

2023年 5月 4日 收到。城市規劃委員會  
此文件在 只會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。

This document is received on 4 MAY 2023  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-11  
表格第 S16-11 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

**適用於只涉及興建「新界豁免管制屋宇」的建議**

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2300999 1/4 by hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-KTS/58
	Date Received 收到日期	4 MAY 2023

- 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 )

Pang Jonathan Kwok Wai

### 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. 582 in D.D. 100, Tsiu Keng, Sheung Shui, N.T. 新界上水蕉徑丈量約份第100約地段第582號
(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 ..... 377.50 ..... 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)	..... 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/18 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	Village Type Development and 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. 如上述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. 如上述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之同意或向該人發給通知，詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人之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」\*遞交要求同意書\*

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)

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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



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

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

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

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</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. 本人是蕉徑彭屋的原居民，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. 申請位置位部份位于鄉村式發展及農業地帶。
3. 申請位置位于鄉村界線範圍內。
4. 本人沒有其他土地，而申請位置是本人唯一可供申請小型屋宇的土地。
5. 申請位置附近亦有鄉村屋宇，因此申請的土地與鄰近的土地互相協調。
6. 申請位置於2014年5月9日曾經獲批規劃許可(A/NE-KTS/366)，但由於原有申請人移民外地，因此本人購入該土地去申請小型屋宇。
7. 申請地點之前我們曾經清理過雜草並進行測量，而申請位置並沒有樹木，因此不涉及樹。
8. 申請的位置荒廢多年，雜草叢生，在雨季更加積水，蚊患嚴重。
9. 申請位置只屬小型發展，相對影響比較少，對環境沒太大影響。
10. 蕉徑過往亦有相同情況獲批規劃許可，例如A/NE-KTS/162, 292, 349, 448 & 473 等等。
11. 本人定必遵從貴處及有關部門的意見，確保不會影響環境。

**9. Declaration 聲明**

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

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

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

Signature  
簽署

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

Pang Hing Yeun

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

10-04-2023

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

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

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，其地址為香港北角滙華道333號北角政府合署15樓。



## Gist of Application 申請摘要

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot No. 582 in D.D. 100, Tsiu Keng, Sheung Shui, N.T. 新界上水蕉徑丈量約份第100約地段第582號		
Site area 地盤面積	377.50	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/18 古洞南分區計劃大綱圖		
Zoning 地帶	Village Type Development and 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 checked="" type="checkbox"/> (Not more than 不多於)
	3	Storeys(s) 層	

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

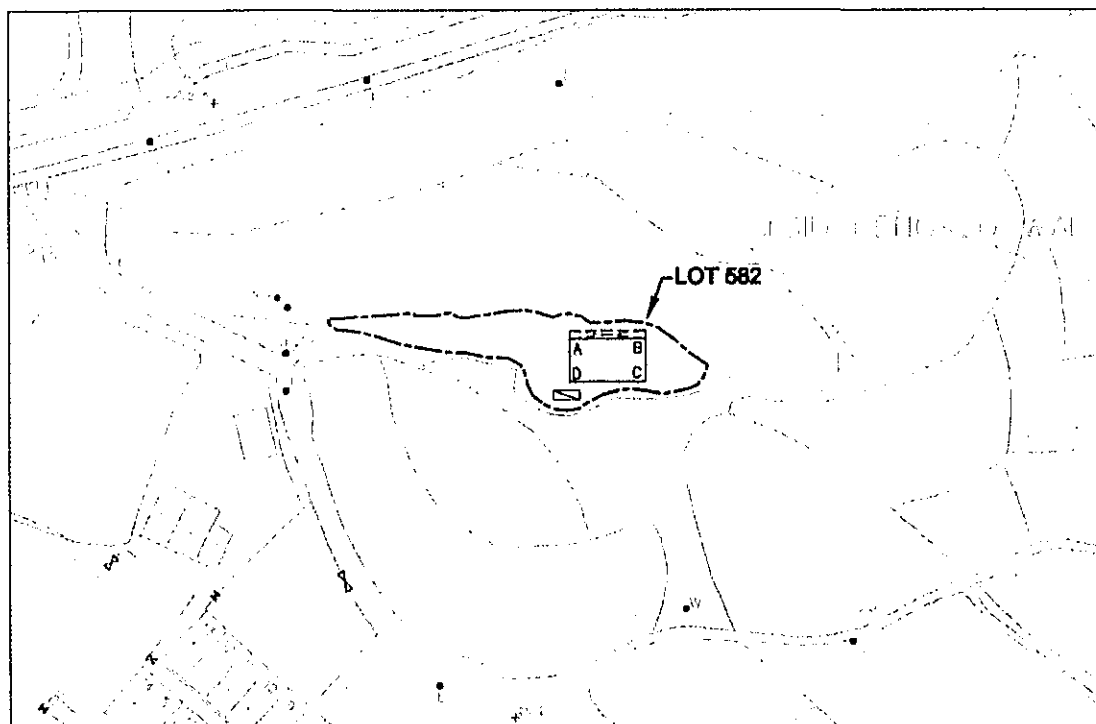
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional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

