<u>Form No. S16-II</u> 表格第 S16-II 號

This document is received on Z 4 JAN 2020.

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 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-LT/681
	Date Received 收到日期	2 ¼ JAN 2020

- 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

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

競振蒙 CHAN CHUN HO

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)

說畢兒 HUZ KWAN YET

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. 640 S.A in D.D.19, She shan Village, Tailo, N.T.
(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 125. 9 sq.m 平方米□About 約 □Gross floor area 總樓面面積 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)	sq.m 平方米 口About 約

(d)	st	ame and number atutory plan(s) 「關法定圖則的名称		SINE-LT/11 林村分區計劃大鍋圈
(e)	L: 涉	and use zone(s) inve 及的土地用途地帶	olved F	AGR & V
(f)		urent use(s) 時用途		(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施,請在圖則上顯示,並註明用途及總樓面面積)
4.	"	urrent I and O	harmon? of A	
			wher of A	pplication Site 申請地點的「現行土地擁有人」
I ne		icant 申請人 — ne sole "current land 生一的「現行土地	d owner" ^{#&} (ple 擁有人」 ^{#&} (請	ease proceed to Part 6 and attach documentary proof of ownership). 黃繼續填寫第 6 部分,並夾附業權證明文件)。
	is o	ne of the "current la	and owners"# &	(please attach documentary proof of ownership). (請夾附業權證明文件)。
	is no 並不	ot a "current land ov 足「現行土地擁在	wner" [#] . 与人」 [#] 。	
	The 申諺	application site is e 青地點完全位於政府	entirely on Gove 守土地上(請編	rernment land (please proceed to Part 6). 繼續填寫第 6 部分)。
5.	Sta	tement on Oxym	onla Conson	ADNT 1200 10
	就		/同意/通知	1土地擁有人的陳述
(a)	TITAC	res a total of	cui	d Registry as at
(b)		applicant 申請人 -		
		has obtained conse	nt(s) of	"current land owner(s)".
		已取得	名「瑪	見行土地擁有人」#的同意。
		Details of consent	t of "current lan	nd owner(s)" botained 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/ac	ddress of premises as shown in the record of the where consent(s) has/have been obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)
		Please use senarate st	leets 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)
	- 2			一一, 50% acovo is insumerent. xii工/jijITill/刀恰时空间个足, 請另貝説明)

Data	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 d Owner(s)' 見行土地擁 」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)					
	200							
		SC int 地上和任何方格的	空間不足,請另頁說明)					
		sheets if the space of any box above is insufficient. 如上列任何方格的						
口拉	和合理步驟」	ole 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:						
		· Obtain Consent of Owner(s) 取得土地擁有人的同意所採取	1的合理步驟					
□ tA	sent request	for consent to the "current land owner(s)" on (日/月/年)向每一名「現行土地擁有人」"郵遞要求同意	(DD/MM/YXXX) 書 ^{&}					
Rea	sonable Steps	to Give Notification to Owner(s) 向土地擁有人發出短知的來	HXHI DI PER PAR					
		otices in local newspapers on(DD/MM/Y (日/月/年)在指定報章就申請刊登一次通知 ^{&}	YYYY) ^{&}					
	posted notic	e in a prominent position on or near application site/premises on	四日山月里北人沙中湾的					
	· 於	(DD/MM/ () () () () () () () () () (直始山崩水区中岛山东					
	office(s) or 於	to relevant owners' corporation(s)/owners' committee(s)/mutual a rural committee on(DD/MM/YYYY)&(日/月/年)把通知寄往相關的業主立案法團/業主	id committee(s)/ilialiag 三委員會/互助委員會專					
0.1		图的鄉事委員會 ^{&}						
<u>Ot</u>	hers 其他	ase specify)						
	其他(請打							

6. Development Proposa	ul 擬議發展計劃							
(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名(如適用)	院振豪	CHAN CHUN HO)					
(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)	Luti à	244	8					
(c) Proposed gross floor area 擬議總樓面面積		5.1.2.9 sq.m 平方米	□About 約					
(d) Proposed number of house(s) 擬議房屋幢數	·l	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	6503. sq.m 平方米	Proposed building height of each house 每幢房屋的擬議高度	f.23 m米					
(f) Proposed use(s) of uncovered area (if any) 露天地方(倘有)的擬議用途	tank, where applicable)	number and dimension of each car pa 製數,以及每個車位的長度和寬度及	rking space, and/or location of septic /或化糞池的位置 (如適用))					
(g) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 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?	接駁公共污水弹 No 否回 (Please indicate	是口 (Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線)						

