

2021年 1月 27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 27 JAN 2021.  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-II  
表格第 S16-II 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to Proposal Only Involving Construction of  
“New Territories Exempted House(s)”**

**適用於只涉及興建「新界豁免管制屋宇」的建議**

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers: [https://www.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/en/plan_application/apply.html)

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：  
[https://www.info.gov.hk/tpb/tc/plan\\_application/apply.html](https://www.info.gov.hk/tpb/tc/plan_application/apply.html)

**General Note and Annotation for the Form**  
**填寫表格的一般指引及註解**

# “Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill “NA” for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-TK/700
	Date Received 收到日期	27 JAN 2021

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

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

- 張達華 (CHEUNG, TAT WAH)
- 李永安 (LEE, WING ON SIMON)

### 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 )

梁北強 (大埔山寮村原居民代表)  
LEUNG PAK KEUNG (Indigenous Inhabitant Representative of Shan Liu under Tai Po Rural Committee)

### 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)	新界大埔山寮村 1. DD15 Lot 654S.O 2. DD15 Lot 654S.N
(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 ..... 249.1 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 ..... 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	S/NE-TK/19
(e) Land use zone(s) involved 涉及的土地用途地帶	鄉村式發展, 農業
(f) Current use(s) 現時用途	空置  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施, 請在圖則上顯示, 並註明用途及總樓面面積)

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

The applicant 申請人 –

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

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

- ☐ has notified ..... “current land owner(s)”<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

<b>6. Development Proposal 擬議發展計劃</b>			
(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	1. 張達華 (CHEUNG, TAT WAH) 2. 李永安 (LEE, WING ON SIMON)		
(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)	1. 大埔沙螺洞張屋村 2. 大埔沙螺洞李屋村		
(c) Proposed gross floor area 擬議總樓面面積	390.18 ..... sq.m 平方米 <input type="checkbox"/> About 約		
(d) Proposed number of house(s) 擬議房屋幢數	2	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	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"/>  No 否 <input type="checkbox"/>	<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)) 山寮路 ..... <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)	
(h) Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁至公共污水渠？	Yes 是 <input checked="" type="checkbox"/>  No 否 <input type="checkbox"/>	(Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線)  (Please indicate on plan the location of the proposed septic tank. 請用圖則顯示化糞池的位置)	



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

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

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

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

**8. Justifications 理由**

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

1 上述申請，其實是原有已獲批出小型屋宇規劃許可基礎上的重新申請(並不是新增小型屋宇的申請)。原因是地政部門審批小型屋宇需時輪候，申請人一直未獲得批准建屋牌照，而申請人城規會規劃許可申請續期權限次數，根據相關規劃指引也已用完，因此申請人需要再次就同一申請地點、重新向城規會申請規劃許可。申請人特別指出，他的申請地段、屋型呎吋、屋角座標、地理地形、現場環境，現在跟以往均沒有任何改變。換句話說，是次申請一切狀況與城規會檔號：TPB/A/NE-TK/421-1(TK/421-1)批出規劃許可時一模一樣！申請人當時並獲得各部門接納批准規劃許可附帶條件，申請人現附上各部門當時接納(檔號：TK/421-1)批准的規劃許可附帶條件報告予以城規會參考：

1.1 規劃署於2014年12月29日來函申請人表示，總城市規劃師/ 城市設計及園境認為TK/421-1所提交的美化環境建議書可以接納【附件(1)】，故申請人仍會照足相關要求。

1.2 規劃署於2014年3月4日來函申請人表示，渠務署總工程師/ 新界北認為TK/421-1所提交的排水建議書可以接納【附件(2)】，故申請人仍會照足相關要求。

1.3 規劃署於2018年5月24日來函申請人聘請之專業人士表示，渠務署總工程師/ 新界北認為TK/421-1所提交的污水接駁建議書沒有意見【附件(3)】，故申請人仍會照足相關要求。

2 申請地點原本就屬於城規會檔號TK/421-1已批准七間小型屋宇規劃許可中的其中二間，由於其餘五間已獲地政部門批出建屋牌照(BUILDING LICENCE)或地段本身已被納入「鄉村式發展」範圍，故申請人唯有獨立向城規會申請規劃許可。

3 基於(1)及(2)因素，所以很容易可以斷定上述小型屋宇申請不會帶來任何不良影響，包括不會影響周邊環境、排水、污水接駁、消防、景觀及規劃意向！

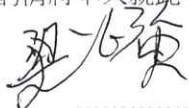


**9. Declaration 聲明**

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

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.  
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署



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

梁北強

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

Others 其他 .....

on behalf of  
代表

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

Date 日期

04 JAN 2021

..... (DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in an application to the Board and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及  
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。



## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	新界大埔山寮村 1. DD15 Lot 654S.O 2. DD15 Lot 654S.N		
Site area 地盤面積	249.1	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	A/NE-TK/19		
Zoning 地帶	鄉村式發展, 農業		
Applied use/ development 申請用途／發展	New Territories Exempted House 新界豁免管制屋宇  <input checked="" type="checkbox"/> Small House 小型屋宇		
(i) Proposed Gross floor area 擬議總樓面面積	390.18	sq.m 平方米	<input type="checkbox"/> About 約
(ii) Proposed No. of house(s) 擬議房屋幢數	2		
(iii) Proposed building height/No. of storeys 建築物高度／層數	8.23	m 米	<input type="checkbox"/> (Not more than 不多於)
	3	Storeys(s) 層	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<b><u>Reports 報告書</u></b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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



## 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-TK/421-1  
電話號碼 Tel. No.: 2158 6220  
傳真機號碼 Fax No.: 2691 2806/ 2696 2377

郵遞函件

梁北強先生

梁先生:

擬在劃為「農業」地帶的  
大埔山寮村第15約地段第644號G分段、H分段、  
I分段、J分段、K分段餘段、L分段第1小分段、M分段及  
第654號M分段、N分段、O分段、W分段第1小分段和第2小分段  
興建七幢屋宇(新界豁免管制屋宇-小型屋宇)  
(申請編號 A/NE-TK/421-1 的規劃許可附帶條件(a))

你於2014年12月1日提交美化環境建議書，以履行上述規劃許可附帶條件(a)項有關美化環境建議書的郵件收悉。

規劃署總城市規劃師/城市設計及園境認為你所提交的美化環境建議書可以接納。因此你已經履行附帶條件(a)項部分的要求。現隨函附上已核證獲接納的美化環境建議書以備參考。

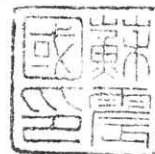
為完全履行附帶條件(a)項全部要求，請依照已獲接納的美化環境建議書落實其美化環境建議及在完工後提交圖則及相片顯示有關美化環境設施。

根據「專業人士作業備考第1/2004期之審批及審查與規劃申請有關的園景方案」，你可委聘一名註冊園境師，證明園景設計總圖或園景建議已按獲批時的條款落實，並提交一份自行核證完成規定事項證明書予規劃署。你亦可在完成美化環境設施後通知本署作全面審查。

如你尚有任何疑問，請與本署楊沛然先生(電話: 2158 6235)聯絡。

規劃署署長

(蘇震國



代行)

二零一四年十二月二十九日

副本抄送

城市規劃委員會秘書

地政總署地政專員/大埔

規劃署總城市規劃師/城市設計及園景 (經辦人: 劉藹玲女士)

地盤檔案

CKS/CTL/EY/ey

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SHAN LIU ROAD, TAI PO, N.T.  
新界大埔山寮路

Planting Schedule  
園林植物名錄表

Qty 數量	Code 代號	Scientific Name 學名	Chinese Name 中文名	Size (Min.) HT x SPREAD x Dim. 最小規格 (高 x 樹冠 x 胸徑)	Spacing (mm) 間距
TREES 喬木					
	CC	Cinnamomum camphora	樟樹	5000 X 3000 X 80-100	如圖示
	MA	Michelia alba	白蘭	5000 X 3000 X 120	如圖示

Qty 數量	Code 代號	Scientific Name 學名	Chinese Name 中文名	Size (Min.) HT x SPREAD 最小規格 (高 x 樹冠)	Spacing (mm) 間距
SHRUBS 灌木					
	Ago	Aglaia odorata	米仔蘭	600 x 300	300
	Cta	Codiaeum var. taeniosum	細葉變葉木	600 x 400	300
	Cva	Codiaeum variegatum var. ambiguum	金光酒金榕 (長葉變葉木)	600 x 400	300
	Dur	Duranta repens	假連翹	500 x 300	250
	Dre	Duranta repens 'Dwarf type'	矮假連翹	500 x 300	250
	Drg	Duranta repens 'Golden leaves'	黃金假連翹	300 x 300 (剪形)	250
	Fmg	Ficus microcarpa 'Golden leaf'	黃金榕	350 x 250 (剪形)	200
	Jas	Jasminum sambac	茉莉	450 x 250	200
	Mpa	Murraya paniculata	九里香	700 x 400	300

Qty 數量	Code 代號	Scientific Name 學名	Chinese Name 中文名	Size (Min.) HT x SPREAD 最小規格 (高 x 樹冠)	Spacing (mm) 間距
GRASS 草坪					
m <sup>2</sup>	Zja	Zoyzia japonica	朝鮮草(細葉結縷草)	-	-

