2021年 1月 2 7日

Appendix I of RNTPC Paper No. A/NE-TK/701

Form No. S16-II 表格第 S16-II 號

27 JAN 2021 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.

## 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

## Applicable to Proposal Only Involving Construction of "New Territories Exempted House(s)"

適用於只涉及興建「新界豁免管制屋宇」的建議

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

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

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

- "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made 現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土 地的擁有人的人
- Please attach documentary proof 請夾附證明文件
- Please insert number where appropriate 請在適當地方註明編號

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

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

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

For Official Use Only	Application No. 申請編號	A/NE-TK/701
請勿填寫此欄	Date Received 收到日期	2 7 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。
- 2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <a href="http://www.info.gov.hk/tpb/">http://www.info.gov.hk/tpb/</a>. 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, I 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: <a href="http://www.info.gov.hk/tpb/">http://www.info.gov.hk/tpb/</a>),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 樓及新界沙田上禾卷路 1 號沙田政府合署 14 樓)索取。
- 3. 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 )

- 1. 李世翔 (LEE, SAI CHEUNG)
- 2. 李世留 (LI. SAI LAU)

#### 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 )

梁北强 (大埔山寮村原居民代表) LEUNG PAK KEUNG (Indigeuous Inhabitant Representive of Shan Liu under Tai Po Rural Commmittee)

#### 3. Application Site 申請地點 新界大埔山寮村 1. DD15 Lots 654S.Rss.1, 654S.Rss.3, 654S.R RP, 654S.Sss.1S.A, 654S.Sss.2S.A address / location (a) demarcation district and lot 2. DD15 Lots 654S.Sss.1 RP, 654S.Sss.2RP, 654S.S RP, number (if applicable) 654S.Tss.1S.A 詳細地址/地點/丈量約份及 地段號碼(如適用) (b) Site area and/or gross floor area ☑Site area 地盤面積 213.7 sq.m 平方米☑About 約 involved 涉及的地盤面積及/或總樓面面 □Gross floor area 總樓面面積 sq.m 平方米□About 約 積 (c) Area of Government land included (if any) \_\_\_\_\_sq.m 平方米 □About 約 所包括的政府土地面積(倘有)

(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	農業 '	
(f)	Current use(s) 現時用途	空置  (If there are any Government, institution or community 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 A	Application Site 申請地點的「現行土地	也擁有人」 ————————
	applicant 申請人 – is the sole "current land owner"#& (p 是唯一的「現行土地擁有人」#& (i	lease proceed to Part 6 and attach documentary proof 清繼續填寫第 6 部分,並夾附業權證明文件)。	of ownership).
	is one of the "current land owners"# 是其中一名「現行土地擁有人」#&	<sup>&amp;</sup> (please attach documentary proof of ownership). * (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 Go 申請地點完全位於政府土地上(請	overnment land (please proceed to Part 6). 青繼續填寫第 6 部分)。	
5.	Statement on Owner's Conse 就土地擁有人的同意/通		
(a)	According to the record(s) of the La involves a total of	current land owner(s) " <sup>#</sup> . 年月	M/YYYY), this application 日的記錄,這宗申請共牽
(b)	The applicant 申請人 -		
	□ has obtained consent(s) of 已取得 名「	"current land owner(s)" <sup>#</sup> . 現行土地擁有人」 <sup>#</sup> 的同意。	
	Details of consent of "current	land owner(s)" * obtained 取得「現行土地擁有人」	」
	Land Owner(s) Land Regis	r/address of premises as shown in the record of the stry where consent(s) has/have been obtained 主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 senarate sheets if the sr	pace of any box above is insufficient。如上列任何方格的空	:阻不见,结只百治阳)

	etails of the "cur	rent land owner(s)" # notified	d 已獲通知「現行土地擁有)	人」"的詳細資料	
La	o. of 'Current and Owner(s)' 現行土地擁 人」數目	Land Registry where notifie	mises as shown in the record of cation(s) has/have been given 出通知的地段號碼/處所地址	(DD/MM/VVVV)	
(Ple	ase use separate sl	neets if the space of any box abo	ove is insufficient. 如上列任何方标		
		•	or give notification to owner(s): 句該人發給通知。詳情如下:		
			) 取得土地擁有人的同意所持		
□ 於_	sent request fo	r consent to the "current land (日/月/年)向每一名「乒	d owner(s)" on 現行土地擁有人」 <sup>#</sup> 郵遞要求同	DD/MM/YYYY)  意書 <sup>&amp;</sup>	
Rea	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>&amp;</sup> 於(日/月/年)在指定報章就申請刊登一次通知 <sup>&amp;</sup>				
		n a prominent position on or (DD/MM/YYYY)	near application site/premises o &	n	
	於	(日/月/年)在申請均	地點/申請處所或附近的顯明	位置貼出關於該申請的達	
	office(s) or rur	al committee on	(s)/owners' committee(s)/mutua (DD/MM/YYYY)&	•	
	ぶ <u></u> 處,或有關的	_	I寄往相關的業主立案法團/業	王安貝曾/互助安貝曾9	
<u>Oth</u>	ers 其他				
	others (please : 其他(請指明	*			
-					
-					

6. Development Proposa	. 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)	1. 李世翔 (LEE, S 2. 李世留 (LI, SA	AI CHEUNG) I LAU)				
(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. 大埔沙螺洞李屋村 2. 大埔沙螺洞李屋村	<u>-</u>				
(c) Proposed gross floor area 擬議總樓面面積	390.1	<b>8</b> sq.m 平方米	□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	tank, where applicable)	otal number and dimension of each car pa 位總數,以及每個車位的長度和寬度及				
(g) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	appropi 有一條 . 山寮路 □ There width)	is an existing access. (please indicate) 現有車路。(請註明車路名稱(如 is a proposed access. (please illus 擬議車路。(請在圖則顯示,並	適用)) strate on plan and specify the			
(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☑ (Please indi 接駁公共汽	cate on plan the sewerage connect 亦、渠的路線) cate on plan the location of the pr 点的位置)				

7. Impacts of Develo	ppment Proposal 擬議發展計劃的影響
justifications/reasons for not	parate sheets to indicate the proposed measures to minimise possible adverse impacts or give providing such measures. 可盡量減少可能出現不良影響的措施,否則請提供理據/理由。
Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 □ Please provide details 請提供詳情  No 否 ☑
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 □ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線,以及河道改道、填塘、填土及/或挖土的細節及/或範圍) □ Diversion of stream 河道改道 □ Filling of pond 填塘
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境

## 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/428(TK/428)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/428)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/428所提交的美化
環境建議書可以接納【附件(!)】,故申請人仍會照足相關要求。
1.2 規劃署於2014年1月6日來函申請人表示, 渠務署總工程師/新界北認為TK/428所提交的排水建議書
並無負面意見【附件(2)】,故申請人仍會照足相關要求。
1.3 地政處於2016年8月30日及2017年5月16日亦曾表示, 渠務署總工程師/新界北認為申請地段所提交的
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/428已批准五間小型屋宇規劃許可中的其中二間,由於其餘三間
已獲地政部門批出建屋牌照(BUILDING LICENCE),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	
	n this application are correct and true to the best of my knowledge and belief. 資料,據本人所知及所信,均屬真實無誤。
such materials to the Board's website for bi本人現准許委員會酌情將本人就此申請所	copy all the materials submitted in an application to the Board and/or to upload ownsing and downloading by the public free-of-charge at the Board's discretion. 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 强	
Name in Block L 姓名(請以正楷均	- · · · · · · · · · · · · · · · · · · ·
專業資格 ☐ HKIP ☐ HKIS	r 會員 / □ Fellow of 資深會員 香港規劃師學會 / □ HKIA 香港建築師學會 / 香港測量師學會 / □ HKIE 香港工程師學會 / A 香港園境師學會/ □ HKIUD 香港城市設計學會
on behalf of 代表	他 / □ Organisation Name and Chop (if applicable) 機構名稱及蓋章(如適用)
Date 日期 0 4 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