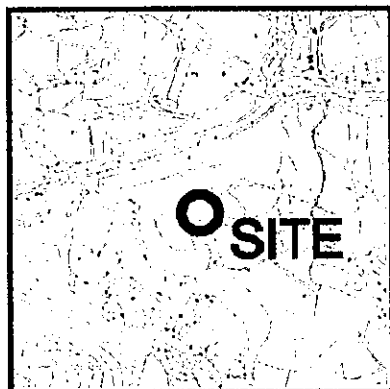
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In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

# PROPOSED BUILDING LICENCE LOT No. 582 IN D.D.100



LOCATION PLAN



SCALE 1:5000

COLOURED PINK AREA : 65.03 SQUARE METRES (ABOUT)

Line	Bearing	Distance(m)	Northing(m)	Easting(m)	Pt.
A-B	90° 00' 00"	10.667	837396.388	828891.386	A
B-C	180° 00' 00"	6.096	837396.388	828902.053	B
C-D	270° 00' 00"	10.667	837390.292	828902.053	C
D-A	0° 00' 00"	6.096	837390.292	828891.386	D

## Legends:

- Septic Tank (4' x 12')
- Balcony (10.667m x 1.220m)

Scale 1:1000

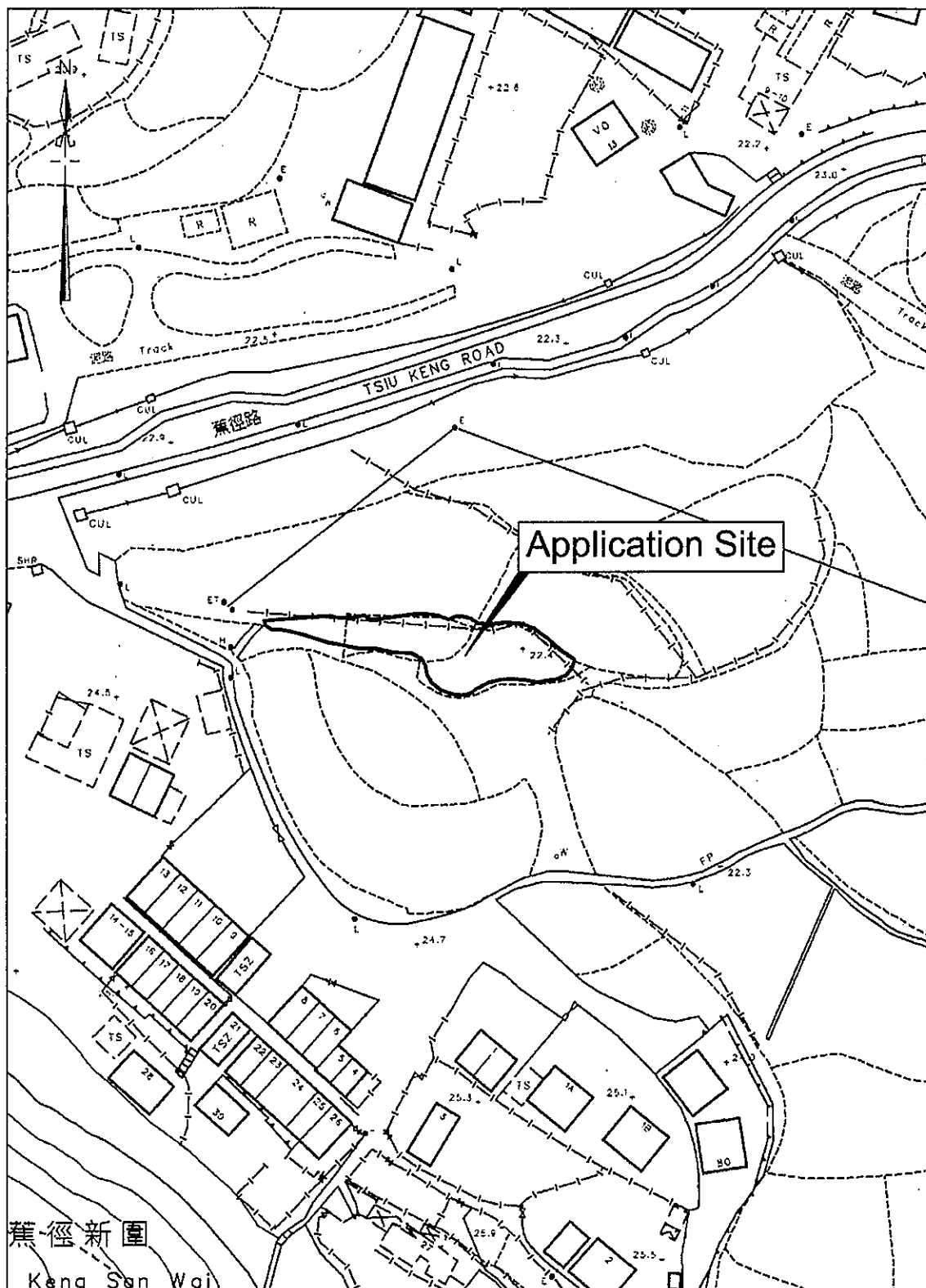
Survey Sheet No.: 2-SE-20C

Date: December 2018

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

Plan No. : GL1739/BL/02(A)

# LOCATION PLAN



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

Scale : 1 : 1000  
Survey Sheet No. : 2-SE-20C  
Date : April 2023

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public g



**Fw: A/NE-KTS/529 - Departmental Comment**  
20/06/2023 14:05

From: fsyledpo\_pd/PLAND/HKSARG  
To: Florence WY SIU/PLAND/HKSARG@PLAND, Wilson Ho Yin  
MAN/PLAND/HKSARG@PLAND  
Sent by: Yen PY LEUNG/PLAND/HKSARG  
File Ref:

