

2024年 3月 1 3日
此文件在 13 MAR 2024
由 城市規劃委員會 正式確認收到
The Council will formally acknowledge
the receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-II
表格第 S16-II 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Construction
of "New Territories Exempted House(s)"**
適用於只涉及興建「新界豁免管制屋宇」的建議

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers: https://www.tpb.gov.hk/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.tpb.gov.hk/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 請在適當的方格內加上「✓」號

2400 SFS 27/2 by hand

Form No. S16-II 表格第S16-II號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-KTS / 534
	Date Received 收到日期	13 MAR 2024

- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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
(<input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
LIU KING YUNG 廖景勇

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
T.H. & ASSOCIATES LIMITED 陳德慶測量有限公司

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)	<p>Hang Tau, North, New Territories. Lot No. 496 S.F in D.D. 94 新界, 北區, 坑頭. 北區丈量約份第94約 地段496號F分段.</p> <p style="text-align: right;">(Appendix A & Appendix C)</p>
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<p><input checked="" type="checkbox"/> Site area 地盤面積 125.4 sq.m 平方米 <input checked="" type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Gross floor area 總樓面面積 195.09 sq.m 平方米 <input type="checkbox"/> About 約</p> <p style="text-align: right;">(Appendix C)</p>
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	<p style="text-align: center;">N A sq.m 平方米 <input type="checkbox"/> About 約</p>

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Kwu Tung South Outline Zoning Plan 古洞南分區計劃大綱圖 S/NE-KTS/19 (Appendix D)
(e) Land use zone(s) involved 涉及的土地用途地帶	AGR Zone 農業 (Appendix C)
(f) Current use(s) 現時用途	Vacant Land 土地空置 (Appendix E) (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

N A

- (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」[#]。 N A

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

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

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

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

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

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）

N A

Note: May insert more than one 「✓」.

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

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

6. Development Proposal 擬議發展計劃			
(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	LIU KING YUNG 廖景勇		
(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)	Indigenous Villager of Sheung Shui Tsuen, Sheung Shui Heung. 上水鄉上水村原居民.		
(c) Proposed gross floor area 擬議總樓面面積195.09..... sq.m 平方米 <input type="checkbox"/> About 約		
(d) Proposed number of house(s) 擬議房屋幢數	ONE	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	Garden 花園 (Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable) (請在圖則上顯示, 並註明車位總數, 以及每個車位的長度和寬度及/或化糞池的位置 (如適用))		
(g) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 No 否	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input checked="" type="checkbox"/> (Appendix F)	
(h) Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁至公共污水渠?	Yes 是 <input type="checkbox"/> No 否 <input checked="" type="checkbox"/>	(Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線) (Please indicate on plan the location of the proposed septic tank. 請用圖則顯示化糞池的位置) (Appendix H)	

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。

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?

Yes 是 ☐ Please provide details 請提供詳情

No 否 ☒

Does the development proposal involve the operation on the right?
擬議發展是否涉及右列的工程?

Yes 是 ☐

(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)

☐ Diversion of stream 河道改道

☐ Filling of pond 填塘

Area of filling 填塘面積 sq.m 平方米 ☐ About 約

Depth of filling 填塘深度 m 米 ☐ About 約

☐ Filling of land 填土

Area of filling 填土面積 sq.m 平方米 ☐ About 約

Depth of filling 填土厚度 m 米 ☐ About 約

☐ 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

No 否 ☒

Would the development proposal cause any adverse impacts?
擬議發展計劃會否造成不良影響?

On environment 對環境

Yes 會 ☐

No 不會 ☒

On traffic 對交通

Yes 會 ☐

No 不會 ☒

On water supply 對供水

Yes 會 ☐

No 不會 ☒

On drainage 對排水

Yes 會 ☐

No 不會 ☒

On slopes 對斜坡

Yes 會 ☐

No 不會 ☒

Affected by slopes 受斜坡影響

Yes 會 ☐

No 不會 ☒

Landscape Impact 構成景觀影響

Yes 會 ☐

No 不會 ☒

Tree Felling 砍伐樹木

Yes 會 ☐

No 不會 ☒

Visual Impact 構成視覺影響

Yes 會 ☐

No 不會 ☒

Others (Please Specify) 其他 (請列明)

Yes 會 ☐

No 不會 ☒

(Appendix E)

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)

N.A.

