

2021年 5月 3日

Appendix I

此文件在_____收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

3 MAY 2021

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.

For _____
表格第 SI6-II 號

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

A/NE-KTS/497

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

50/2

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-KTS/497
	Date Received 收到日期	3 MAY 2021

- 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)

LIU MAN HO 廖文豪

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)

PANG HING YEUN 彭慶餘

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. 452 S.A IN D.D. 100, TSUI KENG PANG UK, SHEUNG SHUI, NEW TERRITORIES. 新界上水蕉徑彭屋丈量約份第100約地段第452號A分段
(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 159.8 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	S/NE-KTS/17 古洞南分區計劃大綱圖
(e) Land use zone(s) involved 涉及的土地用途地帶	V-ZONE & AGRICULTURE 鄉村式發展及農業
(f) Current use(s) 現時用途	VACANT 空置 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☒ 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)	LIU MAN HO 廖文豪		
(b) 原居民所屬的原居鄉村 (如適用) The related indigenous village of the indigenous villager(s) (if applicable)	SHEUNG SHUI HEUNG PO SHEUNG TSUEN, NEW TERRITORIES. 新界上水上水鄉甫上村		
(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
(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>Circulation Area for the 1 houses 1 間屋宇的通道地方</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/或化粪池的位置 (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 No 否	<input 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) <input checked="" type="checkbox"/>	
(h) Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁至公共污水渠?	Yes 是 <input type="checkbox"/> No 否 <input checked="" type="checkbox"/>	(Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線) (Please indicate on plan the location of the proposed septic tank. 請用圖則顯示化粪池的位置)	

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

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

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

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

8. Justifications 理由

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

1. 本人是上水鄉甫上村的原居民，根據現行的小型屋宇政策，本人有權獲批准興建小型屋宇。...
2. 本人申請位置位於鄉村式發展旁邊，少部份位於鄉村式發展，其餘位於農業地帶內。.....
3. 本人所屬的圍村已沒有土地給予村民興建小型屋宇，該村也沒有政府土地可供申請小型屋宇，
...因此本人只好另外尋找合適土地去申請小型屋宇。.....
4. 本人於早年經父親向親戚購這幅土地用作申請小型屋宇，而這亦是本人唯一的土地。.....
5. 申請位置附近亦建有屋宇，申請位置與附近面貌互相協調。.....
6. 蕉徑村範圍亦有相類似情況而獲批規劃許可。.....
7. 申請位置沒有車路到達，只有行人路，對村民及交通沒有太大影響。.....
8. 本人長期於外地工作，於較早前決定回流香港，因此希望可興建一間小型屋宇自住。.....
9. 申請位置面積細少，屬小型發展，而現場環境不涉及砍樹或破壞環境的工程，而本人定必本
...遵從有關部門意見，希望貴署能批予規劃許可。.....

9. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

Peter Hung Yau
.....
.....

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

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

Date 日期

20-11-2021

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	LOT No. 452 S.A IN D.D. 100, TSIU KENG PANG UK, SHEUNG SHUI, NEW TERRITORIES. 新界上水蕉徑彭屋丈量約份第100約地段第452號A分段		
Site area 地盤面積	159.8	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-KTS/17 古洞南分區計劃大綱圖		
Zoning 地帶	V-ZONE & AGRICULTURE 鄉村式發展及農業		
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 type="checkbox"/> (Not more than 不多於)
	3	Storeys(s) 層	