----- Forwarded by Yen PY LEUNG/PLAND/HKSARG on 20/06/2023 14:05 -----

From: <tpbpd@pland.gov.hk>  
To: <fsyledpo@pland.gov.hk>  
Cc: <phctsui@pland.gov.hk>  
Date: 20/06/2023 11:26  
Subject: FW: A/NE-KTS/529 - Departmental Comment

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**From:** pang hingyeun <  
**Sent:** Tuesday, June 20, 2023 11:06 AM  
**To:** tpbpd@pland.gov.hk  
**Subject:** 回覆: A/NE-KTS/529 - Departmental Comment

Dear Ms Siu,

We reply to TD' s comments

The application site is about 70 meters away from Tsiu Keng Road, and it only takes 1-2 minutes to walk to the intersection, additionally, there is a public minibus passing through the intersection, and even walking to the public minibus terminal only takes about 4 minutes. Therefore, we do not need a parking space and can be accessed by public transport.

Thank you !

Regards,  
H.Y.Pang

寄件者: whyman@pland.gov.hk <whyman@pland.gov.hk>  
寄件日期: 2023年6月19日 17:39  
收件者: h.y.pang@ .y.pang@  
副本: whyman@pland.gov.hk <whyman@pland.gov.hk>; fwysiu@pland.gov.hk <fwysiu@pland.gov.hk>

主旨: A/NE-KTS/529 - Departmental Comment

Dear Mr. Pang,

Please find the comments from the Transport Department for your follow up. Please give us your reply by **11 a.m. on 20.6.2023**. Thank you.

