

2021年 8月 3 0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。

This document is received on **30 AUG 2021**  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

**Form No. S16-II**  
**表格第 S16-II 號**

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

適用於只涉及興建「新界豁免管制屋宇」的建議

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

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

### General Note and Annotation for the Form

#### 填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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/TP/676
	Date Received 收到日期	30 AUG 2021

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件(倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories). 請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

## 1. Name of Applicant 申請人姓名/名稱

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

Chang, Simon 張錦文

## 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)

Top Bright Consultants Limited

## 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)	Lot 470 S.C in DD21, San Uk Ka Village, Tai Po, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input type="checkbox"/> Site area 地盤面積 83.2 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 145.83 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	NIL 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	Approved Tai Po Outline Zoning Plan No. S/TP/28
(e) Land use zone(s) involved 涉及的土地用途地帶	"Green Belt" ("GB")
(f) Current use(s) 現時用途	Vacant  (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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

<b>6. Development Proposal 擬議發展計劃</b>			
(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	Chang, Simon 張錦文		
(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)	Sha Lo Tung Cheung Uk Village of Tai Po		
(c) Proposed gross floor area 擬議總樓面面積	.....145.83..... 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	.....48.61..... 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	Garden/ Open Space  (Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable) (請在圖則上顯示，並註明車位總數，以及每個車位的長度和寬度及/或化糞池的位置 (如適用))		
(g) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是           No 否	<input 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) <input checked="" 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 type="checkbox"/>           No 否 <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)           (Please indicate on plan the location of the proposed septic tank. 請用圖則顯示化糞池的位置)	

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

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

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

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 ..... ..... ..... 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"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

**8. Justifications 理由**

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

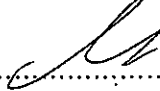
Please refer to Chapter 6 of the Supplementary Planning Statement.

**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



Lo Ming Kong

Name in Block Letters  
姓名（請以正楷填寫）

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

Administrative Assistant

Position (if applicable)  
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

- ☐ 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

Top Bright Consultants Limited



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

Date 日期

11/08/2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in an application to the Board and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:  
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：  
(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及  
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.  
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。



## Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot 470 S.C in DD21, San Uk Ka Village, Tai Po, N.T.		
Site area 地盤面積	83.2	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	NIL	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Tai Po Outline Zoning Plan No. S/TP/28		
Zoning 地帶	"Green Belt" ("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	145.83	sq.m 平方米	<input checked="" type="checkbox"/> About 約
(ii) Proposed No. of house(s) 擬議房屋幢數	1		
(iii) Proposed building height/No. of storeys 建築物高度/層數	8.23	m 米	<input checked="" 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

	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input 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"/>
Location Plan, Site Plan, Extract form Tai Po Outline Zoning Plan No. S/TP/28, Proposed Small House Location Plan (Plan No. HC-13018/H01A)		
<b><u>Reports 報告書</u></b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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


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

**Application for Permission under Section 16 of  
the Town Planning Ordinance (Cap. 131)**

**Proposed House (New Territories Exempted House  
(NTEH) – Small House) in “Green Belt” (“GB”) zone at  
Lot 470 S.C. in DD21, San Uk Ka Village, Tai Po,  
New Territories**

**SUPPLEMENTARY PLANNING STATEMENT**

**Applicant:**  
Chang Simon

**Planning Consultant:**  
 Top Bright Consultants Ltd.

August, 2021

## EXECUTIVE SUMMARY

This planning application is submitted on behalf of the land owner (the Applicant) for proposed house (New Territories Exempted House (NTEH) - Small House) at Lot No. 470 S.C in D.D. 21, San Uk Ka village, Tai Po, New Territories (the "Application Site"). The Application Site falls within "Green Belt" ("GB") zone on the Approved Tai Po Outline Zoning Plan (OZP) No. S/TP/28. As "House (other than rebuilding of NTEH or replacement of existing domestic building by NTEH permitted under the covering Notes)" is a Column 2 use, a planning permission from the Town Planning Board ("TPB") is required.

The Application Site is a piece of vacant land situated at the centre of a new cluster of Small Houses. It falls within the village "environs" (VE) of San Uk Ka village, one of the recognised villages of Tai Po District.

The proposed development involves a smaller size of Small House with 3 storeys. The site area of the Application Site is about 83.2 m<sup>2</sup>. The proposed roofed over area of the NTEH is 48.61 m<sup>2</sup> (523 sq. ft. about) and the rest of the area will be for open space/ garden. The total floor area of the Small House will be about 145.83 m<sup>2</sup>.

The major justifications for the proposed development are:

- the proposed development is compatible with the village environment and it is a suitable development;
- the proposed Small Houses are within the village "environs" of San Uk Ka Village;
- the proposed development meets small house demand and is an "in-fill" site of a smaller size of Small House to join with the adjoining approved Small House development;
- the proposed development will have no adverse traffic and sewerage impacts on the surrounding area.

In view of the above justifications, we hope that the TPB will give sympathetic consideration to approve this planning application.

## 行政摘要

此規劃申請乃代表土地擁有人呈交，於新界大埔新屋家村丈量約份第 21 約地段第 470S.C 號（“申請地點”）擬建壹幢小型屋宇（新界豁免管制屋宇-小型屋宇）的發展計劃。申請地點位於大埔分區計劃大綱核准圖編號 S/TP/28 上的「綠化地帶」。根據該大綱圖的註釋，「屋宇」（新界豁免管制屋宇）在「綠化地帶」內是屬於第二欄用途，因此需要向城市規劃委員會（“城規會”）提交規劃許可申請。

申請地點是座落於大埔新屋家村的新鄉村屋群中心位置，一小塊的空置土地上，而整個申請地點均座落新屋家村認可鄉村的鄉村範圍內。擬議發展是壹幢典型的三層高的小型屋宇，地盤面積約 83.2 平方米。小型屋宇的擬議上蓋面積是 48.61 平方米（約 523 平方尺），餘下的地方會作花園用途，小型屋宇的擬議總樓面面積約 145.83 平方米。

本規劃申請的主要理據如下：

- 擬議發展與鄉村環境相容，適合位於申請地點；
- 整個擬議小型屋宇位於新屋家村認可鄉村的鄉村範圍內；
- 擬議發展滿足對小型屋宇的需求，亦是新建鄉村屋群組中的可填補發展空地；及將會接連已經獲批准的小型村屋發展；
- 擬議發展不會對附近地方構成不良交通及排污方面的影響。

基於上述理據，我們希望城規會能從寬考慮批准本申請。

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**SUMMARY OF APPLICATION**

**Applicant:** Chang Simon

**Applied Use:** Proposed House (New Territories Exempted House (NTEH) – Small House)

**Existing Use:** Vacant land

**Location:** Lot 470 S.C in DD21, San Uk Ka Village, Tai Po, N.T.

**Site Area:** About 83.2 m<sup>2</sup>

**Lease:** Block Crown Lease (demised for agricultural use)

**Statutory Plan:** Approved Tai Po Outline Zoning Plan No. S/TP/28

**Zoning:** “Green Belt” (“GB”)

## 1. INTRODUCTION

- 1.1 This planning statement is prepared by Top Bright Consultants Ltd. on behalf of Chang Simon (the "Applicant"), an indigenous villager of Sha Lo Tung Cheung Uk Village of Tai Po Heung to seek planning approval from the Town Planning Board (the TPB) to develop a New Territories Exempted House (NTEH) (Small House) at Lot 470 S.C in DD21, San Uk Ka Village, Tai Po, N.T. (the "Application Site"). **Figure 1** shows the location of the Application Site and the Lot Index Plan indicating the concerned lot is shown at **Figure 2**.
- 1.2 The Application Site, with an area of about 83.2 square meters, falls within an area zoned "Green Belt" ("GB") on the Approved Tai Po Outline Zoning Plan (OZP) No. S/TP/28. According to the Notes of the OZP, "House (other than rebuilding of NETH or replacement of existing domestic building by NETH only)" in "GB" zones requires planning permission from the Town Planning Board (the "Board").
- 1.3 The Application Site is 100% falls within the 'Village Environs' ('VE') of San Uk Ka Village and in the centre of a cluster of small houses. The lot to the immediate west of the Application Site is owned by the Applicant's brother and they planned to build their own individual semi-detached house should this application be approved by the Board. Due to site constraint, the proposed small house under this application would be 48.61 sq m (523 sq ft.). (see **Appendix A**)
- 1.4 In order to facilitate the Board's consideration of this application, the following sections describe the Application Site and its surroundings, providing details of the proposed use and justifications to support the application

---

## 2. SITE CONTEXT

### Location

- 2.1 The Application Site is situated on the south part of San Uk Ka Village, about 42 metres to west of Wun Yiu Road and 1.8 kilometres to Tai Po Market Town Centre. **Figure 1** shows the Application Site in its regional context.

### Existing Site Conditions

- 2.2 The Application Site, as shown in the plan at **Figure 2**, covers an area of approximately 83.2 square metres. The Application Site is currently vacant and mainly covered by grass and small fruit trees of common species.

### Surrounding Land Uses

- 2.3 The surrounding areas are predominantly rural in character with village houses and vacant land. To the north, east and south of the Application Site are cluster of small houses and to the east is a piece of vacant land that had already obtained planning permission for village house development (see **Appendix B**).

### Access

- 2.4 The Application Site is accessible via a footpath leading to Wun Yiu Road. A plan showing the access to the Application Site is provided at **Figure 3**.

## 3. LAND STATUS

- 3.1 The area and registered owner of the subject lot is at Table 1 below:

**Table 1: The Registered Owner of the Subject Lot**

Lot No.	Lot Area (about)	Registered Owner
470 S.C. in DD21	83.2m <sup>2</sup>	Chang Simon

- 3.2 The subject lot is held under Block Government Lease for a lease term of 75 years from 1.7.1898 renewable for 24 years and have been further extended to 2047. The indigenous villager had submitted small house application to the Lands Department for consideration but subject to planning approval.

## 4. PLANNING CONTEXT

### Statutory Plan

- 4.1 According to the Approved Tai Po Outline Zoning Plan (OZP) No. S/TP/28 gazetted on 31.8.2018, the Application Site falls within an area zoned "Green Belt" ("GB"). The planning intention of the "GB" zone is 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 is a general presumption against development within this zone. An extract of the OZP is at **Figure 3**.

### Applicable Guidelines

- 4.2 Town Planning Board Guidelines No. 10 (TPB-PG.10) for Application for Development within "GB" zone under section 16 of the Town Planning



Ordinance” is relevant to this application. The relevant assessment criteria are summarized below:

(a)	There is a general presumption against development in the “GB” zone;
(b)	Application for the 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 arrangement may be approved if the application site is 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 areas; the proposed 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 the existing and planned infrastructure such as sewerage, road and water supply. It should not be 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.

- 4.3 The “Interim Criteria for Consideration of Application for New Territories Exempted House (NTEH)/Small House in New Territories” revised on 7 September 2007 is relevant to this application.

#### **Previous Application**

- 4.4 There is no previous application pertinent to the Application Site.

#### **Similar Applications**

- 4.5 There are 42 similar application in the vicinity of the Application Site and within the same “GB” zone since the promulgation of the interim Criteria on 24.11.2000 of which 41 were approved and one was rejected.

## 5. DEVELOPMENT PROPOSAL

### Proposed Use

- 5.1 The Applicant seeks the Board's permission to use the Application Site for a small house.

### Site Layout and Design

- 5.2 The Layout Plan in **Figure 5** illustrates the proposed site configuration.

The development parameters of the Application are summarized as follows:

Site Area	83.2m <sup>2</sup>
Total Floor Area	145.83 m <sup>2</sup>
No. of Storeys	3
Building Height	8.23m

### Landscape Proposal

- 5.3 While the application site is relative small in area of 83.2 sq. m., it could not be much possible area left for landscape within the site upon completion of the Small House. In fact, the Small House development of the adjoining site-Lots 83 S.C RP and 470 S.D in D.D. 21 (Application No. A/TP/662) will be built as a semi-detached village house with the village house of this application on the same platform level. In view of the above factor, it might not be necessary or realistic for submission of a landscape proposal at the present stage. However, the Board may consider if the submission and implementation of a landscape proposal to the satisfaction of the Director of Planning of the Town Planning Board would be required as one of the approval conditions,

### Drainage Proposal

- 5.4 While the development on this application site would be linked up with the drainage system of the adjoining site Lots 83 S.C RP and 470 S.D in D.D. 21, it might not be technically feasible for submission of a drainage proposal at the present stage. However, a new drainage system in competency with the adjoining drainage will be constructed to collect surface runoff from the Application Site including periphery U-channels and catch pits, which will then be diverted to the existing drains. The drainage facilities will be designed and implemented in accordance with criteria set out by the Drainage Services Department as an approval condition if the application is approved by the Board.

