

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

This document is received on - 8 APR 2022.
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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE - TK/748
	Date Received 收到日期	- 8 APR 2022

- 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)

陳振輝 CHAN Nathan Jun Fai

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)

許軍兒 Hui Kwan Yee

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)

D.D. 2P Lot Nos. 140 S.ARP, 140 S.BRP, 141 in Lung Mei, 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
☒ Site area 地盤面積 166.7 sq.m 平方米 ☐ About 約
☐ Gross floor area 總樓面面積 195.09 sq.m 平方米 ☐ About 約
(c) Area of Government land included (if any)
所包括的政府土地面積 (倘有)..... sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	SINE-TK119 汀角分區計劃大綱圖
(e) Land use zone(s) involved 涉及的土地用途地帶	GB
(f) Current use(s) 現時用途	VACANT LAND (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

☒ is the sole "current land owner" (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」 (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners" (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」 (請夾附業權證明文件)。

☐ is not a "current land owner".
並不是「現行土地擁有人」。

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

5. Statement on Owner's Consent/Notification

就土地擁有人同意/通知土地擁有人陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Development Proposal 擬議發展計劃			
(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	陳振輝 CHAN Nathan Jun Fai		
(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)	大埔龍尾		
(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	NIL (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/或化粪池的位置 (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)) 大埔龍尾路 <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. 請用圖則顯示化粪池的位置)	

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

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.
如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 No 否 <input checked="" type="checkbox"/></p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?</p>	<p>Yes 是 <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>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>.....</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"/>																													
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"/>																													

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 在空置農地上建屋居住。
- 2 並無其他可選擇之土地。
- 3 申請地點毗鄰均有建成之同類屋宇。
- 4 附近已有在相同地帶內獲規劃許可批准之已建成屋宇。

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

.....
許軍兒

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

Date 日期

10 JAN 2022

..... (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	D.D.28 Locs. 1405.ARP, 1405.BRP, 141 in Lung Mei, Tai Po		
Site area 地盤面積	166.7	sq. m 平方米	<input type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	S/NZ - TK/119		
Zoning 地帶	GB		
Applied use/ development 申請用途/發展	New Territories Exempted House 新界豁免管制屋宇 <input checked="" type="checkbox"/> Small House 小型屋宇		
(i) Proposed Gross floor area 擬議總樓面面積	195.09	sq.m 平方米	<input type="checkbox"/> About 約
(ii) Proposed No. of house(s) 擬議房屋幢數	1		
(iii) Proposed building height/No. of storeys 建築物高度/層數	8.23	m 米	<input type="checkbox"/> (Not more than 不多於)
	3	Storeys(s) 層	

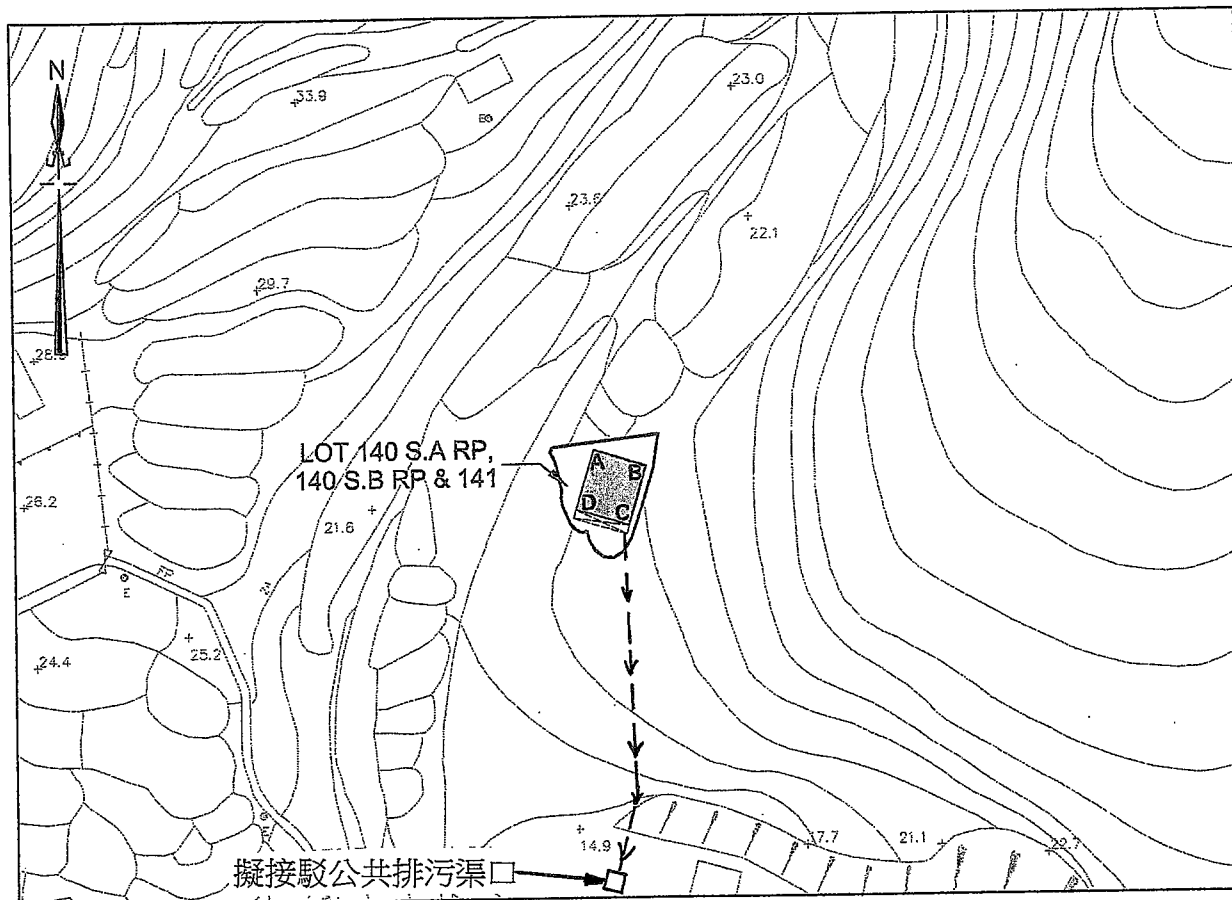
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input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

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

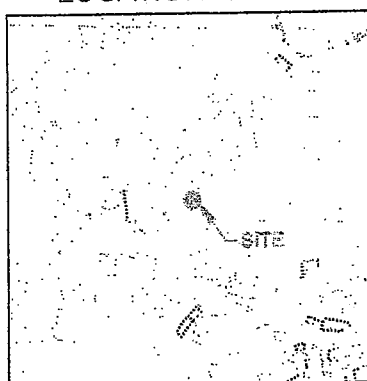
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

PROPOSED BUILDING LICENCE

LOT Nos.140 S.A RP, 140 S.B RP & 141 IN D.D. 28




LOCATION PLAN



COLOURED PINK AREA : 65.03 SQUARE METRES (ABOUT)

Line	Bearing	Distance(m)	Northing(m)	Easting(m)	Pt.
A-B	106° 49' 13"	7.620	837245.453	841732.647	A
B-C	196° 49' 13"	8.534	837243.248	841739.941	B
C-D	286° 49' 13"	7.620	837235.079	841737.472	C
D-A	16° 49' 13"	8.534	837237.284	841730.178	D

Legends:

 Balcony (7.620m x 1.200m)

Remarks:

Connect to Government Sewage Manhole

Scale 1:1000

Survey Sheet No.: 3-SE-18D, 3-SE-23B

Date: May 2020

Plan No. : CW/141/28/BL/01



卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

1/F, Block A, Wo Tai Building, No.24, Wo Tai Street,
Luen Wo Hui, Fanling, N.T.

Telephone : XXXXXXXXXX Mobile : XXXXXXXXXX Fax : XXXXXXXXXX

E-mail : XXXXXXXXXX@XXXXXX.XX

2022年 4月 8 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。

- 8 APR 2022

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

Form No. 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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-7K/749
	Date Received 收到日期	- 8 APR 2022

- 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)

陳國強 CHAN KWOK KEUNG

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)

許軍兒 Hui Kwan Yee

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)

D.D. 28 Lot Nos. 140S.B55.1, 140RP in Lung Mei, 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

☒ Site area 地盤面積 191.8 sq.m 平方米 ☐ About 約
☒ Gross floor area 總樓面面積 195.09 sq.m 平方米 ☐ About 約

(c) Area of Government land included (if any)
所包括的政府土地面積(倘有)

..... sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	SINE - TK/119 汀角分區計劃大綱圖
(e) Land use zone(s) involved 涉及的土地用途地帶	GB
(f) Current use(s) 現時用途	VACANT LAND (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Development Proposal 擬議發展計劃			
(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	陳國強 CHAN Kwok KEUNG		
(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)	大埔龍尾		
(c) Proposed gross floor area 擬議總樓面面積	195.09 sq.m 平方米 <input type="checkbox"/> About 約		
(d) Proposed number of house(s) 擬議房屋幢數	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	8.13 m 米
(f) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途	NIL (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)) 大埔龍尾路 <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。

Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 No 否 <input checked="" type="checkbox"/>																														
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <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 <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 <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 No 否 <input checked="" type="checkbox"/>																														
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<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> 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)	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"/>																													
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"/>																													

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) 在空置農地上建屋居住。

(2) 並無其他可選擇之土地。

(3) 申請地點毗鄰均有建成之同類屋宇。

(4) 附近已有在相同地帶內獲規劃許可批准之已建成屋宇。

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

.....
許軍兒

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

Date 日期

10 JAN 2022

..... (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	P.D. 28 Lot Nos. 1405, Bss. 1, 140 RP in Lung Mei, Tai Po		
Site area 地盤面積	191.8	sq. m 平方米	<input type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	SIN6 - TK 119		
Zoning 地帶	GB		
Applied use/ development 申請用途/發展	New Territories Exempted House 新界豁免管制屋宇 <input checked="" type="checkbox"/> Small House 小型屋宇		
(i) Proposed Gross floor area 擬議總樓面面積	195.09	sq. m 平方米	<input 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	8.13	m 米	<input type="checkbox"/> (Not more than 不多於)
	3	Storeys(s) 層	

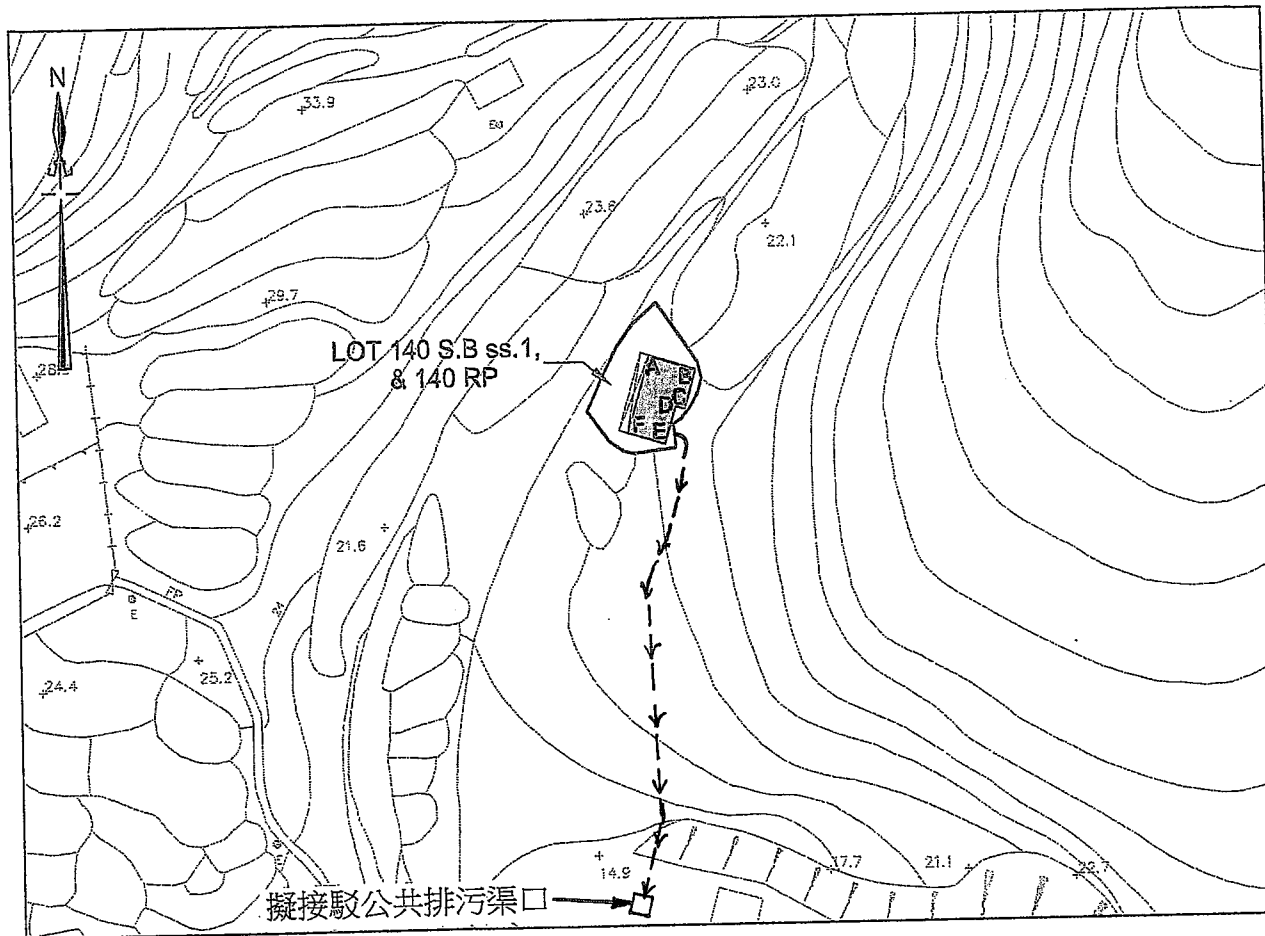
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input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

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

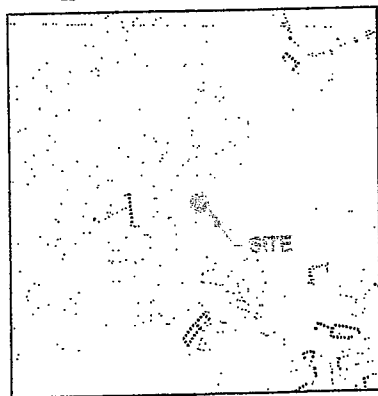
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

PROPOSED BUILDING LICENCE

LOT Nos.140 S.B ss.1, 140 RP IN D.D. 28




LOCATION PLAN



COLOURED PINK AREA : 65.03 SQUARE METRES (ABOUT)

Line	Bearing	Distance(m)	Northing(m)	Easting(m)	Pt.
A-B	106° 49' 13"	6.725	837259.758	841738.179	A
B-C	196° 49' 13"	5.500	837257.812	841744.616	B
C-D	286° 49' 13"	1.300	837252.547	841743.024	C
D-E	196° 49' 13"	5.168	837252.923	841741.780	D
E-F	286° 49' 13"	5.425	837247.976	841740.285	E
F-A	16° 49' 13"	10.668	837249.546	841735.092	F

Legends:

 Balcony (10.668m x 1.200m)

Remarks:

Connect to Government Sewage Manhole

Scale 1:1000

Survey Sheet No.: 3-SE-18D, 3-SE-23B

Date: May 2020



卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

1/F, Block A, Wo Tai Building, No.24, Wo Tai Street,
Luen Wo Hui, Fanling, N.T.

