

2021年12月16日

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

This document is received on 16 DEC 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/705 |
| | Date Received 收到日期 | 16 DEC 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)

MUNG TUNG LAI 蒙東麗、ZHANG LIHUA 張立華

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)

PANG HING YEUN 彭慶餘

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.1717 in D.D.19, Ha Tin Liu Ha, Tai Po, New Territories 新界大埔下田寮下丈量約份第 19 約地段第 1717 號 |
| (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 28.8 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 86.4 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 | Lam Tsuen OZP 林村分區計劃大綱圖 S/NE-LT/11 |
| (e) Land use zone(s) involved 涉及的土地用途地帶 | Agriculture 農業 |
| (f) Current use(s) 現時用途 | Vacant Land 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) | | | |
| (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) | | | |
| (c) Proposed gross floor area 擬議總樓面面積 | | 86.4 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 | 28.8 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 | | (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"/> 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) No 否 <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"/> (Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線) No 否 <input type="checkbox"/> (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>No 否 <input checked="" type="checkbox"/></p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?</p> | <p>Yes 是 <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p>No 否 <input checked="" type="checkbox"/></p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p> | <table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>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> | On environment 對環境 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| On environment 對環境 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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. 申請位置位于林村下田寮下之舊屋地，跟據貴署政策，我們可在有附帶條件或無附帶條件下獲批准重建。
2. 申請地段於最早期的集體官契顯示為舊屋地，即是於最早期該位置已是一間屋宇。
3. 申請地段附近為一排過百年的舊屋群，我們為其中一間舊屋。
4. 擬議發展位置沒有任何樹木、沒有斜坡、沒有車路到達，而附近亦有屋宇，因此無論對環境、交通、斜坡、景觀都不會有不良影響。
5. 我們確保遵從有關部門的意見，確保不會影響環境。

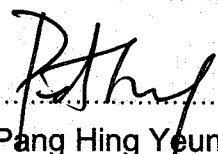
9. Declaration 聲明

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

Pang Hing Yuen

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)

專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

Date 日期

06-12-2021

(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.1717 in D.D.19, Ha Tin Liu Ha, Tai Po, New Territories 新界大埔下田寮下丈量約份第 19 約地段第 1717 號 | | |
| Site area 地盤面積 | 28.8 | sq. m 平方米 | <input type="checkbox"/> About 約 |
| | (includes Government land of 包括政府土地 | sq. m 平方米 | <input type="checkbox"/> About 約) |
| Plan 圖則 | Lam Tsuen OZP 林村分區計劃大綱圖 S/NE-LT/11 | | |
| Zoning 地帶 | Agriculture 農業 | | |
| 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 | 86.4 | sq.m 平方米 | <input type="checkbox"/> About 約 |
| (ii) Proposed No. of house(s) 擬議房屋幢數 | 1 | | |
| (iii) Proposed building height/No. of storeys 建築物高度／層數 | 8.23 | m 米 | <input type="checkbox"/> (Not more than 不多於) |
| | 3 | Storeys(s) 層 | |

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

| | <u>Chinese</u> 中文 | <u>English</u> 英文 |
|--|--------------------------|-------------------------------------|
| Plans and Drawings 圖則及繪圖 | | |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Block plan(s) 樓宇位置圖 | <input type="checkbox"/> | <input checked="" 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"/> |
| Location Plan | | |

Reports 報告書

| | | |
|---|--------------------------|--------------------------|
| Planning Statement/Justifications 規劃綱領/理據 | <input type="checkbox"/> | <input type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染） | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Visual impact assessment 視覺影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Landscape impact assessment 景觀影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Tree Survey 樹木調查 | <input type="checkbox"/> | <input type="checkbox"/> |
| Geotechnical impact assessment 土力影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Drainage impact assessment 排水影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Sewerage impact assessment 排污影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Risk Assessment 風險評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他（請註明） | <input type="checkbox"/> | <input type="checkbox"/> |

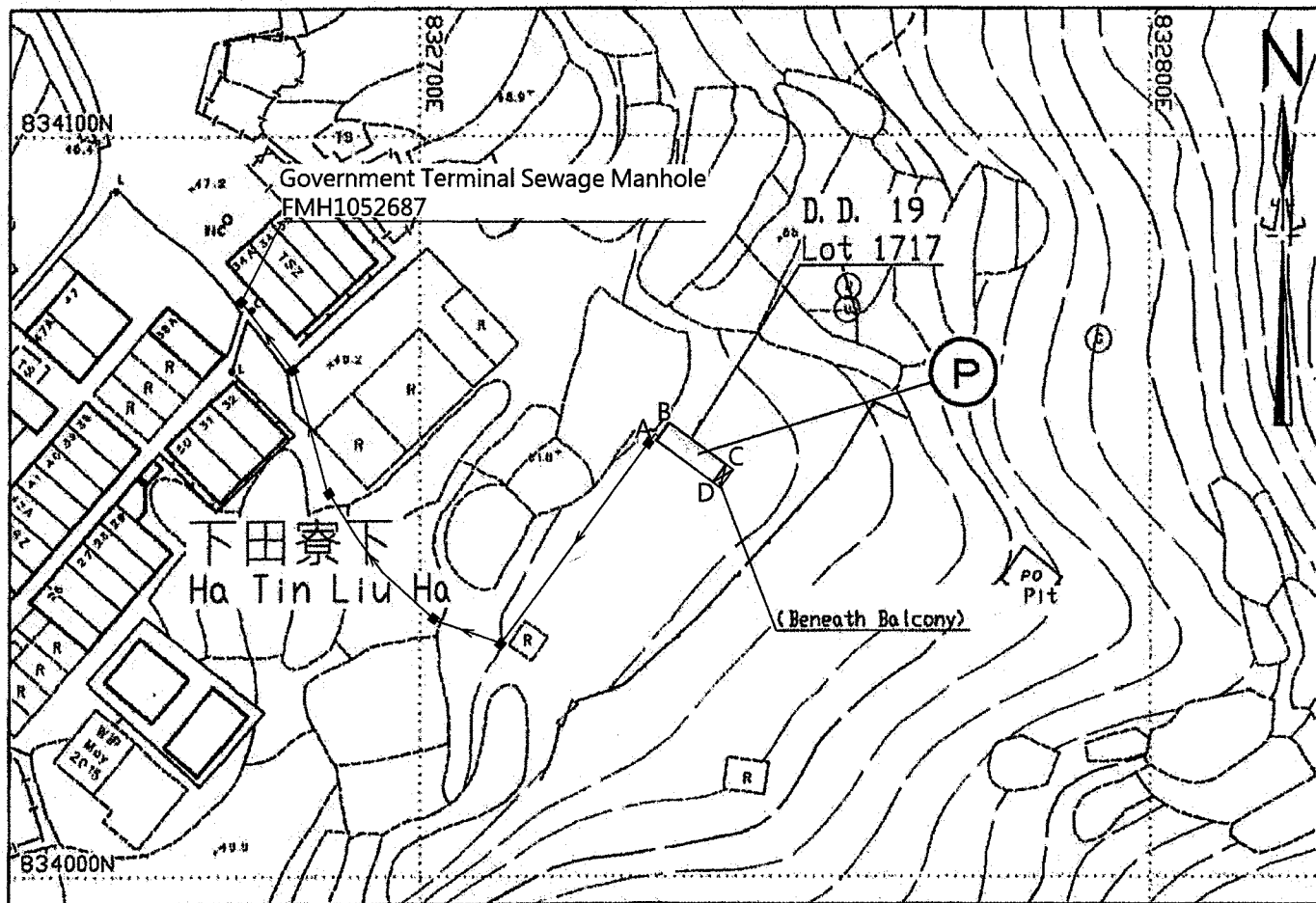
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

