

2024年 9月 1 6日

Appendix I of RNTPC
Paper No. A/NE-TK/821

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。

16 SEP 2024

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 S 16- 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.tpb.gov.hk/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.tpb.gov.hk/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

2402142

2/9

By hand

Form No. S16-II 表格第S16-II 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-TK/821
	Date Received 收到日期	16 SEP 2024

- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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	
<input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構	
LEE WAI SHING 李慧誠	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構	
不適用	
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)	新界, 大埔, 圍下。 Appendix A & B 大埔丈量約份第23約, 地段243號A分段第1小分段。
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 153.6 m ² sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 195.09 sq.m 平方米 <input type="checkbox"/> About 約 Appendix B
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	不適合/沒有 sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Appendix C 訂角分區計劃大綱圖S/NE-TK1.9
(e) Land use zone(s) involved 涉及的土地用途地帶	Appendix D 農業
(f) Current use(s) 現時用途	Appendix E 空置

(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

不適合

- (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」#。

不適用

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：

不適用

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）

不適用

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)	LEE WAI SHING 李慧誠		
(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)	新界大埔船灣磡頭角村原居民		
(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 幢	Proposed number of storeys of each house 每幢房屋的擬議層數	3 層
(e) Proposed roofed over area of each house 每幢房屋的擬議上蓋面積	65.03 sq.m 平方米	Proposed building height of each house 每幢房屋的擬議高度	8.23 m 米
(f) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途	花園 / 泊車 (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 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))小路通往洞梓路..... <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) <div style="text-align: right;">Appendix F</div>	
(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) <div style="text-align: right;">Appendix G</div> (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，請另頁註明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	<p>.....</p> <p>.....</p> <p>.....</p>																		
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"/>	<p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land)</p> <p>(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>																		
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?	<p>On environment 對環境</p> <p>On traffic 對交通</p> <p>On water supply 對供水</p> <p>On drainage 對排水</p> <p>On slopes 對斜坡</p> <p>Affected by slopes 受斜坡影響</p> <p>Landscape Impact 構成景觀影響</p> <p>Tree Felling 砍伐樹木</p> <p>Visual Impact 構成視覺影響</p> <p>Others (Please Specify) 其他 (請列明)</p> <p>.....</p> <p>.....</p>	<table border="0"> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																			
Appendix E																				
<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)</p> <p>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>不適合</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																				

8. Justifications 理由

Appendix H

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。

本人是土生土長的大埔磡頭角村之原居民，家族一直以來都是以建丁屋來作居所。由於本人已成家立室，一家三口現時仍與父母、兄弟姊妹及其家人同住在同一幢村屋，家中小朋友越來越大，現時居住環境十分擠迫及家人居住關係不理想，我們家中只有這塊地，我們也沒有能力去買其他的村界內的土地，況且亦無人願意出讓村界內的土地，實在有急切需要自行建丁屋，解決居住問題。

希望貴會能夠理解本人一家的現時居住情況，盡力協助有關更改土地用途可以用作興建村屋，本人萬分感激！

呈交圖則

Appendix A 地段索引圖

Appendix B 地段分割圖

Appendix C 汀角台區計劃大綱圖 S/NE-Tk/19

Appendix D 擬議小型屋宇圖則

Appendix E 地段243 S. Ass 1 空中相片

Appendix F 地段/地點位置圖

Appendix G 污水接駁位置圖

Appendix H 理由

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

李慧誠
李慧誠

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

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

21/9/2024

(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 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 位置/地址	新界, 大埔, 圍下。 大埔丈量約份第23約 地段243號A分段第1小分段 李慧誠 Appendix A & Appendix B	
Site area 地盤面積	153.6 sq. m 平方米 <input checked="" 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	訂角合區計劃大綱圖 S/NE-TK/19 Appendix C	
Zoning 地帶	農業 Appendix D	
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 Appendix D	
(i) Proposed Gross floor area 擬議總樓面面積	李慧誠 175.05 195.09 sq. m 平方米 <input checked="" type="checkbox"/> About 約	
(ii) Proposed No. of house(s) 擬議房屋幢數	1 幢	
(iii) Proposed building height/No. of storeys 建築物高度/層數	8.23 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
	3 層 Storeys(s) 層	

