

2025年 1月 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。

This document is received on 2025 -01- 2 1
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-II
表格第 S16-II 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

適用於只涉及興建「新界豁免管制屋宇」的建議

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A172-TT/698
	Date Received 收到日期	2025-01-21

- 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)

張晃泰
Cheung Fong Tai

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)

毅達工程顧問有限公司
A-Tech Engineering Consultants Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot no. 168 S.A in D.D. 118
(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 135 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 195.09 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 Tong OZP S/YL-TT/20
(e) Land use zone(s) involved 涉及的土地用途地帶	AGR & V
(f) Current use(s) 現時用途	Vacant Land (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)	張晃泰 Cheung Fong Tai		
(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)	元朗十八鄉南坑村		
(c) Proposed gross floor area 擬議總樓面面積195.09..... sq.m 平方米 <input checked="" type="checkbox"/> About 約		
(d) Proposed number of house(s) 擬議房屋幢數	1	Proposed number of storeys of each house 每幢房屋的擬議層數	3
(e) Proposed roofed over area of each house 每幢房屋的擬議上蓋面積65.03..... sq.m 平方米	Proposed building height of each house 每幢房屋的擬議高度8.23..... m 米
(f) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途	Garden Area (Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable) (請在圖則上顯示, 並註明車位總數, 以及每個車位的長度和寬度及/或化糞池的位置 (如適用))		
(g) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 No 否	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input checked="" type="checkbox"/>	
(h) Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁至公共污水渠?	Yes 是 <input type="checkbox"/> No 否 <input checked="" type="checkbox"/>	(Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線) (Please indicate on plan the location of the proposed septic tank. 請用圖則顯示化糞池的位置)	

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

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

如需要的話，請另頁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? 擬議發展計劃是否涉及右列的工程?</p>	<p>Yes 是 <input checked="" 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 checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 69.5 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 1-1.2 m 米 <input checked="" type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 69.5 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 1-1.2 m 米 <input checked="" type="checkbox"/> About 約</p> <p>No 否 <input 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。

1. This application is made on urgent and bona fide need basis.
2. This applicant is the registered owner of the application site.
3. The applicant is an indigenous villager of Nam Hang Tsuen, Shap Pat Heung, Yuen Long, and is entitled to a Small House grant in the accordance with the current Small House Policy of Lands Department.
4. The proposed development is compatible with surrounding environment and land use.
5. The urgent and bona fide need for approving this Planning Application is clearly established.
6. There are some similar cases approved in the vicinity of the site.
7. The applicant cannot find another suitable site in the village rather than the application site.
8. The same application (file no. : TPB/A/YL-TT/386) had been applied in 2016, and it got a conditional approval.

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

胡偉子

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

Wu Wai Ching

Project Manager

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

on behalf of **A-Tech Engineering Consultants Limited**
代表



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

Date 日期

29-11-2024

(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	Lot no. 168 S.A in D.D.118		
Site area 地盤面積	135	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	Tai Tong OZP S/YL-TT/20		
Zoning 地帶	ARG & V		
Applied use/ development 申請用途/發展	New Territories Exempted House 新界豁免管制屋宇 <input checked="" type="checkbox"/> Small House 小型屋宇		
(i) Proposed Gross floor area 擬議總樓面面積	195.09	sq.m 平方米	<input checked="" type="checkbox"/> About 約
(ii) Proposed No. of house(s) 擬議房屋幢數	1		
(iii) Proposed building height/No. of storeys 建築物高度/層數	8.23	m 米	<input checked="" type="checkbox"/> (Not more than 不多於)
	3	Storeys(s) 層	

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

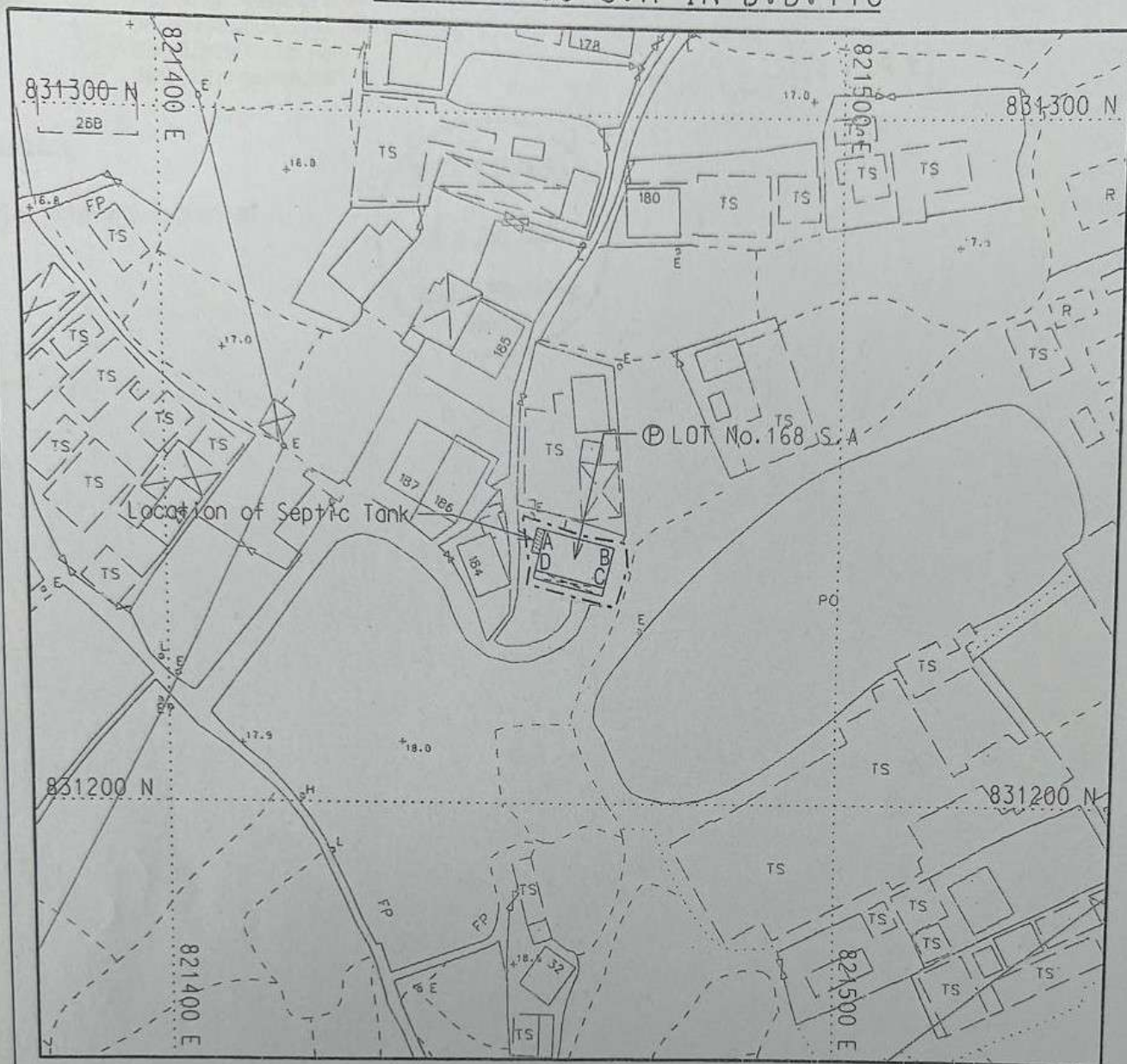
	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1. Plans showing the access leading to the Application site		
2. Excavation and Filling Plan		
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 checked="" type="checkbox"/>
1. Drainage Proposal 2. Landscape Proposal		

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。

PROPOSED SMALL HOUSE LOT No.168 S.A IN D.D.118



LOCATION PLAN



SCALE 1:20 000

☐ Balcony (10.668m x 1.219m)

▨ Proposed Position of Septic Tank (3.658m x 1.219m)

⊙ COLOURED PINK AREA = 65.03 m² (ABOUT)

