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

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

Approved Applications

Application No.	Application No. Uses/ Development	
A/NE-LK/85*1	Proposed House (New Territories Exempted House - Small House)	17.10.2014
A/NE-LK/86*2	Proposed House (New Territories Exempted House - Small House)	17.10.2014

Remarks:

^{*1} Previous case of application A/NE-LK/150

^{*2} Previous case of application A/NE-LK/149

Similar S.16 Applications for Proposed House (NTEH – Small House) within/partly within the "Agriculture" zone in the vicinity of the Site in the Luk Keng and Wo Hang Area

Approved Applications

Application No.	tion No. Uses/ Development	
A/NE-LK/25	Proposed New Territories Exempted House (NTEH) (Small House)	8.12.2000
A/NE-LK/30 ¹	Proposed New Territories Exempted House (NTEH) (Small House)	12.7.2002
A/NE-LK/57	Proposed House (New Territories Exempted House - Small House)	30.7.2010
A/NE-LK/58	Proposed House (New Territories Exempted House - Small House)	30.7.2010
A/NE-LK/59	Proposed House (New Territories Exempted House - Small House)	30.7.2010
A/NE-LK/64	Proposed House (New Territories Exempted House (NTEH) - Small House)	20.5.2011
A/NE-LK/65	Proposed House (New Territories Exempted House (NTEH) - Small House)	20.5.2011
A/NE-LK/66	Proposed House (New Territories Exempted House (NTEH) - Small House)	20.5.2011
A/NE-LK/67	Proposed House (New Territories Exempted House (NTEH) - Small House)	20.5.2011
A/NE-LK/79	A/NE-LK/79 Proposed 4 Houses (New Territories Exempted Houses - Small Houses)	
A/NE-LK/88	Proposed House (New Territories Exempted House - Small House)	17.10.2014
A/NE-LK/89	Proposed House (New Territories Exempted House - Small House)	17.10.2014
A/NE-LK/90	Proposed House (New Territories Exempted House - Small House)	17.10.2014
A/NE-LK/91	Proposed House (New Territories Exempted House - Small House)	17.10.2014
A/NE-LK/94 ²	A/NE-LK/94 ² Proposed House (New Territories Exempted House - Small House)	
A/NE-LK/95	A/NE-LK/95 Proposed House (New Territories Exempted House - Small House)	
A/NE-LK/109 ¹	Proposed House (New Territories Exempted House - Small House)	10.11.2017

Remarks

- *1: The application no. A/NE-LK/30 involves the same site as the application no. A/NE-LK/109
- *2: The rejected application no. A/NE-LK/135 involves part of the site of the approved application nos. A/NE-LK/94

Rejected Applications

Application No.	Uses/ Development	Date of Consideration	Rejection Reasons
A/NE-LK/92 ³	A/NE-LK/92 ³ Proposed House (New Territories Exempted House - Small House)		R1 – R5
A/NE-LK/93 ³	A/NE-LK/93 ³ Proposed House (New Territories Exempted House - Small House)		R1 – R5
A/NE-LK/114	A/NE-LK/114 Proposed House (New Territories Exempted House - Small House)		R1, R4 & R6
A/NE-LK/122 ³	A/NE-LK/122 ³ Proposed House (New Territories Exempted House - Small House) A/NE-LK/134 ⁴ Proposed House (New Territories Exempted House - Small House)		R1 – R5
A/NE-LK/134 ⁴			R1 & R4
A/NE-LK/135 ²	A/NE-LK/135 ² Proposed House (New Territories Exempted House - Small House)		R1 & R4
A/NE-LK/144 ⁴	Proposed House (New Territories Exempted House - Small House)	24.6.2022	R1 & R4

Remarks

- *3: The application no. A/NE-LK/122 involves part of the site of the application nos. A/NE-LK/92 and A/NE-LK/93
- *4: The rejected application nos. A/NE-LK/134 and A/NE-LK/144 involve the same site

Rejection Reasons

R1 The proposed development was not in line with the planning intention of the "Agriculture" zone in the Luk Keng and Wo Hang area which was 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 was no strong planning justification in the submission for a departure from the planning intention.

- R2 The proposed development was not in line with the planning intention of the "Green Belt" ("GB") zone in the Luk Keng and Wo Hang area which was primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There was a general presumption against development within this zone. There was no strong planning justification in the submission for a departure from the planning intention.
- R3 The proposed development did not comply with the Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories and Town Planning Board Guidelines No. 10 on 'Application for Development within "GB" Zone under Section 16 of the Town Planning Ordinance' in that the proposed development would involve clearance of vegetation and would affect the existing natural landscape on the surrounding environment.
- Land was still available within the "Village Type Development" ("V") zone of Ma Tseuk Leng, Ma Tseuk Leng San Uk Ha and Shek Kiu Tau village cluster where land is primarily intended for Small House development. It was 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.
- R5 The approval of the application would set an undesirable precedent for similar applications in the area. The cumulative impacts of approving such applications would result in a general degradation of the environment and landscape quality of the area.
- R6 The proposed development did not comply with the Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories in that the proposed development would involve vegetation clearance and hence affect the existing natural landscape.