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。

Appendix G

Plans to be Submitted

- Appendix A Lot Index Plan—Lot No. 496 S.F in D.D. 94
- Appendix B Land Boundary Plan (LBP/DN/012/5297/D1)
- Appendix C Proposed Small House Plan
- Appendix D Kwu Tung South Outline Zoning Plan—S/NE-KTS/19
- Appendix E Aerial Photo of the Subject Site
- Appendix F Location Plan
- Appendix G Justification
- Appendix H Plan of the Proposed Septic Tank

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

MR CHAN TAK HING

Managing Director

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

MRICS, RPS (LS) & ALS

Others 其他



on behalf of
代表

T.H. & ASSOCIATES LIMITED

陳德慶測量有限公司

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

Date 日期

26 FEB 2024

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
(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。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄) N A
Location/address 位置/地址	Hang Tau, North, New Territories. Lot No. 496 S.F in D.D. 94 新界, 北區, 坑頭. 北區丈量約份第94約 地段496號F分段. (Appendix A & Appendix C)
Site area 地盤面積	125.4 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	O.Z.P. S/NE-KTS/19 (Appendix D)
Zoning 地帶	AGR Zone 農業 (Appendix C)
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 (Appendix C)
(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	ONE
(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) Three Storeys(s) 層

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

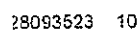
	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
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"/>
<u>Lot Index Plan of Lot 496 S.F in D.D. 94, Land Boundary Plan, Proposed Small House</u>		
<u>Plan, O.Z.P—S/NE-KTS/19, Aerial Photo of the Subject Site, Location Plan</u>		
<u>& Plan of Septic Tank Proposal</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" 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

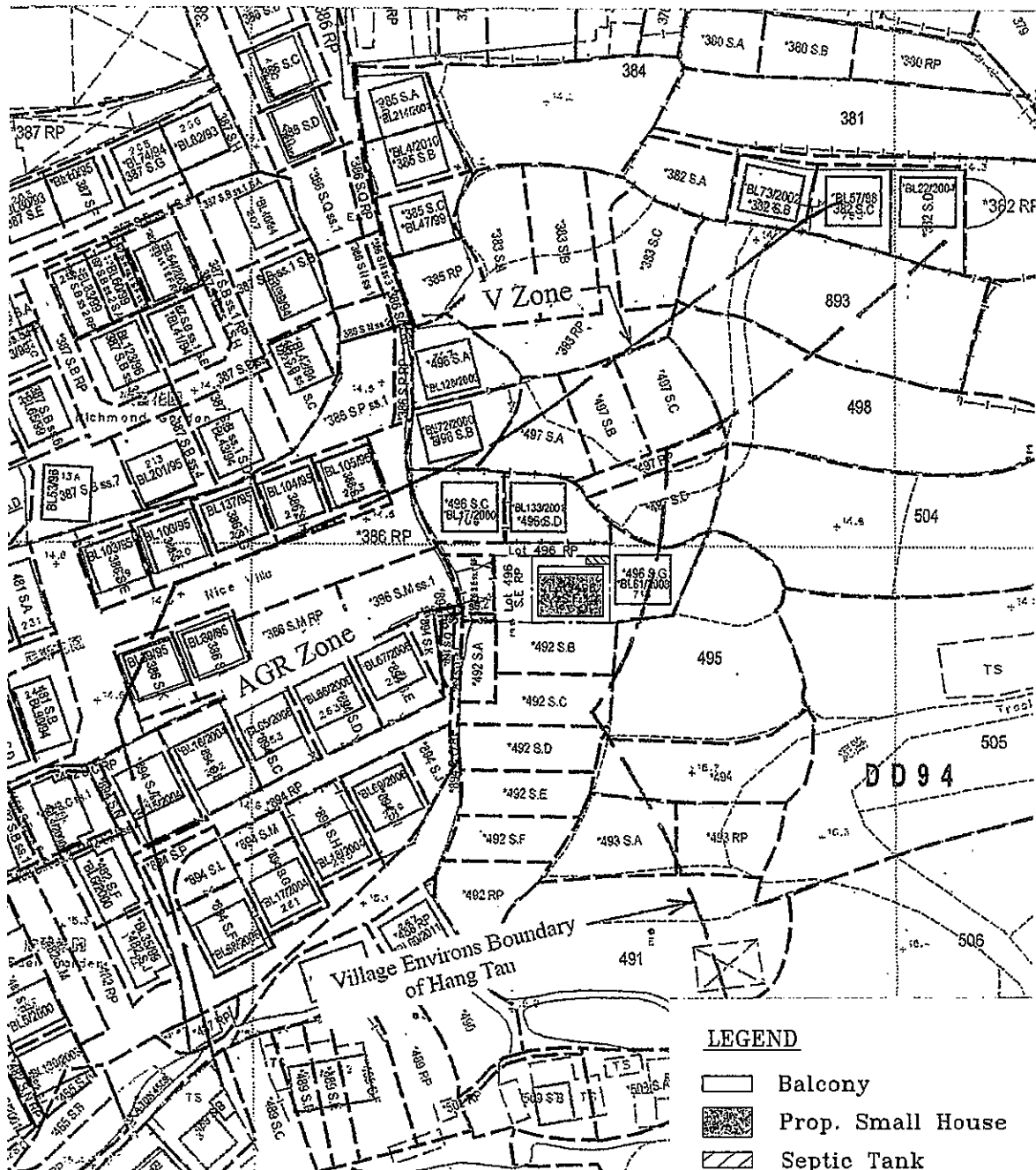
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In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

