關乎申請編號 A/NE-TT/10 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-TT/10
(Review under Section 17)

(a)	申請編號 Application no.	A/NE-TT/10		
(b)	位置／地址 Location/Address	新界大埔高塘丈量約份第 289 約的政府土地 Government land in D.D. 289, Ko Tong, Tai Po, New Territories		
(c)	地盤面積 Site area	65.03 平方米 m^2 （包括政府土地約 Includes Government Land of about 65.03 平方米 m^2）		
(d)	圖則 Plan	第 16 條申請 Section 16 application 大灘、屋頭、高塘及高塘下洋分區計劃大綱核准圖編號 S/NE-TT/2 Approved Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Outline Zoning Plan No. S/NE-TT/2		
		第 17 條覆核 Section 17 review 大灘、屋頭、高塘及高塘下洋分區計劃大綱核准圖編號 S/NE-TT/2 Approved Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Outline Zoning Plan No. S/NE-TT/2		
(e)	地帶 Zoning	第 16 條申請 Section 16 application 「綠化地帶」 "Green Belt"		
		第 17 條覆核 Section 17 review 「綠化地帶」 "Green Belt"		
(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	覆核拒絕申請的決定 To review the refusal decision of the application		
(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	195.09	-
		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)	
		非住用 Non-domestic	- 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 Open Space	- 私人 Private	- 平方米 m^2
		- 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	-	

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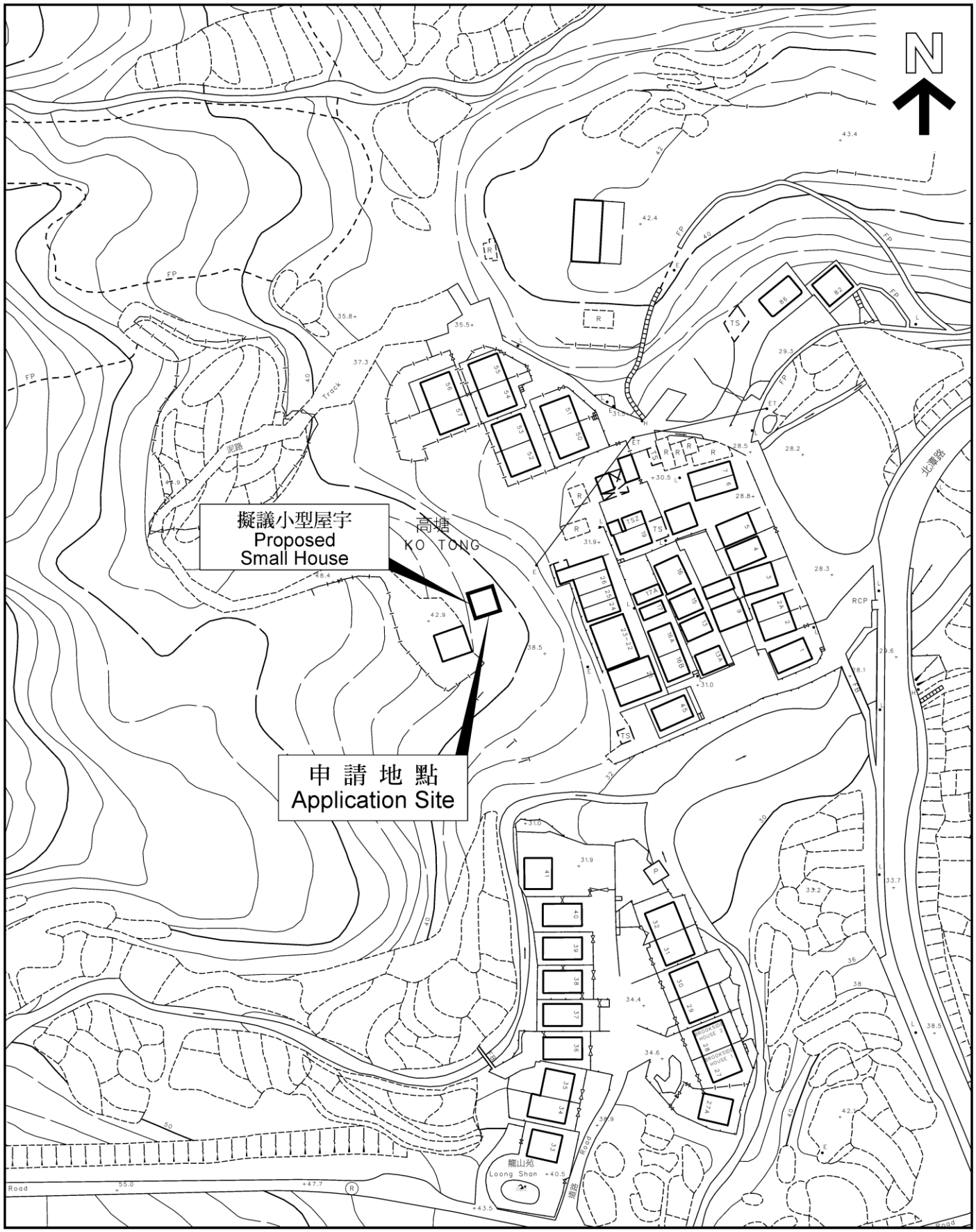
A/NE-TT/10

（覆核申請 REVIEW APPLICATION）



申請編號 Application No. : A/NE-TT/10

備註 Remarks

申請人於 2019年 1 月 17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 2019 年 3 月 8 日決定拒絕這宗申請。城規會於 2019 年 4 月 11 日收到申請人來信要求覆核小組委員會的決定。

On 17.1.2019, the applicant sought planning permission to build a New Territories Exempted House (Small House) on the application site. On 8.3.2019, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) decided to reject the application. On 11.4.2019, the Board received a letter from the applicant requesting for a review on the decision of the Committee.

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申請編號 Application No. : A/NE-TT/10

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/DPA/NE-TT/64	擬議屋宇（新界豁免管制屋宇-小型屋宇） Proposed House (New Territories Exempted House - Small House)	拒絕/不同意 Rejected/Not agreed (17.7.2015) (覆核申請於 15.1.2016 被拒絕/不同意) (Review Application was rejected/ not agreed on 15.1.2016)

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申請編號 Application No. : A/NE-TT/10

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

	中文 Chinese	英文 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)	☐	☐
樓宇位置圖 Block plan(s)	☐	☐
樓宇平面圖 Floor plan(s)	☐	☐
截視圖 Sectional plan(s)	☐	☐
立視圖 Elevation(s)	☐	☐
顯示擬議發展的合成照片 Photomontage(s) showing the proposed development	☐	☐
園境設計總圖／園境設計圖 Master landscape plan(s)/Landscape plan(s)	☐	☐
其他（請註明）Others (please specify)	☐	☐
報告書 Reports		
規劃研究 Planning studies	☐	☐
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)	☐	☐
就車輛的交通影響評估 Traffic impact assessment (on vehicles)	☐	☐
就行人的交通影響評估 Traffic impact assessment (on pedestrians)	☐	☐
視覺影響評估 Visual impact assessment	☐	☐
景觀影響評估 Landscape impact assessment	☐	☐
樹木調查 Tree Survey	☐	☐
土力影響評估 Geotechnical impact assessment	☐	☐
排水影響評估 Drainage impact assessment	☐	☐
排污影響評估 Sewerage impact assessment	☐	☐
風險評估 Risk Assessment	☐	☐
其他（請註明）Others (please specify)	☐	☑
城市規劃委員會於 2019 年 4 月 11 日收到的申請人信件		
Letter from the applicant received by the Town Planning Board on 11.4.2019		

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