

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。

14 MAR 2023

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.



# 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 Houses"

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 newspaper: <https://www.info.gov.hk/tob/tolpna/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/tob/tolpna/application/apply.html>

### General Note and Annotations for the Form 重要說明及註釋

\* "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 - TK / 771
	Date Received 收到日期	14 MAR 2023

- 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 樓及新界沙頭角上水樓路 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)

WONG PATRICK 黃家傑

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

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

## 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable)  
詳細地址/地點/丈量約份及地盤號碼(如適用)

新界大埔大美督村丈量約份第 28 約地段政府土地  
GOVERNMENT LAND IN DD25,  
TAI MEI TUK VILLAGE, 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 65.03 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(如有)

65.03 sq.m 平方米  About 約

<p>(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號</p>	<p>SINE-TK / 1A TING KOK OUTLINE ZONING PLAN 汀角分區計劃大綱圖編號</p>
<p>(e) Land use zone(s) involved 涉及的土地用途地帶</p>	<p>GREEN BELT 綠化地帶</p>
<p>(f) Current use(s) 現時用途</p>	<p>VACANT LAND 空地</p> <p>(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)</p>

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

The applicant 申請人 -

is the sole "current land owner"<sup>22</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>22</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。

is one of the "current land owners"<sup>22</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>22</sup> (請夾附業權證明文件)。

is not a "current land owner"<sup>22</sup>.  
並不是「現行土地擁有人」<sup>22</sup>。 N/A

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 \_\_\_\_\_ (DDMM/YYYY), this application involves a total of \_\_\_\_\_ "current land owner(s)"<sup>22</sup>.  
根據土地註冊處截至 \_\_\_\_\_ 年 \_\_\_\_\_ 月 \_\_\_\_\_ 日的記錄，這宗申請共牽涉 \_\_\_\_\_ 名「現行土地擁有人」<sup>22</sup>。

(b) The applicant 申請人 -

has obtained consent(s) of \_\_\_\_\_ "current land owner(s)"<sup>22</sup>.  
已獲得 \_\_\_\_\_ 名「現行土地擁有人」<sup>22</sup> 的同意。

Details of consent of "current land owner(s)"<sup>22</sup> obtained 取得「現行土地擁有人」<sup>22</sup> 同意的詳情

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

(Please use separate sheets if the space of any box above is insufficient. 如上述任何方格的空間不足，請另覓紙張)

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) 通知發出日期

(Please use separate sheets if the space of any box above is insufficient. 如上述表格的空間不足，請另加紙張。)

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」發給要求同意書。

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

posted 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告。

posted notice in 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告。

sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rental 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，或有關租務委員會。

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.

申請人須就申請涉及每一地段(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)	WONG PATRICK 黃家傑		
(b) 原居民所屬的原居鄉村 (如適用) The related indigenous village of the indigenous villager(s) (if applicable)	TAI MEI TUR VILLAGE 大美督村		
(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	8.23... m 米
(f) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途	N/A		
	(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"/>	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) ..... <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)	
	No 否 <input type="checkbox"/>		
(h) Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁至公共污水渠?	Yes 是 <input checked="" type="checkbox"/>	(Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線)	
	No 否 <input type="checkbox"/>	(Please indicate on plan the location of the proposed septic tank. 請用圖則顯示化糞池的位置)	



**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。

本人黃家傑是大美督村原居民

在本村我沒有私人土地，也找不到

到政府土地作建屋自住。

所以向貴署在綠化帶申請。

望貴署批准為荷。

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

Signature  
簽署



Applicant 申請人 /  Authorised Agent 獲授權代理人

WONG PATRICK

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

16 / 02 / 2023 (DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application 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甸道 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 available 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於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位址/地址	DD28 GOVERNMENT LAND TAI MEI TUK VILLAGE, TAI PO, NT 新界大埔大美壆村	
Site area 地段面積	65.03	sq m 平方米 □ About 約
	(includes Government land of 包括政府土地	sq m 平方米 □ About 約)
Plan 圖則	S/WE - TK / 1A	
Zoning 地帶	GREEN BELT 綠化地帶	
Applied use/ development 申請用途/發展	New Territories Exempted House 新界豁免管制屋宇 <input checked="" type="checkbox"/> Small House 小型屋宇	
(a) Proposed Gross floor area 建議總樓面面積	195.09	sq m 平方米 □ About 約
(b) Proposed No. of house(s) 建議房屋單位	1	
(c) Proposed building height/No. of storeys 建築物高度/層數	8-23	米 □ (Not more than 不多於)
	3	Storeys(s) 層

