

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 **- 7 DEC 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.

Form No. S16-II
表格第 S16-II 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

適用於只涉及興建「新界豁免管制屋宇」的建議

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

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

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/693 |
| | Date Received 收到日期 | - 7 DEC 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。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

| |
|--|
| 1. Name of Applicant 申請人姓名/名稱 |
| (<input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構) |
| 張耀坤 CHEUNG YIU KWAN |

| |
|--|
| 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用) |
| (<input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構) |
| 李偉良 LEE WAI LEUNG |

| | |
|--|--|
| 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) | Ma Po Mei Village, Tai Po N.T. Lot 892 S.B ss2 in D.D.8 |
| (b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積 | <input checked="" type="checkbox"/> Site area 地盤面積 130.3 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 195.09 sq.m 平方米 <input type="checkbox"/> About 約 |
| (c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) | sq.m 平方米 <input type="checkbox"/> About 約 |

| | |
|--|--|
| (d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號 | S/NE-LT/11 |
| (e) Land use zone(s) involved 涉及的土地用途地帶 | AGR |
| (f) Current use(s) 現時用途 | 空置土地 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積) |

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

The applicant 申請人 –

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

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

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

| | | | |
|--|---|---|----------------|
| 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) | 張耀坤 CHEUNG YIU KWAN | | |
| (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) | 大埔林村 大菴 | | |
| (c) Proposed gross floor area 擬議總樓面面積 | 195.09 sq.m 平方米 <input type="checkbox"/> About 約 | | |
| (d) Proposed number of house(s) 擬議房屋幢數 | 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 | 8.23 m 米 |
| (f) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途 | 花園 (Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable) (請在圖則上顯示, 並註明車位總數, 以及每個車位的長度和寬度及/或化糞池的位置 (如適用)) | | |
| (g) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物? | Yes 是 <input type="checkbox"/> No 否 <input checked="" type="checkbox"/> | <input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) | |
| (h) Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁至公共污水渠? | Yes 是 <input checked="" type="checkbox"/> No 否 <input type="checkbox"/> | (Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線) (Please indicate on plan the location of the proposed septic tank. 請用圖則顯示化糞池的位置) | |

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

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

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

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|---|--------------------------------|---|----------------|--------------------------------|---|---------------------|--------------------------------|---|-----------------|--------------------------------|---|---------------|--------------------------------|---|--------------------------|--------------------------------|---|-------------------------|--------------------------------|---|-------------------|--------------------------------|---|----------------------|--------------------------------|---|----------------------------------|--------------------------------|--------------------------------|
| <p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p> | <p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>No 否 <input checked="" type="checkbox"/></p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?</p> | <p>Yes 是 <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p>No 否 <input checked="" type="checkbox"/></p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p> | <table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> | On environment 對環境 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> |
| On environment 對環境 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

8. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

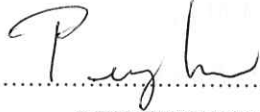
1. 申請人張耀坤先生是大埔大菴村原居民.他想按城市規劃條例16條申請(小型屋宇)
2. 申請地點在麻布尾村的鄉村範圍內, 不幸地, 地點不在麻布尾鄉村發展內, 但有3宗類似申請獲城規會批准, 貴署檔號: A/NE-LT/204, A/DPA/NE-LT/32 & A/NE-LT/209.
3. 麻布尾村的鄉村發展地帶在2002年前並沒有建議擴大. 但附近其他村落的鄉村式發展地帶,如沙霸,坪朗,新塘已擴大了.
4. 擬議發展與鄉郊環境互相協調,對附近不會造成視覺影響, 而提議園境報告已經批准.
5. 擬議發展將不會造成負面影響, 不會涉及砍伐樹木, 已經提議渠污水報告, 接駁鄉村式的公共排污收集系統, 並批准.
6. 申請地點位處距離林錦公路約15米.
7. 申請地段該處30米附近沒有溝或河流.
8. 申請由於上一次獲批, 但地界給地界測量師弄錯,以至在地政處花了很多時間, 及後做好地界, 才發現城規會獲批的年期以過,未能及時續期 望能見諒.(當年貴署檔號 TPB/A/NE-LT/583)
9. 地政署尚未批出小型屋宇.
10. 地段是祖先留下, 爺爺以在此定居.(DD8 LOT 892SA)
11. 回信請用中文.

9. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



LEE WAI LEUNG

Name in Block Letters
姓名（請以正楷填寫）

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

李偉良 先生 (顧問)

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

Others 其他

on behalf of
代表

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

Date 日期

02-10-2020

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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存放於規劃署規劃資料查詢處以供一般參閱。)

| | | | |
|--|---|--------------|--|
| Application No. 申請編號 | (For Official Use Only) (請勿填寫此欄) A/NE-LT/693 | | |
| Location/address 位置/地址 | Ma Po Mei Village, Tai Po N.T. Lot 892 S.B ss2 in D.D.8 | | |
| Site area 地盤面積 | 130.3 | sq. m 平方米 | <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約) |
| Plan 圖則 | S/NE-LT/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 <input checked="" type="checkbox"/> Small House 小型屋宇 | | |
| (i) Proposed Gross floor area 擬議總樓面面積 | 195.09 | sq.m 平方米 | <input checked="" type="checkbox"/> About 約 |
| (ii) Proposed No. of house(s) 擬議房屋幢數 | 1 | | |
| (iii) Proposed building height/No. of storeys 建築物高度/層數 | 8.23 | m 米 | <input checked="" type="checkbox"/> (Not more than 不多於) |
| | 3 | Storeys(s) 層 | |

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

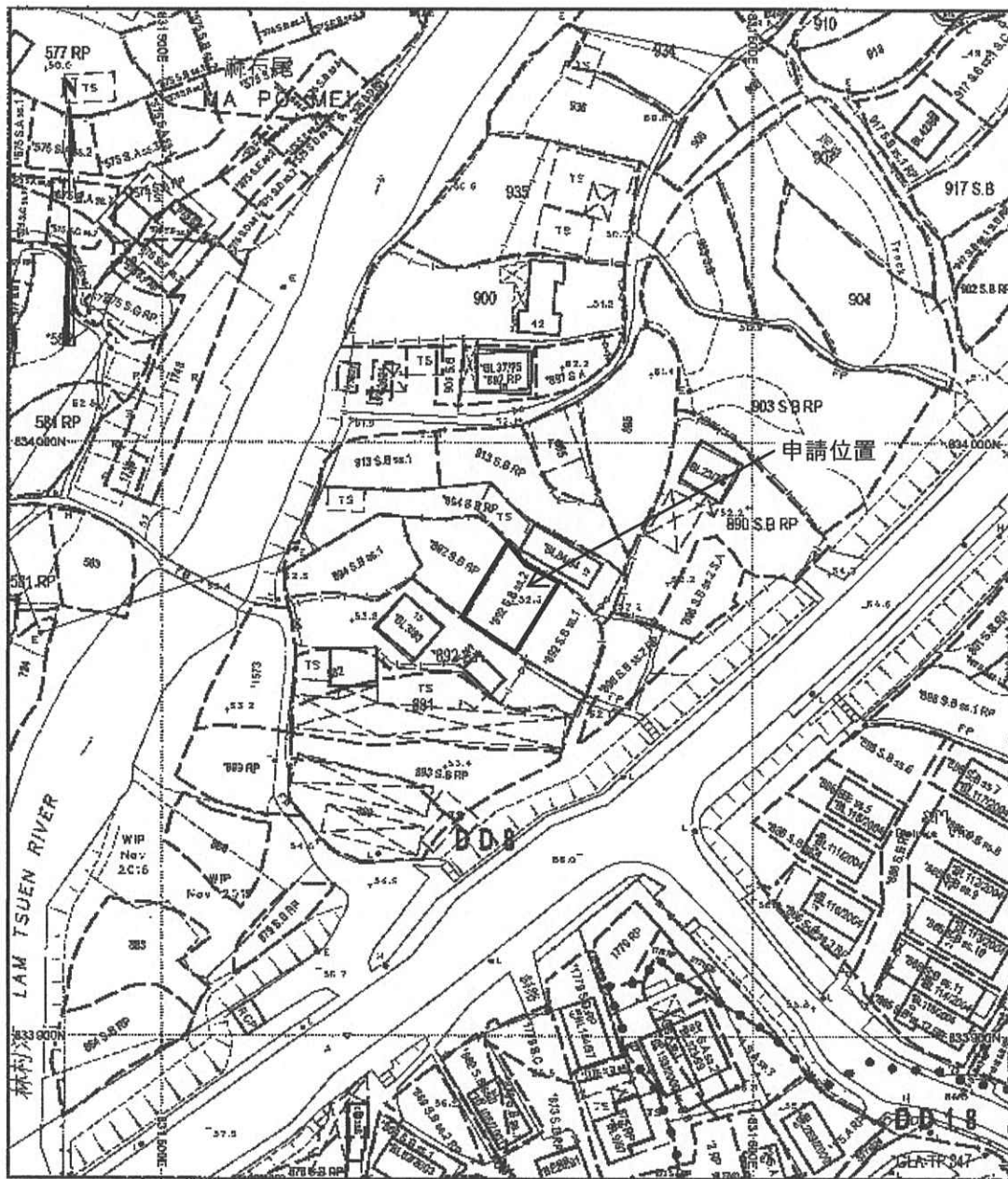
| | Chinese 中文 | English 英文 |
|---|-------------------------------------|--------------------------|
| Plans and Drawings 圖則及繪圖 | | |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Block plan(s) 樓宇位置圖 | <input checked="" type="checkbox"/>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

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

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

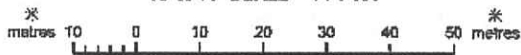
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

地段索引圖 LOT INDEX PLAN



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

比例尺 SCALE 1:1000



Locality :TAI PO

Lot Index Plan No. : YL0928032016

District Survey Office : Yuen Long

Date : 29-Mar-2016

Reference No. : 7-NW-8D,7-NW-7C

香港特別行政區政府 一 版權所有

© Copyright reserved - Hong Kong SAR Government

SMD-P01 20160329113318 10

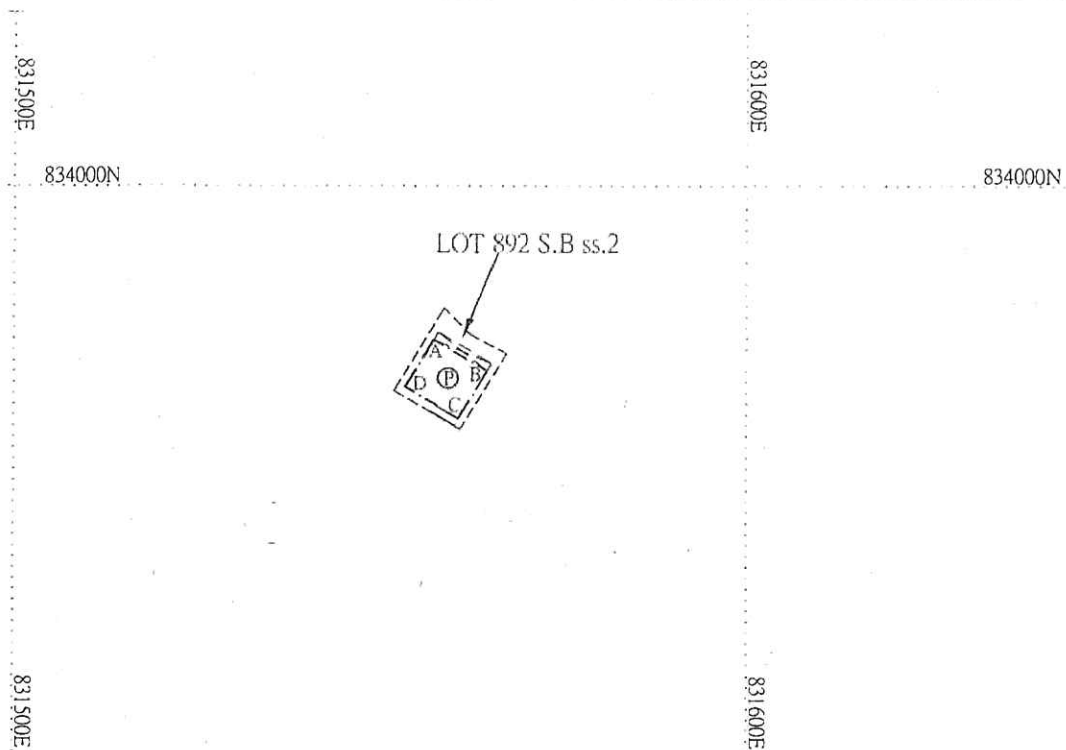
免責聲明

本圖則乃地委牽引圖的模本，顯示地段界線的大概位置，包括填海政府撥地、當時政府撥地、短期面皮及政府土地租界牌照而當時佔用土地的位置、臨時佔用土地的情況可照短期通知出現或截止，因此應有有關的分區、改區專員核證。本圖則所示的資料必須逐處核實丈量予以核實。當有更正確的地界圖據時，地段界圖可能會被修訂而無須事先通知。

Disclaimer

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

DIMENSION PLAN OF PROPOSED SMALL HOUSE ON LOT 892 S.B ss.2 IN D.D.8

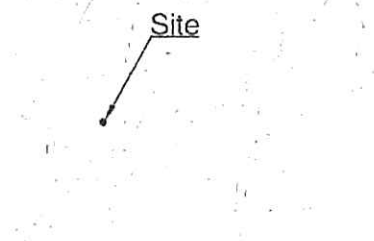


⑨ Coloured Pink Area: 65.03 sq.m. (About)

| SIDE | DISTANCE | BEARING | NORTHING | EASTING | PT. |
|------|----------|--------------|------------|------------|-----|
| A-B | 8.534 | 120° 39' 41" | 833978.729 | 831557.291 | A |
| B-C | 7.620 | 210° 39' 41" | 833974.377 | 831564.632 | B |
| C-D | 8.534 | 300° 39' 41" | 833967.823 | 831560.746 | C |
| D-A | 7.620 | 30° 39' 41" | 833972.175 | 831553.405 | D |

☐☐☐ Balcony (8.534m x 1.220m)

LOCATION PLAN



SCALE 1:5000

Survey District : Tai Po
 Date : August, 2014
 Survey Sheet No. : 7-NW-7C
 Scale : 1:1000
 Plan No. : LBP/TP/002/8/892B2-SH
 Ref Plan No. : SRP/TP/002/3221/D1

馬容江測量有限公司

HELICON MA SURVEYING LTD.

CHARTERED LAND SURVEYORS
 AUTHORIZED LAND SURVEYORS

新界元朗青山道 150-160 號

元朗匯豐大廈 8 樓 801 室

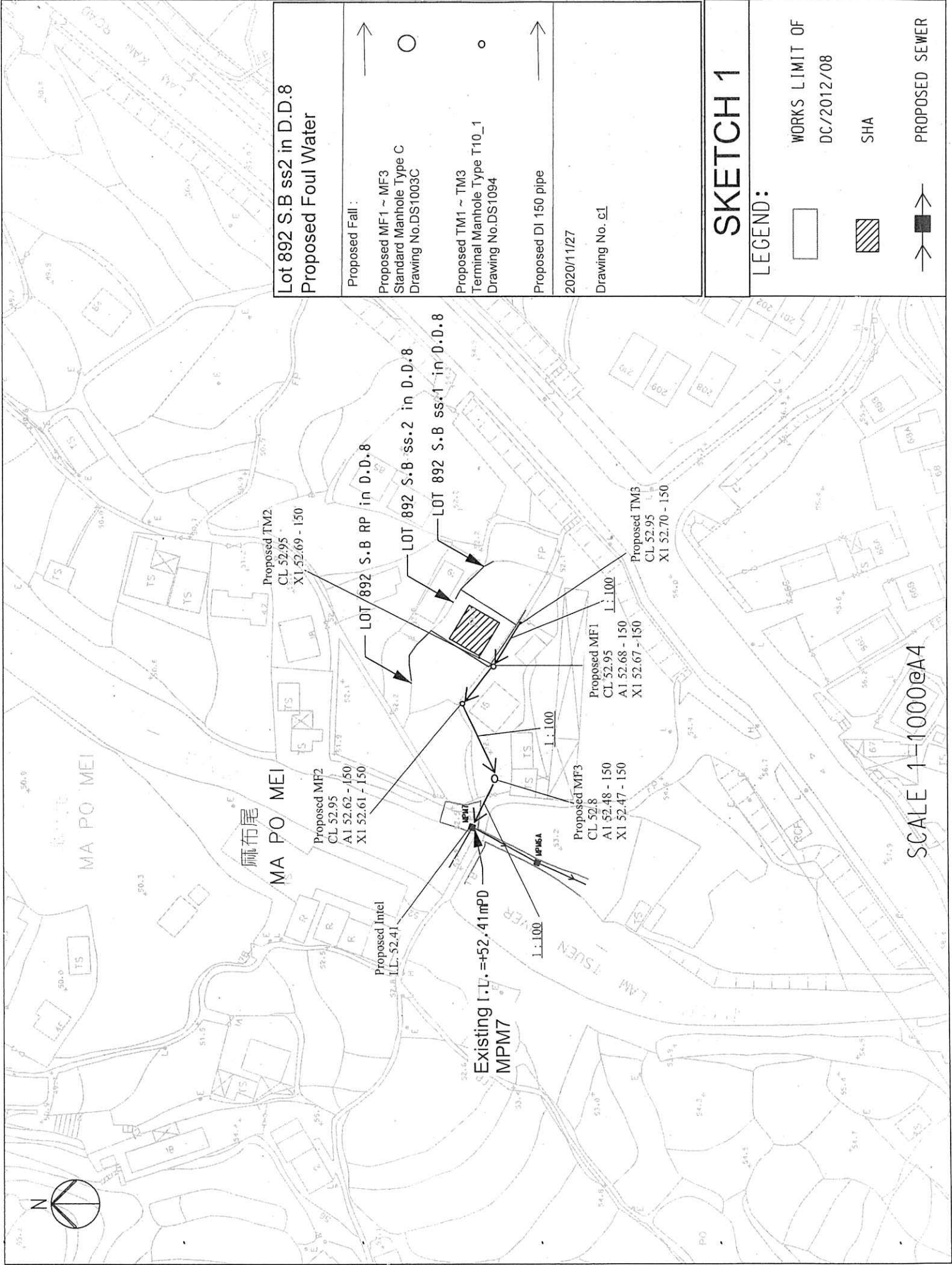
Unit 801, 8/F HSBC Building Yuen Long,
 No. 150-160 Castle Peak Road, Yuen Long N.T.

TEL: +852 24493536
 FAX: +852 24493540
 MOBILE: +852 94354898
 heliconma@gmail.com

I, MA YUNG KONG, HELICON, 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 Code of Practice approved by the Land Survey Authority under the above Ordinance, and that this plan correctly represents that Survey completed on the 22nd day of May 2014.

Dated this 18th day of August 2014.

Authorized Land Surveyor



致: 城規會

Lot 892 SA in D.D.8 可以給予以下地段建設污水設施

地段: DD8 LOT 892 SB ss1, DD8 LOT 892 SB ss2

事項:

Lot 892 SA in D.D.8 業權人 張觀興 先生可以給予地段 DD8 LOT 892 SB ss1, DD8 LOT 892 SB ss2.建設污水設施

土地業權人姓名: 張觀興

土地業權人簽署:

張觀興

簽署日期: 2020 年 11 月 14 日

規 劃 署

沙田、大埔及北區規劃處
新界沙田上禾輦路1號
沙田政府合署13樓



Planning Department

Sha Tin, Tai Po & North
District Planning Office
13/F., Sha Tin Government Offices.
1 Sheung Wo Che Road, Sha Tin,
N.T.

