

2021年10月19日

Appendix I of RNTPC
Paper No. A/NE-TK/736

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。

19 OCT 2021

This document is received on
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. SI6-II
表格第 SI6-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

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 請在適當的方格內加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-TK/736
	Date Received 收到日期	19 OCT 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)

黃冠斌

WONG KWUN BUN

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)

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)	TAI MEI TUK, TAI PO, NT. DD28 LOT 600 & 601.
(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 139 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 195.09 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有) sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	SINE-TK/19
(e) Land use zone(s) involved 涉及的土地用途地帶	GB
(f) Current use(s) 現時用途	VACANT

(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)
(如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☒ is the sole "current land owner"^{##} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{##} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{##} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{##} (請夾附業權證明文件)。
- ☐ is not a "current land owner"^{##}.
並不是「現行土地擁有人」^{##}。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Development Proposal 擬議發展計劃			
(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	黃冠文 WONG KWUN BUN		
(b) 原居民所屬的原居鄉村 (如適用) The related indigenous village of the indigenous villager(s) (if applicable)	TAI MEI TUK VILLAGE, TAI PO NT		
(c) Proposed gross floor area 擬議總樓面面積	195.09 sq.m 平方米 <input type="checkbox"/> About 約		
(d) Proposed number of house(s) 擬議房屋幢數	ONE (1)	Proposed number of storeys of each house 每幢房屋的擬議層數	THREE (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	OPEN SPACE (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)) <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 type="checkbox"/> No 否 <input checked="" type="checkbox"/>	(Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線) (Please indicate on plan the location of the proposed septic tank. 請用圖則顯示化糞池的位置)	

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

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

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

8. Justifications 理由

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

1. 本人是大美督原居民。在自己所屬鄉村申請建屋的合法傳統權益是受到香港特別行政區基本法第40條的保護。申請地點是本人（亦是家族中）的唯一土地。
附 I (8 page)
2. 參考2009年城規會 RNTPC paper No. A/NE - TK/294，大美督 VDA 內可供 NTEH 小型屋宇發展的土地嚴重短缺。附 II
3. 雖然土地不足，但城規會已經於2004年至2009年12月尾總共批准了41間小型屋宇的界外申請；即事實上已經將大美督“V” Zone以北的土地擴闊 80m 米，但規劃處卻沒有將VDA的界線作過任何修改。附 III (4 page)
4. 本人的申請地點是位於此批准的41間申請範圍覆蓋內，所以是符合城市規劃條例第16條的申請準則。附 IV (5 page)
5. 申請面積只得139m² 平方米，不會對周邊環境，生態及景觀造成影響。東面的山坡於50年代被村民開闢為梯田種植橙，番石榴，檸檬，桔等果樹，但於80年代受到薇甘菊葛藤科類植物侵食缺乏陽光已全部枯死。附 V (3 page)
6. 化糞池及雨水渠位置。附 VI (1 page)

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

WONG KWUN BUN

Name in Block Letters
姓名 (請以正楷填寫)

Position (if applicable)
職位 (如適用)

Professional Qualification(s)
專業資格

- ☐ Member 會員 / ☐ Fellow of 資深會員
- ☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
- ☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
- ☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會
- ☐ RPP 註冊專業規劃師
- Others 其他

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

24/9/2021 (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。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	LOT 600 & 601 in DD28 TAI MEI TUK, TAI POI		
Site area 地盤面積	139	sq. m 平方米	<input 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	S/NE-TK/119		
Zoning 地帶	GB		
Applied use/ development 申請用途/發展	New Territories Exempted House 新界豁免管制屋宇 <input checked="" type="checkbox"/> Small House 小型屋宇		
(i) Proposed Gross floor area 擬議總樓面面積	195.09	sq.m 平方米	<input checked="" type="checkbox"/> About 約
(ii) Proposed No. of house(s) 擬議房屋幢數	1		
(iii) Proposed building height/No. of storeys 建築物高度/層數	8.23	m 米	<input type="checkbox"/> (Not more than 不多於)
	3	Storeys(s) 層	

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

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

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

Other Comments from Relevant Government Departments

1. Land Administration

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

- (a) he has no objection to the application;
- (b) the site is within the 'VE' of Lung Mei/Wong Chuk Tsuen and Tai Mei Tuk Villages;
- (c) the applicants are indigenous villagers of Tai Mei Tuk Village as confirmed by the Indigenous Inhabitant Representative (IIR) of Tai Mei Tuk Village and themselves, and is eligible to apply for building a Small House within his village or in a village within the same "Heung" provided that there is no local objection;
- (d) the number of outstanding Small House applications and the number of 10-year Small House demand for the villages concerned are as follows:

<u>Village</u>	<u>No. of outstanding Small House applications</u>	<u>No. of 10-year Small House demand</u>
Lung Mei	55	80 [^]
Tai Mei Tuk	79	113 [^]

- ([^]) The figures are estimated and provided by the IIRs in December 2008. The information so obtained has not been verified by DLO/TP.)
- (e) the Small House applications were received on 20.3.1998 and approved by the DLO on 30.4.2008. The Small House land grant however has not been executed; and
- (f) the site is not covered by any Modification of Tenancy and Building Licence.

10. Demand and Supply of Small House Sites

According to the DLO/TP, LandsD's records, the total number of outstanding Small House applications for Tai Mei Tuk and Lung Mei Villages is 134 while the 10-year Small House demand forecast for the same villages is 193. It is estimated that about 2.84 ha (or equivalent to about 85 Small House sites) of land are available within the "V" zone of Tai Mei Tuk/Wong Chuk Tsuen/Lung Mei Villages. Therefore, the land available cannot fully meet the future Small House demand (about 10.9 ha or equivalent to about 327 Small House sites).

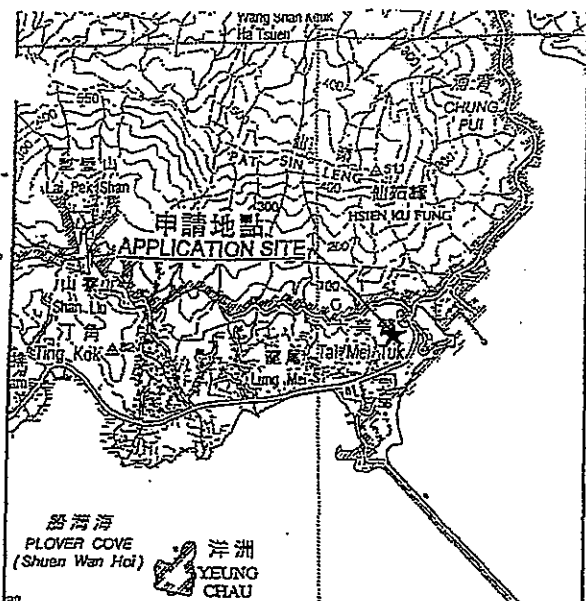
Similar s. 16 Application
Within the "Green Belt" Zone on the
Approved Ting Kok Outline Zoning Plan No. S/NE-TK/15

Approved Applications

Application No.	Proposed Development	Date of Consideration	Approval Conditions
A/NE-TK/177	Proposed New Territories Exempted House (NTEH) (Small House)	15/10/2004	A1 – A2
A/NE-TK/217	Proposed New Territories Exempted House (NTEH) (Two Small Houses)	15/09/2006	A1 – A3
A/NE-TK/204	Proposed New Territories Exempted House (NTEH) (37 Small Houses)	07/04/2006	A1 – A4