### **Environmental Consideration**

- 5.5 The application site is to free from mandatory clearance of any river, stream course or catchment area and water gathering ground (WGG), a septic tank and soakaway system of an acceptable means for collection, treatment and disposal of the sewerage would be provided in accordance with the requirements of the Practice Note for Professional Person (ProPECC) PN 5/93.

### **Geotechnical Consideration**

- 5.6 There was a submission of Geotechnical Planning Report Review (GPRR) for the adjoining development application site Lots 83 S.C RP and 470 S.D in D.D.21 (Application No. A/TP/662). The development of this application will be built as a semi-detached house to the adjoining building on the same level on a retaining wall where submission of the site formation to Building Authority would be required. Therefore the applicant saves for the submission of GPRR in this application but the applicant with his brother (the landowner of the adjoining land) will jointly submit the works proposal together with the prescribed plans for the drainage works and site formation works to the Building Authority for approval.

## **6. JUSTIFICATIONS**

- 6.1 The applicant is an indigenous villager of Sha Lo Tung Cheung Uk village, a recognized village of Tai Po District and he is eligible to apply for development of a Small House on his land under the current Small House policy.
- 6.2 The proposed Small House site falls within 'Green Belt' (GB) zone but is located within the 'village environs' of San Uk Ka 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 San Uk Ka village
- 6.3 The application site in fact, is an 'in-fill' site close to the existing newly formed village cluster and generally in compliance with the relevant assessment criteria. Besides, the adjoining application site no. 'A/TP/662' was applied by his brother and which was subsequently approved in the review by the Town Planning Board under Section 17 on 22.5.2020. The proposed Small House of 48.61 sq. m. will be built as a semi-detach house on the application site adjoining to his brother's house at the same level as approved earlier by the Board in the case of Application No. A/TP/662.
- 6.4 The application site is now vacant and there are no valuable species of plants within the site thus the proposed Small House development would not cause any visual and environmental impacts on the surrounding area.
- 6.5 The non-building area of the site will be properly landscaped to match the adjoining house's landscape for the use of open space or garden purpose.
- 6.6 There are 34 similar applications in the vicinity of San Uk Ka village approved by the RNTPC of Town Planning Board and one similar application No. A/TP/662 adjoining the application site approved by the Town Planning Board

under Section 17. This application site carries the same merits of the application site no. A/TP/662 (approved on 22.5.2020 under Section 17) for the Small House development, and comparatively, this site is of a smaller size with a smaller "built-over" area.

## **7. CONCLUSION**

- 7.1 In sum, the proposed development is on an "in-fill" site compatible in terms of land use, scale, design and layout with the surrounding area of the Small House development in the vicinity.
- 7.2 In view of the reasons stated above, the Applicant respectfully requests the Board to give favorable and sympathetic consideration to this application for providing a competent development with the approved adjoining application (Application No. A/TP/662) submitted earlier by his brother.

Top Bright Consultants Ltd.  
August 2021





**Top Bright Consultants Ltd.**

Extract Plan Based on Map  
Series HM20C of Sheet 7

## Location Plan

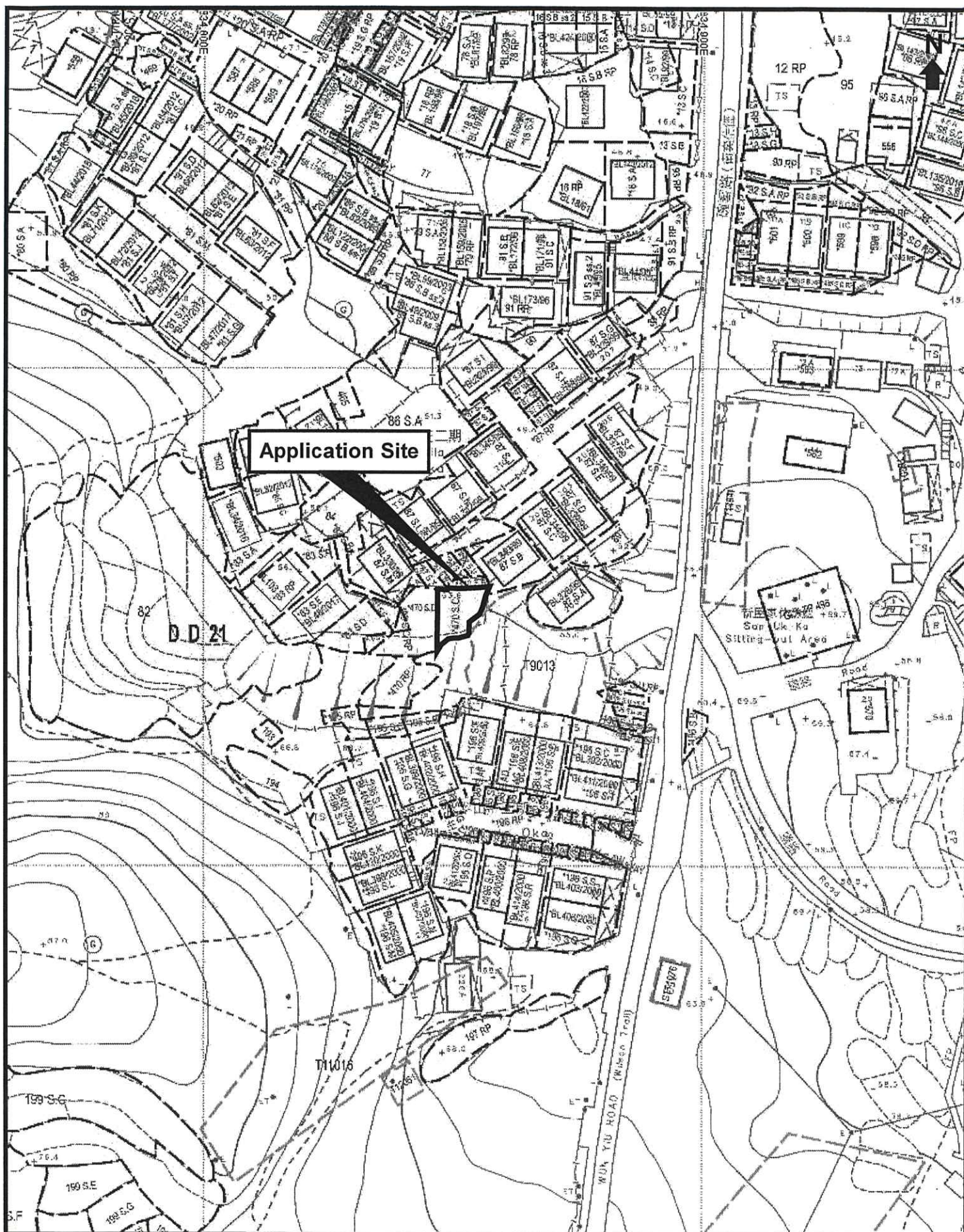
**Scale 1 : 20 000**

### FIGURE 1

**For Identification Purpose**

**Date: 17.5.2021**





**Top Bright Consultants Ltd.**

Extracted from Lot Index Plan  
No. 7-NW-14C

## Site Plan

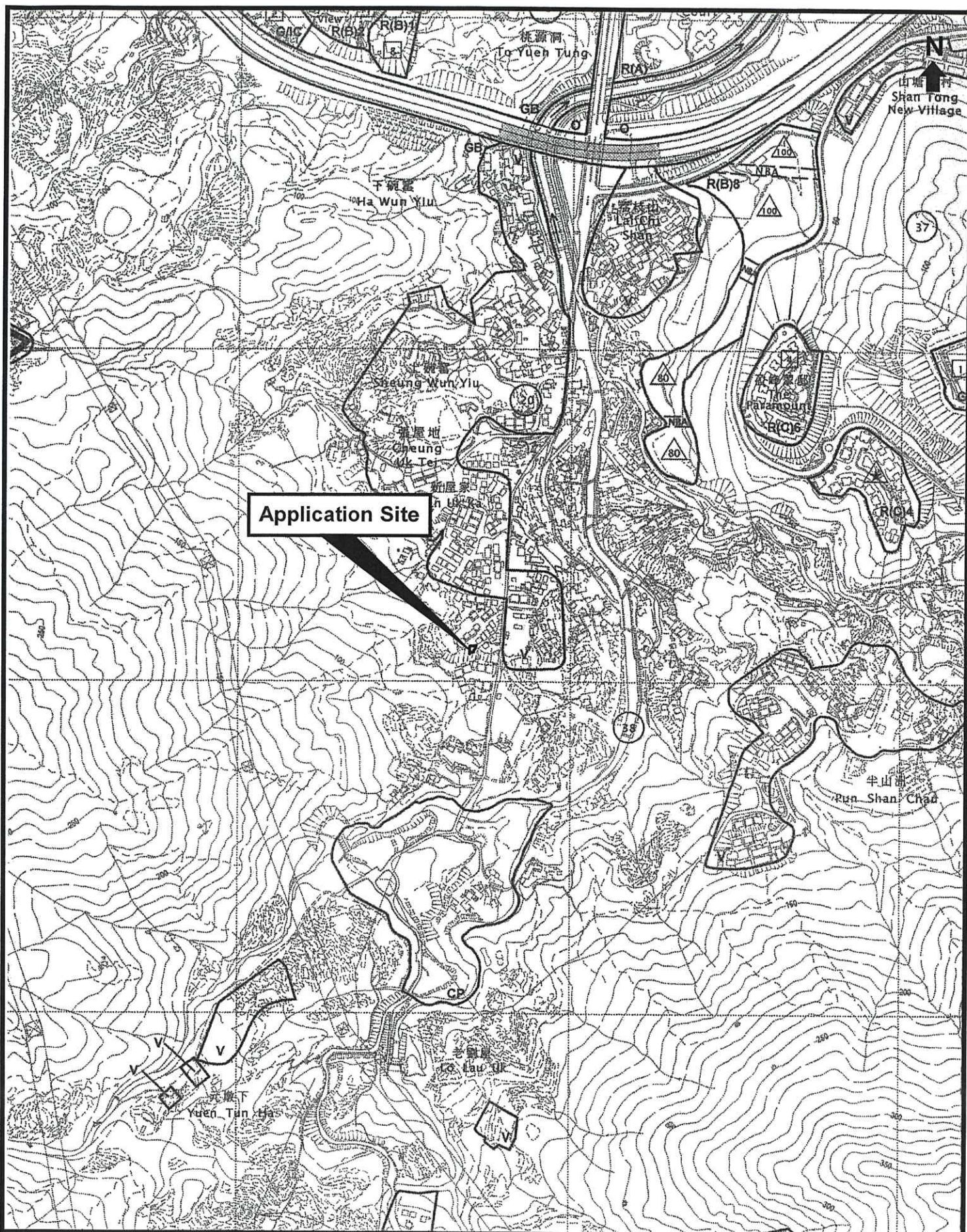
Scale 1 : 1 000

## FIGURE 2

For Identification Purpose

Date: 17.5.2021





Extract from Tai Po Outline Zoning Plan No.  
S/TP/28 gazetted on 31.8.2018

 Top Bright Consultants Ltd.

