

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

2021年 11月 26日  
此文件在 收到・城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。 26 NOV 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.

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

適用於只涉及興建「新界豁免管制屋宇」的建議

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NZ-TK/737
	Date Received 收到日期	26 NOV 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 )

梁國雄 (LEUNG, KWOK HUNG)

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

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

梁北強(大埔山寮原居民代表)

LEUNG PAK KEUNG (INDIGENOUS INHABITANT REPRESENTATIVE OF SHAN LIU UNDER THE TAI PO RURAL COMMITTEE)

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	DD 15 Lots 644 S.O, 646 S.H RP, 646 S.L, 646 S.M ss.2, 654 S.AA and Adjoining Government Land, Shan Liu, Tai Po
(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 ..... 89.5 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 195.09 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	..... 18.2 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/NE-TK/19
(e) Land use zone(s) involved 涉及的土地用途地帶	農業
(f) Current use(s) 現時用途	空置土地  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

<b>6. Development Proposal 擬議發展計劃</b>			
(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	梁國雄 (LEUNG, KWOK HUNG)		
(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)	大埔山寮村		
(c) Proposed gross floor area 擬議總樓面面積	.....195.09..... sq.m 平方米 <input checked="" type="checkbox"/> About 約		
(d) Proposed number of house(s) 擬議房屋幢數	1	Proposed number of storeys of each house 每幢房屋的擬議層數	3
(e) Proposed roofed over area of each house 每幢房屋的擬議上蓋面積	.....65.03..... sq.m 平方米	Proposed building height of each house 每幢房屋的擬議高度	.....8.23..... m 米
(f) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途	花園  (Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable) (請在圖則上顯示，並註明車位總數，以及每個車位的長度和寬度及/或化糞池的位置 (如適用))		
(g) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是          No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 山寮路 ..... <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)  <input type="checkbox"/>	
(h) Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁至公共污水渠?	Yes 是 <input checked="" type="checkbox"/>          No 否 <input type="checkbox"/>	(Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線)          (Please indicate on plan the location of the proposed septic tank. 請用圖則顯示化糞池的位置)	

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

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

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

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>No 否 <input checked="" type="checkbox"/></p>																															
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?</p>	<p>Yes 是 <input type="checkbox"/></p> <p>No 否 <input checked="" type="checkbox"/></p>	<p>(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>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>N.A.</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>		On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														

## 8. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.

現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

1 上述申請，其實是原有已獲批出小型屋宇規劃許可基礎上的重新申請(並不是新增小型屋宇的申請)。原因是地政部門審批小型屋宇需時輪候，申請人一直未獲得批准建屋牌照，而申請人城規會規劃許可申請續期權限次數，根據相關規劃指引也已用完，因此申請人需要再次就同一申請地點，重新向城規會申請規劃許可。申請人特別指出，他的申請地段、屋型呎吋、屋角座標、地理地形、現場環境，現在跟以往均沒有任何改變。換句話說，是次申請一切狀況與城規會檔號：TPB/A/NE-TK/471(TK/471)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/471)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2月24日來函申請人表示，渠務署總工程師/ 新界北認為TK/471所提交的排水建議書並無負面意見【附件(1)】，故申請人仍會照足相關要求。

1.2 地政處於2016年11月15日曾表示，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(2)】，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/471已批准兩間小型屋宇規劃許可中的其中一間，由於另一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。

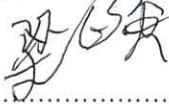
3 基於(1)及(2)因素，所以很容易可以斷定上述小型屋宇申請不會帶來任何不良影響，包括不會影響周邊環境、排水、污水接駁、消防、景觀及規劃意向！

**9. Declaration 聲明**

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

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

Signature  
簽署



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

梁北強

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

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

Others 其他 .....

on behalf of  
代表

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

Date 日期

29 OCT 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。)

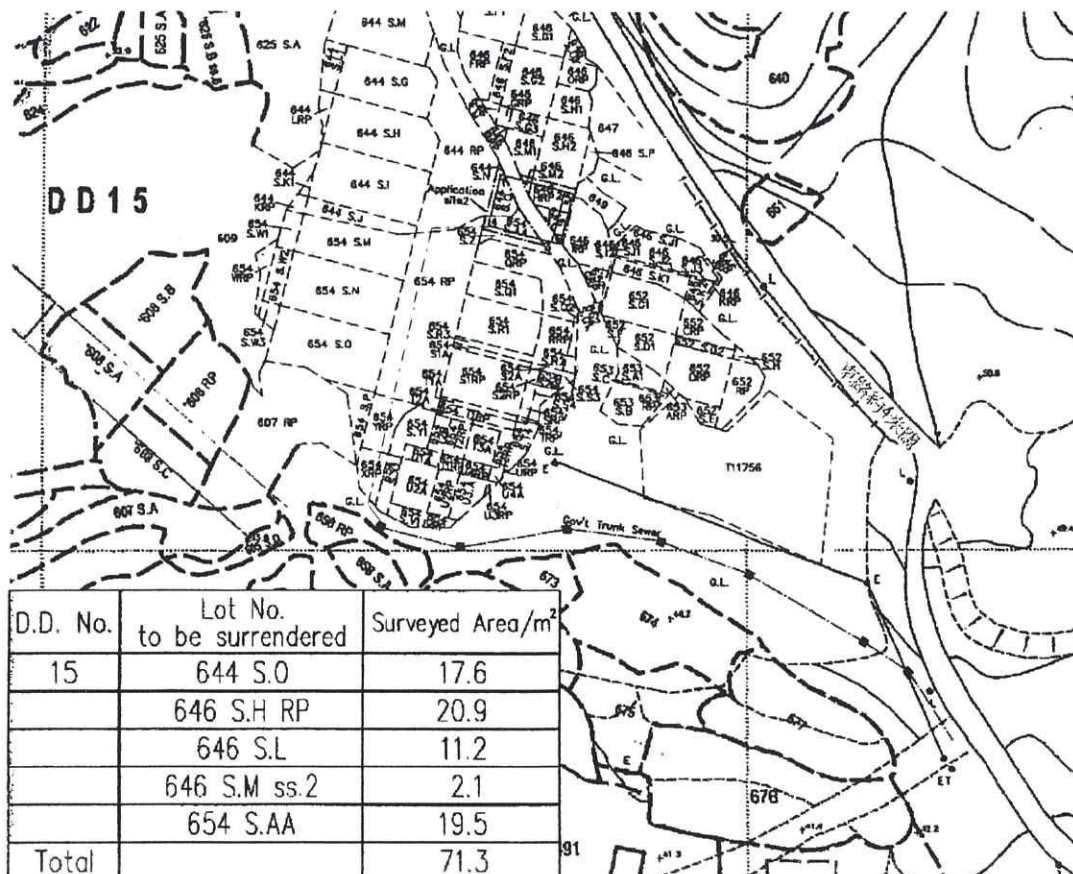
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	DD 15 Lots 644 S.O, 646 S.H RP, 646 S.L, 646 S.M ss.2, 654 S.AA and Adjoining Government Land, Shan Liu, Tai Po		
Site area 地盤面積	89.5	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	18.2	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	A/NE-TK/19		
Zoning 地帶	農業		
Applied use/ development 申請用途／發展	New Territories Exempted House 新界豁免管制屋宇  <input checked="" type="checkbox"/> Small House 小型屋宇		
(i) Proposed Gross floor area 擬議總樓面面積	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
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

# Dimension Plan of the Proposed New Grant Lot in Exchange of Lots 644 S.O, 646 S.H RP, 646 S.L, 646 S.M ss.2 & 654 S.AA in D.D. 15, Shan Liu, Tai Po

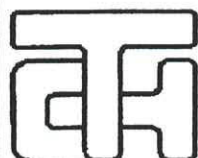


D.D. No.	Lot No. to be surrendered	Surveyed Area/m <sup>2</sup>
15	644 S.O	17.6
	646 S.H RP	20.9
	646 S.L	11.2
	646 S.M ss.2	2.1
	654 S.AA	19.5
Total		71.3