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

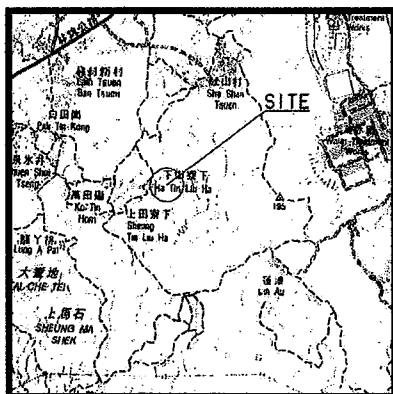
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

This is a detailed topographic map of a residential area. The map features numerous contour lines indicating elevation, with labels such as 1555, 1600, 1650, 1700, 1750, and 1800. Property boundaries are shown with solid lines, and many lots are numbered, including 1598, 1593, 1592, 1591, 1590, 1589, 1588, 1587, 1586, 1585, 1584, 1583, 1582, 1581, 1580, 1579, 1578, 1577, 1576, 1575, 1574, 1573, 1572, 1571, 1570, 1569, 1568, 1567, 1566, 1565, 1564, 1563, 1562, 1561, 1560, 1559, 1558, 1557, 1556, 1555, 1554, 1553, 1552, 1551, 1550, 1549, 1548, 1547, 1546, 1545, 1544, 1543, 1542, 1541, 1540, 1539, 1538, 1537, 1536, 1535, 1534, 1533, 1532, 1531, 1530, 1529, 1528, 1527, 1526, 1525, 1524, 1523, 1522, 1521, 1520, 1519, 1518, 1517, 1516, 1515, 1514, 1513, 1512, 1511, 1510, 1509, 1508, 1507, 1506, 1505, 1504, 1503, 1502, 1501, 1500, 1499, 1498, 1497, 1496, 1495, 1494, 1493, 1492, 1491, 1490, 1489, 1488, 1487, 1486, 1485, 1484, 1483, 1482, 1481, 1480, 1479, 1478, 1477, 1476, 1475, 1474, 1473, 1472, 1471, 1470, 1469, 1468, 1467, 1466, 1465, 1464, 1463, 1462, 1461, 1460, 1459, 1458, 1457, 1456, 1455, 1454, 1453, 1452, 1451, 1450, 1449, 1448, 1447, 1446, 1445, 1444, 1443, 1442, 1441, 1440, 1439, 1438, 1437, 1436, 1435, 1434, 1433, 1432, 1431, 1430, 1429, 1428, 1427, 1426, 1425, 1424, 1423, 1422, 1421, 1420, 1419, 1418, 1417, 1416, 1415, 1414, 1413, 1412, 1411, 1410, 1409, 1408, 1407, 1406, 1405, 1404, 1403, 1402, 1401, 1400, 1399, 1398, 1397, 1396, 1395, 1394, 1393, 1392, 1391, 1390, 1389, 1388, 1387, 1386, 1385, 1384, 1383, 1382, 1381, 1380, 1379, 1378, 1377, 1376, 1375, 1374, 1373, 1372, 1371, 1370, 1369, 1368, 1367, 1366, 1365, 1364, 1363, 1362, 1361, 1360, 1359, 1358, 1357, 1356, 1355, 1354, 1353, 1352, 1351, 1350, 1349, 1348, 1347, 1346, 1345, 1344, 1343, 1342, 1341, 1340, 1339, 1338, 1337, 1336, 1335, 1334, 1333, 1332, 1331, 1330, 1329, 1328, 1327, 1326, 1325, 1324, 1323, 1322, 1321, 1320, 1319, 1318, 1317, 1316, 1315, 1314, 1313, 1312, 1311, 1310, 1309, 1308, 1307, 1306, 1305, 1304, 1303, 1302, 1301, 1300, 1299, 1298, 1297, 1296, 1295, 1294, 1293, 1292, 1291, 1290, 1289, 1288, 1287, 1286, 1285, 1284, 1283, 1282, 1281, 1280, 1279, 1278, 1277, 1276, 1275, 1274, 1273, 1272, 1271, 1270, 1269, 1268, 1267, 1266, 1265, 1264, 1263, 1262, 1261, 1260, 1259, 1258, 1257, 1256, 1255, 1254, 1253, 1252, 1251, 1250, 1249, 1248, 1247, 1246, 1245, 1244, 1243, 1242, 1241, 1240, 1239, 1238, 1237, 1236, 1235, 1234, 1233, 1232, 1231, 1230, 1229, 1228, 1227, 1226, 1225, 1224, 1223, 1222, 1221, 1220, 1219, 1218, 1217, 1216, 1215, 1214, 1213, 1212, 1211, 1210, 1209, 1208, 1207, 1206, 1205, 1204, 1203, 1202, 1201, 1200, 1199, 1198, 1197, 1196, 1195, 1194, 1193, 1192, 1191, 1190, 1189, 1188, 1187, 1186, 1185, 1184, 1183, 1182, 1181, 1180, 1179, 1178, 1177, 1176, 1175, 1174, 1173, 1172, 1171, 1170, 1169, 1168, 1167, 1166, 1165, 1164, 1163, 1162, 1161, 1160, 1159, 1158, 1157, 1156, 1155, 1154, 1153, 1152, 1151, 1150, 1149, 1148, 1147, 1146, 1145, 1144, 1143, 1142, 1141, 1140, 1139, 1138, 1137, 1136, 1135, 1134, 1133, 1132, 1131, 1130, 1129, 1128, 1127, 1126, 1125, 1124, 1123, 1122, 1121, 1120, 1119, 1118, 1117, 1116, 1115, 1114, 1113, 1112, 1111, 1110, 1109, 1108, 1107, 1106, 1105, 1104, 1103, 1102, 1101, 1100, 1099, 1098, 1097, 1096, 1095, 1094, 1093, 1092, 1091, 1090, 1089, 1088, 1087, 1086, 1085, 1084, 1083, 1082, 1081, 1080, 1079, 1078, 1077, 1076, 1075, 1074, 1073, 1072, 1071, 1070, 1069, 1068, 1067, 1066, 1065, 1064, 1063, 1062, 1061, 1060, 1059, 1058, 1057, 1056, 1055, 1054, 1053, 1052, 1051, 1050, 1049, 1048, 1047, 1046, 1045, 1044, 1043, 1042, 1041, 1040, 1039, 1038, 1037, 1036, 1035, 1034, 1033, 1032, 1031, 1030, 1029, 1028, 1027, 1026, 1025, 1024, 1023, 1022, 1021, 1020, 1019, 1018, 1017, 1016, 1015, 1014, 1013, 1012, 1011, 1010, 1009, 1008, 1007, 1006, 1005, 1004, 1003, 1002, 1001, 1000, 999, 998, 997, 996, 995, 994, 993, 992, 991, 990, 989, 988, 987, 986, 985, 984, 983, 982, 981, 980, 979, 978, 977, 976, 975, 974, 973, 972, 971, 970, 969, 968, 967, 966, 965, 964, 963, 962, 961, 960, 959, 958, 957, 956, 955, 954, 953, 952, 951, 950, 949, 948, 947, 946, 945, 944, 943, 942, 941, 940, 939, 938, 937, 936, 935, 934, 933, 932, 931, 930, 929, 928, 927, 926, 925, 924, 923, 922, 921, 920, 919, 918, 917, 916,

