

2024年 3月 26日

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

Form No. S16-II
表格第 S16-II 號

The document is received on 26 MAR 2024
The Planning Board will formally acknowledge
the receipt of the application only upon receipt
of all the required information and documents.

**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 請在適當的方格內上加上「✓」號

2400679

12/3

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/NR-KTS/535
	Date Received 收到日期	26 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 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☒ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)
LIU Tsz 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)
Access Consulting Limited

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. 1228 S.B in DD100 Tsiu Keng Village, Sheung Shui, New Territories
(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 157.9 sq.m 平方米 <input 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) 0 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/19
(e) Land use zone(s) involved 涉及的土地用途地帶	農業
(f) Current use(s) 現時用途	空置土地 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

☒ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。

☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

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>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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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. 申請人為新界原居民，故祇得一生人一次機會申請興建小型屋宇「俗稱丁屋」；
2. 申請地點空氣流通清新，樓宇建設亦不會太密集，對居民亦有好處；
3. 申請位置鄰近有休憩地方、道路及交通，適合建屋居住；
4. 擬建的申請可解決申請人的住屋問題；
5. 申請人會配合有關部門的要求規範。

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

LO Chung Yiu

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

Others 其他

on behalf of
代表

Access Consulting Limited



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

Date 日期

01.03.2024 (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

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

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

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

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

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

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

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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. 1228 S.B in DD100 Tsiu Keng Village, Sheung Shui, New Territories		
Site area 地盤面積	157.9	sq. m 平方米	<input 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/19		
Zoning 地帶	AGR		
Applied use/ development 申請用途／發展	New Territories Exempted House 新界豁免管制屋宇 <input checked="" type="checkbox"/> Small House 小型屋宇		
(i) Proposed Gross floor area 擬議總樓面面積	195.09	sq.m 平方米	<input type="checkbox"/> About 約
(ii) Proposed No. of house(s) 擬議房屋幢數	1		
(iii) Proposed building height/No. of storeys 建築物高度／層數	8.23		m 米 <input type="checkbox"/> (Not more than 不多於)
	3		Storeys(s) 層

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

	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1. 屋位定界圖 2. 地段索引圖 3. 分地圖 4. 分區計劃大綱		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

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

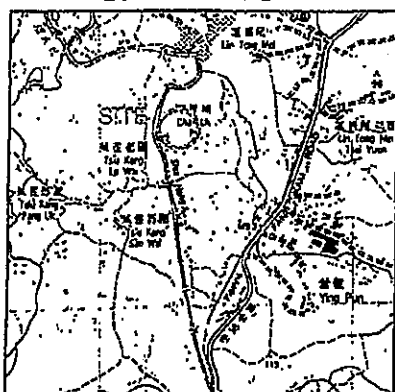
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In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

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

PROPOSED BUILDING LICENCE LOT NO. 1228 S.B IN D.D.100



LOCATION PLAN



COLOURED PINK AREA : 65.03 SQUARE METRES (ABOUT)

Line	Bearing	Distance(m)	Northing(m)	Easting(m)	Pt.
A-B	63° 55' 16"	10.160	837704.020	829131.097	A
B-C	153° 55' 16"	6.401	837708.486	829140.223	B
C-D	243° 55' 16"	10.160	837702.737	829143.037	C
D-A	333° 55' 16"	6.401	837698.271	829133.911	D

Dated this 25th day of September 2017.

