

2021年 9月 1 5日

Appendix I of RNTPC

Paper No. A/TP/677A

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。

15 SEP 2021

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

Form No. S16-II
表格第 S16-II 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

適用於只涉及興建「新界豁免管制屋宇」的建議

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TP/677
	Date Received 收到日期	15 SEP 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)

TAM YUEN TAT 譚遠達 · CHENG YIM LAI 鄭艷麗

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)

PANG HING YEUN 彭慶餘

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 No. 715 & 722 IN D.D. 5, CHUK HANG TSUEN, TAI PO, NEW TERRITORIES. 新界大埔竹坑村丈量約份第5約地段第715號及722號
(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 112.8 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 225.6 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有) sq.m 平方米 <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	S/TP/28 大埔分區計劃大綱圖
(e) Land use zone(s) involved 涉及的土地用途地帶	GREEN BELT 綠化
(f) Current use(s) 現時用途	VACANT 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

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Development Proposal 擬議發展計劃

(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名（如適用）	NA		
(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)	NA		
(c) Proposed gross floor area 擬議總樓面面積225.6..... sq.m 平方米 □About 約		
(d) Proposed number of house(s) 擬議房屋幢數	2	Proposed number of storeys of each house 每幢房屋的擬議層數	2
(e) Proposed roofed over area of each house 每幢房屋的擬議上蓋面積56.4..... sq.m 平方米	Proposed building height of each house 每幢房屋的擬議高度5.49..... m 米
(f) Proposed use(s) of uncovered area (if any) 露天地方（倘有）的擬議用途	Circulation Area for the 2 houses and include balcony 2 間屋宇的通道地方及包括露台 (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? 擬議的房屋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 checked="" type="checkbox"/> Please provide details 請提供詳情 申請位置原有兩間屋宇，現時只淨餘一間， 現在擬拆卸，並且重新興建兩間2層高的屋宇。 No 否 <input 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。


1. 申請地段為新批租約的舊屋地，根據現行的政策，該地段有權獲批准重建該屋宇。
2. 申請地段已向地政處申請重建，由於位於綠化地帶，因此需要得到規劃許可。
3. 申請位置原有兩個座屋宇，其中一間因日久失修，我們為安全起見將其拆卸。
4. 申請位置附近亦建有屋宇，申請位置與附近景觀互相協調。
5. 申請位置附距離附近的樟樹差不多10米，因此不會影響該樹的生長。
6. 有關申請的面積、位置、屋宇高度已按照政府的準則，亦與2008年獲貴署批准的規劃許可大至相同。
7. 有關地段，我們於2016年11月11日獲批規劃文許可，有效日期為2020年11月11日，由於地政處到現時尚未批出重建，而我們疏忽忘記續期，因此現在重新向貴處申請規劃許可。
8. 我們確保遵從貴處及有關部門意見，並確保依時續期。

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


.....
PANG HING YEUN
.....

☐ 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

..... 16/08/2021 (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

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . 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 No. 715 & 722 IN D.D. 5, CHUK HANG TSUEN, TAI PO, NEW TERRITORIES. 新界大埔竹坑村丈量約份第5約地段第715號及722號
Site area 地盤面積	112.8 sq. m 平方米 <input type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/TP/28 大埔分區計劃大綱圖
Zoning 地帶	GREEN BELT 綠化
Applied use/ development 申請用途/發展	New Territories Exempted House 新界豁免管制屋宇 5. Small House 小型屋宇
(i) Proposed Gross floor area 擬議總樓面面積	225.6 sq.m 平方米 <input type="checkbox"/> About 約
(ii) Proposed No. of house(s) 擬議房屋幢數	2
(iii) Proposed building height/No. of storeys 建築物高度/層數	5.49 m 米 <input type="checkbox"/> (Not more than 不多於) 2 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
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan</u>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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



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

[illegible]

Northing	Easting	Pt.
835 407. 267	834 811. 553	A
835 407. 841	834 820. 373	B
835 404. 276	834 820. 606	C
835 404. 049	834 817. 113	D
835 399. 402	834 817. 416	E
835 399. 055	834 812. 087	F

 Septic Tank
 (3.658m x 1.22m)
 Balcony
 (5.339m x 1.22m)

835 404. 049	834 817. 113	D
835 404. 276	834 820. 606	C
835 406. 233	834 820. 478	G
835 406. 550	834 825. 345	H
835 398. 338	834 825. 879	J
835 398. 021	834 821. 013	K
835 399. 629	834 820. 908	L
835 399. 402	834 817. 416	E

 Septic Tank
 (3.658m x 1.22m)
 Balcony
 (3.500m x 1.22m)

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會

新界大埔竹坑村
D.D. 5 Lot 715 & 722
新界豁免管制屋宇-重建屋宇
規劃申請

敬啟者：

有關上述地段規劃申請的屋宇位置，與早期規劃申請中所提交的有所不同，我們現向貴署解釋。

由於最近大埔地政處收到測繪處通知，有關地段界線需要作出修正，於是我們聘請合資格的測量師與測繪處溝通，將有關界線修正，而修正後的界線已得到測繪處的同意。而因為界線有所修正，所以有關屋宇的呎吋及形狀同時都需要修正。

另外我們向貴署解釋為何該屋宇的申請多年都未能獲得地政處批准重建。有關申請於早年收到村民反對，因而拖延了申請時間，及後我們解決了反對的問題，因此地政處繼續辦理我們的申請。

謝謝垂注！

此 致
城市規劃委員會執事先生/小姐台啟


授權人簽署：  (彭慶餘)

日期：2021 年 9 月 23 日



[illegible]