SIDE	DISTANCE	BEARING	NORTHING	EASTING	PT.
A-B	10.668	104 ° 07 ' 51 "	831240.927	821455.925	A
B-C	6.096	194 ° 07 ' 51 "	831238.323	821466.271	B
C-D	10.668	284 ° 07 ' 51 "	831232.412	821464.782	C
D-A	6.096	14 ° 07 ' 51 "	831235.016	821454.437	D

SURVEY DISTRICT:
YUEN LONG

REF SRP:
SRP/YL/047/9508/D1

PLAN NO.:
YL/047/9508A/118/168A-SH3

SURVEY SHEET NO.:
6-NW-20C

SCALE:
1: 1 000

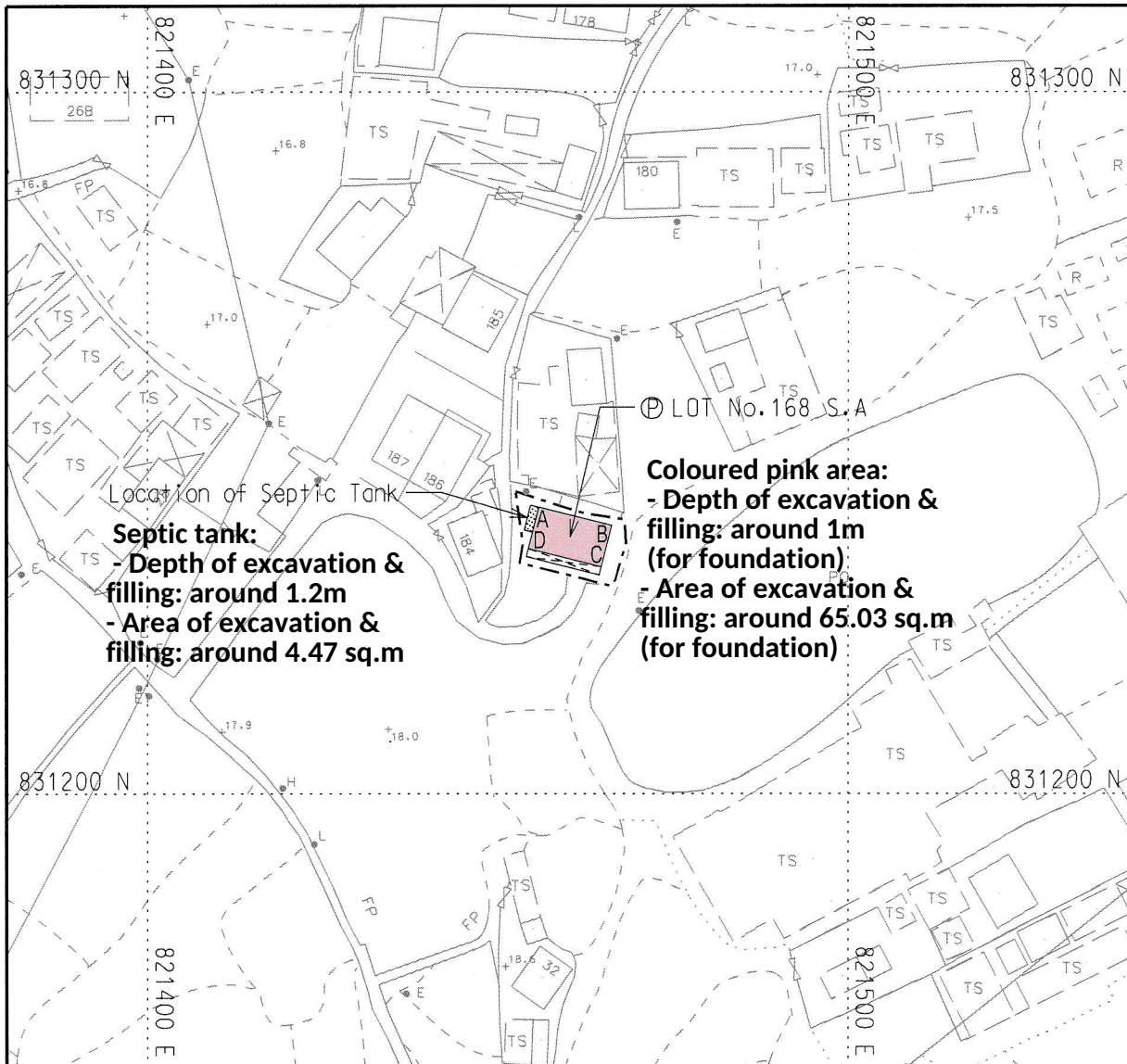
TANG & ASSOCIATES SURVEYORS LTD

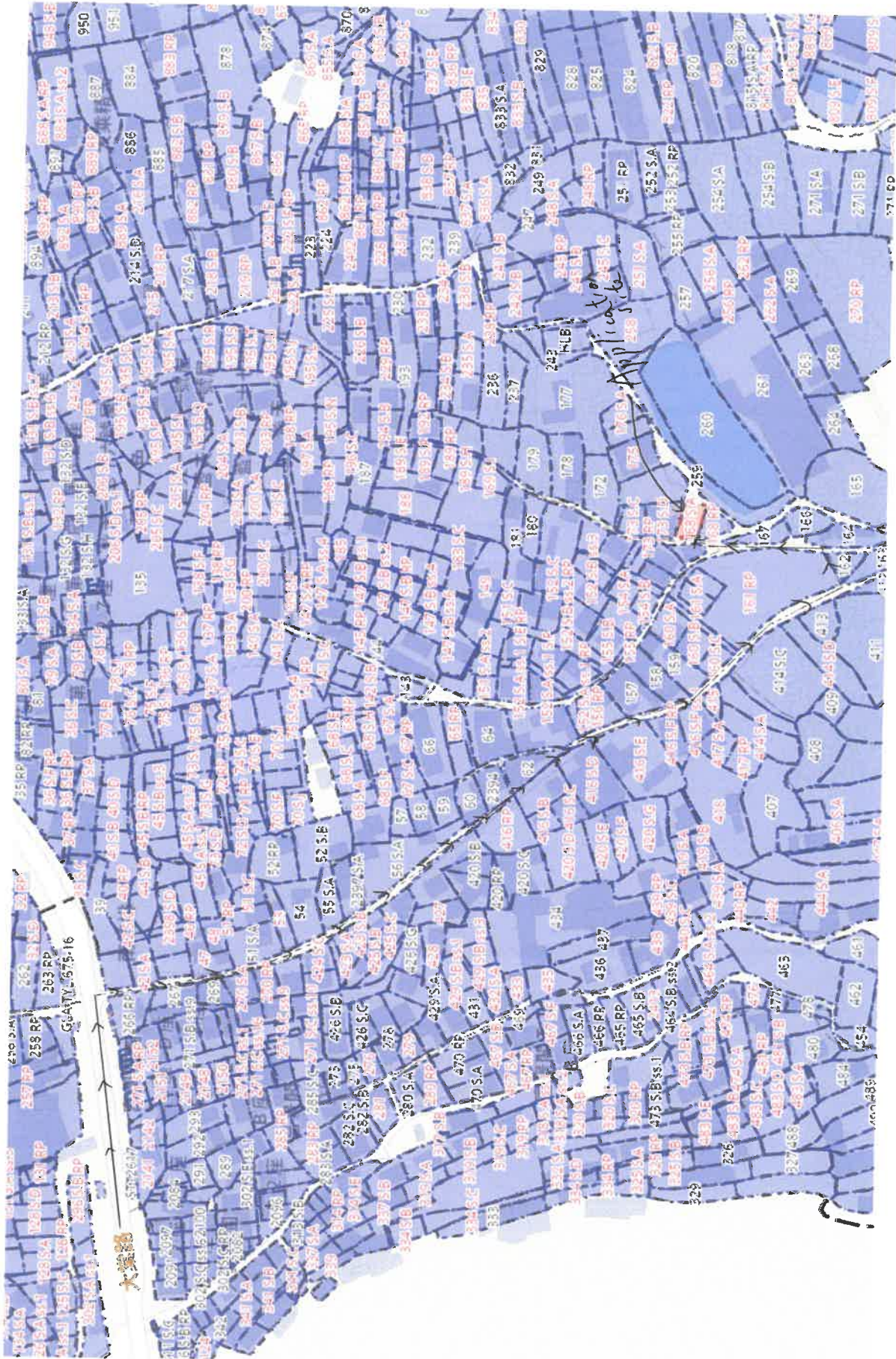
I, TANG SZE KUN, an Authorized Land Surveyor registered under the Land Survey Ordinance (Cap.473), hereby certify that this land boundary plan has been prepared from land boundary surveys that were carried out by me, or under my direct supervision, in conformity with the Code of Practice approved by the Land Survey Authority under the above Ordinance, and that this plan correctly represents that survey completed on that 17th day of July, 2013.