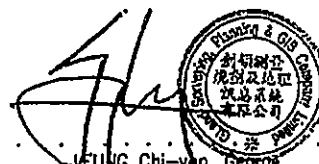
Legends:

- Septic Tank (4' x 12')
- Balcony (10.160m x 1.220m)

Scale 1:1000

Survey Sheet No.: 2-SE-20C

Date: September 2017



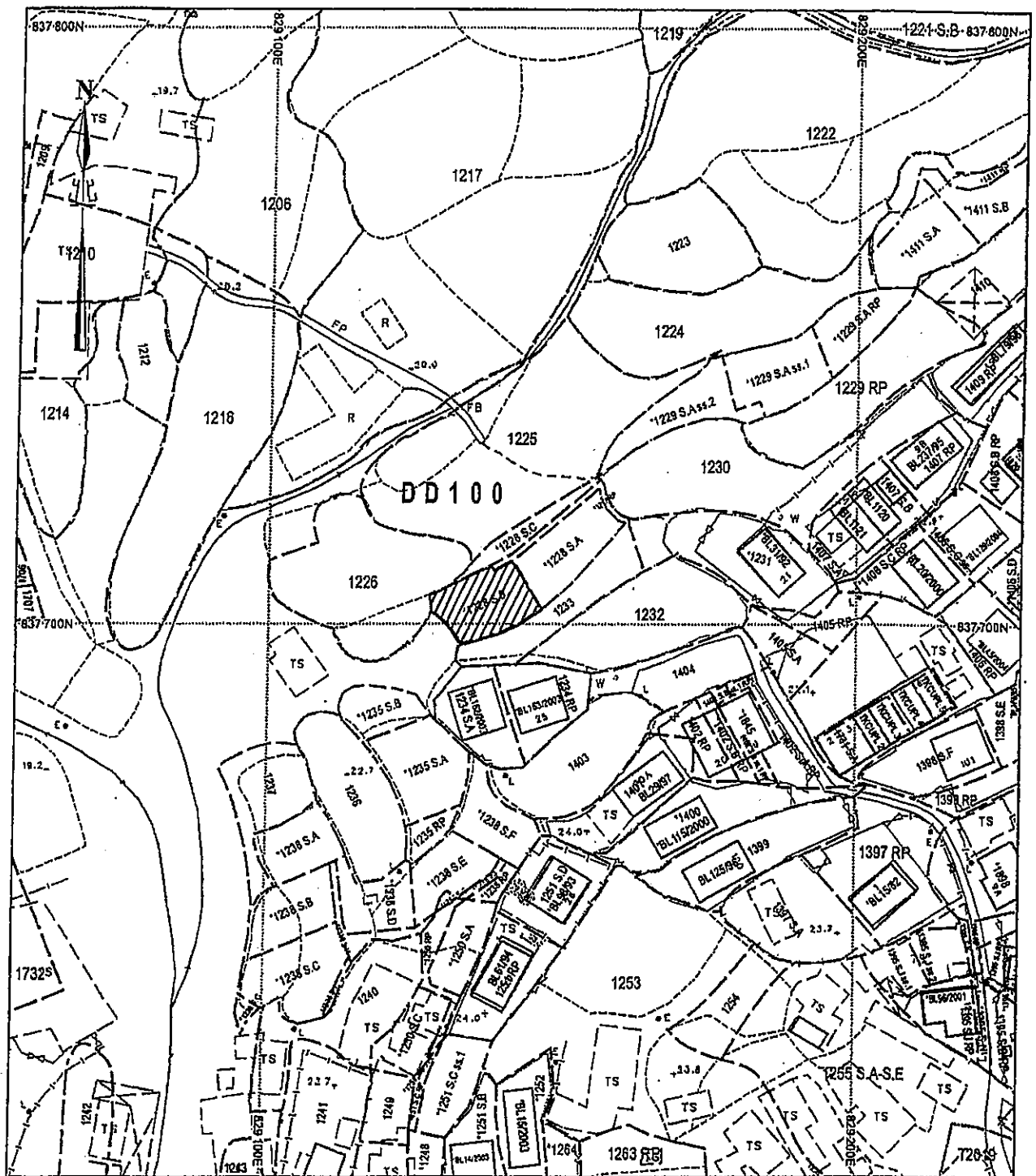
LEUNG Chi-yan, George
MIS.Aust MNZIS MHKIS MRICS RPS(LS) ACIarb
Authorized Land Surveyor