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

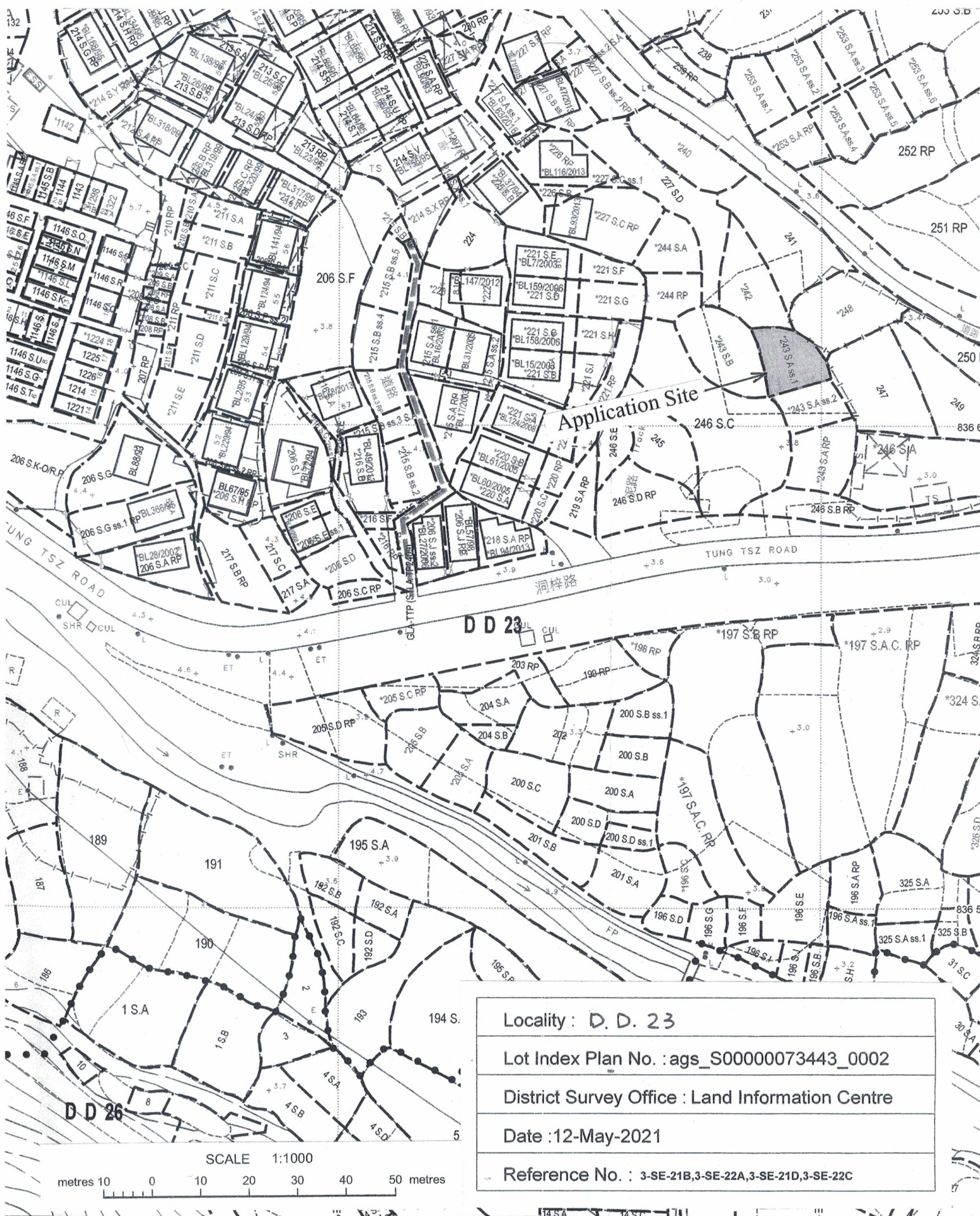
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
地段索引圖(填上糾地段2436.A1), 地段分割圖, 汀角分區大綱圖4/NL-TK/19, 擬議小型屋宇圖則, 地段2436.A1空中相片, 地段地點位置圖, 污水接駁位置圖及申請理由。		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	楊誠 簽	<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。

