

^ 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-KTS/502
	Date Received 收到日期	1 5 JUL 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。
- 3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete. 此表格可從委員會的網頁下載,亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全,委員會可拒絕處理有關申請。

# 1. Name of Applicant 申請人姓名/名稱

(☑Mr. 先生 /□Mrs. 夫人 /□Miss 小姐 /□Ms. 女士 /□Company 公司 /□Organisation 機構 )

CHEUNG Kam Fai 張錦輝

## 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 )

Access Consulting Limited 惠實顧問有限公司

## 3. Application Site 申請地點

(a)	Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及 地段號碼(如適用)	新界 上水鄉 蕉徑村 丈量約份第100約 地段第1421S.B號
(b)	Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面 積	☑Site area 地盤面積 <u>204.6</u> sq.m 平方米□About 約 □Gross floor area 總樓面面積 <b>195.09</b> sq.m 平方米□About 約
(c)	Area of Government land included (if any) 所包括的政府土地面積(倘有)	0

(d)	Name and number of the relat statutory plan(s) 有關法定圖則的名稱及編號							
(e)	Land use zone(s) involved 涉及的土地用途地帶							
(f)	Current use(s)       空置土地         現時用途       (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)         (如有任何政府、機構或社區設施,譜在圖則上顯示,並註明用途及總樓面面積)							
4.	"Current Land Owner" o	f Application Site 申請地點的「現行土地擁有人」						
The	是唯一的「現行土地擁有人」	(please proceed to Part 6 and attach documentary proof of ownership). *(請繼續填寫第 6 部分,並夾附業權證明文件)。 <sup>** &amp;</sup> (please attach documentary proof of ownership). <sup>#&amp;</sup> (請夾附業權證明文件)。						
	is not a "current land owner" <sup>#</sup> . 並不是「現行土地擁有人」 <sup>#</sup> 。							
	The application site is entirely on 申請地點完全位於政府土地上	Government land (please proceed to Part 6). ( 請繼續填寫第 6 部分 ) 。						
5.		通知土地擁有人的陳述						
(a)	application involves a total of	) of the Land Registry as at(DD/MM/YYYY), this 年						
(b)	<ul> <li>(b) The applicant 申請人 -         <ul> <li>has obtained consent(s) of</li></ul></li></ul>							

(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)

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

	Petails of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細	
La 「	and Owner(s), 現行土地擁 現行土地擁	of notification MM/YYYY) 日期(日/月/年)
(Plea		足,請另頁說明)
	s taken reasonable steps to obtain consent of or give notification to owner(s): 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:	
Reas	asonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理	
□ 於_	sent request for consent to the "current land owner(s)" on(DI (日/月/年)向每一名「現行土地擁有人」"郵遞要求同意書 <sup>&amp;</sup>	D/MM/YYYY) <sup>#&amp;</sup>
<u>Reas</u>	asonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合:	理步驟
	published notices in local newspapers on (DD/MM/YYYY) <sup>&amp;</sup> 於 (日/月/年)在指定報章就申請刊登一次通知 <sup>&amp;</sup>	
	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	關於該申請的通
	sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid comm office(s) or rural committee on (DD/MM/YYYY) <sup>&amp;</sup> 於 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/	
	於(口/月/中)把通知奇任相關的棄主並系宏團/棄主安員會/ 處,或有關的鄉事委員會 <sup>&amp;</sup>	<u>马</u> 则安只冒以1
<u>Othe</u>	ners 其他	
	others (please specify) 其他(請指明)	
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				<u>Form No</u>	<u>). S16-II 表格第 S16-II 號</u>
6.	Development Proposa	I 擬議發展	影音		
(a)	Name(s) of indigenous villager(s) (if applicable) 原居民姓名(如適用)	CHEUNG Kam Fai 張錦輝			
(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)	上水鄉 上水村			
(c)	Proposed gross floor area 擬議總樓面面積			09sq.m 平方米	□About 約
(d)	Proposed number of house(s) 擬議房屋幢數		1	Proposed number of storeys of each house 每幢房屋的擬議層數	3
(e)	Proposed roofed over area of each house 每幢房屋的擬議上蓋面積	65.03.	sq.m 平方米	Proposed building height of each house 每幢房屋的擬議高度	8.23 m 米
(f)	Proposed use(s) of uncovered area (if any) 露天地方(倘有)的擬議用 途	tank, where a	pplicable)	mber and dimension of each car pa 女,以及每個車位的長度和寬度及	arking space, and/or location of septic /或化 <b>其</b> 池的位置 (如適用))
(g)	Any vehicular access to the site/subject building? 是否有車路通往地盤/有 關建築物?	<ul> <li>Yes 是</li> <li>Yes 是</li> <li>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))</li> <li>□ 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)</li> <li>No 否</li> </ul>			
(h)	Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁 至公共污水渠?	Yes 是□ No 否☑	接駁公共污水渠	的路線) on plan the location of the pr	ion proposal. 請用圖則顯示 roposed septic tank. 請用圖則