- 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。
- 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 Applic	ation	申請摘要	
consultees, uploaded deposited at the Plan (請 <u>盡量</u> 以英文及中	d to the nning En 文填寫 署規劃資	oth English and Chinese <u>as far as possible.</u> Town Planning Board's Website for browsing quiry Counters of the Planning Department for 。此部分將會發送予相關諮詢人士、上載至 資料查詢處以供一般參閱。)	g and free downloading by the public and r general information.)
Application No. 申請編號	(For O	fficial Use Only) (請勿填寫此欄)	
Location/address 位置/地址	1. DI	大埔山寮村 15 Lots 654S.Rss.1, 654S.Rss.3, 654S.R I 15 Lots 654S.Sss.1 RP, 654S.Sss.2RP, 69	RP, 654S.Sss.1S.A, 654S.Sss.2S.A 54S.S RP, 654S.Tss.1S.A
Site area 地盤面積	213.	7	sq.m 平方米☑About 約
	(includ	es Government land of包括政府土地	sq. m 平方米 □ About 約)
Plan 圖則	A/NE	E-TK/19	
Zoning 地帶	農業		
Applied use/ development '' 申請用途/發展		Territories Exempted House 新界 all House 小型屋宇	豁免管制屋宇
(i) Proposed Gross floor area 擬議總樓面面積		390.18	sq.m 平方米 口 About 約
(ii) Proposed No. o house(s) 擬議房屋幢數	Ţ.	2	
(iii) Proposed build height/No. of s 建築物高度/	storeys	8.23	m 米 □ (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	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖		
Block plan(s) 樓宇位置圖		$oldsymbol{arnothing}$
Floor plan(s) 樓宇平面圖		
Sectional plan(s) 截視圖		
Elevation(s) 立視圖		
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片		
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖		
Others (please specify) 其他 (請註明)		
Reports 報告書	_	
Planning Statement/Justifications 規劃綱領/理據		
Environmental assessment (noise, air and/or water pollutions)	Ц	Ш
環境評估(噪音、空氣及/或水的污染)		
Traffic impact assessment (on vehicles) 就車輛的交通影響評估		
Traffic impact assessment (on pedestrians) 就行人的交通影響評估		
Visual impact assessment 視覺影響評估		
Landscape impact assessment 景觀影響評估		
Tree Survey 樹木調查		
Geotechnical impact assessment 土力影響評估		
Drainage impact assessment 排水影響評估		
Sewerage impact assessment 排污影響評估		
Risk Assessment 風險評估		
Others (please specify) 其他(請註明)		
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 新界沙田土禾鏇路1號 沙田政府全署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.

長頭楹聯

Your Reference

女器標準

Our Reference

( ) in TPB/A/NE-TK/428

進品號碼

Tel. No 🕙

2158 6220

專真機經過 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 約份多幅地段 興建五幢屋宇(新界豁免管制屋宇-小型屋宇) (申請編號 A/NE-TK/428 的規劃許可附帶條件(a))

你於 2014 年 12 月 4 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。

(蘇震國



代行)

二零一四年十二月二十九日

Serving the community

## 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 [d:\ozp ting kok\approval condition\tk-428 信 landscape 12.14.doc

## BAN LIU ROAD, TAI PO, N.T. 作外大埔山安路

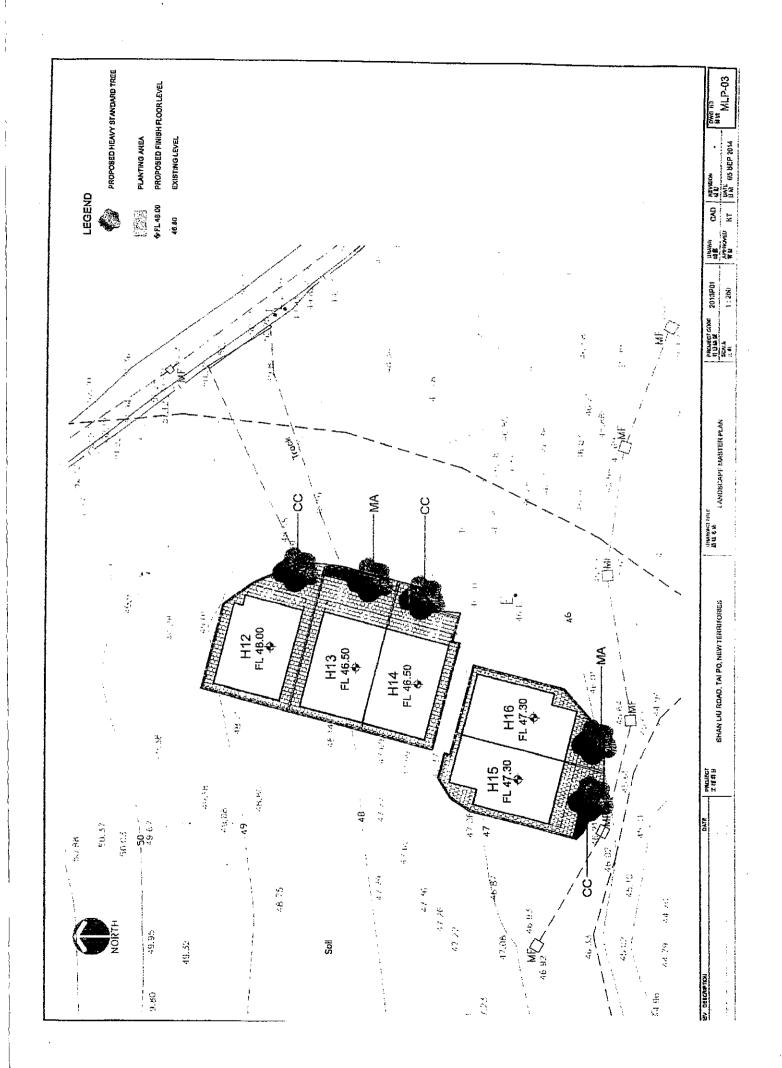
## Planting Schedule 國林植物名錄表

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	香木	,		-	
	CC	Cinnamomum camphora	棒樹	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)
SHRUE	S 灌木				
	Ago	Aglaia odorata	米仔蘭	600 x 300	300
	Cta	Codiaeum var. taeniosum	和某是某木	600 x 400	300
	Cva	Codiaeum variegatum var. ambigium	金光酒全榕 (長葉旻葉木)	600 x 400	300
	Dur	Duranta repens	假連翹	500 × 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'	黄金榕	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 模定)	Spacing (mm) 間距
GRASS	草坪	<del></del>			
m <sup>2</sup>	Zja	Zoyzia japonica	朝鮮草(和莱結接 草)	<del>-</del>	-





#### 規劃署

沙田・大埔及北區規劃處 . 新界,少田上禾靛路 1 號 沙田政府合署日樓



#### Planning Department

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

來菡檔號

Your Reference

本署檔號

Our Reference TPB/A/NE-TK/428

電話號碼

Tel. No.: 2158 6220

傳真機號碼 Fax No.:

2696 2377

郵寄函件

梁北強先生

梁先生:

規劃許可附帶條件(b)項

在劃爲「農業」地帶的 大埔山寮村丈量約份第15約多幅地段 興建五幢屋宇(新界豁免管制屋宇-小型屋宇) (規劃申請編號 A/NE-TK/428)

你於 2013 年 12 月 12 日爲履行上述規劃許可附帶條件(b)項有關提交排 水建議(包括回應渠務署的意見)的郵件收悉。

本署已諮詢渠務署總工程師/新界北。渠務署總工程師/新界北已接納你 提交的排水建議及對擬議工程並無負面意見,並提醒你須留意刊載於 2013 年 11月27日給你的信函附件1內的(g)(i)至(iv)項事宜。

"如你就排水建議有任何疑問,你可直接聯絡渠務署新界北渠務部張文欣 女士(電話:2300 1630)。如有其他疑問,請致電 2158 6235 與本署楊沛然先生聯 絡。

(蘇震國



代行)

二零一四年一月六日

副本送呈

渠務署總工程師/新界北

(經辦人:張文欣女士)

內部

總城市規劃師/城市規劃委員會(1)