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

(Contact person: Mr. Poon Wing-hong, Tel: 2399 6933)

- Regarding parking provision of the proposed development, according to the HKPSG, up to 1 car parking space for each standard NTEH should be provided and the provision shall generally be in communal parking area(s) within the village environs. The subject development is connected to Tsiu Keng Road via a footpath. According to our observation, there is illegal parking in the vicinity of Tsiu Keng Road. As the proposal does not include a parking space for the NTEH, the applicant is required to demonstrate how the parking demand would be addressed so as not to induce further illegal parking and hence adverse traffic impact in the vicinity.

● Should you have any queries, please contact Ms. Florence SIU (Tel: 3168 4042) or the undersigned (Tel: 3168 4049).

Kind regards,

Wilson MAN

TPG/YLE3,

DPO/FS&YLE, PlanD

Tel: 3168 4049

**Relevant Revised Interim Criteria for Assessing Planning Applications for**  
**NTEH/Small House Development in the New Territories**  
**( Revised on 7.9.2007 )**

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

- (g) the proposed development should be compatible in terms of land use, scale, design and layout, with the surrounding area/development;
  - (h) the proposed development should not encroach onto the planned road network and should not cause adverse traffic, environmental, landscape, drainage, sewerage and geotechnical impacts on the surrounding areas. Any such potential impacts should be mitigated to the satisfaction of relevant Government departments;
  - (i) the proposed development, if located within water gathering grounds, should be able to be connected to existing or planned sewerage system in the area except under very special circumstances (e.g. the application site has a building status under the lease or the applicant can demonstrate that the water quality within water gathering grounds will not be affected by the proposed development<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.
- <sup>^</sup>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.



**Previous Application Covering the Application Site**

**Approved Application**

<b>Application No.</b>	<b>Proposed Use/Development</b>	<b>Date of Consideration</b>
A/NE-KTS/366	Proposed House (New Territories Exempted House - Small House)	9.5.2014



**Similar s.16 Applications in the vicinity of the Site and within the same “AGR” and “V” Zone on the Kwu Tung South Outline Zoning Plan in the Past Five Year**

**Approved Applications**

	<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>
1.	A/NE-KTS/132	Proposed House (New Territories Exempted House - Small House)	19.10.2001
2.	A/NE-KTS/133	Proposed House (New Territories Exempted House - Small House)	16.11.2001
3.	A/NE-KTS/162	Proposed House (New Territories Exempted House - Small House)	27.09.2022
4.	A/NE-KTS/172	Proposed House (New Territories Exempted House - Small House)	15.08.2003
5.	A/NE-KTS/173	Proposed House (New Territories Exempted House - Small House)	29.08.2003
6.	A/NE-KTS/174	Proposed House (New Territories Exempted House - Small House)	29.08.2003
7.	A/NE-KTS/175	Proposed House (New Territories Exempted House - Small House)	29.08.2003
8.	A/NE-KTS/176	Proposed House (New Territories Exempted House - Small House)	29.08.2003
9.	A/NE-KTS/182	Proposed House (New Territories Exempted House - Small House)	28.05.2004
10.	A/NE-KTS/183	Proposed House (New Territories Exempted House - Small House)	28.5.2004
11.	A/NE-KTS/275	Proposed House (New Territories Exempted House - Small House)	19.06.2009
12.	A/NE-KTS/276	Proposed House (New Territories Exempted House - Small House)	19.06.2009
13.	A/NE-KTS/277	Proposed House (New Territories Exempted House - Small House)	19.06.2009
14.	A/NE-KTS/283	Proposed House (New Territories Exempted House - Small House)	20.11.2009
15.	A/NE-KTS/292	Proposed House (New Territories Exempted House - Small House)	10.09.2010
16.	A/NE-KTS/293	Proposed House (New Territories Exempted House - Small House)	10.09.2010
17.	A/NE-KTS/294	Proposed House (New Territories Exempted House - Small House)	10.09.2010

