

Form No. S16-II
表格第 S16-II 號

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

2024年3月21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 21 MAR 2024
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

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

2400675

12/3 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-MUP/201
	Date Received 收到日期	21 MAR 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)

Chung Kaiwan

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)

Grandmax Surveyors Limited

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.334 S.G in D.D.37 Man Uk Pin, Sha Tau Kok, New Territories
(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 209.9 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 195.09 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Man Uk Pin Outline Zoning Plan No.S/NE-MUP/11
(e) Land use zone(s) involved 涉及的土地用途地帶	Agriculture
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Development Proposal 擬議發展計劃			
(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	Chung Kaiwan		
(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)	Man Uk Pin		
(c) Proposed gross floor area 擬議總樓面面積	195.09 sq.m 平方米 <input type="checkbox"/> About 約		
(d) Proposed number of house(s) 擬議房屋幢數	1	Proposed number of storeys of each house 每幢房屋的擬議層數	3
(e) Proposed roofed over area of each house 每幢房屋的擬議上蓋面積	65.03 sq.m 平方米	Proposed building height of each house 每幢房屋的擬議高度	8.23 m 米
(f) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途	Garden (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 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)) a local road leading from Wo Keng Shan 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) <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 type="checkbox"/> No 否 <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) (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。

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

Please refer to the attached additional sheet

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

Kevin Lau

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 RICS RPS

on behalf of
代表

Grandmax Surveyors Limited



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

Date 日期

11/3/2024

(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	Lot No.334 S.G in D.D.37, Man Uk Pin, Sha Tau Kok, New Territories		
Site area 地盤面積	209.9	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	Approved Man Uk Pin Outline Zoning Plan No.S/NE-MUP/11		
Zoning 地帶	Agriculture		
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 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
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" 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>Location Plan, Lot Index Plan, Outline Zoning Plan</u>		
<hr/>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

8. Justifications

The Applicant applies for the New Territories Exempted House – Small House (“to be referred to as Small House”) at Lot No.334 S.G. in D.D.37, Man Uk Pin, Sha Tau Kok, New Territories.

Location and Environment

The Application Site is located in the local settlement area known as Man Uk Pin. It is accessible via a local road leading from Wo Keng Shan Road. The locality is mainly used for agricultural purpose with village type houses constructed.

Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories

According to the latest assessment criteria of Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories (revised on 7/9/2007), sympathetic consideration should be given to the Application Site with a proposed Small House footprint of not less than 50% in Village Environ (“VE”).

Previous Planning Approval

The current Application Site is in fact a portion of a previous Application Site (Lot Nos.334 S.F and S.G in D.D.37) as well as the Applicant is one of the Applicants in a previous planning approval No.A/NE/MUP/119 for 2 proposed Small House (whereas the currently applied Small House is one of the previously two). The planning approval No.A/NE/MUP/119 was lapsed because the Small Houses development could not be commenced before the permission validity until 7/8/2023 (after 2 approved S16A amendment on permission validity approved). Small House commencement work cannot be done without obtaining Building Licence consent from the Lands Department.

In fact, two corresponding Small Houses applications have been submitted to Lands Department (“LandsD”) since 2014 (Applicants : Messrs. CHUNG Kaiwan and FU Ah Chun, same as Applicants per planning approval No.A/NE/MUP/119) and approvals for building licences on the two Small Houses are yet approved until the current date.

Previous Planning Approval (Cont'd)

Notwithstanding the above, the approval conditions of planning approval No.A/NE/MUP/119 have been fulfilled by the Applicants as far as feasible. Approval conditions (a) have been complied whilst conditions (b) & (c) have been partly complied with in 2016 and 2017 respectively regarding drainage and landscape proposals.

During the prolonged waiting queue time in the past few years, one of the Applicants of planning approval No.A/NE/MUP/119 and Building Licences of Small Houses, Mr. FU Ah Chun has unfortunately passed away in 2022 and Building Licence application is halt.

As a result of the above background, one of the Applicants, Mr. CHUNG Kaiwan now seeks an individual application to apply a Small House with all proposed parameters unchanged (i.e. Small House size, layout & dimensions etc) compared to his portion contained in planning approval No.A/NE/MUP/119.

No Adverse Implications

The surroundings of the Application Site is generally a village environment which village type house are not uncommon. Also, landscape and drainage proposals on the Application Site have been found satisfactory and accepted by relevant government departments in 2016 and 2017 respectively. There is no change in the environment of the Application Site since then. There would be no adverse impact caused by the Application Site.

Strong Demand of Small House and Shortage of Local Land Supply

According to information available to the public, up to year end of 2023, land required to meet the Small House demand in Man Uk Pin Village is about 12.28 ha and the number of outstanding Small House applications for Man Uk Pin Village is 433 while the 10-year Small House demand forecast for the same village is 448. However, land available to meet the Small House demand within the "V" zone of Man Uk Pin Village is only about 2.14 ha. It can be noted that there is a large shortage in supply of land for Small House demand in the Man Uk Pin Village.

Similar Planning Approvals

There are many similar approved applications with application site situated within / partly within the same "AGR" zone in the same OZP as the subject Application Site, we have summarized cases approved after the previously approval No.A/NE/MUP/119 for reference:

Application No.	Applied Use	Approval Date
A/NE-MUP/196	Proposed House (New Territories Exempted House – Small House)	08/12/2023
A/NE-MUP/195	Proposed House (New Territories Exempted House – Small House)	08/12/2023
A/NE-MUP/191	Proposed House (New Territories Exempted House – Small House)	25/08/2023
A/NE-MUP/190	Proposed House (New Territories Exempted House – Small House)	25/08/2023
A/NE-MUP/189	Proposed House (New Territories Exempted House – Small House)	25/08/2023
A/NE-MUP/184	Proposed House (New Territories Exempted House – Small House)	19/05/2023
A/NE-MUP/165	Proposed House (New Territories Exempted House – Small House)	20/5/2022
A/NE-MUP/164	Proposed House (New Territories Exempted House – Small House)	10/12/2021
A/NE-MUP/163	Proposed House (New Territories Exempted House – Small House)	10/12/2021
A/NE-MUP/162	Proposed House (New Territories Exempted House – Small House)	10/12/2021
A/NE-MUP/127	Proposed House (New Territories Exempted House – Small House)	28/4/2017

Conclusion

The Application Site is a re-applied case based on an previous approval No.A/NE/MUP/119 due to uncontrollable circumstances by the Applicants. There is no change in environment and site condition since the last approval. Based on the strong demand and limited local land supply for Small House for local villagers and considered the application fulfills technical assessment criteria, we week Town Planning Board's favourable consideration of the application be granted.

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

電 話 Tel: 2231 4810

來函檔號 Your Reference:

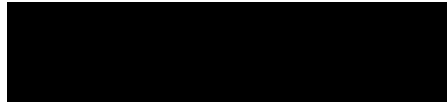
覆函請註明本會檔號

In reply please quote this ref.: TPB/A/NE-MUP/119

By Registered Post & Fax (2524 0355)

21 August 2015

Lawson David & Sung Surveyors Ltd.



