

Recommended Advisory Clauses

- (a) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (b) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - i. the applicants should have their own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site; sufficient openings should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary wall/fence are to be erected. Any existing flow path affected should be re-provided. The applicants should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicants are required to maintain the drainage systems properly and rectify/modify the nearby existing/original drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the development of the Site. The applicants 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. The runoff within the subject premise including the runoff from the rooftop shall be served by a designated stormwater collection and discharge system and shall not be drained to the public sewerage network.;
 - ii. 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 Site. Although DSD has no objection for the applicants to connect the sewerage facilities of the Site to public sewerage system as per the sewage proposal submitted with the application, the applicants shall demonstrate the technical feasibility of such sewerage connection;
 - iii. the applicants shall resolve any conflict/ disagreement with relevant lot owner(s) and seek the Lands Department (LandsD)'s permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the Site; and
 - iv. the cost and work of drainage and sewerage connection as well as future maintenance responsibility shall be borne by the applicants;
- (c) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:

- i. the foul water drainage system of the proposed New Territories Exempted House (NTEH) shall 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 water gathering rounds;
- iii. the whole of foul effluent from the proposed NTEH shall be conveyed through cast iron pipes or other approved material with sealed joints and hatch boxes;
- iv. since the proposed NTEH itself is less than 30m from the nearest water course, the house should be located as far away from the water course as possible;
- v. existing water mains inside the Site may be affected. The applicants are required to either divert or protect the water mains found on site;
- vi. if diversion is required, existing water mains inside the proposed lot are needed to be diverted outside the site boundary of the proposed development to lie in Government land. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the applicants; and the applicants shall submit all the relevant proposal to WSD for consideration and agreement before the works commence;
- vii. if diversion is not required, the following conditions shall apply:
 - existing water mains are affected and no development which requires resiting of water mains will be allowed;
 - details of site formation works shall be submitted to the Director of Water Supplies (D of WS) for approval prior to commencement of works;
 - no structures shall be built or materials stored within 3 metres from the centre line(s) of water main(s). Free access shall be made available at all times for staff of D of WS or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s). No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of D of WS. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;
 - no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 metres around the cover of any valve or within a distance of 1 metre from any hydrant outlet;

- tree planting may be prohibited in the event that D of WS considers that there is any likelihood of damage being caused to water mains;
- (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’ administered by LandsD. Detailed fire safety requirements would be formulated upon receipt of formal application via LandsD;
- (e) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that the applicants should note that there is a high pressure underground town gas transmission pipeline running along Lam Kam Road in close vicinity of the Site. For the sake of public safety and continuity of gas supply, the parties involved in planning, designing, organizing and supervising any works near a gas pipeline (the involved parties) should liaise with the Hong Kong and China Gas Company Limited (HKCG) for requisition of gas pipe layout plan(s) to investigate if there is any underground gas pipe within and/or in vicinity of the application site and liaise with HKCG any required minimum set back distance away from it during the design and construction stages. The involved parties are required to observe the Electrical and Mechanical Services Department’s requirements on the “Avoidance of Damage to Gas Pipes 2nd Edition” for reference. The document can be downloaded from the following link: [https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_\(Eng\).pdf](https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_(Eng).pdf); and
- (f) to note that the permission is only given to the development under applications. 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.

**Relevant Revised Interim Criteria for Consideration of Application for
NTEH/Small House in New Territories
(promulgated on 7.9.2007)**

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

the applicant can demonstrate that the water quality within water gathering grounds will not be affected by the proposed development[^]);

- (j) the provision of fire service installations and emergency vehicular access, if required, should be appropriate with the scale of the development and in compliance with relevant standards; and
- (k) all other statutory or non-statutory requirements of relevant Government departments must be met. Depending on the specific land use zoning of the application site, other Town Planning Board guidelines should be observed, as appropriate.

[^]i.e. the applicant can demonstrate that effluent discharge from the proposed development will be in compliance with the effluent standards as stipulated in the Water Pollution Control Ordinance Technical Memorandum.

2024年12月24日

此文件在 收到。城市規劃委員會
只會在收到申請表格及文件後才正式確認收到
申請的日期。

24 DEC 2024

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.tpb.gov.hk/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.tpb.gov.hk/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

2402783

22/11/2024

By Hand

Form No. S16-II 表格第S16-II 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-LT/777
	Date Received 收到日期	24 DEC 2024

- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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)

FUNG YING WONG
LI QUN WONG

WAI MING WONG
WAI KI WONG

WAI YING WONG

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)