Application No. A/NE-TK/421-1

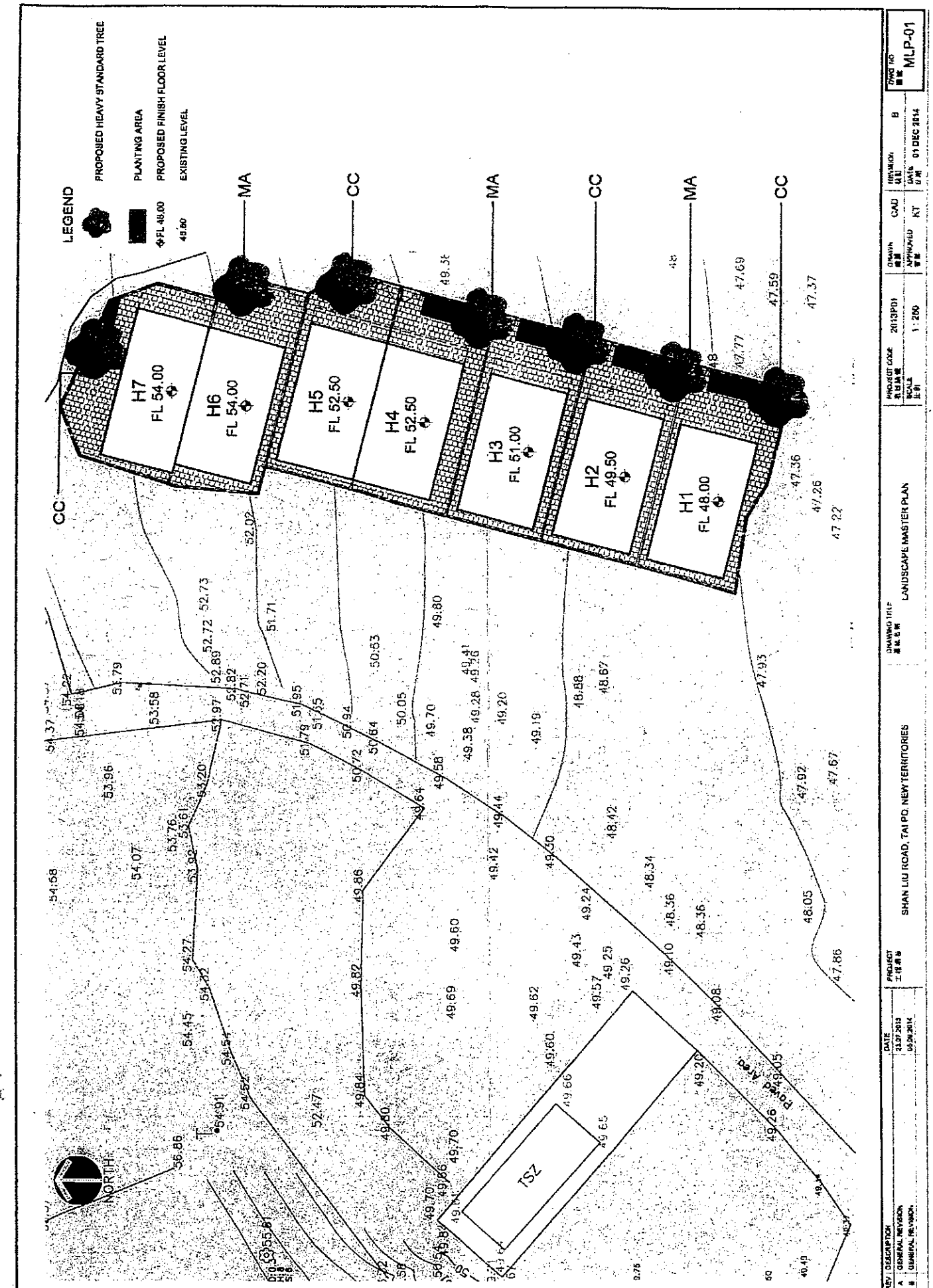
Plan approved by

(C. K. SOH)

for Director of Planning

PLANNING DEPARTMENT

Date: 24/12/2014



## 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/E, 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-TK/421-1  
電話號碼 Tel. No.: 2158 6220  
傳真機號碼 Fax No.: 2691 2806/ 2696 2377

郵 遞 函 件

梁北強先生

梁先生:

在劃為「農業」地帶的大埔山寮村丈量約份第15約地段第644號G分段、  
H分段、I分段、J分段、K分段餘段、L分段第1小分段、M分段  
及第654號M分段、N分段、O分段、W分段第1小分段和第2小分段  
興建七幢屋宇 (新界豁免管制屋宇 - 小型屋宇)  
(申請編號 A/NE-TK/421-1 的規劃許可附帶條件 (b))

你於2014年1月16日的來信，提交排水渠建議書，以符合由規劃署署長根據《城市規劃條例》第16A條，城市規劃委員會轉授的權力，於2013年10月23日批准你的修訂許可申請的附帶條件 (b)。

本署已諮詢渠務署總工程師/新界北。渠務署總工程師/新界北認為你提出的排水渠建議書可以接納，其他意見請參考附件。因此規劃許可附帶條件(b)項的提交排水渠建議書部分經已履行，請落實已被接納排水渠建議書，以完全履行規劃許可附帶條件(b)項的要求。如有其他疑問，請致電23001630與渠務署張文欣女士聯絡或致電2158 6235與本署楊沛然先生聯絡。

規劃署署長

(蘇震國



代行)

二零一四年三月四日

副本送呈

渠務署總工程師/新界北  
大埔地政專員

(經辦人：張文欣女士)

Site Record

CKS/CTL/EY/ey



(申請編號 A/NE-TK/421-1 的規劃許可附帶條件 (b))  
渠務署總工程師/新界北 的意見

申請人須留意下述事宜：

- (a) 根據土木工程拓展署標準圖編號 C2406，最後一個把雨水排出用地範圍外的擬議排水井必須設置氣隔。
- (b) 有關有蓋水道及排水井的詳細規格，申請人須參閱土木工程拓展署標準圖編號 C2405、C2406、C2407 和 C2412 及《斜坡岩土工程手冊》的圖 8.11(第 257 頁)。
- (c) 地段擁有人／發展商須關建擬議排水系統，並妥善進行維修保養，如在排水系統運作期間，發現系統不足或欠妥，須作出補救。如因系統故障而造成損害或滋擾，地段擁有人／發展商亦須就所引致的申索和要求，承擔責任及作出彌償。
- (d) 如在有關地段範圍外進行工程，事先須徵得大埔地政專員及／或相關的私人地段擁有人的許可和同意。
- (e) 地段擁有人／發展商須採取一切預防措施，防止發展項目對在地段附近設置的現有排水設施的任何部分構成干擾、破壞或造成污染。如現有排水設施受到任何破壞，地段擁有人／發展商可能要就所引致的全部維修工程費用、索償和其他後果負上責任。

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  
規劃署署長台照

by post

申請編號 A/NE-TK/421-1 規劃許可附帶條件(b)項

大埔山寮村第 15 約地段第 644 號 G 分段、H 分段、I 分段、J 分段、K 分段餘段、L 分段第 1 小分段、M 分段及第 654 號 M 分段、N 分段、O 分段、W 分段第 1 小分段和第 2 小分段

遞交排水渠建議書

敬啟者：

謝謝 貴署 23/10/2013 來函，通知上述地段根據城規會轉授的權力批准修訂許可申請事項，故此本人梁北強現代表上列七位申請人仕稍微修訂 31/1/2013 所提渠務建議，重新向 貴署修訂許可申請提交上述七間小型屋宇渠務建議書，並懇請 貴處轉達有關建議予渠務署評估：

- (一) 今次排水建議比較 2013 年 1 月 31 日的建議只有稍微的分別，以適合其中兩間小型屋宇稍微移動屋位及把該兩幢小型屋宇由仔屋布局改為獨立屋布局設計，希望有關部門按照先前的評審條件再次予以批准，附上渠務署新界北總工程先前批准資料請予參考。
- (二) 有關上述地段內之渠務建造，日後維修、保養費用，我們各業主會自行負責，及會互相同意與鄰近地段擁有人接駁排水渠；
- (三) 本人告知渠務署，各業主會對所有現有的流徑和流入及流徑申請地點的徑流都會阻截，並會經合適的排放點排走。申請人在施工期間還是竣工後，都不會干擾申請地點內或附近現有的水渠及有關渠道，會永久令到排水情況暢通無阻；
- (四) 申請人亦告知渠務署，在各申請地點的邊界不會豎設圍牆或設置路壘；
- (五) 隨函夾附上列七間小型屋宇的渠務建議書。

謝謝垂注！



梁北強 謹上

連附圖

c.c. 城市規劃委員會秘書 – (by post)

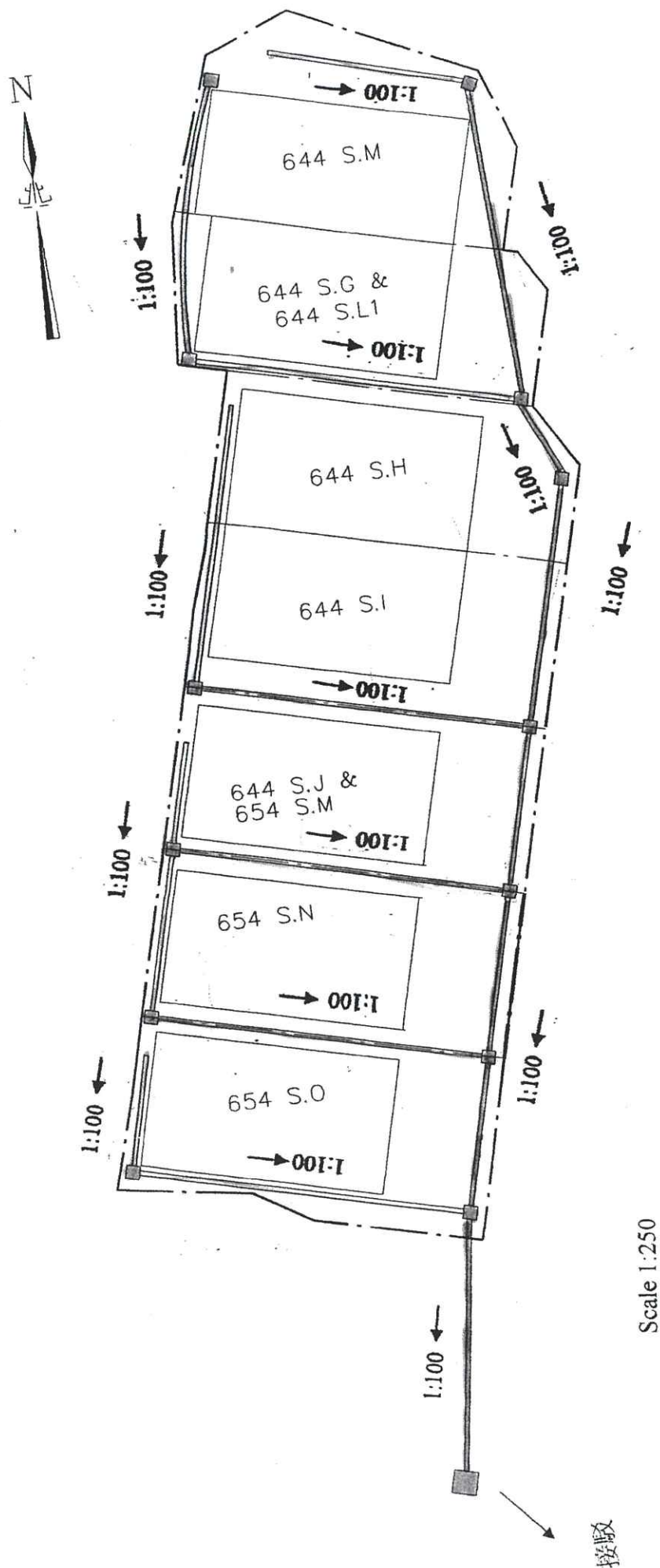
渠務署 – 新界北渠務部工程師張文欣女士(經辦人) – (by post)