Appendix A

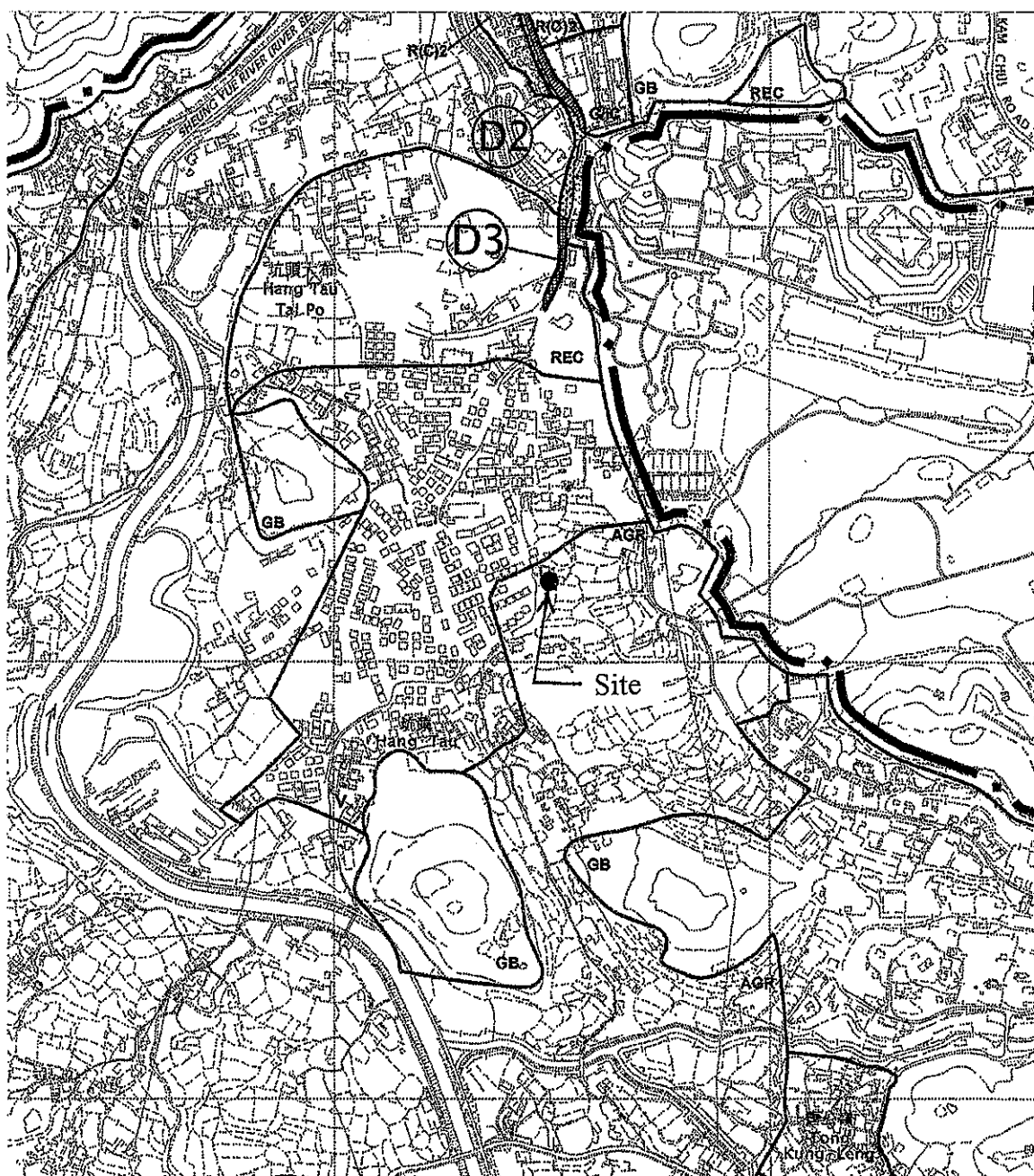


Proposed Small House Plan of Lot No. 496 S.F in D.D. 94



SCALE 1:1000

EXTRACT PLAN
