

2021年 11月 2 5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 25 NOV 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/680
	Date Received 收到日期	25 NOV 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

盧卓廷 (LO, CHEUK TING)

## 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

NA

## 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）

大埔、船灣、蝦地、下村  
D026 的政府土地

(b) Site area and/or gross floor area involved  
涉及的地盤面積及／或總樓面面積

☐ Site area 地盤面積 65.03 sq.m 平方米 ☐ About 約  
☐ Gross floor area 總樓面面積 195.09 sq.m 平方米 ☐ About 約

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

65.03 sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/TP/29
(e) Land use zone(s) involved 涉及的土地用途地帶	G.B.
(f) Current use(s) 現時用途	荒地

(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 如上述任何表格的空間不足，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



<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)	盧卓廷 LO, CHEUK TING		
(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)	蝦地村		
(c) Proposed gross floor area 擬議總樓面面積	195.09 sq.m 平方米 <input type="checkbox"/> About 約		
(d) Proposed number of house(s) 擬議房屋幢數	1	Proposed number of storeys of each house 每幢房屋的擬議層數	3
(e) Proposed roofed over area of each house 每幢房屋的擬議上蓋面積	65.03 sq.m 平方米	Proposed building height of each house 每幢房屋的擬議高度	8.23 m 米
(f) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途	/		
(Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable) (請在圖則上顯示, 並註明車位總數, 以及每個車位的長度和寬度及/或化糞池的位置 (如適用))			
(g) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 <input type="checkbox"/> No 否 <input checked="" type="checkbox"/>	<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)	
(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</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>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>.....</p> <p>.....</p> <p>.....</p> <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> <p>.....</p> <p>.....</p> <p>.....</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。

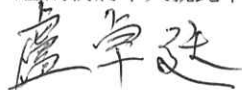
蝦地下村大部份的土地被規劃成保育區或綠化地帶，  
Zone 範圍內可建屋的地段已絕無僅有，亦已被佔用作  
作先人屋仔。現述地點位於屋群之間，旁邊的地段  
曾於 2016 年獲批准建屋，申請地段非常平坦在此  
處建屋，除改善環境，解決居住問題外，對整體的  
觀感亦是正面的。

**9. Declaration 聲明**

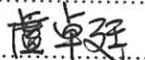
I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

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

Signature  
簽署



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

 LO CHEUK TING

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

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

Date 日期

21/9/2021

(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	大埔船灣. 蝦地村 DD26 的政府土地		
Site area 地盤面積	65.03 sq. m 平方米	<input type="checkbox"/> About 約	
	(includes Government land of 包括政府土地 65.03 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	S/TP/29		
Zoning 地帶	G.B.		
Applied use/ development 申請用途/發展	New Territories Exempted House 新界豁免管制屋宇 <input checked="" type="checkbox"/> Small House 小型屋宇		
(i) Proposed Gross floor area 擬議總樓面面積	195.09	sq.m 平方米	<input type="checkbox"/> About 約
(ii) Proposed No. of house(s) 擬議房屋幢數	1		
(iii) Proposed building height/No. of storeys 建築物高度/層數	8.23	m 米	<input type="checkbox"/> (Not more than 不多於)
	3	Storeys(s) 層	



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

	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input checked="" 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) <b>SITE PHOTO.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water 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。



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



**Fw: 轉寄：A/TP 680的補充資料**  
01/12/2021 11:59

From: Sylvia Siu Nam LO/PLAND/HKSARG  
To: Vanessa Wing Yee CHUNG/PLAND/HKSARG@PLAND

----- Forwarded by Sylvia Siu Nam LO/PLAND/HKSARG on 01/12/2021 11:58 -----

From: [REDACTED] <[REDACTED]>  
To: <ssnlo@pland.gov.hk>  
Date: 01/12/2021 11:46  
Subject: 轉寄：A/TP 680的補充資料

[傳送自 Android 上的 Yahoo Mail](#)

----- 轉寄的郵件 -----

寄件人："Philip Lo" <[REDACTED]>  
收件人："tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
副本：  
寄件備份：2021 年 11 月 月 30 日 週二，時間： 14:14  
主旨：A/TP 680的補充資料