2014 年 1 月 16 日

聯絡地址：

聯絡電話：





圖例：

- 擬建有疏洞渠蓋之集水井明渠，並參照(figure 8.10-typical details of catchpits)規格建造。
- 擬建闊 150mm 斜度 1:100 之 U 型疏洞渠蓋之明渠，並參照(figure 8.11-typical U-channel details)規格建造。
- ▨ 擬建闊 300mm 斜度 1:100 之 U 型疏洞渠蓋之明渠，並參照(figure 8.11-typical U-channel details)規格建造。
- ▩ 接駁約 20m 長度之 U 型去水渠到毗鄰地段已預留之去水渠位，而該段去水渠會做一條 300mm 斜度 1:100 之 U 型疏洞渠蓋之明渠，並參照(figure 8.11-typical U-channel details)規格建造。

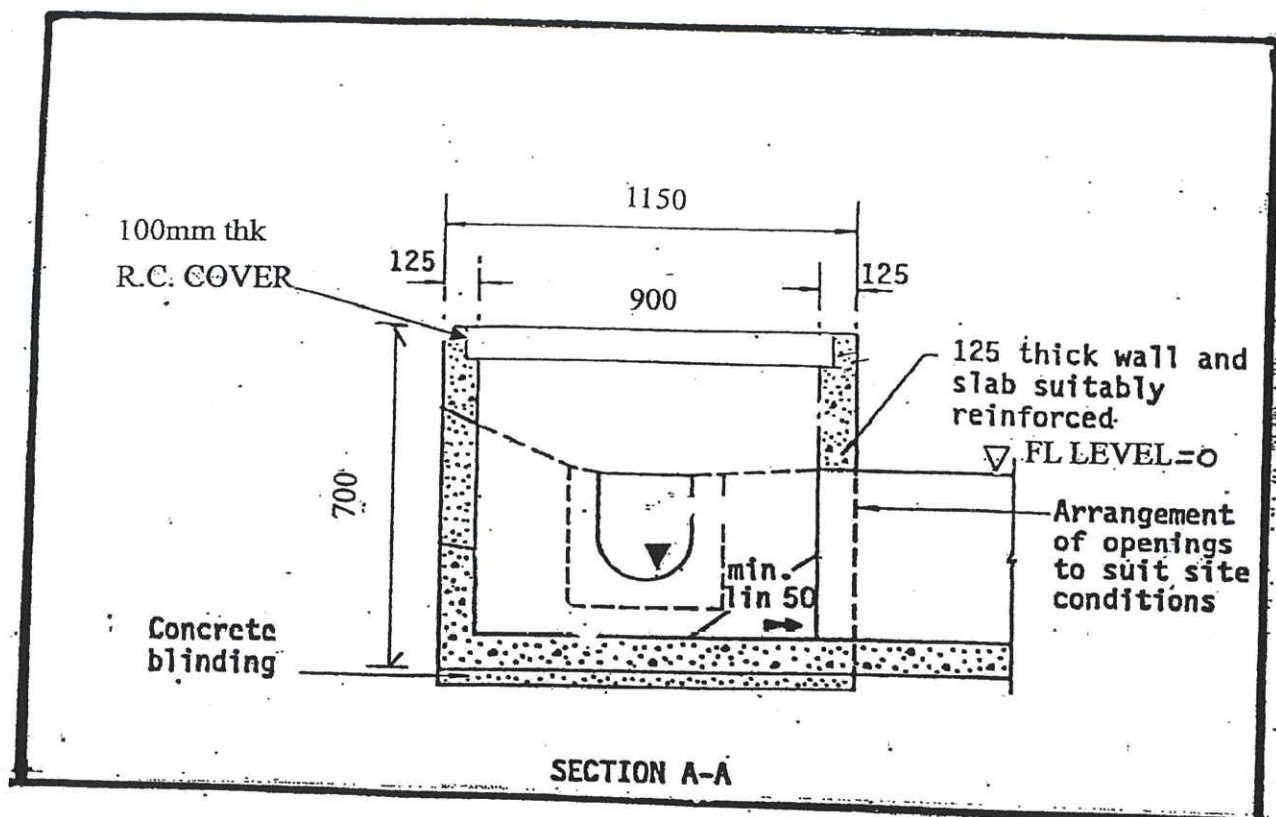
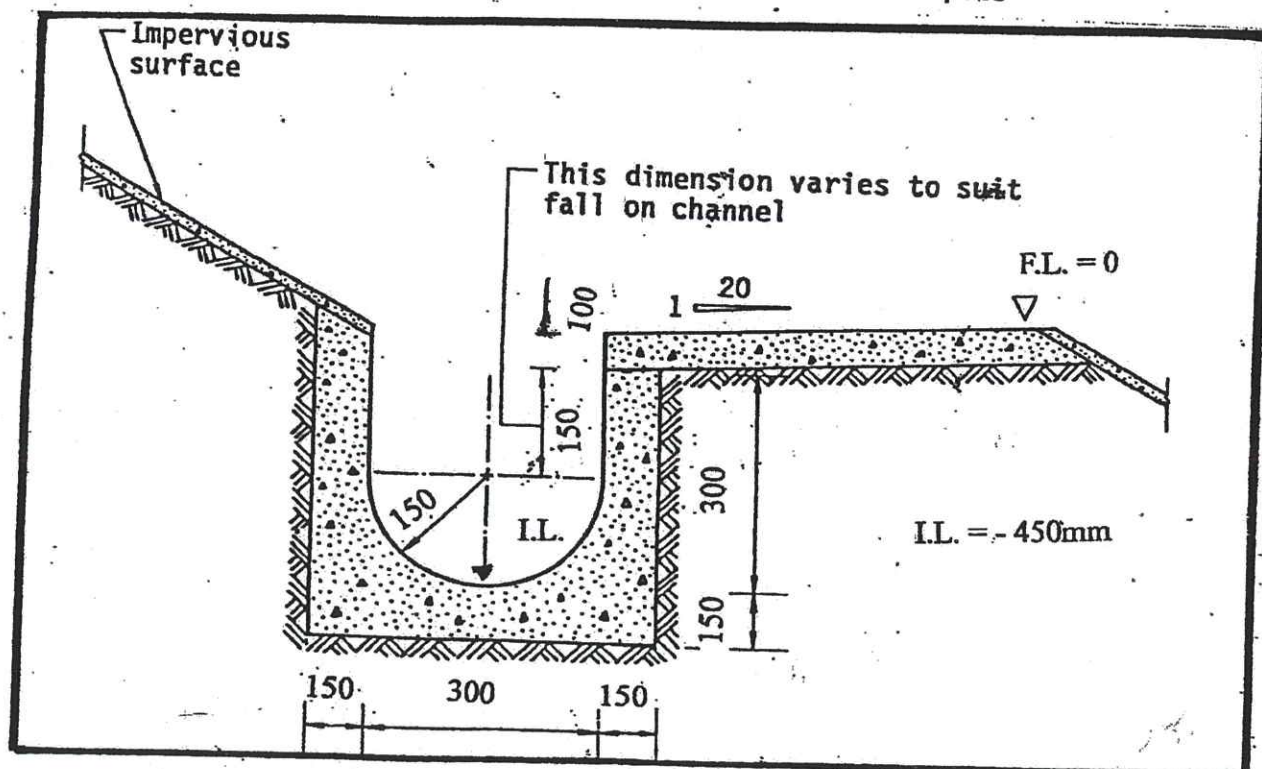


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel			
Nominal size of channel H (mm)		Thickness t (mm)	Thickness b (mm)
225	to 600	150	150
675	to 1200	175	225

Figure 8.11 - Typical U-channel Details

## 規 劃 署

新界、大嶼及北區規劃處  
香港沙田新界路1號  
沙田政府綜合大樓



## Planning Department

Sha Tin, Tai Po & North  
District Planning Office  
12/F, Sha Tin Government Offices,  
1 Shung Wo Che Road, Sha Tin, N.L.

來信編號 Your Reference DD15/H1-7  
本署編號 Our Reference TPB/A/NE-TK/421  
電話號碼 Tel No. 2158 6242  
傳真號碼 Fax No. 2691 2806

**By Post and Fax (2787 6407)**

(2 pages)

24 May 2018

(Attn: Mr. John LO)

Dear Sir,

**Compliance with Approval Condition (c)**

**Proposed Seven Houses (New Territories Exempted Houses - Small House)  
in "Agriculture" Zone,  
Lots 644 S.G, S.H, S.I, S.J, S.K RP, S.L ss.1, S.M and  
654 S.M, S.N, S.O, S.W ss.1 & ss. 2 in D.D. 15, Shan Liu, Tai Po  
(Planning Application No. A/NE-TK/421-2)**

I refer to your submission received by this office on 2.11.2017 for compliance with approval condition (c) on the connection of the foul water drainage system to the public sewers under the captioned application and our interim reply dated 13.12.2017.

The Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) has been consulted and has no adverse comment on your revised sewerage proposal. Nonetheless, the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) advises that the connection of the proposed Small Houses to the public sewer has not been completed. In this regard, you have not yet fully complied with the approval condition (c) as stated in the approval letter (Ref. TPB/A/NE/TK/421-2) dated 5.12.2016.

Should you have any queries on the connection of the foul water drainage system to the public sewers, please contact Mr. Alex K. L. WONG (Tel: 2300 1630) of the Drainage Services Department or Mr. K. K. LEE (Tel: 2152 5748) of the Water Supplies Department. Should you have any other planning queries, please contact Ms. Katie SIN (Tel: 2158 6226) of the Sha Tin, Tai Po & North District Planning Office.

Yours faithfully,

( Ms. Kathy CHAN )  
for and on behalf of Director of Planning

c.c.  
CE/MN, DSD  
CE/C, WSD

(Attn.: Mr. Alex K. L. WONG)  
(Attn.: Mr. K. K. LEE)

(Fax No. 2770 4761)  
(Fax No. 2351 6949)

Internal  
CTP/TPB(1)  
Site Record

KC/KS/DW



COPY

**Access Consulting Limited**  
**惠 實 顧 問 有 限 公 司**

*(Civil & Structural Engineering Consultant)*

Your Ref.:

**TPB/A/NE-TK/421**

Our Ref.:

**DD15/H1-7**

Date:

**30<sup>th</sup> October 2017**

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.

