

2023年 1月 5日

此文件在_____收到。城市規劃委員會
只會在收到所有必需的資料及文件後才正式確認收到
申請。

The _____ is received on 5 JAN 2023
The _____ Planning Board will formally acknowledge
the receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-II
表格第 S16-II 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

適用於只涉及興建「新界豁免管制屋宇」的建議

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/7L-KTN/884
	Date Received 收到日期	5 JAN 2023

- 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)

鄧錦堂(TANG KAM TONG)
鄧鎮基(TANG CHUN KI)

鄧錦波(TANG KAM POR)
鄧鎮瀚(TANG CHUN HON)

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)

CHIEF FORCE LIMITED

志科有限公司

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)	新界元朗錦田大江埔DD109 LOT NO. 948 S. A ss. 1 S.A ss.1, 948S.A ss.1 S.A ss.2, 948 S.A ss.1 S.A RP, 948 S. A ss. 1 S.B, 948 S. A ss. 1 S. C, 948 S. A ss. 1 S.D, 948 S. A ss.1 S. E, 948 S.A ss.1 S. F, 948 S. A ss.1 RP
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<p><input checked="" type="checkbox"/> Site area 地盤面積 624 sq.m 平方米 <input checked="" type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Gross floor area 總樓面面積 780.36 sq.m 平方米 <input checked="" type="checkbox"/> About 約</p>
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有) sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/YL-KTN/9
(e) Land use zone(s) involved 涉及的土地用途地帶	農業
(f) Current use(s) 現時用途	興建屋宇 (新界豁免管制屋宇 - 小型屋宇) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施, 請在圖則上顯示, 並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☒ is the sole "current land owner"[#] (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」[#] (請繼續填寫第 6 部分, 並夾附業權證明文件)。
- ☐ is one of the "current land owners"[#] (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」[#] (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Development Proposal 擬議發展計劃			
(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	鄧錦堂 鄧錦波 鄧鎮基 鄧鎮瀚		
(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)	大江埔村		
(c) Proposed gross floor area 擬議總樓面面積	780.36 sq.m 平方米 <input checked="" type="checkbox"/> About 約		
(d) Proposed number of house(s) 擬議房屋幢數	4	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	約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	露天地地方作4幢房屋的花園與通道之用 (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)) 江大路 <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
(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>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。


詳情請參閱附帶規劃文件。

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


.....
鄭嘉翔

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

文員

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

志科有限公司

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

Date 日期

30/11/2022

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments. 方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	新界元朗錦田大江埔DD109 LOT NO. 948 S. A ss. 1 S.A ss.1, 948S.A ss.1 S.A ss.2, 948 S.A ss.1 S.A RP, 948 S. A ss. 1 S.B, 948 S. A ss. 1 S. C, 948 S. A ss. 1 S.D, 948 S. A ss.1 S. E, 948 S.A ss.1 S. F, 948 S. A ss.1 RP		
Site area 地盤面積	624	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	S/YL-KTN/9		
Zoning 地帶	農業		
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	780.36	sq.m 平方米	<input checked="" type="checkbox"/> About 約
(ii) Proposed No. of house(s) 擬議房屋幢數	4		
(iii) Proposed building height/No. of storeys 建築物高度/層數	8.23 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)		
	3 Storeys(s) 層		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	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 checked="" 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>
申請地點位置圖則，申請地點擬議內部佈局圖及化糞池圖則，緊急車輛通道圖則， 擬議消防裝置圖則		
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。

附帶規劃文件

按城市規劃條例第 16 條於

新界元朗錦田大江埔村 DD109 LOT NO. 948 S. A ss. 1 S.A ss.1, 948S.A ss.1 S.A ss.2, 948 S.A ss.1 S.A RP, 948 S. A ss. 1 S.B, 948 S. A ss. 1 S. C, 948 S. A ss. 1 S.D, 948 S. A ss.1 S. E, 948 S.A ss.1 S. F, 948 S. A ss.1 RP

申請作 「興建屋宇 (新界豁免管制屋宇－ 小型屋宇)」用途

地帶：農業

申請範圍面積：約 624 平方米

行政摘要

依據城規條例第 16 條向城市規劃委員會申請，擬在新界元朗丈量約份 DD109 LOT NO. 948 S. A ss. 1 S.A ss.1, 948S.A ss.1 S.A ss.2, 948 S.A ss.1 S.A RP, 948 S. A ss. 1 S.B, 948 S. A ss. 1 S. C, 948 S. A ss. 1 S.D, 948 S. A ss.1 S. E, 948 S.A ss.1 S. F, 948 S. A ss.1 RP, 錦田北分區計劃大綱圖編號：S/YL-KTN/9, 「農業」地帶內申請作為「擬議興建屋宇 (新界豁免管制屋宇— 小型屋宇)」。

申請地點位於新界錦田大江埔村範圍內，四位申請人都是新界錦田大江埔村原住民，申請地點面積約 624 平方米，其中會興建新界豁免管制屋宇—小型屋宇 4 幢，每幢屋宇上蓋面積約 65.03 平方米，高度不超過約 8.23 米。

時次申請是為規劃申請編號 A/YL-KTN/460 的重新申請，有關申請已進展至等待地政署審批的階段，但因為地政署審批需時，至今還在輪候中，場地內無法展開相關工程，也未能在規劃申請許可期內完成有關的附帶條件，加上由於條例規限無法再次進行 48 個月期限延長，需要進行重新申請，因此希望有關政府部門酌情處理本次申請。

申請概要

是次申請地點位於大江埔村中心地帶，申請地點用途屬於農業用途地帶「第二欄」，須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途的「屋宇(只限新界豁免管制屋宇，根據《註釋》說明頁准許建翻新界豁免管制屋宇或以新界豁免管制屋宇取代現有住用建築物者除外)」。

依據地政總署鄉村改善組於2009年所頒佈的「在新界小型屋宇政策下之認可鄉村名冊」資料顯示，大江埔村屬於位於元朗區的獲認可鄉村，擁有申請興建新界豁免管制屋宇的權利，而大江埔村同時亦屬於地政署認可的二個，獲批准原住民建造新界豁免管制屋宇的元朗鄉村之一。

提出是次規劃申請的申請人均為新界錦田大江埔村原住民，居於大江埔村內，申請地點屬他們唯一擁有土地，申請地點是他們為後代子孫居住所準備的土地，唯申請地點位於農業地帶內，因此需要向城市規劃委員會提出是次申請，以祈獲得興建新界豁免管制屋宇之許可。

申請地點位於小型屋宇群落之間，內裏將設置有功能良好的排水設施，以應付雨季時的降雨。申請地點附近有一條消防車道，通道闊度及高度均符合消防處要求，申請地點內的小型屋宇中亦會裝置有適合的消防裝置，裝置將會由合資格的消防承辦商進行安裝。如有需要，申請地點內亦會種植合適的綠化植物。

隨件附上有關文件及圖則，以茲證明及參考。

附件目錄表

附件(一)-申請人之證明文件(申請人原住民證明文件、申請人家族背景摘要、族譜)