Telephone : XXXXXXXXXX Mobile : XXXXXXXXXX Fax : XXXXXXXXXX

E-mail : XXXXXXXXXX

Plan No. : CW/140RP/28/BL/02

**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.

**Relevant Extract of Town Planning Board Guidelines for
Application for Development within Green Belt Zone
under section 16 of the Town Planning Ordinance
(TPB-PG No. 10)**

- (a) there is a general presumption against development in the “Green Belt” (“GB”) zone;
- (b) applications for new development in “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning ground. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas;
- (c) applications for NTEH with satisfactory sewage disposal facilities and access arrangements may be approved if the application sites are in close proximity to existing villages and in keeping with the surrounding uses, and where the development is to meet the demand from indigenous villagers;
- (d) the design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment;
- (e) the proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area;
- (f) the proposed development should not overstrain the overall provision of government, institution and community facilities in the general area; and
- (g) any proposed development on a slope or hillside should not adversely affect slope stability.

Previous Applications

Rejected Applications

Application No.	Zoning	Proposed Development	Date of Consideration	Rejection Reasons
A/NE-TK/524*	“GB”	Proposed House (New Territories Exempted House - Small House)	31.10.2014	R1-R4
A/NE-TK/555*	“GB”	Proposed House (New Territories Exempted House - Small House)	21.8.2015	R1-R4
A/NE-TK/558#	“GB”	Proposed House (New Territories Exempted House - Small House)	18.9.2015	R1-R4
A/NE-TK/677#	“GB”	Proposed House (New Territories Exempted House - Small House)	17.1.2020	R1-R4

* Previous Case for A/NE-TK/749

Previous Case for A/NE-TK/748

Rejection Reasons

- R1. The proposed development was not in line with the planning intention of the “Green Belt” (“GB”) zone which was primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There was a general presumption against development within this zone.
- R2. 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 and/or drainage of the surrounding environment and/or involve clearance of existing natural vegetation of the surrounding environment.
- R3. The proposed development did not comply with the Interim Criteria for consideration of application for New Territories Exempted House/Small House in New Territories in that the proposed development would cause adverse landscape and/or drainage impacts on the surrounding areas.
- R4. Land was still available within the “Village Type Development” (“V”) zone of Lung Mei, Tai Mei Tuk and Wong Chuk Tsuen which was primarily intended for Small House development. It was considered more appropriate to concentrate the proposed Small House development within “V” zone for more orderly development pattern, efficient use of land and provision of infrastructure and services.

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

Approved Applications

Application No.	Zoning(s)	Proposed Development	Date of Consideration
A/NE-TK/140	“GB”	Proposed House (NTEH – Small House)	31.5.2002
A/NE-TK/192	“GB”	Proposed House (NTEH – Small House)	24.6.2005
A/NE-TK/259	“GB”	Proposed House (NTEH – Small House)	5.9.2008
A/NE-TK/260	“GB”	Proposed House (NTEH – Small House)	5.9.2008
A/NE-TK/261	“GB”	Proposed House (NTEH – Small House)	5.9.2008
A/NE-TK/262	“GB”	Proposed House (NTEH – Small House)	5.9.2008
A/NE-TK/362	“GB”	Proposed House (NTEH – Small House)	22.7.2011
A/NE-TK/363	“GB”	Proposed House (NTEH – Small House)	22.7.2011
A/NE-TK/367	“GB”	Proposed House (NTEH – Small House)	2.9.2011
A/NE-TK/373	“GB”	Proposed House (NTEH – Small House)	16.12.2011
A/NE-TK/440	“GB”	Proposed House (NTEH – Small House)	3.5.2013
A/NE-TK/450	“GB”	Proposed House (NTEH – Small House)	19.7.2013

Rejected Applications

Application No.	Zoning(s)	Proposed Development	Date of Consideration	Rejection Reasons
A/NE-TK/426	“GB” and “V”	Proposed Eight Houses (NTEH – Small Houses)	9.8.2013 (on Review)	R1-R3
A/NE-TK/486	“GB”	Proposed House (NTEH – Small House)	15.8.2014 (on Review)	R1, R2, R4
A/NE-TK/487	“GB”	Proposed House (NTEH – Small House)	15.8.2014 (on Review)	R1, R2, R4
A/NE-TK/488	“GB”	Proposed House (NTEH – Small House)	15.8.2014 (on Review)	R1, R2, R4
A/NE-TK/489	“GB”	Proposed House (NTEH – Small House)	15.8.2014 (on Review)	R1, R2, R4
A/NE-TK/490	“GB”	Proposed House (NTEH – Small House)	15.8.2014 (on Review)	R1, R2, R4
A/NE-TK/491	“GB”	Proposed House (NTEH – Small House)	15.8.2014 (on Review)	R1, R2, R4
A/NE-TK/492	“GB”	Proposed House (NTEH – Small House)	15.8.2014 (on Review)	R1, R2, R4
A/NE-TK/493	“GB” and “V”	Proposed House (NTEH – Small House)	15.8.2014 (on Review)	R1, R2, R4
A/NE-TK/557	“GB”	Proposed House (NTEH – Small House)	18.9.2015	R1, R2, R3, R5
A/NE-TK/578	“GB”	Proposed House (NTEH – Small House)	13.5.2016	R1, R5-R7

Rejection Reasons

- R1. The proposed development was not in line with the planning intention of the “GB” zone which was primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There was a general presumption against development within this zone.
- R2. 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 involve extensive clearance of existing natural vegetation and/or affect the existing natural landscape on the surrounding environment.

- R3. The proposed development did not comply with the Interim Criteria in that the proposed development would cause adverse landscape and/or sewerage impacts on the surrounding areas.
- R4. The proposed development did not comply with the Interim Criteria in that the proposed development would cause adverse landscape and water quality impacts on the surrounding areas.
- R5. Land was still available within the “V” zone of Lung Mei, Tai Mei Tuk and Wong Chuk Tsuen which was primarily intended for Small House development. It was considered more appropriate to concentrate the proposed Small House development within “V” zone for more orderly development pattern, efficient use of land and provision of infrastructure and services.
- R6. 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 and adversely affect slope stability in the area.
- R7. The proposed development did not comply with the Interim Criteria in that the proposed development would cause adverse landscape, sewerage and geotechnical impacts 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 applications;
- (b) the applicants, Mr. CHAN Nathan Jun Fai (Application No. A/NE-TK/748) and Mr. CHAN Kwok Keung (Application No. A/NE-TK/749), are indigenous villagers of Lung Mei Village of Tai Po Heung, as confirmed by their Indigenous Inhabitant Representative (IIR). Their eligibility of Small House grant is yet to be ascertained;
- (c) the Sites are not covered by any Modification of Tenancy or Building Licence;
- (d) the Sites are held under Block Government Lease demised for agricultural use. No valid Small House application has been received by his Office from the applicants as at 26.4.2022;
- (e) if and after planning permission has been given by the Board, LandsD will process the Small House applications upon receipt from the applicants. However, there is no guarantee at this stage that the Small House applications would be approved. If the Small House applications are approved by LandsD acting in the capacity as landlord at its sole discretion, such approval will be subject to such terms and conditions as may be imposed by LandsD. There is also no guarantee to the grant of a right of way to the Small Houses concerned or approval of the emergency vehicular access (EVA) thereto;
- (f) the application sites and footprints of the proposed Small Houses fall within the 'VE' of Lung Mei and Tai Mei Tuk; 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>
Lung Mei	27	72
Tai Mei Tuk	33	150

(* The figure of 10-year Small House demand is estimated and provided by the IIR of the villages concerned. 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 development should be confined within the "V" zone as far as possible. Although additional traffic generated by the proposed development is

not expected to be significant, such type of development outside “V” zone, if permitted, will set an undesirable precedent case for similar applications in the future. The resulting cumulative adverse traffic impacts could be substantial; and

- (b) notwithstanding the above, the applications only involve development of a Small House each and she considers that the applications can be tolerated on traffic grounds.

3. **Environment**

Comments of the Director of Environmental Protection (DEP):

- (a) no in-principle objection to the applications provided that the applicants will provide adequate sewer connection for disposal of sewage from the Small Houses to the existing public sewer at their own costs and reserve adequate land for the sewer work.

4. **Drainage**

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

- (a) reservation on the applications;
- (b) the footprints of the proposed Small Houses are located in the close proximity of an existing streamcourse. The northwestern corners of the Small Houses should be set back from the existing streamcourse;
- (c) the applicants have not provided information to demonstrate that the proposed Small Houses will not adversely affect the flow path and the conveyance of runoff and will not cause flooding risk to the adjacent areas, including the nearby premises. There are also no information provided on the finished ground level of the proposed Small Houses and the topography of the adjacent areas;
- (d) there is no existing DSD maintained public drain available for connection in this area. The proposed Small Houses should have their own stormwater collection and discharge system to cater for the runoff generated within the Sites and overland flow from the surrounding of the Sites, e.g. surface channel of sufficient size along the perimeter of the Sites; sufficient opening should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Sites if any boundary/wall/fence are to be erected. Any existing flow path affected should be re-provided. The proposed developments should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas. The applicants should maintain such systems properly and rectify the systems if found to be inadequate or ineffective during operation. The applicants should also be liable for and indemnify claims and demands arising out of damage or nuisance caused by failure of the systems; and
- (e) for works to be undertaken outside the lot boundary, prior consent and agreement from LandsD and/or relevant private lot owners should be sought.

5. Landscape

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

- (a) some reservations on the applications from the landscape planning perspective;
- (b) the Sites are vacant, covered by grass and partly hard paved. No existing tree is observed within the Sites. Significant adverse impact on landscape resources within the Sites arising from the proposed use is not anticipated; and
- (c) the Sites are situated in an area of rural landscape character comprising natural woodland and village houses within the “V” zone in the south. There is a concern that approval of the applications may expand the village development into the “GB” zone which would further alter the landscape character and degrade the landscape quality of the “GB” zone.

6. Nature Conservation

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

- no strong view on the application from nature conservation point of view as the Site is overgrown with common shrubs and weeds.

7. Fire Safety

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

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

8. Water Supply

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

- (a) no objection to the application;
- (b) some existing fresh water mains may be affected by the proposed developments. The applicants are required to either divert or protect the water mains found on the Sites;
- (c) in case the applicants consider that diversion of these water mains is required, existing water mains inside the proposed lots will need to be diverted outside the site boundaries to lie in government land. A strip of land of minimum 1.5m in width should be provided for the diversion of the existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the grantees/applicants; and the grantees/applicants shall submit all the relevant proposal to WSD for consideration and agreement before commencement of

works; and

- (d) in case the applicants consider that diversion are not required, the following conditions should apply:
- (i) existing water mains are affected and no development which requires resiting of water mains will be allowed;
 - (ii) details of site formation work shall be submitted to the Director of Water Supplies (DWS) for approval prior to commencement of works;
 - (iii) no structures shall be built or materials stored within 1.5 metres from the centre line(s) of water main(s). Free access shall be made available at all times for staff of the DWS or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - (iv) no trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main(s). No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the DWS. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;
 - (v) no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 metres around the cover of any valve or within a distance of 1 metre from any hydrant outlet; and
 - (vi) tree planting may be prohibited in the event that the DWS considers that there is any likelihood of damage being caused to water mains.

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 Lung Mei and Tai Mei Tuk is 60 while the 10-year Small House demand forecast for the Lung Mei is 222. Based on the latest estimate by the PlanD, about 1.64 ha (or equivalent to about 65 Small House sites) of land are available within the "V" zone of Lung Mei and Tai Mei Tuk. Therefore, the land available cannot fully meet the future demand of 282 Small Houses (or equivalent to about 7.05 ha of land).

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

220424-004234-61138

Reference Number:

提交限期

10/05/2022

Deadline for submission:

提交日期及時間

24/04/2022 00:42:34

Date and time of submission:

有關的規劃申請編號

A/NE-TK/748

The application no. to which the comment relates:

「提意見人」姓名/名稱

小姐 Miss Wong Lai Fong

Name of person making this comment:

意見詳情

Details of the Comment :

本人反對A/NE-TK/748 及A/NE-TK/749處興建小型屋宇，有以下觀點：

1/ A/NE-TK/748 及A/NE-TK/749處是郊野公園範圍，興建小型屋宇會破壞野生環境及生態，減少生物多樣性。

2/ 不斷蠶食郊野環境，縮減綠化帶。

3/ A/NE-TK/748及A/NE-TK/749 處旁是一條小河流，助山林排水。如在A/NE-TK/748及A/NE-TK/749 處興建小型屋宇，會對河流造成淤塞，導致水浸。

4/ 砍伐樹木，破壞林地，興建小型屋宇，令水土流失，容易發生山泥傾斜，造成人命及財物損失。如在鄰近的292地段，因為如此而發生山泥傾斜。

5/ A/NE-TK/748及A/NE-TK/749，閒時有人會丁此處放狗，觀賞蝴蝶。興建小型屋宇，令他人失去了便於欣賞大自然的機會。

望多加考慮。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

220424-010042-64345

Reference Number:

提交限期

10/05/2022

Deadline for submission:

提交日期及時間

24/04/2022 01:00:42

Date and time of submission:

有關的規劃申請編號

A/NE-TK/748

The application no. to which the comment relates:

「提意見人」姓名/名稱

小姐 Miss Wong Lai Fong

Name of person making this comment:

意見詳情

Details of the Comment :

本人反對A/NE-TK/748及A/NE-TK/749處興建小型屋宇，觀點如下：

1/ A/NE-TK/748及A/NE-TK/749是郊野公園範圍，在此處興建小型屋宇，會破壞野生生態及動物多樣性。

2/興建小型屋宇是在蠶食郊野公園綠化帶，縮減了綠化帶面積。

3/ A/NE-TK/748及A/NE-TK/749旁有條小河，助山林排水，興建小型屋宇可能會造成河道淤塞，增加水浸的機會。

4/ 砍伐樹木及林地，興建小型屋宇，會造成水土流失，容易發生山泥傾瀉，造成人命及財產損失。如鄰近的292地段，因砍伐樹木興建小型屋宇，而發生山泥傾瀉。

5/ 有很多人會到A/NE-TK/748及A/NE-TK/749處放狗及觀賞蝴蝶。興建小型屋宇，令他人失去了便於探訪大自然的機會。

2

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

220424-010225-54138

Reference Number:

提交限期

10/05/2022

Deadline for submission:

提交日期及時間

24/04/2022 01:02:25

Date and time of submission:

有關的規劃申請編號

A/NE-TK/748

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. CHOW TING HEI

Name of person making this comment:

意見詳情

Details of the Comment :

本人反對A/NE-TK/748及A/NE-TK/749處興建小型屋宇，觀點如下：

1/ A/NE-TK/748及A/NE-TK/749是郊野公園範圍，在此處興建小型屋宇，會破壞野生生態及動物多樣性。

2/興建小型屋宇是在蠶食郊野公園綠化帶，縮減了綠化帶面積。

3/ A/NE-TK/748及A/NE-TK/749旁有條小河，助山林排水，興建小型屋宇可能會造成河道淤塞，增加水浸的機會。

4/ 砍伐樹木及林地，興建小型屋宇，會造成水土流失，容易發生山泥傾瀉，造成人命及財產損失。如鄰近的292地段，因砍伐樹木興建小型屋宇，而發生山泥傾瀉。

5/ 有很多人會到A/NE-TK/748及A/NE-TK/749處放狗及觀賞蝴蝶。興建小型屋宇，令他人失去了便於探訪大自然的機會。

3

反對有關龍尾村興建屋宇事宜(A/NE/-TK/748)

地段：Lots 140 S.A RP, 140 S.B RP and 141 in D.D. 28, Lung Mei, Tai Po, New Territories.

