

2024年 1月 1 2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。

12 JAN 2024

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

Form No. S16-II
表格第 S 16- II 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

適用於只涉及興建「新界豁免管制屋宇」的建議

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

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

General Note and Annotation for the Form
填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2303244

18/12

By hand

Form No. S16-II 表格第S16-II 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TP/692
	Date Received 收到日期	12 JAN 2024

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

1. Name of Applicant 申請人姓名/名稱

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

CHAN WAH HING 陳華慶

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)

T.H. & ASSOCIATES LIMITED 陳德慶測量有限公司

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)	Ha Wong Yi Au, Tai Po, New Territories. Lots Nos. 361 & 353 RP (Part) in D.D. 32 新界, 大埔, 下黃宜坳. 大埔丈量約份第32約 地段361號及353號餘段(部份) (Appendix A & Appendix C)
(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 41.9 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 88.8 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)	N A 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	Tai Po Outline Zoning Plan 大埔分區計劃大綱圖 S/TP/30 (Appendix D)
(e) Land use zone(s) involved 涉及的土地用途地帶	GB Zone 綠化地帶 (Appendix C)
(f) Current use(s) 現時用途	Vacant Land 土地空置 (Appendix E) (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

N A

- (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」[#]。

N A

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：

N A

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)

N A

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)	CHAN WAH HING 陳華慶		
(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)	Indigenous Villager of Ha Wong Yi Au 下黃宜坳原居民		
(c) Proposed gross floor area 擬議總樓面面積 88.8 sq.m 平方米 <input type="checkbox"/> About 約		
(d) Proposed number of house(s) 擬議房屋幢數	ONE	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 29.6 sq.m 平方米	Proposed building height of each house 每幢房屋的擬議高度 8.23 m 米
(f) Proposed use(s) - of uncovered area (if any) 露天地方 (倘有) 的擬議用途	N A		
(Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable) (請在圖則上顯示，並註明車位總數，以及每個車位的長度和寬度及/或化糞池的位置 (如適用))			
(g) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 <input checked="" type="checkbox"/> No 否 <input type="checkbox"/>	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) (Appendix F) NIL <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 checked="" type="checkbox"/> No 否 <input type="checkbox"/>	(Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線) (Appendix H) (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，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<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 style="text-align: right;">(Appendix E)</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(尚可)</p> <p style="text-align: center;">N.A.</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。

Appendix **G**

Plans to be Submitted

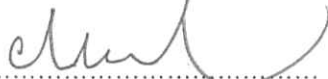
- Appendix A Lot Index Plan—Lots Nos. 361 & 353 RP (Part) in D.D. 32
- Appendix B Survey Record Plan (SRP/TP/008/90003/D1 Refers)
- Appendix C Proposed Plan of N.T.E.H.
- Appendix D Tai Po Outline Zoning Plan—S/TP/30
- Appendix E Aerial Photo of the Subject Site
- Appendix F Location Plan
- Appendix G Justification
- Appendix H Plan of Sewage Proposal

9. Declaration 聲明

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

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

Signature
簽署



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

MR CHAN TAK HING

Managing Director

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

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

專業資格

- ☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☒ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會
☐ RPP 註冊專業規劃師
 Others 其他 MRICS, RPS (LS) & ALS



on behalf of
代表

T.H. & ASSOCIATES LIMITED

陳德慶測量有限公司

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

Date 日期

15 DEC 2023

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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	Ha Wong Yi Au, Tai Po, New Territories. Lots Nos. 361 & 353 RP (Part) in D.D. 32 新界，大埔，下黃宜坳。 大埔丈量約份第32約 地段361號及353號餘段(部份) (Appendix A & Appendix C)		
Site area 地盤面積	41.9	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	N A	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/TP/30 (Appendix D)		
Zoning 地帶	GB Zone 綠化地帶 (Appendix C)		
Applied use/ development 申請用途/發展	New Territories Exempted House 新界豁免管制屋宇 <input type="checkbox"/> Small House 小型屋宇		
(i) Proposed Gross floor area 擬議總樓面面積	88.8	sq.m 平方米	<input type="checkbox"/> About 約 (Appendix C)
(ii) Proposed No. of house(s) 擬議房屋幢數	ONE		
(iii) Proposed building height/No. of storeys 建築物高度/層數	8.23 m 米 <input checked="" type="checkbox"/> (Not more than 不多於) Three Storeys(s) 層		

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

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Lot Index Plan of Lots 361 & 353 RP (Part) in D.D. 32, Survey Record Plan,</u> <u>Proposed Plan of N.T.E.H., O.Z.P—S/TP/30, Aerial Photo of the Subject Site,</u> <u>Location Plan & Plan of Sewage Proposal</u>		
Reports 報告書		
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。

地段索引圖 LOT INDEX PLAN

Appendix.... A



地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000



Locality : _____

Lot Index Plan No. : LC20231211152025

District Survey Office : Tai Po

Date : 11-Dec-2023

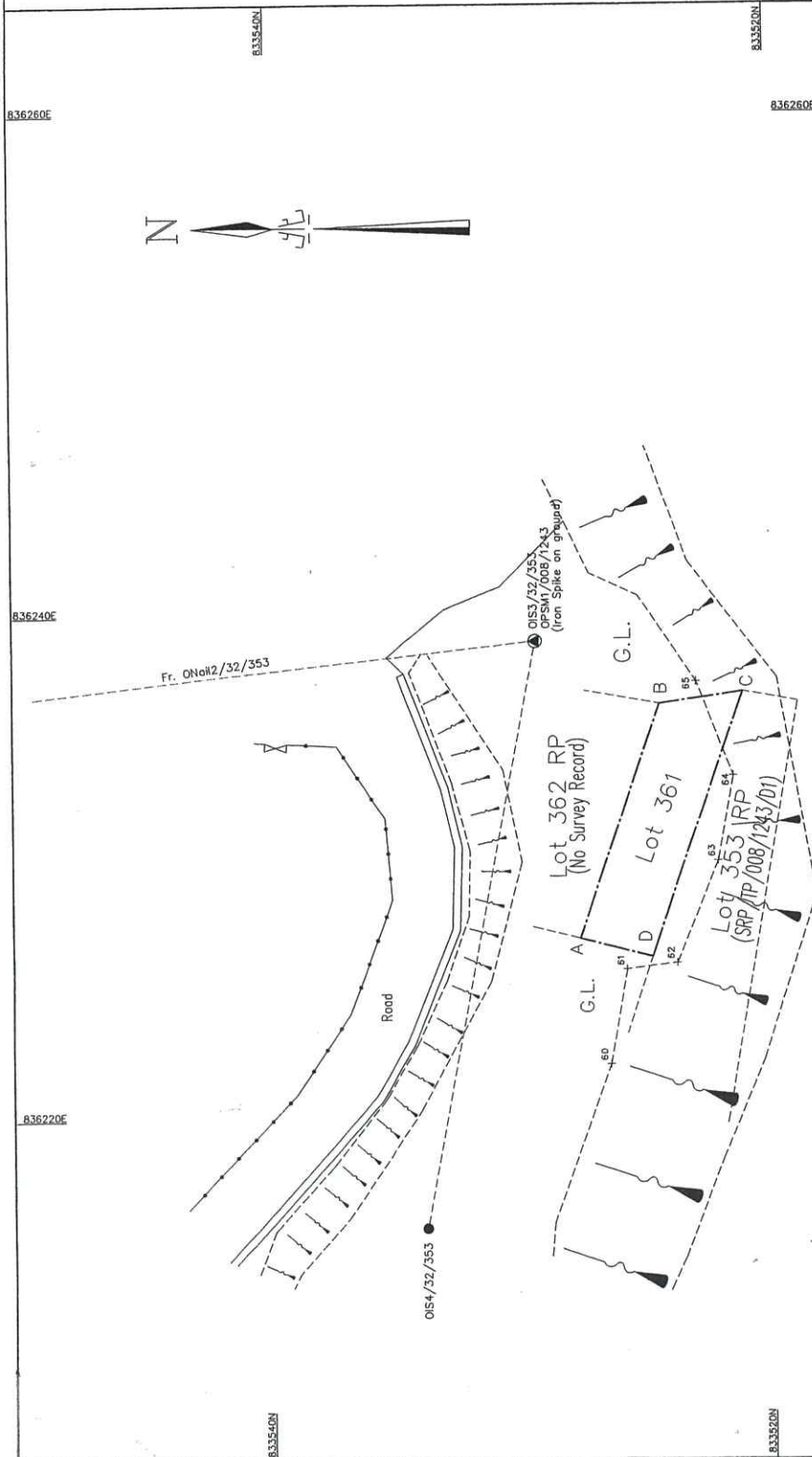
Reference No. : 7-NW-10C,7-NW-15A

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SMO-P01 20231211152034 10

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。
免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

Explanatory notes : This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.