31、11.pdf 30、11.pdf

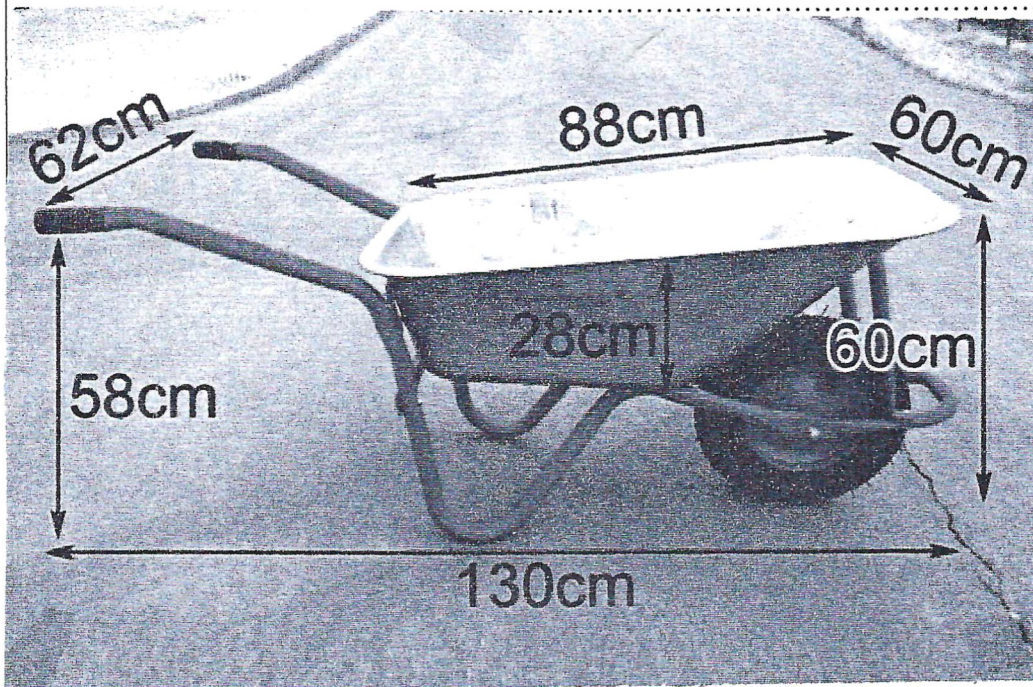


## 8. Justifications 理由

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。

蝦地村大部份的土地被規劃成保育區或綠化地帶。V Zone 範圍內可建屋的地段已絕無僅有，部份亦被佔用作先人屋。現述地點位於屋群之間，旁邊的地段亦於 2016 年及 2021 年批准建屋，申請地段非常平坦，在此建屋，除改善環境，解決居住問題外，對整體的觀感亦是正面的。

倘若獲批准建屋，會沿用慣常的做法，由三官廟牌坊，用手推車將建築材料運送至地盤，絕對環保。  
手推車的尺碼見附圖：



興建了屋，不需要任何重型機械，涉及的輕型挖泥車，亦可沿行人路駛至地盤現場。  
(泥)

城規會

30/11/2021

遞交 A/TP680 的補充資料

盧卓廷

A handwritten signature in black ink, appearing to be '盧卓廷' (Louis Ho), written in a cursive style.



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



**A/TP/680 提交進一步資料**

10/03/2022 16:42

From: [REDACTED] <[REDACTED]>  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>, "vwy chung@pland.gov.hk" <vwy chung@pland.gov.hk>

History: This message has been forwarded.