**Submitted Plans, Drawings and Documents 提交的圖則 - 繪圖及文件**

	<u>中文</u>	<u>英文</u>
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Section 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) 園境設計藍圖/園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollution) 環境評估 (噪音、空氣及/或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<hr/>		
Note: May insert more than one '✓'. 註: 可在多於一個方格內加上「✓」號		

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

註: 上述申請綱領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, 應查詢申請人提交的文件。

# 地段索引圖 LOT INDEX PLAN

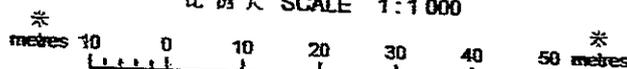
APPLICATION SITE



地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000



Locality :

Lot Index Plan No. : LC20230215101237

District Survey Office : Tai Po

Date : 15-Feb-2023

Reference No. : 3-SE-2A,3-SE-19C

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SMO-P01

20230215101251 10

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# 地段索引圖 LOT INDEX PLAN

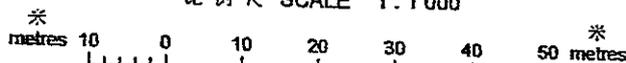


地政總署測繪處

Survey and Mapping Office, Lands Department

CAR PARK

比例尺 SCALE 1:1000



Locality :

Lot Index Plan No. : LC20230215101237

District Survey Office : Tai Po

Date : 15-Feb-2023

Reference No. : 3-SE-24A, 3-SE-49C

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Explanatory notes: This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land, education or short term tenancies and other permitted uses of land. It must be noted that (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for information purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor. Disclaimer: The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan.

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**To:** akycheng@pland.gov.hk

**Cc:**

**Bcc:**

**Subject:** TPB/A/NE-TK/771

**From:**

- Tuesday 04/18/2023 10:53 AM

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History: This message has been forwarded.