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7. Impacts of Development Proposal 擬議發展計劃的影響					
If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話,請另頁表示可盡量減少可能出現不良影響的措施,否則請提供理據/理由。					
	Yes 是 🗌	Please provide details 請	是供詳情		
Does the development proposal involve alteration					
of existing building?					
<ul><li>擬議發展計劃是否包括</li><li>現有建築物的改動?</li></ul>					
	No否 ☑	T			
	Yes 是 □	diversion, the extent of filling of l (請用地盤平面圖顯示有關土地	boundary of concerned land/pond(s), and and/pond(s) and/or excavation of land) /池塘界線,以及河道改遵、填塘、填		
		及/或範圍)	(1) (4) (4)		
		□ Diversion of stream	<b>冯坦</b> 仪组		
Does the development proposal involve the operation on the right?		Area of filling 填塘面	面積sq.m 平方 深度 m 米		
<ul><li>擬議發展是否涉及右列</li><li>的工程?</li></ul>		☐ Filling of land 填土			
		_	亟積 sq.m 平方ゥ 厚度 m 米		
		Excavation of land #	変土 変土面積sq.m 平2	ENK TA have the	
			2工面積		
	No否 ☑				
	On environme			No 不會 ☑	
	On traffic 對到 On water supp			No 不會 ☑ No 不會 ☑	
	On drainage	對排水	Yes 🛉 🗌 🛛	No 不會 🗹	
	On slopes 對斜坡 Affected by slopes 受斜坡影響			No 不會 ☑ No 不會 ☑	
		pact 構成景觀影響		No 不會 ☑	
	Tree Felling	砍伐樹木	Yes 會 🗌 🛛 🗎	No 不會 🖸	
		構成視覺影響 Specify) 其他 (請列明)		No 不會 🗹 No 不會 🗹	
Would the development		specify) 英國 (朝州内)			
proposal cause any adverse					
impacts?					
擬議發展計劃會否造成 不良影響?			npact(s). For tree felling, please	state the number,	
			《相ected frees (in possible) 伐樹木,請說明受影響樹木的數	女目、及胸高度的	
				• • • • • • • • • • • • • • • • • • • •	
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The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary. 現請申請人提供申請理由及支持其申請的資料。如有需要,請另頁說明。
申請人為新界原居民,故衹得一生人一次機會申請建小型屋字 "俗稱丁屋"。 再者,該小型屋宇已得到地政署審批,但由於疫情關係,地政署未能安排進行簽契手續。
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9. Declaration 聲明				
I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief. 本人謹此聲明,本人就這宗申請提交的資料,據本人所知及所信,均屬真實無誤。				
l 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				
LO.Chung Yiu 董事 Director Name in Block Letters Position (if applicable) 姓名(請以正楷填寫) 職位 (如適用)				
Professional Qualification(s)       ✓ Member 會員 / □ Fellow of 資深會員         專業資格       □ HKIP 香港規劃師學會 / □ HKIA 香港建築師學會 /         □ HKIS 香港測量師學會 / □ HKIE 香港工程師學會 /         □ HKIS 香港測量師學會 / □ HKIE 香港工程師學會 /         □ HKILA 香港國境師學會 / □ HKIUD 香港城市設計學會         □ RPP 註冊專業規劃師         Others 其他				
on behalf of 代表 Access Consulting Limited 惠實顧問有限公式表示 (加速)				
☑ Company 公司 / □ Organisation Name and Chop (if applicable) 機構名稱及蓋章(如適用)				
Date 日期 29 JUN 2021 (DD/MM/YYYY 日/月/年)				

#### <u>Remark 備註</u>

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。

#### <u>Warning 警告</u>

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

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

 The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes: 委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門,以根據《城市規劃條例》及相關的城市規 劃委員會規劃指引的規定作以下用途:

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

when making available this application for public inspection; and 處理這宗申請,包括公布這宗申請供公眾查閱,同時公布申請人的姓名供公眾查閱;以及

- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments. 方便申請人與委員會秘書及政府部門之間進行聯絡。
- 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(私隐)條例》(第 486 章)的規定,申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料,應向委員會秘書提出有關要求,其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Applica	ation <sup>‡</sup>	申請摘要	· · · · · · · · · · · · · · · · · · ·	-		
consultees, uploaded deposited at the Plan (請 <u>盡量</u> 以英文及中	to the ning En 文填寫 署規劃資	oth English and Chinese <u>as far as</u> Fown Planning Board's Website for quiry Counters of the Planning Dep 。此部分將會發送予相關諮詢人 <u>資料查詢處以供一般參閱。)</u> ficial Use Only) (請勿填寫此欄)	or browsing and free artment for general	e downloadi information.	ng by ti . )	he public and
申請編號						
Location/address 位置/地址	Tsi	no. 1421 S.B in D.D. 100 u Keng Village, Sheung Shui, N	Jew Territories			
	初子   文量	科上水鄉 蕉徑村 計約份第100約 地段第1421S.B號	E L			
Site area 地盤面積			204.6	sq. m 平文	方米□	] About 約
	(includ	es Government land of 包括政府	土地	sq. m 平了	方米[	]About 約)
Plan 圖則	S/N	E-KTS/17				
Zoning 地帶	—— 農当	€ AGR				
Applied use/ development 申請用途/發展	New	Territories Exempted Hou	se 新界豁免管	會制屋宇		
	⊠ Sm	all House 小型屋宇				
(i) Proposed Gros area 擬議總樓面面		195.09	sq.n	n 平方米		About 約
(ii) Proposed No. ( house(s) 擬議房屋幢數		1				
(iii) Proposed build height/No. of s 建築物高度/	storeys	8.23		[] (No	ot more	m 米 than 不多於)
		3			S	toreys(s) 層