敬啟者：

本人是龍尾村居民，從規劃署公告檔案編號(A/NE/-TK/748)
，得悉在該處興建小型屋宇，本人堅決反對
以下的原因：

1) 以本人得悉，該屋興建在於河谷地段，不能興建小型屋宇，
而且對整個龍尾村村民造成嚴重人命傷亡的影響，因為則該屋坐落於河
谷地窪地帶，對樓宇地基和斜坡存在極度危機，因為泥土全是沖積淤泥
而形成的，此該地段以前是小瀑布，背後是八仙嶺，每逢雨季都帶來洪
水及山泥，形成了小瀑布，即使在上游興建水閘，也不能解洪水暴漲及
山泥傾瀉的問題。反之，雨季洪水來時，情況不但沒有改善，更促使令
水土流失，引致**斜坡山泥傾瀉**，重而令到龍尾村附近結構也受到
影響，而且在河河谷地窪地帶及山坡建樓，也要經**土木工程署**核准安
全，如在工程中，引致**山泥傾瀉**，及禍及龍尾村他村民生命安全，
懇請規劃署否決該屋之申請。

正如興建龍尾村 291 及 292 時，挖土機興建此兩幢村屋地盤，影響該土
地範圍，大量泥土流失，砍伐大量樹林，破壞了植被地，引致 2017 年 7
月 18 黃色暴雨下龍尾村發生嚴重水浸，引致洪水淹入整條龍尾村，居民
無家可歸，所有車輛及屋宇被洪水淹沒，相信每一個村民歷歷在目。

近至 2021 年雨季龍尾村 292 及 291 發生山泥傾瀉，泥土覆蓋整個花園，
還要勞煩政府維修斜坡，懇請貴署前車可鑑，否決此兩幢小型屋宇興建
(A/NE/-TK/748 及 749))，因為地基全是沖積土，十分危險，而且對所有
龍尾村居民造成生命安全構成威脅及財產，假如

貴署批准，龍尾村居民生命安全及財產是否貴署負責嗎？

2)再者，此地段曾於十多年前申請，當時貴署有識之仕已否決該興建申請計劃，因為明白在此範圍絕不能興建小型屋宇，土地結構非常危險及鬆散，對所有龍尾村所有居民帶來的禍害十分嚴重，如構成山泥傾瀉及洪水氾濫成災，對下游渠道造成嚴重淤塞，造成人命傷亡。現在申請者只為自己私慾，妄顧他人，十多年後再次申請，對將來住此村民造成生命財產構成威脅，懇請貴署前車可鑑，否決他們自私行為的申請興建小型屋宇，保障所有龍尾村居民的安全。

3)此外，此乃綠色地帶，也是位於村帶一部分，提供了很多氧氣供給市民，以及二氧化碳可吸納大量的廢氣，這大塊叢林地帶，簡直是附近的大肺，不像市區的石屎森林，全球政府都要保護叢林，為何香港政府要破壞這個大自然呢？此外，該地附近乃雀鳥天堂，不少罕有的雀鳥、蝴蝶（裳鳳蝶），野生戶昆蟲及動物作為棲息所，如果貴處批准，動工後，破壞了整個生態環境，影響了這個寧靜的綠色地方，而且興建屋宇，必定產生大量淤泥及污水直接流入附近的龍尾灘，也影響龍尾灘所有生態環境，對空氣及海水污染構成嚴重性威脅，也對周遭自然環境造成嚴重破壞。

最後，希望城規處慎重考慮本人的意見，不要像發展南大嶼一樣，不聽從民意，令市民對貴署的失望。所以懇請貴署不要再次剝奪大自然的樹木，政府有權利保護地球及市民安全，市民亦有權利表達我們的意見，現懇請規劃署將此申請建屋計劃擱置。謝謝！（請保密本人的資料）

此致

規劃署沙田、大埔及北區規劃署

申請人

23/4/21

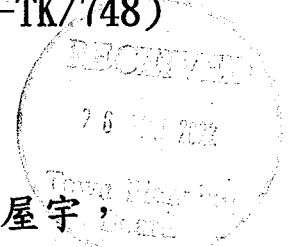
4

反對有關龍尾村興建屋宇事宜(A/NE/-TK/748)

地段：Lots 140 S.A RP, 140 S.B RP and 141 in D.D. 28, Lung Mei, Tai Po, New Territories.

敬啟者：

本人是龍尾村居民，從規劃署公告檔案編號(A/NE/-TK/748)，得悉在該處興建小型屋宇，本人堅決反對以下的原因：



1) 以本人得悉，該屋興建在於河谷地段，不能興建小型屋宇，而且對整個龍尾村村民造成嚴重人命傷亡的影響，因為則該屋坐落於河谷地窪地帶，對樓宇地基和斜坡存在極度危機，因為泥土全是沖積淤泥而形成的，此該地段以前是小瀑布，背後是八仙嶺，每逢雨季都帶來洪水及山泥，形成了小瀑布，即使在上游興建水閘，也不能解洪水暴漲及山泥傾瀉的問題。反之，雨季洪水來時，情況不但沒有改善，更促使令水土流失，引致**斜坡山泥傾瀉**，重而令到龍尾村附近結構也受到影響，而且在河河谷地窪地帶及山坡建樓，也要經土木工程署核准安全，如在工程中，引致**山泥傾瀉**，及禍及龍尾村他村民生命安全，懇請規劃署否決該屋之申請。

正如興建龍尾村 291 及 292 時，挖土機興建此兩幢村屋地盤，影響該土地範圍，大量泥土流失，砍伐大量樹林，破壞了植被地，引致 2017 年 7 月 18 黃色暴雨下龍尾村發生嚴重水浸，引致洪水淹入整條龍尾村，居民無家可歸，所有車輛及屋宇被洪水淹沒，相信每一個村民歷歷在目。

近至 2021 年雨季龍尾村 292 及 291 發生山泥傾瀉，泥土覆蓋整個花園，還要勞煩政府維修斜坡，懇請貴署前車可鑑，否決此兩幢小型屋宇興建(A/NE/-TK/748 及 749))，因為地基全是沖積土，十分危險，而且對所有龍尾村居民造成生命安全構成威脅及財產，假如

貴署批准，龍尾村居民生命安全及財產是否貴署負責嗎？

2)再者，此地段曾於十多年前申請，當時貴署有識之仕已否決該興建申請計劃，因為明白在此範圍絕不能興建小型屋宇，土地結構非常危險及鬆散，對所有龍尾村所有居民帶來的禍害十分嚴重，如構成山泥傾瀉及洪水氾濫成災，對下游渠道造成嚴重淤塞，造成人命傷亡。現在申請者只為自己私慾，妄顧他人，十多年後再次申請，對將來住此村民造成生命財產構成威脅，懇請貴署前車可鑑，否決他們自私行為的申請興建小型屋宇，保障所有龍尾村居民的安全。

3) 此外，此乃綠色地帶，也是位於村帶一部分，提供了很多氧氣供給市民，以及二氧化碳可吸納大量的廢氣，這大塊叢林地帶，簡直是附近的大肺，不像市區的石屎森林，全球政府都要保護叢林，為何香港政府要破壞這個大自然呢？此外，該地附近乃雀鳥天堂，不少罕有的雀鳥、蝴蝶（裳鳳蝶），野生戶昆蟲及動物作為棲息所，如果貴處批准，動工後，破壞了整個生態環境，影響了這個寧靜的綠色地方，而且與建屋宇，必定產生大量淤泥及污水直接流入附近的龍尾灘，也影響龍尾灘所有生態環境，對空氣及海水污染構成嚴重性威脅，也對周遭自然環境造成嚴重破壞。

最後，希望城規處慎重考慮本人的意見，不要像發展南大嶼一樣，不聽從民意，令市民對貴署的失望。所以懇請貴署不要再次削奪大自然的樹木，政府有權利保護地球及市民安全，市民亦有權利表達我們的意見，現懇請規劃署將此申請建屋計劃擱置。 謝謝！（請保密本人的資料）

此致

規劃署沙田、大埔及北區規劃署

[Redacted signature area]

John Chan

for

申請人

Ben Ming

Wing

4/2

25/4/2021

John Chan

反對有關龍尾村興建屋宇事宜(A/NE/-TK/748)

地段: Lots 140 S.A RP, 140 S.B RP and 141 in D.D. 28, Lung Mei, Tai Po,
New Territories.

敬啟者:

本人是龍尾村居民，從規劃署公告檔案編號(A/NE/-TK/748)，得悉在該處興建小型屋宇，本人堅決反對

以下的原因:

- 1) 以本人得悉，該屋興建在於河谷地段，絕不適宜興建小型屋宇，而且對整個龍尾村村民造成嚴重人命傷亡的影響，此地段曾於十多年前申請，當時貴署已否決興建小型屋宇申請，因為明白在此範圍絕不能興建小型屋宇，土地結構非常危險及鬆散，對所有龍尾村所有居民帶來的禍害十分嚴重，早已有先見之明，而且渠道不能負荷太多淤泥，造成嚴重淤塞，造成嚴重沒水浸及山泥傾瀉，對附近龍尾村村民帶來後患無窮。現在申請者只為自己私慾，妄顧他人，十多年後再次申請，對將來住此村民造成生命財產構成威脅，懇請貴署前車可鑒，否決他們自私行為的申請興建小型屋宇，保障所有龍尾村居民的安全。
- 2) 原本此地乃一大片植被地，正正是保護此河床及山坡的重要大天然屏障，抓緊樹木泥土，防止土地流失，防止洪水氾濫及山泥傾瀉。我們的村民親自目睹為了興建小型屋宇，多次私自砍伐此片樹木，而且未經漁農署批准，我們也多次投訴有關部門。由此可見，他們為了興建小型屋宇，不理負出任何代價，懇請貴署再三否決申請興建小型屋宇的計劃，保障我們市民的责任。
- 3) 因為則該屋坐落於河谷地窪地帶，對樓宇地基和斜坡存在極度危機，因為泥土全是沖積淤泥而形成的，此該地段以前是小瀑布，背後是八仙嶺，每逢雨季都帶來洪水及山泥，形成了小瀑布，即使在上游興建水閘，也不能解洪水暴漲及山泥傾瀉的問題。反之，雨季洪水來時，情況不但沒有改善，更促使令水土流失，引致斜坡山泥傾瀉，重而令到龍尾村附近結構也受到影響，而且在河河谷地窪地帶及山坡建樓，也要經土木工程署核准安全，如在工程中，引致山泥傾瀉，及禍及龍尾村他村民生命安全，懇請規劃署否決該屋之申請。

正如興建龍尾村 291 及 292 時，挖土機興建此兩幢村屋地盤，影響該土地範圍，大量泥土流失，砍伐大量樹林，破壞了植被地，引致 2017 年 7 月 18 黃色暴雨下龍尾村發生嚴重水浸，洪水衝入整條龍尾村，居民無家可歸，所有車輛及屋宇被洪水淹沒，相信每一個村民記憶猶新。

近至 2021 年雨季龍尾村 291 及 292 號也遇上山泥傾瀉，泥土覆蓋整個花園，還要勞煩政府維修斜坡，懇請貴署前車可鑑，否決此兩幢小型屋宇興建 (A/NE/-TK/748 及 749))，因為此地基全是沖積土，十分危險，假如貴署批准，龍尾村居民生命安全及財產是否貴署負責嗎？

4) 此外，此乃綠色地帶，提供了很多氧氣供給市民，以及二氧化碳可吸納大量的廢氣，這大塊叢林地帶，該地附近乃雀鳥天堂，不少罕有的雀鳥、蝴蝶（裳鳳蝶），野生戶昆蟲及動物作為棲息所，如果貴處批准，動工後，破壞了整個生態環境，影響了這個寧靜的綠色地方，而且興建屋宇，必定產生大量淤泥及污水直接流入附近的龍尾灘，也影響龍尾灘所有生態環境，對空氣及海水污染構成嚴重性威脅，也對周遭自然環境造成嚴重破壞。

最後，希望城規處慎重考慮本人的意見，所以懇請貴署不要再次削奪大自然的樹木，政府有權利保護地球及市民安全，市民亦有權利表達我們的意見，現懇請規劃署將此申請建屋計劃擱置。 謝謝！（請保密本人的資料）

此致

規劃署沙田、大埔及北區規劃署

申請人

2022年05月02日星期二 16:17

A/NE-TK/749

Magkylie Lau

從我的 iPhone 傳送

7

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



申請編號 A/NE-TK/748-749
05/05/2022 16:13

From: [REDACTED]
To: tbbpd@pland.gov.hk
File Ref:

申請編號 A/NE-TK/748-749

先生，小姐你好：

現(反對)以上綠化地段興建小型房屋，多年來的政府規劃為綠化地區使現時樹林豐盛，因天然環境兩邊山坡中央夾雜一條天然水溪，使各種野生動物有豐盛水源及充足食物，如罕有貓頭鷹，鷹，鸛鳥，黃麂，野豬等等都在此落地生根。

正因為鄰近八仙嶺及郊野公園，野生動物眾多，人與動物之間實質一定要有一個適當距離，以上地段規劃為綠化地是合理，懇請繼續保護大自然，保護生態環境。

一班愛護大自然環保人士上

謝謝

Best regards,

Angel SM Wong

8

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



反對興建小型房屋/ 申請編碼: A/NE-TK/748 及 A/NE-TK/749
06/05/2022 14:52

From:

To:

File Ref:

"tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>

申請編號：A/NE-TK/748 及 A/NE-TK/749

新界大埔汀角龍尾村丈量約份第28約

地段第140號A分段餘段，第140號B分段餘段第一小分段。

第140號B分段餘段，第140號餘段及第141號。

各位你好：

我們對以上綠化地帶興建小型房屋佢提出強烈反對

香港寸金尺土綠化地帶極為珍貴，而上址因政府規劃為綠化地帶一直使野生動物得以棲身及保育。因有適當棲息地，大量不同種類蝴蝶，罕見樹蛙，貓頭鷹，鷹，一家大細野豬，數之不盡鳥類，間中亦有赤麂出現，而豐盛竹樹林，使傍晚時分鸛鳥亦在此棲身，而綠化地帶亦可作為分隔民居與郊區的緩衝地帶，動物亦不會走近民居滋擾居民，使所有生態環境得以保存。

另外旁邊為八仙嶺山一條天然山溪，主要提供附近一帶野生動物水源，一但受到污染影響自然生態環境更加廣。而另一邊為天氣大斜坡於2020年中曾發生大型山泥傾瀉需要報警求助。

而上址興建小型房屋只作買賣用途，並不是迫切性居住需要。

敬請為環保及保育作最後把關

感謝！

龍尾村居民

Lam On Yee

9

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



反對興建小型房屋。申請編號: A/NE-TK/748 及 A/NE-TK/749
06/05/2022 16:23

From:

To:

File Ref:

tpbpd@pland.gov.hk

申請編號: A/NE-TK/748 及 A/NE-TK/749
新界大埔汀角龍尾村丈量約份第28約
地段第140號A分段餘段, 第140號B分段餘段第一小分段。
第140號B分段餘段, 第140號餘段及第141號。

各位你好:

我們對以上綠化地帶興建小型房屋但提出強烈反對

香港寸金尺土綠化地帶極為珍貴, 而上址因政府規劃為綠化地帶一直使野生動物得以棲身及保育。因有適當棲息地, 大量不同種類蝴蝶, 罕見樹蛙, 貓頭鷹, 鷹, 一家大細野豬, 數之不盡鳥類, 間中亦有赤麂出現, 而豐盛竹樹林, 使傍晚時分鸛鳥亦在此棲身, 而綠化地帶亦可作為分隔民居與郊區的緩衝地帶, 動物亦不會走近民居滋擾居民, 使所有生態環境得以保存。

另外旁邊為八仙嶺山一條天然山溪, 主要提供附近一帶野生動物水源, 一但受到污染影響自然生態環境更加廣。而另一邊為天氣大斜坡於2020年中曾發生大型山泥傾瀉需要報警求助。

而上址興建小型房屋只作買賣用途, 並不是迫切性居住需要。

敬請為環保及保育作最後把關

感謝!