-備考

地船檔案

#### 爲履行規劃申請編號 A/NE-TK-428的 規劃許可附帶條件(b)項而提交渠務建議

#### 渠務署總工程師/新界北的意見:

- (a) 申請人須說明從擬議用地收集的雨水徑流會否輸送及排放到附近的現 有排水系統。此外,擬議排水系統的這個最終排放點須在圖則上清楚顯 示,以供渠務署考慮。
- (b) 此外,申請人如建議使用現有的排水系統排放有關用地的徑流,便須確保這個現有的排水系統(水道/渠道)足以排放有關用地所產生的額外徑流。
- (c) 所有擬設置的排水井均須以不同的名稱或數字逐一標籤,方便渠務署參考及提出意見。
- (d) 須提供所有擬設置的排水井的覆蓋水平和管道內底水平。
- (e) 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并必須設置氣隔。
- (f) 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、C2407和C2412及《斜坡岩土工程手冊》的圖8.11(第257 頁)。
- (g) 申請人亦須留意下述事宜:
  - (i) 不論擬議的排水工程是在有關地段的範圍以內還是以外進行,有關的排水設施都須由地段擁有人自費建造及維修保養。
  - (ii) 在排水系統運作期間,如地段擁有人/發展商發現系統不足或欠 妥,須作出補救/修改。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。
  - (iii) 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。
  - (iv) 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 新界沙田上禾輋路 1 號 沙田政府合署 13 樓 規劃署署長台照

by post

規劃許可附帶條件(b)項

在劃爲「農業」地帶的 大埔山寮村丈量約份第 15 約多幅地段 興建五幢屋宇(新界豁免管制屋宇 - 小型屋宇) (規劃申請編號 A/NE-TK/428)

#### 敬啓者:

2013年11月27日來函收悉。現回覆渠務署總工程師/新界北的意見如下:

- (a) 現通知 閣下擬議用地收集的雨水徑流不會輸送及排放到附近的現有排水系統,卻 只會由擬議雨水渠接收、輸送及排放到現有河道,最終排放點亦顯示在圖則上(見 附件),故對附近現有的排水系統不會造成影響。
- (b) 根據以上(a)項, 擬議用地收集的雨水徑流不會輸送及排放到附近的現有排水系統(水道/渠道)。
- (c) 各排水井已標示不同的名稱(由 CP1 至 CP12),方便 貴署參考及提出意見。
- (d) 各排水井的覆蓋水平(cover level)和管道內底水平(invert level)已用表列方式提供(見 附件),方便 貴署參考及提出意見。
- (e) 編號 CP10 已考慮使用有設置氣隔的排水井,土木工程拓展署標準圖編號 C2406 亦 提供在附件內作參考。
- (f) 有關有蓋水道及排水井的詳細規格,會根據土木工程拓展署標準圖編號 C2405、 C2407 和 C2412 及《斜坡岩土工程手冊》的圖 8.11(第 257 頁),亦已提供在附件內 作參考。

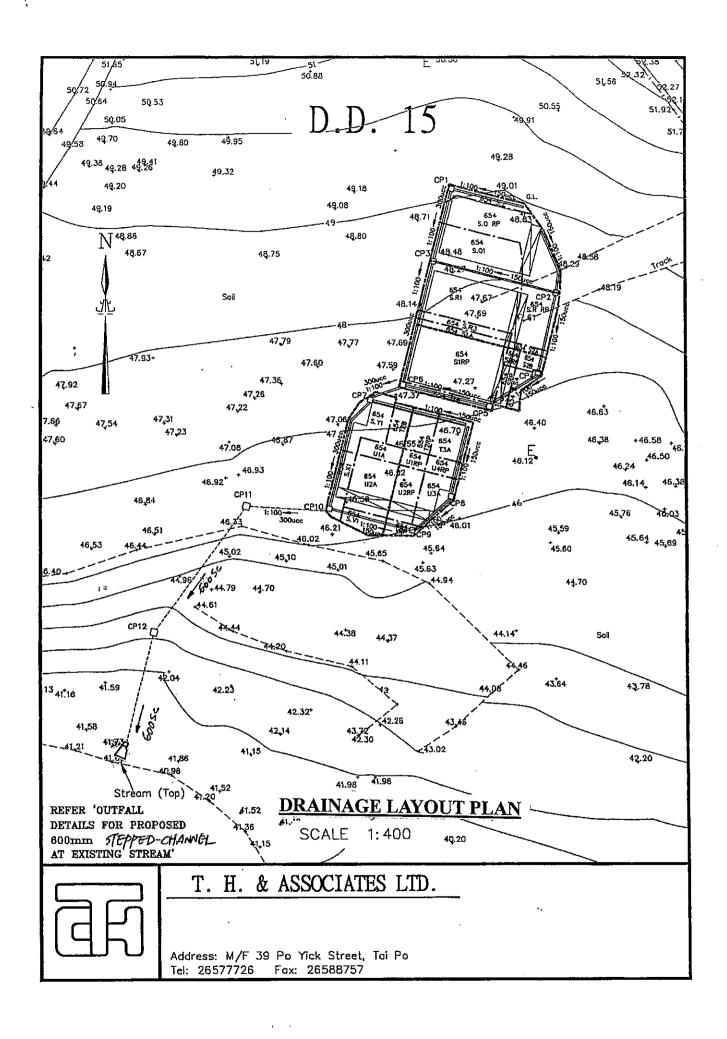
謝謝垂注!

梁北強 謹上

#### 連附件及附圖

2013年12月12日

聯絡地址: 聯絡電話:

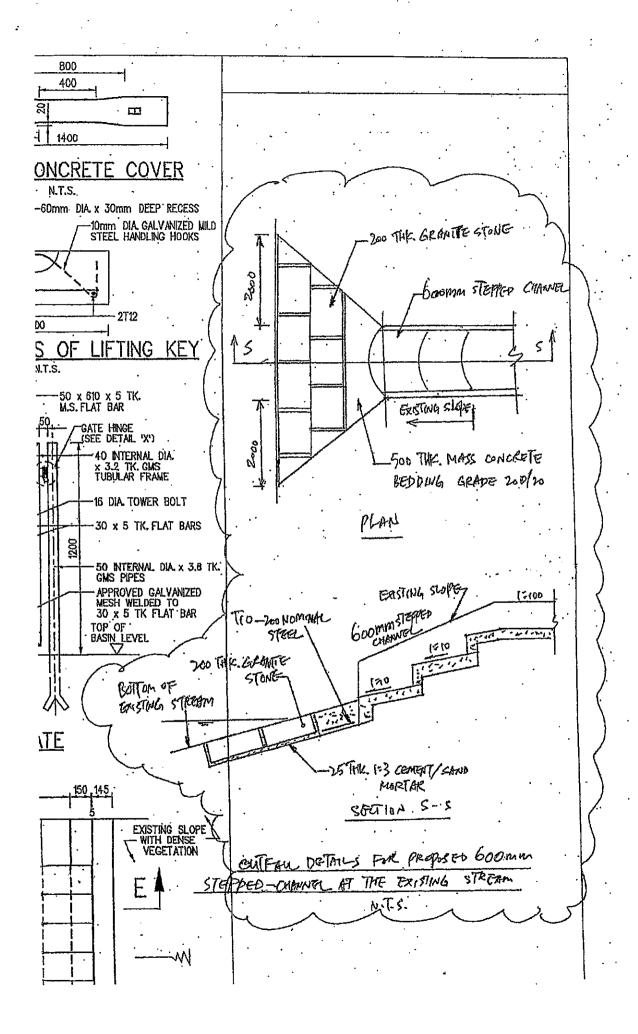


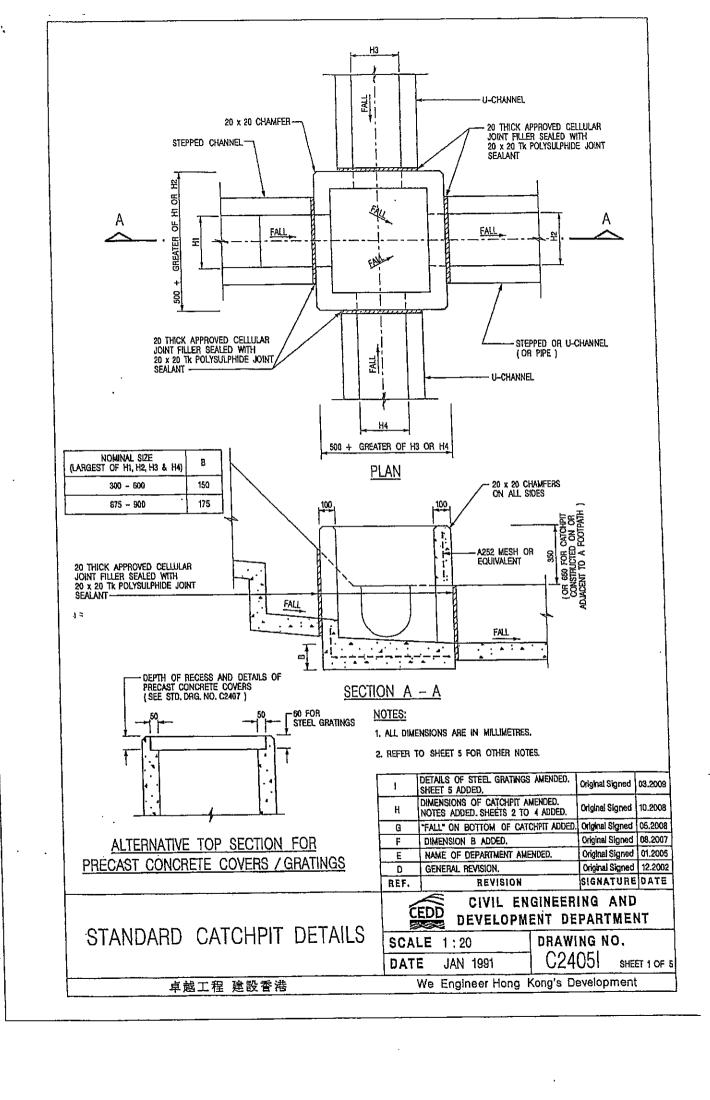
#### Drainage Proposal (Ref. No. TPB/A/NE-TK/428)

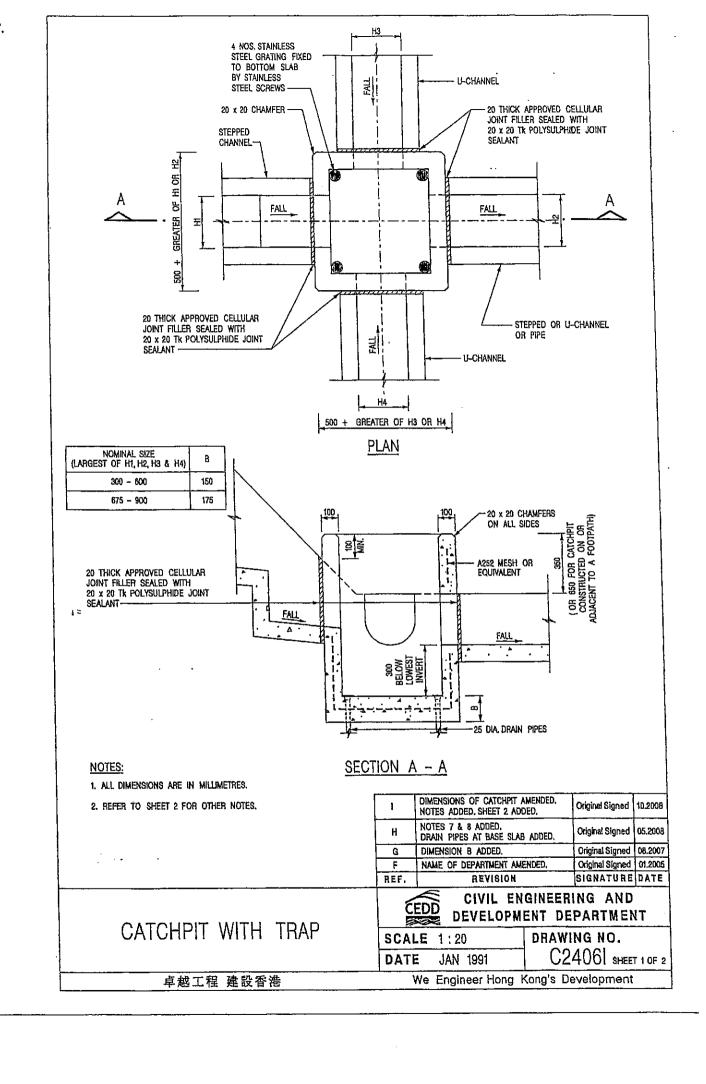
## Catchpit Schedule

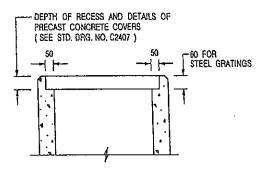
12

Catchpit No.	Cover Levels (mPD)	Invert Levels (mPD)
CP1	+48.70	+48.20
CP2	+48.40	+48.10
CP3	+48.40	+47.95
CP4	+47.90	+47.60
CP5	+47.70	+47.30
CP6	+47.50	+47.10
CP7	+47.10	+46.60
CP8	+46.80	+46.45
CP9	+46.70	+46.35
CP10 (with trap)	+46.60	+45.90
CP11	+46.40	+45.70
CP12	+43,50	+42,50
Final Outfall 600mm SC to existing stream	-	+41.10









#### ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

#### NOTES:

- 1. ALL DIMENSIONS ARE IN MILLIMETRES.
- 2. ALL CONCRETE SHALL BE GRADE 20 /20.
- 3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
- 4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
- 5. CONCRETE TO BE COLOURED AS SPECIFIED.
- 6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
- UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT DASC CAN DE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
- FOR CATCHIPTS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405 ) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407 ) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
  - 9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'G' ON STD, DRG, NO. C2405; EXCEPT ON THE UPSLOPE SIDE ) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHIPTS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL
- 10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL, AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043 ) AT 300 pc STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
- FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DEATIL 'F' ON STD. DRG. NO. C2405.
- 12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

t	F REF.	NAME OF DEPARTMENT AMENDED. REVISION	Original Signed SIGNATURE	01.2005
1				
Г	u			
Γ	G	DIMENSION B ADDED.	Original Signed	08.2007
	H NOTES 7 & 8 ADDED. DRAIN PIPES AT BASE SLAB ADDED.		Original Signed	05.2008
	1	DIMENSIONS OF CATCHPIT AMENDED. NOTES ADDED. SHEET 2 ADDED.	Original Signed	10.2008

CATCHPIT WITH TRAP

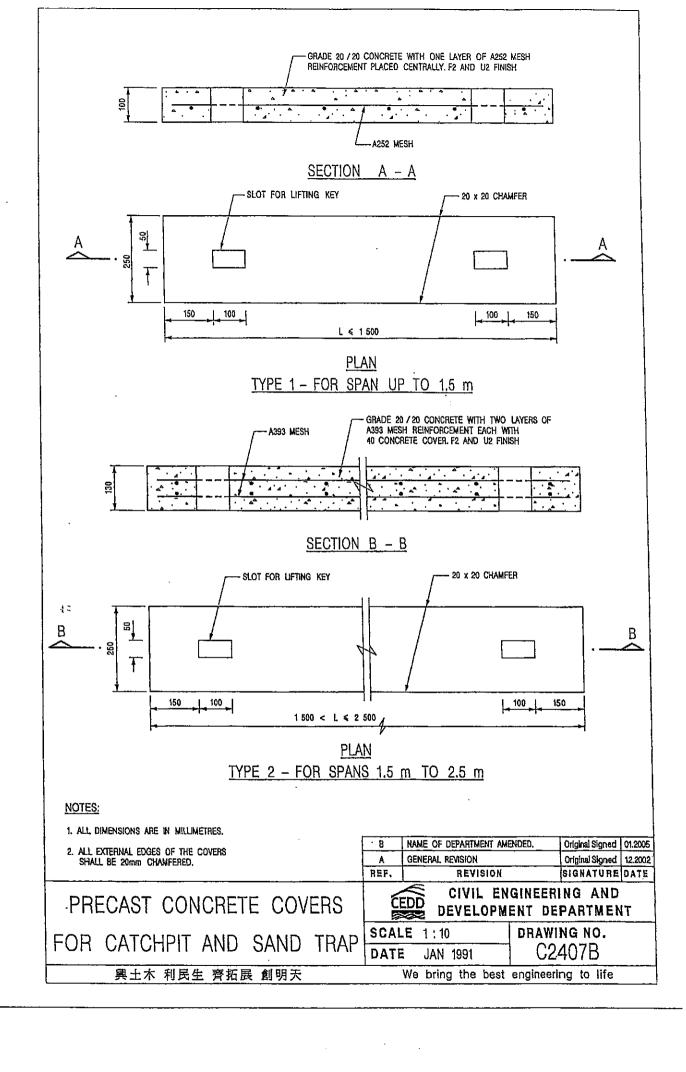
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