5 attachments



規劃1.pdf 規劃圖.pdf 城規2.pdf wwqq.pdf 收據\_2022-03-10\_113755.pdf

城市規劃委員會

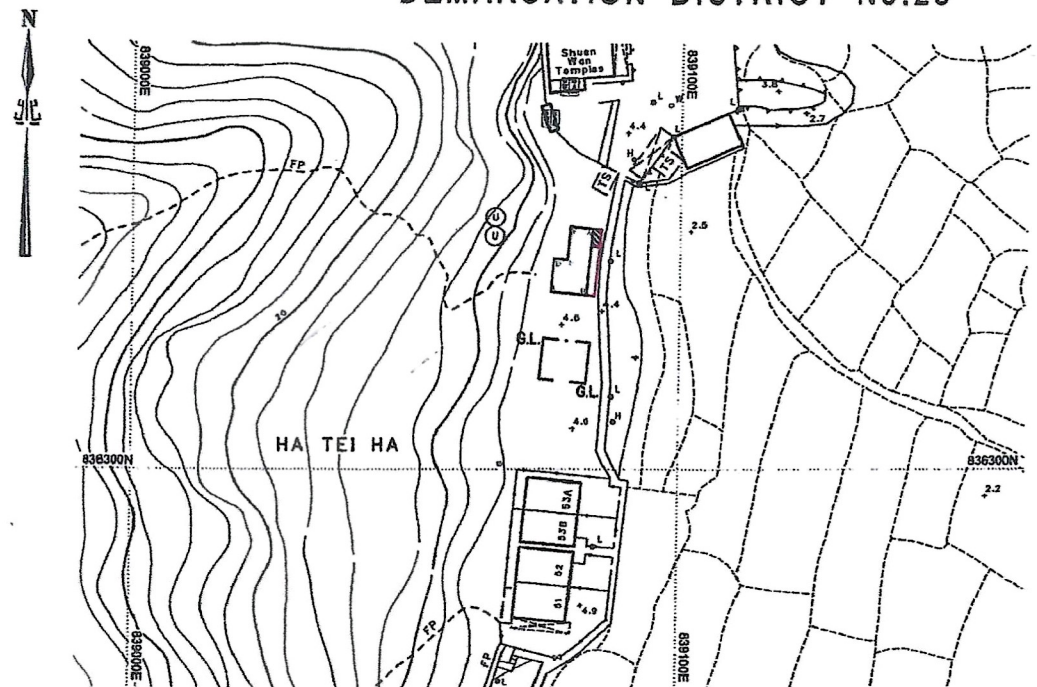
10/3/2022

關於規劃申請編號 A/TP680 的補充資料

- 1) 回應規劃署城市設計園境部門及漁農自然護理署,關於申請地點涉及斜坡及嶺南山山竹子的安排,申請人已將建屋的外型及位置輕微作出改動,避開斜坡及上述樹木.
- 2) 至於部門關注的朴樹及鵝掌柴,蝦地下村持續秉承環保概念,屆時覓地遷移.

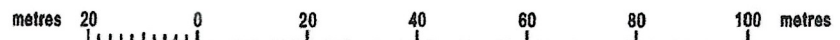
盧卓達

# DEMARCATIION DISTRICT No.26



COLOURED PINK AREA 63.00 SQUARE METRES (ABOUT)

SCALE 1:1 000




## LOCATION



SCALE 1:20 000

SIDE	DISTANCE IN METRES	BEARING	Pt.	CORNER MARKED BY
A B	12.000			
B C	6.500			
C D	6.000			
D E	2.500			
E F	6.000			
F A	4.000			

 Balcony

 Septic Tank

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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。


<b>1. Name of Applicant 申請人姓名/名稱</b>
( <input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
盧卓廷 (LO, CHEUK TING)

<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
NA

<b>3. Application Site 申請地點</b>	
(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)	大埔. 船灣. 蝦蟆下村. DD26 的政府土地
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<div> <input type="checkbox"/> Site area 地盤面積 63 sq.m 平方米 <input type="checkbox"/> About 約 </div> <div> <input type="checkbox"/> Gross floor area 總樓面面積 189 sq.m 平方米 <input type="checkbox"/> About 約 </div>
(c) Area of Government land included (if any)	63 sq.m 平方米 <input type="checkbox"/> About 約



## 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)	盧卓廷 LO, CHEUK TING		
(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)	蝦地吓村		
(c) Proposed gross floor area 擬議總樓面面積	189 ..... 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	63 ..... 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	 <p>(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))</p>		
(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)	



## Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	大埔、船灣、蝦寮下村D26的政府土地		
Site area 地盤面積	63	sq. m 平方米	<input type="checkbox"/> About 約
	(includes Government land of 包括政府土地	63	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/TP/29		
Zoning 地帶	G.B.		
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	189	sq.m 平方米	<input type="checkbox"/> About 約
(ii) Proposed No. of house(s) 擬議房屋幢數	1		
(iii) Proposed building height/No. of storeys 建築物高度／層數	8.23	m 米	<input type="checkbox"/> (Not more than 不多於)
	3	Storeys(s) 層	

**Relevant Revised Interim Criteria for Consideration of Application for**  
**NTEH/Small House in the 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.

**Previous Application covering the Application Site  
on Tai Po Outline Zoning Plan**

**Rejected Application**

<b>Application No.</b>	<b>Proposed Development</b>	<b>Date of Consideration</b>	<b>Rejection reasons</b>
A/TP/626	Proposed House (New Territories Exempted House - Small House)	28.4.2017	R1 to R4

**Rejection reasons**

- R1      The proposed development was not in line with the planning intention of the “Green Belt” zone
- R2      The proposed development did not comply with the Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in the New Territories in that the proposed development would cause adverse landscape impact on the surrounding areas
- R3      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 and the associated site formation works would involve tree felling, clearance of vegetation and affect the existing natural landscape in the surrounding areas
- R4      Land was still available within the “Village Type Development” (“V”) zone of Ha Tei Ha Village 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

**Similar Applications**  
**within “GB” zones in the vicinity of the Site**

**Approved Applications**

<b>Application No.</b>	<b>Proposed Development</b>	<b>Date of Consideration</b>
A/TP/269	Proposed Two Houses (New Territories Exempted Houses - Small Houses)	18.5.2011
A/TP/487	Proposed House (New Territories Exempted House - Small House)	15.4.2011
A/TP/618	Proposed House (New Territories Exempted House - Small House)	17.2.2017
A/TP/673	Proposed House (New Territories Exempted House - Small House)	10.9.2021



## Rejected Applications

Application No.	Proposed Development	Date of Consideration	Rejection Reasons
A/NE-TK/383	Proposed House (New Territories Exempted House - Small House)	4.1.2013 (Review)	R1, R2, R4, R6
A/NE-TK/384	Proposed House (New Territories Exempted House - Small House)	4.1.2013 (Review)	R1, R2, R4, R6
A/NE-TK/385	Proposed House (New Territories Exempted House - Small House)	4.1.2013 (Review)	R1, R2, R4, R6
A/NE-TK/386	Proposed House (New Territories Exempted House - Small House)	4.1.2013 (Review)	R1, R2, R4, R6
A/NE-TK/446	Proposed House (New Territories Exempted House - Small House)	6.9.2013	R1, R3, R5, R6
A/NE-TK/607	Proposed House (New Territories Exempted House - Small House)	7.4.2017	R1, R3, R5, R6, R7

## Rejection Reasons

- R1 The proposed development was not in line with the planning intention of the “Green Belt” (“GB”) zone.
- R2 The proposed development would cause adverse landscape, drainage and geotechnical impacts on the surrounding areas. The applicant failed to address the landscape, drainage and geotechnical concerns.
- R3 The proposed development would cause adverse landscape impacts on the surrounding areas. There was insufficient information in the submission to address the landscape concerns.
- R4 The proposed development did not comply with the Town Planning Board Guidelines No. 10 for Application for Development within “GB” zone under section 16 of the Town Planning Ordinance in that the proposed development would affect the existing natural landscape and adversely affect drainage or aggravate flooding in the area.

- 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 and/or the associated site formation works would affect the existing natural landscape in the surrounding areas and/or involve clearance of existing natural vegetation/tree felling.
- R6 The approval of the application would set an undesirable precedent for other similar applications in the area. The cumulative effect of approving such applications would result in a general degradation of the natural environment and landscape quality of the area.
- R7 Land was still available within the “Village Type Development” (“V”) zone of Ha Tei Ha 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.