- Balcony
- Pipe Line
- Gov't Trunk Sewer

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

Side	Bearing ° ' "	Distance in Metres	Pt	Co-ordinate Data (1980 Datum)		Remarks
				N	E	
1 - 2	104 21 23	9.144	1	837651.526	840465.499	
2 - 3	194 21 23	7.112	2	837649.259	840474.358	
3 - 4	284 21 23	9.144	3	837642.369	840472.594	
4 - 1	14 21 23	7.112	4	837644.636	840463.736	
Co-ordinates of the balcony						
2 - 5	104 21 23	1.220	2	837649.259	840474.358	
5 - 6	194 21 23	7.112	5	837648.957	840475.540	
6 - 3	284 21 23	1.220	6	837642.067	840473.776	
3 - 2	14 21 23	7.112	3	837642.369	840472.594	



**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 : 03 - 07 - 2013

Tel: 26577726 Fax: 26588757 e-mail: [REDACTED]

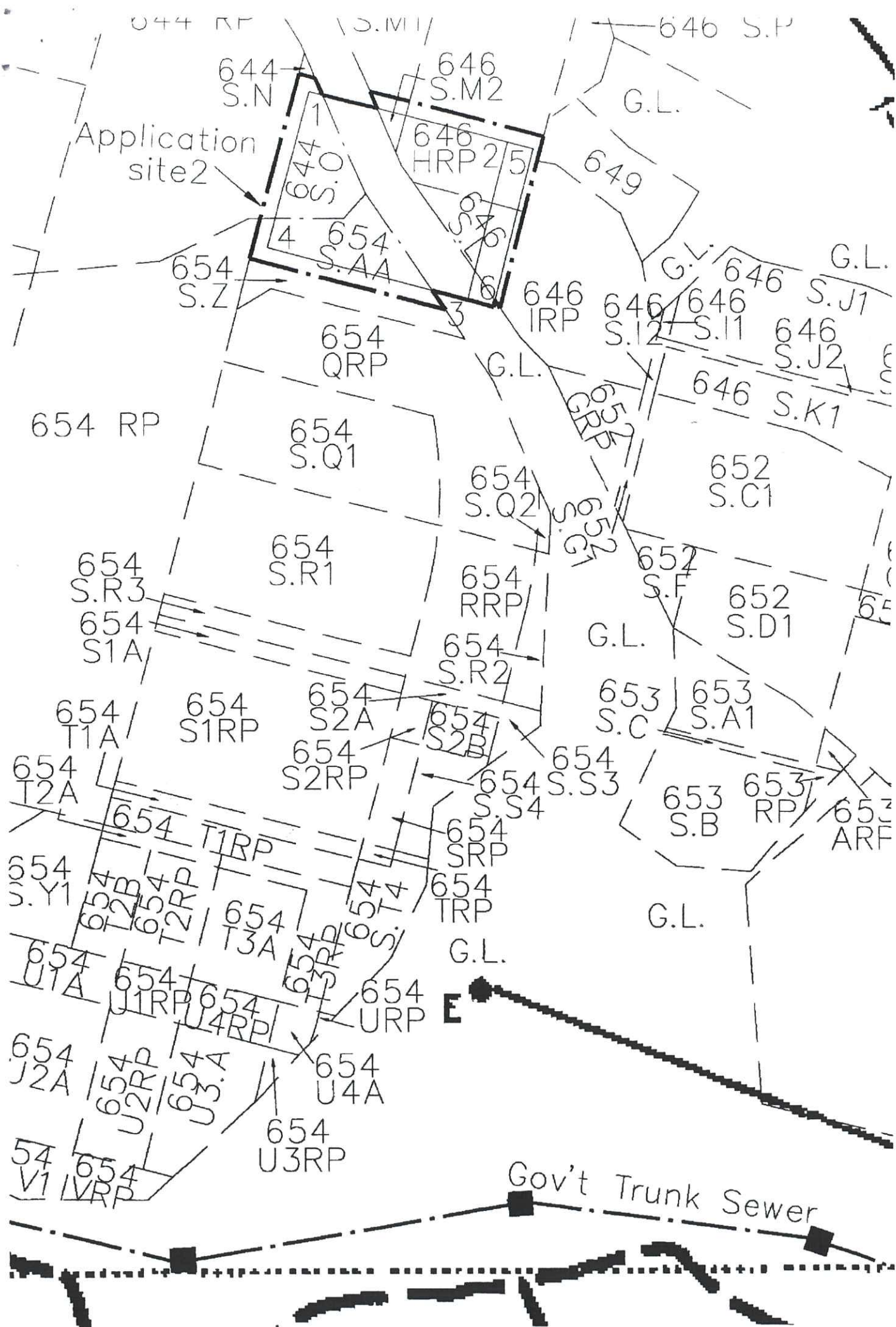
Survey Sheet No: 3-SE-17D

SRP/TP/008/0081/D1(R)

Adopted Plan No: SRP/TP/008/0814/D1

SRP/TP/008/0815/D1

PLAN No : TP/15/6440-EX1



## 規 劃 署

沙田、大埔及北區規劃處  
新界沙田上禾輦路1號  
沙田政府合署13樓



## Planning Department

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

本函檔號 Your Reference  
本署檔號 Our Reference ( ) in TPB/A/NE-TK/471  
電話號碼 Tel. No.: 2158 6220  
傳真機號碼 Fax No.: 2691 2806/ 2696 2377

郵遞函件

梁北強先生

梁先生:

在劃為「農業」地帶的大埔山寮村丈量約份第15約地段第644號N分段、第646號G分段第3小分段、第646號H分段第2小分段、第646號M分段第1小分段、第644號O分段、第646號H分段餘段、第646號L分段、第646號M分段第2小分段、第654號A分段第A小分段及毗連政府土地  
興建兩幢屋宇 (新界豁免管制屋宇 - 小型屋宇)  
(申請編號 A/NE-TK/471 的規劃許可附帶條件 (a))

你本年1月29日的來信及所提交排水渠建議書，以履行規劃申請編號 A/NE-TK/471 的規劃許可附帶條件 (a)，本署已收悉。

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

規劃署署長

(蘇震國



代行)

二零一四年二月二十四日

副本送呈

渠務署總工程師/新界北  
大埔地政專員

(經辦人：張文欣女士)

Site Record

CKS/CTL/EY/ey [d:\ozp ting kok\approval condition\tk-471 letter drainage 02.14.docx]

(申請編號 A/NE-TK/471 的規劃許可附帶條件 (a))  
渠務署總工程師/新界北 的意見

申請人須留意下述事宜：

- (a) 地段擁有人須自費闢建在地段內或地段範圍外的擬議排水系統，並妥善進行維修保養。
- (b) 如在排水系統運作期間，發現系統不足或欠妥，須作出補救。如因系統故障而造成損害或滋擾，地段擁有人／發展商亦須就所引致的申索和要求，承擔責任及作出彌償。
- (c) 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。
- (d) 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。

香港北角渣華道 333 號  
北角政府合署 15 樓  
城市規劃委員會  
城市規劃委員會秘書台照

by post & by fax : 2877 0245

擬在劃為「農業」地帶的

大埔山寮村丈量約份第 15 約地段第 644 號 N 分段、第 646 號 G 分段第 3 小分段、第 646 號 H 分段第 2 小分段、第 646 號 M 分段第 1 小分段、第 644 號 O 分段、第 646 號 H 分段餘段、第 646 號 L 分段、第 646 號 M 分段第 2 小分段、第 654 號 AA 分段及毗連政府土地

興建兩幢屋宇(新界豁免管制屋宇 - 小型屋宇)

(規劃申請編號: TPB/ A/NE-TK/471)

敬啟者：

本人梁北強為大埔山寮村村代表，現代表上列地段 2 位申請人仕向 貴會提交排水建議。懇請 貴會轉達渠務署評估，並予以批准。有關建議已包含收水設施及不會影響他人和毗鄰地方。

- (a) 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 及 CP19 至 CP23),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。

隨函夾附上列 2 間小型屋宇的渠務建議書請予審批，如有任何查詢請來電本人，謝謝垂注！



梁北強 謹上

連附圖: 2 間小型屋宇渠務建議報告

c.c. 規劃署 - 高級城市規劃師劉志庭先生(經辦人)