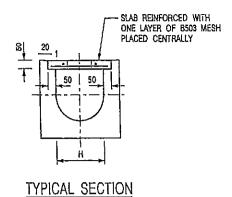
DRAWING NO. SCALE 1:20 DATE JAN 1991

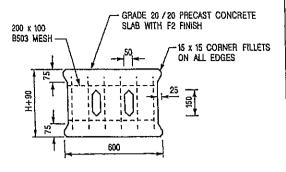
C24061 SHEET 2 OF 2

卓越工程 建設香港

We Engineer Hong Kong's Development



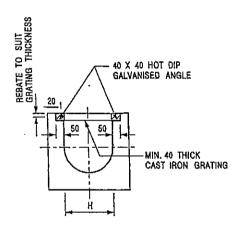


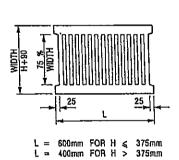


PLAN OF SLAB

### U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)





TYPICAL SECTION

CAST IRON GRATING

(DIMENSIONS ARE FOR GUIDANCE ONLY, CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)

### U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

#### NOTES:

- 1. ALL DIMENSIONS ARE IN MILLIMETRES.
- 2. H=NOMINAL CHANNEL SIZE.
- 3. ALL CAST IRON FOR GRATINGS SHALL BE GRADE 150 TO BS 1452.
- 4. FOR COVERED CHANNELS TO BE HANDED OVER TO HIGHWAYS DEPARTMENT FOR MAINTENANCE, THE GRATING DETAILS SHALL FOLLOW THOSE AS SHOWN ON HYD STD, DRG, NO. H2233.

D	NOTE 4 ADDED.	Original Signed	06.2008
C	MINOR AMENDMENT, NOTE 3 ADDED.	Original Signed	12.2005
₿	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
Α	CAST IRON GRATING AMENDED.	Original Signed	12.2002
REF.	REVISION	SIGNATURE	DATE

# COVER SLAB AND CAST IRON GRATING FOR CHANNELS

CEDD

CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1:20 DRAWING NO. DATE JAN 1991 C2412D

卓越工程 建設香港

We Engineer Hong Kong's Development

42

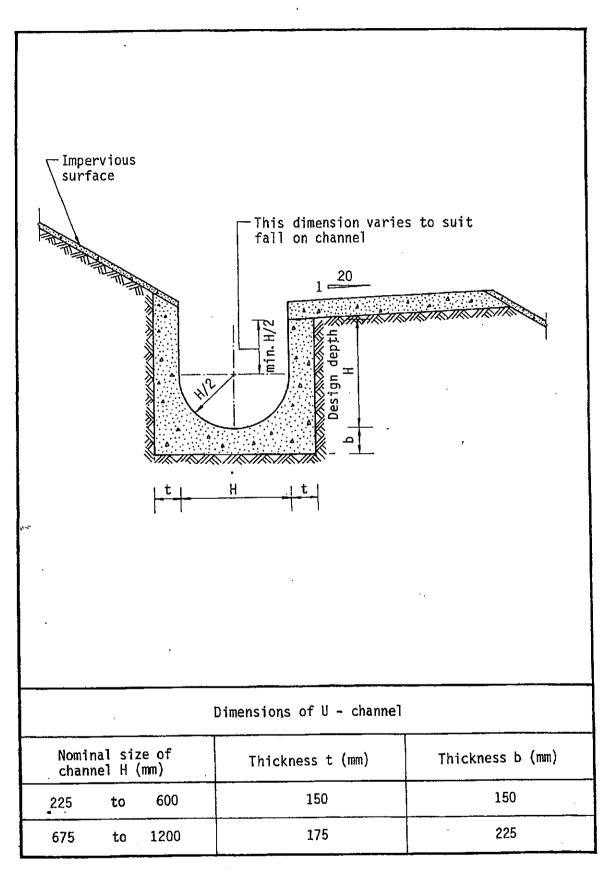


Figure 8.11 - Typical U-channel Details
Extracted from 'Geotechnical Manual for Slapes', GEO.

電 話 Tel: 2654 1307

圖文傳真 Fax: 2650 9896

電郵地址 Email: gendlotp@landsd.gov.hk

本署檔號 Our Ref: (128) in DLO/TP 440/TLT/90

來函檔號 Your Ref: DD15/H13/16

來函請註明本署檔號

Please quote our reference in your reply

Access Consulting Limited



#### 地政總署 大埔地政處 DISTRICT LANDS OFFICE/ TAI PO LANDS DEPARTMENT

我們矢志努力不懈,提供盡善盡美的土地行政服務。 We strive to achieve excellence in land administration.

新界大埔汀角路一號大埔政府合署一樓 I/F., TAI PO GOVERNMENT OFFICES BUILDING, I TING KOK ROAD, TAI PO. NEW TERRITORIES.

網址 Website: www.landsd.gov.hk

1 6 MAY 2017

Dear Sir,

# Application for the construction of Small House (SH) Lots Nos. 654 S.R ss.1, 654 S.R ss.3, 654 S.R RP, 654 S.S ss.1 S.A and 654 S.S ss.2 S.A in D.D. 15 Shan Liu, Tai Po, New Territories (Re-Submission of Sewerage Connection Proposal)

I refer to your letter 11 January 2017 enclosing a revised sewerage connection proposal in respect of the subject site.

- 2. Please be informed that the proposal has been examined by staff of Drainage Services Department (DSD) and DSD has no further comment on the proposed works.
- 3. 45 However, You are reminded that the comments in paragraphs 3(a) to 3(f) in my previous letter dated 2 June 2016 are still valid.
- 4. Should you have any enquiries, please contact the undersigned at 2654 1307.

Yours faithfully,

(Wales H.C LEUNG) for District Lands Officer, Tai Po

c.c.

Mr. CHEUNG Chi Ping Albert M/F., No. 8 Fook On Building, Wan Tau Street, Tai Po, N.T.

}

## Access Consulting Limited

## 惠實顧問有限公司

(Civil & Structural Engineering Consultant)

Your Ref.:

Our Ref.:

Date:

**DLO/TP 440/TLT/90** 

DD15/H13/16

11 January 2017

District Lands Office, Tai Po District Lands Department 1/F., Tai Po District Government Offices, 1 Ting Kok Road, Tai Po, New Territories

Dear Sir,

Application for the construction of Small House(SH)

Lot No. 654R1, R3, RRP, S1A and S2A in D.D 15 Shan Liu, Tai Po, N.T.

Submission of Sewerage connection Proposal

We refer to your letter dated 25<sup>th</sup> Aug 2016 regarding the captioned project, we would like to reply DSD comments as follows:

(a) Amended the legend as attached drawing.

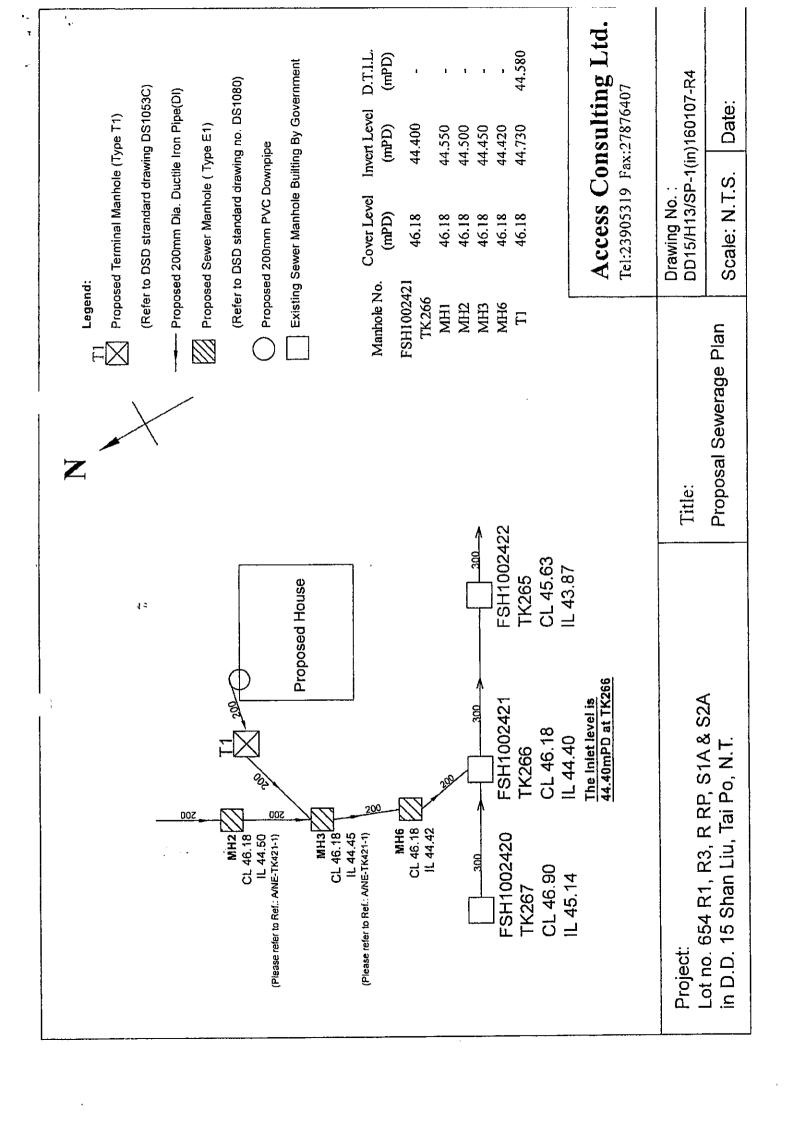
3.(a) to (f) Noted.