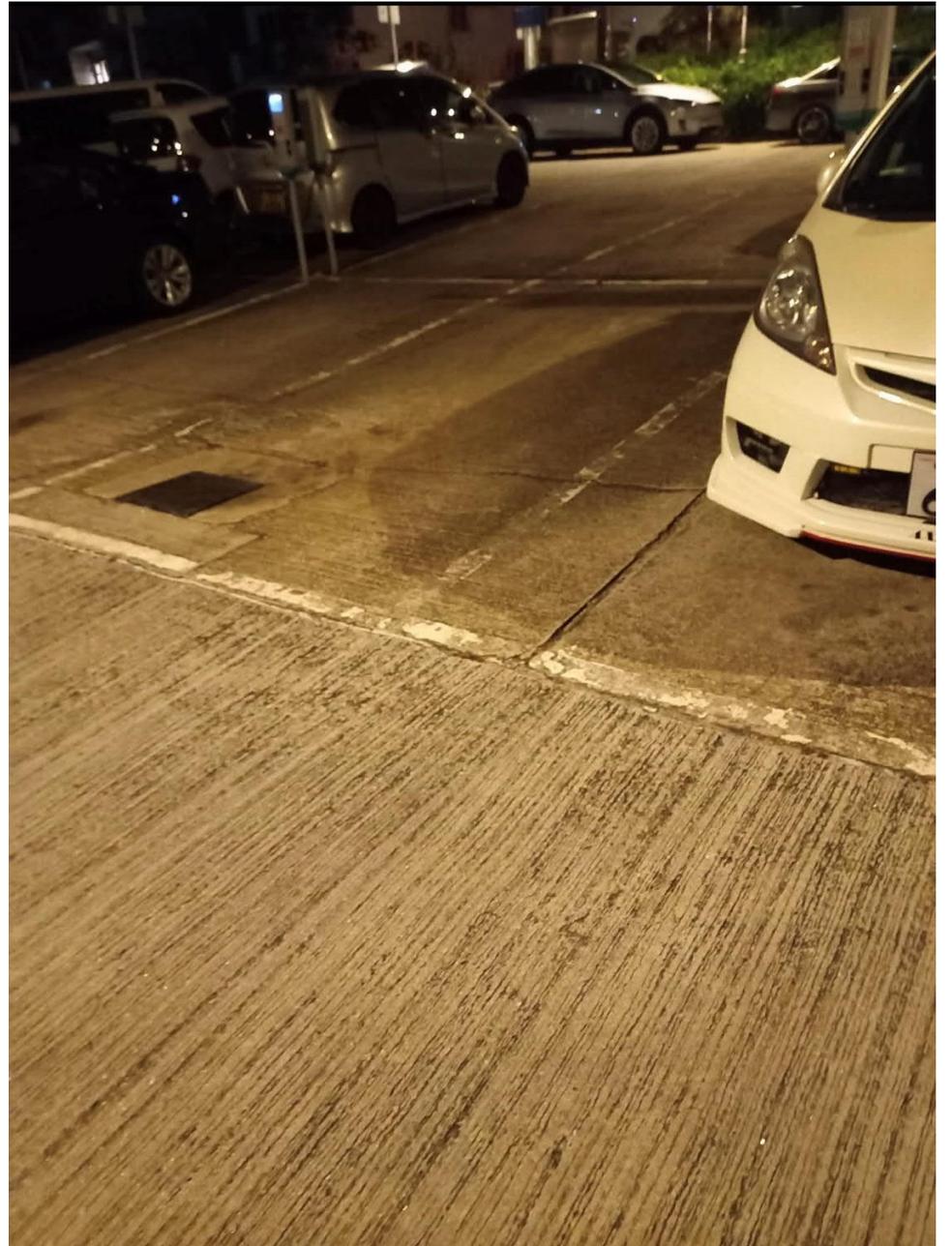
Dear Aileen,

I have enclosed in this email photos of the car park at various times to show the availability of spaces at most times.

If parking is required then this car park can be used as shown in the photos. There is almost always available parking at night as seen in the photos.