THE PART OF THE PART OF THE PART								
7. Impacts of Develop	ment Propo	osal 擬議發展計劃的影響						
instifications/reasons for not n	roviding such i 盡量減少可能	出現不良影響的措施,否則請提供理緣/建田。						
	Yes 是	Please provide details 請提供詳情						
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 【							
	Yes 是 🗆	(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream						
	- 100 XL	diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線,以及河道改道、填塘、填土及/或挖土的細節及/或範圍)						
		□ Diversion of stream 河道改道						
Does the development proposal involve the operation on the right?		□ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 □About 約 Depth of filling 填塘深度 m 米 □About 約						
		□ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 □About 約 Depth of filling 填土厚度 m 米 □About 約						
	_	□ Excavation of land 挖土 Area of excavation 挖土面積						
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	Landscape Im Tree Felling Visual Impact Others (Please ———————————————————————————————————	Yes 會 □ No 不會 ☑ No No 不會 ☑ N						

8.	Justifications 理由								
TI 現	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) 在空置農地上建屋居住。								
•••	(2) 並無其他可選擇之土地。								
::									
***	(3) 申請地點毗鄰均有建成之同類屋宇。								
•••	(4) 曾經申請獲批准(A/NE-LT/541)惟因一時大意忘記沒有為其								
9.01									
	續期,現按大埔地政處要求重新入紙申請,以便大埔地政								
	處可以繼續審批個案。所有申請內容與先前獲批之內容一								
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	10111 No. 510-11 42/1135 510 11 mg
9. Declaration 聲明	
I hereby declare that the particulars given in this application at 本人謹此聲明,本人就這宗申請提交的資料,據本人所知	re correct and true to the best of my knowledge and belief. 及所信,均屬真實無誤。
	rials submitted in an application to the Board and/or to upload oading by the public free-of-charge at the Board's discretion.
Signature 簽署	□ Applicant 申請人 / ☑ Authorised Agent 獲授權代理人
SET C HUL KNAW (H)	
Name in Block Letters 姓名(請以正楷填寫)	Position (if applicable) 職位 (如適用)
□ HKIS 香港測量師學會	ow of 資深會員 / □ HKIA 香港建築師學會 / / □ HKIE 香港工程師學會 / g/ □ HKIUD 香港城市設計學會
Others 其他	
代表	Name and Chop (if applicable) 機構名稱及蓋章(如適用)
Date 日期 15 JAN 2020	(DD/MM/YYYY 日/月/年)
	k <u>備註</u>
public. Such materials would also be uploaded to the Board	Board's decision on the application would be disclosed to the '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資料亦會上載至委員會網頁供公眾免費瀏覽及下載。	申請所作的決定。在委員會認為合適的情況下,有關申請

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

- 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 <u>as far as possible</u>. 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 deposited at the Planning Enquiry Counters of the Planning Department for general information.)

deposited 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左放於組劃緊組劃容約本詢房以供一點免閱。)

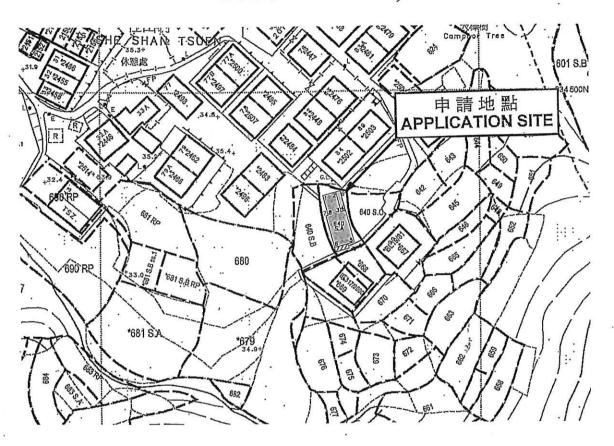
下載及存放於規劃	署規劃	資料查詢處以供一般參閱。)	
Application No.	(For C	Official Use Only) (請勿填寫此欄)	
申請編號		A/NE-LT/68 640S.A in D.D.19 She show Valage	7/
Location/address 位置/地址	Lot	6405.A in D.D.19 She show Vollage	L. Tar Po, N.T.
Site area 地盤面積		(25.9	sq. m 平方米 🗹 About 約
	(inclu	les Government land of包括政府土地	sq.m 平方米 口About 約)
Plan 圖則		SINZ-LT/11	
Zoning 地帶		AGR & V	
Applied use/ development 申請用途/發展		Territories Exempted House 新界豁 all House 小型屋宇	免管制屋宇
(i) Proposed Gros area 擬議總樓面面		195.09	sq.m 平方米 Ø About 約
(ii) Proposed No. o house(s) 擬議房屋幢數		1	*
(iii) Proposed build height/No. of st 建築物高度/	toreys	8-23	m 米 (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	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) 樓字平面圖		
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)		
Site Plan, 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		
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 「✓」. 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.