Northing	Easting	Pt.
835 407. 267	834 811. 553	A
835 407. 841	834 820. 373	B
835 404. 276	834 820. 606	C
835 404. 049	834 817. 113	D
835 399. 402	834 817. 416	E
835 399. 055	834 812. 087	F

 **Septic Tank**
 (3.658m x 1.22m)

 **Balcony**
 (5.339m x 1.22m)

835 404. 049	834 817. 113	D
835 404. 276	834 820. 606	C
835 406. 233	834 820. 478	G
835 406. 550	834 825. 345	H
835 398. 338	834 825. 879	J
835 398. 021	834 821. 013	K
835 399. 629	834 820. 908	L
835 399. 402	834 817. 416	E

 Septic Tank
 (3.658m x 1.22m)
 Balcony
 (3.500m x 1.22m)



A/TP/67713/01/2022 17:46

From: pang hingyeun <H.Y.Pang@hotmail.com>

To: "znylau@pland.gov.hk" <znylau@pland.gov.hk>

History:

This message has been forwarded.

2 Attachments



D.D.5 Lot 715 & 722 (2)-Model1.pdf D.D. 5 Lot 715 & 722 (2)-Model.pdf

Dear Ms Lau,

Related to the application A/TP/677, after our communication with Tai Po Lands Office, the revised plan is attached.

According to the requirements of the survey map office, the area and location and dimensions of the NTHS are slightly modified.

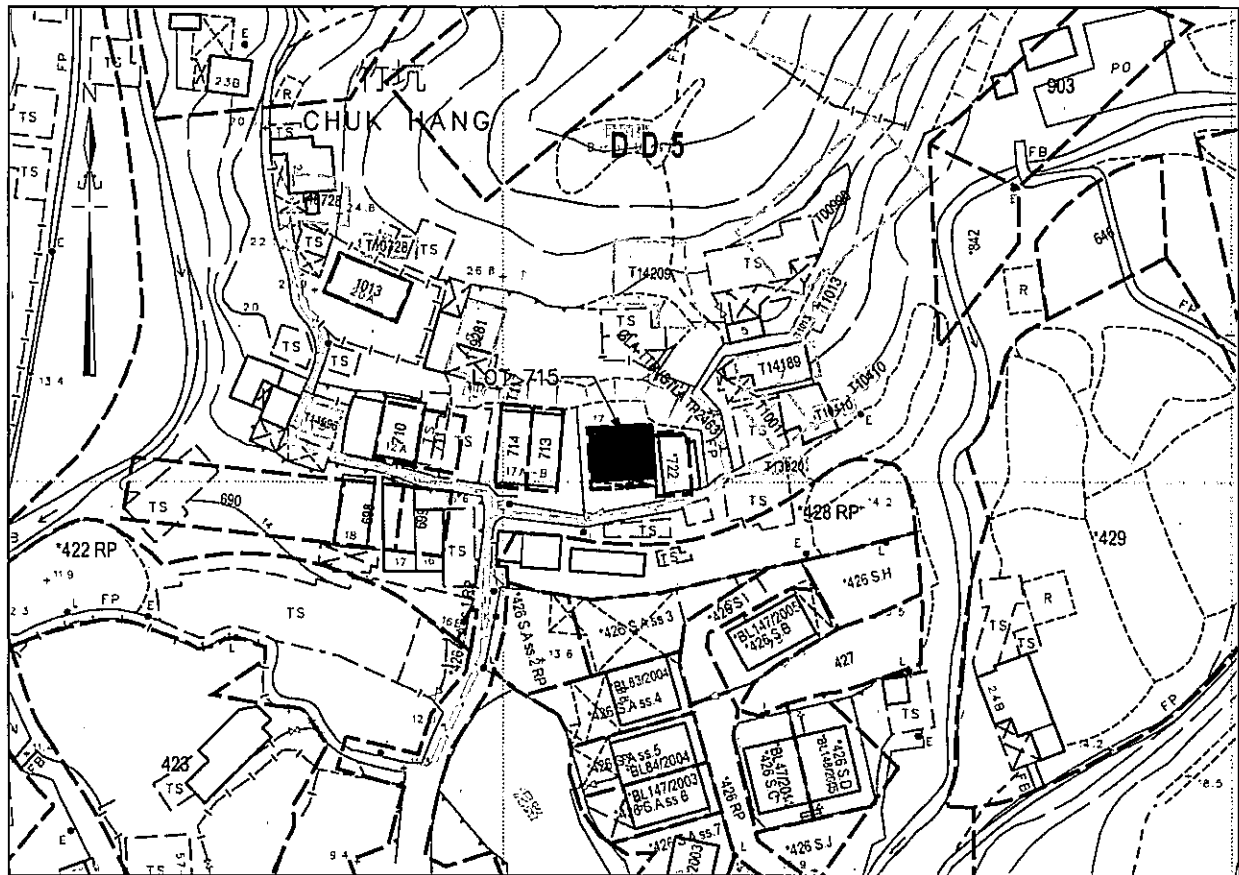
Please find the enclosed revised plan for your reference.

Thank you!