來函檔號 Your Reference
本署檔號 Our Reference TPB/A/NE-LT/583
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2696 2377

郵寄
(共一頁+附件)

(經辦人:李偉良先生)

李先生:

履行規劃許可附帶條件(a)
在劃為「農業」及「鄉村式發展」地帶的
大埔麻布尾丈量約份第8約地段第892號B分段第2小分段
擬議屋宇(新界豁免管制屋宇-小型屋宇)
(申請編號 A/NE-LT/583)

就你履行上述規劃許可附帶條件(a)項有關提交並落實美化環境建議，本處已於十二月十五日收到，現回覆如下：

本署總城市規劃師/城市設計及園境已審視你提交的美化環境建議，並認為有關建議從景觀規劃的角度上可以接受。隨函附夾已獲批核的美化環境建議。然而，規劃許可附帶條件(a)項需要提交並落實美化環境建議。因此，規劃許可附帶條件(a)項尚未完全履行。請你落實有關建議，並提交完工照片(一式兩份)以顯示栽種情況，另外於美化環境建議上標示拍攝照片的角度，予本署考慮。

如你有任何疑問，請與本處何子健先生(電話：2158 6225)聯絡。

規劃署署長

(朱霞芬



代行)

二零一七年二月一日

副本抄送:

總城市規劃師/城市規劃委員會 (1)

內部抄送:

總城市規劃師/城市設計及園境 (經辦人: 杜培義先生) (傳真: 2116 0752)
地盤記錄

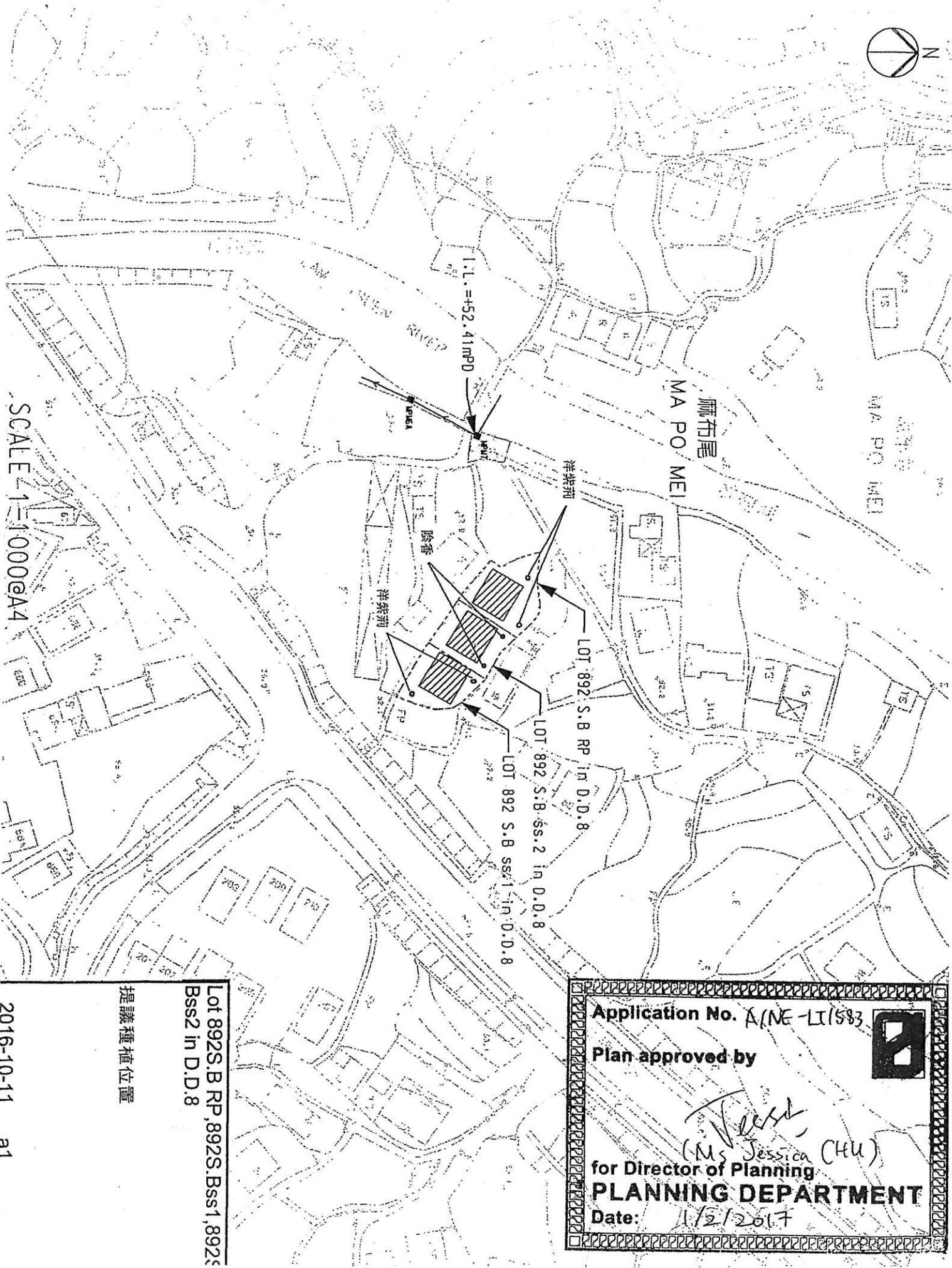
JC/CTL/JL/jl



SCALE 1:1000 @ A4

2016-10-11 a1

Lot 892S.B.RP, 892S.B.s1, 892S.B.s2 in D.D.8
提議種植位置



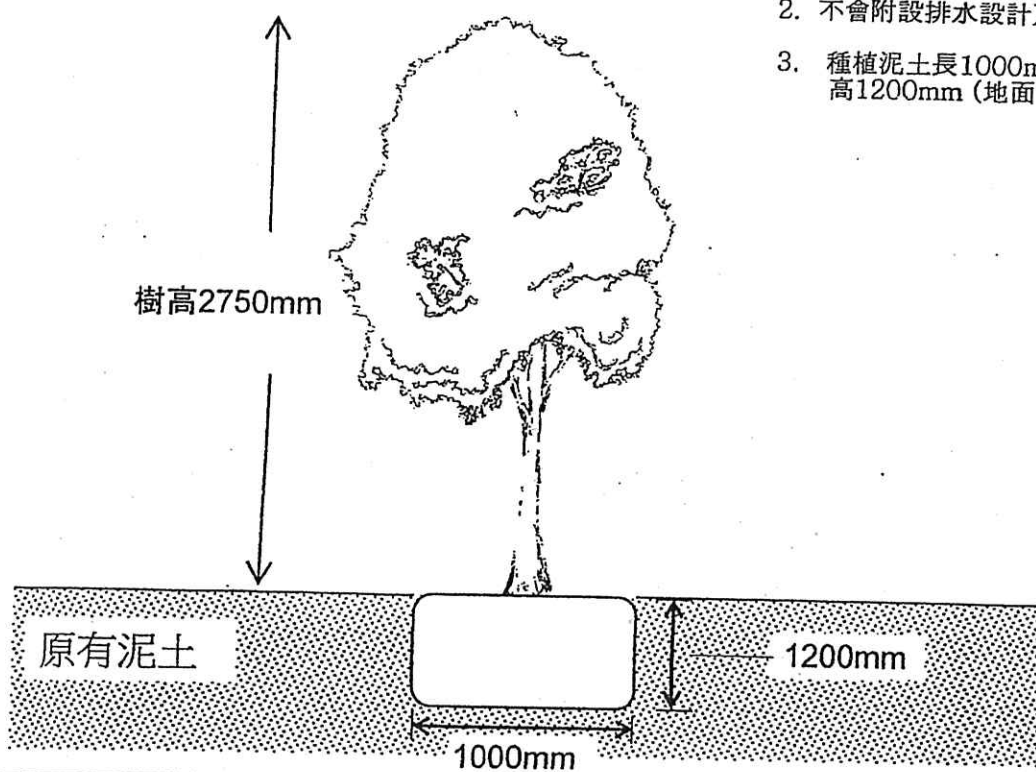
| | |
|-----------------------------|--|
| Application No. A/NE-LI/583 | |
| Plan approved by | |
| | |
| (Ms. Jessica (Hu)) | |
| for Director of Planning | |
| PLANNING DEPARTMENT | |
| Date: 1/2/2017 | |

Lot 892 S.B ss.1 & 892 S.B ss.2 & 892 S.B RP in D.D.8 提議

備註:

1. 樹木將種在原有泥土, 不會另建花槽
2. 不會附設排水設計及槽身粉飾
3. 種植泥土長1000mm 闊1000mm 高1200mm (地面下)

樹高2750mm



樹木說明圖

a2-1

Application No. A/NE-LI/583

Plan approved by

Jessie

(Ms. Jessica CHU)

for Director of Planning

PLANNING DEPARTMENT

Date: 1/2/2017

規 劃 署

沙田、大埔及北區規劃處
新界沙田上禾輦路1號
沙田政府合署13樓



Planning Department

Sha Tin, Tai Po & North
District Planning Office
13/F., Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T.

來函檔號 Your Reference
本署檔號 Our Reference TPB/A/NE-LT/582-584
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2696 2377

郵寄
(共兩頁+附件)

(經辦人:李偉良先生)

李先生:

履行規劃許可附帶條件(a)至(d)項
在劃為「農業」及「鄉村式發展」地帶的
大埔麻布尾丈量約份第8約地段第892號B分段第1小分段
擬議屋宇(新界豁免管制屋宇-小型屋宇)
(申請編號 A/NE-LT/582)

大埔麻布尾丈量約份第8約地段第892號B分段第2小分段
擬議屋宇(新界豁免管制屋宇-小型屋宇)
(申請編號 A/NE-LT/583)

大埔麻布尾丈量約份第8約地段第892號B分段餘段
擬議屋宇(新界豁免管制屋宇-小型屋宇)
(申請編號 A/NE-LT/584)

就你於二零一六年十月十一日有關履行上述規劃許可附帶條件(a)項有關提交並落實美化環境建議、(b)項有關提交並落實排水建議、(c)項有關把污水排放系統接駁至公共污水渠及(d)項有關提供保護措施，確保集水區不會受到污染或出現淤積情況的來信，本處已於十月二十八日收到，現回覆如下：

有關規劃許可附帶條件(a)項

本署總城市規劃師/城市設計及園境已審視你提交的美化環境建議，並認為有關建議未能符合要求。他对你提交的美化環境建議的意見刊載於附錄 I (只提供英文文本)。因此，規劃許可附帶條件(a)項尚未履行。請你依照本署總城市規劃師/城市設計及園境的意見，修改並重新提交美化環境建議(一式三份)予本署考慮。

有關規劃許可附帶條件(b)項

渠務署總工程師/新界北仍在處理你提交的文件，當取到有關部門的意見後，我們會盡快回覆。

有關規劃許可附帶條件(c)項及(d)項

水務署總工程師/建設已審視你提交的文件，並對你所提交的污水排放系統及保護措施的建議並無意見。雖然如此，由於擬議屋宇的興建工程還未完成，因此，規劃許可附帶條件(c)項及(d)項均不能視為經已履行。

如你有任何疑問，請與本處何子健先生(電話：2158 6225)聯絡。

規劃署署長

(朱霞芬



代行)

二零一六年十二月八日

副本抄送：

總城市規劃師/城市規劃委員會 (1)

水務署總工程師/建設

(經辦人：湯文傑先生)

(傳真：2351 6949)

渠務署總工程師/新界北

(經辦人：黃紹祥先生)

(傳真：2770 4761)

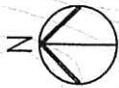
內部抄送：

總城市規劃師/城市設計及園境
地盤記錄

(經辦人：杜培義先生)

(傳真：2116 0752)

JC/CTL/RH/JL/jl



MA PO MEI

麻布尾
MA PO MEI

LOT 892 S.B RP in D.D.8
LOT 892 S.B ss.2 in D.D.8
LOT 892 S.B ss.1 in D.D.8

I.L. = +52.41mPD

MPUT

MP16A

附件1 2016-08-29

Lot 892S.B RP,892S.Bss1,892S.
Bss2 in D.D.8

Proposed MF:
Proposed Fall :



SKETCH 1

LEGEND:

WORKS LIMIT OF
DC/2012/08



SHA



PROPOSED SEWER



SCALE 1-1000@A4

pbpd

收件者: perry Lee
寄件日期: 27日07月2016年星期三 11:16
收件者: uphd@pland.gov.hk
副本: 麻布底城規 何生
主旨: 規劃申請編號A/NE-LT/582, 583及584
附件: 160727-1.pdf; Extract from RNTPC's paper_ A.pdf; _160722 3_座.pdf; Lot index plan DD8 FW.pdf; LT582-584_Further Information_160727.pdf

Appendix I

致: 城規會

規劃申請編號A/NE-LT/582, 583及584

此電郵補充資料是取締在2016年07月26日交給城規會的補充資料.因當日交付的資料須要改正.望貴署見諒.
申請授權人 李偉良 先生

致: 城規會

丈量約份第 8 約地段第 892 號 B 分段第 1 小分段

申請人: 張耀賢

我們謹代表我們客戶 張耀賢 先生, 特此聲明地段第 8 約地段第 892 號 B 分段第 1 小分段的東南角的三角形面積約 10.7 平方米土地將不包括於申請地段原本面積 133.7 平方米內, 以便日後道路走線(附錄 A)

我們承諾委任一位認可的土地測量師為該地段土地進行分割和將會在土地註冊署註冊。

2016 年 7 月 27 日

授權申請人士

李偉良先生

FROM TOWN PLANNING BOARD

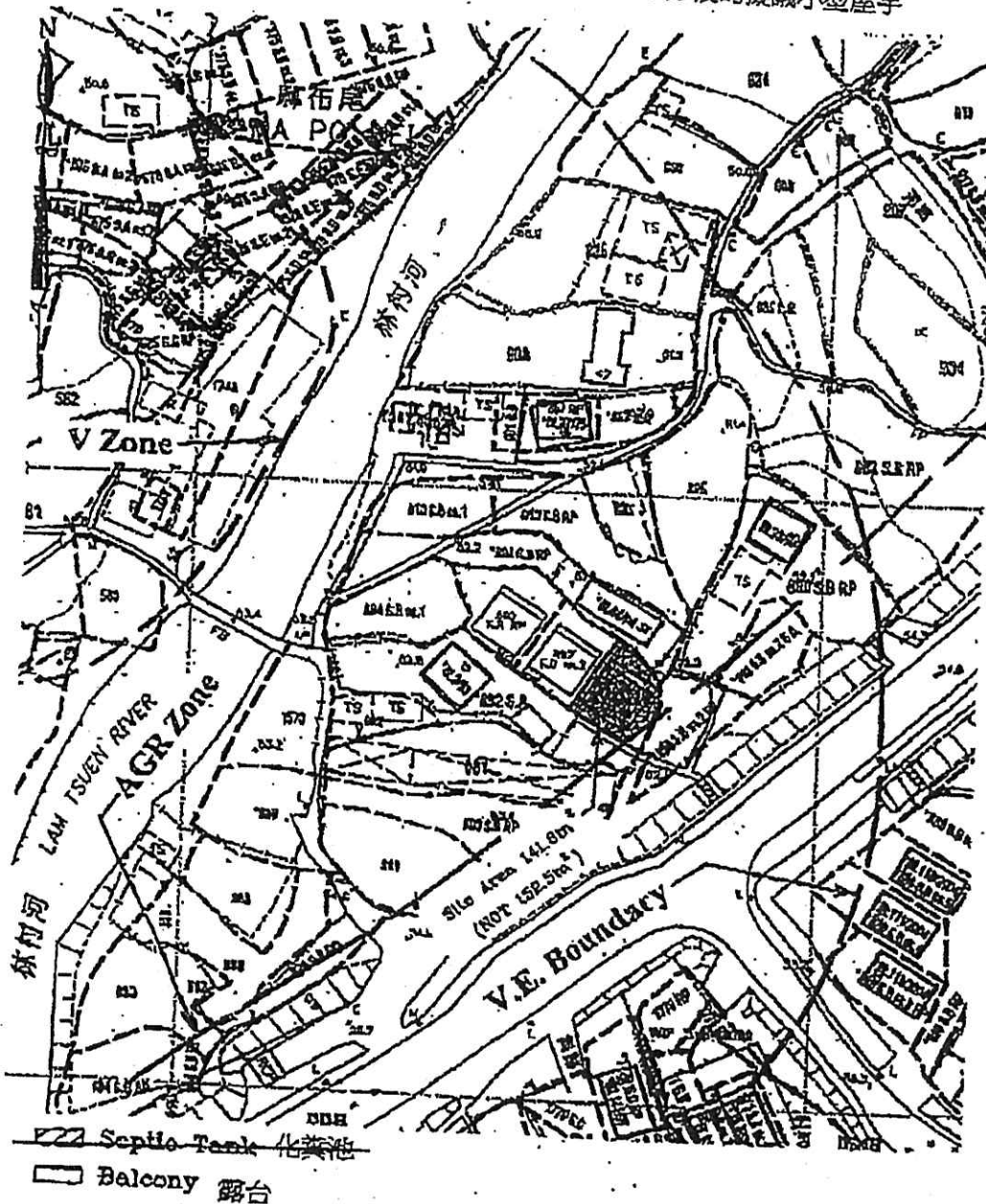
TO DPO/STN

P.002

Appendix A

Proposed Small House on Lot 892 S.B ss.1 **in D.D. 8**

位於地段第 892 號 B 分段第 1 小分段的擬議小型屋宇



致: 城規會

業權人提議自費接駁到政府的污水井

地段: Lot 892 S.B RP in D.D.8, DD8 LOT 892 SB ss1, DD8 LOT 892 SB ss2

事項:

由於政府污水設施已經接駁到以上地段附近, 以上地段業權人提議自費接駁到政府的污水井.