龍尾村居民

Lau Siu Yuk

Mr. Chan

Apple Chan

張懷恩 劉杏桃 文錦華

Molly Chan Kimmy Chen

Kit Lau Kenneth Chan

Raymond Lo Gary Li

Ho Lam Ivy Chan Liza Wong

Sammy Lau Becky Wong

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



A/NE-TK/748 DD 28 Lung Mei Village GB

05/05/2022 03:09

From:

To:

File Ref:

[REDACTED]
tpbpd <tpbpd@pland.gov.hk>

Dear TPB Members,

There can be no material changes since your rejection of previous application on 17 Jan 20 including

(d) land is still available within the "Village Type Development" ("V") zone of Lung Mei and Tai Mei Tuk which is primarily intended for Small House development. It is considered more appropriate to concentrate the proposed Small House development within "V" zone for more orderly development pattern, efficient use of land and provision of infrastructure and services.

Application should be rejected again.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Tuesday, 17 December 2019 3:14 AM CST

Subject: A/NE-TK/677 DD 28 Lung Mei Village GB

A/NE-TK/677

Lots 140 S.A RP, 140 S.B RP and 141 in D.D. 28, Lung Mei Village, Ting Kok

Site area : About 169.28 sq.m

Zoning : "Green Belt"

Applied development : NET House

Dear TPB Members,

This was one of three similar applications rejected on 18 Sept 2015.

PlanD objected to the application as the vegetation cover including trees and shrubs had been removed and the site was formed. Approval of the application would encourage similar site modification prior to application extending northward in the "GB" zone, thus resulting in piecemeal developments destroying the high landscape quality of the Pat Sin Leng hill slope area;

The proposed developments did not comply with the Interim Criteria for consideration of application for NTEH/Small House in New Territories as they would cause adverse landscape impacts on the surrounding areas. The proposed developments also did not comply with the TPB PG-No. 10 as they involved clearance of existing natural vegetation which would result in deterioration of

landscape quality in the subject "GB" zone (for Applications No. A/NE-TK/557 and - 117 - 559) or **could affect the existing natural landscape of the surrounding environment** (for Application No. A/NE-TK/558). **Land was still available within the "V" zone of the concerned villages.**

The application has obviously no merit.

Mary Mulvihill

11

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



HKBWS's comments on the planning application for the proposed Houses (New Territories Exempted House - Small House) at Lung Mei Village, Ting Kok, Tai Po (A/NE-TK/748, A/NE-TK/749)

06/05/2022 12:01

From: "WONG, Suet Mei" <wsuetmei@hkbws.org.hk>
To: tpbpd <tpbpd@pland.gov.hk>
Cc: Chuan Woo <wchuan@hkbws.org.hk>
File Ref:

Dear Sir/Madam,

The Hong Kong Bird Watching Society's comments on the planning application for the proposed Houses (New Territories Exempted House - Small House) at Lung Mei Village, Ting Kok, Tai Po (A/NE-TK/748, A/NE-TK/749) is attached.

Thank you.

Best Regards,

Wong Suet Mei | 黃雪媚
Conservation Officer | 保育主任
Hong Kong Bird Watching Society | 香港觀鳥會
A: 7C, V Ga Building, 532 Castle Peak Road, Kowloon, Hong Kong
香港九龍荔枝角青山道532號偉基大廈7樓C室
T: +852 2377 4387 | F: +852 2314 3687



20220510_LungMei_SH_A_NE_TK_748_749_HKBWS.pdf



Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
(E-mail: tpbpd@pland.gov.hk)

By email only

6 May 2022

Dear Sir/Madam,

Comments on the planning applications for the Proposed Houses (New Territories Exempted House - Small House) at Lung Mei Village, Ting Kok, Tai Po (A/NE-TK/748, A/NE-TK/749)

The Hong Kong Bird Watching Society (HKBWS) objects to the planning applications based on the following reasons.

1 Not in line with the planning intention of the “Green Belt” (GB) zoning

The application site is located on GB zone, where is intended “*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 is a general presumption against development within this zone.” The Google Earth aerial photograph in 2018 reveals that the site and its surrounding are well-vegetated and is performing the function to define the limit of sub-urban development (Figure 1). However, the proposed small houses will lead to a loss of vegetated land. Moreover, the proposed houses are very close to the stream, we are concerned the construction and operation of small houses would destroy the riparian zone and pollute the stream (Figure 1). We consider small houses should only be permitted within Village Type Development zone. We therefore urge the Town Planning Board (Board) to reject these applications.*

2 The Town Planning Board should not encourage “destroy first, build later”

2.1 An Enforcement Notice (Case no. E/NE-TK/094) for the unauthorized development of land filling was issued at the application sites on 23 August 2016.

香港觀鳥會 Hong Kong Bird Watching Society

電話 Tel No. +852 2377 4387

電郵 E-mail info@hkbws.org.hk

地址 香港九龍荔枝角青山道532號偉基大廈7C

傳真 Fax No. +852 2314 3687

網頁 Website www.hkbws.org.hk

Address 7C, V Ga Building, 532 Castle Peak Road, Lai Chi Kok, Kowloon, Hong Kong

香港註冊成立的法定慈善機構及無股本擔保有限公司 A charitable organization incorporated in Hong Kong with limited liability by guarantee





2.2 From Google Earth aerial photographs, landscape changes including vegetation clearance and site formation were seen at the application sites between 2015 and 2016 (Figure 1). We consider that this is “destroy first, build later”. We are concerned the approval of the current applications would further legitimize the current misuse of the GB zone, leading to the promotion of “destroy first, develop later” attitudes among landowners in the locality. As the Board has suggested that *“the Board will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned.”*¹ We urge the Board to reject these applications.

3 Set an undesirable precedent to the future development

The approval of these applications will set an undesirable precedent to the future similar applications within the GB zone, and thus nullifying the statutory planning control mechanism. We urge the Board to reject these applications in order to protect GB zone from any development threats.

4 Justifications for the decision and comments made by Government departments and the Board

According to the Hong Kong Planning Standards and Guidelines (HKPSG), Chapter 10, Section 2.1 (ii), the Board has the responsibility to, *“restrict uses within conservation zones to those which sustain particular landscapes, ecological and geological attributes and heritage features”*. We note that all other Government bureaux/departments are also bound to the HKPSG, and the Agriculture, Fisheries and Conservation Department (AFCD) and the Planning Department (PlanD) have the responsibility to advise the Board on the ecological² and planning aspects in particular. Given AFCD’s mission to conserve natural environment and safeguard the ecological integrity³, and the proposed development is not in line with the planning intention of the statutory zoning, HKBWS would also expect AFCD and PlanD to object to this application. Should AFCD, PlanD or the Board feels otherwise, we urge that the appropriate justifications are provided.

The HKBWS respectfully requests the Board to take our comments into consideration and **reject** the current applications. Thank you for your kind attention.



Yours faithfully,
Wong Suet Mei
Conservation Officer
The Hong Kong Bird Watching Society

cc.

The Conservancy Association
Designing Hong Kong
Kadoorie Farm and Botanic Garden
WWF – Hong Kong
TrailWatch

香港觀鳥會 Hong Kong Bird Watching Society

電話 Tel No. +852 2377 4387

電郵 E-mail info@hkbws.org.hk

地址 香港九龍荔枝角青山道532號偉基大廈7C

傳真 Fax No. +852 2314 3687

網頁 Website www.hkbws.org.hk

Address 7C, V Ga Building, 532 Castle Peak Road,
Lai Chi Kok, Kowloon, Hong Kong

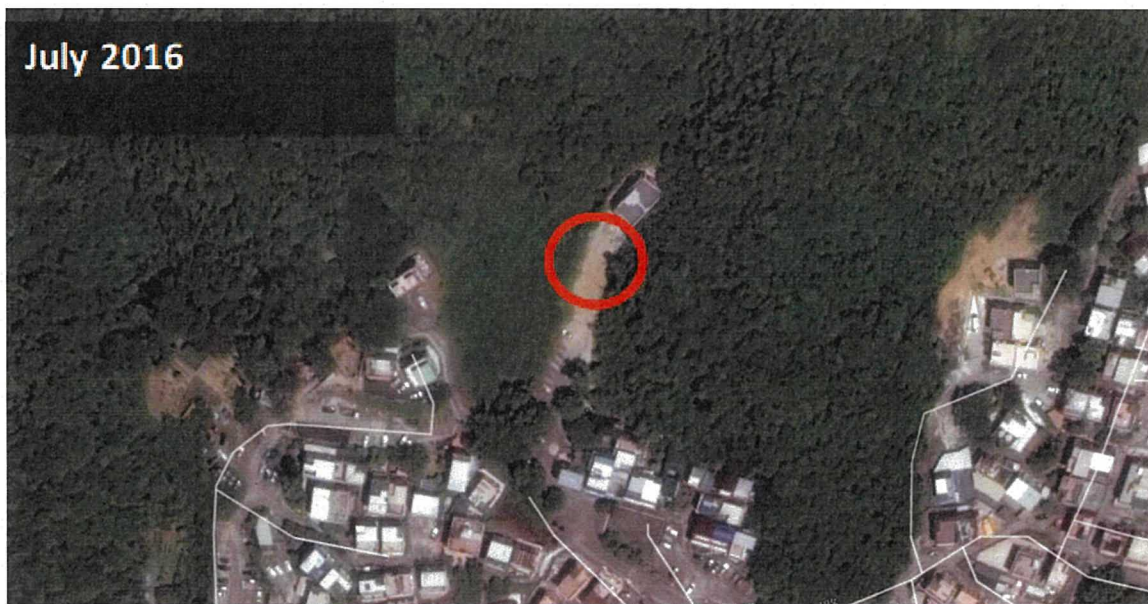
香港註冊成立的法定慈善機構及無股本擔保有限公司 A charitable organization incorporated in Hong Kong with limited liability by guarantee



Figure 1. The Google Earth aerial photograph in 2018 reveals that the proposed land for small houses (marked with red line) and its surrounding are well-vegetated and is performing the function to define the limit of sub-urban development. Moreover, the proposed houses are very close to the stream (marked with blue line), we are concerned the construction and operation of small houses would destroy the riparian zone and pollute the stream.



Figure 2. The Google Earth aerial photographs show that landscape changes including vegetation clearance and site formation were seen at the application sites (marked with red line) between 2015 and 2016. We consider that this is “destroy first, build later”. We are concerned the approval of the current application would further legitimize the current misuse of the GB zone, leading to the promotion of “destroy first, develop later” attitudes among landowners in the locality.



12

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&pt



Objection to Planning Application - A/NE-TK/748 & 749

21/04/2022 18:58

From:

To:

File Ref:

[REDACTED]
tpbpd@pland.gov.HK

Dear Sir/Madam,

Application No.: A/NE-TK/748 & 749

I am writing as a Lung Mei villager to object strongly to the above planning applications on the following grounds:

1. The proposed sites serve as the only access for transporting heavy vehicles or equipment to the government slope (3SE-D/C 152) for maintenance.
2. These two sites are not only within the Green Belt, high quality agricultural lands adjacent to Lung Mei River, but also serve as a wildlife corridor for nocturnal animals. And thus should remain protected.

As the proposed sites are on Green Belt land and this application clearly does not meet planning guidelines, I trust that it will be refused.

Please contact me by email or by phone at [REDACTED] Thank you.

Sincerely,

Au Kai Chiu

13

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&pu



A/NE-TK/749 and A/NE-TK/748

26/04/2022 10:52

From:

To:

File Ref:

[REDACTED]
tpbpd@pland.gov.hk

Attention: Secretary,
Town Planning Board,
15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong”

Objection to Village House building application A/NE-TK/748

Case #LD224226 Case #LD224214

Dear Officer,

I would like to file my objection to the above application number.

My reasons are:

1/ Green Belt, we should consider this is a precious asset of Hong Kong but not just to bring fortune to so called land lord...

2/ The marked location is right next to the gully, I wonder, would there be enough support to the slope or it has to be a very heavy reinforcing construction on the edge from the site down to the gully which will largely damaged to the landscape and the surrounding... or it will blockage the passage to allow emergency vehicles, e.g. Ambulance, Fire brigade wagon to reach the village house (292) behind..

3/Years ago (2018) when 292 moved in, there was a quite large scale landslide happened on the captioned location and caused quite a problematic situation, I wonder, is the slope has be professionally reinforced and suitable to build house below.

I hope you would table these objection reason to the vetting board for consideration.

*I would like to keep this letter in formal but **NOT** to disclose my name to any one, especially to the landlords, this might jeopardize my quite, peace and safety to live in the village.

Thank you for your kind attention!

[REDACTED]

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



About the objection about village house building application Application No.
A/NE-TK/748
27/04/2022 23:27

From:

To:

File Ref:

[REDACTED]
tpbpd@pland.gov.hk

To whom it may concern,

I would like to file my objection to the above application number, address in Lots 140 S.A RP, 140 S.B RP and 141 in D.D. 28, Lung Mei, Tai Po, New Territories.

My reasons are:

1/ Green Belt, we should consider this is a precious asset of Hong Kong since it is the habitat for animals and plants. If the green belt is modified to build a village house, which destroys the environment and makes an irreversible impact to the ecosystem. In addition, before this green belt was full of trees, however, the contractors cut all the trees which had already destroyed the wildlife habitat. Hence, the applicant is illegally cutting down the tree and just considers their benefits but ignores the irreversible effects to the wildlife.

2/Years ago (2018) when 292 moved in, there was a quite large landslide that happened on the captioned location and caused quite a problematic situation, I wonder if the slope has been professionally reinforced and suitable to build a house below.

