

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

This document is received on 26 NOV 2021.  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-II  
表格第 S16-II 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

**適用於只涉及興建「新界豁免管制屋宇」的建議**

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-TK/738
	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 )

梁國峰 (LEUNG, STEVEN KWOK FUNG)

### 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 654 S.T ss.1 RP, 654 S.T ss.3 RP, 654 S.T ss.4, 654 S.U ss.3 RP, 654 S.U ss.4 S.A & 654 S.U RP 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 100.04 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)	50.99 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, 綠化地帶
(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

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)	梁國峰 (LEUNG, STEVEN KWOK FUNG)		
(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 <input checked="" type="checkbox"/>  No 否 <input type="checkbox"/>	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 山寮路 <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
(h) Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁至公共污水渠?	Yes 是 <input checked="" type="checkbox"/>  No 否 <input type="checkbox"/>	(Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線)  (Please indicate on plan the location of the proposed septic tank. 請用圖則顯示化糞池的位置)	



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

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

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

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>No 否 <input checked="" type="checkbox"/></p>																															
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?</p>	<p>Yes 是 <input type="checkbox"/></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(尚可)</p> <p>N.A.</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>		On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														

## 8. Justifications 理由

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

現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

1 上述申請，其實是原有已獲批出小型屋宇規劃許可基礎上的重新申請(並不是新增小型屋宇的申請)。原因是地政部門審批小型屋宇需時輪候，申請人一直未獲得批准建屋牌照，而申請人城規會規劃許可申請續期權限次數，根據相關規劃指引也已用完，因此申請人需要再次就同一申請地點、重新向城規會申請規劃許可。申請人特別指出，他的申請地段、屋型呎吋、屋角座標、地理地形、現場環境，現在跟以往均沒有任何改變。換句話說，是次申請一切狀況與城規會檔號：TPB/A/NE-TK/477(TK/477)批出規劃許可時一模一樣！申請人當時並獲得部門接納批准規劃許可附帶條件，申請人現附上部門當時接納(檔號：TK/477)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2015年06月11日來函申請人表示，總城市規劃師/ 城市設計及園境認為TK/477所提交的美化環境建議書可以接納【附件(1)】，故申請人仍會照足相關要求。

1.2 規劃署於2021年06月29日來函申請人表示，渠務署總工程師/ 新界北認為TK/477所提交的排水建議書並無負面意見【附件(2)】，故申請人仍會照足相關要求。

2 基於上述因素，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、渠務接駁、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**

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

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

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

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

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

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

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



## Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	DD 15 Lots 654 S.T ss.1 RP, 654 S.T ss.3 RP, 654 S.T ss.4, 654 S.U ss.3 RP, 654 S.U ss.4 S.A & 654 S.U RP and Adjoining Government Land, Shan Liu, Tai Po		
Site area 地盤面積	100.04	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	50.99	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	A/NE-TK/19		
Zoning 地帶	農業, 綠化地帶		
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。



## 規 劃 署

香港特別行政區  
新界、沙田及西貢區  
規劃及地政處



## Planning Department

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

查詢電話 Your Reference  
查詢傳真 Fax Reference ( ) in TPB/A/NE-TK/477  
查詢傳呼 Hot Spot 2158 6220  
查詢傳呼 Hot Spot 2691 2806/ 2696 2377

## 郵 遞 函 件

梁北強先生

梁先生：

擬在劃為「農業」地帶的大埔山寮村丈量約份第 15 約  
地段第 654 號 T 分段第 1 小分段餘段、第 654 號 T 分段第 3 小分段餘段、  
第 654 號 T 分段第 4 小分段、第 654 號 U 分段第 3 小分段餘段、  
第 654 號 U 分段第 4 小分段 A 分段、第 654 號 U 分段餘段及毗連政府土地  
興建屋宇(新界豁免管制屋宇-小型屋宇)  
(申請編號 A/NE-TK/477 的規劃許可附帶條件 (a) 項)