Disclaimer : The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness,



SUBJECT LOT COORDINATES & DIMENSIONS:				
Boundary Point	Bearing	Distance	Northing	Easting
Lot 361 in D. 32				
A	109 22 51	9.844	833527.650	836227.174
B	171 43 07	3.370	833524.383	836236.461
C	289 22 51	11.138	833524.744	836236.946
D	14 11 00	2.997	833527.650	836226.440
A				836227.174
TRAVERSE: (Are adopted from SRP/TP/008/1243/01)				
Station	Bearing	Distance	N	E
ON0411/32/353			833587.658	836232.550
1 (OPSM2/32/353)	173 41 55	58.644	833529.370	836238.981
01S153/32/353				
1 (OPSM1/008/1243)	280 55 30	23.744	833533.871	836215.664
01S154/32/353				
RADIATIONS: (Are adopted from SRP/TP/008/32/353/3-D)				
Surveyed Point	Bearing	Distance	N	E
Fr. 01S153/32/353			833529.370	836238.981
To 60	260 10 37	17.057	833526.460	836222.173
61	234 35 22	13.533	833525.774	836225.934
62	246 17 31	13.981	833523.748	836226.186
63	230 14 50	11.410	833522.074	836230.209
64	214 14 31	9.577	833521.453	836233.592
65	194 07 03	6.666	833522.905	836237.385

LOT/SECTION	AREA
LOT 361 in D.D. 32	31.3 m ² (About)

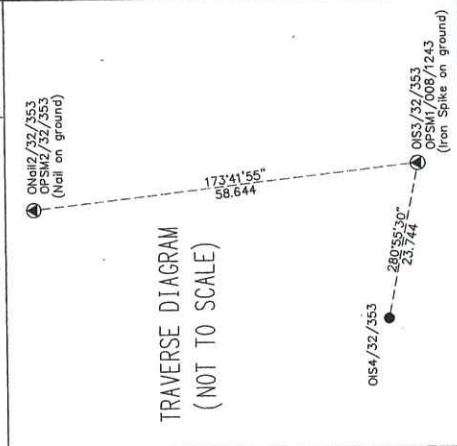
Chen Tak Hing, . . . an Authorized Land Surveyor registered under the Land Survey Ordinance (Cap. 473), hereby certify that this survey record plan has been prepared from land boundary surveys that were carried out by me, or under my direct supervision, in conformity with the Code of Practice approved by the Land Survey Authority under the above Ordinance, and that this plan correctly represents that survey completed on the 19th day of September 2022. .

Dated this . 19th day of September, 2022. .

Appendix^B

Authorized Land Surveyor

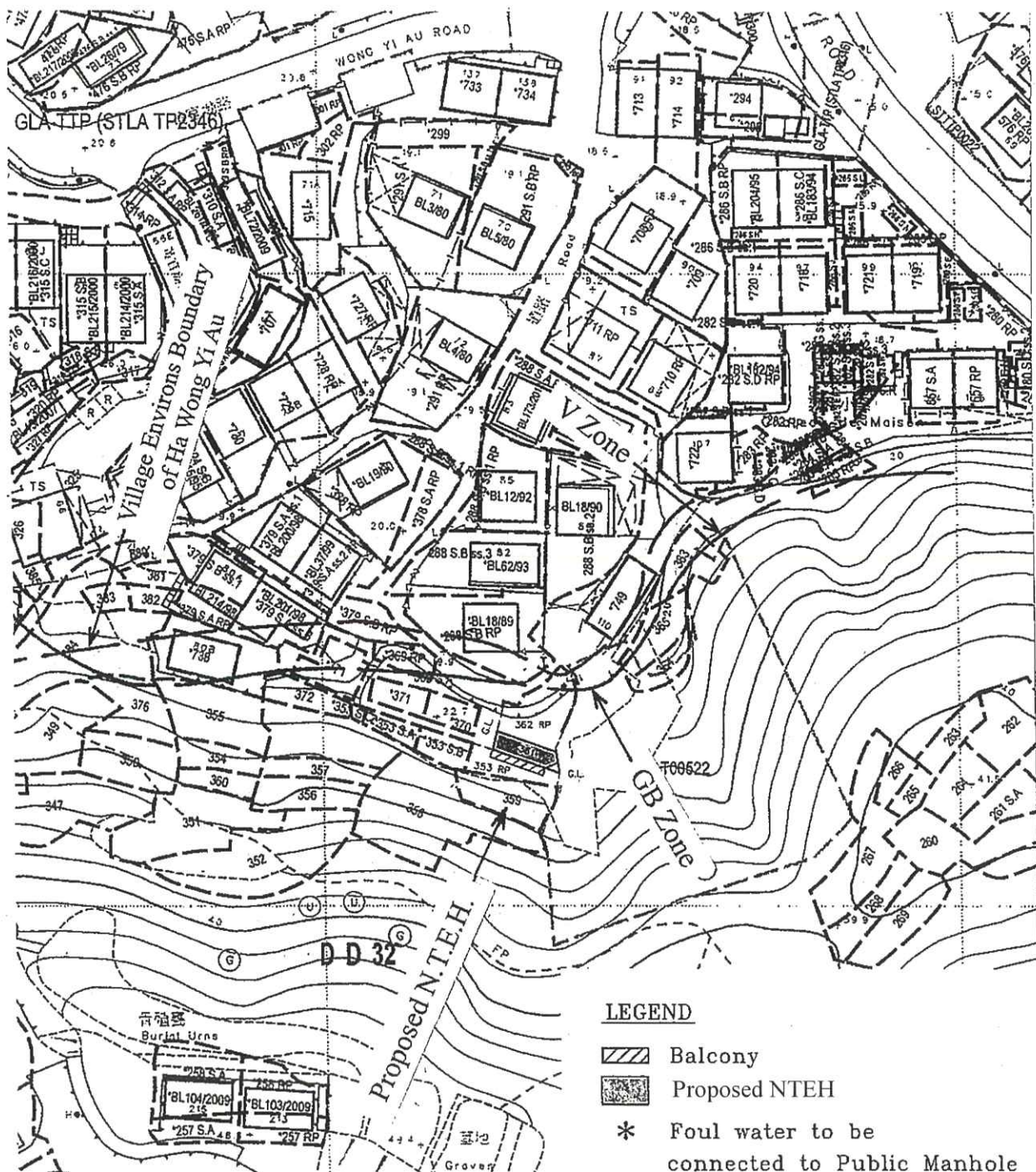
Survey Record Plan No.: SRP/TP/008/90003/D1



DIMENSION PLAN OF LOT 361
N D.D.32, WONG YI AU, TAI PO

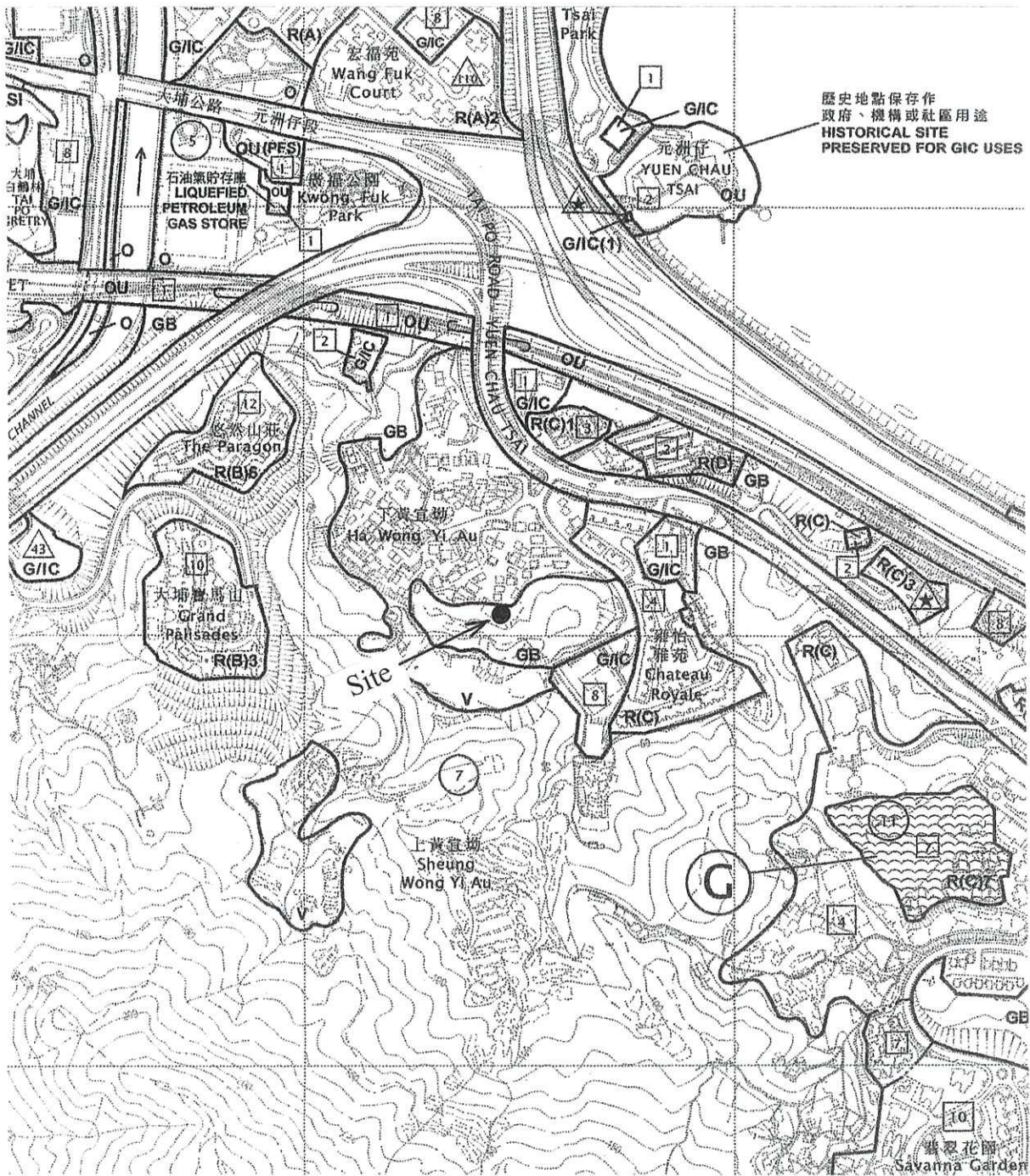
Survey District : Tai Po
Date of Survey : September 2022
Scale: 1:200
Survey Sheet : 7-NW-15A
Ref. SRP No. : SRP/TP/008/1243/D1
: SRP/TP/008/32/353-D

Plan of Proposed New Territories Exempted House
on Lots Nos. 361 & 353 RP (Portion) in D.D. 32