備註: 附件 1

授權申請人士
李偉良先生

日期: 2016年07月22日

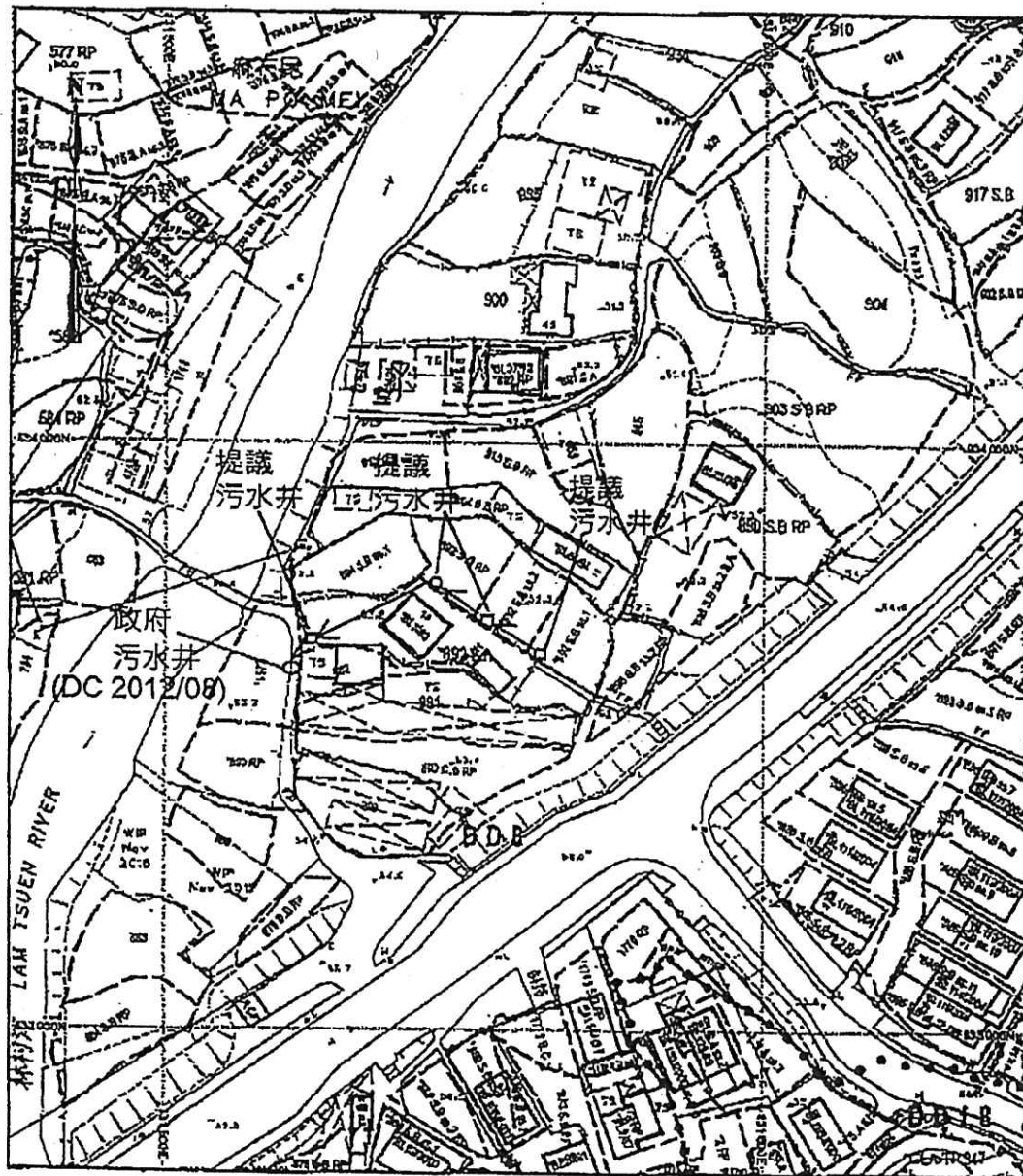
DD8 LOT 892 SB RP ,DD8 LOT 892 SB ss1, DD8 LOT 892 SB ss2

提議污水排放設施

日期2016年7月21日

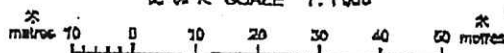
地段索引圖 LOT INDEX PLAN

附件1



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

比例尺 SCALE 1:1000



Locality : TAI PO

Lot Index Plan No. : YL0928032016

District Survey Office : Yuen Long

Date : 29-Mar-2016

Reference No. : 72NW40.7-NW-7C

香港特別行政區政府 一 版權所有
 © Copyright reserved - Hong Kong SAR Government
 SMO-P01 20160320113313 10

為實業的

本圖則乃地政總署測繪處，顯示地段界線的大概位置，包括政府所有或臨時政府土地、租期屆滿及政府土地發展局所佔用土地均為實業。如佔用土地的情況可隨時改變或出現錯誤，因此應向有關的分區地政事務處查詢。本圖則所載的資料必須與實地調查予以核實。如有任何新的地界或線路，均應向有關分區地政事務處查詢及更新通知。

Disclaimer

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

致: 城規會

Lot 892 in D.D.8 可以給予以下地段建設污水設施

地段: Lot 892 S.B RP in D.D.8, DD8 LOT 892 SB ss1, DD8 LOT 892 SB ss2

事項:

Lot 892 in D.D.8 業權人 張觀興 先生可以給予地段 Lot 892 S.B RP in D.D.8, DD8 LOT 892 SB ss1, DD8 LOT 892 SB ss2 建設污水設施

土地業權人姓名: 張觀興

土地業權人簽署:



簽署日期: 2016年07月22日

This document is received on **- 7 DEC 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.

Form No. S16-II
表格第 S16-II 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

適用於只涉及興建「新界豁免管制屋宇」的建議

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

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

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-17/694 |
| | Date Received 收到日期 | - 7 DEC 2020 |

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 樓及新界沙田上禾輦路 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)

張耀賢 CHEUNG YIU 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)

李偉良 LEE WAI LEUNG

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) | Ma Po Mei Village, Tai Po N.T. Lot 892 S.B ss1 (Part) in D.D.8 |
| (b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積 | <input checked="" type="checkbox"/> Site area 地盤面積 123.0 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 195.09 sq.m 平方米 <input type="checkbox"/> About 約 |
| (c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) | sq.m 平方米 <input type="checkbox"/> About 約 |

| | |
|--|--|
| (d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號 | S/NE-LT/11 |
| (e) Land use zone(s) involved 涉及的土地用途地帶 | AGR |
| (f) Current use(s) 現時用途 | 空置土地 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積) |

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

The applicant 申請人 –

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

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

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

| | | | |
|--|---|--|----------------------------------|
| 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) | 張耀賢 CHEUNG YIU 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) | 大埔林村 大麓 | | |
| (c) Proposed gross floor area 擬議總樓面面積 | 195.09 sq.m 平方米 | | <input type="checkbox"/> About 約 |
| (d) Proposed number of house(s) 擬議房屋幢數 | 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 | 8.23 m 米 |
| (f) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途 | 花園 (Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable) (請在圖則上顯示, 並註明車位總數, 以及每個車位的長度和寬度及/或化糞池的位置 (如適用)) | | |
| (g) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物? | Yes 是 No 否 | <input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input checked="" type="checkbox"/> | |
| (h) Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁至公共污水渠? | Yes 是 <input checked="" type="checkbox"/> No 否 <input type="checkbox"/> | (Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線) (Please indicate on plan the location of the proposed septic tank. 請用圖則顯示化糞池的位置) | |

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

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

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

| | | | | | | | | | | | | | | | | | | | | | | |
|---|--|--|--------------------------------|---|--------------------------------|---|--------------------------------|---|--------------------------------|---|--------------------------------|---|--------------------------------|---|--------------------------------|---|--------------------------------|---|--------------------------------|---|--------------------------------|--------------------------------|
| Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動? | Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 | <p>.....</p> <p>.....</p> <p>.....</p> | | | | | | | | | | | | | | | | | | | | |
| Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? | Yes 是 <input type="checkbox"/> | <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> | | | | | | | | | | | | | | | | | | | | |
| Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響? | <p>On environment 對環境</p> <p>On traffic 對交通</p> <p>On water supply 對供水</p> <p>On drainage 對排水</p> <p>On slopes 對斜坡</p> <p>Affected by slopes 受斜坡影響</p> <p>Landscape Impact 構成景觀影響</p> <p>Tree Felling 砍伐樹木</p> <p>Visual Impact 構成視覺影響</p> <p>Others (Please Specify) 其他 (請列明)</p> <p>.....</p> <p>.....</p> | <table border="0"> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table> | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> |
| Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | |
| Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | |
| Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | |
| Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | |
| Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | |
| Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | |
| Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | |
| Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | |
| Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | |
| Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | |
| <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> | | | | | | | | | | | | | | | | | | | | | | |

8. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

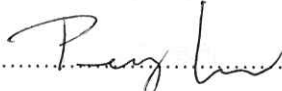
1. 申請人張耀賢先生是大埔大菴村原居民,他想按城市規劃條例16條申請(小型屋宇)
2. 申請地點在麻布尾村的鄉村範圍內,不幸地,地點不在麻布尾鄉村發展內,但有3宗類似申請獲城規會批准,貴署檔號: A/NE-LT/204, A/DPA/NE-LT/32 & A/NE-LT/209.
3. 麻布尾村的鄉村發展地帶在2002年前並沒有建議擴大. 但附近其他村落的鄉村式發展地帶,如沙霸,坪朗,新塘已擴大了.
4. 擬議發展與鄉郊環境互相協調,對附近不會造成視覺影響, 而提議園境報告已經批准.
5. 擬議發展將不會造成負面影響, 不會涉及砍伐樹木, 已經提議渠污水報告, 接駁鄉村式的公共排污收集系統, 並批准.
6. 申請地點位處距離林錦公路約15米.
7. 申請地段該處30米附近沒有溝或河流.
8. 申請由於上一次獲批, 但地界給地界測量師弄錯,以至在地政處花了很多時間, 及後做好地界, 才發現城規會獲批的年期以過,未能及時續期 望能見諒.(當年貴署檔號 TPB/A/NE-LT/582)
9. 地政署尚未批出小型屋宇.
10. 地段是祖先留下, 爺爺以在此定居.(DD8 LOT 892SA)
11. 回信請用中文.

9. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



LEE WAI LEUNG

Name in Block Letters
姓名（請以正楷填寫）

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

李偉良 先生 (顧問)

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

Others 其他

on behalf of
代表

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

Date 日期

01-10-2020

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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存放於規劃署規劃資料查詢處以供一般參閱。)

| | |
|--|--|
| Application No. 申請編號 | (For Official Use Only) (請勿填寫此欄) A/NE-LT/694 |
| Location/address 位置/地址 | Ma Po Mei Village, Tai Po N.T. Lot 892 S.B ss1 (Part) in D.D.8 |
| Site area 地盤面積 | 123.0 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約) |
| Plan 圖則 | Proposed Small House Plan, Survey Plan, Lot Index Plan S/NE-LT/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 <input checked="" type="checkbox"/> Small House 小型屋宇 |
| (i) Proposed Gross floor area 擬議總樓面面積 | 195.09 sq.m 平方米 <input checked="" type="checkbox"/> About 約 |
| (ii) Proposed No. of house(s) 擬議房屋幢數 | 1 |
| (iii) Proposed building height/No. of storeys 建築物高度/層數 | 8.23 m 米 <input checked="" type="checkbox"/> (Not more than 不多於) 3 Storeys(s) 層 |

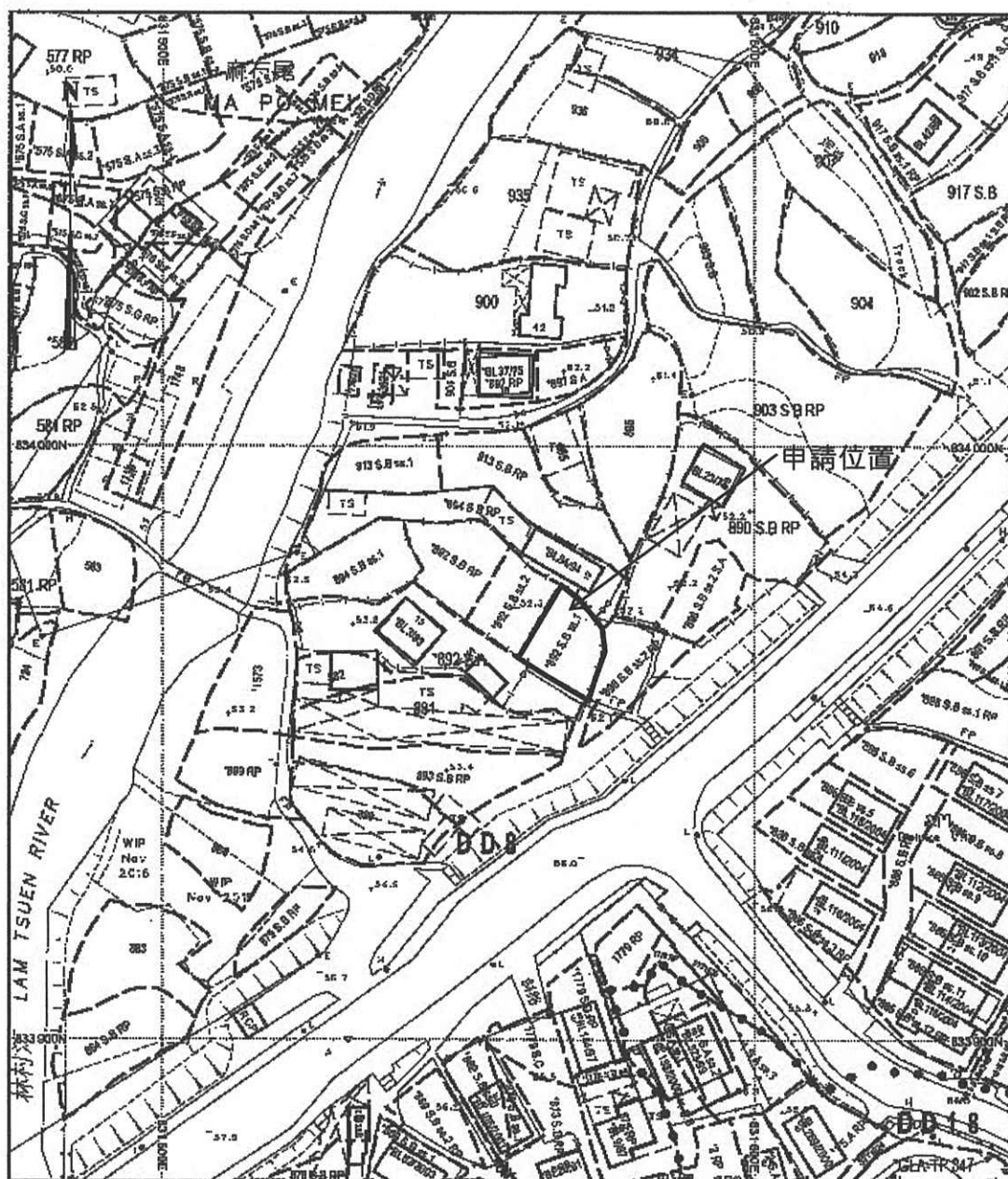
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

| | <u>Chinese</u> 中文 | <u>English</u> 英文 |
|---|-------------------------------------|--------------------------|
| <u>Plans and Drawings 圖則及繪圖</u> | | |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Block plan(s) 樓宇位置圖 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Floor plan(s) 樓宇平面圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Sectional plan(s) 截視圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Elevation(s) 立視圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片 | <input type="checkbox"/> | <input type="checkbox"/> |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他（請註明） | <input type="checkbox"/> | <input type="checkbox"/> |
| <hr/> | | |
| <u>Reports 報告書</u> | | |
| Planning Statement/Justifications 規劃綱領/理據 | <input type="checkbox"/> | <input type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染） | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Visual impact assessment 視覺影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Landscape impact assessment 景觀影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Tree Survey 樹木調查 | <input type="checkbox"/> | <input type="checkbox"/> |
| Geotechnical impact assessment 土力影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Drainage impact assessment 排水影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Sewerage impact assessment 排污影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Risk Assessment 風險評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他（請註明） | <input type="checkbox"/> | <input type="checkbox"/> |
| <hr/> | | |
| <hr/> | | |
| Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號 | | |

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

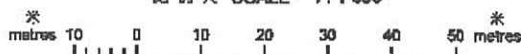
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

地段索引圖 LOT INDEX PLAN



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

比例尺 SCALE 1:1000



Locality : TAI PO

Lot Index Plan No. : YL0928032016

District Survey Office : Yuen Long

Date : 29-Mar-2016

Reference No. : 7-NW-6D, 7-NW-7C

免責聲明

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

Disclaimer

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

香港特別行政區政府 — 版權所有

© Copyright reserved - Hong Kong SAR Government

SMO-P01

20160329113318 10

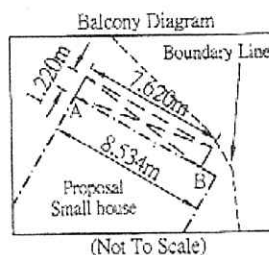
DIMENSION PLAN OF PROPOSED SMALL HOUSE ON LOT 892 S.B ss.1 IN D.D.8



(P) Coloured Pink Area: 65.03 sq.m. (About)

| SIDE | DISTANCE | BEARING | NORTHING | EASTING | PT. |
|------|----------|--------------|------------|------------|-----|
| A-B | 8.534 | 120° 39' 41" | 833973.099 | 831566.200 | A |
| B-C | 7.620 | 210° 39' 41" | 833968.747 | 831573.540 | B |
| C-D | 8.534 | 300° 39' 41" | 833962.193 | 831569.654 | C |
| D-A | 7.620 | 30° 39' 41" | 833966.545 | 831562.314 | D |

☐☐☐ Balcony (7.620m x 1.220m)
 (See Diagram)



SCALE 1:5000

Survey District : Tai Po
 Date : August, 2014
 Survey Sheet No. : 7-NW-7C
 Scale : 1:1000
 Plan No. : LBP/TP/002/8/892B1-SH
 Ref Plan No. : SRP/TP/002/3221/D1

馬容江測量有限公司
HELICON MA SURVEYING LTD.

CHARTERED LAND SURVEYORS
 AUTHORIZED LAND SURVEYORS
 新界元朗青山道 150-160 號
 元朗匯豐大廈 8 樓 801 室
 Unit 801, 8/F HSBC Building Yuen Long,
 No. 150-160 Castle Peak Road, Yuen Long N.T.

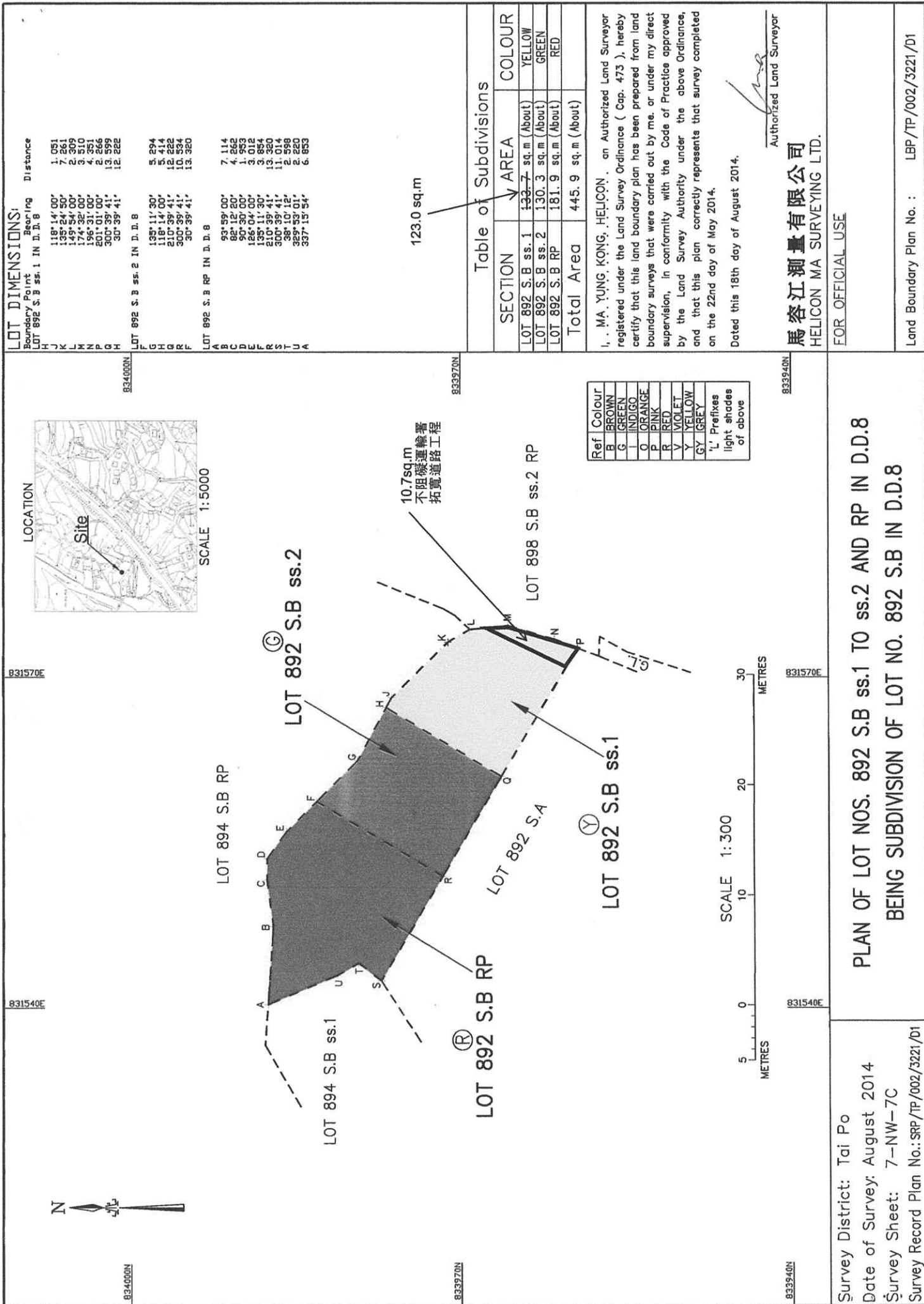
TEL: +852 24495536
 FAX: +852 24495540
 MOBILE: +852 94354868
 heliconma@gmail.com