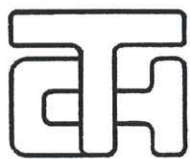
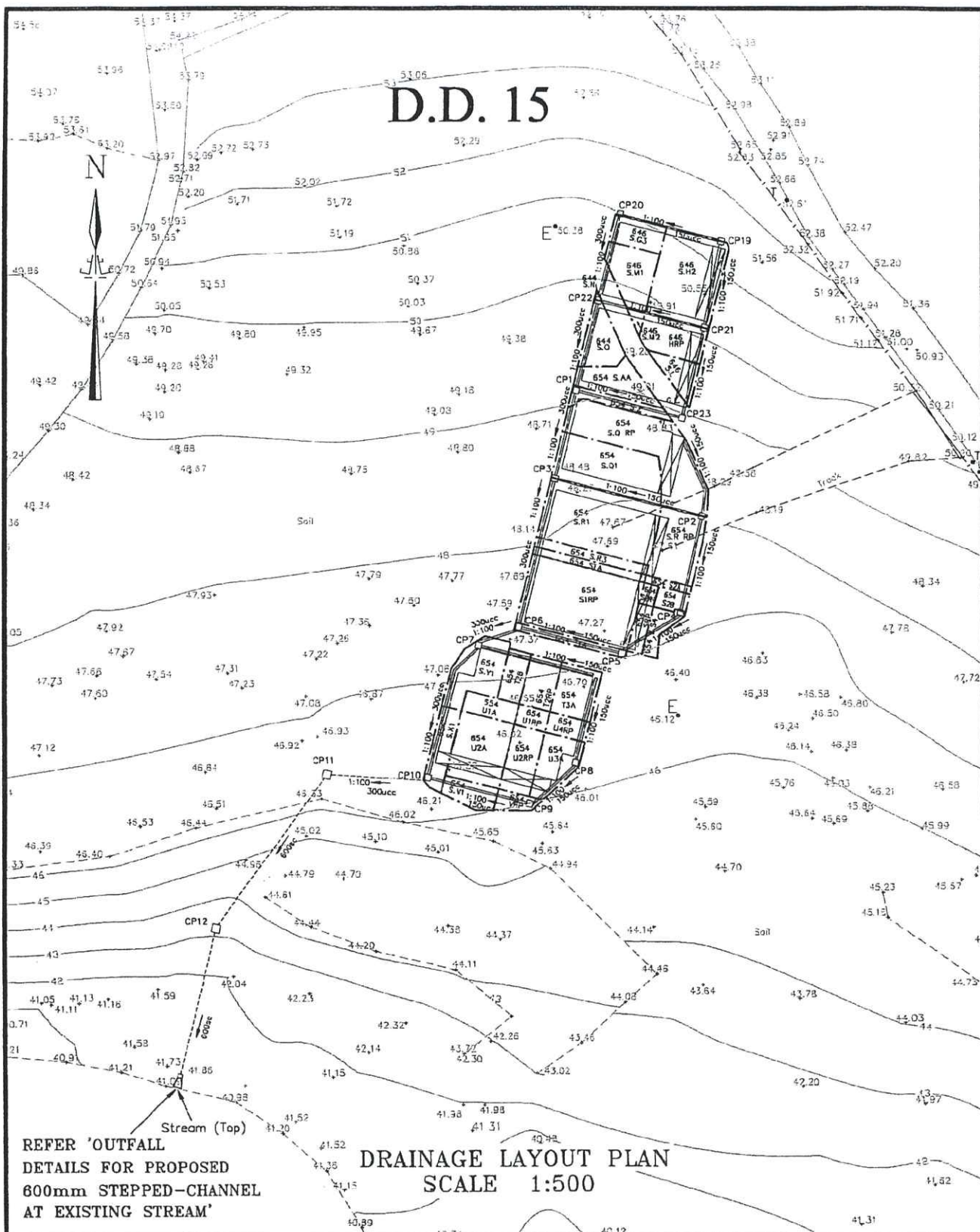
渠務署 - 新界北渠務部工程師張文欣女士(經辦人)

2014 年 1 月 29 日

聯絡地址：

聯絡電話：

D.D. 15



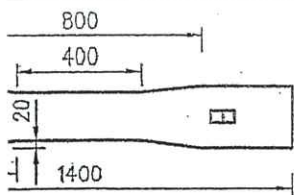
T. H. &amp; ASSOCIATES LTD.

Address: M/F 39 Po Yick Street, Tai Po  
Tel: 26577726 Fax: 26588757

House 10 (Lot 644S.N, 646S.G3, 646S.H2 & 646S.M1) &  
House 11 (Lot 644S.O, 646S.HRP, 646S.L, 646S.M2 & 654S.AA)  
Drainage Proposal

Catchpit Schedule

Catchpit No.	Cover Levels (mPD)	Invert Levels (mPD)	Remarks
CP19	+50.20	+49.70	
CP20	+49.90	+49.40	
CP21	+49.60	+49.00	
CP22	+49.20	+48.70	
CP23	+49.10	+48.50	
CP1	+48.70	+48.20	According to the letter dated 6/1/2014 issued from Planning Department (Ref. No.: TPB/A/NE-TK/428), DSD accept the drainage proposal and have no adverse comment.
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	

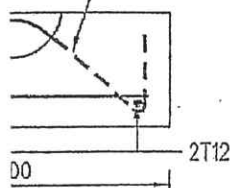


# **CONCRETE COVER**

N.T.S.

-60mm DIA. x 30mm DEEP RECESS

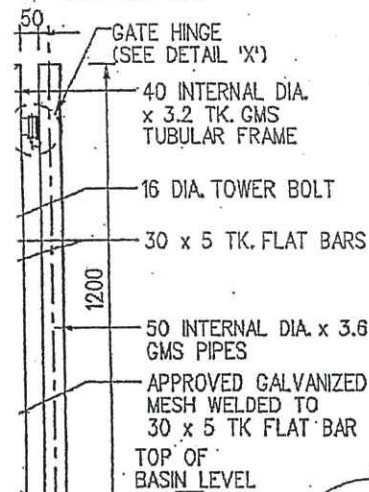
10mm DIA. GALVANIZED MILD  
STEEL HANDLING HOOKS



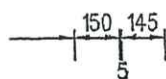
# **DETAILS OF LIFTING KEY**

N.T.S.