T.H. & ASSOCIATES LIMITED

陳德慶測量有限公司

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)	Ma Po Mei, Tai Po, New Territories. Lot No. 1573 in D.D. 8 新界, 大埔, 麻布尾. 大埔丈量約份第8約 地段1573號 (Appendix A1, Appendix A2 & Appendix B)
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 242.8 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 173.4 sq.m 平方米 <input type="checkbox"/> About 約 (Appendix C)
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	NA sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Lam Tsuen Outline Zoning Plan 林村分區計劃大綱圖 S/NE-LT/11 (Appendix D)
(e) Land use zone(s) involved 涉及的土地用途地帶	AGR Zone 農業 (Appendix B)
(f) Current use(s) 現時用途	Vacant Land 土地空置 (Appendix E) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- ☒ is the sole “current land owner”[#] & (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」[#] & (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the “current land owners”[#] & (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」[#] & (請夾附業權證明文件)。
- ☐ is not a “current land owner”[#].
並不是「現行土地擁有人」[#]。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

N A

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

N A

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Development Proposal 擬議發展計劃

(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	FUNG YING WONG WAI YING WONG WAI KI WONG			WAI MING WONG LI QUN WONG		
(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 Yeung Che 大陽輦					
(c) Proposed gross floor area 擬議總樓面面積173.4..... sq.m 平方米 <input type="checkbox"/> About 約					
(d) Proposed number of house(s) 擬議房屋幢數	ONE		Proposed number of storeys of each house 每幢房屋的擬議層數		3	
(e) Proposed roofed over area of each house 每幢房屋的擬議上蓋面積57.8..... sq.m 平方米		Proposed building height of each house 每幢房屋的擬議高度	8.23..... m 米	
(f) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途	Garden 花園					
(Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable) (請在圖則上顯示，並註明車位總數，以及每個車位的長度和寬度及/或化糞池的位置 (如適用))						
(g) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是	<input checked="" 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)) (Appendix E) An existing access is leading to Lam Kam Road <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)				
	No 否	<input type="checkbox"/>				
(h) Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁至公共污水渠?	Yes 是 <input checked="" type="checkbox"/>	(Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線) (Appendix G)				
	No 否 <input type="checkbox"/>	(Please indicate on plan the location of the proposed septic tank. 請用圖則顯示化糞池的位置)				

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

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.
如需要的話，請另頁註明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 ☒

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)

(Appendix E)

N.A.

8. Justifications 理由

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

Appendix ^H.....

Plans to be Submitted

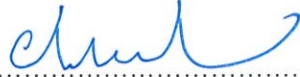
- Appendix A1 Government Lessees & D.D. Sheet No. 8
- Appendix A2 Lot Index Plan of Lot No. 1573 in D.D. 8
- Appendix B Plan of Proposed N.T.E.H.
- Appendix C Survey Record Plan of the Subject Lot
- Appendix D Lam Tsuen Outline Zoning Plan—S/NE-LT/11
- Appendix E Aerial Photo of the Subject Site
- Appendix F Location Plan
- Appendix G Plan of Sewage Proposal
- Appendix H Justification

9. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in this application 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

MR CHAN TAK HING

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

MRICS, RPS (LS) & ALS



on behalf of
代表

T.H. & ASSOCIATES LIMITED

陳德慶測量有限公司

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

Date 日期

22 NOV 2024

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application 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 available 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於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Ma Po Mei, Tai Po, New Territories. Lot No. 1573 in D.D. 8 新界，大埔，藤布尾。 大埔丈量約份第8約 地段1573號 (Appendix A1, Appendix A2 & Appendix B)		
Site area 地盤面積	242.8 sq. m 平方米	<input checked="" type="checkbox"/> About 約	(Appendix C)
	(includes Government land of 包括政府土地	N A sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	林村分區計劃大綱圖 O.Z.P. S/NE-LT/11 (Appendix D)		
Zoning 地帶	AGR Zone 農業 (Appendix B)		
Applied use/ development 申請用途/發展	New Territories Exempted House 新界豁免管制屋宇 <input type="checkbox"/> Small House 小型屋宇		
(i) Proposed Gross floor area 擬議總樓面面積	173.4 sq.m 平方米	<input type="checkbox"/> About 約	
(ii) Proposed No. of house(s) 擬議房屋幢數	ONE		
(iii) Proposed building height/No. of storeys 建築物高度/層數	8.23 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)		
	Three Storeys(s) 層		

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

	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input 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"/>
Govt. Lessees & D.D. Sheet No. 8, Lot Index Plan of Lot 1573 in D.D. 8, Plan of Proposed N.T.E.H., Survey Record Plan of the Subject Lot, O.Z.P.—S/NE-LT/11, Aerial Photo of the Subject Site, Location Plan, Plan of Sewage Proposal & Justification.		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" 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.