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

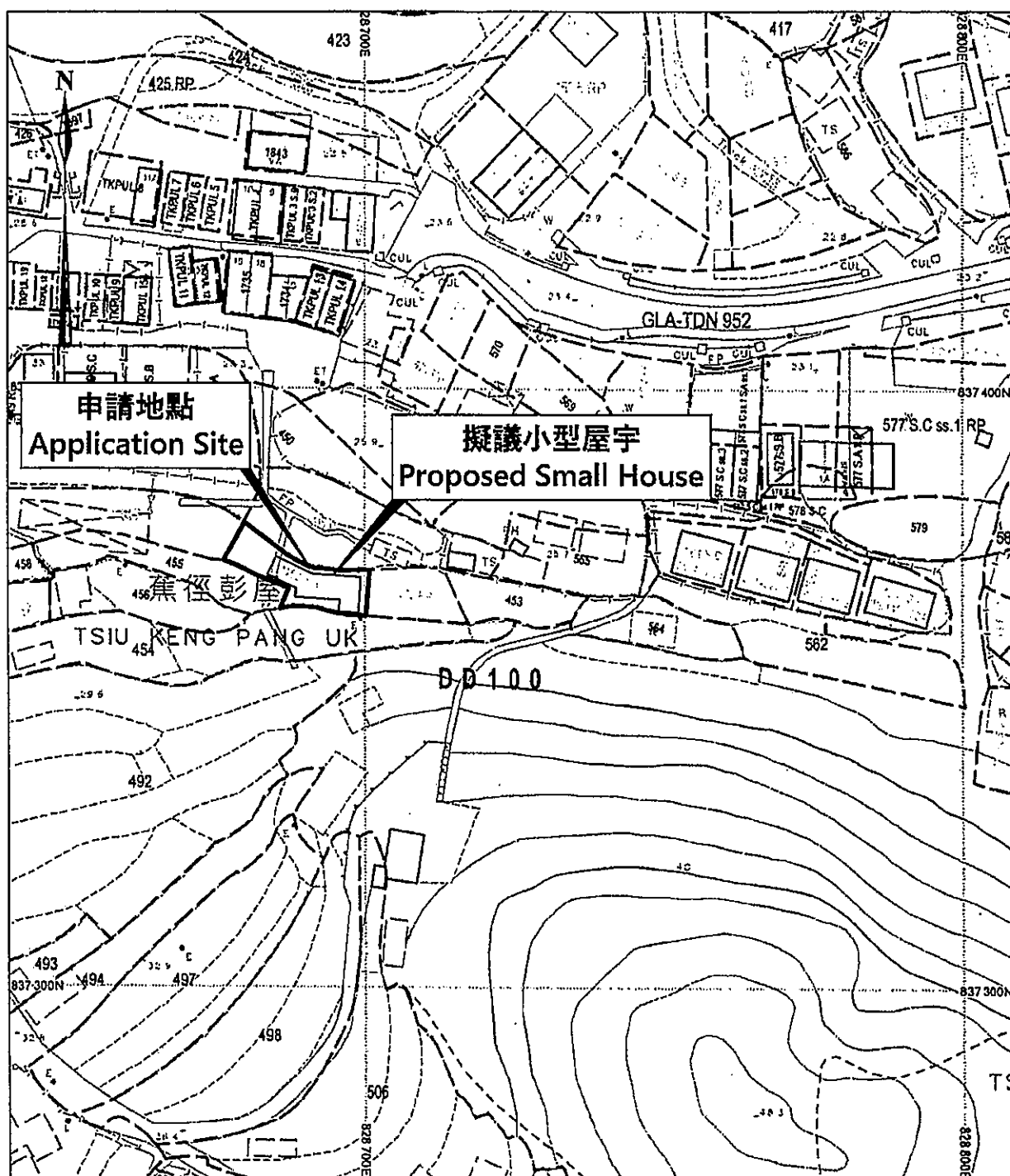
	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan		
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