主 : 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。

Dimension Plan of the Proposed Small House on Lot 640 S.A in D.D. 19 She Shan Tsuen, Tai Po



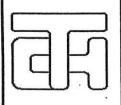
Balcony

;

Coloured Pink Area 65.03 Square Metres (About) Scale 1: 1000

Septic Tank (3.6m x 1.2m)

	Bearing	Distance	[n.]	Co-ordinate Da	Co-ordinate Data (1980 Datum)	
Side	0 1 11	in Metres	Pt	N	Е	Remarks
1 - 2	75 03 28	3.480	1	834472.403	832958.782	
2 - 3	165 03 28	5.400	2	834473.300	832962.144	
3 - 4	75 03 28	1.220	3	834468.082	832963.537	
4 - 5	165 03 28	8.675	4	834468.397	832964.716	
5 - 6	255 03 28	5.330	5	834460.015	832966.952	
6-7	345 03 28	8.675	6	834458.641	832961.803	
7 - 8	75 03 28	0.630	7	834467.023	832959.566	
8 - 1	345.03.28	5.400	8	834467.185	832960.175	
Co-ordina	tes of the balco	ny				
2-9	75 03 28	1.220	2	834473.300	832962.144	
9-4	165 03 28	5.400	9	834473.614	832963.323	
4-3	255 03 28	1.220	4	834468.397	832964.716	
3 - 2	345 03 28	5.400	3	834468.082	832963.537	



T.H. & ASSOCIATES LIMITED

(陳德慶測量有限公司)

Approved By

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

Authorized Land Surveyor Date: 12 - 06 - 2015

Tel:

Fax:

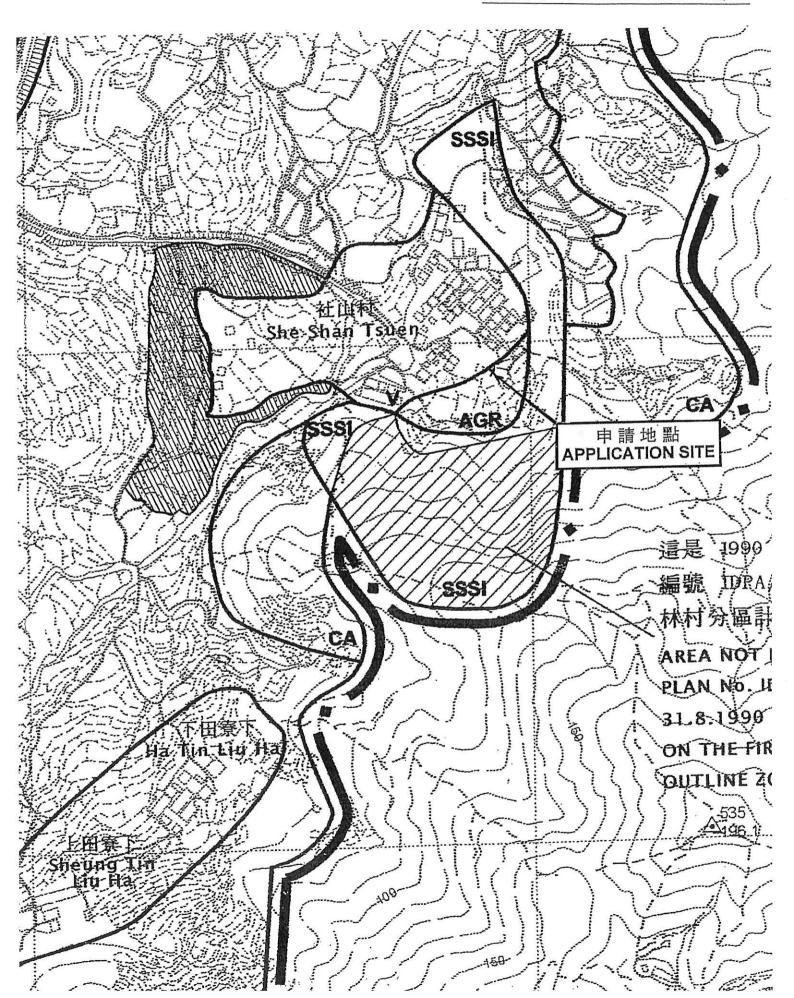
e-mail:

Survey Sheet No: 7-NW-7B

Adopted Plan No: SRP/TP/008/19/640A-D

PLAN No: TP/19/640A-SH1

位置圖 LOCATION PLAN



Appendix la

傳真文件

傳真號碼: 2877 0245/2696 2377

致:城市規劃委員會

規劃申請編號:(lot 6405.A in D.D.()

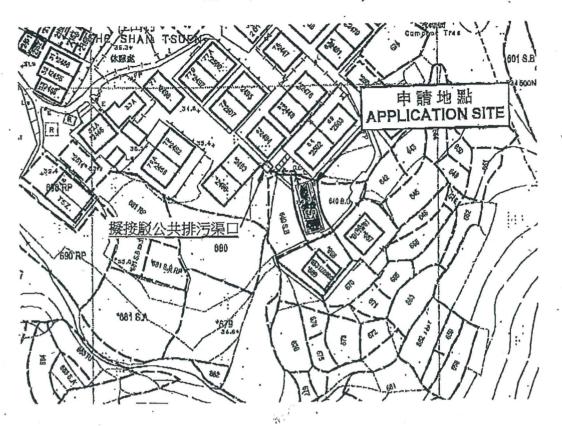
本人為上述申請之代理人,特此說明由於有關申請之擬建屋宇將不會建造化糞池,而會改為接駁附近將建成之公共排污渠,現附上已補充之屋位圖並提供排污渠路線圖以替代名前提交之度位例,申請人亦聲明會自行及自費負責向渠務署申請接駁公共排污渠之手續,懇請明察,不便之處,敬請見諒!

代理人: _____(許軍兒)

日期: -5 FEB 2020

. .

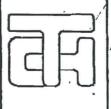
Dimension Plan of the Proposed Small House on Lot 640 S.A in D.D. 19 She Shan Tsuen, Tai Po



Balcony

Coloured Pink Area 65.03 Square Metres (About) Scale 1: 1000

ėu t	Bearing	Distance	74	Co-ordinate Da	Co-ordinate Data (1980 Datum)	
Side	0 1 11	in Metres	Pt:	N	E	Remarks
1-2	'75 03 28	3.480	1	834472,403	832958,782	
2-3	165 03 28	5.400	2	834473,300	832962,144	
3-4	75 03 28	1.220	3	834468.082	832963.537	
4-5	165 03 28	8.675	4	834468.397	832964.716	
5-6	255 03 28	5.330	5_	834460.015	832966.952	
6-7	345 03 28	8.675	6	834458,641	832961.803	
7 - 8	75 Ò3 28	0.630	.7	834467.023	832959,566_	
8 - 1	345 03 28	5.400	8	834467.185	832960.175	
Co-ordinat	es of the balco	ny				
2-9	75 03 28	1,220	2	834473.300	832962.144	
9-4	165 03 28	5.400	9	834473.614	832963,323	
4-3	255 03 28	1.220	4	834468.397	832964.71 <u>6</u>	
3-2	345 03 28	5,400	3	834468.082	832963.537	



T.H. & ASSOCIATES LIMITED

(陳德慶測量有限公司)

Approved By

Tel:

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

Authorized Land Surveyor Date: 12 - 06 - 2015

Data . 12

Fax:

e-mail:

Survey Sheet No: 7-NW-7B

Adopted Plan No: SRP/TP/008/19/640A-D

PLAN No: TP/19/640A-SH1

Appendix Ib

傳真文件

傳真號碼: 2877 0245 / 2696 2377

致:城市規劃委員會

D.D. 19 Lot No.640S.A 之規劃申讀

本人為上述申請之代理人,特此就申請理由之第(4)點再作補充,此個案於之前由 貴委員會批出規劃許可後大埔地政處已著手進行審批程序,但由於當時需提交申請地段之全套測量文件到大埔測量處諮詢,此段期間等待時間較長,直至 2019 年 7 月才回覆接受,大埔地政處即時準備處理批核文件,大家才發現規劃許可期限已到,故實為無心之失,懇請明察,並請給予批准。祝安!