Dear Sir,

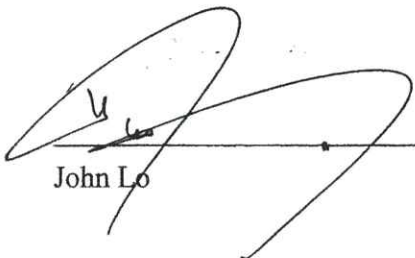
**Proposed 7 House ( New Territories Exempted Houses (NTEHs) – Small House)**  
**Lots 644G, H, I, J, K RP, L1, M and**  
**654M, N, O, W1 & W2 in D.D.15 Shan Liu, Tai Po**

We refer to your letter dated 4<sup>th</sup> October 2017 regarding the captioned project, we would like to reply DSD comments as follows:

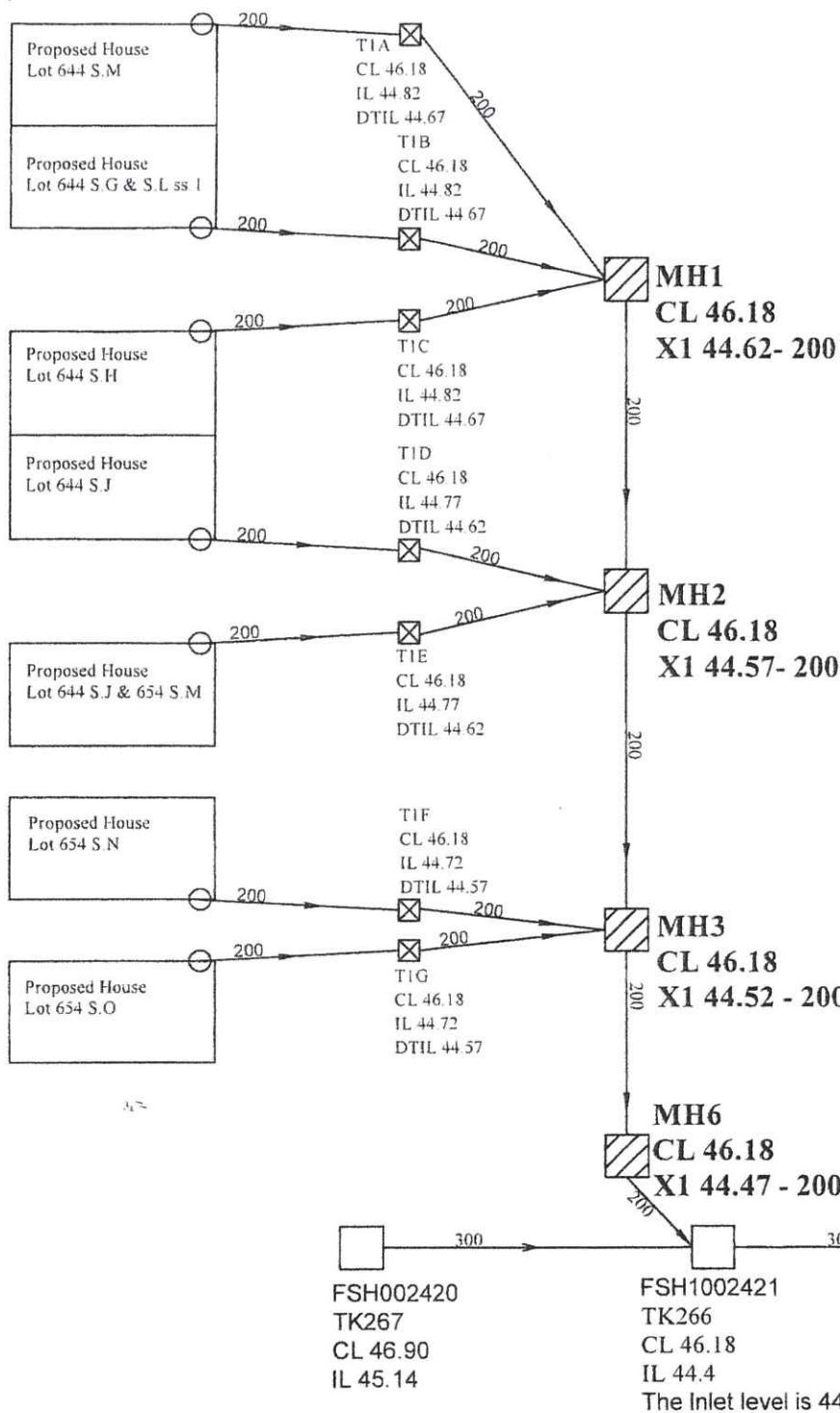
- (a) We have proposed DSD standard drawing no.: DS1090 for terminal manhole (Type T1\_1). The revised sewerage drawing is attached for your approval.
- (b) The revised sewerage proposal is attached.
- (c) We have proposed polyethylene (PE100) pipe for buried sewage pipe.
- (d) To (i) Noted.

Should you have any question, please contact our Mr. John Lo at

Yours faithfully,  
Access Consulting Limited



John Lo



Manhole No.	Cover Level (mPD)	Invert Level (mPD)	D.T.I.L. (mPD)
TK 266 FSH1002421	46.180	44.420	-
MH6	46.180	44.470	-
MH3	46.180	44.520	-
T1G	46.180	44.720	44.570
T1F	46.180	44.720	44.570
MH2	46.180	44.570	-
T1E	46.180	44.770	44.620
T1D	46.180	44.770	44.620
MH1	46.180	44.620	-
T1C	46.180	44.820	44.670
T1B	46.180	44.820	44.670
T1A	46.180	44.820	44.670

### Legend:

- Proposed Terminal Manhole (Type: T1\_1)  
(Please refer DSD Standard Drawing No. DS 1090)
- Proposed 200mm Dia. polyethylene (PE100) pipe.
- Proposed Sewer Manhole (Type E1)  
Please refer DSD Standard Drawing No. DS 1080)
- Proposed 200mm PVC Downpipe
- Existing Sewer Manhole Building By Government

Project: Lot no. 644G,H,I,J,KRP,L1,M  
and 654M,N,O,W1 & W2 in D.D. 15  
Shan Liu, Tai Po, N.T.

Title:  
Proposal Sewerage Plan

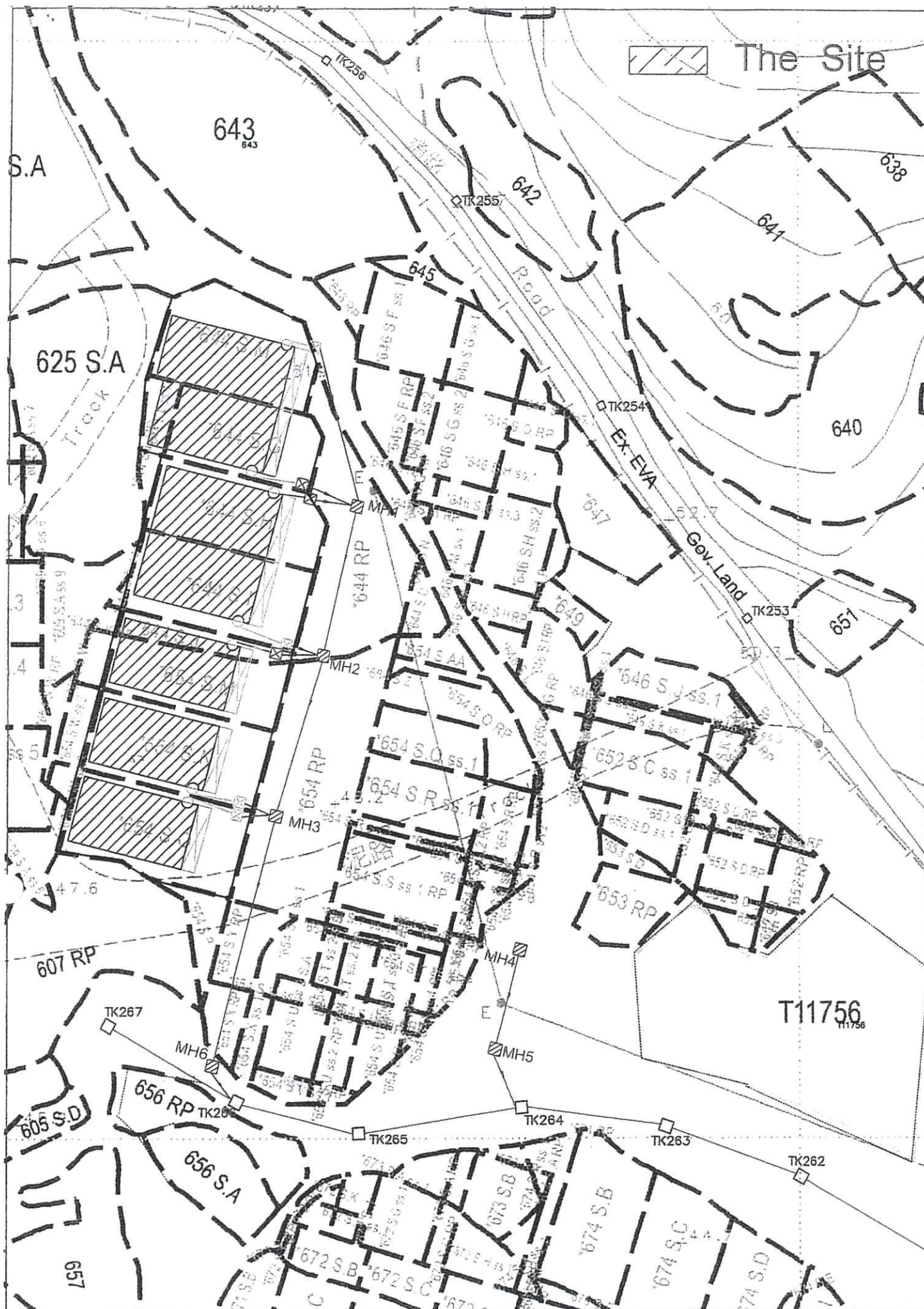
Drawing No. :DD15/H1-H7/SP(IN)160125-R5

Scale: N.T.S.

