

2021年 8月 4日

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

This document is received on - 4 AUG 2021
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/700
	Date Received 收到日期	- 4 AUG 2021

- 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

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

Mr. YEUNG SUN CHUNG 楊新忠

(Power of Attorney of Chung Cheuk Man 鍾卓文)

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)

N A

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lot No. 949 RP in D.D. 8 Ping Long Village, Tai Po, New Territories 新界,大埔,坪朗村. 大埔丈量約份第 8 約 地段 949 號餘段. (Appendix A & Appendix B)
(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 154.8 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 checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	NIL 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	Lam Tsuen Outline Zoning Plan 林村分區計劃大綱圖 S/NE-LT/11 (Appendix C)
(e) Land use zone(s) involved 涉及的土地用途地帶	V Zone & AGR Zone 鄉村式發展及農業 (Appendix B)
(f) Current use(s) 現時用途	Vacant Land 土地空置 (Appendix D) (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」[#]。

(Appendix E)

- ☐ 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 N A (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)"[#]. N A
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」#。 N A

Details of the "current land owner(s)"# notified 已獲通知「現行土地擁有人」#的詳細資料

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

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

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

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

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

N A

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Development Proposal 擬議發展計劃			
(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	CHUNG CHEUK MAN 鍾卓文		
(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)	Villager of Ping Long Tsuen, Tai Po. 大埔, 坪朗村原居民.		
(c) Proposed gross floor area 擬議總樓面面積195.09..... sq.m 平方米 <input checked="" type="checkbox"/> About 約		
(d) Proposed number of house(s) 擬議房屋幢數	ONE	Proposed number of storeys of each house 每幢房屋的擬議層數	3
(e) Proposed roofed over area of each house 每幢房屋的擬議上蓋面積	...65.03... sq.m 平方米	Proposed building height of each house 每幢房屋的擬議高度	...8.23... m 米
(f) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途	Garden 花園 (Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable) (請在圖則上顯示, 並註明車位總數, 以及每個車位的長度和寬度及/或化糞池的位置 (如適用))		
(g) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 <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) <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) (Appendix B) (Please indicate on plan the location of the proposed septic tank. 請用圖則顯示化糞池的位置)	

8. Justifications 理由

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

Appendix^G

Plans (Submitted)

Appendix	A	Lot Index Plan—Lot No. 949 RP in D.D. 8
Appendix	B	Proposed Small House Plan
Appendix	C	Lam Tsuen Outline Zoning Plan—S/NE-LT/11
Appendix	D	Photo of the Subject Site
Appendix	E	Ownership of the Lot
Appendix	F	Location Plan
Appendix	G	Justification

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

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

YEUNG SUN CHUNG

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

~~CHUNG CHEUK MAN (Applicant)~~

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

Date 日期

7 JUN 2021

..... (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)		
Location/address 位置/地址	Lot No. 949 RP in D.D. 8 Ping Long Village, Tai Po, New Territories. 新界，大埔，坪朗村。 大埔丈量約份 第 8 約 地段 949 號餘段。		
Site area 地盤面積	154.8	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	N A	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/NE-LT/11 (Appendix C)		
Zoning 地帶	V Zone & AGR Zone 鄉村式發展及農業 (Appendix B)		
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	ONE		
(iii) Proposed building height/No. of storeys 建築物高度/層數	8.23 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)		
	Three Storeys(s) 層		

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

	<u>Chinese</u> 中文	<u>English</u> 英文
<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 type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lot Index Plan (Lot 949 RP in D.D. 8), Proposal Small House Plan, Lam Tsuen Outline Zoning Plan, Photo of the Subject Site and Location Plan		
<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"/>

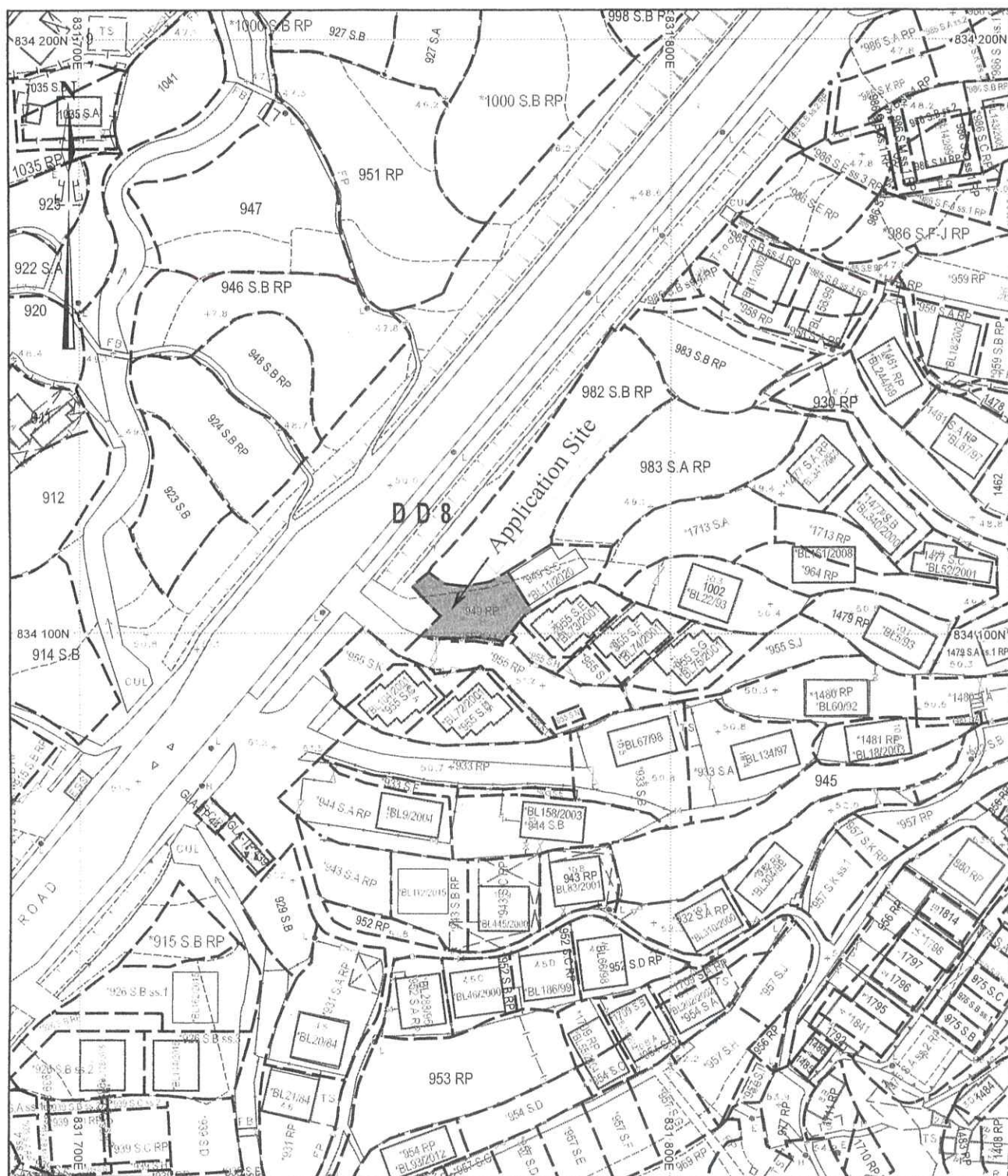
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

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

Appendix...



地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000



Locality : D.D.8

Lot Index Plan No. : LC20210520152911

District Survey Office : Tai Po

Date : 20-May-2021

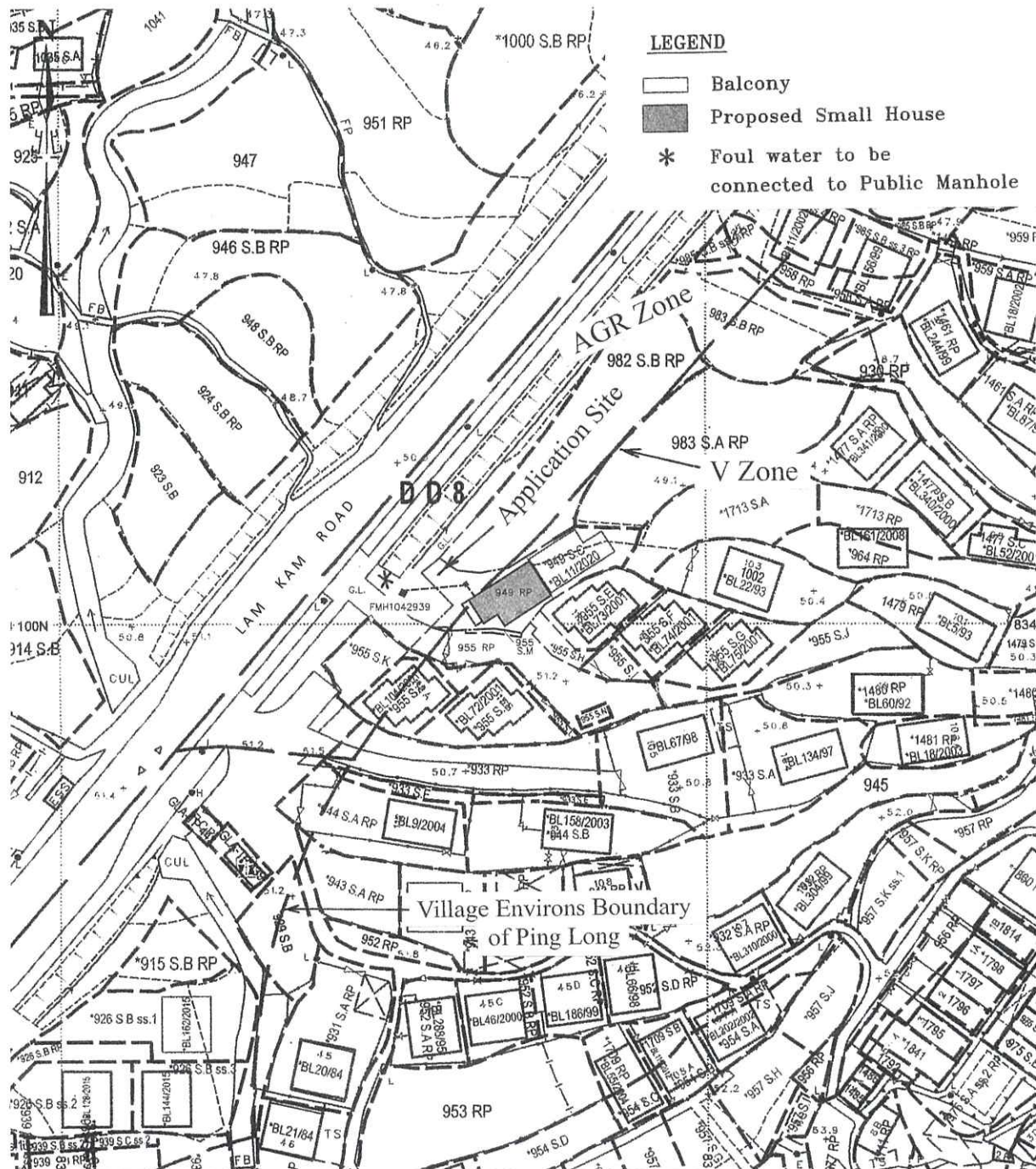
Reference No. : 7-NW-7A,7-NW-7C

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

Explanatory notes : This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor. **Disclaimer :** The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness.