Detailed Comments from Relevant Government Departments

1. Land Administration

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

- (a) the Sites of Applications No. A/NE-LK/149 and 150 fall entirely within the village environs of Ma Tseuk Leng Village;
- (b) the applicants are the indigenous villagers of Ma Tseuk Leng Village. Their eligibilities for Small House grants have been ascertained;
- (c) the Sites are not covered by any Modification of Tenancy/Building License;
- (d) the Small House applications under planning applications No. A/NE-LK/149 and 150 were submitted to her office on 11.7.2013 and were approved on 23.12.2022; The Small House Grants for the Sites have yet to be executed; and
- (e) there is no "Fung Shui" area at Ma Tseuk Leng Village.

2. Traffic

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

- (a) she has reservation on the applications. Such type of developments should be confined within the "Village Type Development" ("V") zone as far as possible. Although additional traffic generated by the proposed developments is not expected to be significant, such type of developments outside the "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 applications only involve the construction of one Small House at each site. She considers that the applications can be tolerated unless being rejected on other grounds; and
- (c) the local village access leading to the Sites from Sha Tau Kok Road Wo Hang is not managed by Transport Department.

Comments of the Chief Highway Engineer/New Territories East, Highways Department (HyD):

- (a) no comment on the planning applications; and
- (b) the local village access leading to the Sites from Sha Tau Kok Road Wo Hang is not maintained by HyD.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- (a) in view of the small scale of the proposed developments, the applications are 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 ProPECC PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" and are duly certified by an Authorized Person.

4. <u>Landscape</u>

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

- (a) she has no objection to the applications from the landscape planning perspective;
- (b) the Sites are located in an area of settled valleys landscape character comprising village houses, vegetation area and clusters of tree groups. There has been no significant change in the landscape character since the last planning applications were approved. The Sites are covered by self-seeded vegetation. Some trees of invasive and common species are observed in the vicinity of the Sites. Significant adverse impact on the landscape character and the existing landscape resources within the Sites arising from the proposed use is not anticipated; and
- (c) should these fresh applications be approved by the Board, it is considered not necessary to impose a landscape condition as there is insufficient space for meaningful landscaping within the sites and the effect of additional landscaping on enhancing the quality of public realm is not apparent.

5. Drainage

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

- (a) she has no objection to the applications from the public drainage viewpoint; and
- (b) should the applications be approved, a condition should be included to request the applicants to submit and implement a drainage proposal for the Sites to ensure that it will not cause adverse drainage impact on the adjacent area, and the drainage system should be properly maintained at all times during the planning approval period and rectified if they are found inadequate / ineffective during operation.

6. Nature Conservation and Agriculture

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

(a) the applications are not supported from agricultural perspective as the Sites possess potential for agricultural rehabilitation; and

(b) the Sites fall within the "AGR" zone and are vacant. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water sources are also available. The Sites can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc.

7. Fire Safety

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

- (a) he has no in-principle objection to the applications provided that the proposed houses would not encroach onto any existing emergency vehicular access (EVA) or planned EVA under application in accordance with LandsD's record; and
- (b) the applicants are reminded to observe 'New Territories Exempted Houses A Guide to Fire Safety Requirements' published by LandsD. Detailed fire safety requirements will be formulated upon receipt of formal application via LandsD.

8. District Officer's Comments

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

- he has consulted the locals regarding the applications. The Indigenous Inhabitant Representative (IIR) and the Resident Representative (RR) of Ma Tseuk Leng Ha object to the applications mainly on the grounds that the Sites are not within "V" zone and there are no supporting facilities for drainage and sewerage; and
- Other consultees, including the Chairman of Sha Tau Kok District Rural Committee and the incumbent North District Councilor of N16 Constituency have no comment on the applications.

9. Demand and Supply of Small House Sites

According to DLO/N's records, the total number of outstanding Small House applications for Ma Tseuk Leng & San Uk Ha and Shek Kiu Tau village cluster is 33 while the 10-year Small House demand forecast for the same village cluster is 518. According to the latest estimate by PlanD, about 1.7 ha (equivalent to 69 Small House sites) of land are available within the "V" zone of Ma Tseuk Leng & San Uk Ha and Shek Kiu Tau village cluster for Small House development. There is insufficient land in the "V" zone of Ma Tseuk Leng & San Uk Ha and Shek Kiu Tau village cluster to meet the future demand of land for Small House development (i.e. about 13.8 ha of land which is equivalent to 551 Small House sites).

