

2022年 3月 31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 31 MAR 2022  
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](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](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

2200796 29/3 by hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-LT/718
	Date Received 收到日期	31 MAR 2022

- 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)

SHAM Pak Hang

沈伯恆

### 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)

Vision Planning Consultants Limited

弘域城市規劃顧問有限公司

### 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)	Lots Nos. 567 S.L RP, 568 S.B ss.3 RP and 568 S.B ss.4 RP in D.D. 8, Sha Pa Village, Lam Tsuen Valley, Tai Po, New Territories 新界 大埔 林村谷 沙壩村 丈量約份第8約地段第567號L分段餘段、第568號B分段第3小分段餘段及第568號B分段第4小分段餘段
(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 ..... 110.23 ..... 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	Approved Lam Tsuen Outline Zoning Plan No. S/NE-LT/11 林村分區計劃大綱核准圖編號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 空置  (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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。

☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 –

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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

<b>6. Development Proposal 擬議發展計劃</b>			
(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	SHAM Pak Hang 沈伯恆		
(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)	Shui Wo 水窩		
(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	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	about 約 65.03 ..... sq.m 平方米	Proposed building height of each house 每幢房屋的擬議高度	not more than 不多於 8.23 ..... m 米
(f) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途	Circulation area 通道地方  (Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable) (請在圖則上顯示, 並註明車位總數, 以及每個車位的長度和寬度及/或化糞池的位置 (如適用))		
(g) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是          No 否	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) ..... <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input checked="" type="checkbox"/>	
(h) Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁至公共污水渠?	Yes 是 <input checked="" type="checkbox"/>       No 否 <input type="checkbox"/>	(Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線)  (Please indicate on plan the location of the proposed septic tank. 請用圖則顯示化糞池的位置)	

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

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

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

Does the development proposal involve alteration of existing building?  
擬議發展計劃是否包括現有建築物的改動?

Yes 是 ☐ Please provide details 請提供詳情

.....  
.....  
.....

No 否 ☒

Does the development proposal involve the operation on the right?  
擬議發展是否涉及右列的工程?

Yes 是 ☐

(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land)

(請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)

☐ Diversion of stream 河道改道

☐ Filling of pond 填塘

Area of filling 填塘面積 ..... sq.m 平方米 ☐ About 約

Depth of filling 填塘深度 ..... m 米 ☐ About 約

☐ Filling of land 填土

Area of filling 填土面積 ..... sq.m 平方米 ☐ About 約

Depth of filling 填土厚度 ..... m 米 ☐ About 約

☐ Excavation of land 挖土

Area of excavation 挖土面積 ..... sq.m 平方米 ☐ About 約

Depth of excavation 挖土深度 ..... m 米 ☐ About 約

No 否 ☒

Would the development proposal cause any adverse impacts?  
擬議發展計劃會否造成不良影響?

On environment 對環境

Yes 會 ☐

No 不會 ☒

On traffic 對交通

Yes 會 ☐

No 不會 ☒

On water supply 對供水

Yes 會 ☐

No 不會 ☒

On drainage 對排水

Yes 會 ☐

No 不會 ☒

On slopes 對斜坡

Yes 會 ☐

No 不會 ☒

Affected by slopes 受斜坡影響

Yes 會 ☐

No 不會 ☒

Landscape Impact 構成景觀影響

Yes 會 ☐

No 不會 ☒

Tree Felling 砍伐樹木

Yes 會 ☐

No 不會 ☒

Visual Impact 構成視覺影響

Yes 會 ☐

No 不會 ☒

Others (Please Specify) 其他 (請列明)

Yes 會 ☐

No 不會 ☒

Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)

請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)

.....  
.....  
.....  
.....  
.....

**8. Justifications 理由**

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

1. The Application Site is the subject of two previously approved applications (i.e., Nos. A/NE-LT/249 and A/NE-LT/439) for proposed Small House. The two planning permissions were lapsed owing to the Applicant mistakenly oversighted the timelines for applying the extension of time, a re-submission is hence required to allow him to continue to proceed his Small House Grant with the Lands Department. The current proposal is for a Small House development which is the same as that in the previously approved applications.
2. The proposed Small House fully complies with the Town Planning Board (“TPB”) technical document on *“Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories”* in that:
  - (i) The Application Site falls within the village ‘environs’ of Sha Pa Village; and the location and disposition of the proposed Small House remain unchanged when compared to the two previously approved applications. The lot index plan with survey points of the proposed Small House is in **Figure 1**;
  - (ii) The Application Site is a piece of fallow agricultural land. The proposed Small House is compatible with the surrounding development character and some approved Small House developments are also found in its vicinity;
  - (iii) No adverse sewerage impact on the local area due to the proposed Small House is anticipated. The sewage generated from the proposed Small House will be connected to the existing public sewer system at the Applicant’s own cost. Therefore, no impact on the water gathering ground is anticipated. The previously accepted sewerage system proposal remains unchanged and is indicated in **Figure 2**. The Applicant has obtained consents from all affected lot owners (**Appendix I**);
  - (iv) No adverse traffic impact on the local area due to the proposed Small House is anticipated. Like many local residents in the vicinity, the Applicant will rely on the local public transport facilities. The actual walking time between the Application Site and Lam Kam Road is only about 3 minutes, and there are adequate public transport facilities running along Lam Kam Road, including but not limited to, three bus routes (64K, 64P and 65K) and one green minibus route (25K) to and from Tai Po Market and Tai Wo MTR stations. No parking space is proposed in the current proposal. There are parking spaces available in the vicinity of the site if required; and
  - (v) Overall impact arising from the proposed development regarding traffic, environmental, landscape, drainage and sewerage aspects on the locality would be minimal.
3. In light of the above, the Applicant respectfully requests the TPB to give sympathetic consideration to and approve the present planning application.

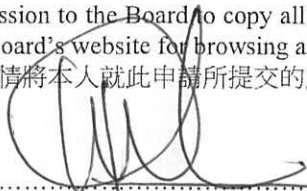


**9. Declaration 聲明**

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

Kim On CHAN

Managing Director

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 #29

on behalf of  
代表

Vision Planning Consultants Limited

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

Date 日期

29 MAR 2022

(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。)

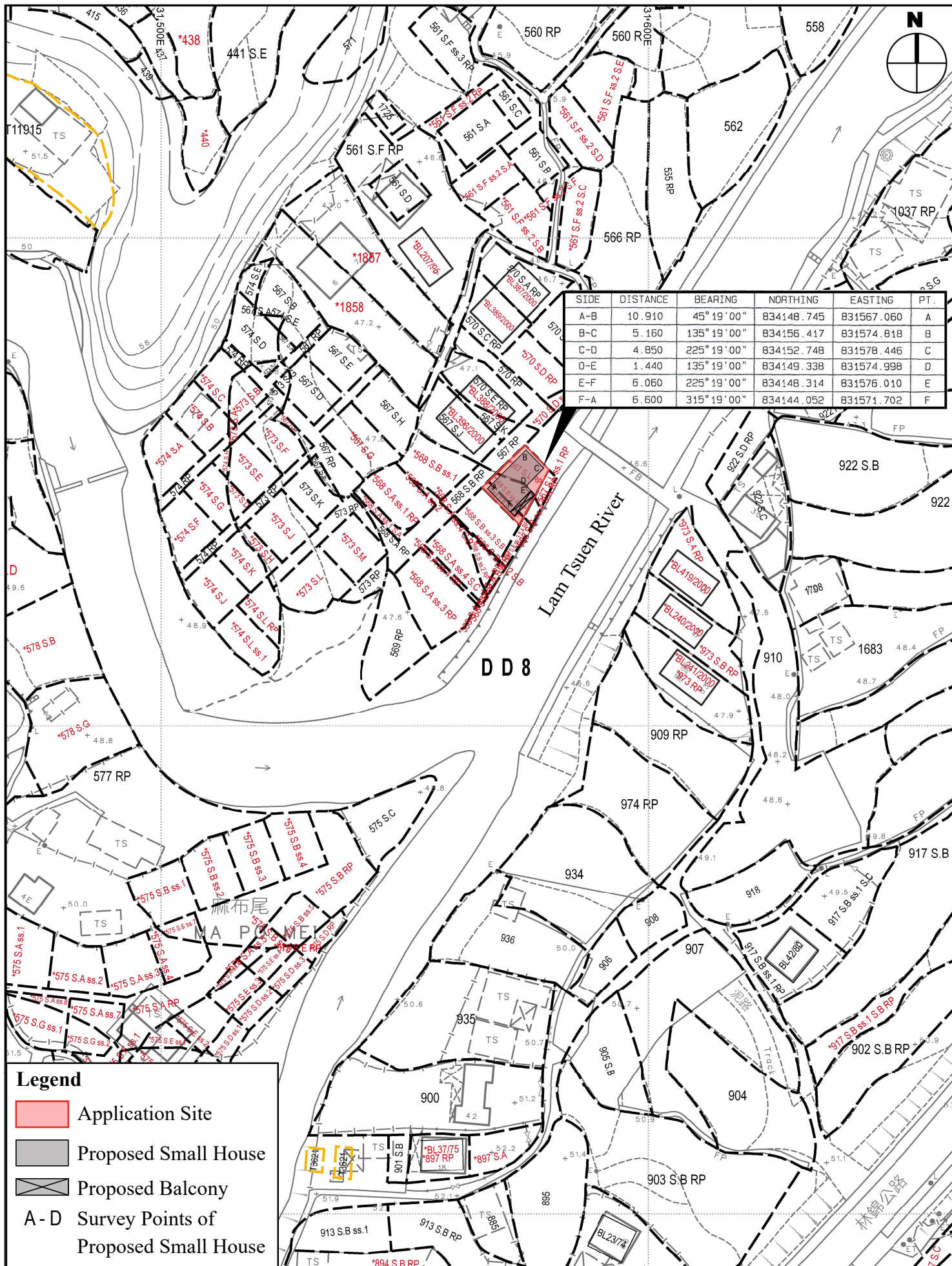
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Lots Nos. 567 S.L RP, 568 S.B ss.3 RP and 568 S.B ss.4 RP in D.D. 8, Sha Pa Village, Lam Tsuen Valley, Tai Po, New Territories 新界 大埔 林村谷 沙壩村 丈量約份第8約地段第567號L分段餘段、第568號B分段第3小分段餘段及第568號B分段第4小分段餘段		
Site area 地盤面積	110.23	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	NIL	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Lam Tsuen Outline Zoning Plan No. S/NE-LT/11 林村分區計劃大綱核准圖編號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	195.09	sq.m 平方米	<input checked="" type="checkbox"/> About 約
(ii) Proposed No. of house(s) 擬議房屋幢數	1		
(iii) Proposed building height/No. of storeys 建築物高度／層數	8.23 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)		
	3 Storeys(s) 層		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
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"/>
<u>Lot Index Plan with Survey Points of Proposed Small House, Previously</u>		
<u>Accepted Sewerage System Proposal</u>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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





# Lot Index Plan

(Extracted from the Lot Index Plan

No. ags\_S00000084032\_0001)

Figure 1

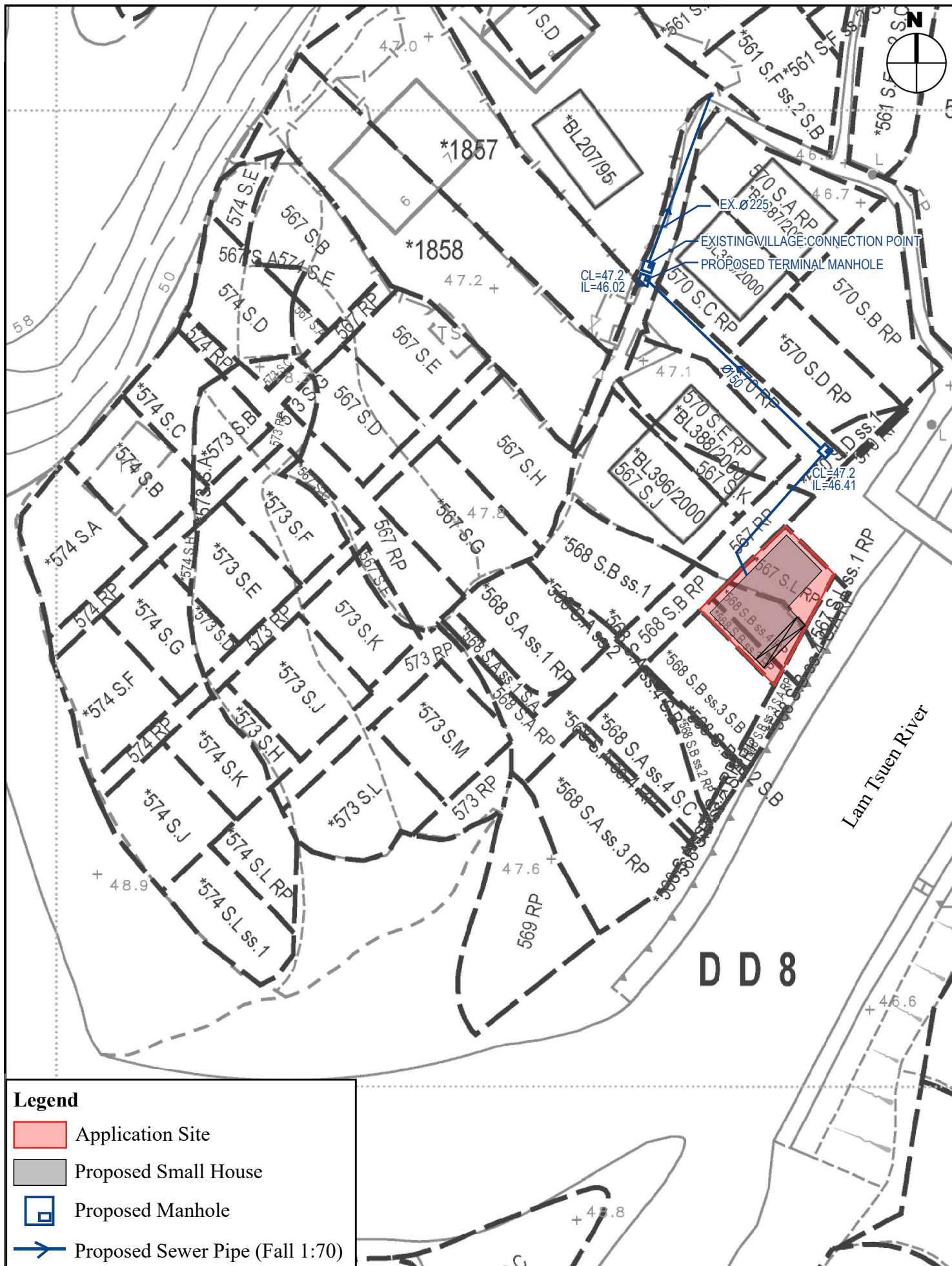
1 : 1 000

**VISION**

弘域城市規劃顧問有限公司  
VISION PLANNING CONSULTANTS LTD.

香港北角觀康街 9-23 號秀明中心 20 樓 C 室  
Unit C, 20/F., Seabright Plaza, 9-23 Sheil Street, North Point, Hong Kong.  
Tel : (852) 2566 9988 Fax: (852) 2566 9978 E-mail: vision@visionplanning.com.hk





### Legend

- Application Site
- Proposed Small House
- Proposed Manhole
- Proposed Sewer Pipe (Fall 1:70)

### Previously Accepted Sewerage System Proposal

(Extracted from the Lot Index Plan  
No. ags\_S00000084032\_0001)

Figure 2

1 : 500

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Tel : (852) 2566 9988 Fax: (852) 2566 9978 E-mail: vision@visionplanning.com.hk



**渠務工程同意書**

以下地段的註冊業主同意讓申請人（丈量約份第8約地段第567號L分段餘段、第568號B分段第3小分段餘段及第568號B分段第4小分段餘段的註冊業主）在其地段內建設申請人的排污及/或排水設施。

地段	註冊業主	簽署	簽署日期
丈量約份第8約地段第567號餘段	劉石川		21/12/2011
	沈天才		19/12/2011
丈量約份第8約地段第570號餘段	沈天才		18/12/2011

2022年 3月 3 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 31 MAR 2022.  
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](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](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

220790 29/3 by hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-TT/719
	Date Received 收到日期	31 MAR 2022

- 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)

TANG Yuen Chi Hency  
鄧遠智

**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)

Vision Planning Consultants Limited 弘域城市規劃顧問有限公司

**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. 568 S.A ss.1 RP in D.D. 8, Sha Pa Village, Lam Tsuen Valley, Tai Po, New Territories 新界 大埔 林村谷 沙壩村 丈量約份第8約地段第568號A分段第1小分段餘段
(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 115.4 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	Approved Lam Tsuen Outline Zoning Plan No. S/NE-LT/11 林村分區計劃大綱核准圖編號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 空置  (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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。

☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 –

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

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



<b>6. Development Proposal 擬議發展計劃</b>			
(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	TANG Yuen Chi Hency 鄧遠智		
(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)	Shuen Wan Chan Uk 船灣陳屋		
(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	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	about 約 65.03 ..... sq.m 平方米	Proposed building height of each house 每幢房屋的擬議高度	not more than 不多於 8.23 ..... m 米
(f) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途	Circulation area 通道地方  (Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable) (請在圖則上顯示, 並註明車位總數, 以及每個車位的長度和寬度及/或化糞池的位置 (如適用))		
(g) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是          No 否	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) ..... <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input checked="" type="checkbox"/>	
(h) Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁至公共污水渠?	Yes 是 <input checked="" type="checkbox"/>          No 否 <input type="checkbox"/>	(Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線) (Please indicate on plan the location of the proposed septic tank. 請用圖則顯示化糞池的位置)	

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

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

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

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

**8. Justifications 理由**

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

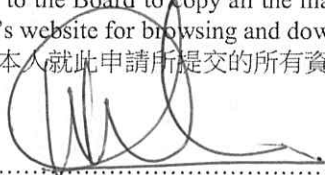
1. The Application Site is the subject of two previously approved applications (i.e., Nos. A/NE-LT/249 and A/NE-LT/439) for proposed Small House. The two planning permissions were lapsed owing to the Applicant mistakenly oversights the timelines for applying the extension of time, a re-submission is hence required to allow him to continue to proceed his Small House Grant with the Lands Department. The current proposal is for a Small House development which is the same as that in the previously approved applications.
2. The proposed Small House fully complies with the Town Planning Board (“TPB”) technical document on *“Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories”* in that:
  - (i) The Application Site falls within the village ‘environs’ of Sha Pa Village; and the location and disposition of the proposed Small House remain unchanged when compared to the two previously approved applications. The lot index plan and proposed small house plan are in **Figures 1** and **3**;
  - (ii) The Application Site is a piece of fallow agricultural land. The proposed Small House is compatible with the surrounding development character and some approved Small House developments are also found in its vicinity;
  - (iii) No adverse sewerage impact on the local area due to the proposed Small House is anticipated. The sewage generated from the proposed Small House will be connected to the existing public sewer system at the Applicant’s own cost. Therefore, no impact on the water gathering ground is anticipated. The previously accepted sewerage system proposal remains unchanged and is indicated in **Figure 2**. The Applicant has obtained consents from all affected lot owners (**Appendix I**);
  - (iv) No adverse traffic impact on the local area due to the proposed Small House is anticipated. Like many local residents in the vicinity, the Applicant will rely on the local public transport facilities. The actual walking time between the Application Site and Lam Kam Road is only about 3 minutes, and there are adequate public transport facilities running along Lam Kam Road, including but not limited to, three bus routes (64K, 64P and 65K) and one green minibus route (25K) to and from Tai Po Market and Tai Wo MTR stations. No parking space is proposed in the current proposal. There are parking spaces available in the vicinity of the site if required; and
  - (v) Overall impact arising from the proposed development regarding traffic, environmental, landscape, drainage and sewerage aspects on the locality would be minimal.
3. In light of the above, the Applicant respectfully requests the TPB to give sympathetic consideration to and approve the present planning application.