日期: -3 MAR 2020

聯絡地址: 聯絡電話:

06%

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

- (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 Application covering the Application Site On Lam Tsuen Outline Zoning Plan

Approved Application

Application No.	Proposed Development	Date of Consideration	Approval Conditions
A/NE-LT/541	Proposed House (New Territories Exempted House – Small House)	7.8.2015	A1 – A4

Approval Conditions

- A1. The submission and implementation of landscaping proposal
- A2. The submission and implementation of drainage proposal
- A3. The connection of the foul water drainage system to the public sewer
- A4. The provision of protective measures to ensure no pollution or siltation occurred to the water gathering grounds

Similar Applications within the same "AGR" zone on the Lam Tsuen Outline Zoning Plan

Approved Applications

Application No.	Proposed Development	Date of Consideration	Approval Conditions
A/NE-LT/316	New Territories Exempted House (NTEH) (Small House)	5.11.2004	A1 – A4
A/NE-LT/317	New Territories Exempted House (NTEH) (Small House)	5.11.2004	A1 – A4
A/NE-LT/419	Proposed House (New Territories Exempted House – Small House)	7.10.2011	A3, A5 – A7
A/NE-LT/421	Proposed House (New Territories Exempted House – Small House)	20.5.2011	A3, A5 – A7
A/NE-LT/548	Proposed House (New Territories Exempted House – Small House)	23.10.2015	A1, A3, A6, A7
A/NE-LT/549	Proposed House (New Territories Exempted House – Small House)	23.10.2015	A1, A3, A6, A7

Approval Conditions

- A1. The submission and implementation of landscaping proposal
- A2. An Archaeological Investigation should be conducted before any development commenced at the subject site and appropriate mitigation measures should be implemented if the subject site was proved to be of archaeological significance
- A3. The provision/submission and implementation of drainage facilities
- A4. The provision of fire services installations
- A5. The provision of fire fighting access, water supplies and fire service installations
- A6. The connection of the foul water drainage system to the public sewers

A7. The provision of protective measures to ensure no pollution or siltation occurred to the water gathering grounds

Rejected Application

Application No.	Proposed Development	Date of Consideration	Rejection Reason
A/NE-LT/301	New Territories Exempted House (NTEH)(Small House)	21.11.2003	R1

Rejection Reason

R1. The proposed development did not comply with the interim criteria for assessing planning application for New Territories Exempted House/Small House development in the New Territories in that it was not able to be connected to existing or planned sewerage system in the area. There was no information in the submission to demonstrate that the proposed development located within the water gathering grounds would not cause adverse impact on water quality in the area.

Detailed Comments from Relevant Government Departments

1. <u>Land Administration</u>

Comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD):

- (a) no objection to the application;
- (b) the applicant is an indigenous villager of Sha Shan Village of Tai Po Heung as confirmed by the respective Indigenous Inhabitant Representative (IIR). However, his eligibility of Small House grant has yet to be ascertained;
- (c) the Site falls entirely within the village 'environs' ('VE') of She Shan Tsuen. It is not covered by any Modification of Tenancy or Building Licence;
- (d) the Site is held under Block Government Lease demised for agricultural use. The Small House application submitted by the applicant for the Site is still under processing;
- (e) the number of outstanding Small House applications and the number of 10-year Small House demand for the village concerned are as follows:

	No. of outstanding	No. of 10-year
<u>Village</u>	Small House applications	Small House demand*
She Shan Tsuen	21	50

(*The figure of 10-year Small House demand is estimated and provided by the IIR of She Shan village in 2015 and the information so obtained is not verified in any way by DLO/TP, LandsD)

(f) if and after approval has been granted by the Town Planning Board (the Board), LandsD will process the Small House application. However, there is no guarantee at this stage that the Small House application would be approved. If the Small House application is approved by LandsD acting in the capacity as landlord at its sole discretion, such approval will be subject to such terms and conditions as may be imposed by LandsD. There is no guarantee to the grant of a right of way to the Small House concerned or approval of any Emergency Vehicular Access thereto; and

(g) the proposed sewerage connection will be considered when the application is due for processing. Taking into consideration that the Site falls within the Water Gathering Grounds (WGGs), the applicant may be advised to connect the sewerage system to the existing Government sewers.