Dated this 2nd day of June, 2016.

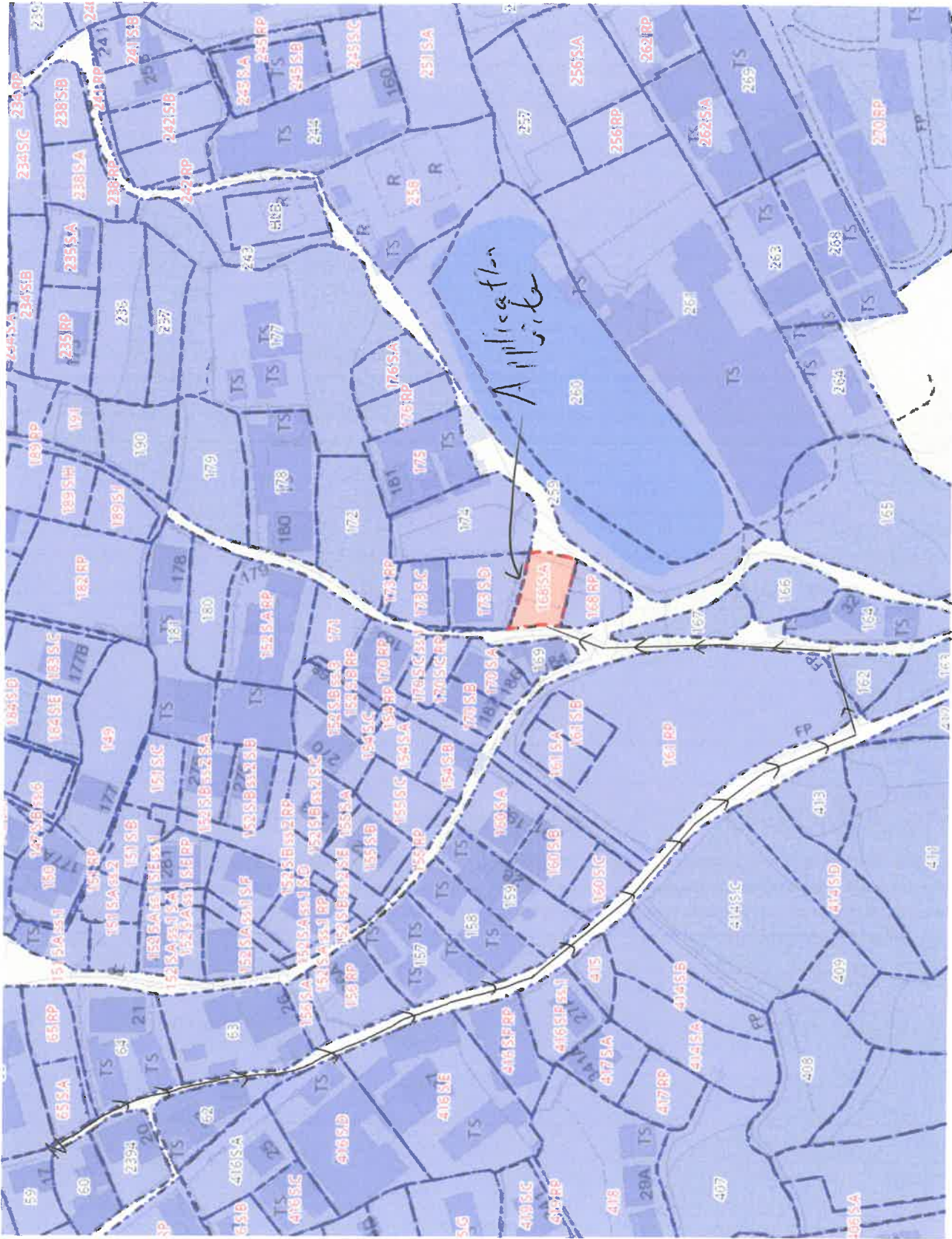
[Signature]
Authorized Land Surveyor

PROPOSED SMALL HOUSE LOT No.168 S.A IN D.D.118





Main road connecting to the
application site



Main road connecting to the application site (partly enlarged)

毅達工程顧問有限公司
A-Tech Engineering Consultants Limited

Date: 29th November 2024

Dear Sir / Madam,

Submission of Stormwater Drainage Proposal

On Lot 168 S.A in D.D. 118

Nam Hang Tsuen, Shap Pat Heung, Yuen Long, N.T.

We would like to submit the attached Stormwater Drainage Proposal for the captioned for your comments and approval.

For your information, the same proposal was submitted in 2016 which had been approved. Meanwhile, we have enclosed the “acceptable” letter issued by Planning Department with this document as well.

We are looking forward to your reply on the attached proposal. Should you have any queries, please feel free to contact our Project Manager, Mr. Wu at Tel. No.

Thank you for your kind attention.

Yours faithfully,

For and on behalf of

A-Tech Engineering Consultants Ltd.

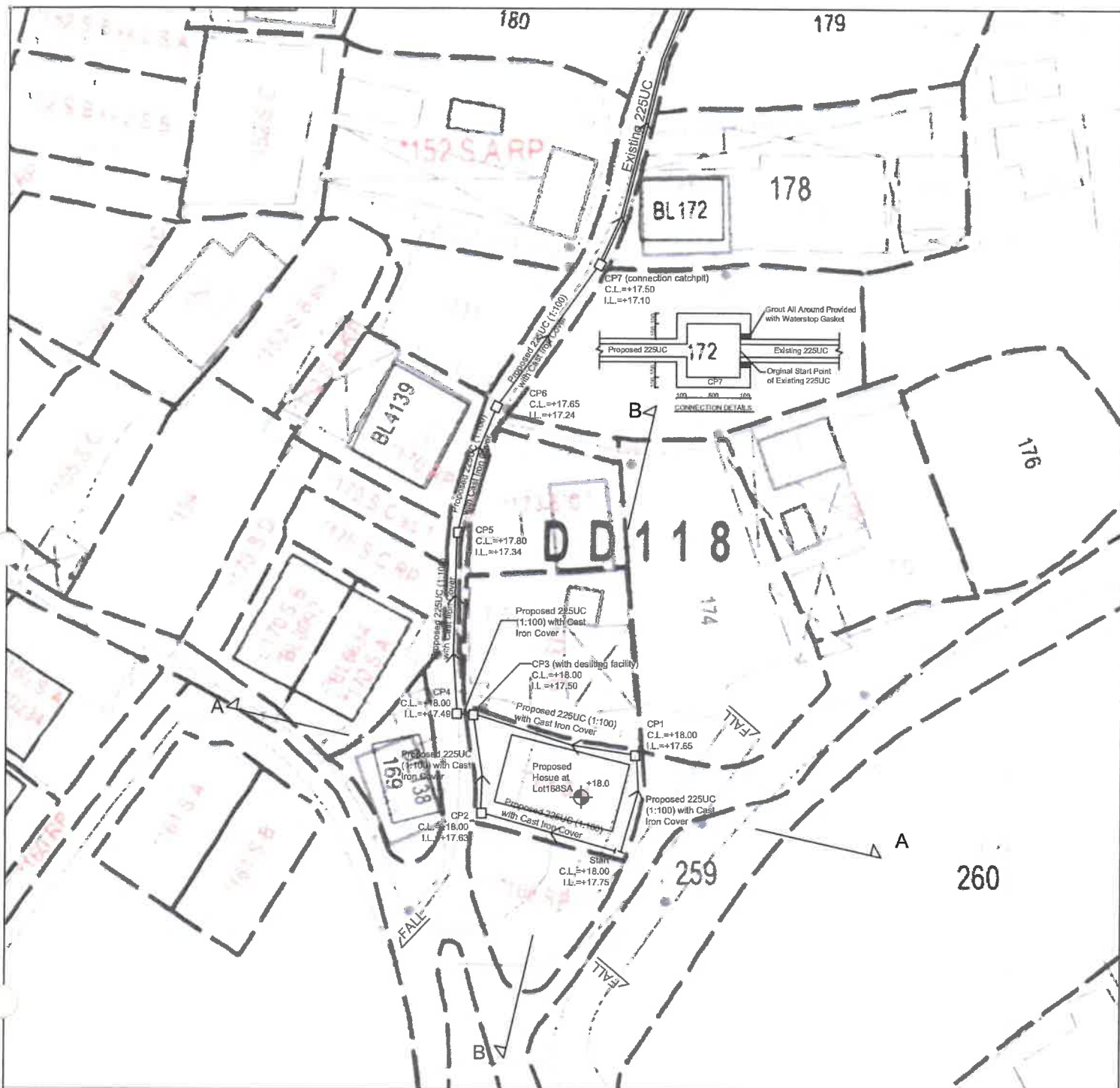
For and on behalf of
A - TECH ENGINEERING CONSULTANTS LIMITED
毅達工程顧問有限公司