你於 2015 年 5 月 12 日提交美化環境建議書，以履行上述規劃許可附帶條件(a)項有關美化環境建議書的郵件，本署已收悉。

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

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

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

如你對上述有任何疑問，請與本署劉藹玲女士(電話: 2231 4747)或楊沛然先生(電話: 2158 6235)聯絡。

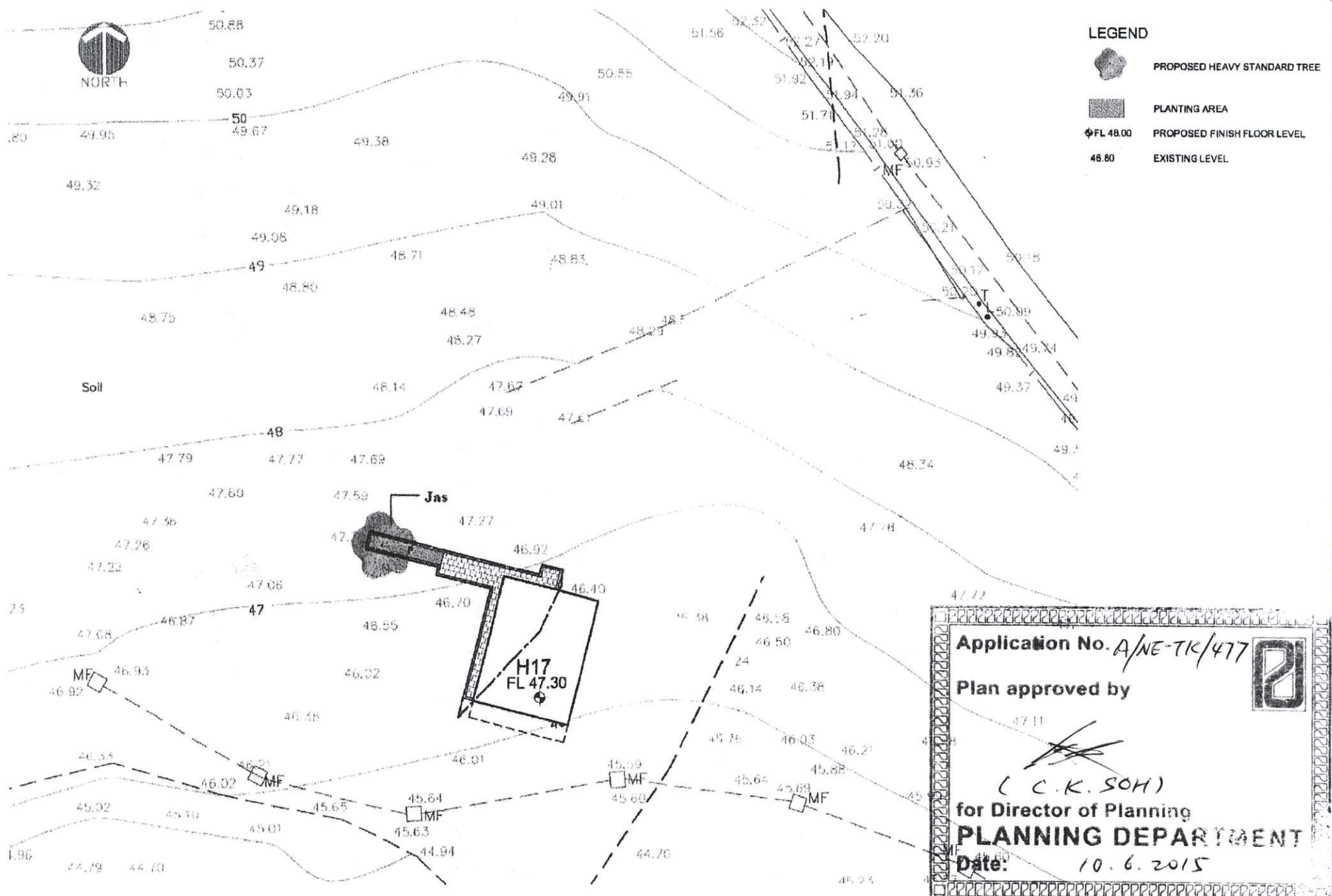
規劃署署長

(蘇震國



代行)

二零一五年六月十一日



DESCRIPTION	DATE	PROJECT 工程項目	DRAWING TITLE 圖紙名稱	PROJECT CODE 項目編號	2013P01	DRAWN 繪圖	CAD	REVISION 校訂		DWG NO. 圖號
		SHAN LIU ROAD, TAI PO, NEW TERRITORIES	LANDSCAPE MASTER PLAN	SCALE 比例	1:250	APPROVED 審批	KT	DATE 日期	12 MAY 2015	



SHAN LIU ROAD, TAI PO, N.T.