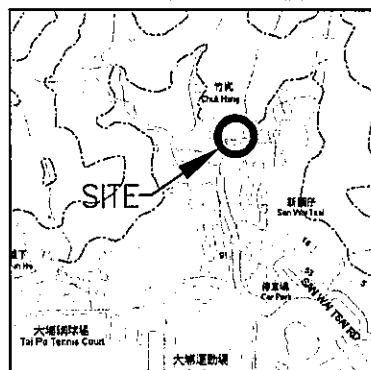
Regards,
H.Y.Pang

從 Outlook 傳送

PROPOSED RE-DEVELOPMENT LOT No. 715 IN D.D. 5



LOCATION PLAN



COLOURED PINK AREA : 65.03 SQUARE METERS (ABOUT)

Line	Bearing	Distance(m)	Northing(m)	Easting(m)	Pt.
A-B	85° 16' 29"	8.839	835407.267	834811.553	A
B-C	176° 16' 29"	7.357	835407.841	834820.373	B
C-D	266° 16' 29"	8.839	835400.500	834820.851	C
D-A	356° 16' 29"	7.357	835399.926	834812.031	D

Storeys (層數) : 2

Applicant (申請人) : Tam Yuen Tat
Cheng Yim Lai

Date (日期) : 18-12-2021

Remarks:

Please refer to SRP/TP/007/3194-02/D4
for lot boundary information.

Legends:

Septic Tank (3.658m x 1.220m)
Balcony (8.839m x 1.220m)

Scale 1:1000

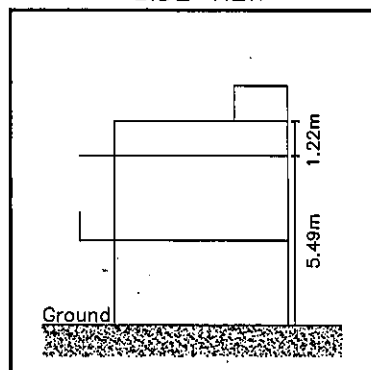
Survey Sheet No.: 7-NW-4A & 4C

Date: December 2021

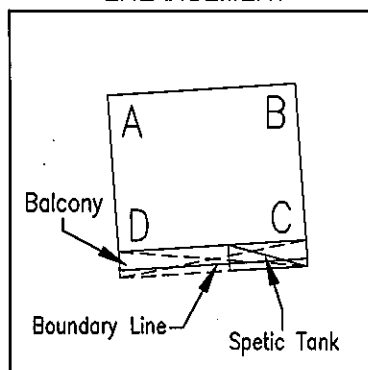
卓弘測量服務公司
CHUO WANG SURVEY SERVICES COMPANY
1/F, Block A, Wo Tai Building, No.24, Wo Tai Street,
Luen Wo Hui, Fanling, N.T.

Telephone : 26831600 Mobile : 66862836 Fax : 26831380
E-mail : chuowang.ssc@gmail.com / h.y.pang@hotmail.com