胡志子

Authorized Signature(s)

Mr. Wu Wai Ching

Project Manager



LEGEND

- | | | | | | |
|--|---|-------------------|--|-------|--|
| | CP | Proposed CatchPit | | +18.0 | Proposed Formation Level |
| | Proposed 225UC (1:100) with Cast Iron Cover | | | FALL | Fall Direction |
| | Existing 225UC | | | | Proposed Septic Tank (Indicative only, not for approval) |

Note:

1. No solid fence wall to be erected.
2. Catchpits (CP3) shall follow CEDD standard drawing C24061.
3. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
4. The cover of proposed UC and catchpit shall flush with adjoining ground level.

毅達工程顧問有限公司
A-Tech ENGINEERING
CONSULTANTS LTD.

Project

**Proposed Houses at Lot 168 S.A. in
D.D.118, Nam Hang Tsuen, Shap Pat
Heung, Yuen Long, N.T.**

Title:

Drainage Proposal

DD118-D168A

Drawn by:

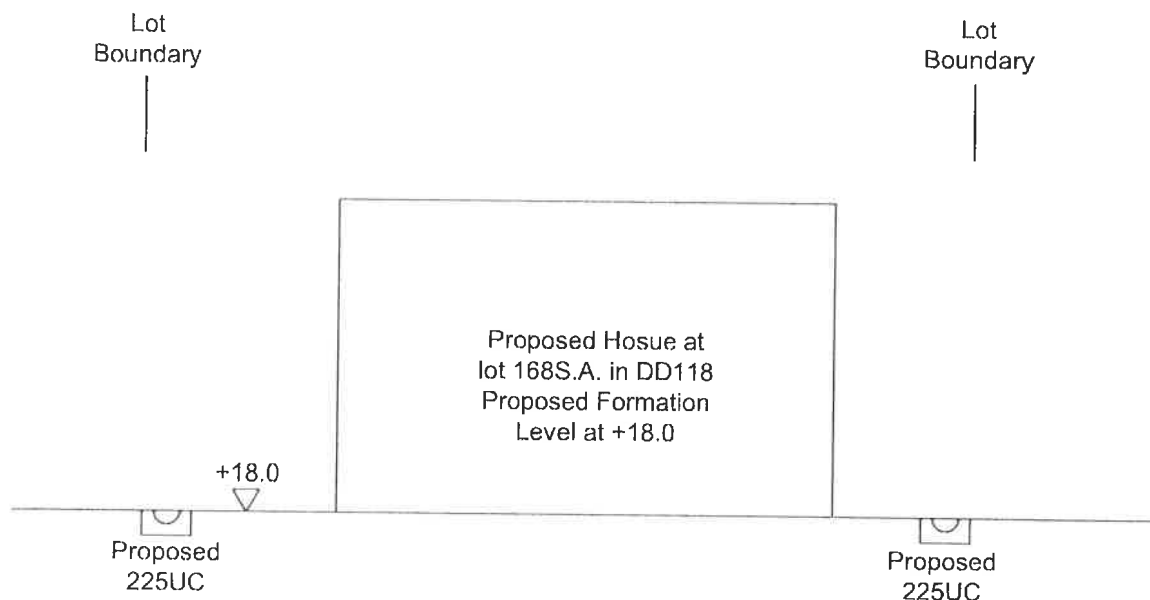
DM

Date:

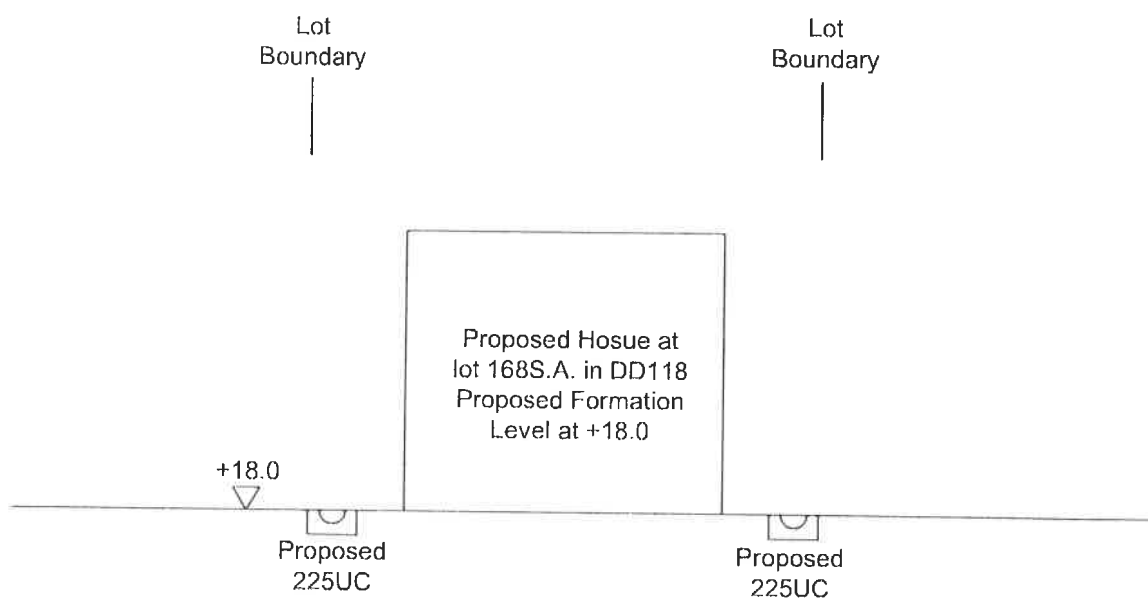
Check by:

DM

Scale:



Section A-A



Section B-B

毅達工程顧問有限公司
A-Tech ENGINEERING
CONSULTANTS LTD.