PROPOSED RE-DEVELOPMENT LOT No. 1717 IN D.D. 19



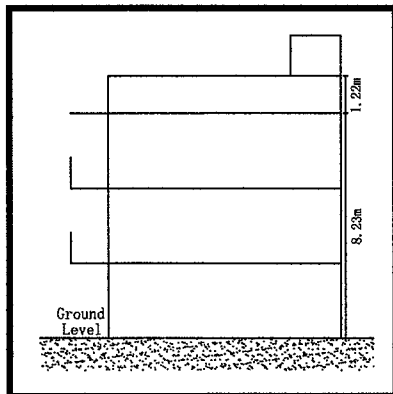
LOCATION PLAN



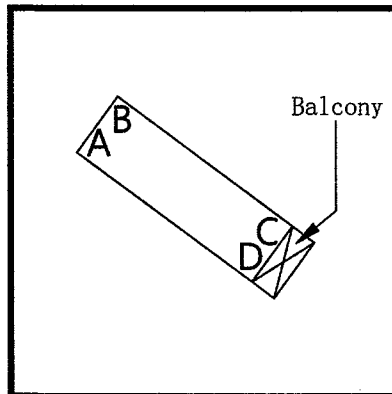
COLORED PINK AREA = 28.8 SQUARE METRES (ABOUT)

| Line | Bearing | Distance (M) | Nothing | Easting | Pt. |
|------|-------------|--------------|--------------|--------------|-----|
| A-B | 36°10' 58" | 3.000 | 834 058. 886 | 832 732. 516 | A |
| B-C | 126°10' 58" | 9.615 | 834 061. 308 | 832 734. 287 | B |
| C-D | 216°10' 58" | 3.000 | 834 055. 632 | 832 742. 048 | C |
| D-A | 306°10' 58" | 9.615 | 834 053. 210 | 832 740. 277 | D |

SIDE VIEW



PLAN



Remarks:

Please refer to
SRP No. SRP/TP/049/1862/D1 for boundary
information of Lot No. 1717 in D.D. 19

Legends:

- ▭ Septic Tank (3.658m x 1.219m)
- Government Terminal Sewage Manhole

Scale 1:1000

Survey Sheet No.: 7-NW-7D

Date: October 2019

卓弘測量服務公司
CHUO WANG SURVEY SERVICES COMPANY

1/F, Block A, Wo Tai Building, No.24, Wo Tai Street,
Luen Wo Hui, Fanling, N.T.