EXTRACT PLAN

From O.Z.P. S/TP/30

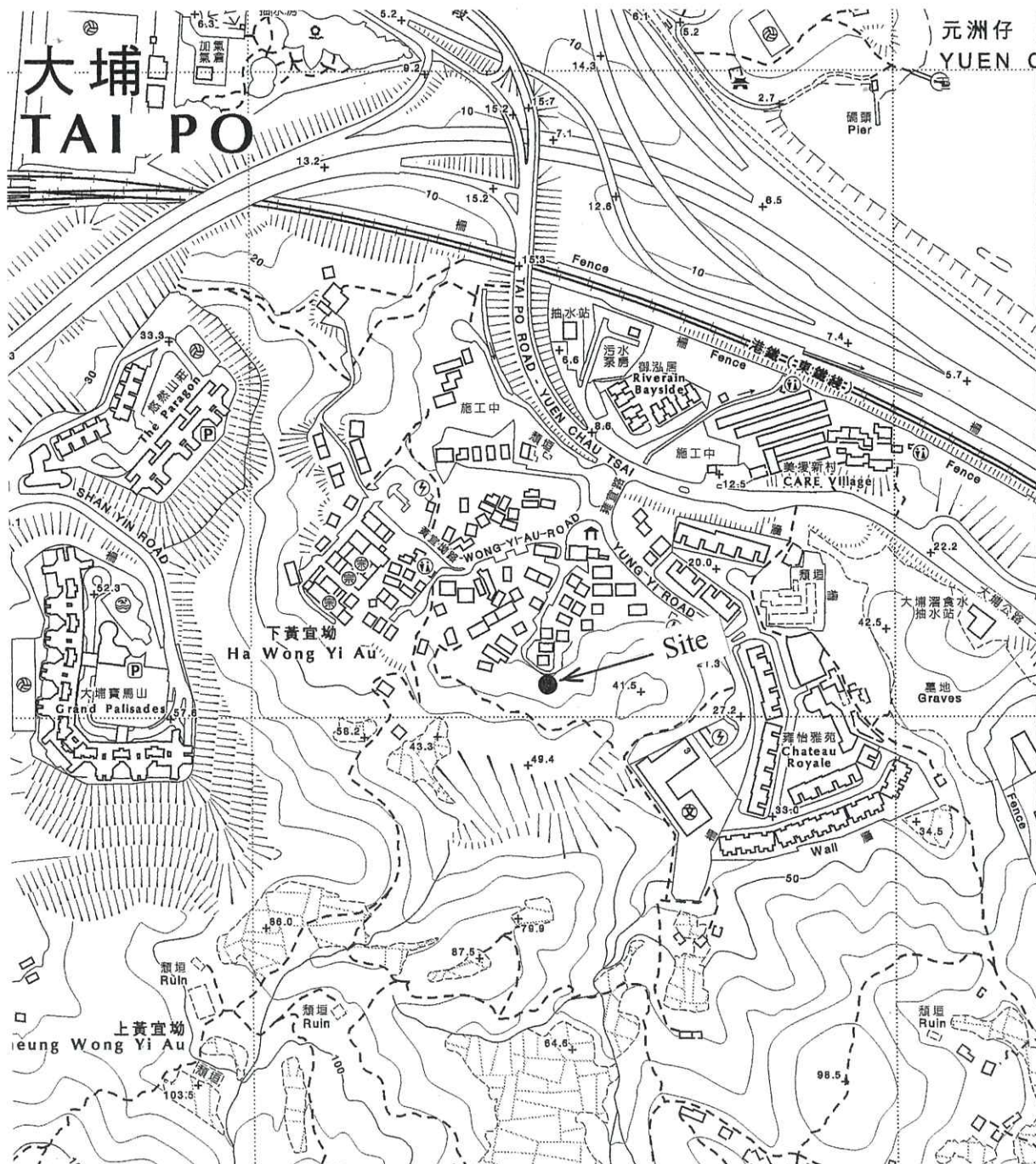


SCALE 1:7500



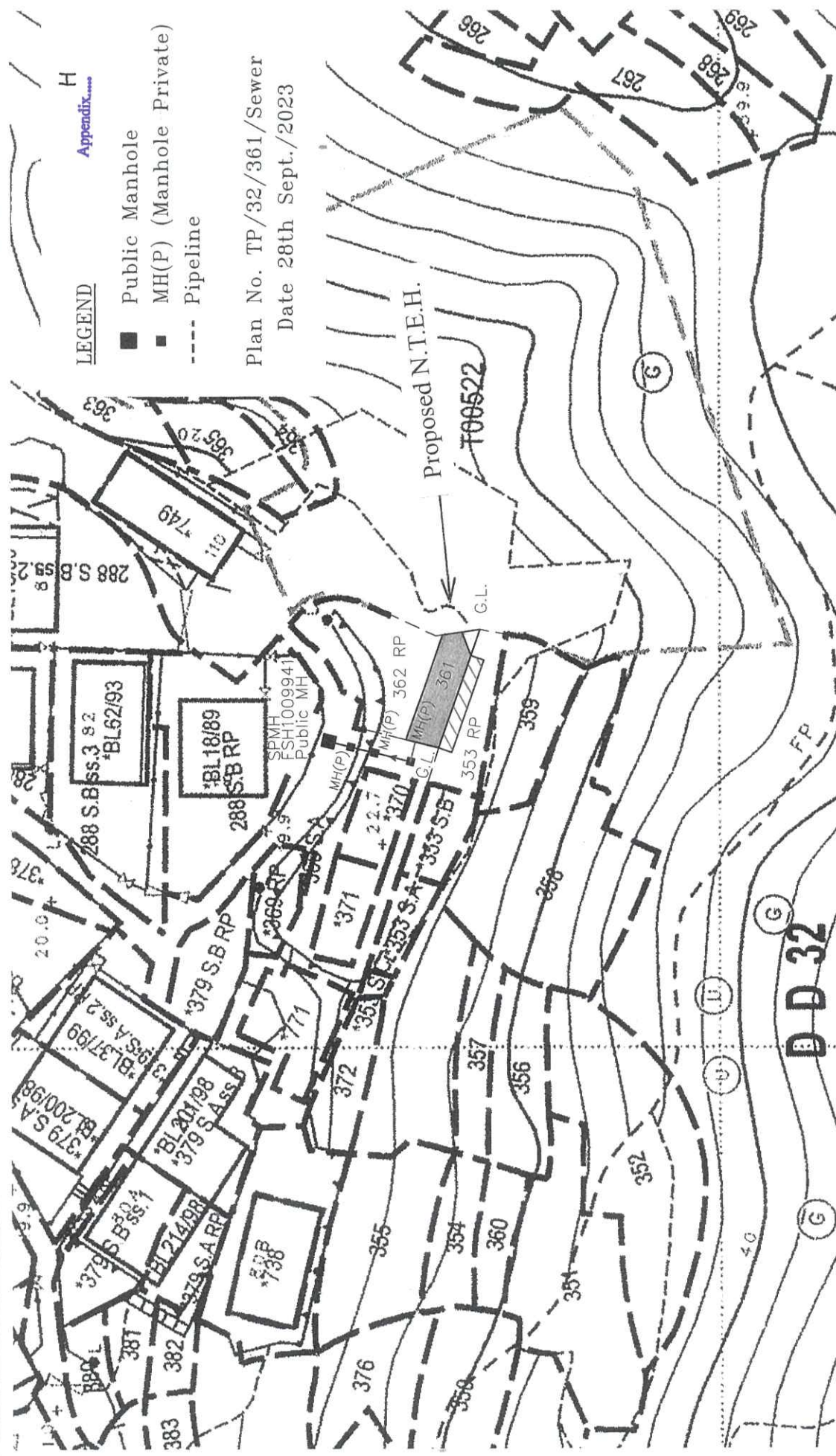
LOCATION PLAN

From Survey Sheet No. 7-NW-B



SCALE 1:5000

Plan showing the Proposed Pipeline & its Connection to Public Manhole FSH1009941



T.H. & ASSOCIATES LIMITED
(陳德慶測量有限公司)

Approved By

Survey Sheet No.: 7-NW-15A

Plan No. TP/32/361/Sewer

Date: 28 September, 2023

T.H.CHAN (ALS, MHKIS, MRICS, RPS(LS))
Authorized Land Surveyor

Tel: 26577726 Fax: 26588757 e-mail: thchan_survey@yahoo.com

Justifications

Appendix **G**

Lots Nos. 361 & 353 RP (Part) in D.D. 32 (N.T.E.H.)

1. The applicant Mr. Chan Wah Hing (陳華慶) indigenous villager of Ha Wong Yi Au, Tai Po, who wishes to apply for the planning permission to build a N.T.E.H. house under Section 16 of the Town Planning Ordinance;
2. Applicant wishes to develop his house land in order to improve his living accommodation and environment.
3. Lot No. 361 in D.D. 32 is an old schedule Lot of registered area 0.01 ac, Shed (2) 2nd class, the rent is \$1.00 p.a., Lot 353 RP (Part) is Dry Cultivation;
4. Boundary of the Lot 361 was re-established by an Authorized Land surveyor, the plan No. is SRP/TP/008/90003/D1, the surveyed area of the Lot is 31.3 m² (House Land) Appendix B refers;
5. There is an existing access leading to the site;
6. The Lot 361 is entirely within GB Zone, it is outside village environs boundary of Ha Wong Yi Au, centre of the house lot is about 10 metres in average away from the Village Type Dev. (V Zone) of Tai Po Outline Zoning Plan S/TP/30;
7. Applicant agrees to build the NTEH house of floor area of 29.6 x 3 (3 storeys), the height is 8.23 metres with balcony faces South;
8. No tree felling is required for this proposed building;
9. The proposed building will NOT cause any adverse impacts on environment, traffic, water supply, land filling and drainage etc.;
10. Similar applications (A/TP/423, A/TP/409, A/TP/540 & A/TP/687) for the small houses development within GB zone were approved by the Board in the past, besides house of Lot 723 was developed without planning reference, all are in D.D. 32 Ha Wong Yi Au, Tai Po.

✂ Please be informed that the Lot 353 RP in D.D. 32 belongs to applicant Mr. Chan Wah Hing (same owner & ownership is annexed hereto).

**Geotechnical Planning Review Report for Proposed House
(New Territories Exempted House) Development
on
Lot No. 361 in D.D. 32,
Ha Wong Yi Au, Tai Po,
New Territories**

JDF Engineering Consultants Limited

March 2024

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1 INTRODUCTION

A New Territories Exempted House (NTEH) is proposed to be constructed within Lot No. 361 in D.D. 32, Ha Wong Yi Au, Tai Po, N.T. This report documented the assessment of the geotechnical feasibility of the proposed development and outline of further studies that may be required.