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	<u>Chinese</u> 中文	<u>Englist</u> 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖		
Block plan(s) 樓宇位置圖		Ø
Floor plan(s) 樓宇平面圖		
Sectional plan(s) 截視圖		
Elevation(s) 立視圖		
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片		
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖		
Others (please specify) 其他(請註明)		$\checkmark$
地段索引圖、分區大綱圖及地盤測量圖	_	
	_	
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據		
Environmental assessment (noise, air and/or water pollutions)	. 🗖	
環境評估(噪音、空氣及/或水的污染)		
Traffic impact assessment (on vehicles) 就車輛的交通影響評估		
Traffic impact assessment (on pedestrians) 就行人的交通影響評估		
Visual impact assessment 視覺影響評估		
Landscape impact assessment 景觀影響評估		
Tree Survey 樹木調查		
Geotechnical impact assessment 土力影響評估		
Drainage impact assessment 排水影響評估		
Sewerage impact assessment 排污影響評估		
Risk Assessment 風險評估		
Others (please specify) 其他(請註明)		
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Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.
 註: 上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異,城市規劃委員

會概不負責。若有任何疑問,應查閱申請人提交的文件。



#### LOCATION

### COLOURED PINK AREA : 65.03 SQUARE METRES (ABOUT)

APEEDS	Line	Bearing	Distance(m)	Northing(m)	Easting(m)		
H. S. S.	A-B	90' 00' 00"	10.668	837812.756	829266.314		
ist of Q at B List Today Mar Tall York	8-C	180 00' 00"	6.096	837812.756	829276.982		
	C-D	270' 00' 00"	10.668	837806.660	829276.982		
	D-A	0, 00, 00,	6.096	837806.660	829266.314		
	<b>.</b>	······	· · · · · · · · · · · · · · · · · · ·				



Dated this 28th day of ..... May 2012.

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LEGNG Chi—yan, George MIS.Aust MNZIS MHKIS MRICL RPS(LS) ACIArb Authorized Land Surveyor



88 Kwong On Bank Mongkok Branch Building, Nos. 728-730 Nathan Road, Mongkok, Kowlaon, Hong Kong Telephone: 2544 8939 Facsimile: 2544 1669 E-mail: gland@blznetvigator.com

Legends:

Septic Tank (4' x 12') E333 Balcony (10.668m x 1.220m)

Scale 1:1000 Survey Sheet No.: 2-SE-20B & 200 Date: May 2012

Plan No. : GL0630/SH/01





由規劃署法定規劃綜合網站2提供 ©規調資料由城市規劃委員會提供,數碼地形圖由地政總署提供

45 上 METERS 非



<b>2021年</b> 7月15日	Appendix Ib
R留在收到所有必要时该科友文件後才正式確認收到 申請的日期。 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.	格第二號
APPLICATION FOR PERMISSION	
UNDER SECTION 16 OF	
THE TOWN PLANNING ORDINANC	Œ
(CAP.131)	
A/NZ- ETS/503	
┃ 根據《城市規劃條例》(第13]	1章)
第 16 條 遞 交 的 許 可 申 請	

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

適用於只涉及興建「新界豁免管制屋宇」的建議

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

申請人如欲在本地報章刊登申請通知,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

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

- \* "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made 「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的 土地的擁有人的人
- \* Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號

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

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明 Please insert a「✔」at the appropriate box 請在適當的方格內上加上「✔」號

For Official Use Only	Application No. 申請編號	A/NZ-KTS/53
請勿填寫此欄	Date Received 收到日期	1 5 JUL 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 櫻城市 規劃委員會(下稱「委員會」)秘書收。
- 2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <u>http://www.info.gov.hk/tpb/</u>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories). 請先細閱《申請須知》的資料單張,然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <u>http://www.info.gov.hk/tpb/)</u>,亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 電話:2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙 田上禾璇路 1 號沙田政府合署 14 樓)索取。
- 3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete. 此表格可從委員會的網頁下載,亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全,委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☑Mr. 先生 /□Mrs. 夫人 /□Miss 小姐 /□Ms. 女士 /□Company 公司 /□Organisation 機構 )

LIU Chan Wah 廖燦華

## 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 )

Access Consulting Limited 惠實顧問有限公司

### 3. Application Site 申請地點

(a)	Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及 地段號碼(如適用)	新界上水鄉 蕉徑村 丈量約份第100約 地段第1421S.C號
(b)	Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面 積	☑Site area 地盤面積 <u>178.1</u> sq.m 平方米□About 約 □Gross floor area 總樓面面積 <u>(9€.09</u> sq.m 平方米□About 約
(c)	Area of Government land included (if any) 所包括的政府土地面積(倘有)	0sq.m 平方米 □About 約