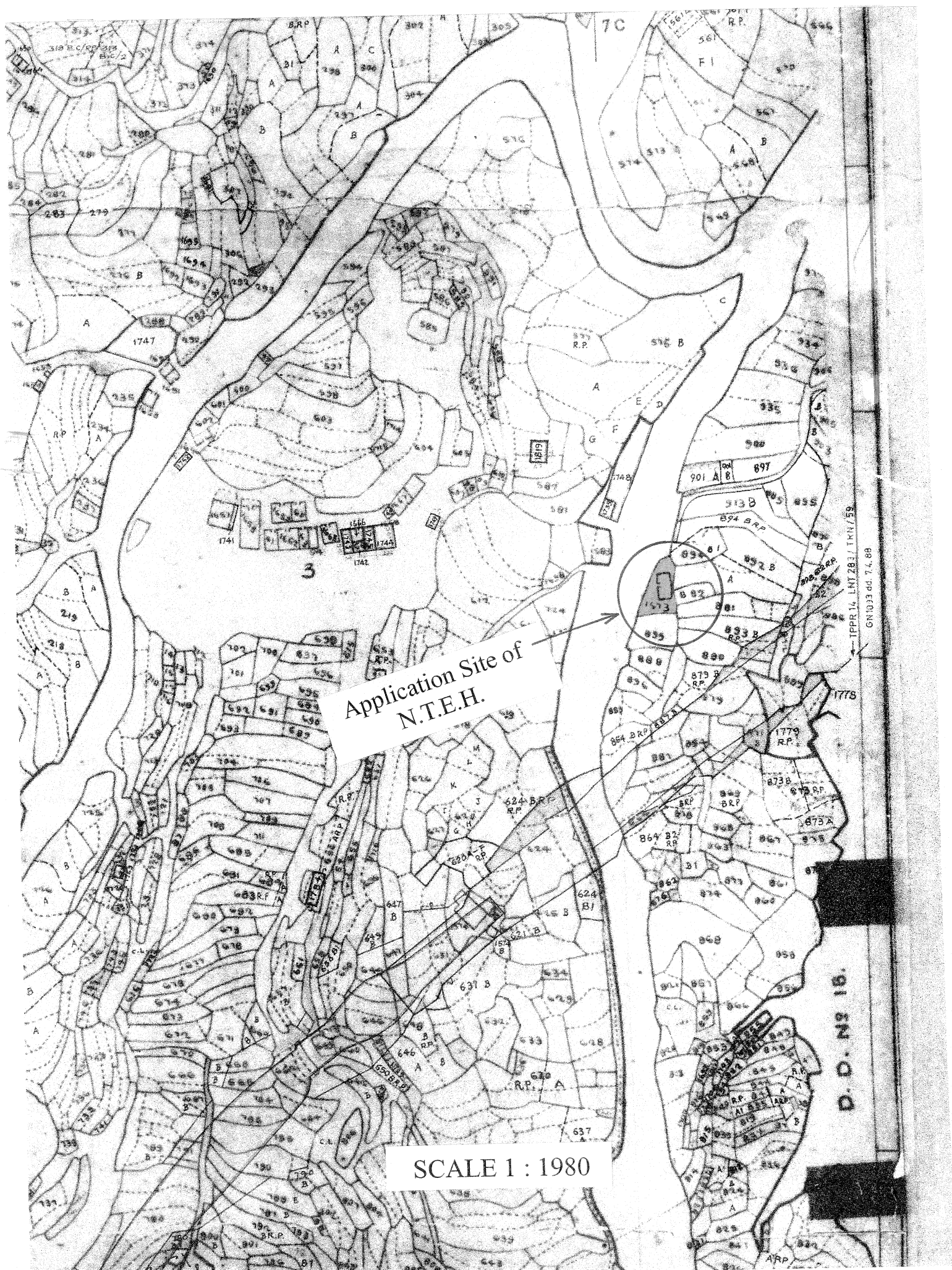
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

SCHEDULE OF CROWN LESSEES.