新界大埔山寮路

Planting Schedule

園林植物名錄表

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

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

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

## 規 劃 署

沙田、大埔及北區規劃處  
香港新界沙田上禾輦路一號  
沙田政府合署  
十三樓 1301-1314 室



## Planning Department

Sha Tin, Tai Po & North District  
Planning Office  
Rooms 1301-1314, 13/F.,  
Sha Tin Government Offices,  
1 Sheung Wo Che Road, Sha Tin,  
N.T., Hong Kong.

來函檔號 Your Reference  
本署檔號 Our Reference TPB/A/NE-TK/477, 511, 528 & 529  
電話號碼 Tel. No.: 2158 6220  
傳真機號碼 Fax No.: 2691 2806

**By Post**

(1 page + attachment)

29 June 2021

[REDACTED]  
(Attn.: Mr. Leung Pak Keung)

Dear Sir,

**Submission for Compliance with Approval Conditions (a)/(b)**  
**(Planning applications No. A/NE-TK/477-2, 511-1, 528-1, 529)**  
**Proposed Houses (New Territories Exempted Houses – Small Houses)**

I refer to your submissions received by our office on 28.5.2021 and 18.6.2021 for compliance with the approval conditions on the submission and implementation of drainage proposal under the captioned planning applications (condition (b) for Application No. A/NE-TK/477-2 and condition (a) for the other applications).

The Chief Engineer/ Mainland North, Drainage Services Department (CE/MN, DSD) has reviewed your submissions and advised that the drainage proposals are acceptable. His comments are at **Appendix I** for your reference. In this regard, I am pleased to inform you that the requirement of said approval conditions as stated in the approval letters (Ref. TPB/A/NE-TK/477-2, 511-1, 528-1 and 529) have been partially complied with. For full compliance with the conditions, please implement the drainage proposals to the satisfaction of the Director of Drainage Services. To facilitate compliance checking, you are required to submit relevant information to this office for inspection.

Should you have any queries on drainage issues, please contact Mr. Nicholas M. C. BOEDIHARDJO (Tel: 2300 1364) of Drainage Services Department. Should you have any other queries, please contact Ms. Aileen CHENG (Tel: 2158 6018) of Sha Tin, Tai Po and North District Planning Office.

Yours faithfully,

( Ms. Jessica CHU )

for and on behalf of Director of Planning

c.c.

CE/MN, DSD

(Attn.: Mr. Nicholas M. C. BOEDIHARDJO) (Fax No. 2770 4761)

Internal

CTP/TPB(1)

Site Record

JC/TW/AC/JW/jw



**Application No. A/NE-TK/477-2 , 511-1 , 528-1 & 529**

**Compliance with approval conditions (a)/(b)**

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

Contact person: Mr. Nicholas M. C. BOEDIHARDJO (Tel: 2300 1364)

1. It is noted that the respective land owners have confirmed to undertake the future inspection, maintenance, cleaning and repair works of the whole length of pipeline from inlet, via SMH1 to SMH20, to outlet. I have no adverse comment on the stormwater drainage proposal and conveyance of runoff at roof level from public drainage viewpoint.
2. Please be reminded of the general comments/requirements:
  - (a) The proposed drainage works, whether within or outside the project boundary, should be constructed and maintained by the applicant at his expense.
  - (b) The applicant is required to rectify/modify the drainage system if it is found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify Government against claims and demands arising out of damage or nuisance caused by failure of the system.
  - (c) For works to be undertaken outside the project boundary, prior consent and agreement from DLO/TP, DO/TP and/or relevant parties should be sought.
  - (d) The applicant should take all precautionary measures to prevent any disturbance, damage and pollution from the development to any parts of the existing drainage facilities in the vicinity of the project. In the event of any damage to the existing drainage facilities, the applicant would be held responsible for the cost of all necessary repair works, compensation and any other consequences arising therefrom.
  - (e) The applicant should also be advised that the limited desk-top checking by Government on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve his obligations to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to receive the flows collected from his project and all upstream catchments.
3. To our knowledge, the implementation of the stormwater drainage proposal on site has not yet commenced. The approval condition on the submission and implementation of drainage proposal has only been partially complied with to our satisfaction from drainage viewpoint.