SIDE VIEW

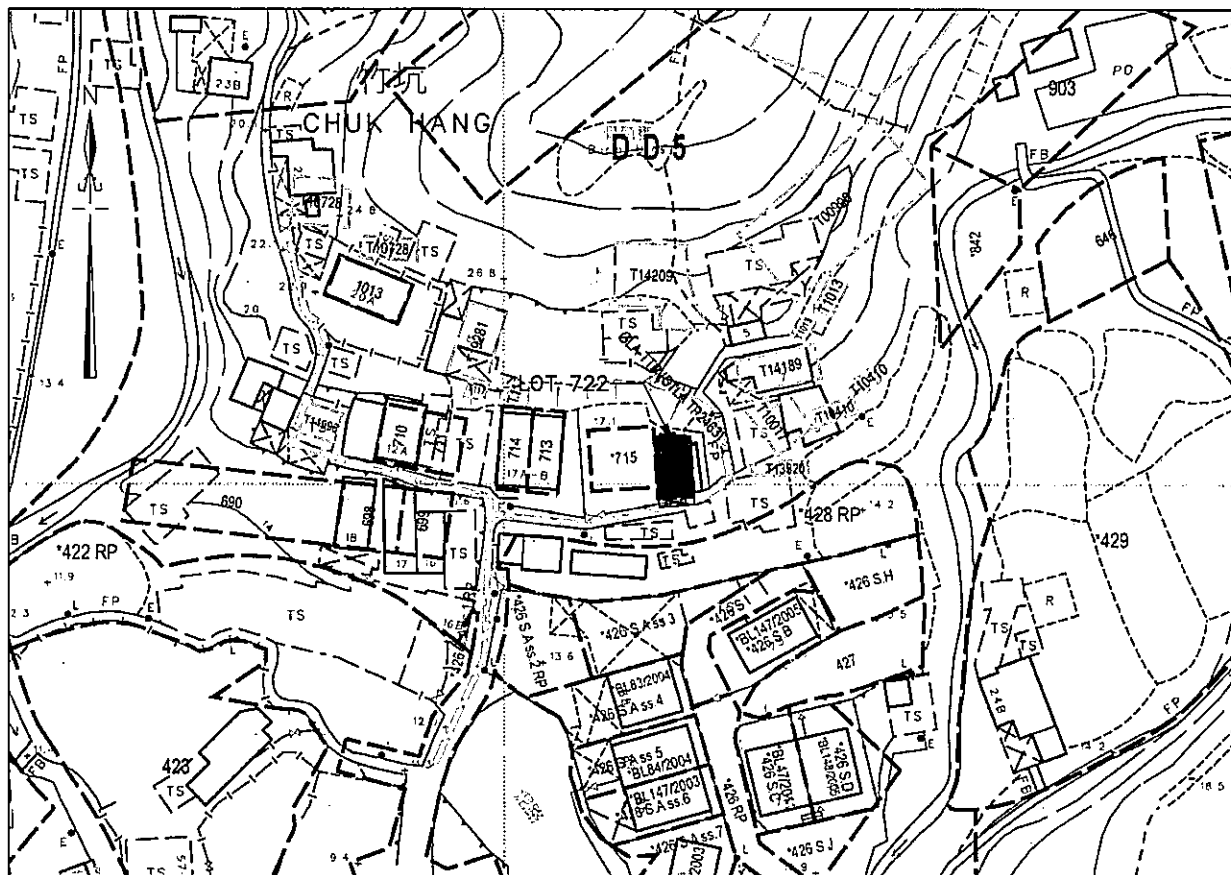


ENLARGEMENT

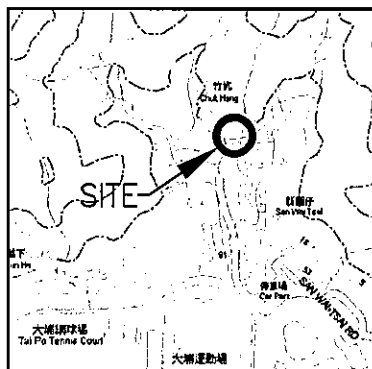


Plan No. : CW/TP/715/5/RE/01-D2

PROPOSED RE-DEVELOPMENT LOT No. 722 IN D.D. 5



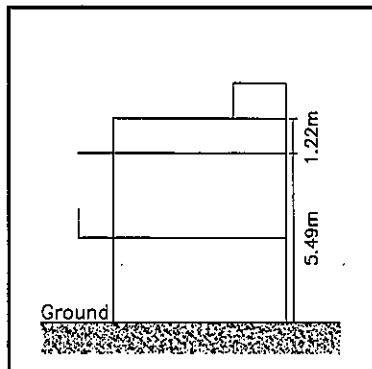
LOCATION PLAN



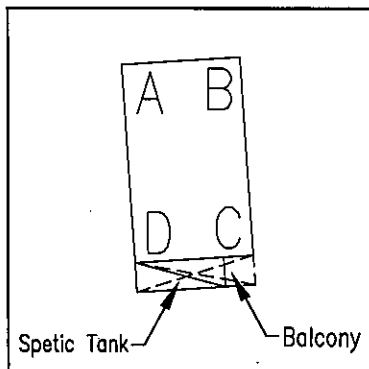
COLOURED PINK AREA : 40.10 SQUARE METERS (ABOUT)

Line	Bearing	Distance(m)	Northing(m)	Easting(m)	Pt.
A-B	86° 16' 29"	4.877	835406.233	834820.478	A
B-C	176° 16' 29"	8.230	835406.550	834825.345	B
C-D	266° 16' 29"	4.877	835398.338	834825.879	C
D-A	356° 16' 29"	8.230	835398.021	834821.013	D

SIDE VIEW



ENLARGEMENT



Storeys (層數) : 2
 Applicant (申請人) : Tam Yuen Tat
Cheng Yim Lai
 Date (日期) : 18-12-2021

Remarks:

Please refer to SRP/TP/007/3194-02/D4
 for lot boundary information.

Legends:

Septic Tank (3.658m x 1.220m)
 Balcony (4.877m x 1.220m)

Scale 1:1000

Survey Sheet No.: 7-NW-4A & 4C

Date: December 2021

卓弘測量服務公司
 CHUO WANG SURVEY SERVICES COMPANY
 1/F, Block A, Wo Tai Building, No.24, Wo Tai Street,
 Luen Wo Hui, Fanling, N.T.

Telephone : 26831600 Mobile : 66862836 Fax : 26831380
 E-mail : chuowang.ssc@gmail.com / h.y.pang@hotmail.com

Plan No. : CW/TP/722/5/RE/01-D2

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

To: Zoe Nga Yee LAU/PLAND/HKSARG@PLAND
Cc:
Bcc:
Subject: Fw: 回覆: A/TP/677 - Public Comments
From: Harris Ka Chuen LIU/PLAND/HKSARG - Thursday 10/02/2022 10:18

From: pang hingyeun <h.y.pang@hotmail.com>
To: "hkcliu@pland.gov.hk" <hkcliu@pland.gov.hk>
Date: 08/02/2022 19:44
Subject: 回覆: A/TP/677 - Public Comments

Dear Sir/Madam,

We reply to the comments, the applicants is the legal owner of the lot No. 715 & 722 in D.D. 5, the complainant is not a user of the application site.
Simultaneously, when the applicants purchases the lot, there are no temporary structures on the application site.

Thank You !

Regards,
H.Y.Pang

從 Outlook 傳送

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



To: "hkcliu@pland.gov.hk" <hkcliu@pland.gov.hk>

Cc:

Bcc:

Subject: 回覆: A/TP/677A - Sewerage Connection

From: pang hingyeun <h.y.pang@hotmail.com> - Tuesday 15/02/2022 22:45

History: This message has been forwarded.

2 attachments



D.D. 5 Lot 715 & 722 (2)-Model.pdf D.D.5 Lot 715 & 722 (2)-Model1.pdf

Dear Mr Liu,

Please find the enclosed plan for your record.