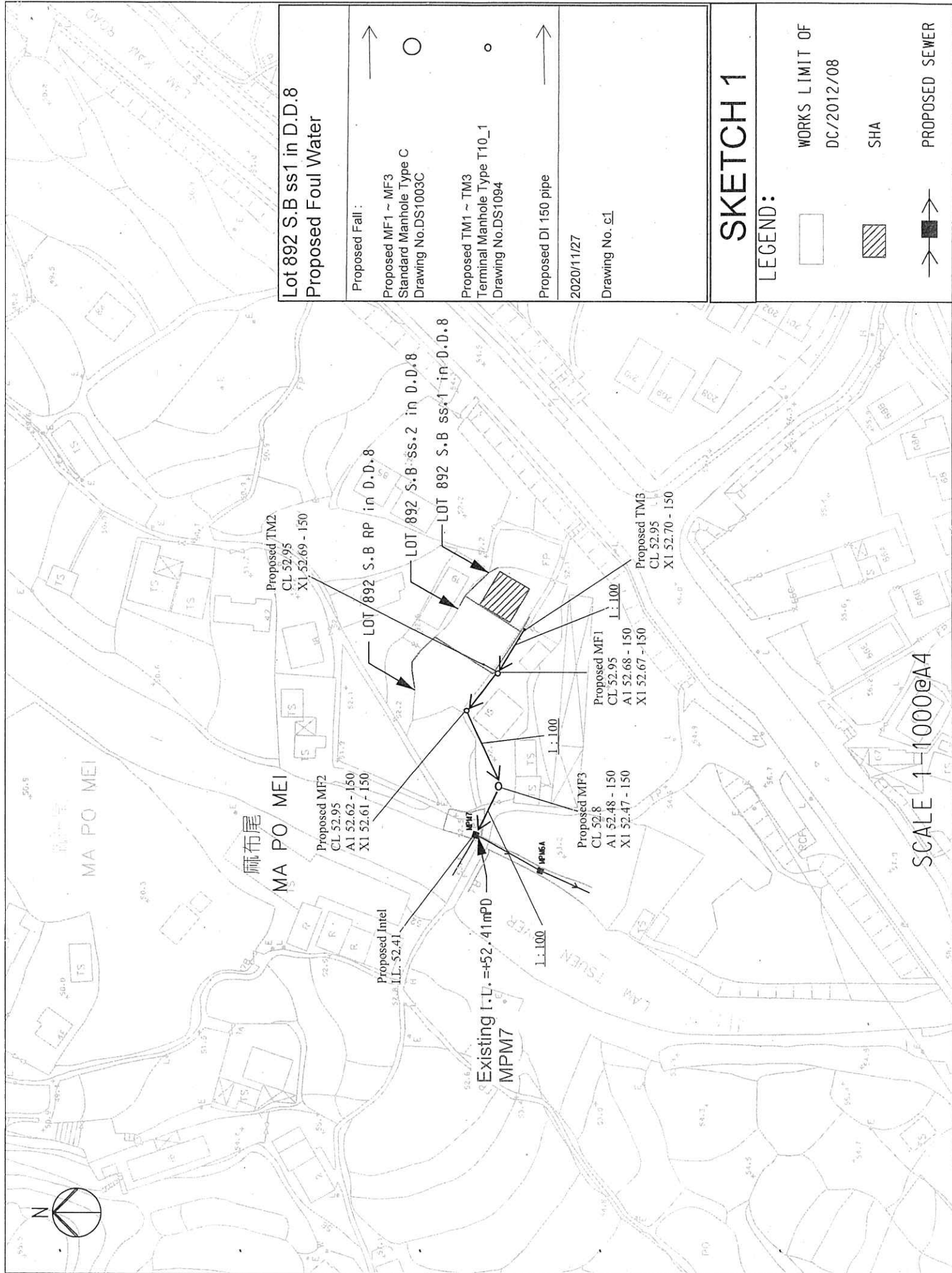
I, MA YUNG KONG, HELICON, an Authorized Land Surveyor registered under the Land Survey Ordinance (Cap.473), hereby certify that this land boundary plan has been prepared from land boundary surveys that were carried out by me, or under my direct supervision, in conformity with Code of Practice approved by the Land Survey Authority under the above Ordinance, and that this plan correctly represents that Survey completed on the 22nd day of May 2014.

Dated this 18th day of August 2014.



Authorized Land Surveyor





致: 城規會

Lot 892 SA in D.D.8 可以給予以下地段建設污水設施

地段: DD8 LOT 892 SB ss1, DD8 LOT 892 SB ss2

事項:

Lot 892 SA in D.D.8 業權人 張觀興 先生可以給予地段 DD8 LOT 892 SB ss1, DD8 LOT 892 SB ss2.建設污水設施

土地業權人姓名: 張觀興

土地業權人簽署:

張觀興

簽署日期: 2020年11月14日

規 劃 署

沙田、大埔及北區規劃處
新界沙田上禾輦路1號
沙田政府合署13樓



Planning Department

Sha Tin, Tai Po & North
District Planning Office
13/F., Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T.

來函檔號 Your Reference
本署檔號 Our Reference TPB/A/NE-LT/582-584
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2696 2377

郵寄
(共兩頁+附件)

(經辦人:李偉良先生)

李先生:

履行規劃許可附帶條件(a)至(d)項
在劃為「農業」及「鄉村式發展」地帶的
大埔麻布尾丈量約份第8約地段第892號B分段第1小分段
擬議屋宇(新界豁免管制屋宇-小型屋宇)
(申請編號 A/NE-LT/582)

大埔麻布尾丈量約份第8約地段第892號B分段第2小分段
擬議屋宇(新界豁免管制屋宇-小型屋宇)
(申請編號 A/NE-LT/583)

大埔麻布尾丈量約份第8約地段第892號B分段餘段
擬議屋宇(新界豁免管制屋宇-小型屋宇)
(申請編號 A/NE-LT/584)

就你於二零一六年十月十一日有關履行上述規劃許可附帶條件(a)項有關提交並落實美化環境建議、(b)項有關提交並落實排水建議、(c)項有關把污水排放系統接駁至公共污水渠及(d)項有關提供保護措施，確保集水區不會受到污染或出現淤積情況的來信，本處已於十月二十八日收到，現回覆如下：

有關規劃許可附帶條件(a)項

本署總城市規劃師/城市設計及園境已審視你提交的美化環境建議，並認為有關建議未能符合要求。他对你提交的美化環境建議的意見刊載於附錄 I (只提供英文文本)。因此，規劃許可附帶條件(a)項尚未履行。請你依照本署總城市規劃師/城市設計及園境的意見，修改並重新提交美化環境建議(一式三份)予本署考慮。

有關規劃許可附帶條件(b)項

渠務署總工程師/新界北仍在處理你提交的文件，當取到有關部門的意見後，我們會盡快回覆。

有關規劃許可附帶條件(c)項及(d)項

水務署總工程師/建設已審視你提交的文件，並對你所提交的污水排放系統及保護措施的建議並無意見。雖然如此，由於擬議屋宇的興建工程還未完成，因此，規劃許可附帶條件(c)項及(d)項均不能視為經已履行。

如你有任何疑問，請與本處何子健先生(電話：2158 6225)聯絡。

規劃署署長

(朱霞芬



代行)

二零一六年十二月八日

副本抄送：

總城市規劃師/城市規劃委員會 (1)

水務署總工程師/建設

(經辦人：湯文傑先生)

(傳真：2351 6949)

渠務署總工程師/新界北

(經辦人：黃紹祥先生)

(傳真：2770 4761)

內部抄送：

總城市規劃師/城市設計及園境
地盤記錄

(經辦人：杜培義先生)

(傳真：2116 0752)

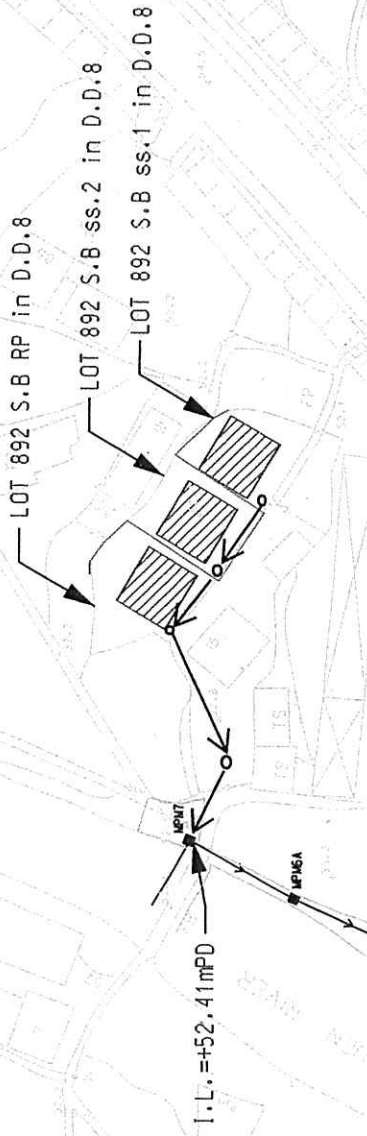
JC/CTL/RH/JL/jl



MA PO MEI

麻布尾

MA PO MEI



附件1 2016-08-29

Lot 892S.B RP,892S.Bss1,892S.
Bss2 in D.D.8

Proposed MF:
Proposed Fall :



SKETCH 1

LEGEND:

WORKS LIMIT OF
DC/2012/08

SHA

PROPOSED SEWER

SCALE 1-1000@A4

規 劃 署

沙田、大埔及北區規劃處
新界沙田上禾輦路1號
沙田政府合署13樓



Planning Department

Sha Tin, Tai Po & North
District Planning Office
13/F., Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T.

來函檔號 Your Reference
本署檔號 Our Reference TPB/A/NE-LT/582
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2696 2377

郵寄
(共一頁+附件)

(經辦人:李偉良先生)

李先生:

履行規劃許可附帶條件(a)
在劃為「農業」及「鄉村式發展」地帶的
大埔麻布尾丈量約份第8約地段第892號B分段第1小分段
擬議屋宇(新界豁免管制屋宇-小型屋宇)
(申請編號 A/NE-LT/582)

就你履行上述規劃許可附帶條件(a)項有關提交並落實美化環境建議，本處已於十二月十五日收到，現回覆如下：

本署總城市規劃師/城市設計及園境已審視你提交的美化環境建議，並認為有關建議從景觀規劃的角度上可以接受。隨函附夾已獲批核的美化環境建議。然而，規劃許可附帶條件(a)項需要提交並落實美化環境建議。因此，規劃許可附帶條件(a)項尚未完全履行。請你落實有關建議，並提交完工照片(一式兩份)以顯示栽種情況，另外於美化環境建議上標示拍攝照片的角度，予本署考慮。

如你有任何疑問，請與本處何子健先生(電話：2158 6225)聯絡。

規劃署署長

(朱霞芬



代行)

二零一七年二月一日

副本抄送:

總城市規劃師/城市規劃委員會 (1)

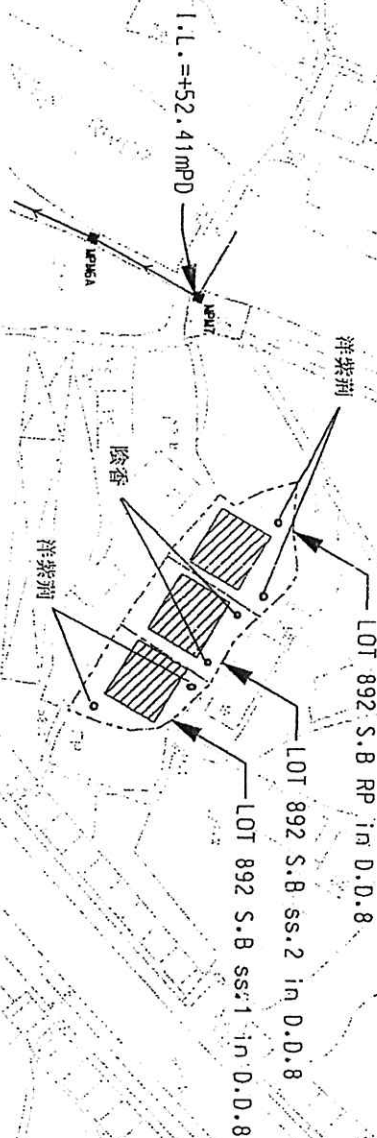
內部抄送:

總城市規劃師/城市設計及園境 (經辦人: 杜培義先生) (傳真: 2116 0752)
地盤記錄

JC/CTL/JL/jl



SCALE 1=1000@A4

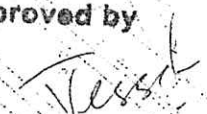


麻布尾
MA PO MEI

Lot 892S.B RP, 892S.B ss1, 892S.
Bss2 in D.D.8

提議種植位置

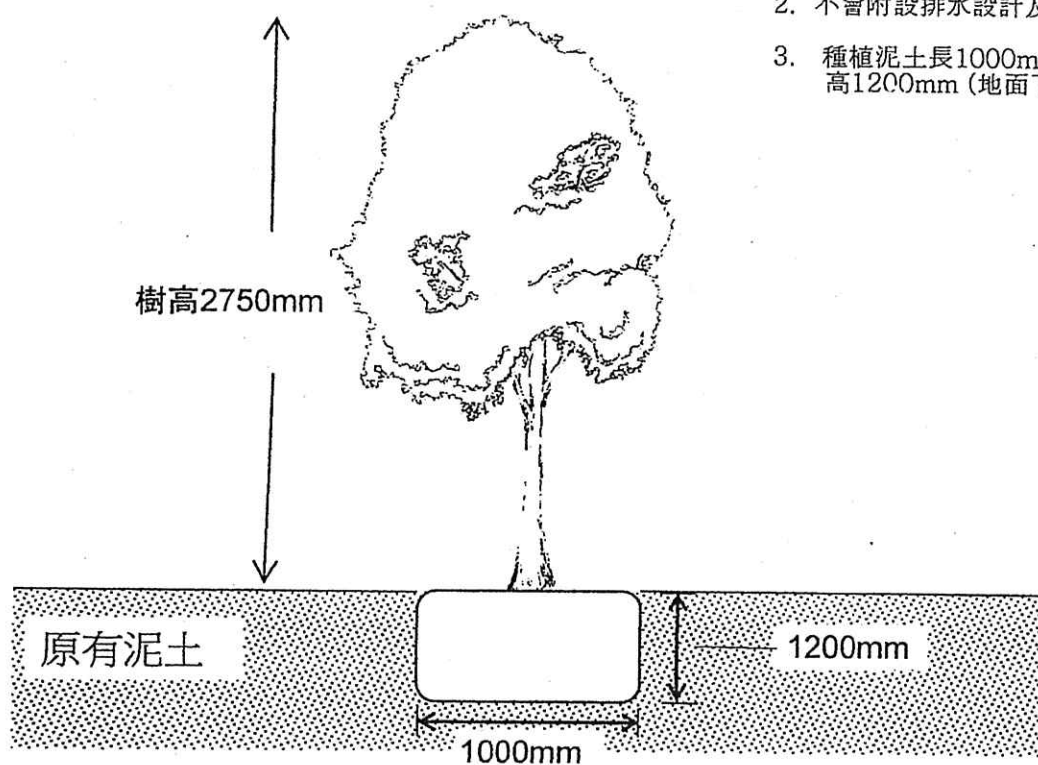
2016-10-11 a1

| | |
|---|--|
| Application No. A/NE-LT/582 | |
| Plan approved by | |
|  | |
| (Ms. Jessica CHU) | |
| for Director of Planning | |
| PLANNING DEPARTMENT | |
| Date: 1/2/2017 | |

Lot 892 S.B ss.1 & 892 S.B ss.2 & 892 S.B RP in D.D.8 提議

備註:

1. 樹木將種在原有泥土, 不會另建花槽
2. 不會附設排水設計及槽身粉飾
3. 種植泥土長1000mm 闊1000mm 高1200mm (地面下)



樹木說明圖

a2-1

| | |
|-----------------------------|--|
| Application No. A/NE-67/582 | |
| Plan approved by | |
| <i>Jessie</i> | |
| (Ms Jessica CHU) | |
| for Director of Planning | |
| PLANNING DEPARTMENT | |
| Date: 1/2/2017 | |

phbd

寄件者: [redacted]
寄件日期: 27日07月2016年星期三 11:16
收件者: upbd@pland.gov.hk
副本: 麻布底城規 何生
主旨: 規劃申請編號A/NE-LT/582, 583及584
附件: 160727-1.pdf; Extract from RNTPC's paper_ A.pdf; _160722 3_座.pdf; Lot index plan DD8 FW.pdf; LT582-584_Further Information_160727.pdf

Appendix I

致: 城規會

規劃申請編號A/NE-LT/582, 583及584

此電郵補充資料是取締在2016年07月26日交給城規會的補充資料.因當日交付的資料須要改正.望貴署見諒.
申請授權人 李偉良 先生

致: 城規會

丈量約份第 8 約地段第 892 號 B 分段第 1 小分段

申請人: 張耀賢

我們謹代表我們客戶 張耀賢 先生, 特此聲明地段第 8 約地段第 892 號 B 分段第 1 小分段的東南角的三角形面積約 10.7 平方米土地將不包括於申請地段原本面積 133.7 平方米內, 以便日後道路走線(附錄 A)

我們承諾委任一位認可的土地測量師為該地段土地進行分割和將會在土地註冊署註冊。

2016 年 7 月 27 日

授權申請人士

李偉良先生

FROM TOWN PLANNING BOARD

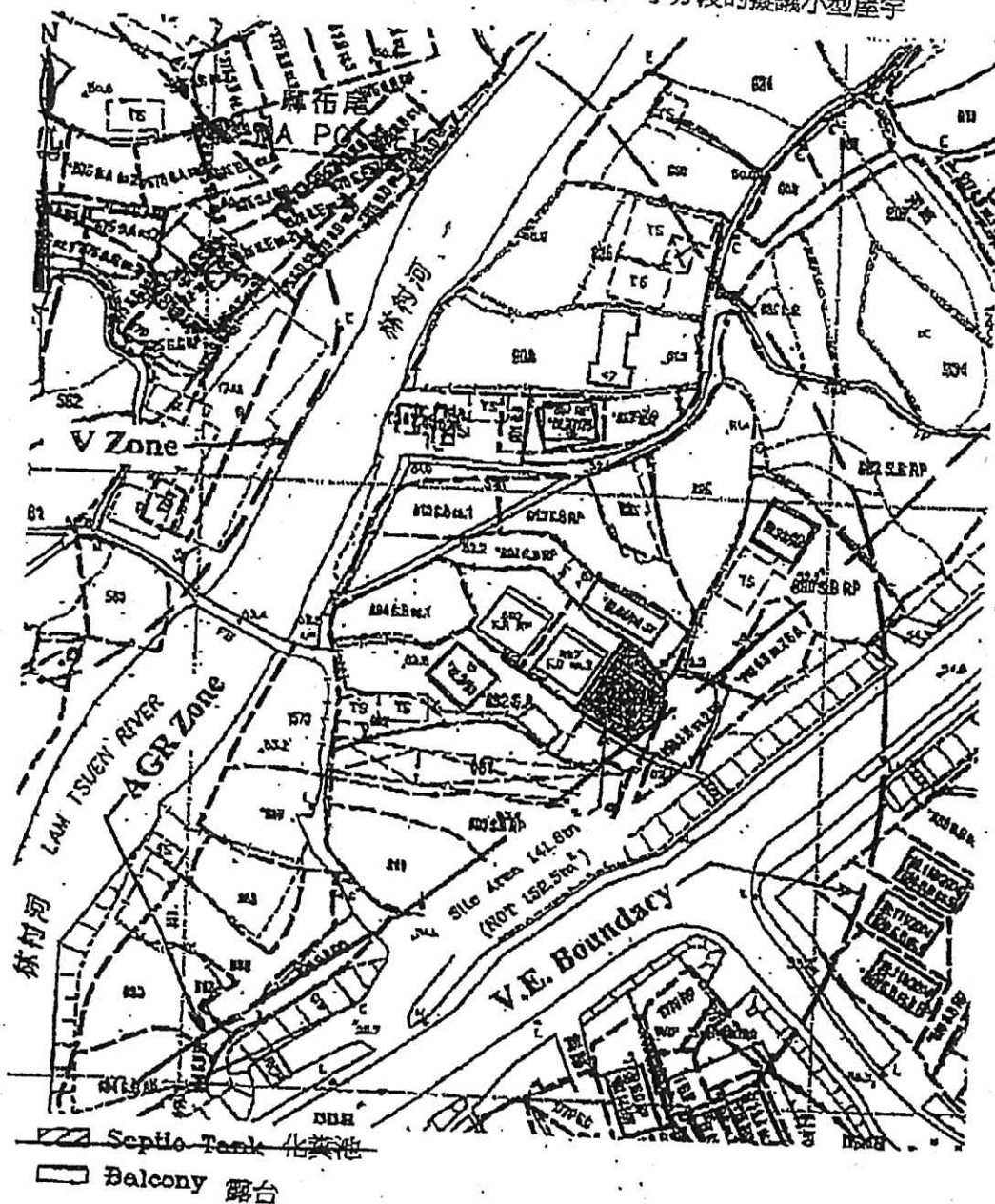
TO DPO/STN

P.002

Appendix A

Proposed Small House on Lot 892 S.B ss.1 **in D.D. 8**

位於地段第 892 號 B 分段第 1 小分段的擬議小型屋宇



致: 城規會

業權人提議自費接駁到政府的污水井

地段: Lot 892 S.B RP in D.D.8, DD8 LOT 892 SB ss1, DD8 LOT 892 SB ss2

事項:

由於政府污水設施已經接駁到以上地段附近, 以上地段業權人提議自費接駁到政府的污水井.