Project

**Proposed Houses at Lot 168 S.A. in
D.D.118, Nam Hang Tsuen, Shap Pat
Heung, Yuen Long, N.T.**

Title:

Sections

DD118-D168A

Drawn by:

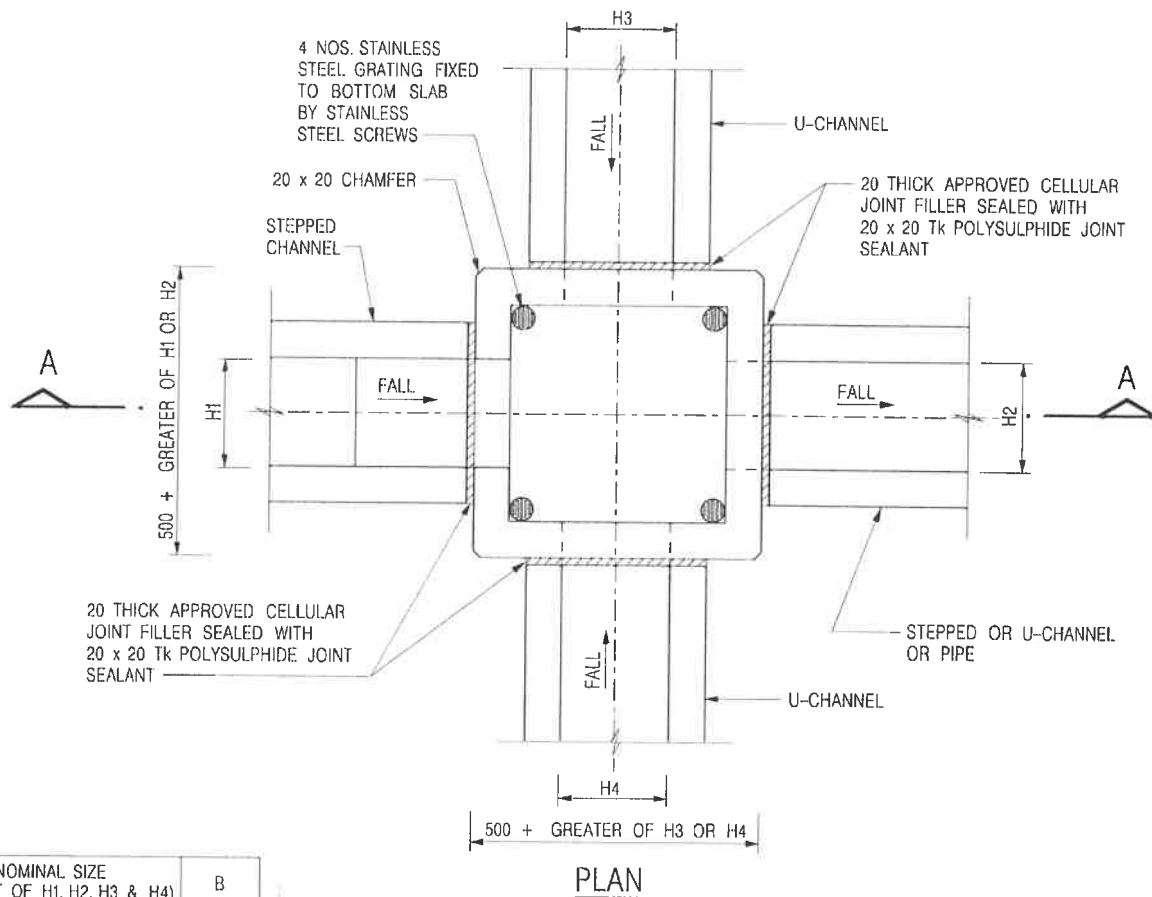
DM

Date:

Check by:

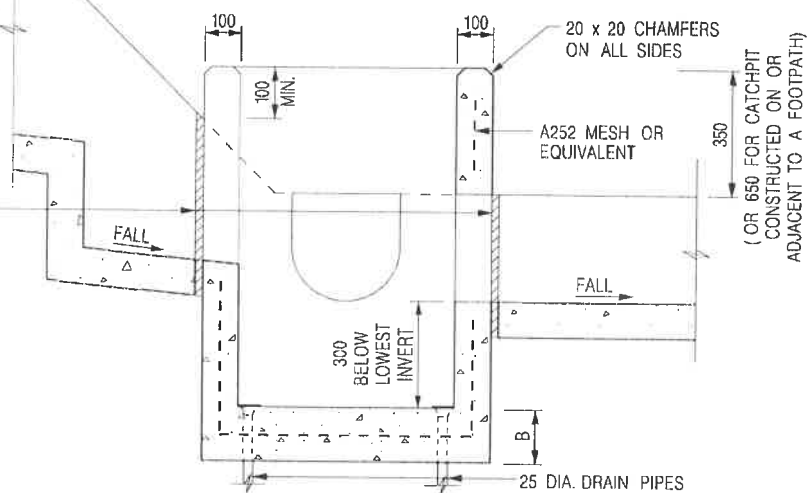
DM

Scale:



NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

卓越工程 建設香港

FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE DATE



CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

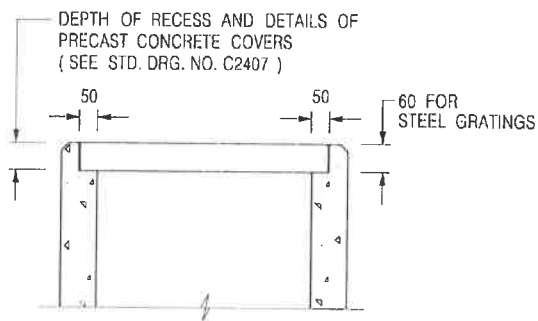
SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /1

We Engineer Hong Kong's Development




ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'G' ON STD. DRG. NO. C2405; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

CATCHPIT WITH TRAP
(SHEET 2 OF 2)

卓越工程 建設香港

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
<div>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</div>			
SCALE 1 : 20		DRAWING NO.	
DATE JAN 1991		C2406 /2	
We Engineer Hong Kong's Development			