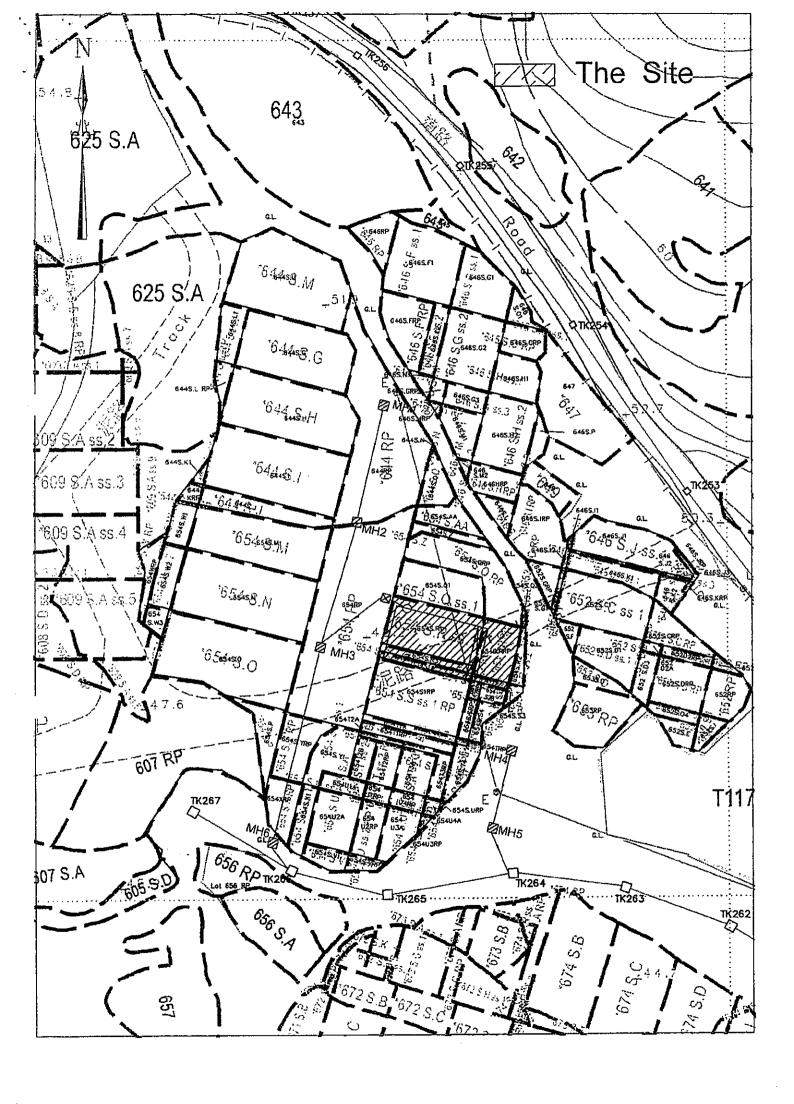
Should you have any question, please contact our Mr. John Lo at 2390 5319.

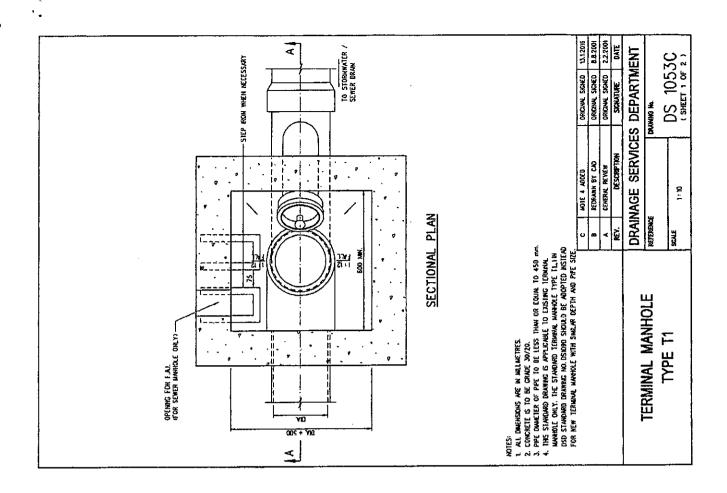
Yours faithfully, Access Consulting Limited

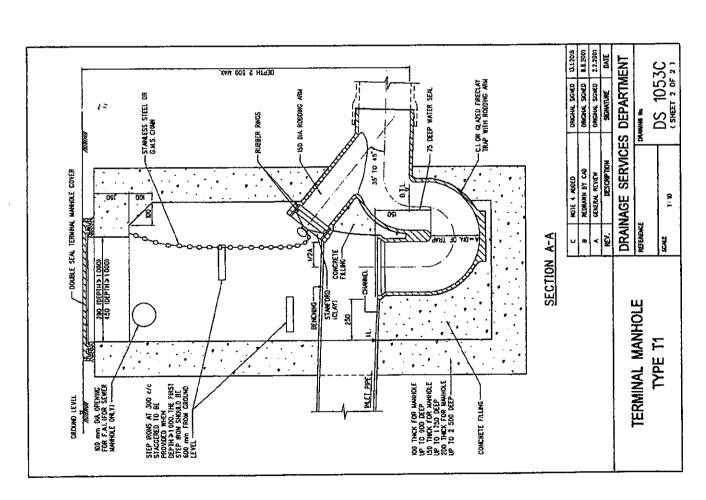
John Lo

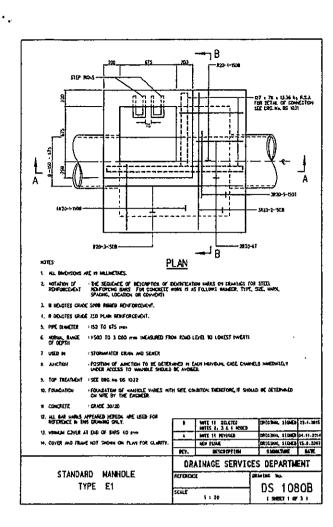
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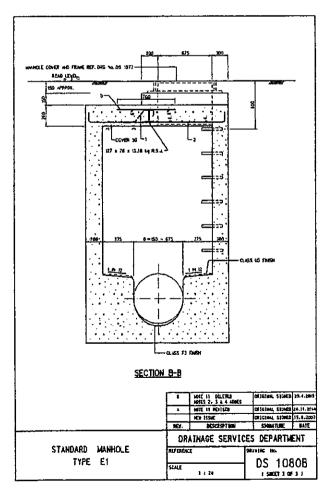


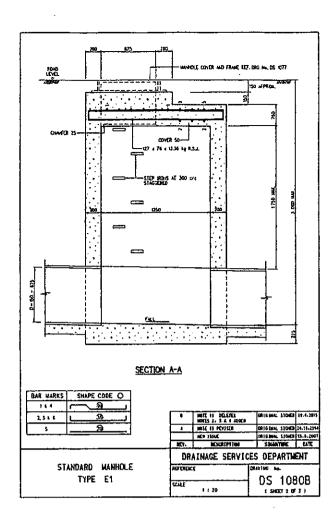












電 話 Tel: 2654 1307 圖文傳真 Fax: 2650 9896

電郵地址 Email: gendlotp@landsd.gov.hk

本署檔號 Our Ref: (106) in DLO/TP 441/TLT/90

來函檔號 Your Ref:

來函請註明本署檔號 Please quote our reference in your reply

Access Consulting Limited



#### 地政總署 大埔地政處 DISTRICT LANDS OFFICE/ TAI PO LANDS DEPARTMENT

我們矢志努力不懈,提供盡善盡美的土地行政服務。 We strive to achieve excellence in land administration,

新界大埔汀角路一號大埔政府合署—樓 1/F., TAI PO GOVERNMENT OFFICES BUILDING, 1 TING KOK ROAD, TAI PO, NEW TERRITORIES. 網址 Website: www.landsd.gov.hk

3 0 AUG 2016

Dear Sir,

Application for the construction of Small House (SH) Lots Nos. 654 S.S ss.1 RP, 654 S.S ss.2 RP, 654 S.S RP and 654 S.T ss.1 S.A in D.D. 15 Shan Liu, Tai Po, New Territories (Re-Submission of Sewerage connection proposal)

I refer to your letter dated 28.6.2016 enclosing the revised sewerage connection proposal (Drawing No. DD15/H14/SP-1(in) 160107-R2) in respect of the subject site.