Proposed Small House on Lot 949 RP

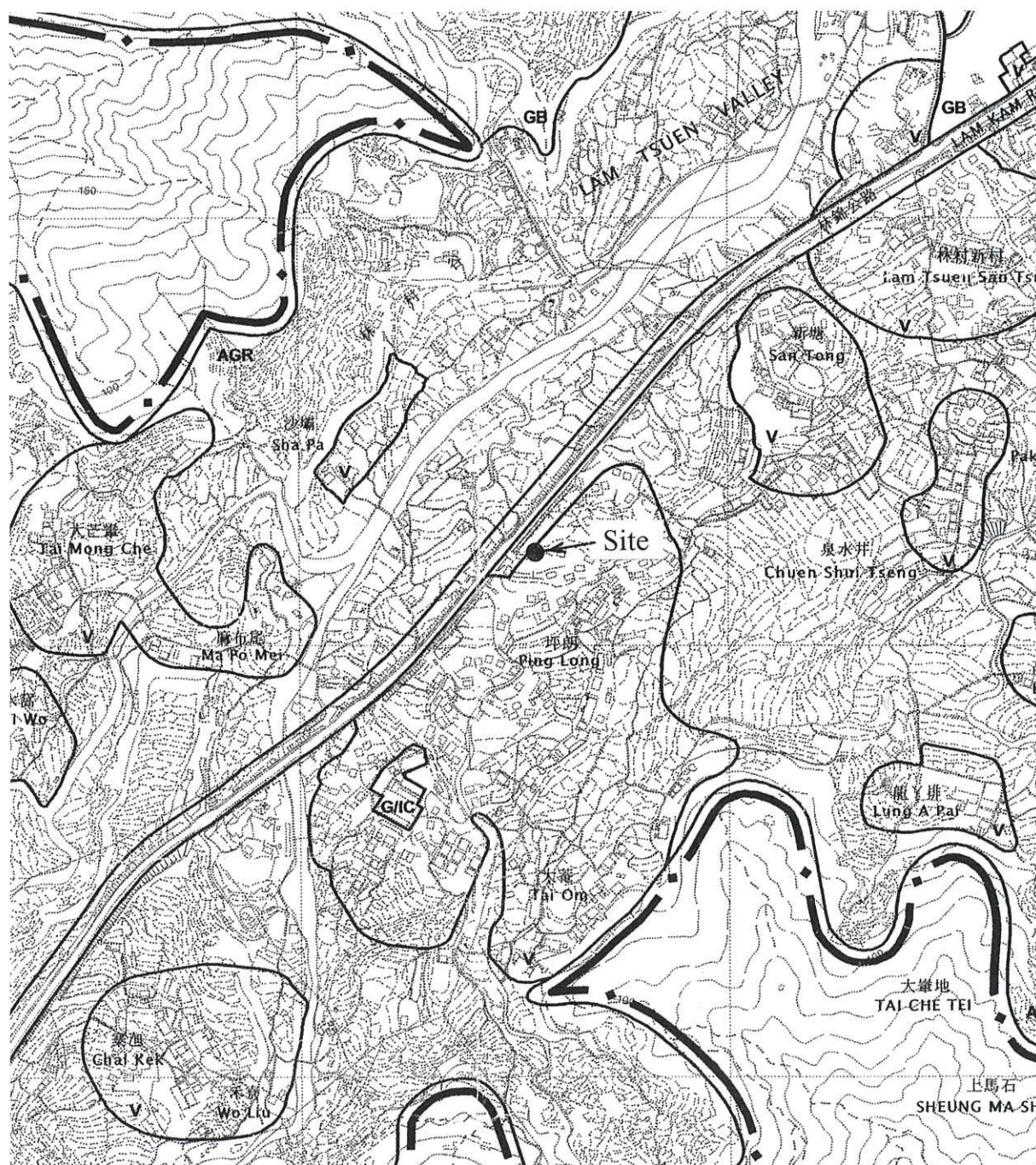
in D.D. 8



SCALE 1:1000

EXTRACT PLAN

From O.Z.P. S/NE-LT/11



SCALE 1:7500

Photo No. E105520C dated 25/ 11/ 2020

香港特別行政區政府
地政總署測量處
Survey & Mapping Office, Lar
The Government of Hong Ko

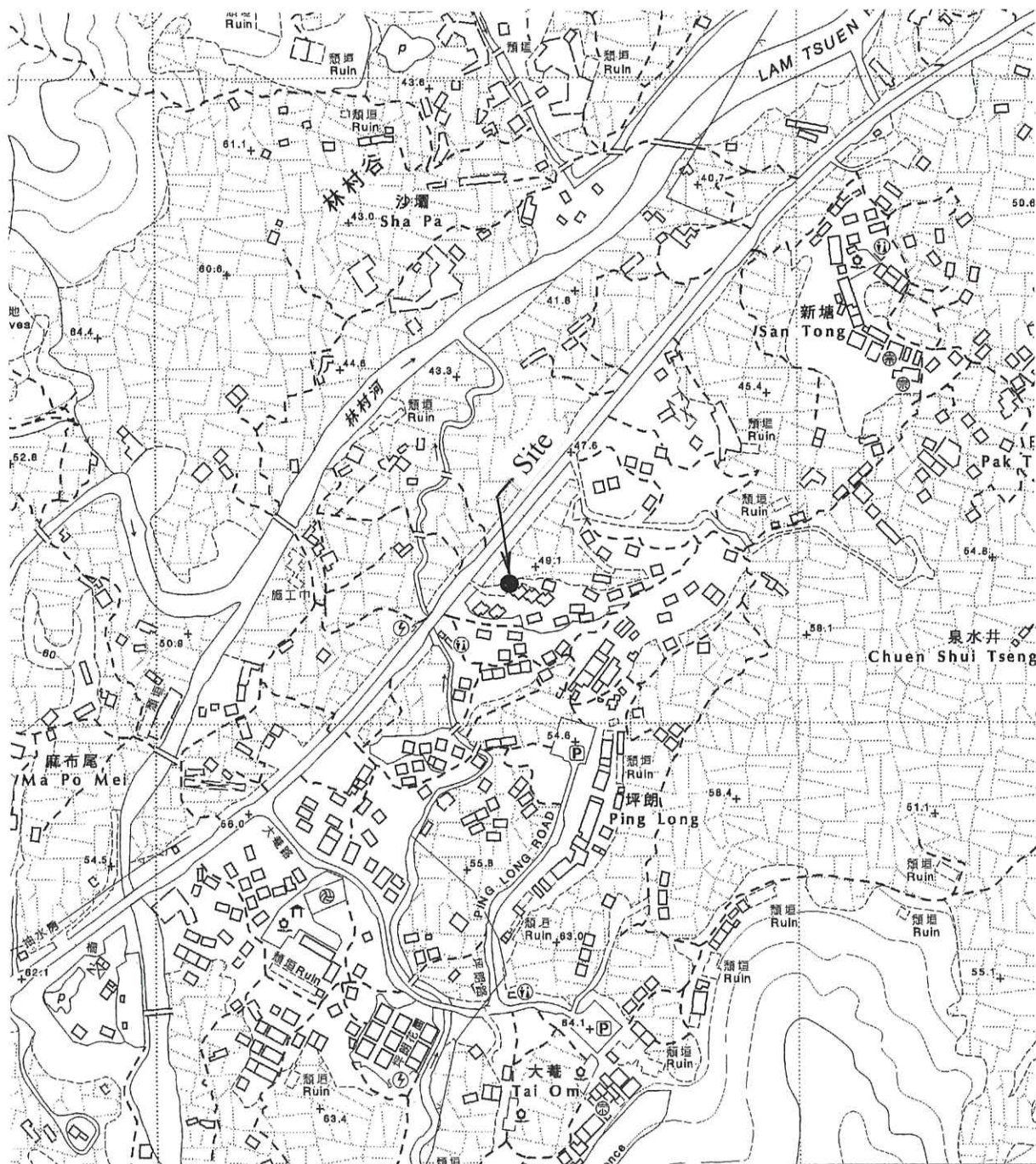
a portion enlargement of the aerial photo: Ref. "E10552
im Eagle 210mm LAM TSUEN VALLEY"

Lot 949 RP in D.D. 8



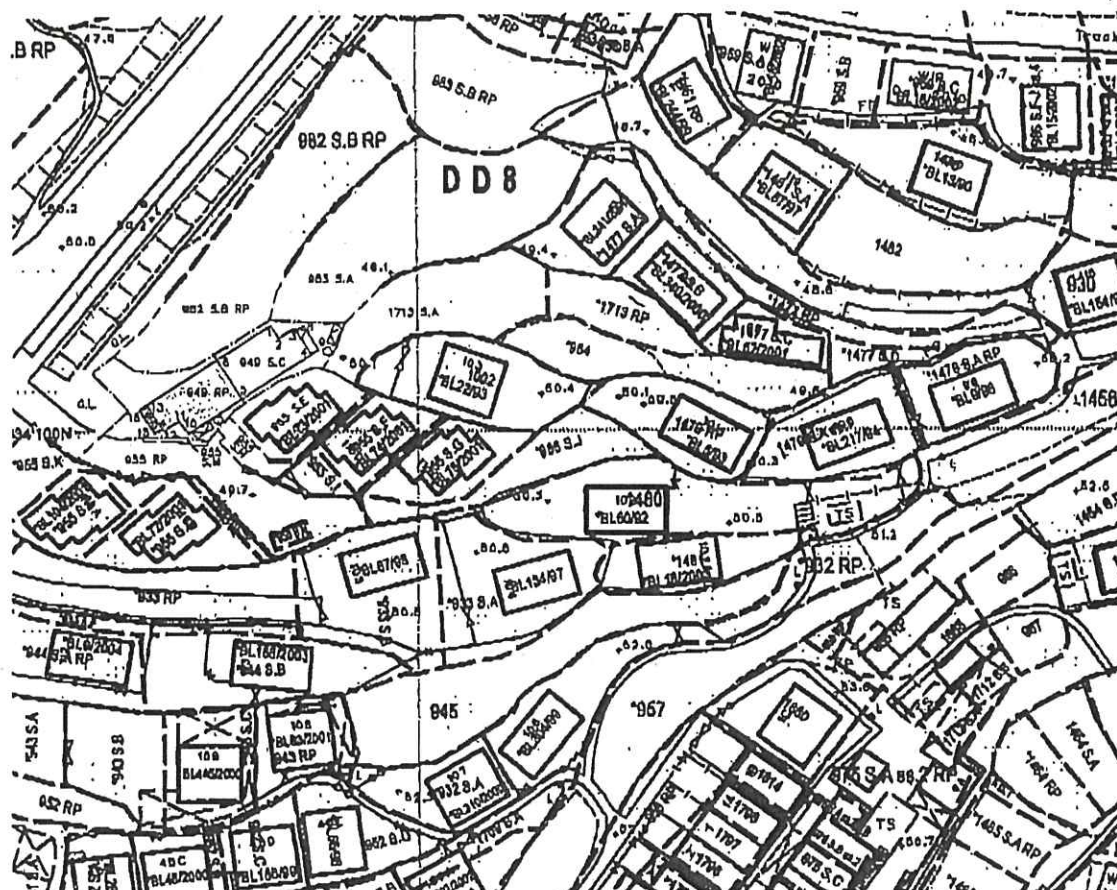
LOCATION PLAN

From Survey Sheet No. 7-NW-A



SCALE 1:5000

Dimension Plan of The Proposed Small House on Lot 949 RP in D.D. 8 Lam Tsuen, Tai Po



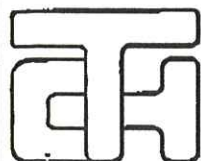
Balcony

Coloured Pink Area 65.03 Square Metres (About)

PRO PECC PN5/93

Scale 1 : 1000

Side	Bearing ° ' "	Distance in Metres	Pt	Co-ordinate Data (1980 Datum)		Remarks
				N	E	
6 - 5	147 20 00	6.309	6	834109.718	831772.801	
5 - 10	237 20 00	8.614	5	834104.407	831776.207	
10 - 11	327 20 00	2.068	10	834099.758	831768.955	
11 - 12	237 20 00	2.519	11	834101.499	831767.839	
12 - 13	327 20 00	4.241	12	834100.139	831765.718	
13 - 6	57 20 00	11.133	13	834103.709	831763.429	
Co-ordinates of the balcony						
13 - 14	147 20 00	3.871	13	834103.709	831763.429	
14 - 15	237 20 00	1.220	14	834100.450	831765.519	
15 - 16	327 20 00	3.871	15	834099.791	831764.492	
16 - 13	57 20 00	1.220	16	834103.050	831762.402	



T.H. & ASSOCIATES LIMITED

(陳德慶測量有限公司)

Approved By

T.H.CHAN (ALS, MHKIS, MRICS, RP5(LS))

Authorized Land Surveyor

Date : 17 - 05 - 2011

Survey Sheet No: 7-NW-7A/7C

Adopted Plan No: SRP/TP/008/0791/D1

PLAN No : TP/8/949RP-SH1

$$2 - 2$$


Date: 9th August, 2021.

The Secretary of Town Planning Board,
Dear Sir/ Madam,

A/NE-LT/700
Lot 949 RP in D.D. 8

I was informed by Miss Lo on 9th August, 2021, I re-submit h/w Appendix G and Dimension Plan of a small house on Lot 949 RP in D.D. 8 for your necessary action and retention.

Thank you for your kind attention.


Yeung Sun Chung

c.c. Miss Lo

Tel: 2158 6239

Fax: 2691 2806

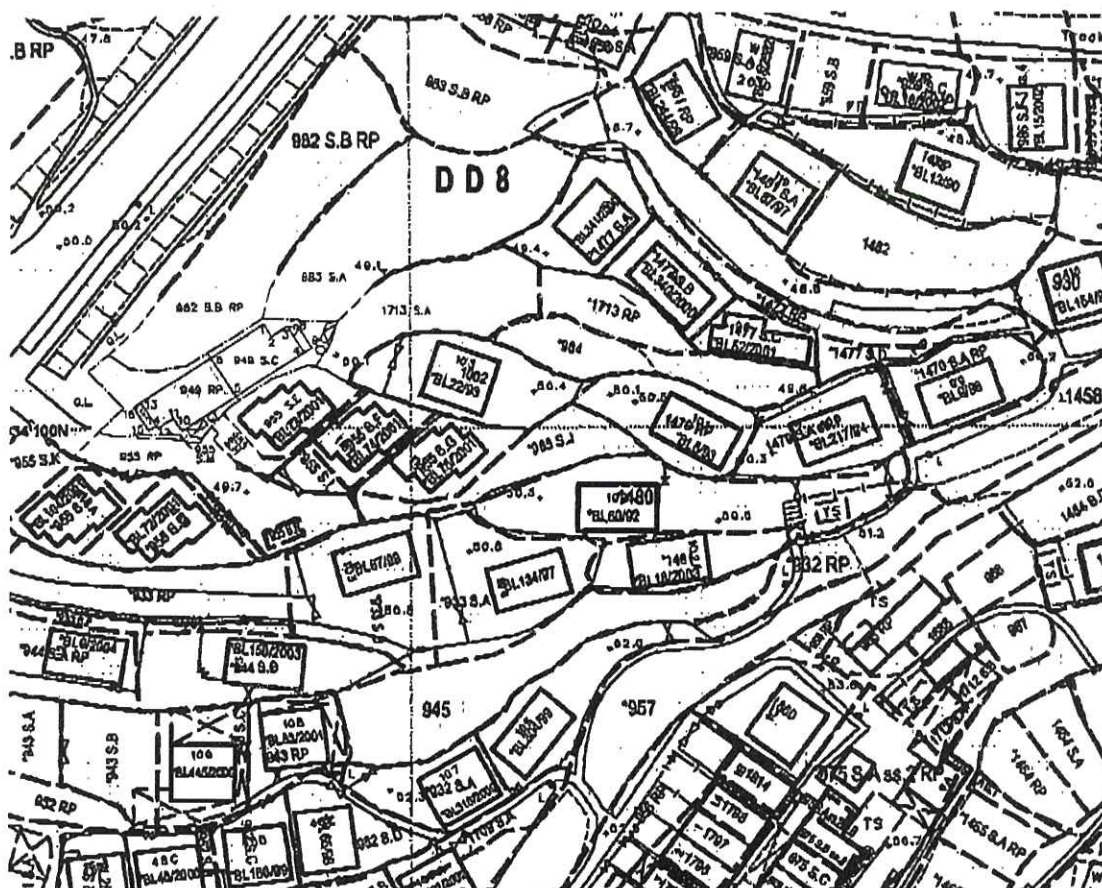
RECEIVED
2021 AUG 12 A 9:51
TOWN PLANNING BOARD

[illegible]

JustificationsAppendix **G**Lot 949 RP in D.D. 8

1. The applicant, Mr. Chung Cheuk Man (鍾卓文) is an indigenous villager of Ping Long Village, District of Tai Po who wishes to apply for permission to build a small house under section 16 of the Town Planning Ordinance;
2. The application site is entirely within the village environs (VE) of Ping Long Village, Tai Po. 99% of the foot-print of the proposed small house falls within the V Zone & 1% falls within AGR Zone of Lam Tsuen Outline Zoning Plan O.Z.P. S/NE-LT/11;
3. The proposed development is considered compatible with the rural environment and will be visually un-intrusive to the surrounding area;
4. The proposed development would not cause any adverse environmental impacts. It does not involve tree felling and no filling is required as well;
5. The foul water of the proposed house can be directly connected to the Public Manhole and would not cause pollution;
6. At western side or 13 metres from the proposed S/H, there is an open-concrete channel of 530 mm in width running northwards;
7. Planning permission had been given to the applicant (A/NE-LT/473-1 refers) on 15/05/2017;
8. Similar applications (A/NE-LT/60, A/NE-LT/91 and A/NE-LT/16) for small house development within "VE" of Ping Long Tsuen were approved by Town Planning Board in the past.