2. Traffic

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

no in-principle objection to the application from traffic engineering point of view.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- (a) the Site falls within "Agriculture" ("AGR") and "Village Type Development" zone and is within the WGG. The applicant proposes to connect the Small House to the existing public sewer at She Shan Tsuen, which has sufficient capacity;
- (b) the Site falls within Consultation Zone of Tai Po and Tai Po Tau Water Treatment Works. Based on the information provided, he has no objection to the application from chlorine risk point of view;
- (c) he has no objection to the application on the conditions that:
 - (i) the proposed Small House will be connected to the public sewer;
 - (ii) adequate land space within the Site will be reserved for connection of the proposed Small House to the public sewer;
 - (iii) written consent(s) shall be obtained from the adjacent lot owner(s) and/or LandsD for laying and maintaining sewage pipes; and
 - (iv) the cost of sewer connection will be borne by the applicant; and
- (d) as there is a watercourse about 50m to the south of the Site, the applicant is advised to follow *ProPECC PN 1/94 Construction Site Drainage* to properly handle and dispose of site discharge during construction phase.

4. <u>Landscape</u>

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

- (a) no objection to the application from the landscape planning point of view;
- (b) the Site is situated in an area of rural landscape character comprising of natural woodland and village houses. The proposed development is considered not incompatible with the surrounding environment; and
- (c) since no existing tree is observed within the Site, significant adverse impact on landscape resources due to the proposed development is not anticipated.

5. <u>Drainage and Sewerage</u>

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

- (a) no in-principle objection to the application from public drainage viewpoint;
- (b) if the application is approved, a condition on submission and implementation of drainage proposal for the Site is required to ensure that it will not cause adverse drainage impact to the adjacent area;
- (c) the proposed Small House is located within an area where connections to existing sewerage networks are available in the vicinity. There is no stud pipe reserved for the proposed Small House;
- (d) there is no existing DSD maintained public drain available for connection in the area. The proposed Small House should have its own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from surrounding of the Site. The proposed development is located on unpaved ground and will increase the impervious area, which will result in a change of the flow pattern and an increase of the surface runoff and thus flooding risk in the area. The applicant should take this into account when preparing the drainage proposal. The applicant/owner is also required to maintain such systems properly and rectify the systems if they are found to be inadequate or ineffective during operation. The applicant/owner shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure of the systems;
- (e) the applicant should design the drainage proposal based on actual site condition for DSD's comment/agreement. In the design, the applicant should consider the workability, the impact to the surrounding environment and seek comments from other concerned parties/departments if necessary. The applicant should make sure no adverse impact will be caused to the area due to

the proposed works. The existing natural streams, village drains, ditches and the adjacent areas should not be adversely affected;

- (f) should the applicant choose to connect his proposed drainage system to DSD's network, he shall furnish his connection proposal for agreement. After obtaining DSD's agreement, the applicant shall submit a duly completed Form HBP1 with a cross cheque covering the technical audit fee and a plan showing the details of the proposed drainage connection works to DSD for formal application for the required connection. Upon DSD's acceptance of the connection application, the applicant shall carry out the proposed connection works in accordance with DSD Standard Drawings at the resources of the applicant. The connection pipe outside the lot boundaries shall be handed over to DSD for maintenance after satisfactory technical audit by DSD. In addition, ensure the sustainability of the public sewerage network, the applicant/owner is required to demonstrate to the satisfaction of DSD in such manner that the runoff within the subject premise will be served by a designated stormwater collection and discharge system and shall not be drained to the public sewerage network and the applicant/owner will be required to submit details of the proposed sewerage connection works and concurrently provide further information on the runoff collection and discharge system; and
- (g) the applicant is required to rectify/modify the drainage/sewerage systems if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify Government against claims and demands arising out of damage or nuisance caused by failure of the system.

6. <u>Agriculture</u>

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

- the Site is vacant. Nevertheless, agricultural infrastructure such as road access and water source are available. The Site possesses potential for agricultural rehabilitation. As such, the application is not supported from agricultural development point of view.

7. <u>Fire Safety</u>

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

- (a) no comment on the application; and
- (b) the applicant is advised to observe 'New Territories Exempted Houses A Guide to Fire Safety Requirements' published by the LandsD. Detailed fire safety requirements will be formulated upon receipt of formal application referred by LandsD.