DISTRICT No. 3

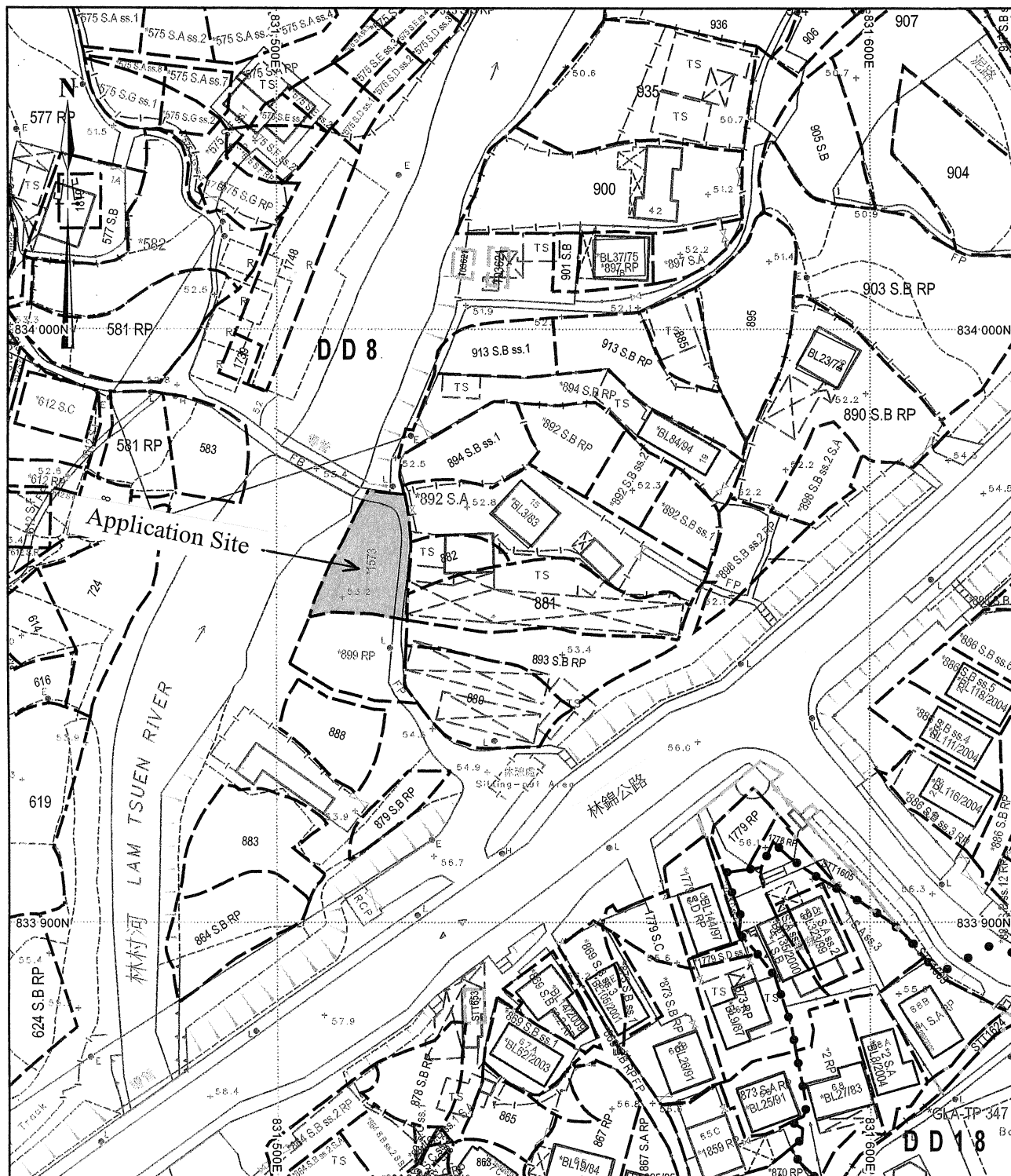
Appendix A1

Lot No.	Term of lease in years.	Area	Description of Lot	Name of Owner.		Address	Crown Rent.		
				Chinese	Transliteration		Class	\$	¢
1557	75	.01	House	鍾亮華	Chung Keng Wa	坪朗	2nd	50	
				鍾九華	Chung Kan Wa				
1558		.01		鍾良順祖	Chung Leung Chin To			50	
				鍾振宏理	Chung Zhan Hong Tai				
1559		.01		鍾英華	Chung Ying Wa			50	
				鍾有華	Chung Yau Wa				
1560		.01		鍾亮華	Chung Keng Wa			50	
				鍾九華	Chung Kan Wa				
1561		.01		鍾良順祖	Chung Leung Chin To			50	
				鍾振宏理	Chung Zhan Hong Tai				
1562		.01		鍾振球	Chung Zhan Kiu			50	
1563		.01		鍾亮華	Chung Keng Wa			50	
				鍾九華	Chung Kan Wa				
1564		.01		鍾振基	Chung Zhan Ki			50	
1565		.01		鍾英華	Chung Ying Wa			50	
				鍾有華	Chung Yau Wa				
1566		.01		"	Do			50	
				"	Do				
1569		.02	Padi	鍾容發	Chung Yung Fat			04	
				鍾灶福	Chung Tso Fook				
→ 1573		.25	House	黃振網	Wong Zhan Long	大芒華		1. 00	
1574		.15	Courtyard	何乙福	Hoi Yat Fook	榕樹角		2. 50	
1575		.02	house	梁恭志	Leung Kong Chi	白牛石		2. 00	
1576		.04			Do	白牛石		1. 00	
1577		.01	shed	沈贊連	Shan Zan Lin	水窩		50	
1578		.02		沈開義	Shan Hoi Yee			50	
1579		.01		沈開勳	Shan Hoi Foon			50	
1580		.01		沈開壽	Shan Hoi Sun	水窩		50	
1581		.01		沈文彬	Shan Man Pan			50	
1582		.01		沈開鄺	Shan Hoi Ip			50	
1583		.01		沈財連	Shan Tai Lin			50	
1584		.01		沈三壽	Shan Sam Sun			50	
1585		.01		沈贊連	Shan Zan Lin			50	
1586		.01		沈茹連	Shan Yu Lin	水窩		50	
1587		.01		沈財連	Shan Tai Lin			50	
1588		.01		沈財連	Shan Tai Lin			50	
1589		.01		沈緒連	Shan Hui Lin			50	
1590		.01		沈開鄺	Shan Hoi Ip			50	