3/ The marked location is right next to the gully, I wonder, would there be enough support to the slope to prevent landslides. Since there should be a vegetation cover to grab the soil to prevent landslide accidents. However, if the vegetation cover had been cut and became gully. So it has to be a very heavy reinforcing construction on the edge from the site down to the gully which will be largely damaged to the landscape and the surrounding... or it will blockage the passage to allow emergency vehicles, e.g. Ambulance, Fire brigade wagon to reach the village house (292) behind..

I hope you would table these objection reasons to the vetting board for consideration.

*I would like to keep this letter formal but NOT to disclose my name to any one, especially to the landlords, this might jeopardize my quiet, peace and safety to live in the village.

Thank you for your kind attention!

[REDACTED]

15

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



Against about the village house building application Application No. A/NE-TK/748
27/04/2022 19:53

From: [REDACTED]
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
File Ref:

To whom it may concern,

I would like to file my objection to the above application number, address in Lots 140 S.A RP, 140 S.B RP and 141 in D.D. 28, Lung Mei, Tai Po, New Territories.

My reasons are:

1/The marked location is right next to the gully, I wonder, would there be enough support to the slope or it has to be a very heavy reinforcing construction on the edge from the site down to the gully which will be largely damaged to the landscape and the surrounding... or it will blockage the passage to allow emergency vehicles, e.g. Ambulance, Fire brigade wagon to reach the village house (292) behind..

2/Years ago (2018) when 292 moved in, there was a quite large landslide that happened on the captioned location and caused quite a problematic situation, I wonder if the slope has been professionally reinforced and suitable to build a house below.

3/Green Belt, we should consider this is a precious asset of Hong Kong since it is the habitat for animals and plants. If the green belt is modified to build a village house, which destroys the environment and makes an irreversible impact to the ecosystem. In addition, before this green belt was full of trees, however, the contractors cut all the trees which had already destroyed the wildlife habitat. Hence, the applicant is illegally cutting down the tree and just considers their benefits but ignores the irreversible effects to the wildlife.

I hope you would table these objection reasons to the vetting board for consideration.

*I would like to keep this letter formal but NOT to disclose my name to any one, especially to the landlords, this might jeopardize my quiet, peace and safety to live in the village.

Thank you for your kind attention!

Your faithfully, [REDACTED]

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



Objection to the above application number, address in Lots 140 S.A RP, 140 S.B RP and 141 in D.D. 28, Lung Mei, Tai Po, New Territories. (A/NE-TK/748)
28/04/2022 22:09

From: [REDACTED]
To: tpbpd@pland.gov.hk
File Ref:

Dear Officer,

I would like to file my objection to the above application number, address in Lots 140 S.A RP, 140 S.B RP and 141 in D.D. 28, Lung Mei, Tai Po, New Territories.

My reasons are:

1/ Green Belt, we should consider this is a precious asset of Hong Kong since it is the habitat for animals and plants. If the green belt is modified to build a village house, which destroys the environment and makes an irreversible impact to the ecosystem. In addition, before this green belt was full of trees, however, the contractors cut all the trees which had already destroyed the wildlife habitat. Hence, the applicant is illegally cutting down the tree and just considers their benefits but ignores the irreversible effects to the wildlife.

2/ The marked location is right next to the gully, I wonder, would there be enough support to the slope or it has to be a very heavy reinforcing construction on the edge from the site down to the gully which will be largely damaged to the landscape and the surrounding... or it will blockage the passage to allow emergency vehicles, e.g. Ambulance, Fire brigade wagon to reach the village house (292) behind..

3/Years ago (2018) when 292 moved in, there was a quite large landslide that happened on the captioned location and caused quite a problematic situation, I wonder if the slope has been professionally reinforced and suitable to build a house below.

I hope you would table these objection reasons to the vetting board for consideration.

*I would like to keep this letter formal but NOT to disclose my name to any one, especially to the landlords, this might jeopardize my quiet, peace and safety to live in the village.

Thank you for your kind attention!

[REDACTED]

寄件者: [REDACTED]
寄件日期: 2022年04月28日星期四 22:41
收件者: tpbpd@pland.gov.hk
主旨: Objection to the above application number, address in Lots 140 S.A RP, 140 S.B RP and 141 in D.D. 28, Lung Mei, Tai Po, New Territories. (A/NE-TK/748)

Dear Officer,

I would like to file my objection to the above application number, address in Lots 140 S.A RP, 140 S.B RP and 141 in D.D. 28, Lung Mei, Tai Po, New Territories.

My reasons are:

1/ Green Belt, we should consider this is a precious asset of Hong Kong since it is the habitat for animals and plants. If the green belt is modified to build a village house, which destroys the environment and makes an irreversible impact to the ecosystem. In addition, before this green belt was full of trees, however, the contractors cut all the trees which had already destroyed the wildlife habitat. Hence, the applicant is illegally cutting down the tree and just considers their benefits but ignores the irreversible effects to the wildlife.

2/ The marked location is right next to the gully, I wonder, would there be enough support to the slope or it has to be a very heavy reinforcing construction on the edge from the site down to the gully which will be largely damaged to the landscape and the surrounding... or it will blockage the passage to allow emergency vehicles, e.g. Ambulance, Fire brigade wagon to reach the village house (292) behind..

3/Years ago (2018) when 292 moved in, there was a quite large landslide that happened on the captioned location and caused quite a problematic situation, I wonder if the slope has been professionally reinforced and suitable to build a house below.

I hope you would table these objection reasons to the vetting board for consideration.

*I would like to keep this letter formal but NOT to disclose my name to any one, especially to the landlords, this might jeopardize my quiet, peace and safety to live in the village.

Thank you for your kind attention!

[REDACTED]

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



轉寄：A/NE-TK/748 & 749

04/05/2022 12:17

From: [REDACTED]
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
File Ref:

Please respond to [REDACTED]

To whom it may concern,

I would like to raise objection to the proposed small house building at Lung Mei, Tai Mei Tuk (under A/NE-TK/748 & 749).

The proposed small house is situated at the Green Zone separate the residents of Lung Mei and Pak Sin Ling Country Park with wild creatures, such as boars, civets, chilis, storks, etc. frequented the area as there is a creek adjacent to it. The building works and future move-in of human beings might disturb the wildlife as well as the possible pollution caused to the creek. It is well-known that the Green Zone is designed to serve as a buffer between human activities and wild creatures in Hong Kong. The recent planned development in North New Territories which leads to large scale development of natural environment is based on the public interest to provide sufficient accommodation to the increasing population and also provide opportunity for long term development of HKSAR. However, the proposed building of two small house is solely benefit the land owners instead of fulfilling the public interest.

In addition, whether the location, a valley, is suitable for the small house development is in doubt. In June 2020, there was a landslide in the vicinity which implies the possible risk to human being thereat.

Considering the destruction might cause to the natural environment, the adverse effect on the wildlife and the solely private interest in the proposed small house building, I would like to voice this out to your kind consideration.

Best Regards,

LI Ka-wai [REDACTED]

19

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2022年05月02日星期一 20:34
收件者: tpbpd@pland.gov.hk
主旨: Objection of village house building A/NE-TK/748 & 749 issue
附件: Objection to Village House building ANETK748.docx; Objection to Village House building application ANETK749.docx

Dear Sir / Madam,

I would like to inform you that my objection to the village house building A/NE-TK748 & 749 issue. The attached 2 files are my reason and for your reference. Should you have any query about this matter, please feel free to contact with me or reply my email.

Thank you for your kind attention.

Regards,

[REDACTED]

To: tpbpd@pland.gov.hk

Objection to Village House building A/NE-TK/748

Dear Sir/Madam,

I would like to file my objection to the above application number, address in Lots 140 S.A RP, 140 S.B RP and 141 in D.D. 28, Lung Mei, Tai Po, New Territories. A/NE-TK/748

My reasons as below:

1/ Green Belt, we should consider this is a precious asset of Hong Kong since it is the habitat for scarcity butterflies. Since the construction site is nearly to the Fung Yuen Butterfly Reserve, which had been recorded more than 200 types of butterflies there, chiefly some butterfly that protected by the Wild Animals Protection Ordinance, like Common Birdwing. If the green belt is modified to build a village house, which destroys the habitat for the butterfly, especially the Common Birdwing and makes an irreversible impact to the ecosystem. In addition, before this green belt was full of trees, however, the contractors cut all the trees which had already destroyed the wildlife habitat. Hence, the applicant is illegally cutting down the tree and just considers their benefits but ignores the irreversible effects to the wildlife.

2/ The marked location is right next to the gully, I wonder, would there be enough support to the slope or it has to be a very heavy reinforcing construction on the edge from the site down to the gully which will be largely damaged to the landscape and the surrounding... or it will blockage the passage to allow emergency vehicles, e.g. Ambulance, Fire brigade wagon to reach the village house (292) behind..

3/ When the typhoon come, which had heavy rainstorm and heavy wind and bring the flooding and landslide rush to the pedestrian and block the road, which from the nearly construction site. For example, in 2017 17 July, there was the amber rain came, in that day all of the Lung Mei Village, become flooding mixed with the soil from the construction site. This is severely affect the resident's safety and convenient. Hence, the village house should not be built. From the figure 1, you can see the photo in 2017.

I hope you would table these objection reasons to the vetting board for consideration.

*I would like to keep this letter formal but NOT to disclose my name to any one, especially to the landlords, this might jeopardize my quiet, peace and safety to live in the village.

Thank you for your kind attention!



Figure 1: The flooding due to the amber rain in 2017

20

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

220510-155740-48375

提交限期**Deadline for submission:**

10/05/2022

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

10/05/2022 15:57:40

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

A/NE-TK/748

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

先生 Mr. Lam Ka Hing

意見詳情**Details of the Comment :**

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

21

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&pub



FW: 反對申請編號 A/NE-TK/748-749綠化地帶興建小型房屋
10/05/2022 21:54

From: [REDACTED]
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
File Ref:

自我的 Galaxy 發送_1

致貴處：

香港地小人多，明白社會居住需要，有部份綠化地帶都會受到犧牲！如將來北部都會區，但由於社會整體需要，都無奈接受！

不過純粹村郊及郊野公園邊陲位置，是值得保留，而已上地段因天然地理環境，水源充足，樹林頻密，已孕育一些罕有野生動物，如貓頭鷹，樹蛙等等。

敬請貴處保護大自然，保育野生動物。
保育及環保人士上

Ivan Cheung

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&pub



反對申請編號 A/NE-TK/748-749綠化地帶興建小型房屋
10/05/2022 21:44

From:

To:

File Ref:

[REDACTED]
tpbpd@pland.gov.hk

致貴處：

香港地小人多，明白社會居住需要，有部份綠化地帶都會受到犧牲！如將來北部都會區，但由於社會整體需要，都無奈接受！

不過純粹村郊及郊野公園邊陲位置，是值得保留，而已上地段因天然地理環境，水源充足，樹林頻密，已孕育一些罕有野生動物，如貓頭鷹，樹蛙等等。

敬請貴處保護大自然，保育野生動物。
保育及環保人士上

Jeannie Wong

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

220424-004234-61138

Reference Number:

提交限期

10/05/2022

Deadline for submission:

提交日期及時間

24/04/2022 00:42:34

Date and time of submission:

有關的規劃申請編號

The application no. to which the comment relates:

「提意見人」姓名/名稱

小姐 Miss Wong Lai Fong

Name of person making this comment:

意見詳情

Details of the Comment :

本人反對A/NE-TK/748 及A/NE-TK/749處興建小型屋宇，有以下觀點：

1/ A/NE-TK/748 及A/NE-TK/749處是郊野公園範圍，興建小型屋宇會破壞野生環境及生態，減少生物多樣性。

2/ 不斷蠶食郊野環境，縮減綠化帶。

3/ A/NE-TK/748及A/NE-TK/749 處旁是一條小河流，助山林排水。如在A/NE-TK/748及A/NE-TK/749 處興建小型屋宇，會對河流造成淤塞，導致水浸。

4/ 砍伐樹木，破壞林地，興建小型屋宇，令水土流失，容易發生山泥傾斜，造成人命及財物損失。如在鄰近的292地段，因為如此而發生山泥傾斜。

5/ A/NE-TK/748及A/NE-TK/749，閒時有人會丁此處放狗，觀賞蝴蝶。興建小型屋宇，令他人失去了便於欣賞大自然的機會。

望多加考慮。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

220424-010042-64345

提交限期

Deadline for submission:

10/05/2022

提交日期及時間

Date and time of submission:

24/04/2022 01:00:42

有關的規劃申請編號

The application no. to which the comment relates:



「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Wong Lai Fong

意見詳情

Details of the Comment :

本人反對A/NE-TK/748及A/NE-TK/749處興建小型屋宇，觀點如下：

1/ A/NE-TK/748及A/NE-TK/749是郊野公園範圍，在此處興建小型屋宇，會破壞野生生態及動物多樣性。

2/興建小型屋宇是在蠶食郊野公園綠化帶，縮減了綠化帶面積。

3/ A/NE-TK/748及A/NE-TK/749旁有條小河，助山林排水，興建小型屋宇可能會造成河道淤塞，增加水浸的機會。

4/ 砍伐樹木及林地，興建小型屋宇，會造成水土流失，容易發生山泥傾瀉，造成人命及財產損失。如鄰近的292地段，因砍伐樹木興建小型屋宇，而發生山泥傾瀉。

5/ 有很多人會到A/NE-TK/748及A/NE-TK/749處放狗及觀賞蝴蝶。興建小型屋宇，令他人失去了便於探訪大自然的機會。

2

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

220424-010142-45042

Reference Number:

提交限期

10/05/2022

Deadline for submission:

提交日期及時間

24/04/2022 01:01:42

Date and time of submission:

有關的規劃申請編號

A/NE-TK/749

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. CHOW TING HEI

Name of person making this comment:

意見詳情

Details of the Comment :

本人反對A/NE-TK/748及A/NE-TK/749處興建小型屋宇，觀點如下：

1/ A/NE-TK/748及A/NE-TK/749是郊野公園範圍，在此處興建小型屋宇，會破壞野生生態及動物多樣性。

2/興建小型屋宇是在蠶食郊野公園綠化帶，縮減了綠化帶面積。

3/ A/NE-TK/748及A/NE-TK/749旁有條小河，助山林排水，興建小型屋宇可能會造成河道淤塞，增加水浸的機會。

4/ 砍伐樹木及林地，興建小型屋宇，會造成水土流失，容易發生山泥傾瀉，造成人命及財產損失。如鄰近的292地段，因砍伐樹木興建小型屋宇，而發生山泥傾瀉。

5/ 有很多人會到A/NE-TK/748及A/NE-TK/749處放狗及觀賞蝴蝶。興建小型屋宇，令他人失去了便於探訪大自然的機會。

反對有關龍尾村興建屋宇事宜(A/NE/-TK/749)