附件(二)-申請地點位置圖則

附件(三)-申請地點擬議內部佈局圖及化糞池圖則

附件(五)-緊急車輛通道圖則

附件(六)-擬議消防裝置圖則

附件(七)-相似規劃申請許可個案

附件(一) 申請人之證明文件

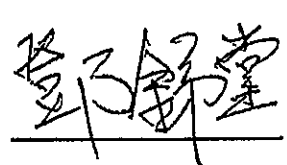
- 申請人原住民證明文件
- 申請人家族背景摘要
- 族譜

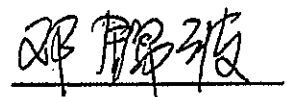
證明信

申請人現提交以下文件，以證明四位申請人 鄧錦堂、鄧錦波、鄧鎮基、鄧鎮瀚 為新界錦田大江埔村原住民。隨件附上大江埔村鄧氏背景資料及族譜，以茲證明。

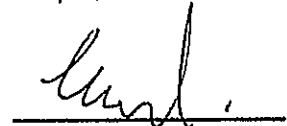
此致

城市規劃委員會

 申請人
鄧錦堂

 鄧錦波

 鄧鎮基

 鄧鎮瀚

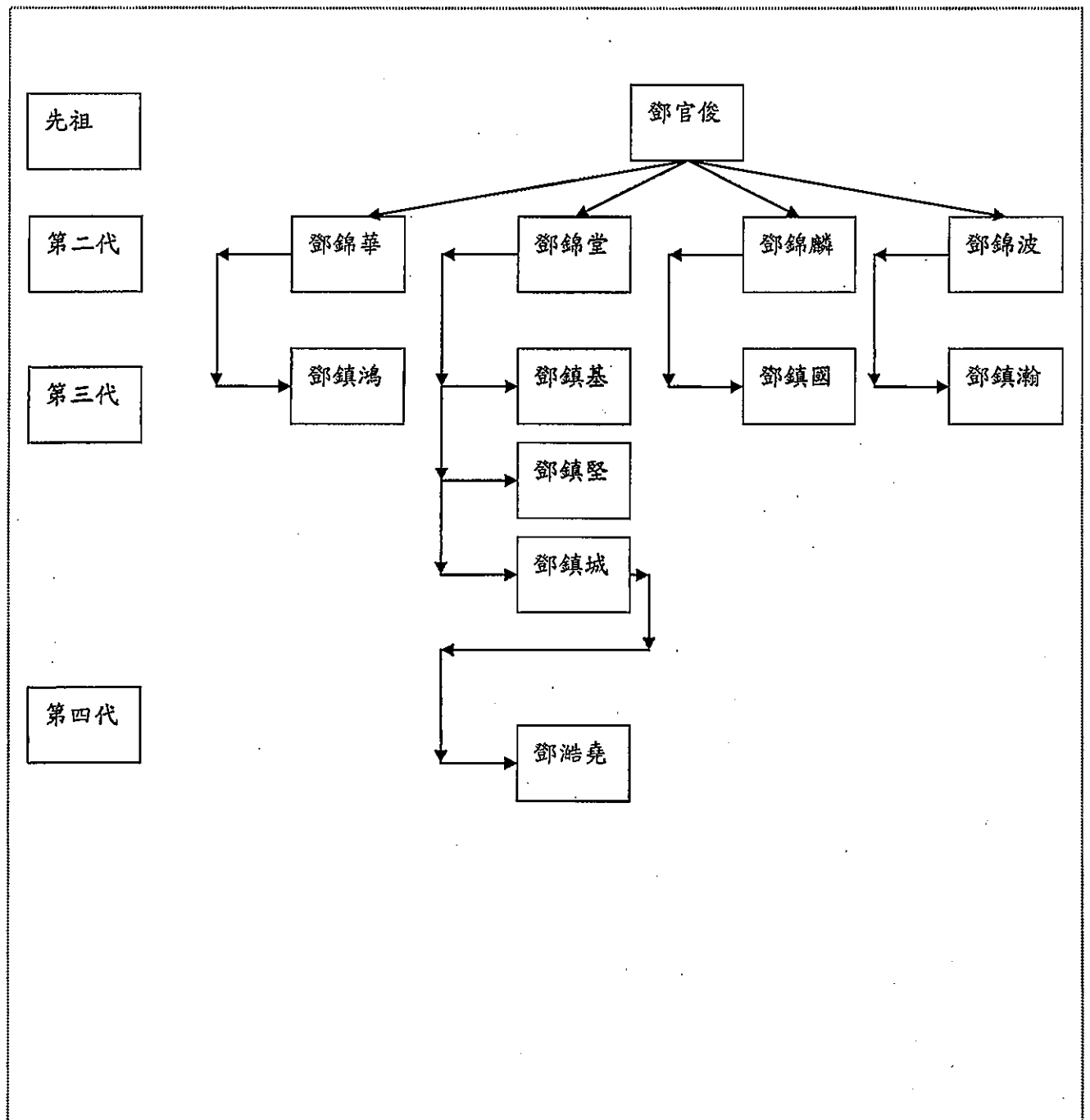
謹啟

二零二二年十一月十五日

● 申請人家族背景摘要

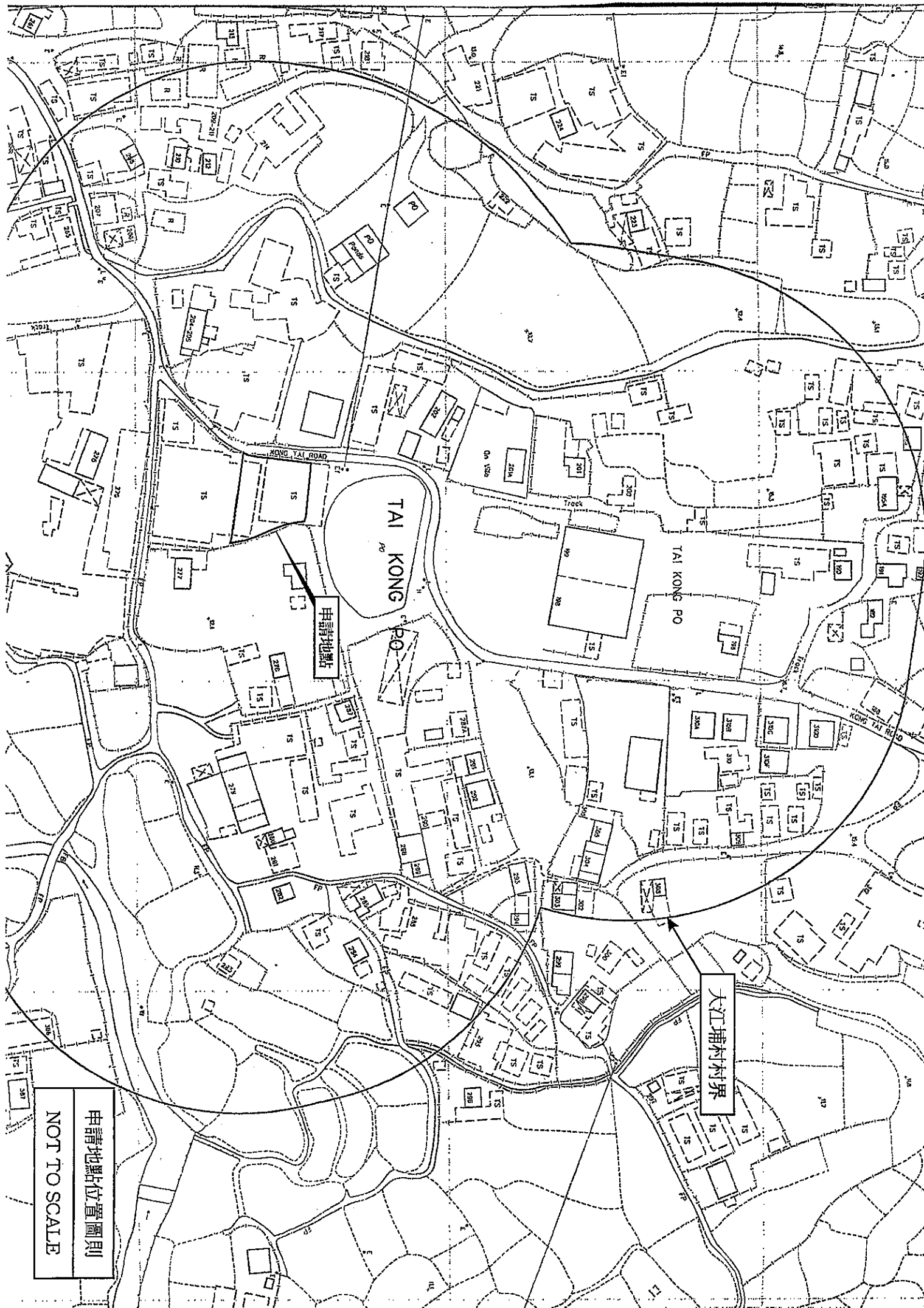
資料名稱：	大江埔村鄧氏
撰寫日期：	(2014)
原籍：	
在港居地：	
先祖：	鄧官俊 Tang Koon Chun
身份證號碼：	
生於：	
死於：	