備註: 附件 1

授權申請人士
李偉良先生

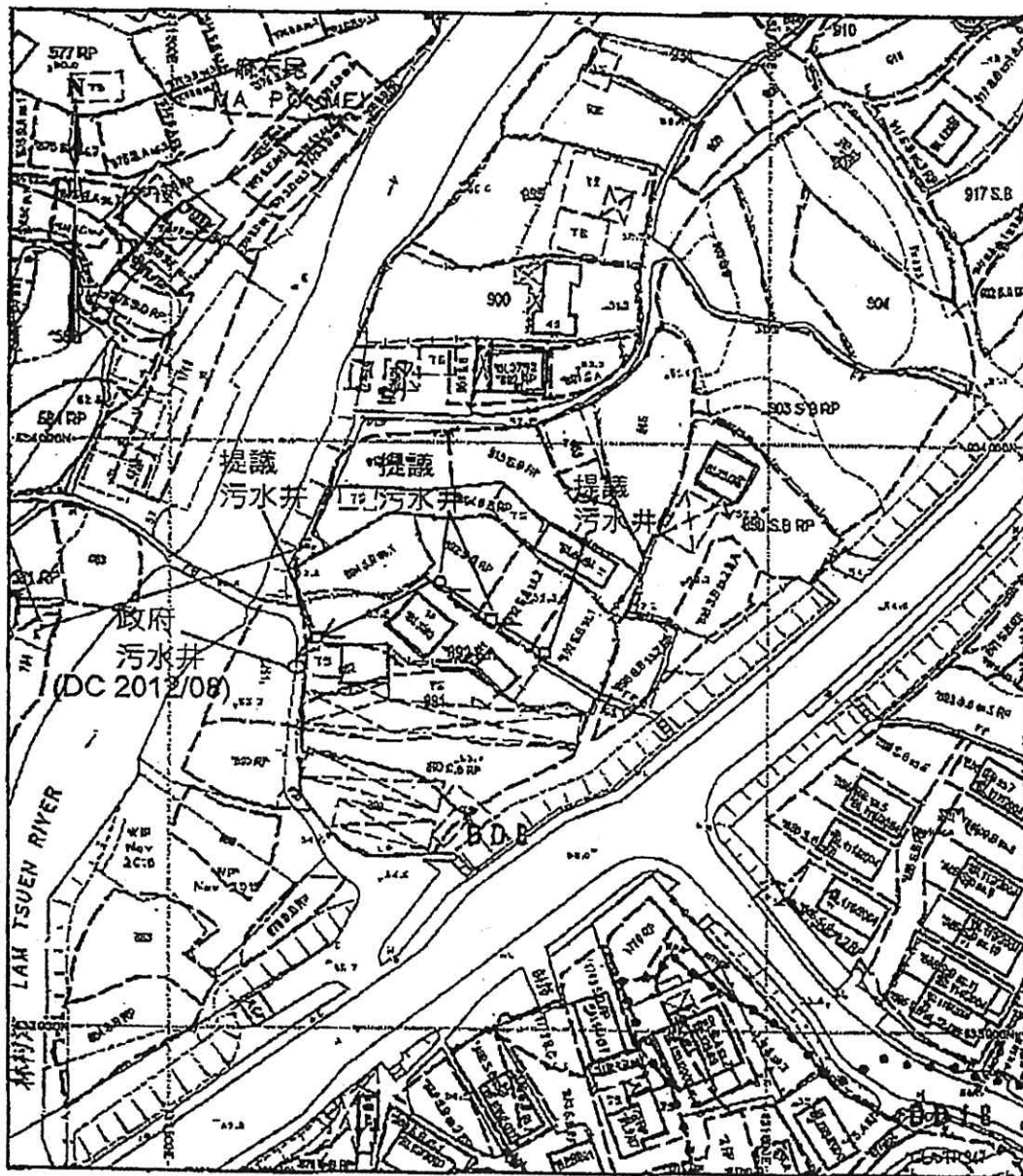
日期: 2016年07月22日

DD8 LOT 892 SB RP ,DD8 LOT 892 SB ss1, DD8 LOT 892 SB ss2

提議污水排放設施 日期2016年7月21日

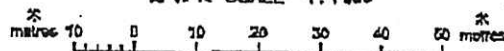
地段索引圖 LOT INDEX PLAN

附件1



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

比例尺 SCALE 1:1000



Locality: TAI PO

Lot Index Plan No.: YL0928032016

District Survey Office: Yuen Long

Date: 28-Mar-2016

Reference No.: 7-NW40,7-NW-7C

香港特別行政區政府 版權所有
 © Copyright reserved - Hong Kong SAR Government
 SMO-P01 20160320113513 10

為實空間

本圖乃地政總署測繪處所製，顯示地段界線的大概位置，並經核實政府地籍、臨時政府地籍、短期政府土地撥用及短期政府土地撥用之位置。如任何土地之界線或面積與此圖不符，則此圖或將停止，因此是向有關的分區地政事務處查詢。本圖則所載之資料會定期更新，以確保其準確性。如有任何更改或新的地籍資料，地政總署將會更新此圖，以確保其準確性。

Disclaimer

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

致: 城規會

Lot 892 in D.D.8 可以給予以下地段建設污水設施

地段: Lot 892 S.B RP in D.D.8, DD8 LOT 892 SB ss1, DD8 LOT 892 SB ss2

事項:

Lot 892 in D.D.8 業權人 張觀興 先生可以給予地段 Lot 892 S.B RP in D.D.8, DD8 LOT 892 SB ss1, DD8 LOT 892 SB ss2 建設污水設施

土地業權人姓名: 張觀興

土地業權人簽署:



簽署日期: 2016年07月22日

致: 城規會

貴會檔號: A/NE-LT/693 and 694

地段: Lot 892 SB ss1 & Lot 892 SB ss2 in D.D.8

事項: 取代 2021-06-08 20:19 分電郵

取代 2021-06-09 20:05 分電郵

取代 2021-06-10 20:15 分電郵

回復舊(b). 在 e1-1~ e2-1, e3-2~ e4-2, e5-1~ e6-1, e7-2, e8-1 ~ e9-1 內示

由於我司要多次改正, 而發出多次電郵, 還望貴會或有關部門見諒.

備註: 請回復時用中文

授權申請人 李偉良

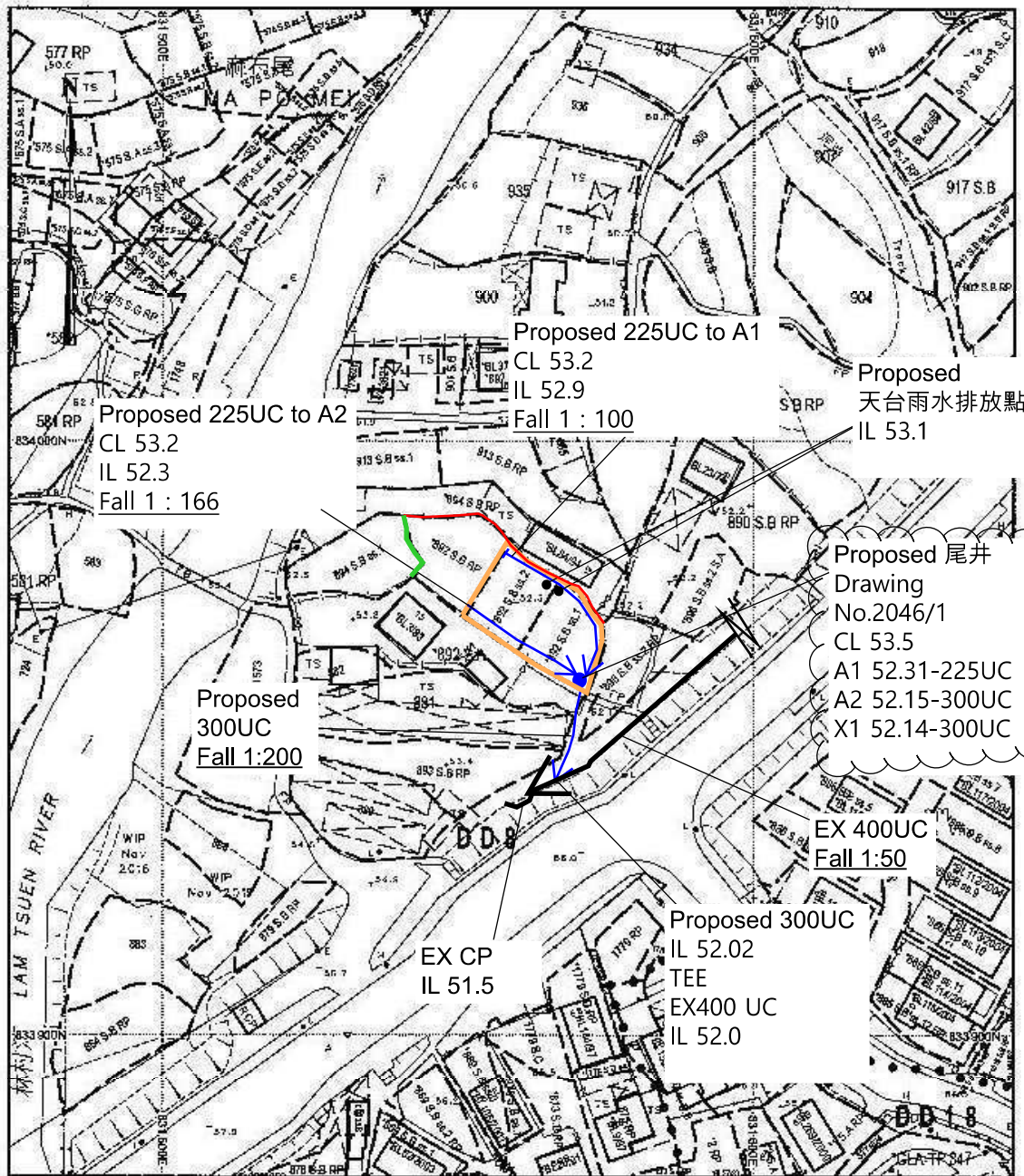
電話: [REDACTED]

Email: [REDACTED]

地址: [REDACTED]

日期: 2021-06-11

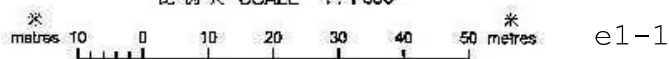
地段索引圖 LOT INDEX PLAN



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

雨水排水圖

比例尺 SCALE 1:1000



Locality : TAI PO
 Lot Index Plan No. : YL0928032016
 District Survey Office : Yuen Long
 Date : 29-Mar-2016
 Reference No. : 7-NW-40.7-MW-7C

香港特別行政區政府 — 版權所有
 © Copyright reserved - Hong Kong SAR Government
 SMO-P01 20160329113318 10

免責聲明

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

Disclaimer

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

→ = Proposed 225UC / 300UC & Fall

→ = EX 400UC & Fall

● = 天台雨水掛放點

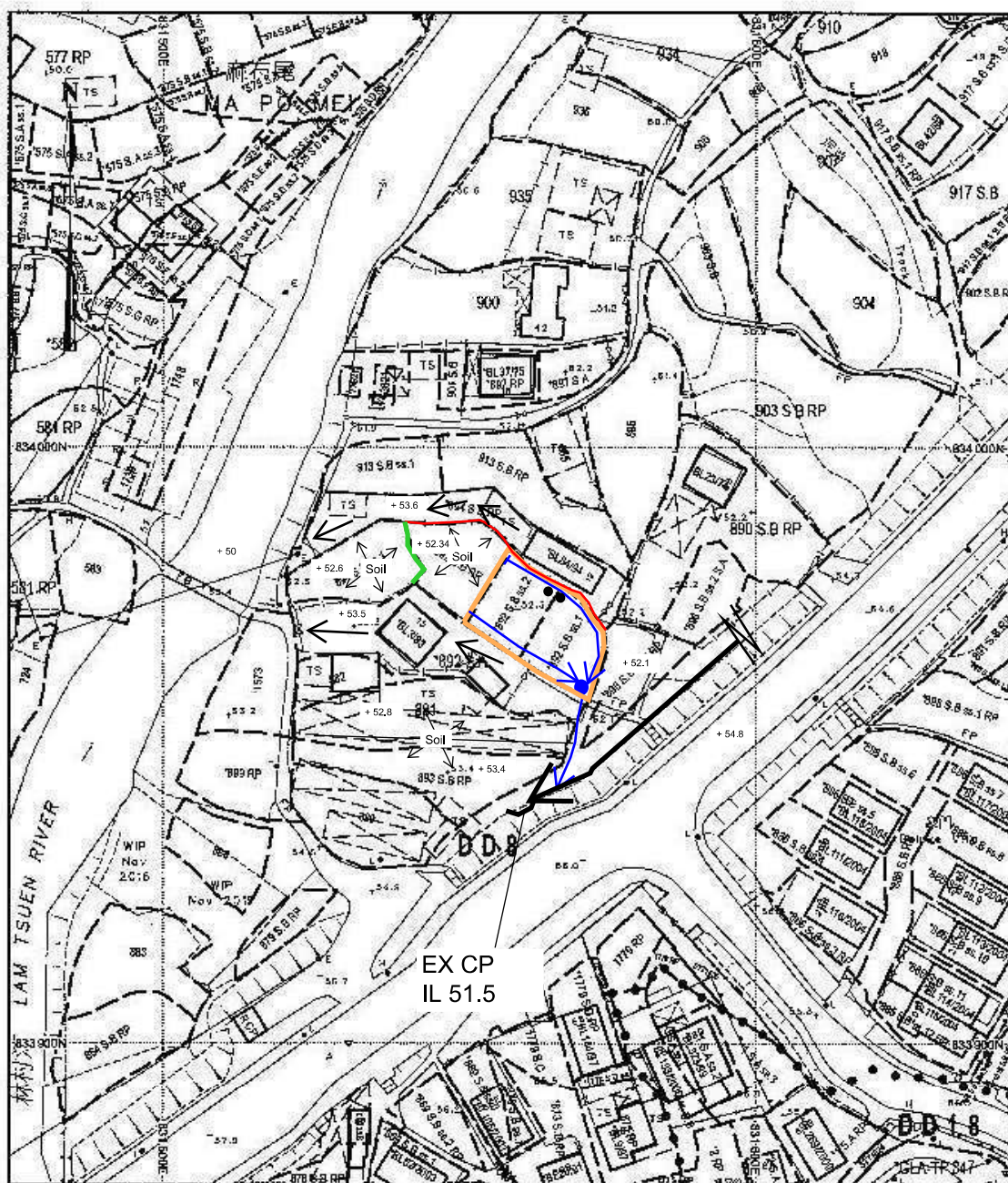
□ = Catchment area & 264 sq.m & Proposed Ground Level = +53.2

□ = Kerb Top level 53.27

— = EX Wall Ground level UP 1.8m

— = EX Wall Ground level UP 0.4m

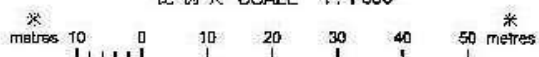
地段索引圖 LOT INDEX PLAN



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

雨水排水圖

比例尺 SCALE 1:1000



e2-1



Locality : TAI PO

Lot Index Plan No. : YL0928032016

District Survey Office : Yuen Long

Date : 29-Mar-2016

Reference No. : 7-NW-40.7-MW-7C

香港特別行政區政府 — 版權所有
 © Copyright reserved - Hong Kong SAR Government
 SMO-P01 20160329113318 10

免責聲明

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

Disclaimer

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

→ = Proposed 225UC / 300UC & Fall

→ = EX 400UC & Fall

● = 天台雨水掛放點

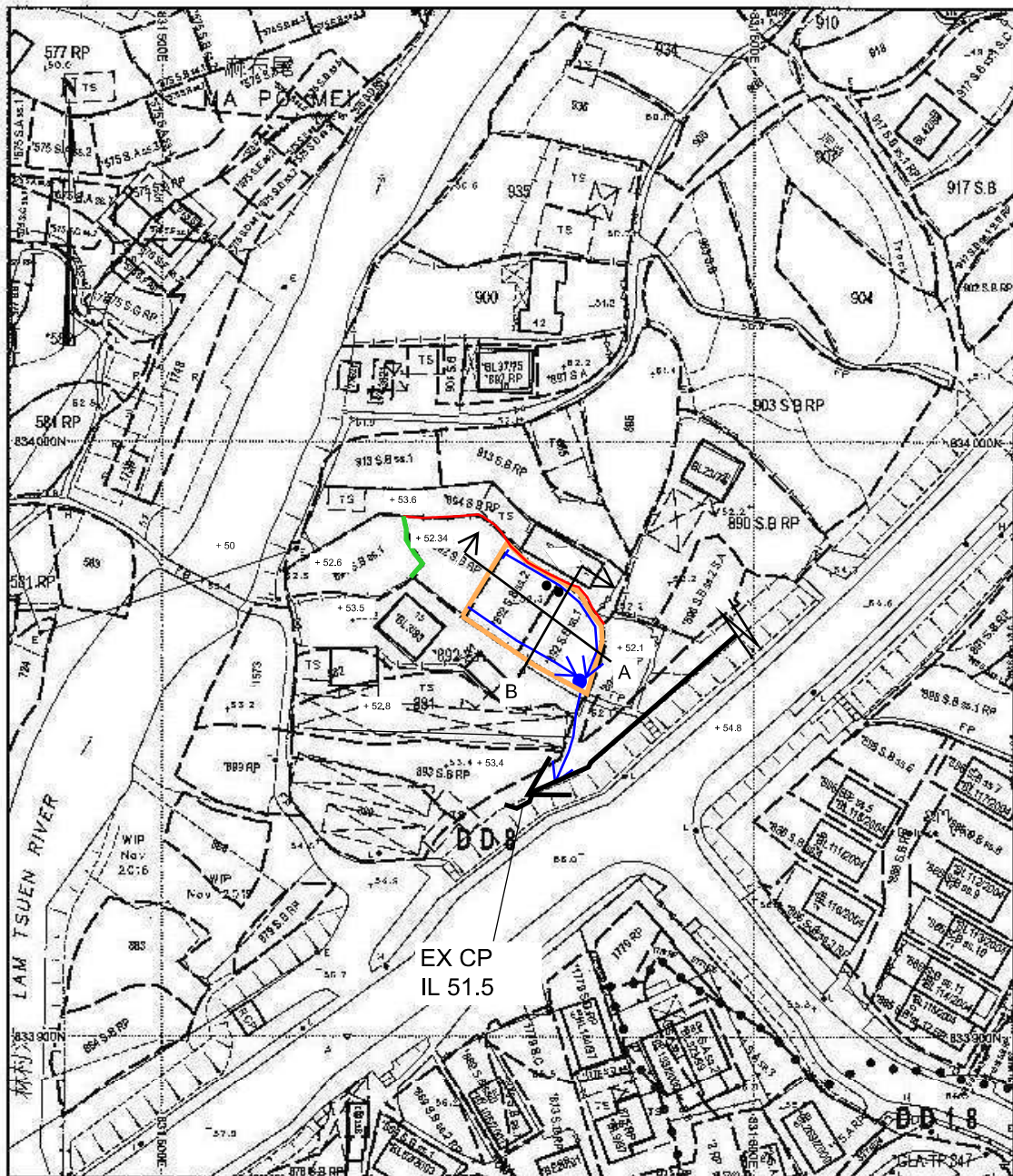
□ = Catchment area & 264 sq.m & Proposed Ground Level = +53.2