**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

Kim On CHAN

Managing Director

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 #29

on behalf of  
代表

Vision Planning Consultants Limited

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

Date 日期

29 MAR 2022

(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。)

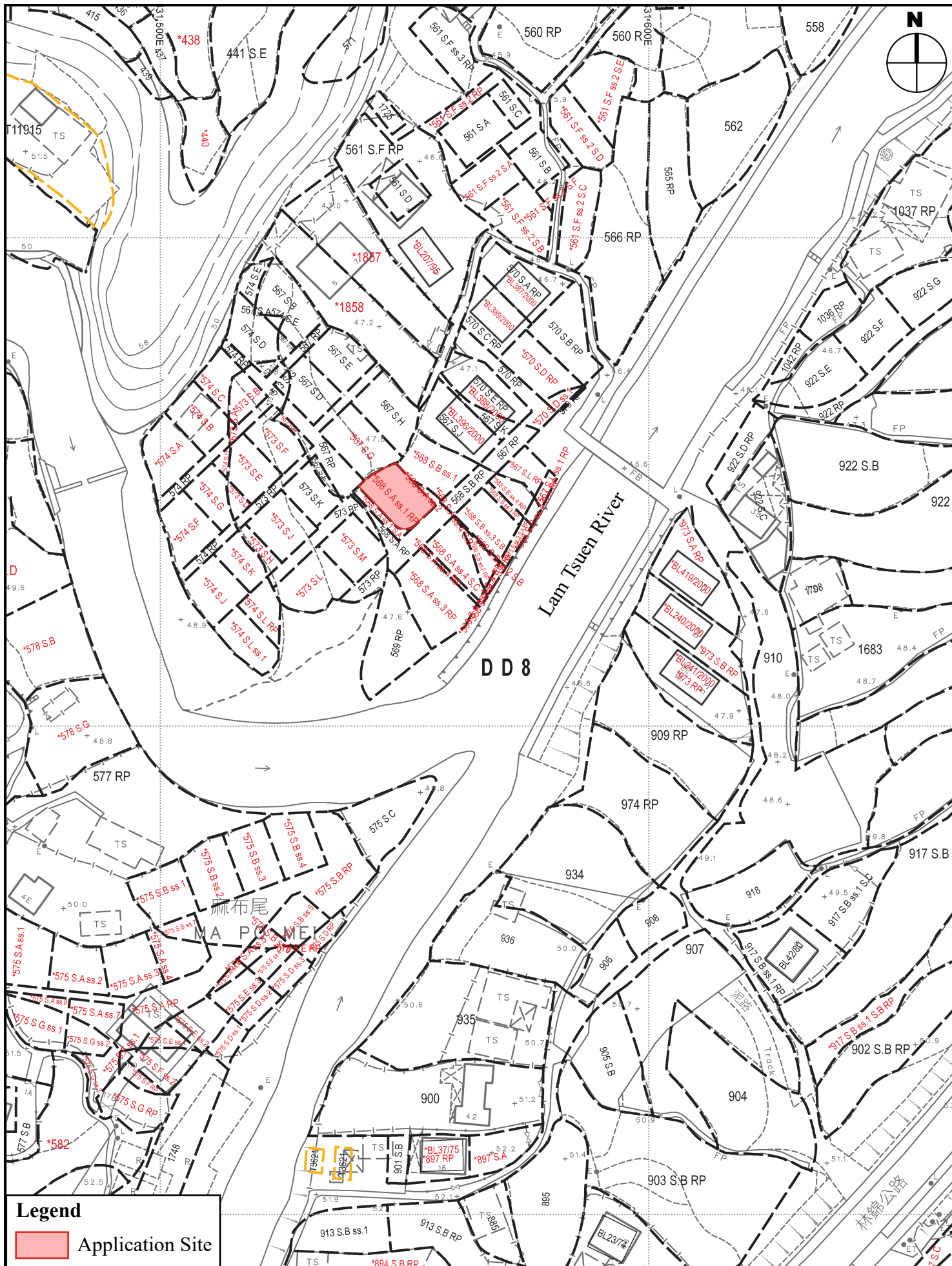
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot No. 568 S.A ss.1 RP in D.D. 8, Sha Pa Village, Lam Tsuen Valley, Tai Po, New Territories 新界 大埔 林村谷 沙壩村 丈量約份第8約地段第568號A分段第1小分段餘段		
Site area 地盤面積	115.4	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	NIL	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Lam Tsuen Outline Zoning Plan No. S/NE-LT/11 林村分區計劃大綱核准圖編號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	195.09	sq.m 平方米	<input checked="" type="checkbox"/> About 約
(ii) Proposed No. of house(s) 擬議房屋幢數	1		
(iii) Proposed building height/No. of storeys 建築物高度/層數	8.23 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)		
	3 Storeys(s) 層		



Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b>Plans and Drawings 圖則及繪圖</b>		
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"/>
<u>Lot Index Plan, Proposed Small House Plan, Previously Accepted Sewerage System Proposal</u>		
<b>Reports 報告書</b>		
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。



# Legend

Application Site

## Lot Index Plan

(Extracted from the Lot Index Plan

No. ags\_S00000084032\_0001)

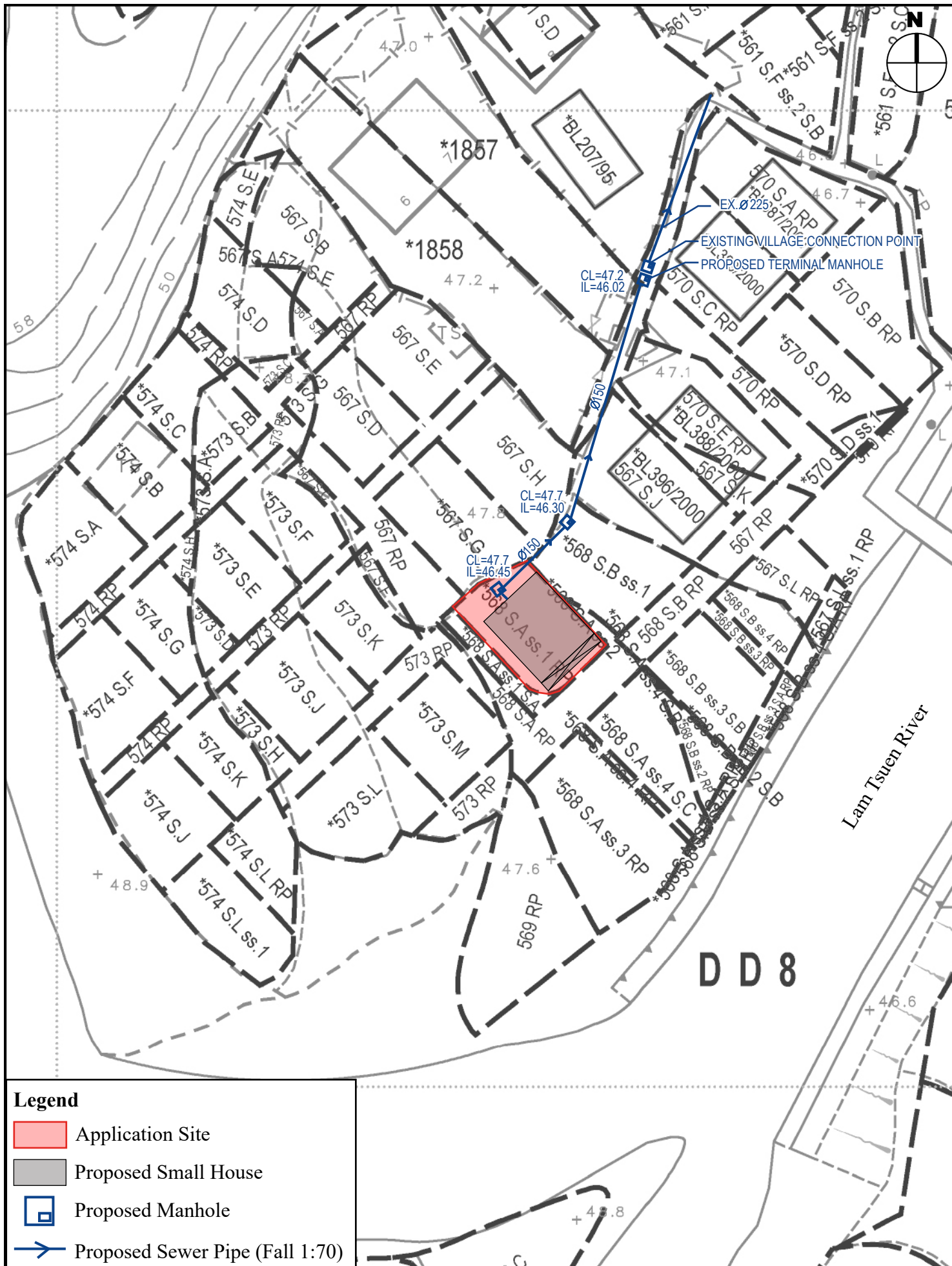
## Figure 1

1 : 1 000

**VISION**

弘域城市規劃顧問有限公司  
VISION PLANNING CONSULTANTS LTD.

香港北角規規街 9-23 號秀明中心 20 樓 C 室  
Unit C, 20/F., Seabright Plaza, 9-23 Shell Street, North Point, Hong Kong.  
Tel : (852) 2566 9988 Fax: (852) 2566 9978 E-mail: vision@visionplanning.com.hk



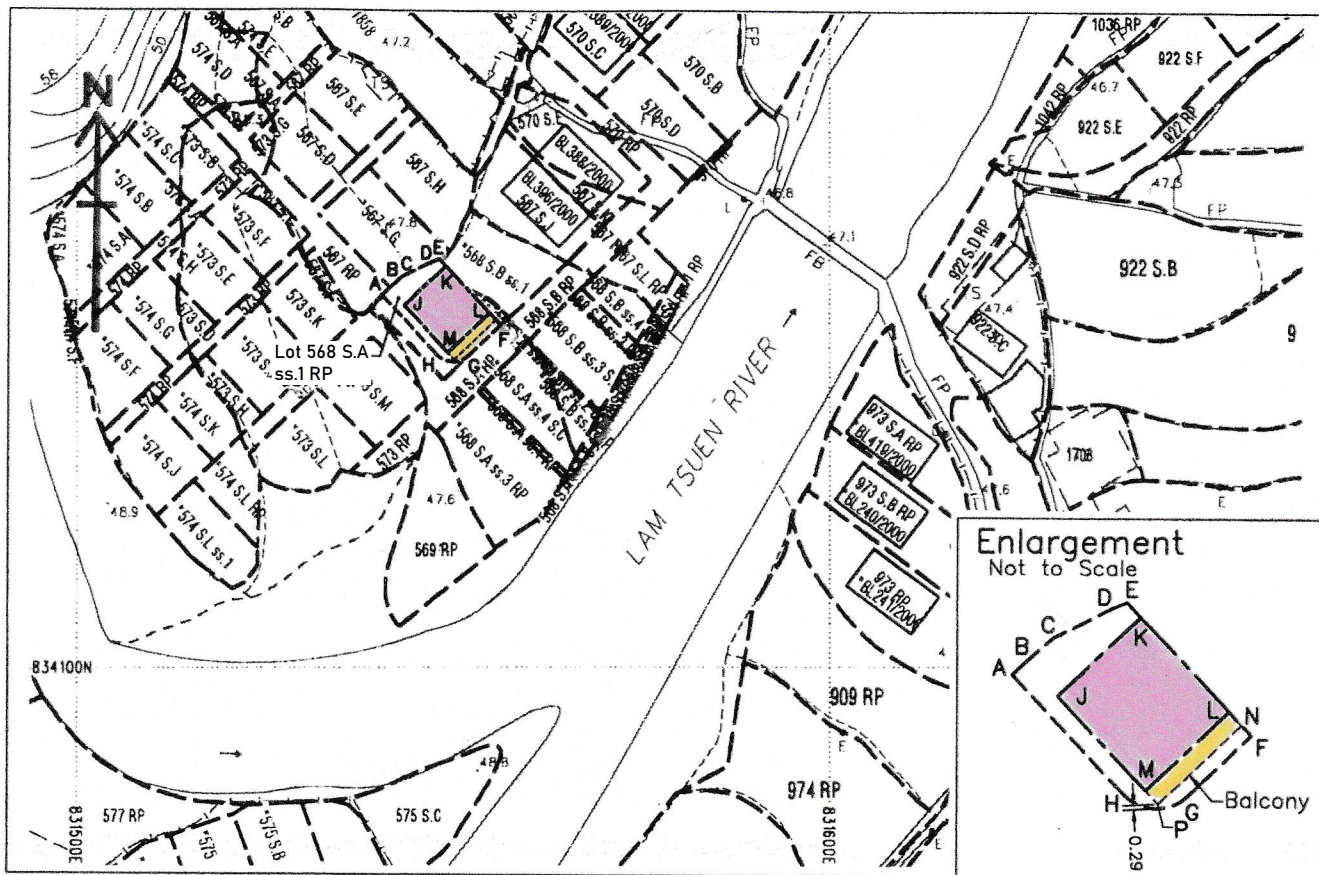
### Previously Accepted Sewerage System Proposal

(Extracted from the Lot Index Plan

No. ags\_S00000084032\_0001)



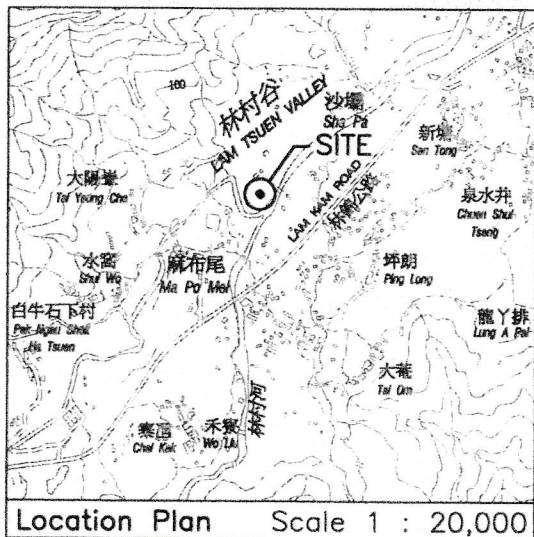
Proposed Small House Location Plan – D.D. 8



Survey Sheet No.: 7-NW-6B

Sha Pa

Scale 1 : 1,000



Lot No. 568 S.A ss.1 RP

Boundary Dimensions: (Area = 115.4 sqm)

From	To	Bearing (d-m-s)	Distance (m)	Pt.	N	E
A	B	47°17'00"	1.716	A	834 149.078	831 540.485
B	C	49°00'40"	1.930	B	834 150.242	831 541.746
C	D	63°15'10"	4.355	C	834 151.508	831 543.203
D	E	67°54'50"	1.125	D	834 153.468	831 547.092
E	F	136°35'40"	12.021	E	834 153.891	831 548.134
F	G	226°35'40"	5.865	F	834 145.158	831 556.395
G	H (Chord)	271°35'40"	4.243	G	834 141.127	831 552.134
H	A	316°35'40"	10.780	H	834 141.246	831 547.893

Curve Data:

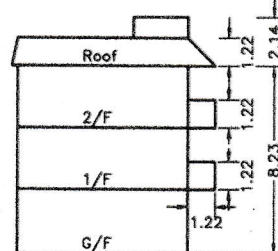
Arc	Arc Len.	Incl. Angle	Radius	N (center)	E
G-H	4.712	90°00'00"	3.000	834 143.307	831 550.072

Proposed Small House Dimensions: (Area = 65.03 sqm)

From	To	Bearing (d-m-s)	Distance (m)	Pt.	N	E
J	K	46°35'40"	7.620	J	834 147.691	831 543.510
K	L	136°35'40"	8.534	K	834 152.928	831 549.045
L	M	226°35'40"	7.620	L	834 146.728	831 554.910
M	J	316°35'40"	8.534	M	834 141.491	831 549.374

Proposed Balcony Dimensions: (Area = 9.30 sqm)

From	To	Bearing (d-m-s)	Distance (m)	Pt.	N	E
M	L	46°35'40"	7.620	M	834 141.491	831 549.374
L	N	136°35'40"	1.220	L	834 146.728	831 554.910
N	P	226°35'40"	7.620	N	834 145.842	831 555.748
P	M	316°35'40"	1.220	P	834 140.605	831 550.213



### **Figure 3 Proposed Small House Plan**

Henry H K Chan  
BSc MRICS FHKIS RPS(LSD)  
Authorized Land Surveyor

G/F, No. 2 Yan Wo Lane, Tai Po, New Territories

Plan No. : HC-11926/H01 Date: 11 March 2009  
Tel: 2638-1313 Fax: 2638-1328

**渠務工程同意書**

以下地段的註冊業主同意讓申請人（丈量約份第 8 約地段第 568 號 A 分段第 1 小分段餘段的註冊業主）在其地段內建設申請人的排污及/或排水設施。

地段	註冊業主	簽署	簽署日期
丈量約份第 8 約地段第 568 號 B 分段第 1 小分段	沈志明		20-12-2021
丈量約份第 8 約地段第 567 號 J 分段	沈兆田		20-12-2021

2022年 3月 3 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認收到  
申請的日期。

31 MAR 2022

This document is received on  
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](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](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



2200791 29/3 by hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-LT/720
	Date Received 收到日期	31 MAR 2022

- 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)

SHUM Chi Ming  
沈志明

### 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)

Vision Planning Consultants Limited 弘域城市規劃顧問有限公司

### 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)	Lots Nos. 568 S.A ss.2 and 568 S.B ss.1 in D.D. 8, Sha Pa Village, Lam Tsuen Valley, Tai Po, New Territories 新界 大埔 林村谷 沙壩村 丈量約份第8約地段第568號A分段第2小分段及第568號B分段第1小分段
(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 126.68 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	Approved Lam Tsuen Outline Zoning Plan No. S/NE-LT/11 林村分區計劃大綱核准圖編號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 空置  (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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。

☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 –

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於\_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

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

<b>6. Development Proposal 擬議發展計劃</b>			
(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	SHUM Chi Ming 沈志明		
(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)	Shui Wo 水窩		
(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	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	about 約 65.03 ..... sq.m 平方米	Proposed building height of each house 每幢房屋的擬議高度	not more than 不多於 8.23 ..... m 米
(f) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途	Circulation area 通道地方  (Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable) (請在圖則上顯示, 並註明車位總數, 以及每個車位的長度和寬度及/或化糞池的位置 (如適用))		
(g) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是          No 否	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) ..... <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input checked="" type="checkbox"/>	
(h) Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁至公共污水渠?	Yes 是 <input checked="" type="checkbox"/>          No 否 <input type="checkbox"/>	(Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線)          (Please indicate on plan the location of the proposed septic tank. 請用圖則顯示化糞池的位置)	

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

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

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

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



**8. Justifications 理由**

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

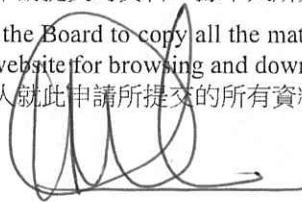
1. The Application Site is the subject of two previously approved applications (i.e., Nos. A/NE-LT/249 and A/NE-LT/439) for proposed Small House. The two planning permissions were lapsed owing to the Applicant mistakenly oversights the timelines for applying the extension of time, a re-submission is hence required to allow him to continue to proceed his Small House Grant with the Lands Department. The current proposal is for a Small House development which is the same as that in the previously approved applications.
2. The proposed Small House fully complies with the Town Planning Board (“TPB”) technical document on *“Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories”* in that:
  - (i) The Application Site falls within the village ‘environs’ of Sha Pa Village; and the location and disposition of the proposed Small House remain unchanged when compared to the two previously approved applications. The lot index plan and proposed small house plan are in **Figures 1 and 3**;
  - (ii) The Application Site is a piece of fallow agricultural land. The proposed Small House is compatible with the surrounding development character and some approved Small House developments are also found in its vicinity;
  - (iii) No adverse sewerage impact on the local area due to the proposed Small House is anticipated. The sewage generated from the proposed Small House will be connected to the existing public sewer system at the Applicant’s own cost. Therefore, no impact on the water gathering ground is anticipated. The previously accepted sewerage system proposal remains unchanged and is indicated in **Figure 2**. The Applicant has obtained consents from all affected lot owners (**Appendix I**);
  - (iv) No adverse traffic impact on the local area due to the proposed Small House is anticipated. Like many local residents in the vicinity, the Applicant will rely on the local public transport facilities. The actual walking time between the Application Site and Lam Kam Road is only about 3 minutes, and there are adequate public transport facilities running along Lam Kam Road, including but not limited to, three bus routes (64K, 64P and 65K) and one green minibus route (25K) to and from Tai Po Market and Tai Wo MTR stations. No parking space is proposed in the current proposal. There are parking spaces available in the vicinity of the site if required; and
  - (v) Overall impact arising from the proposed development regarding traffic, environmental, landscape, drainage and sewerage aspects on the locality would be minimal.
3. In light of the above, the Applicant respectfully requests the TPB to give sympathetic consideration to and approve the present planning application.