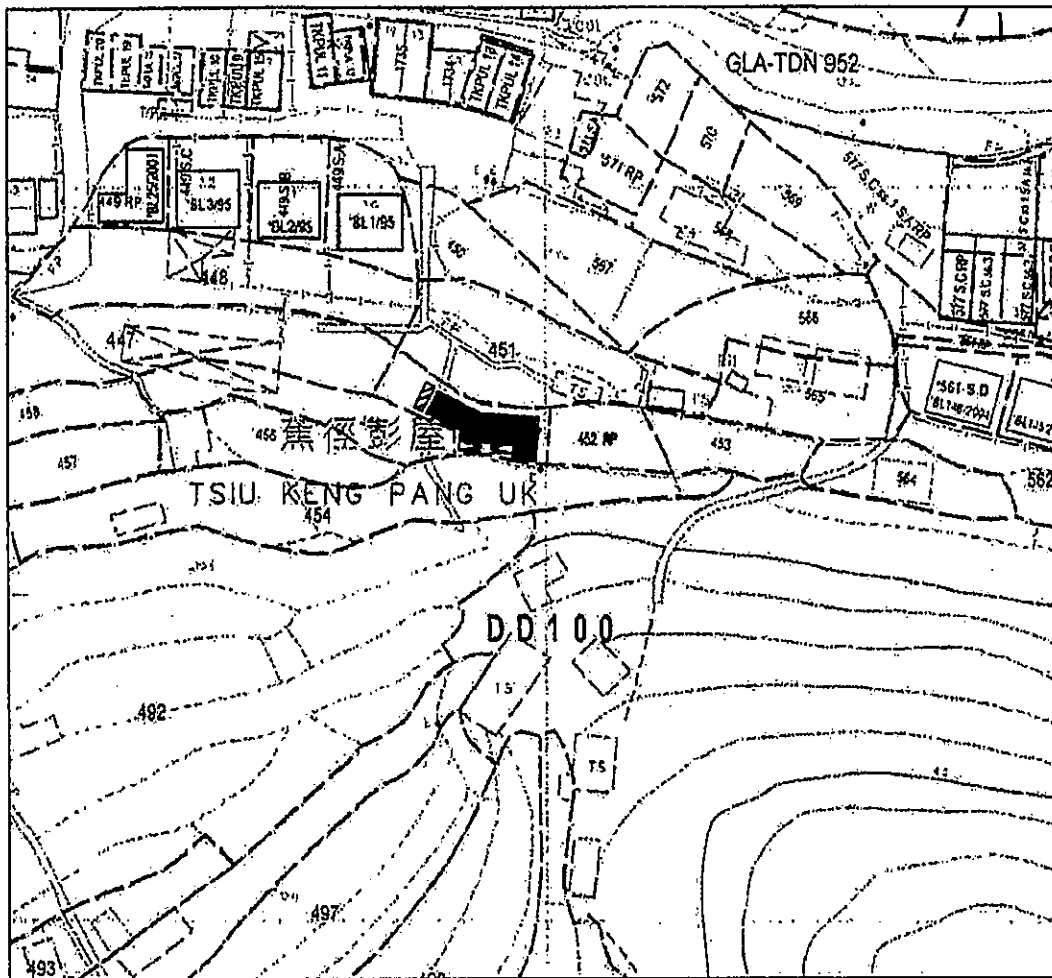
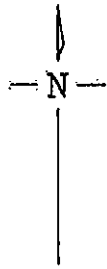
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。

C



Proposed Small House Plan on Lot 452 S.A in D.D.100



Scale 1 : 1000

Note:

1. Hong Kong Geodetic Datum 1980 Grid
2. All levels refer to Principal Datum Hong Kong
3. All units in metres
4. The boundary of Lot 452 S.A in D.D.100. referred to SRP/DN/061/0127/D1.