50 x 610 x 5 TK.  
M.S. FLAT BAR

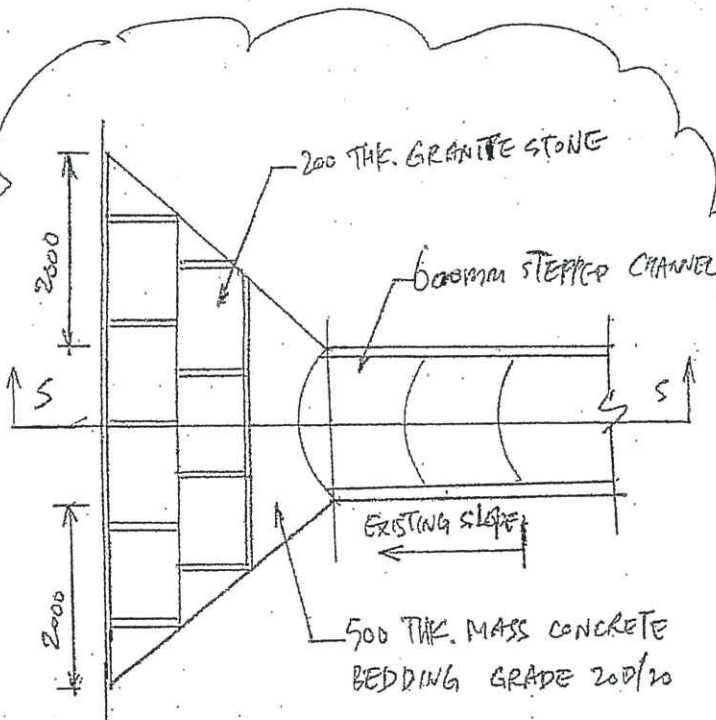


**NOTE**

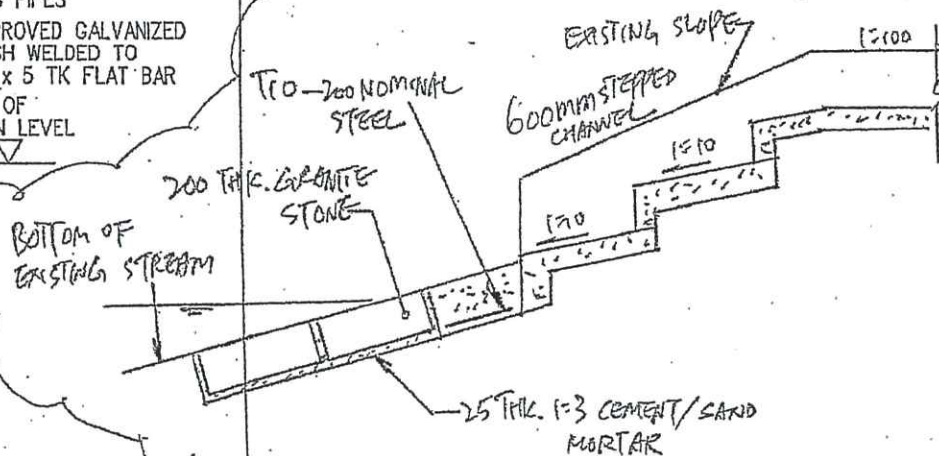


EXISTING SLOPE  
WITH DENSE  
VEGETATION

**E**



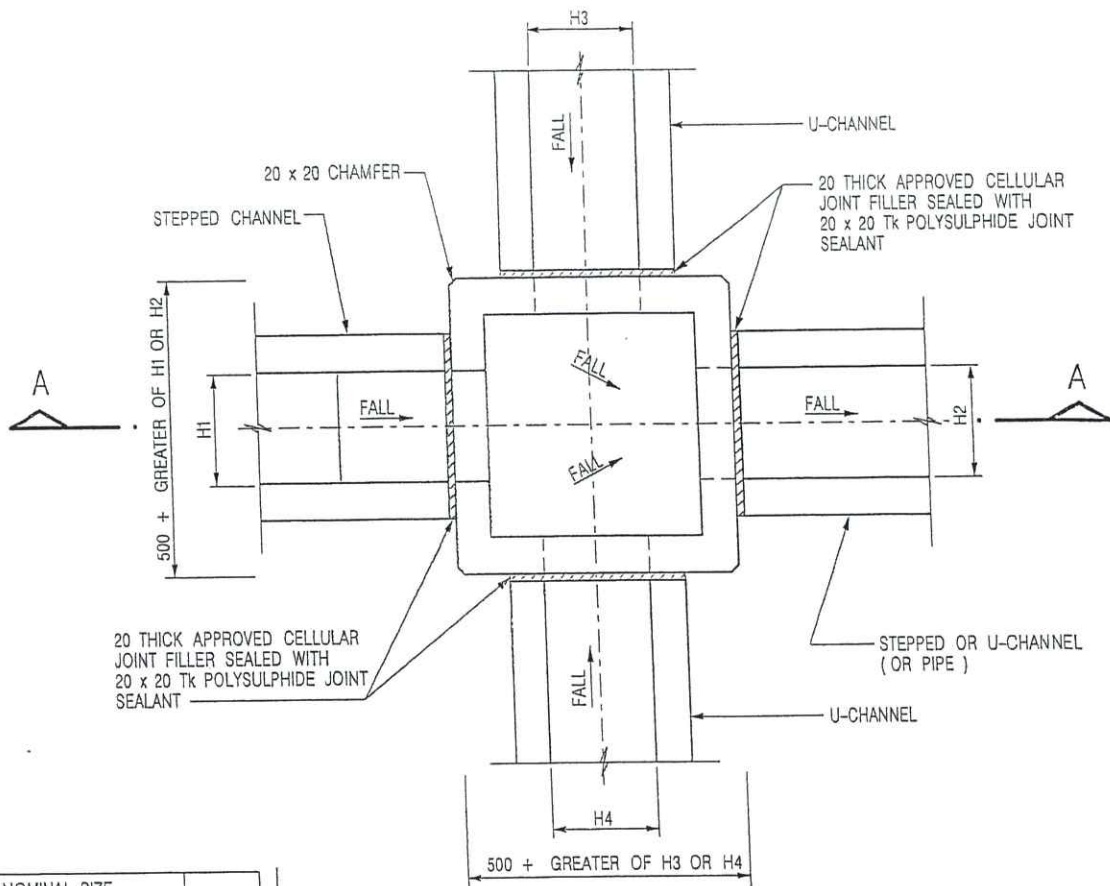
PLAN



SECTION S-S

OUTFALL DETAILS FOR PROPOSED 600mm  
STEPPED-CHANNEL AT THE EXISTING STREAM

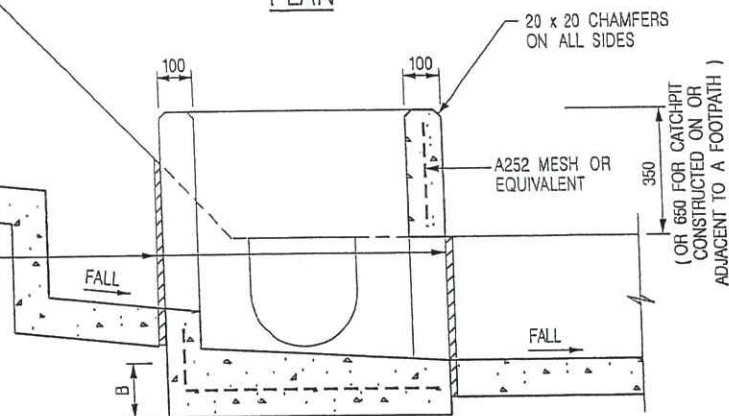
N.T.S.



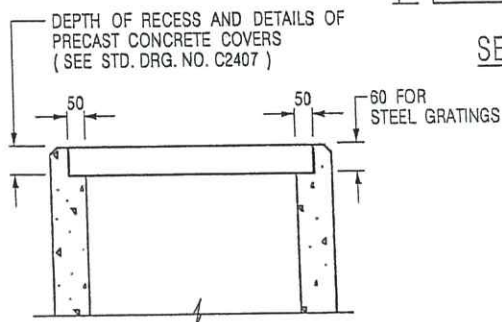
PLAN

NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



SECTION A - A



ALTERNATIVE TOP SECTION FOR  
PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

I	DETAILS OF STEEL GRATINGS AMENDED. SHEET 5 ADDED.	Original Signed	03.2009
H	DIMENSIONS OF CATCHPIT AMENDED. NOTES ADDED. SHEETS 2 TO 4 ADDED.	Original Signed	10.2008
G	"FALL" ON BOTTOM OF CATCHPIT ADDED.	Original Signed	05.2008
F	DIMENSION B ADDED.	Original Signed	08.2007
E	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
D	GENERAL REVISION.	Original Signed	12.2002
REF.	REVISION	SIGNATURE	DATE

STANDARD CATCHPIT DETAILS



CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT

SCALE 1 : 20

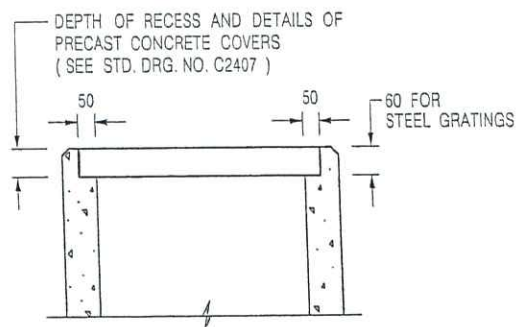
DATE JAN 1991

DRAWING NO.

C24051

SHEET 1 OF 5





### 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.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS 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 CATCHPITS 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 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

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

## CATCHPIT WITH TRAP



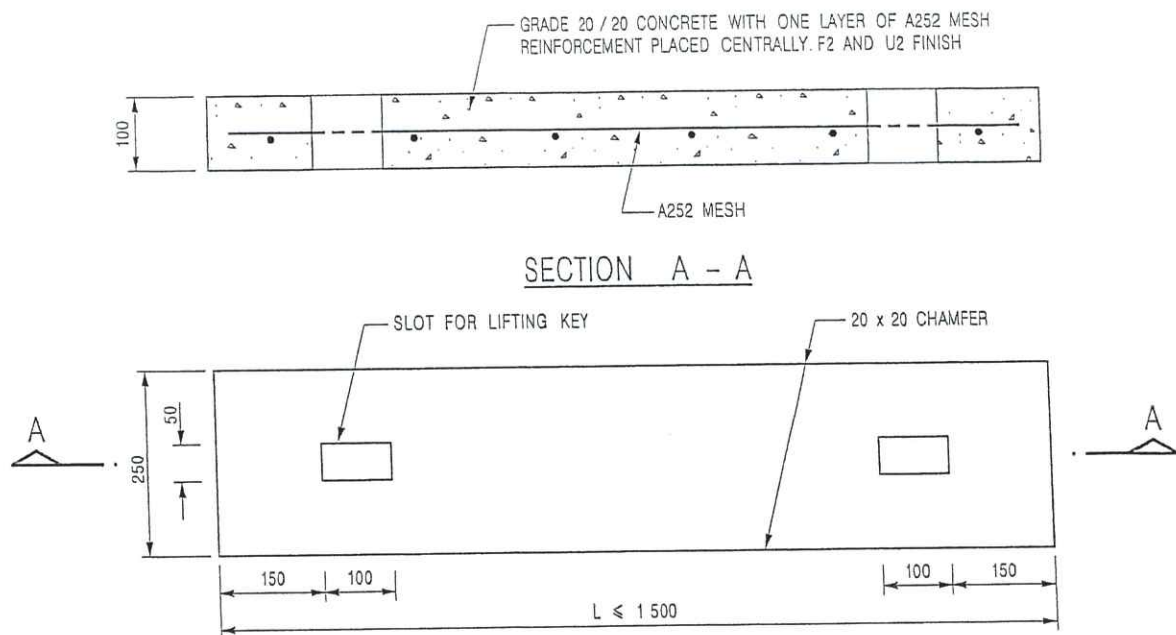
**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