Scale 1 : 7 500

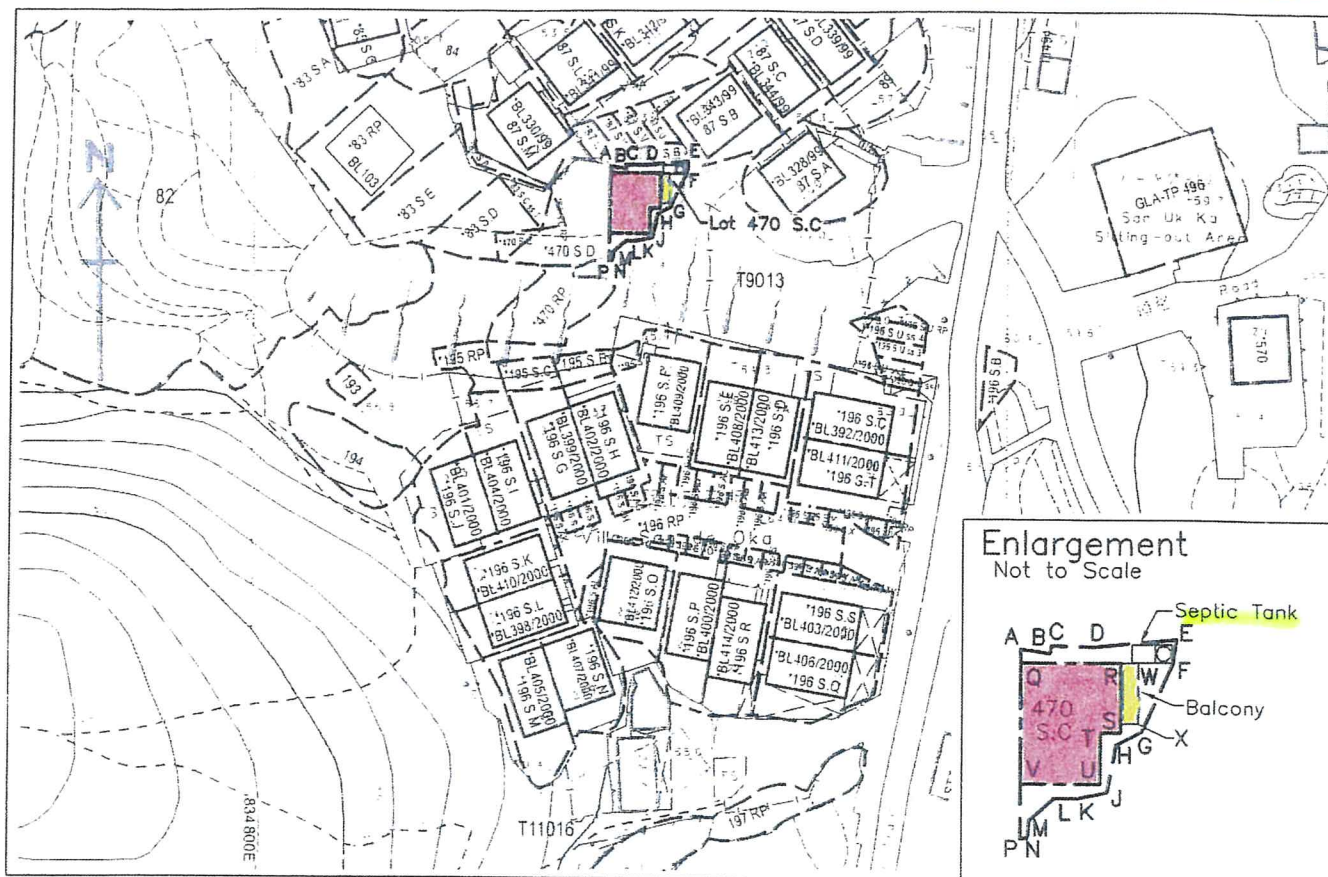
**FIGURE 3**

For Identification Purpose

Date: 17.5.2021



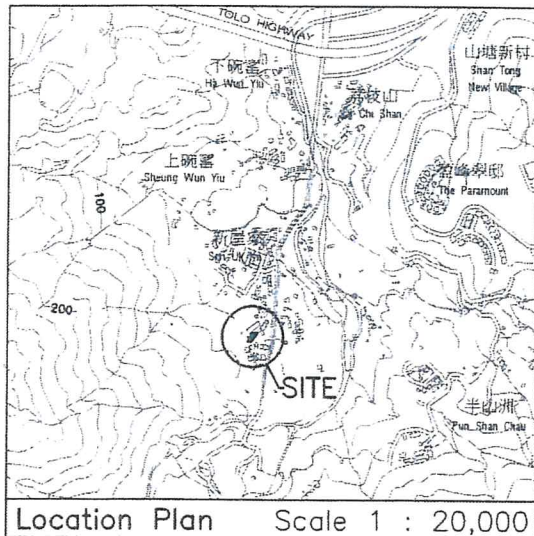
# Proposed Small House Location Plan – D.D. 21



Survey Sheet No.: 7-NW-14C

Scale 1 : 1,000

San Uk Ka



Lot No. 470 S.C

Boundary Dimensions: (Area = 83.2 sqm)

(Plan Nos. SRP/TP/005/1596/D1 refers)

From	To	Bearing (d-m-s)	Distance (m)	Pt.	N	E
A	B	98°17'32"	2.004	A	832555.556	834 846.971
B	C	11°38'33"	0.525	B	832555.267	834 848.953
C	D	91°01'58"	2.823	C	832 555.781	834 849.059
D	E	85°03'22"	5.488	D	832555.730	834 851.881
E	F	187°17'41"	1.597	E	832556.203	834 857.349
F	G	204°47'51"	4.960	F	832554.619	834 857.146
G	H	243°27'28"	1.934	G	832550.116	834 855.066
H	J	190°31'16"	3.188	H	832549.252	834 853.335
J	K	258°14'35"	2.057	J	832546.118	834 852.753
K	L	270°00'00"	1.442	K	832545.698	834 850.740
L	M	230°13'21"	2.252	L	832545.698	834 849.298
M	N	184°46'06"	1.156	M	832544.258	834 847.567
N	P	262°34'33"	0.505	N	832543.105	834 847.471
P	A	00°00'00"	12.516	P	832543.040	834 846.971

Proposed Small House Dimensions: (Area = 48.61 sqm)

From	To	Bearing (d-m-s)	Distance (m)	Pt.	N	E
Q	R	90°00'00"	6.650	Q	832554.667	834 846.971
R	S	180°00'00"	4.600	R	832554.667	834 853.621
S	T	270°00'00"	1.350	S	832550.067	834 853.621
T	U	180°00'00"	3.400	T	832550.067	834 852.271
U	V	270°00'00"	5.300	U	832546.667	834 852.271
V	Q	00°00'00"	8.000	V	832546.667	834 846.971

Proposed Balcony Dimensions: (Area = 4.88 sqm)

From	To	Bearing (d-m-s)	Distance (m)	Pt.	N	E
R	W	90°00'00"	1.220	R	832554.667	834 853.621
W	X	180°00'00"	4.000	W	832554.667	834 854.841
X	S	270°00'00"	1.220	X	832550.667	834 854.841
S	R	00°00'00"	4.000	S	832550.667	834 853.621

Plan prepared by:

Henry Chan Surveyors Limited

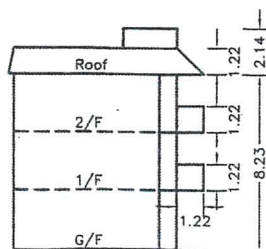
*Henry H K Chan*

Henry H K Chan

BSc MRICS FHKIS RPS(LSD)

Authorized Land Surveyor

G/F, No. 2 Yan Wo Lane, Tai Po, New Territories



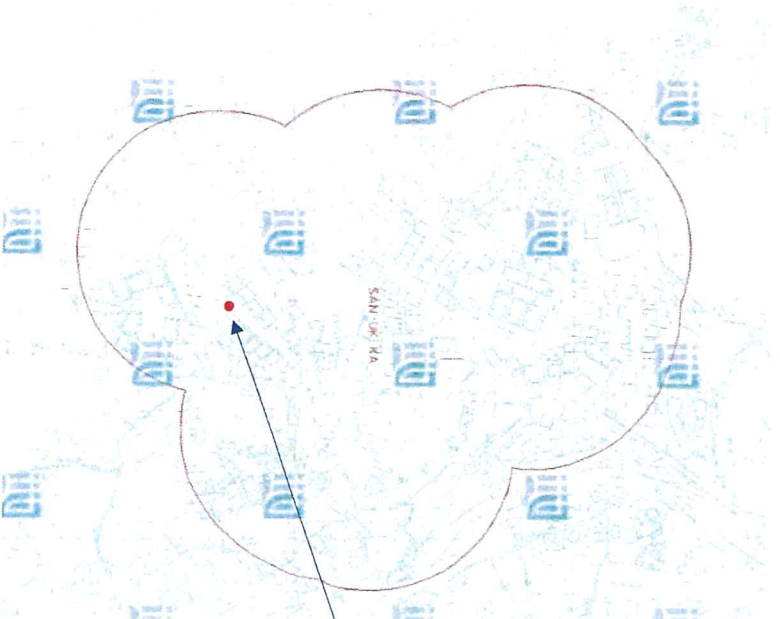
Rev. A: House dimensions revised.

Plan No. : HC-13018/H01A Date: 15 March 2019

Tel: 2638-1313 Fax: 2638-1328



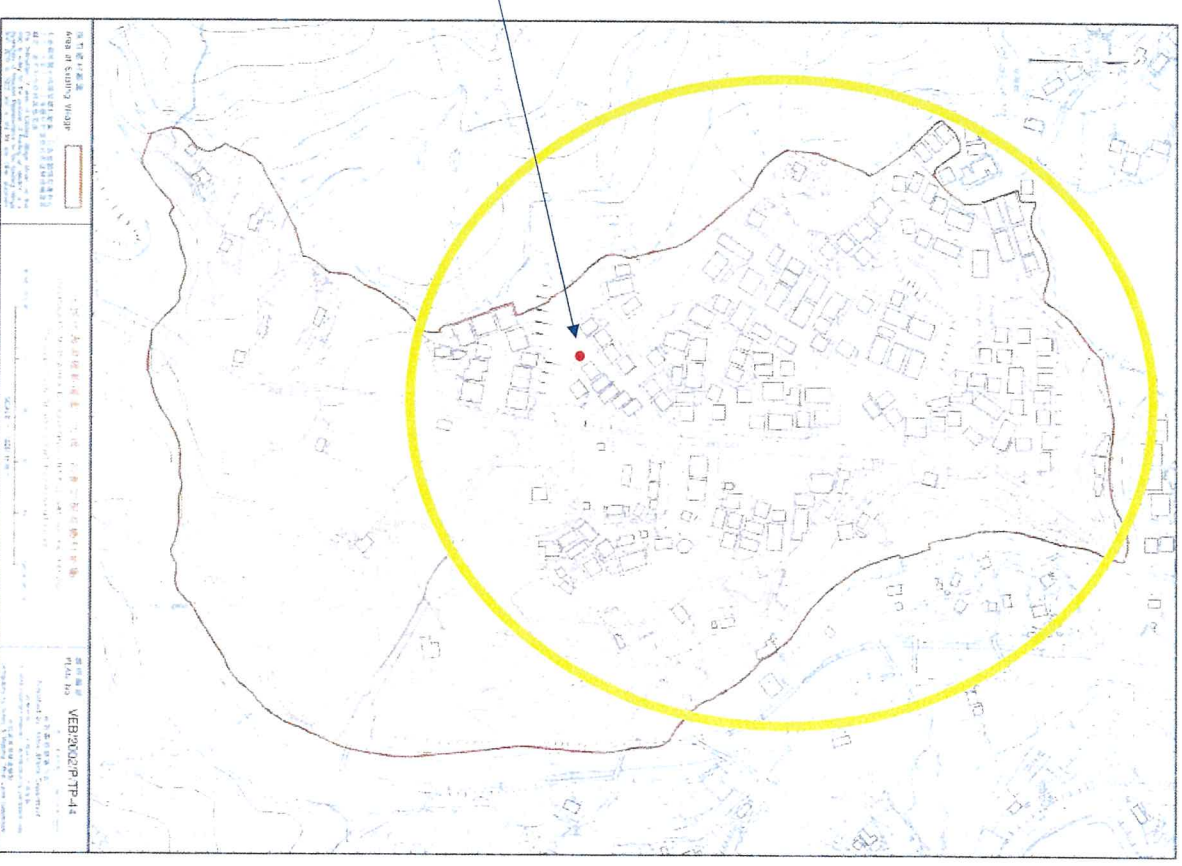
# Village Environ (VE) of the Existing Village



The application site is within the San Uk Ka Village according to Home Affairs Department (HAD).