Appendix VI of RNTPC Papers No. A/NE-LK/149 and 150

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-LK/149

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment 1 大き こま

簽署 Signature

日期 Date 2023、ら、13

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Dear Sir/ Madam,

Attached please see our comments regarding eight applications. There are SEVEN 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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The information contained in this e-mail (including any attachments) is confidential and is intended solely for the addressee. If you are not the intended recipient, please notify the sender immediately and delete this e-mail from your system. Any unauthorised use, disclosure, copying, printing, forwarding or dissemination of any part of this information is prohibited. KFBG does not accept responsibility and shall not be liable for the content of any e-mail transmitted by its staff for any reason other than bona fide official purposes. There is no warranty that this e-mail is error or virus free. You should not rely on any information that is not transmitted via secure technology.



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)

25th May, 2023.

By email only

Dear Sir/ Madam,

Proposed House (New Territories Exempted House - Small House) (A/NE-LK/149) & (A/NE-LK/150)

- 1. We refer to the captioned.
- 2. According to the Statutory Planning Portal 2 website, there is a rejected application for Small House partially covering the same Agriculture (AGR) zone (i.e., A/NE-LK/121; rejected in 2019). The reasons for rejection are shown below:
 - (a) the proposed development is not in line with the planning intention of the "Agriculture" zone in the Luk Keng and Wo Hang area 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" zone of Ma Tseuk Leng, Ma Tseuk Leng San Uk Ha and Shek Kiu Tau village cluster where land 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 orderly development pattern, efficient use of land and provision of infrastructures and services.
- 3. We urge the Board to reject these applications as the proposed use is not in line with the planning intention of AGR zone. We also urge the Board to consider whether land is still



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

available within the "Village Type Development" zone of Ma Tseuk Leng, Ma Tseuk Leng San Uk Ha and Shek Kiu Tau village cluster where land is primarily intended for Small House development.

4. Thank you for your attention.

Ecological Advisory Programme Kadoorie Farm and Botanic Garden

致城市規劃委員會秘書:

專人送遞或郵遞:香港北角渣華道 333 號北角政府合署 15 樓

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有關的規劃申請編號 The application no. to which the comment relates A/NE-LK/150_

意見詳情(如有需要,請另頁說明)

Details of the Comment (use separate sheet if necessary)

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「提意見人」姓名/名稱 Name of person/company making this comment 人美之。3岁

簽署 Signature

日期 Date 2023、5、13

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Thank You and Best Regards,

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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)

25th May, 2023.

By email only

Dear Sir/ Madam,

Proposed House (New Territories Exempted House - Small House) (A/NE-LK/149) & (A/NE-LK/150)

- 1. We refer to the captioned.
- 2. According to the Statutory Planning Portal 2 website, there is a rejected application for Small House partially covering the same Agriculture (AGR) zone (i.e., A/NE-LK/121; rejected in 2019). The reasons for rejection are shown below:
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 - (b) land is still available within the "Village Type Development" zone of Ma Tseuk Leng, Ma Tseuk Leng San Uk Ha and Shek Kiu Tau village cluster where land 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 orderly development pattern, efficient use of land and provision of infrastructures and services.
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嘉道理農場暨植物園公司 Kadoorie Farm & Botanic Garden Corporation

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4. Thank you for your attention.

Ecological Advisory Programme Kadoorie Farm and Botanic Garden

Recommended Advisory Clauses

- (a) to note the comments of Director of Fire Services that the applicants should observe 'New Territories Exempted Houses A Guide to Fire Safety Requirements' published by Lands Department (LandsD). Detailed fire safety requirements will be formulated upon receipt of formal application via LandsD;
- (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 ProPECC PN 5/93 "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/Mainland North, Drainage Services Department that the Site is in an area where no public sewerage connection and no public stormwater system are available. The applicant should construct and maintain the proposed drainage works whether within or outside the lot boundary by lot owner at his own expense; and the drainage system should be properly maintained at all times during the planning approval period and rectified if they are found inadequate / ineffective during operation; and
- (d) 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 permissions from the Town Planning Board where required before carrying out the road works.

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·

This document is received on 2 6 APR 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.

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

申請人如欲在本地報章刊登<u>申請通知</u>,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台理步驟,請瀏覽以下網址有關在指定的報章刊登通知: https://www.info.gov.hk/tpb/tc/plan_application/apply.html

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

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

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

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For Official Use Only	Application No. 申請編號	A/NE-LK/149
請勿填寫此欄	Date Received 收到日期	2 6 APR 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。
- 2. 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 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。
- 3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete. 此表格可從委員會的網頁下載,亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全,委員會可拒絕處理有關申請。

1.	Name of Applicant	申請人姓名/名稱
----	-------------------	----------

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

曾仲賢 Tsang Chung Yin

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)