日夜都有車位

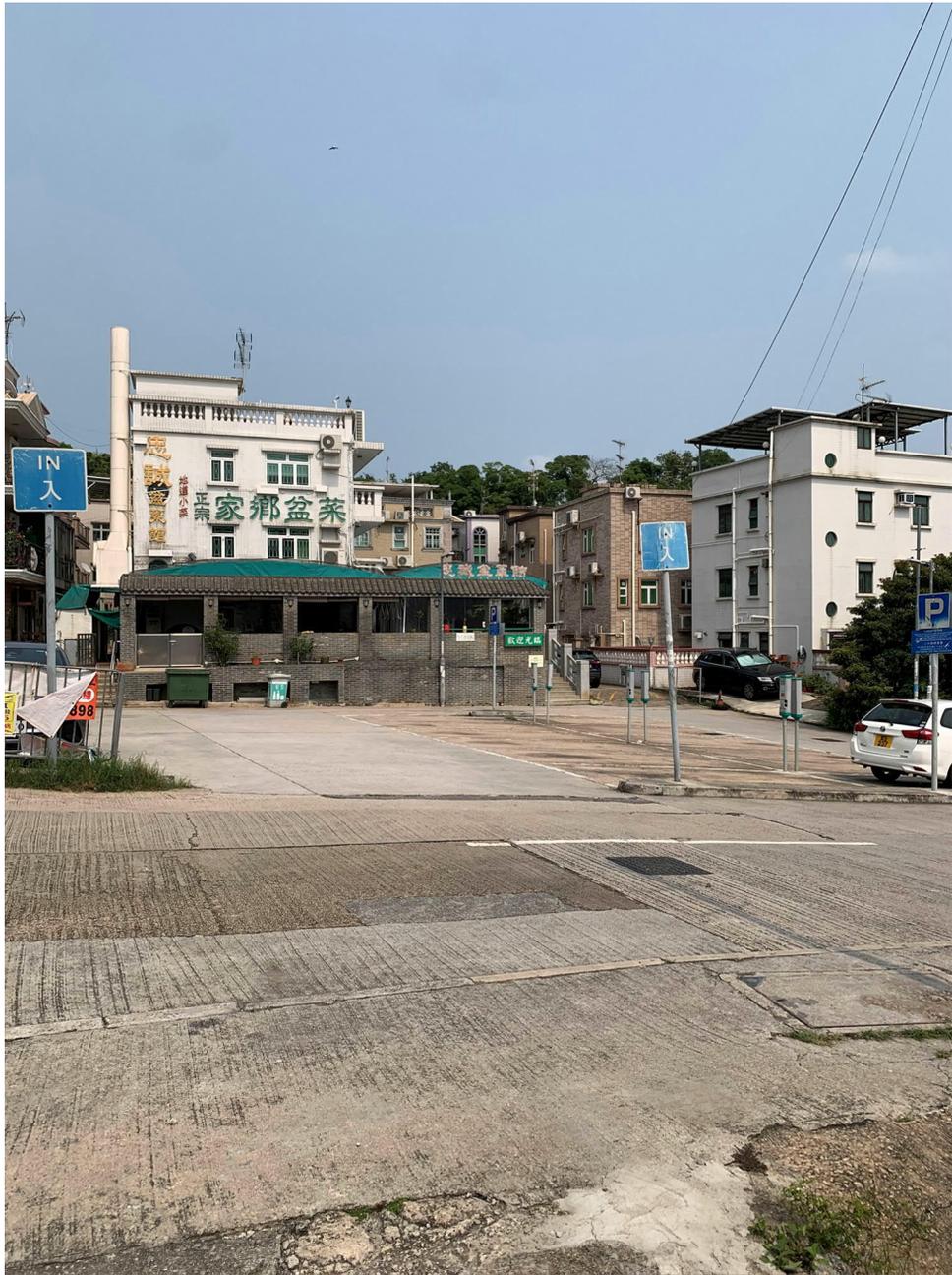
Yours sincerely  
Patrick Wong











**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 Extracts 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 (other than redevelopment) in a “Green Belt” (“GB”) zone;
- (b) an application for new development in “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. 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) the proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution; and
- (h) any proposed development on a slope or hillside should not adversely affect slope stability.

**Previous Application**

**Approved Application**

<b>Application No.</b>	<b>Use/Development</b>	<b>Zoning(s)</b>	<b>Date of Consideration</b>
A/NE-TK/419	Proposed House (NTEH – Small House)	“GB”	21.12.2012

**Similar Applications in the Vicinity of the Site within the Same “GB” Zone  
on the Ting Kok Outline Zoning Plan**

**Approved Applications**

<b>Application No.</b>	<b>Use/Development</b>	<b>Zoning(s)</b>	<b>Date of Consideration</b>
A/NE-TK/177	Proposed House (NTEH – Small House)	“GB”	15.10.2004
A/NE-TK/179 <sup>1</sup>	Proposed Two Houses (NTEHs – Small Houses)	“GB”	17.12.2004
A/NE-TK/204	Proposed 37 Houses (NTEHs – Small Houses)	“GB” and “V”	7.4.2006
A/NE-TK/294 <sup>1</sup>	Proposed House (NTEH – Small House)	“GB”	18.12.2009
A/NE-TK/449 <sup>2</sup>	Proposed House (NTEH – Small House)	“GB”	19.7.2013
A/NE-TK/521	Proposed House (NTEH – Small House)	“V” and “GB”	17.10.2014
A/NE-TK/522	Proposed House (NTEH – Small House)	“V” and “GB”	17.10.2014
A/NE-TK/531	Proposed House (NTEH – Small House)	“GB”	16.1.2015
A/NE-TK/540	Proposed House (NTEH – Small House)	“GB”	27.2.2015
A/NE-TK/545	Proposed House (NTEH – Small House)	“GB” and “V”	17.4.2015
A/NE-TK/573	Proposed House (NTEH – Small House)	“GB”	19.2.2016
A/NE-TK/582	Proposed House (NTEH – Small House)	“GB”	29.7.2016
A/NE-TK/585	Proposed House (NTEH – Small House)	“GB”	14.9.2016
A/NE-TK/654 <sup>2</sup>	Proposed House (NTEH – Small House)	“GB”	16.11.2018

<sup>1</sup> Applications No. A/NE-TK/179 and 294 are covering the same site.

<sup>2</sup> Applications No. A/NE-TK/449 and 654 are covering the same site.

<b>Application No.</b>	<b>Use/Development</b>	<b>Zoning(s)</b>	<b>Date of Consideration</b>
A/NE-TK736	Proposed House (NTEH – Small House)	“GB”	10.12.2021

### **Rejected Applications**

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

### Rejection Reasons

- R1. The proposed development did not comply with the TPB Guidelines No. 10 for ‘Application for Development within “Green Belt” (“GB”) zone under section 16 of the Town Planning Ordinance’ in that the proposed development would affect the existing natural landscape and adversely affect slope stability in the area.
- R2. The proposed development did not comply with the Interim Criteria in that the proposed development would cause adverse landscape and geotechnical impacts on the surrounding areas.
- R3. The proposed development was not in line with the planning intention of the “GB” zone which was primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There was a general presumption against development within this zone.
- R4. Land was still available within the “Village Type Development” (“V”) zone which was primarily intended for Small House development. It was considered more appropriate to concentrate the proposed Small House development within “V” zone for more orderly development pattern, efficient use of land and provision of infrastructure and services.