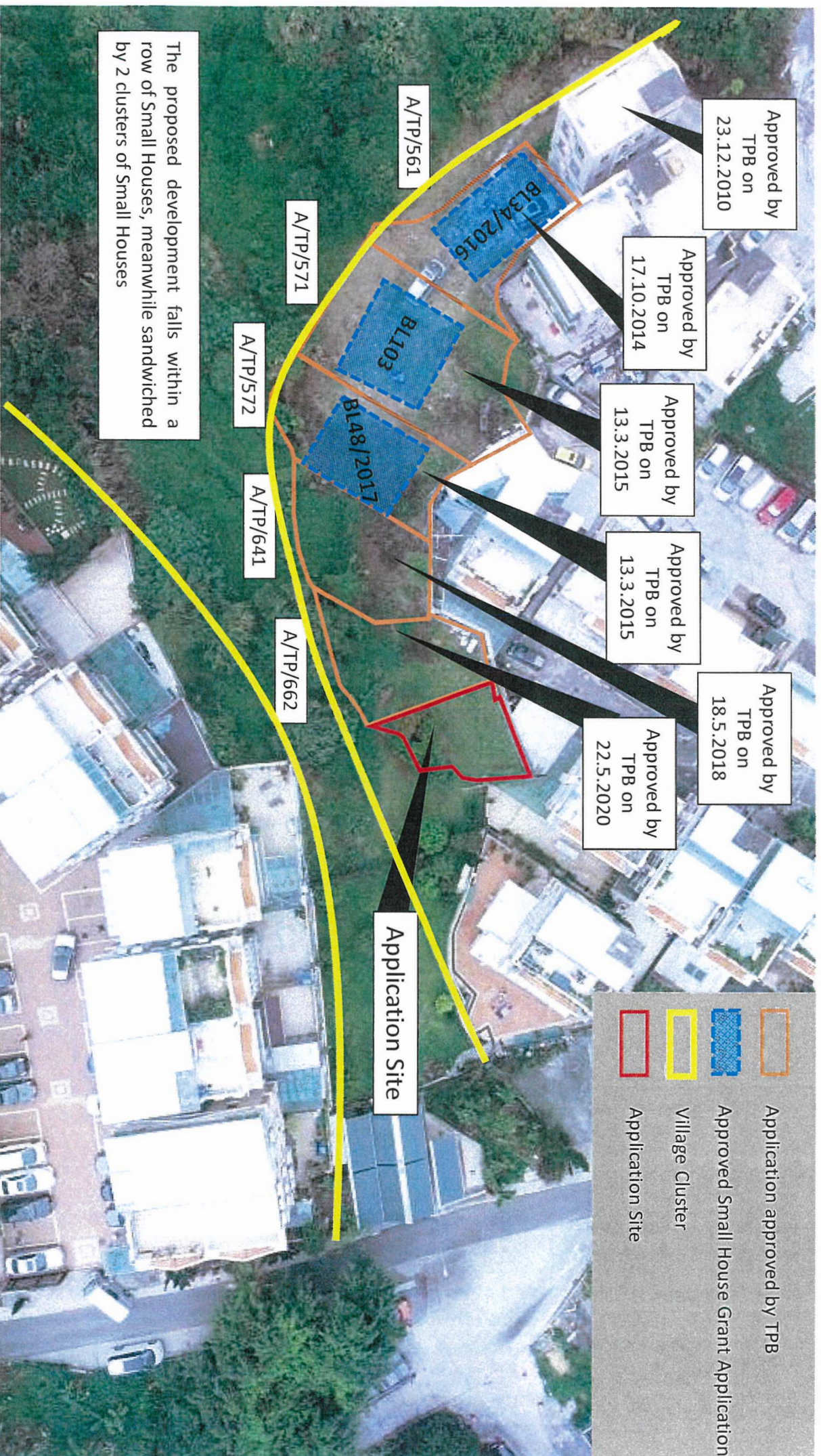
**Application Site**

The application site is within the VE according to Lands Department.





# Appendix B





才鴻顧問有限公司  
TOP BRIGHT CONSULTANTS LIMITED

Our Ref.: 21/710/L03

October 8, 2021

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

By Hand

Dear Sir/Madam,

**Proposed House (New Territories Exempted House (NTEH) – Small House)  
in “Green Belt” (“GB”) zone at Lot 470 S.C. in DD21,  
San Uk Ka Village, Tai Po, New Territories  
(Application No. A/TP/676)**

With reference to the comments suggested by the CEDD dated 21.9.2021 on the captioned application, we submit herewith 8 copies of Geotechnical Planning Review Report (GPRR) for your consideration.

Should you have any queries or require further information, please feel free to contact the undersigned at [REDACTED].

Yours faithfully,  
For and on behalf of  
Top Bright Consultants Ltd.

  
\_\_\_\_\_  
Lo Ming Kong

Encls.

c.c.

Chang, Simon (張錦文) (the Applicant).  
DPO/Shu Tin, Tai Po, and North – Attn.: [REDACTED]

**GEOTECHNICAL PLANNING REVIEW REPORT**

**for PLANNING APPLICATION**

**at LOT NO. 470 s.C IN D.D.21**

**SAN UK KA VILLAGE, TAI PO, N.T.**

Prepared by : VTECS Consultants Limited

Date : October 2021

## **CONTENTS**

1. INTRODUCTION
2. THE SITE
3. DESK STUDY AND BACKGROUND INFORMATION SEARCH
4. GEOTECHNICAL INVESTIGATION WORK
5. GEOTECHNICAL WORKS
6. CONCLUSION

## **FIGURES**

## **APPENDICES**

- Appendix A Slope Information Record of feature 7NW-D/C427
- Appendix B Existing Ground Investigation Works Data
- Appendix C Preliminary Site Formation Works



## **1. INTRODUCTION**

This report is to present geotechnical assessments to support the planning application for lot 470 s.C in D.D.21 at Uk San Ka Village, Tai Po, N.T. to become a 3-storey NTEH.

The following geotechnical aspects are covered in this appraisal report:

1. Desk study and background information search of existing structures and geotechnical features located in the vicinity of the site.
2. A review of the site conditions and findings of the geotechnical investigation.
3. Brief assessment of the geotechnical feasibility of this planning application.
4. A proposed scheme of site formation, slope upgrading works and/or mitigation measures which are likely to be carried out in connection with this planning application.

## **2. THE SITE**

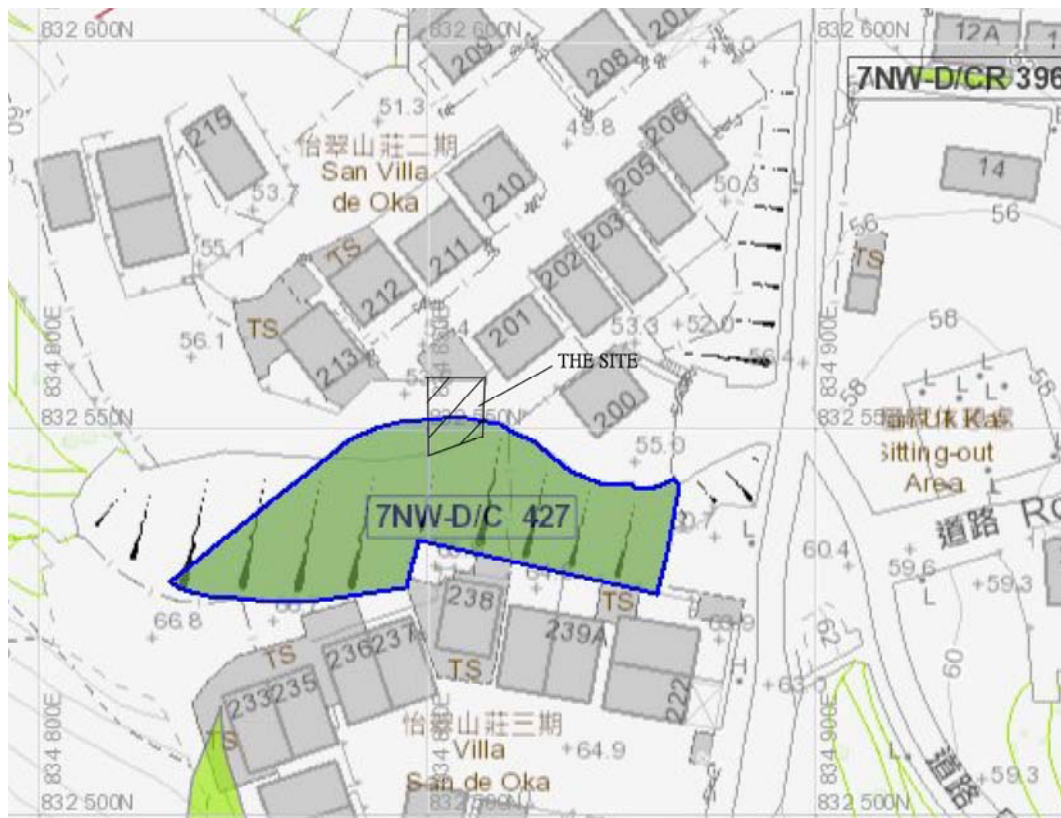
### **2.1 Site Description**

The site is irregular in shape which can be reached via Wun Yiu Road at the east side of the site. The site is vacant and relatively flat at the level of +53.6mPD. There is a registered feature 7NW-D/C427 adjoining to the southern side of the site.

## 2.2 Existing Geotechnical Features

According to the information obtained from the Hong Kong Slope Safety (HKSS) website, there is a registered feature of 7NW-D/C427 located in the vicinity of the proposed application site.

For ease of reference, the registered slope plan downloaded from HKSS website is shown below:



*Existing Registered Features in vicinity of the Site  
(Obtained from HKSS Website)*

### 2.3 Existing geotechnical features

A brief description on these geotechnical features is given as follows.

#### Feature No. 7NW-D/C427

Feature No. 7NW-D/C427 is adjoining to the proposed site at the south. The feature consists of a cut slope with 8m high and a gradient of 31 deg. There is an existing 200mm surface channel located at the toe of the feature. The consequence-to-life category is 1 according to HKSS website of the GEO. The maintenance responsibility of the feature is tabulated as follows:

Sub-division No.	Maintenance Party
1	Lands Department
2	DD21 Lot 83
3	DD21 Lot 470
4	DD21 Lot 196s.U
5	DD21 Lot 195

For ease of reference, the information obtained from the GEO is given in Appendix A.

## 3. **DESK STUDY AND BACKGROUND INFORMATION SEARCH**

### 3.1 Buildings Department

We have searched record files in the Buildings Department concerning this site and we could not find any structural plans nor any site formation plans relating to this site.

### 3.2 Geotechnical Engineering Office

Also, no records of study report on the adjacent feature or related to the study site are available.



## **4. GEOTECHNICAL INVESTIGATION WORKS**

### **4.1 Outline of Site Geology**

The Hong Kong Geological Survey Map, Sheet 7 (1:20 000), Solid and Superficial Geology of Sha Tin published by the GEO indicates that the site is underlain by Repulse Bay Volcanic Group and of Upper Jurassic age.

### **4.2 Information Retrieval**

Existing information has been retrieved from GIU of GEO concerning the previous ground investigation works of the subject site and adjoining area. The obtained information is summarized below.

#### **Information from GIU of GEO**

- i. There is a borehole, TP20/9 located at approx. 55m away from the site conducted in December 1984 by Lam Geotechnics Limited. The report is appended in Appendix **B**.

Since the existing ground investigation (GI) information extracted from borehole, TP20/9 is located considerably far away from the subject site, a new ground investigation works should be carried out to review the sub-surface condition of the site in detail in future studies.

## **5. GEOTECHNICAL WORKS**

The schematic geotechnical works for the proposed development are discussed below:

### **5.1 Proposed Site Formation Works / Slope Upgrading Works**

The proposed NTEH will be rested on a site formation level of +57.0mPD, retaining walls should be proposed to form the required platform level under a site formation submission to the Buildings Department for approval.

