Po,
District Lands Officer/Tai Po,
1/F, Tai Po Government Offices' Building
1, Ting Kok Road, Tai Po, N.T.
(Attn. Ms S.F. MOK)

DLO/TP

2021 DEC -6 PM 2:30

RECEIVED BY

Dear Sir/Madam,

Application for the construction of Small House

Lot No. 990 S.C RP in DD 9 Nam Wa Po Village, Tai Po, N. T.

(Section 16A application No. A/NE-KLH/463-2)

Thank you for your previous correspondence on the captioned subject.

2. We understand this case has been approved with offer letter duly signed, administrative fee paid, and your Office is currently preparing the Grant Conditions for execution.

3. Basing on the factual account at Paragraph 2, we gather the concerned S. 16A Permission of the Town Planning Board will no longer be required for renewal after current Permission valid date on and before 21 March 2022. We, therefore, should be grateful for your confirmation that our understanding is correct. If not, we may have to apply early for the said S. 16A Extension.

Thank you very much for your attention and we look forward to receiving your reply.

Yours truly,

For & on behalf of TriWeb Surveying Company



HO Kam Shing
Authorized Person

Cc.: Mr LAM Geoffrey

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田禾輦路一號
沙田政府合署
十三樓 1301-1314 室



Planning Department

Sha Tin, Tai Po & North District Planning Office
Rooms 1301-1314, 13/F,
Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函檔號 Your Reference
本署檔號 Our Reference TPB/A/NE-KLH/463-2
電話號碼 Tel. No.: 2158 6235
傳真機號碼 Fax No.: 2691 2806

By Post & Fax (8161 1611)
(1 page)

22 December 2021

TriWeb Surveying Company
Room 714, Technology Park,
18 On Lai Street, Sha Tin, N.T.
(Attn.: Mr. K.S. HO)

Dear Sir,

Proposed House (New Territories Exempted House – Small House)
in “Green Belt” and “Village Type Development” zones,
Lot 990 S.C RP in D.D. 9, Nam Wa Po Village, Tai Po, N.T.
(Application No. A/NE-KLH/463-2)

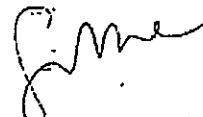
I refer to your letter dated 3.12.2021 to the Secretary, Town Planning Board (the Board), which was received on 8.12.2021, for enquiry on whether an extension of the s.16A permission of the captioned planning application would be required.

The original planning application (No. A/NE-KLH/463) was approved by the Board on 21.3.2014. Subsequently, two applications for extension of time for commencement were approved and the permission shall be valid until 21.3.2022. After the said date, the permission shall cease to have effect unless before the said date the development hereby permitted is commenced.

According to the information provided in your letter, the Small House grant of the captioned application is still under preparation for execution by Lands Department which may only be issued after the above-mentioned valid date. According to the Town Planning Board Guidelines (TPB PG - No.35C) on Extension of Time for Commencement of Development, the determination on whether an approved development has commenced should be considered on the basis of the facts and circumstances of each case. Where land grant (including small house grant) or modification of a lease is required to implement an approved development, the Board may consider that an approved development has commenced as at the date of execution of the land grant/lease modification. The said guidance also stipulates that any extension(s) of time for commencement of development shall not result in an aggregate extension period longer than the original duration for commencement of the approved development proposal, i.e., 4 years in this case. Since a total of 4 years of extension of time for commencement of the captioned planning application have been granted, no further extension shall be granted. If the approved development does not commence on or before the valid date, the planning permission will lapse on 22.3.2022. Under such circumstances, a fresh s.16 planning application for the development will be required.

Should you have any queries, please contact the undersigned (Tel: 2158 6235) of this Office.

Yours faithfully,



(Ms. Jenny CHAN)

for and on behalf of Director of Planning

c.c.

Secy/TPB

TPB/A/NE-KLH/463

TW/CJY/jy

TriWeb Surveying Company

Room 714, Technology Park, 18 On Lai Street, Sha Tin, N.T.

Tel : [REDACTED] Fax : 8161 1611

(Your Ref.: (25) in DLO/TP 279/TLT/83 II)

14 January 2022

District Lands Office/Tai Po,
District Lands Officer/Tai Po,
1/F, Tai Po Government Offices' Building
1, Ting Kok Road, Tai Po, N.T.
(Attn. Ms S.F. MOK)

COPY

Dear Sir/Madam,

Application to build a Small House
Lot No. 990 S.C RP in DD 9 Nam Wa Po Village, Tai Po, N. T.