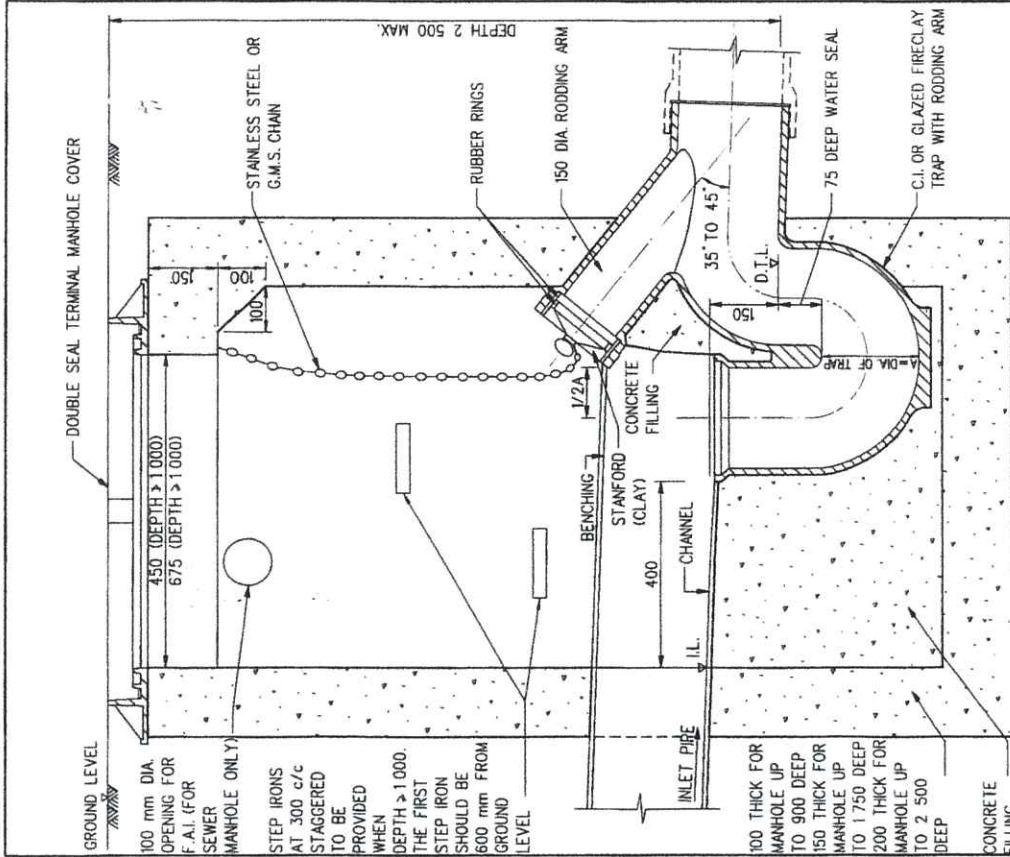
Date:

**Access Consulting Ltd.**









SECTION A-A

REV.	NEW ISSUE	DESCRIPTION	SIGNATURE	DATE

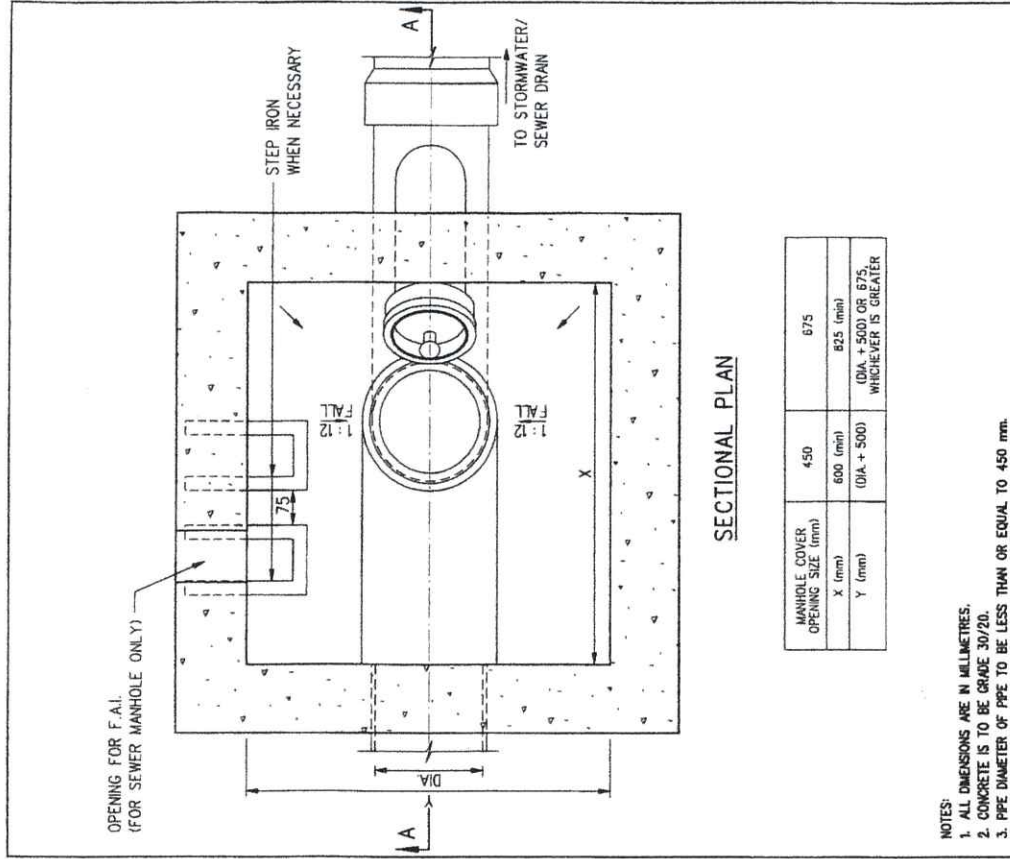
DRAWING No.	
DS 1090	(SHEET 2 OF 2)

SCALE	1:10
-------	------

TERMINAL MANHOLE  
TYPE T1\_1

DRAINAGE SERVICES DEPARTMENT



SECTIONAL PLAN

MANHOLE COVER OPENING SIZE (mm)	450	675
X (mm)	600 (min)	825 (min)
Y (mm)	(DIA + 500)	(DIA + 500) OR 675 WHichever is GREATER

- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES.
  2. CONCRETE IS TO BE GRADE 30/20.
  3. PIPE DIAMETER OF PIPE TO BE LESS THAN OR EQUAL TO 450 mm.

REV.	NEW ISSUE	DESCRIPTION	SIGNATURE	DATE

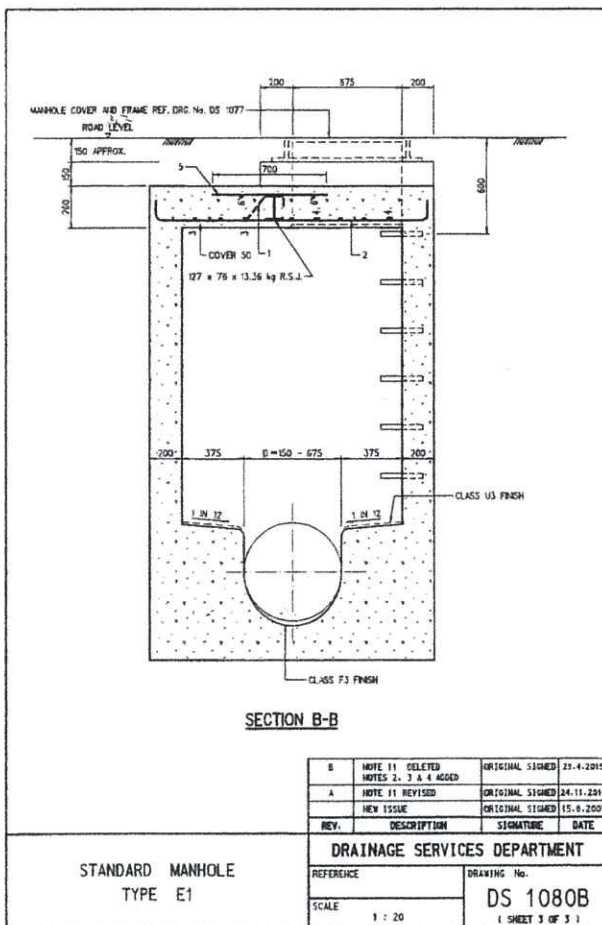
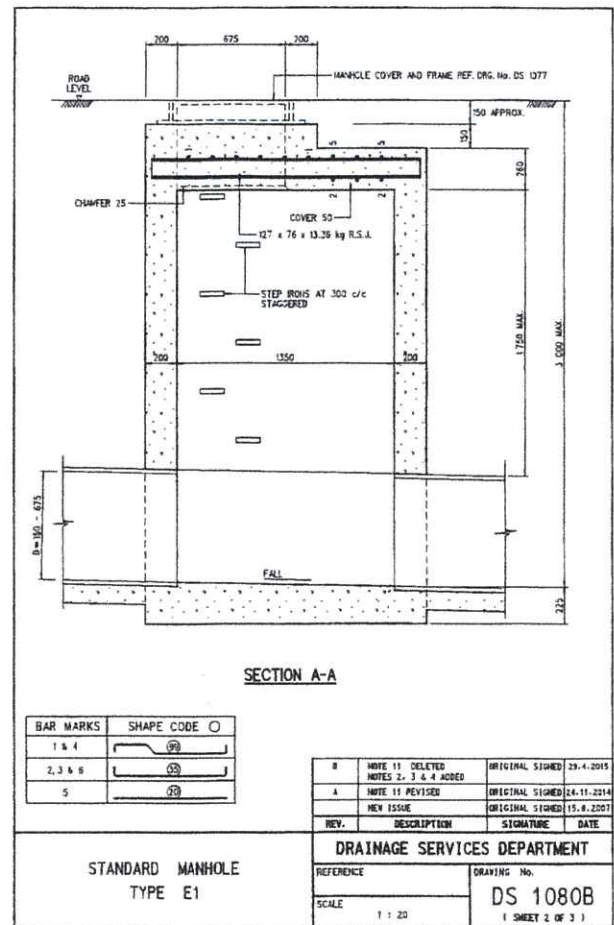
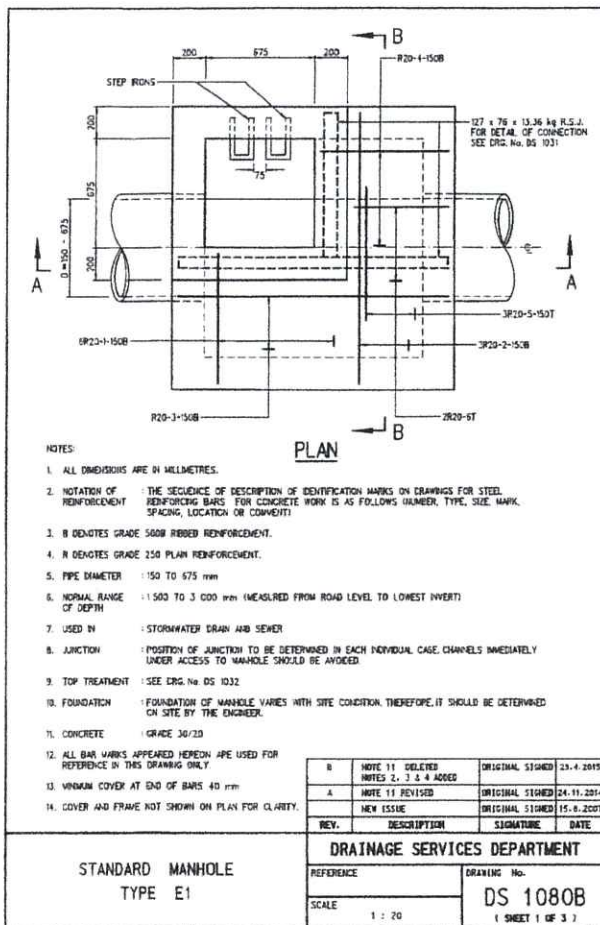
DRAWING No.	
DS 1090	(SHEET 1 OF 2)