Since feature 7NW-D/C427 is located in the vicinity of the application site, the stability on the geotechnical features should be assessed in detail under a separate submission. A slope upgrading works / site formation works such as soil nails works should be proposed in a site formation works design / slope upgrading works submission if the factor of safety of such geotechnical features is found to be below the current geotechnical standards.

Since the proposed NTEH will be proposed at the toe of the features in this planning application, it is considered this planning application will not induce any additional adverse effect on the adjacent ground and geotechnical features.

The preliminary design for site formation / slope upgrading works is given in **Appendix C**.

## **6. CONCLUSION**

A review of the site conditions and the geotechnical works likely to be carried out for the proposed planning application has been carried out and the following conclusion can be made.

1. It is envisaged that the proposed planning application is geotechnically feasible. Since the proposed NTEH will be located at the toe of the geotechnical feature in this application, no additional adverse effect will be induced on the adjacent ground and geotechnical features.
2. The proposed NTEH will be rested on a site formation level of +57.0mPD. Retaining walls will be proposed to form the platform level under a site formation submission.
3. A detailed investigation and assessment of all existing slopes located in the vicinity to the site such as 7NW-D/C427 will be carried out to ensure that the stability of the existing geotechnical features is complying with current geotechnical standards and will not induce any adverse effect on the proposed development. If necessary, appropriate measures including recommendation and implementation of any stabilization / upgrading / preventive works in order to acquire a safe geotechnical environment will be employed in detail in future studies.

## Appendix A

### Slope Information Record of feature 7NW-D/C427



## BASIC INFORMATION

Location: Lot 196 in DD 21, Sam Uk Ka Village, Tai Po

Registration Date: 06-09-2004

Ranking Score (NPRS): 0 (LPMit)

Date of Formation: post-1977

Date of Construction/  
Modification:

Data Source: EI(Lands D)

Approximate Coordinates: Easting : 834851    Northing : 832542

## CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest: Residential

Distance of Facility from Crest (m): 2

Facility at Toe: Residential

Distance of Facility from Toe (m): 3

Consequence-to-life Category: 1

Remarks: N/A

## SLOPE PART

(1)    Max. Height (m): 8    Length (m): 70    Average Angle (deg): 31

## WALL PART

N/A

## MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 1	Mixed Feature	Party: Lands D	Agent: Lands D	Land Cat.: 1,5b(vi)	Reason Code: 5,62	MR Endorsement Date: 28-10-2005
(2) Sub Div.: 2	Mixed Feature	Party: DD21 LOT83	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 28-10-2005
(3) Sub Div.: 3	Mixed Feature	Party: DD21 LOT470	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 28-10-2005
(4) Sub Div.: 4	Mixed Feature	Party: DD21 LOT196U	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 28-10-2005
(5) Sub Div.: 5	Mixed Feature	Party: DD21 LOT195	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 28-10-2005

## DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 20-10-2014  
Data Source: EI(Lands D)  
Slope Part Drainage: (1) Position: Toe Size(mm): 200

Wall Part Drainage: N/A

## SLOPE PART

Slope Part (1)  
Surface Protection (%): Bare: 0 Vegetated: 100 Chunam: 0 Shotcrete: 0 Other Cover: 0  
Material Description: Material type: Soil Geology: N/A  
Berm: No. of Berms: N/A Min. Berm Width (m): N/A  
Weepholes: Size (mm): N/A Spacing (m): N/A



**WALL PART**

N/A

**SERVICES**

N/A



## CHECKING STATUS INFORMATION

Tagmark: SCS\_14211    Part: 0    Checking Status: Formed to current standard    Checking Certificate No.: N/A

## BACKGROUND INFORMATION

GIU Cell Ref.: N/A  
Map Sheet Reference (1:1000): N/A  
Aerial Photos: N/A

Nearest Rainguage Station  
(Station Number): ()

Data Collected On: 20-10-2014  
Date of Construction, Subsequent  
Modification and Demolition: N/A

Related Reports/Files or Documents: N/A

Remarks: N/A

Follow Up Actions: N/A





DH-Order (To Be Confirmed  
with Buildings Department):      None

Advisory Letter (To Be Confirmed  
with Buildings Department):      None

LPMIS:      None

## **ENHANCED MAINTENANCE INFORMATION**

From Maintenance Department: (Last Updated Date: 10/08/2021)



## STAGE 1 STUDY REPORT

Inspected On:

Weather:

District: N/A

Section No: 1-1

Height(m):

Type of Toe Facility: Residential

Distance from Toe(m): 3

Type of Crest Facility: Residential

Distance from Crest(m): 2

Consequence Category:

Engineering Judgement:

Section No: 2-2

Type of Toe Facility:

Distance from Toe(m):

Type of Crest Facility:

Distance from Crest(m):

Consequence Category:

Engineering Judgement:

Sign of Seepage:

Criterion A satisfied:

Sign of Distress:

Criterion D satisfied:

Non-routine maintenance required:

Note:

Masonry wall/Masonry facing:

Note:

Consequence category (for critical section):

Observations: N/A

Emergency Action Required:

Action By: N/A

## ACTION TO INITIATE PREVENTIVE WORKS

Criterion A/Criterion D: N/A

Action By: N/A

Further Study:

Action By: N/A

## OTHER EXTERNAL ACTION

Check / repair Services:

Action By: N/A

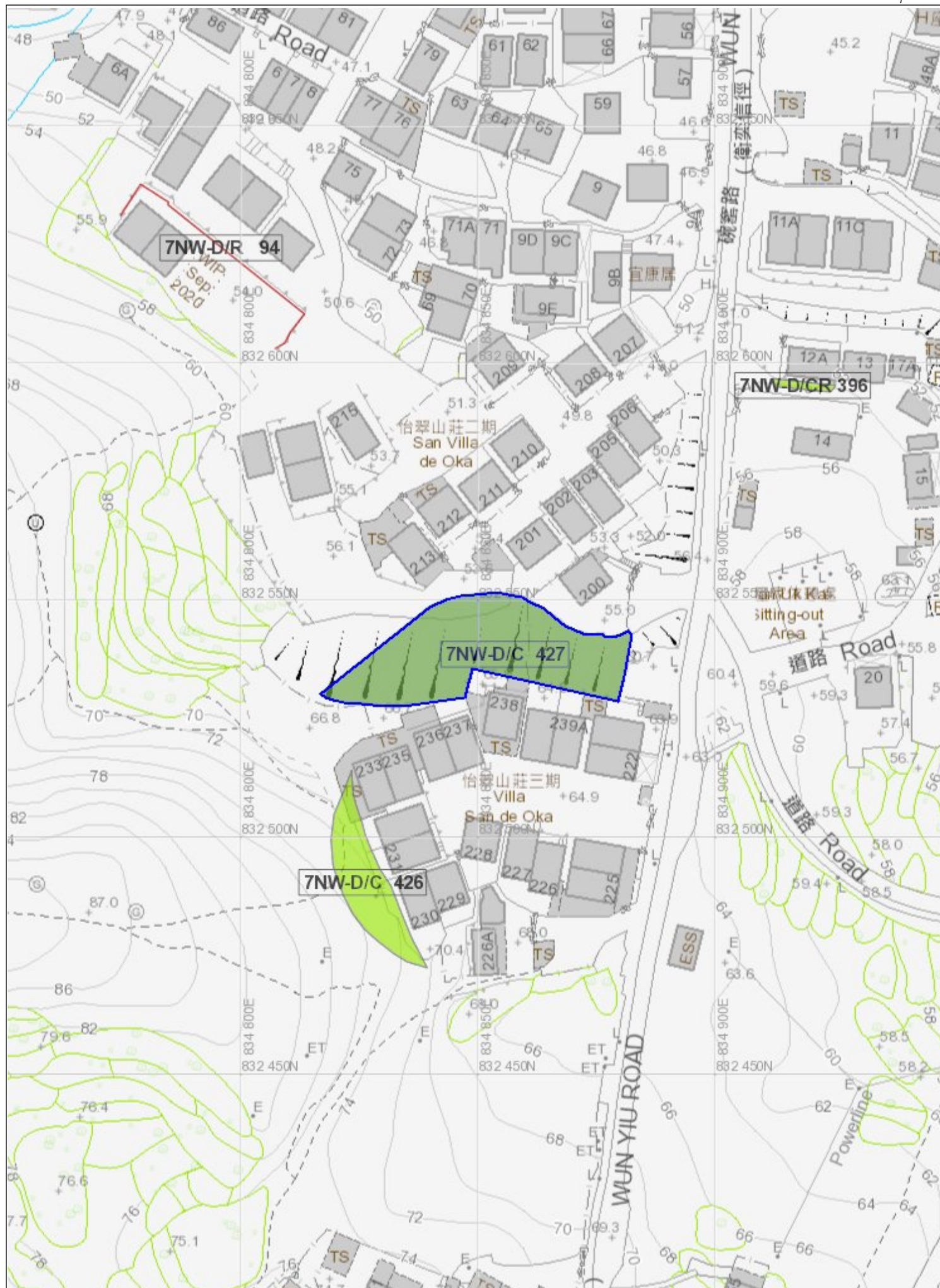
Non-routine Maintenance:

Action By: N/A

**PHOTO**







## Appendix B

### Existing Ground Investigation Works Carried Out By Lam Geotechnics Limited





14

新屋家休憩處  
San Uk Ka  
Sitting-out  
Area

道路

T.P.T350511 TP20/9

怡翠山莊二期  
San Villa  
de Oka

怡翠山莊三期  
Villa San  
de Oka

CONTRACT NO. 12/GCO/83

## DRILLHOLE RECORD

W. O. NO. PW/2/12.93

HOLE NO. TP20/9

Lam Geotechnics Limited

SHEET 1 of 4

DATE from 7.12.84 to 13.12.84

PROJECT Site Investigation, Tai Po South Feasibility Study

METHOD Rotary	CO-ORDINATES	ROCK COREBIT T2, TNW, NMLC
Diamant Boart DB450	E 34899	140mm to 114mm to 89mm to 78mm
MACHINE & NO. D-2	N 32514	HOLE DIA. to 76mm P to H to N
FLUSHING MEDIUM Water	ORIENTATION Vertical	GROUND LEVEL 62.44 m.P.D.

Drilling Progress	Casing depth/size	Water level/time/date	Water Recovery %	Total core Recovery %	Solid core Recovery %	R.Q.D.	Fracture Index	Tests	Samples	Reduced Level	Depth (m.)	Legend	Grade	Zone	Description
7/12	P		70								0	x			Yellowish brown, silty coarse SAND with some gravel. (COLLUVIUM)
										6050	1.94	x			
				66	66	46	2		T2	6000	2.44				BOULDER and COBBLES. (COLLUVIUM)
								N=12				x			Medium dense, yellowish brown, reddish brown, clayey silty coarse SAND. (COLLUVIUM)
	3.51 P		70							5893	3.51	x			
7/12	H	1.33m at 19:00	60						T2		4				Very strong, greyish green, coarse grained, fresh BOULDER. (COLLUVIUM)
				100	100	100	1				4.88				
				100	93	93	4			5719	5.15				
8/12		1.77m at 07:00		100	100	100	0		TNW		5.25	x			Dense, yellowish brown, reddish brown, clayey silty coarse SAND. (COLLUVIUM)
											6	x			Strong, greyish green, coarse grained, slightly decomposed BOULDER. (COLLUVIUM)
									86		7	x			
										5503	7.41	x			Dense, yellowish brown, clayey silty coarse SAND. (COLLUVIUM)
				50	40	22	4		TNW	5453	7.91				
								N=35		5399	8.45	x			
8/12	H		60								9	x			Details as sheet 2 of 4
											10	x			

- Small disturbed sample
- ▲ Water sample
- ⬆ Large disturbed sample
- ▼ Water Level
- ▨ SPT liner sample
- ↓ Standard penetration test
- U76 undisturbed sample
- ⊙ Permeability test
- U100 undisturbed sample
- ▲ Piezometer tip
- ▨ Mazier sample
- ✓ In-situ vane shear test
- P/S Piston sample

LOGGED S.P.Su

DATE 14.12.84

CHECKED

DATE 8.1.85

## REMARKS

1. An inspection pit was excavated at depth 0.00-1.50m.
2. \* Cannot be determined



W. O. NO. PW7/2/12.93

HOLE NO. TP20/9

SHEET 2 of 4

DATE from 7.12.84 to 13.12.84

# DRILLHOLE RECORD

**Lam Geotechnics Limited**

PROJECT Site Investigation, Tai Po South Feasibility Study

METHOD Rotary

~~Diamant Boart DB450~~

MACHINE & NO. D-2

CO-ORDINATES

E 34899

N 32514

ROCK COREBIT T2, TNW, NMLC














140mm to 114mm to 89mm to 78mm  
HOLE DIA. to 76mm P to H to N

FLUSHING MEDIUM    Water

ORIENTATION Vertical

GROUND LEVEL 62.44 m.P.D.