Telephone: 26831600 Mobile: 66862836 Fax: 26831380
E-mail: chuowang.ssc@gmail.com / h.y.pang@hotmail.com

| Gist of Application 申請摘要 | | |
|--|--|---|
| (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.) (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.1717 in D.D.19, Ha Tin Liu Ha, Tai Po, New Territories 新界大埔下田寮下丈量約份第 19 約地段第 1717 號 | |
| Site area 地盤面積 | 28.8 sq. m 平方米 <input type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約) | |
| Plan 圖則 | Lam Tsuen OZP 林村分區計劃大綱圖 S/NE-LT/11 | |
| Zoning 地帶 | Agriculture 農業 | |
| Applied use/ development 申請用途／發展 | New Territories Exempted House 新界豁免管制屋宇 <input type="checkbox"/> Small House 小型屋宇 | |
| (i) Proposed Gross floor area 擬議總樓面面積 | 86.4 | sq.m 平方米 <input type="checkbox"/> About 約 |
| (ii) Proposed No. of house(s) 擬議房屋幢數 | 1 | |
| (iii) Proposed building height/No. of storeys 建築物高度／層數 | 8.23 | m 米 <input type="checkbox"/> (Not more than 不多於) |
| | 3 | Storeys(s) 層 |



D.D. 19 Lot 171725/03/2022 12:48

From: pang hingyeun

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

History:

This message has been forwarded.

2 Attachments



NTHS Report.pdf D.D. 19 Lot 1717 Sewage Drainage Proposal.pdf

Dear Ms Lau,

This letter is to inform you that we have already sent the NTHS Report to Lands Department, Tai Po on Dec 24th, 2021. Due to the pandemic situation, we are unable to reach the contact of Tai Po Lands Department.

Therefore, we now send you the NTHS Report summary at the very moment.

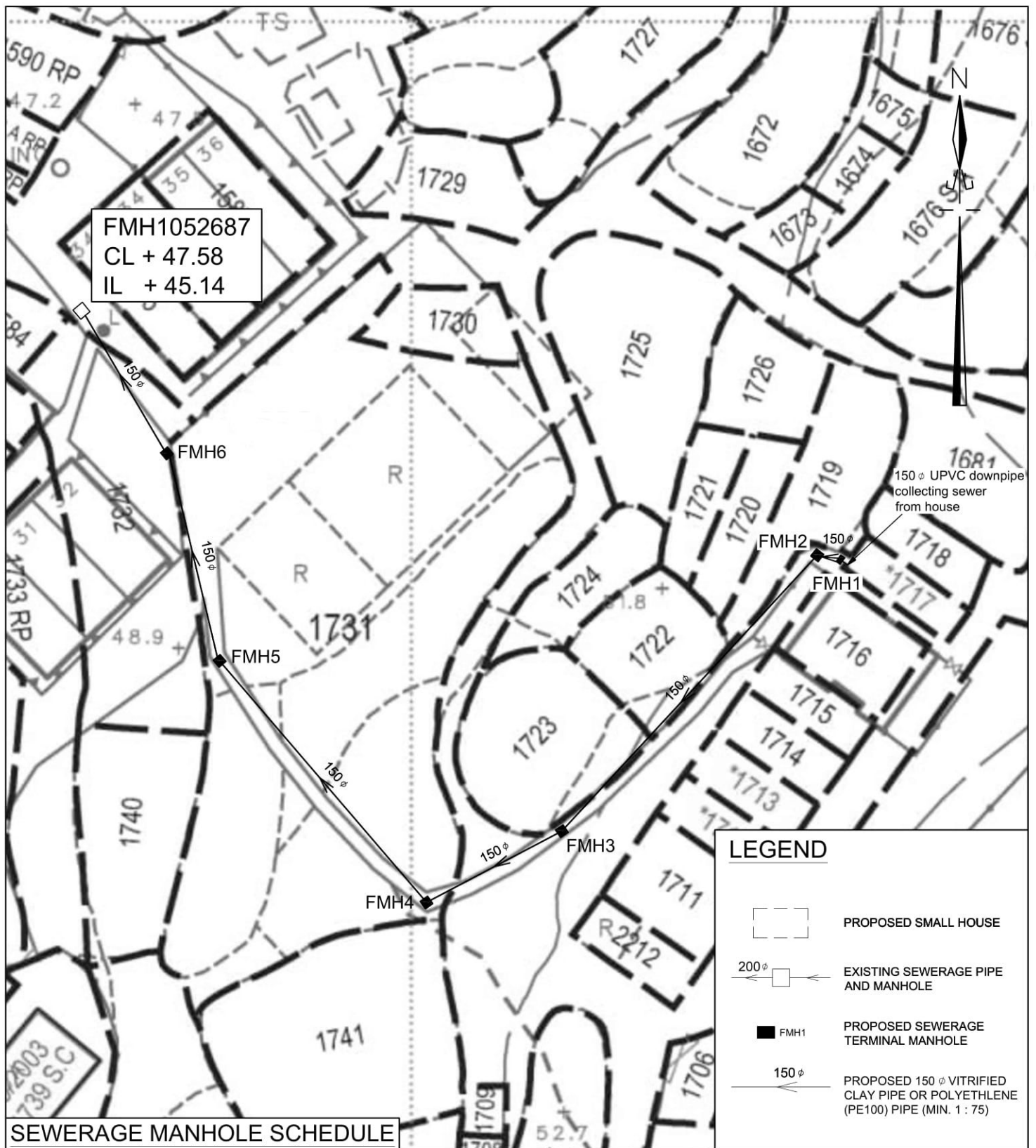
As for the sewage drainage issue, again, due to the pandemic situation, the ban of travelling and quarantine measures, we aren't able to get the consent of the private land landlords. Attached, you can find the sewage drainage proposal for your reference.

Thank You !