2 SITE DESCRIPTION

2.1 Site Location

The Site, where the proposed NTEH is to be constructed, is located on a platform at Ha Wong Yi Au, Tai Po (**Plate 1 and Plate 2**). The Site is covered by concrete surface and is retained by a small non-registered retaining wall with maximum high of about 0.7m and a small cut slope of about 1.0m high at its north-eastern side. The approximate location of the lot boundary is shown in **Figure 1**. A natural terrain overgrown with dense vegetation is overlooking the Site at the south-western direction (**Plate 3**). Further details on the discussion of these features are given in Section 4 and 5 below.

3 DESK STUDY

3.1 Geological Maps

The geology of the Site is shown on the Hong Kong Geological Survey (HKGS) Map Sheet 7 (Shatin), Second Edition, 1:20,000-scale HGM20 series. The local geology of the Study Area is presented in **Figure 2** and described below.

3.1.1 Solid Geology

The 1:20,000 scale geological map sheet 7 (HKGS, 2010, Second Edition) indicated that the Site is likely to be underlain by Lapilli Lithic-bearing Coarse Ash Crystal Tuff (Jty_cat) of the Yim Tin Tsai Formation under the Tsuen Wan Volcanic Group in Middle Jurassic.

3.1.2 Superficial Geology

No superficial deposit has been recorded within the Site.

3.1.3 Structural Geology

No fault or photolineament has been recorded within or in vicinity of the Site.

3.2 GASP Report

The Geotechnical Area Studies Programme (GASP) comprised a systematic geotechnical information and assessment for land management and development planning of the Territory of Hong Kong. The findings were based on terrain classification techniques using aerial photographs, examination of geotechnical data collected from existing Site

investigation records and available literature and field reconnaissance. The study was based on the bedrock geology given on the 1:50,000 scale geological map produced by Allen & Stephens (1971) 'Report on the Geological Survey of Hong Kong', which has subsequently been superseded. The following are extracts from the relevant GASP report (GASP Report V, North New Territories, 1988):

- a) Physical Constraints Map – This map has indicated the Site area is designated as zone of slopes on insitu terrain which are generally steeper than 30°.
- b) Engineering Geology Map – This map indicates that the Site is covered by dominantly pyroclastic rocks with some lavas.
- c) Geotechnical Land Use Map – This map indicates that the Site area is designated as Class III, which has high geotechnical limitations and is low suitability for development.

3.3 Enhanced Natural Terrain Landslide Inventory

In 1995, the GEO compiled the Natural Terrain Landslide Inventory (NTLI) from an interpretation of high-altitude (8,000ft and above) aerial photographs dated from 1945 to 1994 (King, 1999). In 2007, the GEO produced an Enhanced Natural Terrain Landslide Inventory (ENTLI) using low-altitude (8,000ft and below) aerial photographs to update the NTLI.

In accordance with **GEO Report No. 138** (GEO, 2003), landslides are classed as either “Relict” or “Recent”, depending on their appearance in aerial photographs. “Relict” landslides are defined as those where the main scarp is well-defined but vegetation has re-established on the scar on the earliest set of available aerial photographs. “Recent” landslides are defined as having occurred within the timespan of the aerial photograph coverage. These are typically identified as having a light tone on the aerial photographs and are bare of vegetation.

No ENTLI has been recorded within or in the vicinity of the Site.

3.4 Historical Landslide Catchment (HLC) Inventory

Historical Landslide Catchments (HLCs) have been defined by GEO based on the results of the ENTLI. No HLC present within or in the vicinity of the Site.

3.5 Hillside Pocket

Hillside Pockets (HP) are defined as small tracts of predominantly natural hillside within developed areas (defined as areas with more than 10% of development within 200 m searching radius) and satisfying all three of the following criteria:

- i) have an elevation difference greater than 8 m,
- ii) have a maximum gradient greater than 20°, and
- iii) have a plan area of greater than 400 m².

The HP Catalogue was compiled between 2013 and 2016 under Agreement No. CE 11/2013 (GE) Feasibility Study on Cataloguing and Ranking of Hillside Pockets, based on the review of 4 sets of aerial photographs, records of past instabilities (mainly the GEO landslide incident records and ENTLI features), presence of registered disturbed terrain, facilities in close proximity to the HP and site inspection.

No Hillside Pocket has been recorded within or in the vicinity of the Site.

3.6 Reported Landslide Incidents

The GEO landslide incidents database has indicated one incident record located at about 20m to the east of the Site (**Figure 3**). The incident was recorded as 2020/07/2727 and it involved a small slope failure (4m^3) within a disturbed terrain adjoining to an access road in July 2020. Detailed information of the feature extracted from SIS is presented in **Appendix A**.

3.7 Registered Man-made Slopes

No man-made feature has been registered within or in the vicinity of the Site, **Figure 4**.

4 REVIEW OF NATURAL TERRAIN OVERLOOKING THE SITE

It is noted that the Site may be affected by natural hazard aroused from a natural terrain above the Site from the elevation of about +49mPD to +22mPD. An initial screening exercise has been carried out to assess whether the proposed development falls within the “In-principle Objection Criteria” or the “Alert Criteria” with respect to the concerned natural terrain according to the guideline given in GEO Report No. 138 Second Edition. The potential hillside catchment that may affect the proposed development has been delineated based on the 1:1000 topographic map and is presented in **Figure 5**. The measured angular elevation from the top of the natural terrain to the nearest boundary of Lot no. 361 is about 25.4° and therefore satisfied the “Alert Criteria” and therefore further study of the natural terrain hazards arouse from the natural terrain to the Site is required. If found necessary, natural terrain hazard mitigation measure shall be implemented.

5 IMPACTS OF PROPOSED WORKS ON EXISTING SLOPES AND RETAINING WALL

Although there is no man-made feature has been registered within or in the vicinity of the Site, the Site platform was retained by a retaining wall at its north-eastern side with a maximum height of about 0.7m (**Plate 2**). There is also a small cut slope (about 1.0m high) with chunam surface below the retaining wall. No major sign of distress can be identified at the retaining wall and the cut slope during the inspection. However, the stability of these retaining wall and cut slope have to be checked with respect to the proposed development based on the subsurface conditions and shear strength parameters of soil/rock obtained from a site specific ground investigation. If found necessary, appropriate improvement/upgrading works, including slope re-profiling, installation of soil nails, and thickening of the retaining wall shall be carried out so as to meet the current geotechnical standard.

6 RECOMMENDATIONS AND CONCLUSIONS

A desk study has been carried out for the proposed small houses development within Lot No 361 in D.D. 32, Tai Po on all available geological and geotechnical information in GEO and relevant publications. A review on the proximities of the natural slope and man-made slope feature were conducted to assess whether the proposed development will be affected by the adjacent slope including natural terrain.

Based on the results of the review, the angular elevation from the natural terrain to the Site is 28.4°. According to GEO report No.138, the proposed development satisfied the “Alert Criteria” and therefore a further study of the natural terrain hazards posing to the proposed development is required. The proposed extent of the natural terrain hazards study is delineated in **Figure 5**. A proper natural terrain hazard mitigation measure shall be implemented, if found necessary, as part of the proposed development. Therefore, a natural terrain hazard study will be carried out in the next stage of the project.

In addition, it is essential to search and review the background information of existing building, geotechnical feature (retaining wall and cut slope below the Site) and underground services within and in the vicinity of the Site. Site investigation is proposed to reveal/confirm the subsoils and the ground profile within and in the vicinity of the Site as well as to determine the engineering properties of the soils and rock.

For safety and cost effectiveness, the foundation design, retaining wall stability assessment, excavation planning as well as the design of geotechnical structure should be based on the geological horizons obtained from the ground investigation results, groundwater table interpreted from the piezometer/standpipe monitoring records, and the geotechnical parameters determined from the field and laboratory testing. A geotechnical assessment report (GAR) is required to deal with the above issues in the later stage.

7 REFERENCES

Geotechnical Engineering Office (1987). Geotechnical Area Studies Programme – North New Territories. Geotechnical Control Office, Hong Kong, GASP Report No. V.

Geotechnical Engineering Office (2016). Guidelines for Natural Terrain Hazard Studies. Geotechnical Engineering Office, Hong Kong. GEO Report No. 138, Second Edition.