(Attn.: Cannis Lee)

Dear Sir/Madam,

**Proposed House (New Territories Exempted House - Small House)
in "Agriculture" zone, Lot 334 S.F and 334 S.G in D.D 37, Man Uk Pin, Sha Tau Kok**

I refer to my letter to you dated 31.7.2015.

After giving consideration to the application, the Town Planning Board (the TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid until 7.8.2019; and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The permission is subject to the following conditions :

- (a) the provision of septic tank, as proposed by you, at a location to the satisfaction of the Director of Lands or of the TPB;
- (b) the submission and implementation of a drainage proposal to the satisfaction of the Director of Drainage Services or of the TPB; and
- (c) the submission and implementation of a landscape proposal to the satisfaction of the Director of Planning or of the TPB.

The TPB also agreed to advise you of the following :

- (a) to note the comments of the Chief Engineer/Development (2), Water Supplies Department (WSD) that:
 - (i) for provision of water supply to the development, you may need to extend the inside services to the nearest suitable government water mains for connection and to 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 lot to WSD's standards; and
 - (ii) the site is located within flood pumping gathering ground;

- (b) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the site is in an area where no public sewerage connection is available;
- (c) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (HyD) that the existing access near the site is not maintained by HyD ;
- (d) to note the comments of the Director of Fire Services that you are reminded to observe 'New Territories Exempted Houses – A Guide to Fire Safety Requirements' published by Lands Department (LandsD). Detailed fire safety requirements will be formulated upon receipt of formal application referred by LandsD; and
- (e) to note that the permission is only given to the development under application. If provision of an access road is required for the proposed development, you 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 TPB where required before carrying out the road works.

The TPB also agreed to advise you that for the development of a Small House, a concessionary grant from the Land Authority under the Small House Policy will be required and that such grant will only be given to indigenous villagers.

If you wish to seek an extension of the validity of this permission, you may submit an application to the TPB for renewal of the permission no less than six weeks before its expiry. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for renewal of permission if the time limit for commencement of development specified in the permission has already expired at the time of consideration by the TPB. Please refer to the TPB Guidelines No. 35B and 36A for details. The Guidelines and application forms are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

For amendments to the approved scheme that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36A for details.

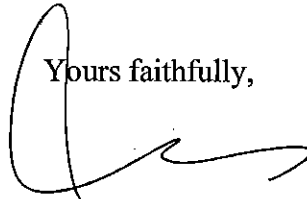
A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 7.8.2015 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 11.9.2015). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Mr. Wallace Tang of Sha Tin, Tai Po & North District Planning Office at 2158 6237. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,

A handwritten signature in black ink, consisting of a large, stylized 'C' followed by a horizontal stroke and a small upward flick.

(Michael CHIU)
for Secretary, Town Planning Board

MC/DY/cl

規 劃 署

沙田、大埔及北區規劃處
新界沙田上禾輦路1號
沙田政府合署13樓

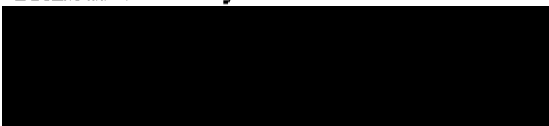


Planning Department

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

本函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/NE-MUP/119
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806 / 2696 2377

Grandmax Surveyors Limited



(Attn.: Mr. Wong Chi Wai)

Dear Mr. Wong,

**Proposed 2 Houses (New Territories Exempted Houses – Small Houses)
in “Agriculture” zone, Lot 334 S.F and 334 S.G in D.D. 57, Man Uk Pin, Sha Tau Kok
(Compliance with Approval Condition (a) for Application No. A/NE-MUP/119)**

I refer to your letter dated 13.12.2016 for compliance with approval condition (a) in relation to the provision of septic tank of the captioned planning application, which was approved with conditions by the Rural and New Town Planning Committee of the Town Planning Board on 7.8.2015.

District Lands Officer/North, Lands Department (DLO/N, LandsD) (Contact person: Ms. TANG Shuk-fan; Tel.: 2675 1528) has been consulted on your submission and advised that approval condition (a) is considered complied with.

Should you have any queries, please feel free to contact Ms. Cindy K.F. Wong of this department at 2158 6241.

Yours faithfully,

(Ms. Jessica CHU)
for and on behalf of
Director of Planning

規 劃 署

沙田、大埔及北區規劃處
新界沙田上禾輦路1號
沙田政府合署13樓



Planning Department

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

本函檔號 Your Reference PlanD3-OT-JP-721-15-Dx-310816-jp
本署檔號 Our Reference () in TPB/A/NE-MUP/119
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806 / 2696 2377

K & K Chartered Architect & Associates



(Attn.: Mr. Wally Wong)

By Post and Fax (3186 2686)

14 September 2016

Dear Sir,

**Proposed 2 Houses (New Territories Exempted Houses (NTEHs) – Small Houses)
in “Agriculture” zone, Lot 334 S.F and 334 S.G in D.D. 37, Man Uk Pin, Sha Tau Kok
(Compliance with Approval Condition (b) for Application No. A/NE-MUP/119)**

I refer to your letter dated 31.8.2016 enclosing a revised drainage proposal for compliance with approval condition (b) in relation to the submission and implementation of drainage proposal of the captioned planning application, which was approved with conditions by the Rural and New Town Planning Committee of the Town Planning Board (TPB) on 7.8.2015.

The Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact person: Mr. Anthony L C WONG; Tel.: 2300 1274) has been consulted and he has no further comment on the submission. Therefore, approval condition (b) is considered partially complied with.

Please note that full compliance with the aforesaid approval condition rests upon the implementation of the accepted drainage proposal to the satisfaction of the Director of Drainage Services or of the TPB. To facilitate compliance checking, you are reminded to inform this office and submit three sets of photographs of the drainage works upon completion.

Should you have any queries, please feel free to contact Ms. Cindy K.F. WONG of this department at 2158 6241.

Yours faithfully,

(C K SOH)
for and on behalf of
Director of Planning

沙田、大埔及北區規劃處
新界沙田上禾輋路1號
沙田政府合署13樓



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

本函檔號 Your Reference HK/TPB/DD37/334F&G

本署檔號 Our Reference () in TPB/A/NE-MUP/119

電話號碼 Tel. No.: 2158 6220

傳真機號碼 Fax No.: 2691 2806 / 2696 2377

Grandmax Surveyors Limited



(Attn.: Mr. Wong Chi Wai)

By Post and Fax (3628 3308)

16 March 2017

Dear Mr. Wong,

Proposed 2 Houses (New Territories Exempted Houses – Small Houses)
in “Agriculture” zone, Lot 334 S.F and 334 S.G in D.D. 37, Man Uk Pin, Sha Tau Kok
(Compliance with Approval Condition (c) for Application No. A/NE-MUP/119)

I refer to your submission dated 20.2.2017 enclosing a landscape proposal for compliance with approval condition (c) in relation to the submission of landscape proposal of the captioned planning application, which was approved with conditions by the Rural and New Town Planning Committee of the Town Planning Board (TPB) on 7.8.2015.