**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 applicant is an indigenous villager of Ha Tei Ha Village of Tai Po Heung as confirmed by the respective Indigenous Inhabitant Representative (IIR);
- (c) the Site is on government land and is not covered by any Modification of Tenancy or Building Licence. It falls entirely within the village ‘environs’ (‘VE’) of Ha Tei Ha;
- (d) the number of outstanding Small House applications and the number of 10-year Small House demand for the village concerned are as follows;

<u>Village</u>	<u>No. of outstanding Small House applications</u>	<u>No. of 10-year Small House demand*</u>
Ha Tei Ha	10	136

(\* The figure of 10-year Small House demand is estimated and provided by the IIR of Ha Tei Ha and the information so obtained is not verified in any way by LandsD)

- (e) no Small House application has been received by LandsD for the Site; and
- (f) if there are affected trees under the application and no adverse comment from relevant departments, once the Small House application is approved by LandsD, a condition will be imposed into the Offer Letter requiring the applicant to obtain consent from LandsD in advance for his Tree Preservation and Removal Proposal (including tree transplanting).

**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, the application only involves development of a Small House can be tolerated on traffic grounds; and

- (c) the existing village access connecting Ting Kok Road is not under Transport Department's management. The land status, management and maintenance responsibilities of the village access should be clarified with relevant lands and maintenance authorities in order to avoid potential land disputes.

### 3. **Environment**

Comments of the Director of Environmental Protection (DEP):

- (a) no objection to the application;
- (b) the Site falls within "GB" zone and is outside water gathering grounds (WGG);
- (c) there is no existing public sewer located in the vicinity of the Site for connection. 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) nevertheless, provision of public sewerage system to Ha Tei Ha Village is under planning and will be implemented under Drainage Services Department (DSD)'s project "Tolo Harbour Sewerage of Unsewered Areas Stage 3". The applicant is advised to consult DSD on the technical feasibility of connection to public sewer and discharge sewage from the proposed development to the planned public sewerage system if possible; and
- (e) in view of small scale of the proposed development, the application alone is unlikely to cause major pollution.

### 4. **Landscape**

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

- (a) having reviewed the further information, the applicant has revised the Small House footprint to preserve the existing tree *Garcinia oblongifolia* (嶺南山竹子) in-situ and the two native trees at the northern boundary (i.e. *Celtis sinensis* (朴樹) and *Schefflera heptaphylla* (鵝掌柴)) are proposed to be transplanted. He has no objection to the application from the landscape planning perspective;
- (b) the Site is located in an area of rural coastal plains landscape character comprising of village houses, a temple at the north and woodlands at the east and west of the Site. The Site is vacant and partly covered by grasses with no significant landscape resource observed. Hence, significant adverse impact on existing landscape resources arising from the proposed development is not anticipated; and

- (c) the applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works.

## **5. Drainage**

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, an approval condition on the submission and implementation of drainage proposal for the Site is required to ensure that it will not cause adverse drainage impact to the adjacent areas;
- (c) there is no existing DSD maintained public drain available for connection in the area. The proposed development should have its own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from surrounding of the Site. Any existing flow path affected should be re-provided. The applicant should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicant is required to maintain the drainage systems properly and rectify the systems if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure of the systems; and
- (d) for works to be undertaken outside the lot boundary, prior consent and agreement from LandsD and/or relevant private lot owners should be sought.

## **6. Nature Conservation**

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

- (a) as the layout of the proposed Small House has been revised to minimize encroachment on the nearby vegetated slope, and a few common trees may be affected, he has no strong view on the application from nature conservation point of view; and
- (b) across the footpath to the east of the Site is an extensive area of freshwater/brackish marsh under “Green Belt” / “Conservation Area” zoning which is ecologically sensitive. The applicant should adopt necessary mitigation measures to prevent spillage or discharge of construction runoff and sewage from the proposed Small House to the nearby ecologically sensitive areas.