- 2. Please be informed that the proposal has been examined by staff of Drainage Services Department (DSD) and DSD has no further comments on the proposed works. However, please be reminded that the general comments in paragraphs 3(a) to 3(f) of the previous letter of reference (101) in DLO/TP441/TLT/90 dated 2.6.2016 are still valid.
- 3. You are reminded that, as the proposed sewerage connection will affect other private land, please obtain consents from the affected land owners and register the relevant deed of consents in Land Registry.

Yours faithfully,

(Wales H.C. LEUNG) for District Lands Officer, Tai Po

c.c.
Mr. CHEUNG Mathew Wong On
M/F, No. 8 Fook On Building,
Wan Tau Street,
Tai Po, N.T.

#### Consulting Limited Access

#### 問 限 有

(Civil & Structural Engineering Consultant)

Your Ref.:

Our Ref.:

Date:

DLO/TP 441/TLT/90.

DD15/H14/16

28 June 2016

District Lands Office, Tai Po District Lands Department 1/F., Tai Po District Government Offices, 1 Ting Kok Road, Tai Po, New Territories

Dear Sir,

Application for the construction of Small House(SH) Lot No. 654S1RP, S2RP, SRP and T1A in D.D 15 Shan Liu, Tai Po, N.T. Submission of Sewerage connection Proposal

We refer to your letter dated 2<sup>nd</sup> June 2016 regarding the captioned project, we would like to reply DSD comments as follows:

The revised sewerage plan is attached for your consideration 2.(a)

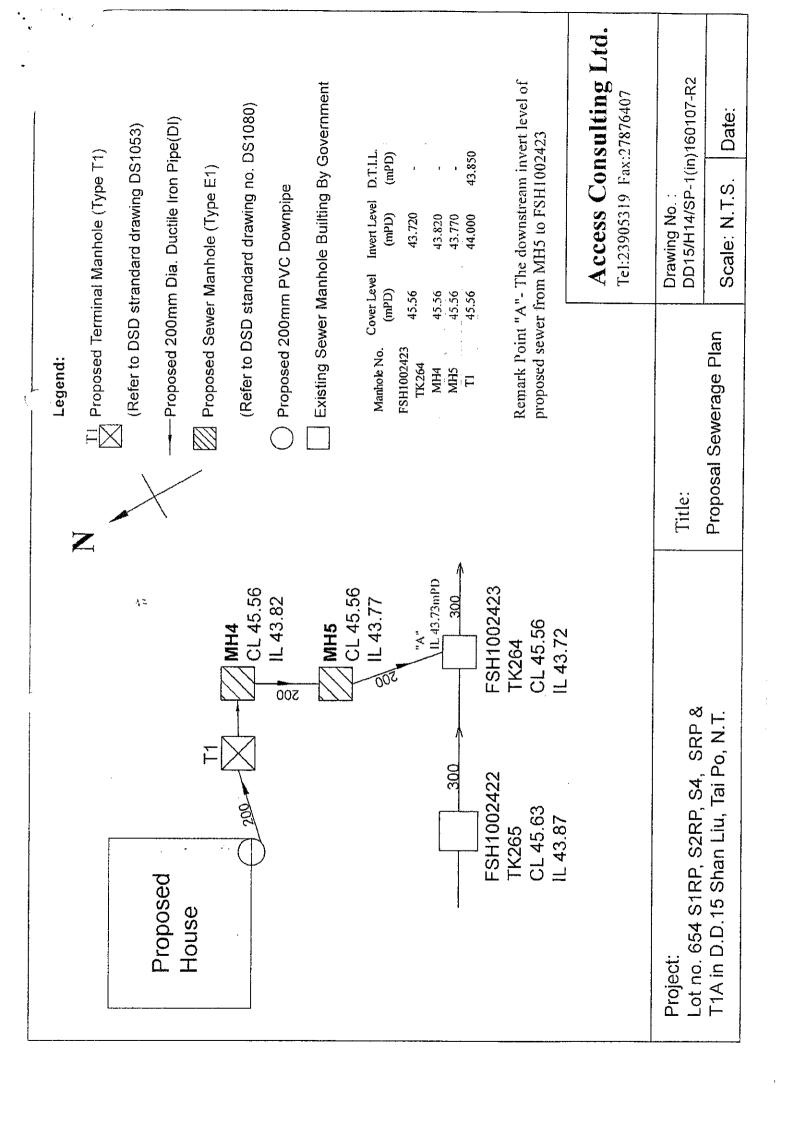
3.(a)-(f) Noted.

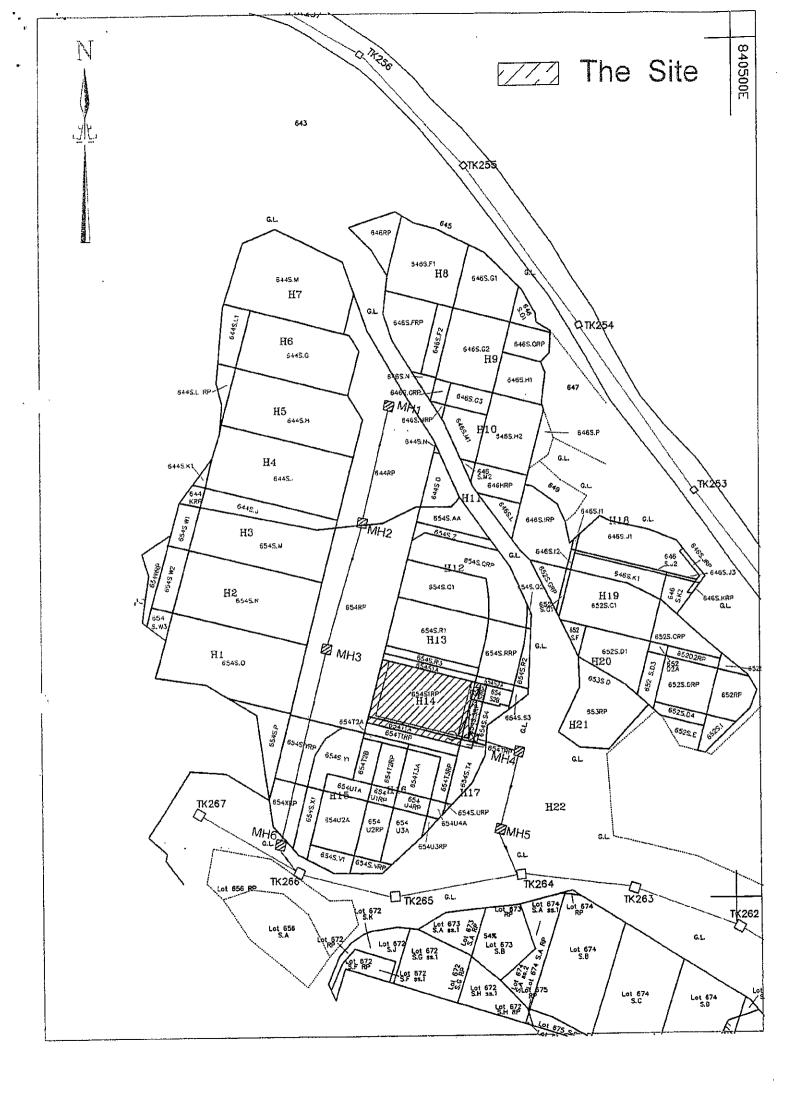
Should you have any question, please contact our Mr. John Lo at 2