地段：大埔龍尾丈量約份第 28 約地段第 140 號 B 分段第 1 小分段及第 140 號餘段

敬啟者：

本人是龍尾村居民，從規劃署公告檔案編號(A/NE/-TK/749)，得悉在該處興建小型屋宇，本人堅決反對以下的原因：

1) 以本人得悉，該屋興建在於河谷地段，不能興建小型屋宇，而且對整個龍尾村村民造成嚴重人命傷亡的影響，因為則該屋坐落於河谷地窪地帶，對樓宇地基和斜坡存在極度危機，因為泥土全是沖積淤泥而形成的，此該地段以前是小瀑布，背後是八仙嶺，每逢雨季都帶來洪水及山泥，形成了小瀑布，即使在上游興建水閘，也不能解洪水暴漲及山泥傾瀉的問題。反之，雨季洪水來時，情況不但沒有改善，更促使令水土流失，引致**斜坡山泥傾瀉**，重而令到龍尾村附近結構也受到影響，而且在河谷地窪地帶及山坡建樓，也要經**土木工程署**核准安全，如在工程中，引致**山泥傾瀉**，及禍及龍尾村他村民生命安全，懇請規劃署否決該屋之申請。

正如興建龍尾村 291 及 292 時，挖土機興建此兩幢村屋地盤，影響該土地範圍，大量泥土流失，砍伐大量樹林，破壞了植被地，引致 2017 年 7 月 18 黃色暴雨下龍尾村發生嚴重水浸，引致洪水淹入整條龍尾村，居民無家可歸，所有車輛及屋宇被洪水淹沒，相信每一個村民歷歷在目。

近至 2021 年雨季龍尾村 292 及 291 發生山泥傾瀉，泥土覆蓋整個花園，還要勞煩政府維修斜坡，懇請貴署前車可鑑，否決此兩幢小型屋宇興建(A/NE/-TK/748 及 749))，因為地基全是沖積土，十分危險，而且對所有

龍尾村居民造成生命安全構成威脅及財產，假如貴署批准，龍尾村居民生命安全及財產是否貴署負責嗎？

2)再者，此地段曾於十多年前申請，當時貴署有識之仕已否決申請此建屋計劃，因為明白在此範圍絕不能興建小型屋宇，土地結構非常危險及鬆散，對所有龍尾村所有居民帶來的禍害十分嚴重，如構成山泥傾瀉及洪水氾濫成災，對下游渠道造成嚴重淤塞，造成人命傷亡。現在申請者只為自己私慾，妄顧他人，十多年後再次申請，對將來住此村民造成生命財產構成威脅，懇請貴署前車可鑑，否決他們自私行為的申請興建小型屋宇，保障所有龍尾村居民的安全。

2)不少遊客到大尾督郊遊，欣賞大自然及八仙嶺及的風景，也經常觀察附近污水流入龍尾灘水質含菌量，若動工後，必帶來嚴重的水質污染，龍尾灘及人造沙灘的水質含菌量必定提升，影響海域的生物。而近年政府大力推廣生態旅遊業，也吸引了不少外國遊客，都是欣賞大自然的美景，如果這裡空氣污染上升，影響這裡清新空氣，也減少遊客，也對整個大尾督村民的經濟損失。正如近年來，香港的市區(中環、尖沙咀等)空氣污染愈來愈嚴重，也影響外籍遊客來香港旅遊。

3)此外，此乃綠色地帶，提供了很多氧氣供給市民，以及二氧化碳可吸納大量的廢氣，這大塊叢林地帶，簡直是附近的大肺，不像市區的石屎森林，全球政府都要保護叢林，為何香港政府要破壞這個大自然呢？此外，該地附近乃雀鳥天堂，不少罕有的雀鳥、蝴蝶(裳鳳蝶)-環保團體「綠色力量」指出紅珠鳳蝶、燕鳳蝶、金裳鳳蝶及裳鳳蝶四種本地珍稀(2)蝴蝶的其中前三種均屬「罕見」級別，而裳鳳蝶與金裳鳳蝶更是香港唯一受法例保護的兩種昆蟲及受保護物種。而興建小型屋更是裳鳳蝶作為棲息所，政府大力宣傳環保訊息，減低碳排放，該處正正是孕育不少動植物身物的地方，也是我們要保護地球的重要因素。

4)如果貴處批准，動工後，破壞了整個生態環境，影響了這個寧靜的

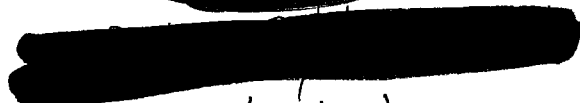
綠色地方，而且與建屋宇，必定產生大量淤泥及污水直接流入附近的龍尾灘，也影響龍尾灘所有生態環境，對空氣受海水污染構成嚴重威脅，也對周遭自然環境造成嚴重破壞。

最後，希望城規處**慎重考慮本人的意見**，懇請貴署不要再次削奪大自然的樹木，政府有權利保護地球及市民安全，市民亦有權利表達我們的意見，現懇請規劃署將此申請建屋計劃擱置。 謝謝！（請保密本人的資料）

此致

規劃署沙田、大埔及北區規劃署

申請人



23/4/21

4

反對有關龍尾村興建屋宇事宜(A/NE/-TK/749)

地段：大埔龍尾丈量約份第 28 約地段第 140 號 B 分段第 1 小分段及第 140 號餘段

敬啟者：

本人是龍尾村居民，從規劃署公告檔案編號(A/NE/-TK/749)，得悉在該處興建小型屋宇，本人堅決反對

以下的原因：

1) 以本人得悉，該屋興建在於河谷地段，不能興建小型屋宇，而且對整個龍尾村村民造成嚴重人命傷亡的影響，因為則該屋坐落於河谷地窪地帶，對樓宇地基和斜坡存在極度危機，因為泥土全是沖積淤泥而形成的，此該地段以前是小瀑布，背後是八仙嶺，每逢雨季都帶來洪水及山泥，形成了小瀑布，即使在上游興建水閘，也不能解洪水暴漲及山泥傾瀉的問題。反之，雨季洪水來時，情況不但沒有改善，更促使令水土流失，引致**斜坡山泥傾瀉**，重而令到龍尾村附近結構也受到影響，而且在河河谷地窪地帶及山坡建樓，也要經土木工程署核准安全，如在工程中，引致**山泥傾瀉**，及禍及龍尾村他村民生命安全，懇請規劃署否決該屋之申請。

正如興建龍尾村 291 及 292 時，挖土機興建此兩幢村屋地盤，影響該土地範圍，大量泥土流失，砍伐大量樹林，破壞了植被地，引致 2017 年 7 月 18 黃色暴雨下龍尾村發生嚴重水浸，引致洪水淹入整條龍尾村，居民無家可歸，所有車輛及屋宇被洪水淹沒，相信每一個村民歷歷在目。

近至 2021 年雨季龍尾村 292 及 291 發生山泥傾瀉，泥土覆蓋整個花園，還要勞煩政府維修斜坡，懇請貴署前車可鑑，否決此兩幢小型屋宇興建(A/NE/-TK/748 及 749))，因為地基全是沖積土，十分危險，而且對所有

龍尾村居民造成生命安全構成威脅及財產，假如貴署批准，龍尾村居民生命安全及財產是否貴署負責嗎？

2)再者，此地段曾於十多年前申請，當時貴署有識之仕已否決申請此建屋計劃，因為明白在此範圍絕不能興建小型屋宇，土地結構非常危險及鬆散，對所有龍尾村所有居民帶來的禍害十分嚴重，如構成山泥傾瀉及洪水氾濫成災，對下游渠道造成嚴重淤塞，造成人命傷亡。現在申請者只為自己私慾，妄顧他人，十多年後再次申請，對將來住此村民造成生命財產構成威脅，懇請貴署前車可鑑，否決他們自私行為的申請興建小型屋宇，保障所有龍尾村居民的安全。

2)不少遊客到大尾督郊遊，欣賞大自然及八仙嶺及的風景，也經常觀察附近污水流入龍尾灘水質含菌量，若動工後，必帶來嚴重的水質污染，龍尾灘及人造沙灘的水質含菌量必定提升，影響海域的生物。而近年政府大力推廣生態旅遊業，也吸引了不少外國遊客，都是欣賞大自然的美景，如果這裡空氣污染上升，影響這裡清新空氣，也減少遊客，也對整個大尾督村民的經濟損失。正如近年來，香港的市區(中環、尖沙咀等)空氣污染愈來愈嚴重，也影響外籍遊客來香港旅遊。

3)此外，此乃綠色地帶，提供了很多氧氣供給市民，以及二氧化碳可吸納大量的廢氣，這大塊叢林地帶，簡直是附近的大肺，不像市區的石屎森林，全球政府都要保護叢林，為何香港政府要破壞這個大自然呢？此外，該地附近乃雀鳥天堂，不少罕有的雀鳥、蝴蝶(裳鳳蝶)-環保團體「綠色力量」指出紅珠鳳蝶、燕鳳蝶、金裳鳳蝶及裳鳳蝶四種本地珍稀(2)蝴蝶的其中前三種均屬「罕見」級別，而裳鳳蝶與金裳鳳蝶更是香港唯一受法例保護的兩種昆蟲及受保護物種。而興建小型屋更是裳鳳蝶作為棲息所，政府大力宣傳環保訊息，減低碳排放，該處正正是孕育不少動植物物的地方，也是我們要保護地球的重要因素。

4)如果貴處批准，動工後，破壞了整個生態環境，影響了這個寧靜的

綠色地方，而且與建屋宇，必定產生大量淤泥及污水直接流入附近的龍尾灘，也影響龍尾灘所有生態環境，對空氣受海水污染構成嚴重威脅，也對周遭自然環境造成嚴重破壞。

最後，希望城規處慎重考慮本人的意見，懇請貴署不要再次削奪大自然的樹木，政府有權利保護地球及市民安全，市民亦有權利表達我們的意見，現懇請規劃署將此申請建屋計劃擱置。 謝謝！（請保密本人的資料）

此致

規劃署沙田、大埔及北區規劃署

[Redacted signature area]

申請人

[Handwritten signature]

Ben Ming A.

[Handwritten signature] Chan [initials]

25/4/2021

5

反對有關龍尾村興建屋宇事宜(A/NE/-TK/749)

地段：大埔龍尾丈量約份第 28 約地段第 140 號 B 分段第 1 小分段及第 140 號

餘段

敬啟者：

本人是龍尾村居民，從規劃署公告檔案編號(A/NE/-TK/749)

，得悉在該處興建小型屋宇，本人堅決反對

以下的原因：

1) 以本人得悉，該屋興建在於河谷地段，絕不適宜興建小型屋宇，

而且對整個龍尾村村民造成嚴重人命傷亡的影響，此地段曾於十多年前申請，當時貴署已否決興建小型屋宇申請，因為明白在此範圍絕不能興建小型屋宇，土地結構非常危險及鬆散，對所有龍尾村所有居民帶來的禍害十分嚴重，早已有先見之明，而且渠道不能負荷太多淤泥，造成嚴重淤塞，造成嚴重沒水浸及山泥傾瀉，對附近龍尾村村民帶來後患無窮。現在申請者只為自己私慾，妄顧他人，十多年後再次申請，對將來住此村民造成生命財產構成威脅，懇請貴署前車可鑑，否決他們自私行為的申請興建小型屋宇，保障所有龍尾村居民的安全。

2) 原本此地乃一大片植被地，正正是保護此河床及山坡的重要天然屏障，抓緊樹木泥土，防止土地流失，防止洪水氾濫及山泥傾瀉。我們的村民親自目睹為了興建小型屋宇，多次私自砍伐此片樹木，而且未經漁農署批核，我們也多次投訴有關部門。由此可見，他們為了興建小型屋宇，不理負出任何代價，懇請貴署再三否決申請興建小型屋宇的計劃，保障我們市民的责任。

3) 因為則該屋坐落於河谷地窪地帶，對樓宇地基和斜坡存在極度危機，因為泥土全是沖積淤泥而形成的，此該地段以前是小瀑布，背後是八仙嶺，每逢雨季都帶來洪水及山泥，形成了小瀑布，即使在上游興建水閘，也不能解洪水暴漲及山泥傾瀉的問題。反之，雨季洪水來時，情況不但沒有改善，更促使令水土流失，引致斜坡山泥傾瀉，重而令到龍尾村附近結構也受到影響，而且在河河谷地窪地帶及山坡建樓，也要經土木工程署核准安全，如在工程中，引致山泥傾瀉，及禍及

龍尾村他村民生命安全，懇請規劃署否決該屋之申請。

正如興建龍尾村 291 及 292 時，挖土機興建此兩幢村屋地盤，影響該土地範圍，大量泥土流失，砍伐大量樹林，破壞了植被地，引致 2017 年 7 月 18 黃色暴雨下龍尾村發生嚴重水浸，洪水衝入整條龍尾村，居民無家可歸，所有車輛及屋宇被洪水淹沒，相信每一個村民記憶猶新。近至 2021 年雨季龍尾村 291 及 292 號也遇上山泥傾瀉，泥土覆蓋整個花園，還要勞煩政府維修斜坡，懇請貴署前車可鑑，否決此兩幢小型屋宇興建(A/NE/-TK/748 及 749))，因為此地基全是沖積土，十分危險，假如貴署批准，龍尾村居民生命安全及財產是否貴署負責嗎？

4)不少遊客到大尾督郊遊，欣賞大自然及八仙嶺及的風景，也經常觀察附近污水流入龍尾灘水質含菌量，若動工後，必帶來嚴重的水質污染，龍尾灘及人造沙灘的水質含菌量必定提升，影響海域的生物。而近年政府大力推廣生態旅遊業，也吸引了不少外國遊客，都是欣賞大自然的美景，如果這裡空氣污染上升，影響這裡清新空氣，也減少遊客，也對整個大尾督村民的經濟損失。正如近年來，香港的市區(中環、尖沙咀等)空氣污染愈來愈嚴重，也影響外籍遊客來香港旅遊。

5)此外，此乃綠色地該地附近乃雀鳥天堂，不少罕有的雀鳥、蝴蝶(裳鳳蝶)-環保團體「綠色力量」指出紅珠鳳蝶、燕鳳蝶、金裳鳳蝶及裳鳳蝶四種本地珍稀(2)蝴蝶的其中前三種均屬「罕見」級別，而裳鳳蝶與金裳鳳蝶更是香港唯一受法例保護的兩種昆蟲及受保護物種。而興建小型屋更是裳鳳蝶作為棲息所，政府大力宣傳環保訊息，減低碳排放，該處正正是孕育不少動植物物的地方，也是我們要保護地球的重要因素。

最後，希望城規處慎重考慮本人的意見，懇請貴署不要再次剝奪大自然的樹木，政府有權利保護地球及市民安全，市民亦有權利表達我們的意見，現懇請規劃署將此申請建屋計劃擱置。 謝謝！(請保密本人的資料)

此致

規劃署沙田、大埔及北區規劃署

申請人

[REDACTED]

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2022年05月03日星期二 16:17
收件者: tpbpd@pland.gov.hk
主旨: 反對興建小型房屋

申請編號 A/NE-TK/748

A/NE-TK/749

新界大埔汀角龍尾村丈量約份第 28 約
地段第 140 號 A 分段餘段，第 140 號 B 分段餘段第一小分段。
第 140 號 B 分段餘段，第 140 號餘段及第 141 號。

主席你好，各位好

我們是龍尾村居民，現（強烈反對）以上綠化地帶興建小型房屋。

以上地段為八仙嶺樹林一帶，沿途多處大斜坡，於 2020 年 6 月發生過山泥傾瀉，亦有一條天然水溪由八仙嶺沿下，而天然水溪為山林一帶野生動物主要水源如（貓頭鷹，觀鳥，赤麂等等…）一旦受到污染恐怕會影響生態環境一發不可收拾！