Leung Pak Keung  
P.O. Box 680, Tai Po Post Office, Tai Po, N.T.

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

JUN  
18 JAN 2021

Dear Sirs,

Application to Building a House (New Territories Exempted House – Small House)

- i. Lot Nos. 654T1RP, 654T3RP, 654T4, 654U3RP, 654U4A, 654URP & Government Land in D.D. 15 (Ref. TPB/A/NE-TK/477)
- ii. Government Land in D.D. 15 (Ref. TPB/A/NE-TK/511)
- iii. Lot Nos. 653RP & Government Land in D.D. 15 (Ref. TPB/A/NE-TK/528)
- iv. Lot Nos. 652D1, 652D2A, 652D3, 652F, 653D & Government Land in D.D.15 (Ref. TPB/A/NE-TK/529)

**Shan Liu Village, Tai Po, New Territories.**

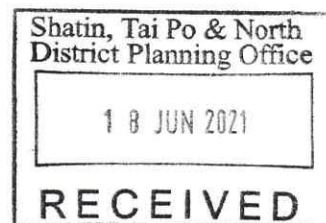
Further to the letters under the same above reference dated 28 May 2021 regarding the subject, we are pleased to submit 2 copies of Stormwater Drainage Layout Plan (Revised) for 4 small houses for your onward submission to Drainage Service Department (DSD) for comment.

Should you have any queries and require further information, please do not hesitate to contact the undersigned at [REDACTED].

Your Faithfully,



Leung Pak Keung



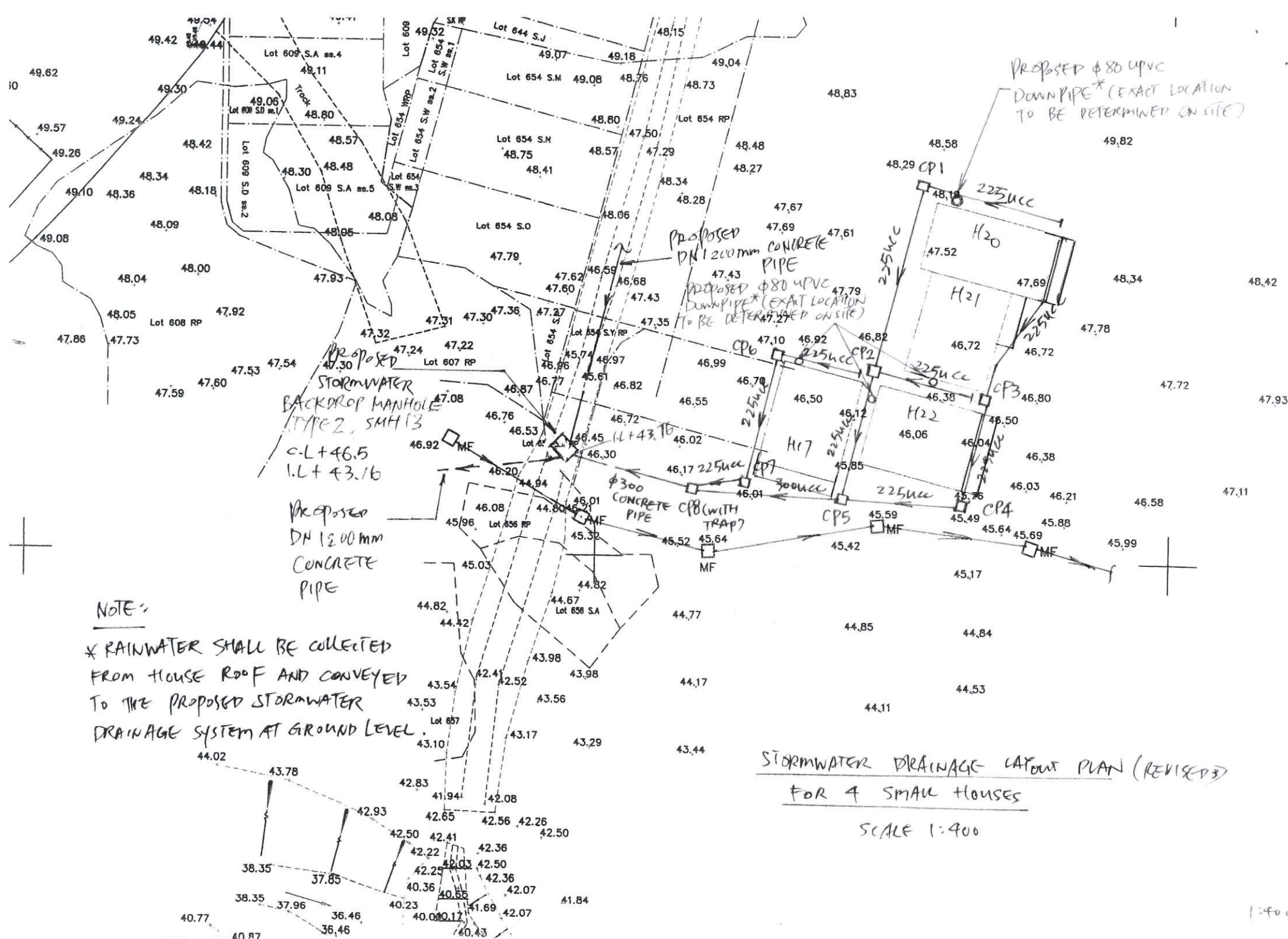
C.C. Chief Engineer/Mainland North of Drainage Services Department