Gland

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

Plan No. : GL0705/SH/03(R1)

地段索引圖 LOT INDEX PLAN



地政總署測繪處 Survey and Mapping Office, Lands Department

 The Site

比例尺 SCALE 1:1 000

米 metres 10 0 10 20 30 40 50 米 metres



Locality : DD100

Lot Index Plan No. : ND0314092014

District Survey Office : North

Date : 22-Sep-2014

Reference No. : 2-SE-20A, 2-SE-20C

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S.M.O. 004

免責聲明

本圖則乃地段索引圖的複本，顯示地段界線的大概位置，包括根據政府撥地、臨時政府撥地、短期租約及政府土地租用牌照而臨時佔用土地的位置。臨時佔用土地的情況可憑藉短期通知出現或終止，因此應向有關的分區地政專員核實。本圖則所示的資料必須透過實地測量予以核實。當有更佳或新的地界證據時，地段索引圖可能會被修訂而無須事先通知。

Disclaimer

This plan is a copy of the lot index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allocations, Temporary Government Land Allocations, Short Term Tenancies and Government Land Licences. The temporary occupation of land may be created or terminated at short notice and should be confirmed with the District Lands Officer. The information shown on this plan **MUST** be verified by field survey. The lot index plan may be revised without prior notification as better or new boundary evidence

Notes:

SUBJECT LOT CO-ORDINATES & DIMENSIONS:
Boundary Point
LOT 1228 S.A. IN D.D.100

Point	Bearing	Distance	N	E
19.014	50° 07' 10"	19.014	837710.767	829141.485
164° 55' 02"	1.417	837722.958	829136.076	829136.076
153° 21' 36"	2.291	837719.513	829157.480	829157.480
137° 23' 12"	1.351	837718.372	829158.500	829158.500
129° 25' 33"	1.163	837717.633	829159.429	829159.429
112° 41' 02"	1.231	837717.158	829160.564	829160.564
222° 39' 20"	2.341	837715.181	829159.869	829159.869
228° 57' 37"	5.160	837706.458	829150.869	829150.869
326° 12' 02"	0.766	837703.110	829147.077	829147.077
328° 29' 23"	9.481	837710.767	829141.485	829141.485

LOT 1228 S.B. IN D.D.100

Point	Bearing	Distance	N	E
65° 55' 56"	1.264	837705.008	829127.492	829127.492
63° 15' 59"	8.188	837710.022	829130.472	829130.472
152° 20' 47"	1.000	837709.126	829137.764	829137.764
63° 15' 59"	3.624	837710.767	829141.485	829141.485
148° 29' 23"	9.481	837702.684	829146.400	829146.400
235° 12' 02"	4.316	837700.283	829142.854	829142.854
242° 54' 35"	3.123	837698.861	829140.074	829140.074
250° 00' 15"	3.819	837697.555	829136.485	829136.485
255° 41' 13"	3.709	837697.896	829132.274	829132.274
323° 08' 02"	3.014	837700.307	829130.466	829130.466
307° 53' 13"	0.801	837701.950	829126.761	829126.761
295° 36' 18"	0.516	837702.711	829127.784	829127.784
2° 33' 26"	2.315	837705.008	829127.492	829127.492

Table of Subdivisions

SECTION	AREA
LOT 1228 S.A. (Coloured Yellow)	165.0 m ² (About)
LOT 1228 S.B. (Coloured Green)	157.9 m ² (About)
LOT 1228 S.C. (Coloured Pink)	65.9 m ² (About)
LOT 1228 R.P. (Coloured Indigo)	31.3 m ² (About)
Total Area	420.1 m ² (About)

I, LEUNG CHI-YAN, Geomatics, an Authorized Land Surveyor registered under the Land Survey Ordinance (Cap. 473), hereby certify that this land boundary plan has been prepared from land boundary surveys that were carried out by me, or under my direct supervision in conformity with the Code of Practice approved by the Land Survey Authority under the above Ordinance, and that this plan correctly represents that survey completed on the 28th day of June, 2012.