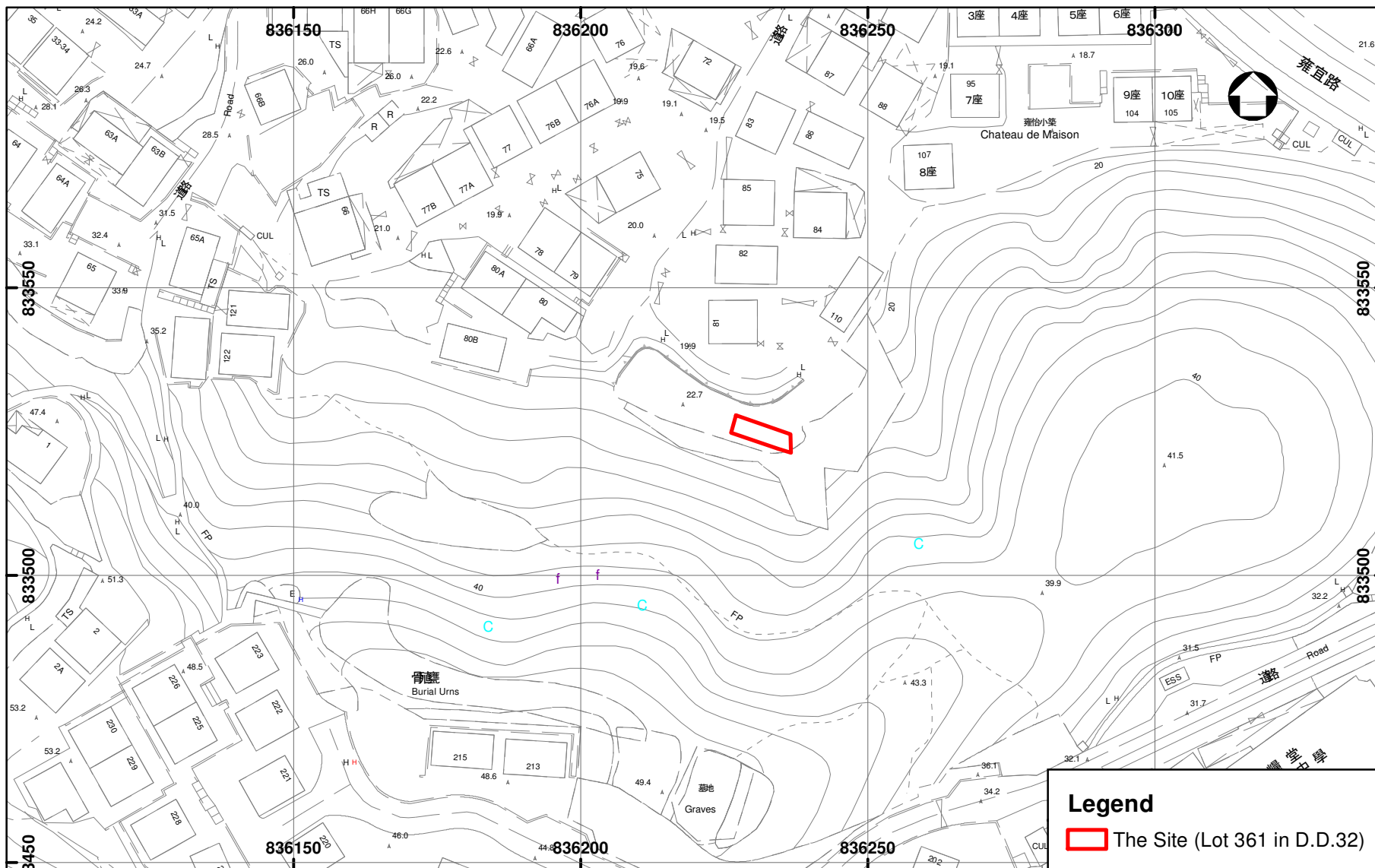
Geotechnical Engineering Office (2004). Guidelines for Classification of Consequence-to-Life Category for Slope Features. Geotechnical Engineering Office, Hong Kong. GEO Technical Guidance Note No. 15 (TGN15).

Geotechnical Engineering Office (2010), Map 7 (Shatin) Solid and Superficial Deposits, 1:20,000 scale, HGM20 series.

LIST OF FIGURES

Figure
No.

- | | |
|---|--|
| 1 | Location Plan of the Site |
| 2 | Geological Map (1:20,000) |
| 3 | Recorded Past Instabilities |
| 4 | Registered Man-made Features |
| 5 | Angular Elevation from Natural Terrain |



Legend

The Site (Lot 361 in D.D.32)

PROJECT: Proposed Small House Development on Lot No. 361 in D.D.32, Tai Po

TITLE: Location Plan of the Site

SCALE:

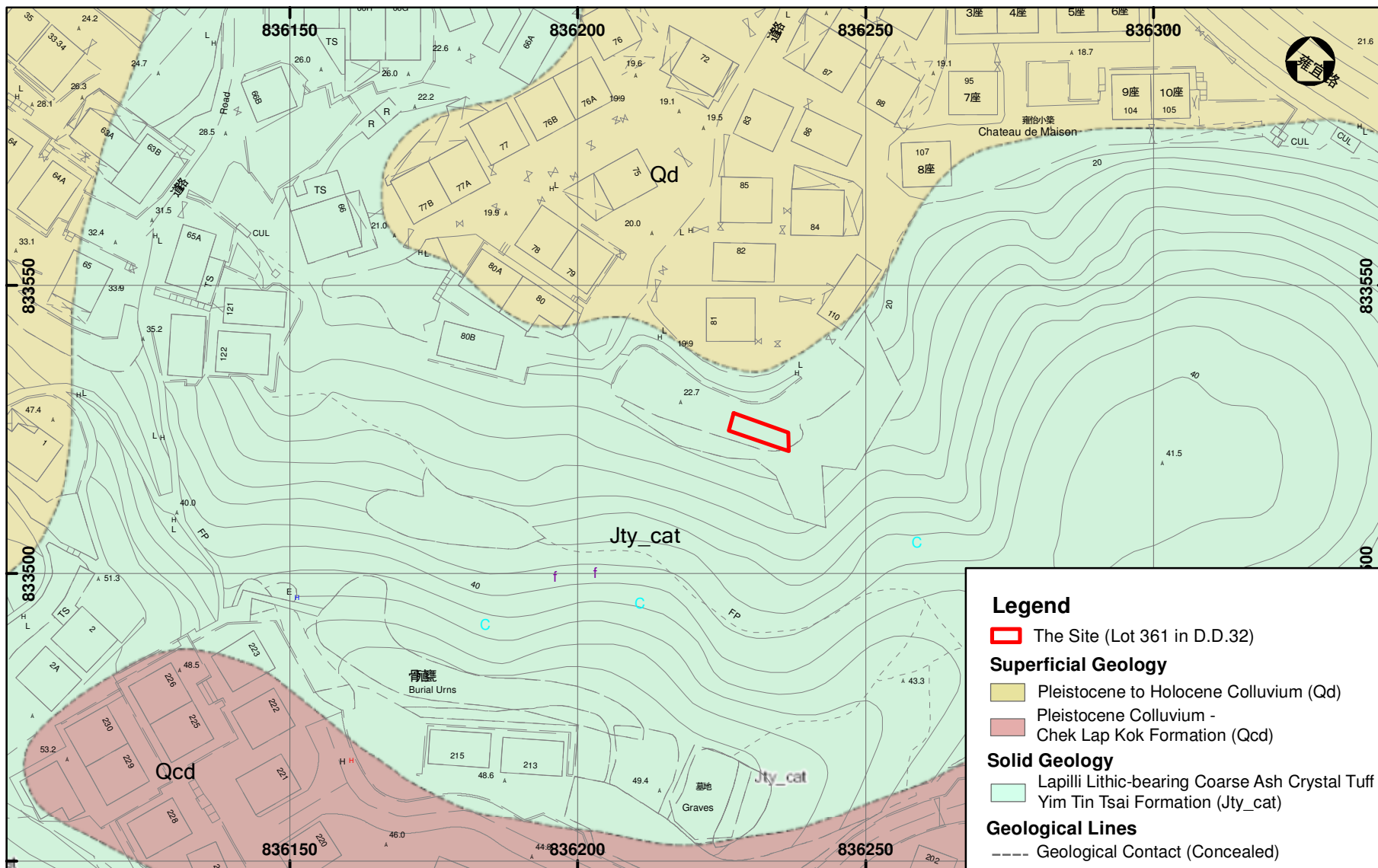
1 : 1000



鼎耀工程顧問有限公司
JDF ENGINEERING CONSULTANTS LIMITED

FIGURE NO :

FIGURE 1



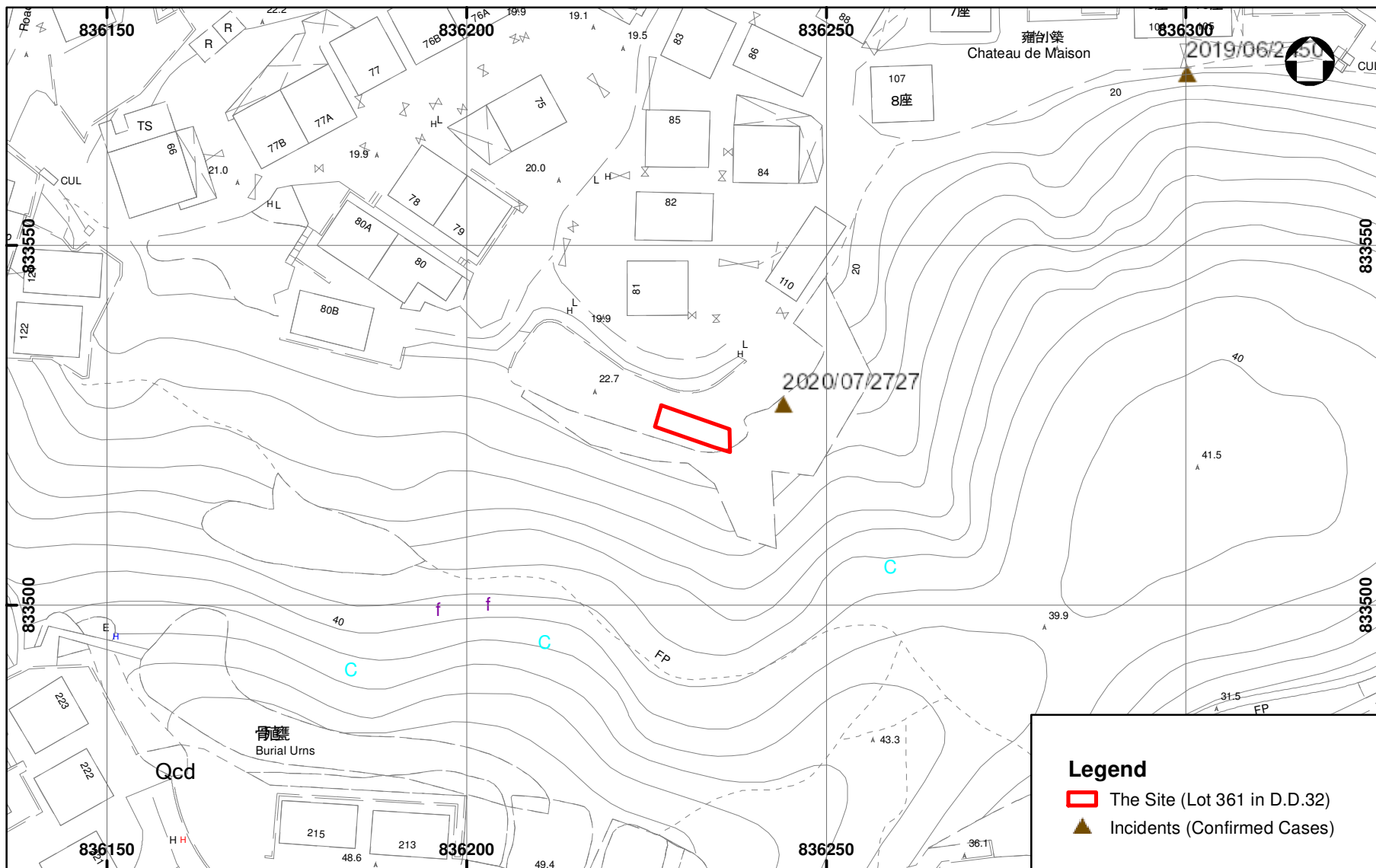
PROJECT: Proposed Small House Development on Lot No. 361 in D.D.32, Tai Po