Remarks: A letter from applicant's Authorized Agent Mr. Yeung which is annexed hereto for reference.



Scale 1 : 1000

Side	Bearing ° ' "	Distance in Metres	Pt	Co-ordinate Data (1980 Datum)		Remarks
				N	E	
6 - 5	147 20 00	6.309	6	834109.718	831772.801	
5 - 10	237 20 00	8.614	5	834104.407	831776.207	
10 - 11	327 20 00	2.068	10	834099.758	831768.955	
11 - 12	237 20 00	2.519	11	834101.499	831767.839	
12 - 13	327 20 00	4.241	12	834100.139	831765.718	
13 - 6	57 20 00	11.133	13	834103.709	831763.429	
Co-ordinates of the balcony						
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15 - 16	327 20 00	3.871	15	834099.791	831764.492	
16 - 13	57 20 00	1.220	16	834103.050	831762.402	



Date : 17 - 05 - 2011

PLAN No : TP/8/949RP-SH1

Date: 31st August, 2021.

The Secretary of Town Planning Board,
Dear Sir/ Madam,

Lot 949 RP in D.D. 8
Ref: A/NE-LT/700

I would like to inform you that the foot-print of the proposed small house on Lot 949 RP was adjusted or amended by District Lands Office, Tai Po. (Plan No. TP 6853 refers).

The revised position of the small house was accepted by the Authorized Agent Mr. S.C. Yeung, his letter dated 19th April 2018 is annexed hereto for your retention.

Thank you for your kind attention and action.



Yeung Sun Chung

Fax: 2877 0245 & by Post

c.c. Miss Lee

Tel: 2158 6240

Fax: 2691 2806 & by Post

致：大埔地政處

115

本人楊新忠：/DNO. [REDACTED] 是 LOT NO. 949C IN. DD 8 貴處

FILE NO. 354/TLT/90 申請人鍾崎峰及 LOT NO. 949RP IN. DD 8. 貴處

FILE NO. 354/TLT/90. 申請人鍾卓文的授權人。

視本人代表其二人同意及接受大埔地政處建議

COUNTER PROPOSAL 3 (PLAN NO. TP6843 - COUNTER PROPOSAL - 3) 的圖則。

此口無憑特立此函！



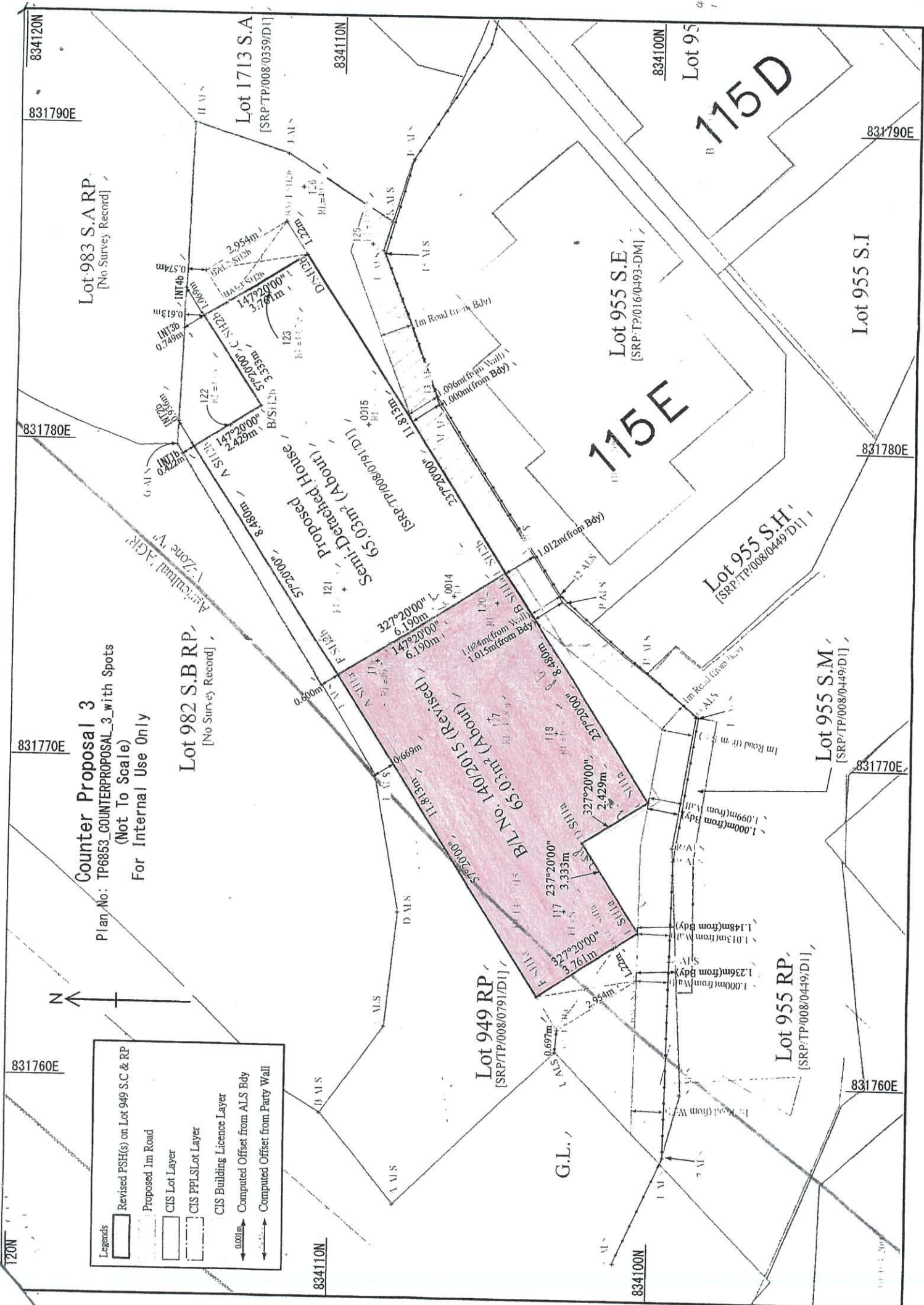
2018年4月19日

DIOT/P

2018 APR 19 P 4: 05

RECEIVED BY

[REDACTED]



電話 Tel: 2654 1218

圖文傳真 Fax: 2650 9896

電郵地址 Email: gendlotp@landsd.gov.hk

本署檔號 Our Ref: (14) in DLO/TP 354/TLT/90 II

來函檔號 Your Ref:

來函附註明本署檔號

Please quote our reference in your reply



**Appendix Ic of RNTPC
Paper No. A/NE-LT/700**

**DISTRICT LANDS OFFICE/
TAI PO
LANDS DEPARTMENT**

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

新界大埔汀角路一號大埔政府合署一樓
1/F, TAI PO GOVERNMENT OFFICES BUILDING,
1 TING KOK ROAD, TAI PO, NEW TERRITORIES.
網址 Website: www.landsd.gov.hk

GLISTER ENGINEERING CONSULTANTS CO.
6/F, 607B Keader Centre,
129-149 On Lok Road,
Yuen Long, N.T.

地政清水及污水
批准者

31 MAY 2021

Dear Sir,

Application for the construction of Small Houses (SHs)
(i) Lot No. 949 S.C in D.D. 8
(ii) Lot No. 949 RP in D.D. 8
Ping Long, Tai Po, New Territories
(Submission of Drainage Proposal and Sewerage Proposal)

I refer to your letter dated 28 May 2018 enclosing a Drainage Proposal and Sewerage Proposal and the supplementary information in respect of the subject sites.

2. Please be informed that your submission has been examined by staff of Drainage Service Department (DSD) and DSD has no further comment on the revised proposals from public drainage point of view.

3. Please note the following general comments/requirements on the drainage works:-

(a) Upon completion of the sewerage connection, an on-site technical audit will be carried out by DSD. The applicant should submit the application for technical audit (Form HBPI), the approved sewerage drainage plan and the technical audit fee to DSD at least 2 weeks before the technical audit. Form HBPI can be downloaded from DSD's website at <http://www.dsd.gov.hk>.

4. In addition, Environmental Protection Department (EPD) has no objection to the subject SH applications and also advised that written consent(s) shall be obtained from the adjacent lot owner(s) and / or Lands Department's permission for laying and maintain sewage pipes regarding your latest Sewerage Drainage Proposal.

5. Please also note the general comments/requirements in paragraph 2 in the Annex in my previous letter dated 7 January 2019 are still valid.

- 2 -

6. Should you have any enquiries, please contact the undersigned at 2654 1218.

Yours faithfully,



(Miss Y.M. CHOI)
for District Lands Officer, Tai Po

c.c.

Mr. CHUNG Cheuk Man and Mr. CHUNG Q Fung Kevin



Internal

DLO/TP 375/TLT/90

電話 Tel: 2654 1218

圖文傳真 Fax: 2650 9896

電郵地址 Email: gendlotp@landsd.gov.hk

本署檔號 Our Ref: () in DLO/TP 354/TLT/90

來函檔號 Your Ref:

來函請註明本署檔號

Please quote our reference in your reply



地政總署
大埔地政處
DISTRICT LANDS OFFICE/
TAI PO
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
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1/F, TAI PO GOVERNMENT OFFICES BUILDING,
1 TING KOK ROAD, TAI PO, NEW TERRITORIES.
網址 Website: www.landsd.gov.hk

面交

標準通知書

鍾嶠峰先生：

小型屋宇發展

位於丈量約份第 8 約地段第 949 S.C 號上
新界大埔坪朗村

平水: 49.8 米
T2: 2 米
實收: HBP1
要與政府商議

謹此確實聲明，本信代行人曾在 2020 年 月 日*上午/下午 時 分舉行的實地會議中，向你說明下列各點：

- (a) 在大埔測量處職員/認可土地測量師/註冊專業測量師劃定地面屋宇界線及本處發出建築工程豁免證明書之前，不得在有關地段上展開任何建築工程。屋宇的上蓋面積不得超過 65.03 平方米，而其高度則不得超過 8.23 米；
- (b) 必須嚴格遵守在批約文件內載列的所有發展限制，以及在地盤平整工程、渠務工程及建築工程豁免證明書內指明的條件；
- (c) 未經本處事先書面同意，不得在擬建屋宇的 BC、DE 及 FA 面開設窗口及/或其他開口，如將於標題地段興建的建屋牌照圖則第 TP7596-D 號所示；
- (d) 不准於擬建屋宇的 EF 面設置框洞及伸出構築物；
- (e) 擬建小型屋宇的 DE 面地面層只可建造滑動窗；
- (f) 你須保持通道暢通，不得在擬建小型屋宇的 DE 面地面層離地面 1.8 米以下的位置設置伸延物；
- (g) 在擬建小型屋宇 AF 面建造的伸延物均不得伸延至屋外超過 0.3 米或

- (h) 樓梯必須設在地段界線內(如在兩幅地段之間設置共用樓梯，有關屋宇便須受《建築物條例》管制，並須為此呈交圖則申請以供審批)。倘若在台地上興建兩座或以上的豁免管制屋宇，並且是每兩座排成一組，則每座豁免管制屋宇必須有獨立的通道及牆；
- (i) 露台及簷篷只可豎設於擬建屋宇 CD 面，如隨附圖則所示，長度自 D 點不可超逾 2.954 米；
- (j) 露台及簷篷獲准採用並排分隔式的設計，但條件是露台及簷篷從擬建屋宇同一面伸出的距離不得超過 1.22 米，而在同一層的露台之高度必須相同，並且是不圍封的；
- (k) 若須進行地盤平整工程、興建護土結構及公用渠務系統，則須由認可人士製備圖則，並向建築事務監督遞交，以便審批，然後方可展開建築工程；
- (l) 倘若地段並無海水或經處理的廢水供應作沖廁用途，則須事先徵得水務監督的同意，方可使用由水喉總管供應的淡水沖廁。此外，在本處簽發有關地段已按照批約條件發展的證明書之前，持牌人必須出示上述同意書以供查核；
- (m) 為避免在建築期間任何可能發生的建於准用範圍外發展及違規情況，本處職員會不時視察地盤，特別是在地基工程階段及二樓的建築工程竣工時。你及／或你委託的 T2 合資格人士須與本處土地管理組職員聯絡(電話:2654 1263)，以安排上述視察，從而在切實可行的情況下可即場向你及／或你委託的 T2 合資格人士指出任何違例或不符規定情況。煩請把本信副本送交你的 T2 合資格人士，以供他參考；
- (n) 根據《土地(雜項條文)條例》(第 28 章)，作為地段業權人，你是有責任看守你的地段，確保沒有非法構築物建於其上；
- (o) 建築物的地盤平整水平不應超過香港主水平基準以上 49.8 米，或其他可能由本處書面批准或要求的水平，此要求會訂明於本信件及批地文件，作為其中一項條件。你須於簽發完工證前，由認可人士或註冊結構工程師核證最終的地盤平整水平；