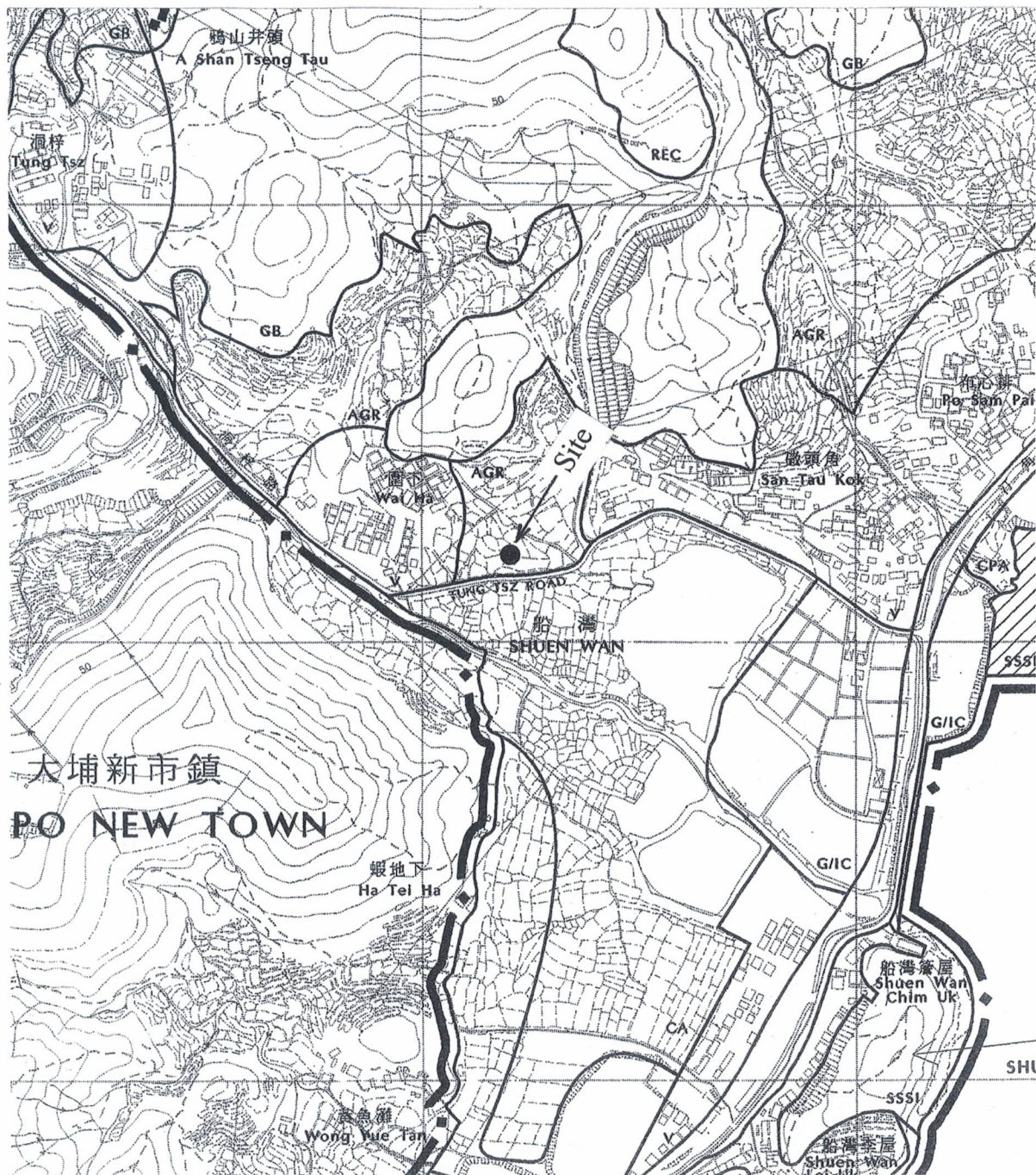
Appendix A



Authorized Land Surveyor

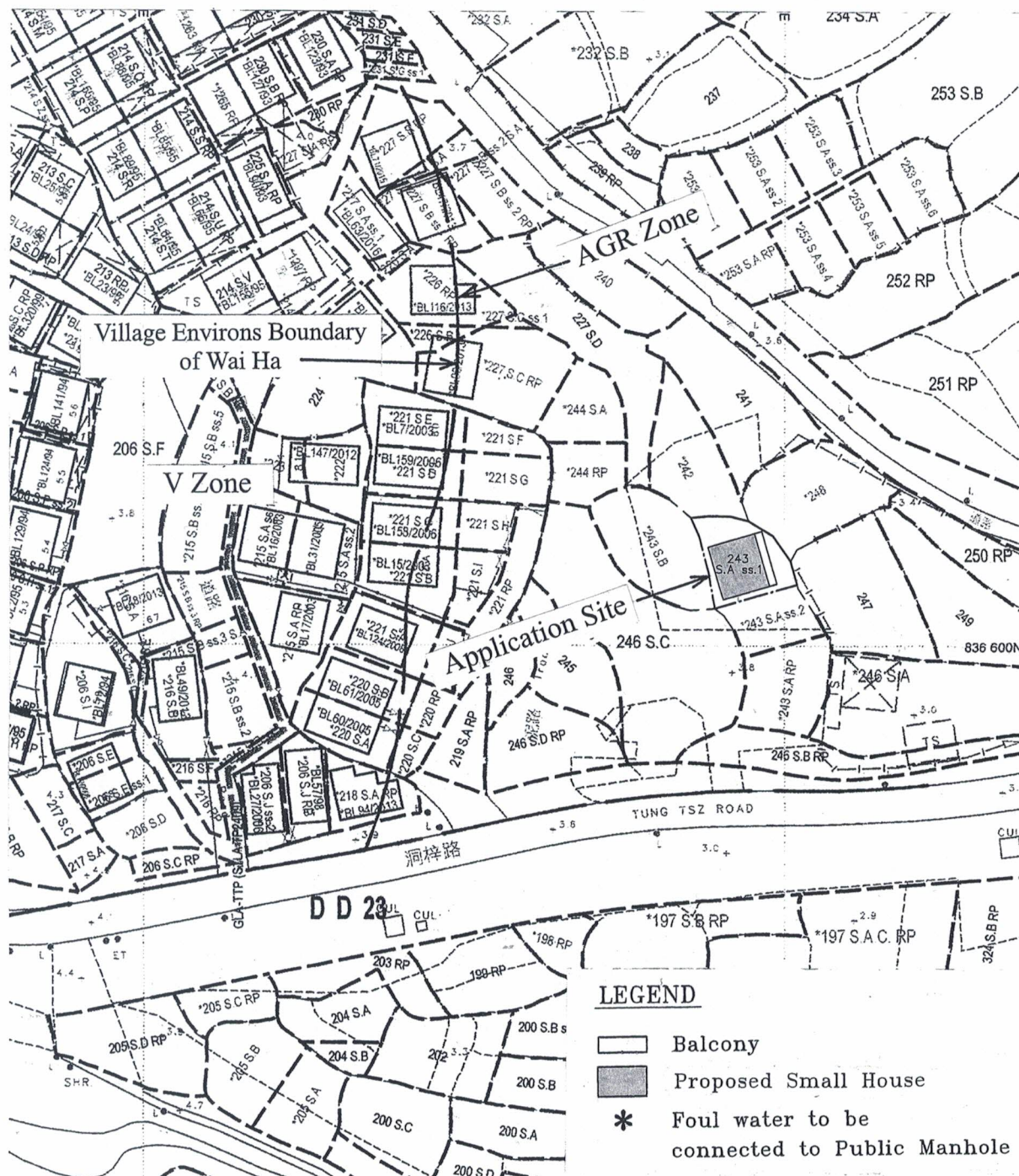
EXTRACT PLAN

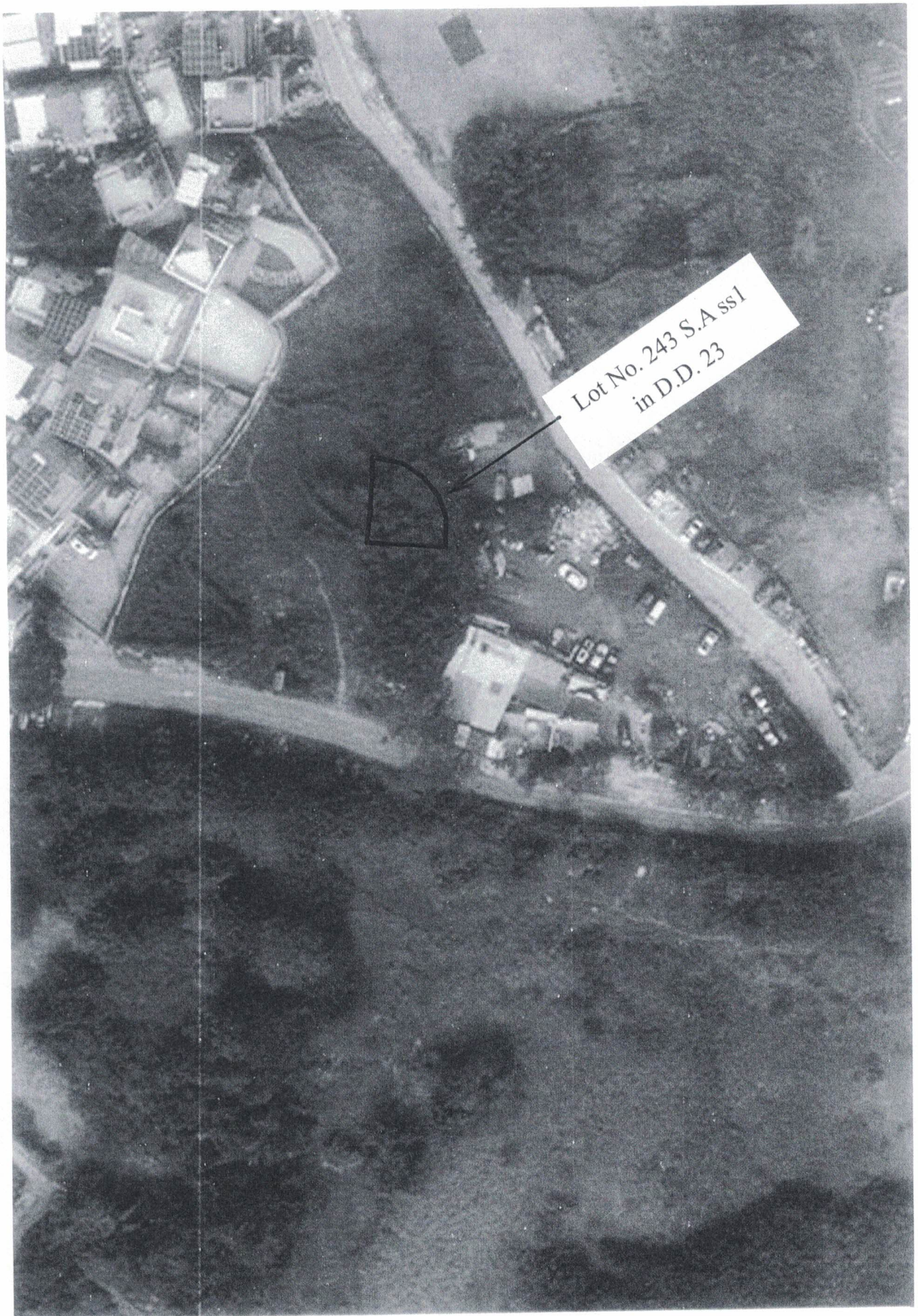