(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			
(e)	Land use zone(s) involved 涉及的土地用途地帶	農業			
(f)	空晋土地				
4.	"Current Land Owner" of A	.pplication Site 申請地點的「現行土地擁有人」			
The	applicant 申請人 -				
	is the sole "current land owner" <sup>#&amp;</sup> (please proceed to Part 6 and attach documentary proof of ownership). 是唯一的「現行土地擁有人」 <sup>#&amp;</sup> (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" <sup># &amp;</sup> (please attach documentary proof of ownership). 是其中一名「現行土地擁有人」 <sup>**</sup> (請夾附業權證明文件)。				
	is not a "current land owner" <sup>#</sup> . 並不是「現行土地擁有人」 <sup>#</sup> 。				
	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 Conse 就土地擁有人的同意/通				
(c)					
(a)	a) According to the record(s) of the Land Registry as at				
(b)	The applicant 申請人 – <ul> <li>has obtained consent(s) of "current land owner(s)"<sup>#</sup>.</li> <li>已取得</li></ul>				
	Details of consent of "current	land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情			
	Details of consent of "current land owner(s)" obtained 取得 現行土地擁有人」同息的評價         No. of 'Current Land Owner(s)' 「現行土地擁有 人」數目       Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址       Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)				

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

De	etails of the "cur	rent land owner(s)" # notified	已獲通知「現行土地擁有人」"	的詳細資料		
La r	o. of 'Current and Owner(s)' 現行土地擁 人」數目	Land Registry where notificate	ises as shown in the record of the ation(s) has/have been given 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)		
(Plea	ase use separate s	heets if the space of any box above	ve is insufficient. 如上列任何方格的空	它間不足,請另頁說明)		
		•	give notification to owner(s): 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號						
Sent request for consent to the "current land owner(s)" on (DD/MM/YYYY) <sup>#&amp;</sup> 於 (日/月/年)向每一名「現行土地擁有人」"郵遞要求同意書 <sup>&amp;</sup>						
Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟						
		ces in local newspapers on (日/月/年)在指定報	(DD/MM/YY 章就申請刊登一次通知 <sup>&amp;</sup>	YY) <sup>&amp;</sup>		
	posted notice in a prominent position on or near application site/premises on (DD/MM/YYYY) <sup>&amp;</sup>					
	於	(日/月/年)在申請地	如點/申請處所或附近的顯明位置	貼出關於該申請的通		
		ral committee on (日/月/年)把通知 <sup>:</sup>	s)/owners' committee(s)/mutual aid (DD/MM/YYYY) <sup>&amp;</sup> 寄往相關的業主立案法團/業主孕			
Othe	题 <sup>,</sup> 或有關u: ers <u>其他</u>	加爭女員督				
	others (please 其他(請指明	• •				
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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 Proposa	1 擬議發展	計劃	· · · · · · · · · · · · · · · · · · ·	
(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名(如適用)	LIU Cha	n Wah 廖燦華		
<ul> <li>(b) 原居民所屬的原居鄉村 (如適用)</li> <li>The related indigenous village of the indigenous villager(s) (if applicable)</li> </ul>	上水鄉	上水村		,
(c) Proposed gross floor area 擬議總模面面積			09sq.m 平方米	口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
<ul> <li>(e) Proposed roofed over area of each house 每幢房屋的擬議上蓋面積</li> </ul>	65.03	sq.m 平方米	Proposed building height of each house 每幢房屋的擬議高度	<u>8.23</u> m 米
<ul> <li>(f) Proposed use(s) of uncovered area (if any) 露天地方(倘有)的擬議用 途</li> </ul>	tank, where a	pplicable)	unber and dimension of each car pa 女,以及每個車位的長度和宽度及	arking space, and/or location of septic /或化撰池的位置 (如適用))
<ul> <li>(g) Any vehicular access to the site/subject building?</li> <li>是否有車路通往地盤/有</li> <li>關建築物?</li> </ul>	Yes 是	appropriate) 有一條現有車路。(請註明車路名稱(如適用)) □ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示,並註明車路的闊度)		
<ul> <li>(h) Can the proposed house(s) be connected to public sewer?</li> <li>擬議的屋宇發展能否接駁</li> </ul>	No 否 Yes 是口	接駁公共污水渠	的路線)	tion proposal. 請用圖則顯示
至公共污水渠?	No 否☑	(Please indicate o 顯示化糞池的位	•	roposed septic tank. 請用圖則

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7. Impacts of Develo	pment Prop	osal 擬議發展計劃的影響				
justifications/reasons for not	essary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give cations/reasons for not providing such measures. 是的話,請另頁表示可盡量減少可能出現不良影響的措施,否則請提供理據/理由。					
Does the development	Yes 是 🗌	Please provide details 請提供詳情				
proposal involve alteration						
of existing building? 擬議發展計劃是否包括						
現有建築物的改動?	No否 🔽					
Does the development proposal involve the	Yes 是 🗌	<ul> <li>(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)</li> <li>(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)</li> <li>Diversion of stream 河道改道</li> <li>Filling of pond 填塘 Area of filling 填塘面積</li></ul>				
operation on the right? 擬議發展是否涉及右列 的工程?		<ul> <li>Depth of filling 填塘深度 m 米 □About 約</li> <li>□ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 □About 約</li> <li>Depth of filling 填土厚度 m 米 □About 約</li> </ul>				
	No 否 ☑	□ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米□About 約 Depth of excavation 挖土深度m 米 □About 約				
Would the development proposal cause any adverse	Landscape Im Tree Felling Visual Impac	交通     Yes 會     No 不會       ply 對供水     Yes 會     No 不會       對排水     Yes 會     No 不會       斜坡     Yes 會     No 不會       Abb     Yes 會     No 不會				
impacts? 擬議發展計劃會否造成 不良影響?	diameter at bi	neasure(s) to minimise the impact(s). For tree felling, please state the number, reast height and species of the affected trees (if possible) 威少影響的措施。如涉及砍伐樹木,請說明受影響樹木的數目、及胸高度的品種(倘可)				