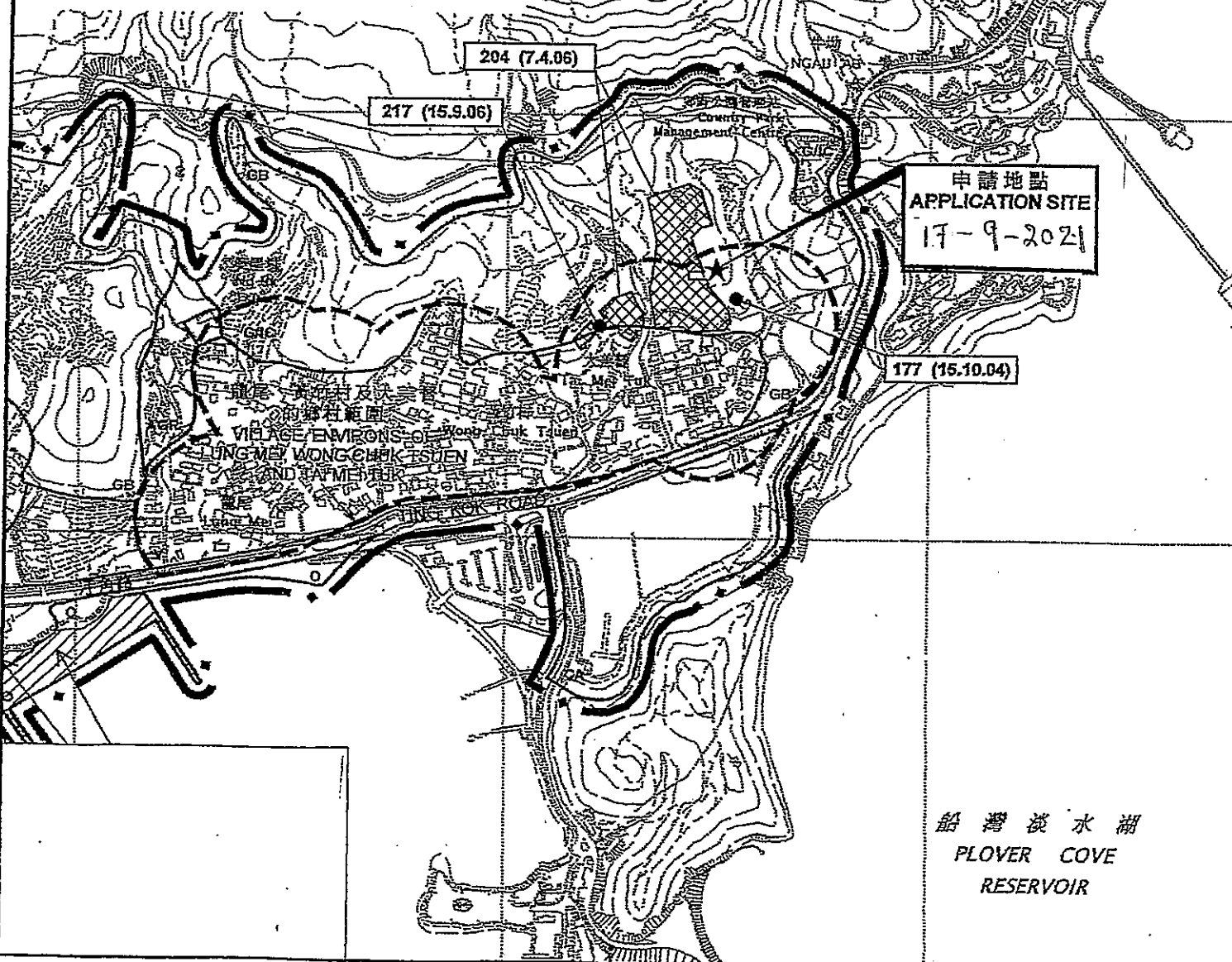
Approval Conditions

- A1. The submission and implementation of landscaping proposals to the satisfaction of the Director of Planning or of the Town Planning Board.
- A2. The provision of drainage facilities to the satisfaction of the Director of Drainage Services or of the Town Planning Board.
- A3. The provision of fire fighting access, water supplies and fire service installations to the satisfaction of the Director of Fire Services or of the TPB.
- A4. The submission and provision of the proposed access road and footpath from Ting Kok Road to the proposed development to the satisfaction of the Commissioner for Transport or of the Town Planning Board.



要覽圖 KEY PLAN

SCALE 1 : 50 000 比例尺



位置圖 LOCATION PLAN

Proposed 1 House on Lots 600 & 601 in D.D. 28

TAI MEI TUK, TAI PO

(New Territories Exempted Small Houses)

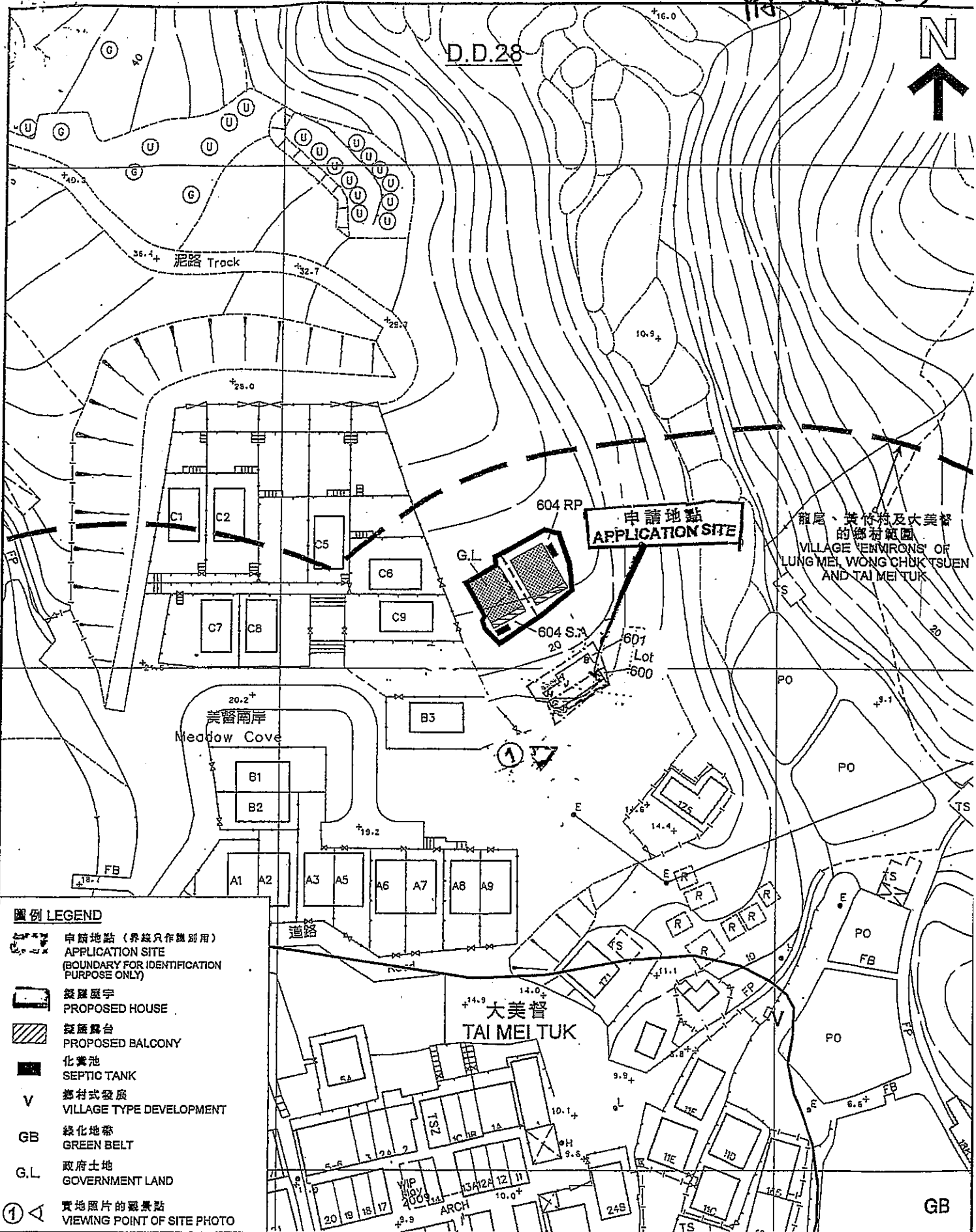
本圖係根據於2009年12月1日採備，
所根據的資料為於2009年2月10日核准的
分區計劃大綱圖編號S/NE-TK/19
EXTRACT PLAN PREPARED ON 1.12.2009
BASED ON OUTLINE ZONING PLAN
No. S/NE-TK/15 APPROVED ON 10.2.2009