The Chief Town Planner/Urban Design and Landscape of this department (CTP/UD&L, PlanD) (Contact person: Ms. Jaime PONG; Tel.: 2231 4852) has been consulted on your submission and considered that the submitted landscape proposal is acceptable from the landscape planning perspective. Thus, approval condition (c) is considered partially complied with.

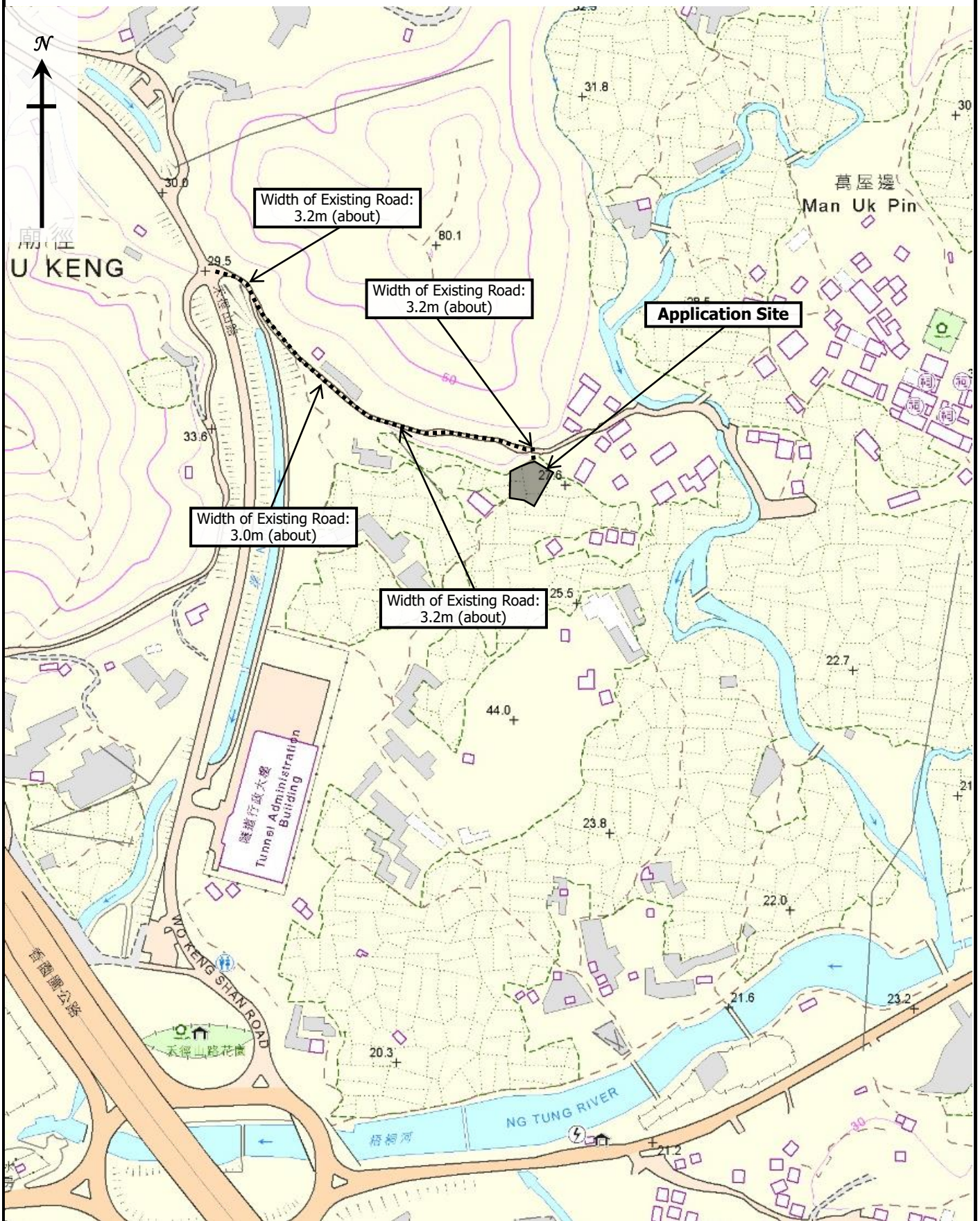
For full compliance with approval condition (c), please proceed to implement the accepted proposal. In order to facilitate compliance checking, you are reminded to provide a set of planting photo records with viewpoints indicated on the accepted landscape proposal for consideration upon completion of the landscape works.

Should you have any queries, please feel free to contact Ms. Cindy K.F. Wong of this department at 2158 6241.

Yours faithfully,

(Ms. Jessica CHU)
for and on behalf of
Director of Planning

Lot No.334 S.G in D.D.37, Man Uk Pin, Sha Tau Kok, N.T.



LOCATION PLAN
(Identification Purpose Only)