Dated this 08th day of August, 2012.

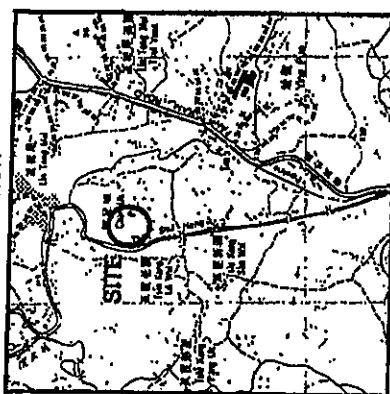
LEUNG CHI-YAN, Geomatics
Authorized Land Surveyor
US/401 ARCS (M) 003 853 (S) 4046

Gland
Gland Surveying, Planning & GIS Co. Ltd.
創源測量規劃及地理資訊系統有限公司

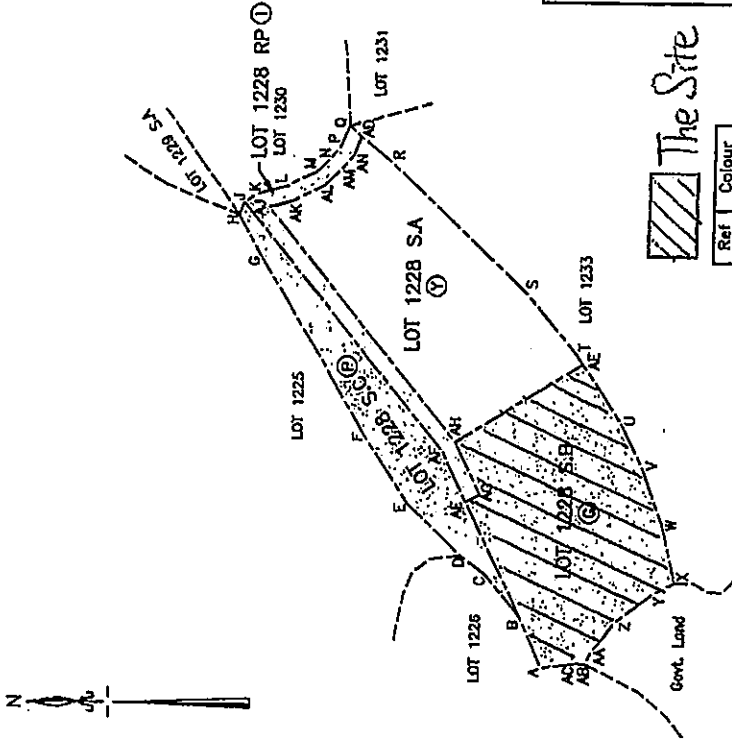
FOR OFFICIAL USE

Land Boundary Plan No. : LBP/DN/054/0238/D1

LOCATION

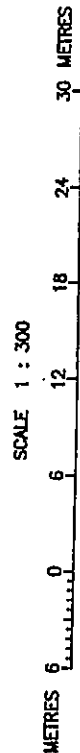


SCALE 1 : 5000



The Site

Ref	Colour
1	BROWN
2	GREEN
3	PINK
4	INDIGO
5	ORANGE
6	RED
7	BLUE
8	YELLOW
9	GREY



SUBJECT LOT CO-ORDINATES & DIMENSIONS:

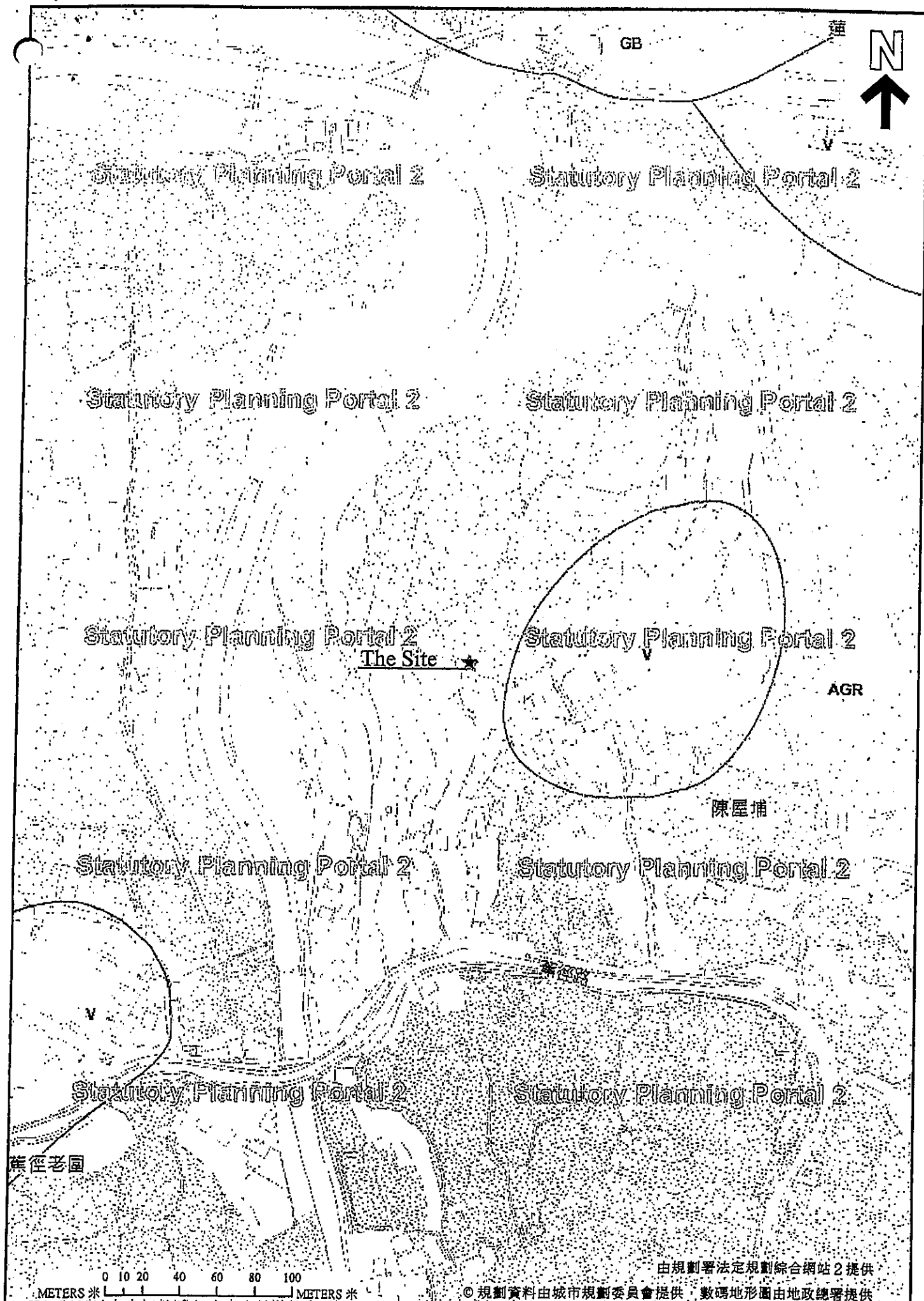
Boundary Point	Bearing	Distance	N	E
LOT 1228 S.C. IN D.D.100				
3.549	50° 07' 10"	3.549	837706.339	829130.472
2.045	36° 26' 59"	2.045	837708.417	829132.153
4.693	42° 55' 06"	4.693	837710.582	829134.088
5.118	58° 01' 59"	5.118	837713.598	829137.604
13.188	58° 37' 41"	13.188	837716.558	829141.849
2.859	60° 26' 46"	2.859	837723.621	829153.105
0.849	111° 51' 08"	0.849	837724.315	829156.380
20.129	230° 07' 08"	20.129	837711.608	829140.933
11.715	243° 15' 59"	11.715	837706.339	829130.472