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<u>Part 7 第7部分</u>

8. Justifications 理由
The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary. 現請申請人提供申請理由及支持其申請的資料。如有需要,請另頁說明。
申請人為新界原居民,故衹得一生人一次機會申請建小型屋宇 "俗稱丁屋" 。
再者,該小型屋宇已得到地政署審批,但由於疫情關係,地政署未能安排進行簽契手續。

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9. Declaration 聲明				
I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief. 本人謹此聲明,本人就這宗申請提交的資料,據本人所知及所信,均屬真實無誤。				
I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就正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 口 Applicant 申請人 / □ Authorised Agent 獲授權代理人 簽署				
上O.Chung Yiy				
Name in Block Letters Position (if applicable)				
姓名(請以正楷填寫) 職位 (如適用)				
Professional Qualification(s) ■ Member 會員 / □ Fellow of 資深會員 □ HKIP 香港規劃師學會 / □ HKIA 香港建築師學會 / □ HKIS 香港測量師學會 / □ HKIE 香港工程師學會 / □ HKILA 香港國境師學會 / □ HKIUD 香港城市設計學會 □ RPP 註冊專業規劃師 Others 其他				
Date 日期 				
<u>Remark_備註</u>				
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。				

### <u>Warning 警告</u>

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

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

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
   委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門,以根據《城市規劃條例》及相關的城市規 劃委員會規劃指引的規定作以下用途:

   (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and 處理這宗申請,包括公布這宗申請供公眾查閱,同時公布申請人的姓名供公眾查閱;以及
   (b) facilitating communication between the applicant and the Secretary of the Board/Government departments. 方便申請人與委員會秘書及政府部門之間進行聯絡。
- 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 號北角政府台署 15 樓。

Gist of Applica	ation <b>F</b>	月請摘要		
consultees, uploaded deposited at the Plan (請 <u>盡量</u> 以英文及中	l to the ] ning Enc 文填寫。 署規劃資	oth English and Chinese <u>as far as possible</u> . This p Cown Planning Board's Website for browsing and fr juiry Counters of the Planning Department for genera 此部分將會發送予相關諮詢人士、上載至城市規 評料查詢處以供一般參閱。)	ee downloading by I information. )	the public and
Application No. 申請編號	(For Of	ficial Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Tsin 新界	no. 1421 S.C in D.D. 100 u Keng Village, Sheung Shui, New Territories 人上水鄉 蕉徑村 試約份第100約 地段第1421S.C號		
Site area 地盤面積		178.1	sq.m 平方米	口 About 約
	(includ	es Government land of包括政府土地	sq. m 平方米	口 About 約)
Plan 圖則	S/N	E-KTS/17		
Zoning 地帶	農業	∉ AGR		
Applied use/ development 申請用途/發展	New	Territories Exempted House 新界豁免	管制屋宇	
	⊠ Sm	all House 小型屋宇		
(i) Proposed Gros area 擬議總樓面面		195.09 sq	.m 平方米   ロ	About 約
<ul> <li>(ii) Proposed No. house(s) 擬議房屋幢數</li> </ul>		1		
(iii) Proposed build height/No. of s 建築物高度/	storeys	8.23	🗆 (Not mo	m 米 pre than 不多於)
		3		Storeys(s) 層

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|                                                               | <u>Chinese</u><br>中文 | <u>English</u><br>英文 |
|---------------------------------------------------------------|----------------------|----------------------|
| Plans and Drawings 圖則及繪圖                                      |                      |                      |
| Aaster layout plan(s)/Layout plan(s)總綱發展藍圖/布局設計圖              |                      |                      |
| Block plan(s) 樓宇位置圖                                           |                      | Ø                    |
| Floor plan(s) 樓宇平面圖                                           |                      |                      |
| Sectional plan(s) 截視圖                                         |                      |                      |
| Elevation(s) 立視圖                                              |                      |                      |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片  |                      |                      |
| Aaster landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖       |                      |                      |
| Dthers (please specify) 其他(請註明)                               |                      | $\checkmark$         |
| 地段索引圖、分區大綱圖及地盤測量圖                                             |                      |                      |
|                                                               |                      |                      |
| Reports 報告書                                                   |                      |                      |
| Planning Statement/Justifications 規劃綱領/理據                     |                      |                      |
| Environmental assessment (noise, air and/or water pollutions) |                      |                      |
| 環境評估(噪音、空氣及/或水的污染)                                            |                      |                      |
| Fraffic impact assessment (on vehicles) 就車輛的交通影響評估            |                      |                      |
| Fraffic impact assessment (on pedestrians) 就行人的交通影響評估         |                      |                      |
| Visual impact assessment 視覺影響評估                               |                      |                      |
| Landscape impact assessment 景觀影響評估                            |                      |                      |
| Free Survey 樹木調査                                              |                      |                      |
| Geotechnical impact assessment 土力影響評估                         |                      |                      |
| Drainage impact assessment 排水影響評估                             |                      |                      |
| Sewerage impact assessment 排污影響評估                             |                      |                      |
| Risk Assessment 風險評估                                          |                      |                      |
| Dthers (please specify) 其他(請註明)                               |                      |                      |
|                                                               |                      |                      |