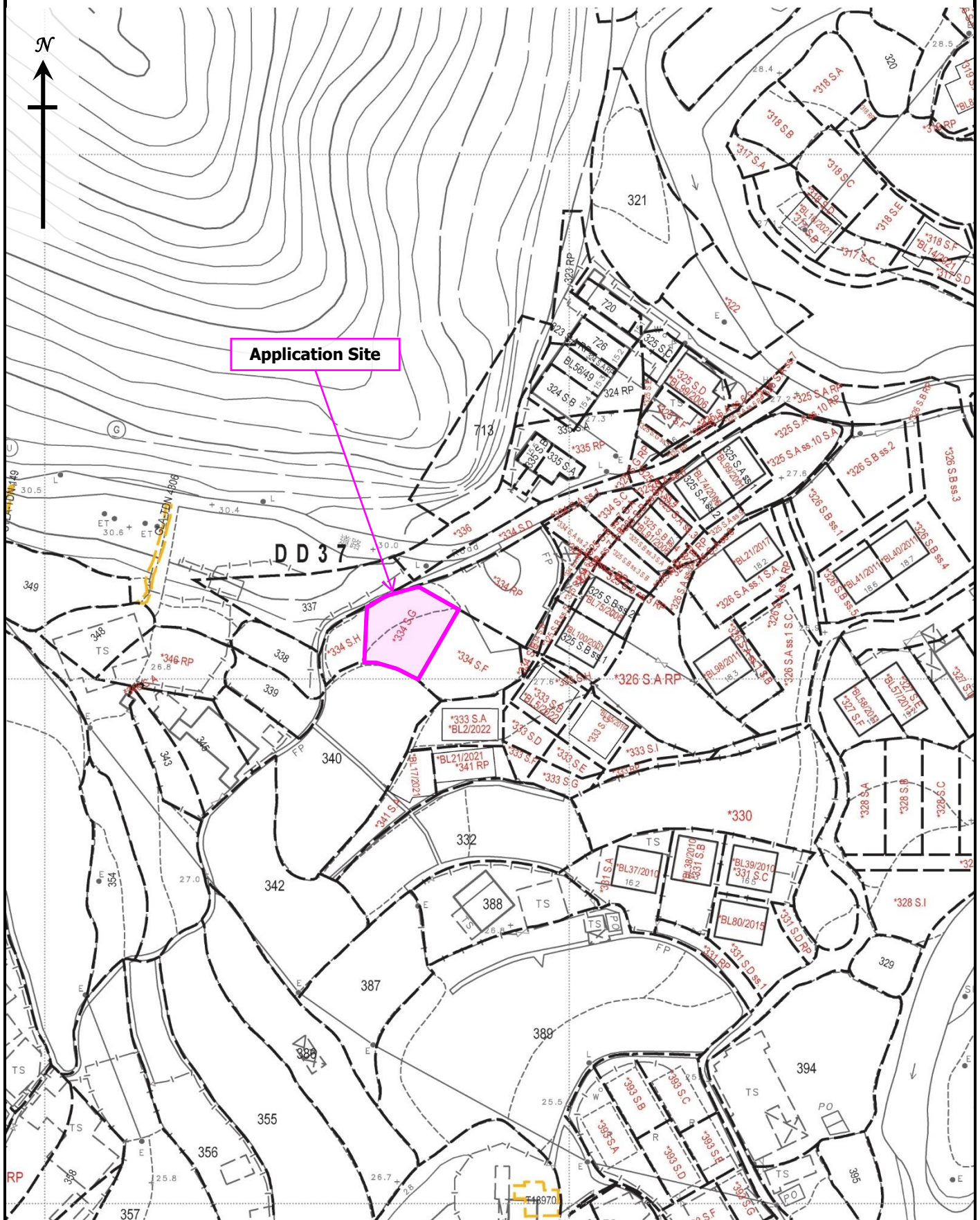
Figure 1

Not to Scale



GRANDMAX SURVEYORS LIMITED
俊滙測量師行有限公司

Lot No.334 S.G in D.D.37, Man Uk Pin, Sha Tau Kok, N.T.



LOT INDEX PLAN

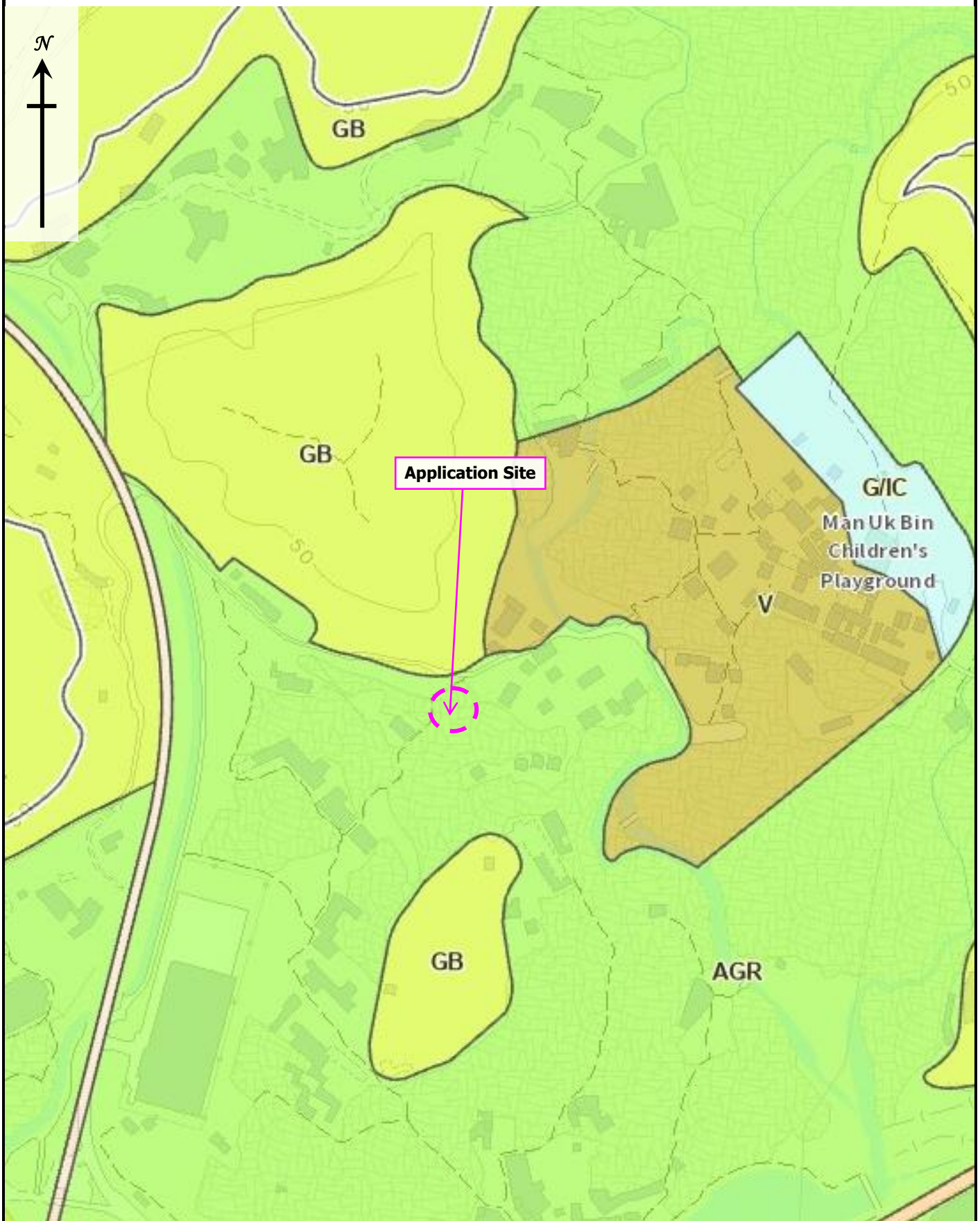
Figure 2

1 : 1000



GRANDMAX SURVEYORS LIMITED
 俊滙測量師行有限公司

Lot No.334 S.G in D.D.37, Man Uk Pin, Sha Tau Kok, N.T.