SCALE	1:10
-------	------

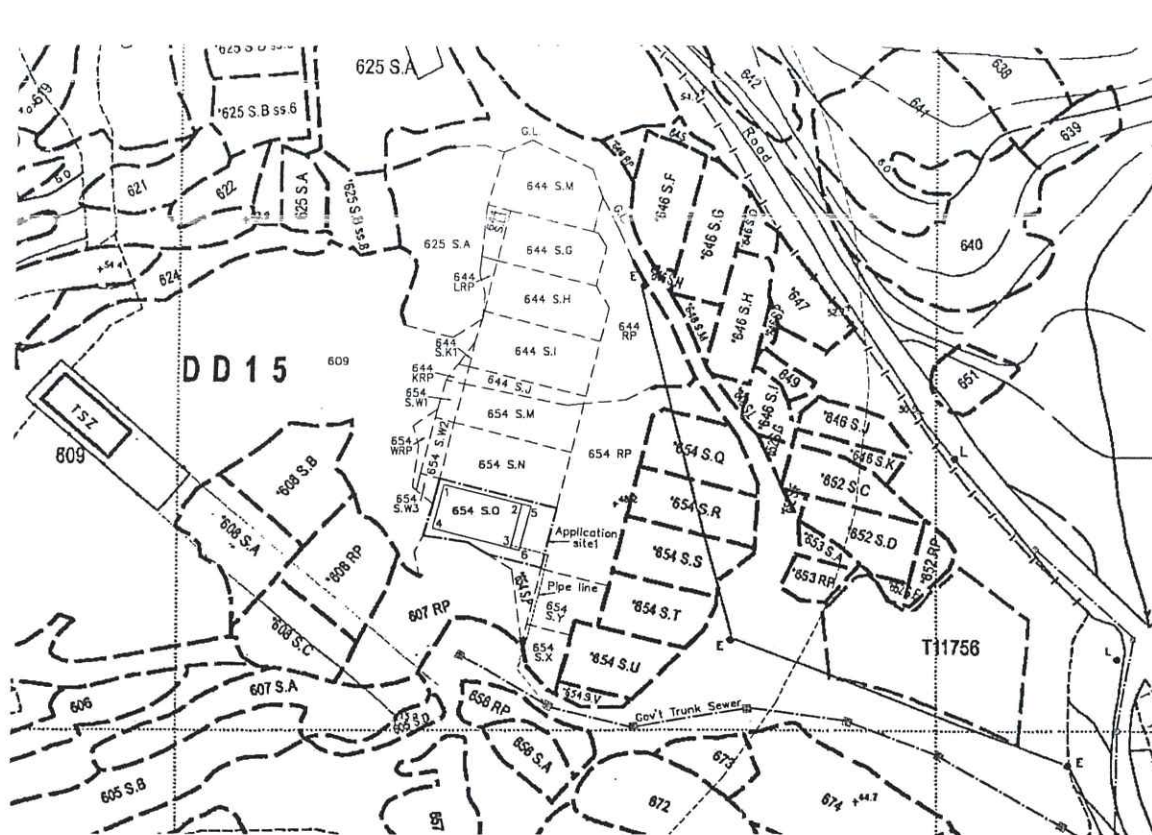
TERMINAL MANHOLE  
TYPE T1\_1

DRAINAGE SERVICES DEPARTMENT





# Dimension Plan of The Proposed Small House on Lot 654 S.O in D.D. 15 Shan Liu, Tai Po

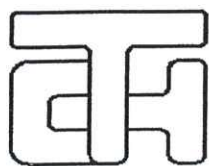


- Balcony
- Pipe Line
- Gov't Trunk Sewer

Coloured Pink Area 65.03 Square Metres ( About )

Scale 1 : 1000

Side	Bearing ° ' "	Distance in Metres	Pt	Co-ordinate Data (1980 Datum)		Remarks
				N	E	
1 - 2	104 21 23	10.668	1	837632.931	840435.014	
2 - 3	194 21 23	6.096	2	837630.285	840445.349	
3 - 4	284 21 23	10.668	3	837624.380	840443.837	
4 - 1	14 21 23	6.096	4	837627.025	840433.502	
Co-ordinates of the balcony						
2 - 5	104 21 23	1.220	2	837630.285	840445.349	
5 - 6	194 21 23	6.096	5	837629.982	840446.530	
6 - 3	284 21 23	1.220	6	837624.077	840445.019	
3 - 2	14 21 23	6.096	3	837624.380	840443.837	



## 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

Date : 16 - 10 - 2012

Tel: 26577726 Fax: 26588757 e-mail: thchan\_survey@yahoo.com

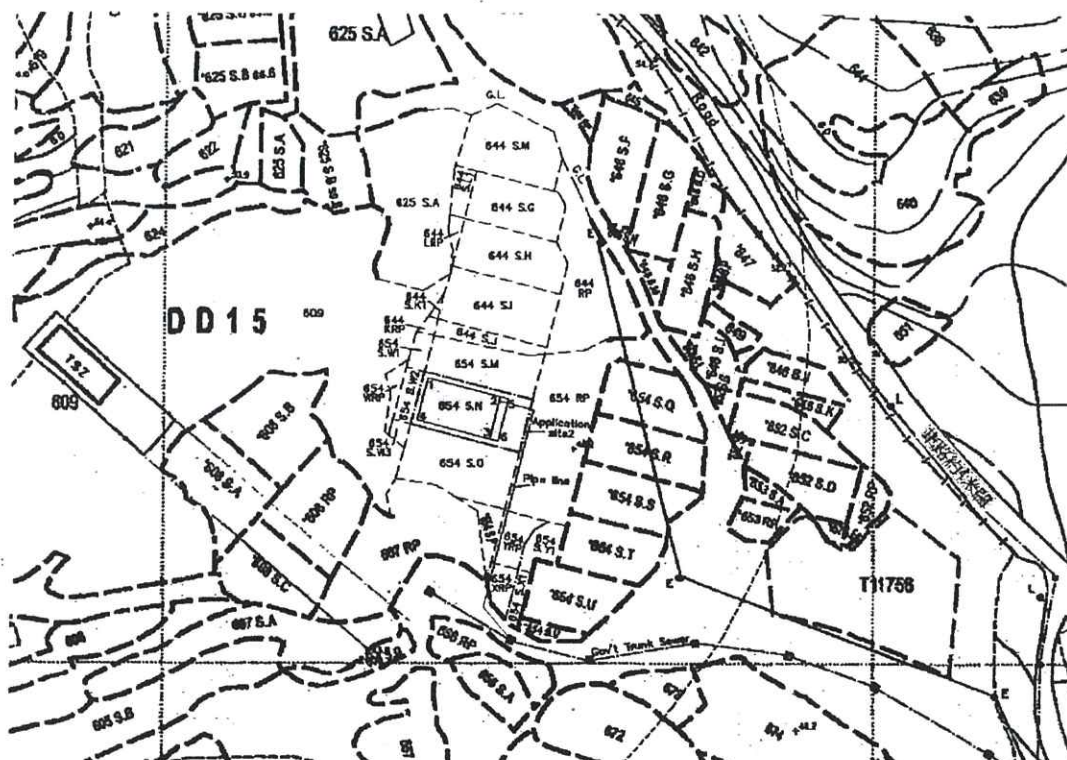
Survey Sheet No: 3-SE-17D/18C

Adopted Plan No: SRP/TP/008/0081/D1(R)

PLAN No : TP/15/654O-H3-1



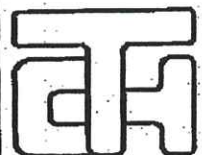
**Dimension Plan of The Proposed Small House on  
Lot 654 S.N in D.D. 15  
Shan Liu, Tai Po**



- Balcony
- Pipe Line
- Gov't Trunk Sewer

Coloured Pink Area 65.03 Square Metres ( About )  
Scale 1 : 1000

Side	Bearing ° ' "	Distance in Metres	Pt	Co-ordinate Data (1980 Datum)		Remarks
				N	E	
1 - 2	104 21 23	10.668	1	837640.163	840436.865	
2 - 3	194 21 23	6.096	2	837637.518	840447.200	
3 - 4	284 21 23	10.668	3	837631.612	840445.689	
4 - 1	14 21 23	6.096	4	837634.258	840435.354	
Co-ordinates of the balcony						
2 - 5	104 21 23	1.220	2	837637.518	840447.200	
5 - 6	194 21 23	6.096	5	837637.216	840448.382	
6 - 3	284 21 23	1.220	6	837631.310	840446.871	
3 - 2	14 21 23	6.096	3	837631.612	840445.689	



**T.H. & ASSOCIATES LIMITED**  
(陳德慶測量有限公司)

Approved By

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

Authorised Land Surveyor

Date : 23 - 08 - 2013

Tel: 26577726 Fax: 26588757 e-mail: thchan\_survey@yahoo.com

Survey Sheet No: 3-SE-17D/18C

Adopted Plan No: SRP/TP/008/0081/D1(R)

PLAN No : TP/15/654N-2

**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.



**Previous Applications covering the Application Site  
on the Ting Kok Outline Zoning Plan**

**Approved Application**

<b>Application No.</b>	<b>Proposed Development</b>	<b>Date of Consideration</b>	<b>Approval Conditions</b>
A/NE-TK/421	Proposed Seven Houses (New Territories Exempted Houses - Small Houses)	21/12/2012	A1 – A4

**Approval Conditions**

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

## Rejected Applications

Application No.	Proposed Development	Date of Consideration	Rejection Reasons
A/NE-TK/167	Proposed New Territories Exempted House (NTEH) (Small House)	12/12/2003 (on review)	R1-R2
A/NE-TK/272	Proposed House (New Territories Exempted House - Small House)	17/04/2009 (on review)	R1, R3

## Rejection Reasons

- R1. The proposed New Territories Exempted House (NTEH) (Small House) did not comply with the interim criteria for consideration of application for NTEH/Small House in the New Territories in that the proposed Small House, located within Water Gathering Grounds (WGGs), was not able to be connected to the existing or planning/planned sewerage in the area and there was insufficient information in the submission to demonstrate that the proposed development located within the WGGs would not cause adverse impact on water quality in the area.
- R2. The approval of the application would set an undesirable precedent for similar developments within the WGGs. The cumulative effect of approving such applications would result in a general degradation of the water quality and the natural/rural environment of the area.
- R3. The approval of the applications would set an undesirable precedent for other similar applications in the area. The cumulative impacts of approving such applications would result in a general degradation of the environment and landscape quality of the area.