居於：	<p>先祖鄧官俊原籍廣東省中山縣石岐鄉，因早期大陸戰亂，於在1943年遷居於錦田大江埔村(黃大屋附近)，及後與妻(陳旺弟)在此村務農為生，以養殖及耕種為主，以此村作為立根之鄉，當時的農地都是以租借為主，主要向當時的大地主黃憲庭家族租借，及後生了四名男丁，分別為鄧錦華，鄧錦堂，鄧錦麟及鄧錦波。</p> <p>先祖鄧官俊在大江埔村建樹甚多，多年來在大江埔村內搭橋建路，他的子孫在村內都積極參與村內事務，例如，籌務善款興建村公所等，由最早期的歷任村長江照明(已故)，江少梅(已故)，楊海福，孫觀進等都可明證先祖鄧官俊，及其鄧氏後人在大江埔村的生活。</p>

● 族譜



.. 附件(二) 申請地點位置圖則

- 申請地點位於大江埔村範圍內，申請地點附近已有小型屋宇群落，因此不會對現有環境造成破壞。

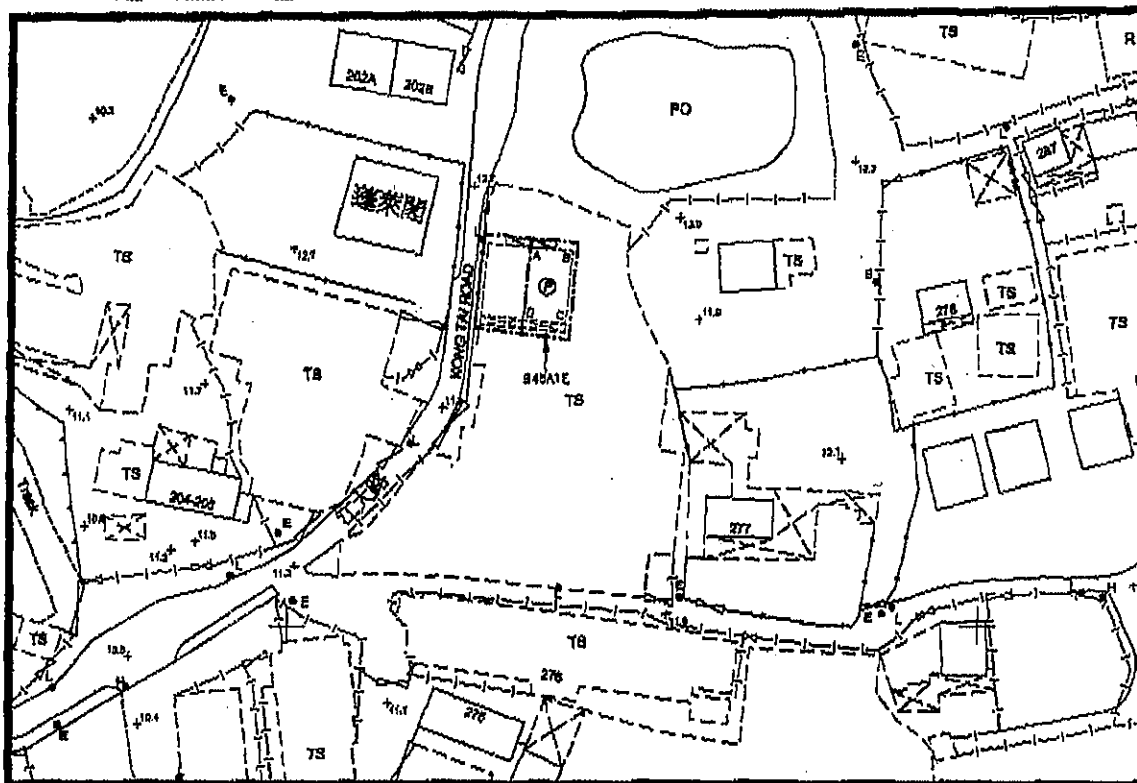


附件(三) 申請地點擬議內部佈局圖及化糞池圖則

申請地點內將建有新界豁免管制小型屋宇4幢，每幢小型屋宇上蓋面積約65.03平方米，高度不超過約8.23米。每幢小型屋宇均配置有化糞池，詳情請參閱以下圖則。

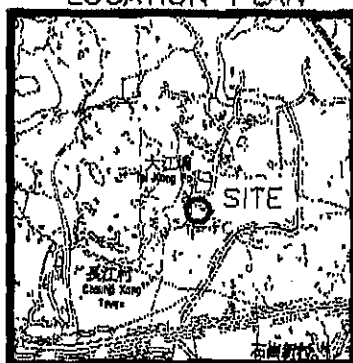
申請人鄧錦堂所屬小型屋宇位置圖則

PROPOSED BUILDING LICENCE PLAN
LOT NO. 948 S.A ss.1 S.E IN D.D.109



SCALE 1:1000

LOCATION PLAN



SCALE 1 : 20 000

COLOURED PINK AREA : 65.03 SQUARE METRES (ABOUT)