**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

Kim On CHAN

Managing Director

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 #29

on behalf of  
代表

Vision Planning Consultants Limited

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

Date 日期

29 MAR 2022

(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。)

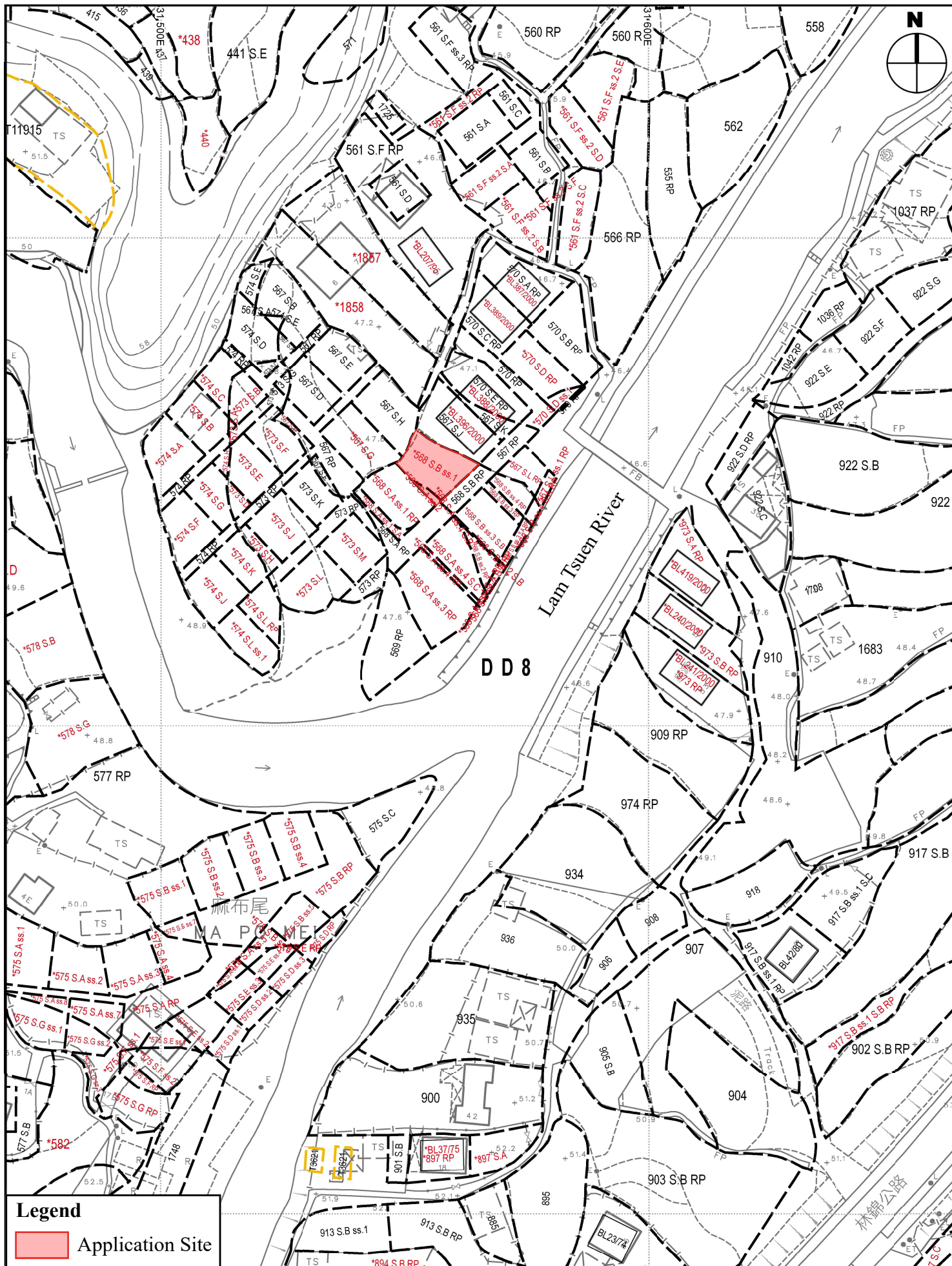
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Lots Nos. 568 S.A ss.2 and 568 S.B ss.1 in D.D. 8, Sha Pa Village, Lam Tsuen Valley, Tai Po, New Territories 新界 大埔 林村谷 沙壩村 丈量約份第8約地段第568號A分段第2小分段及第568號B分段第1小分段		
Site area 地盤面積	126.68	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	NIL	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Lam Tsuen Outline Zoning Plan No. S/NE-LT/11 林村分區計劃大綱核准圖編號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	195.09	sq.m 平方米	<input checked="" type="checkbox"/> About 約
(ii) Proposed No. of house(s) 擬議房屋幢數	1		
(iii) Proposed building height/No. of storeys 建築物高度／層數	8.23 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)		
	3 Storeys(s) 層		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
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"/>
<u>Lot Index Plan, Proposed Small House Plan, Previously Accepted Sewerage System Proposal</u>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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





# Legend

Application Site

## Lot Index Plan

(Extracted from the Lot Index Plan

No. ags\_S00000084032\_0001)

Figure 1

1 : 1 000

**VISION**

弘域城市規劃顧問有限公司  
VISION PLANNING CONSULTANTS LTD.

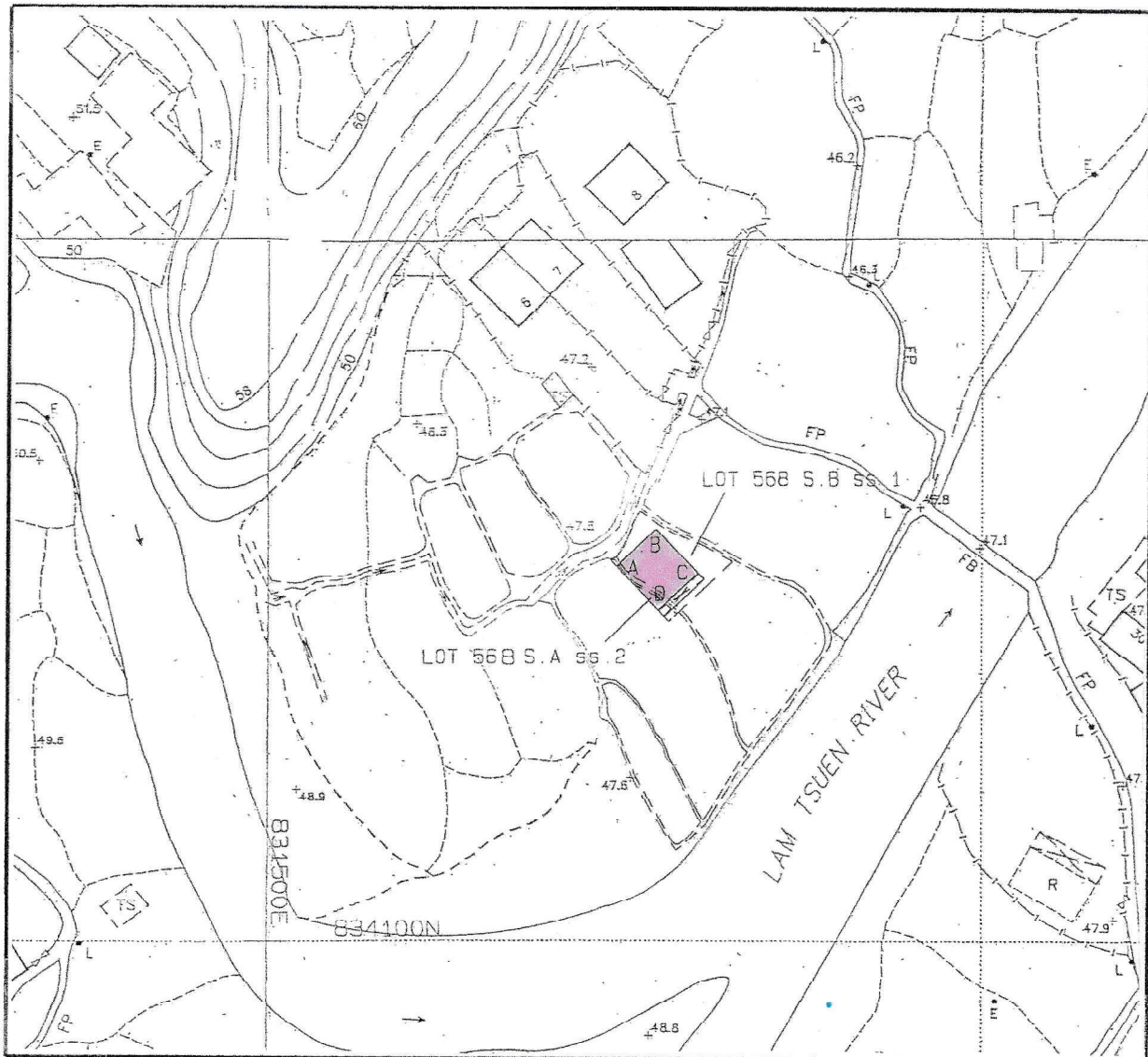
香港北角觀康街 9-23 號秀明中心 20 樓 C 室  
Unit C, 20/F, Seabright Plaza, 9-23 Sheil Street, North Point, Hong Kong.  
Tel : (852) 2566 9988 Fax: (852) 2566 9978 E-mail: vision@visionplanning.com.hk






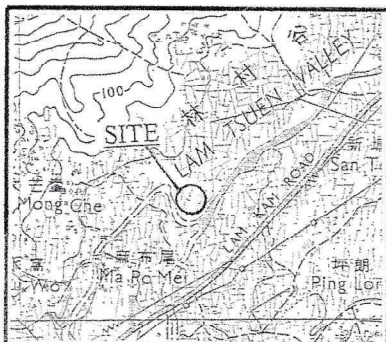
# PROPOSED SMALL HOUSE

LOT No. 568 S.A ss.2 & 568 S.B ss.1 IN D.D.8



 Balcony

## LOCATION PLAN



SCALE 1 : 20000

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

SIDE	DISTANCE	BEARING	NORTHING	EASTING	PT.
A-B	7.620	46°35'40"	834152.928	831549.045	A
B-C	8.534	136°35'40"	834158.164	831554.581	B
C-D	7.620	226°35'40"	834151.964	831560.446	C
D-A	8.534	316°35'40"	834146.728	831554.910	D



Survey District.: Tai Po

Ref SRP :  
SRP/TP/047/7261/8/567C-D

Survey Sheet No.: 7-NW-6D/7C

Plan No.:  
TP/047/7261P/8/568A2-SH

Scale: 1 : 1000

TANG & ASSOCIATES SURV

## Figure 3 Proposed Small House Plan

TANG SZE KIN, an Authorized Land Surveyor registered under the Land Survey Ordinance (Cap.473), hereby certify that this land boundary plan has been prepared from land boundary surveys that were carried out by me, or under my direct supervision, in conformity with the Code of Practice approved by the Land Survey Authority under the above Ordinance, and that this plan correctly represents that survey completed on the 26<sup>th</sup> day of November, 2007.

Dated this 26<sup>th</sup> day of November, 2007

  
Authorized Land Surveyor



**渠務工程同意書**

以下地段的註冊業主同意讓申請人（丈量約份第 8 約地段第 568 號 A 分段第 2 小分段及第 568 號 B 分段第 1 小分段的註冊業主）在其地段內建設申請人的排污及/或排水設施。

地段	註冊業主	簽署	簽署日期
丈量約份第 8 約地段第 567 號 J 分段	沈兆田	沈兆田	20-12-2021

2022年 3月 3 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 31 MAR 2022.  
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](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/te/plan\\_application/apply.html](https://www.info.gov.hk/tpb/te/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

2200793 29/3 by hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-LT/721
	Date Received 收到日期	31 MAR 2022

- 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)

SHUM Siu Leung

沈兆良

**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)

Vision Planning Consultants Limited

弘域城市規劃顧問有限公司

**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)

Lots Nos. 568 S.A ss.3 RP and 568 S.A ss.4 RP in D.D. 8, Sha Pa Village, Lam Tsuen Valley, Tai Po, New Territories  
新界大埔 林村谷 沙壩村 丈量約份第8約地段第568號A分段第3小分段餘段及第568號A分段第4小分段餘段

(b) Site area and/or gross floor area involved  
涉及的地盤面積及/或總樓面面積

☒ Site area 地盤面積 ..... 195.35 ..... sq.m 平方米 ☒ About 約

☒ Gross floor area 總樓面面積 ..... 195.09 ..... sq.m 平方米 ☒ About 約

(c) Area of Government land included (if any)  
所包括的政府土地面積 (倘有)

..... NIL ..... sq.m 平方米 ☐ About 約



(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Lam Tsuen Outline Zoning Plan No. S/NE-LT/11 林村分區計劃大綱核准圖編號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 空置  (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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。

☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 –

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)”<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the “current land owner(s)” <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於\_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

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

<b>6. Development Proposal 擬議發展計劃</b>			
(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	SHUM Siu Leung 沈兆良		
(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)	Shui Wo 水窩		
(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	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	about 約 65.03 ..... sq.m 平方米	Proposed building height of each house 每幢房屋的擬議高度	not more than 不多於 8.23 ..... m 米
(f) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途	Circulation area 通道地方  (Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable) (請在圖則上顯示, 並註明車位總數, 以及每個車位的長度和寬度及/或化糞池的位置 (如適用))		
(g) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是          No 否	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))  <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)  <input checked="" type="checkbox"/>	
(h) Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁至公共污水渠?	Yes 是 <input checked="" type="checkbox"/>          No 否 <input type="checkbox"/>	(Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線)  (Please indicate on plan the location of the proposed septic tank. 請用圖則顯示化糞池的位置)	

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

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

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

Does the development proposal involve alteration of existing building?  
擬議發展計劃是否包括現有建築物的改動?

Yes 是 ☐ Please provide details 請提供詳情

.....  
.....  
.....

No 否 ☒

Does the development proposal involve the operation on the right?  
擬議發展是否涉及右列的工程?

Yes 是 ☐

(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land)

(請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)

☐ Diversion of stream 河道改道

☐ Filling of pond 填塘

Area of filling 填塘面積 ..... sq.m 平方米 ☐ About 約

Depth of filling 填塘深度 ..... m 米 ☐ About 約

☐ Filling of land 填土

Area of filling 填土面積 ..... sq.m 平方米 ☐ About 約

Depth of filling 填土厚度 ..... m 米 ☐ About 約

☐ Excavation of land 挖土

Area of excavation 挖土面積 ..... sq.m 平方米 ☐ About 約

Depth of excavation 挖土深度 ..... m 米 ☐ About 約

No 否 ☒

Would the development proposal cause any adverse impacts?  
擬議發展計劃會否造成不良影響?

On environment 對環境

Yes 會 ☐

No 不會 ☒

On traffic 對交通

Yes 會 ☐

No 不會 ☒

On water supply 對供水

Yes 會 ☐

No 不會 ☒

On drainage 對排水

Yes 會 ☐

No 不會 ☒

On slopes 對斜坡

Yes 會 ☐

No 不會 ☒

Affected by slopes 受斜坡影響

Yes 會 ☐

No 不會 ☒

Landscape Impact 構成景觀影響

Yes 會 ☐

No 不會 ☒

Tree Felling 砍伐樹木

Yes 會 ☐

No 不會 ☒

Visual Impact 構成視覺影響

Yes 會 ☐

No 不會 ☒

Others (Please Specify) 其他 (請列明)

Yes 會 ☐

No 不會 ☒

Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)

請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)

.....  
.....  
.....  
.....  
.....

**8. Justifications 理由**

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

1. The Application Site is the subject of two previously approved applications (i.e., Nos. A/NE-LT/249 and A/NE-LT/439) for proposed Small House. The two planning permissions were lapsed owing to the Applicant mistakenly oversighted the timelines for applying the extension of time, a re-submission is hence required to allow him to continue to proceed his Small House Grant with the Lands Department. The current proposal is for a Small House development which is the same as that in the previously approved applications.
2. The proposed Small House fully complies with the Town Planning Board (“TPB”) technical document on *“Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories”* in that:
  - (i) The Application Site falls within the village ‘environs’ of Sha Pa Village; and the location and disposition of the proposed Small House remain unchanged when compared to the two previously approved applications. The lot index plan with survey points of the proposed Small House is in **Figure 1**;
  - (ii) The Application Site is a piece of fallow agricultural land. The proposed Small House is compatible with the surrounding development character and some approved Small House developments are also found in its vicinity;
  - (iii) No adverse sewerage impact on the local area due to the proposed Small House is anticipated. The sewage generated from the proposed Small House will be connected to the existing public sewer system at the Applicant’s own cost. Therefore, no impact on the water gathering ground is anticipated. The previously accepted sewerage system proposal remains unchanged and is indicated in **Figure 2**. The Applicant has obtained consents from all affected lot owners (**Appendix I**);
  - (iv) No adverse traffic impact on the local area due to the proposed Small House is anticipated. Like many local residents in the vicinity, the Applicant will rely on the local public transport facilities. The actual walking time between the Application Site and Lam Kam Road is only about 3 minutes, and there are adequate public transport facilities running along Lam Kam Road, including but not limited to, three bus routes (64K, 64P and 65K) and one green minibus route (25K) to and from Tai Po Market and Tai Wo MTR stations. No parking space is proposed in the current proposal. There are parking spaces available in the vicinity of the site if required; and
  - (v) Overall impact arising from the proposed development regarding traffic, environmental, landscape, drainage and sewerage aspects on the locality would be minimal.
3. In light of the above, the Applicant respectfully requests the TPB to give sympathetic consideration to and approve the present planning application.