LOT NO. 334 S.G IN D.D.37



COLORED PINK AND PINK HATCHED BLACK AREA: 65.03 SQUARE METRES (ABOUT)

COLORED PINK AREA 43.41 SQUARE METRES (ABOUT): PROPOSED SMALL HOUSE WITHIN THE VILLAGE ENVIRONS

COLORED PINK HATCHED BLACK AREA 21.62 SQUARE METRES (ABOUT): PROPOSED SMALL HOUSE OUTSIDE THE VILLAGE ENVIRONS

SCALE 1 : 1000

METRES 20 0 20 40 60 80 100 METRES

LINE	DISTANCE IN METRES	BEARING ° ' "	PT.	CO-ORDINATES DATA (ORIGIN 1980 DATUM)	
				NORTHING	EASTING
AB	4.423	119 58 37	A	842913.709	836764.505
BC	0.175	209 58 37	B	842911.500	836768.336
CD	1.550	119 58 37	C	842911.348	836768.248
DE	2.275	29 58 37	D	842910.574	836769.591
EF	2.300	119 58 37	E	842912.544	836770.728
FG	0.175	209 58 37	F	842911.395	836772.720
GH	3.275	119 58 37	G	842911.244	836772.632
HJ	5.425	209 58 37	H	842909.607	836775.469
JK	0.675	299 58 37	J	842904.908	836772.759
KL	1.350	209 58 37	K	842905.245	836772.174
LM	5.560	299 58 37	L	842904.076	836771.500
MN	0.175	29 58 37	M	842906.854	836766.683
NP	5.313	299 58 37	N	842907.005	836766.771
PA	4.675	29 58 37	P	842909.660	836762.169

Ref	Colour
B	BROWN
G	GREEN
I	INDIGO
O	ORANGE
P	PINK
R	RED
V	VIOLET
Y	YELLOW
GY	GREY
'//' Prefixes hatched black of above	

LAND MARKER (1980) H.K. CO., LTD.
標誌測量(1980)香港有限公司

FILE NO.: 3769

SURVET SHEET NO. 3-NW-25A & 25B

DATE : 22 JANUARY 2015

PLAN NO. SH334G-D

I, JOSEPH Y C WONG, an Authorized Land Surveyor registered under the Land Survey Ordinance (Cap.473), hereby certify that this Setting Out 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 thirty first of July 2013.

Dated this twenty second day of February 2015.



Authorized Land Surveyor

Figure 4: Dimension Plan of the Proposed NTEH on Lot 334S.G in D.D.37

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

Sheren Si Wai LEE/PLAND

寄件者: Kevin Lau [GMS] [REDACTED]
寄件日期: 2024年04月24日星期三 13:03
收件者: Sheren Si Wai LEE/PLAND
副本: CW Wong [GMS]
主旨: RE: A/NE-MUP/201

類別: Internet Email

Dear Sheren,

The Applicant is intended to implement the landscape proposal when planning application and small house application may be approved.

If there is any queries, please feel free to discuss, thank you.

Best regards,
Kevin Lau

Grandmax Surveyors Limited
Unit 1215, 12/F, Houston Centre, 63 Mody Road
East Tsim Sha Tsui, Kowloon
九龍尖沙咀東麼地道 63 號好時中心 12 樓 1215 室

Tel: 2110 9751
Mobile: [REDACTED]
Fax: 3628 3308

From: Sheren Si Wai LEE/PLAND <swwlee@pland.gov.hk>
Sent: Wednesday, April 24, 2024 12:40 PM
To: Kevin Lau [GMS] [REDACTED]
Subject: Re: A/NE-MUP/201

Dear Kevin,

Will you implement the landscape proposal?

Regards,
Sheren Lee
TP/N3, PlanD
2158 6391

From: Kevin Lau [GMS] [REDACTED]
Sent: Wednesday, April 24, 2024 12:32 PM
To: Sheren Si Wai LEE/PLAND <swwlee@pland.gov.hk>
Cc: Johnny Chung Yin LAM/PLAND <jcylam@pland.gov.hk>
Subject: RE: A/NE-MUP/201



GRANDMAX SURVEYORS LIMITED
俊滙測量師行有限公司

Date: 24th April 2024

Your Ref: TPB/A/NE-MUP/201

Our Ref.: HK-PLG-042

The Secretary
Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong

By Email (tpbpd@pland.gov.hk) and By Post

Dear Sirs,

Re: Proposed New Territories Exempted House – Small House at
Lot No.334 S.G. in D.D.37, Man Uk Pin, Sha Tau Kok, New Territories
(Planning Application No. A/NE-MUP/201)

We refer to the captioned application.

In response to the latest departmental comments received on 23rd April 2024, we would like to submit our response as follows to address departmental comments.

The current Application Site is a portion of a previous Application Site (Lot Nos.334 S.F and S.G in D.D.37) per planning approval No.A/NE/MUP/119. Approval Condition (c) regarding a landscape proposal has been complied with in A/NE/MUP/119. We herewith attached the accepted landscape proposal and correspondence for scrutiny.

Thank you for your kind attention. Should you have any queries, please do not hesitate to contact the undersigned at [REDACTED]

Yours faithfully,
For and on behalf of
Grandmax Surveyors Limited


Kevin Lau
MHKIS/ MRICS RPS(GP)

Encl.

c.c. Client
DPO/ST, TP & N – Attn: Ms. Sharon Lee (by Email: sswlee@pland.gov.hk only)



GRANDMAX SURVEYORS LIMITED
俊滙測量師行有限公司

Date : 20th February 2017

Your Ref.: TPB/A/NE-MUP/119

Our Ref. : HK/TPB/DD37/334F & G

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

By Fax 2691 2806 and BY Post

Attn: Ms. Cindy K.F. WONG / Ms. Jessica CHU

Dear Madams,

Proposed 2 Houses (New Territories Exempted House – Small House)
Lot 334 S.F and 334 S.G in D.D.37, Man Uk Pin, Sha Tau Kok, New Territories
(Compliance with Approval Condition (c) for Application No.: A/NE-MUP/119)

Thank you for your letter dated 9 February 2017 concerning the captioned.

After considering your comments, please enclosed the revised landscape proposal (2 copies) for your kind consideration.

For further information, please feel free to contact the undersigned at Tel: [REDACTED]

Thank you for your attention.