Line	Bearing	Distance(M)	Northing	Easting	Pt.
A-B	95° 15' 28"	6.096	834 054.286	825 834.914	A
B-C	185° 15' 28"	10.667	834 053.728	825 840.984	B
C-D	275° 15' 28"	6.096	834 043.106	825 840.006	C
D-A	5° 15' 28"	10.667	834 043.664	825 833.936	D

Legends:

- Septic Tank (4' x 12')
- Balcony (6.096m x 1.22m)
- Ⓟ = Pink

Survey Sheet No. : 6-NE-8C

Plan No: TCYL10587/03

Date : November 2014

陳達榮測量師行有限公司

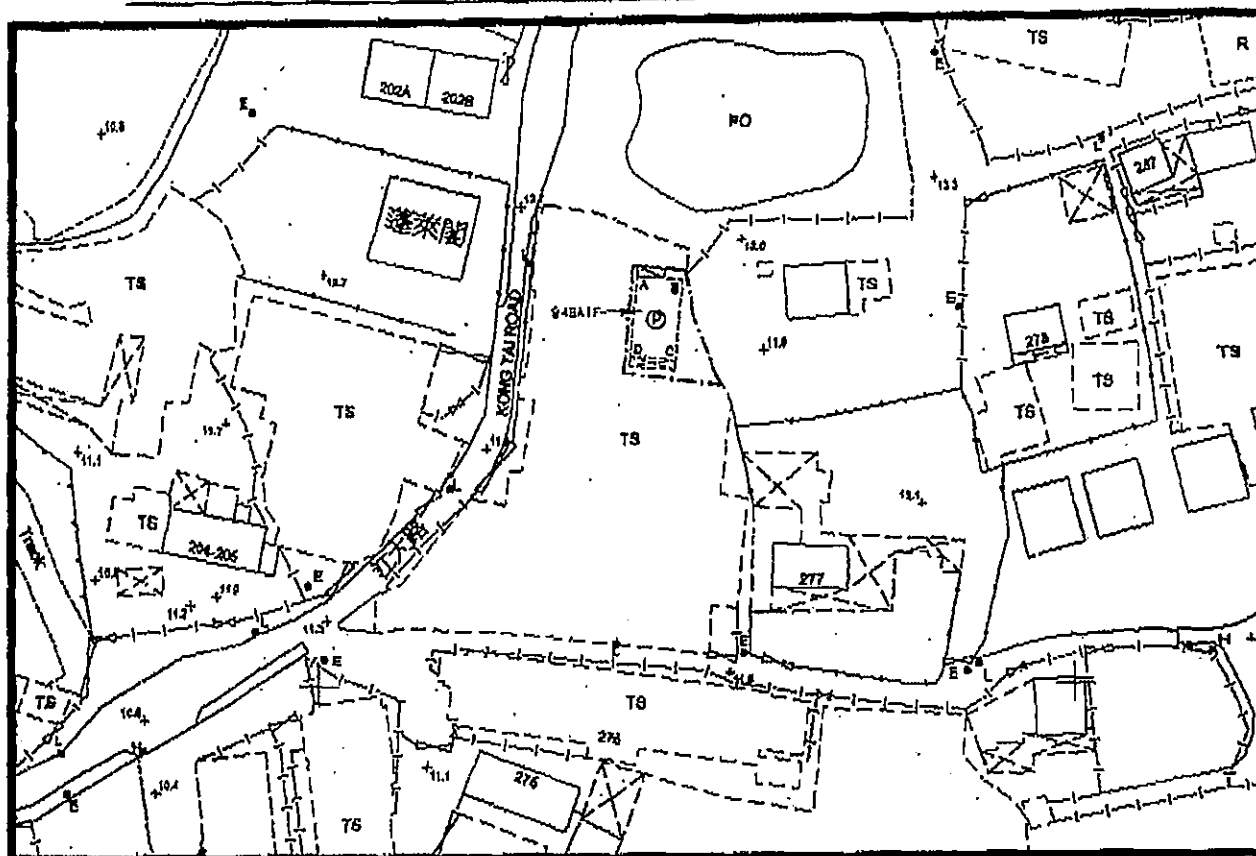
TED CHAN & ASSOCIATES LIMITED

Authorized Land Surveyors



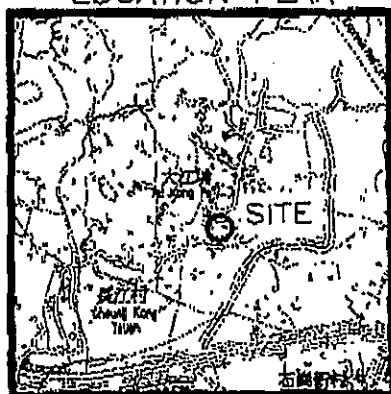
申請人鄧鎮瀚所屬小型屋宇位置圖則

PROPOSED BUILDING LICENCE PLAN LOT NO. 948 S.A ss.1 S.F IN D.D.109



SCALE 1:1000

LOCATION PLAN



SCALE 1 : 20 000

COLOURED PINK AREA : 65.03 SQUARE METRES (ABOUT)

Line	Bearing	Distance(M)	Northing	Easting	Pt.
A-B	95° 15' 28"	6.096	834 053.613	825 842.231	A
B-C	185° 15' 28"	10.667	834 053.054	825 848.302	B
C-D	275° 15' 28"	6.096	834 042.432	825 847.324	C
D-A	5° 15' 28"	10.667	834 042.991	825 841.254	D

Legends:

Septic Tank (4' x 12')

Balcony (6.096m x 1.22m)