**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 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.

**8. Water Supply**

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

- (a) no objection to the application;
- (b) existing water mains within the Site will be affected. The applicant is required to either divert or protect the water mains found on site and to note WSD’s requirements detailed below:
- (c) if diversion is required, existing water mains within the Site need to be diverted outside the site boundary of the proposed development to lie on government land. A strip of land of minimum 1.5m in width should be provided for the diversion. The cost of diversion upon request should be borne by the applicant; and the applicant shall submit all relevant proposals to WSD for consideration and agreement before the works commence; and
- (d) if diversion is not required, the following conditions shall apply:
  - (i) existing water mains within the Site are affected and no development which requires resiting of water mains will be allowed;
  - (ii) details of site formation works shall be submitted to the Director of Water Supplies (DWS) for approval prior to commencement of works;
  - (iii) no structures shall be built or materials stored within 1.5m from the centre line(s) of water main(s). Free access shall be made available at all times for staff of WSD or their contractor to carry out construction, inspection, operation, maintenance and repair works;
  - (iv) no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s). No change of existing site condition may be undertaken within the aforesaid area without prior agreement of DWS. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level or the pipe;
  - (v) no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5m around the cover of any valve or within a distance of 1m from any hydrant outlet; and

- (vi) tree planting may be prohibited in the event that DWS considers that there is any likelihood of damage being caused to water mains.

**9. Geotechnical**

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

- no geotechnical comments on the application.

**10. District Officer's Comments**

Comments of the District Officer (Tai Po), Home Affairs Department (DO(TP), HAD):

- the existing footpath in front of the Site may be affected by the construction works. The applicant should reinstate any excavation works after completion of the proposed development.

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

According to the DLO/TP, LandsD's record, the total number of outstanding Small House applications for Ha Tei Ha is 10 while the 10-year Small House demand forecast for the same village is 136. Based on the latest estimate by the Planning Department, about 0.25 ha of land (equivalent to about 10 Small House sites) are available within the "V" zone concerned. Therefore, the land available cannot fully meet the future Small House demand of 146 Small Houses (equivalent to about 3.65 ha of land).

tpbpd@pland.gov.hk

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寄件者: [REDACTED]  
寄件日期: 2021年12月21日星期二 2:33  
收件者: tpbpd  
主旨: A/TP/680 Ha Tei Ha Village GB

Dear TPB Members,

Application 626 was rejected because "would involve felling of trees and affect the existing natural landscape in the surrounding areas, and did not comply with the Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in the New Territories as land was still available within the "Village Type Development" ("V") zone to meet the outstanding Small House applications"

The recent CFA ruling does not indicate that every application for an NET House must be approved. The policy has always been subject to government discretion can cannot be an obstacle to effective land use.

This is government land zoned GB. The previous rejection should be maintained.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Friday, 31 March 2017 2:22 AM CST  
**Subject:** A/TP/626 Ha Tei Ha Village GB

A/TP/626  
Government Land in D.D. 26, Ha Tei Ha Village, Shuen Wan, Tai Po  
Site area : 65.03 m  
Zoning : "Green Belt"  
Applied Use : NET House

Dear TPB Members,

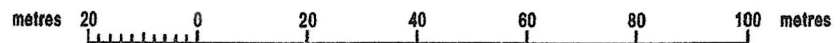
This is another Application for an NET house on a very small site on GB with no buffer zone and very obviously well into the GB.. This type of random construction is bad planning and should not be tolerated.

The proposed development is not in line with the planning intention of the "Green Belt" zone 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.

Also the proposed development will have adverse impacts on the existing landscape of the area. It is adjacent to a temple and will remove the buffer zone that traditionally surrounds rural temples.

Regrettably TPB has approved similar applications recently and has opened up the flood gates to extensive development in the district. It is quite alarming that recently TPB has been approving many small houses on inappropriate zoning.


SCALE 1:1 000



SCALE 1:20 000

SIDE	DISTANCE IN METRES	BEARING ° ' "	Pt.	CORNER MARKED BY
A B	12.000			
B C	6.500			
C D	6.000			
D E	2.500			
E F	6.000			
F A	4.000			

☐ Balcony

 Septic Tank

The impression one gets when reading the minutes is that because of the recent revelations with regard to brownfield sites the publicity has forced a crackdown on applications for open storage and parking.