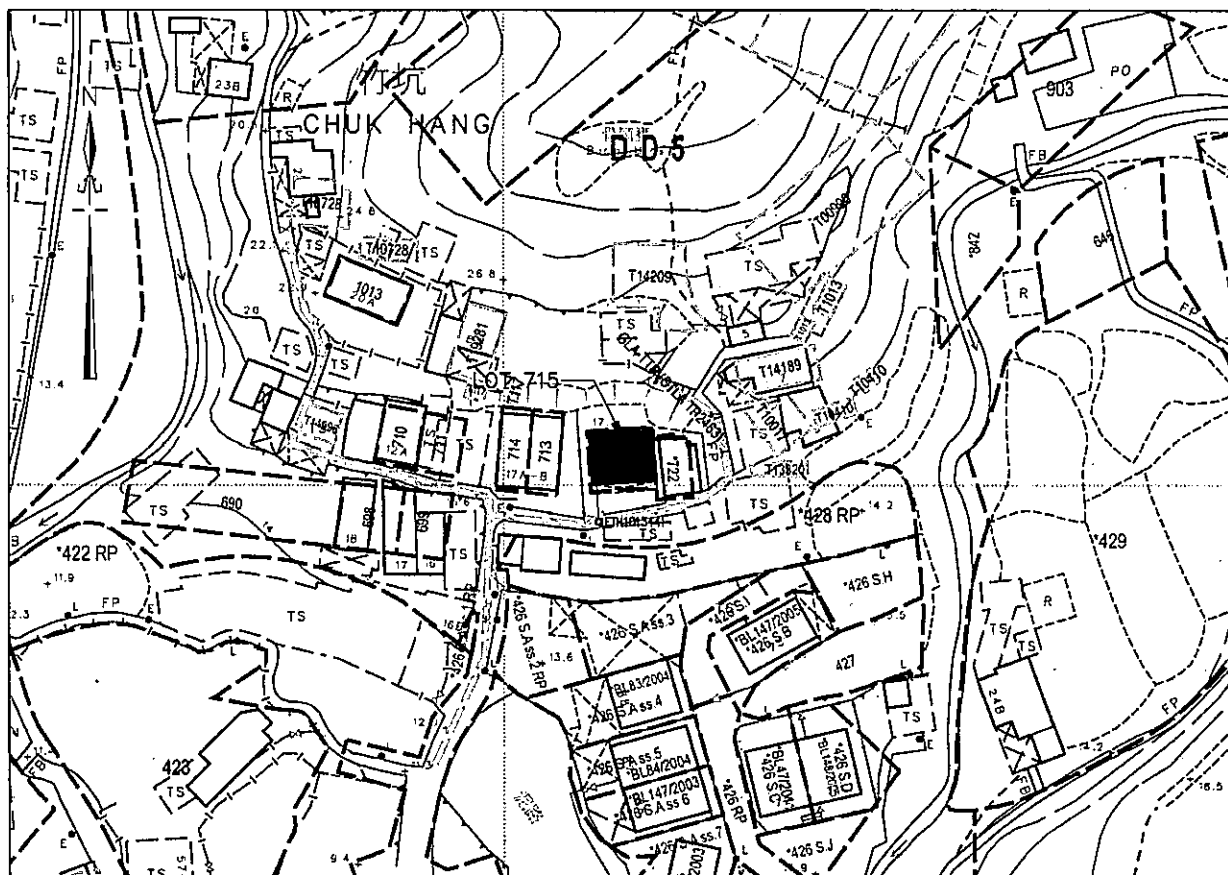
Thanks !

Regards,

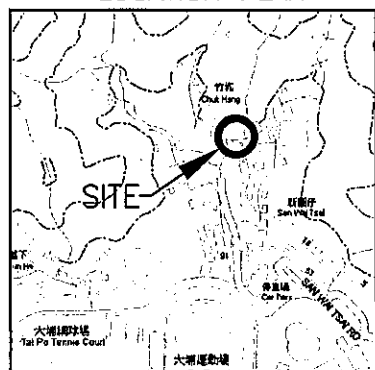
H.Y.Pang

從 Outlook 傳送

PROPOSED RE-DEVELOPMENT LOT No. 715 IN D.D. 5



LOCATION PLAN



COLOURED PINK AREA : 65.03 SQUARE METERS (ABOUT)

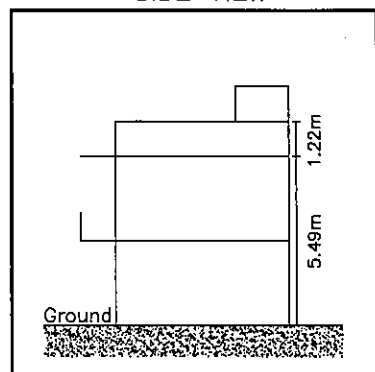
Line	Bearing	Distance(m)	Northing(m)	Easting(m)	Pt.
A-B	86° 16' 29"	8.839	835407.267	834811.553	A
B-C	176° 16' 29"	7.357	835407.841	834820.373	B
C-D	266° 16' 29"	8.839	835400.500	834820.851	C
D-A	356° 16' 29"	7.357	835399.926	834812.031	D

Storeys (層數) : 2

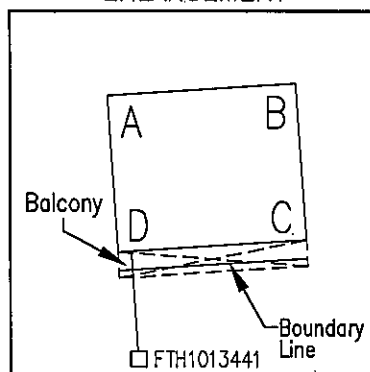
Applicant (申請人) : Tam Yuen Tat
Cheng Yim Lai

Date (日期) : 14-02-2021

SIDE VIEW



ENLARGEMENT



Remarks:

Please refer to SRP/TP/007/3194-02/D4 for lot boundary information.