□ = Kerb Top level 53.27

— = EX Wall Ground level UP 1.8m

— = EX Wall Ground level UP 0.4m

地段索引圖 LOT INDEX PLAN

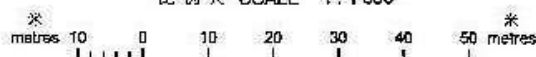


地政總署測繪處 Survey and Mapping Office, Lands Department

雨水排水圖

比例尺 SCALE 1:1000

e3-2



Locality : TAI PO

Lot Index Plan No. : YL0928032016

District Survey Office : Yuen Long

Date : 29-Mar-2016

Reference No. : 7-NW-40.7-MW-7C

香港特別行政區政府 — 版權所有
© Copyright reserved - Hong Kong SAR Government
SMD-P01 20160329113318 10

免責聲明

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

Disclaimer

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

→ = Proposed 225UC / 300UC & Fall

→ = EX 400UC & Fall

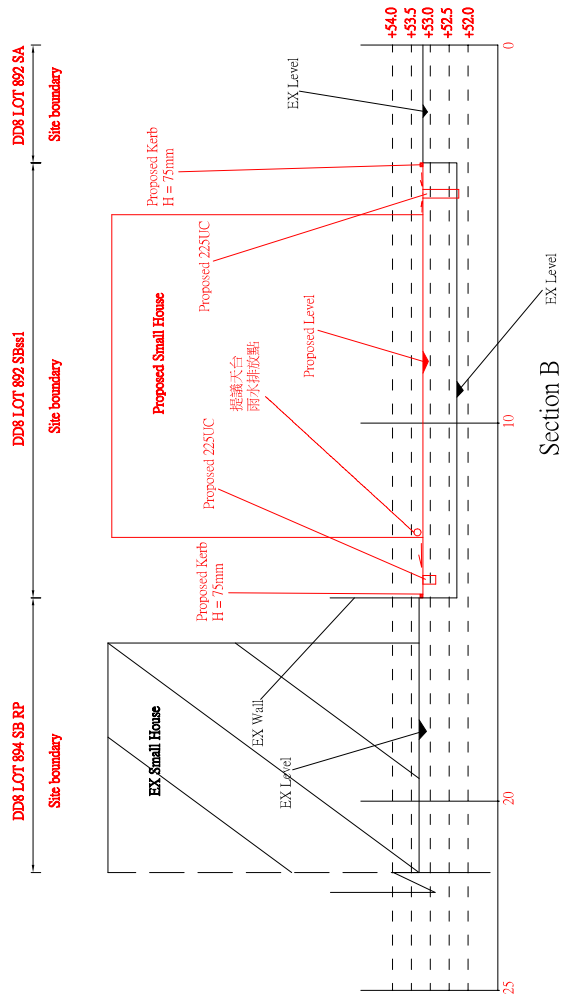
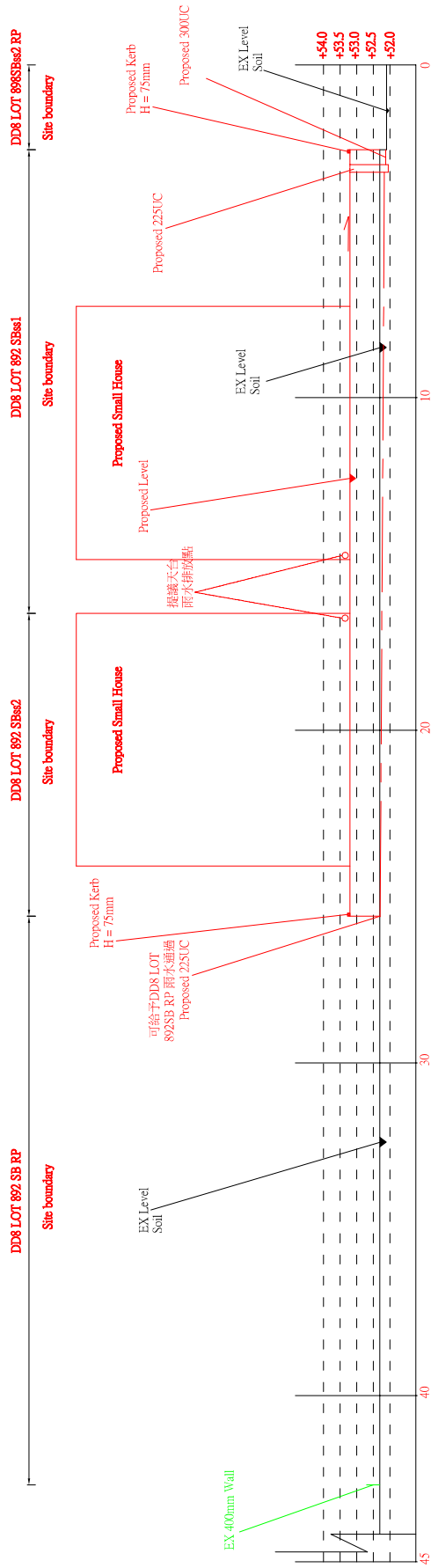
● = 天台雨水掛放點

□ = Catchment area & 264 sq.m & Proposed Ground Level = +53.2

□ = Kerb Top level 53.27

— = EX Wall Ground level UP 1.8m

— = EX Wall Ground level UP 0.4m



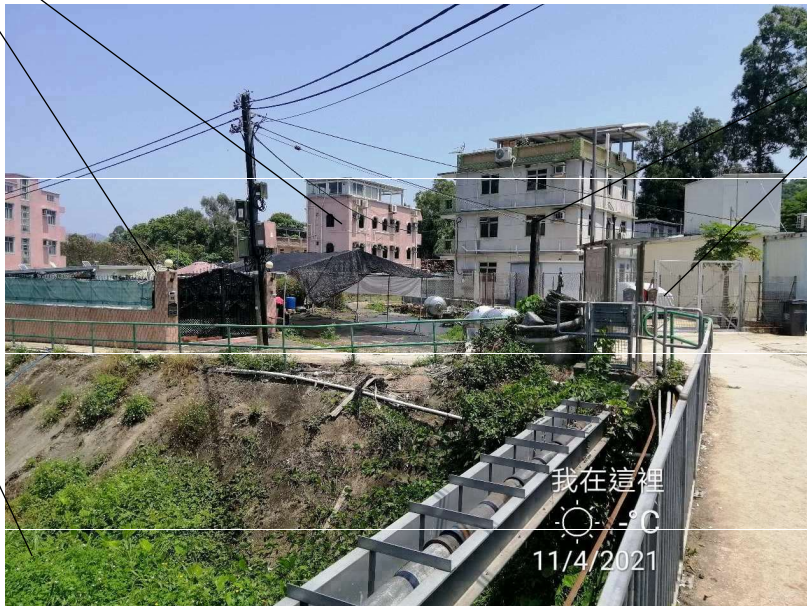
地段外圍相片 e5-1

DD8 Lot 894SB RP

1

DD8
Lot 892SA

河



DD8 Lot 880

2

DD8
Lot 893SB RP



DD8 Lot 894SB RP

3

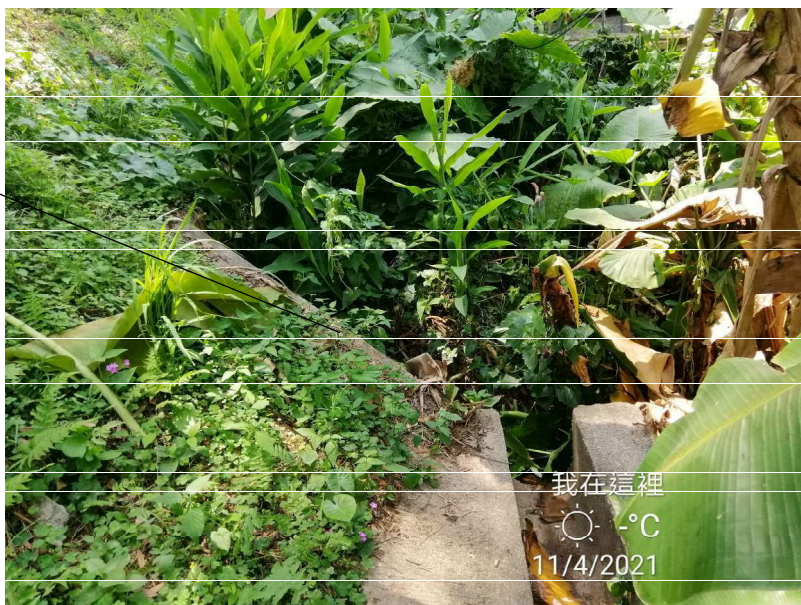
DD8 Lot 894SB RP

DD8 Lot 894SB1

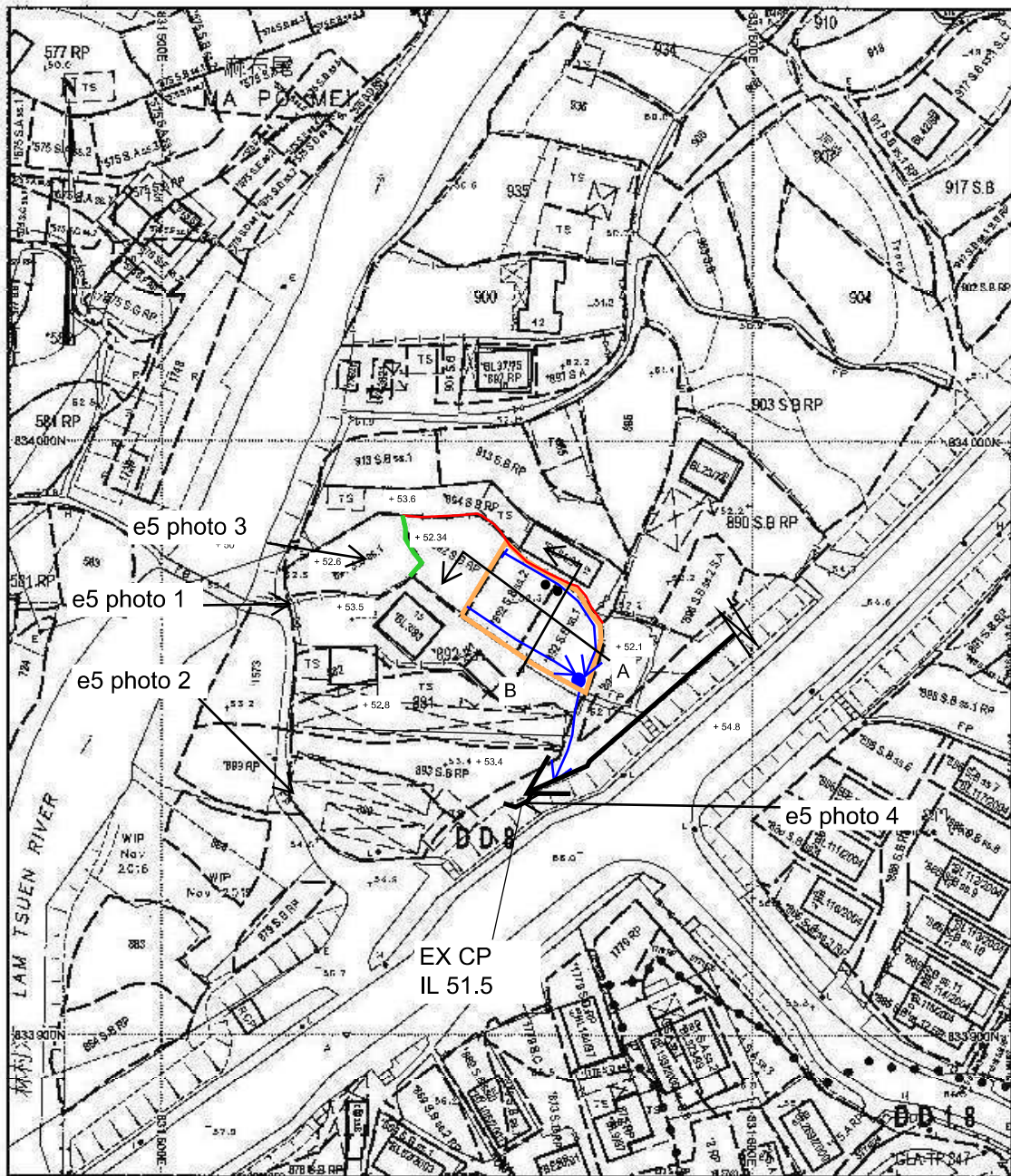


4

喇叭口



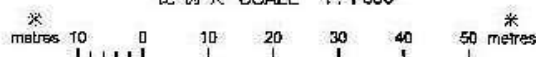
地段索引圖 LOT INDEX PLAN



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

雨水排水圖

比例尺 SCALE 1:1000



e5-1



Locality : TAI PO

Lot Index Plan No. : YL0928032016

District Survey Office : Yuen Long

Date : 29-Mar-2016

Reference No. : 7-NW-40.7-MW-7C

香港特別行政區政府 — 版權所有
© Copyright reserved - Hong Kong SAR Government
SMD-P01 20160329113318 10

免責聲明

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

Disclaimer

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

→ = Proposed 225UC / 300UC & Fall

→ = EX 400UC & Fall

● = 天台雨水掛放點

□ = Catchment area & 264 sq.m & Proposed Ground Level = +53.2

□ = Kerb Top level 53.27

— = EX Wall Ground level UP 1.8m

— = EX Wall Ground level UP 0.4m

Rational method

$$Q = C i A$$

i = rainfall intensity

$$t_0 = \frac{0.14465L}{H^{0.2} A^{0.1}}$$

DD8 Lot 892B1 & 892B2

Proposed 225 UC

| | | | | | |
|-----|---------|----------|------------------|---------|----------------|
| | 0.14465 | Concrete | | 0.14465 | |
| L = | 64 | | L = | 64 | m |
| H = | 0.3 | | H = | 0.3 | m |
| A = | 264 | | A = | 264 | m ² |
| | | | | | |
| | | | t ₀ = | 6.74 | min |

| | |
|---------|----------|
| $t_o =$ | 6.74 min |
|---------|----------|

| | | | | | | |
|-----------------------------|-------------|-----------------|------|------|---|-------|
| 10 Year Rainwater Intensity | intensity | 170 | m/hr | | | |
| | | 0.17 | / | 3600 | * | 1.104 |
| | intensity = | 5.21333E-05 m/s | | | | |

| | | |
|-----------|---|-----------------|
| intensity | = | 5.21333E-05 m/s |
|-----------|---|-----------------|

$$Q_p = C \times i \times A$$

| | | |
|-----|----------|----------------|
| C = | 0.95 | |
| i = | 5.21E-05 | m/s |
| A = | 264 | m ² |

$$Q_p = 0.013075 \text{ m}^3/\text{s}$$

DD8 Lot 892B1 & 892B2

| | |
|--------------------------------|---------------------------|
| Q(m discharge of open channel) | 0.04355 m ³ /s |
|--------------------------------|---------------------------|

$H = 0.006$
 $L = 1 \text{ m}$

| | | | | |
|----------------------|-------|-------------------------------|----------|----------|
| Area | = | 0.225×0.225 | 0.050625 | |
| P | = | $0.225 \times 2 \times 0.225$ | 0.675 | |
| R _n | = | | 0.075 | |
| n | = | | 0.016 | Concrete |
| S ₀ = H/L | 0.006 | 1 | 0.006 | |

DD8 Lot 892B1 & 892B2

$$Q(\text{m}^3/\text{s}) = 0.04355 \text{ m}^3/\text{s}$$

DD8 Lot 892B1 & 892B2

$$Q(\text{m}^3/\text{s}) = 0.04355 \text{ m}^3/\text{s}$$

10 Year Rainwater Intensity 225mm UC

$$Q(\text{m}^3/\text{s}) = 0.013075 \text{ m}^3/\text{s}$$

| DD8 Lot 892B1 & 892B2 | | 892SBRP | Total |
|-----------------------|-----------|---------|---------------------|
| % = | 0.04355 | % = | 0.043550 |
| % = | 0.013075 | % = | 0.01514 |
| Q(m3/s) = | 26.9 % OK | 4.7 | Q(m3/s) = 34.8 % OK |

Drainage Impact assessment report of 225 mm channel is small

Proposed 300mm (UC Part Maximum)Q(m discharge of open channel) 0.093799 m³/s

$$H = \frac{0.006}{L = 1 \text{ m}}$$

| | | | |
|----------------------|---|-----------|----------|
| Area | = | 0.3 * 0.3 | 0.09 |
| P | = | 0.3*2+0.3 | 0.9 |
| R _h | = | | 0.1 |
| n | = | 0.016 | Concrete |
| S ₀ = H/L | | 0.006 | 1 0.006 |



Proposed 300mm U-channel

Q(m³/s) = 0.093799 m³/s

Proposed 300mm U-channel

Q(m³/s) = 0.093799 m³/s

10 Year Rainwater Intensity 225mm UC

Q(m³/s) = 0.013075 m³/s

Proposed 225 UC to (Proposed 300 UC)

% = 0.093799

% = 0.01514

Q(m³/s) = 16.1 % OK

Drainage Impact assessment report of 300mm U-channel is small

EX 400 UCQ(m discharge of open channel) 0.421542 m³/s

$$H = \frac{0.02}{L = 1 \text{ m}}$$

| | | | |
|----------------------|---|-----------|----------|
| Area | = | 0.4 * 0.4 | 0.16 |
| P | = | 0.4*2+0.4 | 1.2 |
| R _h | = | | 0.133333 |
| n | = | 0.014 | Concrete |
| S ₀ = H/L | | 0.02 | 1 0.02 |



EX 400 UC

Q(m³/s) = 0.421542 m³/s

EX 400 UC

Q(m³/s) = 0.421542 m³/s

10 Year Rainwater Intensity 225 UC

Q(m³/s) = 0.013075 m³/s

Proposed 225UC to EX 400UC

% = 0.421542

% = 0.01514

Q(m³/s) = 3.6 % OK

Drainage Impact assessment report of 400mm U-channel is small

Rational method

$$Q = C i A$$

i = rainfall intensity

$$t_o = \frac{0.14465L}{H^{0.2} A^{0.1}}$$

DD8 Lot 892SB RP
Proposed 225 UC

| | |
|-----|---------|
| L = | 0.14465 |
| H = | 43 |
| A = | 0.3 |
| | 181.9 |

| | | |
|----------|---------|----------------|
| Concrete | 0.14465 | |
| L = | 43 | m |
| H = | 0.3 | m |
| A = | 181.9 | m ² |
| | | |
| t_o = | 4.70 | min |

| | | | | | | |
|-----------------------------|-------------|-------------|------|------|---|-------|
| 10 Year Rainwater Intensity | intensity | 185 | m/hr | | | |
| | | 0.185 | / | 3600 | * | 1.104 |
| | intensity = | 5.67333E-05 | m/s | | | |

$$Q_p = C \times i \times A$$

| | | |
|-----|----------|----------------|
| C = | 0.2 | |
| i = | 5.67E-05 | m/s |
| A = | 181.9 | m ² |

$$Q_p = 0.002064 \text{ m}^3/\text{s}$$

DD8 Lot 892SB RP

Q(m discharge of open channel) 0.04355 m³/s

$$H = 0.006$$

$$L = 1 \text{ m}$$

| | | | | |
|----------------------|-------|---------------|----------|----------|
| Area | = | 0.225 * 0.225 | 0.050625 | |
| P | = | 0.225*2+0.225 | 0.675 | |
| R _h | = | | 0.075 | |
| n | = | | 0.016 | Concrete |
| S ₀ = H/L | 0.006 | 1 | 0.006 | |