18.	A/NE-KTS/295	Proposed House (New Territories Exempted House - Small House)	10.09.2010
19.	A/NE-KTS/349	Proposed House (New Territories Exempted House - Small House)	25.10.2013
20.	A/NE-KTS/379	Proposed House (New Territories Exempted House - Small House)	12.12.2014
21.	A/NE-KTS/389	Proposed House (New Territories Exempted House - Small House)	06.02.2015
22.	A/NE-KTS/420	Proposed House (New Territories Exempted House - Small House)	26.08.2016
23.	A/NE-KTS/421	Proposed House (New Territories Exempted House - Small House)	26.08.2016
24.	A/NE-KTS/422	Proposed House (New Territories Exempted House - Small House)	30.09.2016
25.	A/NE-KTS/473	Proposed House (New Territories Exempted House - Small House)	05.07.2019

#### Rejected Applications

1.	A/NE-KTS/332	Proposed House (New Territories Exempted House - Small House)	14.06.2013 (on review)	(1) & (2)
2.	A/NE-KTS/333	Proposed House (New Territories Exempted House - Small House)	14.06.2013 (on review)	(1) & (2)
3.	A/NE-KTS/334	Proposed House (New Territories Exempted House - Small House)	14.06.2013 (on review)	(1) & (2)
4.	A/NE-KTS/335	Proposed House (New Territories Exempted House - Small House)	14.06.2013 (on review)	(1) & (2)
5.	A/NE-KTS/336	Proposed House (New Territories Exempted House - Small House)	14.06.2013 (on review)	(1) & (2)
6.	A/NE-KTS/337	Proposed House (New Territories Exempted House - Small House)	14.06.2013 (on review)	(1) & (2)
7.	A/NE-KTS/348	Proposed House (New Territories Exempted House - Small House)	28.03.2014 (on review)	(1) & (2)
8.	A/NE-KTS/350	Proposed House (New Territories Exempted House - Small House)	08.11.2013	(1) & (2)
9.	A/NE-KTS/351	Proposed House (New Territories Exempted House - Small House)	08.11.2013	(1) & (2)

10.	A/NE-KTS/354	Proposed House (New Territories Exempted House - Small House)	04.04.2014	(1) & (2)
11.	A/NE-KTS/378	Proposed House (New Territories Exempted House - Small House)	12.12.2014	(1), (2) & (3)
12.	A/NE-KTS/380	Proposed House (New Territories Exempted House - Small House)	12.12.2014	(1), (2) & (3)
13.	A/NE-KTS/381	Proposed House (New Territories Exempted House - Small House)	12.12.2014	(1), (2) & (3)
14.	A/NE-KTS/382	Proposed House (New Territories Exempted House - Small House)	12.12.2014	(1), (2) & (3)
15.	A/NE-KTS/383	Proposed House (New Territories Exempted House - Small House)	12.12.2014	(1), (2) & (3)
16.	A/NE-KTS/384	Proposed House (New Territories Exempted House - Small House)	12.12.2014	(1), (2) & (3)
17.	A/NE-KTS/385	Proposed House (New Territories Exempted House - Small House)	12.12.2014	(1), (2) & (3)
18.	A/NE-KTS/386	Proposed House (New Territories Exempted House - Small House)	12.12.2014	(1), (2) & (3)
19.	A/NE-KTS/387	Proposed House (New Territories Exempted House - Small House)	12.12.2014	(1), (2) & (3)
20.	A/NE-KTS/395	Proposed House (New Territories Exempted House - Small House)	08.05.2015	(1), (2) & (3)
21.	A/NE-KTS/396	Proposed House (New Territories Exempted House - Small House)	08.05.2015	(1), (2) & (3)
22.	A/NE-KTS/397	Proposed House (New Territories Exempted House - Small House)	08.05.2015	(1), (2) & (3)
23.	A/NE-KTS/398	Proposed House (New Territories Exempted House - Small House)	08.05.2015	(1), (2) & (3)
24.	A/NE-KTS/399	Proposed House (New Territories Exempted House - Small House)	08.05.2015	(1), (2) & (3)
25.	A/NE-KTS/408	Proposed House (New Territories Exempted House - Small House)	15.04.2016 (on review)	(1), (2) & (3)

