

**關乎申請編號 A/NE-TK/657 的擬議用途/發展的概括發展規範
(根據第 17 條的覆核)**

**Broad Development Parameters of the Applied Use/Development
In respect of Application No. A/NE-TK/657
(Review under Section 17)**

(a) 申請編號 Application no.	A/NE-TK/657		
(b) 位置/地址 Location/Address	新界大埔山寮丈量約份第 15 約地段第 671 號 B 分段和毗連 政府土地 Lot 671 S.B in D.D. 15 and Adjoining Government Land, Shan Liu, Tai Po, New Territories		
(c) 地盤面積 Site area	59.4 平方米 m ² (包括政府土地約 Includes Government Land of about 23.7 平方米 m ²)		
(d) 圖則 Plan	第 16 條申請 Section 16 application 汀角分區計劃大綱核准圖編號 S/NE-TK/19 Approved Ting Kok Outline Zoning Plan No. S/NE-TK/19		
	第 17 條覆核 Section 17 review 汀角分區計劃大綱核准圖編號 S/NE-TK/19 Approved Ting Kok Outline Zoning Plan No. S/NE-TK/19		
(e) 地帶 Zoning	第 16 條申請 Section 16 application 「農業」 "Agriculture"		
	第 17 條覆核 Section 17 review 「農業」 "Agriculture"		
(f) 申請用途/發展 Applied Use/ Development	擬議屋宇 (新界豁免管制屋宇-小型屋宇) Proposed House (New Territories Exempted House - Small House)		
(g) 覆核性質 Nature of Review	覆核許可的附帶條件 (c) To review approval condition (c) imposed to the permission		
(h) 總樓面面積 及/或地積比率 Total floor area and/or plot ratio		平方米 m ²	地積比率 Plot ratio
	住用 Domestic	142.8	-
	非住用 Non-domestic	-	-
(i) 幢數 No. of block	住用 Domestic	1	
	非住用 Non-domestic	-	
	綜合用途 Composite	-	
(j) 建築物高度/ 層數 Building height/ No. of storeys	住用 Domestic	8.23 米 m	- 米(主水平基準以上)mPD 3 層 storey(s)
		- 米 m	
		- 米(主水平基準以上)mPD - 層 storey(s)	
	非住用 Non-domestic	- 米 m	- 米(主水平基準以上)mPD - 層 storey(s)
		- 米 m	
		- 米(主水平基準以上)mPD - 層 storey(s)	
綜合用途 Composite	- 米 m	- 米(主水平基準以上)mPD - 層 storey(s)	
(k) 上蓋面積 Site coverage	-		
(l) 單位數目 No. of units	-		
(m) 休憩用地	- 私人 Private	- 平方米 m ²	

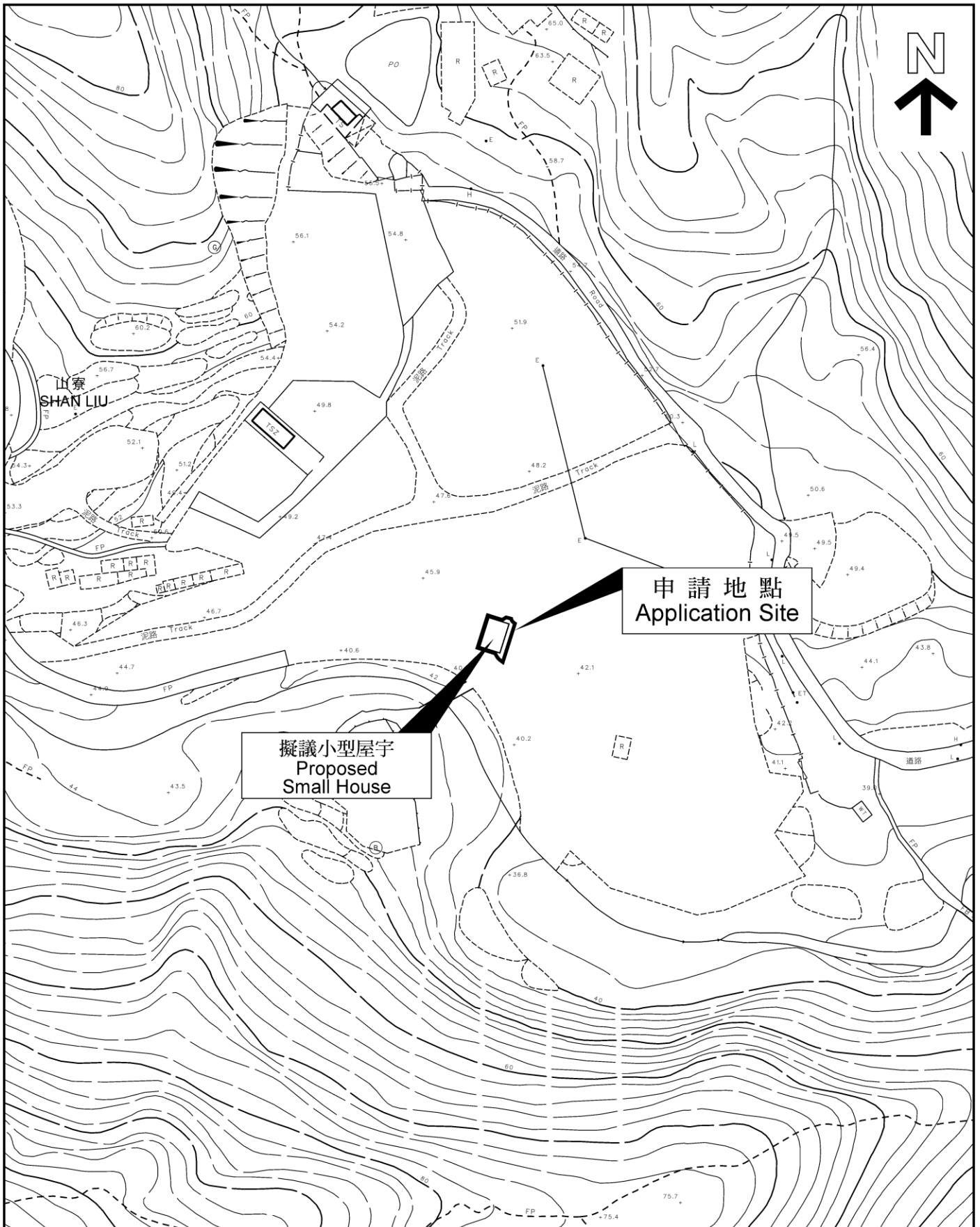
Open Space	- 公眾 Public	- 平方米 m ²
(n) 停車位及上落客貨車位數目 No. of parking spaces and loading/unloading spaces		-