Proposed House on Lot 452 S.A in D.D.100:

Side	Bearing	Distance	Northing	Easting	Point
1-2	116 24 23	6.740	837372.258	828685.127	1
2-3	93 55 47	7.934	837369.261	828691.164	2
3-4	183 55 47	5.957	837368.717	828699.080	3
4-5	273 55 47	3.254	837362.774	828698.672	4
5-6	3 55 47	1.991	837362.997	828695.425	5
6-7	273 55 47	7.344	837364.986	828695.562	6
7-8	3 55 47	1.475	837365.489	828688.235	7
8-9	296 24 23	5.230	837366.961	828688.336	8
9-1	26 24 23	3.318	837369.287	828683.652	9

Coloured Pink Area 65.03m² (About)

卓 弘 測 量 服 務 公 司 CHUO WANG SURVEY SERVICES COMPANY

1/F, Block A, Wo Tai Building, No. 24, Wo Tai Street, Leun Wo Hui, Fanling, N.T.
Telephone : 26831600 Mobile : 66862836 Fax : 26831380
E-mail : chuowang.ssc@gmail.com / h.y.pang@hotmail.com

Legend:

- Proposed House
- Balcony (1.22m x 7.344m)
- Septic Tank

Appendix Ia

tpbpd@pland.gov.hk

寄件者: pang hingyeun <[REDACTED]>
寄件日期: 2021年06月01日星期二 11:52
收件者: lpttse@pland.gov.hk; sytle@pland.gov.hk; tpbpd@pland.gov.hk
主旨: Application No. A/NE-KTS/497 - departmental comments

Dear Sir/Madam,

We reply to TD's comments,
There is no traffic lane to reach the application site,
and the public minibus station only needs to be walked for about 2 minutes,
so the proposal does not include a parking space for the New Territories Exempted House.
If you have any questions, please email me and I will get back to you asap.

Thanks and Regards,

H.Y.Pang

從 Outlook 傳送

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

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

**Similar s.16 Applications
within/partly within the Same “Agriculture” Zone in the Vicinity of Tsiu Keng Village
on the Kwu Tung South Outline Zoning Plan**

After the first promulgation of the Interim Criteria on 24.11.2000

Approved Applications

	Application No.	Proposed Development	Date of Consideration	Approval Conditions
1.	A/NE-KTS/132	Proposed House (NTEH – Small House)	19.10.2001	A1, A2, A3 & A4
2.	A/NE-KTS/133	Proposed House (NTEH – Small House)	16.11.2001	A1, A2, A3 & A4
3.	A/NE-KTS/162	Proposed House (NTEH – Small House)	27.9.2002	A1, A2, A3 & A4
4.	A/NE-KTS/172 ⁽¹⁾	Proposed House (NTEH – Small House)	15.8.2003	A1, A2, A3 & A4
5.	A/NE-KTS/173 ⁽²⁾	Proposed House (NTEH – Small House)	29.8.2003	A1, A2, A3 & A4
6.	A/NE-KTS/174 ⁽³⁾	Proposed House (NTEH – Small House)	29.8.2003	A1, A2, A3 & A4
7.	A/NE-KTS/175 ⁽⁴⁾	Proposed House (NTEH – Small House)	29.8.2003	A1, A2, A3 & A4
8.	A/NE-KTS/176 ⁽⁵⁾	Proposed House (NTEH – Small House)	29.8.2003	A1, A2, A3 & A4
9.	A/NE-KTS/182 ⁽⁶⁾	Proposed House (NTEH – Small House)	28.5.2004	A1, A2, A3 & A4
10.	A/NE-KTS/183 ⁽⁷⁾	Proposed House (NTEH – Small House)	28.5.2004	A1, A2, A3 & A4
11.	A/NE-KTS/275 ⁽⁷⁾	Proposed House (NTEH – Small House)	19.6.2009	A2, A3, A4 & A5
12.	A/NE-KTS/276 ⁽⁶⁾	Proposed House (NTEH – Small House)	19.6.2009	A2, A3, A4 & A5
13.	A/NE-KTS/277 ⁽³⁾	Proposed House (NTEH – Small House)	19.6.2009	A2, A3, A4 & A5
14.	A/NE-KTS/283 ⁽⁸⁾	Proposed House (NTEH – Small House)	20.11.2009	A2, A3, A4 & A5
15.	A/NE-KTS/292	Proposed House (NTEH – Small House)	10.9.2010	A2, A3, A4 & A5
16.	A/NE-KTS/293 ⁽²⁾	Proposed House (NTEH – Small House)	10.9.2010	A2, A3, A4 & A5
17.	A/NE-KTS/294 ⁽¹⁾	Proposed House (NTEH – Small House)	10.9.2010	A2, A3, A4 & A5
18.	A/NE-KTS/295 ⁽⁴⁾	Proposed House (NTEH – Small House)	10.9.2010	A2, A3, A4 & A5