- (p) 建築工程完成後，你聘請的合資格土地測量師或人士須核證已完成的平整水平，該水平應與已批准的水平相符；
- (q) 為保障你的個人利益，你須考慮安裝消防設備；
- (r) 請留意，屋宇須提供妥當的雨水收集及排放系統，以應付源自有關地段及由鄰近範圍流往該地段的地面徑流。如擬建雨水渠設施會接駁至現有渠務設施，你須取得負責保養該等現有設施的相關各方同意，並告知大埔地政處。你應檢查並確保擬建雨水渠設施及其下游渠務設施容量充足並且狀況良好，以容納源自建屋地點及其上游集水區的地面徑流。如有需要，你及屋宇的後繼擁有人須於日後改善上述擬建工程及下游渠務系統；
- (s) 不論在地段範圍以內或以外，你及屋宇的後繼擁有人須完全自行保養任何因應擬建屋宇而建造的雨水渠設施。如因建造或保護該等渠務設施欠妥，而造成損毀或滋擾並招致申索及賠償，你亦須就此負上法律責任及作出彌償；
- (t) 你須於獲發豁免證明書前，自費提交一份雨水渠及污水渠接駁建議書並使渠務署滿意，亦須於獲發完工證前，自費實行已獲批准的渠務計劃書並使該署滿意；
- (u) 你須在任何時間保持通道暢通，以供政府人員及其代表有需要時實地視察已完成的渠務工程。如有要求，你須容許污水渠由毗鄰新界豁免管制屋宇接駁至建於政府土地的污水渠系統；
- (v) 你在現有排水渠系統附近進行工程時須極度小心，以避免滋擾，干擾或損毀有關系統。如擬建屋宇阻塞或損毀該等系統，你須自費修復；
- (w) 當你獲簽發豁免證明書後，應提交填妥的 HBP1 表格、一張包括技術審核費用的劃線支票及一份顯示接駁工程詳情的圖則予渠務署總工程師(新界北)，作為接駁工程的正式申請。當你得悉該署同意申請，應自行根據渠務署的標準圖則進行工程。地段界線外的接駁喉管經渠務署審核滿意後，應移交予該署保養；

- (x) 請留意，如接駁至公共污水渠的管道經過毗鄰各個私人地段，你須於簽發豁免證明書前安排一份地役權批約，由受影響的私人地段擁有人簽立，並於土地註冊處註冊該批約，以證明自擬建小型屋宇經由有關私人地段安裝污水渠至擬定污水系統乃技術上及法律上可行；
- (y) 擬建小型屋宇的髒水排放系統可接駁至區內計劃建造的公共污水渠系統。公共污水渠建成後，申請人你須把整個髒水排放系統接駁到公共污水渠；
- (z) 你須於公共污水渠系統建成後，才可展開擬建小型屋宇的興建工程；
- (aa) 申請人須採取足夠保護措施，以確保不會對集水區造成污染或淤積；
- (bb) 你須於簽發豁免證明書前自費清理建築地點；
- (cc) 牌照文件執行前，你須把地段內的門廊部分清理妥(已完成)；
- (dd) 本處並不反對你砍伐申請地段範圍內的受影響樹木。至於修剪毗連地段的樹木，本處建議你向有關樹木的業權人取得同意；
- (ee) 你須知悉，擬建小型屋宇將會向西北面遷移，以便沿著小型住宅的DE面達到約 1 米寬的行人路，以避免影響現有行人徑；
- (ff) 牌照內將施加一項「紅色斜線範圍」條款，規定申請地點東南面的免費通道經常開放；
- (gg) 擬建小型屋宇的最終位置尺寸及面積須經測量作實；及
- (hh) 你須確認你不會獲提供任何通行權，並須自行作出安排，以通往該地段。

本信代行人已用中文向你說明上述各點。如你仍有疑問或需要進一步解釋，請致電 2654 1218 與高級地政主任袁女士聯絡。

倘若你不履行有關小型屋宇批約的任何條件，政府可能會重收有關地

請盡快在本通知書副本下端回覆 的部分簽署，以示明白本通知書內容
及上述地段批約的全部條件，然後盡快將整份副本交回本處。

大埔地政專員

(袁麗嬋



代行)


連附件

2020年12月14日

致：大埔地政專員

本人明白 2020 年 月 日來信[檔號：() in DLO/TP 354/TLT/90]的
內容及建屋牌照第 11/2020 號的全部條件。

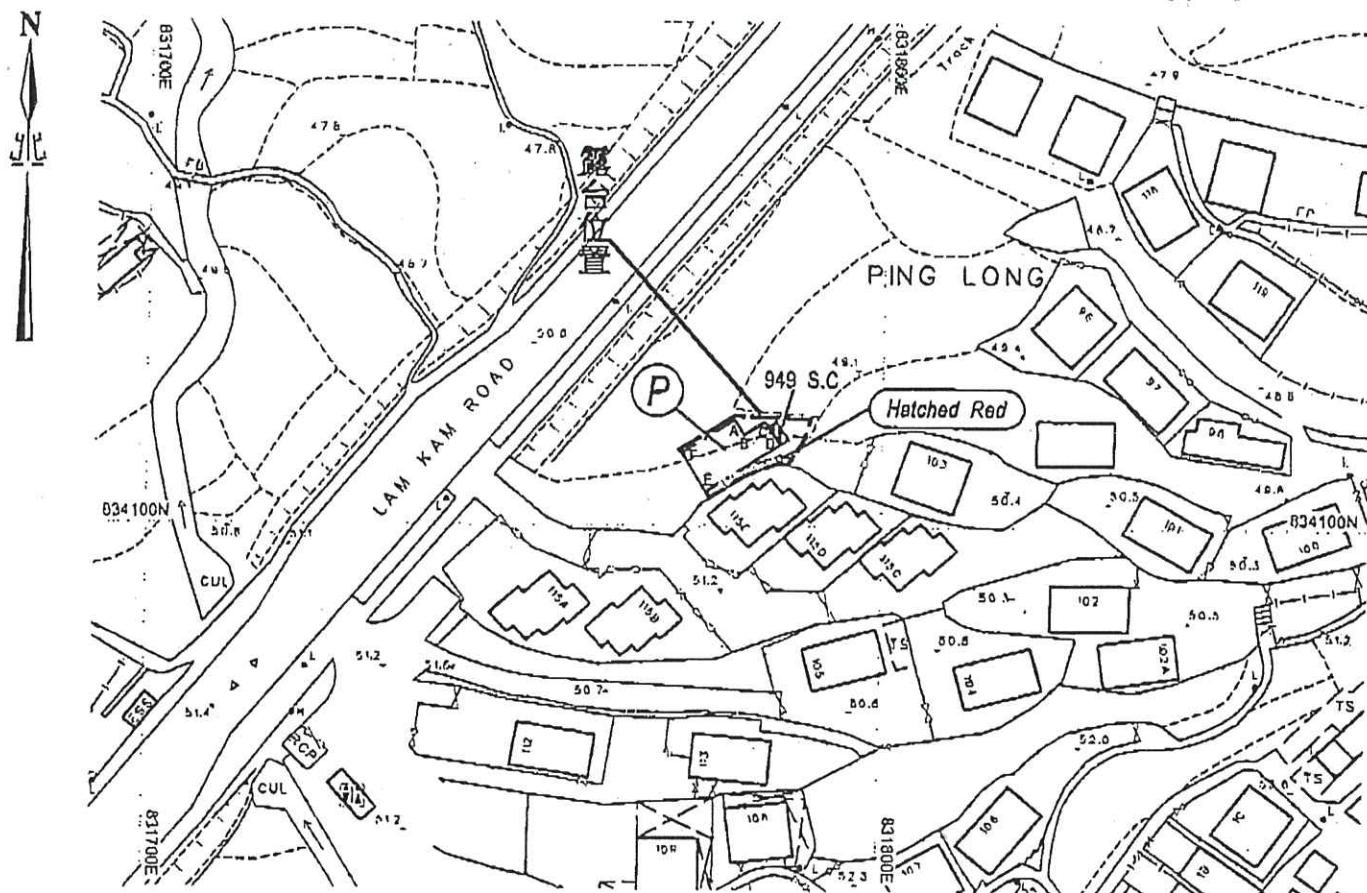


持牌人 (鍾嶠峰) 簽署
電話： 

2020 年 12 月 14 日

BUILDING LICENCE No. 11/2020

LOT No. 949 S.C IN DEMARCATION DISTRICT No. 8



COLOURED PINK AREA 65.03 SQUARE METRES (ABOUT)

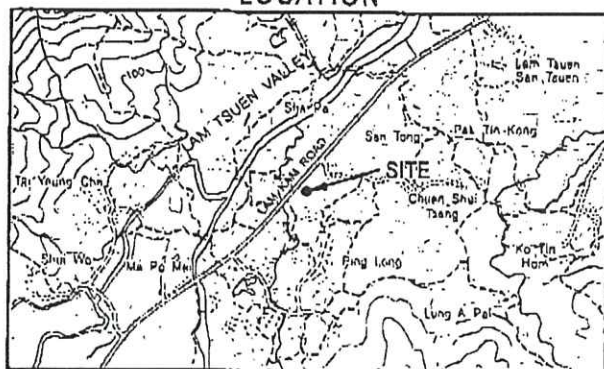
SCALE 1:1 000

metres 20 0 20 40 60 80 100 metres

LICENCE CONDITIONS REFER

HATCHED RED

LOCATION



SCALE 1:20 000

SIDE	DISTANCE IN METRES	BEARING	PL.	CORNER MARKED BY
A B	2.429			
B C	3.333			
C D	3.781			
D E	11.813			
E F	6.190			
F A	8.480			

NOTE:

The lot boundaries as shown on this plan are for identification purpose only. They may be revised without prior notification when better lot boundary evidence becomes available.

擬建的小型屋宇: 65.03 平方米(約數)

擬建露台/簷篷: 2.954 米 x 1.220 米

File No. DLO/TP 354/TLT/90

Survey Sheet No. 7-NW-7C

Layout Plan No. -----

光輝工程顧問公司

COPY

GLISTER ENGINEERING CONSULTANTS CO.

To: District Lands Office, Tai Po Lands Department

DLO Ref:

Submission of Drainage Proposal & Sewerage Proposal
Lot 949 S.C & 949 RP in D.D 8, Ping Long, Tai Po, N.T.

Dear Sir,

I would like to Submit 2 sets of Drainage Proposal & Sewerage Proposal of the captioned lot for your consideration.

I am looking forward to your reply on the application. Should you have any queries, please feel free to contact Mr. Man at [REDACTED]