From O.Z.P. S/NE-TK/19



SCALE 1:7500

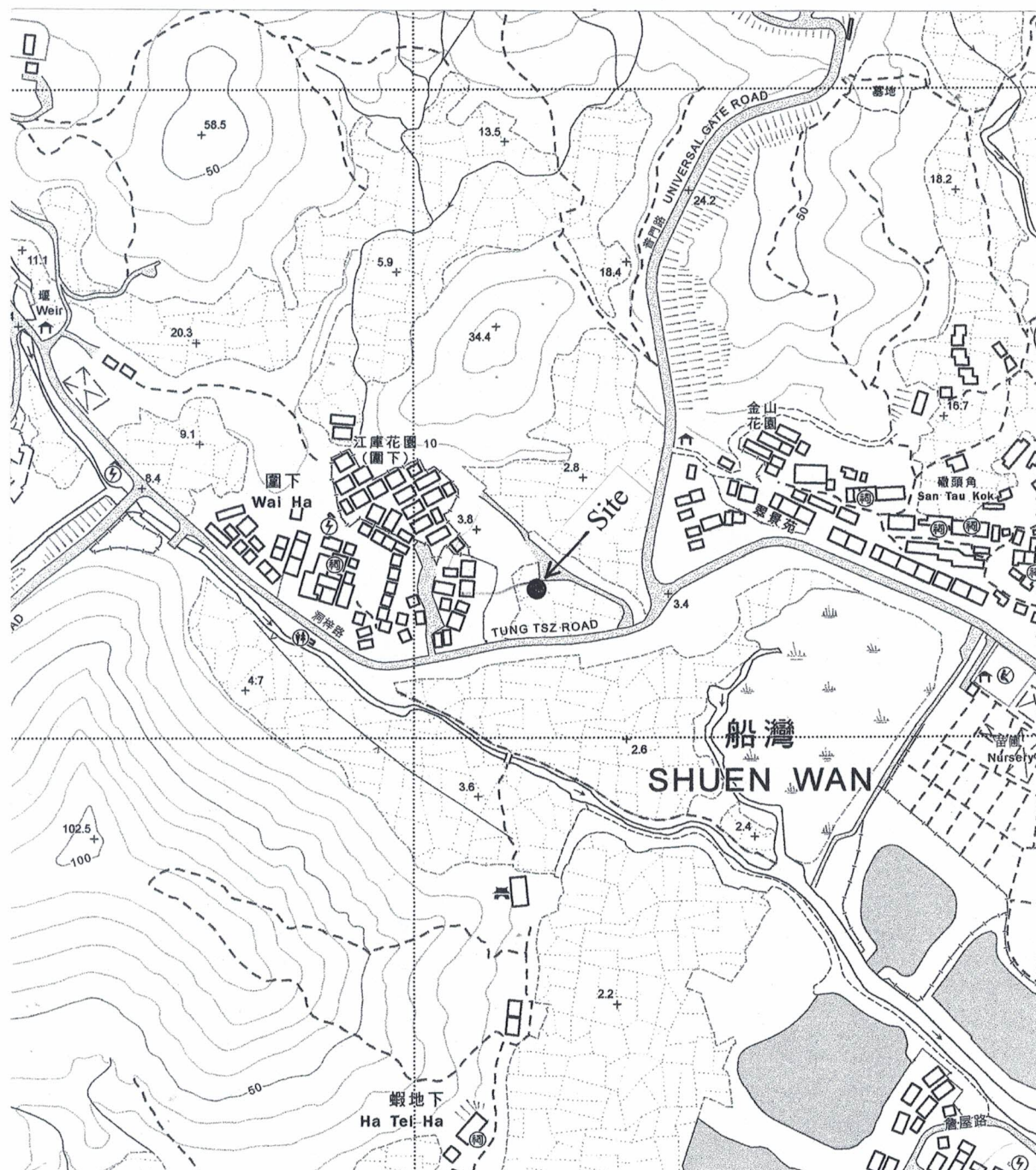
Proposed Small House Plan of Lot No. 243 S.A ss.1 in D.D. 23