[illegible]

- |   |   |
|---|---|
| ● Small disturbed sample  |  Water sample              |
|  Large disturbed sample  |  Water Level               |
|  SPT liner sample        |  Standard penetration test |
|  U76 undisturbed sample  |  Permeability test         |
|  U100 undisturbed sample |  Piezometer tip            |
|  Mazier sample           |  In-situ vane shear test   |
|  P/S Piston sample       |  No Recovery               |

LOGGED S.P.Su

DATE 14.12.84

CHECKED   A  

DATE 2.1.85

REMARKS

Very dense, yellowish brown  
and green, slightly silty  
coarse SAND with some rock  
fragments.  
(Completely to highly  
decomposed volcanic tuff)

Details as sheet 3 of 4

CONTRACT NO. 12/GCO/83

W.Q. NO. PW7/2/12.93

## DRILLHOLE RECORD

HOLE NO. TP20/9

Lam Geotechnics Limited

SHEET 3 of 4

DATE from 8.12.84 to 13.12.84

PROJECT Site Investigation, Tai Po South Feasibility Study

METHOD Rotary

CO-ORDINATES

ROCK COREBIT T2, TNW, NMLC

MACHINE & NO. Diamant Boart DB450  
D-2

E 34899

N 32514

140mm to 114mm to 89mm to 78mm  
HOLE DIA. to 76mm P to H to N

FLUSHING MEDIUM Water

ORIENTATION Vertical

GROUND LEVEL 62.44 m.P.D.

Drilling Progress	Casing depth/size	Water level/time/date	Water Recovery %	Total core Recovery %	Solid core Recovery %	R.Q.D.	Fracture Index	Tests	Samples	Reduced Level	Depth (m.)	Legend	Grade	Zone	Description
10/12	N		0	84	15	0	*		↑		20.15	v v v			Moderately weak, greyish green, medium grained, moderately decomposed VOLCANIC TUFF, very closely spaced joints with limonite stains, rock highly fractured.
				36	16	0	*		↑		21.36	v v v	III		
									↓	3998	22.46	v v v			
									↓	3954	22.90	x x x	V to IV		
10/12		6.94m at 19:00		31	0	0	*	200bls 0.07m	↑		23.95	v v v	IV		Very dense, dark green, slightly silty coarse SAND with some rock fragments. (Completely to highly decomposed volcanic tuff)
				33	0	0	*		↑		24.65	v v v	III		
11/12		8.62m at 07:00		63	39	0	*		↑		25.67	v v v			Weak, grey and brown, medium-grained, highly to moderately decomposed VOLCANIC TUFF, rock highly fractured.
				65	32	13	*		↑		26.87	v v v	III		
11/12		7.10m at 19:00		24	0	0	*		↑		27.87	v v v			Very dense, yellowish brown and green, silty coarse SAND with some rock fragments (Completely to highly decomposed volcanic tuff)
				59	13	0	*		↑		28.87	v v v			
				75	25	0	*		↑		29.26	v v v			
12/12	N	7.34m at 07:00	0	100	0	0	*		↑		29.66	v v v			
									↓	3264	29.98	x x x			Details as sheet 4 of 4

- Small disturbed sample
- ▲ Water sample
- ⬆ Large disturbed sample
- ▽ Water Level
- ▨ SPT liner sample
- ↓ Standard penetration test
- U76 undisturbed sample
- ⬇ Permeability test
- U100 undisturbed sample
- ▲ Piezometer tip
- ▨ Mazier sample
- ✓ In-situ vane shear test
- P/S Piston sample

LOGGED S.P. Su

REMARKS

DATE 14.12.84

CHECKED

DATE 2.1.85

CONTRACT NO. 12/GCO/83

W. O. NO. PW7/2/12.93

## DRILLHOLE RECORD

HOLE NO. TP20/9

Lam Geotechnics Limited

SHEET 4 of 4

DATE from 7.12.84 to 13.12.84

PROJECT Site Investigation, Tai Po South Feasibility Study

METHOD Rotary

CO-ORDINATES

ROCK COREBIT T2, TNW, NMLC

MACHINE & NO. Diamant Boart DB450  
D-2E 34899  
N 32514140mm to 114mm to 89mm to 78mm  
HOLE DIA. to 76mm P to H to N

FLUSHING MEDIUM Water

ORIENTATION Vertical

GROUND LEVEL 62.44 m.P.D.

Drilling Progress	Casing depth/size	Water level/time/date	Water Recovery %	Total core Recovery %	Solid core Recovery %	R.Q.D.	Fracture Index	Tests	Samples	Reduced Level	Depth (m.)	Legend	Grade	Zone	Description
12/12	N		0					175bls 0.17m	☑		30	x	V		Very dense, yellowish brown, silty medium to coarse SAND with some rock fragments.
12/12		19.28m at 19:00		89	30	0	*	150bls 0.23m	☑	31.37	31	x x	IV		(Completely to highly decomposed volcanic tuff)
13/12		7.26m at 07:00						229bls 0.26m	☑	31.07	31.07	v v v	III		Moderately strong, greyish green, mottled brown, moderately grained, moderately decomposed VOLCANIC TUFF, very closely spaced joints with limonite stains, rock fractured.
13/12		6.77m at 10:50						147bls 0.11m	☑	30.64	31.80	v v v	III		
13/12	N		0					210bls 0.17m	☑	27.99	34.45	x x	V to IV		Very dense, yellowish brown, silty medium to coarse SAND. (Completely to highly decomposed volcanic tuff)
				100	57	37	*		↑ TNW ↓	27.39	35.05	x x			Moderately strong, greyish green, medium grained, moderately decomposed VOLCANIC TUFF, closely spaced joints with limonite stains, rock fractured.
											36				End of investigation hole at 35.05m
											37				
											38				
											39				
											40				

- Small disturbed sample
- ▲ Water sample
- ⬆ Large disturbed sample
- ▼ Water Level
- ▨ SPT liner sample
- ⬇ Standard penetration test
- U76 undisturbed sample
- ⬇ Permeability test
- U100 undisturbed sample
- ▲ Piezometer tip
- ▨ Mazier sample
- ✓ In-situ vane shear test
- P/S Piston sample

LOGGED S.P.Su

DATE 14.12.84

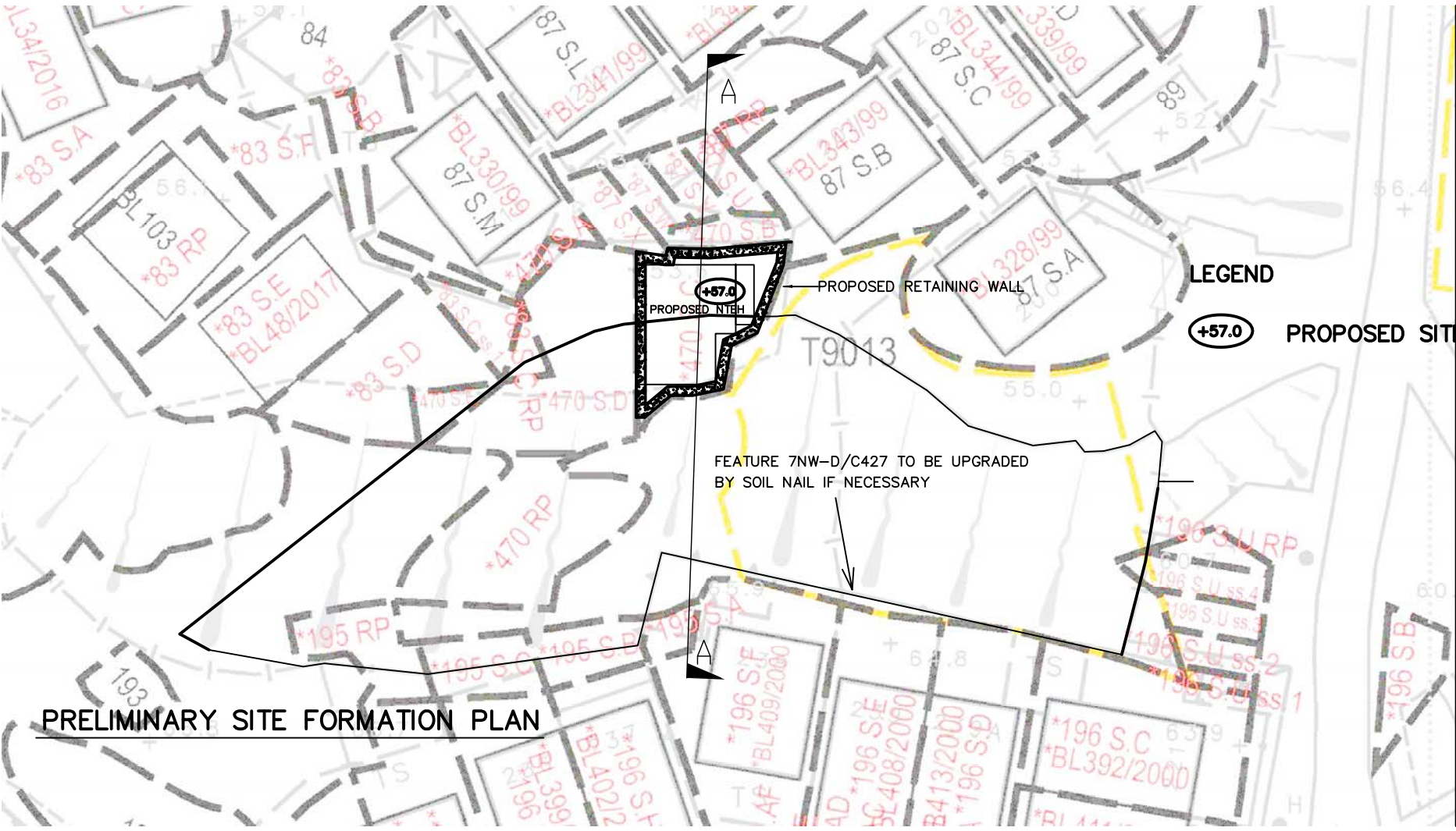
CHECKED

DATE 2.1.85

REMARKS

## Appendix C

### Preliminary Site Formation Works



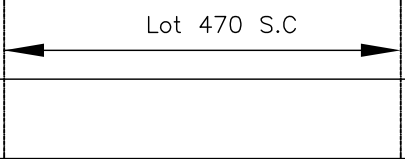
**LEGEND**

**(+57.0)** PROPOSED SITE FORMATION LEVEL

**PRELIMINARY SITE FORMATION PLAN**

mP.D.