光輝工程顧問公司

GLISTER ENGINEERING CONSULTANTS COMPANY

3.	Application Site 申請地點	
(a)	Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	新界沙頭角公路禾坑段 D.D.39 LOT 1402 S.A.
(b)	Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面 積	□Site area 地盤面積 152 sq.m 平方米□About 約 Gross floor area 總樓面面積 195.09 sq.m 平方米□About 約
(c)	Area of Government land included (if any) 所包括的政府土地面積(倘有)	NA sq.m 平方米 □About 約

(d)	d) Name and number of the related statutory plan(s). 与關法定圖則的名稱及編號							
(e)_	e) Land use zone(s) involved AGR 涉及的土地用途地帶							
(f)	f) Current use(s) 現時用途 (If there are any Government, institution or community facilities, please illustrate plan and specify the use and gross floor area)							
			(如有任何政府、機構或社區設施、譜在園則上顯示	,並註明用途及纏樓面面積)				
4.	"Current Land Ov	vner" of A	pplication Site 申請地點的「現行土」	────── 也擁有人 ı				
The a	applicant 申請人 -							
\sqrt	is the sole "current land 是唯一的「現行土地挧	owner" ^ル (ple 百人」 ^ル (計	ease proceed to Part 6 and attach documentary proof 繼續填寫第 6 部分,並夾附業權證明文件)。	of ownership).				
	is one of the "current lan 是其中一名「現行土地	nd owners""& 姑擁有人」"&	(please attach documentary proof of ownership). (請夾附業權證明文件)。					
	is not a "current land ow 並不是「現行土地擁有							
	The application site is er 申請地點完全位於政府	ntirely on Gov f土地上(請	vernment land (please proceed to Part 6). 繼續填寫第 6 部分)。					
5.	Statement on Owne 就土地擁有人的		nt/Notification 工土地擁有人的陳述					
(a)	According to the record involves a total of	(s) of the Lan	d Registry as at(DD/M urrent land owner(s) "#. 年					
(b)	The applicant 申請人 -		•	`				
	has obtained conser	nt(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 la	and owner(s)" bottained 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 (DD/MM/YYYY) 取得同意的日期 (日/月/年)							
	(Please use senarate s	heets if the spa	ce of any box above is insufficient. 如上列任何方格的约	四月不已,她口气约60				
		trio upa	with now applied to manification	红斑 "小","两分,最级明】				

De	Details of the "current land owner(s)" notified 已獲通知「現行土地擁有人」"的詳細資料								
La	o. of 'Current nd Owner(s)' 現行土地擁 人」数目	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/應所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)						
(Ple	ase use separate s	l heets if the space of any box above is insufficient. 如上列任何方格的登							
		le steps to obtain consent of or give notification to owner(s): 以取得土地擁有人的同意或向該人發給通知。詳情如下:							
Rea	sonable Steps to	o Obtain Consent of Owner(s) 取得土地擁有人的同意所採取[的合理步骤						
□ 於_	sent request fo	or consent to the "current land owner(s)" on	(DD/MM/YYYY)*						
Rea	sonable Steps t	o Give Notification to Owner(s) 向土地擁有人發出通知所採取	双的合理步骤						
		ices in local newspapers on(DD/MM/YY (日/月/年)在指定報章就申請刊登一次通知 ^{&}	YY) ^{&}						
		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	贴出關於該申請的強						
	office(s) or ru	relevant owners' corporation(s)/owners' committee(s)/mutual aid							
		(日/月/年)把通知寄往相關的業主立案法團/業主委 勿鄉事委員會 ^{&}	·員會/互助委員會或						
<u>Oth</u>	ers 其他								
□.	others (please 其他(請指明	• • • •							
	, , , , , , , , , , , , , , , , , , ,								

6.	5. 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)		曾仲賢 Tsang Chung Yin			
(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)		沙	頭角 上麻雀嶺村		
(c)	Proposed gross floor area 擬議總樓面面積		195.0	9 sq.m 平方米	□About 約	
(d)	Proposed number of house(s) 擬議房屋幢數		1	Proposed number of storeys of each house 每幢房屋的擬議層數	3	
(e)	Proposed roofed over area of each house 每幢房屋的擬議上蓋面積	65.03	sq.m 平方米	Proposed building height of each house 每 婚房屋的擬議高度	m *	
(f)	Proposed use(s) of uncovered area (if any) 醫天地方(倘有)的擬議用途	tank, where a	ate on plan the total nu	RDEN AREA mber and dimension of each car pa r,以及每個車位的長度和寬度及	rking space, and/or location of septic /或化薬池的位置 (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 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)) 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)				
(h)	Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁至公共污水渠?	Yes 是□ No 否【】	接駁公共污水渠	印路線) n plan the location of the pr	ion proposal. 請用圖則顯示 oposed septic tank. 請用圖則	