From O.Z.P. S/NE-KTS/19



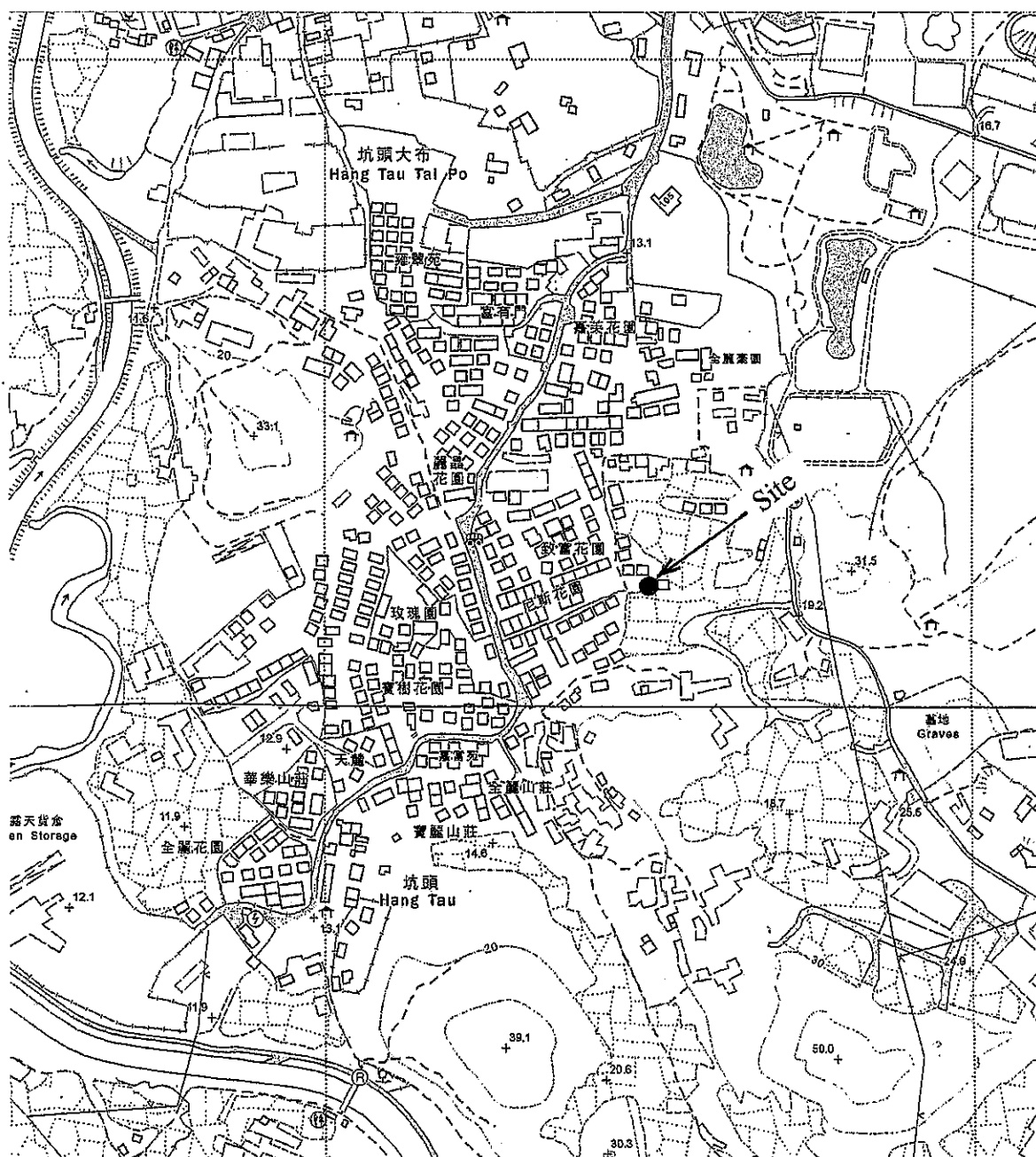
SCALE 1:7500

Photo No. E152993C dated 8/3/2022

Lot 496 S.F.
in D.D.94