⊙ = Pink

Survey Sheet No. : 6-NE-BC

Plan No: TCYL10587/04

Date : November 2014

陳達榮測量師行有限公司

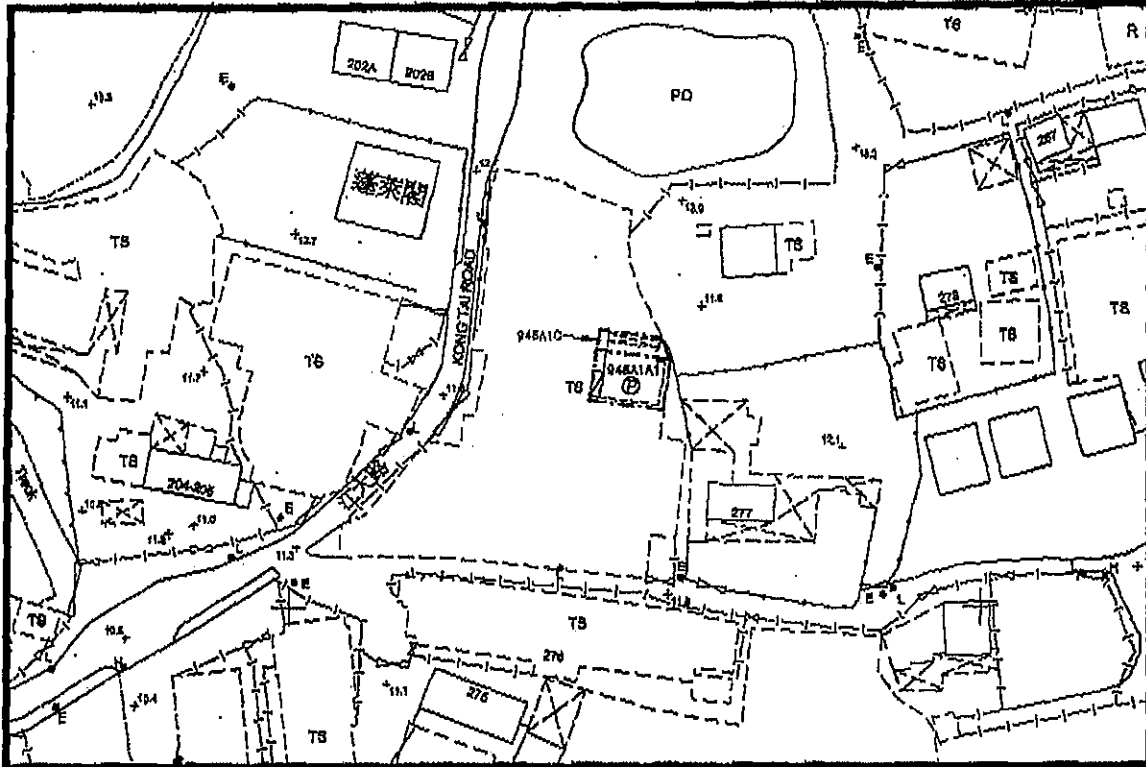
TED CHAN & ASSOCIATES LIMITED

Authorized Land Surveyors



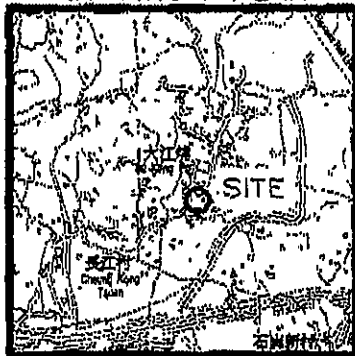
申請人鄧錦波所屬小型屋宇位置圖則

PROPOSED BUILDING LICENCE PLAN
LOT Nos. 948 S.A ss.1 S.A ss.1 &
948 S.A ss.1 S.C IN D.D.109



SCALE 1:1000

LOCATION PLAN



SCALE 1 : 20 000

COLOURED PINK AREA : 65.03 SQUARE METRES (ABOUT)

Line	Bearing	Distance(M)	Northing	Easting	Pt.
A-B	97° 25' 16"	7.121	834 038.618	825 845.903	A
B-C	187° 25' 16"	1.817	834 037.698	825 852.964	B
C-D	97° 25' 16"	1.159	834 035.897	825 852.730	C
D-E	187° 25' 16"	6.291	834 035.747	825 853.879	D
E-F	277° 25' 16"	8.280	834 029.508	825 853.066	E
F-A	7° 25' 16"	8.108	834 030.578	825 844.856	F

Legends:

- Septic Tank (4' x 12')
- Balcony (7.121m x 1.22m)
- (P) = Pink

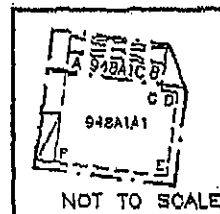
Survey Sheet No. : 6-NE-8C

Plan No: TCYL10587/01

Date : November 2014

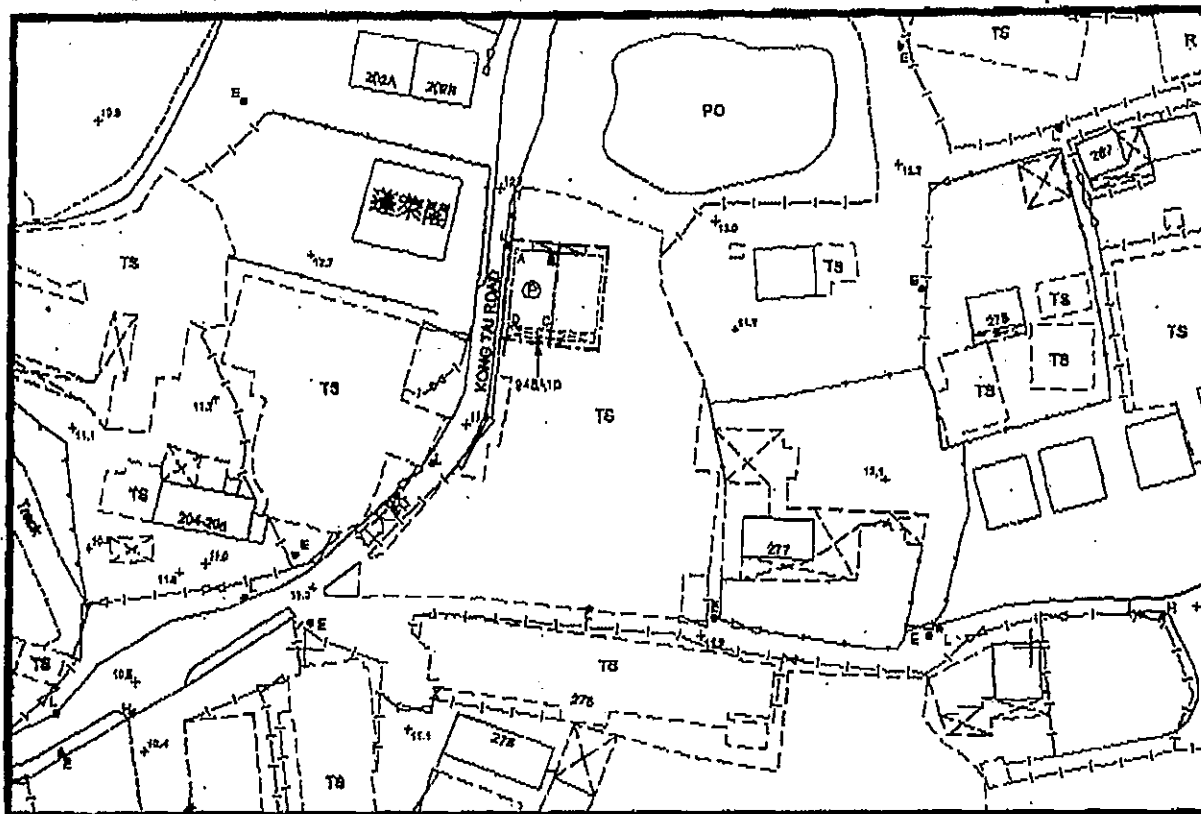
陳達榮測量師行有限公司

TED CHAN & ASSOCIATES LIMITED
Authorized Land Surveyors



申請人鄧鎮基所屬小型屋宇位置圖則

PROPOSED BUILDING LICENCE PLAN
LOT NO. 948 S.A ss.1 S.D. IN D.D.109



SCALE 1:1000

LOCATION PLAN



SCALE 1 : 20 000

COLOURED PINK AREA : 65.03 SQUARE METRES (ABOUT)