LOT 1228 R.P. IN D.D.100

Boundary Point	Bearing	Distance	N	E
LOT 1228 R.P. IN D.D.100				
3.536	63° 15' 59"	3.536	837710.022	829137.764
20.129	50° 07' 08"	20.129	837711.608	829140.933
0.972	144° 40' 07"	0.972	837724.315	829156.380
1.932	164° 55' 02"	1.932	837723.804	829158.884
2.050	153° 21' 36"	2.050	837721.819	829157.392
1.341	137° 23' 12"	1.341	837718.372	829158.311
0.546	129° 25' 33"	0.546	837716.100	829155.219
1.274	112° 41' 02"	1.274	837715.469	829151.950
1.041	218° 53' 32"	1.041	837717.158	829161.218
1.231	282° 41' 02"	1.231	837717.433	829160.364
1.163	309° 25' 33"	1.163	837716.322	829158.429
2.291	317° 23' 12"	2.291	837716.513	829159.530
1.447	334° 55' 02"	1.447	837723.858	829167.463
15.014	230° 07' 10"	15.014	837710.767	829147.077
3.624	243° 15' 59"	3.624	837709.126	829141.485
1.000	328° 29' 23"	1.000	837710.022	829137.764

PLAN OF LOT Nos. 1228 S.A, S.B, S.C & R.P IN D.D.100
BEING SUBDIVISION OF LOT No. 1228 IN D.D.100

Survey District : North
Date of Survey : June 2012
Survey Sheet No. : 2-SE-20C
Survey Record Plan No.: SRP/DN/054/0238/D1



**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 s.16 Applications covering the Application Site

Approved Applications

Application No.	Uses/Developments	Date of Consideration
A/NE-KTS/356	Proposed House (New Territories Exempted House - Small House)	3.1.2014 (Lapsed on 4.1.2018)
A/NE-KTS/481	Proposed House (New Territories Exempted House - Small House)	3.1.2020 (Lapsed on 4.1.2024)

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 Chan Uk Po, Tsiu Keng

Approved Applications

	Application No.	Uses/Developments	Date of Consideration
1.	A/NE-KTS/150	Proposed House (New Territories Exempted House - Small House)	25.1.2002
2.	A/NE-KTS/155	Proposed House (New Territories Exempted House - Small House)	23.8.2002
3.	A/NE-KTS/156	Proposed House (New Territories Exempted House - Small House)	23.8.2002
4.	A/NE-KTS/355 ⁽¹⁾	Proposed House (New Territories Exempted House - Small House)	3.1.2014
5.	A/NE-KTS/375 ⁽²⁾	Proposed House (New Territories Exempted House - Small House)	31.10.2014
6.	A/NE-KTS/455	Proposed House (New Territories Exempted House - Small House)	18.5.2018
7.	A/NE-KTS/482 ⁽²⁾	Proposed House (New Territories Exempted House - Small House)	3.1.2020
8.	A/NE-KTS/483 ⁽¹⁾	Proposed House (New Territories Exempted House - Small House)	3.1.2020

Remarks

- (1) The applications No. A/NE-KTS/355 and A/NE-KTS/483 involve the same site
(2) The applications No. A/NE-KTS/375 and A/NE-KTS/482 involve the same site