8. Water Supply

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

- (a) no objection to the application;
- (b) the Site is located within upper indirect WGG and is more than 30m away from the nearest stream;
- (c) he notes that DEP has no objection to the application provided that the applicant shall connect the proposed Small House to public sewer for sewage disposal. He supports DEP's view by imposing the following conditions:
 - (i) the foul water drainage system of the proposed Small House can be connected to the public sewerage system in the area and the applicant shall connect the whole of the foul water drainage system to the public sewerage system; and
 - (ii) adequate protective measures shall be taken to ensure that no pollution or siltation occurs to the WGG; and
- (d) for provision of water supply to the proposed development, the applicant may need to extend the 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 standards.

9. Geotechnical Aspect

Comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD):

- (a) he has no objection to the application; and
- (b) the applicant is reminded to make necessary submission to DLO/TP, LandsD to verify if the Site would satisfy the criteria for exemption of site formation works as stipulated in PNAP APP-56. If such exemption is not granted, the applicant shall submit site formation plans to the Buildings Department in accordance with the provisions of the Buildings Ordinance.

10. Site of Archaeological Interest

Comments of the Executive Secretary of Antiquities and Monuments Office, Development Bureau (ES(AMO), DEVB):

- (a) the Site falls within the She Shan Tsuen Site of Archaeological Interest. In view of the location and scope of the proposed development, he has no objection to the application; and
- (b) the applicant is advised to inform AMO two weeks before the commencement of the construction works so as to facilitate their staff to conduct site monitoring.

11. <u>Demand and Supply of Small House Sites</u>

According to the DLO/TP, LandsD's record, the total number of outstanding Small House applications for She Shan Tsuen is 21 while the 10-year Small House demand forecast for the same village is 50. Based on the latest estimate by the Planning Department, about 1.55 ha of land (equivalent to about 62 Small House sites) are available within the "V" zone of She Shan Tsuen. Therefore, the land available cannot fully meet the future demand of 71 Small Houses (equivalent to about 1.78 ha of land).

Appendix VI

tpbpd@pland.gov.hk

寄件者:

Samuel Wong <samuel@designinghongkong.com>

寄件日期:

2020年02月28日星期五 16:52

收件者: 主函:

tpbpd@pland.gov.hk

DHK's comment on A/NE-LT/681

附件:

20200228 A_NE-LT_681 She Shan Tsuen Small House in AGR&V.pdf

Dear Sir/Madam,

Our comment on the following application is attached:

1. A/NE-LT/681

Thank you for your attention.

Yours faithfully, For and on behalf of Designing Hong Kong Limited Samuel Wong | Project Officer T: +852 3104 2767 | E: samuel@designinghongkong.com

DesigningHongKong 香港。

28th February, 2019
Chairman and Members
Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong

Fax: 2877 0245;

Email: tpbpd@pland.gov.hk

Re: Proposed House (New Territories Exempted House - Small House)
(Application No. A/NE-LT/681)

Dear Chairman and Members,

Designing Hong Kong Limited objects the captioned for the following reasons:

- The majority of the proposed area is zoned as "Agriculture (ARG)". The planning intention of
 this zone is primarily for retaining and safeguarding good quality agricultural land/farm/fish
 ponds for agricultural purposes It is also intended to retain fallow arable land with good
 potential for rehabilitation for cultivation and other agricultural purposes.
- Land is still available within the "V" zone of She Shan Tsuen which is primarily intended for Small House development. It is considered more appropriate to concentrate the proposed Small House development within the "V" zone for more orderly development pattern, efficient use of land and provision of infrastructure and services. There is no strong planning justification in the submission for a departure from the planning intention
- Approval of the application would set an undesirable precedent for other similar applications within the "AGR" zone and lead to a general degradation of the rural environment of the area.

Here we submit our concerns for your consideration.

Yours.

Designing Hong Kong Limited

21/F. Chun Wo Commercial Centre, 25 Wing Wo Street, Central, Hong Kong Tel: +852 3014 2767 Fax: +852 2187 2305 Email: info@designinghongkong.com

P.001/001

tpbpd@pland.gov.hk

寄件者:

奇件日期:

2020年02月26日星期三 2:45

收件者:

主旨:

A/NE-LT/681 DD 19 She Shan Tsuen

A/NF-LT/681

Lot 640 S.A in D.D. 19, She Shan Tsuen, Tai Po

Site area: About 125.9m²

Zoning: "Agriculture" and "VTD" Applied Development: NET House

Dear TPB Members,

Approval 541 has lapsed. Application should be considered under current policy guidelines.