**SCALE** 1 : 20

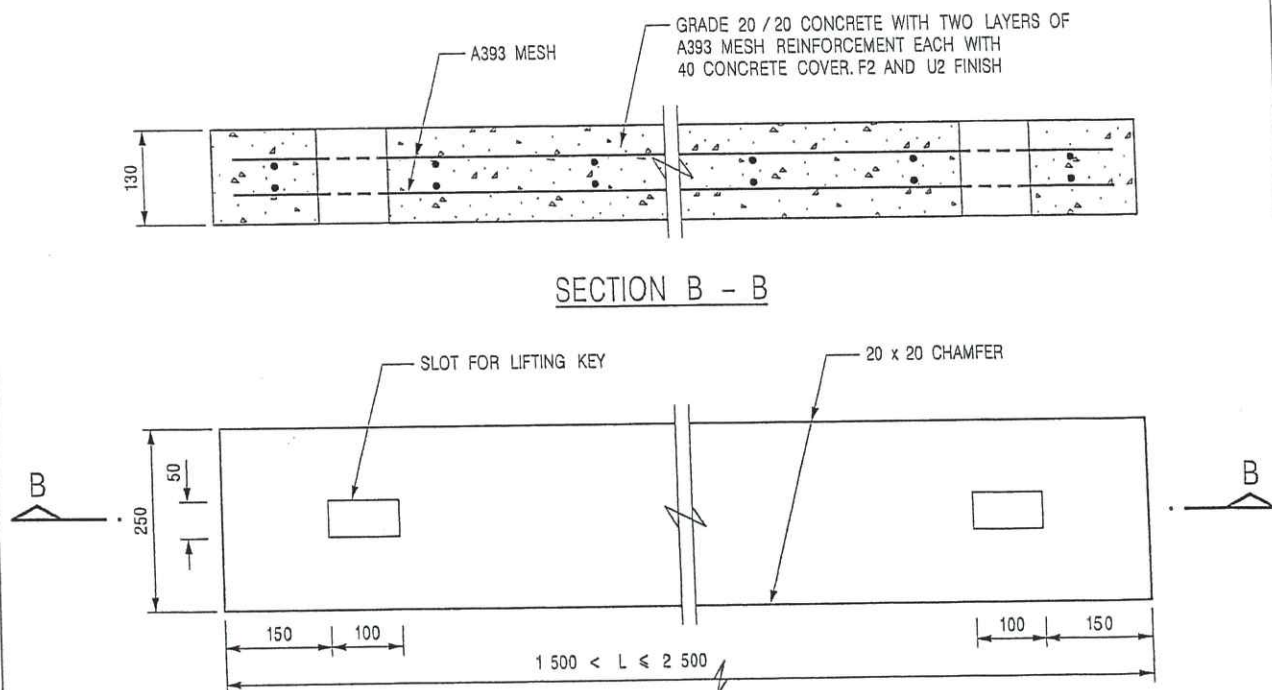
**DATE** JAN 1991

**DRAWING NO.**

**C24061** SHEET 2 OF 2



PLAN  
TYPE 1 - FOR SPAN UP TO 1.5 m



PLAN  
TYPE 2 - FOR SPANS 1.5 m TO 2.5 m

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL EXTERNAL EDGES OF THE COVERS SHALL BE 20mm CHAMFERED.

B	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
A	GENERAL REVISION	Original Signed	12.2002
REF.	REVISION	SIGNATURE	DATE

PRECAST CONCRETE COVERS  
FOR CATCHPIT AND SAND TRAP



CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT

SCALE 1 : 10

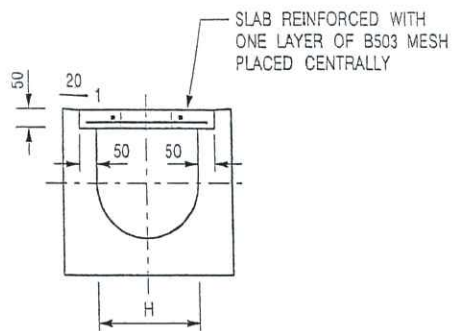
DRAWING NO.

DATE JAN 1991

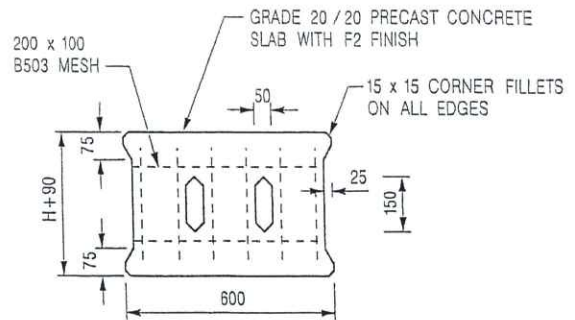
C2407B

興土木 利民生 齊拓展 創明天

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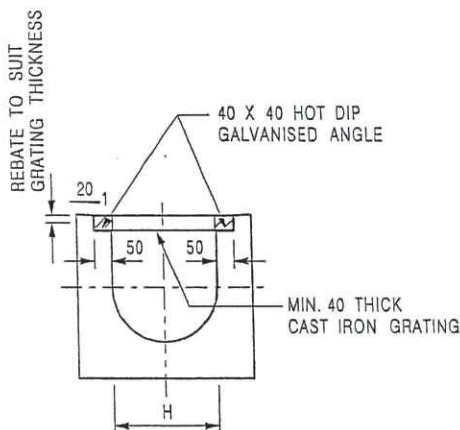
TYPICAL SECTION



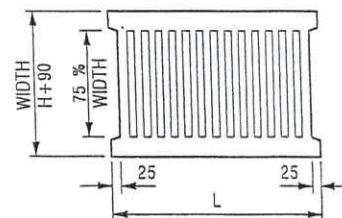
PLAN OF SLAB

### U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



L = 600mm FOR H ≤ 375mm  
L = 400mm FOR H > 375mm

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
B	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
A	CAST IRON GRATING AMENDED.	Original Signed	12.2002
REF.	REVISION	SIGNATURE	DATE