Line	Bearing	Distance(M)	Northing	Easting	Pt.
A-B	95° 15' 28"	6.096	834 054.845	825 828.843	A
B-C	185° 15' 28"	10.667	834 054.286	825 834.914	B
C-D	275° 15' 28"	6.096	834 043.664	825 833.936	C
D-A	5° 15' 28"	10.667	834 044.223	825 827.866	D

Legends:

Septic Tank (4' x 12')

Balcony (6.096m x 1.22m)

⊙ = Pink

Survey Sheet No. : 6-NE-8C

Plan No: TCYL10587/02

Date : November 2014

陳達榮測量師行有限公司

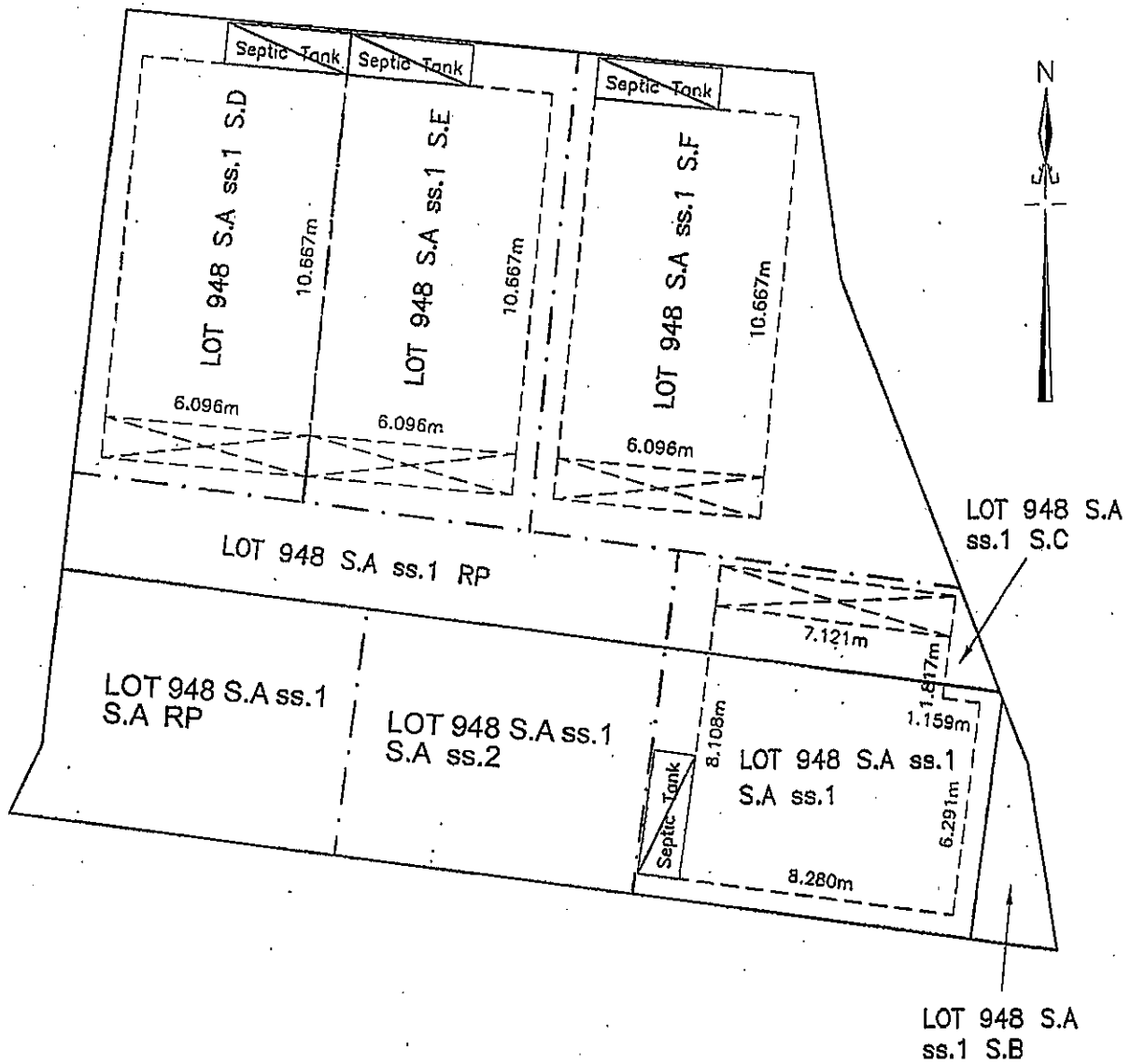
TED CHAN & ASSOCIATES LIMITED

Authorized Land Surveyors



Hong Kong.

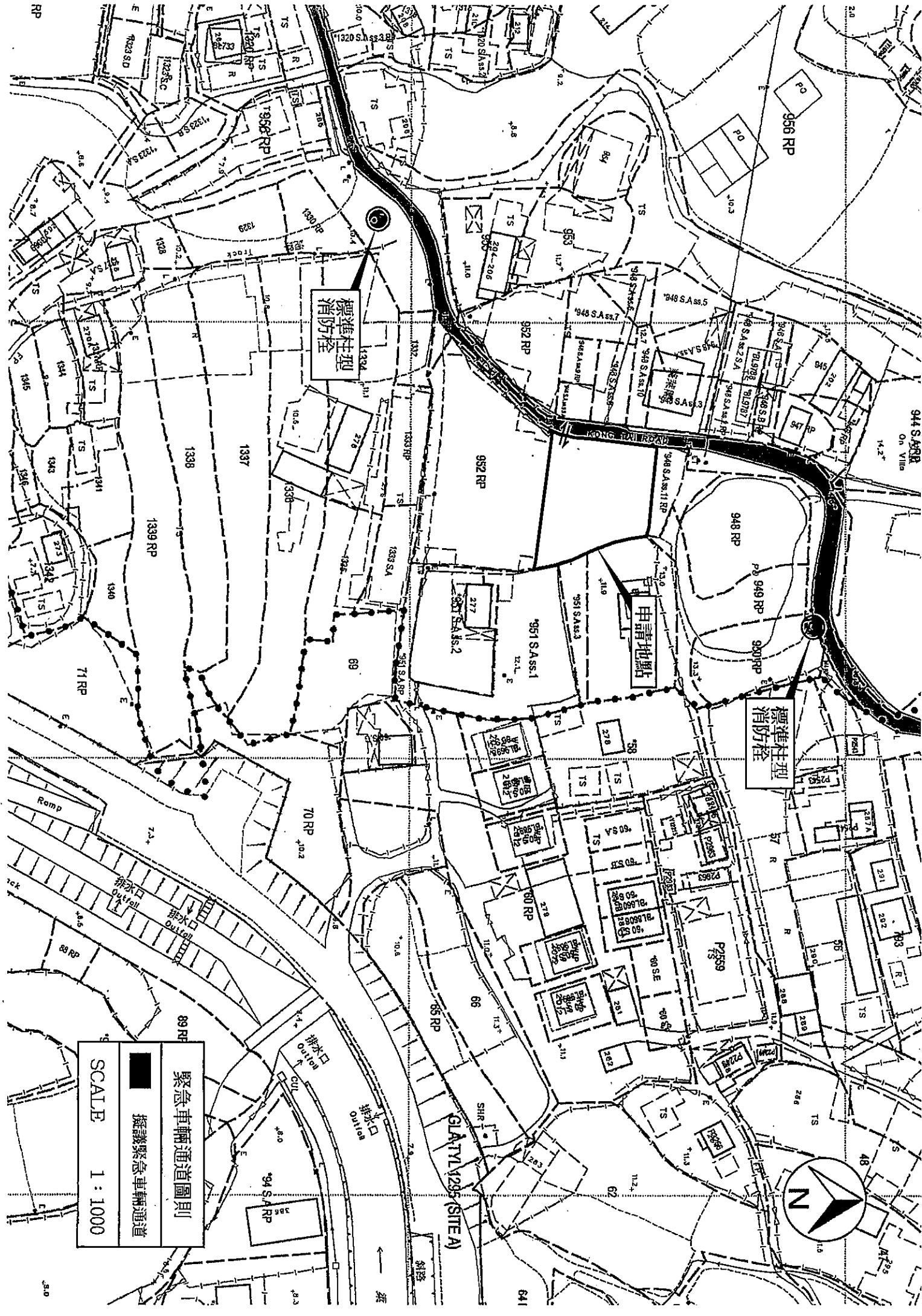
Long, N.T., Hong Kong.