Extract from 6 Sept 2019 minutes Application 667

While land available within the "V" zone was insufficient to fully meet the future Small House demand, it was capable to meet the 21 outstanding Small House applications. It should be noted that the Committee had adopted a more cautious approach in approving applications for Small House development in recent years and it was considered more appropriate to concentrate the proposed Small House developments within the "V" zone. There were eight similar applications in the close vicinity of the site and the planning circumstances of the current application were similar to the rejected applications.

Extract from 3 August 2018 minutes Application 639: Land available within the "Village Type Development" ("V") zone of She Shan was still capable to meeting the outstanding Small House applications. It was more appropriate to concentrate the proposed Small House developments within the "V" zone for orderly development pattern, efficient use of land and provision of infrastructures and services.

Mary Mulvihill

+ 052

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
 - (i) if the Small House application is approved by LandsD acting in the capacity of landlord at its sole discretion, such approval will be subject to such terms and conditions as may be imposed by LandsD. There is no guarantee to the grant of a right of way to the Small House concerned or approval of any Emergency Vehicular Access thereto; and
 - (ii) the proposed sewerage connection will be considered when the application is due for processing. Taking into consideration that the Site falls within the Water Gathering Grounds (WGGs), the applicant may be advised to connect the sewerage system to the existing Government sewers;
- (b) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the proposed Small House should be connected to the public sewer;
 - (ii) adequate land space within the Site should be reserved for connection of the proposed Small House to the public sewer;
 - (iii) written consent(s) should be obtained from the adjacent lot owner(s) and/or LandsD for laying and maintaining sewage pipes;
 - (iv) the cost of sewer connection should be borne by the applicant; and
 - (v) as there is a watercourse about 50m to the south of the Site, the applicant should follow *ProPECC PN 1/94 Construction Site Drainage* to properly handle and dispose of site discharge during construction phase;
- (c) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the proposed Small House is located within an area where connections to existing sewerage networks are available in the vicinity. There is no stud pipe reserved for the proposed Small House;
 - (ii) there is no existing DSD maintained public drain available for connection in the area. The proposed Small House should have its own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from surrounding of the Site. The proposed development is located on unpaved ground and will increase the impervious area, which will result in a change of the flow pattern and an increase of the surface runoff and thus flooding risk in the area. The applicant should take this into account when preparing the drainage proposal. The applicant/owner should maintain such systems properly and rectify the systems if they are found to be inadequate or ineffective during operation. The applicant/owner should be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure of the systems;

- (iii) the applicant should design the drainage proposal based on actual site condition for DSD's comment/agreement. In the design, the applicant should consider the workability, the impact to the surrounding environment and seek comments from other concerned parties/departments if necessary. The applicant should make sure no adverse impact will be caused to the area due to the proposed works. The existing natural streams, village drains, ditches and the adjacent areas should not be adversely affected;
- should the applicant choose to connect his proposed drainage system to DSD's (iv) network, he shall furnish his connection proposal for agreement. After obtaining DSD's agreement, the applicant should submit a duly completed Form HBP1 with a cross cheque covering the technical audit fee and a plan showing the details of the proposed drainage connection works to DSD for formal application for the required connection. Upon DSD's acceptance of the connection application, the applicant should carry out the proposed connection works in accordance with DSD Standard Drawings at the resources of the applicant. The connection pipe outside the lot boundaries should be handed over to DSD for maintenance after satisfactory technical audit by DSD. In addition, to ensure the sustainability of the public sewerage network, the applicant/owner should demonstrate to the satisfaction of DSD in such manner that the runoff within the subject premise will be served by a designated stormwater collection and discharge system and shall not be drained to the public sewerage network and the applicant/owner should submit details of the proposed sewerage connection works and concurrently provide further information on the runoff collection and discharge system; and
- (v) the applicant should rectify/modify the drainage/sewerage systems if they are found to be inadequate or ineffective during operation. The applicant should also be liable for and should indemnify Government against claims and demands arising out of damage or nuisance caused by failure of the system;
- (d) to note the comments of the Executive Secretary of Antiquities and Monument Office (AMO) Development Bureau (ES(AMO), DEVB) that the Site falls within the She Shan Tsuen Site of Archaeological Interest. The applicant should inform AMO two weeks before the commencement of the construction works so as to facilitate their staff to conduct site monitoring; and
- (e) 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.