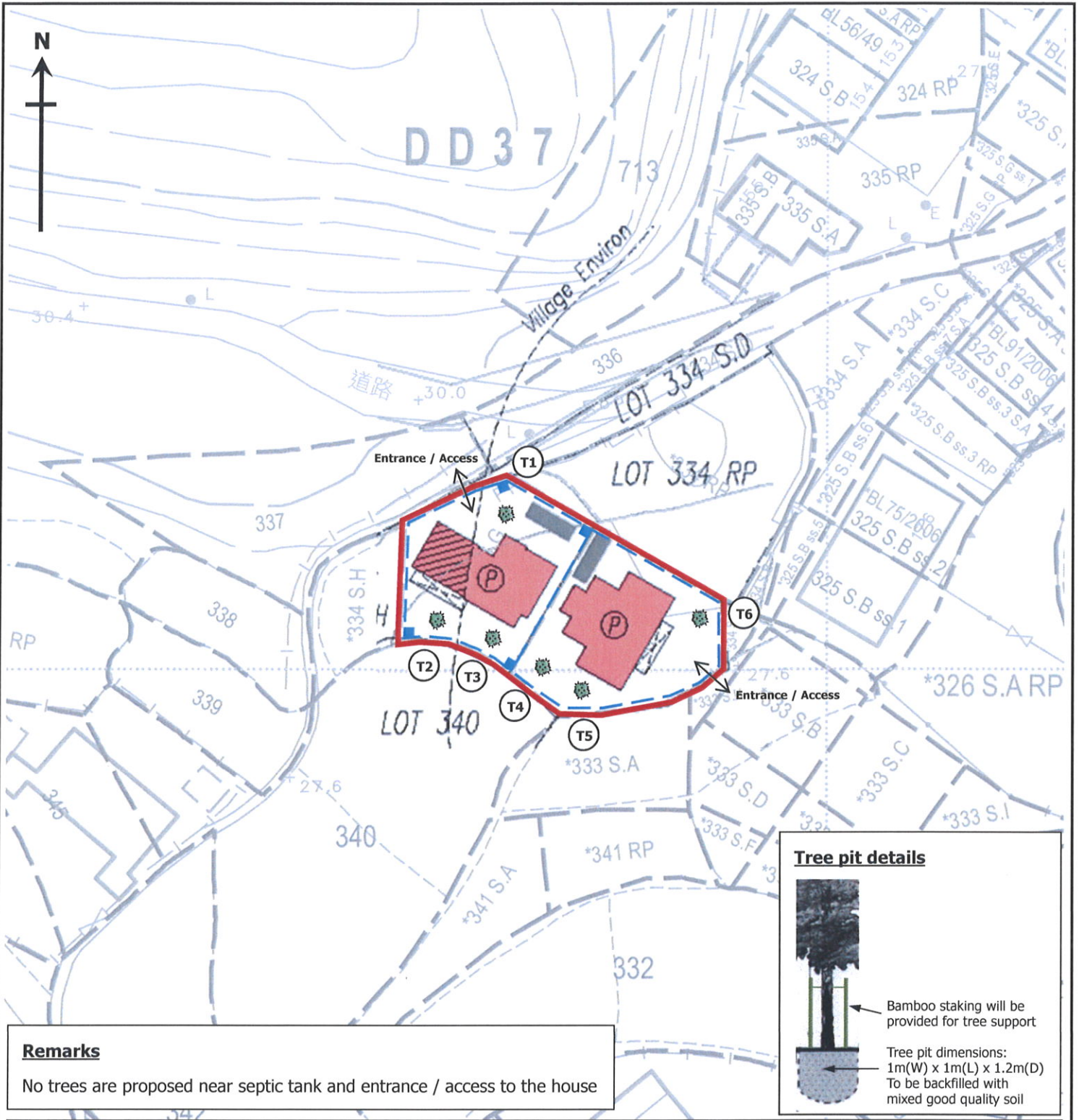
Yours faithfully,

For and on behalf of

Grandmax Surveyors Limited


Wong Chi Wai







Managing Director
MHKIS MRICS RPS(GP)



Remarks

No trees are proposed near septic tank and entrance / access to the house

Legends

- | | | | |
|--|---|---|---|
|  | Application Site |  | Proposed Trees |
|  | Proposed NTEH | Species | : Cassia Surattensis |
|  | Septic Tank | Size | : 2.75m (Minimum Height) |
|  | Balcony | Tree Pit | : 1m(W) x 1m(L) x 1.2m(D) |
|  | Surface Channel & Catch-pits
(indication purpose only) | Bamboo Staking | : 5cm (diameter) bamboo stakes to be provided |

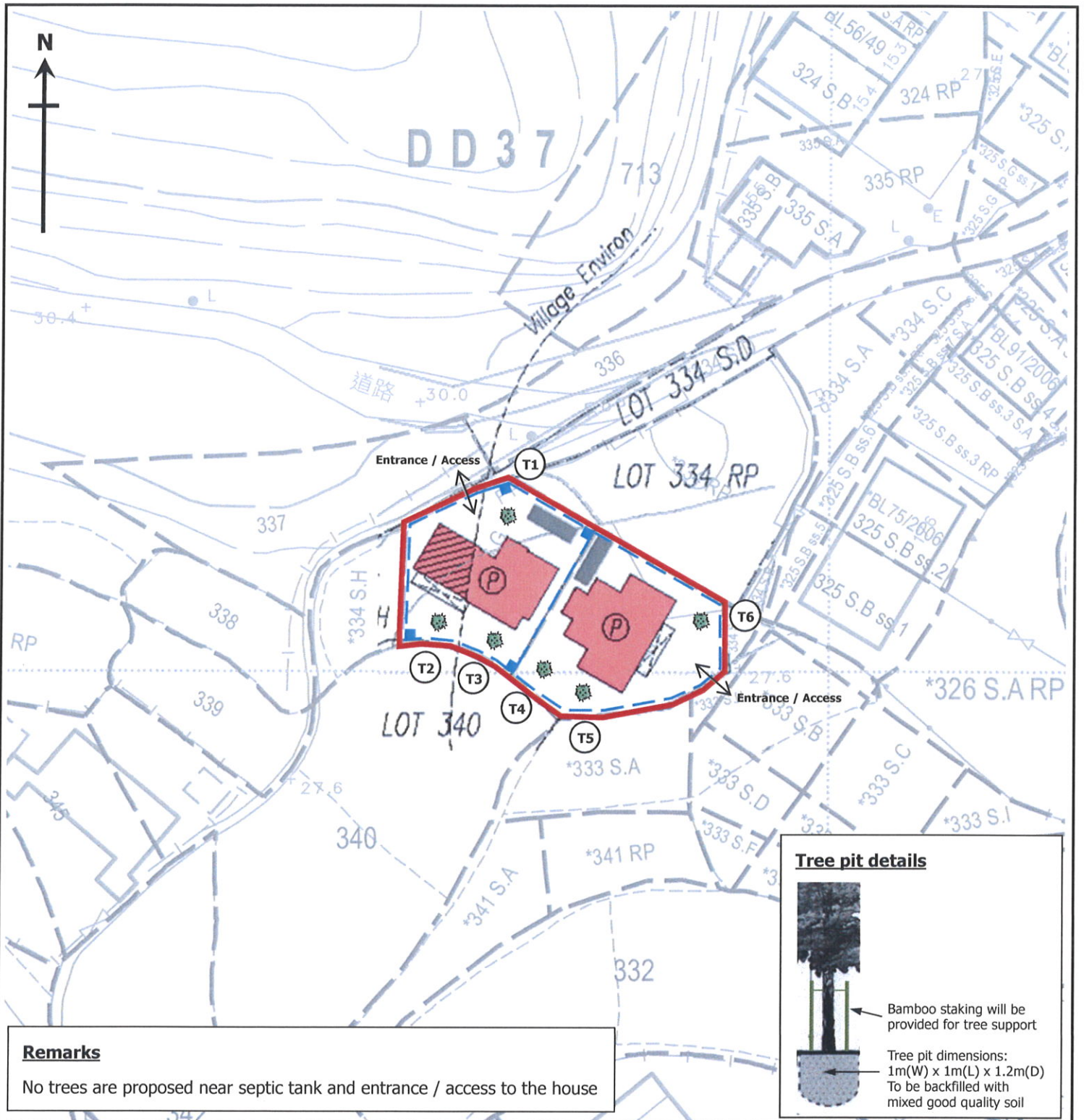
REVISED TREE PROPOSAL

Figure

1 : 500



GRANDMAX SURVEYORS LIMITED
俊滙測量師行有限公司



Remarks

No trees are proposed near septic tank and entrance / access to the house

Legends

	Application Site		Proposed Trees
	Proposed NTEH	Species	: Cassia Surattensis
	Septic Tank	Size	: 2.75m (Minimum Height)
	Balcony	Tree Pit	: 1m(W) x 1m(L) x 1.2m(D)
	Surface Channel & Catch-pits (indication purpose only)	Bamboo Staking	: 5cm (diameter) bamboo stakes to be provided