Thank you for your previous correspondence on the captioned subject.

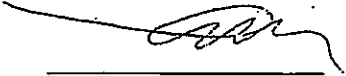
2. We understand this case has been approved with offer letter duly signed and administrative fee paid in July 2021, and your Office is currently preparing the Grant Conditions for execution.

3. We forward herewith a copy of letter dated 22 December 2021 from the Planning Department for your information. We should be grateful for your early action in processing the Grant Conditions for execution.

Thank you very much for your attention and we look forward to receiving your reply.

Yours truly,

For & on behalf of TriWeb Surveying Company


HO Kam Shing
Authorized Person

Encl.

Cc.: Mr LAM Geoffrey

DLO/TP

2022 JAN 17 P 3:11

RECEIVED BY

TriWeb Surveying Company

Room 714, Technology Park, 18 On Lai Street, Sha Tin, N.T.

Tel : [REDACTED]

Fax : 8161 1611

(Your Ref.: (25) in DLO/TP 279/TLT/83 II)

11 February 2022

COPY

District Lands Office/Tai Po,

District Lands Officer/Tai Po,

1/F, Tai Po Government Offices' Building

1, Ting Kok Road, Tai Po, N.T

Dear Sir/Madam,

Application to build a Small House

Lot No. 990 S.C RP in DD 9 Nam Wa Po Village, Tai Po, N. T.

Thank you for the telephone call last month concerning the signing of the title documents on 21 March 2022.

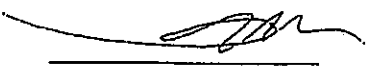
Mr LAM Geoffrey has tried to book a ticket to fly back to Hong Kong in the past couple of weeks as he is currently in England. However, he is not able to get one during the recent surge of Covid-19 Omicron disease.

Couple with the recent situation in Hong Kong and the interim measures adopted in various Government Offices of not working full time and meeting the public for safety reasons, Mr LAM wishes to extend a 3 months period for him to come up.

Thank you very much for your attention and we look forward to receiving your favourable reply.

Yours truly,

For & on behalf of TriWeb Surveying Company


HO Kam Shing

Authorized Person

Cc.: Mr LAM Geoffrey

電話 Tel: 2654 1377
 圖文傳真 Fax: 2650 9896
 電郵地址 Email: gendlotp@landsd.gov.hk
 本署編號 Our Ref: (35) in DLO/TP 279/TLT/83II
 來信編號 Your Ref:

請在回覆時引用此參考編號
 Please quote our reference in your reply



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

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

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

網址 Website: www.landsd.gov.hk

By Registered Post/
 By Fax (Fax No.: 8161 1611)

28th February, 2022

Mr. LAM Geoffrey
 c/o TriWeb Surveying Company
 Room 714, Technology Park
 18 On Lai Street, Sha Tin, N.T.

Dear Mr. LAM,

Application to build a Small House
 Lot No. 990 S.C RP in D.D. 9
Nam Wa Po Village, Tai Po, New Territories

I refer to your letter dated 3.12.2021, 14.1.2022 and 11.02.2022 regarding the subject issue.

2. As advised, you are currently in England that is unable to return Hong Kong on or before 21.3.2022 for signing the execution document due to the epidemic of covid-19.
3. Refer to the offer letter dated 7.7.2021 at Para 2(b), you are required to comply with the conditions set out in Town Planning Board's permission letter dated 20.3.2018. The planning permission should still be valid at the time of execution of grant documents.
4. Please be advised that if you are unable to sign the execution document on or before 21.3.2022, application for extension of time for commencement of planning permission under S.16A of the Town Planning Ordinance is required. Please note that the planning permission (A/KE-KLH/463-2) regarding the captioned application is valid until 21.3.2022.
5. If you are able to return Hong Kong on or before 21.3.2022 for signing the execution documents, please inform this office for the arrangement; otherwise, application for extension of time for commencement of planning permission should be adopted. Looking forward to your reply and intention.
6. Should you have any inquiries, please contact the undersigned on 2654 1377.