Legends:

- Government Terminal Manhole
- Balcony (8.839m x 1.220m)

Scale 1:1000

Survey Sheet No.: 7-NW-4A & 4C

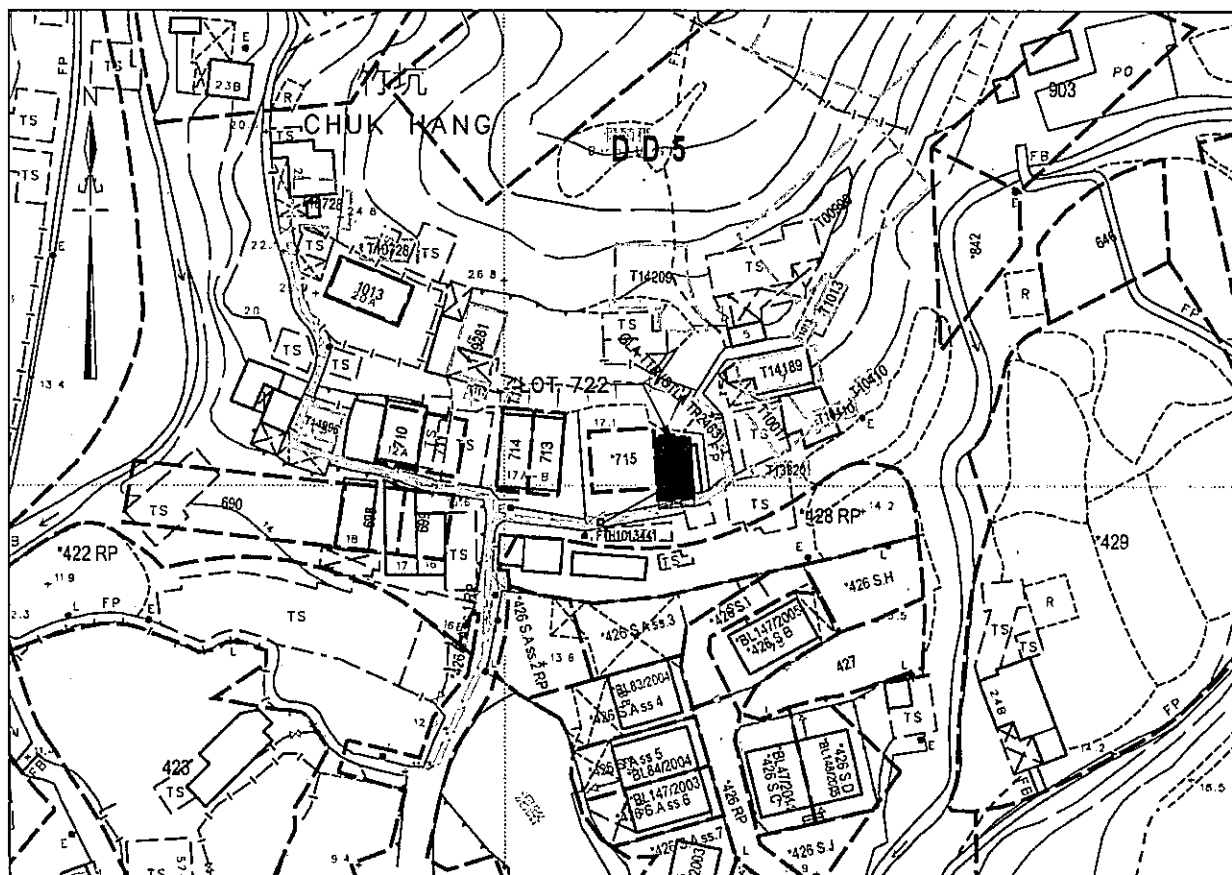
Date: December 2021

卓弘測量服務公司
CHUO WANG SURVEY SERVICES COMPANY
1/F, Block A, Wo Tai Building, No.24, Wo Tai Street,
Luen Wo Hui, Fanling, N.T.

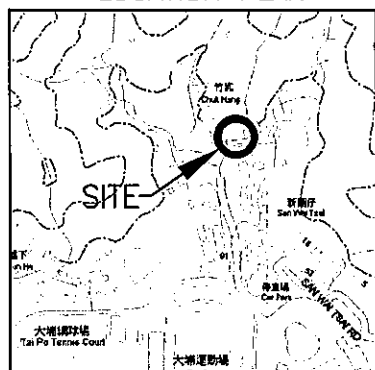
Telephone : 26831600 Mobile : 66852836 Fax : 26831380
E-mail : chuowang.asc@gmail.com / h.y.pang@hotmail.com

Plan No. : CW/TP/715/5/RE/01-D2

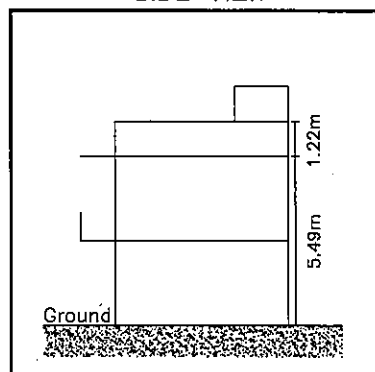
PROPOSED RE-DEVELOPMENT LOT No. 722 IN D.D. 5



LOCATION PLAN



SIDE VIEW



COLOURED PINK AREA : 40.10 SQUARE METERS (ABOUT)

Line	Bearing	Distance(m)	Northing(m)	Easting(m)	Pt.
A-B	86° 16' 29"	4.877	835406.233	834820.478	A
B-C	176° 16' 29"	8.230	835406.550	834825.345	B
C-D	266° 16' 29"	4.877	835398.338	834825.879	C
D-A	356° 16' 29"	8.230	835398.021	834821.013	D

Storeys (層數) : 2

Applicant (申請人) : Tam Yuen Tat
Cheng Yim Lai

Date (日期) : 14-02-2021

Remarks:

Please refer to SRP/TP/007/3194-02/D4
for lot boundary information.

Legends:

- Government Terminal Manhole
- ▤ Balcony (4.877m x 1.220m)

Scale 1:1000

Survey Sheet No.: 7-NW-4A & 4C

Date: December 2021

卓弘測量服務公司
CHUO WANG SURVEY SERVICES COMPANY
1/F, Block A, Wo Tai Building, No.24, Wo Tai Street,
Luen Wo Hui, Fanling, N.T.