68  
66  
64  
62  
60  
58  
56  
54  
52  
50  
48  
46



PROPOSED  
NTEH

PROPOSED RETAINING WALL

PROPOSED SITE FORMATION LEVEL  
+57.0

FEATURE 7NW-D/C427 TO BE UPGRADED  
BY SOIL NAIL IF NECESSARY

PROPOSED COMPACTED SOIL

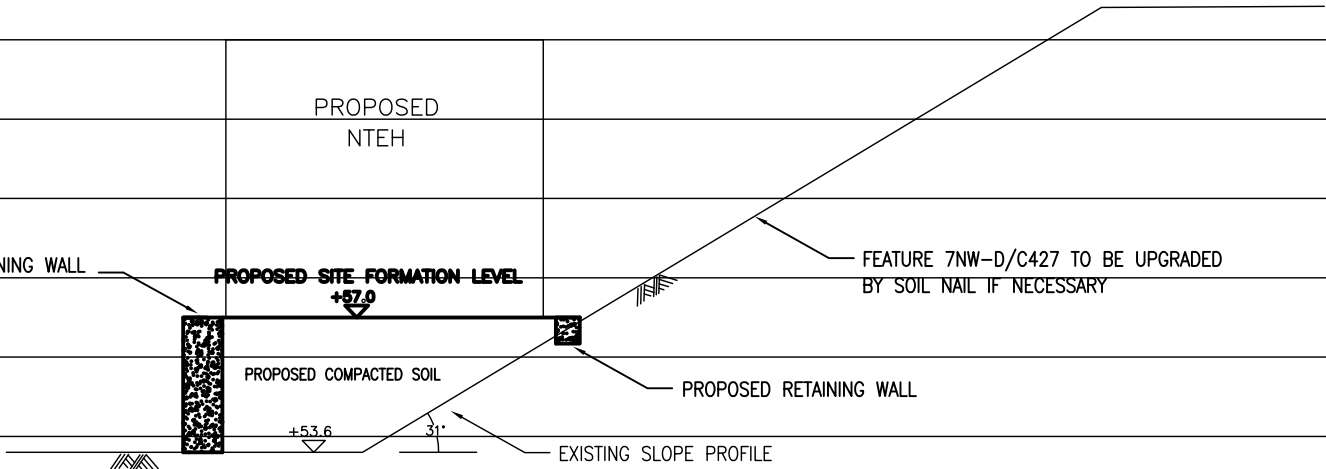
PROPOSED RETAINING WALL

+53.6

31°

EXISTING SLOPE PROFILE

SECTION A-A



☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



(A/TP/676) Submission of Further Information  
16/11/2021 10:50

From: lo mingkong [REDACTED]  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
Cc: [REDACTED]  
[REDACTED]

---

History: This message has been forwarded.

1 attachment



TPB\_L04 FI.pdf

Dear Sir/Madam,  
Please see the attachment for our submission of Further Information.  
Best Regards,  
Lo Ming Kong  
Top Bright Consultants Ltd.  
Tel: [REDACTED]



才鴻顧問有限公司  
TOP BRIGHT CONSULTANTS LIMITED

Our Ref.: 21/710/L04

November 15, 2021

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

By Email

Dear Sir/Madam,

**Proposed House (New Territories Exempted House (NTEH) – Small House)  
in “Green Belt” (“GB”) zone at Lot 470 S.C. in DD21,  
San Uk Ka Village, Tai Po, New Territories  
(Application No. A/TP/676)**

We refer to our submission of Geotechnical Planning Review Report (GPRR) dated 8.10.2021. In order to substantiate the justifications provided with the GPRR, we would like to supplement further information as follows:

“The proposed development will provide a retaining wall to stabilize the existing slope with a proper drainage system, and any existing surface runoff will be collected and discharged to proper discharge points. The applicant will be responsible for construction, maintenance of the retaining wall and associated drainage works. Furthermore, an Authorized Person (AP) will be appointed to submit the site formation plan in accordance with the site formation extent as shown in the “GPRR” to the Buildings Department for approval, and the proposed development and its associated site formation works will be strictly confined within the boundary of the Site and will not be further extended to encroach onto the “Green Belt” (GB) zone.”

Please include the above further information into the submission paper for the Board’s attention and consideration.

Yours faithfully,  
For and on behalf of  
Top Bright Consultants Ltd.

Lo Ming Kong

c.c.

Chang, Simon (張錦文) (the Applicant)  
DPO/Shu Tin, Tai Po, and North – Attn.: [REDACTED]



**Relevant Revised Interim Criteria for Consideration of**  
**Application for New Territories Exempted House/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**  
**within the same “GB” zone in the vicinity of the Site**

**Approved Applications**

<b>Application No.</b>	<b>Proposed Development</b>	<b>Date of Consideration</b>
A/TP/278	Proposed Seven Houses (Small House)	21.9.2001
A/TP/282	Proposed Five Houses (Small House)	16.11.2001
A/TP/286	Proposed Six Houses (Small House)	8.2.2002
A/TP/287	Proposed Two Houses (Small House)	1.3.2002
A/TP/353	Proposed Two Houses (New Territories Exempted Houses (NTEHs)) (Small House)	29.7.2005
A/TP/363	Proposed House (NTEH)	13.1.2006
A/TP/380	Proposed Three Houses (NTEHs)	20.10.2006
A/TP/464	Proposed House (NTEH - Small House)	23.12.2010
A/TP/465	Proposed House (NTEH - Small House)	23.12.2010
A/TP/466	Proposed House (NTEH - Small House)	23.12.2010
A/TP/467	Proposed House (NTEH - Small House)	23.12.2010
A/TP/468	Proposed House (NTEH - Small House)	23.12.2010
A/TP/469	Proposed House (NTEH - Small House)	23.12.2010
A/TP/470	Proposed House (NTEH - Small House)	23.12.2010
A/TP/471	Proposed House (NTEH - Small House)	23.12.2010
A/TP/472	Proposed House (NTEH - Small House)	23.12.2010
A/TP/473	Proposed House (NTEH - Small House)	23.12.2010
A/TP/474	Proposed House (NTEH - Small House)	23.12.2010
A/TP/475	Proposed House (NTEH - Small House)	23.12.2010

<b>Application No.</b>	<b>Proposed Development</b>	<b>Date of Consideration</b>
A/TP/476	Proposed House (NTEH - Small House)	23.12.2010
A/TP/477	Proposed House (NTEH - Small House)	23.12.2010
A/TP/553	Proposed House (NTEH - Small House)	17.10.2014
A/TP/561	Proposed House (NTEH - Small House)	17.10.2014
A/TP/566	Proposed House (NTEH - Small House)	14.11.2014
A/TP/570	Proposed House (NTEH - Small House)	13.3.2015
A/TP/571	Proposed House (NTEH - Small House)	13.3.2015
A/TP/572	Proposed House (NTEH - Small House)	13.3.2015
A/TP/641	Proposed House (NTEH - Small House)	18.5.2018
A/TP/662	Proposed House (NTEH - Small House)	22.5.2020 (Review)

### **Rejected Application**

<b>Application No.</b>	<b>Proposed Development</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
A/TP/562	Proposed House (NTEH - Small House)	17.10.2014	R1-R3
A/TP/671	Proposed House (NTEH - Small House)	27.11.2020 (Review)	R1, R4-R6

### **Rejection Reasons**

- R1. The proposed development was not in line with the planning intention of the "Green Belt" ("GB") zone.
- R2. The application did not comply with the Town Planning Board Guidelines for 'Application for Development within "GB" zone under section 16 of the Town Planning Ordinance' in that the proposed development would involve clearance of existing natural vegetation affecting the existing natural landscape, and the applicant failed to demonstrate that the proposed development would have no adverse landscape impact on the surrounding areas and that the stability of the adjacent slope would not be adversely affected.

- R3. The application did not comply with the Interim Criteria for Assessing Planning Applications for NTEH/Small House Development in the New Territories in that the proposed development would cause adverse landscape impact on the surrounding areas and be subject to adverse geotechnical impact.
- R4. Land was still available within the “Village Type Development” (“V”) zone of San Uk Ka, Cheung Uk Tei, Sheung Wun Yiu and Ha Wun Yiu which was primarily intended for Small House development. It was 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.
- R5. 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 clearance of existing natural vegetation affecting the existing natural landscape in the area. The applicant failed to demonstrate that the proposed development would have no adverse landscape impact on the surrounding areas.
- R6. 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 have adverse landscape impact on the surrounding areas.





**Detailed Comments from Relevant Government Departments**

**1. Land Administration**

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

- (a) no objection to the application;
- (b) the proposed Small House footprint falls entirely within the village ‘environs’ (‘VE’) of San Uk Ka Village;
- (c) the applicant is an indigenous villager of Sha Lo Tung Cheung Uk of Tai Po as confirmed by the respective Indigenous Inhabitant Representative (IIR). However, his eligibility of Small House grant has yet to be ascertained;
- (d) the Site is held under Block Government Lease demised for agricultural use and is not covered by any Modification of Tenancy or Building Licence;
- (e) the number of outstanding Small House applications and the number of 10-year Small House demand forecast for the villages concerned are as follows:

<u>Villages</u>	<u>No. of outstanding Small House applications</u>	<u>No. of 10-year Small House demand forecast*</u>
San Uk Ka	16	39
Cheung Uk Tei	10	24
Sheung Wun Yiu	18	480
Ha Wun Yiu	2	13

(\* The figures of 10-year Small House demand forecast are estimated and provided by the IIR of San Uk Ka, Cheung Uk Tei, Sheung Wun Yiu and Ha Wun Yiu villages respectively and the information so obtained is not verified by LandsD); and

- (f) there is no guarantee to the grant of right of way to the proposed Small House or approval of the Emergency Vehicular Access thereto.

**2. Traffic**

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

- (a) the proposed Small House should be confined within the “Village Type Development” (“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;

- (b) notwithstanding the above, he considers the application only involves development of one Small House can be tolerated on traffic grounds; and
- (c) the proposed Small House is in close proximity to an existing footpath and Wun Yiu Road which are not under Transport Department's management. The maintenance and management party of the roads concerned should be consulted.

### **3. Environment**

Comments of the Director of Environmental Protection (DEP):

- (a) no objection to the application;
- (b) the Site falls outside water gathering grounds; and
- (c) the proposed septic tank and soakaway system is an acceptable means for collection, treatment and disposal of sewage provided that its design and construction follow the requirements of the Practice Note for Professional Persons (ProPECC PN) 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" and are duly certified by an Authorized Person.

### **4. Landscape**

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

- (a) no objection to the application from the landscape planning perspective;
- (b) the Site is located in an area of settled valleys landscape character surrounded by village houses and tree clusters. The Site is covered by wild grass/vegetation and two existing fruit trees of common species (i.e. *Litchi chinensis* and *Mangifera indica*) are observed along the southern boundary of the Site;
- (c) no significant landscape resource is observed within the Site. Hence, significant adverse impact on existing landscape resources arising from the proposed development is not anticipated; and
- (d) there are a number of approved planning applications in close proximity to the Site within the same "GB" zone for the same use. The proposed Small House is considered not entirely incompatible with the surrounding environment.

**5. Drainage and Sewerage**

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

- (a) no in-principle objection to the application from public drainage viewpoint;
- (b) if the application is approved, a condition on submission and implementation of drainage proposal for the Site is required to ensure that it will not cause adverse drainage impact to the adjacent area;
- (c) the drainage proposal should demonstrate that the existing or future stormwater drainage collection and disposal facilities will have adequate flow capacity to deal with surface runoff within the Site or flow from adjacent areas including overload flow. The applicant shall effect the necessary modification/upgrading works of downstream drainage system;
- (d) there is no public sewer connection available in the vicinity of the proposed development; and
- (e) a minimum clearance of 3m between the proposed Small House footprint and its nearest extremity of the existing ditch/streamcourse/pond/river/the top of embankment should be provided.

**6. Nature Conservation**

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

- he has no strong view on the application. The Site is mostly covered with grass and the proposed Small House may affect a common fruit tree.

**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 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.

**8. Geotechnical**

Comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD):

- (a) the proposed Small House will encroach on an existing slope (Feature No. 7NW-D/C427);
- (b) concerning the proposed construction on the slope, as stated in the submitted GPRR (**Appendix Ib**), the applicant, with the help of his appointed Authorised Person/ Registered Structural Engineer/ Registered Geotechnical Engineer, will carry out a geotechnical assessment and design for the proposed site formation works and demonstrate that the proposed development will comply with relevant statutory requirements; and
- (c) he has no geotechnical comment and has no further comment on the application.

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

According to DLO/TP, LandsD's records, the total number of outstanding Small House applications for San Uk Ka, Cheung Uk Tei, Sheung Wun Yiu and Ha Wun Yiu is 46 while the 10-year Small House demand forecast for the villages is 556 in total. Based on the latest estimate by the PlanD, about 2.48 ha of land (equivalent to about 99 Small House sites) are available within the "V" zone concerned. Therefore, the land available cannot fully meet the future demand of 602 Small Houses (equivalent to about 15.05 ha of land).