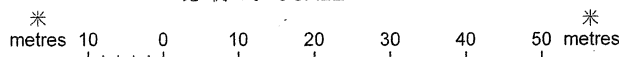
地段索引圖 LOT INDEX PLAN

Appendix A2



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

比例尺 SCALE 1:1000



Locality : _____

Lot Index Plan No. : ags_S00000133897_0001

District Survey Office : Land Information Centre

Date : 15-Oct-2024

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

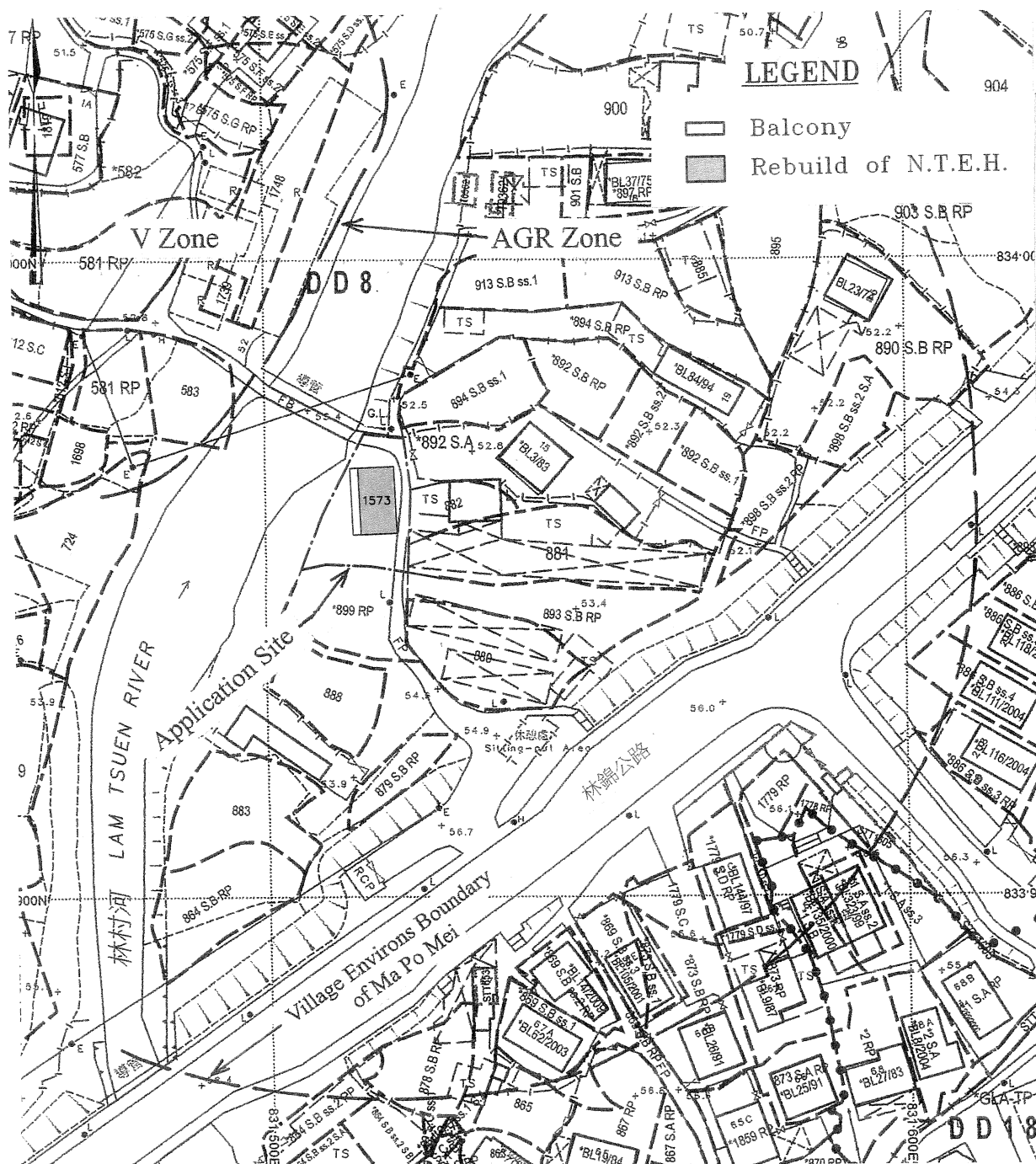
香港特別行政區政府 — 版權所有
© Copyright reserved - Hong Kong SAR Government
SMO-P01 20241015115534 10

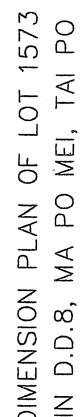
摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。
免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

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

Plan of Proposed N. T. E. H.