LOCATION PLAN

From Survey Sheets Nos. 2-SE-B&D



SCALE 1:5000

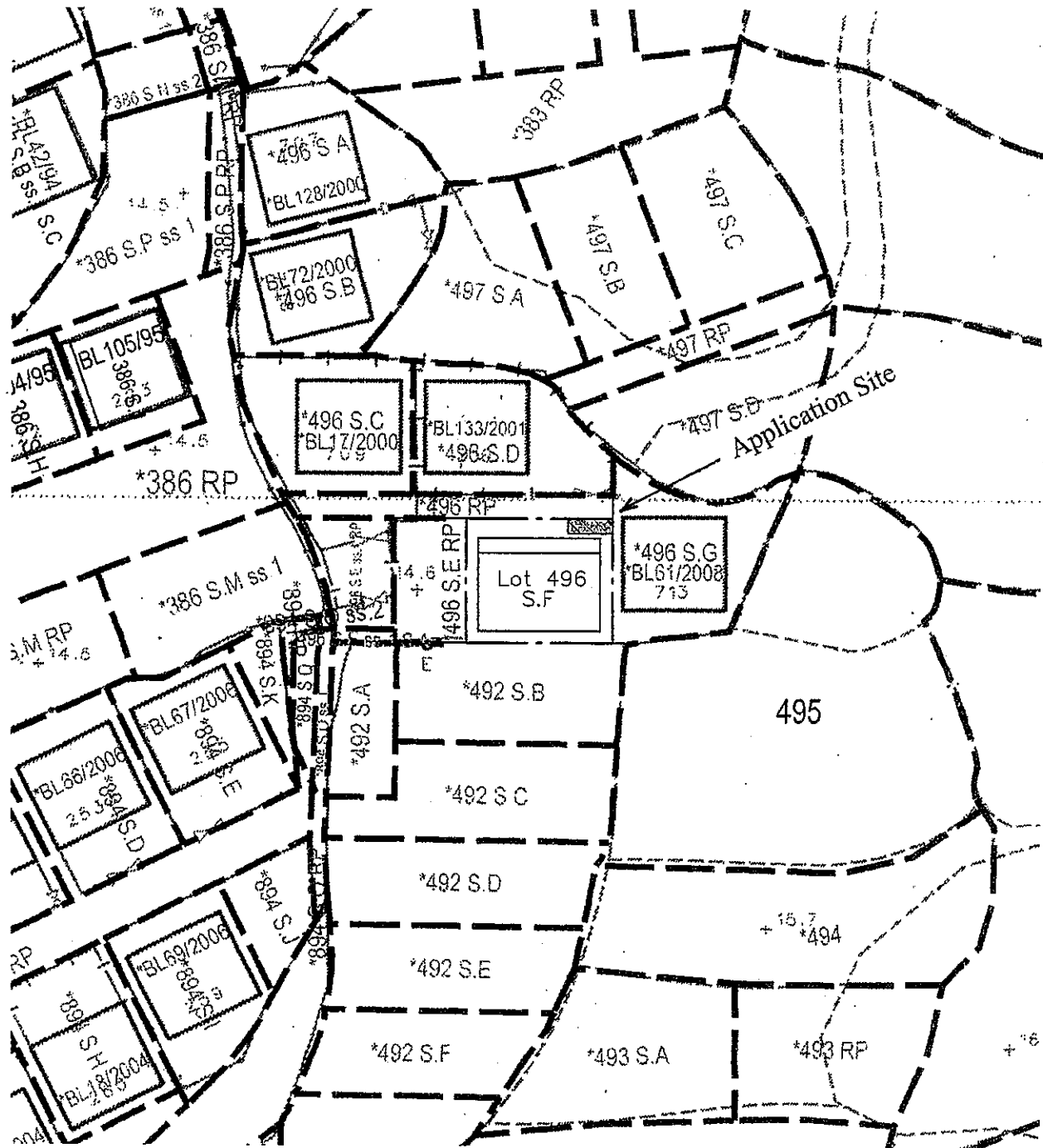
Justification
Lot No. 496 S.F in D.D. 94