Telephone : 26831600 Mobile : 66862836 Fax : 26831380
E-mail : chuowang.ssc@gmail.com / h.y.pang@hotmail.com

Plan No. : CW/TP/722/5/RE/01-D2

**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 WGGs will not be affected by the proposed development^);

- (j) the provision of fire service installations and Emergency Vehicular Access, if required, should be appropriate with the scale of the development and in compliance with relevant standards; and
 - (k) all other statutory or non-statutory requirements of relevant Government departments must be met. Depending on the specific land use zoning of the application site, other Town Planning Board guidelines should be observed, as appropriate.
- [^]i.e. the applicant can demonstrate that effluent discharge from the proposed development will be in compliance with the effluent standards as stipulated in the Water Pollution Control Ordinance Technical Memorandum.

Previous Applications covering the Application Site

Approved Applications

Application No.	Proposed Development	Date of Consideration
A/TP/348	Proposed 2 Houses (New Territories Exempted Houses (NTEHs))	18.1.2008
A/TP/612	Proposed 2 Houses (NTEHs)	11.11.2016

Rejected Application

Application No.	Proposed Development	Date of Consideration	Rejection Reasons
A/TP/604	Proposed 2 Houses (NTEHs)	13.5.2016	R1, R2

Rejection Reasons

- R1. The proposed development was not in line with the planning intention of the “GB” zoning for the area which is to define the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There was a general presumption against development within this zone.
- R2. The application did not comply with the TPB PG-No. 10 in that the development intensity of the proposed houses has exceeded that of the existing development or the building entitlement. There was no strong justification for the proposed scale of development.

Similar Applications within the same “GB” zone

Approved Applications

Application No.	Proposed Development	Date of Consideration
A/TP/311	Proposed House (New Territories Exempted Houses (NTEHs)-Small House)	4.4.2003
A/TP/312	Proposed 7 Houses (NTEHs-Small Houses)	25.4.2003
A/TP/342	Proposed 6 Houses (NTEHs-Small Houses)	17.12.2004
A/TP/354	Proposed House (NTEH-Small House)	23.9.2005
A/TP/383	Proposed House (NTEH-Small House)	19.1.2007
A/TP/407	Proposed House (NTEH-Small House)	15.8.2008
A/TP/534	Proposed 2 New Territories Exempted Houses (NTEHs)	7.6.2013

Detailed Departmental Comments

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

- (a) a standard stairhood of 7.44m² in area and 2.14m in height for each NTEH can be exempted from height calculation under the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121); and

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

- (a) the drainage proposal should be designed based on the actual site condition for DSD's comment/agreement. In the design, the applicants should consider the workability, the impact to the surrounding environment and seek comments from other concerned parties/ departments if necessary. They should make sure no adverse impact will be caused to the area due to the proposed works. The existing natural streams, village drains, ditches and the adjacent areas should not be adversely affected;
- (b) the sewerage connection will be subject to DSD's technical audit, for which an audit fee will be charged. Upon the acceptance of the sewerage connection application, the applicants should carry out the proposed connection works in accordance with DSD's Standard Drawings at the resources of the applicants. The connection pipe outside the lot boundaries shall be handed over to DSD for maintenance after satisfactory technical audit; and
- (c) under the Water Pollution Control Ordinance (Cap. 358), discharge of wastewater into stormwater drains is not permitted. The applicant shall ensure that the proposed sewerage works shall convey all wastewater, including but not limited to those wastes generated by the domestic use of toilets, water closets, baths, showers, sinks, basins and other sanitary and kitchen fittings, through the sewage terminal manhole(s) to the communal sewers. Besides, to ensure the sustainability of the public sewerage network, the applicant shall ensure that the surface runoff within the application site will be collected and discharged via a separate system and not be drained to the public sewerage network.

Appendix VI of RNTPC
Paper No. A/TP/677A

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

參考編號

Reference Number:

211011-123528-05413

提交限期

Deadline for submission:

15/10/2021

提交日期及時間

Date and time of submission:

11/10/2021 12:35:28

有關的規劃申請編號

The application no. to which the comment relates:

A/TP/677

「提意見人」姓名/名稱

Name of person making this comment:

竹坑村民

意見詳情

Details of the Comment :

反對該規劃 '因該地段位於山腰' 上有斜坡, 下亦有斜坡 '若加建會嚴重影响排水(剛剛獅子山颱風影响下已見山上的流水需要經該地段才可排到下游雨水渠), 及要砍一棵百年古樹之部份樹冠, 而該古樹的根部已伸展到發展地段, 若發展會嚴重破坏古樹之健康成長, 從而有倒塌之危机, 因古樹生於斜坡, 若沒有足夠的根去找緊整棵樹 '大樹很大机会會倒在旁边之住宅引致人命傷亡。

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

參考編號

Reference Number:

211012-084724-38539

提交限期

Deadline for submission:

15/10/2021

提交日期及時間

Date and time of submission:

12/10/2021 08:47:24

有關的規劃申請編號

The application no. to which the comment relates:

A/TP/677

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. CHEUNG CHI FA
I

意見詳情

Details of the Comment :

反對該規劃發展, 因發展會涉及地盤平整和斜坡鞏固工程, 因而要清除周邊的成齡樹, 對附近地區的土力造成不良影響。目前, 發展地段前方有一棵盤坐於斜坡邊沿的百年古樹, 其抓著力全靠盤據發展土地下之樹根, 地盤平整有機會影響大樹之健康, 加上大樹分枝已生長到地段上方, 若對樹枝進行切削, 對大樹的支撐與平衡有莫大影響從而導致倒塌, 釀成山泥傾瀉及傷亡意外。再者, 發展地段鄰近人造斜坡, 對日後修葺工程有重大負面影響。

還有, 地段上游之雨水皆曾經該地段排到下游雨水渠, 有關發展會嚴重降低雨水排到雨水渠的能力, 現每逢打風暴雨都出現排水倒灌, 若發展有機會加劇排水負擔。

寄件者: [REDACTED]
寄件日期: 2021年10月13日星期三 2:51
收件者: tpbpd
主旨: A/TP/677 Chuk Hang Village GB NTEH

Dear TPB Members,

Approval has lapsed some time ago so this application should be considered as a fresh application and under current guidelines.