LOCATION PLAN

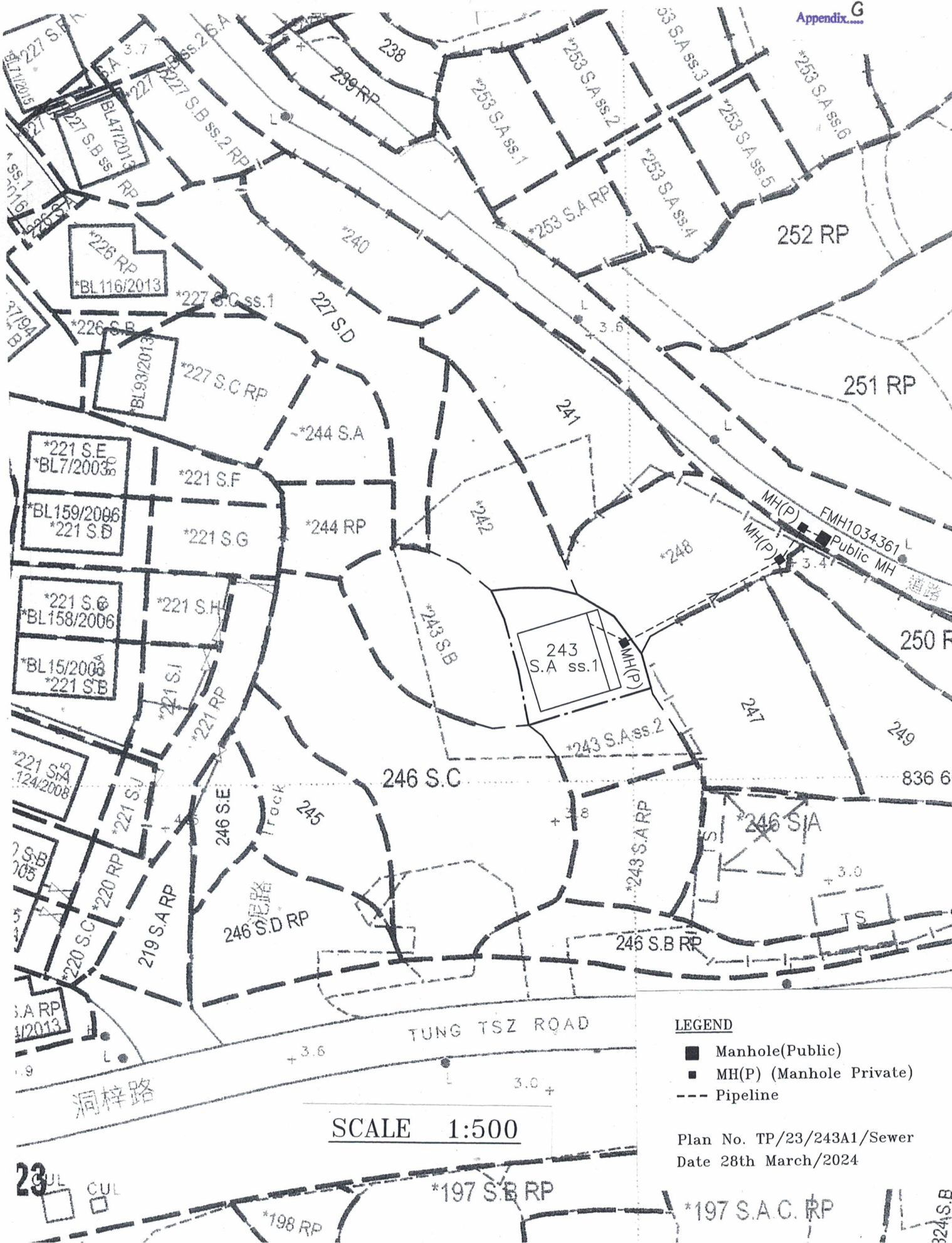
From Survey Sheet No. 3-SE-C



SCALE 1:5000

Plan showing the Proposed Pipeline & Its Connection to Public Manhole No. FMH1034361

Appendix G



☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

Charlotte Tsz Wing WUN/PLAND

寄件者: Chan Helen [REDACTED]
寄件日期: 2024年10月14日星期一 10:05
收件者: Charlotte Tsz Wing WUN/PLAND
副本: John Michael AUSTIN/PLAND; Shing Fung CHAIR/PLAND
主旨: 回覆: Planning Application No. A/NE-TK/821

類別: Internet Email

Dear Charlotte

本人已和家人商討並決定不會停泊車輛於該地段，現回覆有關之事宜，謝謝！
如有任何問題，請致電聯絡 [REDACTED] 聯絡，謝謝！

李慧誠先生

寄件者: Charlotte Tsz Wing WUN/PLAND [REDACTED]
寄件日期: 2024 年 10 月 9 日 6:12
收件者: [REDACTED]
副本: John Michael AUSTIN/PLAND [REDACTED]
主旨: Planning Application No. A/NE-TK/821

Dear Mr. Lee,

I refer to your planning application (No. A/NE-TK/821) for proposed house (New Territories Exempted House (NTEH) - Small House) within "Agriculture" zone at Lot 243 S.A ss.1 in D.D.23, Ting Kok, Tai Po, New Territories.

Please find the comment from the Transport Department below.

- Regarding parking provision of the proposed development, according to the HKPSG, up to 1 car parking space for each standard NTEH should be provided and the provision shall generally be in communal parking area(s) within the village environs. The subject development is connected to Tung Tsz Road via a village access road. The applicant shall confirm whether a car parking space will be provided in his application in accordance with item 6(f) of the application submission. The application shall mark the car parking space on plan in scale for review.

Thank you.

Regards,
Charlotte WUN
ATP/TP5
Sha Tin, Tai Po and North District Planning Office

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

John Michael AUSTIN/PLAND

寄件者: Chan Helen [REDACTED]
寄件日期: 2024年10月21日星期一 12:00
收件者: Charlotte Tsz Wing WUN/PLAND
副本: John Michael AUSTIN/PLAND; Shing Fung CHAIR/PLAND
主旨: 回覆: Planning Application No. A/NE-TK/821
附件: Lot 243 SA ss1 in DD23 地段內之相片.pdf; 停車位置.pdf

類別: Internet Email

Dear Charlotte

現附上有關地段內之樹木情況相片及停車位置之相片之回覆資料（內容見附件）。

謝謝！

李慧誠先生

寄件者: Charlotte Tsz Wing WUN/PLAND [REDACTED]
寄件日期: 2024 年 10 月 15 日 11:20
收件者: Chan Helen [REDACTED]
副本: John Michael AUSTIN/PLAND [REDACTED]
主旨: Re: Planning Application No. A/NE-TK/821

Dear Mr. Lee,

I refer to your planning application (No. A/NE-TK/821) for proposed house (New Territories Exempted House (NTEH) - Small House) within "Agriculture" zone at Lot 243 S.A ss.1 in D.D.23, Ting Kok, Tai Po, New Territories.