7. Impacts of Develo	pment Proposal 擬議發展計劃的影響
justifications/reasons for not	arate sheets to indicate the proposed measures to minimise possible adverse impacts or give providing such measures. 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。
Dass the development	Yes 是
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?	No 否 ☑
Does the development proposal involve the operation on the right? 接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) (商用地盤平面圖風示有關土地/池塘界線,以及河道改道、填轭、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
	No 否 区
	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明) Yes 會□ No 不會
Would the development proposal cause any adverse impacts?	
展議發展計劃會否造成 不良影響?	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)
·	

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。
This application is made on urgent and bona fide need basis.
2. The applicant is the registered owner of the application site.
3. The applicant is an indigenous villager and is entitled to a Small House grant in the
accordance with the current Small House Policy of Lands Department.
4. The part of application site falls within the village "Environs".
5. The proposed development is compatible with surrounding environment and land use.
6. The urgent and bona fide need for approving this Planning Application is clearly
established.
7. The are some similar cases approved in the vicinity of the site.
······································
,
\cdot

9. Declaration 聲明	
I hereby declare that the particulars given in 本人謹此聲明,本人就這宗申請提交的資	this application are correct and true to the best of my knowledge and belief. 料,據本人所知及所信,均屬真實無誤。
to the Board's website for browsing and dow	opy all the materials submitted in this application and/or to upload such materials valuating by the public free-of-charge at the Board's discretion. 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
Man Ka Chai Name in Block Le 姓名(請以正楷填	
□ B業資格 □ HKIE □ HKIE □ HKIE □ HKIE □ HKIE □ RPP 註	會員 / □ Fellow of 資深會員 P 香港規劃師學會 / □ HKIA 香港建築師學會 / S 香港測量師學會 / □ HKIE 香港工程師學會 / LA 香港園境師學會/ □ HKIUD 香港城市設計學會 冊專業規劃師
on behalf of Glister Engineering (代表	Consultants Company 6
Date 日期 12 - 4 -2023	anisation Name and Chop (if applicable) 機構名稱及蓋章(如適用)

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况下,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。
- 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。

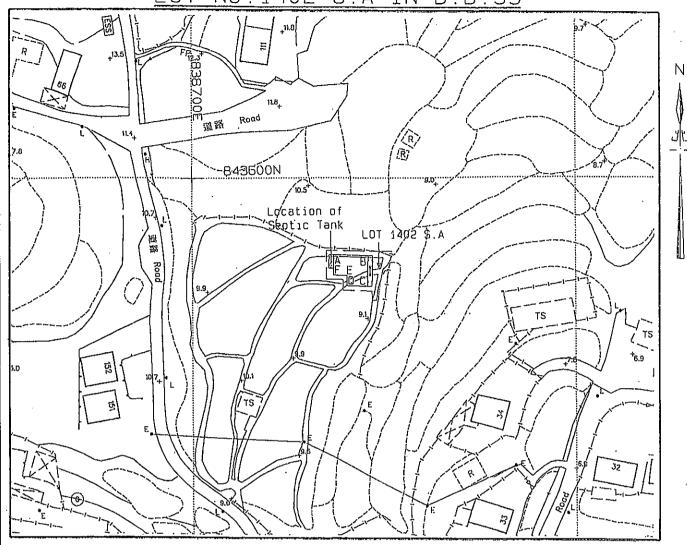
Gist of Applica	ation 月	申請摘要				
consultees, uploaded available at the Plant (請盡量以英文及中	l to the T ning Enqu 文填寫。 勘資料查	th English and Chinese <u>as far as possible</u> . Th Town Planning Board's Website for browsing and uiry Counters of the Planning Department for gend 此部分將會發送予相關諮詢人士、上載至城市 詢處供一般參閱。)	d free d eral inf	lownloa ormatic	iding by	the public and
Application No. 申請編號	(For Off	icial Use Only) (請勿填寫此欄)				
Location/address						
位置/地址		新界沙頭角公路禾坑段				İ
		D.D.39 LOT 1402 S.A.			,	
Site area 地盤面積		152	· s	sq. m ∑	P 方米	□ About 約
·	(include	es Government land of包括政府土地	;	sq. m 🍜	平方米	□ About 約)
Plan 圖則	,	S/NE-LK/11		···		
Zoning 地帶		AGR	ı			
Applied usé/						
development		Territories Exempted House 新界豁	免管	制屋	产	
·	I⊿ Sm	all House 小型屋宇				;
(i) Proposed Gros area 擬議總樓面面		195.09	sq.m	平方米	: 🗆	About 約
(ii) Proposed No. of house(s) 擬議房屋幢數		1				
(iii) Proposed build height/No. of s 建築物高度/	storeys			·. Ø(8.23 Not moi	m 米 re 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
Plans and Drawings 圖則及繪圖	,	
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖		
Block plan(s) 樓宇位置圖		
Floor plan(s) 樓宇平面圖		
Sectional plan(s) 截視圖		
Elevation(s) 立視圖		
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片		. 🗀
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖		
Others (please specify) 其他(請註明)		W
Location plan		
	i	
Reports 報告書 Planning Statement/Justifications 規劃綱領/理據 Environmental assessment (noise, air and/or water pollutions)		
環境評估(噪音、空氣及/或水的污染)		
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	. 🗆	
Traffic impact assessment (on pedestrians) 就行人的交通影響評估		
Visual impact assessment 視覺影響評估		
Landscape impact assessment 景觀影響評估	· 🔲	
Tree Survey 樹木調查		
Geotechnical impact assessment 土力影響評估	. 🗆	
Drainage impact assessment 排水影響評估		
Sewerage impact assessment 排污影響評估		
Risk Assessment 風險評估		
Others (please specify) 其他(請註明)		
 Note: May insert more than one「ビ」、註:可在多於一個方格內加上「ビ」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 SMALL HOUSE S.A IN D.D.39 1402