Appendix **G**

1. The applicant, Mr. Liu King Yung (廖景勇) is an indigenous villager of Sheung Shui Tsuen/Sheung Shui Wai, District North, who wishes to apply for permission to build a small house under section 16 of the Town Planning Ordinance;
2. The application site is entirely within the Village Environs of Hang Tau, North. Centre of the proposed house site is about 25 meters in average away from the Village Type Development "V" Zone on the Kwu Tung South Outline Zoning Plan S/NE-KTS/19;
3. Land supply within "V" Zone of Hang Tau is very limited and there is a high demand of small house application. V Zone Land Owners are unwilling to sell out their lands, It is impossible to purchase land such that the footprint of the proposed small house is completely falling inside the "V" Zone;
4. The proposed development is considered compatible with the rural environment and will be visually un-intrusive to the surrounding;
5. No trees to be cut down in the proposed house development and No filling is required as well;
6. At present, there is no vehicular access leading to the site, it can only be accessed on foot. The development would NOT cause any adverse traffic impacts to the vicinity;
7. Site visit was made on 12/01/2024, the site is small (125.4m²) and is found vacant. There are NO stream courses or ditches within 30 metres on the application site. The level of the site is found higher than the Southern Area, water for irrigation was severed or cut-off by the small house development in the vicinity of the application site on V Zone and Agricultural Zone. During the date of our site visit, we found that the soil was dried, solidified and hard as rock, due to lack of water for irrigation, the site had not been used for cultivation at least for 30 years, therefore rehabilitation is impossible;
8. Members of the Board are requested to have a site visit to inspect the actual situation of the subject site condition before making decision;
9. The permission under Section 16 of the Town Planning ordinance for this site had once been approved by the Board to the application including Lots 496 S.C, 496 S.D & 496 S.G.

Location Plan of Proposed Septic Tank
on Lot No. 496 S.F in D.D. 94

Appendix ^H



SCALE 1:500



T.H. & ASSOCIATES LIMITED
(陳德慶測量有限公司)

Approved By

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

Tel: 26577726 Fax: 26568757 e-mail: thchan_survey@yahoo.com

Survey Sheet No.: 2-SE-15A

Plan No.: DN/94/496F-SH

Date: 17-01-2024

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

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

special circumstances (e.g. the application site has a building status under the lease or the applicant can demonstrate that the water quality within water gathering grounds will not be affected by the proposed development*);

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

*i.e. The applicant can demonstrate that effluent discharge from the proposed development will be in compliance with the effluent standards as stipulated in the Water Pollution Control Ordinance Technical Memorandum.

Previous Applications covering the Application Site

Approved Applications

Application No.	Uses/Developments	Date of Consideration
A/NE-KTS/314	Proposed House (New Territories Exempted House - Small House)	19.8.2011 (Lapsed on 20.8.2015)

Rejected Applications

Application No.	Uses/Developments	Date of Consideration	Rejection Reasons
A/NE-KTS/468	Proposed House (New Territories Exempted House - Small House)	3.5.2019	(1) and (2)
A/NE-KTS/476	Proposed House (New Territories Exempted House - Small House)	6.9.2019	(1) and (2)

Rejection Reasons

- (1) Not in line with the planning intention of the "AGR" zone
- (2) Land is still available within the "V" zone of Hang Tau. 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

Similar s.16 Applications for Proposed House (New Territories Exempted House – Small House) in the vicinity of the application site within/partly within the same “AGR” Zone in Hang Tau

Approved Applications

	Application No.	Uses/Developments	Date of Consideration
1.	A/NE-KTS/135 ⁽¹⁾	Proposed House (New Territories Exempted House - Small House)	7.12.2001
2.	A/NE-KTS/136 ⁽²⁾	Proposed House (New Territories Exempted House - Small House)	7.12.2001
3.	A/NE-KTS/138	Proposed House (New Territories Exempted House - Small House)	7.12.2001
4.	A/NE-KTS/139	Proposed House (New Territories Exempted House - Small House)	7.12.2001
5.	A/NE-KTS/140 ⁽³⁾	Proposed House (New Territories Exempted House - Small House)	21.12.2001
6.	A/NE-KTS/141 ⁽⁴⁾	Proposed House (New Territories Exempted House - Small House)	21.12.2001
7.	A/NE-KTS/142 ⁽⁵⁾	Proposed House (New Territories Exempted House - Small House)	21.12.2001
8.	A/NE-KTS/143	Proposed House (New Territories Exempted House - Small House)	21.12.2001
9.	A/NE-KTS/144	Proposed House (New Territories Exempted House - Small House)	21.12.2001
10.	A/NE-KTS/146	Proposed House (New Territories Exempted House - Small House)	21.12.2001
11.	A/NE-KTS/209 ⁽⁵⁾	Proposed House (New Territories Exempted House - Small House)	24.6.2005
12.	A/NE-KTS/210 ⁽⁴⁾	Proposed House (New Territories Exempted House - Small House)	24.6.2005
13.	A/NE-KTS/211 ⁽²⁾	Proposed House (New Territories Exempted House - Small House)	24.6.2005
14.	A/NE-KTS/212 ⁽³⁾	Proposed House (New Territories Exempted House - Small House)	24.6.2005
15.	A/NE-KTS/213 ⁽¹⁾	Proposed House (New Territories Exempted House - Small House)	24.6.2005
16.	A/NE-KTS/255	Proposed House (New Territories Exempted House - Small House)	30.11.2007
17.	A/NE-KTS/279	Proposed House (New Territories Exempted House - Small House)	4.9.2009
18.	A/NE-KTS/280 ⁽⁶⁾	Proposed House (New Territories Exempted House - Small House)	4.9.2009
19.	A/NE-KTS/329 ⁽⁷⁾	Proposed House (New Territories Exempted House - Small House)	9.11.2012
20.	A/NE-KTS/330 ⁽⁸⁾	Proposed House (New Territories Exempted House - Small House)	9.11.2012
21.	A/NE-KTS/358 ⁽⁶⁾	Proposed House (New Territories Exempted House -	7.3.2014