**Detailed Comments from Relevant Government Departments**

**1. Land Administration**

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

- (a) the applicant, Mr. WONG Patrick, is an indigenous villager of Tai Mei Tuk Village of Tai Po Heung, as confirmed by Indigenous Inhabitant Representative (IIR) of Tai Mei Tuk Village. However, his eligibility of Small House grant has yet to be ascertained;
- (b) the Site is situated on unallocated government land and is not covered by any Modification of Tenancy or Building Licence. No valid Small House application has been received by his Office from the applicant as at 30.3.2023; and
- (c) advisory comments are at **Appendix VII**.

**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 application only involves the development of one Small House and can be tolerated on traffic grounds.

**3. Environment**

Comment of the Director of Environmental Protection (DEP):

- no in-principle objection to the application provided that the applicant will provide adequate sewer connection for disposal of sewage from the Small House to the existing public sewer at his own costs and reserve adequate land for the sewer connection works.

**4. Drainage**

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

- if the application is approved, an approval condition on submission and implementation of drainage proposal for the Site is recommended to ensure that it will not cause adverse drainage impact to the adjacent areas.

**5. Fire Safety**

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

- (a) no in-principle objection to the application provided that the proposed Small House would not encroach on any existing emergency vehicular access (EVA) or planned EVA under application in accordance with LandsD's record; and
- (b) advisory comments are at **Appendix VI**.

**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.

**7. Landscape**

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

- (a) no objection to the application from landscape planning perspective;
- (b) the Site is situated in an area of rural coastal plains landscape character surrounded by village houses and dense woodland adjacent to the Site in the north and east. The proposed development is not incompatible with the surrounding landscape setting of the area; and
- (c) the Site is vacant and covered by wild grass. No significant landscape resource is observed within the Site. Some existing trees of common species are observed in the east outside the site boundary. According to the applicant, no tree felling will be involved. Significant adverse impact on landscape resources arising from the proposed development is not anticipated.

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

According to the DLO/TP, LandsD's record, the total number of outstanding Small House applications for Lung Mei and Tai Mei Tuk is 45 while the 10-year Small House demand forecast for the same villages is 212. Based on the latest estimate by the Planning Department, about 1.64ha (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 257 Small Houses (or equivalent to about 6.43ha of land).

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**A/NE-TK/771 DD 28 Tai Mei Tuk GB**  
07/04/2023 02:43

From:  
To: tpbpd <tpbpd@pland.gov.hk>  
File Ref:

A/NE-TK/771

Government Land in D.D. 28, Tai Mei Tuk, Ting Kok, Tai Po

Site area: 65.03m<sup>2</sup>

Zoning: 'Green Belt"

Applied Development : NET House

Dear TPB Members,

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

.According to recent minutes, while land available within the "Village Type Development" zone was insufficient to fully meet the future Small House demand in Tai Mei Tuk, it was capable to meet the 73 outstanding Small House applications.

In addition the site is Government Land and in view of the site area access would entail incursion into additional GL.

There is therefore no justification in approving this application that would encourage further encroachment onto Green Belt.

Mary Mulvihill

**Recommended Advisory Clauses**

- (a) to note the comment of District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that should the application be approved, his office will process the Small House application upon receipt from the applicant. However, there is no guarantee at this stage that the Small House application would be approved. If the Small House application is approved by LandsD acting in the capacity as landlord at its sole discretion, such approval will be subject to such terms and conditions as may be imposed by LandsD. There is also no guarantee to the grant of a right of way to the Small House concerned or approval of the EVA thereto;
- (b) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - (i) there is no existing DSD maintained public drain available for connection in this area. The proposed development should have its own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from the surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site; sufficient opening should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary/wall/fence are to be erected. Any existing flow path affected should be re-provided. The proposed development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas. The applicant should maintain the drainage systems properly and rectify the systems if found to be inadequate or ineffective during operation. The applicant should also be liable for and indemnify claims and demands arising out of damage or nuisance caused by failure of the systems; and
  - (ii) for works to be undertaken outside the lot boundary, prior consent and agreement from LandsD and/or relevant private lot owners should be sought;
- (c) to note the comment of the Director of Fire Services (D of FS) that the applicant should observe 'New Territories Exempted Houses – A Guide to Fire Safety Requirements' administered by LandsD. Detailed fire safety requirements will be formulated upon receipt of formal application referred by LandsD;
- (d) to note the comment of the Chief Town Planner/ Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of works; and
- (e) to note that the permission is only given to the development under application. If provision of an access road is required for the proposed developments, the applicant should ensure that such access road (including any necessary filling/excavation of land) complies with the

provisions of the relevant statutory plan and obtains planning permission from Town Planning Board where required before carrying out the road works.