Regards,

H.Y.Pang

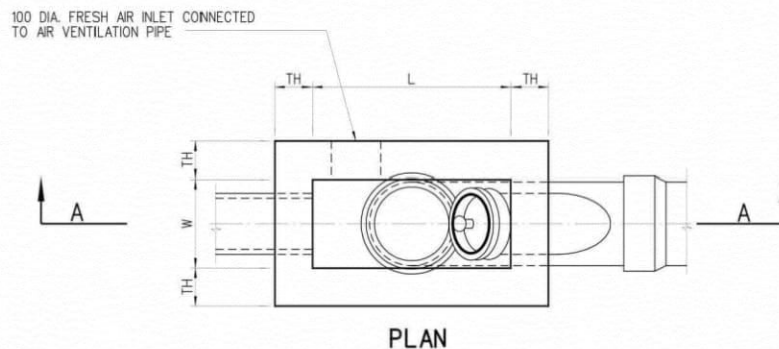
從 [Outlook](#) 傳送



SEWERAGE MANHOLE SCHEDULE

| MANHOLE NO. | | TYPE OF MANHOLE AT UPSTREAM | PIPE LENGTH (m) (APPROX.) | PIPE DIA. (mm) | GOVER LEVEL (APPROX.) (mPD) | | INVERT LEVEL (APPROX.) (mPD) | |
|-------------|------------|-----------------------------|------------------------------|-------------------|--------------------------------|------------|---------------------------------|------------|
| FROM | TO | | | | UPSTREAM | DOWNSTREAM | UPSTREAM | DOWNSTREAM |
| FMH1 | FMH2 | TYPE T10_1(DS1094) | 1.2 | 150 | + 52.13 | + 52.10 | I.L. + 51.58 D.T.L. + 51.43 | + 51.35 |
| FMH2 | FMH3 | TYPE C_1 (DS1078) | 27.6 | 150 | + 52.10 | + 51.68 | + 51.35 | + 51.03 |
| FMH3 | FMH4 | TYPE C_1 (DS1078) | 10.8 | 150 | + 51.68 | + 50.99 | + 51.03 | + 50.34 |
| FMH4 | FMH5 | TYPE C_1 (DS1078) | 23.3 | 150 | + 50.99 | + 48.95 | + 50.34 | + 48.30 |
| FMH5 | FMH6 | TYPE C_1 (DS1078) | 15.5 | 150 | + 48.95 | + 48.26 | + 48.30 | + 47.26 |
| FMH6 | FMH1052687 | TYPE C_1 (DS1078) | 11.7 | 150 | + 48.26 | + 47.58 | + 47.26 | + 45.14 |

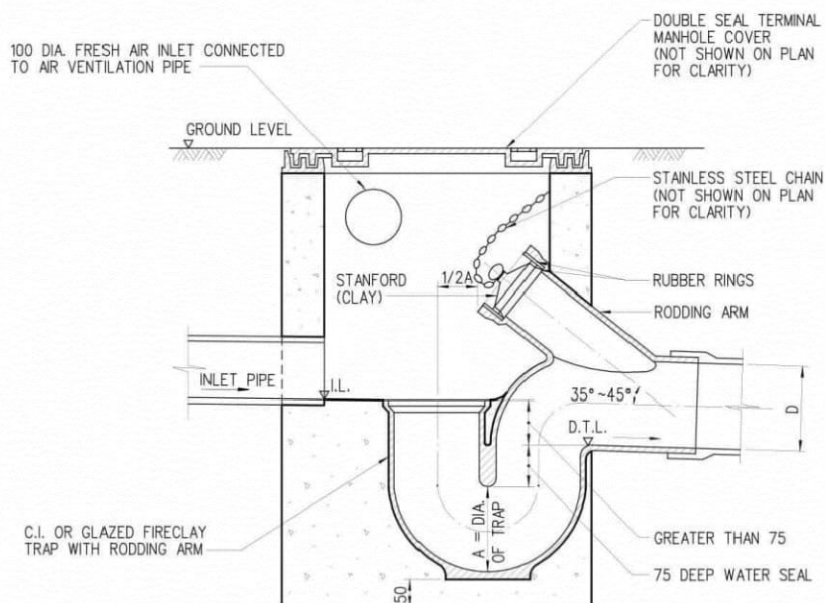
| | | | | |
|---|--|--|------------|------------|
| CHUO WANG SURVEY SERVICES COMPANY | | Project Title | Scale | Figure No. |
| 1/F, Block A, Wo Tai Building, No.24, Wo Tai Street, Luen Wo Hui, Fanling, N.T. | | LOT No. 1717 IN D.D. 19, HA TIN LIU HA, TAI PO, N.T. | -- | SWDP-01 |
| Telephone : 26831600 Mobile : 66862836 Fax : 26831380 | | Figure Title | Date | Revision |
| E-mail - chuowang.ssc@gmail.com / h.y.pang@hotmail.com | | PROPOSED SEWAGE DRAINAGE PLAN | 20-03-2022 | -- |



| 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:

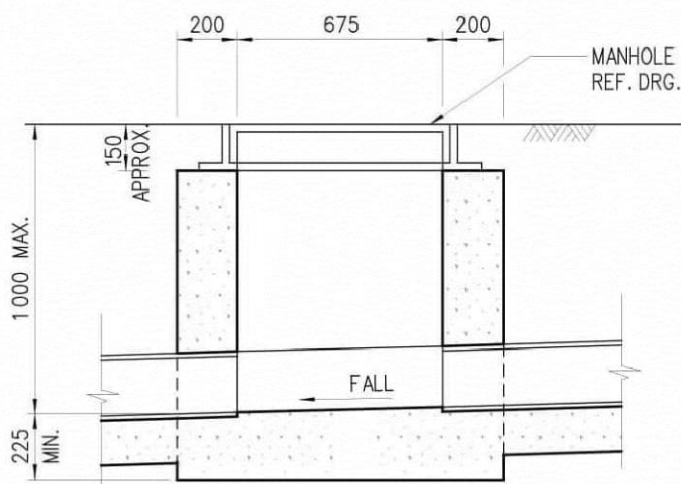
- ALL DIMENSIONS ARE IN MILLIMETRES.
- USED IN : CONNECTIONS IN AREAS WHERE THE WORKING SPACE IS NOT ADEQUATE FOR THE CONSTRUCTION OF TERMINAL MANHOLES TYPE T1.1 & T2.1.
- FOUNDATION : FOUNDATION OF MANHOLE VARIES WITH SITE CONDITION. THEREFORE, IT SHOULD BE DETERMINED ON SITE BY THE ENGINEER.
- CONCRETE 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.