TITLE: Geological Map

SCALE:
1 : 1000

 鼎耀工程顧問有限公司
JDF ENGINEERING CONSULTANTS LIMITED

FIGURE NO :
FIGURE 2



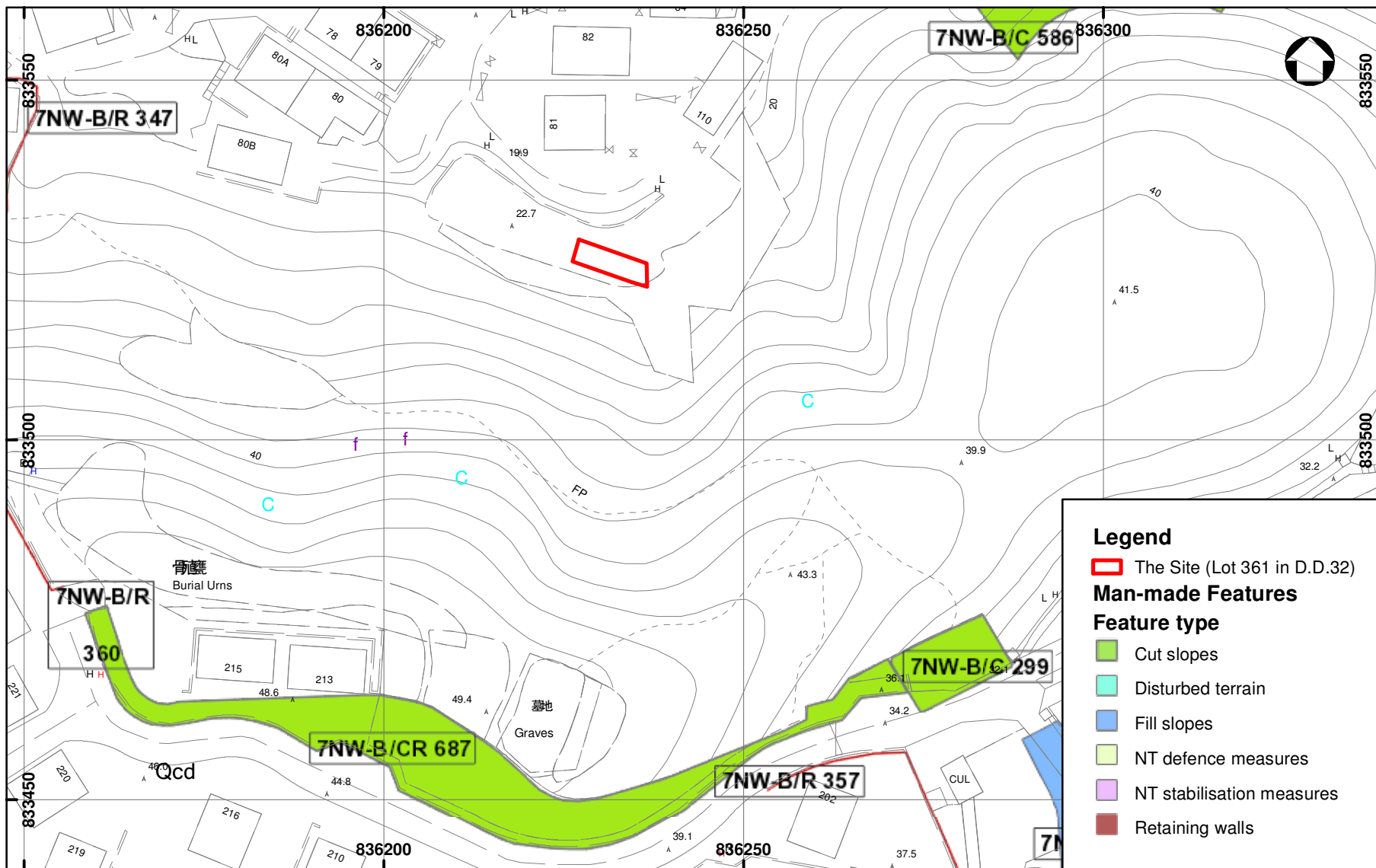
PROJECT: Proposed Small House Development on Lot No. 361 in D.D.32, Tai Po

TITLE: Recorded Past Instabilities

SCALE:
1 : 800

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FIGURE NO :
FIGURE 3



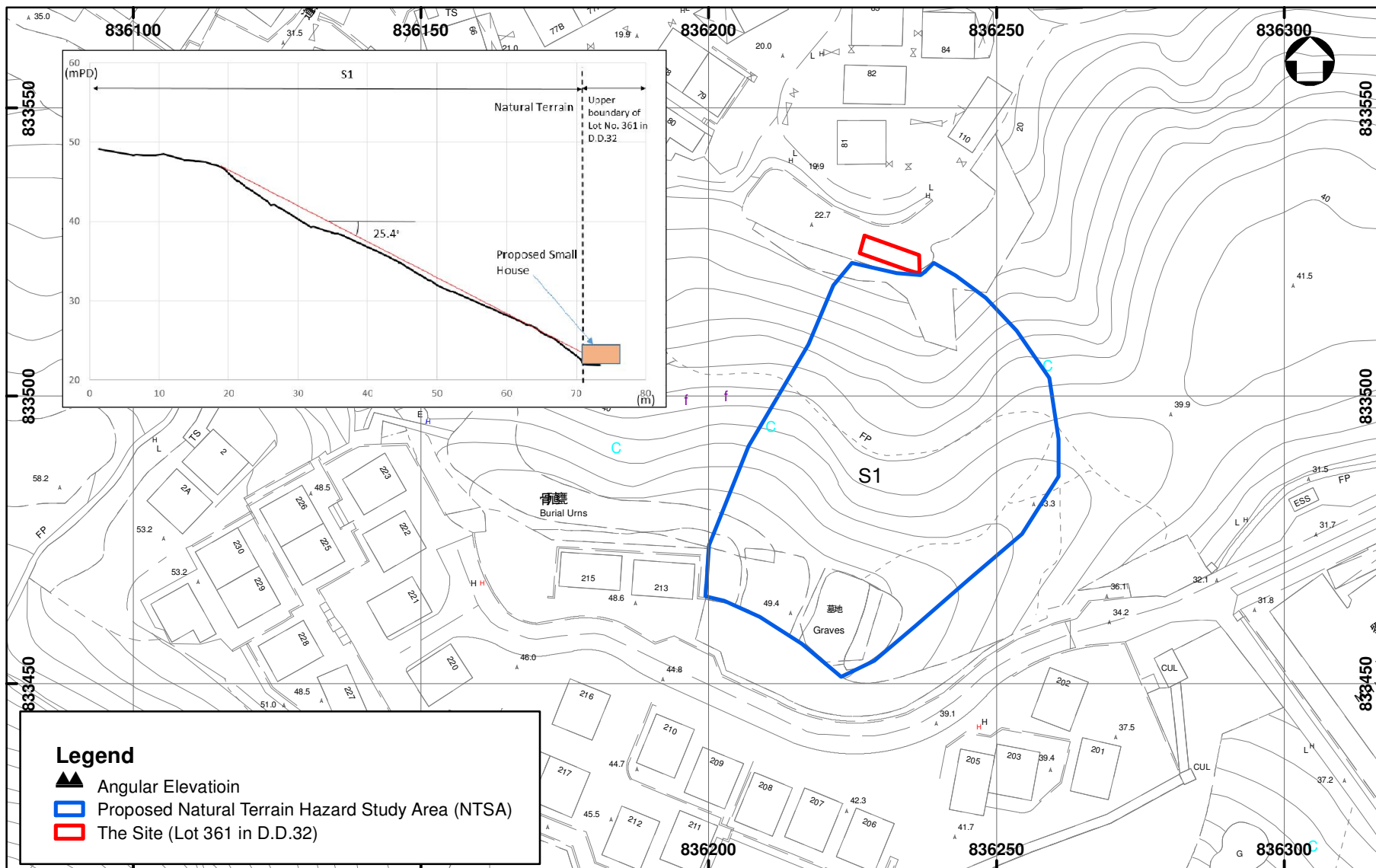
PROJECT: Proposed Small House Development on Lot No. 361 in D.D.32, Tai Po