LOCATION PLAN



Balcony Position of Septic Tank

Coloured Pink Area = 65.03 sq.m. (About)

SIDE	DISTANCE	BEARING	NORTHING	EASTING	PT.
A-8	9.144	91°28'40"	843579.999	838736.273	Α
B-C	B.196	181°28'40"	843579.763	838745,414	B
C-D	5 , 486	271°28′40″	843571.570	838745.202	С
D-E	2.710	.01°28'40"	843571.711	838739.718	Ö
E-F	3.658	271°28'40"	843574.420	838739.788	ε
F-A	5.486	01°28'40"	843574.514	839736.131	F

SCALE 1: 20 000

Survey District: North

Ref SRP's : SRP/DN/047/9031/D1

Plan No.: DN/047/9031E/39/1402A-SH Survey Sheet No.: 3-NE-160

Scale 1: 1000

TANG & ASSOCIATES SURVEYORS LTD

TANG SZE KIN 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 ...19th.. day of ...November.. 2011..

Dated this ...12th.. day of ...June.. 2012.

Authorized Land Surveyor

<u>Form No. S16-II</u> 表格第 S16-II 號

This document is received on 2 6 APR 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.

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

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

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

- "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made 「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- * Please attach documentary proof 請來附證明文件
- ^ 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 「 レ 」 at the appropriate box 請在適當的方格內上加上「 レ 」號

23334

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

1.	Name of Applicant	申請人姓名/名稱
	Timing of Thirmonic	

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

Tsang Yin Fai

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)

光輝工程顧問公司

GLISTER ENGINEERING CONSULTANTS COMPANY

3.	Application Site 申請地點	
(a)	Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	新界沙頭角公路禾坑段 D.D.39 LOT 1402 S.B.
(b)	Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面 積	□Site area 地盤面積 150 sq.m 平方米□About 約 □SGross floor area 總樓面面積 195.09 sq.m 平方米□About 約
(c)	Area of Government land included (if any) 所包括的政府土地面積(倘有)	NA sq.m 平方米 □About 約

			····					
(d)	Name and number of the relate statutory plan(s) 有關法定圖則的名稱及編號	S/NE - LK /11						
(e)	AGR 涉及的土地用途地帶							
(f)	Current use(s) 現時用途	Vacant Land (If there are any Government, institution or community plan and specify the use and gross floor area) (如有任何政府、機權或补區設施,證在岡則上顯示,	·					
4.	"Current Land Owner" of	Application Site 申請地點的「現行土地	也擁有人 」					
The	applicant 申請人 -							
	is the sole "current land owner"#&	(please proceed to Part 6 and attach documentary proof o (請繼續填寫第 6 部分,並夾附業權證明文件)。	of ownership).					
	is one of the "current land owners 是其中一名「現行土地擁有人」	** (please attach documentary proof of ownership). ** (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 申請地點完全位於政府土地上	Government land (please proceed to Part 6). 請繼續填寫第 6 部分)。						
5.	Statement on Owner's Con 就土地擁有人的同意/							
(a)	involves a total of	Land Registry as at						
(b)	`The applicant 申請人 -							
<u>.</u>		"current land owner(s)"". 名「現行土地撰有人」"的同意。						
	Details of consent of "curre	ent land owner(s)" ** obtained 取得「現行土地擁有人	」"同意的詳情					
,	Land Owner(s) Registry	ber/address of premises as shown in the record of the Land where consent(s) has/have been obtained 也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	e space of any box above is insufficient. 如上列任何方格的3	 空間不足,請另頁說明)					