19.	A/NE-KTS/349	Proposed House (NTEH – Small House)	25.10.2013	A3, A4 & A5
20.	A/NE-KTS/366	Proposed House (NTEH – Small House)	9.5.2014	A3, A4, A5 & A6
21.	A/NE-KTS/379 ⁽⁹⁾	Proposed House (NTEH – Small House)	12.12.2014	A3, A4, A5 & A6
22.	A/NE-KTS/389 ⁽⁸⁾	Proposed House (NTEH – Small House)	6.2.2015	A3, A4, A5 & A6
23.	A/NE-KTS/420	Proposed House (NTEH – Small House)	26.8.2016	A3, A4, A5 & A6
24.	A/NE-KTS/421 ⁽⁵⁾	Proposed House (NTEH – Small House)	26.8.2016	A3, A4, A5 & A6
25.	A/NE-KTS/422	Proposed House (NTEH – Small House)	30.9.2016	A4, A5 & A6
26.	A/NE-KTS/473 ⁽⁹⁾	Proposed House (NTEH – Small House)	5.7.2019	A4, A5 & A6

Remarks:

- (1): applications at the same location but with slightly different areas
- (2): applications at the same location but with slightly different areas
- (3): applications at the same location but with slightly different areas
- (4): applications at the same location but with slightly different areas
- (5): applications at the same location but with slightly different areas
- (6): applications at the same location but with slightly different areas
- (7): applications at the same location but with slightly different areas
- (8): applications at the same location but with slightly different areas
- (9): applications at the same location but with slightly different areas

Approval Conditions

- A1 The provision of drainage facilities
- A2 The design/provision/implementation of firefighting access, water supplies for fire fighting /fire services installations
- A3 The submission and implementation of landscaping proposals
- A4 The commencement clause
- A5 The submission and implementation of drainage proposals
- A6 The provision of septic tank