26.	A/NE-KTS/409	Proposed House (New Territories Exempted House - Small House)	15.04.2016 (on review)	(1), (2) & (3)
27.	A/NE-KTS/410	Proposed House (New Territories Exempted House - Small House)	15.04.2016 (on review)	(1), (2) & (3)
28.	A/NE-KTS/411	Proposed House (New Territories Exempted House - Small House)	15.04.2016 (on review)	(1), (2) & (3)
29.	A/NE-KTS/414	Proposed House (New Territories Exempted House - Small House)	15.04.2016 (on review)	(1), (2) & (3)
30.	A/NE-KTS/448	Proposed House (New Territories Exempted House - Small House)	18.08.2017 (on review)	(1) & (2)
31.	A/NE-KTS/497	Proposed House (New Territories Exempted House - Small House)	27.08.2021	(1) & (2)

Rejected Reasons:

- (1) The proposed development is not in line with the planning intention of the “Agriculture” (“AGR”) zone in the Kwu Tung South area.
- (2) 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.
- (3) 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.

**Government Departments' General Comments**

**1. Land Administration**

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

- The Site falls entirely within the village 'environs' ('VE') of Tsiu Keng (Tsiu Keng Lo Wai, Tsiu Keng Pang Uk & Tsiu Keng San Wai);
- The applicant claimed himself to be an indigenous villager of Tsiu Keng. His eligibility for Small House grant has yet to be ascertained;
- The Site is not covered by Building Licence nor Modification of Tenancy;
- The application lot is an old schedule agricultural lot held under Block Government Lease;
- The number of outstanding Small House applications in Tsiu Keng Village is 39. 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;
- The Small House application at the Site was received on 23.3.2015 and it is still under processing. The applicant of the Small House application is the same as that under the planning application; and
- His advisory comments are at **Appendix VII**.

**2. Traffic**

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

- 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.

**3. Drainage**

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

- He has no objection on the application from public drainage viewpoint;
- The Site is in an area where no DSD stormwater drain is available. Should the application be approved, a condition should be included to request the applicant to implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area;
- The Site is in an area where no public sewerage connection is available; and

- His advisory comments are at **Appendix VII**.

#### 4. **Fire safety**

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

- He has no objection in principle to the application provided that the proposed house would not encroach on any existing Emergency Vehicular Access (EVA) and planned EVA under application accordance with LandsD's record; and
- His advisory comments are at **Appendix VII**.

#### 5. **Environment**

Comments of the Director of Environment Protection (DEP):

- In view of the small-scale nature of the proposed development, the application alone is unlikely to cause major pollution;
- 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; and
- His advisory comments are at **Appendix VII**.

#### 6. **Landscape Aspect**

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

- She has no objection to the application from the landscaping planning perspective; and
- The Site is vacant, with self-seeded grasses and vegetation. No landscape resources of high sensitivity are observed within the Site. The proposed development is considered not incompatible with the landscape setting in the proximity. Significant adverse landscape impact within the Site arising from the proposed development is not anticipated.

#### 7. **Local Views**

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

- He has consulted the locals from 16.5.2023 to 30.5.2023. The Chairman of Sheung Shui District Rural Committee, the North District Council (NDC) member of the subject Constituency, and the Resident Representative (RR) of Tsiu Keng have no comment.



## 8. Demand and Supply of Small House Sites

- According to DLO/N's record; the total number of outstanding Small House applications for Tsiu Keng village is 39 while the 10-year Small House demand forecast for the village is 400. Based on the latest estimate by PlanD, about 2.6 ha (equivalent to about 103 Small House sites) of land are available within the "V" zone of the concerned village for Small House development. There is insufficient land in the "V" zone to fully meet the future demand of 439 Small Houses (equivalent to about 11 ha of land).



4

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**KFBG's comments on three planning applications**

02/06/2023 18:54

From: EAP KFBG <eap@kfbg.org>  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
File Ref:

3 attachments



230602 s16 CLHFS 2c.pdf 230602 s16 KTS 529.pdf 230602 s16 TKL 727.pdf

Dear Sir/ Madam,

Attached please see our comments regarding three applications. There are three pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Thank You and Best Regards,

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

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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)

2nd June, 2023.