D.D.109

SCALE 1:200

· 附件(四) 緊急車輛通道圖則

- 申請地點30米範圍內有一條合適的現有緊急車輛通道，通道闊度及高度均符合消防處要求，距離申請地點100米範圍內亦有2個標準柱型消防栓。



緊急車輛通道圖則

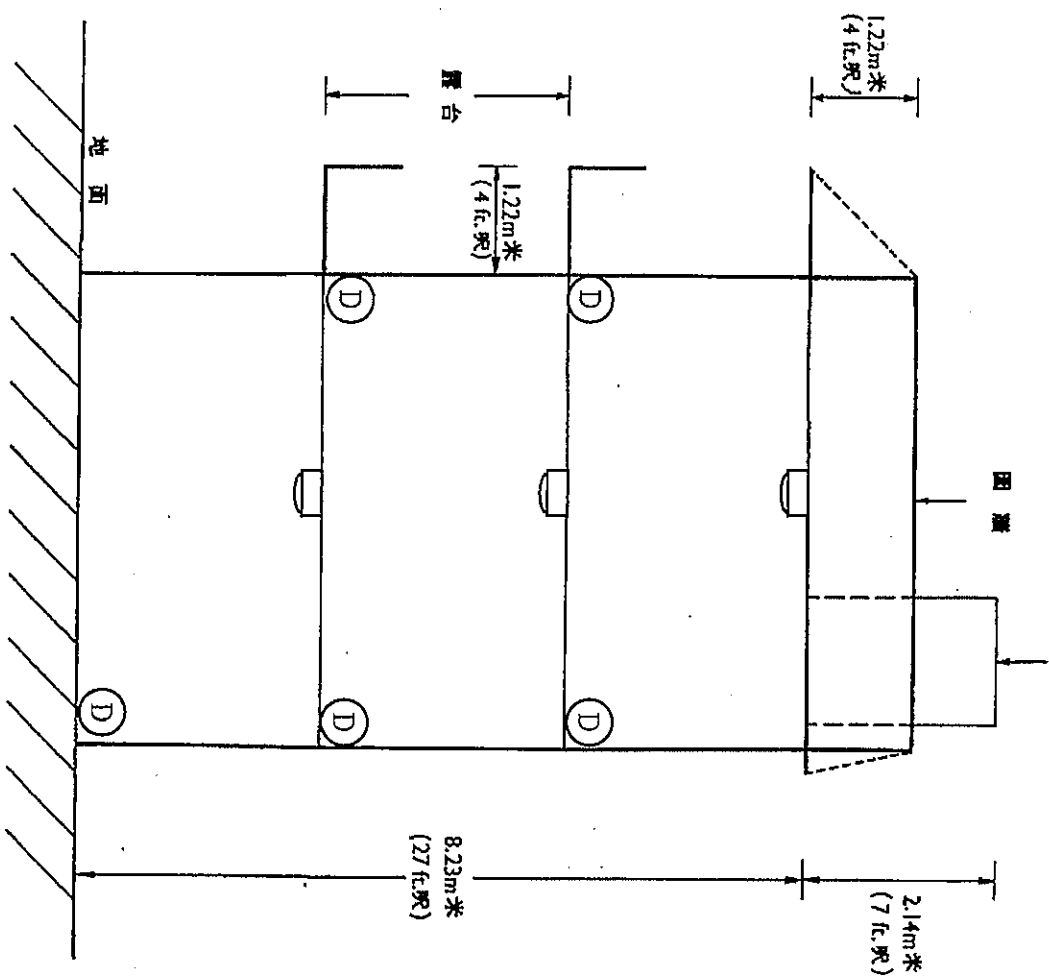
擬議緊急車輛通道

SCALE 1:1000

附件(五) 擬議消防裝置圖則

- 申請地點內的新界豁免管制屋宇，將裝設有適合的消防裝置，當中包括火警偵測系統及滅火筒，有關裝置將會由合資格的消防承辦商進行安裝。

樓梯頂蓬

[illegible]

煙霧偵測器

① 5公斤乾粉式滅火筒

NOT TO SCALE

Relevant Revised Interim Criteria for Assessing Planning Applications for
NTEH/Small House Development in the New Territories
(Revised 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 s.16 Application covering the Site

Approved Application

<u>Application No.</u>	<u>Use(s)/Development(s)</u>	<u>Date of Consideration By RNTPC</u>
A/YL-KTN/460	Proposed Four Houses (New Territories Exempted Houses - Small Houses)	6.2.2015

Similar s.16 Applications within the same “AGR” Zone in the vicinity of the Site

Approved Applications

	<u>Application No.</u>	<u>Use(s)/Development(s)</u>	<u>Date of Consideration</u>
1.	A/YL-KTN/217	Proposed Two NTEHs/ Small Houses	28.1.2005
2.	A/YL-KTN/257	Proposed Three NTEHs/ Small House	29.9.2006
3.	A/YL-KTN/269	Proposed NTEH/ Small House	2.2.2007
4.	A/YL-KTN/296	Proposed Two NTEHs/ Small Houses	23.5.2008
5.	A/YL-KTN/297	Proposed NTEH/ Small House	6.6.2008
6.	A/YL-KTN/298	Proposed NTEH/ Small House	6.6.2008
7.	A/YL-KTN/310	Proposed NTEH/ Small House	19.9.2008
8.	A/YL-KTN/358	Proposed NTEH/ Small House	6.5.2011
8.	A/YL-KTN/359	Proposed NTEH/ Small House	6.5.2011
9.	A/YL-KTN/360	Proposed NTEH/ Small House	6.5.2011
10.	A/YL-KTN/361	Proposed NTEH/ Small House	6.5.2011
11.	A/YL-KTN/396	Proposed NTEH/ Small House	23.11.2012
12.	A/YL-KTN/467	Proposed NTEH/ Small House	17.7.2015
13.	A/YL-KTN/471	Proposed NTEH/ Small House	7.8.2015
14.	A/YL-KTN/477	Proposed NTEH/ Small House	18.9.2015
15.	A/YL-KTN/530	Proposed NTEH/ Small House	27.7.2016
16.	A/YL-KTN/555	Proposed NTEH/ Small House	7.4.2017
17.	A/YL-KTN/576	Proposed NTEH/ Small House	27.10.2017
18.	A/YL-KTN/589	Proposed NTEH/ Small House	16.3.2018