* 有關資料是為方便市民大眾參考而提供。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。

The information is provided 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.

A/NE-TK/657

(覆核申請 REVIEW APPLICATION)



備註 Remarks

申請人於 2018 年 10 月 23 日申請規劃許可，以便在申請地點興建一幢新界豁免管制屋宇(小型屋宇)。城市規劃委員會(下稱「城規會」)轄下的鄉郊及新市鎮規劃小組委員會(下稱「小組委員會」)於 2018 年 12 月 21 日決定在有條件下批給許可。城規會於 2019 年 1 月 23 日收到申請人來信要求覆核許可的附帶條件(c)。

On 23.10.2018, the applicant sought planning permission to build a New Territories Exempted House (Small House) and filling of land on the application site. On 21.12.2018, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) decided to approve the application with conditions. On 23.1.2019, the Board received a letter from the applicant requesting for a review on approval condition (c) imposed to the permission.

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申請編號 Application No. : A/NE-TK/657

與申請地點／處所有關的先前申請
Previous Applications Covering the Application Site/Premises

申請編號 Application No.	擬議用途／發展 Proposed Use/Development	城市規劃委員會的決定(日期) Decision of Town Planning Board (Date)
A/NE-TK/439	擬議 2 幢屋宇 (新界豁免管制屋宇-小型屋宇) Proposed 2 Houses (New Territories Exempted Houses - Small Houses)	在有條件下批給許可 Approved with conditions (3.5.2013)
A/NE-TK/483	擬議屋宇 (新界豁免管制屋宇-小型屋宇) Proposed House (New Territories Exempted House - Small House)	在有條件下批給許可 Approved with conditions (17.1.2014)

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申請編號 Application No. : A/NE-TK/657

申請人提交的圖則、繪圖及報告書
Plans, Drawings and Reports Submitted by Applicant

中文 英文
Chinese English

圖則及繪圖 Plans and Drawings

總綱發展藍圖／布局設計圖 Master layout plan(s)/Layout plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
樓宇位置圖 Block plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
樓宇平面圖 Floor plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
截視圖 Sectional plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
立視圖 Elevation(s)	<input type="checkbox"/>	<input type="checkbox"/>
顯示擬議發展的合成照片 Photomontage(s) showing the proposed development	<input type="checkbox"/>	<input type="checkbox"/>
園境設計總圖／園境設計圖 Master landscape plan(s)/Landscape plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
其他（請註明） Others (please specify)	<input type="checkbox"/>	<input type="checkbox"/>

報告書 Reports

規劃研究 Planning studies	<input type="checkbox"/>	<input type="checkbox"/>
環境影響評估（噪音、空氣及／或水的污染） Environmental impact assessment (noise, air and/or water pollutions)	<input type="checkbox"/>	<input type="checkbox"/>
就車輛的交通影響評估 Traffic impact assessment (on vehicles)	<input type="checkbox"/>	<input type="checkbox"/>
就行人的交通影響評估 Traffic impact assessment (on pedestrians)	<input type="checkbox"/>	<input type="checkbox"/>
視覺影響評估 Visual impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
景觀影響評估 Landscape impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
樹木調查 Tree Survey	<input type="checkbox"/>	<input type="checkbox"/>
土力影響評估 Geotechnical impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
排水影響評估 Drainage impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
排污影響評估 Sewerage impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
風險評估 Risk Assessment	<input type="checkbox"/>	<input type="checkbox"/>
其他（請註明） Others (please specify)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

城市規劃委員會於 2019 年 1 月 23 日收到的申請人信件

Letter from the applicant received by the Town Planning Board on 23.1.2019

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