Please find the comments from the Urban Design & Landscape Section of this Department below.

1. According to the Guidance Note of s.16 planning application, for application for any use or development that may have implications on the landscape, technical assessment on the impact of the proposed use or development is required. The applicant is required to provide information on the existing trees within the application site including location, species and sizes, general condition with photos, proposed tree treatment (i.e. retain/ transplant/ fell) and mitigation measures such as compensatory planting and/ or other landscape treatment as appropriate.
2. The applicant should be advised that approval of the application does not imply approval of tree works such a 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 the works.

Planning application (No. A/NE-TK/821) for proposed house (New Territories Exempted House (NTEH) - Small House) within “Agriculture” zone at Lot 243 S.A ss.1 in D.D.23, Ting Kok, Tai Po, New Territories.

以下是(Lot 243 S.A ss.1 in D.D.23, Ting Kok, Tai Po, New Territories)地段內之現時情況相片以供參考：

攝於地段內圍之相片



攝於地段外圍之相片



現附上現時地段內之生長樹木情況之相片，當中之樹木有大部份生長得比較瘦弱，有些更已倒塌了，本人打算如獲批准有關之更改土地用途為小型屋宇，本人會將有關健康之樹木找專業之園藝設計師，盡量保留於原址用作美化屋宇之用。而生長得比較瘦弱，及已倒塌之樹木將會進行清除。

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

Charlotte Tsz Wing WUN/PLAND

寄件者: Chan Helen [REDACTED]
寄件日期: 2024年10月22日星期二 10:24
收件者: Charlotte Tsz Wing WUN/PLAND
副本: John Michael AUSTIN/PLAND; Shing Fung CHAIR/PLAND
主旨: 回覆: Planning Application No. A/NE-TK/821
附件: 停車位置.pdf

類別: Internet Email

Dear Miss WUN

昨天已跟運輸署陳先生通電話了解有關停車位置之安排，現本人再提交有關停車位置的資料，煩請跟進處理，謝謝！

李慧誠先生

寄件者: Charlotte Tsz Wing WUN/PLAND <ctwwun@pland.gov.hk>

寄件日期: 2024 年 10 月 15 日 11:20

收件者: Chan Helen [REDACTED]

副本: John Michael AUSTIN/PLAND [REDACTED] Shing Fung CHAIR/PLAND [REDACTED]

主旨: Re: Planning Application No. A/NE-TK/821

Dear Mr. Lee,

I refer to your planning application (No. A/NE-TK/821) for proposed house (New Territories Exempted House (NTEH) - Small House) within "Agriculture" zone at Lot 243 S.A ss.1 in D.D.23, Ting Kok, Tai Po, New Territories.

Please find the comments from the Urban Design & Landscape Section of this Department below.

1. According to the Guidance Note of s.16 planning application, for application for any use or development that may have implications on the landscape, technical assessment on the impact of the proposed use or development is required. The applicant is required to provide information on the existing trees within the application site including location, species and sizes, general condition with photos, proposed tree treatment (i.e. retain/ transplant/ fell) and mitigation measures such as compensatory planting and/ or other landscape treatment as appropriate.
2. The applicant should be advised that approval of the application does not imply approval of tree works such a 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 the works.

Thank you.

Planning application (No. A/NE-TK/821) for proposed house (New Territories Exempted House (NTEH) - Small House) within “Agriculture” zone at Lot 243 S.A ss.1 in D.D.23, Ting Kok, Tai Po, New Territories.

以下是(Lot 243 S.A ss.1 in D.D.23, Ting Kok, Tai Po, New Territories)地段如獲批准有關之更改土地用途為小型屋宇，本人如有車輛將會考慮使用以下 3 個位置停泊

1. 此停車位是位於本人之申請地段(Lot 243 S.A ss.1 in D.D.23, Ting Kok, Tai Po, New Territories)傍邊的位置



2. 寶富花園內之停車場



3. 龍尾停車場



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

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

standards; and

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

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

**Similar Applications in the vicinity of the Site within the same “AGR” zone
on the Ting Kok Outline Zoning Plan**

Approved Applications

Application No.	Use/Development	Zoning(s)	Date of Consideration
A/NE-TK/130	Proposed House (NTEH - Small House)	“AGR” and “V”	2.3.2001
A/NE-TK/134	Proposed House (NTEH - Small House)	“AGR” and “V”	15.6.2001
A/NE-TK/148	Proposed House (NTEH - Small House)	“AGR” and “V”	13.12.2002
A/NE-TK/149	Proposed House (NTEH - Small House)	“AGR” and “V”	13.12.2002
A/NE-TK/194	Proposed House (NTEH - Small House)	“AGR” and “V”	26.8.2005

Rejected Application

Application No.	Use/Development	Zoning(s)	Date of Consideration	Rejection Reasons
A/NE-TK/767	Proposed House (NTEH – Small House)	“AGR”	3.3.2023	R1 – R3

Rejection Reasons

- R1. The proposed development is not in line with the planning intention of the “Agriculture” zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the current submission for a departure from the planning intention.
- R2. The proposed development does not comply with the Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories in that more than 50% of the proposed Small House footprint falls outside the “Village Type Development” (“V”) zone and the village environs of any recognised villages.
- R3. Land is still available within the “V” zone of Wai Ha which is primarily intended for Small House development. It is considered more appropriate to concentrate the proposed Small House development within the “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) as no valid Small House application has been received from the applicant, Mr. LEE Wai Shing (李慧誠) as at today, his eligibility of Small House grant has yet to be ascertained;
- (b) the Site is held under Block Government Lease (demised for agricultural use) and is not covered by Modification of Tenancy or Building Licence;
- (c) the Site falls entirely outside the village ‘environs’ (‘VE’) of Wai Ha Village, San Tau Kok Village and Po Sam Pai Village. As the Site does not fall within ‘VE’ of a recognised village nor “Village Type Development” (“V”) zone encircling a recognised village, Small House application would generally not be considered;
- (d) there is no designated “Fung Shui” area in Wai Ha Village, San Tau Kok Village and Po Sam Pai Village;
- (e) the proposed Small House would not encroach on existing/planned emergency vehicular access (EVA) based on her record; and
- (f) his advisory comments are set out at **Appendix V**.