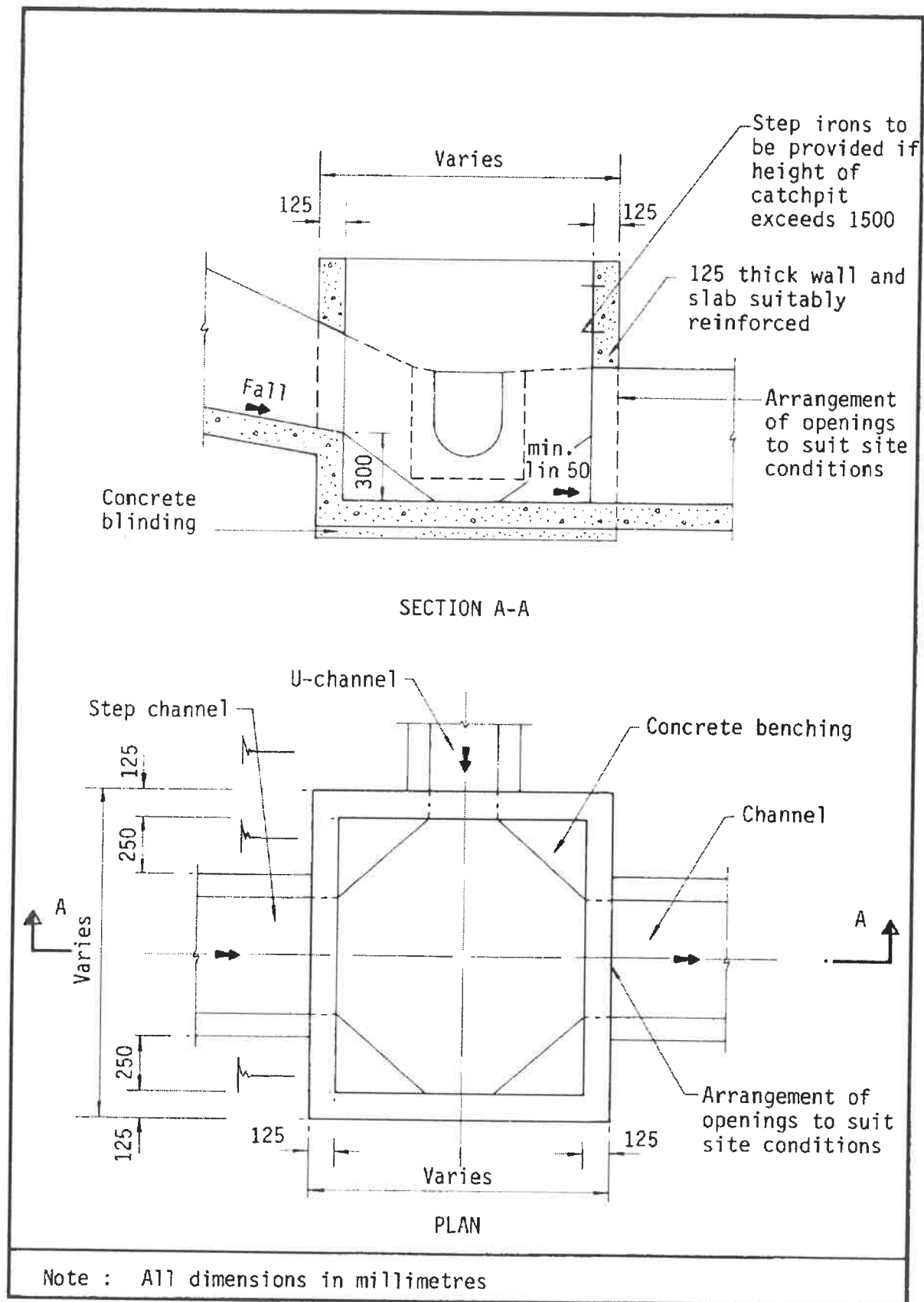
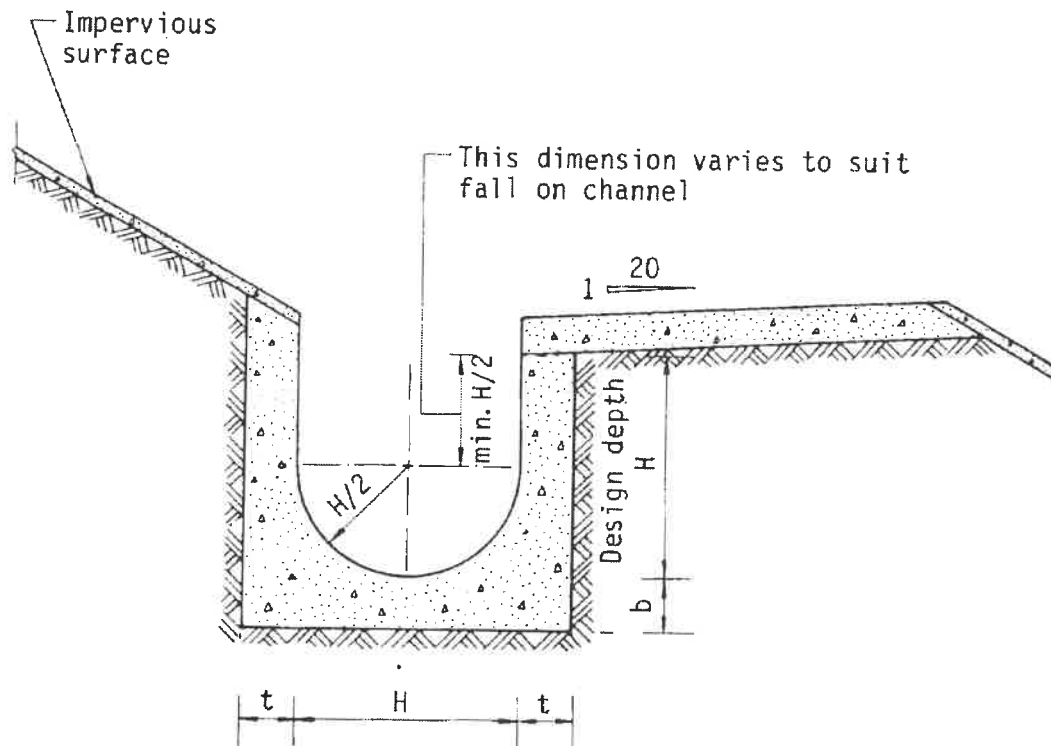


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

Nominal size of channel H (mm)			Thickness t (mm)	Thickness b (mm)
225	to	600	150	150
675	to	1200	175	225

Figure 8.11 - Typical U-channel Details

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓



By Fax

& Post

Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.
Hong Kong

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-TT/386
電話號碼 Tel. No. : 2158 6298
傳真機號碼 Fax No. : 2489 9711

27 January 2017

渠務報告接覽

A-Tech Engineering Consultants Ltd.

(Attn.: Mr. WU)

Dear Sir/Madam,

Compliance with Approval Condition (c)**Planning Application No. A/YL-TT/386**

I refer to your submission dated 22.12.2016 for compliance with the captioned approval condition on the submission and implementation of drainage proposal. The relevant department has been consulted on your submission. Your submission is considered:

- ☐ Acceptable. The captioned condition has been complied with.
- ☒ Acceptable. Please find detailed advisory departmental comments at **Appendix**. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the departmental comments, please contact Ms. Anna TY YEUNG (Tel: 2300 1347) of Drainage Services Department or the undersigned.

Yours faithfully,

(Ms. Floria TSANG)

for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

C.C.

CE/MN, DSD (Attn.: Ms. Anna T Y YEUNG)

(Ref: (002EV2) in MN 10/YL/DD118
dated 25.1.2017 and received on 26.1.2017)

Internal

CTP/TPB

APPENDIX

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

- a. You are reminded to note the following:
- i. You should implement the drainage facilities on site in accordance with the agreed drainage proposal.
 - ii. You are required to rectify the drainage system if they are found to be inadequate or ineffective during operation. You shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system.
 - iii. The proposed development should neither obstruct overland flow nor adversely affect any existing natural streams, village drains, ditches and the adjacent areas.
 - iv. You should consult District Lands Officer/Yuen Long and seek consent from relevant lot owners for any works to be carried out outside your lot boundary before commencement of the drainage works.

毅達工程顧問有限公司
A-Tech Engineering Consultants Limited

Date: 29th November 2024

Dear Sir / Madam,

Submission of Landscape Proposal

On Lot 168 S.A in D.D. 118

Nam Hang Tsuen, Shap Pat Heung, Yuen Long, N.T.

We would like to submit the attached Landscape Proposal for the captioned for your comments and approval.

For your information, the same proposal was submitted in 2016 which had been approved. Meanwhile, we have enclosed the “acceptable” letter issued by Planning Department with this document as well.

We are looking forward to your reply on the attached proposal. Should you have any queries, please feel free to contact our Project Manager, Mr. Wu at Tel. No.

Thank you for your kind attention.