COVER SLAB AND CAST IRON  
GRATING FOR CHANNELS



CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2412D

卓越工程 建設香港

We Engineer Hong Kong's Development

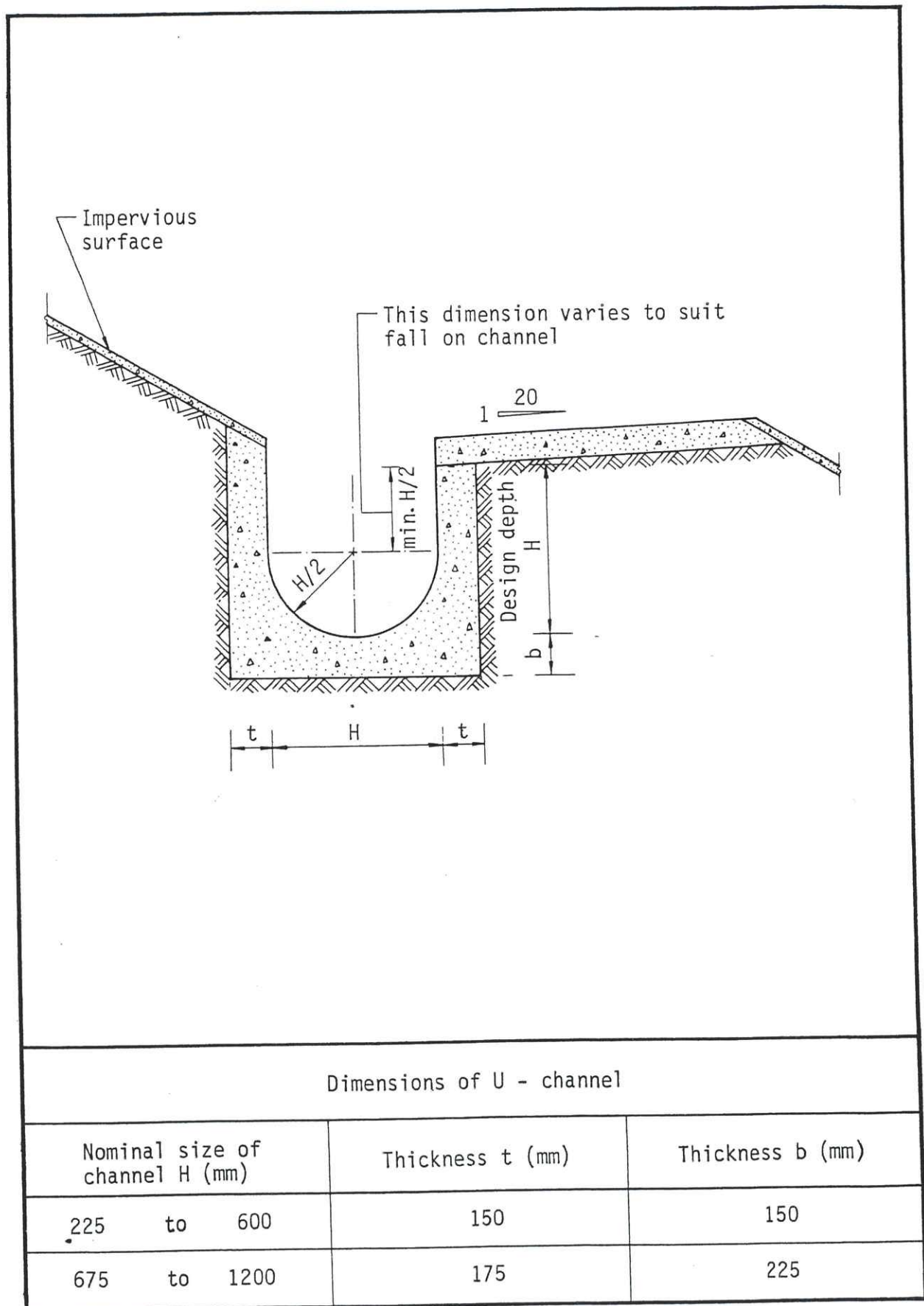


Figure 8.11 - Typical U-channel Details

Extracted from 'Geotechnical manual for slopes', GTO.

電話 Tel: 2654 1307

圖文傳真 Fax: 2650 9896

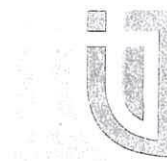
電郵地址 Email: gendlotp@landsd.gov.hk

本署檔號 Our Ref: (130) in DLO/TP 462/TLT/91

來函檔號 Your Ref: DD15/H11/16

來函請註明本署檔號

Please quote our reference in your reply



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

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1/F, TAI PO GOVERNMENT OFFICES BUILDING,  
1 TING KOK ROAD, TAI PO, NEW TERRITORIES.

網址 Website: www.landsd.gov.hk

Access Consulting Limited  
Flat 92, 7<sup>th</sup> Floor, Lee Fung Bldg.,  
Nos. 88-96, Argyle Street,  
Mong Kok,  
Kowloon

15 NOV 2016

Dear Sir,

**Application for the construction of Small House (SH)  
Lots Nos. 644 S.O, 646 S.H RP, 646 S.L, 646 S.M ss.2, 654 S.AA  
and adjoining Government Land in D.D. 15  
Shan Liu Village, Tai Po, N.T.  
(Submission of Revised Sewerage Connection Proposal)**

I refer to your letter dated 20<sup>th</sup> September 2016 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 adverse comment is made on the proposed works.
3. However, please be reminded that the general comments in paragraphs 3(a) to 3(f) of my previous letter in (119) DLO/TP 462/TLT/91 dated 17<sup>th</sup> June 2016 are still valid.

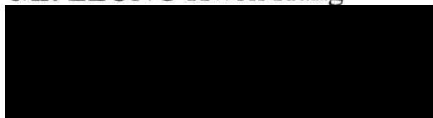
Should you have any enquiries, please contact the undersigned at 2654 1307.

Yours faithfully,

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

c.c.

Mr. LEUNG Kwok Hung



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: (127) in DLO/TP 462/TLT/91  
來函檔號 Your Ref: DH15/H11/16

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



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

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網址 Website: www.landsd.gov.hk

Access Consulting Limited  
Flat 92, 7th Floor, Lee Fung Bldg.,  
Nos. 88-96, Argyle Street,  
Mong Kok, Kowloon

22 SEP 2016

Dear Sir,

**Application for the construction of Small House (SH)  
Lots Nos. 644 S.O, 646 S.H RP, 646 S.L, 646 S.M ss.2, 654 S.AA  
and adjoining Government Land in D.D. 15  
Shan Liu, Tai Po, New Territories  
(Submission of Revised Sewerage Connection Proposal)**

I refer to your letter dated 5 September 2016 enclosing a revised sewerage connection drainage proposal in respect of the subject site.

2. Please be informed that your submission has been forwarded to Drainage Services Department for comments. I shall contact you again when I am in a position to do so.

Yours faithfully,

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

c.c.  
Mr. LEUNG Kwok Hung



# Access Consulting Limited

惠 實 顧 問 有 限 公 司

Flat 92, 7<sup>th</sup> floor, Lee Fung Bldg., Nos.88-96 Argyle Street, Mongkok, Kowloon.

Tel: 2390 5319 Fax: 2787 6407

E-mail: accessconsulting18@yahoo.com.hk

(Civil & Structural Engineering Consultant)

Your Ref.:

Our Ref.:

Date:

DLO/TP 462/TLT/91

DD15/H11/16

5 September 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. 644O, 646HRP, L, M2, 654AA & Gov. Land in D.D 15 Shan Liu, Tai Po, N.T.  
Submission of Sewerage connection Proposal

We refer to your letter dated 30<sup>th</sup> Aug 2016 regarding the captioned project, we would like to reply DSD comments as follows:

2. (a) We proposed a new MH6 between MH3 and FSH1002421. The details of MH6 are shown at proposal sewerage plan for your approval.

3.(a) to (f) Noted.

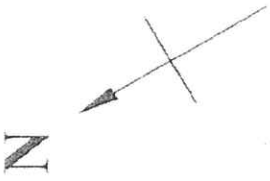





Should you have any queries, please contact our Mr. John Lo at 2390 5319.

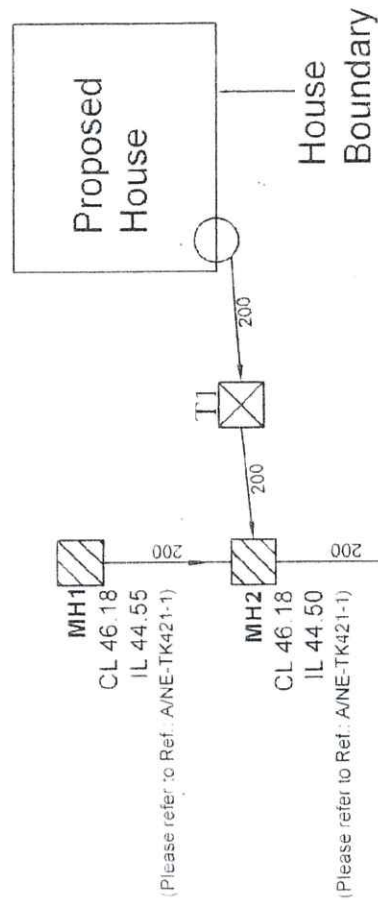
Yours faithfully,  
Access Consulting Limited

  
John Lo

REC'D  
2016 SEP 12 AM 11:31

Legend:

- 
  
 Proposed Terminal Manhole (Type T1)  
 (Refer to DSD standard drawing DS1053)  
 Proposed 200mm Dia. Ductile Iron Pipe (DI)  
 Proposed Sewer Manhole (Type E1)  
 (Refer to DSD standard drawing no. DS1080)  
 Proposed 200mm PVC Downpipe  
 Existing Sewer Manhole Built by Government



Manhole No.	Cover Level (mPD)	Invert Level (mPD)	D.T.I.L. (mPD)
FSH1002421	46.18	44.400	-
TK266			
MH1	46.18	44.550	-
MH2	46.18	44.500	-
MH3	46.18	44.450	-
MH6	46.18	44.420	-
T1	46.18	44.730	44.580

**Access Consulting Ltd.**

Tel: 23905319 Fax: 27876407

Project:

Lot no. 644 O, 646 H RP, L, M2, 654 AA & G.L. in  
D.D. 15 Shan Liu, Tai Po, N.T.