Thanks for your kindly attention



Glister Engineering Consultants Company

Date: 28-5-2018

DLO/TP

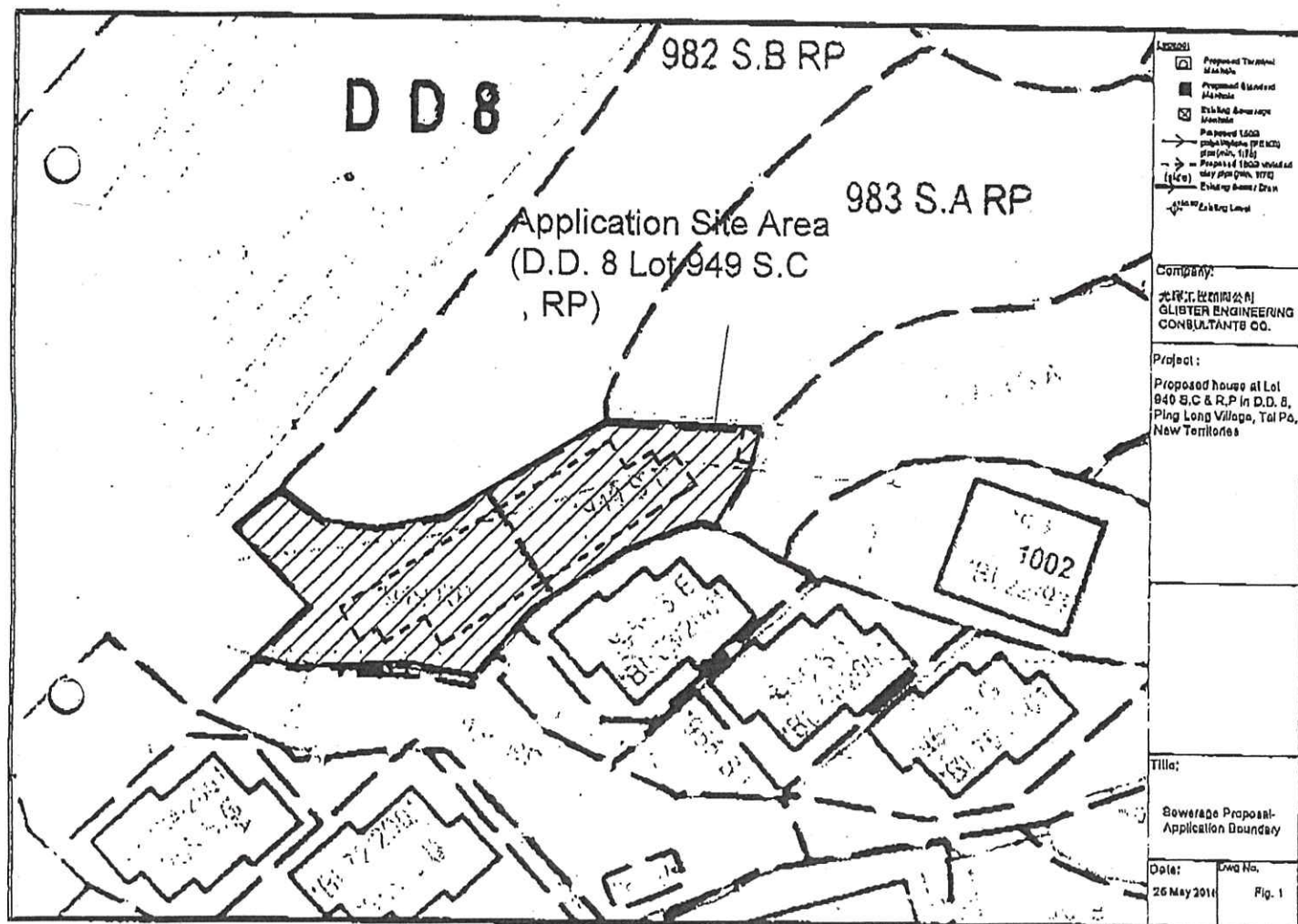
2018 MAY 28 P 3:10

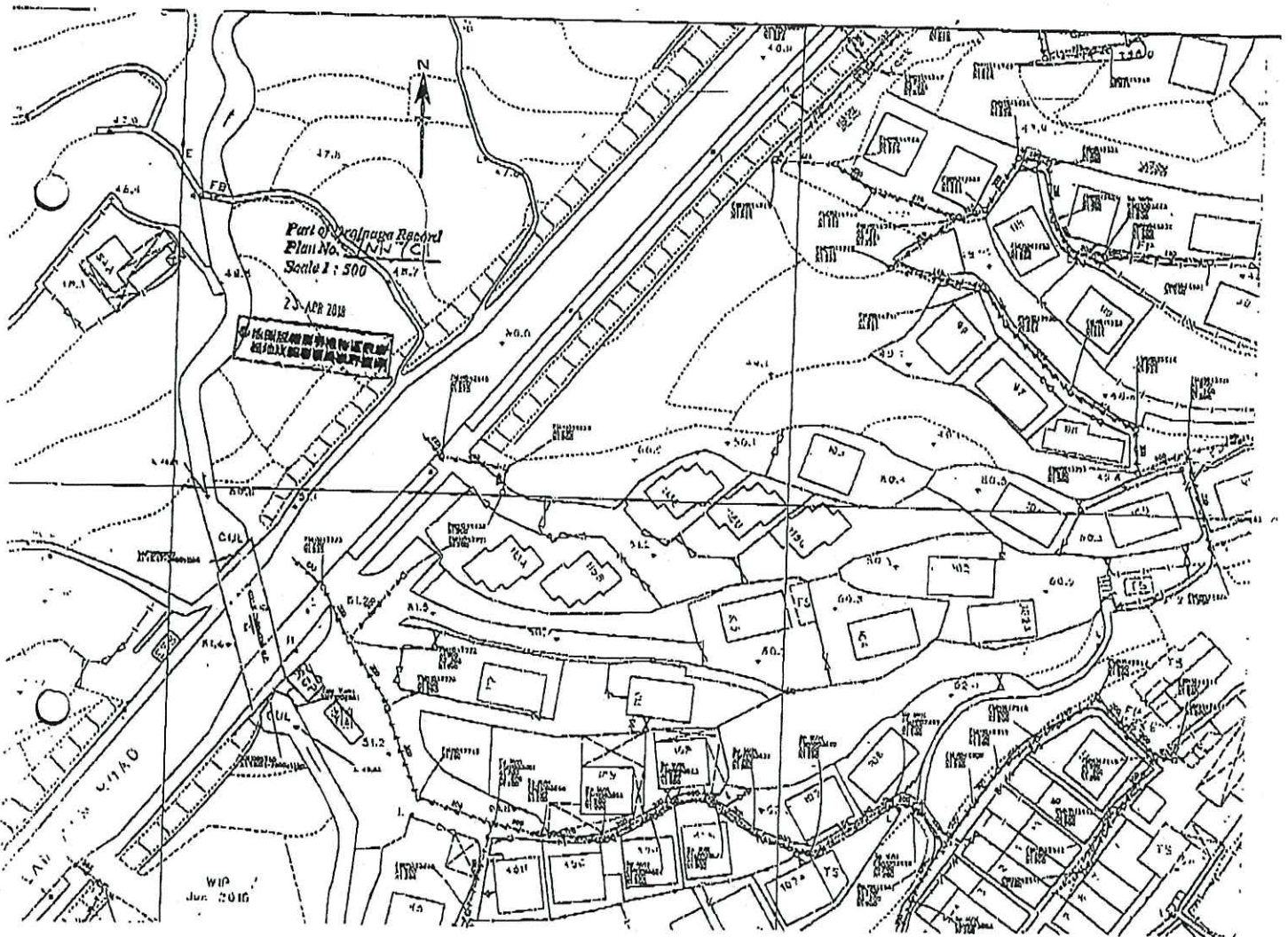
新界元朗安樂路 129-149 號基達中心 607B 室

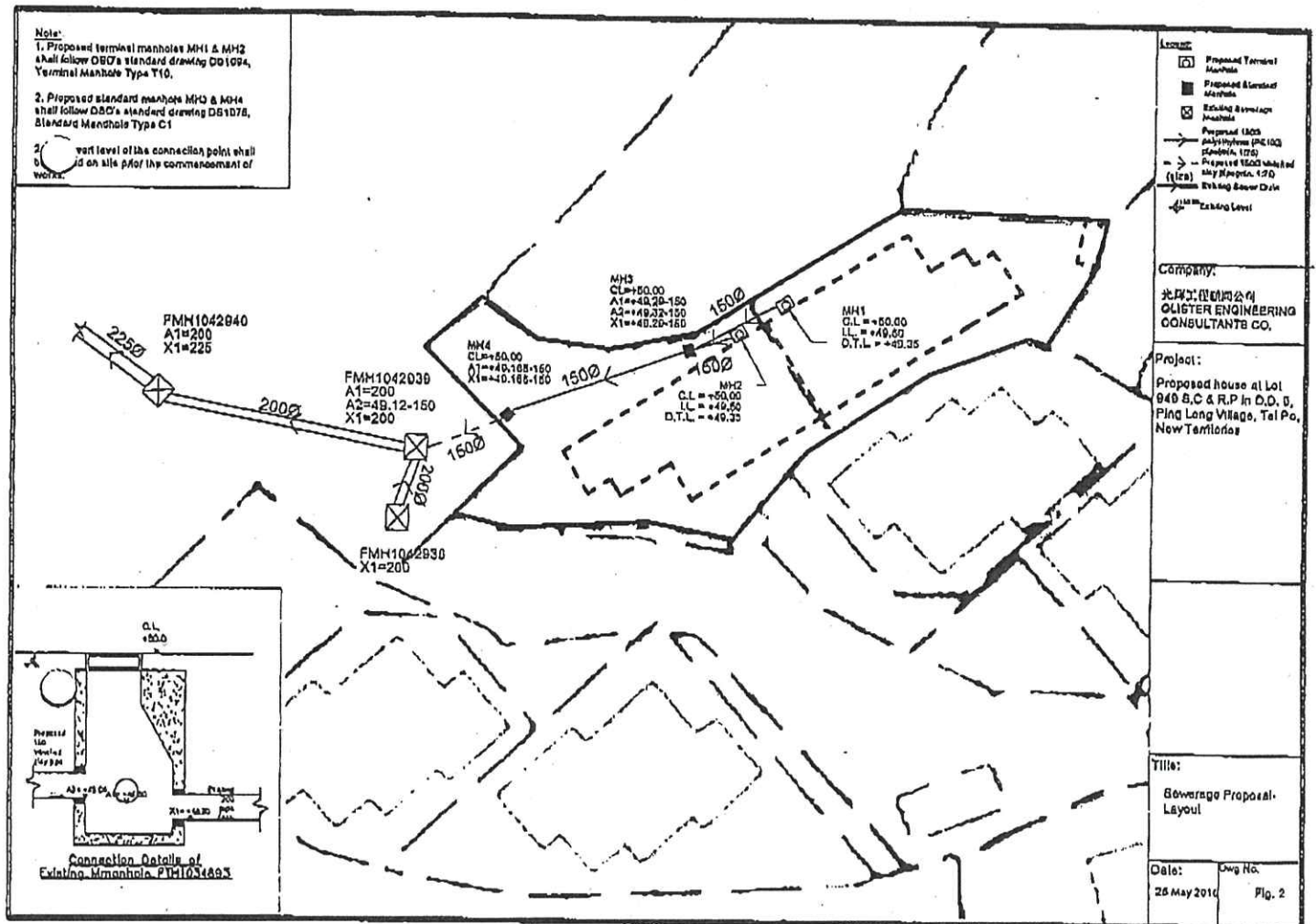
電話: 文家齊 [REDACTED] 傳真: 24439162

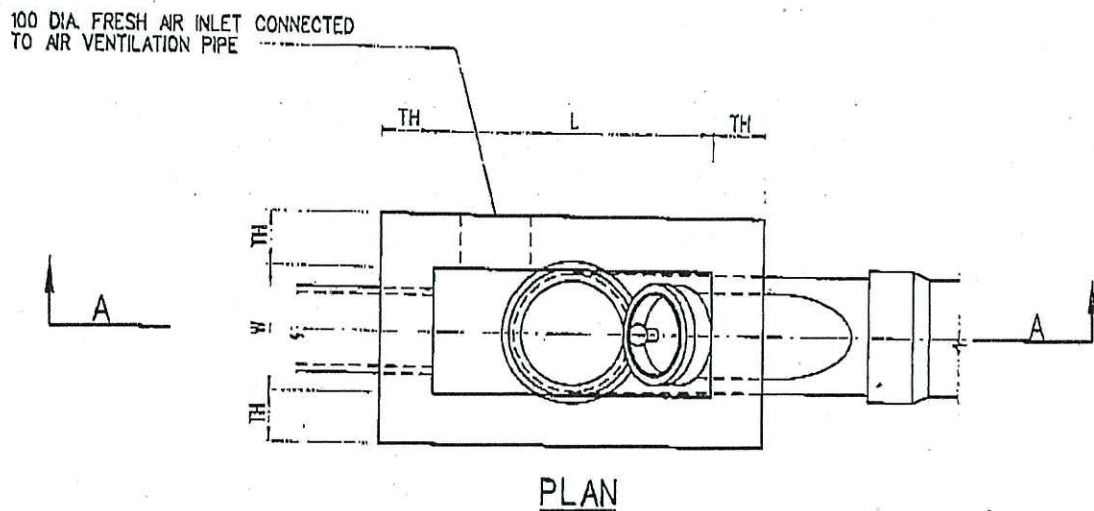
6/F, 607B Keader Centre, 129-149 On Lok Road, Yuen Long, N.T., Hong Kong

RECEIVED BY









DEPTH FROM GROUND LEVEL TO DISCONNECTING TRAP LEVEL (DEPTH TO DTL)	MAX. DIA. OF OUTLET PIPE (D)	THICKNESS OF WALL (TH)	INTERNAL LENGTH (L)	INTERNAL WIDTH (W)	DIA. OF RODDING ARM
390 < DEPTH TO DTL ≤ 520	150	75	400	180	100
520 < DEPTH TO DTL ≤ 1 000	150	125	450	450	100
1 500 MAX.	225	150	600	600	150

NOTES:

- ALL DIMENSIONS ARE IN MILLIMETRES.
- USED IN : CONNECTIONS IN AREAS WHERE THE WORKING SPACE IS NOT ADEQUATE FOR THE CONSTRUCTION OF TERMINAL MANHOLES TYPE T1_1 & T2_1.
- FOUNDATION : FOUNDATION OF MANHOLE VARIES WITH SITE CONDITION. THEREFORE, IT SHOULD BE DETERMINED ON SITE BY THE ENGINEER.
- CONCRETE MIX : GRADE 30/20
- FOR DEPTH TO DTL GREATER THAN 520, BENCHING SHOULD BE PROVIDED.
- FOR DEPTH TO DTL GREATER THAN 1 000, DETAILS OF STEP IRONS & COVER SHOULD BE SAME AS TERMINAL MANHOLE TYPE T1_1
- EACH TERMINAL MANHOLE SHOULD BE PROPERLY AIR VENTED IN ORDER TO AVOID BUILDING UP OF GASES INSIDE THE TERMINAL MANHOLE. THE FRESH AIR INLET OF THE MANHOLE CAN ONLY BE OMITTED IF OTHER ACCEPTABLE ARRANGEMENTS THAT SERVE THE PURPOSE OF AIR VENTILATION ARE PROVIDED IN THE UPSTREAM INTERNAL SEWERAGE.

	NEW ISSUE	ORIGINAL SIGNED	13.1.2016
REV.	DESCRIPTION	SIGNATURE	DATE

TERMINAL MANHOLE
TYPE T10_1

DRAINAGE SERVICES DEPARTMENT

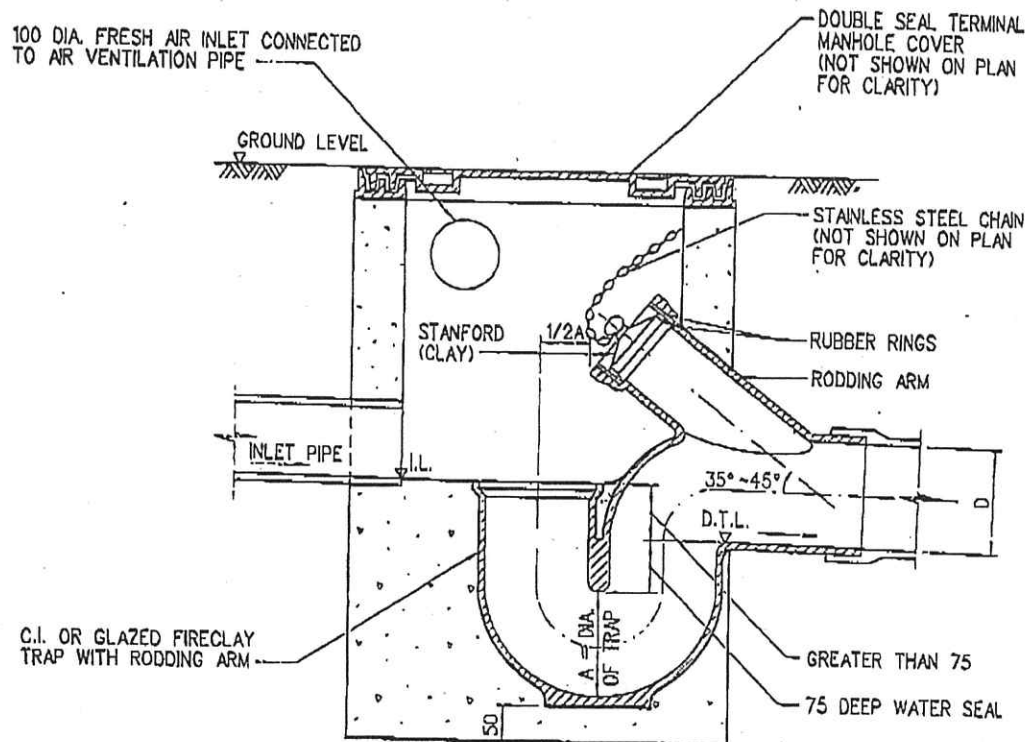
REFERENCE

DRAWING No.