Yours faithfully,

(SIO Wai-kit)
 for District Lands Officer, Tai Po

TriWeb Surveying Company

Room 714, Technology Park, 18 On Lai Street, Sha Tin, N.T.

Tel : [REDACTED] Fax : 8161 1611

COPY

(Your Ref.: A/NE-KLH/463-2)

1st March 2022

Submitted.
DLO/TP
TPB.

The Secretary,
Town Planning Board,
15/F., North Point Government Office Building
333, Java Road, North Point, Hong Kong.

Dear Sir/Madam,

Proposed House (New Territories Exempted House – Small House)
In "Green Belt" and "Village Type Development" Zones
Lot No. 990 S.C RP in DD 9 Nam Wa Po Village, Tai Po, N. T.
(Section 16A application No. A/NE-KLH/463-2)

Thank you for the reply letter from Director of Planning vide their Ref.:TPB/A/NE-KLH/463-2 dated 22 December 2021.

2. This Small House application was approved by District Lands Office/Tai Po in July 2021 with offer letter duly signed and administrative fee paid. However, it was not until 20 January 2022 that applicant was asked to execute the Grant Conditions on or before 21 March 2022.

3. In the past months, we have written to DLO/TP on 14/01/2022 and 11/02/2011 respectively for extension of time in signing the Grant Conditions.

4. DLO/TP replied on 28 February 2022, saying that no extension could be given on their part. A copy of their reply is attached herewith for your reference.

5. As the Applicant, Mr LAM Geoffrey is currently in England, he has since tried every possible way to get air tickets to fly back home either direct or transit through other cities that have scheduled flights to Hong Kong. Very unfortunate indeed, there is no way for Mr LAM to get back to meet the deadline on 21 March 2022 because of world-wide pandemic Covid-19.

6. Mr LAM, hence, has no other alternative but to beg your consideration under the Covid - 19 scenario to grant him S.16 Extension for another year with expiry on 22 March 2023.

Thank you very much for your attention and we look forward to receiving your reply.

Yours truly,

For & on behalf of TriWeb Surveying Company



HO Kam Shing

Authorized Person

cc.: Director of Planning (Attn.: Ms Jenny CHAN) (Ref.: A/NE-KLH/463-2)

District Lands Officer/Tai Po (Attn.: Mr SIO Wai kit) (Ref.: (35) in DLO/TP 279/TLT/83II

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
十三樓 1301-1314 室



Planning Department

Sha Tin, Tai Po & North District Planning Office
Rooms 1301-1314, 13/F,
Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函檔號 Your Reference

本署檔號 Our Reference TPB/A/NE-KLH/463-2

電話號碼 Tel. No.: 2158 6235

傳真機號碼 Fax No.: 2691 2806

By Post & Fax (8161.1611)

(1 page)

16 March 2022

TriWeb Surveying Company
Room 714, Technology Park,
18 On Lai Street, Sha Tin, N.T.
(Attn.: Mr. K.S. HO)

Dear Sir,

Proposed House (New Territories Exempted House – Small House)
in “Green Belt” and “Village Type Development” zones,
Lot 990 S.C RP in D.D. 9, Nam Wa Po Village, Tai Po, N.T.
(Application No. A/NE-KLH/463-2)

I refer to your letter dated 1.3.2022 to the Secretary, Town Planning Board (the Board), which was referred to this office for a reply.

As advised in my previous letter dated 22.12.2021, the Town Planning Board Guidelines (TPB PG - No.35C) on Extension of Time for Commencement of Development stipulate that any extension(s) of time for commencement of development shall not result in an aggregate extension period longer than the original duration for commencement of the approved development proposal, i.e. four years in the subject case. Since a total of four years up to 21.3.2022 have already been granted for extension of the time for commencement of the captioned development, no further extension shall be granted according to the aforesaid Guidelines.

Should you have any queries, please contact the undersigned (Tel: 2158 6235) of this Office.

Yours faithfully,

(Ms. Jenny CHAN)

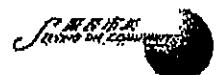
for and on behalf of Director of Planning

c.c.

Secy/TPB

TPB/A/NE-KLH/463

TW/JC/jc



**Relevant Revised Interim Criteria for Consideration of
Application for 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.