Encl.



Proposed Stormwater Drainage  
Layout Plan  
(Proposed 4 Small Houses, Application No.  
A/NE-TK/477-1, A/NE-TK/511-1,  
A/NE-TK/528-1, A/NE-TK/529)

(Showing with the position of proposed uPVC downpipe for collecting and conveying the rainwater from the house roof to the proposed stormwater drainage system at ground level, the runoff within the subject premise will be served by the proposed stormwater drainage system and shall not be drained to the public sewerage network.)



NOTE:

\* RAINWATER SHALL BE COLLECTED FROM HOUSE ROOF AND CONVEYED TO THE PROPOSED STORMWATER DRAINAGE SYSTEM AT GROUND LEVEL

STORMWATER DRAINAGE LAYOUT PLAN (REVISED)  
FOR 4 SMALL HOUSES

SCALE 1:400



Leung Pak Keung

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

28 MAY 2021

Dear Sirs,

Application to Building a House (New Territories Exempted House – Small House)

- i. Lot Nos. 654T1RP, 654T3RP, 654T4, 654U3RP, 654U4A, 654URP & Government Land in D.D. 15 (Ref. TPB/A/NE-TK/477)
- ii. Government Land in D.D. 15 (Ref. TPB/A/NE-TK/511)
- iii. Lot Nos. 653RP & Government Land in D.D. 15 (Ref. TPB/A/NE-TK/528)
- iv. Lot Nos. 652D1, 652D2A, 652D3, 652F, 653D & Government Land in D.D.15 (Ref. TPB/A/NE-TK/529)

**Shan Liu Village, Tai Po, New Territories.**

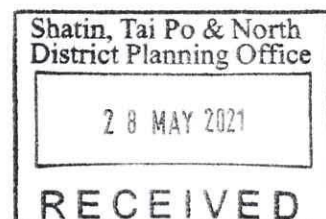
Further to your letters under the same above reference dated 20 APRIL 2021 regarding the subject, we are pleased to submit 2 copies of Stormwater Drainage Disposal Proposal for your onward submission to Drainage Service Department (DSD) for comment.

Should you have any queries and require further information, please do not hesitate to contact the undersigned at [REDACTED].

Your Faithfully,



Leung Pak Keung



C.C. Chief Engineer/Mainland North of Drainage Services Department  
Encl.