SCALE 1 : 7 500 比例尺
0 100 200 300 米
METRES

參考編號
REFERENCE No.
S/NE-TK/19

圖 PLAN

D.D.28



圖例 LEGEND

- 申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- 擬建屋宇
PROPOSED HOUSE
- 擬建露台
PROPOSED BALCONY
- 化粪池
SEPTIC TANK
- 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- 綠化地帶
GREEN BELT
- 政府土地
GOVERNMENT LAND
- 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

平面圖 SITE PLAN

Proposed 1 House on Lots 600 & 601 in D.D. 28

TAI MEI TUK, TAI PO

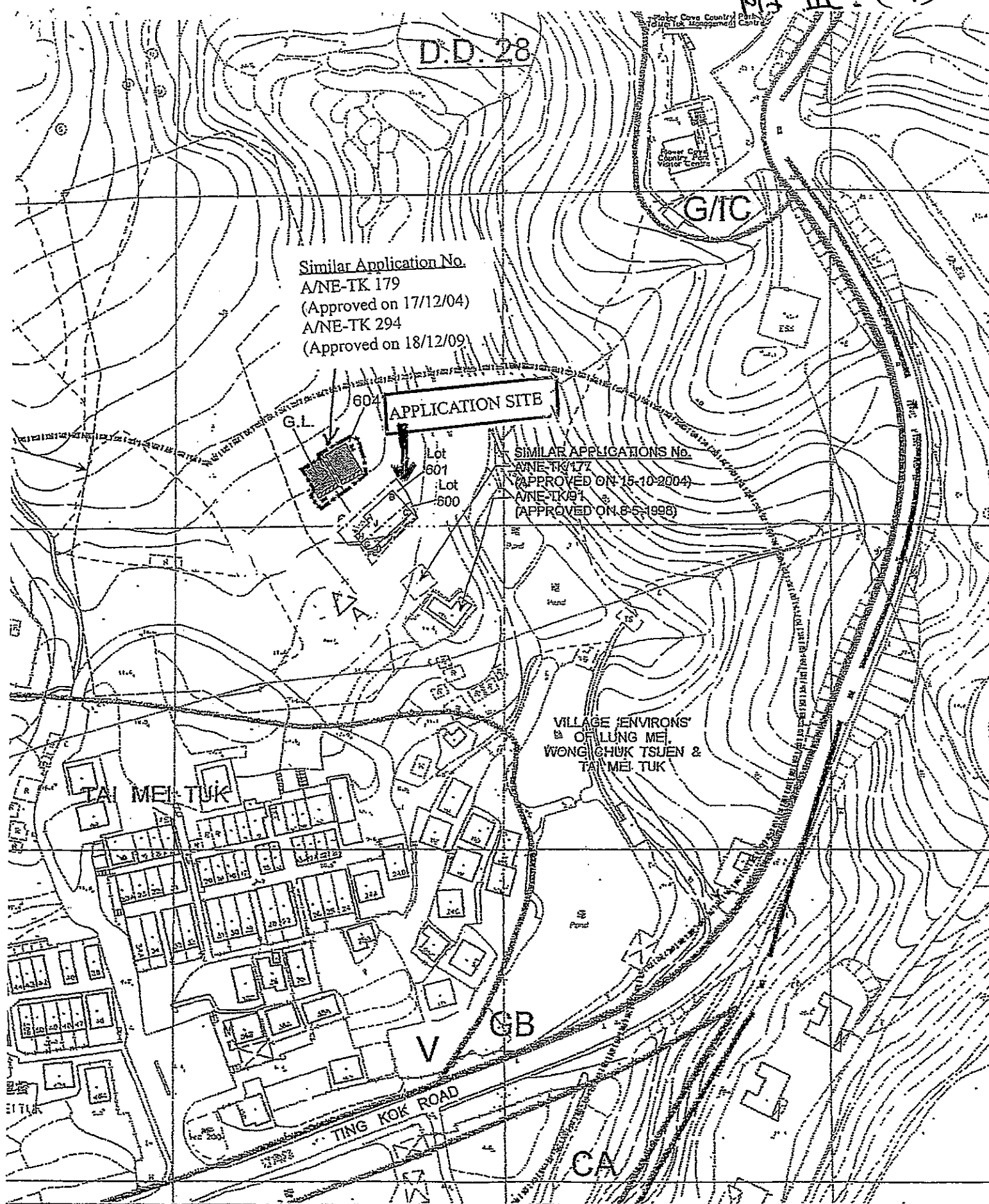
(New Territories Exempted Small Houses)

本摘要圖於2009年12月1日擬備，
所根據的資料為測量圖編號
3-SE-19C及24A
EXTRACT PLAN PREPARED ON 1.12.2009
BASED ON SURVEY SHEETS No.
3-SE-19C & 24A

米 20 0 20 40 米
SCALE 1:1000 比例尺

參考編號
REFERENCE No.