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

查概不負責。若有任何疑問,應查閱申請人提交的文件。

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LOCATION



COLOURED PINK AREA : 65.03 SQUARE METRES (ABOUT)

| 5 | Line | Bearing      | Distance(m) | Northing(m) | Easting(m) | Pt. |
|---|------|--------------|-------------|-------------|------------|-----|
| - | A8   | 90, 00, 00"  | 11.230      | 837819.847  | 829267.409 | A   |
| 1 | 8-C  | 180'00'00"   | 5.791       | 837819.847  | 829278.638 | В   |
|   | CD   | 270' 00' 00" | 11.230      | 837814.056  | 829278.638 | С   |
|   | D-A  | 0, 00, 00,   | 5.791       | 837814.056  | 829267.409 | D   |

Dated this 08<sup>th</sup> day of ....June 2012.

LEUNG Chi-Van, George MIS.Aust MNZIS MHKIS NRICS RPS(LS) ACIArb Authorized Land Surveyar

Legends: Septic Tank (4' x 12') EEE Balcony (11.230m x 1.220m)

Scale 1:1000 Survey Sheet No.: 2-SE-208 & 200 Date: June 2012

Plan No. : GL0630/SH/02A

Aund Surveying, Planning & GIS Co. Ltd. 創領測量規劃及地理訊息系統有限公司

8B Kwong On Bank Mongkok Branch Building, Nos. 728-730 Nathan Road, Mongkok, Kowloon, Hong Kong Telephone: 2544 8939 Facsimile: 2544 1669 E-mail: gland@biznetvigator.com





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METERS 米L

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## Appendix II of RNTPC Paper No. A/NE-KTS/502 and 503

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

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

- (j) the provision of fire service installations and emergency vehicular access, if required, should be appropriate with the scale of the development and in compliance with relevant standards; and
- (k) all other statutory or non-statutory requirements of relevant Government departments must be met. Depending on the specific land use zoning of the application site, other Town Planning Board guidelines should be observed, as appropriate.
- \*i.e. The applicant can demonstrate that effluent discharge from the proposed development will be in compliance with the effluent standards as stipulated in the Water Pollution Control Ordinance Technical Memorandum.

# Appendix III of RNTPC Paper No. A/NE-KTS/502 and 503

# **Previous Applications**

# **Approved Applications**

| Application No.<br>(Current Application No.) | Uses/Developments                   | Date of Consideration |
|----------------------------------------------|-------------------------------------|-----------------------|
| A/NE-KTS/345                                 | Proposed House (NTEH – Small House) | 16.8.2013             |
| (A/NE-KTS/503)                               | •                                   | (Lapsed on 17.8.2021) |
| A/NE-KTS/346                                 | Proposed House (NTEH – Small House) | 16.8.2013             |
| (A/NE-KTS/502)                               |                                     | (Lapsed on 17.8.2021) |

# Appendix IV of RNTPC Paper No. A/NE-KTS/502 and 503

# Similar s.16 Applications within/partly within the Same "Agriculture" Zone in the Vicinity of Chan Uk Po 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<br>Consideration | Approval<br>Conditions |
|-----|-----------------------------|-----------------------------|--------------------------|------------------------|
| 1.  | A/NE-KTS/150                | Proposed NTEH (Small House) | 25.1.2002                | A1, A2, A3 & A4        |
| 2.  | A/NE-KTS/155                | Proposed NTEH (Small House) | 23.8.2002                | A1, A2, A3 & A4        |
| 3.  | A/NE-KTS/156                | Proposed NTEH (Small House) | 23.8.2002                | A1, A2, A3 & A4        |
| 4.  | A/NE-KTS/248                | Proposed NTEH (Small House) | 11.5.2007                | A1, A2, A3 & A4        |
| 5.  | A/NE-KTS/249                | Proposed NTEH (Small House) | 11.5.2007                | A1, A2, A3 & A4        |
| 6.  | A/NE-KTS/253                | Proposed NTEH (Small House) | 13.7.2007                | A1, A2, A3 & A4        |
| 7.  | A/NE-KTS/262                | Proposed NTEH (Small House) | 1.8.2008                 | A1, A2, A3 & A4        |
| 8.  | A/NE-KTS/263                | Proposed NTEH (Small House) | 1.8.2008                 | A1, A2, A3 & A4        |
| 9   | A/NE-KTS/355 <sup>(1)</sup> | Proposed NTEH (Small House) | 3.1.2014                 | A1, A3 & A4            |
| 10. | A/NE-KTS/356 <sup>(2)</sup> | Proposed NTEH (Small House) | 3.1.2014                 | A1, A3 & A4            |
| 11. | A/NE-KTS/375 <sup>(3)</sup> | Proposed NTEH (Small House) | 31.10.2014               | A1, A3, A4 & A5        |
| 12. | A/NE-KTS/455                | Proposed NTEH (Small House) | 18.5.2018                | A1, A3, A4 & A5        |
| 13. | A/NE-KTS/481 <sup>(2)</sup> | Proposed NTEH (Small House) | 3.1.2020                 | A1, A4 & A5            |
| 14  | A/NE-KTS/482 <sup>(3)</sup> | Proposed NTEH (Small House) | 3.1.2020                 | A1, A4 & A5            |
| 15. | A/NE-KTS/483 <sup>(1)</sup> | Proposed NTEH (Small House) | 3.1.2020                 | A1, A4 & A5            |