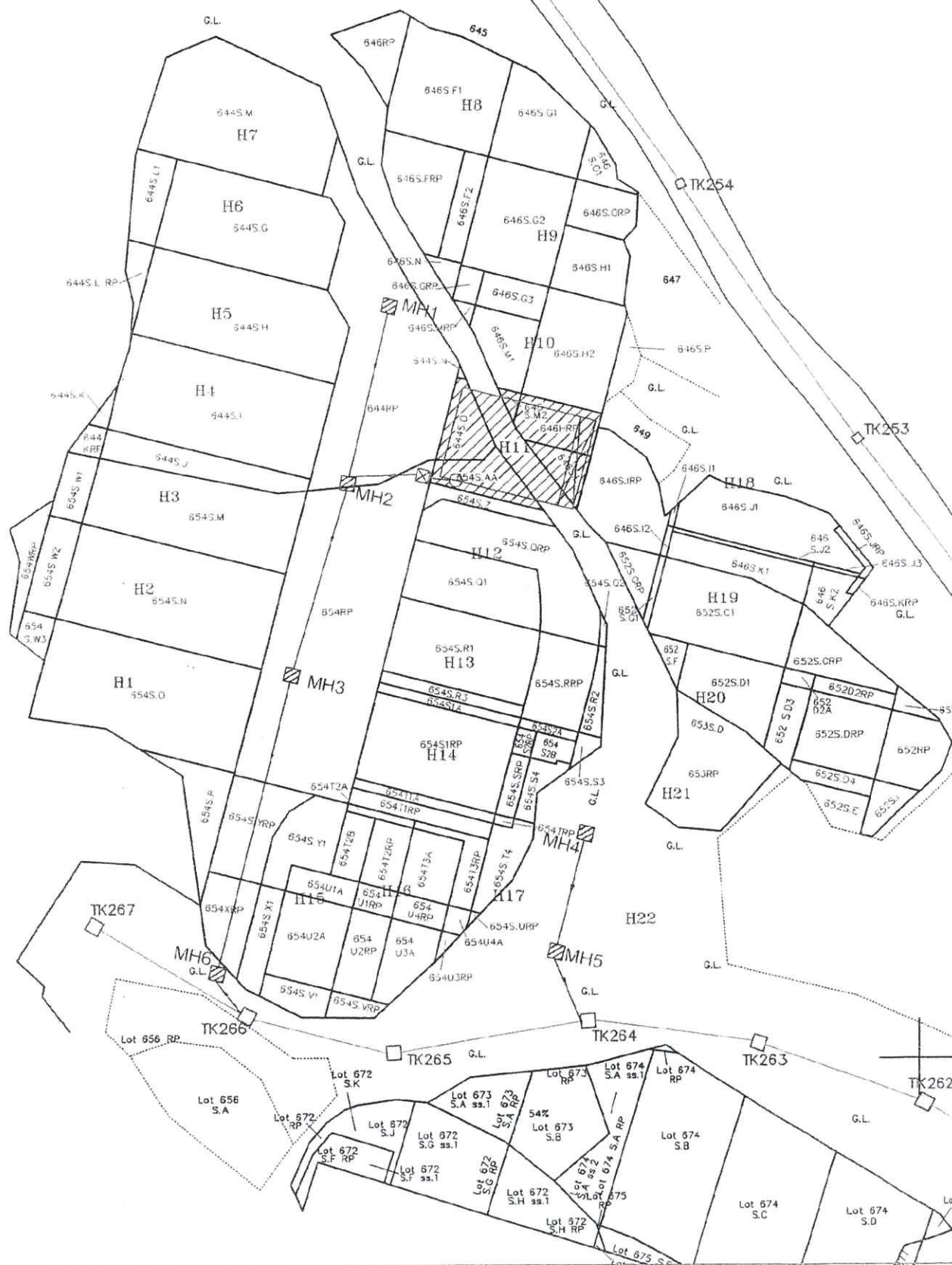
Title:

Proposal Sewerage Plan

Drawing No.:  
DD15/H11/SP-1(in)160107-R3

Scale: N.T.S. Date:

## The Site





REV	DESCRIPTION	SIGNATURE	DATE
C	NOTE 4 ADDED	ORIGINAL SIGNED	13.1.2006
B	REDRAWN BY CAD	ORIGINAL SIGNED	6.5.2001
A	GENERAL REVIEW	ORIGINAL SIGNED	2.2.2001

DRAINAGE SERVICES DEPARTMENT

TERMINAL MANHOLE

TYPE T1

DRAWING No.

DS 1053C  
( SHEET 2 OF 2 )



- NOTES
1. ALL DIMENSIONS ARE IN MILLIMETRES
  2. CONCRETE IS TO BE GRADE 30/20.
  3. PIPE DIAMETER OF PPE TO BE LESS THAN OR EQUAL TO 450 mm.
  4. THIS STANDARD DRAWING IS APPLICABLE TO EXISTING TERMINAL MANHOLE ONLY. THE STANDARD TERMINAL MANHOLE TYPE T1-T1H DSD STANDARD DRAWING NO. DS1090 SHOULD BE ADOPTED INSTEAD FOR NEW TERMINAL MANHOLE WITH SIMILAR DEPTH AND PIPE SIZE.

REV	DESCRIPTION	SIGNATURE	DATE
C	NOTE 4 ADDED	ORIGINAL SIGNED	13.1.2016
B	REDRAWN BY CAO	ORIGINAL SIGNED	6.8.2001
A	GENERAL REVIEW	ORIGINAL SIGNED	2.2.2001

DRAINAGE SERVICES DEPARTMENT

TERMINAL MANHOLE

TYPE T1

DRAWING No.

DS 1053C  
( SHEET 1 OF 2 )



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

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

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

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

**Previous Application**

**Approved Application**

<b>Application No.</b>	<b>Proposed Development</b>	<b>Date of Consideration</b>
A/NE-TK/471	Proposed Two Houses (NTEHs - Small Houses)	11.10.2013

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

**Approved Applications**

<b>Application No.</b>	<b>Zoning(s)</b>	<b>Proposed Development</b>	<b>Date of Consideration</b>
A/NE-TK/295	AGR, V	Proposed House (NTEH - Small House)	18.12.2009
A/NE-TK/299	AGR, GB	Proposed House (NTEH - Small House)	12.2.2010
A/NE-TK/305	AGR	Proposed House (NTEH - Small House)	11.6.2010
A/NE-TK/349	AGR	Proposed House (NTEH - Small House)	15.4.2011
A/NE-TK/358	AGR, V	Proposed House (NTEH - Small House)	17.6.2011
A/NE-TK/411	AGR	Proposed House (NTEH - Small House)	9.11.2012
A/NE-TK/416	AGR, V	Proposed Two Houses (NTEHs - Small Houses)	23.11.2012
A/NE-TK/421	AGR, V	Proposed Seven Houses (NTEHs - Small Houses)	21.12.2012
A/NE-TK/422	AGR	Proposed House (NTEH - Small House)	11.1.2013
A/NE-TK/423	AGR	Proposed House (NTEH - Small House)	11.1.2013
A/NE-TK/428	AGR	Proposed Five Houses (NTEHs - Small Houses)	8.2.2013
A/NE-TK/431	AGR	Proposed House (NTEH - Small House)	15.3.2013
A/NE-TK/434	AGR, GB	Proposed Two Houses (NTEHs - Small Houses)	15.3.2013