DD8 Lot 892SB RP

$$Q(\text{m}^3/\text{s}) = 0.04355 \text{ m}^3/\text{s}$$

DD8 Lot 892SB RP

$$Q(\text{m}^3/\text{s}) = 0.04355 \text{ m}^3/\text{s}$$

10 Year Rainwater Intensity 225mm UC

$$Q(\text{m}^3/\text{s}) = 0.002064 \text{ m}^3/\text{s}$$

DD8 Lot 892SB RP

$$\% = 0.04355$$

$$\% = 0.002064$$

$$Q(\text{m}^3/\text{s}) = 4.7 \% \text{ OK}$$

Drainage Impact assessment report of 225 mm channel is small

DD8 LOT 892B1 & 892B2

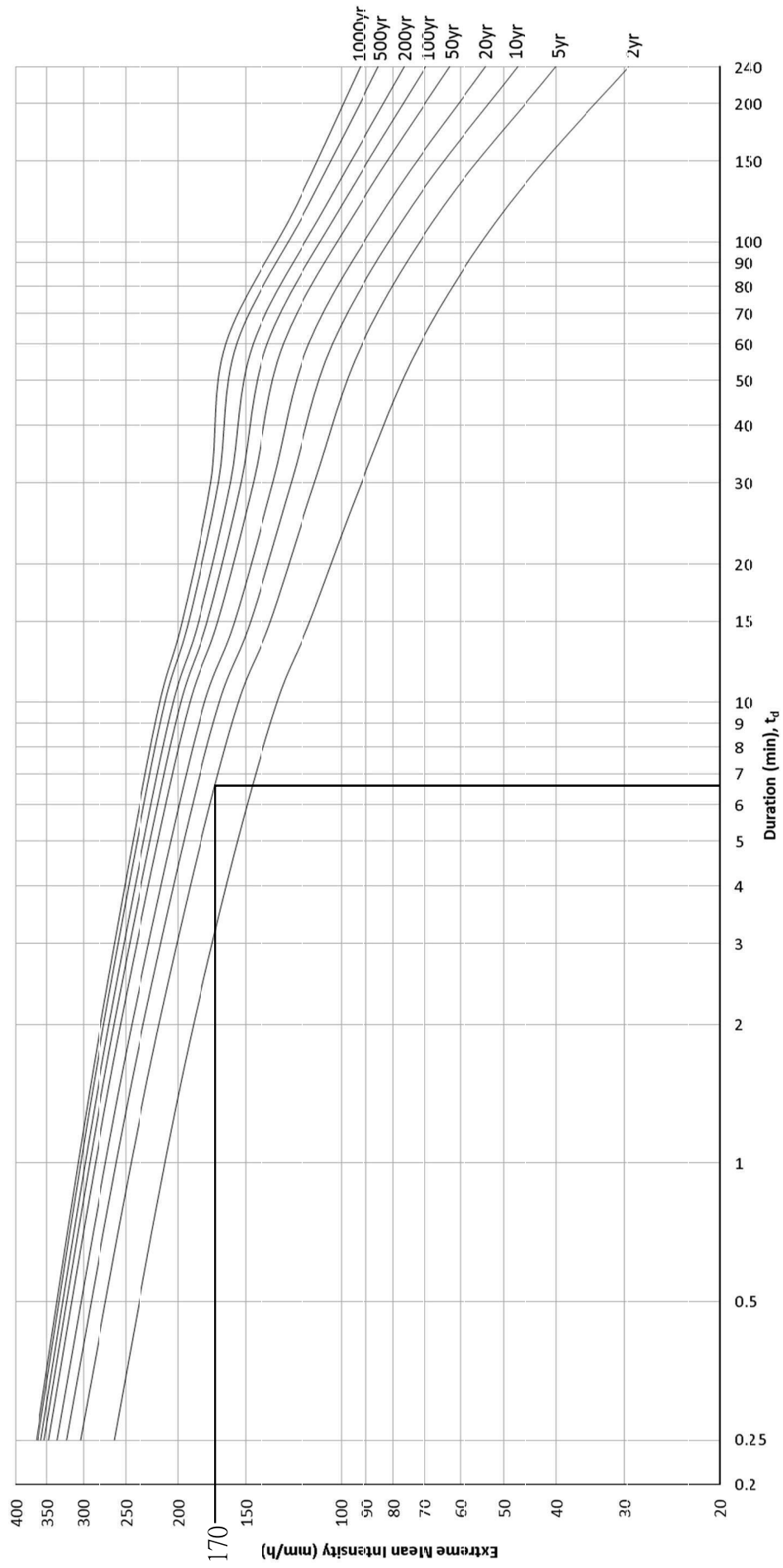


Figure 4a – Intensity-Duration-Frequency Curves of HKO Headquarters
(for durations not exceeding 4 hours)

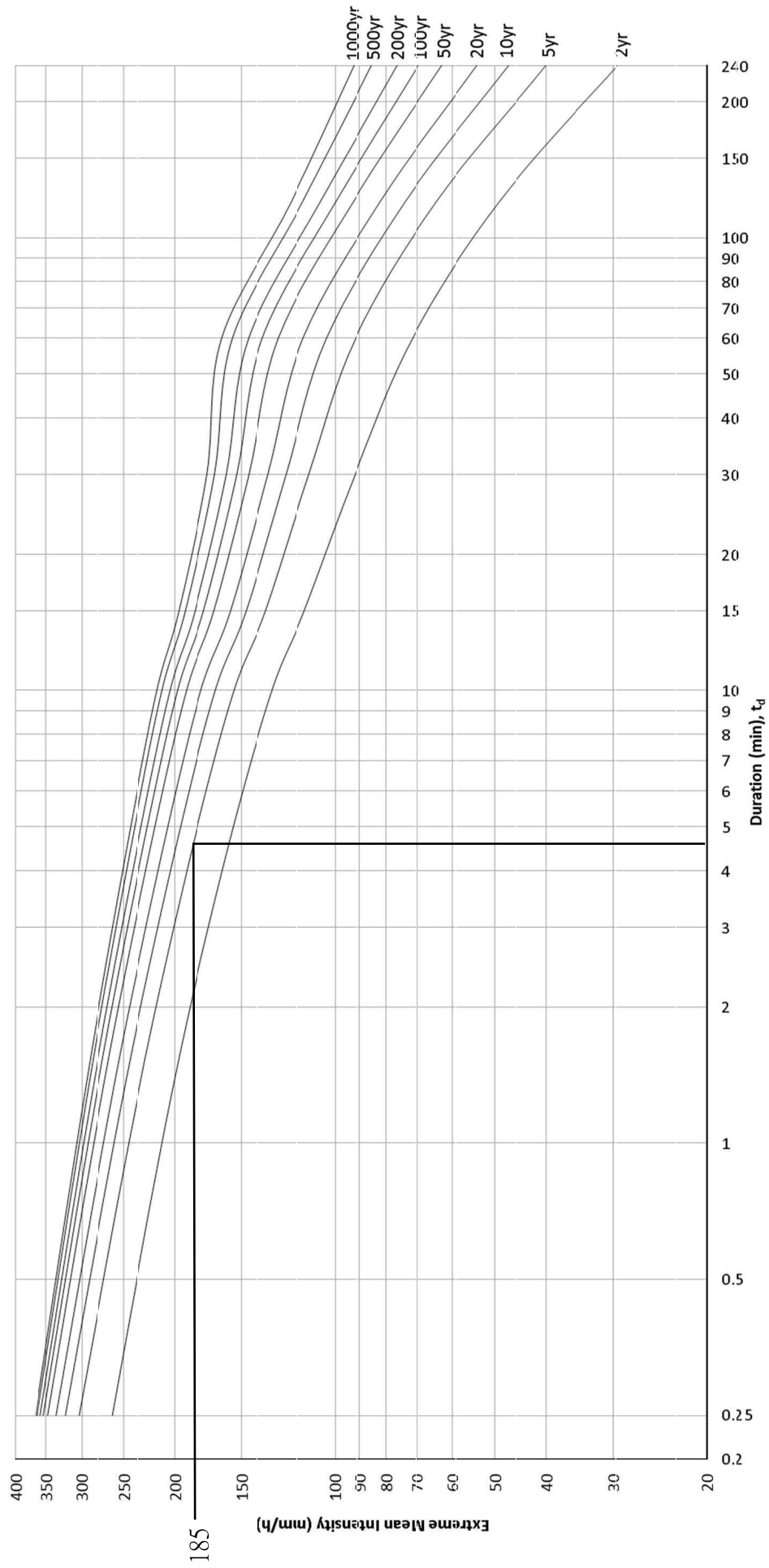
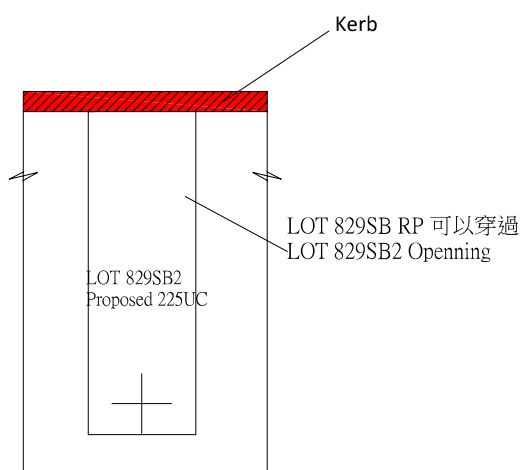
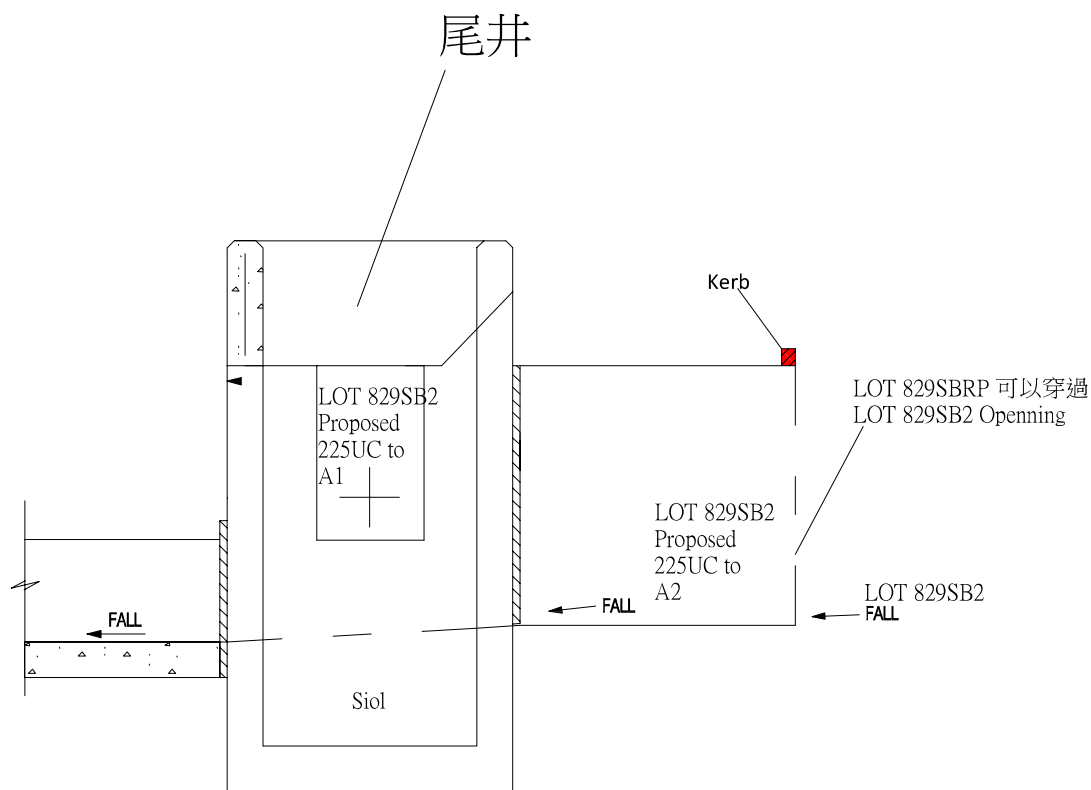


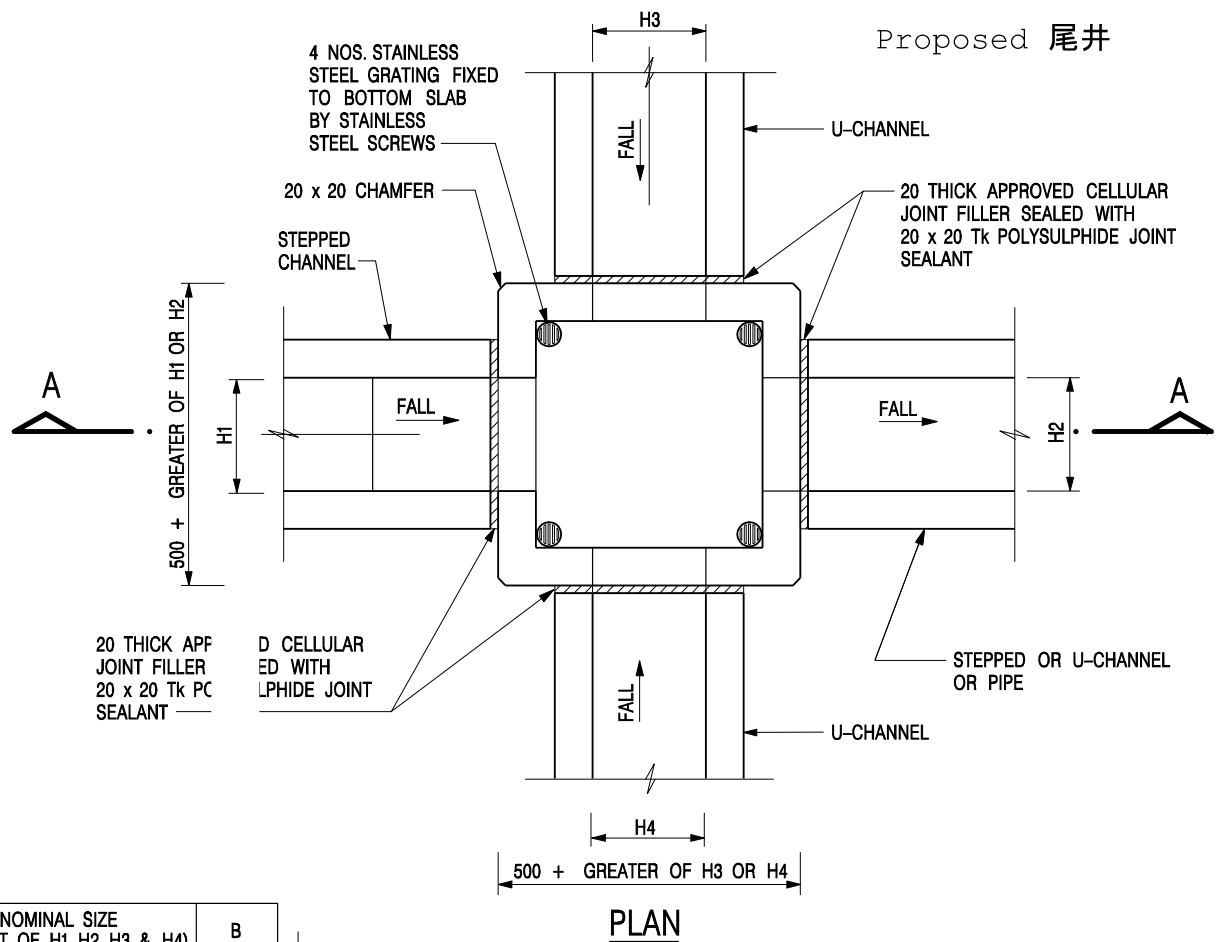
Figure 4a – Intensity-Duration-Frequency Curves of HKO Headquarters
(for durations not exceeding 4 hours)



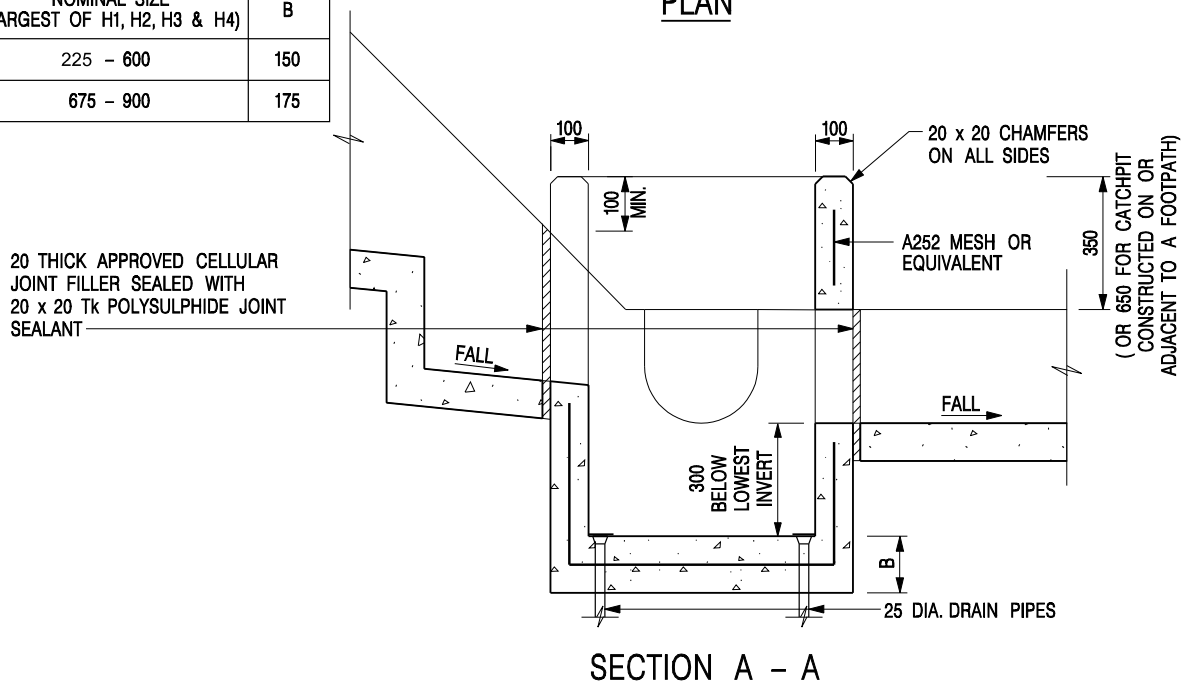
LOT 829SB RP

Detail plan

Scale: N T S
e7-1



| NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4) | B |
|--|-----|
| 225 - 600 | 150 |
| 675 - 900 | 175 |




NOTES:

- ALL DIMENSIONS ARE IN MILLIMETRES.
- REFER TO SHEET 2 FOR OTHER NOTES.