Remarks:

<sup>(1)</sup>: applications at the same location but with slightly different areas

<sup>(2)</sup>: applications at the same location but with slightly different areas

<sup>(3)</sup>: applications at the same location but with slightly different areas

## **Approval Conditions**

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

|    | Application No. | Proposed Development        | Date of<br>Consideration | <b>Rejection Reasons</b> |
|----|-----------------|-----------------------------|--------------------------|--------------------------|
| 1. | A/NE-KTS/424    | Proposed NTEH (Small House) | 25.11.2016               | R1 & R2                  |
| 2. | A/NE-KTS/425    | Proposed NTEH (Small House) | 25.11.2016               | R1 & R2                  |
| 3. | A/NE-KTS/426    | Proposed NTEH (Small House) | 25.11.2016               | R1 & R2                  |
| 4. | A/NE-KTS/427    | Proposed NTEH (Small House) | 25.11.2016               | R1 & R2                  |
| 5. | A/NE-KTS/428    | Proposed NTEH (Small House) | 25.11.2016               | R1 & R2                  |
| 6. | A/NE-KTS/430    | Proposed NTEH (Small House) | 25.11.2016               | R1 & R2                  |
| 7. | A/NE-KTS/431    | Proposed NTEH (Small House) | 25.11.2016               | R1, R2 & R3              |
| 8. | A/NE-KTS/470    | Proposed NTEH (Small House) | 31.5.2019                | R2                       |
| 9. | A/NE-KTS/471    | Proposed NTEH (Small House) | 31.5.2019                | R2                       |

#### **Rejected Applications**

### **Rejection Reasons**

- R1 The proposed development is not in line with the planning intention of the "Agriculture" zone in the Tsui Keng area.
- R2 Land is still available within the "Village Type Development" ("V") zone of Chan Uk Po. It is considered more appropriate to concentrate the proposed Small House development close to the existing village cluster for more orderly development pattern, efficient use of land and provision of infrastructures and services.
- R3 The application does not comply with the Interim Criteria for Consideration of Application for NTEH/Small House in New Territories in that more than 50% of the footprints of the proposed Small House falls outside both the village 'environs' and "V" zone of Chan Uk Po of Tsiu Keng Village.

# Appendix V of RNTPC Paper No. A/NE-KTS/502 and 503

## **Comments from Relevant Government Departments**

### 1. Land Administration

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

- (a) the Sites fall within the Village 'Environ' ('VE') of Tsiu Keng;
- (b) the applicants claimed themselves to be indigenous villagers of Tsiu Keng and Sheung Shui respectively. Their eligibilities for Small House concessionary grant have been ascertained;
- (c) both Small House grant applications on the Sites have been approved. The applicants of the Small House grant applications are the same as those under the current applications. The offer letter for Lot 1421 S.B (i.e. the Site of A/NE-KTS/502) is pending issuance, while the Building Licence for Lot 1421 S.C (i.e. the Site of A/NE-KTS/503) is pending execution. Both Small House grant applications are already at advance stage.
- (d) the Sites are held under Block Government Lease (demised for agricultural use). The Sites are covered by Modification of Tenancy No. 38856 and Letter of Approval No. 6031. The above Modification of Tenancy and Letter of Approval will be cancelled prior to the executon of Small House grant documents; and
- (e) the number of outstanding Small House applications in Tsiu Keng Village is 40. As received from 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.

#### 2. <u>Fire Safety</u>

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

he has no objection in principle to the applications. The applicants are 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. <u>Traffic</u>

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

(a) such type of Small House development should be confined within the "V" zone as far as possible. Although additional traffic generated by the proposed developments is

not expected to be significant, such type of development outside the "V" zone, if permitted, will set undesirable precedent cases for similar applications in the future. The resulting cumulative adverse traffic impact could be substantial;

(b) notwithstanding the above, the two applications each only involve development of one Small House. He considers that the applications can be tolerated on traffic ground.

## 4. Drainage

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

- (a) he has no objection to the applications from public drainage viewpoint;
- (b) the Sites are in an area where no DSD stormwater drain is available. Should the applications be approved, condition should be included to request the applicants to submit and implement a drainage proposal for the Sites to ensure that they will not cause adverse drainage impact to the adjacent area;
- (c) his advisory comments are at Appendix VII.

### 5. Environment

5.1 Comments of the CE/MN, DSD:

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. <u>Landscape</u>

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) according to aerial photo of 2020, the Sites are situated in an area of rural inland plains landscape character surrounded by village houses and vegetated areas. The Sites are partly paved with no significant sensitive landscape resource observed. Hence,

significant adverse landscape impact arising from the applications is not anticipated;

(c) according to record, there are some similar approved applications for Small House development in the vicinity of the Sites. The proposed developments are considered not entirely incompatible with the surrounding environment.