SCALE

1 : 10

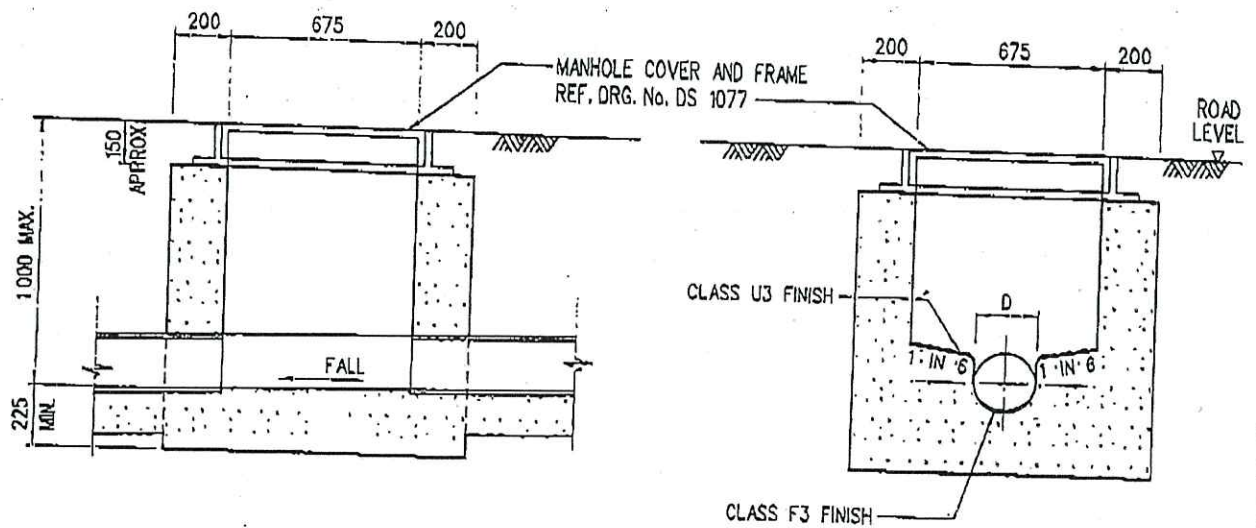
DS 1094
(SHEET 1 OF 2)



SECTION A-A

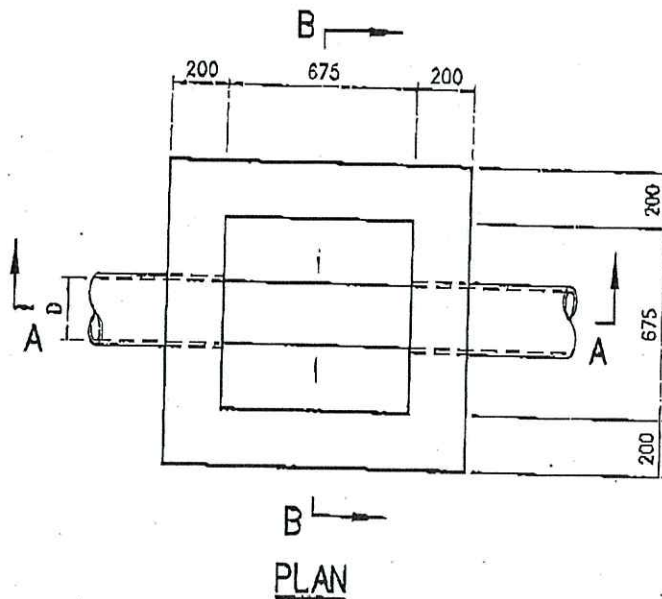
TERMINAL MANHOLE
TYPE T10_1

NEW ISSUE	ORIGINAL SIGNED	13.1.2016
REV.	DESCRIPTION	SIGNATURE
DRAINAGE SERVICES DEPARTMENT		
REFERENCE	DRAWING No.	
SCALE	DS 1094	
1:10	(SHEET 2 OF 2)	



SECTION A-A

SECTION B-B



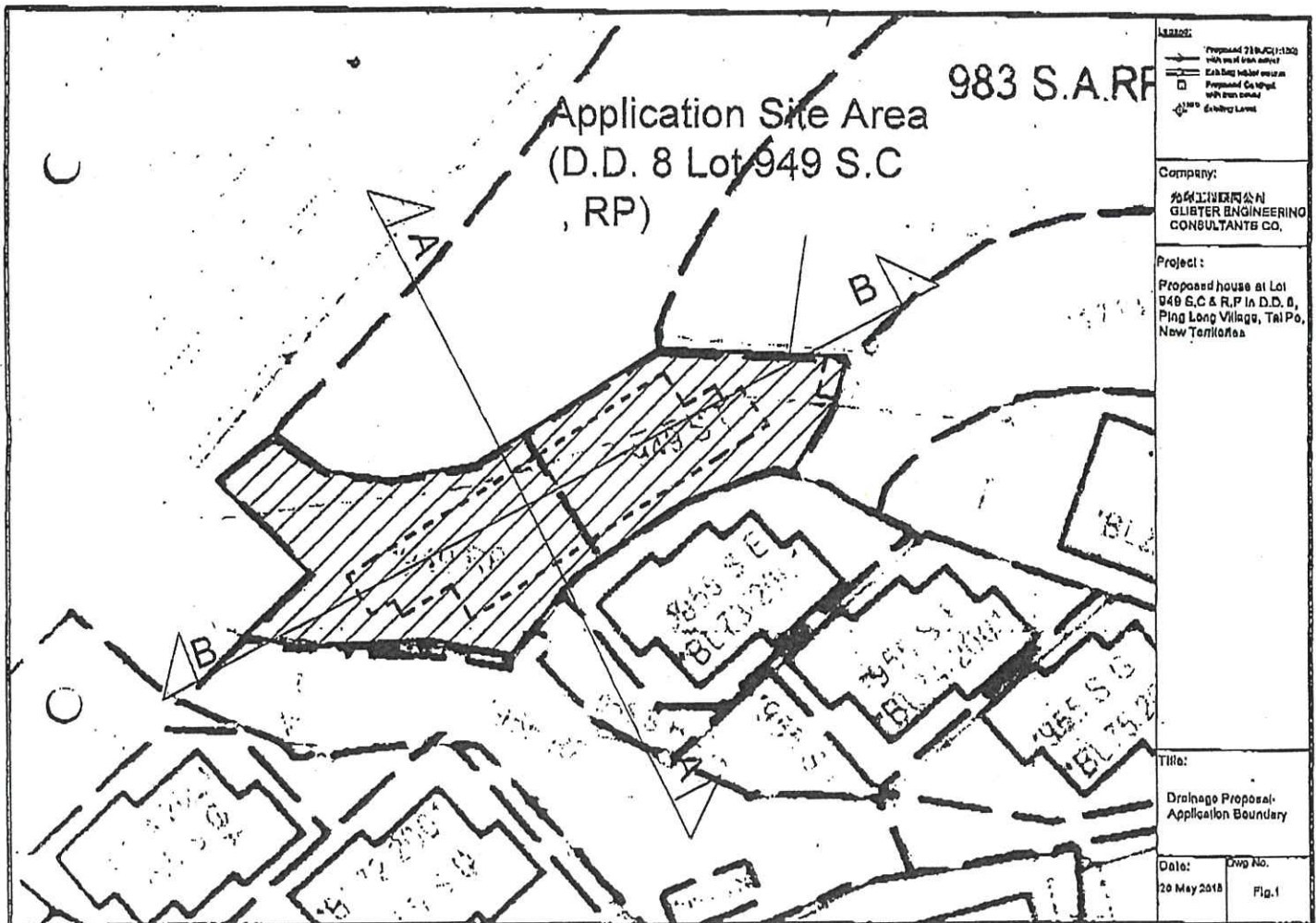
PLAN

NOTES:

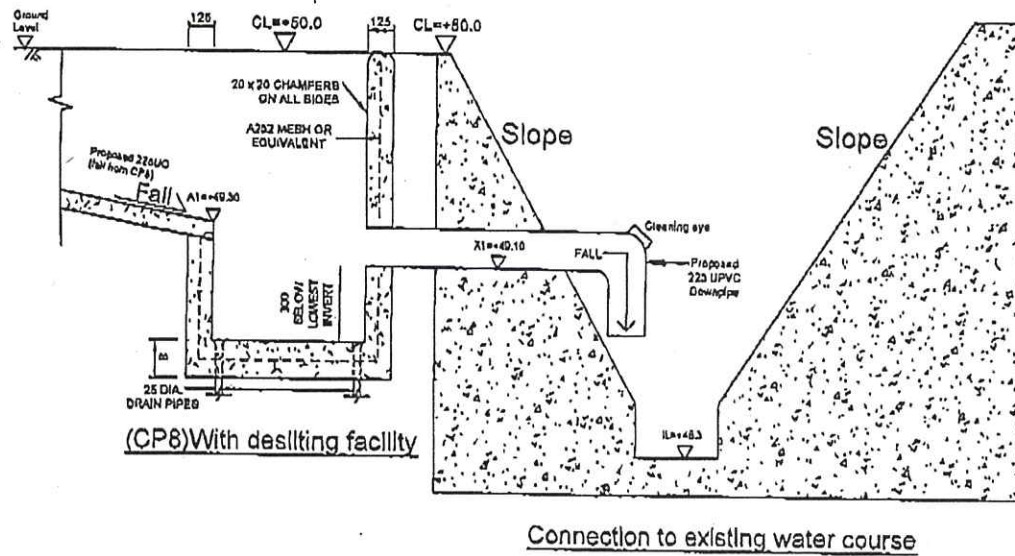
1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. PIPE DIAMETER : 150 TO 300 mm
3. NORMAL RANGE OF DEPTH : MAX. 1000 mm (MEASURED FROM ROAD LEVEL TO LOWEST INVERT)
4. USED IN : STORMWATER DRAIN AND SEWER
5. JUNCTION : POSITION OF JUNCTION TO BE DETERMINED IN INDIVIDUAL CASE.
6. TOP TREATMENT : SEE DRG. No. DS 1032
7. FOUNDATION : FOUNDATION OF MANHOLE VARIES WITH SITE CONDITION. THEREFORE, IT SHOULD BE DETERMINED ON SITE BY THE ENGINEER.
8. CONCRETE : GRADE 30/20
9. COVER AND FRAME NOT SHOWN ON PLAN FOR CLARITY

	NEW ISSUE	ORIGINAL SIGNED	15.8.2007
REV.	DESCRIPTION	SIGNATURE	DATE
DRAINAGE SERVICES DEPARTMENT			
REFERENCE		DRAWING No.	
SCALE		DS 1078	
1 : 25			

STANDARD MANHOLE
TYPE C1







LEGEND:

- Proposed 225mm UPVC (110mm)
- Existing water course
- Proposed Chamber
- Subsidiary
- Existing Level

Company:

为(123)有限公司
OLISTER ENGINEERING
CONSULTANTS CO.

Project:

Proposed house at Lot
040 S.C. & R.P. in D.D. 8,
Ping Long Village, Tai Po,
New Territories

Title:

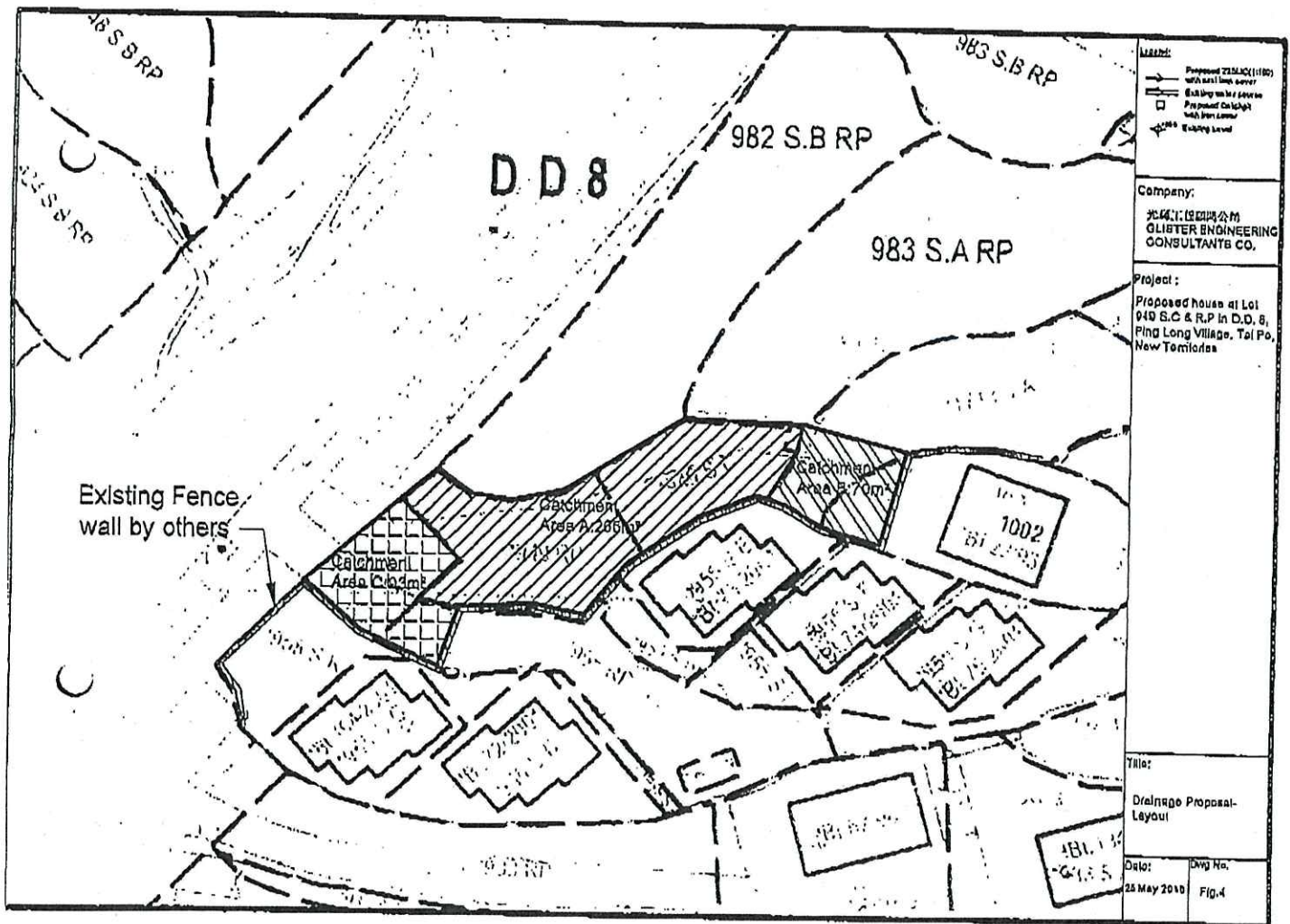
Connection Details
(CP6)