**Your Ref.: TPB/A/NE-TK/477,511,528 & 529**

**Application to build Small Houses on  
Various Lots in D.D.15  
Shan Liu, Tai Po, N.T.**

**Stormwater Drainage Disposal Proposal**

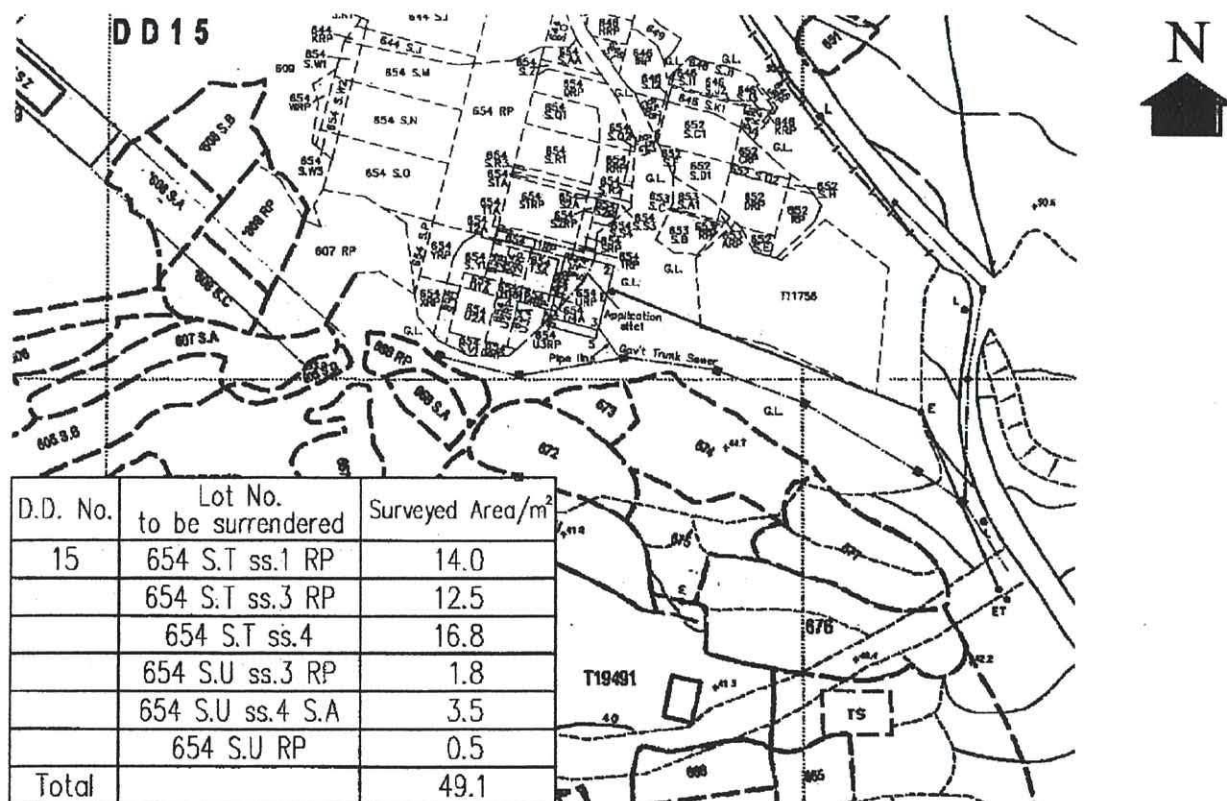
**Re-submission 4**

**JDF Engineering Consultants Ltd.  
G/F., No. 39  
Nam Wa Po Village,  
Tai Po, N.T.**

  
**Registered Professional  
Engineer:  
Ir. WONG Wai Lun  
MHKIE RPE(Civil)  
May 2021**



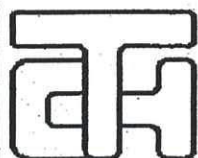
**Dimension Plan of the Proposed New Grant Lot in Exchange of  
Lots 654 S.T ss.1 RP, 654 S.T ss.3 RP, 654 S.T ss.4, 654 S.U ss.3 RP,  
654 S.U ss.4 S.A & 654 S.U RP in D.D. 15, Shan Liu, Tai Po**