2. Agriculture

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

- the Site falls within the “AGR” zone and is generally abandoned. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The Site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the Site possesses potential for agricultural rehabilitation, the proposed development is not supported from agricultural perspective.

3. Traffic

Comments of the Commissioner for Transport (C for T):

- (a) such type of 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 the “V” zone, if permitted, will set an undesirable precedent case for similar applications in the future. The resulting cumulative adverse traffic impact could be substantial; and

- (b) notwithstanding the above, the application only involves development of one number of small house and he considers that the application can be tolerated on traffic grounds.

Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):

- (a) he has no adverse comment on the application; and
- (b) his advisory comments are set out at **Appendix V**.

4. Environment

Comments of the Director of Environmental Protection (DEP):

- (a) he has no adverse comment on the application provided that the applicant will provide adequate sewer connection for disposal of sewage from the Small House to the existing public sewer to his own costs and reserve adequate land for the sewer connection work; and
- (b) his advisory comments are set out at **Appendix V**.

5. Drainage

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

- (a) she has no adverse comment on the application; and
- (b) her advisory comments are set out at **Appendix V**.

6. Water Supplies

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

- (c) he has no objection to the application; and
- (d) his advisory comments are set out at **Appendix V**.

7. Landscape

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

- (a) based on the aerial photo of 2023, the Site is situated in an area of rural coastal plains landscape character surrounded by clusters of trees, vegetated areas, vacant land and village houses to the east and west in areas zoned “V”. The proposed

use is considered not incompatible with the surrounding environment;

- (b) according to site visit record dated on 7.10.2024, the Site is covered by self-seeded vegetation. Existing tree groups of common species were observed within the accessible part of the Site. The applicant has not provided sufficient information in the landscape proposal indicating the existing tree information within the Site, proposed tree treatment and mitigation measures. The impact on existing landscape resources within the Site arising from the proposed use could not be reasonably ascertained; and
- (c) according to the Guidance Note of s. 16 planning application, for application for any use or development that may have implications on the landscape, technical assessment on the impact of the proposed use or development is required. The applicant is required to provide information on the existing trees within the Site including location, species and sizes, general condition with photos, proposed tree treatment (i.e. retain/ transplant/ fell) and mitigation measures such as compensatory planting and/ or other landscape treatment as appropriate.

8. Fire Safety

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

- (a) he has no in-principle objection to the application at this stage provided that the proposed house would not encroach on any existing EVA or planned EVA under application in accordance with LandsD's record; and
- (b) his advisory comments are set out at **Appendix V**.

9. Demand and Supply of Small House Sites

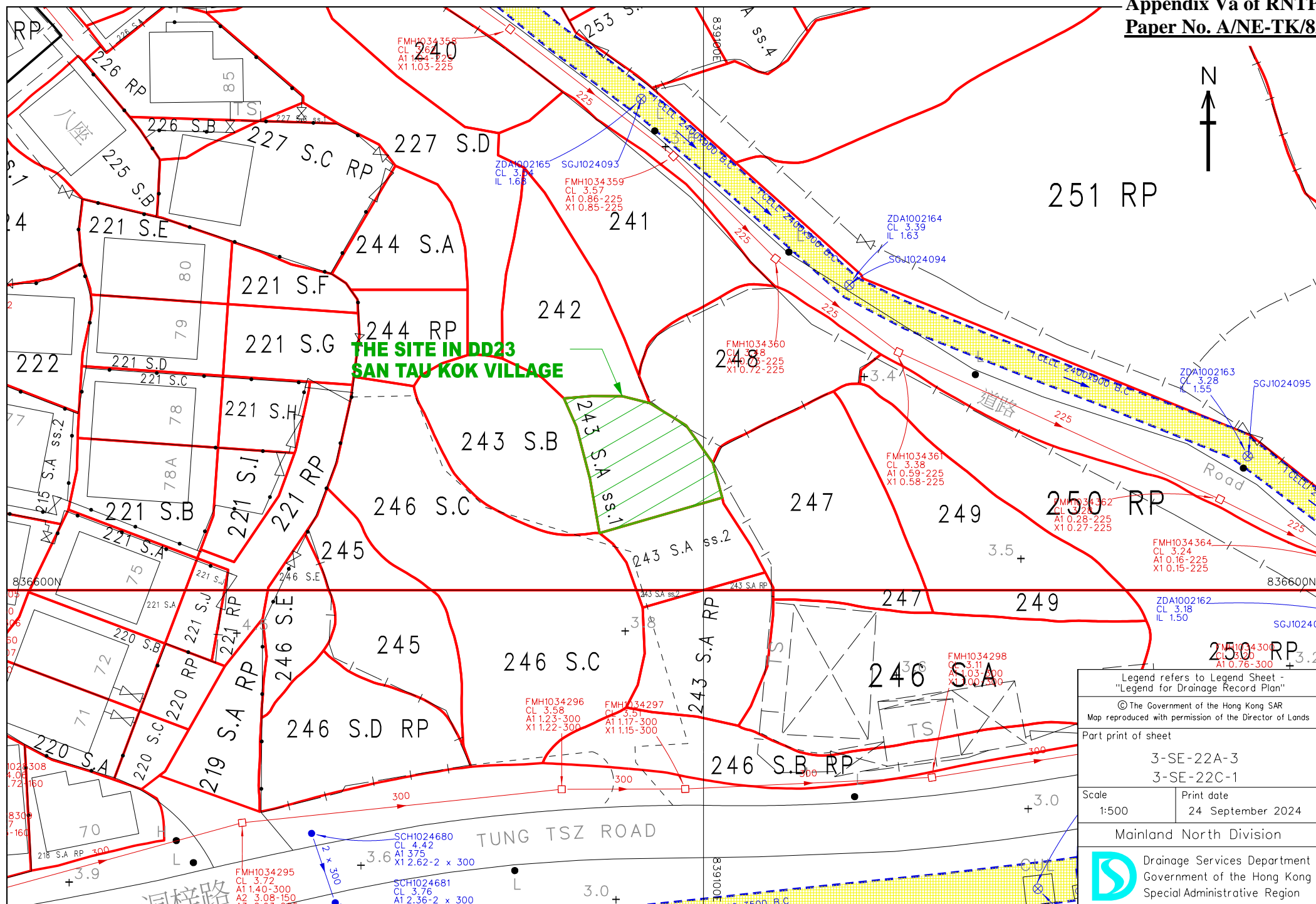
According to DLO/TP, LandsD, the number of outstanding Small House applications for San Tau Kok and Po Sam Pai is 44 and the 10-year Small House demand forecast for the same villages is 293, the number of outstanding Small House applications for Wai Ha is 6 and the 10-year Small House demand forecast for the same village is 100. Based on the latest estimate by the Planning Department, about 3.19ha of land (or equivalent to about 127 Small House sites) is available within the "V" zone at San Tau Kok and Po Sam Pai, while about 0.5ha of land (or equivalent to about 20 Small House sites) is available within the "V" zone at Wai Ha. Therefore, the land available cannot fully meet the future demand of 337 Small Houses (or equivalent to about 8.43ha of land) at San Tau Kok and Po Sam Pai and 106 Small Houses (or equivalent to about 2.65ha of land) at Wai Ha.