Not only is there the issue of septic tanks, the minutes of 11 Nov 2016 do not make it clear what the exceptional circumstances are in this case?

The subject development of two 2-storey NTEHs in the "GB" zone would only be considered in exceptional circumstances and must be justified with very strong planning grounds

Approval in fact encourages not only Small House applications for development on GB but also NTEH. Surely it is time to phase out residential developments that are not obliged to comply with basic building standards whenever possible?

As most of the TPB members have been appointed since 2016 a discussion on this would be timely.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Tuesday, October 11, 2016 2:00:29 AM
Subject: A/TP/612 Chuk Hang Village

A/TP/612
Lots 715 and 722 in D.D. 5, Chuk Hang Village, Tai Po
Site area : About 112.8 m²
Zoning : "Green Belt"
Applied Development : 2 NET Houses

Dear TPB Members,

On 13 May TPB rejected a similar application, the government land has been removed from this one.

This would make the application more problematic as the proposed houses would have no buffer zone and would appear to be attached, causing natural light ventilation issues.

As there can be no other change in material conditions in the short interim period, TPB should again reject the applications for the same reasons :

"(a) the proposed development is not in line with the planning intention of the "Green Belt" zone for the area which 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; and

(b) the application does not comply with the Town Planning Board PG-No. 10 in that the development intensity of the proposed houses has exceeded that of the existing development or the building entitlement. There is no strong planning justification for the proposed scale of development."

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, April 21, 2016 12:40:02 AM
Subject: A/TP/604 Chuk Hang Village

A/TP/604

Lots 715 and 722 (Part) in D.D. 5, Chuk Hang Village, Tai Po

Site area : About 180.23m² Includes Government Land of about 77.23 m²)

Zoning : "Green Belt"

Applied Development : 2 NET Houses

Dear TPB Members,

The site is zoned GB and partially Govt Land..

The proposed development is not in line with the planning intention of the "Green Belt" ("GB") zoning for the area which is to define the limits of urban development areas by natural physical features so as to contain urban sprawl and to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong planning justification in the submission for a departure from the planning intention;

Approval of the application would set an undesirable precedent for similar applications within the "GB" zone. The cumulative effect of approving such applications would result in a general degradation of the natural environment in the area.

TPB must reject this application.

Mary Mulvihill

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致：城市規劃委員會

本人張志權現得知某人向貴會申請於 A/TP/677 大埔竹坑村丈量約份第5約地段第715.722號申請建屋2間，由於其申請之土地有霸佔及拆毀本人2間寮屋，所以本人向貴會作出投訴其不法之行為，敬希貴會慎重處理其申請。

謹此致求

呈請人

張志權

15-10-2021

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
 - (i) the existing structure on Lot 722 was built without LandsD's approval. The applicants have to demolish the unauthorized building. Otherwise, appropriate lease enforcement action will be taken; and
 - (ii) if the NTEH applications for the two lots are approved by LandsD acting in the capacity as landlord at its sole discretion, such approvals would be subject to such terms and conditions as imposed by LandsD; and
 - (iii) other comments are detailed in **Appendix V**;
- (b) to note the comments of the Commissioner for Transport (C for T) that the village access road connecting San Wai Tsai Road is not under Transport Department's management. The land status, management and maintenance responsibilities of the village access should be clarified with the relevant lands and maintenance authorities accordingly in order to avoid potential land dispute;
- (c) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) there is no public drain maintained by DSD in the vicinity of the Site. The applicants should have their own stormwater collection and discharge systems to cater for the runoff generated within the Site and overland flow from other areas surrounding the Site. The proposed development is located on unpaved ground, which will increase the impervious area, resulting in a change of flow pattern and an increase of surface runoff. The applicants should take this into account when preparing the drainage proposal. The applicants are also required to maintain the drainage systems properly and rectify the systems if they are found to be inadequate or ineffective during operation. The applicants shall be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure of the systems; and
 - (ii) there is existing public sewers in the vicinity of the Site. The applicants should submit the sewerage connection proposal for DSD's approval and follow the established procedures and requirements for connecting sewer from the Site to the public sewerage system; and
 - (iii) other comments are detailed in **Appendix V**;
- (d) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant should avoid affecting the mature camphor tree (樟樹) located to the south of the Site;
- (e) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that a mature tree (*Cinnamomum camphora* 樟) is located to the south outside the Site with tree canopy encroaching

into the Site. The applicants should avoid impact on this mature tree and are reminded that approval of the planning application does not imply approval of tree works such as pruning, transplanting and felling under lease. For any proposed tree works, approval should be sought from relevant department prior commencement of works;

- (f) to note the comments of the Director of Fire Services (D of FS) that the applicants 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
- (g) 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 applicants should ensure that such access road (including any necessary filling/ excavation of land) complies with the provisions of the relevant statutory plan and obtain planning permission from the Town Planning Board where required before carrying out the road works.