**Relevant Extract of Town Planning Board Guidelines for
Application for Development within Green Belt Zone
under Section 16 of the Town Planning Ordinance
(TPB-PG No. 10)**

- (a) there is a general presumption against development in the “Green Belt” (“GB”) zone;
- (b) applications for new development in “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning ground. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas;
- (c) applications for NTEH with satisfactory sewage disposal facilities and access arrangements may be approved if the application sites are in close proximity to existing villages and in keeping with the surrounding uses, and where the development is to meet the demand from indigenous villagers;
- (d) the design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment;
- (e) the proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area;
- (f) the proposed development should not overstrain the overall provision of government, institution and community facilities in the general area; and
- (g) any proposed development on a slope or hillside should not adversely affect slope stability.

Previous Applications

Approved Applications

Application No.	Proposed Development	Date of Consideration
A/NE-KLH/330	Proposed House (New Territories Exempted House - Small House)	28.1.2005
A/NE-KLH/463	Proposed House (New Territories Exempted House - Small House)	21.3.2014

Similar Application

Rejected Application

Application No.	Proposed Development	Date of Consideration	Rejection Reasons
A/NE-KLH/562	Proposed House (New Territories Exempted House - Small House)	22.5.2020 (on review)	R1 – R2

Rejection Reasons

- R1. The proposed development was not in line with the planning intention of the “Green Belt” (“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 in the submission for a departure from this planning intention.
- R2. Land was still available within the “Village Type Development” (“V”) zone of Nam Wa Po 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 a more 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/Tai Po, Lands Department (DLO/TP, LandsD):

- (a) no objection to the application;
- (b) the applicant, Mr. LAM Geoffrey, is an indigenous villager of Nam Wa Po Village of Tai Po Heung, as confirmed by the Indigenous Inhabitant Representative. His eligibility of Small House grant has been ascertained. The application site and footprint of the proposed SH fall within the 'VE' of Nam Wa Po;
- (c) the Site is held under Block Government Lease demised for agricultural use. The applicant is the registered owner of the subject lot and the Small House grant application has been approved by LandsD and pending for execution of Building License. However, the applicant failed to execute due to flight control during the outbreak of COVID-19; and
- (d) should the application be approved by the Board, LandsD will arrange the execution of Building License document according to their applicable procedure. The approval is subject to such terms and conditions as imposed by LandsD. There is also no guarantee to the grant of a right of way to the Small Houses concerned.

2. Traffic

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

- (a) Small House development should be confined within the "V" zone as far as possible. Although additional traffic generated by the proposed development is not expected to be significant, such type of development outside "V" zone, if permitted, will set an undesirable precedent case for similar applications in the future. The resulting cumulative adverse traffic impacts could be substantial; and
- (b) notwithstanding the above, the application only involve development of a Small House and she considers that the application can be tolerated on traffic grounds.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no in-principle objection to the application provided that the applicant will provide adequate sewer connection for disposal of sewage from the Small House to the existing public sewer at their own costs and reserve adequate land for the sewer work.

4. Drainage

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

- (a) if the application is approved, a condition requiring the submission and implementation of the drainage proposal should be imposed to ensure that the proposed development will not cause adverse drainage impact to the adjacent area and will not cause structural instability/damage to the existing river embankment of Lam Tsuen River;
- (b) the applicant should have its own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from 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/modify the nearby existing/original drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the development of the Site. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of the modified drainage systems caused by their works;
- (c) DSD's maintained public sewers exist in the vicinity but the feasibility of sewerage connection is subject to the invert level of discharge connection pipe leading from the Site. The applicant shall demonstrate the technical feasibility of sewerage connection;
- (d) for works to be undertaken outside the lot boundary, prior consent and agreement from LandsD and/or relevant private lot owners should be sought; and
- (e) the cost and work of drainage and sewerage connection as well as future maintenance responsibility shall be borne by the applicant.

5. Landscape

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

- (a) no objection to the application from the landscape planning perspective;
- (b) the Site is hard paved with no vegetation. Significant adverse impact on landscape resources within the Site is not anticipated; and
- (c) the Site is located in an area of settled valleys landscape character comprising clusters of tree groups, watercourse at the east, Small Houses within the "V" zone and temporary structures within an area zoned "Open Storage" at the further east. The proposed development under the current application is

considered not incompatible with its surrounding environment.

6. Nature Conservation

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

- no strong view on the application from nature conservation point of view as the Site is hard paved.