Recommended Advisory Clauses

- (a) to note the comment of District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that should a Small House application be submitted to LandsD, his office will consider such application according to the established land administration policy. There is no guarantee that the SH application if submitted would be approved;
- (b) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) adequate drainage measures shall be provided to prevent surface water running from the Site to nearby public roads and drains; and
 - (ii) the access road connecting the Site to Tung Tsz Road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site to Tung Tsz Road;
- (c) to note the comment of the Director of Environmental Protection (DEP) that the applicant is reminded to implement standard pollution control ordinances to avoid causing adverse environmental impacts to the surrounding;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) while there are DSD's public stormwater drains in this area, the applicant should have its own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site; sufficient openings should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary wall/fence are to be erected. Any existing flow path affected should be re-provided. The applicant should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicant is required to maintain the drainage systems properly and rectify/modify the nearby existing/original drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the development of the Site. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of the modified drainage systems caused by their works. Drainage record plan is at **Appendix Va** for ease of reference;
 - (ii) the applicant(s) shall resolve any conflict / disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the Site(s);
 - (iii) comments on sewerage drainage proposal:

- (1) part(s) of the proposed sewerage system is/are within the private lot(s) near the Site(s). The applicant(s) shall resolve any conflict / disagreement with relevant lot owner(s) and seek LandsD's permission for laying new sewers and/or modifying upgrading existing ones in other private lot(s) or on Government land (where required) outside the Site(s);
- (2) manhole type, cover level and invert level of the proposed manholes should be provided;
- (3) terminal manhole should be provided before connection to the public sewerage system and the invert level and disconnecting trap level of the terminal manhole should be provided;
- (4) pipe material, size and gradient of the proposed sewers should be provided;
- (5) the drainage flow path from the rooftop of the proposed house to the public drainage system / streamcourse / sea / any recognized drainage facilities shown in LandsD map should be provided in association with supporting site photos;
- (6) furthermore, she would like to draw the applicant's attention to the following general comments/requirements:
 - polyethylene (PE100) pipes should be adopted for buried sewers from terminal manhole to existing DSD's manhole on government land;
 - a minimum soil cover of 450mm and 900mm should be provided for the connection pipe constructed under footpath and carriageway respectively;
 - the proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the lot owner at his expense;
 - DSD noticed that the proposed drainage connection(s) to the surrounding/downstream area(s) will run through Government land and/or other private lot(s). The applicant(s) shall demonstrate that the proposed drainage construction / improvement / modification works and the operation of the drainage can be practicably implemented on the Site;
 - upon completion of the sewerage connection, an on-site technical audit will be carried out by her office. The applicant(s) should submit the application for technical audit (Form HBP1), the approved sewerage drainage plan and the technical audit fee to this her at least 2 weeks before the technical audit. Form HBP1 can be downloaded from DSD's website at <http://www.dsd.gov.hk>;
 - the lot owner/developer is required to rectify/modify the drainage system if it is found to be inadequate or ineffective during operation. The lot owner/developer shall also be liable for and shall indemnify Government against claims and demands arising out of damage or nuisance caused by failure of the system;

- the lot owner/developer should take all precautionary measures to prevent any disturbance, damage and pollution from the development to any parts of the existing drainage facilities in the vicinity of the lot. In the event of any damage to the existing drainage facilities, the lot owner/developer would be held responsible for the cost of all necessary repair works, compensation and any other consequences arising therefrom; and
 - the lot owner/developer should also be advised that the limited desk-top checking by Government on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve his obligations to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to receive the flows collected from his lot;
- (e) to note the comment of the Chief Engineer/Construction, Water Supplies Department (CE/C,WSD) that for provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards;
- (f) to note the comment of the Director of Fire Services (D of FS) that the applicant is reminded to observe "New Territories Exempted Houses – A Guide to fire Safety Requirements", which is administered by LandsD. Detailed fire safety requirements would be formulated upon receipt of formal application via LandsD;
- (g) 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 a 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 the works; and
- (h) to note that the permissions are 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 obtains planning permission from the Town Planning Board where required before carrying out the road work.



Legend refers to Legend Sheet -
"Legend for Drainage Record Plan"


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Part print of sheet

3-SE-22A-3
3-SE-22C-1

Scale 1:500	Print date 24 September 2024
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Mainland North Division

 Drainage Services Department
Government of the Hong Kong
Special Administrative Region

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From:
Sent: 2024-10-13 星期日 03:11:34
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-TK/821 DD 23 Ting Kok

A/NE-TK/821

Lot 243 S.A ss.1 in D.D.23, Ting Kok, Tai Po

Site area: About 153.6sq.m

Zoning: "Agriculture"

Applied development: NET House

Dear TPB Members,

Strong Objections. No previous history of approvals. There are lots in the village being used for parking that should be utilized for their zoning purpose.

The site is vegetated and has trees. It is adjacent to a parking lot that was rejected on review in 2019 but is still operating, Application 671.

Further encroachment onto Agriculture land should not be tolerated.

Mary Mulvihill