致城市規劃委員會秘書：

關於：規劃申請編號 A/TP/676

意見詳情



本人入住此區差不多20年，眼看1個小小地方，人口越來越多，城規會只會批出興建大量的新村屋。馬路交通與及排污系統卻一成不變，沒有隨著人口增多而去做任何改善之措施。

首先交通方面，只得1條小巴線，隨著人口增加，乘車越來越困難；私家車越來越多非法泊車更是日益嚴重，避車處常被霸佔引致繁忙時間交通被阻塞，令居民生活十分困擾。這個亦是多年維持單線雙程的問題，人口急速增長，馬路已不勝負荷，擴建馬路已是刻不容緩。對於政府曾承諾擴建馬路為雙線雙程一事，城規會又有沒有跟進此事？去年，本屋苑業主亦曾去信談及，奈何至今無人理會。

至於排污方面，多年仍未做到中央排污系統，各家各戶之化糞池污水流去那裡呢？垃圾收集站的情況更是嚴重，村內人口急促增長，垃圾站已容納不了過多垃圾，大量垃圾都被迫棄置在垃圾箱外，影響環境衛生。炎熱天氣加上過多的生活垃圾，加促村內衛生環境惡化，糞水垃圾發出惡臭，蚊蟲鼠患滋生。政府要求市民做好防疫措施，衛生安排必須好好處理。請問貴會又有沒有做好安排呢？

新建村屋在斜坡上，地勢高過本屋苑，一旦排污系統出現問題，本屋苑必定首當其衝，污染會順沿地勢流入屋苑！就算暫時沒出問題，數年後系統年化，污水將會流入本屋苑，到時誰人會負責任？

現時建屋地點，正是怡翠二期與三期中間之斜坡。鑒於此斜坡由始至今，並無人維修及鞏固，加上之前有人在建屋地點做了土地改變，用泥土將本來下陷的地方整個填平，令土地平面被填高數米。過程中並未有做護土牆或任何加固處理，只用一幅簡陋的磚牆與本屋苑範圍作分隔。可想而知，若在這之上興建沈重的村屋，日後所引發的倒塌，又是誰人負責？

若貿然建屋，將會嚴重影響本屋苑及住戶的生活，輕則財物損失，重則傷害人命！

請貴會慎重考慮，切勿批出此等危害他人之建屋計劃！

提意見人： 陳秋屏

簽名：



電話：



通訊地址：



日期：

14-8-2021

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

參考編號  
**Reference Number:** 210916-153544-80717

提交限期  
**Deadline for submission:** 28/09/2021

提交日期及時間  
**Date and time of submission:** 16/09/2021 15:35:44

有關的規劃申請編號  
**The application no. to which the comment relates:** A/TP/676

「提意見人」姓名/名稱  
**Name of person making this comment:** 先生 Mr. 黃廣成

意見詳情  
**Details of the Comment :**

1. 該擬屋地，原本是濕地綠化地帶，因兩年多前，已經有人非法填土，將水溝濕地填平，使本苑怡翠山莊二期地下長期滲水，阻塞正常山水流向。
2. 該擬建屋在斜坡之下，泥土沙泥會從山上衝下，時有發生。
3. 該擬建屋未能接駁污水渠，只能建化糞池，我們也受化糞池污染環境之苦，現強烈反對，不能再建化糞池。
4. 申請者非本村村民，要求飛丁建村屋，要得到本村村民及村村代表同意才可運用飛丁事宜。
5. 該擬建屋未有道路可達，且村路途迂迴，消防，救護車不能速到，妄固安全。現在本村交通已經非常擠塞，實應擴路，非爭路。
6. 本人有所懷疑此建屋申請乃套丁非法事宜，煩請貴處與地政處，警方及ICAC 以辨真偽。

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

參考編號  
**Reference Number:** 210916-115507-60032

提交限期  
**Deadline for submission:** 28/09/2021

提交日期及時間  
**Date and time of submission:** 16/09/2021 11:55:07

有關的規劃申請編號  
**The application no. to which the comment relates:** A/TP/676

「提意見人」姓名/名稱  
**Name of person making this comment:** 先生 Mr. Edwin Wong

意見詳情  
**Details of the Comment :**

本人與伴侶是 [REDACTED] 業主，我們堅決反對興建任何建築物在該申請上址，第一該新建築物有機會影響本屋苑安全結構，第二興建時大大增加環境污染

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

參考編號

**Reference Number:**

210916-110458-31294

提交限期

**Deadline for submission:**

28/09/2021

提交日期及時間

**Date and time of submission:**

16/09/2021 11:04:58

有關的規劃申請編號

**The application no. to which the comment relates:** A/TP/676

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Cheung Yuk Chung

意見詳情

**Details of the Comment :**

Pls be informed that we are seriously worrying about the building of small houses of the mentioned lot number, it is very close to the steep slope nearby, any improper and unexpected soil drainage will lead to a serious landslide of VSDO phase II (怡翠山莊二期) and VSDO Phase III (怡翠山莊三期) consequently. It must endanger the life of the nearby residents. It is a life issue. I do not recommend this proposal. For safety reasons, please look for a new and better land to build this houses.

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

參考編號  
**Reference Number:** 210916-105033-91727

提交限期  
**Deadline for submission:** 28/09/2021

提交日期及時間  
**Date and time of submission:** 16/09/2021 10:50:33

有關的規劃申請編號  
**The application no. to which the comment relates:** A/TP/676

「提意見人」姓名/名稱  
**Name of person making this comment:** 小姐 Miss Kong Hoi Shan

意見詳情  
**Details of the Comment :**

絕對不同意以上規劃申請。  
此舉動會令山坡結構受損做成山體滑坡危險。因拉力、重力的影響下塊體沿着一段山坡下滑導致坍方現象。這樣對怡翠山莊三期沿山坡居民做成危險。



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

參考編號

**Reference Number:**

210916-100936-65327

提交限期

**Deadline for submission:**

28/09/2021

提交日期及時間

**Date and time of submission:**

16/09/2021 10:09:36

有關的規劃申請編號

**The application no. to which the comment relates:**

A/TP/676

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Kong Chow Po

意見詳情

**Details of the Comment :**

I do not agree to this application as the village is already very clutter and crowded. This application cannot be approved as it will impact the original and existing environment and the living of people who have been in the village for many years. As one of the loyal residents in the village, we have to protect the environment by stopping all the new application.

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

參考編號

**Reference Number:**

210916-061630-30692

提交限期

**Deadline for submission:**

28/09/2021

提交日期及時間

**Date and time of submission:**

16/09/2021 06:16:30

有關的規劃申請編號

**The application no. to which the comment relates:**

A/TP/676

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Ho

意見詳情

**Details of the Comment :**

太多屋太多人再起屋怕不勝負荷

5-8

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

參考編號

Reference Number:

210920-191458-86452

提交限期

Deadline for submission:

28/09/2021

提交日期及時間

Date and time of submission:

20/09/2021 19:14:58

有關的規劃申請編號

The application no. to which the comment relates:

A/TP/676

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Kitty lam

意見詳情

Details of the Comment :

請督促承建商：1/必須重新做護土牆，因為建築商現在只是馬虎地做了單層磚牆，新建築物若是倒塌接近民居非常危險 2/必需做好去水 及排污

5-9

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

參考編號

Reference Number:

210921-143344-12476

提交限期

Deadline for submission:

28/09/2021

提交日期及時間

Date and time of submission:

21/09/2021 14:33:44

有關的規劃申請編號

The application no. to which the comment relates:

A/TP/676

「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。

5-10

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

210922-233526-49760

**提交限期****Deadline for submission:**

28/09/2021

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

22/09/2021 23:35:26

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

A/TP/676

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

先生 Mr. Cc law

**意見詳情****Details of the Comment :****申請地方就在我家旁邊，請督促承建商先做護牆，以免發生危險**

5-11

致城市規劃委員會秘書：

郵遞：香港北角渣華道 333 號北角政府合署 15 樓

Fax: 2877 0245 或 2522 8426

E-mail: tpbpd@pland.gov.hk



反對規劃申請編號： A/TP/676

上述地段在 2019 年 12 月 13 日前已被人申請建屋，我們當時曾去信反對，現再重申反對原因：-

1. 地盤位處陡斜山坡，與毗鄰怡翠二期只有一牆之隔，圍牆只是用一般紅磚，沒有鋼筋鞏固支撐，若雨季來臨時，山泥崩瀉傾塌向怡翠二期，造成人命傷亡，屆時誰人負責？
2. 在斜坡上建屋，其污水和排水系統的設施及基礎建設，那個部門負責監管？斜坡會否因不勝負荷而坍塌，從而危及我們屋苑人命財產？
3. 此地段位於怡翠二期和三期之間，面積狹窄細小，若建屋後會造成屋苑間擠迫翳侷，剝奪居民的自然環境休憩空間。
4. 空間不足、電力、交通已經超出負荷情況下，本屋苑各業主及居民堅決反對以上建屋申請。

怡翠山莊二期互助委會主席

劉柏全

日期 22-10-21





致: 城市規劃委員會

本人 聶文偉

業主反對

申請編號 A/TP/676

地點 大埔新屋家村丈量約份第2 1 約地段第4 7 0 號  
C 分段

地帶及圖則 大埔分區計劃大綱核准圖編號 S/TP/28

建議 新界豁免管制屋宇—小型屋宇

反對原因: 因申請地點在一斜坡下又沒有足夠土地面積  
興建丁屋他必須開墾斜地才有足夠土地面積興建丁屋但  
斜收上已建有丁屋所以斜坡本身要承受很大的重量和壓  
力而斜坡本身又很陡斜, 斜坡如果被人開墾恐怕會承受  
不起斜坡上丁屋重量的壓力引至山泥傾瀉斜坡上的屋宇  
塌下做成人命傷亡

請慎重考慮

聶文偉

22/9/2021

tpbpd@pland.gov.hk

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寄件者: [REDACTED]  
寄件日期: 2021年09月27日星期一 3:40  
收件者: tpbpd  
主旨: A/TP/676 DD 21 San Uk Ka GB

A/TP/676  
Lot 470 S.C in D.D. 21, San Uk Ka Village, Tai Po  
Site area : 83.2sq.m  
Zoning : "Green Belt"  
Applied development : NET House

Dear TPB Members,

Similar applications have been rejected, the most recent 671

1235th TPB MEETING ON 27.11.2020

After deliberation, the Board decided to reject the application on review for the following reasons:

- (a) the proposed development is not in line with the planning intention of the "Green Belt" ("GB") zone, which is primarily for defining the limits of urban and suburban 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. There is no strong planning justification in the submission to justify a departure from the planning intention;
- (b) land is still available within the "Village Type Development" ("V") zone of San Uk Ka, Cheung Uk Tei, Sheung Wun Yiu and Ha Wun Yiu, 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;
- (c) the proposed development does 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 clearance of existing natural vegetation affecting the existing natural landscape in the area. The applicant fails to demonstrate that the proposed development would have no adverse landscape impact on the surrounding areas; and
- (d) 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 the proposed development would have adverse landscape impact on the surrounding areas."

The Application has therefore no justification.

Mary Mulvihill

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that there is no guarantee to the grant of right of way to the proposed Small House or approval of the Emergency Vehicular Access thereto;
- (b) to note the comments of the Commissioner for Transport that the proposed Small House is in close proximity to an existing footpath and Wun Yiu Road which are not under Transport Department's management. The maintenance and management party of the roads concerned should be consulted;
- (c) to note the comments of the Director of Environmental Protection that the proposed septic tank and soakaway system is an acceptable means for collection, treatment and disposal of sewage provided that its design and construction follow the requirements of the Practice Note for Professional Persons (ProPECC PN) 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" and are duly certified by an Authorized Person;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
  - (i) the drainage proposal should demonstrate that the existing or future stormwater drainage collection and disposal facilities will have adequate flow capacity to deal with surface runoff within the Site or flow from adjacent areas including overload flow. The applicant should effect the necessary modification/upgrading works of downstream drainage system; and
  - (ii) a minimum clearance of 3m between the proposed Small House footprint and its nearest extremity of the existing ditch/streamcourse/pond/river/the top of embankment should be provided.
- (e) to note the comments of the Director of Fire Services that the applicant should 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; and
- (f) to note that the permission is only given to the development under application. If provision of an access road is required for the proposed development, the applicant should ensure that such access road (including any necessary filling/excavation of land) complies with the provisions of the relevant statutory plan and obtain planning permission from the Town Planning Board where required before carrying out the road works.