圖 PLAN
A2



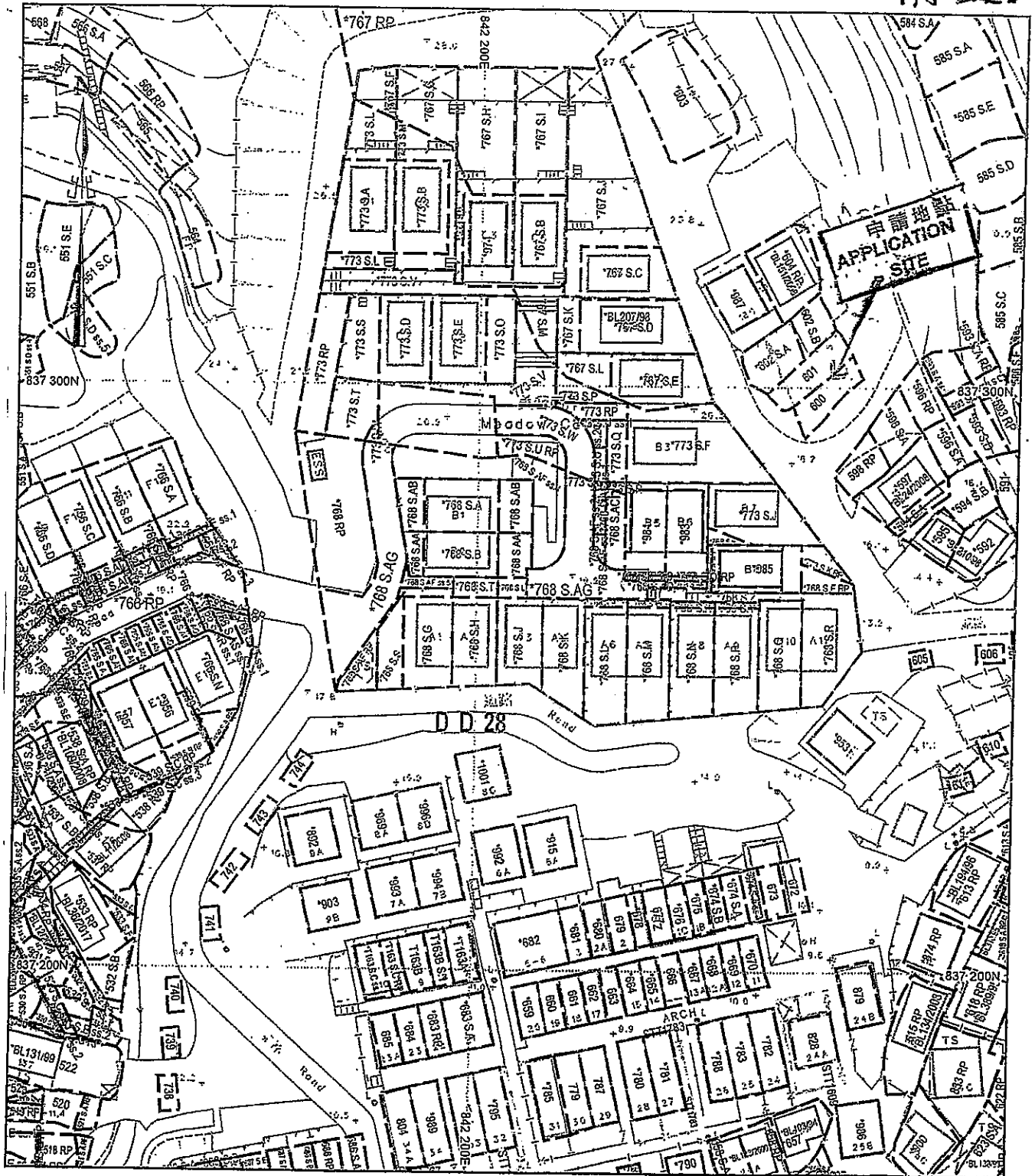
SITE PLAN
PROPOSED ONE SMALL HOUSE IN DD28
LOTS 600 & 601
TAI MEI TUK, TAI PO

METRES 20 0 20 40 60 80 100

參考編號
REFERENCE No.

圖 PLAN
A-3

地段索引圖 LOT INDEX PLAN 附 IV: (1)



地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000

metres 10 0 10 20 30 40 50 metres



Locality: _____

Lot Index Plan No.: LIP836534P

District Survey Office: DSOTP

Date: 14-Apr-2021

Reference No.: 3-SE-19C, 3-SE-24A

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SMO-P01 20210414150302 10

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。
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Explanatory notes: This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.
Disclaimer: The Government shall not be responsible for any loss or damage

Extracted from Confirmed Minutes of 409th Meeting of RNTPC held on 18.12.2009

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TK/294 Proposed Two Houses
 (New Territories Exempted Houses - Small Houses)
 in "Green Belt" zone, Lots 604 S.A & RP in D.D. 28 and
 Adjoining Government Land, Tai Mei Tuk, Tai Po
 (RNTPC Paper No. A/NE-TK/294)

Presentation and Question Sessions

98. Ms. Jessica K.T. Lee, STP/STN, presented the application and covered the following aspects as detailed in the Paper :

- (a) background to the application;
- (b) proposed two houses (New Territories Exempted Houses (NTEHs) - Small Houses);
- (c) departmental comments – the Assistant Commissioner for Transport/New Territories, Transport Department (AC for T/NT, TD) had reservation on the application the NTEH developments should be confined within the "V" zone as far as possible where the necessary traffic and transport facilities had been planned and provided. Although the traffic associated with the proposed development was not expected to be significant, such development, if permitted, would set an undesirable precedent for similar application in the future. The resulting cumulative adverse traffic impact could be substantial. No objection/adverse comments from other concerned Government departments were received;
- (d) during the statutory publication period, one public comment from Designing Hong Kong Limited was received. It objected to the application for reason that the area was zoned "Green Belt" ("GB"). No local objection/view was received by the District Officer (Tai Po); and

- (e) the Planning Department (PlanD)'s views –PlanD had no objection to the application based on the assessment in paragraph 12 of the Paper. The proposed NTEH/Small House development complied with the assessment criteria for NTEH/Small House development in that the site fell entirely within the village 'environs', and there was a general shortage of land in meeting the demand for Small House development in the "Village Type Development" zone. The site was located on the fringe of an existing village and village houses were found on the adjacent lots. Given that the site was flat and vacant and the proposed development would not involve clearance of existing vegetation, the proposed Small House developments could be considered in exceptional circumstances and generally met the relevant assessment criteria in the Town Planning Board Guidelines No. 10 for development within "GB" zone. Moreover, the site was the subject of a previously approved application and it was unlikely that the proposed Small House developments would cause further adverse impacts on the surrounding environment.

99. Members had no question on the application.

Deliberation Session

100. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board (TPB). The permission should be valid until 18.12.2013, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following conditions :

- (a) the submission and implementation of drainage proposal to the satisfaction of the Director of Drainage Services or of the TPB;
- (b) the provision of fire fighting access, water supplies and fire service installations to the satisfaction of the Director of Fire Services or of the TPB; and

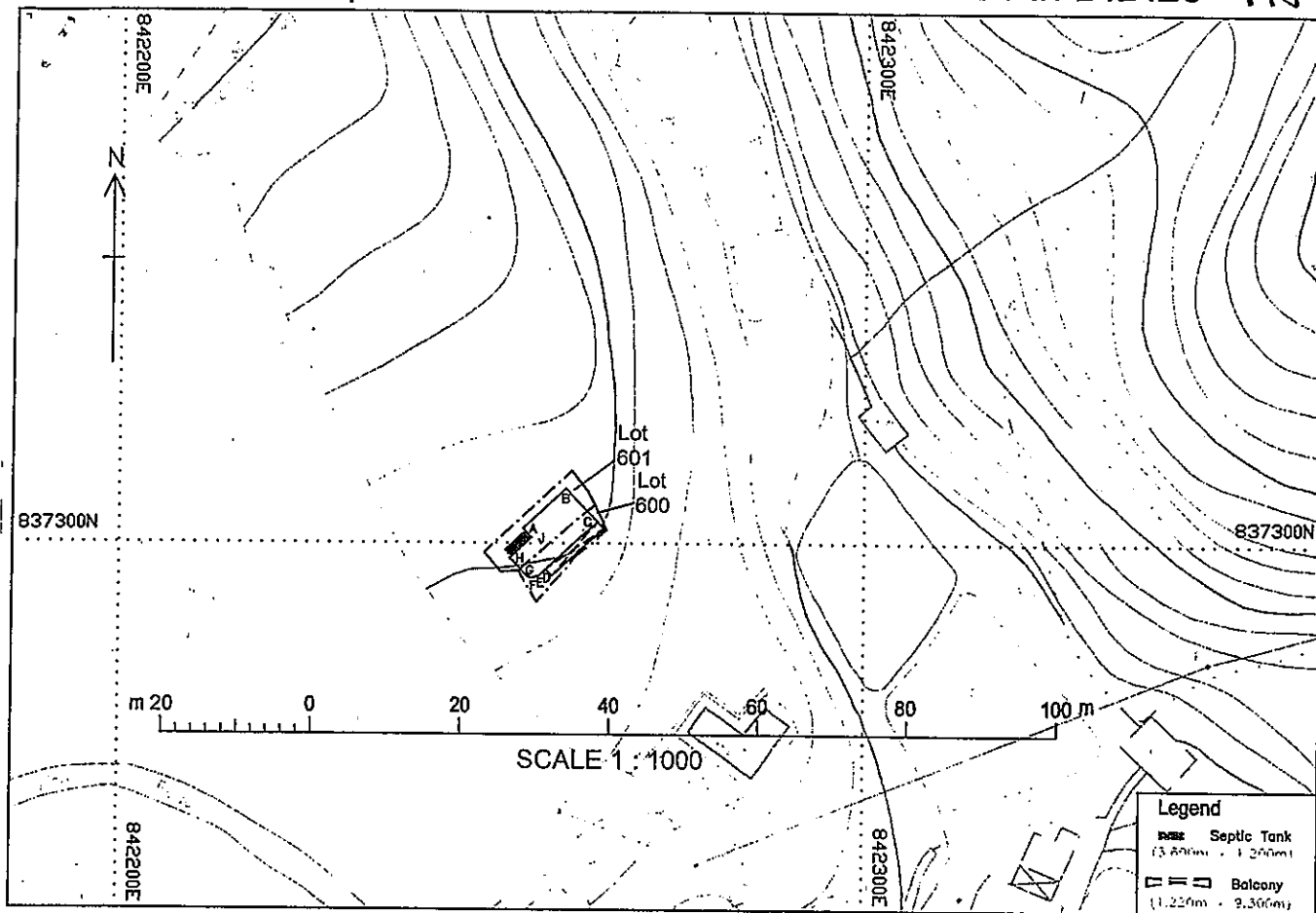
- (c) the submission and implementation of landscape proposal to the satisfaction of the Director of Planning or of the TPB.