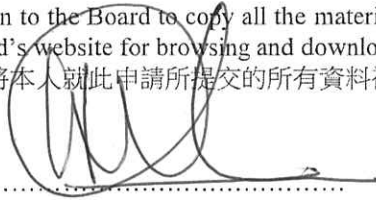


**9. Declaration 聲明**

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

Kim On CHAN

Name in Block Letters  
姓名（請以正楷填寫）

Managing Director

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 #29

Others 其他

on behalf of  
代表

Vision Planning Consultants Limited

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

Date 日期

29 MAR 2022

(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。)

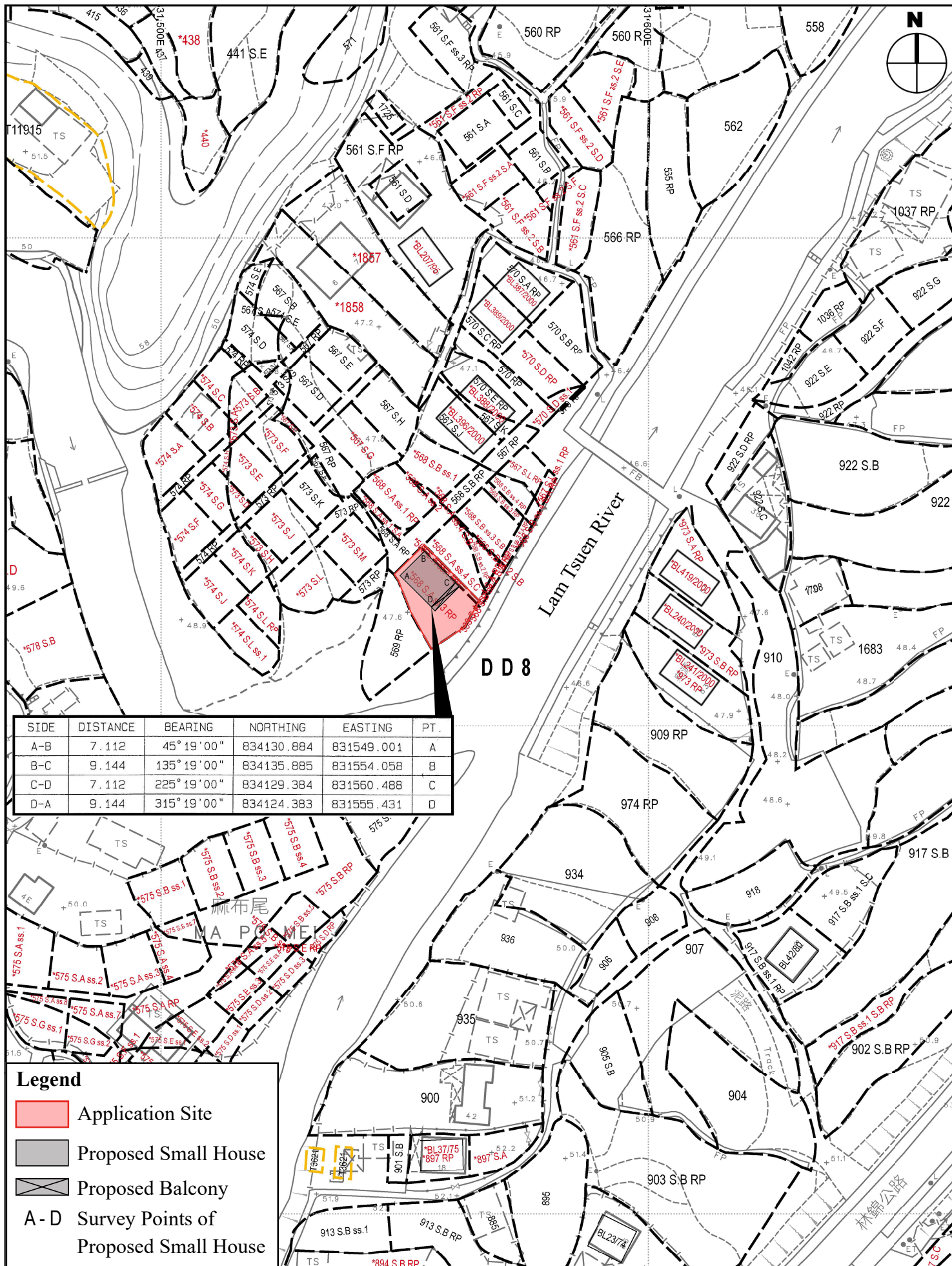
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Lots Nos. 568 S.A ss.3 RP and 568 S.A ss.4 RP in D.D. 8, Sha Pa Village, Lam Tsuen Valley, Tai Po, New Territories 新界 大埔 林村谷 沙壩村 丈量約份第8約地段第568號A分段第3小分段餘段及第568號A分段第4小分段餘段		
Site area 地盤面積	195.35	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	NIL	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Lam Tsuen Outline Zoning Plan No. S/NE-LT/11 林村分區計劃大綱核准圖編號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	195.09	sq.m 平方米	<input checked="" type="checkbox"/> About 約
(ii) Proposed No. of house(s) 擬議房屋幢數	1		
(iii) Proposed building height/No. of storeys 建築物高度／層數	8.23 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)		
	3 Storeys(s) 層		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
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"/>
<u>Lot Index Plan with Survey Points of Proposed Small House, Previously Accepted</u>		
<u>Sewerage System Proposal</u>		
<b>Reports 報告書</b>		
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。





### Legend

- Application Site
- Proposed Small House
- Proposed Balcony
- A - D Survey Points of Proposed Small House

### Lot Index Plan

(Extracted from the Lot Index Plan

No. ags\_S00000084032\_0001)

Figure 1

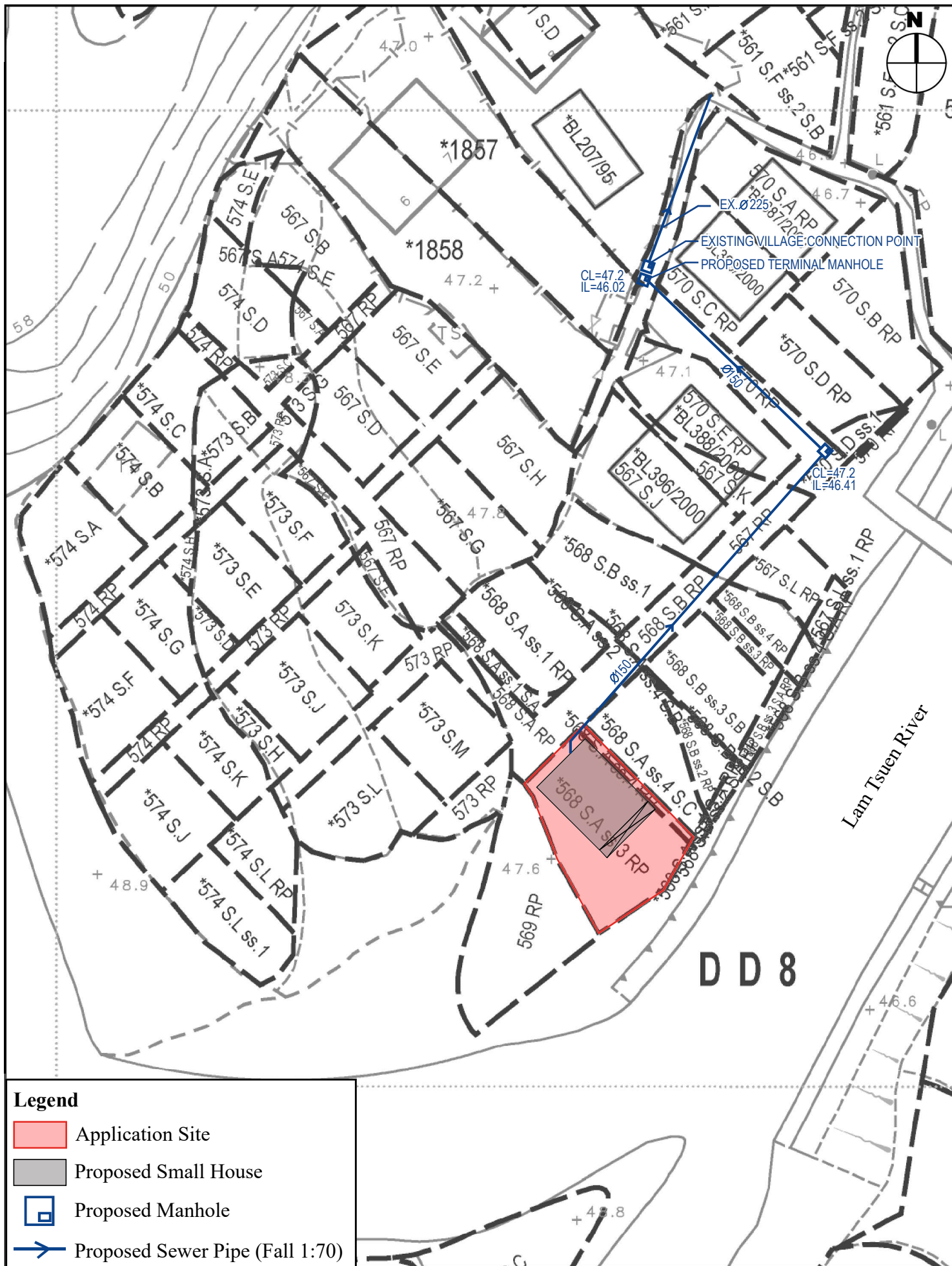
1 : 1 000

**VISION**

弘域城市規劃顧問有限公司  
VISION PLANNING CONSULTANTS LTD.

香港北角觀康街 9-23 號秀明中心 20 樓 C 室  
Unit C, 20/F., Seabright Plaza, 9-23 Sheil Street, North Point, Hong Kong.  
Tel : (852) 2566 9988 Fax: (852) 2566 9978 E-mail: vision@visionplanning.com.hk





### Legend

- Application Site
- Proposed Small House
- Proposed Manhole
- Proposed Sewer Pipe (Fall 1:70)

### Previously Accepted Sewerage System Proposal

(Extracted from the Lot Index Plan  
No. ags\_S00000084032\_0001)

Figure 2

1 : 500

**VISION**

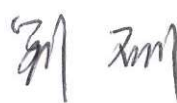



弘域城市規劃顧問有限公司  
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香港北角觀景街 9-23 號秀明中心 20 樓 C 室  
Unit C, 20/F., Seabright Plaza, 9-23 Sheil Street, North Point, Hong Kong.  
Tel : (852) 2566 9988 Fax: (852) 2566 9978 E-mail: vision@visionplanning.com.hk



**渠務工程同意書**

以下地段的註冊業主同意讓申請人（丈量約份第 8 約地段第 568 號 A 分段第 3 小分段餘段及第 568 號 A 分段第 4 小分段餘段的註冊業主）在其地段內建設申請人的排污及/或排水設施。

地段	註冊業主	簽署	簽署日期
丈量約份第 8 約地段第 568 號 A 分段餘段及第 568 號 B 分段餘段	劉石川		21/12/2021
丈量約份第 8 約地段第 567 號餘段	劉石川		21/12/2021
	沈天才		19/12/2021
丈量約份第 8 約地段第 570 號餘段	沈天才		19/12/2021

2022年 3月 3 1日

此文件存  
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。

31 MAR 2022

This document is received on  
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](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](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

2200795 29/3 by hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-LT/722
	Date Received 收到日期	31 MAR 2022

- 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。

<b>1. Name of Applicant 申請人姓名/名稱</b>
( <input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
LAM Ping Wing 林炳榮

<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Vision Planning Consultants Limited 弘域城市規劃顧問有限公司

<b>3. Application Site 申請地點</b>	
(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)	Lots Nos. 568 S.A ss.4 S.B, 568 S.B ss.2 S.B and 568 S.B ss.3 S.B in D.D. 8, Sha Pa Village, Lam Tsuen Valley, Tai Po, New Territories 新界大埔林村谷沙壩村丈量約份第8約地段第568號A分段第4小分段B分段、第568號B分段第2小分段B分段及第568號B分段第3小分段B分段
(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 101.75 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	Approved Lam Tsuen Outline Zoning Plan No. S/NE-LT/11 林村分區計劃大綱核准圖編號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 空置  (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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。

☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 –

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

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



<b>6. Development Proposal 擬議發展計劃</b>			
(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	LAM Ping Wing 林炳榮		
(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)	Hang Ha Po 坑下莆		
(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	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	about 約 65.03 ..... sq.m 平方米	Proposed building height of each house 每幢房屋的擬議高度	not more than 不多於 8.23 ..... m 米
(f) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途	Circulation area 通道地方  (Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable) (請在圖則上顯示, 並註明車位總數, 以及每個車位的長度和寬度及/或化糞池的位置 (如適用))		
(g) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是          No 否	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) ..... <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input checked="" type="checkbox"/>	
(h) Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁至公共污水渠?	Yes 是 <input checked="" type="checkbox"/>          No 否 <input type="checkbox"/>	(Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線)          (Please indicate on plan the location of the proposed septic tank. 請用圖則顯示化糞池的位置)	

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

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

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

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

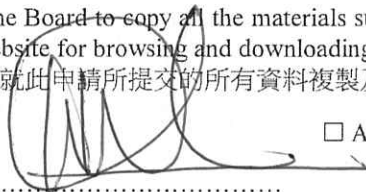
1. The Application Site is the subject of two previously approved applications (i.e., Nos. A/NE-LT/249 and A/NE-LT/439) for proposed Small House. The two planning permissions were lapsed owing to the Applicant mistakenly oversights the timelines for applying the extension of time, a re-submission is hence required to allow him to continue to proceed his Small House Grant with the Lands Department. The current proposal is for a Small House development which is the same as that in the previously approved applications.
2. The proposed Small House fully complies with the Town Planning Board (“**TPB**”) technical document on “*Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories*” in that:
  - (i) The Application Site falls within the village ‘environs’ of Sha Pa Village; and the location and disposition of the proposed Small House remain unchanged when compared to the two previously approved applications. The lot index plan with survey points of the proposed Small House is in **Figure 1**;
  - (ii) The Application Site is a piece of fallow agricultural land. The proposed Small House is compatible with the surrounding development character and some approved Small House developments are also found in its vicinity;
  - (iii) No adverse sewerage impact on the local area due to the proposed Small House is anticipated. The sewage generated from the proposed Small House will be connected to the existing public sewer system at the Applicant’s own cost. Therefore, no impact on the water gathering ground is anticipated. The previously accepted sewerage system proposal remains unchanged and is indicated in **Figure 2**. The Applicant has obtained consents from all affected lot owners (**Appendix I**);
  - (iv) No adverse traffic impact on the local area due to the proposed Small House is anticipated. Like many local residents in the vicinity, the Applicant will rely on the local public transport facilities. The actual walking time between the Application Site and Lam Kam Road is only about 3 minutes, and there are adequate public transport facilities running along Lam Kam Road, including but not limited to, three bus routes (64K, 64P and 65K) and one green minibus route (25K) to and from Tai Po Market and Tai Wo MTR stations. No parking space is proposed in the current proposal. There are parking spaces available in the vicinity of the site if required; and
  - (v) Overall impact arising from the proposed development regarding traffic, environmental, landscape, drainage and sewerage aspects on the locality would be minimal.
3. In light of the above, the Applicant respectfully requests the TPB to give sympathetic consideration to and approve the present planning application.

**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

Kim On CHAN

Managing Director

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

#29

on behalf of  
代表

Vision Planning Consultants Limited

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

Date 日期

29 MAR 2022

..... (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。)

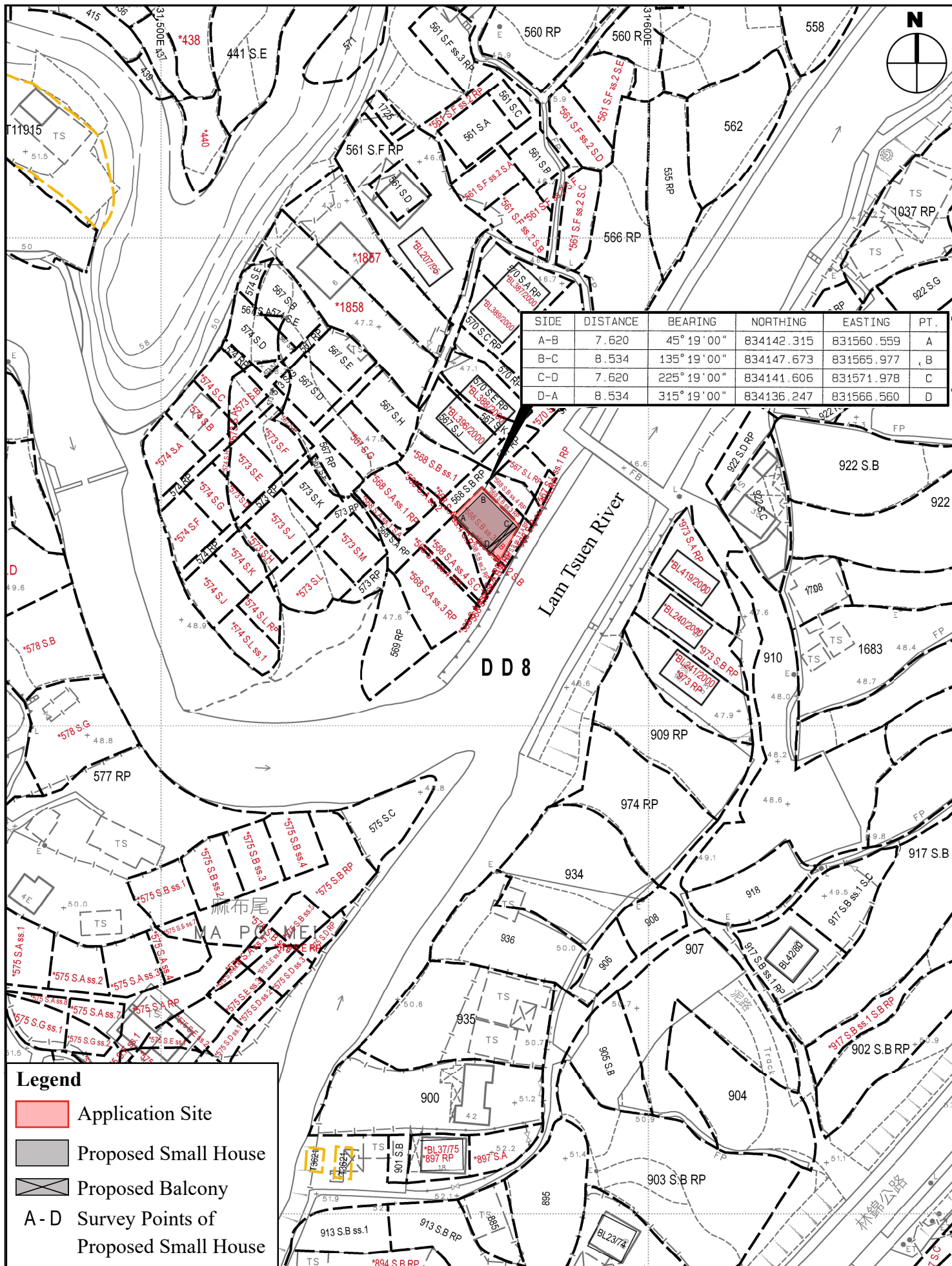
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lots Nos. 568 S.A ss.4 S.B, 568 S.B ss.2 S.B and 568 S.B ss.3 S.B in D.D. 8, Sha Pa Village, Lam Tsuen Valley, Tai Po, New Territories 新界 大埔 林村谷 沙壩村 丈量約份第8約地段第568號A分段第4小分段B分段、第568號B分段第2小分段B分段及第568號B分段第3小分段B分段		
Site area 地盤面積	101.75	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	NIL	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Lam Tsuen Outline Zoning Plan No. S/NE-LT/11 林村分區計劃大綱核准圖編號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	195.09	sq.m 平方米	<input checked="" type="checkbox"/> About 約
(ii) Proposed No. of house(s) 擬議房屋幢數	1		
(iii) Proposed building height/No. of storeys 建築物高度/層數	8.23 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)		
	3 Storeys(s) 層		



Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b>Plans and Drawings 圖則及繪圖</b>		
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"/>
<u>Lot Index Plan with Survey Points of Proposed Small House, Previously</u>		
<u>Accepted Sewerage System Proposal</u>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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



# Lot Index Plan

(Extracted from the Lot Index Plan

No. ags\_S00000084032\_0001)

Figure 1

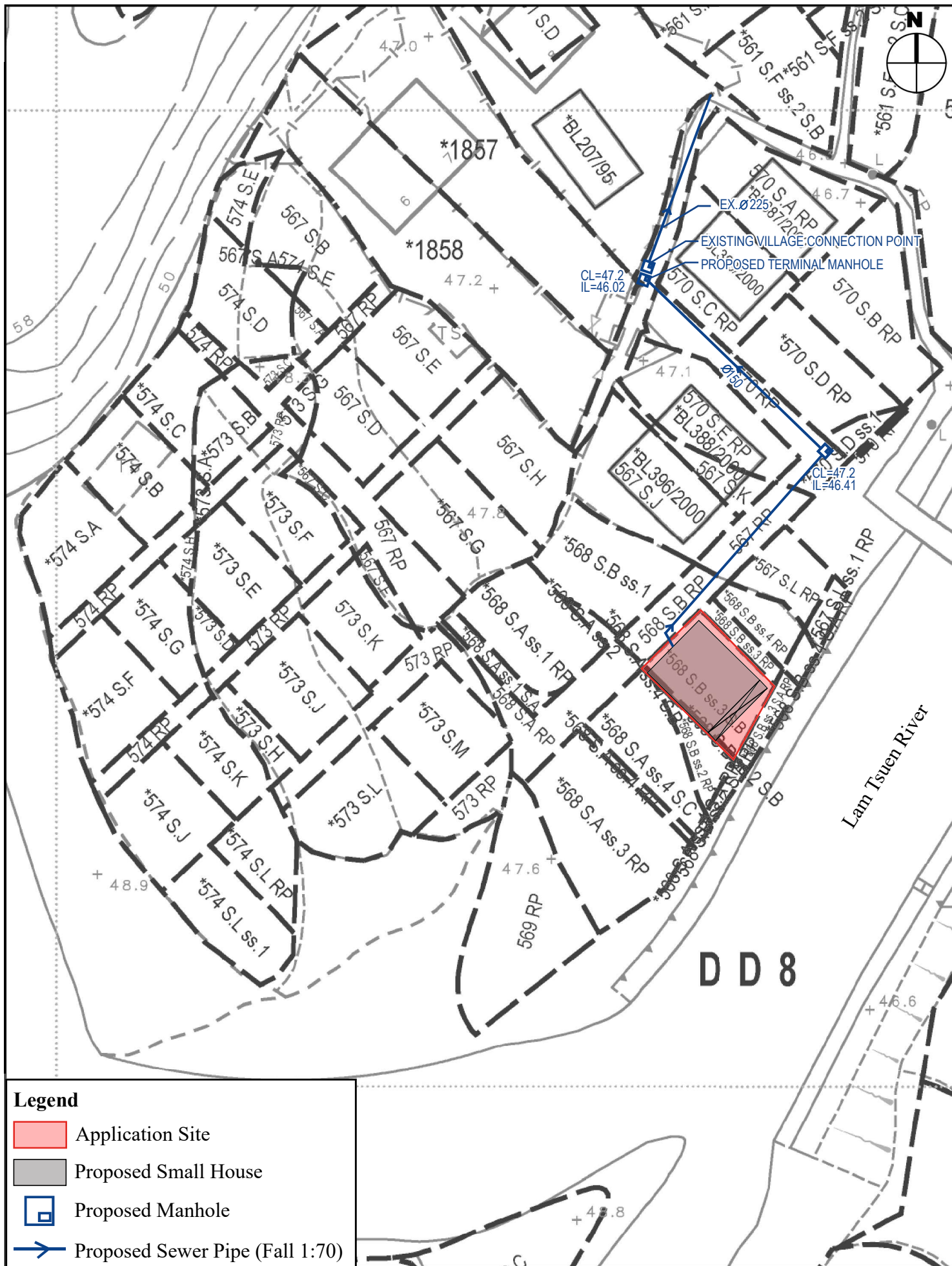
1 : 1 000

**VISION**

弘域城市規劃顧問有限公司  
VISION PLANNING CONSULTANTS LTD.