TITLE: Registered Man-made Features

SCALE:
1 : 800

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FIGURE NO :
FIGURE 4



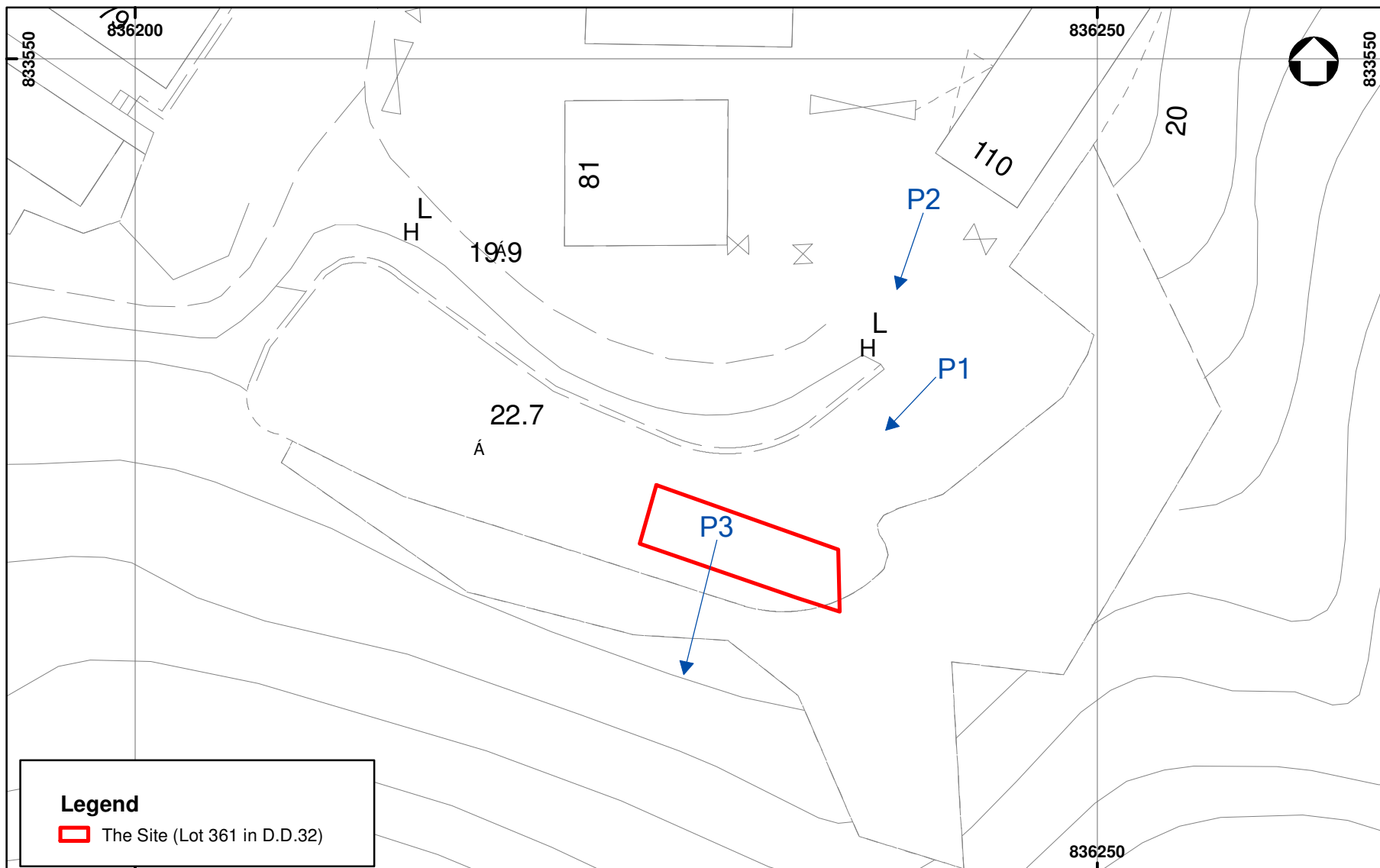
PROJECT: Proposed Small House Development on Lot No. 361 in D.D.32, Tai Po

TITLE: Angular Elevation from Natural Terrain

SCALE:
1 : 1000

鼎耀工程顧問有限公司
JDF ENGINEERING CONSULTANTS LIMITED

FIGURE NO :
FIGURE 5



PROJECT: Proposed Small House Development on Lot No. 361 in D.D.32, Tai Po

TITLE: Location of Plates

SCALE:
1 : 300

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JDF ENGINEERING CONSULTANTS LIMITED

FIGURE NO :
FIGURE 6

LIST OF PLATES

Plate
No.

Plate 1	General View of the Site
Plate 2	General View of the Site, the non-registered retaining wall and cut slope.
Plate 3	Natural Terrain Overlooking the Site

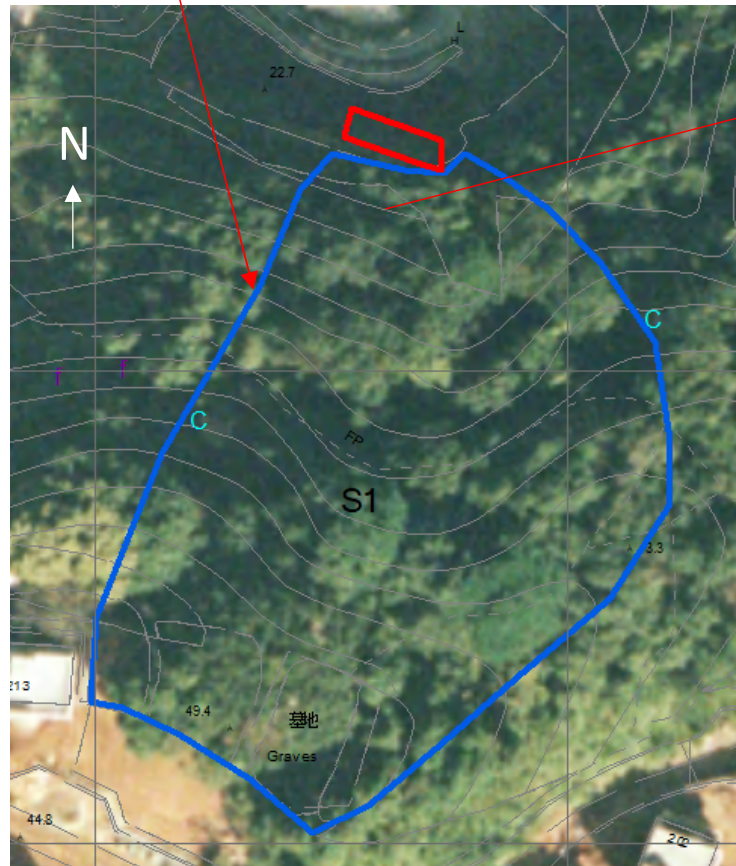


Plate 1 General View of the Site



Plate 2 General View of the Site, the non-registered retaining wall and the cut slope

**Proposed Natural Terrain
Hazard Study Area**



General view of the Natural Terrain above the Site

Appendix A

Incident Records

GEOTECHNICAL ENGINEERING OFFICE
LANDSLIDE INCIDENT REPORT

GEO Incident No. 2020/07/2727

ECC Ref:

PART 1 --- REGISTRATION

The contents should be updated when further information is received (e.g. following site inspection) [Note 1.1]

(1.1) INCIDENT REPORTED TO GEO	
(1.1.1) Duplicate Incident No. (if any) [Note 1.1.1]	
(1.1.2) Location [Note 1.1.2] * (Confirmed with Police/FSD or GEO staff on site : Yes) 下黃宜坳81號	
Co-ordinates of landslide Easting : 836244 Northing : 833528	
(1.1.3) Nearby Lamp Post No. :	
(1.1.4) Feature No.	(1.1.5) District Council Tai Po District
(1.1.6) Report date [Note 1.1.6] * 14/7/2020	(1.1.7) Report time [Note 1.1.7] * 09:20
(1.1.8) Best Estimated Date and Time of Incident [Note 1.1.8] Source of Incident Date and Time	(1.1.9) 1823 Reference (if applicable) [Note 1.1.9]
(1.1.10) Reported by (Caller name) * Ms.H Y LO	(1.1.11) Contact No. of caller *
(1.1.12) Affiliation DLO	(1.1.13) Affiliation remarks (if any)
(1.1.14) Incident Also Recorded in LandsD's Emergency System? [Note 1.1.14] No	(1.1.15) Corresponding LandsD's Incident No. [Note 1.1.14]

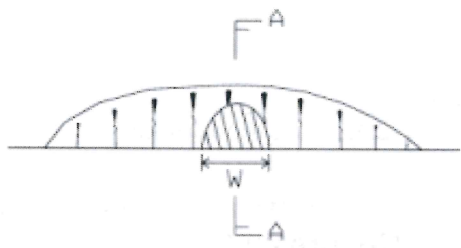
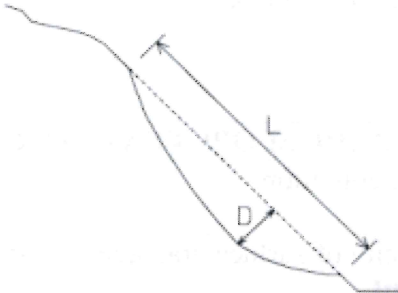
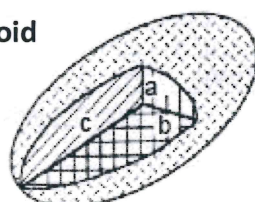
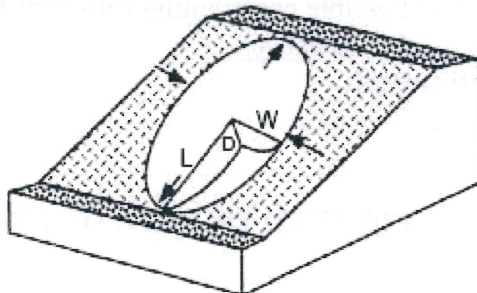
(1.2) TYPE OF INCIDENT
(1.2.1) Type of Incident Slope Failure
(1.2.2) Remarks (e.g. Approximate dimensions / Volume of landslide) Nil Remark

(1.3) CONSEQUENCE OF FAILURE	
(1.3.1) No. of deaths 0 persons	(1.3.2) No. of injuries 0 persons
(1.3.3) No. of road lanes closed [Note 1.3.3] 0 of 0 Nos.	(1.3.4) No. of persons evacuated 0 persons
(1.3.5) Traffic disruption / impact details [Note 1.3.5]	

(1.4) FACILITIES AFFECTED OR THREATENED	
(1.4.1) Facilities affected or threatened Open space	
(1.4.2) Details (e.g. No. of buildings damaged / name of road sections blocked / road type under TD classification / type of Government premises, facilities or private utility services) : Nil Remark	
(1.5) CLASSIFICATION OF INCIDENT (Highest genuine classification) [Note 1.5]	
(1.5.1) Incident classified to be * Minor	
Updated upon inspection : No Date : Time : by Name : Post :	
(1.5.2) Media attention [Note 1.5.2] Nil	
(1.6) INITIAL ACTION TAKEN [Note 1.6]	
(1.6.1) Action taken GEO inspection arranged	
(1.6.2) LIN Wan Kwan, Carrie (Ms) has been assigned to inspect the incident	
(1.6.3) Remarks	
(1.7) DISTRICT INFORMATION	
(1.7.1) District Division : ME	(1.7.2) District GE : LIN Wan Kwan, Carrie (Ms)
(1.8) OTHER INFORMATION	
(1.8.1) Incoming call received by District Name : <u>LIN Wan Kwan, Carrie (Ms)</u> Post : <u>GE/ME23</u> Tel : _____	(1.8.2) Registered by District GE Name : <u>LIN Wan Kwan, Carrie (Ms)</u> Post : <u>GE/ME23</u> Tel : _____

For serious incidents, the Inspection GE should provide information for completion of all key fields (item 2.7.1 and 2.8.1) marked with '*' and seek agreement from ETC/SGE(District)/Emergency Manager whoever is appropriate, before leaving the landslide site.