101. The Committee also agreed to advise the applicant :

- (a) to consult the Director of Environmental Protection regarding the sewage treatment/disposal method for the proposed development;
- (b) to note the Chief Engineer/Mainland North, Drainage Services Department's comments that the site was in an area where no existing public sewerage connection was available. There was no existing public stormwater drains available for connection in the vicinity of the site. The proposed development should have its own stormwater collection and discharge system to cater for the runoff generated within the site as well as overland flow from the surrounding areas. The applicant was required to maintain such systems properly and rectify the systems if they were found to be inadequate or ineffective during operation. The applicant should also be liable for and should indemnify claims and demands arising out of damage or nuisance caused by a failure of the systems;
- (c) to note the Chief Engineer/Development (2), Water Supplies Department's (WSD) comments that for provision of water supply to the proposed development, the applicant might need to extend his inside services to the nearest suitable Government water mains for connection. The applicant should resolve any land matter (such as private lots) associated with the provision of water supply and should be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards. Water mains in the vicinity of the site could not provide the standard fire-fighting flow;
- (d) to note the Director of Electrical and Mechanical Services' comments in paragraph 8 in Appendix VI of the RNTPC paper; and

- (e) to note that the permission was only given to the development under application. If provision of an access road was required for the proposed development, the applicant should ensure that such access road (including any necessary filling/excavation of land) complied with the provisions of the relevant statutory plan and obtain planning permission from the TPB where required before carrying out the road works.

Plan of Proposed House on Lot Nos. 600 & 601 in D.D.28 附圖



HOUSE DIMENSIONS & COORDINATES:

SIDE	BEARING ° ' "	DISTANCE	POINT	N	E	AREA
A-B	47 06 57	7.865	A	837301.946	842254.308	65.03m ² (About)
B-C	137 06 57	6.096	B	837307.299	842260.071	
C-D	227 06 57	10.465	C	837302.832	842264.220	
D-E	246 37 53	0.609	D	837295.711	842256.552	
E-F	259 15 01	0.609	E	837295.469	842255.993	
F-G	289 30 05	0.609	F	837295.355	842255.395	
G-H	317 06 57	3.353	G	837295.559	842254.820	
H-J	47 06 57	3.972	H	837298.016	842252.539	
J-A	317 06 57	1.676	J	837300.718	842255.449	

LOCATION PLAN



Scale 1:25,000

Survey District:

Tai Po

Survey Sheet No.:

3-SE-19C

Ref. Plan No.:

—

Plan No.:

LSC/TP/4785/600&601/H1

Ref. SRP No.:

—

Date:

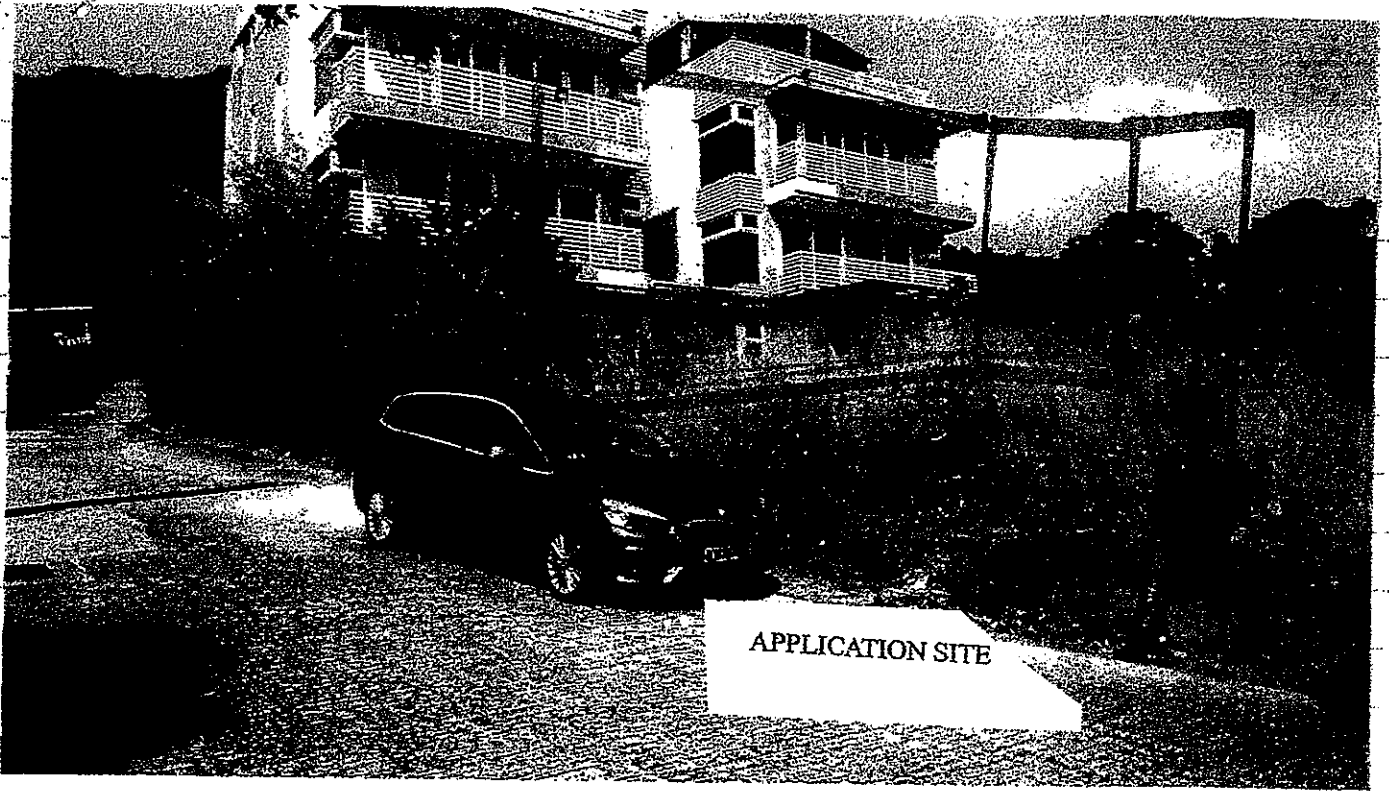
27/03/2021



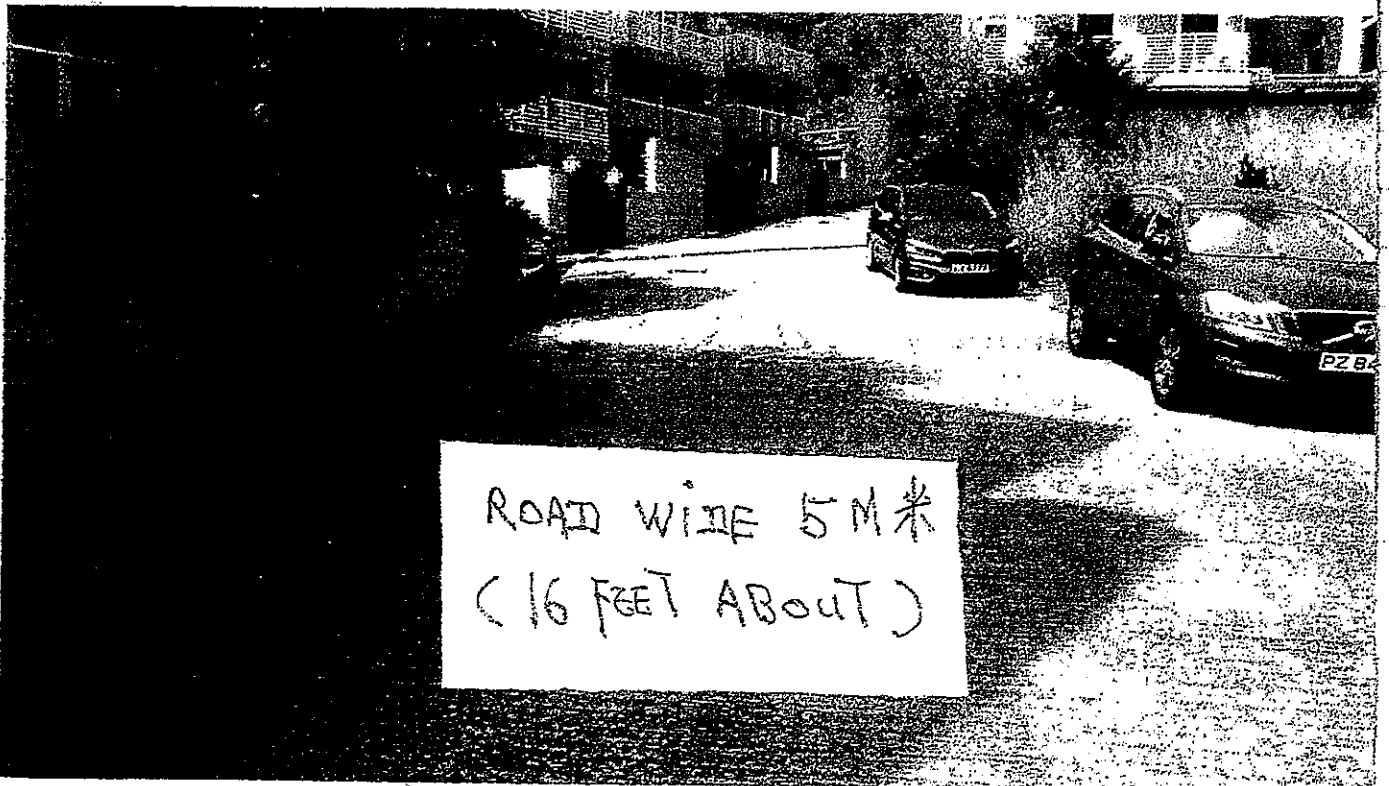
Leung Shou Chun Land Surveying Consultants Ltd.

Main Office: Room E, 3/F, 481 Castle Peak Road, Cheung Sha Wan, Kowloon, Hong Kong
Tel: (852) 26903188, (852) 26903187, (852) 26903297, Fax: (852) 26903010
Yuen Long Branch Office: G/F, No. 644, Tai Kai Leng, Tai Tong Road, Yuen Long, New Territories
Tel: (852) 24431197, Fax: (852) 24431134

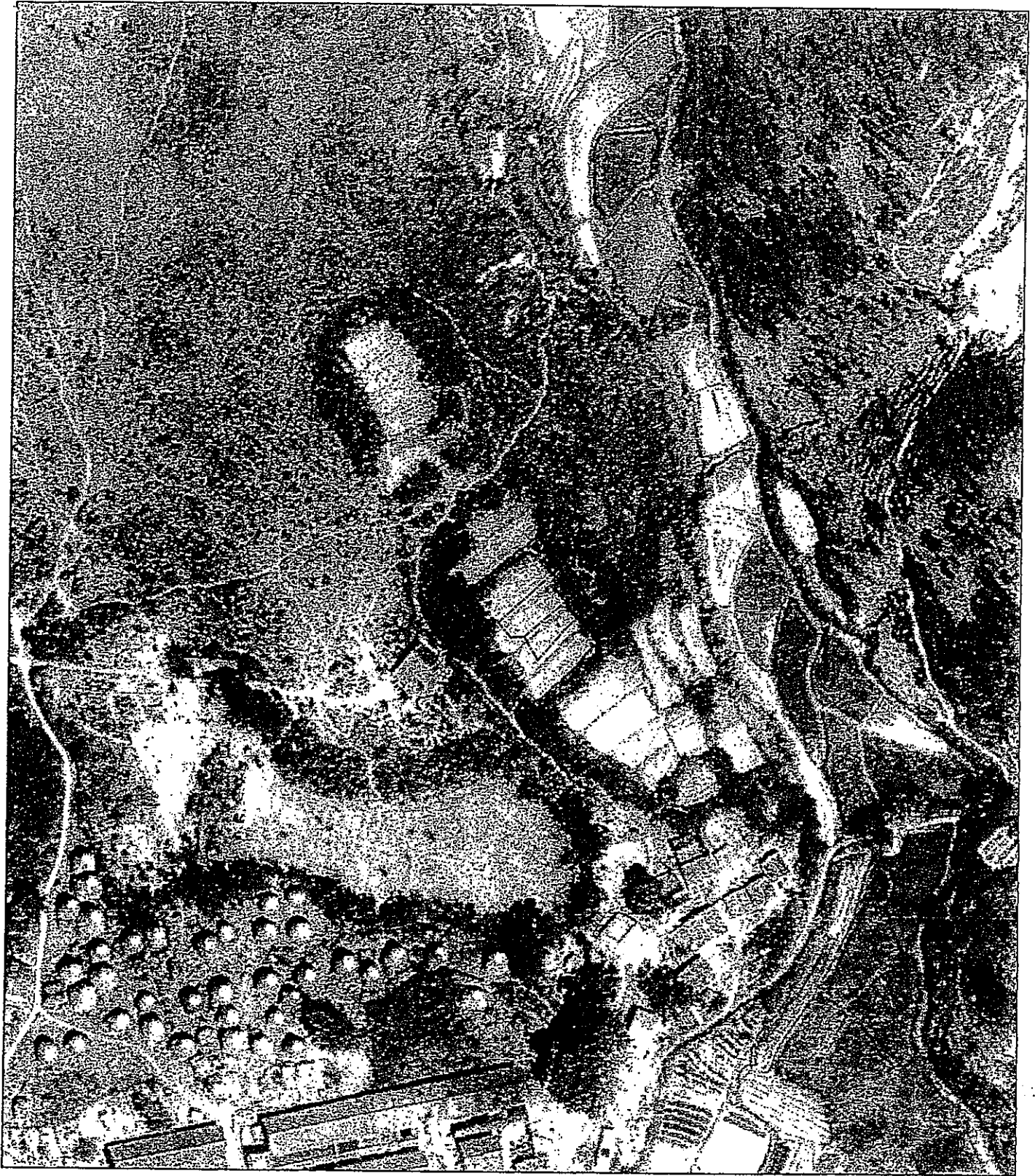
附 V : (2D)