香港北角觀康街 9-23 號秀明中心 20 樓 C 室  
Unit C, 20/F, Seabright Plaza, 9-23 Sheil Street, North Point, Hong Kong.  
Tel: (852) 2566 9988 Fax: (852) 2566 9978 E-mail: vision@visionplanning.com.hk





# Legend

- Application Site
- Proposed Small House
- Proposed Manhole
- Proposed Sewer Pipe (Fall 1:70)

## Previously Accepted Sewerage System Proposal

(Extracted from the Lot Index Plan  
No. ags\_S00000084032\_0001)

Figure 2

1 : 500


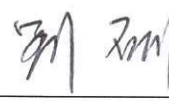


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Tel : (852) 2566 9988 Fax: (852) 2566 9978 E-mail: vision@visionplanning.com.hk

### 渠務工程同意書

以下地段的註冊業主同意讓申請人（丈量約份第 8 約地段第 568 號 A 分段第 4 小分段 B 分段、第 568 號 B 分段第 2 小分段 B 分段及第 568 號 B 分段第 3 小分段 B 分段的註冊業主）在其地段內建設申請人的排污及/或排水設施。

地段	註冊業主	簽署	簽署日期
丈量約份第 8 約地段第 568 號 B 分段餘段	劉石川		21/12/2021
丈量約份第 8 約地段第 567 號餘段	劉石川		21/12/2021
	沈天才		18/12/2021
丈量約份第 8 約地段第 570 號餘段	沈天才		18/12/2021



2022年 3月 3 1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 31 MAR 2022  
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](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](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

2200794 29/3 by hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-LT/723
	Date Received 收到日期	31 MAR 2022

- 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)

LEE Kwok Hung

李國雄

### 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)

Vision Planning Consultants Limited

弘域城市規劃顧問有限公司

### 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)	Lots Nos. 568 S.A ss.4 S.C and 568 S.B ss.2 RP in D.D. 8, Sha Pa Village, Lam Tsuen Valley, Tai Po, New Territories 新界大埔 林村谷 沙壩村 丈量約份第8約地段第568號A分段第4小分段C分段及第568號B分段第2小分段餘段
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 123.3 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 195.09 sq.m 平方米 <input 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	Approved Lam Tsuen Outline Zoning Plan No. S/NE-LT/11 林村分區計劃大綱核准圖編號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 空置  (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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。

☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 –

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於\_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

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



<b>6. Development Proposal 擬議發展計劃</b>			
(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	LEE Kwok Hung 李國雄		
(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)	Tai Po Kau 大埔滢		
(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	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	about 約 65.03 ..... sq.m 平方米	Proposed building height of each house 每幢房屋的擬議高度	not more than 不多於 8.23 ..... m 米
(f) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途	Circulation area 通道地方  (Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable) (請在圖則上顯示, 並註明車位總數, 以及每個車位的長度和寬度及/或化糞池的位置 (如適用))		
(g) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是        No 否	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) ..... <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input checked="" type="checkbox"/>	
(h) Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁至公共污水渠?	Yes 是 <input checked="" type="checkbox"/>       No 否 <input type="checkbox"/>	(Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線)  (Please indicate on plan the location of the proposed septic tank. 請用圖則顯示化糞池的位置)	

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

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

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

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

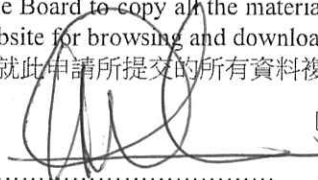
1. The Application Site is the subject of two previously approved applications (i.e., Nos. A/NE-LT/249 and A/NE-LT/439) for proposed Small House. The two planning permissions were lapsed owing to the Applicant mistakenly oversighted the timelines for applying the extension of time, a re-submission is hence required to allow him to continue to proceed his Small House Grant with the Lands Department. The current proposal is for a Small House development which is the same as that in the previously approved applications.
2. The proposed Small House fully complies with the Town Planning Board (“TPB”) technical document on *“Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories”* in that:
  - (i) The Application Site falls within the village ‘environs’ of Sha Pa Village; and the location and disposition of the proposed Small House remain unchanged when compared to the two previously approved applications. The lot index plan with survey points of the proposed Small House is in **Figure 1**;
  - (ii) The Application Site is a piece of fallow agricultural land. The proposed Small House is compatible with the surrounding development character and some approved Small House developments are also found in its vicinity;
  - (iii) No adverse sewerage impact on the local area due to the proposed Small House is anticipated. The sewage generated from the proposed Small House will be connected to the existing public sewer system at the Applicant’s own cost. Therefore, no impact on the water gathering ground is anticipated. The previously accepted sewerage system proposal remains unchanged and is indicated in **Figure 2**. The Applicant has obtained consents from all affected lot owners (**Appendix I**);
  - (iv) No adverse traffic impact on the local area due to the proposed Small House is anticipated. Like many local residents in the vicinity, the Applicant will rely on the local public transport facilities. The actual walking time between the Application Site and Lam Kam Road is only about 3 minutes, and there are adequate public transport facilities running along Lam Kam Road, including but not limited to, three bus routes (64K, 64P and 65K) and one green minibus route (25K) to and from Tai Po Market and Tai Wo MTR stations. No parking space is proposed in the current proposal. There are parking spaces available in the vicinity of the site if required; and
  - (v) Overall impact arising from the proposed development regarding traffic, environmental, landscape, drainage and sewerage aspects on the locality would be minimal.
3. In light of the above, the Applicant respectfully requests the TPB to give sympathetic consideration to and approve the present planning application.

**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

Kim On CHAN

Managing Director

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 #29

on behalf of  
代表

Vision Planning Consultants Limited

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

Date 日期

29 MAR 2022

(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.)

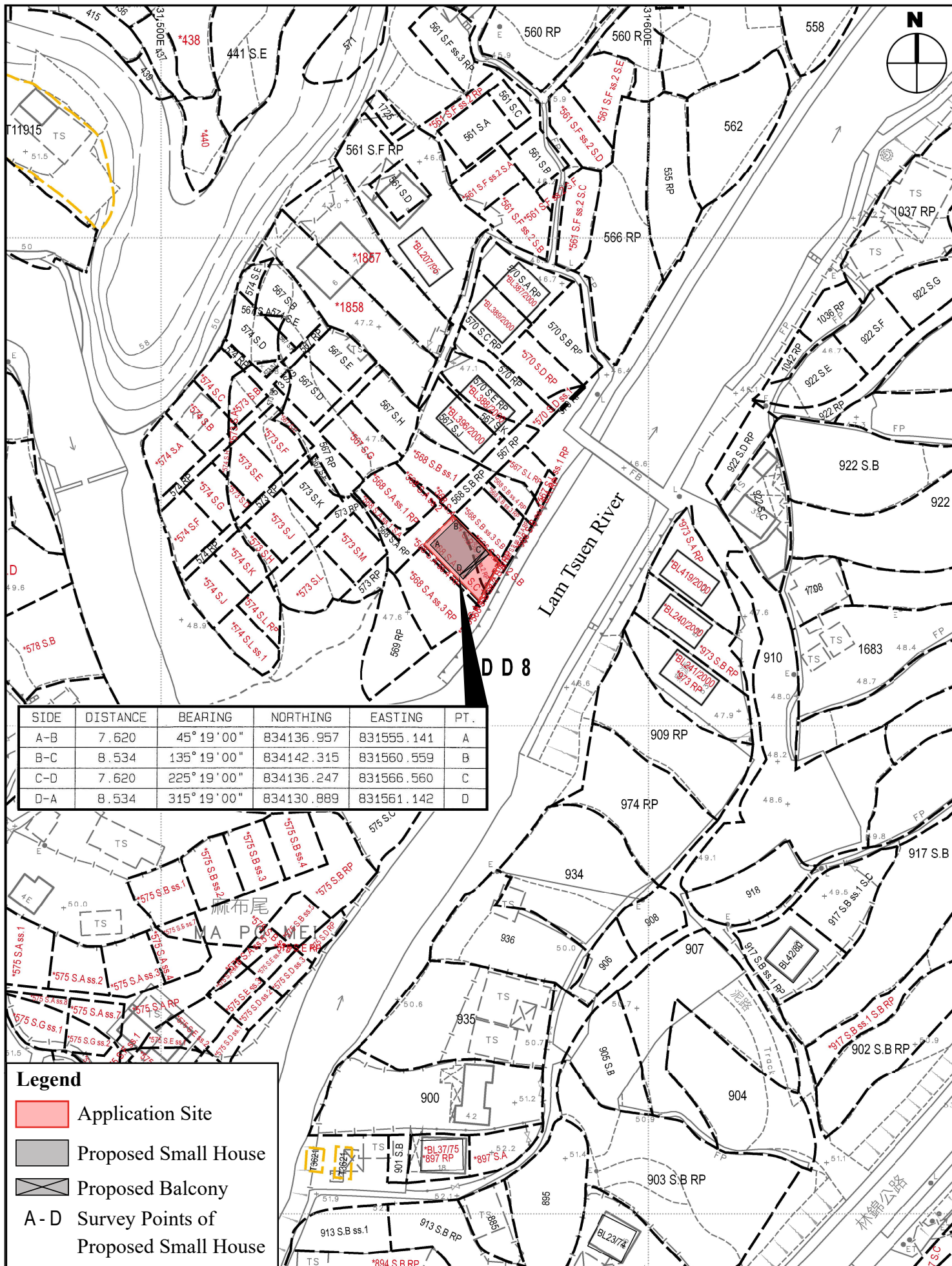
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Lots Nos. 568 S.A ss.4 S.C and 568 S.B ss.2 RP in D.D. 8, Sha Pa Village, Lam Tsuen Valley, Tai Po, New Territories 新界 大埔 林村谷 沙壩村 丈量約份第8約地段第568號A分段第4小分段 C分段及第568號B分段第2小分段餘段		
Site area 地盤面積	123.3	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	NIL	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Lam Tsuen Outline Zoning Plan No. S/NE-LT/11 林村分區計劃大綱核准圖編號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	195.09	sq.m 平方米	<input checked="" type="checkbox"/> About 約
(ii) Proposed No. of house(s) 擬議房屋幢數	1		
(iii) Proposed building height/No. of storeys 建築物高度／層數	8.23 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)		
	3 Storeys(s) 層		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
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"/>
<u>Lot Index Plan with Survey Points of Proposed Small House, Previously Accepted</u>		
<u>Sewerage System Proposal</u>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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



### Lot Index Plan

(Extracted from the Lot Index Plan

No. ags\_S00000084032\_0001)

Figure 1

1 : 1 000

**VISION**

弘域城市規劃顧問有限公司  
VISION PLANNING CONSULTANTS LTD.

香港北角觀康街 9-23 號秀明中心 20 樓 C 室  
Unit C, 20/F., Seabright Plaza, 9-23 Sheil Street, North Point, Hong Kong.  
Tel : (852) 2566 9988 Fax: (852) 2566 9978 E-mail: vision@visionplanning.com.hk

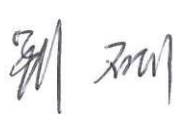
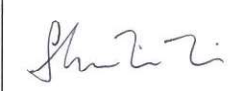






## 渠務工程同意書

以下地段的註冊業主同意讓申請人（丈量約份第 8 約地段第 568 號 A 分段第 4 小分段 C 分段及第 568 號 B 分段第 2 小分段餘段的註冊業主）在其地段內建設申請人的排污及/或排水設施。

地段	註冊業主	簽署	簽署日期
丈量約份第 8 約地段第 568 號 A 分段餘段及第 568 號 B 分段餘段	劉石川		21/12/2021
丈量約份第 8 約地段第 567 號餘段	劉石川		12/12/2021
	沈天才		18/12/2021
丈量約份第 8 約地段第 570 號餘段	沈天才		18/12/2021

2022年 3月 3 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 31 MAR 2022  
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](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](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

2200792 29/3 by hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-LT/724
	Date Received 收到日期	31 MAR 2022

- 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)

LAM Kwok Ming Billy

林國明

### 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)

Vision Planning Consultants Limited

弘域城市規劃顧問有限公司

### 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)	Lots Nos. 570 S.B RP and 570 S.D RP in D.D. 8, Sha Pa Village, Lam Tsuen Valley, Tai Po, New Territories 新界大埔 林村谷 沙壩村 丈量約份第8約地段第570號 B分段餘段及第570號D分段餘段
(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 ..... 268.15 ..... 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	Approved Lam Tsuen Outline Zoning Plan No. S/NE-LT/11 林村分區計劃大綱核准圖編號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 空置  (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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)”<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the “current land owner(s)” <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

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

<b>6. Development Proposal 擬議發展計劃</b>			
(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	LAM Kwok Ming Billy 林國明		
(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)	Hang Ha Po 坑下莆		
(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	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	about 約 65.03 ..... sq.m 平方米	Proposed building height of each house 每幢房屋的擬議高度	not more than 不多於 8.23 ..... m 米
(f) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途	Circulation area 通道地方  (Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable) (請在圖則上顯示，並註明車位總數，以及每個車位的長度和寬度及/或化糞池的位置 (如適用))		
(g) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是          No 否	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) ..... <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input checked="" type="checkbox"/>	
(h) Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁至公共污水渠?	Yes 是 <input checked="" type="checkbox"/>       No 否 <input type="checkbox"/>	(Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線)       (Please indicate on plan the location of the proposed septic tank. 請用圖則顯示化糞池的位置)	

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

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

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

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?</p>	<p>Yes 是 <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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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. The Application Site is the subject of two previously approved applications (i.e., Nos. A/NE-LT/226 and A/NE-LT/439) for proposed Small House. The two planning permissions were lapsed owing to the Applicant mistakenly oversighted the timelines for applying the extension of time, a re-submission is hence required to allow him to continue to proceed his Small House Grant with the Lands Department. The current proposal is for a Small House development which is the same as that in the previously approved applications.
2. The proposed Small House fully complies with the Town Planning Board (“TPB”) technical document on *“Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories”* in that:
  - (i) The Application Site falls within the village ‘environs’ of Sha Pa Village; and the location and disposition of the proposed Small House remain unchanged when compared to the two previously approved applications. The lot index plan and proposed small house plan are in **Figures 1 and 3**;
  - (ii) The Application Site is a piece of fallow agricultural land. The proposed Small House is compatible with the surrounding development character and some approved Small House developments are also found in its vicinity;
  - (iii) No adverse sewerage impact on the local area due to the proposed Small House is anticipated. The sewage generated from the proposed Small House will be connected to the existing public sewer system at the Applicant’s own cost. Therefore, no impact on the water gathering ground is anticipated. The previously accepted sewerage system proposal remains unchanged and is indicated in **Figure 2**. The Applicant has obtained consents from all affected lot owners (**Appendix I**);
  - (iv) No adverse traffic impact on the local area due to the proposed Small House is anticipated. Like many local residents in the vicinity, the Applicant will rely on the local public transport facilities. The actual walking time between the Application Site and Lam Kam Road is only about 3 minutes, and there are adequate public transport facilities running along Lam Kam Road, including but not limited to, three bus routes (64K, 64P and 65K) and one green minibus route (25K) to and from Tai Po Market and Tai Wo MTR stations. No parking space is proposed in the current proposal. There are parking spaces available in the vicinity of the site if required; and
  - (v) Overall impact arising from the proposed development regarding traffic, environmental, landscape, drainage and sewerage aspects on the locality would be minimal.
3. In light of the above, the Applicant respectfully requests the TPB to give sympathetic consideration to and approve the present planning application.



**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

Kim On CHAN

Managing Director

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 #29

Others 其他

on behalf of  
代表

Vision Planning Consultants Limited

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

Date 日期

29 MAR 2022

(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	Lots Nos. 570 S.B RP and 570 S.D RP in D.D. 8, Sha Pa Village, Lam Tsuen Valley, Tai Po, New Territories 新界 大埔 林村谷 沙壩村 丈量約份第8約地段第570號B分段餘段及第570號D分段餘段		
Site area 地盤面積	268.15	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	NIL	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Lam Tsuen Outline Zoning Plan No. S/NE-LT/11 林村分區計劃大綱核准圖編號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	195.09	sq.m 平方米	<input checked="" type="checkbox"/> About 約
(ii) Proposed No. of house(s) 擬議房屋幢數	1		
(iii) Proposed building height/No. of storeys 建築物高度／層數	8.23 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)		
	3 Storeys(s) 層		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
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"/>
<u>Lot Index Plan, Proposed Small House Plan, Previously Accepted Sewerage System Proposal</u>		
<b><u>Reports 報告書</u></b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

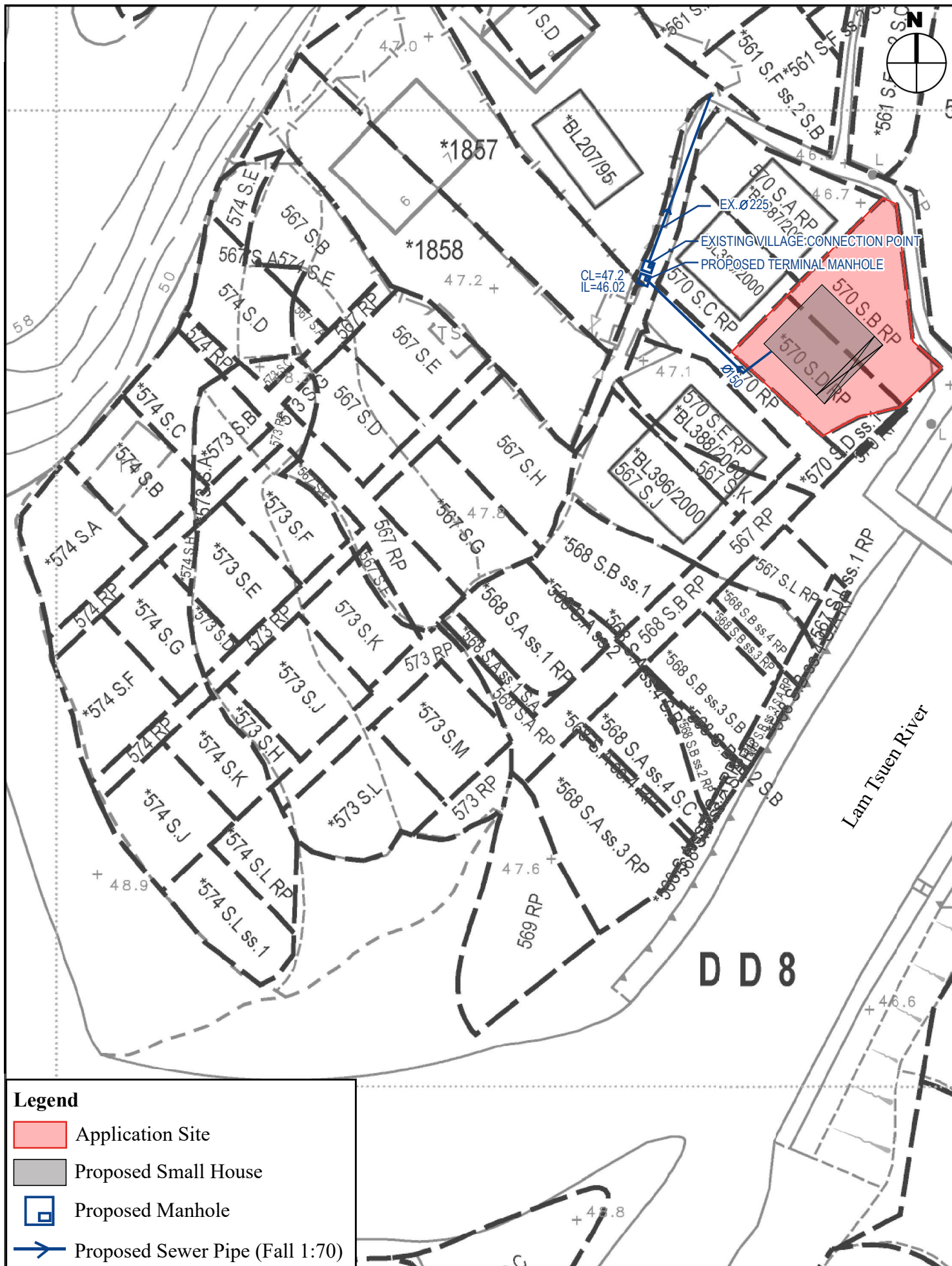
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In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

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









### Legend

- Application Site
- Proposed Small House
- Proposed Manhole
- Proposed Sewer Pipe (Fall 1:70)

### Previously Accepted Sewerage System Proposal

(Extracted from the Lot Index Plan  
No. ags\_S00000084032\_0001)

Figure 2

1 : 500

**VISION**

弘域城市規劃顧問有限公司  
VISION PLANNING CONSULTANTS LTD.