		Small House)	
22.	A/NE-KTS/444 ⁽⁷⁾	Proposed House (New Territories Exempted House - Small House)	3.2.2017
23.	A/NE-KTS/445 ⁽⁸⁾	Proposed House (New Territories Exempted House - Small House)	3.2.2017
24.	A/NE-KTS/479	Proposed House (New Territories Exempted House - Small House)	6.3.2020

Remarks

- (1) The applications No. A/NE-KTS/135 and A/NE-KTS/213 involve the same site
- (2) The applications No. A/NE-KTS/136 and A/NE-KTS/211 involve the same site
- (3) The applications No. A/NE-KTS/140 and A/NE-KTS/212 involve the same site
- (4) The applications No. A/NE-KTS/141 and A/NE-KTS/210 involve the same site
- (5) The applications No. A/NE-KTS/142 and A/NE-KTS/209 involve the same site
- (6) The applications No. A/NE-KTS/280 and A/NE-KTS/358 involve the same site
- (7) The applications No. A/NE-KTS/329 and A/NE-KTS/444 involve the same site
- (8) The applications No. A/NE-KTS/330 and A/NE-KTS/445 involve the same site

Rejected Applications

	Application No.	Uses/Developments	Date of Consideration	Rejection Reasons
1.	A/NE-KTS/368	Proposed House (New Territories Exempted House - Small House)	13.6.2014	(1), (2) and (3)
2.	A/NE-KTS/388	Proposed House (New Territories Exempted House - Small House)	12.12.2014	(1), (2) and (3)

Rejection Reasons:

- (1) Not in line with the planning intention of the "AGR" zone.
- (2) Setting an undesirable precedent for other similar applications within the "AGR" zone causing cumulative adverse traffic and/or landscape impacts to the area.
- (3) Not complying with the Interim Criteria in that more than 50% of the site and/or the footprint of the proposed Small House(s) fall outside both the 'VE' and "V" zone of Hang Tau. Land is still available within the "V" zone of Hang Tau. Village house development should be sited close to the village proper as far as possible to maintain an orderly development pattern, efficient use of land and provision of infrastructure and services. There are no exceptional circumstances to justify approval of the application.

Comments from Relevant Government Departments

1. Land Administration

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

- (a) the Site falls entirely within the Village 'Environ' ('VE') of Hang Tau Village;
- (b) the applicant claimed himself as indigenous villager of Sheung Shui Village. His eligibility for Small House concessionary grant has yet to be ascertained;
- (c) the Site is not covered by any Modification of Tenancy / Building Licence;
- (d) the Site is an Old Schedule agricultural lot held under Block Government Lease;
- (e) the number of outstanding Small House applications for Hang Tau village is 49. As provided by the Indigenous Inhabitant Representative of Hang Tau on 31.5.2017, the number of 10-year Small House demand for the whole Hang Tau Village is between 2,900 and 3,200; and
- (f) the Small House application at the Site submitted by the applicant of the subject application had been rejected on 12.12.2022.

2. Traffic

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

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

3. Environment

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

the Site is in an area where no public sewerage connection is available.

3.2 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 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department" and are duly certified by an Authorized Person.

4. **Drainage**

Comment of the CE/MN, DSD:

he has no objection to the application from public drainage viewpoint.

5. **Water Supply**

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

- (a) he has no objection to the application; and
- (b) for provision of water supply to the development, the applicant may need to extend his inside services to the nearest suitable Government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standard.

6. **Landscape**

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

- (a) he has no objection to the application from the landscape planning perspective;
- (b) according to the aerial photo taken in 2023, the Site is situated in an area of rural inland plain landscape character comprising village houses, farmlands, vacant lands and clutters of trees. With reference to the aerial photos of 2023 and 2020, there is no significant change in the landscape character of the adjacent areas of the Site. The proposed development is considered not incompatible with the landscape setting in proximity; and
- (c) based on site photos taken on 19.3.2024, the Site was vacant covered with debris and self-seeded vegetation. No landscape resources of high sensitivity were observed within the Site. Significant landscape impact within the Site arising from the proposed development is not anticipated.