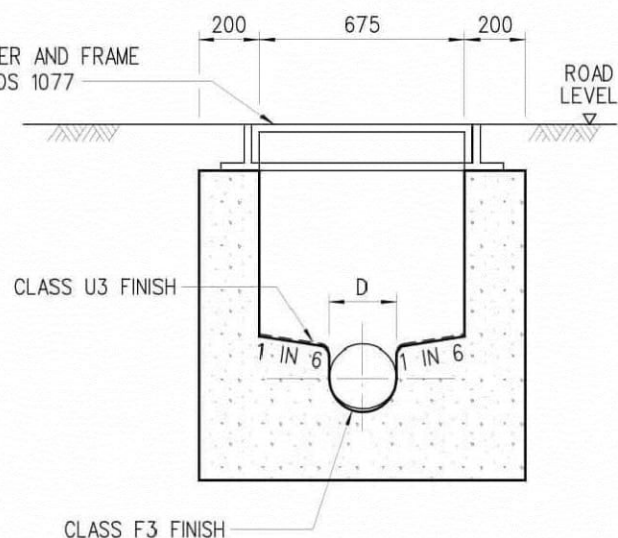
SECTION A-A

STANDARD MANHOLE TYPE 10_1
Reference is made to Drainage Services
Departments standred drawing no. DS 1094

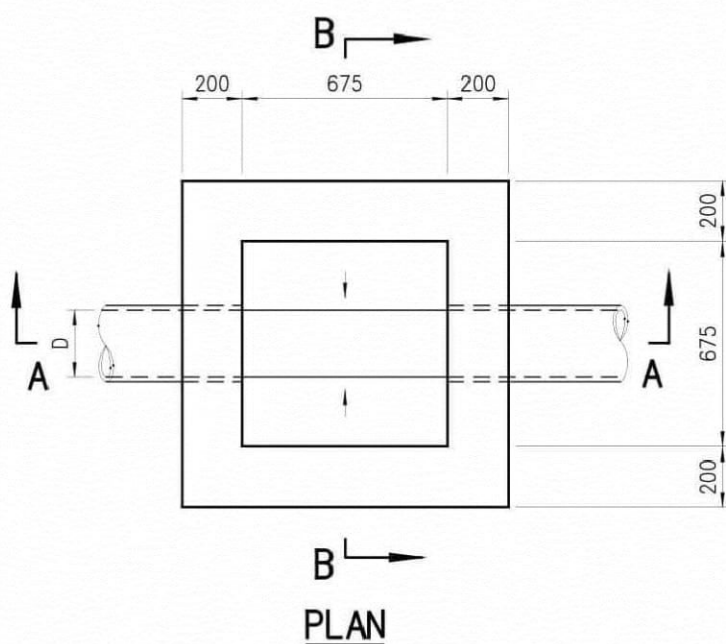
| | | | | | | |
|---|---------------|--|-------|------------|------------|---------|
| CHUO WANG SURVEY SERVICES COMPANY 1/F, Block A, Wo Tai Building, No.2-24, Wo Tai Street, Luen Wo Hui, Panling, N.T. Telephone : 26831600 Mobile : 66862836 Fax : 26831380 E-mail : chuowang.ssc@gmail.com / h.y.pang@hotmail.com | Project Title | LOT No. 1717 IN D.D. 19, HA TIN LIU HA, TAI PO, N.T. | Scale | -- | Figure No. | SWDP-02 |
| | Figure Title | MANHOLE DETAILS | Date | 20-03-2022 | Revision | -- |



SECTION A-A



SECTION B-B



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

STANDARD MANHOLE TYPE C1
Reference is made to Drainage Services
Departments standred drawing no. DS 1078

Natural Terrain Hazard Study Report

**Proposed New Territories Exempted House
(NTEH) Rebuilding at Lot No. 1717, DD19,
Ha Tin Liu Ha, Tai Po**

GeoRisk Solutions Ltd.

December 2021

Executive Summary

GeoRisk Solutions Ltd (GRS) was appointed by K S So & Associates Ltd. to undertake a Natural Terrain Hazard Study (NTHS) for a proposed New Territories exempted house (NTEH) rebuilding at Lot No. 1717, DD19, Ha Tin Liu Ha, Tai Po, New Territories, Hong Kong.

The NTHS has been undertaken in accordance with the design event approach detailed in the latest guidelines provided in GEO Report No. 138 (2nd Edition) (Ho & Roberts, 2016), together with relevant Technical Guidance Notes (TGNs), including TGN22 (GEO, 2004) and TGN46 (GEO, 2017) concerning Hillside Pockets.

The NTHS study area is approximately 350 m long and up to 140 m wide, and with an area of approximately 35,713 m². The study area is up to 126 m high rising from approximately 52 mPD at the toe up to 178 mPD at the crest, generally dipping at approximately 20° to 25°. Given the angular elevations exceed 20°, and that the site is located within 50 m of the natural slopes dipping at < 15°, the site meets the alert criteria, and hence an NTHS has been carried out.

Based on the NTHS the natural hillside catchment above the site is a topographic depression which appears to be associated with negligible natural terrain landslide hazards. Nonetheless, to be conservative, given the presence of several minor depressions within the study area, the NTHS has included an analysis of debris flows to assess the potential risk to the proposed development. The analysis shows that debris flows do not have the potential to reach the site and therefore hazard mitigation works are not considered to be necessary.