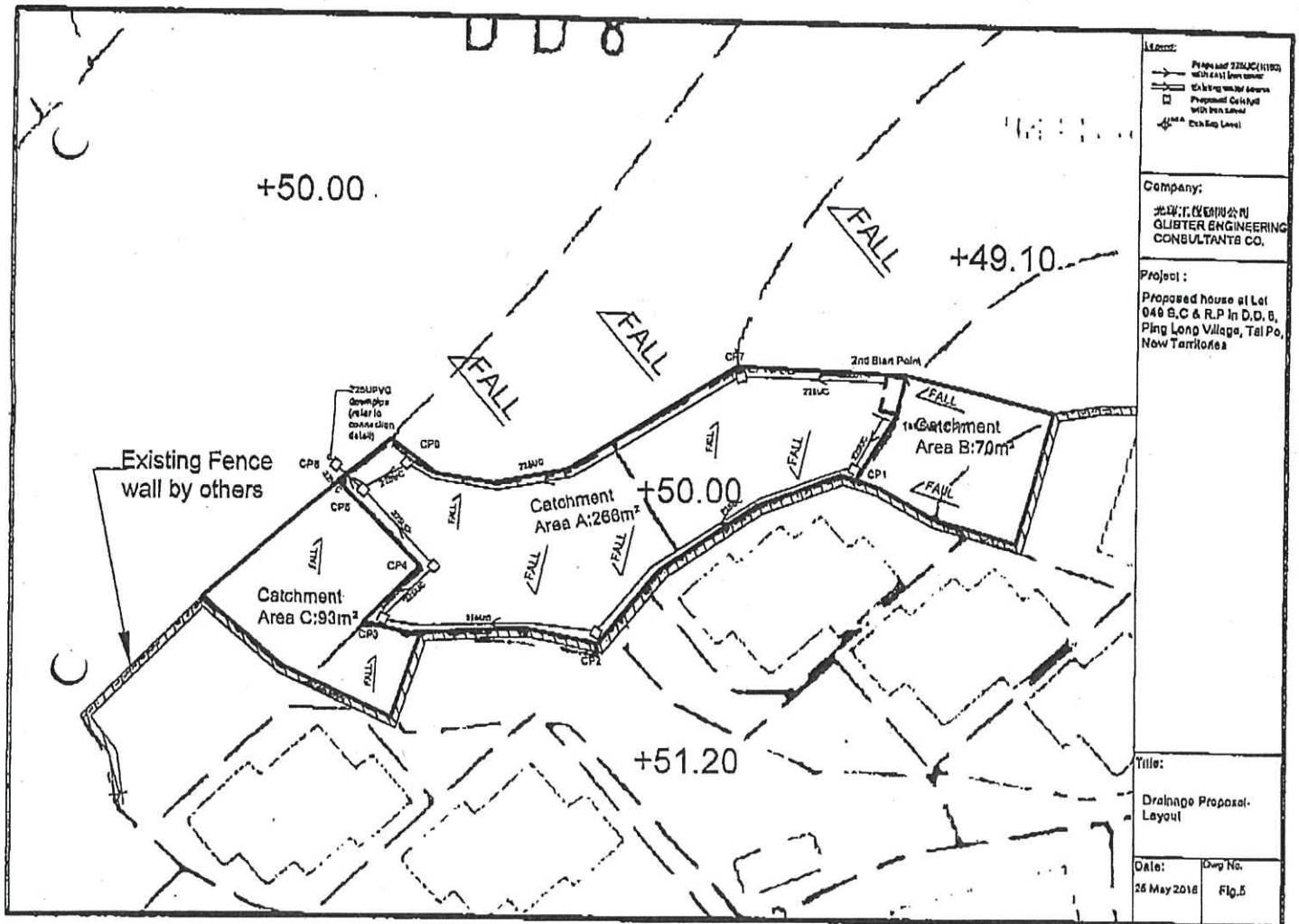
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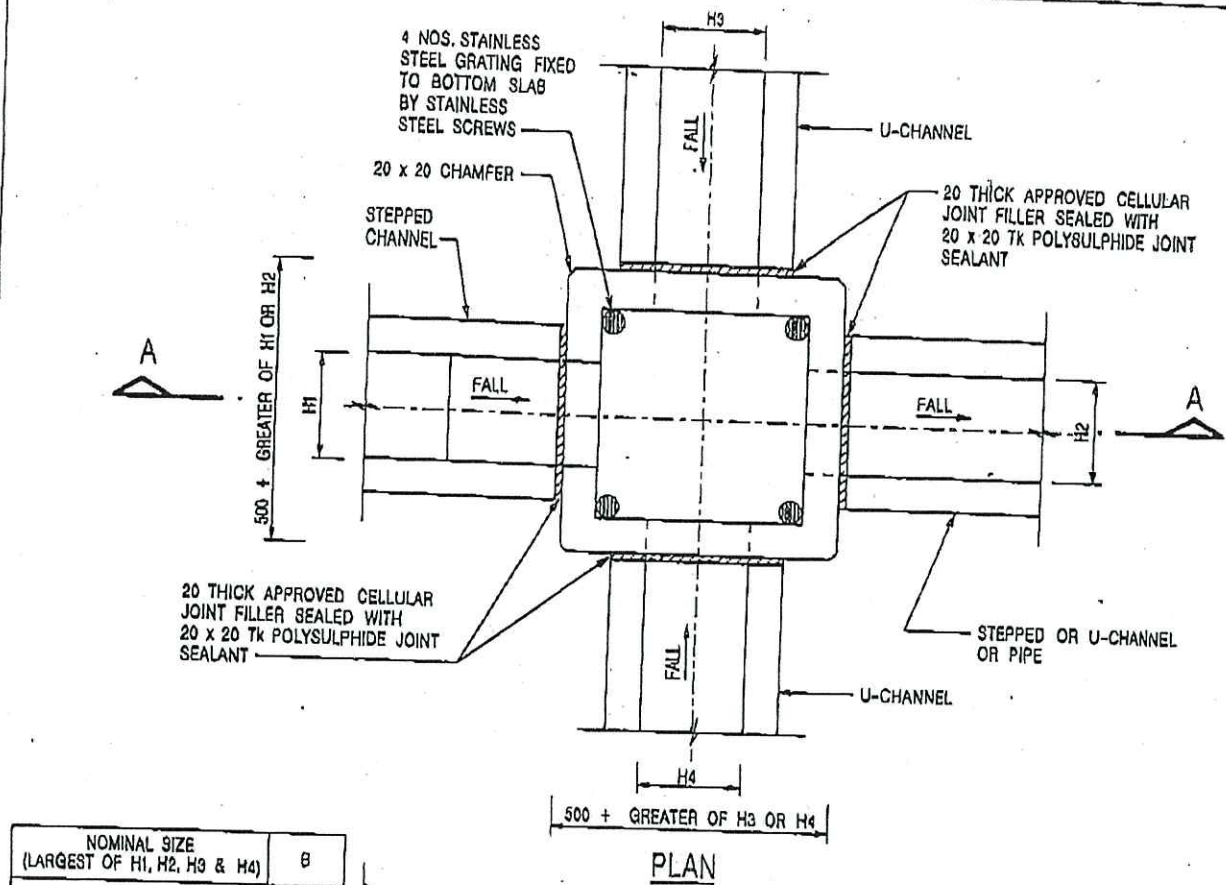
25 May 2018

Dwg No.

Fig.3

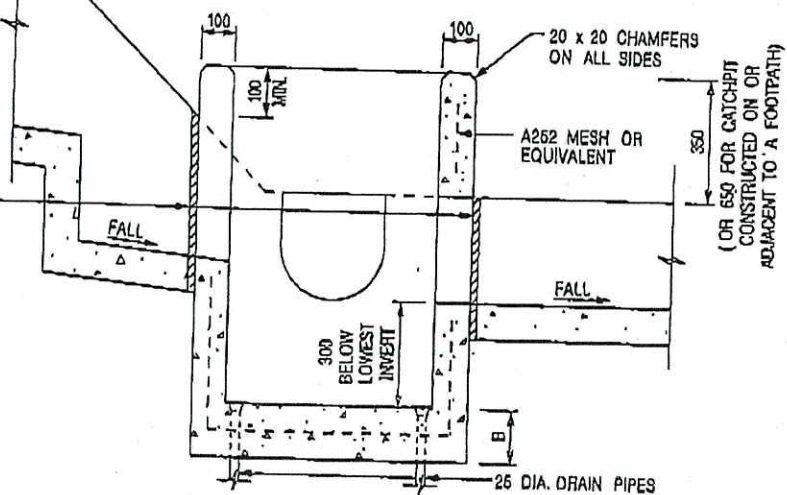






NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	176

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 TK POLYSULPHIDE JOINT SEALANT



NOTES:

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

卓越工程 建設香港

-	FORMER DRG. NO. C240BJ.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE



CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

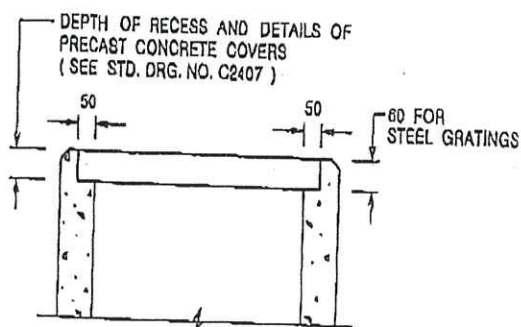
SCALE 1:20

DATE JAN 1991

DRAWING NO.

C2406 /1

We Engineer Hong Kong's Development




ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'Q' ON STD. DRG. NO. C2405; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1049) AT 300 mm STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

CATCHPIT WITH TRAP
(SHEET 2 OF 2)

卓越工程 建設香港

-	FORMER DRG. NO. C2400J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT			
SCALE 1:20		DRAWING NO.	
DATE JAN 1991		C2406 /2	
We Engineer Hong Kong's Development			