It also appears that there is now an agreement with rural leaders that, while this crackdown is in progress, small house applications will be expedited as a form of compensation. The increase in the number of successful applications for small houses on Agriculture and GB gives credence to this concept.

I would remind members that the small house policy was never intended to allow village houses to proliferate to such an extent. Once the VTD sites are exhausted then the quota for a village should be considered to be extinguished. That this concept is being distorted is alarming.

Mary Mulvihill



5-2

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

## 參考編號

Reference Number:

211222-151053-33316

## 提交限期

Deadline for submission:

24/12/2021

## 提交日期及時間

Date and time of submission:

22/12/2021 15:10:53

## 有關的規劃申請編號

The application no. to which the comment relates:

A/TP/680

## 「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。

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Tai Po, LandsD Department (DLO/TP, LandsD) that if there are affected trees under the application and no adverse comment from relevant departments, once the Small House application is approved by LandsD, a condition will be imposed into the Offer Letter requiring the applicant to obtain consent from LandsD in advance for his Tree Preservation and Removal Proposal (including tree transplanting);
- (b) to note the comments of the Commissioner for Transport (C for T) that the applicant should clarify with relevant lands and maintenance authorities on the land status, management and maintenance responsibilities of the village access, in order to avoid potential land disputes;
- (c) to note the comments of the Director of Environmental Protection (DEP) that:
  - (i) 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 Practice Note for Professional Persons (ProPECCPN) 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department” and are duly certified by an Authorized Person; and
  - (ii) provision of public sewerage system to Ha Tei Ha Village is under planning and will be implemented under Drainage Services Department (DSD)’s project “Tolo Harbour Sewerage of Unsewered Areas Stage 3”. The applicant should consult DSD on the technical feasibility of connection to public sewer and discharge sewage from the proposed development to the planned public sewerage system if possible;
- (d) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) the applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant should seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - (i) there is no existing DSD maintained public drain available for connection in the area. The proposed development should have its own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from surrounding of the Site. Any existing flow path affected should be re-provided. The applicant should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicant should maintain the drainage systems properly and rectify the systems if they are found to be inadequate or ineffective during operation. The applicant should also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure of the systems;

- (ii) for works to be undertaken outside the lot boundary, prior consent and agreement from LandsD and/or relevant private lot owners should be sought;
- (f) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that across the footpath to the east of the Site is an extensive area of freshwater/brackish marsh under “Green Belt” / “Conservation Area” zoning which is ecologically sensitive. The applicant should adopt necessary mitigation measures to prevent spillage or discharge of construction runoff and sewage from the proposed Small House to the nearby ecologically sensitive areas;
- (g) to note the comments of the Director of Fire Services (D of FS) 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;
- (h) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
  - (i) existing water mains at the Site will be affected. The applicant should either divert or protect the water mains found on site;
  - (ii) if diversion is required, existing water mains inside the Site are needed to be diverted outside the site boundary of the proposed development to lie in government land. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the applicant; and the applicant should submit all the relevant proposal to WSD for consideration and agreement before the works commence; and
  - (iii) if diversion is not required, the following conditions shall apply;
    - (a) existing water mains are affected and no development which requires resiting of water mains will be allowed;
    - (b) details of site formation works shall be submitted to the Director of Water Supplies for approval prior to commencement of works;
    - (c) no structures shall be built or materials stored within 1.5m from the centre line(s) of water main(s). Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
    - (d) no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s). No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the Director of Water Supplies. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;

- (e) no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5m around the cover of any valve or within a distance of 1m from any hydrant outlet; and
  - (f) tree planting may be prohibited in the event that the Director of Water Supplies considers that there is any likelihood of damage being caused to water mains.
- (i) to note the comments of the District Officer (Tai Po), Home Affairs Department (DO (TP), HAD) that the existing footpath in front of the Site may be affected by the construction works. The applicant should reinstate any excavation works after completion of the proposed development; and
- (j) 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.