- Balcony  
 Pipe Line  
 Gov't Trunk Sewer

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

Side	Bearing ° ' "	Distance in Metres	Pt	Co-ordinate Data (1980 Datum)		Remarks
				N	E	
1 - 2	104 21 23	7.112	1	837617.387	840466.547	
2 - 3	194 21 23	9.144	2	837615.624	840473.437	
3 - 4	284 21 23	7.112	3	837606.765	840471.170	
4 - 1	14 21 23	9.144	4	837608.529	840464.280	
Co-ordinates of the balcony						
4 - 3	104 21 23	7.112	4	837608.529	840464.280	
3 - 5	194 21 23	1.220	3	837606.765	840471.170	
5 - 6	284 21 23	7.112	5	837605.583	840470.867	
6 - 4	14 21 23	1.220	6	837607.347	840463.977	



**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 : 07 - 06 - 2013

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

Survey Sheet No: 3-SE-17D

Adopted Plan No: SRP/TP/008/0974/D1  
 SRP/TP/008/0973/D1  
 SRP/TP/008/0814/D1

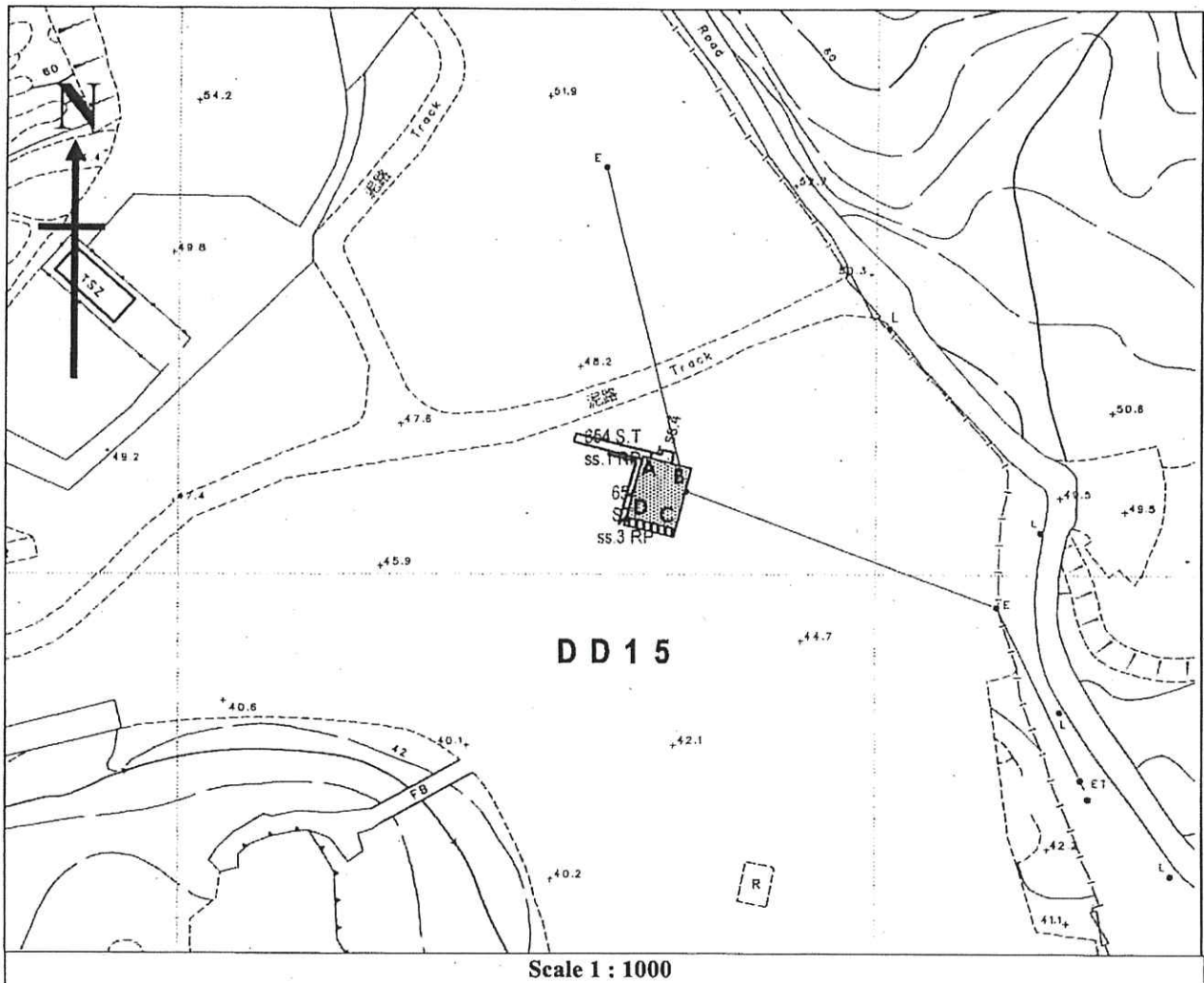
PLAN No : TP/15/654T1RP-EX

大埔山寮村

丈量約份第 15 約/地段地段第 654 S.T ss.1 RP, 654 S.T ss.3 RP, 654 S.T ss.4,  
654 S.U ss.3 RP, 654 S.U ss.4 S.A, 654 S.U RP 號及政府土地

Plan of a proposed site for the construction of a small house in  
Shan Liu Village, Tai Po,

D.D. 15 / Lots Nos. 654 S.T ss.1 RP, 654 S.T ss.3 RP, 654 S.T ss.4,  
654 S.U ss.3 RP, 654 S.U ss.4 S.A, 654 S.U RP and Government Land



此圖只作識別用。

This Plan has been drawn for identification purposes only.



**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/477	Proposed Houses (NTEH - Small House)	22.11.2013

**Similar Applications**  
**within the same “AGR” and “GB” zones 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/471	AGR	Proposed Two Houses (NTEHs - Small Houses)	11.10.2013
A/NE-TK/474	AGR	Proposed House (NTEH - Small House)	8.11.2013
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/511	GB	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



<b>Application No.</b>	<b>Zoning(s)</b>	<b>Proposed Development</b>	<b>Date of Consideration</b>
A/NE-TK/700	AGR, V	Proposed Two Houses (NTEHs - Small Houses)	26.3.2021
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/184	GB	Proposed House (NTEH – Small House)	10.6.2005	R1 - R2, R10
A/NE-TK/187	GB	Proposed House (NTEH – Small House)	10.6.2005	R1 - R3, R5
A/NE-TK/188	GB	Proposed House (NTEH – Small House)	24.6.2005	R1 - R3, R5
A/NE-TK/189	GB	Proposed House (NTEH – Small House)	24.6.2005	R1 - R3
A/NE-TK/272	AGR, V	Proposed House (NTEH – Small House)	17.4.2009	R1, R4
A/NE-TK/286	GB	Proposed House (NTEH – Small House)	21.8.2009	R1, R4 - R5
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/329	GB	Proposed House (NTEH – Small House)	23.12.2011 (on Review)	R4 – R7