Rejected Applications

	Application No.	Proposed Development	Date of Consideration	Rejection Reasons
1.	A/NE-KTS/332 ⁽¹⁾	Proposed House (NTEH – Small House)	14.6.2013 (on review)	R1 & R2
2.	A/NE-KTS/333 ⁽²⁾	Proposed House (NTEH – Small House)	14.6.2013 (on review)	R1 & R2
3.	A/NE-KTS/334 ⁽³⁾	Proposed House (NTEH – Small House)	14.6.2013 (on review)	R1 & R2
4.	A/NE-KTS/335 ⁽⁴⁾	Proposed House (NTEH – Small House)	14.6.2013 (on review)	R1 & R2
5.	A/NE-KTS/336 ⁽⁵⁾	Proposed House (NTEH – Small House)	14.6.2013 (on review)	R1 & R2
6.	A/NE-KTS/337 ⁽⁶⁾	Proposed House (NTEH – Small House)	14.6.2013 (on review)	R1 & R2
7.	A/NE-KTS/348 ⁽⁷⁾	Proposed House (NTEH – Small House)	28.3.2014 (on review)	R1 & R2
8.	A/NE-KTS/350 ⁽⁸⁾	Proposed House (NTEH – Small House)	8.11.2013	R1 & R2
9.	A/NE-KTS/351 ⁽⁹⁾	Proposed House (NTEH – Small House)	8.11.2013	R1 & R2
10.	A/NE-KTS/354	Proposed 6 Houses (NTEHs – Small Houses)	4.4.2014	R1 & R2
11.	A/NE-KTS/378 ⁽⁴⁾	Proposed House (NTEH – Small House)	12.12.2014	R1 ,R2 & R3
12.	A/NE-KTS/380 ⁽⁸⁾	Proposed House (NTEH – Small House)	12.12.2014	R1 ,R2 & R3
13.	A/NE-KTS/381 ⁽⁷⁾	Proposed House (NTEH – Small House)	12.12.2014	R1 ,R2 & R3
14.	A/NE-KTS/382 ⁽⁹⁾	Proposed House (NTEH – Small House)	12.12.2014	R1 ,R2 & R3
15.	A/NE-KTS/383 ⁽¹⁾	Proposed House (NTEH – Small House)	12.12.2014	R1 ,R2 & R3
16.	A/NE-KTS/384 ⁽²⁾	Proposed House (NTEH – Small House)	12.12.2014	R1 ,R2 & R3
17.	A/NE-KTS/385 ⁽³⁾	Proposed House (NTEH – Small House)	12.12.2014	R1 ,R2 & R3
18.	A/NE-KTS/386 ⁽⁵⁾	Proposed House (NTEH – Small House)	12.12.2014	R1 ,R2 & R3
19.	A/NE-KTS/387 ⁽⁶⁾	Proposed House (NTEH – Small House)	12.12.2014	R1 ,R2 & R3
20.	A/NE-KTS/395 ⁽⁵⁾	Proposed House (NTEH – Small House)	8.5.2015	R1 ,R2 & R3
21.	A/NE-KTS/396 ⁽⁴⁾	Proposed House (NTEH – Small House)	8.5.2015	R1 ,R2 & R3
22.	A/NE-KTS/397 ⁽¹⁾	Proposed House (NTEH – Small House)	8.5.2015	R1 ,R2 & R3
23.	A/NE-KTS/398 ⁽²⁾	Proposed House (NTEH – Small House)	8.5.2015	R1 ,R2 & R3

24.	A/NE-KTS/399 ⁽³⁾	Proposed House (NTEH – Small House)	8.5.2015	R1 ,R2 & R3
25.	A/NE-KTS/408 ⁽²⁾	Proposed House (NTEH – Small House)	15.4.2016 (on review)	R1 ,R2 & R3
26.	A/NE-KTS/409 ⁽³⁾	Proposed House (NTEH – Small House)	15.4.2016 (on review)	R1 ,R2 & R3
27.	A/NE-KTS/410 ⁽⁴⁾	Proposed House (NTEH – Small House)	15.4.2016 (on review)	R1 ,R2 & R3
28.	A/NE-KTS/411 ⁽⁵⁾	Proposed House (NTEH – Small House)	15.4.2016 (on review)	R1 ,R2 & R3
29.	A/NE-KTS/414 ⁽¹⁾	Proposed House (NTEH – Small House)	15.4.2016 (on review)	R1 ,R2 & R3
30.	A/NE-KTS/448	Proposed House (NTEH – Small House)	18.8.2017 (on review)	R1 & R2

Remarks:

- (1): applications at the same location but with slightly different areas
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- (8): applications at the same location but with slightly different areas
- (9): applications at the same location but with slightly different areas

Rejection Reasons

- R1 The proposed development is not in line with the planning intention of the “Agriculture” (“AGR”) zone in the Kwu Tung South area.
- R2 Land is still available within the “Village Type Development” zone of Tsiu Keng Village. It is considered more appropriate to concentrate the proposed Small House development close to the existing village cluster for orderly development pattern, efficient use of land and provision of infrastructure and services.
- R3 The site forms part and parcel of the larger piece of active or fallow agricultural land to the north and north-west of Tsiu Keng Village, of which the agricultural land in the area is generally under active cultivation. The approval of the application would set an undesirable precedent for similar applications within the “AGR” zone. The cumulative effect of approving such applications would further reduce the agricultural land in the area.