	<u>Application No.</u>	<u>Use(s)/Development(s)</u>	Date of Consideration
19	A/YL-KTN/614	Proposed NTEH/ Small House	17.8.2018

Rejected Applications

	<u>Application No.</u>	<u>Use/Development</u>	Date of Consideration	Rejection Reasons
1.	A/YL-KTN/228	Proposed Four NTEHs/ Small Houses	24.6.2005	1, 2, 3
2.	A/YL-KTN/387	Proposed NTEH/ Small House	10.8.2012	1, 2, 3

Rejection Reasons

1. The proposed development is not in line with the planning intention of the “Agriculture” zone for the area which is to retain and safeguard good agricultural land for agricultural purpose and to retain fallow arable land with good potential for rehabilitation.
2. There is insufficient information in the submission to demonstrate why land within “Village Type Development” zone cannot be made available for the proposed development.
3. The proposed development does not comply with the “Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories”.

General Comments of Relevant Government Departments

Land Administration

1. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):
 - no adverse comment on the application;
 - the Site falls within the ‘village environ boundary’ (‘VEB’) of Tai Kong Po;
 - according to the prevailing Small House Policy, cross-village application regarding a post-1898 village cannot be processed. As Tai Kong Po and Cheung Kong Tsuen are post-1898 village, all cross-village applications within both villagers cannot be considered;
 - according to his records, the Site is not covered by any modification of Tenancy or Building Licence.

Traffic

2. Comments of the Commissioner for Transport (C for T) :
 - he notes that the proposed development falls within the “AGR” zone whereas such type of development should normally be confined within the “V” zone as far as possible. Although additional traffic generated by the proposed development is not expected to be significant, such type of development outside the “V” zone, if permitted, will set an undesirable precedent case for similar applications in the future. The resulting cumulative adverse traffic impact could be substantial; and
 - as the application involves the construction of four Small Houses only, he considers that the application can be tolerated.
3. Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):
 - no objection to the application.

Agriculture

4. Comments of the Director of Agriculture, Fisheries, and Conservation (DAFC):
 - the Site falls within the “AGR” zone and is occupied by some structures. The

agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water sources are also available. The Site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the Site possesses potential for agricultural rehabilitation, the proposed development is not supported from an agricultural perspective; and

- no comment on the application from nature conservation perspective.

Environment

5. Comments of the Director of Environmental Protection (DEP):

- septic tank and soakaway system is an acceptable means for collection, treatment and disposal of the sewage provided that its design and construction follow the requirements of the Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" and are duly certified by an Authorized Person.

Landscape

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

- no objection on the application from landscape planning perspective;
- based on the site photos taken in January 2023, the Site is vacant, partly hard paved and partly covered by wild grass. No significant landscape resources is observed within the Site. Significant adverse landscape impact arising from the proposed use is not anticipated; and
- based on aerial photo of 2022, the Site is located in a rural inland plains landscape character comprising of vacant lands, village houses, temporary structures and scattered tree groups. The proposed use is not incompatible with the surrounding landscape setting of the area.

Drainage

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

- no objection in-principle to the proposed development from the public drainage point of view; and
- should the application be approved, an approval condition on submission and implementation of a drainage proposal for the proposed development to the satisfaction of the Director of Drainage Services or of the Board should be included.

Fire Safety

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

- no objection to the application.
- the applicant is advised to observe “New Territories Exempted Houses – A Guide to Fire Safety Requirements” published by LandsD.

Building Matters

9. Comments of the Chief Building Surveyor/NTW, Buildings Department (CBS/NTW, BD):

- noting that the buildings to be erected on the Site will be NTEHs under the Buildings Ordinance (Application to the New Territories) Ordinance (Cap 121), DLO/YL should be in a better position to comment on the application.
- in case DLO/YL decides not to issue the certificates of exemption for the site formation works and/or drainage works associated for the NTEHs development, such works will require prior approval and consent under the Buildings Ordinance. In the circumstances, an Authorised Person (AP) should be appointed as the coordinator for the proposed works. The applicants may approach DLO/YL or seek AP’s advice for details.

District Officer’s Comments

10. Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

- he has not received any locals’ comment on the application and has no particular comments on the application.

Demand and Supply of Small House Sites

11. According to the DLO/YL’s records, the total number of outstanding Small House applications for Tai Kong Po Village is 8 while the 10-year Small House demand forecast for the same village is 10. According to the prevailing Small House Policy, the villagers of Tai Kong Po, being a post-1898 village, can only apply for Small Houses within the ‘VE’ of Tai Kong Po.

Advisory Clauses

- (a) to note DLO/YL, LandsD's comments that LandsD would consider the Small House (SH) applications acting in the capacity as the landlord at its sole discretion in accordance with the SH Policy including verification of the SH applicants' statuses. There is no guarantee that such applications would be approved. Any applications, if approved, would be subject to such terms and conditions, including, among others, the payment of fee and/or premium as may be imposed by LandsD;
- (b) to note C for T's comments that the access road leading to the Site from the Kam Tai Road and Chi Ho Road is not managed by his department;
- (c) to note CHE/NTW, HyD's comments that HyD shall not be responsible for the maintenance of any access connecting the Site and Fan Kam Road. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) to note DEP's comments that septic tank and soakaway system is an acceptable means for collection, treatment and disposal of the sewage provided that its design and construction follow the requirements of the Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" and are duly certified by an Authorized Person (AP);
- (e) to note D of FS's comments that the applicant should follow the "New Territories Exempted Houses – A Guide to Fire Safety Requirements" published by LandsD;
- (f) to note CE/C, WSD's comments that for provision of water supply to the development, the applicant may need to extend his/ her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside service within the private lots to WSD's standard;
- (g) to note CBS/NTW, BD's comments that the applicants' attention is drawn to the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-56 regarding the exemption criteria for site formation works associated with the NTEH development; and
- (h) to note that the permission is only given to the development under application. If provision of an access road is required for the proposed development, the applicants should ensure that such access road (including any necessary filling/excavation of land) complies with the provisions of the relevant statutory plan and obtain planning permission from the Town Planning Board where required before carrying out the road works.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角清華道 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/E, 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/YL-KTN/884

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

申請位是正邊大江埔村的主要道路。
如建議或平整：會造成交通的很大堵塞和
意外，因主路是單線雙程行車，無論行人
和車輛都是經這主要道路出入，故此在這裏
有小段工程對村民有很大影響。
因這是本村的主要道路所有小巴和其他車輛
都必經的主要幹道。謹此本人極力反對
以上工程。

「提意見人」姓名/名稱 Name of person/company making this comment 江元嬌

簽署 Signature 江元嬌 日期 Date 2023年2月6日