		rent land ow	mer(s)" # notifie	ed 已獲通知	「現行士	:地擁有人」	的詳細資料 Date of no	otification
Lan	of 'Current d Owner(s)' 見行土地擁 し」数目	Land Regis	r/address of prestry where notif 主冊處記錄已多	ication(s) has/	have been	ı given	given (DD/MM/Y 通知日期(E	YYY)
					·			
						1 To 100		
(Plea	se use separate s	heets if the sp	pace of any box a	bove is insuffic	ient. 如上	列任何方格的	空間不足,謂另	另頁說明)
已採	取合理步驟以	以取得土地排	otain consent of 確有人的同意或	(向該人發給)	通知。詳)		
			nsent of Owner					
於_		(日/月/	the "current la 年)向每一名	現行土地擁	有人」"甀	3遞要求同意 ³	替"、	
Reas			ication to Own					Ž
	published not 於	ices in local	newspapers on 日/月/年)在指見	 它報章就申請	刊登一次	_(DD/MM/Y :通知 ^{&}	YYY) ^{&}	
	posted notice	in a promine	ent position on OD/MM/YYY	or near applica	ation site/	premises on		
	於	(日/月/年)在申記	情地點/申請	處所或附	近的顯明位立	置贴出關於該	申請的通知
. 🗆	office(s) or ru	ıral committ	ners' corporationee on		(DDM)	IJ YYYY)*		
	於 處,或有關的	· (日/月/年)把通	知寄往相關的	的業主立	紊法團/業主	委員會/互助領	委員會或管 ³
Othe	ers 其他						•	
	others (please 其他(請指明	明)						
•								
-								
	***					<u> </u>		
•								

6.	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)	Tsang Yin Fai				
(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)		沙	頭角 上麻雀嶺村		
(c)	Proposed gross floor area 接議總樓面面積		195.0	9 sq.m 平方米	□About 約	
(d)	Proposed number of house(s) 擬議房屋幢數		1	Proposed number of storeys of each house 每幢房屋的擬議層數	3	
(e)	Proposed roofed over area of each house 每幢房屋的擬議上蓋面積	65.03	sq.m 平方米	Proposed building height of each house 每幢房屋的擬議高度	m 米	
(f)	Proposed use(s) of uncovered area (if any) 露天地方(倘有)的擬議用途	GARDEN AREA (Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable) (簡在圖則上顯示,並註明車位總數,以及每個車位的長度和寬度及/或化類池的位置(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 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)) 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)				
(h)	Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁至公共污水渠?	Yes 是□ No 否【】	接駁公共污水渠	的路線) on plan the location of the pr	tion proposal. 請用圖則顯示 roposed septic tank. 請用圖則	

7. Impacts of Develo	pment Proposal 擬議發展計劃的影響
justifications/reasons for not	arate sheets to indicate the proposed measures to minimise possible adverse impacts or give providing such measures. [盡量減少可能出現不良影響的措施,否則請提供理據/理由。
	Yes 是
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?	
	No 否 以
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) (護用地盤平面腦頭示有關土地/池塘界線,以及河道改道、填塘、填土及/或挖土的細胞及/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 填土面積 sq.m 平方米 □ About 約 Depth of filling 填土面積 sq.m 平方米 □ About 約 Depth of filling 填土厚度 m 米 □ About 約 Depth of filling 填土厚度 m 米 □ About 約 Depth of excavation 挖土面積 sq.m 平方米□ About 約 Depth of excavation 挖土面積 sq.m 平方米□ About 約 Depth of excavation 挖土面積 m 米 □ About 約 Depth of excavation 挖土面積 m 米 □ About 約 Depth of excavation 挖土面積 m 米 □ About 約 Depth of excavation 挖土面積 m 米 □ About 約
Wayld the dayslanment	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明) Yes 會 □ No 不會 ☑
Would the development proposal cause any adverse	
impacts? 擬議發展計劃會否造成 不良影響?	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)

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. This application is made on urgent and bona fide need basis.
2. The applicant is the registered owner of the application site.
3. The applicant is an indigenous villager and is entitled to a Small House grant in the
accordance with the current Small House Policy of Lands Department.
4. The part of application site falls within the village "Environs".
5. The proposed development is compatible with surrounding environment and land use.
6. The urgent and bona fide need for approving this Planning Application is clearly established.
7. The are some similar cases approved in the vicinity of the site.
,
·
·

9. Declaration 聲明							
l 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 □ Applicant 申請人 / □ Authorised Agent 獲授權代理人 簽署							
Man Ka Chai Project Engineer							
Name in Block Letters Position (if applicable) 姓名(請以正楷填寫) 職位 (如適用)							
Professional Qualification(s) □ Member 會員 / □ Fellow of 資深會員 □ #KIP 香港規劃節學會 / □ HKIA 香港建築節學會 / □ HKIS 香港測量節學會 / □ HKIE 香港工程節學會 / □ HKILA 香港園境節學會 / □ HKIUD 香港城市設計學會 □ RPP 註冊專業規劃師 Others 其他							
on behalf of Glister Engineering Consultants Company 代表							
☑ Company 公司 / □ Organisation Name and Chop (if applicable) 機構名稱及蓋章(如適用) Date 日期 12 - 4 -2023 (DD/MM/YYYY 日/月/年)							
Pamark 供社							