香港北角觀景街 9-23 號秀明中心 20 樓 C 室  
Unit C, 20/F., Seabright Plaza, 9-23 Sheff Street, North Point, Hong Kong.  
Tel : (852) 2566 9988 Fax: (852) 2566 9978 E-mail: vision@visionplanning.com.hk



A detailed map of the Shu Pa Site area in Hong Kong. The map shows the Lam Tsuen Valley (林村谷) and the Lam Wan Road (林灣路). The Shu Pa Site (沙壩) is marked with a circle. Other locations shown include Sha Pa (沙壩), San Yau (新墟), Ping Long (坪朗), and Yau Po Mei (腰布尾). The map also indicates the proximity to the New Territories (新界) and the Kowloon (九龍) area.

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

Point	Bearing	Distance	Northing	Easting
A			834176.036	831572.658
B	44° 00' 10"	8.534	834182.175	831578.586
C	134° 00' 10"	7.620	834176.882	831584.067
D	224° 00' 10"	8.534	834170.743	831578.139
A	314° 00' 10"	7.620	834176.036	831572.658

☒ ☒ ☒ Balcony (8.534m x 1.22m)

Survey Sheet No. : 7-NW-6B


SHIU YIP SURVEY SERVICES COMPANY

Tel : 8107 2373  
Fax : 2475 4002

### **Figure 3 Proposed Small House Plan**

**渠務工程同意書**

以下地段的註冊業主同意讓申請人（丈量約份第 8 約地段第 570 號 B 分段餘段及第 570 號 D 分段餘段的註冊業主）在其地段內建設申請人的排污及/或排水設施。

地段	註冊業主	簽署	簽署日期
丈量約份第 8 約地段第 570 號 餘段	沈天才		18/12/2021

VISION PLANNING CONSULTANTS LTD.  
弘域城市規劃顧問有限公司

Our Ref: TP-LT/PA/SPH/21-03  
Date: 20 July, 2022

By Email

The Secretary,  
Town Planning Board,  
c/o Town Planning Board Section,  
Planning Department,  
15/F, North Point Government Offices,  
333 Java Road,  
North Point,  
Hong Kong.

Dear Sirs,

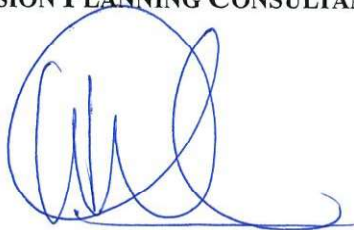
**Proposed Small House (New Territories Exempted House) at Lots Nos. 567 S.L RP, 568 S.B ss.3 RP and 568 S.B ss.4 RP in D.D. 8, Sha Pa Village, Lam Tsuen Valley, Tai Po, New Territories**  
**(Application No. A/NE-LT/718)**

On behalf of the Applicant, we submit herewith a Responses-to-Comments (“R-to-C”) Table dated 13.7.2022 to respond to comments raised by relevant Government departments on the captioned application.

Should you have any queries with regard to the above, please do not hesitate to contact our Miss Tiffany YEUNG or the undersigned at 2566 9988.

Thank you very much for your kind attention.

Yours faithfully,  
for and on behalf of  
**VISION PLANNING CONSULTANTS LTD.**



Kim On CHAN  
Managing Director

Encl.  
[KC/TY]  
[TP-LT/PA/SPH/21-03]

c.c. Client By email  
STN DPO (Attn.: Ms. Vanessa CHUNG) By email



**Table A: Responses to Departmental Comments (dated 13.7.2022)**

Departmental Comments		Responses
<b>A.</b>	<b>Transport Department (received on 20 April 2022)</b>	
i.	While the traffic impact caused by small scale individual private developments might appear tolerable, the application may set an undesirable precedence for similar applications in the future. The cumulative traffic impact of such developments may overload the existing/planned transport infrastructure provided in the area; and	The Applicant wishes to further confirm that he will rely solely on local public transport facilities for daily commute. The actual walking time between the Application Site and Lam Kam Road is only about 3 minutes, and there are adequate public transport facilities running along Lam Kam Road including, but not limited to, three bus routes (64K, 64P and 65K) and one green minibus route (25K) to and from Tai Po Market and Tai Wo MTR stations. In view of its small scale, no adverse traffic impact to the vicinity due to the proposed development is anticipated.
ii.	the applicant is required to demonstrate how the parking demand would be addressed so as not to include illegal parking and hence adverse traffic impact in the vicinity. Key considerations may include availability of surplus parking spaces in the communal parking area(s) or in other appropriate locations and availability of convenient public transport service in the vicinity of the proposed NTEHs.	In light of the above, no parking demand will be generated as the applicant will rely solely on local public transport facilities for daily commute. In case of very special circumstances, i.e. to accommodate emergency vehicles, there are vacant land available in the vicinity of the Application Site which could be used for casual parking.
<b>B.</b>	<b>Lands Department (received on 20 April 2022)</b>	
i.	No objection to the applications;	Noted.
ii.	the seven applicants are indigenous villagers as confirmed by their Indigenous Inhabitant Representatives. The applicants are eligible for Small House grant;	
iii.	the subject sites are held under Block Government Lease (demised for agricultural use) and the sites under application are not covered by modification of tenancy or Building Licence. Small House applications submitted by the applicants are still under processing; and	
iv.	if and after planning permission has been given by Town Planning Board, LandsD will process the Small House applications. However, there is no guarantee at this stage	

Departmental Comments		Responses
	that the Small House applications would be approved. If the Small House applications are approved by LandsD acting in the capacity as landlord at its sole discretion, such approval will be subject to such terms and conditions as may be imposed by LandsD. Please also note that there is no guarantee to the grant of a right of way to the Small Houses concerned or approval of the EVA thereto.	
<b>C. Fire Services Department (received on 20 April 2022)</b>		
i.	No in-principle objection; and	Noted.
ii.	the applicant is reminded to observe “New Territories Exempted Houses - A Guide to Fire Safety Requirements” published by Lands Department. Detailed fire safety requirements will be formulated upon receipt of formal application referred by Lands Department.	
<b>D. Agriculture, Fisheries and Conservation Department (received on 26 April 2022)</b>		
i.	The sites are zoned “Agriculture” (“AGR”) and are currently a piece of abandoned land overgrown with grass and weeds. There are active agricultural activities in the vicinity, and agricultural infrastructure such as road access and water source is available. The sites can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the subject sites possess potential for agricultural rehabilitation, the applications are not supported from agricultural point of view.	The Application Site is the subject of two previous applications (i.e. Nos. A/NE-LT/249 and A/NE-LT/439) for proposed Small House approved in 2001 and 2012 respectively. As the sole current land owner, the Applicant has no intention to undertake agricultural activities on the Application Site. As some existing and approved Small House developments are found in the vicinity, the Proposed Development is considered not incompatible with the surrounding environment.
<b>E. Urban Design and Landscape Section, Planning Department (received on 26 April 2022)</b>		
i.	The sites are located in an area of settled valleys landscape character comprising of village houses, farmlands and clusters of tree groups. The proposed Small Houses under these applications are considered not incompatible with the surrounding environment;	Noted.

Departmental Comments		Responses
ii.	the sites are vacant land covered with self-seeded vegetation. Two young <i>Taxodium distichum</i> (落羽杉) are in good condition, some undersized trees of common species and invasive trees are found within the sites. As the existing trees are common and invasive species, significant adverse impact on the landscape resources arising from the proposed development is not anticipated. As such, we have no objection to the application from the landscape planning perspective;	Noted.
iii.	the applicant is advised to adjust the layout/location of the proposed NTEH to avoid the impact on the existing trees ( <i>Taxodium distichum</i> 落羽杉) within the application site no. A/NE-LT/720 as far as practicable. Sufficient space should be allowed for sustainable growth of the trees; and	Noted. Deposition of the proposed Small Houses will be further reviewed and adjusted if needed at the detailed design stage.
iv.	the applicants should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicants are reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works.	Noted.
<b>F. Water Supplies Department (received on 26 April 2022)</b>		
i.	No objection to the application;	Noted.
ii.	the sites are located within upper indirect water gathering grounds (WGG) and is situated less than 30m from the nearest stream;	
iii.	the following conditions shall be imposed to this planning application as follows:  (i) the foul water drainage system of the proposed Small Houses can be connected to the public sewerage system in the area and the applicants shall connect the whole of the foul water system to the public	

Departmental Comments	Responses
<p>sewerage system upon its completion;</p> <p>(ii) adequate protective measures shall be taken to ensure that no pollution or siltation occurs to the WGG;</p> <p>(iii) the whole of foul effluent from the proposed Small Houses shall be conveyed through cast iron pipes with sealed joints and hatchboxes;</p> <p>(iv) since the proposed Small Houses themselves are less than 30m from the nearest watercourse, they should be located as far away from the watercourse as possible; and</p> <p>(v) the applicants shall 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 Small Houses to the sewerage system via relevant private lots.</p>	



VISION PLANNING CONSULTANTS LTD.  
弘域城市規劃顧問有限公司

Our Ref: TP-LT/PA/TYC/21-03  
Date: 20 July, 2022

By Email

The Secretary,  
Town Planning Board,  
c/o Town Planning Board Section,  
Planning Department,  
15/F, North Point Government Offices,  
333 Java Road,  
North Point,  
Hong Kong.

Dear Sirs,

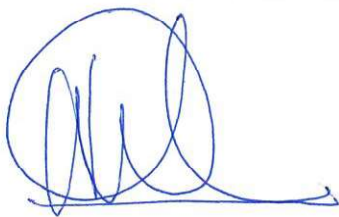
**Proposed Small House (New Territories Exempted House) at Lot No. 568 S.A ss.1  
RP in D.D. 8, Sha Pa Village, Lam Tsuen Valley, Tai Po, New Territories  
(Application No. A/NE-LT/719)**

On behalf of the Applicant, we submit herewith a Responses-to-Comments (“R-to-C”) Table dated 13.7.2022 to respond to comments raised by relevant Government departments on the captioned application.

Should you have any queries with regard to the above, please do not hesitate to contact our Miss Tiffany YEUNG or the undersigned at 2566 9988.

Thank you very much for your kind attention.

Yours faithfully,  
for and on behalf of  
**VISION PLANNING CONSULTANTS LTD.**



Kim On CHAN  
Managing Director

Encl.  
[KC/TY]  
[TP-LT/PA/TYC/21-03]

c.c. Client	By email
STN DPO (Attn.: Ms. Vanessa CHUNG)	By email

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Departmental Comments		Responses
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<b>B.</b>	<b>Lands Department (received on 20 April 2022)</b>	
i.	No objection to the applications;	Noted.
ii.	the seven applicants are indigenous villagers as confirmed by their Indigenous Inhabitant Representatives. The applicants are eligible for Small House grant;	
iii.	the subject sites are held under Block Government Lease (demised for agricultural use) and the sites under application are not covered by modification of tenancy or Building Licence. Small House applications submitted by the applicants are still under processing; and	
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Departmental Comments		Responses
	that the Small House applications would be approved. If the Small House applications are approved by LandsD acting in the capacity as landlord at its sole discretion, such approval will be subject to such terms and conditions as may be imposed by LandsD. Please also note that there is no guarantee to the grant of a right of way to the Small Houses concerned or approval of the EVA thereto.	
C. Fire Services Department (received on 20 April 2022)		
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ii.	the applicant is reminded to observe “New Territories Exempted Houses - A Guide to Fire Safety Requirements” published by Lands Department. Detailed fire safety requirements will be formulated upon receipt of formal application referred by Lands Department.	
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i.	The sites are located in an area of settled valleys landscape character comprising of village houses, farmlands and clusters of tree groups. The proposed Small Houses under these applications are considered not incompatible with the surrounding environment;	Noted.

Departmental Comments		Responses
ii.	the sites are vacant land covered with self-seeded vegetation. Two young Taxodium distichum (落羽杉) are in good condition, some undersized trees of common species and invasive trees are found within the sites. As the existing trees are common and invasive species, significant adverse impact on the landscape resources arising from the proposed development is not anticipated. As such, we have no objection to the application from the landscape planning perspective;	Noted.
iii.	the applicant is advised to adjust the layout/location of the proposed NTEH to avoid the impact on the existing trees (Taxodium distichum 落羽杉) within the application site no. A/NE-LT/720 as far as practicable. Sufficient space should be allowed for sustainable growth of the trees; and	Noted. Deposition of the proposed Small Houses will be further reviewed and adjusted if needed at the detailed design stage.
iv.	the applicants should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicants are reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works.	Noted.
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i.	No objection to the application;	Noted.
ii.	the sites are located within upper indirect water gathering grounds (WGG) and is situated less than 30m from the nearest stream;	
iii.	the following conditions shall be imposed to this planning application as follows:  (i) the foul water drainage system of the proposed Small Houses can be connected to the public sewerage system in the area and the applicants shall connect the whole of the foul water system to the public	



Departmental Comments	Responses
<p>sewerage system upon its completion;</p> <p>(ii) adequate protective measures shall be taken to ensure that no pollution or siltation occurs to the WGG;</p> <p>(iii) the whole of foul effluent from the proposed Small Houses shall be conveyed through cast iron pipes with sealed joints and hatchboxes;</p> <p>(iv) since the proposed Small Houses themselves are less than 30m from the nearest watercourse, they should be located as far away from the watercourse as possible; and</p> <p>(v) the applicants shall 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 Small Houses to the sewerage system via relevant private lots.</p>	

VISION PLANNING CONSULTANTS LTD.  
弘域城市規劃顧問有限公司

Our Ref: TP-LT/PA/SCM/21-03  
Date: 20 July, 2022

By Email

The Secretary,  
Town Planning Board,  
c/o Town Planning Board Section,  
Planning Department,  
15/F, North Point Government Offices,  
333 Java Road,  
North Point,  
Hong Kong.

Dear Sirs,

**Proposed Small House (New Territories Exempted House) at Lots Nos. 568 S.A ss.2 and 568 S.B ss.1 in D.D. 8, Sha Pa Village, Lam Tsuen Valley, Tai Po, New Territories**  
**(Application No. A/NE-LT/720)**

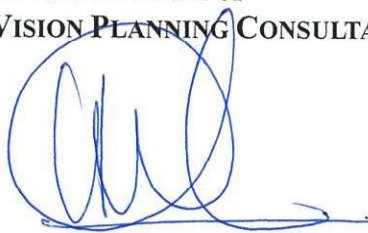
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On behalf of the Applicant, we submit herewith a Responses-to-Comments ("R-to-C") Table dated 13.7.2022 to respond to comments raised by relevant Government departments on the captioned application.

Should you have any queries with regard to the above, please do not hesitate to contact our Miss Tiffany YEUNG or the undersigned at 2566 9988.

Thank you very much for your kind attention.

Yours faithfully,  
for and on behalf of  
**VISION PLANNING CONSULTANTS LTD.**



Kim On CHAN  
Managing Director

Encl.  
[KC/TY]  
[TP-LT/PA/SCM/21-03]

c.c.	Client	By email
	STN DPO (Attn.: Ms. Vanessa CHUNG)	By email

**Table A: Responses to Departmental Comments (dated 13.7.2022)**

Departmental Comments		Responses
<b>A.</b>	<b>Transport Department (received on 20 April 2022)</b>	
i.	While the traffic impact caused by small scale individual private developments might appear tolerable, the application may set an undesirable precedence for similar applications in the future. The cumulative traffic impact of such developments may overload the existing/planned transport infrastructure provided in the area; and	The Applicant wishes to further confirm that he will rely solely on local public transport facilities for daily commute. The actual walking time between the Application Site and Lam Kam Road is only about 3 minutes, and there are adequate public transport facilities running along Lam Kam Road including, but not limited to, three bus routes (64K, 64P and 65K) and one green minibus route (25K) to and from Tai Po Market and Tai Wo MTR stations. In view of its small scale, no adverse traffic impact to the vicinity due to the proposed development is anticipated.
ii.	the applicant is required to demonstrate how the parking demand would be addressed so as not to include illegal parking and hence adverse traffic impact in the vicinity. Key considerations may include availability of surplus parking spaces in the communal parking area(s) or in other appropriate locations and availability of convenient public transport service in the vicinity of the proposed NTEHs.	In light of the above, no parking demand will be generated as the applicant will rely solely on local public transport facilities for daily commute. In case of very special circumstances, i.e. to accommodate emergency vehicles, there are vacant land available in the vicinity of the Application Site which could be used for casual parking.
<b>B.</b>	<b>Lands Department (received on 20 April 2022)</b>	
i.	No objection to the applications;	Noted.
ii.	the seven applicants are indigenous villagers as confirmed by their Indigenous Inhabitant Representatives. The applicants are eligible for Small House grant;	
iii.	the subject sites are held under Block Government Lease (demised for agricultural use) and the sites under application are not covered by modification of tenancy or Building Licence. Small House applications submitted by the applicants are still under processing; and	
iv.	if and after planning permission has been given by Town Planning Board, LandsD will process the Small House applications. However, there is no guarantee at this stage	

Departmental Comments		Responses
	that the Small House applications would be approved. If the Small House applications are approved by LandsD acting in the capacity as landlord at its sole discretion, such approval will be subject to such terms and conditions as may be imposed by LandsD. Please also note that there is no guarantee to the grant of a right of way to the Small Houses concerned or approval of the EVA thereto.	
C. Fire Services Department (received on 20 April 2022)		
i.	No in-principle objection; and	Noted.
ii.	the applicant is reminded to observe “New Territories Exempted Houses - A Guide to Fire Safety Requirements” published by Lands Department. Detailed fire safety requirements will be formulated upon receipt of formal application referred by Lands Department.	
D. Agriculture, Fisheries and Conservation Department (received on 26 April 2022)		
i.	The sites are zoned “Agriculture” (“AGR”) and are currently a piece of abandoned land overgrown with grass and weeds. There are active agricultural activities in the vicinity, and agricultural infrastructure such as road access and water source is available. The sites can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the subject sites possess potential for agricultural rehabilitation, the applications are not supported from agricultural point of view.	The Application Site is the subject of two previous applications (i.e. Nos. A/NE-LT/249 and A/NE-LT/439) for proposed Small House approved in 2001 and 2012 respectively. As the sole current land owner, the Applicant has no intention to undertake agricultural activities on the Application Site. As some existing and approved Small House developments are found in the vicinity, the Proposed Development is considered not incompatible with the surrounding environment.
E. Urban Design and Landscape Section, Planning Department (received on 26 April 2022)		
i.	The sites are located in an area of settled valleys landscape character comprising of village houses, farmlands and clusters of tree groups. The proposed Small Houses under these applications are considered not incompatible with the surrounding environment;	Noted.