回覆: Application No. A/NE-LT/705 - Departmental Comments 25/04/2022 12:19

From: pang hingyeun <h.y.pang@hotmail.com>

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

History:

This message has been forwarded.

2 Attachments



D.D. 19 Lot 1717 Sewerage Drainage Proposed.pdf D.D. 19 Lot 1717 Topo Plan.pdf

Dear Ms Lau,

We will ensure that stormwater water drainage shall not be served by public sewerage to ensure the sustainability of the public sewerage network.

If the redevelopment of the subject lot is approved, we will submit a stormwater drainage proposal to the relevant department for approval.

Please find the enclosed revised sewerage drainage proposal for your reference.

Simultaneously, please find the enclosed Topographical Plan including site formation level for your reference.

We will use polyethylene (PE100) pipe for buried sewage pipe beyond the sewage terminal manhole.

About the cover level of the proposed manholes, please refer to the sewerage drainage proposed.

Thank you !

Regards,
H.Y.Pang

從 [Outlook](#) 傳送

寄件者: znylau@pland.gov.hk <znylau@pland.gov.hk>

寄件日期: 2022年4月21日 11:02

收件者: pang hingyeun <H.Y.Pang@hotmail.com>

副本: hkcliu@pland.gov.hk <hkcliu@pland.gov.hk>; dyftsui@pland.gov.hk <dyftsui@pland.gov.hk>

主旨: Application No. A/NE-LT/705 - Departmental Comments

Dear Mr. Pang,

Further to our telephone conversation yesterday, please find DSD's comments on the captioned application for your information. Should you have any further queries on the comments, please feel free to contact respective officer for discussion.

In addition, according to UD&L, PlanD, there was vegetation clearance at the Site between 2017 and 2018. Grateful if you could provide substantiation in your reply. Thanks.

A. Comments of the Chief Engineer/Mainland North, DSD (Contact person: Mr Daniel CHAN, Tel: 2332 2471)

- It is noted from the submission that the applicant has provided a layout plan indicated as the proposed sewerage and drainage connection to existing public sewer. It is however observed that there is an absent of stormwater drainage system in the submission. Please note that stormwater water drainage shall not be served by public sewerage to ensure the sustainability of the public sewerage network.
- The I.L to FMH1052678 is not consistent with our record. A copy of our drainage record is attached for your reference.
- Please advise the site formation level.
- A minimum soil cover of 450mm and 900mm should be provided for the connection pipe constructed under footpath and carriageway respectively. In addition, it is mentioned in the LEGEND that for the vitrified clay pipe or PE100 pipe, the gradient is 1:75 the minimum. However, the soil cover and gradient could not be achieved for some of the sewers. Please also note that consideration should be given to adopt polyethylene (PE100) pipe for buried sewage pipe beyond the sewage terminal manhole.
- Please provide the cover level of the proposed manholes.

Best regards,
Zoe Lau
TPG/TP2
STN DPO, PlanD
Tel: 2158 6239



SEWERAGE MANHOLE SCHEDULE

| MANHOLE NO. | | TYPE OF MANHOLE AT UPSTREAM | PIPE LENGTH (m) (APPROX.) | PIPE DIA. (mm) | GOVER LEVEL (APPROX.) (mPD) | | INVERT LEVEL (APPROX.) (mPD) | |
|-------------|------------|-----------------------------|------------------------------|-------------------|--------------------------------|------------|---------------------------------|------------|
| FROM | TO | | | | UPSTREAM | DOWNSTREAM | UPSTREAM | DOWNSTREAM |
| FMH1 | FMH2 | TYPE T10_1(DS1094) | 1.2 | 150 | + 52.13 | + 52.10 | IL + 51.58 D.T.L. + 51.43 | + 51.35 |
| FMH2 | FMH3 | TYPE C_1 (DS1078) | 27.6 | 150 | + 52.10 | + 51.68 | + 51.35 | + 51.03 |
| FMH3 | FMH4 | TYPE C_1 (DS1078) | 10.8 | 150 | + 51.68 | + 50.99 | + 51.03 | + 50.34 |
| FMH4 | FMH5 | TYPE C_1 (DS1078) | 23.3 | 150 | + 50.99 | + 48.95 | + 50.34 | + 48.30 |
| FMH5 | FMH6 | TYPE C_1 (DS1078) | 15.5 | 150 | + 48.95 | + 48.26 | + 48.30 | + 47.26 |
| FMH6 | FMH1052687 | TYPE C_1 (DS1078) | 11.7 | 150 | + 48.26 | + 47.58 | + 47.26 | + 46.51 |

CHUO WANG SURVEY SERVICES COMPANY
1/F, Block A, Wo Tai Building, No.24, Wo Tai Street,
Luen Wo Hui, Fanling, N.T.
Telephone : 26831600 Mobile : 66862836 Fax : 26831380
E-mail - chuowang.ssc@gmail.com / h.y.pang@hotmail.com

Project Title

LOT No. 1717 IN D.D. 19, HA TIN LIU HA, TAI PO, N.T.

Scale

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Figure No.

SWDP-01

Figure Title

PROPOSED SEWAGE DRAINAGE PLAN

Date

20-03-2022

Revision

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☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public g



A/NE-LT/705

05/05/2022 09:52

From: pang hingyeun
To: "znylau@pland.gov.hk" <znylau@pland.gov.hk>

History: This message has been forwarded.

Dear Ms Lau,

We reply to UD&L,PlanD.

The place to be applied for was originally a ruin and overgrown with weeds, In 2016, the adjacent lot was rebuild and they razed our lot to the ground and also planting on our land,

In 2017, they know we will rebuild the subject lot, they remove all plants instantly. Until now, the application site has been used by the adjacent owners for storage of sundries.

Thank You !