Yours faithfully, Access Consulting Limited

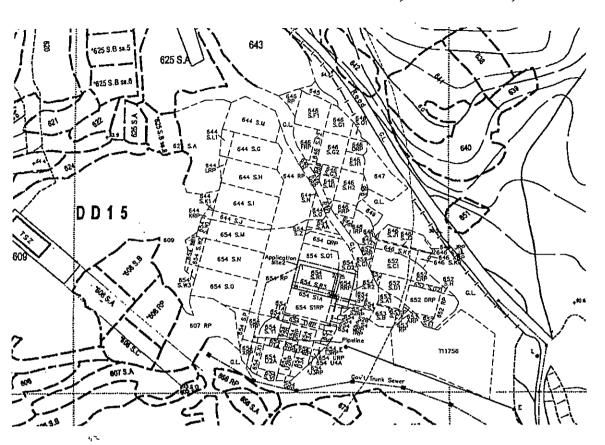
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Dimension Plan of The Proposed Small House on Lots 654 S.R ss.1, 654 S.R ss.3, 654 S.R RP, 654 S.S ss.1 S.A & 654 S.S ss.2 S.A in D.D. 15, Shan Liu, Tai Po



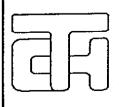
Balcony

Pipe Line

Gov't Trunk Sewer

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

Side	Bearing Distance	Pt Co-ord	Co-ordinate Dat	ta (1980 Datum)	Remarks	
Side	0 1 11	in Metres	רו	N	Ε	1Cilidiks
1 - 2	104 21 23	9.901	1	837634.149	840461.206	
2 - 3	194 21 23	6.568	2	837631.694	840470.798	
3 - 4	284 21 23	9.901	3	837625.331	840469.169	
4 - 1	14 21 23	6.568	4	837627.786	840459.578	
Co-ordinates of the balcony						
2 - 5	104 21 23	1.220	2	837631.694	840470.798	
5 - 6	194 21 23	6.568	5	837631.391	840471.980	
6 - 3	284 21 23	1.220	6	837625.028	840470.351	
3 - 2	14 21 23	6.568	3	837625.331	840469.169	



#### 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: 26 - 10 - 2012

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

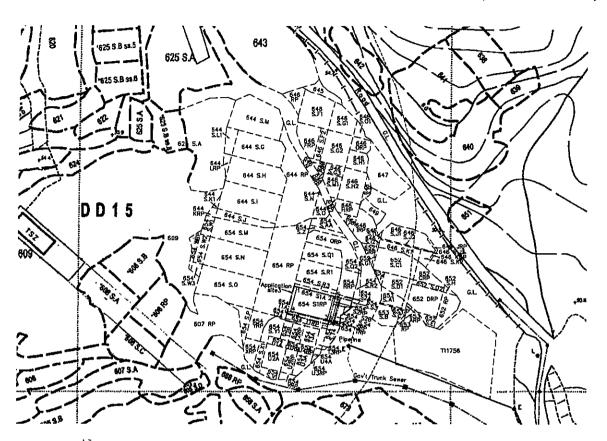
Survey Sheet No: 3-SE-17D

Adopted Plan No:

SRP/TP/008/0814/D1 SRP/TP/008/0974/D1

PLAN No: TP/15/654R1-SH

Dimension Plan of The Proposed Small House on Lots 654 S.S ss.1 RP, 654 S.S ss.2 S.B, 654 S.S ss.2 RP, 654 S.S ss.4, 654 S.S RP & 654 S.T ss.1 S.A in D.D. 15, Shan Liu, Tai Po



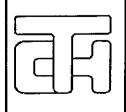


Balcony
---- Pipe Line

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

Gov't Trunk Sewer

Side	Bearing	Distance in Metres	Pt	Co-ordinate Da	ta (1980 Datum)	Remarks
1 2	1040100			17	E	
1 - 2	104 21 23	9.901	l	837627.786	840459.578	
2 - 3	194 21 23	6.568	2	837625.331	840469.169	-
3 - 4	284 21 23	9.901	3	837618.968	840467.541	
4 - 1	14 21 23	6.568	4	837621.423	840457.949	
Co-ordinat	es of the balco	1y				
2 - 5	104 21 23	1.220	2	837625.331	840469.169	
5 - 6	194 21 23	6.568	5	837625.028	840470.351	
6 - 3	284 21 23	1.220	6	837618.666	840468.723	
3 - 2	14 21 23	6.568	3	837618.968	840467.541	



#### T.H. & ASSOCIATES LIMITED

(陳徳慶測量有限公司)

Approved By

 ${\it T.H.CHAN}~({\it ALS}, {\it MHKIS}, {\it MRICS}, {\it RPS(LS)})$ 

Authorized Land Surveyor Date: 26 - 10 - 2012

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

Survey Sheet No: 3-SE-17D

Adopted Plan No:

SRP/TP/008/0973/D1 SRP/TP/008/0974/D1

PLAN No: TP/15/654S1RP-SH

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

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

(k) all other statutory or non-statutory requirements of relevant Government departments must be met. Depending on the specific land use zoning of the application site, other Town Planning Board guidelines should be observed, as appropriate.

^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 Application covering the Application Site on the Ting Kok Outline Zoning Plan

## **Approved Application**

Application No.	Proposed Development	Date of Consideration	Approval Conditions
A/NE-TK/428	Proposed Five Houses (New Territories Exempted Houses - Small Houses)	08/02/2013	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

# Similar Applications within the same "Agriculture" zone on the Ting Kok Outline Zoning Plan

# **Approved Applications**

Application No.	Proposed Development	Date of Consideration	Approval Conditions	Zoning(s)
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/421	Proposed Seven Houses (New Territories Exempted Houses - Small Houses)	21/12/2012	A2- A5	AGR
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	03/05/2013	A2 – A5	AGR

Application No.	Proposed Development	Date of Consideration	Approval Conditions	Zoning(s)
	Houses)			
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**

Application No.	Proposed Development	Date of Consideration	Rejection Reason(s)	Zoning(s)
A/NE-TK/167	Proposed New Territories Exempted House (NTEH) (Small House)	12/12/2003 (on review)	R1-R2	AGR
A/NE-TK/183	Proposed House (New Territories Exempted House) (NTEH) (Small House)	10/06/2005	R1, R2, R4	AGR
A/NE-TK/272	Proposed House (New Territories Exempted House - Small House)	17/04/2009 (on review)	R1, R3	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

Application No.	Proposed Development	Date of Consideration	Rejection Reason(s)	Zoning(s)
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
LEE Sai Cheung	Sha Lo Tung Lei Uk	654 S.R ss.1, 654 S.R ss.3, 654 S.R RP,
		654 S.S ss.1 S.A & 654 S.S ss.2 S.A
LEE Sai Lau	Sha Lo Tung Lei Uk	654 S.S ss.1 RP, 654 S.S ss.2 RP, 654
	_	S.S RP & 654 S.T ss.1 S.A

- (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:

	No. of outstanding	No. of 10-year
<u>Village</u>	<b>Small House applications</b>	Small House demand *
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 only involves development of 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 within the "AGR" zone and water gathering ground (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/fance 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;

- (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 is located within the lower indirect water gathering ground. Since the footprint of the proposed house 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
- (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, falls within an area zoned "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/428) for development of five NTEHs, which was approved by the Board in 2013;
- (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 Board. 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 Board 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 falls within an "AGR" zone 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. <u>Demand and Supply of Small House Sites</u>

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

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

一一. 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

# DesigningHongKong 香港······

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

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 with in 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

寄件者:

寄件日期:

2021年02月24日星期三 3:14

收件者:

主旨:

A/NE-TK/701 DD 15 Shan Liu Village

A/NE-TK/701

Various Lots in D.D. 15, Shan Liu Village, Tai Po

Site area: About 213.7sq.m

Zoning: "Agriculture"

Applied development: 2 NET Houses

Dear TPB Members,

Strong objections. The lots clearly have no V zone element and 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

#### **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 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/fance 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 uncovered 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 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; 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 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 Town Planning Board where required before carrying out the road work.