Departmental Comments		Responses
ii.	the sites are vacant land covered with self-seeded vegetation. Two young Taxodium distichum (落羽杉) are in good condition, some undersized trees of common species and invasive trees are found within the sites. As the existing trees are common and invasive species, significant adverse impact on the landscape resources arising from the proposed development is not anticipated. As such, we have no objection to the application from the landscape planning perspective;	Noted.
iii.	the applicant is advised to adjust the layout/location of the proposed NTEH to avoid the impact on the existing trees (Taxodium distichum 落羽杉) within the application site no. A/NE-LT/720 as far as practicable. Sufficient space should be allowed for sustainable growth of the trees; and	Noted. Deposition of the proposed Small Houses will be further reviewed and adjusted if needed at the detailed design stage.
iv.	the applicants should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicants are reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works.	Noted.
<b>F. Water Supplies Department (received on 26 April 2022)</b>		
i.	No objection to the application;	Noted.
ii.	the sites are located within upper indirect water gathering grounds (WGG) and is situated less than 30m from the nearest stream;	
iii.	the following conditions shall be imposed to this planning application as follows:  (i) the foul water drainage system of the proposed Small Houses can be connected to the public sewerage system in the area and the applicants shall connect the whole of the foul water system to the public	

Departmental Comments	Responses
<p>sewerage system upon its completion;</p> <p>(ii) adequate protective measures shall be taken to ensure that no pollution or siltation occurs to the WGG;</p> <p>(iii) the whole of foul effluent from the proposed Small Houses shall be conveyed through cast iron pipes with sealed joints and hatchboxes;</p> <p>(iv) since the proposed Small Houses themselves are less than 30m from the nearest watercourse, they should be located as far away from the watercourse as possible; and</p> <p>(v) the applicants shall 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 Small Houses to the sewerage system via relevant private lots.</p>	

VISION PLANNING CONSULTANTS LTD.  
弘域城市規劃顧問有限公司

Our Ref: TP-LT/PA/SSL/21-03  
Date: 20 July, 2022

By Email

The Secretary,  
Town Planning Board,  
c/o Town Planning Board Section,  
Planning Department,  
15/F, North Point Government Offices,  
333 Java Road,  
North Point,  
Hong Kong.

Dear Sirs,

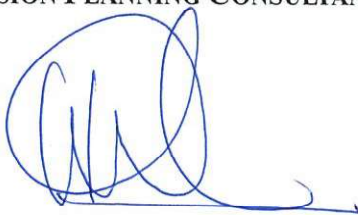
**Proposed Small House (New Territories Exempted House) at Lots Nos. 568 S.A ss.3 RP and 568 S.A ss.4 RP in D.D. 8, Sha Pa Village, Lam Tsuen Valley, Tai Po, New Territories**  
**(Application No. A/NE-LT/721)**

On behalf of the Applicant, we submit herewith a Responses-to-Comments ("R-to-C") Table dated 13.7.2022 to respond to comments raised by relevant Government departments on the captioned application.

Should you have any queries with regard to the above, please do not hesitate to contact our Miss Tiffany YEUNG or the undersigned at 2566 9988.

Thank you very much for your kind attention.

Yours faithfully,  
for and on behalf of  
**VISION PLANNING CONSULTANTS LTD.**



Kim On CHAN  
Managing Director

Encl.  
[KC/TY]  
[TP-LT/PA/SSL/21-03]

c.c. Client	By email
STN DPO (Attn.: Ms. Vanessa CHUNG)	By email

**Table A: Responses to Departmental Comments (dated 13.7.2022)**

Departmental Comments		Responses
<b>A.</b>	<b>Transport Department (received on 20 April 2022)</b>	
i.	While the traffic impact caused by small scale individual private developments might appear tolerable, the application may set an undesirable precedence for similar applications in the future. The cumulative traffic impact of such developments may overload the existing/planned transport infrastructure provided in the area; and	The Applicant wishes to further confirm that he will rely solely on local public transport facilities for daily commute. The actual walking time between the Application Site and Lam Kam Road is only about 3 minutes, and there are adequate public transport facilities running along Lam Kam Road including, but not limited to, three bus routes (64K, 64P and 65K) and one green minibus route (25K) to and from Tai Po Market and Tai Wo MTR stations. In view of its small scale, no adverse traffic impact to the vicinity due to the proposed development is anticipated.
ii.	the applicant is required to demonstrate how the parking demand would be addressed so as not to include illegal parking and hence adverse traffic impact in the vicinity. Key considerations may include availability of surplus parking spaces in the communal parking area(s) or in other appropriate locations and availability of convenient public transport service in the vicinity of the proposed NTEHs.	In light of the above, no parking demand will be generated as the applicant will rely solely on local public transport facilities for daily commute. In case of very special circumstances, i.e. to accommodate emergency vehicles, there are vacant land available in the vicinity of the Application Site which could be used for casual parking.
<b>B.</b>	<b>Lands Department (received on 20 April 2022)</b>	
i.	No objection to the applications;	Noted.
ii.	the seven applicants are indigenous villagers as confirmed by their Indigenous Inhabitant Representatives. The applicants are eligible for Small House grant;	
iii.	the subject sites are held under Block Government Lease (demised for agricultural use) and the sites under application are not covered by modification of tenancy or Building Licence. Small House applications submitted by the applicants are still under processing; and	
iv.	if and after planning permission has been given by Town Planning Board, LandsD will process the Small House applications. However, there is no guarantee at this stage	



Departmental Comments		Responses
	that the Small House applications would be approved. If the Small House applications are approved by LandsD acting in the capacity as landlord at its sole discretion, such approval will be subject to such terms and conditions as may be imposed by LandsD. Please also note that there is no guarantee to the grant of a right of way to the Small Houses concerned or approval of the EVA thereto.	
<b>C. Fire Services Department (received on 20 April 2022)</b>		
i.	No in-principle objection; and	Noted.
ii.	the applicant is reminded to observe “New Territories Exempted Houses - A Guide to Fire Safety Requirements” published by Lands Department. Detailed fire safety requirements will be formulated upon receipt of formal application referred by Lands Department.	
<b>D. Agriculture, Fisheries and Conservation Department (received on 26 April 2022)</b>		
i.	The sites are zoned “Agriculture” (“AGR”) and are currently a piece of abandoned land overgrown with grass and weeds. There are active agricultural activities in the vicinity, and agricultural infrastructure such as road access and water source is available. The sites can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the subject sites possess potential for agricultural rehabilitation, the applications are not supported from agricultural point of view.	The Application Site is the subject of two previous applications (i.e. Nos. A/NE-LT/249 and A/NE-LT/439) for proposed Small House approved in 2001 and 2012 respectively. As the sole current land owner, the Applicant has no intention to undertake agricultural activities on the Application Site. As some existing and approved Small House developments are found in the vicinity, the Proposed Development is considered not incompatible with the surrounding environment.
<b>E. Urban Design and Landscape Section, Planning Department (received on 26 April 2022)</b>		
i.	The sites are located in an area of settled valleys landscape character comprising of village houses, farmlands and clusters of tree groups. The proposed Small Houses under these applications are considered not incompatible with the surrounding environment;	Noted.

Departmental Comments		Responses
ii.	the sites are vacant land covered with self-seeded vegetation. Two young Taxodium distichum (落羽杉) are in good condition, some undersized trees of common species and invasive trees are found within the sites. As the existing trees are common and invasive species, significant adverse impact on the landscape resources arising from the proposed development is not anticipated. As such, we have no objection to the application from the landscape planning perspective;	Noted.
iii.	the applicant is advised to adjust the layout/location of the proposed NTEH to avoid the impact on the existing trees (Taxodium distichum 落羽杉) within the application site no. A/NE-LT/720 as far as practicable. Sufficient space should be allowed for sustainable growth of the trees; and	Noted. Deposition of the proposed Small Houses will be further reviewed and adjusted if needed at the detailed design stage.
iv.	the applicants should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicants are reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works.	Noted.
<b>F. Water Supplies Department (received on 26 April 2022)</b>		
i.	No objection to the application;	Noted.
ii.	the sites are located within upper indirect water gathering grounds (WGG) and is situated less than 30m from the nearest stream;	
iii.	the following conditions shall be imposed to this planning application as follows:  (i) the foul water drainage system of the proposed Small Houses can be connected to the public sewerage system in the area and the applicants shall connect the whole of the foul water system to the public	

Departmental Comments	Responses
<p>sewerage system upon its completion;</p> <p>(ii) adequate protective measures shall be taken to ensure that no pollution or siltation occurs to the WGG;</p> <p>(iii) the whole of foul effluent from the proposed Small Houses shall be conveyed through cast iron pipes with sealed joints and hatchboxes;</p> <p>(iv) since the proposed Small Houses themselves are less than 30m from the nearest watercourse, they should be located as far away from the watercourse as possible; and</p> <p>(v) the applicants shall 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 Small Houses to the sewerage system via relevant private lots.</p>	

VISION PLANNING CONSULTANTS LTD.  
弘域城市規劃顧問有限公司

Our Ref: TP-LT/PA/LPW/21-03  
Date: 20 July, 2022

By Email

The Secretary,  
Town Planning Board,  
c/o Town Planning Board Section,  
Planning Department,  
15/F, North Point Government Offices,  
333 Java Road,  
North Point,  
Hong Kong.

Dear Sirs,

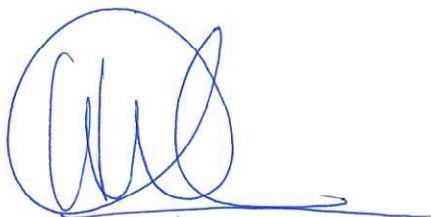
**Proposed Small House (New Territories Exempted House) at Lots Nos. 568 S.A ss.4 S.B, 568 S.B ss.2 S.B and 568 S.B ss.3 S.B in D.D. 8, Sha Pa Village, Lam Tsuen Valley, Tai Po, New Territories  
(Application No. A/NE-LT/722)**

On behalf of the Applicant, we submit herewith a Responses-to-Comments ("R-to-C") Table dated 13.7.2022 to respond to comments raised by relevant Government departments on the captioned application.

Should you have any queries with regard to the above, please do not hesitate to contact our Miss Tiffany YEUNG or the undersigned at 2566 9988.

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Kim On CHAN  
Managing Director

Encl.

[KC/TY]

[TP-LT/PA/LPW/21-03]

c.c. Client

STN DPO (Attn.: Ms. Vanessa CHUNG)

By email

By email



**Table A: Responses to Departmental Comments (dated 13.7.2022)**

Departmental Comments		Responses
<b>A.</b>	<b>Transport Department (received on 20 April 2022)</b>	
i.	While the traffic impact caused by small scale individual private developments might appear tolerable, the application may set an undesirable precedence for similar applications in the future. The cumulative traffic impact of such developments may overload the existing/planned transport infrastructure provided in the area; and	The Applicant wishes to further confirm that he will rely solely on local public transport facilities for daily commute. The actual walking time between the Application Site and Lam Kam Road is only about 3 minutes, and there are adequate public transport facilities running along Lam Kam Road including, but not limited to, three bus routes (64K, 64P and 65K) and one green minibus route (25K) to and from Tai Po Market and Tai Wo MTR stations. In view of its small scale, no adverse traffic impact to the vicinity due to the proposed development is anticipated.
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<b>B.</b>	<b>Lands Department (received on 20 April 2022)</b>	
i.	No objection to the applications;	Noted.
ii.	the seven applicants are indigenous villagers as confirmed by their Indigenous Inhabitant Representatives. The applicants are eligible for Small House grant;	
iii.	the subject sites are held under Block Government Lease (demised for agricultural use) and the sites under application are not covered by modification of tenancy or Building Licence. Small House applications submitted by the applicants are still under processing; and	
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C. Fire Services Department (received on 20 April 2022)		
i.	No in-principle objection; and	Noted.
ii.	the applicant is reminded to observe “New Territories Exempted Houses - A Guide to Fire Safety Requirements” published by Lands Department. Detailed fire safety requirements will be formulated upon receipt of formal application referred by Lands Department.	
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i.	The sites are zoned “Agriculture” (“AGR”) and are currently a piece of abandoned land overgrown with grass and weeds. There are active agricultural activities in the vicinity, and agricultural infrastructure such as road access and water source is available. The sites can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the subject sites possess potential for agricultural rehabilitation, the applications are not supported from agricultural point of view.	The Application Site is the subject of two previous applications (i.e. Nos. A/NE-LT/249 and A/NE-LT/439) for proposed Small House approved in 2001 and 2012 respectively. As the sole current land owner, the Applicant has no intention to undertake agricultural activities on the Application Site. As some existing and approved Small House developments are found in the vicinity, the Proposed Development is considered not incompatible with the surrounding environment.
E. Urban Design and Landscape Section, Planning Department (received on 26 April 2022)		
i.	The sites are located in an area of settled valleys landscape character comprising of village houses, farmlands and clusters of tree groups. The proposed Small Houses under these applications are considered not incompatible with the surrounding environment;	Noted.

Departmental Comments		Responses
ii.	the sites are vacant land covered with self-seeded vegetation. Two young Taxodium distichum (落羽杉) are in good condition, some undersized trees of common species and invasive trees are found within the sites. As the existing trees are common and invasive species, significant adverse impact on the landscape resources arising from the proposed development is not anticipated. As such, we have no objection to the application from the landscape planning perspective;	Noted.
iii.	the applicant is advised to adjust the layout/location of the proposed NTEH to avoid the impact on the existing trees (Taxodium distichum 落羽杉) within the application site no. A/NE-LT/720 as far as practicable. Sufficient space should be allowed for sustainable growth of the trees; and	Noted. Deposition of the proposed Small Houses will be further reviewed and adjusted if needed at the detailed design stage.
iv.	the applicants should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicants are reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works.	Noted.
<b>F. Water Supplies Department (received on 26 April 2022)</b>		
i.	No objection to the application;	Noted.
ii.	the sites are located within upper indirect water gathering grounds (WGG) and is situated less than 30m from the nearest stream;	
iii.	the following conditions shall be imposed to this planning application as follows:  (i) the foul water drainage system of the proposed Small Houses can be connected to the public sewerage system in the area and the applicants shall connect the whole of the foul water system to the public	

Departmental Comments	Responses
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VISION PLANNING CONSULTANTS LTD.  
弘域城市規劃顧問有限公司

Our Ref: TP-LT/PA/LKH/21-03  
Date: 20 July, 2022

By Email

The Secretary,  
Town Planning Board,  
c/o Town Planning Board Section,  
Planning Department,  
15/F, North Point Government Offices,  
333 Java Road,  
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Hong Kong.

Dear Sirs,

**Proposed Small House (New Territories Exempted House) at Lots Nos. 568 S.A ss.4 S.C and 568 S.B ss.2 RP in D.D. 8, Sha Pa Village, Lam Tsuen Valley, Tai Po, New Territories**  
**(Application No. A/NE-LT/723)**

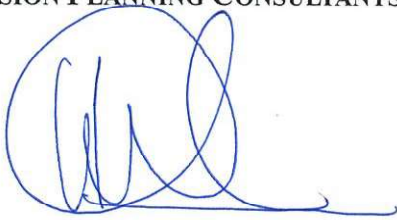
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Kim On CHAN  
Managing Director

Encl.

[KC/TY]

[TP-LT/PA/LKH/21-03]

c.c. Client

STN DPO (Attn.: Ms. Vanessa CHUNG)

By email

By email

**Table A: Responses to Departmental Comments (dated 13.7.2022)**

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i.	The sites are located in an area of settled valleys landscape character comprising of village houses, farmlands and clusters of tree groups. The proposed Small Houses under these applications are considered not incompatible with the surrounding environment;	Noted.

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<b>F. Water Supplies Department (received on 26 April 2022)</b>		
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iii.	the following conditions shall be imposed to this planning application as follows:  (i) the foul water drainage system of the proposed Small Houses can be connected to the public sewerage system in the area and the applicants shall connect the whole of the foul water system to the public	



Departmental Comments	Responses
<p>sewerage system upon its completion;</p> <p>(ii) adequate protective measures shall be taken to ensure that no pollution or siltation occurs to the WGG;</p> <p>(iii) the whole of foul effluent from the proposed Small Houses shall be conveyed through cast iron pipes with sealed joints and hatchboxes;</p> <p>(iv) since the proposed Small Houses themselves are less than 30m from the nearest watercourse, they should be located as far away from the watercourse as possible; and</p> <p>(v) the applicants shall 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 Small Houses to the sewerage system via relevant private lots.</p>	

VISION PLANNING CONSULTANTS LTD.  
弘域城市規劃顧問有限公司

Our Ref: TP-LT/PA/LKM/21-03  
Date: 20 July, 2022

By Email

The Secretary,  
Town Planning Board,  
c/o Town Planning Board Section,  
Planning Department,  
15/F, North Point Government Offices,  
333 Java Road,  
North Point,  
Hong Kong.

Dear Sirs,

**Proposed Small House (New Territories Exempted House) at Lots Nos. 570 S.B RP and 570 S.D RP in D.D. 8, Sha Pa Village, Lam Tsuen Valley, Tai Po, New Territories**  
**(Application No. A/NE-LT/724)**

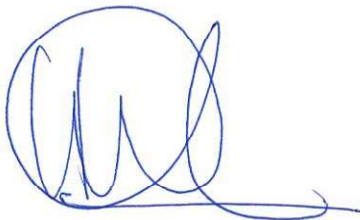
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On behalf of the Applicant, we submit herewith a Responses-to-Comments ("R-to-C") Table dated 13.7.2022 to respond to comments raised by relevant Government departments on the captioned application.

Should you have any queries with regard to the above, please do not hesitate to contact our Miss Tiffany YEUNG or the undersigned at 2566 9988.

Thank you very much for your kind attention.

Yours faithfully,  
for and on behalf of  
**VISION PLANNING CONSULTANTS LTD.**



Kim On CHAN  
Managing Director

Encl.

[KC/TY]

[TP-LT/PA/LKM/21-03]

c.c. Client

By email

STN DPO (Attn.: Ms. Vanessa CHUNG)

By email

**Table A: Responses to Departmental Comments (dated 13.7.2022)**

Departmental Comments		Responses
<b>A.</b>	<b>Transport Department (received on 20 April 2022)</b>	
i.	While the traffic impact caused by small scale individual private developments might appear tolerable, the application may set an undesirable precedence for similar applications in the future. The cumulative traffic impact of such developments may overload the existing/planned transport infrastructure provided in the area; and	The Applicant wishes to further confirm that he will rely solely on local public transport facilities for daily commute. The actual walking time between the Application Site and Lam Kam Road is only about 3 minutes, and there are adequate public transport facilities running along Lam Kam Road including, but not limited to, three bus routes (64K, 64P and 65K) and one green minibus route (25K) to and from Tai Po Market and Tai Wo MTR stations. In view of its small scale, no adverse traffic impact to the vicinity due to the proposed development is anticipated.
ii.	the applicant is required to demonstrate how the parking demand would be addressed so as not to include illegal parking and hence adverse traffic impact in the vicinity. Key considerations may include availability of surplus parking spaces in the communal parking area(s) or in other appropriate locations and availability of convenient public transport service in the vicinity of the proposed NTEHs.	In light of the above, no parking demand will be generated as the applicant will rely solely on local public transport facilities for daily commute. In case of very special circumstances, i.e. to accommodate emergency vehicles, there are vacant land available in the vicinity of the Application Site which could be used for casual parking.
<b>B.</b>	<b>Lands Department (received on 20 April 2022)</b>	
i.	No objection to the applications;	Noted.
ii.	the seven applicants are indigenous villagers as confirmed by their Indigenous Inhabitant Representatives. The applicants are eligible for Small House grant;	
iii.	the subject sites are held under Block Government Lease (demised for agricultural use) and the sites under application are not covered by modification of tenancy or Building Licence. Small House applications submitted by the applicants are still under processing; and	
iv.	if and after planning permission has been given by Town Planning Board, LandsD will process the Small House applications. However, there is no guarantee at this stage	

Departmental Comments		Responses
	that the Small House applications would be approved. If the Small House applications are approved by LandsD acting in the capacity as landlord at its sole discretion, such approval will be subject to such terms and conditions as may be imposed by LandsD. Please also note that there is no guarantee to the grant of a right of way to the Small Houses concerned or approval of the EVA thereto.	
C. Fire Services Department (received on 20 April 2022)		
i.	No in-principle objection; and	Noted.
ii.	the applicant is reminded to observe “New Territories Exempted Houses - A Guide to Fire Safety Requirements” published by Lands Department. Detailed fire safety requirements will be formulated upon receipt of formal application referred by Lands Department.	
D. Agriculture, Fisheries and Conservation Department (received on 26 April 2022)		
i.	The sites are zoned “Agriculture” (“AGR”) and are currently a piece of abandoned land overgrown with grass and weeds. There are active agricultural activities in the vicinity, and agricultural infrastructure such as road access and water source is available. The sites can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the subject sites possess potential for agricultural rehabilitation, the applications are not supported from agricultural point of view.	The Application Site is the subject of two previous applications (i.e. Nos. A/NE-LT/226 and A/NE-LT/439) for proposed Small House approved in 2003 and 2012 respectively. As the sole current land owner, the Applicant has no intention to undertake agricultural activities on the Application Site. As some existing and approved Small House developments are found in the vicinity, the Proposed Development is considered not incompatible with the surrounding environment.
E. Urban Design and Landscape Section, Planning Department (received on 26 April 2022)		
i.	The sites are located in an area of settled valleys landscape character comprising of village houses, farmlands and clusters of tree groups. The proposed Small Houses under these applications are considered not incompatible with the surrounding environment;	Noted.