Regards,
H.Y.Pang

從 [Outlook](#) 傳送

**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.

**Similar s.16 Applications in the vicinity of the Site and within the same “AGR” zone
on the Lam Tsuen Outline Zoning Plan**

Approved Applications

| Application No. | Proposed Development | Date of Consideration |
|--------------------------|--|------------------------------|
| A/NE-LT/344 [*] | Proposed House (New Territories Exempted House - Small House) | 25.11.2005 |
| A/NE-LT/345 ⁺ | Proposed House (New Territories Exempted House - Small House) | 25.11.2005 |
| A/NE-LT/346 | Proposed House (New Territories Exempted House - Small House) | 17.3.2006 |
| A/NE-LT/489 [*] | Proposed House (New Territories Exempted House - Small House) | 13.12.2013 |
| A/NE-LT/635 ⁺ | Proposed House (New Territories Exempted House - Small House) | 18.5.2018 |
| A/NE-LT/682 | Proposed Two Houses (New Territories Exempted Houses) | 6.11.2020 |

Notes:

^{*} Applications No. A/NE-LT/344 and 489 cover the same application site.

⁺ Applications No. A/NE-LT/345 and 635 cover the same application site

Rejected Applications

| Application No. | Proposed Development | Date of Consideration | Rejection Reasons |
|--------------------------|--|------------------------------|--------------------------|
| A/NE-LT/413 [*] | Proposed House (New Territories Exempted House - Small House) | 9.9.2011 on review | R1-R3 |

| | | | |
|--------------------------|---|-----------------------|------------|
| A/NE-LT/570 | Proposed House (New Territories Exempted House - Small House) | 27.5.2016 | R1, R3-R5 |
| A/NE-LT/571 ⁺ | Proposed House (New Territories Exempted House - Small House) | 24.6.2016 | R1, R3, R4 |
| A/NE-LT/578 | Proposed House (New Territories Exempted House - Small House) | 24.6.2016 | R1, R3-R6 |
| A/NE-LT/618 ⁺ | Proposed House (New Territories Exempted House - Small House) | 2.2.2018 on review | R1, R3, R4 |
| A/NE-LT/640 ⁺ | Proposed House (New Territories Exempted House - Small House) | 17.8.2018 | R3, R4 |
| A/NE-LT/699 [*] | Proposed House (New Territories Exempted House - Small House) | 10.9.2021 | R3, R4 |

Notes:

* Applications No. A/NE-LT/413 and 699 cover the same application site.

+ Applications No. A/NE-LT/571, 618 and 640 cover the same application site

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 New Territories in that there was no general shortage of land in meeting the demand for Small House development in the “Village Type Development” (“V”) zone of Ha Tin Liu Ha.
- R2. Small Houses should be developed within the “V” zone so as to concentrate village type development for a more orderly development pattern, efficient use of land and provision of infrastructures and services.
- R3. The proposed development was not in line with the planning intention of the “Agriculture” (“AGR”) zone.
- R4. Land was still available within the “V” zone of Ha Tin Liu Ha, Sheung Tin Liu Ha and Ko Tin Hom which was primarily intended for Small House development. It was considered more appropriate to concentrate the proposed Small House development within the “V” zone for more orderly development pattern, efficient use of land and provision of infrastructure and services.
- R5. The applicant failed to demonstrate that the proposed development located within water gathering grounds would be able to be connected to the planned sewerage system and would not adversely affect the water quality in the area.
- R6. The proposed development would cause adverse landscape impact on the surrounding area.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that should the application be approved, the applicants are required to submit an application for redevelopment to LandsD. If the redevelopment application is approved by LandsD acting in the capacity as land lord at its sole decision, such approval might be subject to such terms and conditions as imposed by LandsD.
- (b) to note the comments of Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the applicants should have their own stormwater collection and discharge systems to cater for the runoff generated within the Site and overland flow from other areas surrounding the Site. 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. The applicants are required to maintain the drainage systems properly and rectify/modify the nearby existing/original drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the development of the Site. The applicants should take all precautionary measures to prevent any disturbance, damage and pollution from the development to any parts of the existing drainage facilities in the vicinity of the Site. In the event of any damage to the existing drainage facilities, the applicants would be held responsible for the cost of all necessary repair works, compensation and any other consequences arising therefrom;
 - (ii) there are existing public sewers in the vicinity of the Site, and no stud pipe is reserved for sewerage connection;
 - (iii) a minimum soil cover of 450mm and 900mm should be provided for the connection pipe constructed under footpath and carriageway respectively. The applicants should adopt polyethylene (PE100) pipe for buried sewage pipe beyond the sewage terminal manhole;
 - (iv) for works to be undertaken outside the lot boundary, prior consent and agreement from LandsD and/ or relevant private lot owners should be sought. The cost and work of drainage and sewerage connection as well as future maintenance responsibility shall be borne by the applicants;
 - (v) the limited desk-top checking by Government on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve the applicants' obligations to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to receive the flows collected from his lot; and
 - (vi) upon completion of the drainage connection, an on-site technical audit will be

carried out by his office. The applicant should submit the application for technical audit (Form HBP1), the approved drainage plan and the technical audit fee to his before at least 2 weeks before the technical audit.

- (c) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
 - (i) the foul water drainage system of the proposed New Territories Exempted House (NTEH) can be connected to the public sewerage system in the area and the applicants should connect the whole of the foul water drainage system to the public sewerage system upon its completion;
 - (ii) adequate protective measures shall be taken to ensure that no pollution or siltation occurs to the water gathering grounds;
 - (iii) the applicants should submit an executed Deed of Grant of Easement for each private lot through which the sewer connection pipes are proposed to pass to demonstrate that it is both technically and legally feasible to install sewerage pipes from the proposed NTEH to the sewerage system via relevant private lots; and
 - (iv) for provision of water supply to the proposed development, the applicants may need to extend the inside services to the nearest suitable Government water mains for connection. The applicants should resolve any land matter (such as private lots) associated with the provision of water supply and should be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards;
- (d) to note the comments of the Director of Fire Services (D of FS) that the applicants 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; and
- (e) to note that the permission is only given to the development under application. If provision of an access road is required for the proposed development, the applicants 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.