<b>Application No.</b>	<b>Zoning(s)</b>	<b>Proposed Development</b>	<b>Date of Consideration</b>
A/NE-TK/439	AGR	Proposed Two Houses (NTEHs - Small Houses)	3.5.2013
A/NE-TK/452	AGR, V	Proposed House (NTEH - Small House)	5.7.2013
A/NE-TK/463	AGR	Proposed House (NTEH - Small House)	16.8.2013
A/NE-TK/467	AGR, V	Proposed House (NTEH - Small House)	27.9.2013
A/NE-TK/468	AGR, GB	Proposed Two Houses (NTEHs - Small Houses)	27.9.2013
A/NE-TK/474	AGR	Proposed House (NTEH - Small House)	8.11.2013
A/NE-TK/477	AGR, GB	Proposed House (NTEH - Small House)	22.11.2013
A/NE-TK/483	AGR	Proposed House (NTEH - Small House)	17.1.2014
A/NE-TK/510	AGR	Proposed House (NTEH - Small House)	11.7.2014
A/NE-TK/528	AGR, GB	Proposed House (NTEH - Small House)	2.1.2015
A/NE-TK/529	AGR	Proposed House (NTEH - Small House)	2.1.2015
A/NE-TK/561	AGR	Proposed House (NTEH - Small House)	4.12.2015
A/NE-TK/562	AGR	Proposed House (NTEH - Small House)	4.12.2015
A/NE-TK/657	AGR	Proposed House (NTEH - Small House)	21.12.2018
A/NE-TK/700	AGR, V	Proposed Two Houses (NTEHs - Small Houses)	26.3.2021

<b>Application No.</b>	<b>Zoning(s)</b>	<b>Proposed Development</b>	<b>Date of Consideration</b>
A/NE-TK/701	AGR	Proposed Two Houses (NTEHs - Small Houses)	26.3.2021

### **Rejected Applications**

<b>Application No.</b>	<b>Zoning(s)</b>	<b>Proposed Development</b>	<b>Date of Consideration</b>	<b>Rejection Reason(s)</b>
A/NE-TK/167	AGR, V	Proposed House (NTEH – Small House)	12.12.2003 (on Review)	R1 - R2
A/NE-TK/183	AGR	Proposed House (NTEH – Small House)	10.6.2005	R1 - R3
A/NE-TK/272	AGR, V	Proposed House (NTEH – Small House)	17.4.2009	R1, R4
A/NE-TK/288	AGR, V	Proposed House (NTEH – Small House)	21.8.2009	R1, R4
A/NE-TK/318	AGR, GB	Proposed House (NTEH – Small House)	27.8.2010	R4 – R6
A/NE-TK/357	AGR, GB	Proposed House (NTEH – Small House)	17.6.2011	R4 – R7
A/NE-TK/388	AGR, GB	Proposed House (NTEH – Small House)	22.2.2013 (on Review)	R4 – R7
A/NE-TK/390	AGR, GB	Proposed House (NTEH – Small House)	26.10.2012 (on Review)	R4 – R7
A/NE-TK/410	AGR, GB	Proposed House (NTEH – Small House)	10.5.2013 (on Review)	R5 – R6
A/NE-TK/414	AGR, GB	Proposed House (NTEH – Small House)	8.3.2013 (on Review)	R5 – R6
A/NE-TK/462	AGR	Proposed House (NTEH – Small House)	16.8.2013	R8 – R9
A/NE-TK/509	AGR	Proposed House (NTEH – Small House)	7.11.2014 (on Review)	R8
A/NE-TK/525	AGR	Proposed House (NTEH – Small House)	6.3.2015 (on Review)	R8

<b>Application No.</b>	<b>Zoning(s)</b>	<b>Proposed Development</b>	<b>Date of Consideration</b>	<b>Rejection Reason(s)</b>
A/NE-TK/526	AGR	Proposed House (NTEH – Small House)	6.3.2015 (on Review)	R8

#### Rejection Reasons

- R1. The proposed development did not comply with the interim criteria for consideration of application for NTEH/Small House in the New Territories in that the proposed development was not able to be connected to the existing or planning/planned sewerage system in the area. 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. There was insufficient information in the submission to demonstrate that the proposed developments would not have adverse landscape impacts.
- R4. 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.
- R5. The proposed development did not comply with the Interim Criteria for Consideration of Application for NTEH /Small House in New Territories as the site was entirely outside the "V" zone and the 'VE' of any recognised villages/Shan Liu Village.
- R6. The applicant failed to demonstrate that the proposed development located within the lower indirect WGG 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 "GB" zone 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/proposed development did not comply with the Interim Criteria for Consideration of Application for NTEH /Small House in New Territories in that more than 50% of the footprint of the proposed Small House fell outside "V" zone or the 'VE'.
- R9. There was no information in the submission 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 applicant, Mr. LEUNG Kwok Hung, is an indigenous villager of Shan Liu Village, as confirmed by the respective Indigenous Inhabitant Representative (IIR). His eligibility of Small House grant is confirmed;
- (c) the Site is held under Block Government Lease demised for agricultural use;
- (d) the Site is not covered by any Modification of Tenancy or Building Licence. It is subject to a Small House application by way of exchange which was approved on 29.1.2015, with valid planning permission under Application No. A/NE-TK/471 at the time of approval. The applicant is required to obtain valid planning permission both at the time of approval and execution of the Small House land grant;
- (e) if and after planning permission has been given by the Town Planning 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 Shan Liu; and
- (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>
Shan Liu	10	250

(\*The latest figure of 10-year Small House demand (2017-2026) 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) 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) the Site falls within “AGR” zone and is within water gathering grounds (WGG). It is noted that the applicant has proposed to connect the NTEH to the existing public sewer. It is also noted that there is existing public sewer in the vicinity of the Site available for connection and the public sewerage in the area should have sufficient capacity to accommodate discharge from the proposed house; and
- (b) no in-principle objection to the application provided that the applicant will connect the house to the existing public sewer at his own costs and reserve adequate land for the sewer connection work.

### **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 development 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 openings should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary/wall/fence are to be erected. Any existing flow path affected should be re-provided. The proposed development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas. The applicant is required to 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; and
- (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. Water Supply**

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

- (a) no objection to the application;

- (b) the following comments under the previous planning approval (No. A/NE-TK/471) should continue to be complied with:
- (1) the construction of the proposed NTEH/Small House shall not be commenced if there is no existing public sewerage system;
  - (2) the applicant should connect the whole of the foul water drainage systems to a public sewerage system;
  - (3) adequate protective measures shall be taken to ensure that no pollution or siltation occurs to the WGGs;
  - (4) the applicant should 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 NTEHs/Small Houses to the public sewerage system via the relevant private lots; and
- (c) for provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall construct, operate and maintain the inside services within the private lots to WSD's standards.

## **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 landscape planning perspective;
- (b) similar planning applications for Small House development within the same "AGR" zone in the vicinity of the Site were approved by the Board from 2009 to 2021. The proposed development is considered not incompatible with the surrounding environment;
- (c) the Site is located in an area of rural inland plains landscape character comprising vacant land, vegetated area, temporary structures, clusters of trees and dense woodland. The Site is vacant with no significant sensitive landscape resources observed. Hence, significant adverse landscape impact arising from the proposed development is not anticipated; and
- (d) given that there is no adverse landscape impact arising from the proposed development and there is no sufficient space for meaningful landscaping, 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 "AGR" zone and is currently a piece of abandoned 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 should comply with ‘New Territories Exempted Houses – A Guide to Fire Safety Requirements’ published by LandsD. Detailed fire safety requirements will be formulated upon receipt of formal application referred by LandsD.

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

According to the DLO/TP, LandsD’s record, the total number of outstanding Small House applications for Shan Liu is 10 while the 10-year Small House demand forecast for the Lung Mei is 250. Based on the latest estimate by the PlanD, about 0.97 ha (or equivalent to about 38 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 260 Small Houses (or equivalent to about 6.50 ha of land).

**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 Town Planning 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;
- (b) to note the comments of the Director of Environmental Protection (DEP) that the applicant should connect the house to the existing public sewer at his own costs and reserve adequate land for the sewer connection work;
- (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 this area. The proposed development 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 openings should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary/wall/fence are to be erected. Any existing flow path affected should be re-provided. The proposed development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas. The applicant is required to 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; and
  - (ii) 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) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
  - (i) the applicant should 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 NTEHs/Small Houses to the public sewerage system via the relevant private lots; and
  - (ii) for provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall construct, operate and maintain 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 comply with '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.