Lot No. 1573 in D.D. 8





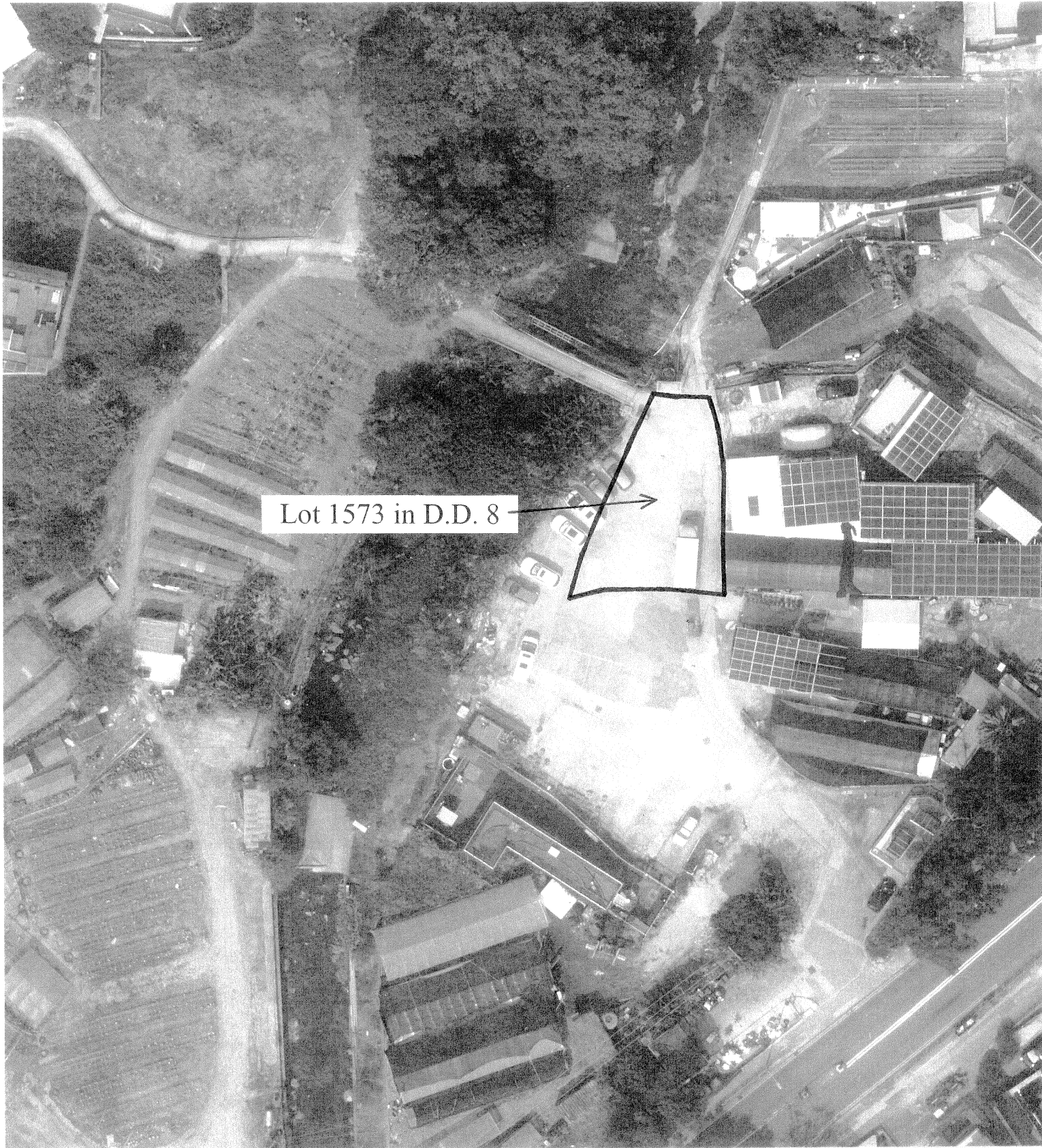
EXTRACT PLAN

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



SCALE 1:7500

Photo No. E187726C dated 24/ 2/ 2023



From Survey Sheet No. 7-NW-A



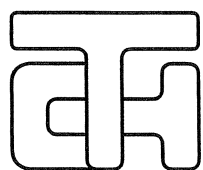
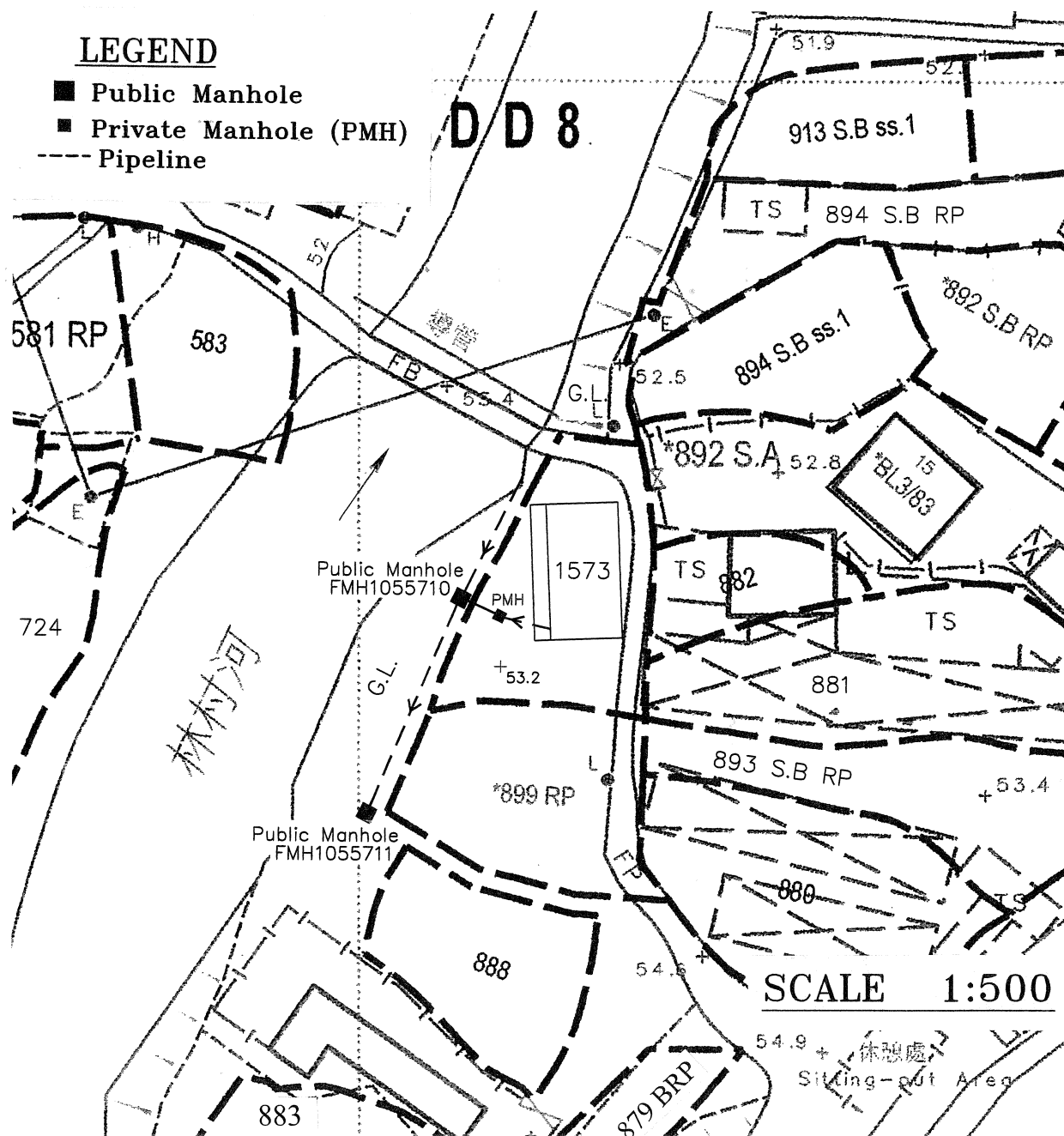
SCALE 1:5000

Location Plan of Sewage Proposal

Lot No. 1573 in D.D. 8

LEGEND

- Public Manhole
- Private Manhole (PMH)
- Pipeline



T.H. & ASSOCIATES LIMITED
(陳 德 慶 測 量 有 限 公 司)
Approved By

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

Tel: 26577726 Fax: 26588757 e-mail: thchan_survey@yahoo.com

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

Plan No.: TP/8/1573-sewer

Date: 28-10-2024

Justification
Lot 1573 in D.D. 8

Appendix ^H.....