7. Fire Safety

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

- (a) no in-principle objection to the application provided that the proposed SH would not encroach on any EVA; and
- (b) the applicant is 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.

8. Water Supply

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

- (a) no objection to the application;
- (b) the Site is located within the upper indirect WGG and the footprint of the proposed Small House falls entirely within 'VE' of Nam Wa Po;
- (c) the Site is adjacent to an existing public sewerage system at Nam Wa Po. Thus, it meets item B(a) and (B)(i) of the "Interim Criteria for Construction of Applications for NTEH/Small House in New Territories";
- (d) it is noted that EPD has no objection to the application provided that the applicant shall connect the proposed SH to the existing public sewer. He supports EPD's view provided that:
 - (i) the foul water drainage system of the proposed NTEH/Small House can be connected to the existing public sewerage system in the area and the applicant shall connect the whole of the foul water drainage system to the existing public sewerage system upon its completion to the satisfaction of DEP; and
 - (ii) adequate protective measures shall be taken to ensure that no pollution or siltation occurs to the WGGs; and
- (e) for provision of water supply to the development, the applicant may need to extend his inside services to the nearest suitable government water mains for connection. The applicant 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.

9. Demand and Supply of Small House Sites

According to the DLO/TP, LandsD's record, the total number of outstanding Small House applications for Nam Wa Po is 12 while the 10-year Small House demand forecast for Nam Wa Po is 197. Based on the latest estimate by the PlanD, about 2.21 ha (or equivalent to about 88 Small House sites) of land are available within the "V" zone of Nam Wa Po. Therefore, the land available cannot fully meet the future demand of 209 Small Houses (or equivalent to about 5.23 ha of land).

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

220620-152602-03431

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 15:26:02

有關的規劃申請編號**The application no. to which the comment relates:** A/NE-KLH/609**「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。

2

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

220707-233509-10677

提交限期**Deadline for submission:**

08/07/2022

提交日期及時間**Date and time of submission:**

07/07/2022 23:35:09

有關的規劃申請編號**The application no. to which the comment relates:**

A/NE-KLH/609

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

先生 Mr. Roger Lip

意見詳情**Details of the Comment :**

I am writing to raise an opposition against the proposed development.

According to the Outline Zoning Plan, more than half of the Application Site area located inside "Green Belt" Zoning. Development within the subjected area violate the planning intention of Green Belt in defining limit of urban or sub-urban development.

Besides, adjacent to the Application Site, there locate an area with variety of trees, shrubs and a pond. Construction work may possibly create adverse effects to the subjected ecology.

Thank you.

Recommended Advisory Clauses

- (a) to note the comment of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that should the application be approved, LandsD will arrange the execution of Building License document according to the applicable procedure. The approval will be subject to such terms and conditions as may be imposed by LandsD. There is also no guarantee to the grant of a right of way to the Small House concerned or approval of the emergency vehicular access (EVA) thereto;
- (b) to note the comments of the Director of Environmental Protection (DEP) that the applicant should provide adequate sewer connection for disposal of sewage from the Small House to the existing public sewer at his own costs and reserve adequate land for the sewer work;
- (c) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the applicant should have its own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from 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/modify the nearby existing/original drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the development of the Site. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of the modified drainage systems caused by their works;
 - (ii) there are DSD maintained public sewers in the vicinity but the feasibility of sewerage connection is subject to the invert level of discharge connection pipe leading from the Site. The applicant shall demonstrate the technical feasibility of sewerage connection;
 - (iii) for works to be undertaken outside the lot boundary, prior consent and agreement from LandsD and/or relevant private lot owners should be sought; and
 - (iv) the cost and work of drainage and sewerage connection as well as future maintenance responsibility shall be borne by the applicant.
- (d) to note the comment of the Director of Fire Services (D of FS) that the applicant is advised 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;

- (e) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):
 - (i) the foul water drainage system of the proposed NTEH/Small House can be connected to the existing public sewerage system in the area and the applicant shall connect the whole of the foul water drainage system to the existing public sewerage system upon its completion to the satisfaction of DEP;
 - (ii) adequate protective measures shall be taken to ensure that no pollution or siltation occurs to the WGGs; and
 - (iii) for provision of water supply to the development, the applicant may need to extend his inside services to the nearest suitable government water mains for connection. The applicant 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; 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 Town Planning Board where required before carrying out the road work.