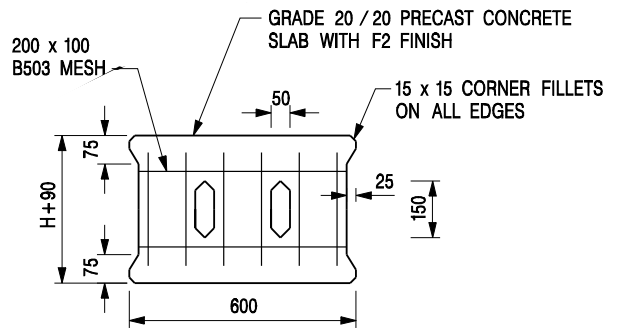
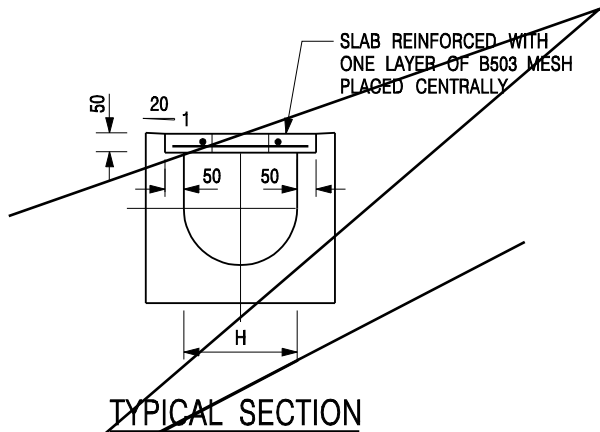
e8-1

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

卓越工程 建設香港

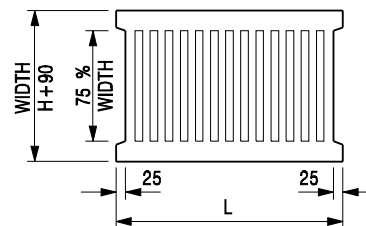
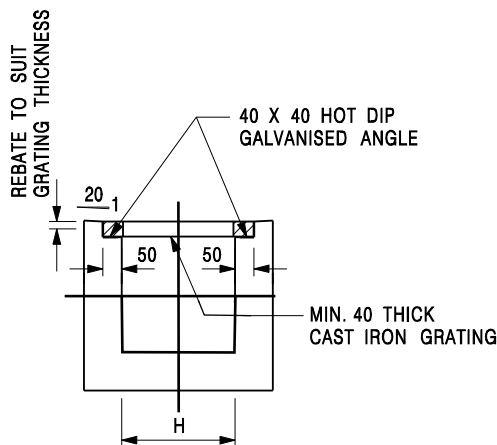
| | | | |
|--|-------------------------|-------------------------|---------|
| - | FORMER DRG. NO. C2406J. | Original Signed | 03.2015 |
| REF. | REVISION | SIGNATURE | DATE |
| <div><div>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</div></div> | | | |
| SCALE 1 : 20 | | DRAWING NO. C2406 /1 | |
| DATE JAN 1991 | | | |

We Engineer Hong Kong's Development



U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



L = 600mm FOR H ≤ 375mm
L = 400mm FOR H > 375mm

U-CHANNEL WITH CAST IRON GRATING

(DIMENSIONS ARE FOR GUIDANCE ONLY, CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

- ALL DIMENSIONS ARE IN MILLIMETRES.
- H=NOMINAL CHANNEL SIZE.
- ALL CAST IRON FOR GRATINGS SHALL BE GRADE EN-GJL-150 COMPLYING WITH BS EN 1561.
- FOR COVERED CHANNELS TO BE HANDED OVER TO HIGHWAYS DEPARTMENT FOR MAINTENANCE, THE GRATING DETAILS SHALL FOLLOW THOSE AS SHOWN ON HyD STD. DRG. NO. H3156.

e9-1

| E | NOTES 3 & 4 AMENDED. | Original Signed | 12.2014 |
|------|--------------------------------|-----------------|---------|
| D | NOTE 4 ADDED. | Original Signed | 06.2008 |
| C | MINOR AMENDMENT. NOTE 3 ADDED. | Original Signed | 12.2005 |
| B | NAME OF DEPARTMENT AMENDED. | Original Signed | 01.2005 |
| A | CAST IRON GRATING AMENDED. | Original Signed | 12.2002 |
| REF. | REVISION | SIGNATURE | DATE |

COVER SLAB AND CAST IRON
GRATING FOR CHANNELS



CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2412E

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

gathering grounds will not be affected by the proposed development[^]);

- (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.

Appendix III of RNTPC
Paper No. A/NE-LT/693 & 694B

Previous Applications covering the Application Sites
On the Lam Tsuen Outline Zoning Plan

Approved Application

| Application No. | Proposed Development | Date of Consideration | Approval Conditions |
|--------------------------|--|------------------------------|----------------------------|
| A/NE-LT/432 [#] | Proposed House (New Territories Exempted House (NTEH) - Small House) | 02/09/2011 | A1-A5 |
| A/NE-LT/433 [*] | Proposed House (New Territories Exempted House (NTEH) - Small House) | 02/09/2011 | A1-A5 |
| A/NE-LT/582 [#] | Proposed House (New Territories Exempted House - Small House) | 14/09/2016 | A1-A2, A4-A5 |
| A/NE-LT/583 [*] | Proposed House (New Territories Exempted House – Small House) | 14/09/2016 | A1-A2, A4-A5 |

* Previous Case for A/NE-LT/693

Previous Case for A/NE-LT/694

Approval Conditions

- A1 The submission and implementation of landscape proposal
- A2 The submission and implementation of drainage facilities/proposal
- A3 The provision of fire-fighting access, water supplies and fire service installations
- A4 The connection of the foul water drainage system to the public sewers
- A5 The provision of protective measures to ensure no pollution or siltation occurred to the water gathering ground

Rejected Applications

| Application No. | Proposed Development | Date of Consideration | Rejection Reasons |
|--------------------------|---|---------------------------|-------------------|
| A/NE-LT/294 [#] | New Territories Exempted House (NTEH) (Small House) | 12/12/2003 (on review) | R1, R2 |
| A/NE-LT/298 [*] | New Territories Exempted House (NTEH) (Small House) | 12/12/2003 (on review) | R1, R2 |

* Previous Case for A/NE-LT/693

Previous Case for A/NE-LT/694

Rejection Reasons

- R1 The proposed development was not in line with the planning intention of the “Agriculture” (“AGR”) zone
- R2 The proposed development did not comply with the Interim Criteria in that the proposed Small House was not able to be connected to the existing or planned sewerage system in the area. There was insufficient information in the submission to demonstrate that the proposed septic tank system was technically feasible and the proposed development located within the WGG would not cause adverse impact on water quality in the area.

Appendix IV of RNTPC
Paper No. A/NE-LT/693 & 694B

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/268 | Proposed New Territories Exempted House (NTEH) (Small House) | 07/12/2001 | A1-A4 |
| A/NE-LT/274 | Proposed New Territories Exempted House (NTEH) (Small House) | 23/08/2002 | A1, A4, A6-A8 |
| A/NE-LT/312 | Proposed New Territories Exempted House (NTEH) (Small House) | 27/02/2004 | A1, A4-A8 |
| A/NE-LT/387 | Proposed House (New Territories Exempted House - Small House) | 05/09/2008 | A1, A4-A9 |
| A/NE-LT/406 | Proposed House (New Territories Exempted House - Small House) | 15/10/2010 | A1, A4, A6, A7, A8 |
| A/NE-LT/434 | Proposed House (New Territories Exempted House (NTEH) - Small House) | 02/09/2011 | A1, A4, A6, A7, A8 |
| A/NE-LT/465 | Proposed House (New Territories Exempted House - Small House) | 21/12/2012 | A1, A4, A7, A8 |
| A/NE-LT/497 | Proposed House (New Territories Exempted House - Small House) | 17/01/2014 | A1, A4, A5, A7, A8 |
| A/NE-LT/542 | Proposed House (New Territories Exempted House) | 20/11/2015 | A1, A4, A7, A8 |
| A/NE-LT/584 | Proposed House (New Territories Exempted House – Small House) | 14/09/2016 | A1, A4, A7, A8 |

Approval Conditions

A1 The submission and implementation/provision of drainage proposal/facilities

- A2 The disposal of spoils during the site formation and construction period
- A3 The provision of septic tank and soakaway pit for foul effluent disposal and the sewerage connection at a distance of not less than 30m from any watercourses
- A4 The submission and implementation of landscape/tree preservation proposals
- A5 The re-provisioning of the affected/existing footpath
- A6 The provision of fire service installations/fire-fighting access and water supplies
- A7 The connection of the foul water drainage system to the public sewers
- A8 The provision of protection measures to ensure no pollution or siltation occurred to the WGGs
- A9 The proposed development should avoid affecting the existing tree (i.e. *Dimocarpus longan*), including the canopy and the roots

Rejected Applications

| Application No. | Proposed Development | Date of Consideration | Rejection Reason(s) |
|-----------------|---|-----------------------|---------------------|
| A/NE-LT/291 | New Territories Exempted House (NTEH) (Small House) | 25/07/2003 | R1, R4 |
| A/NE-LT/360 | House (New Territories Exempted House – Small House) | 21/07/2006 | R1, R4 |
| A/NE-LT/368 | Proposed House (New Territories Exempted House – Small House) | 02/02/2007 | R1, R4 |
| A/NE-LT/411 | Proposed House (New Territories Exempted House (NTEH) - Small House) | 18/02/2011 | R4 |
| A/NE-LT/412 | Proposed House (New Territories Exempted House (NTEH) - Small House) | 18/02/2011 | R4 |
| A/NE-LT/422 | Proposed House (New Territories Exempted House (NTEH) - Small House) | 03/06/2011 | R4 |
| A/NE-LT/474 | Proposed House (New Territories Exempted House - Small House) | 03/01/2014 | R1, R4, R5 |

| Application No. | Proposed Development | Date of Consideration | Rejection Reason(s) |
|------------------------|---|------------------------------|----------------------------|
| A/NE-LT/647 | Proposed Two Houses (New Territories Exempted House – Small House) | 25/01/2019 (on review) | R1, R4, R6 |
| A/NE-LT/656 | Proposed House (New Territories Exempted House - Small House) and Filling of Land | 29/03/2019 (on review) | R1, R6 |
| A/NE-LT/685 | Proposed House (New Territories Exempted House - Small House) | 15/01/2021 (on review) | R1, R4, R6 |
| A/NE-LT/686 | Proposed House (New Territories Exempted House - Small House) | 15/01/2021 (on review) | R1, R4, R6 |

Rejection Reasons

- R1 The proposed development was not in line with the planning intention of the “Agriculture” (“AGR”).
- R2 There was insufficient information in the submission to demonstrate that the proposed development would not have adverse drainage impacts on the surrounding areas.
- R3 The proposed development would set an undesirable precedent for other similar applications in the “AGR” zone, the cumulative effect of which would degrade the environment of the area.
- R4 The proposed development locating within WGG might not be able to be connected to the existing/planned public sewers in the area. The proposed development located would cause adverse impact on the water quality in the area.
- R5 The proposed development would cause adverse impact on landscape resources in the surrounding areas.
- R6 Land was still available within the “V” zone of Ma Po Mei and Tai Mong Che which was primarily intended for Small House development. It was considered more appropriate to concentrate the proposed Small Houses within the “V” zone for more orderly development pattern, efficient use of land and provision of infrastructure and services.
- R7 The proposed development would adverse geotechnical impact on the surrounding area.

Detailed Comments from Relevant Government Departments

1. Land Administration

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

- (a) no objection to the applications;
- (b) the applicants are indigenous villagers of Tai Om Village as confirmed by the respective Indigenous Inhabitant Representative (IIR). However, their eligibilities of Small House grant have yet to be ascertained;
- (c) the Sites are held under Block Government Lease demised for agricultural use and not covered by any Modification of Tenancy or Building Licence;
- (d) the Sites fall entirely within the village ‘environs’ (‘VE’) of Ma Po Mei. The Small House grant applications submitted by the applicants for the Sites are still under processing;
- (e) the number of outstanding Small House applications and the number of 10-year Small House demand forecast for the villages concerned are as follows; and

| <u>Villages</u> | <u>No. of outstanding Small House applications</u> | <u>No. of 10-year Small House demand forecast</u> |
|-----------------|--|---|
| Ma Po Mei | 14 | No record |
| Tai Mong Che | 24 | 150* |

(*The figure of 10-year Small House demand of Tai Mong Che was estimated and provided by the IIR of Tai Mong Che and the information so obtained is not verified by LandsD)

- (f) should the applications be approved by the Town Planning Board (the Board), LandsD will continue to process the Small House grant applications. There is no guarantee to the grant of a right of way to the Small Houses concerned or approval of Emergency Vehicular Access thereto.

2. Traffic

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

- (a) in general, he has reservation on the applications. Such type of development 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; and

- (b) notwithstanding the above, the applications only involve development of two Small Houses can be tolerated on traffic grounds.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- (a) the Sites fall within “Agriculture” (“AGR”) zone and are within water gathering grounds (WGG). The applicants propose to connect the proposed Small Houses to the existing public sewer, which has sufficient capacity to accommodate discharge from the proposed Small Houses; and
- (b) he has no objection to the applications on the conditions that:
 - (i) the proposed Small Houses will be connected to the public sewer;
 - (ii) adequate land space within the Sites will be reserved for connection of the proposed Small Houses to the public sewer;
 - (iii) written consent(s) will be obtained from relevant lot owner(s) and/or LandsD’s permission for laying and maintaining sewage pipes; and
 - (iv) the cost of sewer connection and maintenance will be borne by the applicants.

4. Landscape

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

- (a) no objection to the applications from the landscape planning point of view;
- (b) the Sites are located in an area of settled valleys landscape character comprises village houses and vegetated areas;
- (c) no significant landscape resource is observed within the Sites. Significant adverse impact on existing landscape resources arising from the proposed developments is not anticipated; and
- (d) there are four applications (No. A/DPA/NE-LT/32, A/NE-LT/209, 542 and 584) in close proximity to the Sites within the same “AGR” zone for the same use which were approved by the Board between 1994 and 2016. The proposed Small Houses are considered not entirely incompatible with the surrounding environment.

5. **Drainage and Sewerage**

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

- (a) no in-principle objection to the applications from public drainage viewpoint;
- (b) if the applications are approved, a condition on submission and implementation of drainage proposal for each of the Sites is required to ensure that they will not cause adverse drainage impact to the adjacent area;
- (c) there is no public stormwater drains in the vicinity except a natural watercourse (untrained section of Lam Tsuen River). The proposed Small Houses should have their own stormwater collection and discharge systems to cater for the runoff generated within the Sites and overland flow from surrounding of the Sites. Any existing flow path affected should be re-provided. The applicants should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas;
- (d) the applicants should design the drainage proposal based on the actual site condition for DSD's comment/agreement. In the design, the applicants should consider the workability, the impact to the surrounding environment and seek comments from other concerned parties/departments if necessary. The applicants should make sure no adverse impact will be caused to the area due to the proposed works;
- (e) the proposed Small Houses are 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 Houses;
- (f) the applicants shall furnish DSD with their sewerage connection proposals for agreement, and carry out the proposed connection works in accordance with DSD Standard Drawings. The connection pipe outside the lot boundaries shall 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 applicants/owners are required to demonstrate to the satisfaction of DSD in such manner that the runoff within the subject premises will be served by designated stormwater collection and discharge systems and shall not be drained to the public sewerage network;
- (g) the applicants are required to rectify/modify the drainage/sewerage systems if they are found to be inadequate or ineffective during operation. The applicants shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure of the system; and
- (h) the submitted sewerage connection proposal is considered technically feasible. The applicants should also note DSD's comments as follows:
 - (i) as the site formation level will be higher than the existing level, the applicants shall seek approval from relevant authority as appropriate;

- (ii) the sewage discharge connection pipe(s) shall not be exposed, unsupported or existed/elevated above ground that will prone to breakage and risk of leakage, pollution and cause visual impact or inconvenience to others;
- (iii) if the sewer discharge connection pipe(s) will run across/through other private lot(s), the applicants shall provide the written consent from the affected lot owner(s) to substantiate the validity of such discharge connection alignment; and
- (iv) the minimum soil cover of 450mm and 900mm should be provided for the connection pipe constructed under footpath and carriageway respectively.

6. Agriculture

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

- (a) the Sites are a piece of abandoned land. There are active agricultural activities in the vicinity, and agricultural infrastructure such as footpath and water source are available; and
- (b) the Sites possess potential for agricultural rehabilitation and could be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As such, the applications are not supported from agricultural development point of view.

7. Fire Safety

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

- (a) no in-principle objection on the applications; 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 applications referred by LandsD.

8. Water Supply

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

- (a) no objection to the applications;
- (b) the Sites are located within upper indirect WGG;

- (c) he notes that DEP has no objection to the applications provided that the applicants shall connect the proposed Small Houses 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 Houses can be connected to the public sewerage system in the area and the applicants 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;
- (d) the applicants shall submit an executed Deed of Grant for Easement for each private lot through which the sewer connection pipes are proposed to pass to demonstrate it is both technically and legally feasible to install sewer pipes from the proposed Small Houses to the sewerage system via relevant private lots;
- (e) the whole of foul effluent from the proposed Small Houses shall be conveyed through cast iron pipes or other approved material with sealed joints and hatch boxes;
- (f) since the proposed Small Houses themselves are less than 30m from the nearest watercourse, the Small Houses should be located as far away from the watercourse as possible; and
- (g) for provision of water supply to the proposed developments, the applicants may need to extend the inside services to the nearest suitable government water mains for connection. The applicants 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. Demand and Supply of Small House Sites

According to the DLO/TP, LandsD's record, the total number of outstanding Small House applications for Ma Po Mei and Tai Mong Che is 38 while the 10-year Small House demand forecast for the same villages is 150. Based on the latest estimate by the Planning Department, about 2.06 ha of land (equivalent to about 82 Small House sites) are available within the "V" zone of Ma Po Mei and Tai Mong Che. Therefore, the land available cannot fully meet the future demand of 188 Small Houses (equivalent to about 4.7 ha of land).

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



DHK's comment on A/NE-LT/693 and A/NE-LT/694

04/01/2021 19:14

From: Samuel Wong <samuel@designinghongkong.com>

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

FileRef:

1 attachment



20200105 A_NE-LT_693&694 Ma Po Mei Small House in AGR.pdf

Dear Sir/Madam,

Our comment on the following application is attached:

1. A/NE-LT/693
2. A/NE-LT/694

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

創建 Designing Hong Kong 香港 .com

04 January 2021

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

**Proposed House (New Territories Exempted House - Small House)
(Application No. A/NE-LT/693 and A/NE-LT/694)**

Dear Chairman and Members,

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

- The proposed area is zoned as "**Agriculture (AGR)**". 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 Ma Po Mei which is primarily intended for Small House development. It is considered more appropriate to concentrate the proposed 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.
- The approval of the application would set an undesirable precedent for other applications within the "Agriculture (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

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that there is no guarantee to the grant of a right of way to the Small House concerned or approval of Emergency Vehicular Access thereto;
- (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's permission for laying and maintaining sewage pipes; and
 - (iv) the cost of sewer connection and maintenance should be borne by the applicant;
- (c) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) there is no public stormwater drains in the vicinity except a natural watercourse (untrained section of Lam Tsuen River). The proposed Small House should have its own stormwater collection and discharge systems to cater for the runoff generated within the Site and overland flow from surrounding of the Site. Any existing flow path affected should be re-provided. The applicant should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas;
 - (ii) the applicant should design the drainage proposal based on the 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;
 - (iii) the applicant should furnish DSD with his sewerage connection proposal for agreement and carry out the proposed connection works in accordance with DSD Standard Drawings. The connection pipe outside the lot boundaries shall 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 is required to demonstrate to the satisfaction of DSD in such manner that the runoff within the subject premise will be served by designated stormwater collection and discharge systems and shall not be drained to the public sewerage network;

- (iv) 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; and
- (v) the applicant should note the following comments on the sewerage proposal:
 - as the site formation level will be higher than the existing level, the applicant should seek approval from relevant authority as appropriate;
 - the sewage discharge connection pipe(s) shall not be exposed, unsupported or existed/elevated above ground that will prone to breakage and risk of leakage, pollution and cause visual impact or inconvenience to others;
 - if the sewer discharge connection pipe(s) will run across/through other private lot(s), the applicants shall provide the written consent from the affected lot owner(s) to substantiate the validity of such discharge connection alignment; and
 - the minimum soil cover of 450mm and 900mm should be provided for the connection pipe constructed under footpath and carriageway respectively;
- (d) to note the comments of the Director of Fire Services (D of FS) that the applicant should observe “New Territories Exempted Houses – A Guide to Fire Safety Requirements” published by LandsD. Detailed fire safety requirements will be formulated upon receipt of formal applications referred by LandsD;
- (e) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
 - (i) the applicant shall submit an executed Deed of Grant for Easement for each private lot through which the sewer connection pipes are proposed to pass to demonstrate it is both technically and legally feasible to install sewer pipes from the proposed Small House to the sewerage system via relevant private lots;
 - (ii) the whole of foul effluent from the proposed Small House should be conveyed through cast iron pipes or other approved material with sealed joints and hatch boxes;
 - (iii) since the proposed Small House itself is less than 30m from the nearest watercourse, the Small House should be located as far away from the watercourse as possible; and

- (iv) 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; and
- (f) 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.