Kemark 情社

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况下,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
 - 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。

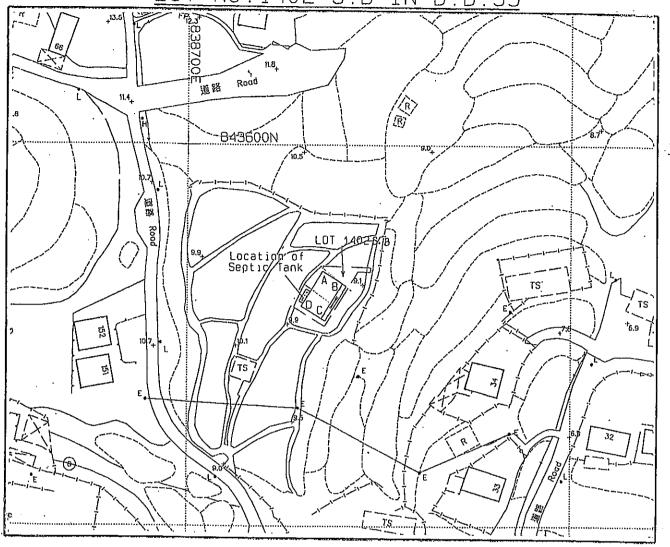
Gist of Applica	ation F	申請摘要							
consultees, uploaded available at the Pland (請 <u>盡量</u> 以英文及中	I to the ' ning Enc 文填寫 勘資料望	oth English and Chinese <u>as far as possible</u> . T Fown Planning Board's Website for browsing ar uiry Counters of the Planning Department for ge 。此部分將會發送予相關諮詢人士、上載至城下 函說供一般參閱。)	nd free download neral information	ling by the public and					
Application No. 申請編號	(For Ol	ficial Use Only) (請勿填寫此欄)							
Location/address 位置/地址		新界沙頭角公路禾坑段							
;		D.D.39 LOT 1402 S.B.							
Site area 地盤面積		150	sq. m 平	方米口About 約					
	(includ	es Government land of 包括政府土地	sq. m 平	方米 □ About 約)					
Plan 圖則		S/NE-LK/11							
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	:					
	☑ Sm	all House 小型屋宇							
(i) Proposed Gros area 擬議總樓面面		195.09	sq.m 平方米	□ About 約					
(ii) Proposed No. of house(s) 擬議房屋幢数		1 .							
(iii) Proposed building height/No. of storeys 建築物高度/層數			Ø (N	8.23 m 米 lot 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	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖		
Block plan(s) 樓宇位置圖		
Floor plan(s) 樓宇平面圖		
Sectional plan(s) 截視圖		
Elevation(s) 立視圖		
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片		
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖		Π,
Others (please specify) 其他(請註明)		Ø
Location plan		
Reports 報告書		-
Planning Statement/Justifications 規劃綱領/理據		
Environmental assessment (noise, air and/or water pollutions)		
環境評估(噪音、空氣及/或水的污染)		
Traffic impact assessment (on vehicles) 就車輛的交通影響評估		
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<u>□</u> .	
Visual impact assessment 視覺影響評估		
Landscape impact assessment 景觀影響評估		
Tree Survey 樹木調査		
Geotechnical impact assessment 土力影響評估		
Drainage impact assessment 排水影響評估		
Sewerage impact assessment 排污影響評估		
Risk Assessment 風險評估		
Others (please specify) 其他(請註明)		. 🗀
Note: May insert more than one「シ」、註:可在多於一個方格內加上「シ」號		

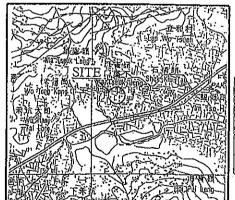
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In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



LOCATION PLAN



Balcony

Position of Septic Tank

Coloured Pink Area = 65.03 sq.m. (About)

SIDE	DISTANCE	BEARING	NORTHING	EASTING	PT.
A-B	6.096	121°53'48"	843566.862	838734.863	A
B-C	10.668	211°53′48"	843563.641	838740.039	В
C-D	6.096	301°53′48″	843554.584	838734,402	c
D-A	10.668	31"53'48"	843557.805	838729.226	D

SCALE 1: 20 000

Survey District: North

Ref SRP's : SRP/DN/047/9031/D1

Plan No.:

DN/047/9031F/39/1402B-SH

Survey Sheet No.: 3-NE-16D

Scale 1: 1000

TANG & ASSOCIATES SURVEYORS LTD

I. TANG SZE KIN an Authorized Land Surveyor registered under the Land Survey Ordinance (Cap.473), hereby centify 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 ..19th.. day of ..November.. 2011..

Dated this ...12th.. day of ...June.. 2012

Authorized Land Surveyor