正因地段規劃為綠化區亦將居民與郊外分隔，使動物與居民有一個適當距離，避免產生滋擾。而村內設施因沒有預期人口增加如（污水渠，泊車位）已不勝負荷，污水渠經常堵塞，而車輛違泊阻塞至村口導致汀角路一帶經常大塞車，居民需要報警求助。

懇請別忘初心，規劃綠化區的原意。

謝謝

龍尾村居民上

Candy Tes

Kimmy Chen

李瑞興

Kitty Lee

郭卓傑

梁浩然

胡嘉文

劉敏生

林曦潼

Magkylie Lau

3/5/2022

從我的 iPhone 傳送

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&pu



申請編號 A/NE-TK/748-749

05/05/2022 16:13

From:

To:

File Ref:

[REDACTED]
tpbpd@pland.gov.hk

申請編號 A/NE-TK/748-749

先生，小姐你好：

現(反對)以上綠化地段興建小型房屋，多年來的政府規劃為綠化地區使現時樹林豐盛，因天然環境兩邊山坡中央夾雜一條天然水溪，使各種野生動物有豐盛水源及充足食物，如罕有貓頭鷹，鷹，鶴鳥，黃麂，野豬等等都在此落地生根。

正因為鄰近八仙嶺及郊野公園，野生動物眾多，人與動物之間實質一定要有一個適當距離，以上地段規劃為綠化地是合理，懇請繼續保護大自然，保護生態環境。

一班愛護大自然環保人士上

謝謝

Best regards,

Angel SM Wong

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



反對興建小型房屋/ 申請編號: A/NE-TK/748 及 A/NE-TK/749

06/05/2022 14:52

From:

To:

File Ref:

"tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>

申請編號：A/NE-TK/748 及 A/NE-TK/749

新界大埔汀角龍尾村丈量約份第28約

地段第140號A分段餘段，第140號B分段餘段第一小分段。

第140號B分段餘段，第140號餘段及第141號。

各位你好：

我們對以上綠化地帶興建小型房屋佢提出強烈反對

香港寸金尺土綠化地帶極為珍貴，而上址因政府規劃為綠化地帶一直使野生動物得以棲身及保育。因有適當棲息地，大量不同種類蝴蝶，罕見樹蛙，貓頭鷹，鷹，一家大細野豬，數之不盡鳥類，間中亦有赤麂出現，而豐盛竹樹林，使傍晚時分鸛鳥亦在此棲身，而綠化地帶亦可作為分隔民居與郊區的緩衝地帶，動物亦不會走近民居滋擾居民，使所有生態環境得以保存。

另外旁邊為八仙嶺山一條天然山溪，主要提供附近一帶野生動物水源，一但受到污染影響自然生態環境更加廣。而另一邊為天氣大斜坡於2020年中曾發生大型山泥傾瀉需要報警求助。

而上址興建小型房屋只作買賣用途，並不是迫切性居住需要。

敬請為環保及保育作最後把關

感謝！

龍尾村居民

Lam On Yee

9

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



反對興建小型房屋。申請編碼: A/NE-TK/748 及 A/NE-TK/749
06/05/2022 16:23

From:

To:

File Ref:

tpbpd@pland.gov.hk

申請編號：A/NE-TK/748 及 A/NE-TK/749
新界大埔汀角龍尾村丈量約份第28約
地段第140號A分段餘段，第140號B分段餘段第一小分段。
第140號B分段餘段，第140號餘段及第141號。

各位你好：
我們對以上綠化地帶興建小型房屋但提出強烈反對

香港寸金尺土綠化地帶極為珍貴，而上址因政府規劃為綠化地帶一直使野生動物得以棲身及保育。因有適當棲息地，大量不同種類蝴蝶，罕見樹蛙，貓頭鷹，鷹，一家大細野豬，數之不盡鳥類，間中亦有赤麂出現，而豐盛竹樹林，使傍晚時分鸛鳥亦在此棲身，而綠化地帶亦可作為分隔民居與郊區的緩衝地帶，動物亦不會走近民居滋擾居民，使所有生態環境得以保存。

另外旁邊為八仙嶺山一條天然山溪，主要提供附近一帶野生動物水源，一但受到污染影響自然生態環境更加廣。而另一邊為天氣大斜坡於2020年中曾發生大型山泥傾瀉需要報警求助。

而上址興建小型房屋只作買賣用途，並不是迫切性居住需要。

敬請為環保及保育作最後把關

感謝！

龍尾村居民

Lau Siu Yuk

Mr. Chan

Apple Chan

張懷恩 劉杏桃 文錦華

Molly Chan Kimmy Chen

Kit Lau Kenneth Chan

Raymond Lo Gary Li

Ho Lam Ivy Chan Liza Wong

Sammy Lau Becky Wong

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



A/NE-TK/749 Lung Mei Village GB

05/05/2022 03:19

From:

To:

File Ref:

[REDACTED]
tpbpd <tpbpd@pland.gov.hk>

A/NE-TK/749

Lots 140 S.B ss.1 and 140 RP in D.D. 28, Lung Mei Village, Ting Kok

Site area : About 191.8 sq.m

Zoning : "Green Belt"

Applied development : NET House

Dear TPB Members,

There can be no material changes since your rejection of previous application on 21 Aug 2015 as an application for adjoining lot was rejected on 17 Jan 20 including

(d) land is still available within the "Village Type Development" ("V") zone of Lung Mei and Tai Mei Tuk which is primarily intended for Small House development. It is considered more appropriate to concentrate the proposed Small House development within "V" zone for more orderly development pattern, efficient use of land and provision of infrastructure and services.

Application should be rejected again.

Mary Mulvihill

11

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



HKBWS's comments on the planning application for the proposed Houses (New Territories Exempted House - Small House) at Lung Mei Village, Ting Kok, Tai Po (A/NE-TK/748, A/NE-TK/749)

06/05/2022 12:01

From: "WONG, Suet Mei" <wsuetmei@hkbws.org.hk>
To: tpbpd <tpbpd@pland.gov.hk>
Cc: Chuan Woo <wchuan@hkbws.org.hk>
File Ref:

Dear Sir/Madam,

The Hong Kong Bird Watching Society's comments on the planning application for the proposed Houses (New Territories Exempted House - Small House) at Lung Mei Village, Ting Kok, Tai Po (A/NE-TK/748, A/NE-TK/749) is attached.

Thank you.

Best Regards,

Wong Suet Mei | 黃雪媚
Conservation Officer | 保育主任
Hong Kong Bird Watching Society | 香港觀鳥會
A: 7C, V Ga Building, 532 Castle Peak Road, Kowloon, Hong Kong
香港九龍荔枝角青山道532號偉基大廈7樓C室
T: +852 2377 4387 | F: +852 2314 3687



20220510_LungMei_SH_A_NE_TK_748_749_HKBWS.pdf



Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
(E-mail: tpbpd@pland.gov.hk)

By email only

6 May 2022

Dear Sir/Madam,

Comments on the planning applications for the Proposed Houses (New Territories Exempted House - Small House) at Lung Mei Village, Ting Kok, Tai Po (A/NE-TK/748, A/NE-TK/749)

The Hong Kong Bird Watching Society (HKBWS) objects to the planning applications based on the following reasons.

1 Not in line with the planning intention of the “Green Belt” (GB) zoning

The application site is located on GB zone, where is intended *“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 is a general presumption against development within this zone.”* The Google Earth aerial photograph in 2018 reveals that the site and its surrounding are well-vegetated and is performing the function to define the limit of sub-urban development (Figure 1). However, the proposed small houses will lead to a loss of vegetated land. Moreover, the proposed houses are very close to the stream, we are concerned the construction and operation of small houses would destroy the riparian zone and pollute the stream (Figure 1). We consider small houses should only be permitted within Village Type Development zone. We therefore urge the Town Planning Board (Board) to reject these applications.

2 The Town Planning Board should not encourage “destroy first, build later”

2.1 An Enforcement Notice (Case no. E/NE-TK/094) for the unauthorized development of land filling was issued at the application sites on 23 August 2016.





2.2 From Google Earth aerial photographs, landscape changes including vegetation clearance and site formation were seen at the application sites between 2015 and 2016 (Figure 1). We consider that this is “destroy first, build later”. We are concerned the approval of the current applications would further legitimize the current misuse of the GB zone, leading to the promotion of “destroy first, develop later” attitudes among landowners in the locality. As the Board has suggested that *“the Board will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned.”*¹ We urge the Board to reject these applications.

3 Set an undesirable precedent to the future development

The approval of these applications will set an undesirable precedent to the future similar applications within the GB zone, and thus nullifying the statutory planning control mechanism. We urge the Board to reject these applications in order to protect GB zone from any development threats.

4 Justifications for the decision and comments made by Government departments and the Board

According to the Hong Kong Planning Standards and Guidelines (HKPSG), Chapter 10, Section 2.1 (ii), the Board has the responsibility to, *“restrict uses within conservation zones to those which sustain particular landscapes, ecological and geological attributes and heritage features”*. We note that all other Government bureaux/departments are also bound to the HKPSG, and the Agriculture, Fisheries and Conservation Department (AFCD) and the Planning Department (PlanD) have the responsibility to advise the Board on the ecological² and planning aspects in particular. Given AFCD’s mission to conserve natural environment and safeguard the ecological integrity³, and the proposed development is not in line with the planning intention of the statutory zoning, HKBWS would also expect AFCD and PlanD to object to this application. Should AFCD, PlanD or the Board feels otherwise, we urge that the appropriate justifications are provided.

The HKBWS respectfully requests the Board to take our comments into consideration and **reject** the current applications. Thank you for your kind attention.





Yours faithfully,
Wong Suet Mei
Conservation Officer
The Hong Kong Bird Watching Society

cc.

The Conservancy Association
Designing Hong Kong
Kadoorie Farm and Botanic Garden
WWF – Hong Kong
TrailWatch

香港觀鳥會 Hong Kong Bird Watching Society

電話 Tel No. +852 2377 4387 電郵 E-mail info@hkbws.org.hk
傳真 Fax No. +852 2314 3687 網頁 Website www.hkbws.org.hk

地址 香港九龍荔枝角青山道532號偉基大廈7C
Address 7C, V Ga Building, 532 Castle Peak Road,
Lai Chi Kok, Kowloon, Hong Kong

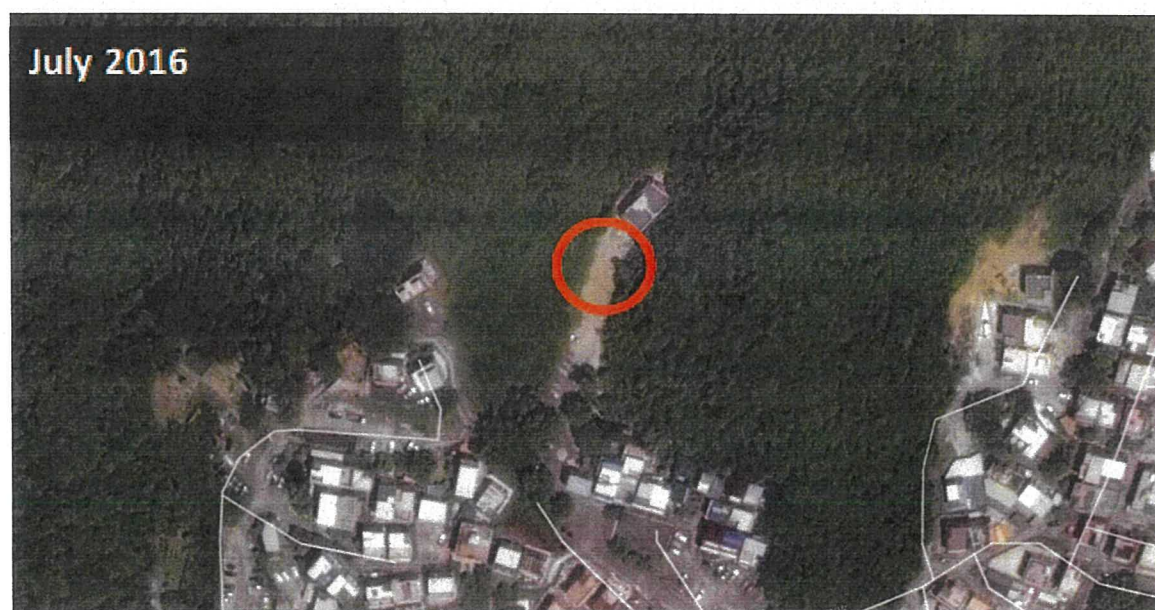
香港註冊成立的法定慈善機構及無股本擔保有限公司 A charitable organization incorporated in Hong Kong with limited liability by guarantee



Figure 1. The Google Earth aerial photograph in 2018 reveals that the proposed land for small houses (marked with red line) and its surrounding are well-vegetated and is performing the function to define the limit of sub-urban development. Moreover, the proposed houses are very close to the stream (marked with blue line), we are concerned the construction and operation of small houses would destroy the riparian zone and pollute the stream.



Figure 2. The Google Earth aerial photographs show that landscape changes including vegetation clearance and site formation were seen at the application sites (marked with red line) between 2015 and 2016. We consider that this is “destroy first, build later”. We are concerned the approval of the current application would further legitimize the current misuse of the GB zone, leading to the promotion of “destroy first, develop later” attitudes among landowners in the locality.



12

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



Objection to Planning Application - A/NE-TK/748 & 749

21/04/2022 18:58

From:

To:

File Ref:

[Redacted]

tpbpd@pland.gov.HK

Dear Sir/Madam,

Application No.: A/NE-TK/748 & 749

I am writing as a Lung Mei villager to object strongly to the above planning applications on the following grounds:

1. The proposed sites serve as the only access for transporting heavy vehicles or equipment to the government slope (3SE-D/C 152) for maintenance.
2. These two sites are not only within the Green Belt, high quality agricultural lands adjacent to Lung Mei River, but also serve as a wildlife corridor for nocturnal animals. And thus should remain protected.

As the proposed sites are on Green Belt land and this application clearly does not meet planning guidelines, I trust that it will be refused.

Please contact me by email or by phone at [Redacted] Thank you.

Sincerely,

Au Kai Chiu

13

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



A/NE-TK/749 and A/NE-TK/748

26/04/2022 10:52

From:

To:

File Ref:

tpbpd@pland.gov.hk

Attention: Secretary,
Town Planning Board,
15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong”

Objection to Village House building application A/NE-TK/748

Case #LD224226 Case #LD224214

Dear Officer,

I would like to file my objection to the above application number.

My reasons are:

1/ Green Belt, we should consider this is a precious asset of Hong Kong but not just to bring fortune to so called land lord...

2/ The marked location is right next to the gully, I wonder, would there be enough support to the slope or it has to be a very heavy reinforcing construction on the edge from the site down to the gully which will largely damaged to the landscape and the surrounding... or it will blockage the passage to allow emergency vehicles, e.g. Ambulance, Fire brigade wagon to reach the village house (292) behind..

3/Years ago (2018) when 292 moved in, there was a quite large scale landslide happened on the captioned location and caused quite a problematic situation, I wonder, is the slope has be professionally reinforced and suitable to build house below.

I hope you would table these objection reason to the vetting board for consideration.