Yours faithfully,

For and on behalf of

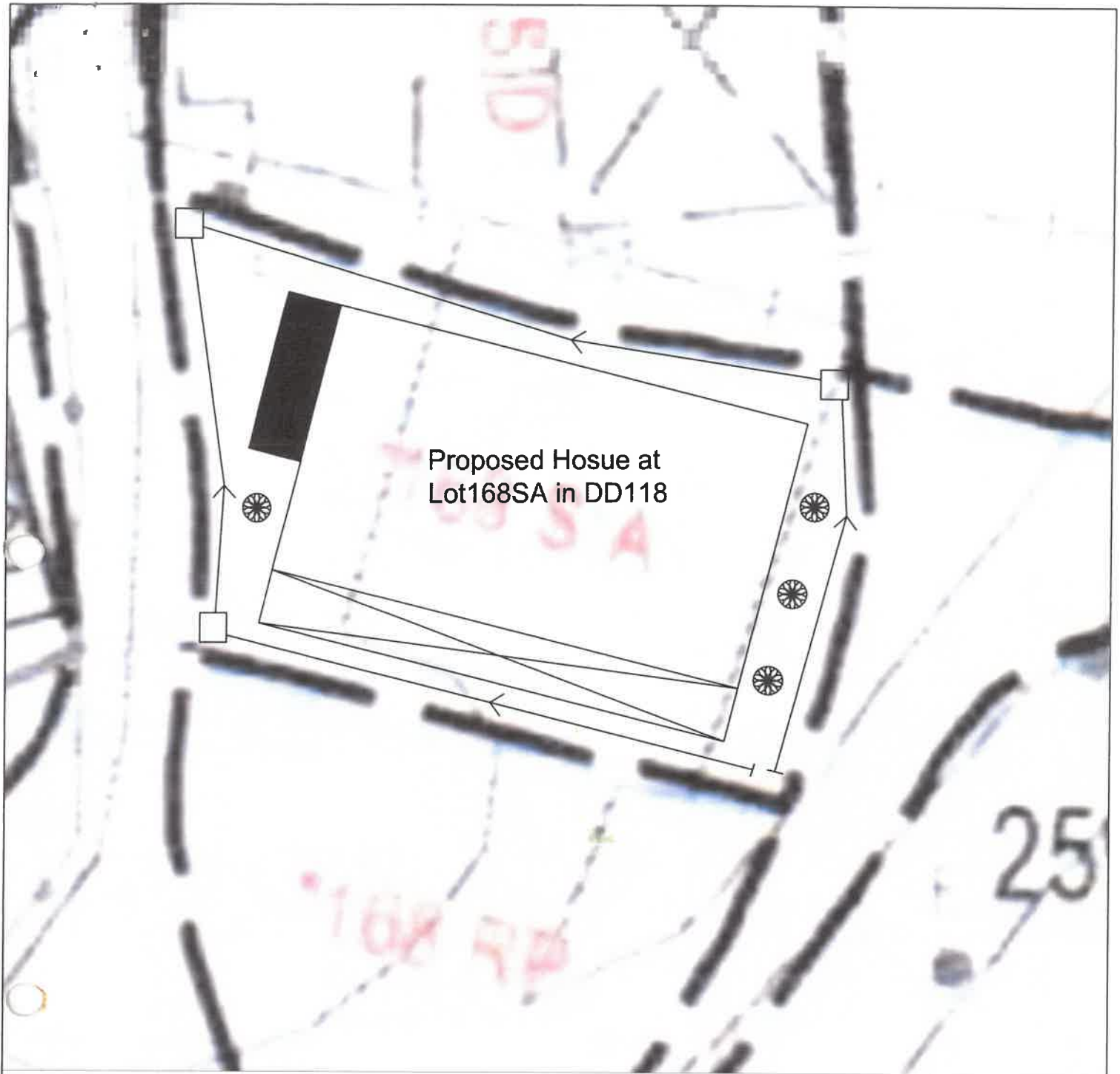
A-Tech Engineering Consultants Ltd.

For and on behalf of
A-TECH ENGINEERING CONSULTANTS LIMITED
毅達工程顧問有限公司


.....
Authorized Signature(s)






Mr. Wu Wai Ching

Project Manager



Proposed Hosue at
Lot168SA in DD118

LEGEND

-  CP Proposed CatchPit
-  Proposed 225UC
-  Proposed Septic Tank
(Indicative only, not for approval)
-  Proposed Balcony
-  4nos. Bauhinia Purpurea
(2.7m(H), 4m spacing)

Note:
1. The plant to be planted by Open Bottom method,
minimum planting soil to be 1.2m.
2. Bamboo staking should be provided to all tree
planting.

毅達工程顧問有限公司 A-Tech ENGINEERING CONSULTANTS LTD.		Title: Landscape Proposal		DD118-L168A
Project	Drawn by: DM		Date: 5 Nov 2016	
	Check by: DM		Scale: 1:125	
	Proposed Houses at Lot 168 S.A. in D.D.118, Nam Hang Tsuen, Shap Pat Heung, Yuen Long, N.T. (A/YL-TT/386)			

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓

**By Fax & Post****Planning Department**

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.
Hong Kong

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-TT/386
電話號碼 Tel. No.: 2158 6298
傳真機號碼 Fax No.: 2489 9711

21 December 2016

A-Tech Engineering Consultants Ltd.

種樹接受

(Attn.: Mr. WU)

Dear Sir/Madam,

Compliance with Approval Condition (b)**Planning Application No. A/YL-TT/386**

I refer to your submission dated 5.11.2016 for compliance with the captioned approval condition on the submission and implementation of landscape proposal. The relevant department has been consulted on your submission. Your submission is considered:

- ☐ Acceptable. The captioned condition has been complied with. Please find detailed advisory departmental comments at **Appendix**.
- ☒ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition. Please find detailed advisory departmental comments at **Appendix**.
- ☐ Not acceptable. The captioned condition has not been complied with.

I regret that due to staff shortage, we are not able to provide you with a translation of the detailed departmental comments. Should you have any queries on the departmental comments, please contact Mr. Marco YIP (Tel: 2231 4348) of our Department or the undersigned.

Yours faithfully,

(Ms. Floria TSANG)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

C.C.

CTP/UD&L

(Attn.: Mr. Marco YIP)

(Ref: UD A/YL-TT/386 dated
13.12.2016)

Internal

CTP/TPB

APPENDIX

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

- a. Site photos should be submitted upon implementation of the approved landscape proposal for our consideration.

Planning Application No.: TPB / A / YL-TT / 698

To the Town Planning Board,

Supplementary Information

Proposed House (New Territories Exempted House - Small House)

Lot 168 S.A in D.D. 118, Tai Tong, Yuen Long, New Territories

Regarding the subject application, we would like to provide some supplementary information as follows:

1. The reason why we are applying this application again even though the same application had been applied in 2016 (file no.: TPB / A / YL - TT / 386) :

District Lands Office, Yuen Long is still processing the applicant's application.

2. The set layout and development parameters of this proposed development are unchanged compared to the same application in 2016, and some more details are as provided below:

Built-over area: 65.03 sq. m

Total gross floor area: 195.09 sq. m

No. of block: 1

No. of storeys: 3

Building height: 8.23 m

3. In terms of the application site:

Agriculture (AGR) Zone: around 53.9%

“V” Zone: around 46.1%

4. In terms of this proposed development:

We confirm that **more than 50%** of the footprint of the proposed NTEH (Small House) falls within “V” Zone. To be more specific:

The proposed small house footprint falls within the AGR zone: about 45.01 %

The proposed small house footprint falls within “V” zone: about 54.99%

Kind regards,

Wu Cheuk Ting (Assistant Project Manager)

A-Tech Engineering Consultants Limited

24-2-2025

Planning Application No.: TPB / A / YL-TT / 698

To the Town Planning Board,

Supplementary Information

Proposed House (New Territories Exempted House - Small House)

Lot 168 S.A in D.D. 118, Tai Tong, Yuen Long, New Territories

Regarding the subject application, we would like to further provide some supplementary information as follows:

1. We confirm that the location of Septic Tank of the proposed house is totally within the “V” Zone area of the application site.

Kind regards,

Wu Cheuk Ting (Assistant Project Manager)

A-Tech Engineering Consultants Limited

**Relevant Revised Interim Criteria for Consideration of
Application for New Territories Exempted House (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.

Previous Applications covering the Application Site

Approved Application

Application No.	Uses/Developments	Date of Consideration
A/YL-TT/386	Proposed House (New Territories Exempted House (NTEH) - Small House)	26.8.2016

Rejected Application

Application No.	Uses/Developments	Date of Consideration (RNTPC)	Rejection Reason(s)
A/YL-TT/363	Proposed House (New Territories Exempted House (NTEH) - Small House)	20.11.2015	(1), (2)

Rejection Reason(s):

- (1) Not in line with the planning intention.
- (2) Not comply with the ‘Interim Criteria for Consideration of application for NTEH/Small House in the New Territories’ in that more than 50% of the proposed Small House footprint falls outside “Village Type Development” zone or the ‘Village Environs’.