**Similar Applications within the same “Agriculture” zone  
on the Ting Kok Outline Zoning Plan**

**Approved Applications**

<b>Application No.</b>	<b>Proposed Development</b>	<b>Date of Consideration</b>	<b>Approval Conditions</b>	<b>Zoning(s)</b>
A/NE-TK/295	Proposed House (New Territories Exempted House - Small House)	18/12/2009	A1 – A5	AGR,V
A/NE-TK/299	Proposed House (New Territories Exempted House – Small House)	12/02/2010	A1, A3–A5	AGR,GB
A/NE-TK/305	Proposed House (New Territories Exempted House – Small House)	11/06/2010	A1 – A5	AGR
A/NE-TK/349	Proposed House (New Territories Exempted House (NTEH) – Small House)	15/04/2011	A1 – A5	AGR
A/NE-TK/358	Proposed House (New Territories Exempted House (NTEH) - Small House)	17/06/2011	A1 – A5	AGR,V
A/NE-TK/411	Proposed House (New Territories Exempted House - Small House)	09/11/2012	A1 - A5	AGR
A/NE-TK/416	Proposed Two Houses (New Territories Exempted Houses - Small Houses)	23/11/2012	A2 - A5	AGR,V
A/NE-TK/422	Proposed House (New Territories Exempted House - Small House)	11/01/2013	A2 - A5	AGR
A/NE-TK/423	Proposed House (New Territories Exempted House – Small House)	11/01/2013	A2 - A5	AGR
A/NE-TK/431	Proposed House (New Territories Exempted House - Small House)	15/03/2013	A2 – A5	AGR
A/NE-TK/434	Proposed Two Houses (New Territories Exempted Houses - Small Houses)	15/03/2013	A2 – A5	AGR,GB
A/NE-TK/439	Proposed Two Houses (New Territories Exempted Houses - Small Houses)	03/05/2013	A2 – A5	AGR



<b>Application No.</b>	<b>Proposed Development</b>	<b>Date of Consideration</b>	<b>Approval Conditions</b>	<b>Zoning(s)</b>
A/NE-TK/452	Proposed House (New Territories Exempted House - Small House)	05/07/2013	A2 – A5	AGR,V
A/NE-TK/463	Proposed House (New Territories Exempted House – Small House)	16/08/2013	A2 – A5	AGR
A/NE-TK/467	Proposed House (New Territories Exempted House - Small House)	27/09/2013	A2 – A5	AGR,V
A/NE-TK/468	Proposed Two Houses (New Territories Exempted Houses - Small Houses)	27/09/2013	A2 – A5	AGR,GB
A/NE-TK/471	Proposed Two Houses (New Territories Exempted Houses - Small Houses)	11/10/2013	A3 – A5	AGR
A/NE-TK/474	Proposed House (New Territories Exempted House - Small House)	08/11/2013	A2 – A5	AGR
A/NE-TK/477	Proposed House (New Territories Exempted House - Small House)	22/11/2013	A2 – A5	AGR,GB
A/NE-TK/483	Proposed House (New Territories Exempted House - Small House)	17/01/2014	A2 – A5	AGR
A/NE-TK/510	Proposed House (New Territories Exempted House - Small House)	11/07/2014	A2 – A5	AGR
A/NE-TK/528	Proposed House (New Territories Exempted House - Small House)	02/01/2015	A3 – A5	AGR,GB
A/NE-TK/529	Proposed House (New Territories Exempted House - Small House)	02/01/2015	A3 – A5	AGR
A/NE-TK/561	Proposed House (New Territories Exempted House - Small House)	04/12/2015	A2 – A5	AGR
A/NE-TK/562	Proposed House (New Territories Exempted House - Small House)	04/12/2015	A2 – A5	AGR
A/NE-TK/657	Proposed House (New Territories Exempted House - Small House)	21/12/2018	A3 – A6	AGR

### Approval Conditions

- A1. The provision of fire fighting access, water supplies and fire service installations
- A2. The submission and implementation of landscape proposal
- A3. The submission and implementation of drainage facilities
- A4. The connection of the foul water drainage system to the public sewers
- A5. The provision of protective measures to ensure no pollution or siltation occurs to the water gathering grounds
- A6. The submission of a water pollution risk and impact assessment

### Rejected Applications

<b>Application No.</b>	<b>Proposed Development</b>	<b>Date of Consideration</b>	<b>Rejection Reason(s)</b>	<b>Zoning(s)</b>
A/NE-TK/183	Proposed House (New Territories Exempted House) (NTEH) (Small House)	10/06/2005	R1, R2, R4	AGR
A/NE-TK/288	Proposed House (New Territories Exempted House - Small House)	21/08/2009	R1, R3	AGR,V
A/NE-TK/318	Proposed House (New Territories Exempted House - Small House)	27/08/2010	R3, R5, R6	AGR,GB
A/NE-TK/357	Proposed House (New Territories Exempted House (NTEH) - Small House)	17/06/2011	R3, R5, R6, R7	AGR,GB
A/NE-TK/388	Proposed House (New Territories Exempted House (NTEH) - Small House)	22/02/2013 (on review)	R3, R5, R6, R7	AGR,GB
A/NE-TK/390	Proposed House (New Territories Exempted House - Small House)	26/10/2013 (on review)	R3, R5, R6, R7	AGR,GB
A/NE-TK/410	Proposed House (New Territories Exempted House - Small House)	10/05/2013 (on review)	R5, R6	AGR,GB
A/NE-TK/414	Proposed House (New Territories Exempted House - Small House)	08/03/2013 (on review)	R5, R6	AGR, GB
A/NE-TK/462	Proposed House (New Territories Exempted House - Small House)	16/08/2013	R8, R9	AGR
A/NE-TK/509	Proposed House (New Territories Exempted House - Small House)	07/11/2014 (on review)	R9	AGR
A/NE-TK/525	Proposed House (New Territories Exempted House - Small House)	06/03/2015 (on review)	R8	AGR
A/NE-TK/526	Proposed House (New Territories Exempted House - Small House)	06/03/2015 (on review)	R8	AGR

### Rejection Reasons

- R1. The proposed New Territories Exempted House (NTEH) (Small House) did not comply with the interim criteria for consideration of application for NTEH/Small House in the New Territories in that the proposed Small House, located within Water Gathering Grounds (WGGs), was not able to be connected to the existing or planning/planned sewerage in the area and there was insufficient information in the submission to demonstrate that the proposed development located within the WGGs would not cause adverse impact on water quality in the area.
- R2. The approval of the application would set an undesirable precedent for similar developments within the WGGs. The cumulative effect of approving such applications would result in a general degradation of the water quality and the natural/rural environment of the area.
- R3. The approval of the applications would set an undesirable precedent for other similar applications in the area. The cumulative impacts of approving such applications would result in a general degradation of the environment and landscape quality of the area.
- R4. There was insufficient information in the submission to demonstrate that the proposed developments would not have adverse landscape impacts.
- R5. The proposed development did not comply with the Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories as the site was entirely outside the “Village Type Development” zone and the village ‘environs’ of any recognised villages/Shan Liu Village.
- R6. The applicant failed to demonstrate that the proposed development located within the lower indirect water gathering ground would not cause adverse impact on the water quality in the area.
- R7. The proposed development was not in line with the planning intention of the “Green Belt” zoning for the area which was to define the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There was a general presumption against development within this zone.
- R8. The application did not comply with the Interim Criteria for consideration of application for New Territories Exempted House/Small House in New Territories in that more than 50% of the footprint of the proposed Small House fell outside “Village Type Development” zone or the village ‘environs’.
- R9. The applicant failed to demonstrate that the proposed development would not cause adverse drainage impact on the surrounding area.



**Detailed Comments from Relevant Government Departments**

**1. Land Administration**

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

- (a) no objection to the application;
- (b) the 2 applicants are indigenous villagers of the village listed below as confirmed by their respective Indigenous Inhabitant Representative. The applicants are eligible for Small House (SH) grant;

Name of applicant	Native Village	Lot(s) in D.D. 15
CHEUNG Tat Wah	Sha Lo Tung Cheung Uk	654 S.O
LEE Wing On Simon	Sha Lo Tung Lei Uk	654 S.N

- (c) the application site (the Site) is held under Block Government Lease (demised for agricultural use). The SH applications submitted by the above-mentioned applicants for the Site are approved in-principle pending the applicants' submission of a drainage proposal to the satisfaction of the relevant department;
- (d) the Site is not covered by any Modification of Tenancy or Building Licence;
- (e) if and after planning approval has been given by the Board, LandsD will process the Small House application. However, there is no guarantee at this stage that the Small House application would be approved. If the Small House application is approved by LandsD acting in the capacity as landlord at its sole discretion, such approval will be subject to such terms and conditions as may be imposed by LandsD. There is no guarantee to the grant of a right of way to the Small House concerned or approval of the emergency vehicular access thereto;
- (f) the Site falls entirely within the village environs of Shan Liu;
- (g) the number of outstanding Small House applications and the number of 10-year Small House demand for the village concerned are as follows:

<u>Village</u>	<u>No. of outstanding Small House applications</u>	<u>No. of 10-year Small House demand *</u>
Shan Liu	16	250

(\* The figure of 10-year Small House demand is estimated and provided by the IIR of Shan Liu. The information so obtained is not verified in any way by DLO/TP).

## 2. **Traffic**

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

- (a) in general, 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 “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 development of only 2 Small Houses and she considers that this application can be tolerated on traffic grounds.

## 3. **Environment**

Comments of the Director of Environmental Protection (DEP):

- (a) the Site falls partly within the “AGR” zone and partly within the “V” zone, and is inside water gathering grounds (WGG). She has no comment on the applicants’ proposal to connect the NTEHs to the existing public sewer at Shan Liu Village;
- (b) she has no objection to the application on the conditions that:
  - (i) the proposed houses will be connected to the public sewer;
  - (ii) adequate land space within the application site will be reserved for connection of the proposed houses to the public sewer;
  - (iii) written consent(s) can be obtained from the relevant lot owner(s) and/or LandsD’s permission for laying and maintaining the sewage pipes; and
  - (iv) the cost of sewer connection and maintenance will be borne by the applicants; and
- (c) as the application falls within WGG, views from WSD and DSD on the technical feasibility of sewer connection shall be considered.