Departmental Comments		Responses
ii.	the sites are vacant land covered with self-seeded vegetation. Two young Taxodium distichum (落羽杉) are in good condition, some undersized trees of common species and invasive trees are found within the sites. As the existing trees are common and invasive species, significant adverse impact on the landscape resources arising from the proposed development is not anticipated. As such, we have no objection to the application from the landscape planning perspective;	Noted.
iii.	the applicant is advised to adjust the layout/location of the proposed NTEH to avoid the impact on the existing trees (Taxodium distichum 落羽杉) within the application site no. A/NE-LT/720 as far as practicable. Sufficient space should be allowed for sustainable growth of the trees; and	Noted. Deposition of the proposed Small Houses will be further reviewed and adjusted if needed at the detailed design stage.
iv.	the applicants should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicants are reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works.	Noted.
<b>F. Water Supplies Department (received on 26 April 2022)</b>		
i.	No objection to the application;	Noted.
ii.	the sites are located within upper indirect water gathering grounds (WGG) and is situated less than 30m from the nearest stream;	
iii.	the following conditions shall be imposed to this planning application as follows:  (i) the foul water drainage system of the proposed Small Houses can be connected to the public sewerage system in the area and the applicants shall connect the whole of the foul water system to the public	



Departmental Comments	Responses
<p>sewerage system upon its completion;</p> <p>(ii) adequate protective measures shall be taken to ensure that no pollution or siltation occurs to the WGG;</p> <p>(iii) the whole of foul effluent from the proposed Small Houses shall be conveyed through cast iron pipes with sealed joints and hatchboxes;</p> <p>(iv) since the proposed Small Houses themselves are less than 30m from the nearest watercourse, they should be located as far away from the watercourse as possible; and</p> <p>(v) the applicants shall 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 Small Houses to the sewerage system via relevant private lots.</p>	

VISION PLANNING CONSULTANTS LTD.  
弘域城市規劃顧問有限公司

Our Ref: TP-LT/PA/LKH/21-04  
Date: 26 August, 2022

By Email

The Secretary,  
Town Planning Board,  
c/o Town Planning Board Section,  
Planning Department,  
15/F, North Point Government Offices,  
333 Java Road,  
North Point,  
Hong Kong.

Dear Sirs,

**Proposed Small House (New Territories Exempted House) at Lots Nos. 568 S.A ss.4 S.C and 568 S.B ss.2 RP in D.D. 8, Sha Pa Village, Lam Tsuen Valley, Tai Po, New Territories**  
**(Application No. A/NE-LT/723)**

On behalf of the Applicant, we hereby clarify that the related indigenous village of the Applicant should be "Tai Po Mei" (大埔尾). The replacement page of the Application Form is enclosed for the consideration of the Town Planning Board (**Attachment I**).

Should you have any queries with regard to the above, please do not hesitate to contact our Miss Tiffany YEUNG or the undersigned at 2566 9988.

Thank you very much for your kind attention.

Yours faithfully,  
for and on behalf of  
**VISION PLANNING CONSULTANTS LTD.**



Kim On CHAN  
Managing Director

Encl.

[KC/TY]

[TP-LT/PA/LKH/21-04]

c.c. Client

STN DPO (Attn.: Mr. Benson LAU)

By email

By email

<b>6. Development Proposal 擬議發展計劃</b>			
(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	LEE Kwok Hung 李國雄		
(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)	Tai Po Mei 大埔尾		
(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	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	about 約 65.03 ..... sq.m 平方米	Proposed building height of each house 每幢房屋的擬議高度	not more than 不多於 8.23 ..... m 米
(f) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途	Circulation area 通道地方  (Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable) (請在圖則上顯示, 並註明車位總數, 以及每個車位的長度和寬度及/或化糞池的位置 (如適用))		
(g) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是          No 否	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) ..... <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input checked="" type="checkbox"/>	
(h) Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁至公共污水渠?	Yes 是 <input checked="" type="checkbox"/>       No 否 <input type="checkbox"/>	(Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線)       (Please indicate on plan the location of the proposed septic tank. 請用圖則顯示化糞池的位置)	

**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<sup>^</sup>);

- (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.
- <sup>^</sup>i.e. the applicant can demonstrate that effluent discharge from the proposed development will be in compliance with the effluent standards as stipulated in the Water Pollution Control Ordinance Technical Memorandum.



**Appendix III of RNTPC**  
**Paper No. A/NE-LT/718 to 724A**

**Previous Applications covering the Application Sites**  
**on Lam Tsuen Outline Zoning Plan**

**Approved Applications**

<b>Application No.</b>	<b>Proposed Development</b>	<b>Date of Consideration</b>
A/NE-LT/226	Six Proposed New Territories Exempted Houses(NTEHs) (Small Houses)	31.3.2000
A/NE-LT/249	Six Proposed New Territories Exempted Houses(NTEHs) (Small Houses)	1.6.2001
A/NE-LT/439	Proposed Twenty Houses (New Territories Exempted Houses (NTEH) - Small Houses) with an Emergency Vehicular Access (EVA)	6.7.2012

**Appendix IV of RNTPC**  
**Paper No. A/NE-LT/718 to 724A**

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

**Approved Applications**

<b>Application No.</b>	<b>Proposed Development</b>	<b>Date of Consideration</b>
A/NE-LT/240	Proposed Seven New Territories Exempted Houses (NTEHs) (Small Houses)	22.12.2000
A/NE-LT/263	Proposed Seven New Territories Exempted Houses (NTEHs) (Small Houses)	15.3.2002
A/NE-LT/706	Proposed House (New Territories Exempted House - Small House)	4.3.2022
A/NE-LT/707	Proposed House (New Territories Exempted House - Small House)	4.3.2022
A/NE-LT/708	Proposed House (New Territories Exempted House - Small House)	4.3.2022
A/NE-LT/709	Proposed House (New Territories Exempted House - Small House)	4.3.2022
A/NE-LT/710	Proposed House (New Territories Exempted House - Small House)	4.3.2022
A/NE-LT/711	Proposed House (New Territories Exempted House - Small House)	4.3.2022
A/NE-LT/712	Proposed House (New Territories Exempted House - Small House)	4.3.2022

### **Rejected Applications**

<b>Application No.</b>	<b>Proposed Development</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
A/NE-LT/461	Proposed House (New Territories Exempted House - Small House)	1.3.2013	R1
A/NE-LT/462	Proposed House (New Territories Exempted House - Small House)	1.3.2013	R1
A/NE-LT/463	Proposed House (New Territories Exempted House - Small House)	1.3.2013	R1

### **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 insufficient information in the submissions to demonstrate that the proposed development would not cause adverse impact on the water quality in the area.

**Detailed Comments from Relevant Government Departments**

**1. Land Administration**

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

- (a) no objection to the applications;
- (b) the Sites fall within the tentative village ‘environs’ (‘VE’) boundary of Sha Pa drawn up in accordance with the 300-ft rule adopted by LandsD on 3.1.1998 (i.e. 300-ft from the edge of the last village type house built before implementation of the Small House Policy). Though the ‘VE’ boundary of Sha Pa has not been drawn up, the tentative ‘VE’ of Sha Pa is still applicable and Sha Pa was incorporated into the list of Recognized Villages for the purpose of Small House grant in 1996 (**Plan A-2a**);
- (c) the applicants are indigenous villagers of the villages listed below as confirmed by their Indigenous Inhabitant Representatives (IIRs). The applicants are eligible for Small House grant;

<b>Name of Applicants</b>	<b>Native Village</b>	<b>Lot No (s).</b>
Mr. SHAM Pak Han (Application No. A/NE-LT/718)	Shui Wo	Lots 567 S.L RP, 568 S.B ss.3 RP and 568 S.B ss.4 RP
Mr. TANG Yuen Chi Hency (Application No. A/NE-LT/719)	Shuen Wan Chan Uk	Lot 568 S.A ss.1 RP
Mr. SHUM Chi Ming (Application No. A/NE-LT/720)	Shui Wo	Lots 568 S.A ss.2 and 568 S.B ss.1
Mr. SHUM Siu Leung (Application No. A/NE-LT/721)	Shui Wo	Lots 568 S.A ss.3 RP and 568 S.A ss.4 RP
Mr. LAM Ping Wing (Application No. A/NE-LT/722)	Hang Ha Po	Lots 568 S.A ss.4 S.B, 568 S.B ss.2 S.B and 568 S.B ss.3 S.B
Mr. LEE Kwok Hung (Application No. A/NE-LT/723)	Tai Po Mei	Lots 568 S.A ss.4 S.C and 568 S.B ss.2 RP
Mr. LAM Kwok Ming Billy (Application No. A/NE-LT/724)	Hang Ha Po	Lots 570 S.B RP and 570 S.D RP

- (d) the Sites are held under Block Government Lease demised for agricultural use and not covered by any Modification of Tenancy or Building Licence;
- (e) Small House applications submitted by the applicants for the Sites are still under processing;

- (f) the number of outstanding Small House applications and the number of 10-year Small House demand for the village concerned are as follows:

<u>Village</u>	<u>No. of outstanding Small House applications</u>	<u>No. of 10-year Small House demand*</u>
Shui Wo (including Sha Pa)	40	190

(\*There is no IIR for Sha Pa. The figure of 10-year Small House demand forecast was provided by the IIR of Shui Wo (who also handles the village matters of Sha Pa) in March 2020); and

- (g) if and after planning permissions have been granted by the Town Planning Board (the Board), LandsD will process the Small House applications. However, there is no guarantee at this stage that the Small House applications would be approved. If the Small House applications are approved by LandsD acting in the capacity as landlord at its sole discretion, such approvals will be subject to such terms and conditions as may be imposed by LandsD. There is no guarantee to the grant of right of way to the Small Houses concerned or approval of Emergency Vehicular Access (EVA) thereto; and
- (h) regarding the public comment claiming that the proposed developments are villa-type development, Sha Pa Village is one of the recognized villages in Tai Po Heung and the respective applicants are indigenous villagers of the same “Heung”. Under the Small House Policy, applications for Small House grants on private land within the same “Heung” will be considered. LandsD would investigate and follow up if suspected selling of Small House right is involved.

## 2. **Traffic**

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

- (a) such type of development should be confined within the “Village Type Development” (“V”) zone as far as possible. Although additional traffic generated by the proposed developments are 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, it is considered that the applications can be tolerated on traffic grounds.

## 3. **Environment**

Comments of the Director of Environmental Protection (DEP):

- no in-principle objection to the applications provided that the applicants will provide adequate sewer connection for disposal of sewage from the Small Houses



to the existing public sewer at their own costs and reserve adequate land for the sewer connection work.

#### **4. Landscape**

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

- (a) no objection to the applications from the landscape planning point of view;
- (b) the Sites are located in an area of settled valleys landscape character comprising of village houses, farmlands and tree clusters. The proposed Small Houses under these applications are considered not incompatible with the surrounding environment. The affected trees found within the sites are common and invasive species. Hence, significant adverse impact on the landscape resources arising from the proposed developments is not anticipated;
- (c) for Application No. A/NE-LT/720, two trees (*Taxodium distichum* 落羽杉) are found within the Site. The applicant is advised to adjust the layout/location of the proposed Small House to avoid impact on the trees; and
- (d) the applicants are reminded that approval of the applications does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicants should seek approval for any proposed tree works from relevant departments prior to commencement of the works.

#### **5. Drainage and Sewerage**

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

- (a) no in-principle objection to the applications from public drainage viewpoint;
- (b) if the applications are approved, a condition on submission and implementation of drainage proposal for the Sites is required to ensure that it will not cause adverse drainage impact to the adjacent area and will not cause structural instability/ damage to the existing river embankment of Lam Tsuen River;
- (c) the proposed developments should have their own stormwater collection and discharge system to cater for runoff generated within the Sites and overland flow from surrounding of the Sites. Any existing flow path affected should be re-provided. The applicants should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicants are required to maintain the drainage systems if they are found to be inadequate or ineffective to accommodate the additional

runoff arisen from the development of the Sites. The applicants shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of the modified drainage systems caused by their works;

- (d) there is DSD's maintained public sewers exist in the vicinity but the feasibility of sewerage connection is subject to the invert level of discharge connection pipe leading from the Sites. The applicants shall demonstrate the technical feasibility of sewerage connection. Should the applicants choose to dispose of the sewage of the proposed development through other means, views and comments from EPD should be sought;
- (e) provision of written consent(s) from relevant lot owner(s) and/or LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones outside the Sites or on government land (when required); and
- (f) the cost and work of drainage and sewerage connection as well as future maintenance responsibility shall be borne by the applicants.

## **6. Agriculture**

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

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

## **7. Fire Safety**

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

- (a) no in-principle objection to the applications; and
- (b) the applicants are reminded to observe "New Territories Exempted Houses – A Guide to Fire Safety Requirements" published by LandsD. Detailed fire safety requirements will be formulated upon receipt of formal applications referred by LandsD.

**8. Water Supply**

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

- (a) no objection to the applications;
- (b) the Sites are located within upper indirect WGG and is situated less than 30m from the nearest stream; and
- (c) the applicants should also note the following comments:
  - (i) the foul water drainage system of the proposed Small Houses can be connected to the public sewerage system in the area and the applicants shall connect the whole of the foul water drainage system to the public sewerage system;
  - (ii) adequate protective measures shall be taken to ensure that no pollution or siltation occurs to the WGG;
  - (iii) the whole of foul effluent from the proposed Small Houses shall be conveyed through cast iron pipes with sealed joints and hatch boxes;
  - (iv) since the proposed Small Houses are less than 30m from the nearest watercourse, the proposed Small Houses should be located as far away from the watercourse as possible; and
  - (v) the applicants shall 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 Small Houses to the public sewerage system via relevant private lots.
- (d) for provision of water supply to the proposed developments, the applicants may need to extend their inside services to the nearest suitable government water mains for connection. The applicants shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards.

**9. Archaeological Aspect**

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

- (a) no comment on the applications; and

- (b) the Sites fall within the Sha Pa Site of Archaeological Interest. In view of the location and scope of the proposed works and according to the findings of previous archaeological works in the surrounding areas, the applicants are advised to notify AMO two weeks prior to the commencement of the construction works so as to facilitate their staff to conduct site inspection in the course of excavation works.

#### **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 Shui Wo (including Sha Pa) is 40 while the 10-year Small House demand forecast for the same villages is 190. Based on the latest estimate by the Planning Department, about 0.94 ha of land (equivalent to about 36 Small House sites) are available within the "V" zones of Shui Wo and Sha Pa. Therefore, there is insufficient land in the "V" zones concerned to meet the future demand of 230 Small Houses (equivalent to about 5.75 ha of land).

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



**A/NE-LT/718 - 719 - 720 - 721 - 722- 723 - 724 DD 8 Sha Pa Village Villa  
development**  
28/04/2022 02:57

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

DD 8 Sha Pa Village VILLA development

A/NE-LT/718 Lots 567 S.L RP, 568 S.B ss.3 RP and 568 S.B ss.4 RP 110.23sq.m

A/NE-LT/719 Lot 568 S.A ss.1 RP 115.14sq.m

A/NE-LT/720 Lots 568 S.A ss.2 and 568 S.B ss.1 126.68sq.

A/NE-LT/721 Lots 568 S.A ss.3 RP and 568 S.A ss.4 RP 195.35sq.m

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**A/NE-LT/718 - 719 - 720 - 721 - 722- 723 - 724 DD 8 Sha Pa Village Villa  
development**

28/04/2022 02:57

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

DD 8 Sha Pa Village VILLA development

A/NE-LT/718 Lots 567 S.L RP, 568 S.B ss.3 RP and 568 S.B ss.4 RP 110.23sq.m

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**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

220411-152251-51916

**提交限期****Deadline for submission:**

29/04/2022

**提交日期及時間****Date and time of submission:**

11/04/2022 15:22:51

**有關的規劃申請編號****The application no. to which the comment relates:**

A/NE-LT/720

**「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。

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To: tpbpd <tpbpd@pland.gov.hk>  
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## 就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

## 參考編號

Reference Number:

220411-152201-26397

## 提交限期

Deadline for submission:

29/04/2022

## 提交日期及時間

Date and time of submission:

11/04/2022 15:22:01

## 有關的規劃申請編號

The application no. to which the comment relates:

A/NE-LT/722

## 「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 :

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28/04/2022 02:57

From:

mm1947 <mm1947@netvigator.com>

To:

tpbpd <tpbpd@pland.gov.hk>

File Ref:

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**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that if the Small House applications are approved by LandsD acting in the capacity as landlord at its sole discretion, such approvals will be subject to such terms and conditions as may be imposed by LandsD. There is no guarantee to the grant of right of way to the Small Houses concerned or approval of Emergency Vehicular Access (EVA) thereto;
- (b) to note the comment of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:
  - (i) for Application No. A/NE-LT/720, two trees (*Taxodium distichum* 落羽杉) are found within the Site. The applicant is advised to adjust the layout/location of the proposed Small House to avoid impact on the trees; and
  - (ii) approval of the applications does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicants should seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (c) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - (i) the proposed developments should have their own stormwater collection and discharge system to cater for runoff generated within the Sites and overland flow from surrounding of the Sites. Any existing flow path affected should be re-provided. The applicants should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicants should maintain the drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the development of the Sites. The applicants shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of the modified drainage systems caused by their works;
  - (ii) the applicants should provide written consent(s) from relevant lot owner(s) and/or LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones outside the Sites or on government land (when required); and
  - (iii) the cost and work of drainage and sewerage connection as well as future maintenance responsibility shall be borne by the applicants;
- (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 applications referred by LandsD;

- (e) 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 Small Houses can be connected to the public sewerage system in the area and the applicants shall connect the whole of the foul water drainage system to the public sewerage system;
  - (ii) adequate protective measures shall be taken to ensure that no pollution or siltation occurs to the WGG;
  - (iii) the whole of foul effluent from the proposed Small Houses shall be conveyed through cast iron pipes with sealed joints and hatch boxes;
  - (iv) since the proposed Small Houses are less than 30m from the nearest watercourse, the proposed Small Houses should be located as far away from the watercourse as possible
  - (v) 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 Small Houses to the public sewerage system via relevant private lots; and
  - (vi) for provision of water supply to the proposed development, the applicants may need to extend their 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 shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards;
- (f) to note the comments of the Executive Secretary of Antiquities and Monuments Office, Development Bureau (ES(AMO), DEVB) that the Sites fall within the Sha Pa Site of Archaeological Interest, the applicants should notify AMO two weeks prior to the commencement of the construction works so as to facilitate their staff to conduct site inspection in the course of excavation works; and
- (g) 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.