APPLICATION SITE

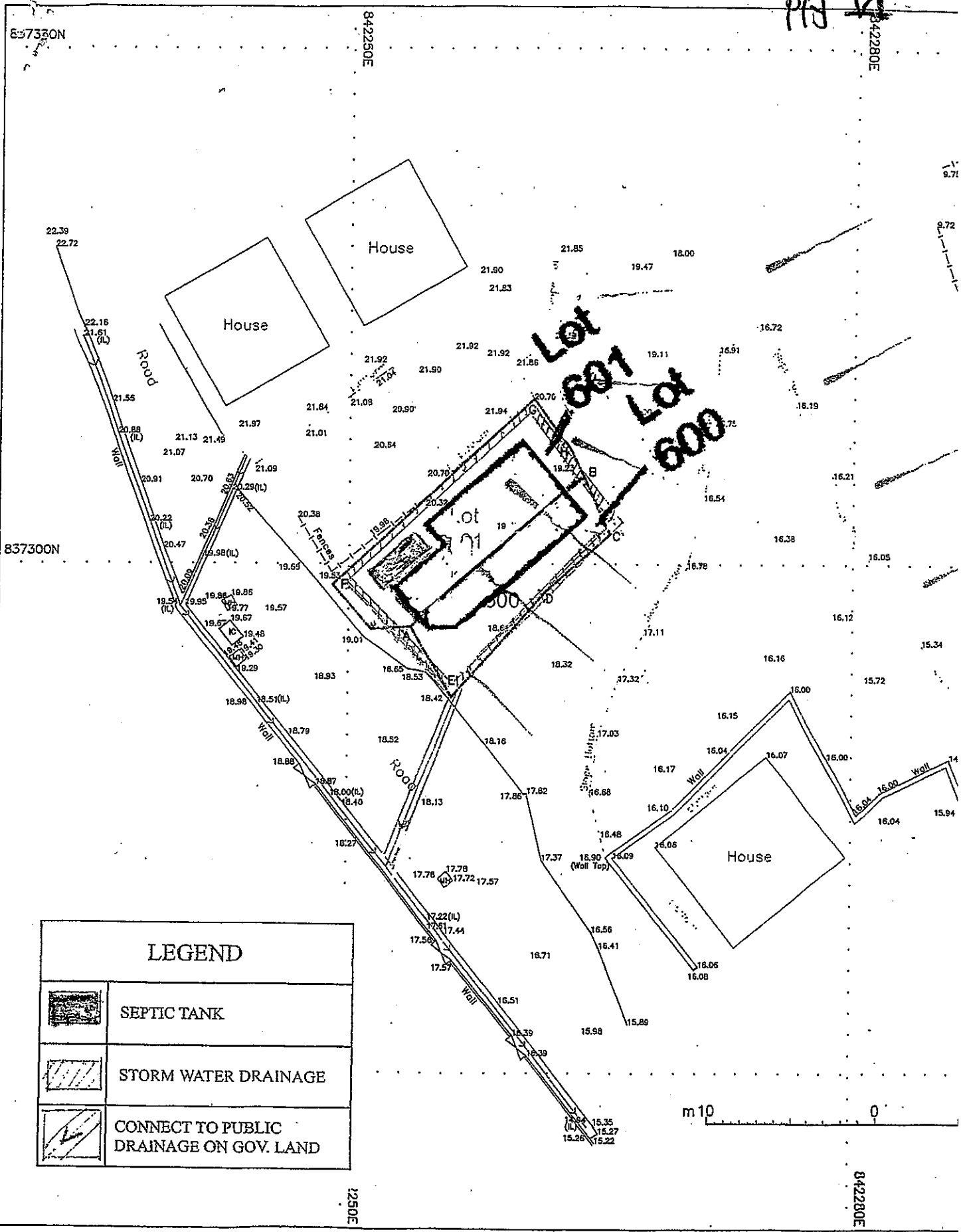


ROAD WIDE 5M米
(16 FEET ABOUT)

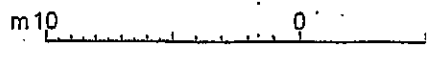


Boundaries Superimposed onto Ortho-Photo
Scale 1:1000

附圖



LEGEND	
	SEPTIC TANK
	STORM WATER DRAINAGE
	CONNECT TO PUBLIC DRAINAGE ON GOV. LAND



Survey District : Tai Po SCALE 1 : 300
 Date of survey : 25 March 2021
 Survey Sheet No. : 3-SE-19C
 Survey Record Plan No. : SRP/TP/053/4785/D1

Topographical Survey on

敬啟者:

有關運輸署就本人於新界大埔 DD28 大美督 LOT 600 及 601 號第 16 條規劃申請編號 A/NE-TK/736 在車路方面上的意見，本人現作聲明如下。

有關車路乃是由大美督村務委員會自行負責管理、維修及保養，只供區內居民使用的私人車路。如日後發展上涉及車輛或車路問題，本人會自行與大美督村務委員會協商，不會對有關行車通道造成阻塞或不良影響。

有關泊車方面，本人沒有駕駛私家車的習慣，但日後如有，本人會在附近的私人或公共停車場泊車，不會影響交通情況。

申請人: 黃冠斌

25/11/2021

**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.

**Similar Applications
within the same “GB” zone in the vicinity of the Site**

Approved Applications

Application No.	Zoning(s)	Proposed Development	Date of Consideration
A/NE-TK/177	“GB”	Proposed House (NTEH – Small House)	15.10.2004
A/NE-TK/179	“GB”	Proposed Two Houses (NTEHs – Small Houses)	17.12.2004
A/NE-TK/204	“GB” and “V”	Proposed 37 Houses (NTEHs – Small Houses)	7.4.2006
A/NE-TK/294	“GB”	Proposed Two Houses (NTEHs – Small Houses)	18.12.2009
A/NE-TK/419	“GB”	Proposed House (NTEH – Small House)	21.12.2012
A/NE-TK/449	“GB”	Proposed House (NTEH – Small House)	19.7.2013
A/NE-TK/521	“GB” and “V”	Proposed House (NTEH – Small House)	17.10.2014
A/NE-TK/522	“GB” and “V”	Proposed House (NTEH – Small House)	17.10.2014
A/NE-TK/531	“GB”	Proposed House (NTEH – Small House)	16.1.2015
A/NE-TK/540	“GB”	Proposed House (NTEH – Small House)	27.2.2015
A/NE-TK/545	“GB” and “V”	Proposed House (NTEH – Small House)	17.4.2015
A/NE-TK/573	“GB”	Proposed House (NTEH – Small House)	19.2.2016
A/NE-TK/582	“GB”	Proposed House (NTEH – Small House)	29.7.2016
A/NE-TK/585	“GB”	Proposed House (NTEH – Small House)	14.9.2016
A/NE-TK/654	“GB”	Proposed House (NTEH – Small House)	16.11.2018

* Appeal allowed by the Town Planning Appeal Board on 22/10/2015

Rejected Applications

Application No.	Zoning(s)	Proposed Development	Date of Consideration	Rejection Reasons
A/NE-TK/401	“GB”	Proposed Two Houses (NTEHs – Small Houses)	21.9.2012	R1, R2
A/NE-TK/577	“GB”	Proposed House (NTEH – Small House)	2.9.2016 (on Review)	R1, R2, R3, R4
A/NE-TK/622	“GB”	Proposed House (NTEH – Small House)	13.10.2017	R2, R3, R4, R5
A/NE-TK/635	“GB”	Proposed House (NTEH – Small House)	16.3.2018	R2, R3, R4, R5
A/NE-TK/663	“GB”	Proposed House (NTEH – Small House)	9.8.2019 (on Review)	R3, R4