Rejected Applications

	Application No.	Uses/Developments	Date of Consideration	Rejection Reasons
1.	A/NE-KTS/424	Proposed House (New Territories Exempted House - Small House)	25.11.2016	(1) and (2)
2.	A/NE-KTS/425	Proposed House (New Territories Exempted House - Small House)	25.11.2016	(1) and (2)
3.	A/NE-KTS/426	Proposed House (New Territories Exempted House - Small House)	25.11.2016	(1) and (2)
4.	A/NE-KTS/427	Proposed House (New Territories Exempted House - Small House)	25.11.2016	(1) and (2)
5.	A/NE-KTS/428	Proposed House (New Territories Exempted House - Small House)	25.11.2016	(1) and (2)

	Application No.	Uses/Developments	Date of Consideration	Rejection Reasons
6.	A/NE-KTS/430	Proposed House (New Territories Exempted House - Small House)	25.11.2016	(1) and (2)
7.	A/NE-KTS/431	Proposed House (New Territories Exempted House - Small House)	25.11.2016	(1), (2) and (3)

Rejection Reasons:

- (1) Not in line with the planning intention of the “AGR” zone.
- (2) Land is still available within the “V” zone of Chan Uk Po, Tsiu Keng. Village house development should be sited close to the village proper for more orderly development pattern, efficient use of land and provision of infrastructure and services.
- (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 Chan Uk Po, Tsiu Keng.

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 Tsiu Keng;
- (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 Tsiu Keng is 36. As provided by the Indigenous Inhabitant Representative of Tsiu Keng on 18.4.2024, the number of 10-year Small House demand for the whole Tsiu Keng is 160; and
- (f) the Small House application at the Site is the same as that under the planning application. The Small House application is still under processing.

2. Environment

2.1 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.

2.2 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 (AP).

3. Drainage

Comment of the CE/MN, DSD:

- (a) he has no objection to the application from public drainage viewpoint; and
- (b) the site is in an area where no DSD stormwater drain is available.

4. Water Supply

Comments of the Chief Engineer/Construction, Water Supplies Department (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.

5. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- (a) he has no objection to the application from the landscape planning perspective;
- (b) according to the aerial photo taken in 2022, 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 2022 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 5.4.2024, the Site was vacant covered with 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.

6. Fire Safety

Comments of the Director of Fire Services:

- (a) he has no objection to the application provided that the proposed house would not encroach on any existing or planned Emergency Vehicular Access under application in accordance with LandsD's record; and
- (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.

7. **Buildings**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- (a) he has no comment; and
- (b) the applicant's attention is drawn to the following points:
 - i. Site formation works and drainage works for NTEHs are building works under the control of the Building Ordinance (BO). Before any new site formation and/or drainage works are to be carried out on the Site, the prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works. An AP should be appointed as the co-ordinator for the proposed site formation and/or drainage works in accordance with the BO; and
 - ii. Notwithstanding (i) above, the Director of Lands may issue a certificate of exemption from prior approval and consent of the BA in respect of site formation works and/or drainage works in New Territories under the Building Ordinance (Application to the New Territories) Ordinance. The applicant may approach DLO/N, LandsD or seek AP's advice for details.

A/NE-KTS/535

致北區民政事務專員

本人陳大權，反對第100約地段第1228號B分段屋宇申請。
理由是申請人不是本村原居民！
強烈反對！！

反對人

陳大權

2024年4月19日



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 (AP);
- (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.
- (e) To note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the site is in an area where no public sewerage connection and stormwater drain is available.
- (f) To note the comments of the Chief Building Surveyor/New Territories West, Buildings Department that (i) site formation works and drainage works for NTEHs are building works under the control of the Building Ordinance (BO). Before any new site formation and/or drainage works are to be carried out on the Site, the prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works. An AP should be appointed as the co-ordinator for the proposed site formation and/or drainage works in accordance with the BO; and (ii) notwithstanding (i) above, the Director of Lands may issue a certificate of exemption from prior approval and consent of the BA in respect of site formation works and/or drainage works in New Territories under the Building Ordinance (Application to the New Territories) Ordinance. The applicant may approach DLO/N, LandsD or seek AP's advice for details.