## 4. **Drainage**

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

- (a) there is no existing DSD maintained public drain available for connection in this area. The proposed Small Houses should have their own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from the surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site; sufficient opening 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 proposed development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas. The applicants should maintain such systems properly and rectify the systems if found to be inadequate or ineffective during operation. The applicants should also be liable for and indemnify claims and demands arising out of damage or nuisance caused by failure of the systems;

- (b) there is existing public sewer in the vicinity of the Site;
- (c) for works to be undertaken outside the lot boundary, prior consent and agreement from LandsD and/or relevant private lot owners should be sought;
- (d) should the planning application be approved, the certificate of exemption for the captioned Small House construction should only be issued after the applicant submitted a comprehensive stormwater drainage and sewerage proposal subject to the satisfaction of DSD:
  - i. there exists one major watercourse to the north of the proposed Small Houses. The hydraulic capacity and protection measures against soil erosion of this drainage path is still in question. The risk of overflow and flooding to the adjoining area in adverse weather is not yet fully addressed hydraulically by the Small House applicants, which may cause obvious flooding risk to the downhill side. Therefore, DSD requests the applicants to bear the responsibility in demonstrating that the overland flow or runoff from this watercourse can be safely and adequately conveyed to our satisfaction, before recommending the approval of constructing Small Houses threat;
  - ii. as every Small House development will increase the impervious area, resulting in a change of the flow pattern and an increase of the surface runoff and thus the flooding risk in the area, every Small House applicant should take this into account when preparing the drainage proposal. For these reasons, every applicant is required to submit and implement a drainage proposal satisfactorily to ensure that every Small House development will not cause any adverse drainage impact to the adjoining area;
  - iii. no stud pipe is reserved for the proposed Small House, EPD's view should be sought whether the sewage to be generated from the proposed Small Houses can be adequately catered by the existing/planned public sewers located nearby;
- (e) should the application be approved by the Board, conditions on the submission and implementation of drainage proposal to the satisfaction of the Director of Drainage Services or of the Board to ensure that it will not cause adverse drainage impact to the adjacent area should be imposed.

## 5. **Water Supply**

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

- (a) no objection to the application;



- (b) the Site straddles between upper and lower indirect water gathering grounds. Since the footprint of the proposed houses falls entirely within the 'VE' of Shan Liu and the proposed houses would be able to be connected to the existing public sewerage system, the application meets items (a) and (i) of the Interim Criteria subject to the permission of the owners of the adjacent private lots for the sewer connection pipes to pass through;
- (c) it is noted that EPD has no objection to the application provided that the applicants shall connect the house to the existing public sewer. He supports EPD's view by imposing the following condition:
  - the foul water drainage system of the proposed Small House can be connected to the existing public sewerage system in the area and the applicant shall connect the whole of the foul water drainage system to the existing public sewerage system; and
- (d) in addition, the following conditions should be complied with:
  - (i) adequate protective and mitigation measures shall be taken to ensure that no pollution or siltation occurs to the WGG; and
  - (ii) the applicant shall submit an executed Deed of Grant of Easement for each private lot through which the sewer connection pipes are proposed to pass to demonstrate that it is both technically and legally feasible to install sewerage pipes from the proposed Small House to the existing public sewerage system via the relevant private lots.

## 6. **Landscape**

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

- (a) no objection to the application from the landscape planning perspective;
- (b) the Site is located to the south of Pat Sin Leng Country Park and falls within an area zoned "V" and "AGR" on the approved Ting Kok Outline Zoning Plan (OZP) No. S/NE-TK/19. The Site is part of the latest previous planning application (No. A/NE-TK/421) for development of seven NTEHs, which was approved by the Committee in 2012;
- (c) the Site is located in an area of settled valleys landscape character surrounded by vacant land and vegetated areas. This site is vacant with no significant landscape resource observed, hence significant adverse landscape impact arising from the proposed development is not anticipated;
- (d) a number of planning applications in close proximity to the Site within/partially within the same "AGR" zone for development of NTEHs were approved by the TPB. The proposed NTEHs under the current application are considered not entirely incompatible with its surrounding environment; and

- (e) noting that there is limited space within the site for meaningful landscaping, and there is no major public frontage along the site boundary, should the TPB approve this application, it is considered not necessary to impose a landscape condition as the effect of additional landscaping on enhancing the quality of public realm is not apparent.

## **7. Agriculture**

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

- the Site straddles across “V” and “AGR” zones and is currently a piece of vacant land. There are active agricultural activities in the vicinity, and agricultural infrastructure such as road access and water source is available. The Site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the Site possesses potential for agricultural rehabilitation, the application is not supported from agricultural point of view.

## **8. Fire Safety**

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

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

## **9. Demand and Supply of Small House Sites**

According to the DLO/TP, LandsD’s record, the total number of outstanding Small House applications for Shan Liu is 16 while the 10-year Small House demand forecast for the same villages is 250. Based on the latest estimate by the PlanD, about 0.9 ha (or equivalent to about 36 Small House sites) of land are available within the “V” zone of Shan Liu. Therefore, the land available cannot fully meet the future demand of 266 Small Houses (or equivalent to about 6.65 ha of land).

**tpbpd@pland.gov.hk**

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寄件者: Samuel Wong <samuel@designinghongkong.com>  
寄件日期: 2021年02月24日星期三 13:39  
收件者: tpbpd@pland.gov.hk  
主旨: DHK's comment on A/NE-TK/700 and A/NE-TK/701  
附件: 20210226 A\_NE-TK\_700&701 Shan Liu Small Houses in AGR&V.pdf

Dear Sir/Madam,

Our comment on the following application is attached:

1. A/NE-TK/700
2. A/NE-TK/701

Thank you for your attention.

Yours faithfully,  
For and on behalf of Designing Hong Kong Limited  
Samuel Wong | Project Officer  
T: +852 3104 2767 | E: samuel@designinghongkong.com

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# 創建 Designing Hong Kong 香港 .com

24 February 2021

Chairman and Members

Town Planning Board

15/F, North Point Government Offices

333 Java Road, North Point, Hong Kong

Fax: 2877 0245;

Email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

## **Proposed Houses (New Territories Exempted House – Small House) (Application No. A/NE-TK/700 & A/NE-TK/701)**

Dear Chairman and Members,

Designing Hong Kong Limited **objects** the captioned for the following reasons:

- Majority of the area is zoned as "**Agriculture (AGR)**". The planning intention of this zone is primarily for retaining and safeguarding good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- **Land is still available** within the "V" zone of Shan Liu which is primarily intended for Small House development. It is considered more appropriate to concentrate the proposed development within the "V" zone for more orderly development pattern, efficient use of land and provision of infrastructure and services. There is no strong planning justification in the submission for a departure from the planning intention.
- The approval of the application would set an undesirable precedent for other applications within the "Agriculture (AGR)" zone, and lead to a general degradation of the rural environment of the area.

Here we submit our concerns for your consideration.

Yours,

**Designing Hong Kong Limited**

tpbpd@pland.gov.hk

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寄件者: [REDACTED]  
寄件日期: 2021年02月24日星期三 3:18  
收件者: tpbpd  
主旨: A/NE-TK/700 DD 15 Shan Liu Village

A/NE-TK/700

Lots 654 S.N and S.O in D.D. 15, Shan Liu Village, Tai Po

Site area : About 249.1sq.m

Zoning : "VTD" and "Agriculture"

Applied development : 2 NET Houses

Dear TPB Members,

Strong objections. There is sufficient land available within the "V" zone of Shan Liu to meet the outstanding Small House applications.

There is therefore no justification for approval and further extension of the village boundaries.

Mary Mulvihill

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**Recommended Advisory Clauses**

- (a) to note the comments of District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that there is no guarantee at this stage that the Small House application would be approved. If the Small House application is approved by LandsD acting in the capacity as landlord at its sole discretion, such approval will be subject to such terms and conditions as may be imposed by LandsD. There is no guarantee to the grant of a right of way to the Small House concerned or approval of the emergency vehicular access thereto;
- (b) to note the comments of Director of Environmental Protection (DEP) that:
  - (i) the Site falls partly within the “AGR” zone and partly within the “V” zone, and is inside water gathering grounds (WGG). She has no comment on the applicants’ proposal to connect the NTEHs to the existing public sewer at Shan Liu Village;
  - (ii) she has no objection to the application on the conditions that:
    - i. the proposed houses will be connected to the public sewer;
    - ii. adequate land space within the application site will be reserved for connection of the proposed houses to the public sewer;
    - iii. written consent(s) can be obtained from the relevant lot owner(s) and/or LandsD’s permission for laying and maintaining the sewage pipes; and
    - iv. the cost of sewer connection and maintenance will be borne by the applicants;
- (c) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - (i) there is no existing DSD maintained public drain available for connection in the area. The applicants should have their own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from the surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site; sufficient opening 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 proposed development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas. The applicants should maintain such systems properly and rectify the systems if found to be inadequate or ineffective during operation. The applicant should also be liable for and indemnify claims and demands arising out of damage or nuisance caused by failure of the systems;
  - (ii) there is existing public sewers in the vicinity of the Site;
  - (iii) for works to be undertaken outside the lot boundary, prior consent and agreement



from LandsD and/or relevant private lot owners should be sought;

- (iv) should the planning application be approved, the certificate of exemption for the captioned Small House construction should only be issued after the applicant submitted a comprehensive stormwater drainage and sewerage proposal subject to the satisfaction of DSD:
  - i. there exists one major watercourse to the north of the proposed Small Houses. The hydraulic capacity and protection measures against soil erosion of this drainage path is still in question. The risk of overflow and flooding to the adjoining area in adverse weather is not yet fully addressed hydraulically by the Small House applicants, which may cause obvious flooding risk to the downhill side. Therefore, DSD requests the applicants to bear the responsibility in demonstrating that the overland flow or runoff from this watercourse can be safely and adequately conveyed to our satisfaction, before recommending the approval of constructing Small Houses threat;
  - ii. as every Small House development will increase the impervious area, resulting in a change of the flow pattern and an increase of the surface runoff and thus the flooding risk in the area, every Small House applicant should take this into account when preparing the drainage proposal. For these reasons, every applicant is required to submit and implement a drainage proposal satisfactorily to ensure that every Small House development will not cause any adverse drainage impact to the adjoining area; and
  - iii. our information revealed that no stud pipe is reserved for the proposed Small House, EPD's view on whether the sewage to be generated from the proposed Small Houses can be adequately catered by the existing/planned public sewers located nearby should be sought;
- (d) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C,WSD) that:
  - (i) the applicants are required to submit an executed Deed of Grant of Easement for each private lot through which the sewer connection pipes are proposed to pass to demonstrate that it is both technically and legally feasible to install sewerage pipes from the proposed Small House to the existing public sewerage system via the relevant private lots;
  - (ii) for provision of water supply to the proposed development, the applicant may need to extend the inside services to the nearest suitable Government water mains for connection. The applicants shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards;
- (e) to note the comments of the Director of Fire Services (D of FS) that the applicants should observe 'New Territories Exempted Houses – A Guide to Fire Safety Requirements' published by LandsD. Detailed fire safety requirements will be formulated upon receipt of formal application referred by LandsD; and

- (f) to note that the permission is only given to the development under application. If provision of an access road is required for the proposed development, the 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 Town Planning Board where required before carrying out the road works.