A/NE-TK/354	GB	Proposed House (NTEH – Small House)	25.5.2011	R4 - R7

<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/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/389	GB	Proposed House (NTEH – Small House)	31.8.2012 (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/406	GB	Proposed House (NTEH – Small House)	1.2.2013 (on Review)	R5 – R7, R11
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/470	GB	Proposed House (NTEH – Small House)	24.1.2014 (on Review)	R5, R7, R11
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
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.
- R10. There was insufficient information in the submission to demonstrate that the proposed development would not have adverse landscape and/or slope stability impacts and the natural stream and riparian vegetation/large trees within/in the vicinity of the application site would not be affected.
- R11. The proposed development did not comply with the Town Planning Board 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 on the surrounding environment.



**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 Steven Kwok Fung, 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 28.10.2016, with valid planning permission under Application No. A/NE-TK/477 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 the “AGR” and “GB” zones 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/477) 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; and
  - (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;
- (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" and "GB" zones 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) it is noted that the proposed landscape area is sandwiched between two approved Small Houses and there is insufficient space for meaningful landscaping within the Site. Given that there is no adverse landscape impact arising from the proposed development, 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 the “AGR” and “GB” zones and is currently a piece of vacant land. There are active agricultural activities in the vicinity, and agricultural infrastructure such as road access and water source is available. The Site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the Site possesses potential for agricultural rehabilitation, the application is not supported from agricultural point of view.

**8. Fire Safety**

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

- (a) no in-principle objection to the application; and
- (b) the applicant 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.