Comments from Relevant Government Departments

1. Land Administration

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

- (a) the Site falls within the Village 'Environ' ('VE') of Tsiu Keng;
- (b) the applicant claimed himself as an indigenous villager of Sheung Shui Village. His eligibility for Small House concessionary grant has yet to be ascertained;
- (c) the Site is not covered by any Modification of Tenancy / Building Licence;
- (d) the Site is Old Schedule lots demised for Agricultural use;
- (e) the number of outstanding Small House applications in Tsiu Keng Village is 40. As provided by the Indigenous Inhabitant Representative of Tsiu Keng on 17.6.2019, the number of 10-year Small House demand for the Tsiu Keng Village is 400; and
- (f) the Small House application at the Site was received on 1.9.2015. The applicant of the Small House application is the same as that under the current application.

2. Fire Safety

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

he has no objection in principle to the application. The applicant is advised to observe 'New Territories Exempted Houses (NTEH) - A Guide to Fire Safety Requirements' published by LandsD. Detailed fire safety requirements will be formulated upon receipt of formal application referred by the LandsD.

3. Traffic

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

in examining s.16 application, traffic impact of the proposed development on existing and committed transport infrastructures should be carefully assessed. While the traffic impact caused by small-scale individual private developments might appear tolerable, the application may set an undesirable precedent for similar applications in the future. The cumulative traffic impact of such developments may overload the existing/planned transport infrastructure provided in the area. Having reviewed the FIs submitted by the applicant, he considers the application could be tolerated.

4. Drainage

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

- (a) he has no comment on the application from public drainage operation and maintenance point of view; and
- (b) should the application be approved, a condition should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area.

5. Environment

5.1 Comments of the CE/MN, DSD:

he has no comment on the application from sewerage operation and maintenance point of view. The Site is in an area where no public sewerage connection is available.

5.2 Comments of the Director of Environmental Protection (DEP):

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

6. Landscape

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

- (a) he has no objection to the application from the landscaping planning perspective;
- (b) referring to the aerial photo of 2019, the Site is situated in an area of rural landscape character, comprising of village houses, farmlands and tree groups. The proposed development is not incompatible to the landscape character of the surrounding area;
- (c) with reference to PlanD's site photos taken in May 2021, the Site is partly hard paved with a temporary structure and car parking area. Existing trees and shrubs in fair condition were found outside the southern and western side of the site boundary, which are close to the proposed Small House. Since the affected trees are common species which can be easily sourced in local market, significant adverse landscape impact arising from the development is not anticipated;
- (d) noting that a mature tree outside the southern boundary is close to the proposed Small House, the applicant should carry out necessary tree preservation measures; and

- (e) the applicant should be reminded that approval of the application under s.16 of the Town Planning Ordinance does not imply approval of tree preservation/removal scheme under the Lease. The applicant should seek comments and approval from the relevant authority on the proposed tree works and compensatory planting proposal, where appropriate.

7. **Water Supply**

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

- (a) he has no objection to the application; and
- (b) 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 reasonable for the construction, operation and maintenance of the inside services within the private lots to his department's standards.

城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

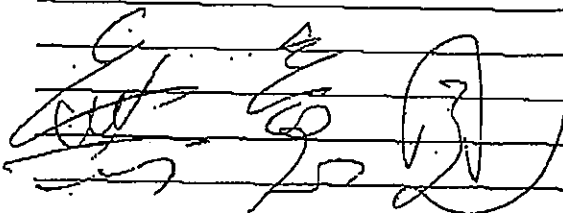
By e-mail : tpbpd@pland.gov.hk

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

A/NE-KTS/497

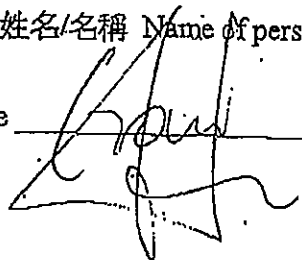
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



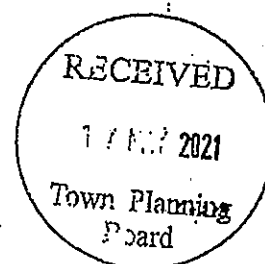
「提意見人」姓名/名稱 Name of person/company making this comment 侯志強

簽署 Signature



日期 Date

2021.5.15





嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

31st May, 2021.