PART 2 --- INSPECTION

(2.1) DETAILS OF FIRST INSPECTION [Note 2.1]	
(2.1.1) GEO Inspection by LIN Wan Kwan, Carrie (Ms)	(2.1.2) Inspection date 17/7/2020
(2.1.3) Time arrived on site 11:15	(2.1.4) Time left site 11:30
(2.1.5) With of	(2.1.6) Contact No. (mobile)
(2.1.7) Weather condition at time of inspection Sunny	(2.1.8) Feature type Disturbed terrain
<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  <p>Plan</p> </div> <div style="text-align: center;">  <p>Section A – A</p> </div> </div>	
(2.1.9) Scar length (L) [Notes 2.1.9] 4.00 m	(2.1.10) Scar depth (D) 0.25 m
(2.1.11) Scar width (W) 8.00 m	(2.1.12) Volume of landslide debris [Notes 2.1.12] 4.000 m³
<div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center;"> <p>(a) Ellipsoid</p>  $VOL_{Ls} = \frac{4}{6} \pi a \cdot b \cdot c$ $= \frac{1}{6} \pi D \cdot W \cdot L$ </div> <div style="text-align: center;"> <p>(b) Landslide</p>  </div> </div> <p><i>Extracted from "Turner & Schuster (1996). Landslides Investigation and Mitigation. Transportation Research Board, Special Report 247" Chapter 3 Landslide Types and Process, p36-71.</i></p>	
(2.1.13) Media on site	
(2.1.14) Non-landslide Incident [Note 2.1.14] No	

(2.2) MATERIAL AND MASS DESCRIPTION OF THE EXPOSURE
(2.2.1) Material and mass description of the exposure [refer to Geoguide 3 for soil/rock classification] Residual Soil
(2.2.2) Detailed descriptions

(2.3) BOULDER FALL CASES [Note 2.3]
(2.3.1) Number of boulders involved
(2.3.2) Dimensions of boulders Shape of boulders

(2.4) MAN-MADE SLOPE FEATURE CASES	
(2.4.1) Slope condition	(2.4.2) Locations of matters described in item 2.4.1
(2.4.3) Capacity of surface drainage system Not present	(2.4.4) Coverage of hard protection Not present
(2.4.5) Surface protection material vegetation	(2.4.6) Field evidence of past instability at or adjoining the failure location No
(2.4.7) Groundwater seepage observed at the failure location No	(2.4.8) Location of seepage / past instability

(2.5) CAUSES OF FAILURE	
(2.5.1) Possible contributing causes of failure	
<u>Geotechnical causes</u> Infiltration	<u>Non-geotechnical causes</u>
(2.5.2) Remarks	

(2.6) FURTHER DETAILS OF THE INCIDENT [Note 2.6]

(2.7) IMMEDIATE ADVICE GIVEN
(2.7.1) Immediate advice given [Note 2.7.1] * Cordon off area in danger Cover failure scar with tarpaulin properly secured against wind Provide hard surface protection (with weepholes) to trimmed failure surface Remove landslide debris which threatens life or property
(2.7.2) Responsible Works Department [Note 2.7.2] Lands Department Slope Maintenance Section (SMS) SMRIS (MR) : NPRS Score : SC Nos. :
(2.7.3) Remarks

(2.8) EMERGENCY ACTION TAKEN
(2.8.1) Emergency action taken at Rescue Phase [Note 2.8.1] * Emergency inspection by GEO completed and recommendation given
(2.8.2) Remarks

(2.9) ADVICE ON SUBSEQUENT EMERGENCY WORKS / ACTIONS
(2.9.1) Subsequent advice given [Note 2.9.1] NDC Cat 1 on squatter structures SC Nos. : To allow re-occupation of property / re-opening of roads : To complete recovery :
(2.9.2) Responsible Works Department [Note 2.9.2]
(2.9.3) Remarks

(3.1) FEATURE REGISTRATION (to be completed by District GE / Technical Staff)
(3.1.1) Has the feature been registered? No
(3.1.2) Was the feature registrable before failure? [refer to DEVB TC(W) No. 2/2018 for slope registration] No

(3.2) STATUS OF LANDSLIDE INCIDENT [Note 3.2]
(3.2.1) Status Closed

ATTACHMENTS

Attachment Type #

Photo

Location Plan

Attachment / Remarks


Inspection Officer's Signature

CARRIE W K LIN, GE/ME23
Name in Block Letter , Post


30 / 10 / 2020
Date

Information reviewed by:

District GE 
(Signature)

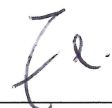
CARRIE W K LIN
(Name)

30 / 10 / 2020
(Date)

District SGE 
(Signature)

CHRIS C W CHAN
(Name)

2 / 11 / 2020
(Date)

District CGE 
(Signature)

JENNY F YEUNG
(Name)

2 / 11 / 2020
(Date)

c.c. ~~STO(G)/ME2~~ - please update information in EILIS as necessary

- Delete as appropriate (For significant and serious cases, plan and cross-section(s) of the landslide shall be prepared with Form ECC7 and uploaded to EILIS)



Photo 1



Photo 2

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

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

gathering grounds will not be affected by the proposed development[^]);

- (j) the provision of fire service installations and emergency vehicular access, if required, should be appropriate with the scale of the development and in compliance with relevant standards; and
- (k) all other statutory or non-statutory requirements of relevant Government departments must be met. Depending on the specific land use zoning of the application site, other Town Planning Board guidelines should be observed, as appropriate.

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

**Extract of Town Planning Board Guidelines for Application for Development
within “GB” zone under Section 16 of the Town Planning Ordinance**

- (a) there is a general presumption against development in the “GB” zone;
- (b) an application for new development in “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas;
- (c) applications for New Territories Exempted Houses with satisfactory sewage disposal facilities and access arrangements may be approved if the application sites are in close proximity to existing villages and in keeping with the surrounding uses, and where the development is to meet the demand from indigenous villagers;
- (d) the design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment;
- (e) the proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area;
- (f) the proposed development should not overstrain the overall provision of Government, Institution and Community (G/IC) facilities in the general area;
- (g) the proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution; and
- (h) any proposed development on a slope or hillside should not adversely affect slope stability.

**Similar Applications within the same “GB” zone in the Vicinity of the Site
on Tai Po Outline Zoning Plan**

Approved Applications

Application No.	Proposed Development	Date of Consideration
A/TP/687	Proposed House (New Territories Exempted House)	14.7.2023
A/TP/691	Proposed House (New Territories Exempted House)	8.12.2023

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



A/TP/692 DD 32 Ha Wong Yi Au

06/02/2024 03:05

From:

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

Sent by: tpbpd@pland.gov.hk

File Ref:

A/TP/692

Lots 353 RP (Part) and 361 in D.D. 32, Ha Wong Yi Au, Tai Po

Site area: 41.9sq.m

Zoning: "Green Belt"

Applied development: Net House

Dear TPB Members,

Strong Objections, no part of the lot is in "V" zone and there is sufficient land to meet demand for NET houses.

It is clear from the plan that this application demonstrates further encroachment into 'GB' that should not be accommodated.

Mary Mulvihill

FL 1

2

致城市規劃委員會秘書

專人送遞或郵遞:香港北角渣華道333號北角政府合署15樓

傳真: 2877 0245或2522 8426

電郵: tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

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

A/TP/692 Received on 24/04/2024

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

無意見

「提意見人」姓名/名稱 Name of person/company making this comment 陳煒良

簽署 Signature

日期 Date

3/5/2024

Advisory Clauses

- (a) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) no existing / planned DSD's stormwater and sewerage facilities would be affected by the proposed NTEH development at the moment;
 - (ii) public sewers exist along Wong Yi Au Road, these public sewers will be extended under "Contract No. DC/2019/13 – Tolo Harbour Sewerage of Unsewered Areas, Stage 2 Phase 2" into Ha Wong Yi Au to serve the existing village houses therein;
 - (iii) the cost and work of stormwater and sewerage connection as well as future maintenance responsibility shall be borne by the applicant;
 - (iv) stormwater drainage proposal demonstrating stormwater drainage collection and disposal facilities of adequate flow capacity already exist/to be provide can deal with surface runoff within the lots or flow from adjacent areas including overland flow. The applicant shall effect the necessary modification/ upgrading work of downstream drainage system; and
 - (v) the applicant shall resolve any conflict/ disagreement with relevant lot owner(s) and seek Lands Department (LandsD)'s permission for laying new drains/ channels and/or modifying/ upgrading existing ones on other private lot(s) or on government land (where required) outside the application site;
- (b) 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 the LandsD. Detailed fire safety requirements will be formulated upon receipt of formal application referred by LandsD;
- (c) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that for provision of water supply to the development, the applicant may need to extend his inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lot to WSD's standards; and
- (d) 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.