REVISED TREE PROPOSAL

Figure

1 : 500



GRANDMAX SURVEYORS LIMITED
俊濠測量師行有限公司

沙田、大埔及北區規劃處
新界沙田上禾輋路1號
沙田政府合署13樓



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

本函檔號 Your Reference HK/TPB/DD37/334F&G

本署檔號 Our Reference () in TPB/A/NE-MUP/119

電話號碼 Tel. No.: 2158 6220

傳真機號碼 Fax No.: 2691 2806 / 2696 2377

Grandmax Surveyors Limited
Unit 1511, Level 15, Tower 2, Metroplaza,
No. 223 Hing Fong Road,
Kwai Chung, New Territories
(Attn.: Mr. Wong Chi Wai)

By Post and Fax (3628 3308)

16 March 2017

Dear Mr. Wong,

Proposed 2 Houses (New Territories Exempted Houses – Small Houses)
in “Agriculture” zone, Lot 334 S.F and 334 S.G in D.D. 37, Man Uk Pin, Sha Tau Kok
(Compliance with Approval Condition (c) for Application No. A/NE-MUP/119)

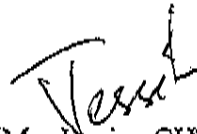
I refer to your submission dated 20.2.2017 enclosing a landscape proposal for compliance with approval condition (c) in relation to the submission of landscape proposal of the captioned planning application, which was approved with conditions by the Rural and New Town Planning Committee of the Town Planning Board (TPB) on 7.8.2015.

The Chief Town Planner/Urban Design and Landscape of this department (CTP/UD&L, PlanD) (Contact person: Ms. Jaime PONG; Tel.: 2231 4852) has been consulted on your submission and considered that the submitted landscape proposal is acceptable from the landscape planning perspective. Thus, approval condition (c) is considered partially complied with.

For full compliance with approval condition (c), please proceed to implement the accepted proposal. In order to facilitate compliance checking, you are reminded to provide a set of planting photo records with viewpoints indicated on the accepted landscape proposal for consideration upon completion of the landscape works.

Should you have any queries, please feel free to contact Ms. Cindy K.F. Wong of this department at 2158 6241.

Yours faithfully,


(Ms. Jessica CHU)
for and on behalf of
Director of Planning

Relevant 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) if 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.

Previous s.16 Application

Approved Application

Application No.	Proposed Development	Date of Consideration
A/NE-MUP/56	Proposed House (New Territories Exempted House - Small House)	18.7.2008
A/NE-MUP/119	Proposed House (New Territories Exempted House - Small House)	7.8.2015

**Similar S.16 Applications for Proposed House (New Territories Exempted House - Small House)
in the vicinity of the application site within/partly within the “Agriculture” zone
in the Man Uk Pin Area**

Approved Applications

Application No.	Uses/ Development	Date of Consideration
A/NE-MUP/57 ^{*1}	Proposed 4 Houses (New Territories Exempted House - Small Houses)	5.6.2009
A/NE-MUP/58 ^{*1}	Proposed 2 Houses (New Territories Exempted House - Small Houses)	5.6.2009
A/NE-MUP/59	Proposed House (New Territories Exempted House - Small House)	23.10.2009
A/NE-MUP/60	Proposed House (New Territories Exempted House - Small House)	23.10.2009
A/NE-MUP/61 ^{*2}	Proposed House (New Territories Exempted House - Small House)	23.10.2009
A/NE-MUP/62	Proposed 2 Houses (New Territories Exempted Houses - Small Houses)	25.02.2011 (On Review)
A/NE-MUP/64	Proposed House (New Territories Exempted House (NTEH) - Small House)	18.2.2011
A/NE-MUP/81 ^{*3}	Proposed 2 Houses (New Territories Exempted Houses - Small Houses)	11.1.2013
A/NE-MUP/88 ^{*4}	Proposed House (New Territories Exempted House - Small House)	25.4.2014
A/NE-MUP/89 ^{*5}	Proposed House (New Territories Exempted House - Small House)	9.5.2014
A/NE-MUP/90 ^{*2}	Proposed House (New Territories Exempted House - Small House)	9.5.2014
A/NE-MUP/91 ^{*6}	Proposed House (New Territories Exempted House - Small House)	9.5.2014
A/NE-MUP/92 ^{*7}	Proposed House (New Territories Exempted House - Small House)	9.5.2014

Application No.	Uses/ Development	Date of Consideration
A/NE-MUP/93 ^{*8}	Proposed House (New Territories Exempted House - Small House)	9.5.2014
A/NE-MUP/94 ^{*9}	Proposed House (New Territories Exempted House - Small House)	9.5.2014
A/NE-MUP/95	Proposed House (New Territories Exempted House - Small House)	26.9.2014
A/NE-MUP/96 ^{*10}	Proposed House (New Territories Exempted House - Small House)	17.10.2014
A/NE-MUP/97 ^{*11}	Proposed House (New Territories Exempted House - Small House)	17.10.2014
A/NE-MUP/98 ^{*12}	Proposed House (New Territories Exempted House - Small House)	31.10.2014
A/NE-MUP/115	Proposed House (New Territories Exempted House - Small House)	22.5.2015
A/NE-MUP/116	Proposed House (New Territories Exempted House - Small House)	5.6.2015
A/NE-MUP/117	Proposed House (New Territories Exempted House - Small House)	5.6.2015
A/NE-MUP/118	Proposed House (New Territories Exempted House - Small House)	3.7.2015
A/NE-MUP/127 ^{*3}	Proposed 2 Houses (New Territories Exempted Houses - Small Houses)	28.4.2017
A/NE-MUP/162 ^{*11}	Proposed House (New Territories Exempted House - Small House)	10.12.2021
A/NE-MUP/163 ^{*12}	Proposed House (New Territories Exempted House - Small House)	10.12.2021
A/NE-MUP/164 ^{*10}	Proposed House (New Territories Exempted House - Small House)	10.12.2021
A/NE-MUP/165 ^{*6}	Proposed House (New Territories Exempted House - Small House)	20.5.2022

Application No.	Uses/ Development	Date of Consideration
A/NE-MUP/184	Proposed House (New Territories Exempted House - Small House)	19.5.2023
A/NE-MUP/189 ^{*8}	Proposed House (New Territories Exempted House - Small House)	25.8.2023
A/NE-MUP/190 ^{*4}	Proposed House (New Territories Exempted House - Small House)	25.8.2023
A/NE-MUP/191 ^{*9}	Proposed House (New Territories Exempted House - Small House)	25.8.2023
A/NE-MUP/195 ^{*5}	Proposed House (New Territories Exempted House - Small House)	8.12.2023
A/NE-MUP/196 ^{*7}	Proposed House (New Territories Exempted House - Small House)	8.12.2023