By email only

Dear Sir/ Madam,

**Proposed House (New Territories Exempted House - Small House)**  
**(A/NE-KTS/529)**

1. We refer to the captioned.
2. According to the Statutory Planning Portal 2 website, there are some rejected applications for Small House covering both the same Agriculture (AGR) and Village Type Development (V) zones (e.g., A/NE-KTS/448, A/NE-KTS/497); the reasons for the rejection of the latter (rejected in 2021) are listed below.

*(a) the proposed development is not in line with the planning intention of the "Agriculture" zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention; and*

*(b) land is still available within the "Village Type Development" ("V") 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 within the "V" zone for more orderly development pattern, efficient use of land and provision of infrastructures and services.*

3. We urge the Board to reject this application as the proposed use is not in line with the

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



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

planning intention of AGR zone. We also urge the Board to seriously investigate with relevant authorities as to whether land is still available in the nearby V zone for Small House development.

4. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

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**Objection to Application No.: A/NE-KTS/529**

30/05/2023 07:31

From:

To:

File Ref:

tpbpd@pland.gov.hk

致 城市規劃委員會

Your ref: A/NE-KTS/529

敬啟者：

本人駱兆中 乃是 上水蕉徑新圍村 駱信公堂 的祖堂司理人。本祖堂的所有子弟都一致反對在丈量約份第 100 約地段第 582號地段的小型屋宇興建的申請。主要反對原因是該地段在新圍村村界內，更沒有現有道路可直達該地段。而申請人并非本村駱氏子弟，而申請人更沒有知會本祖堂，因此若申請人在該地段興建丁屋肯定會影響本村村民的日常生活。因此本祖堂委托 本祖堂子弟 駱俊華先生 全權負責處理反對興建申請的一切事宜。多謝貴處的支持與合作。

感激無限！

駱兆中

駱信公堂 司理人 / 代理人 駱俊華

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**A/NE-KTS/529 DD 100 Tsiu Keng Village**  
31/05/2023 02:23

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

**A/NE-KTS/529**

Lot 582 in D.D. 100, Tsiu Keng, Sheung Shu

Site area : About 377.5sq.m

Zoning: "Agriculture" and "VTD"

Applied development: NET House

Dear TPB Members,

Objections, previous approval and extension expired some time ago so application should be considered on its own merits.

*"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 is no justification to approve incursion into the 'AG' zoning.

Mary Mulvihill

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

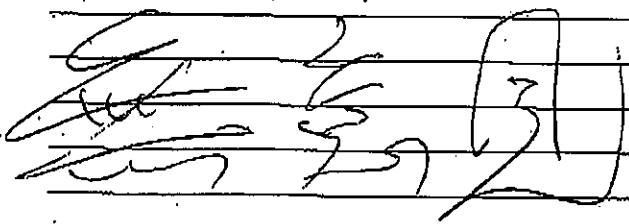
By e-mail : tpbpd@pland.gov.hk

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

A/NE-KTS/529

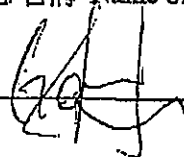
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



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

簽署 Signature



日期 Date

25/5/2023



**Recommended 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 District Lands Officer/North, Lands Department (DLO/N, LandsD) that the proposed septic tank and soakage pit location under the subject application is different from the proposed location in the Small House application. If the applicant would like to revise the location of septic tank and soakage pit, reposting of notice may necessary.
- (c) To note the comments of the Director of Fire Services (D of FS) that the applicant should observe 'New Territories Exempted Houses - A Guide to Fire Safety Requirements', which is administered by the LandsD. Detailed fire safety requirements would be formulated upon receipt of formal application via LandsD.
- (d) To note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- all existing flow paths as well as the run-off 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 subject site any time during or after the works;
  - 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 DSD; and
  - the proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the lot owner at their own expense. For drainage works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N and/or relevant private lot owners.
- (e) 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.