7. **Fire Safety**

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

- (a) he has no objection to the application provided that the proposed house would not encroach on any existing EVA under application in accordance with LandsD's record.
- (b) the applicant is reminded to observe 'New Territories Exempted Houses - A Guide to Fire Safety Requirements', which is administered by LandsD. Detailed fire safety requirements will be formulated upon receipt of formal application via the LandsD.

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

240321-205313-26467

提交限期**Deadline for submission:**

09/04/2024

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

21/03/2024 20:53:13

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

A/NE-KTS/534

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

女士 Ms. Joe Poon

意見詳情**Details of the Comment :****支持該項申**

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

240409-163515-83519

提交限期**Deadline for submission:**

09/04/2024

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

09/04/2024 16:35:15

有關的規劃申請編號**The application no. to which the comment relates:** A/NE-KTS/534**「提意見人」姓名/名稱****Name of person making this comment:**

先生 Mr. Chan Kam Shui

意見詳情**Details of the Comment :**

I decided to object the application, the reasons are :

During the summer rainy season, The lot is flooded. These incident also alarmed the Sheung Shui District Council, Sheung Shui Rural Committee, Home Affair Department North and Drainage Service Department North. If approve for the small house building, the drainage system cannot be loaded.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

240409-170203-15243

提交限期

Deadline for submission:

09/04/2024

提交日期及時間

Date and time of submission:

09/04/2024 17:02:03

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-KTS/534

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 葉桂添

意見詳情

Details of the Comment :

我作為本村老村民, 對新屋建設是無問題的.
但如果未有為鄰里設想而進行工程, 我反對.

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



A/NE-KTS/534 DD 94 Hang Tau
09/04/2024 02:07

From:
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent by: tpbpd@pland.gov.hk
File Ref:

Dear TPB Members,

The try; try again, wear them down approach.

However there is no justification to a further application with enough land available to meet outstnad SH applications.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 6 August 2019 3:10 AM HKT
Subject: A/NE-KTS/476 DD 94 Hang Tau

Dear TPB Members,

While land available within the "Village Type Development" ("V") zone was insufficient to fully meet the future Small House demand, it was capable to meet the outstanding Small House applications.

It is quite clear that this further application has no merit.

Mary Mulvihill

From:
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Friday, April 5, 2019 3:18:43 AM
Subject: A/NE-KTS/468 DD 94 Hang Tau

A/NE-KTS/468
Lot 496 S.F in D.D. 94, Hang Tau, Sheung Shui
Site area : 125.42m²
Zoning : "Agriculture"
Applied Development : NET House

Dear TPB Members,

Despite issues with regard to access and drainage, approval was granted in 2011. However that was then and there are now more stringent policies with regard to the development of Agriculture zoning.

This residence would require a septic tank, an amenity suited only to remote villages in third world countries. The Audit Commission has recommended that they be phased out.

Members must consider this application in line with current policy.

Mary Mulvihill

From:

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent: Friday, April 5, 2019 2:42:15 AM

Subject: A/NE-KTS/468 DD 94 Hang Tau

A/NE-KTS/468

Lot 496 S.F in D.D. 94, Hang Tau, Sheung Shui

Site area : 125.42m²

Zoning : "Agriculture"

Applied Development : Net House

Dear TPB Members,

23 June 2017 TPB rejected application 454 on nearby lots in DD 94.

"(a) the proposed development is not in line with the planning intention of the "Agriculture" ("AGR") zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and also to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the current submission for a departure from the planning intention; and
(b) approval of the application would set an undesirable precedent for similar applications within the "AGR" zone. The cumulative effect of approving such applications would lead to further extension of village development beyond the existing "Village Type Development" zone boundary resulting in irreversibly further reduction of farmland and degradation of the agricultural environment of the "AGR" zone."

While this village is filling up, it is obvious from the names of the various clusters that there has been amalgamation of NET sites resulting in villa style developments. If villagers choose to sell their ding rights, this should not be a justification to encroach on land zoned for Agriculture.

There is also the septic tank, Audit Commission has recommended that these services are not compatible with a well planned and modern community.

Mary Mulvihill

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 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 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department" and are duly certified by an Authorized Person;
- (c) 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 responsible for the construction, operation and maintenance of the inside services within the private lots to his department's standard; and
- (d) To note the comments of the Director of Fire Services to 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.