Rejection Reasons

- R1. The proposed development did not comply with the TPB Guidelines No. 10 for ‘Application for Development within “GB” zone under section 16 of the Town Planning Ordinance’ in that the proposed development would affect the existing natural landscape and adversely affect slope stability in the area.
- R2. The proposed development did not comply with the Interim Criteria in that the proposed development would cause adverse landscape and geotechnical impacts on the surrounding areas.
- R3. The proposed development was not in line with the planning intention of the “Green Belt” (“GB”) zone which was primarily for defining 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.
- R4. Land was still available within the “V” zone which was primarily intended for Small House development. It was considered more appropriate to concentrate the proposed Small House development within “V” zone for more orderly development pattern, efficient use of land and provision of infrastructure and services.
- R5. The application did not comply with the TPB Guidelines No. 10 for ‘Application for Development within “GB” zone under section 16 of the Town Planning Ordinance’ in that the proposed development would involve clearance of existing natural vegetation affecting the existing natural landscape. There was insufficient information in the submission to demonstrate that the proposed development would have no adverse landscape impact on the surrounding areas and that the stability of the adjacent slope would not be adversely affected.

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 applicant, Mr. WONG Kwun Bun, is an indigenous villager of Tai Mei Tuk Village, as confirmed by the respective Indigenous Inhabitant Representative (IIR). His eligibility of Small House grant is confirmed.
- (c) the Site is not covered by any Modification of Tenancy or Building Licence;
- (d) the Site is held under Block Government Lease demised for agricultural use. The subject Small House application for the Site, received on 10.5.2018, was rejected on 1.9.2021 as the subject site falls within an area zoned “GB” on the OZP No. S/NE-TK/19 without obtaining valid planning permission;
- (e) if and after planning permission has been given by the Board, LandsD will continue to process the Small House application. There is no guarantee to the grant of a right of way to the Small House concerned or approval of the emergency vehicular access (EVA) thereto;
- (f) the application site and footprint of the proposed Small House falls within the ‘VE’ of Lung Mei and Tai Mei Tuk;
- (g) the number of outstanding Small House applications and the number of 10-year Small House demand for the villages concerned are as follows:

<u>Village</u>	<u>No. of outstanding Small House applications</u>	<u>No. of 10-year Small House demand *</u>
Lung Mei	29	73
Tai Mei Tuk	31	N/A

(* The figure of 10-year Small House demand is estimated and provided by the IIR of Lung Mei. No record for the figure of Tai Mei Tuk is received from the IIR of Tai Mei Tuk. 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) Small House 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 a Small House and she considers that this application can be tolerated on traffic grounds.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- (a) in view of the small scale of the proposed development and that the Site falls outside WGG, the application alone is unlikely to cause major pollution; and
- (b) it is noted that the applicant proposed to use septic tank and soakaway system, which is an acceptable means for collection, treatment and disposal of the sewage provided that its design and construction follow the requirements of the Practice Note for Professional Persons (ProPECC PN) 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department” and are duly certified by an Authorized Person. There is also existing public sewerage in the vicinity of the Site with sufficient capacity to accommodate discharge from the proposed development.

4. Drainage

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

- (a) if the application is approved, an approval condition on submission and implementation of drainage proposal for the Site is recommended to ensure that it will not cause adverse drainage impact to the adjacent areas;
- (b) there is no existing DSD maintained public drain available for connection in this area. The proposed Small House should have its 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 applicant 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;
- (c) there are existing public sewers in the vicinity of the Site; and
- (d) for works to be undertaken outside the lot boundary, prior consent and agreement from LandsD and/or relevant private lot owners should be sought.

5. Landscape

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

- (a) no adverse comment on the application from landscape planning perspective;
- (b) similar planning applications for Small House development in close proximity to the Site within the same “GB” zone were approved by the TPB from 1998 to 2018. The proposed development is considered not entirely incompatible with the surrounding environment; and
- (c) the Site is located in an area of rural coastal plains landscape character surrounded by Small Houses and vegetated area. According to site record taken on 2.11.2021, the site is vacant and covered by wild grass, no significant sensitive landscape resources is observed within the Site. Significant adverse landscape arising from the proposed development is therefore not anticipated.

6. Nature Conservation

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

- no strong view on the application from nature conservation point of view as the Site is vacant and is located among existing Small Houses.

7. 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.

8. Demand and Supply of Small House Sites

According to the DLO/TP, LandsD’s record, the total number of outstanding Small House applications for Lung Mei and Tai Mei Tuk is 60 while the 10-year Small House demand forecast for the Lung Mei is 73. Based on the latest estimate by the PlanD, about 1.64 ha (or equivalent to about 65 Small House sites) of land are available within the “V” zone of Lung Mei and Tai Mei Tuk. Therefore, the land available cannot fully meet the future demand of 133 Small Houses (or equivalent to about 3.33 ha of land).

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年10月27日星期三 2:26
收件者: tpbpd
主旨: A/NE-TK/736 DD 28 Tai Mei Tuk GB

A/NE-TK/736

Lots 600 and 601 in D.D. 28, Tai Mei Tuk, Ting Kok, Tai Po

Site area: 139 m²

Zoning: 'Green Belt'

Applied Development : NET House

Dear TPB Members,

Recently there has been a change in policy with regard to the construction of village houses.

The proposed development is not in line with the planning intention of the "Green Belt" ("GB") zoning for the area which is to define the limits of urban development areas by natural physical features so as to contain urban sprawl and to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong planning justification in the submission for a departure from the planning intention.

The Audit Commission report on the undesirability of septic tanks must also be considered. Note that re a previous application for this village

The Director of Environmental Protection had no objection to the application provided that the applicant should connect the proposed development to the existing public sewer at his own costs and adequate land should be reserved for the sewer connection work

In addition while land available within the "Village Type Development" zone was insufficient to fully meet the future Small House demand, it was capable to meet the 73 outstanding Small House applications.
(2018)

Approval would set an undesirable precedent and encourage further erosion of GB in the Plover Cove area that has already been decimated by approvals like the large transitional housing project.

Mary Mulvihill

5-2

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

211101-163925-68997

提交限期**Deadline for submission:**

16/11/2021

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

01/11/2021 16:39:25

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

A/NE-TK/736

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

先生 Mr. LAM KA HING

意見詳情**Details of the Comment :**

反對，住屋過於密集，引至附近交通阻塞，環境污染，增加引發火警危機，影響村民安全、生活質數及生態環境。

Recommended Advisory Clauses

- (a) to note the comments of District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that if and after planning permission has been given by the Board, LandsD will continue process the Small House application. There is no guarantee to the grant of a right of way to the Small House concerned or approval of the emergency vehicular access (EVA) thereto;
- (b) 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 this area. The proposed Small House should have its 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 applicant 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 are existing public sewers in the vicinity of the Site; and
 - (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;
- (c) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) it is noted that the applicant proposed to use septic tank and soakaway system. Please be advised that septic tank and soakaway system is an acceptable means for collection, treatment and disposal of the sewage provided that its design and construction follow the requirements of the Practice Note for Professional Persons (ProPECC PN) 5/93 “*Drainage Plans subject to Comment by the Environmental Protection Department*” and are duly certified by an Authorized Person;
 - (ii) there is existing public sewerage in the vicinity of the Site with sufficient capacity to accommodate discharge from the proposed development;
- (d) to note the comments of the Director of Fire Services (D of FS) that the applicant is advised 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; and
- (e) to note that the permission is only given to the development under application. If provision of an access road is required for the proposed development, 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.