Remarks

- ^{*1}: The application nos. A/NE-MUP/57 and A/NE-MUP/58 involve the same site
- ^{*2}: The application nos. A/NE-MUP/61 and A/NE-MUP/90 involve the same site
- ^{*3}: The application nos. A/NE-MUP/81 and A/NE-MUP/127 involve the same site
- ^{*4}: The application nos. A/NE-MUP/88 and A/NE-MUP/190 involve the same site
- ^{*5}: The application nos. A/NE-MUP/89 and A/NE-MUP/195 involve the same site
- ^{*6}: The application nos. A/NE-MUP/91 and A/NE-MUP/165 involve the same site
- ^{*7}: The application nos. A/NE-MUP/92 and A/NE-MUP/196 involve the same site
- ^{*8}: The application nos. A/NE-MUP/93 and A/NE-MUP/189 involve the same site
- ^{*9}: The application nos. A/NE-MUP/94 and A/NE-MUP/191 involve the same site
- ^{*10}: The application nos. A/NE-MUP/96 and A/NE-MUP/164 involve the same site
- ^{*11}: The application nos. A/NE-MUP/97 and A/NE-MUP/162 involve the same site
- ^{*12}: The application nos. A/NE-MUP/98 and A/NE-MUP/163 involve the same site

Detailed Comments from Relevant Government Departments

1. Land Administration

Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- (a) the Site falls partly within the ‘VE’ of Man Uk Pin;
- (b) the applicant claimed himself as an indigenous villager of Man Uk Pin but his eligibility for Small House grant has yet to be ascertained;
- (c) the Site is not covered by any Modification of Tenancy/Building License;
- (d) the Small House application under planning application No. A/NE-MUP201 is under processing; and
- (e) there is no “Fung Shui” area at Man Uk Pin Village.

2. Traffic

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

- (a) she has reservation on the application. Such type of development should be confined within the “V” zone as far as possible. Although additional traffic generated by the proposed development is not expected to be significant, such type of development outside the “V” zone, if permitted, will set an undesirable precedent case for similar applications in the future. The resulting cumulative adverse traffic impact could be substantial; and
- (b) notwithstanding the above, the application involves the construction of one Small House. He considers that the application can be tolerated unless being rejected on other grounds.

Comments of the Chief Highway Engineer/New Territories East, Highways Department (HyD):

- (a) no comment on the planning application; and
- (b) the local village access adjacent to the Sites is not maintained by HyD.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- (a) in view of the small scale of the proposed development, the application alone is unlikely to cause major pollution; and

- (b) septic tank and soakaway system are acceptable means for collection, treatment and disposal of the sewage provided that its design and construction follow the requirements of the ProPECC PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” and are duly certified by an Authorized Person.

4. Landscape

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

- (a) she has no objection to the application from the landscape planning point of view;
- (b) the site is located in an area of rural inland plains landscape character comprising farmlands, small houses, vegetated areas, tree clusters and woodlands to the north and south within the “Green Belt” zone. Compared the aerial photos in 2015 and 2022, there is no significant change in the landscape character surrounding the sites. Based on DPO’s site photos taken on 12.4.2024, the site is covered by wild grasses and self-seeded vegetation with no trees; and
- (c) it is noted in **Appendix Ia** that the applicant will implement the approved landscape proposal under previous application (No. A/NE-MUP/119).

5. Drainage

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

He has no objection to the application from the public drainage viewpoint.

6. Agriculture

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

The subject site falls within the “AGR” zone and is generally abandoned. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The subject site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the subject site possesses potential for agricultural rehabilitation, the proposed development is not supported from agricultural perspective.

7. Fire Safety

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

He has no in-principle objection to the application provided that the proposed house would not encroach on any existing EVA or planned EVA under application in accordance with LandsD’s record.

8. District Officer's Comments

Local views/comments conveyed by the District Officer (North), Home Affairs Department (DO(N), HAD):

- (a) six members of the North District Council (NDC) have no comment; and
- (b) the Chairman of the Sha Tau Kok District Rural Committee cum NDC, 17 members of the NDC, the Indigenous Inhabitant Representative and the Resident Representative of Man Uk Pin did not reply by deadline.

9. Demand and Supply of Small House Sites

According to DLO/N, LandsD's records, the total number of outstanding Small House applications for Man Uk Pin is 44 while the 10-year Small House demand forecast for the same village cluster is 448. According to the latest estimate by PlanD, about 2.22 ha (equivalent to 88 Small House sites) of land are available within the "V" zone of Man Uk Pin for Small House development. There is insufficient land in the "V" zone of Man Uk Pin to meet the demand of land for Small House development (i.e. about 12.3 ha of land which is equivalent to 492 Small House sites).

Recommended Advisory Clauses

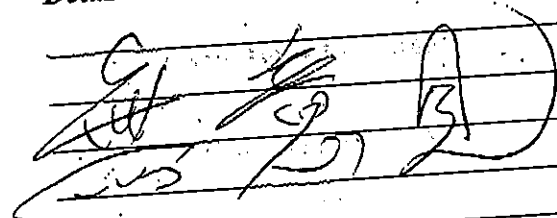
- (a) to note the comments of D of FS that the applicant should observe ‘New Territories Exempted Houses – A Guide to Fire Safety Requirements’ published by LandsD. Detailed fire safety requirements will be formulated upon receipt of formal application referred by LandsD;
- (b) to note the comments of CE/MN, DSD that the Site is in an area where no public sewerage connection is available. EPD should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed development. The applicant should construct drains, at their own cost, to collect runoff water generated on site to existing stream course in the vicinity. No water should be discharged to the road. The applicant should check and ensure that the existing drainage channel downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the captioned lot. He should also ensure that the flow from this site will not overload the existing drainage system;
- (c) to note the comments of CE/C, WSD that the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection for provision of water supply to the development. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards.
- (d) to note the advice of DEP that septic tank and soakaway system are acceptable means for collection, treatment and disposal of the sewage provided that its design and construction follow the requirements of the ProPECC PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” and are duly certified by an Authorized Person;
- (e) to note that the permission is only given to the development under application. If provision of an access road is required for the proposed development, the applicant should ensure that such access road (including any necessary filling/excavation of land) complies with the provisions of the relevant statutory plan and obtain planning permission from the Town Planning Board where required before carrying out the road works.

致城市規劃委員會秘書：
專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓
傳真：2877 0245 或 2522 8426
電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board
By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong
By Fax : 2877 0245 or 2522 8426
By e-mail : tpbpd@pland.gov.hk

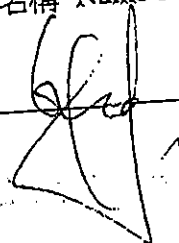
有關的規劃申請編號 The application no. to which the comment relates
A/NE-MUP/201

意見詳情 (如有需要，請另頁說明)
Details of the Comment (use separate sheet if necessary)



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

簽署 Signature



日期 Date

2024.4.11