### 7. <u>Water Supply</u>

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

## 致城市規劃委員會秘書:

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

## To : Secretary, Town Planning Board

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

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

有關的規劃申請編號 The application no. to which the comment relates <u>A/NE-KTS/502</u>

意見詳情 (如有需要,請另頁說明) Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment 1 美大 这 27 JUL 2021 日期 Date\_ 簽署 Signature



- 2 -

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#### 致城市規劃委員會秘書

專人送遞或郵遞:香港北角渣華道 333 號北角政府合署 15 樓 傳真 : 2877 0245 或 2522 8426

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To : Secretary, Town Planning Board

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

有關的規劃申讀編號 The application no. to which the comment relates A/NE-KTS/503

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 27 JUL 2021 日期 Date 簽署 Signature

-2-





# 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)

13th August, 2021.

By email only

Dear Sir/ Madam,

# Proposed Houses (New Territories Exempted Houses - Small Houses) (A/NE-KTS/502 & A/NE-KTS/503)

1. We refer to the captioned.

2. The sites are within Agriculture (AGR) zone. We object to these applications as the proposed use is not in line with the planning intention of AGR zone. We urge the Board to reject these applications.

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. Finally, we would like to remind the Board that the application sites are within the AGR zone under the Kwu Tung South OZP in which the Agricultural Park (Phase 1) developing by the Government is also located.

5. Thank you for your attention.

Ecological Advisory Programme Kadoorie Farm and Botanic Garden

Town Planning Roard

香港新界大埔林錦公路 Lam Kam Road, Tal Po, New Territories, Hong Kong Email: eap@kfbg.org

# tpbpd@pland.gov.hk

| 寄件者:<br>寄件日期: | 2021年08月12日星期四 3:45                                    |   |
|---------------|--------------------------------------------------------|---|
| 收件者:<br>_ 主旨: | tpbpd<br>A/NE-KTS/502 and 503 DD 100 Tsiu Keng Village | • |

A/NE-KTS/502 and 503

Lot 1421 S.B AND 1421 S.C in D.D. 100, Tsiu Keng Village, Sheung Shui

Site area ; About 204.6sq.m / 178.1sq.m

Zoning: "Agriculture"

Applied development : 2 NET Houses

Dear TPB Members,

The 2013 approvals were almost a decade ago. Members should view the applications as fresh. Note the Septic Tanks.

31 May 2019 471 REJECTED

After deliberation, the Board decided to reject the application on review based on the following reasons :

land is still available within the "Village Type Development" zone of Tsiu Keng Village which is primarily intended for Small House development. It is considered more appropriate to concentrate the proposed Small House development close to the existing village cluster for more orderly development pattern, efficient use of land and provision of infrastructures and services.

There can be little material change in the interim.

Mary Mulvihill

| 就規劃申請/覆核提出意見 Making Comment on Planning Application / Review              |                     |  |
|---------------------------------------------------------------------------|---------------------|--|
| 参考編號<br>Reference Number:                                                 | 210809-161025-60474 |  |
| 提交限期<br>Deadline for submission:                                          | 13/08/2021          |  |
| 提交日期及時間<br>Date and time of submission:                                   | 09/08/2021 16:10:25 |  |
| 有關的規劃申請編號<br>The application no. to which the comment relate              | s:                  |  |
| 「提意見人」姓名/名稱<br>Name of person making this comment:                        | 先生 Mr. LAM KA HING  |  |
| 意見詳情<br>Details of the Comment :<br>反對,住屋過於密集,引至附近交通阻塞,環境<br>全、生活質數及生態環境。 | 竟污染,增加引發火警危機,影響村民安  |  |

| 就規劃申請/覆核提出意見 Making Comment on Planning Application / Review |                         |  |  |
|--------------------------------------------------------------|-------------------------|--|--|
| 参考編號<br>Reference Number:                                    | 210809-161134-38046     |  |  |
| 提交限期<br>Deadline for submission:                             | 13/08/2021              |  |  |
| 提交日期及時間<br>Date and time of submission:                      | 09/08/2021 16:11:34     |  |  |
| 有關的規劃申請編號<br>The application no. to which the comment re     | A/NE-KTS/503<br>lates:  |  |  |
| 「提意見人」姓名/名稱<br>Name of person making this comment:           | 先生 Mr. LAM KA HING      |  |  |
| 意見詳情<br>Details of the Comment:                              | <u>一一一路小数合操,影巍村</u> 昆安  |  |  |
| 反對,住屋過於密集,引至附近父週阻塞,<br>全、生活質數及生態環境。                          | 環境污染,增加引發火警危機,影響村民安<br> |  |  |

## 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 Chief Engineer/Mainland North, Drainage Services Department as follows:
  - (i) all existing flow paths as well as the runoff onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drain, channels and watercourses on or in the vicinity of the Site any time during or after the works;
  - (ii) surface channels should be provided along the perimeter of the lot to collect all the runoff generated from the Site or passing through the Site, and discharge the runoff collected to a proper discharge point. Where walls are erected or kerbs are laid along the boundary of the Site, peripheral channels should be provided on both sides of the walls or kerbs with details to be agreed by his department; and
  - (iii) the proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the lot owner at his own expense. For drainage works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from District Lands Officer/North, Lands Department and/or relevant private lot owners.
- (d) 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.
- (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.