256

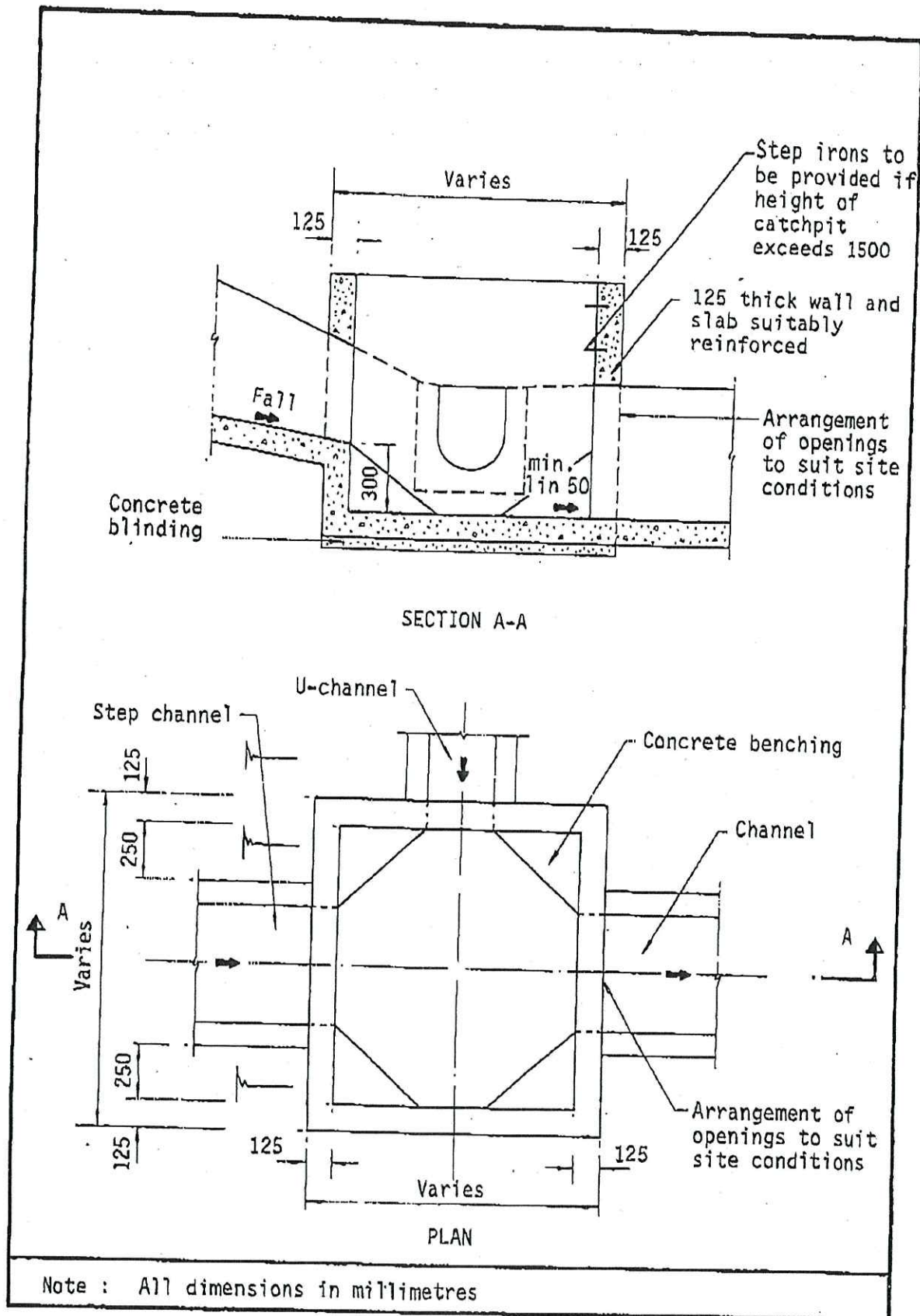


Figure 8.10 - Typical Details of Catchpits

257

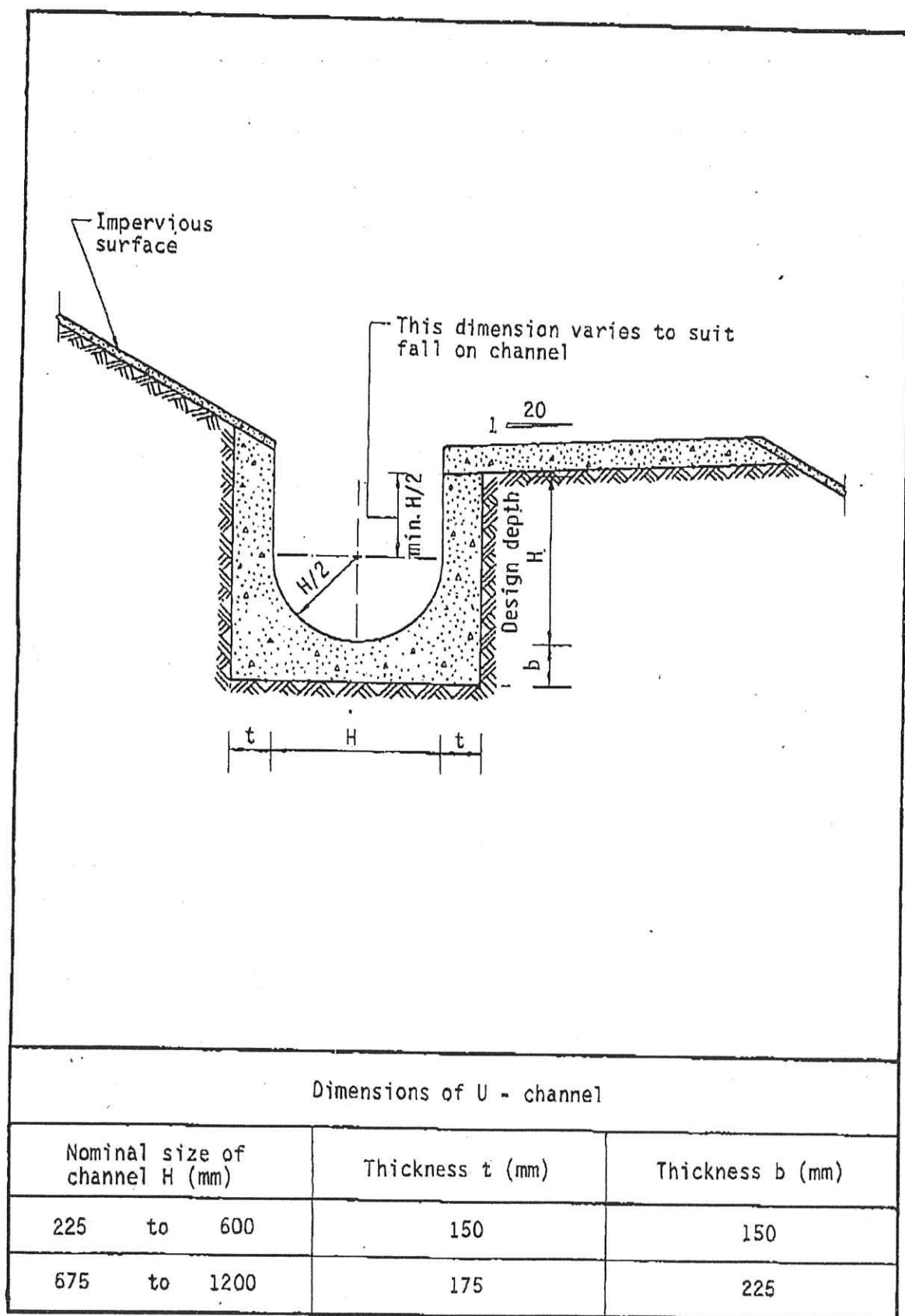


Figure 8.11 - Typical U-channel Details

**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 WGGs will not be affected by the proposed development^);

- (j) the provision of fire service installations and Emergency Vehicular Access, if required, should be appropriate with the scale of the development and in compliance with relevant standards; and
 - (k) all other statutory or non-statutory requirements of relevant Government departments must be met. Depending on the specific land use zoning of the application site, other Town Planning Board guidelines should be observed, as appropriate.
- [^]i.e. the applicant can demonstrate that effluent discharge from the proposed development will be in compliance with the effluent standards as stipulated in the Water Pollution Control Ordinance Technical Memorandum.

**Previous Application covering the Application Site
on Lam Tsuen Outline Zoning Plan**

Application No.	Proposed Development	Date of Consideration	Approval Conditions
A/NE-LT/473	Proposed House (New Territories Exempted House – Small House)	7.6.2013	A1-A4

Approval Conditions

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

**Similar Applications within the same “AGR” zone
on the Lam Tsuen Outline Zoning Plan**

Approved Applications

Application No.	Proposed Development	Date of Consideration	Approval Conditions
A/NE-LT/428	Proposed House (New Territories Exempted House (NTEH) - Small House)	2.9.2011	A1-A5
A/NE-LT/595	Proposed House (New Territories Exempted House - Small House)	25.11.2016	A1, A2, A4, A5
A/NE-LT/598	Proposed House (New Territories Exempted House - Small House)	3.2.2017	A1, A4, A5
A/NE-LT/676	Proposed House (New Territories Exempted House - Small House)	18.10.2019	A1, A4, A5

Approval Conditions

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

Rejected Application

Application No.	Proposed Development	Date of Consideration	Rejection Reasons
A/NE-LT/427	Proposed House (New Territories Exempted House (NTEH) – Small House)	17.6.2011	R1, R2

Rejection Reasons

- R1 The proposed development did not comply with the Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in the New Territories in that the footprint of the proposed Small House fell entirely outside the “V” zone and village ‘environs’ of any recognized villages.
- R2. The proposed Small House fell within the water gathering grounds and the applicant failed to demonstrate in the submission that the proposed development could be connected to the existing or planned sewerage system in the area and would not have the potential to cause water pollution to the surrounding areas.

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 application;
- (b) the applicant is an indigenous villager of Ping Long Village as confirmed by the respective Indigenous Inhabitant Representative (IIR);
- (c) the Site is held under Block Government Lease demised for agricultural use and is not covered by any Modification of Tenancy or Building Licence;
- (d) more than 50% of the Small House footprint falls within village ‘environs’ of Ping Long;
- (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:

<u>Village</u>	<u>No. of outstanding Small House applications</u>	<u>No. of 10-year Small House demand forecast*</u>
Ping Long	21	45
Tai Om	7	184

(* The figure of 10-year Small House demand forecast is estimated and provided by the IIRs of Ping Long and Tai Om Villages and the information so obtained is not verified in any way by LandsD)

- (f) in order to reserve area for 1m-wide footpath leading to nearby houses, his office requested the applicant to minor adjust the proposed Small House footprint which was subsequently approved in February 2021, and the Small House application is pending for execution; and
- (g) should the application be approved by the Town Planning Board (the Board), LandsD will continue processing the Small House grant application. However, there is no guarantee to the grant of right of way to the proposed Small House or approval of the emergency vehicular access thereto.

2. Traffic

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

- (a) the proposed Small House should be confined within the “Village Type Development” (“V”) zone as far as possible. Although additional traffic generated by the proposed development is not expected to be significant, such type of development outside 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 application only involves development of one Small House can be tolerated on traffic grounds.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- (a) the Site falls within an area partly zoned “Agriculture” (“AGR”) and partly zoned “V” and is within water gathering ground (WGG). The applicant proposes to connect the proposed Small House to the existing public sewer. He has no comment on the sewerage connection proposal submitted by the applicant. The existing public sewerage in the area has sufficient capacity to accommodate discharge from the proposed Small House; and
- (b) he has no objection to the application on the conditions that:
 - (i) the proposed Small House will be connected to the public sewer;
 - (ii) adequate land space within the Site will be reserved for connection of the proposed Small House to the public sewer;
 - (iii) written consent(s) from relevant lot owner(s) and/or LandsD’s permission can be obtained for laying and maintaining sewage pipes; and
 - (iv) the cost of sewer connection and maintenance will be borne by the applicant.

4. Landscape

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

- (a) no objection to the application from landscape planning perspective;
- (b) the Site is located in an area of settled valley landscape character surrounded by villages houses, farmlands and clusters of trees. No significant landscape resource is observed within the Site, hence significant adverse impact on existing landscape resources arising from the proposed development is not anticipated; and
- (c) the proposed Small House is 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):

Drainage

- (a) no adverse comment on the application from public drainage viewpoint;
- (b) if the application is approved, a condition on the submission and implementation of drainage proposal for the Site is required to ensure that it will not cause adverse drainage impact to the adjacent areas;
- (c) the drainage proposal should demonstrate that the stormwater drainage collection and disposal facilities would have adequate flow capacity to deal with surface runoff within the Site or flow from adjacent areas including overland flow. The applicant shall implement the necessary modification/ upgrading works of downstream drainage system;

Sewerage

- (d) the proposed Small House is located within an area where connections to existing sewerage networks are available in the vicinity. There is no stud pipe reserved for the proposed Small House. The feasibility of sewerage connection is subject to the invert level of discharge connection pipe leading from the Site; and
- (e) the cost and works of drainage and sewerage connection as well as future maintenance responsibility shall be borne by the applicant. Written consent(s) from relevant lot owner(s) and/or LandsD's permission should be obtained for laying new drains/channels and /or modifying/upgrading existing ones outside the Site or on Government land (where required).

6. Agriculture

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

- (a) the Site is currently vacant. There are active agricultural activities in the vicinity and agricultural infrastructure such as road access and water source is available. The Site can be used for agricultural activities such as greenhouses, plant nurseries; and
- (b) as the Site possesses potential for agricultural rehabilitation, the application is 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 to the application; and
- (b) the applicant is reminded to observe “New Territories Exempted Houses – A Guide to Fire Safety Requirements” published by LandsD. Detailed fire safety requirements will be formulated upon receipt of formal application referred by LandsD.

8. Water Supply

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

- (a) no objection to the application;
- (b) the Site is located within upper indirect WGG;
- (c) he notes that DEP has no objection to the application provided that the applicant will connect the proposed Small House to public sewer for sewage disposal. He supports DEP’s view by imposing the following conditions:
 - (i) the foul drainage system of the proposed Small House can be connected to the public sewerage system in the area and the applicant shall connect the whole of the foul water drainage system to the public sewerage system; and
 - (ii) adequate protective measures shall be taken to ensure that no pollution or siltation occurs to WGGs.

9. Town Gas Safety

Comments of the Director of Electrical and Mechanical Services (DEMS):

- there is a high pressure underground town gas transmission pipeline running along Lam Kam Road in the vicinity of the Site. For the sake of public safety and continuity of gas supply, the parties involved in planning, designing, organizing and supervising any works near a gas pipeline (the involved parties) should approach the Hong Kong and China Gas Company Limited (HKCG) for requisition of gas pipe layout plan(s) to investigate if there is any underground gas pipe within and/or in vicinity of the Site and liaise with HKCG any required minimum set back distance away from it during the design and construction stages of the development.

10. Demand and Supply of Small House Sites

According to the DLO/TP, LandsD's record, the total number of outstanding Small House applications for Ping Long and Tai Om is 28 while the 10-year Small House demand forecast for the same villages is 229. Based on the latest estimate by the Planning Department, about 5.02 ha of land (equivalent to about 200 Small House sites) are available within the "V" zone concerned. Therefore, the land available cannot fully meet the future Small House demand of 257 Small Houses (equivalent to about 6.43 ha of land).

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

參考編號

Reference Number:

210823-145322-20187

提交限期

Deadline for submission:

03/09/2021

提交日期及時間

Date and time of submission:

23/08/2021 14:53:22

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-LT/700

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LAM KA HING

意見詳情

Details of the Comment :

反對，住屋過於密集，引至附近交通阻塞，環境污染，增加引發火警危機，影響村民安全、生活質數及生態環境。

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 right of way to the proposed Small House or approval of the 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) from relevant lot owner(s) and/or LandsD's permission should be obtained for laying and maintaining sewage pipes;
 - (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) the drainage proposal should demonstrate stormwater drainage collection and disposal facilities would have adequate flow capacity to deal with surface runoff within the Site or flow from adjacent areas including overland flow. The applicant should implement the necessary modification/upgrading works of downstream drainage system;
 - (ii) the proposed Small House is located within an area where connections to existing sewerage networks are available in the vicinity. There is no stud pipe reserved for the proposed Small House. The feasibility of sewerage connection is subject to the invert level of discharge connection pipe leading from the Site;
 - (iii) the cost and works of drainage and sewerage connection as well as future maintenance responsibility shall be borne by the applicant. Written consent(s) from relevant lot owner(s) and/or LandsD's permission should be obtained for laying new drains/channels and /or modifying/upgrading existing ones outside the Site or on Government land (where required);
- (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 application referred by LandsD;
- (e) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that there is a high pressure underground town gas transmission pipeline running along Lam Kam Road in the vicinity of the Site. For the sake of public safety and continuity of gas supply, the parties involved in planning, designing, organizing and supervising any works near a gas pipeline (the involved parties) should approach the

Hong Kong and China Gas Company Limited (HKCG) for requisition of gas pipe layout plan(s) to investigate if there is any underground gas pipe within and/or in vicinity of the Site and liaise with HKCG any required minimum set back distance away from it during the design and construction stages of the development; 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.