*I would like to keep this letter in formal but **NOT** to disclose my name to any one, especially to the landlords, this might jeopardize my quite, peace and safety to live in the village.

Thank you for your kind attention!

[Redacted signature]

14

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



About the objection to Village House building application A/NE-TK/749
27/04/2022 19:40

From:

To:

File Ref:

[REDACTED]
tpbpd@pland.gov.hk

Dear Officer,

I would like to file my objection to the below application number, Lots 140 S.B ss.1 and 140 RP in D.D. 28, Lung Mei, Tai Po, New Territories.

Please consider about the following reasons:

1. The address of the building of the village house is in the green belt, which is vital for us, which provides the vegetation cover for us. The function of vegetation cover could help catch the soil to prevent the landslide occurring in heavy rainfalls. Since the tree and other plants could use their roots to do the interception process, when heavy rainfall comes, that could reduce the surface runoff and prevent landslides.
2. As above I mentioned that the address is the green belt, which is the important habitat for living things, like birds, squirrels and butterflies. As this location is near to the Fung Yuen Butterfly Reserve, which means there are many butterflies would fly from Fung Yuen to there, as butterflies are the non-settlement animals, so may have this chance. Chiefly, there are some protected by ordinance butterfly, use that area as the habitat, for instance the Common Birdwing (*Trodes helena*), is protected by the Wild Animals Protection ordinance. Hence, when the village house is built, it would destroy the habitat of Common Birdwing. So they should not build the village house in that area.
3. The marked location is right next to the gully, I wonder, would there be enough support to the slope or it has to be a very heavy reinforcing construction on the edge from the site down to the gully which will be largely damaged to the landscape and the surrounding... or it will blockage the passage to allow emergency vehicles, e.g. Ambulance, Fire brigade wagon to reach the village house (292) behind.

Finally, I hope you would table these objection reasons to the vetting board for consideration.

*I would like to keep this letter formal but NOT to disclose my name to any one, especially to the landlords, this might jeopardize my quiet, peace and safety to live in the village.

Thank you for your kind attention!

Yours faithfully,

[REDACTED]

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



Against to Village House building application A/NE-TK/749

27/04/2022 19:47

From:

To:

"tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>

File Ref:

Dear Officer,I would like to file my objection to the below application number, Lots 140 S.B ss.1 and 140 RP in D.D. 28, Lung Mei, Tai Po, New Territories.

Please consider about the following reasons:

1. The marked location is right next to the gully, I wonder, would there be enough support to the slope or it has to be a very heavy reinforcing construction on the edge from the site down to the gully which will be largely damaged to the landscape and the surrounding... or it will blockage the passage to allow emergency vehicles, e.g. Ambulance, Fire brigade wagon to reach the village house (292) behind.
2. The address of the building of the village house is in the green belt, which is vital for us, which provides the vegetation cover for us. The function of vegetation cover could help caught the soil to prevent the landslide occurring in heavy rainfalls. Since the tree and other plants could use their roots to do the interception process, when heavy rainfall comes, that could reduce the surface runoff and prevent landslides.
3. As above I mentioned that the address is the green belt, which is the important habitat for living things, like birds, squirrels and butterflies. As this location is near to the Fung Yuen Butterfly Reserve, which means there are many butterflies would fly from Fung Yuen to there, as butterflies are the non-settlement animals, so may have this chance. Chiefly, there are some protected by ordinance butterfly, use that area as the habitat, for instance the Common Birdwing (Trodes helena), is protected by the Wild Animals Protection ordinance. Hence, when the village house is built, it would destroy the habitat of Common Birdwing. So they should not build the village house in that area.

Finally, I hope you would table these objection reasons to the vetting board for consideration.

*I would like to keep this letter formal but NOT to disclose my name to any one, especially to the landlords, this might jeopardize my quiet, peace and safety to live in the village.

Thank you for your kind attention!

Yours faithfully, [REDACTED]

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



Objection to Village House building application A/NE-TK/749
27/04/2022 18:31

From:

To:

File Ref:

[REDACTED]
tpbpd@pland.gov.hk

To whom it may concern,

I would like to file my objection to the below application number, Lots 140 S.B ss.1 and 140 RP in D.D. 28, Lung Mei, Tai Po, New Territories

My reasons are:

1/ Green Belt is important for us, so we should consider this is a precious asset of Hong Kong but not just to bring fortune to so called land lord...

2/ The marked location is right next to the gully, I wonder, would there be enough support to the slope or it has to be a very heavy reinforcing construction on the edge from the site down to the gully which will largely damaged to the landscape and the surrounding... or it will blockage the passage to allow emergency vehicles, e.g. Ambulance, Fire brigade wagon to reach the village house (292) behind..

3/Years ago (2018) when 292 moved in, there was a quite large scale landslide happened on the captioned location and caused quite a problematic situation such as noise pollution and air pollution. If there's occurred flooding, I wonder, is the slope has be professionally reinforced and suitable to build house below.

4/When the house is building, the sewage water would drain to the Lung Mei Beach, which created severe environment impacts. For example marine pollution, malnutrition problem and affect the ecosystem. As the Hong Kong Government constantly advocating the environmental conservation awareness to the public, so we shall respond to the HK

Government, respecting the environment and protecting them. Hence, we shall not build the house in this area to affect the environment.

I hope you would table these objection reasons to the vetting board for consideration.

*I would like to keep this letter formal but NOT to disclose my name to any one, especially to the landlords, this might jeopardize my quiet, peace and safety to live in the village.

Thank you for your kind attention!

[REDACTED]

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



Objection to application number: A/NE-TK/749
28/04/2022 22:40

From:

To:

File Ref:

tpbpd@pland.gov.hk

Lots 140 S.B ss.1 and 140 RP in D.D. 28, Lung Mei, Tai Po, New Territories
新界大埔龍尾丈量約份第28 約地段第140 號B 分段第1 小分段及第140 號餘段

Dear sir/madam,

I would like to file my objection to the above application number.

My reasons are:

1/ Green Belt is important for us, so we should consider this is a precious asset of Hong Kong but not just to bring fortune to so called land lord...

2/ The marked location is right next to the gully, I wonder, would there be enough support to the slope or it has to be a very heavy reinforcing construction on the edge from the site down to the gully which will largely damaged to the landscape and the surrounding... or it will blockage the passage to allow emergency vehicles, e.g. Ambulance, Fire brigade wagon to reach the village house (292) behind..

3/Years ago (2018) when 292 moved in, there was a quite large scale landslide happened on the captioned location and caused quite a problematic situation such as noise pollution and air pollution. If there's occurred flooding, I wonder, is the slope has be professionally reinforced and suitable to build house below.

4/When the house is building, the sewage water would drain to the Lung Mei Beach, which created severe environment impacts. For example marine pollution, malnutrition problem and affect the ecosystem. As the Hong Kong Government constantly advocating the environmental conservation awareness to the public, so we shall respond to the HK Government, respecting the environment and protect them. Hence, we shall not build the house in this area to affect the environment.

I hope you would table these objection reasons to the vetting board for consideration.

*I would like to keep this letter in formal but NOT to disclose my name to any one, especially to the landlords, this might jeopardize my quite, peace and safety to live in the village.

Thank you for your kind attention!



☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&pu



轉寄 : A/NE-TK/748 & 749

04/05/2022 12:17

From:

To:

File Ref:

"tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>

Please respond to

To whom it may concern,

I would like to raise objection to the proposed small house building at Lung Mei, Tai Mei Tuk (under A/NE-TK/748 & 749).

The proposed small house is situated at the Green Zone separate the residents of Lung Mei and Pak Sin Ling Country Park with wild creatures, such as boars, civets, chilis, storks, etc. frequented the area as there is a creek adjacent to it. The building works and future move-in of human beings might disturb the wildlife as well as the possible pollution caused to the creek. It is well-known that the Green Zone is designed to serve as a buffer between human activities and wild creatures in Hong Kong. The recent planned development in North New Territories which leads to large scale development of natural environment is based on the public interest to provide sufficient accommodation to the increasing population and also provide opportunity for long term development of HKSAR. However, the proposed building of two small house is solely benefit the land owners instead of fulfilling the public interest.

In addition, whether the location, a valley, is suitable for the small house development is in doubt. In June 2020, there was a landslide in the vicinity which implies the possible risk to human being thereat.

Considering the destruction might cause to the natural environment, the adverse effect on the wildlife and the solely private interest in the proposed small house building, I would like to voice this out to your kind consideration.

Best Regards,

LI Ka-wai (

19
tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2022年05月02日星期一 20:34
收件者: tpbpd@pland.gov.hk
主旨: Objection of village house building A/NE-TK/748 & 749 issue
附件: Objection to Village House building ANETK748.docx; Objection to Village House building application ANETK749.docx

Dear Sir / Madam,

I would like to inform you that my objection to the village house building A/NE-TK748 & 749 issue. The attached 2 files are my reason and for your reference. Should you have any query about this matter, please feel free to contact with me or reply my email.

Thank you for your kind attention.

Regards,

[REDACTED]

Objection to Village House building application A/NE-TK/749

(Lots 140 S.B ss.1 and 140 RP in D.D. 28, Lung Mei, Tai Po, New Territories)

新界大埔龍尾丈量約份第 28 約地段第 140 號 B 分段第 1 小分段及第 140 號餘段

To whom it may concern,

I would like to file my objection to the above application number.

My reasons as below:

1/ Green Belt is important for us, so we should consider this is a precious asset of Hong Kong but not just to bring fortune to so called land lord...

2/ The marked location is right next to the gully, I wonder, would there be enough support to the slope or it has to be a very heavy reinforcing construction on the edge from the site down to the gully which will largely damaged to the landscape and the surrounding... or it will blockage the passage to allow emergency vehicles, e.g. Ambulance, Fire brigade wagon to reach the village house (292) behind..

3/Years ago (2018) when 292 moved in, there was a quite large scale landslide happened on the captioned location and caused quite a problematic situation such as noise pollution and air pollution. If there's occurred flooding, I wonder, is the slope has be professionally reinforced and suitable to build house below.

4/When the house is building, the sewage water would drain to the Lung Mei Beach, which created severe environment impacts. For example marine pollution, malnutrition problem and affect the ecosystem. As the Hong Kong Government constantly advocating the environmental conservation awareness to the public, so we shall respond to the HK Government, respecting the environment and protect them. Hence, we shall not build the house in this area to affect the environment.

I hope you would table these objection reasons to the vetting board for consideration.

*I would like to keep this letter in formal but NOT to disclose my name to any one, especially to the landlords, this might jeopardize my quite, peace and safety to live in the village.

Thank you for your kind attention!

[Redacted Signature]

20

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

220510-155821-56966

提交限期**Deadline for submission:**

10/05/2022

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

10/05/2022 15:58:21

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

A/NE-TK/749

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

先生 Mr. Lam Ka Hing

意見詳情**Details of the Comment :**

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

21

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&pub



FW: 反對申請編號 A/NE-TK/748-749綠化地帶興建小型房屋
10/05/2022 21:54

From: [REDACTED]
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
File Ref:

自我的 Galaxy 發送_1

致貴處：

香港地小人多，明白社會居住需要，有部份綠化地帶都會受到犧牲！如將來北部都會區，但由於社會整體需要，都無奈接受！

不過純粹村郊及郊野公園邊陲位置，是值得保留，而已上地段因天然地理環境，水源充足，樹林頻密，已孕育一些罕有野生動物，如貓頭鷹，樹蛙等等。

敬請貴處保護大自然，保育野生動物。
保育及環保人士上

Ivan Cheung

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&pub



反對申請編號 A/NE-TK/748-749綠化地帶興建小型房屋
10/05/2022 21:44

From:

To:

File Ref:

[REDACTED]
tpbpd@pland.gov.hk

致貴處：

香港地小人多，明白社會居住需要，有部份綠化地帶都會受到犧牲！如將來北部都會區，但由於社會整體需要，都無奈接受！

不過純粹村郊及郊野公園邊陲位置，是值得保留，而已上地段因天然地理環境，水源充足，樹林頻密，已孕育一些罕有野生動物，如貓頭鷹，樹蛙等等。

敬請貴處保護大自然，保育野生動物。
保育及環保人士上

Jeannie Wong

Recommended Advisory Clauses

- (a) to note the comment 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 (the Board), LandsD will process the Small House applications upon receipt from the applicants. However, there is no guarantee at this stage that the Small House applications would be approved. If the Small House applications are approved by LandsD acting in the capacity as landlord at its sole discretion, such approval will be subject to such terms and conditions as may be imposed by LandsD. There is also no guarantee to the grant of a right of way to the Small Houses concerned or approval of the emergency vehicular access (EVA) thereto;
- (b) to note the comments of the Director of Environmental Protection (DEP) that the applicants should provide adequate sewer connection for disposal of sewage from the Small Houses to the existing public sewer at their own costs and reserve adequate land for the sewer work;
- (c) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the footprints of the proposed Small Houses are located in the close proximity of an existing streamcourse. The northwestern corners of the Small Houses should be set back from the existing streamcourse;
 - (ii) there is no existing DSD maintained public drain available for connection in this area. The proposed Small Houses should have their own stormwater collection and discharge system to cater for the runoff generated within the Sites and overland flow from the surrounding of the Sites, e.g. surface channel of sufficient size along the perimeter of the Site; sufficient opening should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Sites if any boundary/wall/fence are to be erected. Any existing flow path affected should be re-provided. The proposed developments should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas. The applicants should maintain such systems properly and rectify the systems if found to be inadequate or ineffective during operation. The applicants should also be liable for and indemnify claims and demands arising out of damage or nuisance caused by failure of the systems; and
 - (iii) for works to be undertaken outside the lot boundary, prior consent and agreement from LandsD and/or relevant private lot owners should be sought;
- (d) to note the comment of the Director of Fire Services (D of FS) that the applicant is advised to observe 'New Territories Exempted Houses – A Guide to Fire Safety Requirements' published by LandsD. Detailed fire safety requirements will be formulated upon receipt of formal application referred by LandsD;

- (e) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):
 - (i) in case the applicants consider that diversion of these water mains is required, existing water mains inside the proposed lots will need to be diverted outside the site boundaries to lie in government land. A strip of land of minimum 1.5m in width should be provided for the diversion of the existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the grantees/applicants; and the grantees/applicants shall submit all the relevant proposal to WSD for consideration and agreement before commencement of works;
 - (ii) in case the applicants consider that diversion are not required, the following conditions should apply:
 - (1) existing water mains are affected and no development which requires resiting of water mains will be allowed;
 - (2) details of site formation work shall be submitted to the Director of Water Supplies (DWS) for approval prior to commencement of works;
 - (3) no structures shall be built or materials stored within 1.5 metres from the centre line(s) of water main(s). Free access shall be made available at all times for staff of the DWS or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - (4) no trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main(s). No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the DWS. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;
 - (5) no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 metres around the cover of any valve or within a distance of 1 metre from any hydrant outlet;
 - (6) tree planting may be prohibited in the event that the DWS considers that there is any likelihood of damage being caused to water mains; and
- (f) to note that the permission is only given to the developments under application. If provision of an access road is required for the proposed developments, the applicants should ensure that such access road (including any necessary filling/excavation of land) complies with the provisions of the relevant statutory plan and obtain planning permission from Town Planning Board where required before carrying out the road work.