**Similar Applications within/straddling the subject “Village Type Development”
and/or “Agriculture” Zones on the Tai Tong Outline Zoning Plan**

Approved Application

Application No.	Development(s)/Use(s)	Date of Consideration (RNTPC)
A/YL-TT/341	Proposed House (New Territories Exempted House (NTEH) - Small House)	28.2.2015

Rejected Application

Application No.	Development(s)/Use(s)	Date of Consideration (RNTPC)	Rejection Reason(s)
A/YL-TT/150*	Proposed House (New Territories Exempted House (NTEH) - Small House)	10.10.2003	(1), (2), (3)

**The site falls entirely within the “AGR” zone.*

Rejection Reason(s):

- (1) Not in line with the planning intention.
- (2) Not comply with the ‘Interim Criteria for Consideration of application for NTEH/Small House in the New Territories’ in that more than 50% of the proposed Small House footprint falls outside “Village Type Development” zone or the ‘Village Environs’.
- (3) Setting undesirable precedent.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- The application site (the Site) is an Old Schedule Agriculture Lot held under Block Government Lease which stipulates that no structures are allowed to be erected without the prior approval of the Government.
- There is a Small House application under processing at the Site submitted by the applicant, i.e. Mr. CHEUNG Fong Tai, who claimed to be the indigenous villager of Nam Hang Tsuen, and such Small House application is already at an advance stage.

2. Building Matters

Comments of the Chief Building Surveyor/New Territories West:

Noting that the building to be erected on the Site will be New Territories Exempted House under the Buildings Ordinance (Application to the New Territories) Ordinance (Cap 121), DLO/YL, LandsD should be in a better position to comment on the application.

3. Agriculture

Comments of the Director of Agriculture, Fisheries and Conservation:

- The proposed development is not supported from agricultural perspective.
- The Site partly falls within the “Agriculture” zone and is generally occupied by some sundries. 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. The Site possesses potential for agricultural rehabilitation.

4. Traffic

Comment of the Commissioner for Transport:

Since no vehicular access to the Site and car parking space is proposed, her office has no adverse comments from traffic engineering perspective for the proposed development.

5. Environment

Comment of the Director of Environmental Protection:

- No objection to the application.
- Advisory comments as detailed in **Appendix VI**.

6. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- No objection to the application from public drainage viewpoint.
- No adverse comment on the submitted drainage proposal.
- Advisory comments as detailed in **Appendix VI**.

7. Water Supplies

Comments of the Chief Engineer/Construction, Water Supplies Department:

No objection to the application.

8. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- No comments on the application from the landscape planning perspective;
- The Site is located in an area of rural fringe landscape predominated by temporary structures, village houses and scattered tree groups;
- It is noted that the applicant proposed to plant four new trees (*Bauhinia purpurea*) at the Site. The proposed development is considered not incompatible to the landscape character of the surrounding area.

9. Fire Safety

Comments of the Director of Fire Services:

- No in-principle objection to the application provided that the proposed development would not encroach on any existing emergency vehicular access (EVA) or planned EVA under application in accordance with LandsD's record.
- His advisory comments are at **Appendix VI**.

10. Demand and Supply of Small House Site

According to DLO/YL, LandsD's record, the total number of outstanding Small House applications for Nam Hang Tsuen, Shung Ching San Tsuen and Shui Tsui Lo Wai is 285, while the 10-year Small House demand forecast for concerned village is 646. Based on the latest estimate by the Planning Department, about 15.7ha (or equivalent to about 627 Small House sites) of land is available within the "Village Type Development" zone covering Nam Hang Tsuen, Shung Ching San Tsuen and Shui Tsui Lo Wai. Therefore, the land available cannot fully meet the future demand of 931 Small Houses (or equivalent to about 23.28ha of land).

Recommended Advisory Clauses

- (a) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that it is noted that no vehicular access is proposed for the application site (the Site). Adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (b) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the “Recommended Pollution Control Clauses” (RPCC) should be followed to implement suitable mitigation measures and good site practice to minimise inconvenience and environmental nuisance to nearby residents and other sensitive receivers;
 - (ii) to provide adequate supporting infrastructure/ facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed development. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of Environment Protection Department (EPD)'s Practice Note for Professional Person (ProPECC) PN 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department" including completion of percolation test and certification by Authorized Person;
 - (iii) to follow EPD's ProPECC PN 2/24 “Construction Site Drainage” during the construction phase to prevent polluting the nearby water bodies; and
 - (iv) it is the applicant’s obligation to meet the statutory requirements under relevant pollution control ordinances;
- (c) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the applicant should implement the drainage facilities on site in accordance with the agreed drainage proposal;
 - (ii) the applicant is required to rectify the drainage system if they are found to be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system;
 - (iii) the applicant should consult District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) and resolve any conflict/disagreement arisen for discharging the runoff from the Site to the proposed discharge point(s) before the commencement of the drainage works;
 - (iv) the existing 225 u-channel, to which the applicant proposed to discharge the stormwater from the Site was not maintained by his office. The applicant(s) shall resolve any conflict/disagreement arisen for discharging the runoff from the Site to the proposed discharge point(s). In the case it is a local village drains, District Office/Yuen Long of Home Affairs Department should be consulted. Moreover, the applicant(s) should ensure that this drainage system

and the existing downstream drains/channels/streams have adequate capacity to convey the additional runoff from the Site. Regular maintenance should be carried out by the applicant(s) to avoid blockage of the system;

- (v) the proposed development would neither obstruct overland flow nor adversely affected any existing natural streams, village drains, ditches and the adjacent area;
- (d) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) the building to be erected on the Site will be New Territories Exempted House (NTEH) under the Buildings Ordinance (BO) (Application to the New Territories) Ordinance (Cap. 121);
 - (ii) site formation works and drainage works for NTEHs are building works under the control of the BO. Before any new site formation and/or drainage works are to be carried out on the Site, the prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works. An Authorized Person (AP) should be appointed as the coordinator for the proposed site formation and/or drainage works in accordance with the BO;
 - (iii) notwithstanding the above, the Director of Lands may issue a certificate of exemption from prior approval and consent of the BA in respect of site formation works and/or drainage works in New Territories under the BO (Application to the New Territories) Ordinance (Cap. 121). The applicant may approach DLO/YL, LandsD or seeks AP's advice for details;
- (e) to note the comments of the Director of Fire Services (D of FS) that the applicant is advised to 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.

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/YL-TT/698

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本村對有關申請是全力支持，理由：申請人是本村原居民，
上述地段亦是其家庭唯一可在本村建村屋之土地。
敬希貴會委員能批准上述申請，謝謝。

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

簽署 Signature

南坑村村代表
張月明

日期 Date

13-2-2025

From:
Sent: 2025-02-17 星期一 02:28:07
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-TT/698 Nam Hang Tsuen

Dear TPB Members,

While the board back in 2016 did an about turn and approved 386 with a number of conditions.

This approval lapsed back in 2020 and there is no record of extensions of time.

In the meantime the board decided to be more cautious with regard to the expansion of NET houses outside the "V" zone.

The application should therefore be considered as a standalone and in line with current guidelines.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 4 August 2016 12:56 AM HKT
Subject: A/YL-TT/386 Nam Hang Tsuen

A/YL-TT/386
Lot 168 S.A in D.D. 118, Nam Hang Tsuen, Shap Pat Heung, Yuen Long
Site area: About 135m²
Zoning: "Agriculture" and "VTD"
Proposed Development: NET House

Dear TPB Members,

On 20 Nov 2015 TPB rejected this same application, 363, for the following reasons :

“(a) the proposed development is not in line with the planning intention of the “Agriculture” zone for the area which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification provided in the submission to justify a departure from the planning intention; and

(b) the proposed development does not comply with the ‘Interim Criteria for Consideration of application for New Territories Exempted House/Small House in the New Territories’ in that more than 50% of the proposed Small House footprint falls outside “Village Type Development” zone or the village ‘environs’.”

As there can be no significant change in material circumstances in such a short period of time, TPB should again reject the application.

Mary Mulvihill