1. The applicants Wong Fung Ying, Wong Wai Ying, Wong Wai Ki, Wong Wai Ming and Wong Li Qun are indigenous villagers of Tai Yeung Che, Tai Po, who wish to apply for permission to rebuild their N.T.E.H. under section 16 of the Town Planning Ordinance;
2. The application site is an Old Schedule Lot registered area 0.01ac House and 0.05ac Courtyard under Government Lessees, the location of the house as per D.D. Sheet No. 8 (App. A1);
3. The Boundary of Lot 1573 was re-defined by Authorized Land Surveyor, the surveyed area is 242.8m² including 57.8m² House Land on the plan No. SRP/TP/008/8/1573-D (App. C);
4. Applicants wish to develop the N.T.E.H. area 57.8m² x 3 (3 storeys) for dwelling, the Height is 8.23m with balcony faces western side (App. B);
5. Site visit was made on 14/11/2024, we found the application site is vacant and flat, therefore there is NO cutting or filling required;
6. No tree felling is needed in this proposed N.T.E.H. development, therefore there is NO adverse impact on the Landscape;
7. The proposed N.T.E.H. development is considered compatible with rural environment and will be visually un-intrusive to the surrounding;
8. The Subject Lot is entirely within Village Environs Boundary and Agriculture Zone "AGR" of Ma Po Mei, Tai Po. Centre of the proposed N.T.E.H. is 28 metres in average away from the Village Type Development "V" Zone on Lam Tsuen Outline Zoning Plan S/NE-LT/11;
9. There is an access leading to the subject site and its adjoining Lots from Lam Kam Road (App. E & App. A2 refers);
10. Western side of the subject site is adjoining to the Lam Tsuen River, Geotechnical Report was submitted and approved by District Land Officer (A letter from applicant is attached for your information (App. I));
11. The foul water from the proposed N.T.E.H. can be connected to Public Manhole, in this connection, the proposed development would NOT cause any adverse impact on the water quality (App. G);
12. The permission of the subject site had been granted under Section 16 of T.P.O. (A/NE-LT/542 refers), but the N.T.E.H. grant has not been approved by D.L.O./Tai Po as it is beyond the control by the applicants;
13. Similar applications (application No. A/DPA/NE-LT/32, A/NE-LT/209, A/NE-LT/201, A/NE-LT/50, A/NE-LT/336, A/NE-LT/553 & A/NE-LT/271) for the small house/N.T.E.H. development within AGR Zone were approved by the Board in the past.

Lot 1573 DD8 - Town Planning Board

Yahoo/收件箱 ☆



● Wai-Ying Rowntree

寄件人：

收件人：



10/10 (週四) 下午9:01 ☆

Dear Mr Chan,

It has been some time since I've been in touch. I hope you are well?

I'm not sure if you remember but in December 2015 you secured approval from the Town Planning Board to rebuild a house in Lot 1573 in DD8. Unfortunately it's taken much more time to complete the geotechnical and drainage surveys to the satisfaction of the DLO Tai Po. We now have approvals of both the geotechnical and drainage however the approval from the Town Planning Board has expired. It expired on 20-Nov-2019.

Would your company be able to resubmit the s16ii application for us to renew the permit from the Town Planning Board? If so please may to provide me with a quote? I have all the historical documents and the original application that you submitted.

Kind regards,

Wong Wai Ying
黄维瑛



寄件者: T. H. & Associates Ltd. <[REDACTED]>
寄件日期: 2025年2月6日星期四 上午 11:19
收件者: [REDACTED]
副本: tpbpd/PLAND; [REDACTED]
主旨: Re: S. 16 Planning Application no. A/NE-LT/777 - Application for Proposed House (New Territories Exempted House) at "AGR" zone at Lot 1573 in D.D. 8, Ma Po Mei, Tai Po, New Territories

類別: Internet Email

Dear Miss Yang,

Our telephone conversation refers.

In regard to the only objection raised by the public, we would like to inform you that according to our survey as at 16-6-2014 (Appendix C), the shortest clearance between the western boundary of Lot 1573 to the line of fence approximately along the edge of the Lam Tsuen River is not less than 0.5m which is adequate for human passage way to the riverside.

In addition, there is an alternative route starting from the Sitting Out Area abutting Lam Kam Road there is an open access on Government Land running due west to the riverside passing between Lot 899 RP & Lot 888, the minimum width of the access is about 1.5m.
(Please refer to Appendix A2 for more details).

With best regards !

T.H. CHAN

T. H. & Associates Limited



Think Before You Print. Use Paper Wisely.

打印此電子郵件前, 請為我們環境設想, 珍惜紙張。

Previous applications covering the Site on the
Lam Tsuen Outline Zoning Plan

Approved Applications

Application No.	Proposed Development	Date of Consideration
A/NE-LT/542	Proposed House (New Territories Exempted House)	20/11/2015

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From:
Sent: 2025-01-19 星期日 04:18:37
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-LT/777 DD 8 Ma Po Mei, Tai Po

A/NE-LT/777

Lot 1573 in D.D. 8, Ma Po Mei, Tai Po

Site area: About 242.8sq.m

Zoning: "Agriculture"

Applied development: NET House

Dear TPB Members,

Strong Objections. The lot has been filled in and operated for many years as an unapproved parking lot.

The footprint straddles the access path to the bridge and access to the riverside and is part of the local water gathering grounds.

There is considerable agricultural/market gardening activity in the district.

The application should be rejected.

Mary Mulvihill

2

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

250121-133000-91620

提交限期**Deadline for submission:**

21/01/2025

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

21/01/2025 13:30:00

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

A/NE-LT/777

「提意見人」姓名/名稱**Name of person making this comment:**

The Hong Kong & China Gas Co., Ltd

意見詳情**Details of the Comment :**

Since the proposed development is in the close vicinity to our High-Pressure pipeline at Lam Kam Road, the project proponent is required to conduct Quantitative Risk Assessment to evaluate the potential risk basing on the forecasted ultimate population and determine the necessary mitigation measures if required. The project proponent should consult our company in design stage and closely coordinate with our company during construction stage and provide protective measures.