By email only

Dear Sir/ Madam,

Proposed House (New Territories Exempted House - Small House)
(A/NE-KTS/497)

1. We refer to the captioned.
2. The site is largely within Agriculture (AGR) zone. We object to this application as the proposed use is not in line with the planning intention of AGR zone. We urge the Board to reject this application.
3. We also urge the Board to investigate with relevant authorities as to whether the nearby Village Type Development zone still contains available space for Small House development.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden





致城市規劃委員會專員：

本人謹代表蕉徑老圍村原居民及居民反對於丈量約第100 約 452S.A 地段蕉徑彭屋村附近興建小型屋宇。(個案編號 A/NE-KTS/497)

該地為農地，土地契約適合耕作，加上蕉徑已立入農業發展用途。為居民利益、為市民公平，請專員即時取消該申請。

此致

政通人和

蕉徑老圍村原居民

陳振輝

陳振輝

2021 年 05 月 13 日

回郵地址:

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

210524-164722-90580

提交限期**Deadline for submission:**

01/06/2021

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

24/05/2021 16:47:22

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

A/NE-KTS/497

「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。

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年05月31日星期一 3:24
收件者: tpbpd
主旨: A/NE-KTS/497 DD 100 Tsiu Keng Lo Wai Village

A/NE-KTS/497
Lot 452 S.A. in D.D. 100, Tsiu Keng Lo Wai Village, Sheung Shui
Site area : 159.8m²
Zoning : "Agriculture" & "VTD"
Applied Development : NET House

Dear TPB Members,

Most of the footprint is AG zone. Extract from previous application:

There were still 2.24 ha of land (equivalent to 89 Small House sites) within the "V" zone of Tsiu Keng Pang Uk, Tsiu Keng Lo Wai and Tsiu Keng San Wai for Small House developments. It was considered more appropriate to concentrate the proposed Small House close to the existing village cluster within the "V" zone for orderly development pattern, efficient use of land and provision of infrastructure and services;

There is also the issue of Septic Tank, a third world amenity that the Audit Commission strongly recommended be phased out.

Mary Mulvihill

Advisory Clauses

- (a) To note that the permission is only given to the development under application. If provision of an access road is required for the proposed development, the applicant should ensure that such access road (including any necessary filling/excavation of land) complies with the provisions of the relevant statutory plan and obtain planning permission from the Town Planning Board where required before carrying out the road works.
- (b) To note the comments of the Director of Fire Services that the applicant should observe 'New Territories Exempted Houses - A Guide to Fire Safety Requirements' published by the Lands Department. Detailed fire safety requirements will be formulated upon receipt of formal application referred by the Lands Department.
- (c) To note the comments of the Director of Environmental Protection that septic tank and soakaway system is an acceptable means for collection, treatment and disposal of the sewage provided that its design and construction follow the requirements of the Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" and are duly certified by an Authorized Person.
- (d) To note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department as follow:
 - i. a mature tree outside the southern boundary is close to the proposed Small House, the applicant should carry out necessary tree preservation measures; and
 - ii. approval of the application under s.16 of the Town Planning Ordinance does not imply approval of tree preservation/removal scheme under the Lease. The applicant should seek comments and approval from the relevant authority on the proposed tree works and compensatory planting proposal, where appropriate.
- (e) To note the comments of the Chief Engineer/Construction, Water Supplies Department that 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 reasonable for the construction, operation and maintenance of the inside services within the private lots to his department's standard.