

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/NE-KLH/623  
( Review under Section 17 )  
關乎申請編號 A/NE-KLH/623 的擬議用途/發展的概括發展規範  
( 根據第 17 條的覆核 )**

Revised broad development parameters in view of  
the further information received on 27.10.2023  
因應於 2023 年 10 月 27 日接獲的進一步資料而修訂的概括發展規範

Application No. 申請編號	A/NE-KLH/623
Location/address 位置/地址	Lot 975 S.A RP in D.D. 7, Wai Tau, Tai Po, New Territories 新界大埔圍頭丈量約份第 7 約地段第 975 號 A 分段餘段
Site area 地盤面積	About 約 81 sq. m 平方米
Plan 圖則	<u>Section 16 application</u> 第 16 條申請 Approved Kau Lung Hang Outline Zoning Plan No. S/NE-KLH/11 九龍坑分區計劃大綱核准圖編號 S/NE-KLH/11
	<u>Section 17 Review</u> 第 17 條覆核 Approved Kau Lung Hang Outline Zoning Plan No. S/NE-KLH/11 九龍坑分區計劃大綱核准圖編號 S/NE-KLH/11
Zoning 地帶	<u>Section 16 application</u> 第 16 條申請 "Village Type Development" and "Agriculture" 「鄉村式發展」及「農業」
	<u>Section 17 Review</u> 第 17 條覆核 "Village Type Development" and "Agriculture" 「鄉村式發展」及「農業」
Applied use/ development 申請用途/發展	Proposed House (New Territories Exempted House - Small House) 擬議屋宇 (新界豁免管制屋宇-小型屋宇)
Nature of Review 覆核性質	To review the refusal decision of the application 覆核拒絕申請的決定
Proposed Gross floor area 擬議總樓面面積	About 約 142.59 sq. m 平方米
Proposed No. of house(s) 擬議幢數	1

Proposed Building height/No. of storeys 擬議建築物高度／層數	8.23 m 米
	3 Storey(s) 層

\* 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.

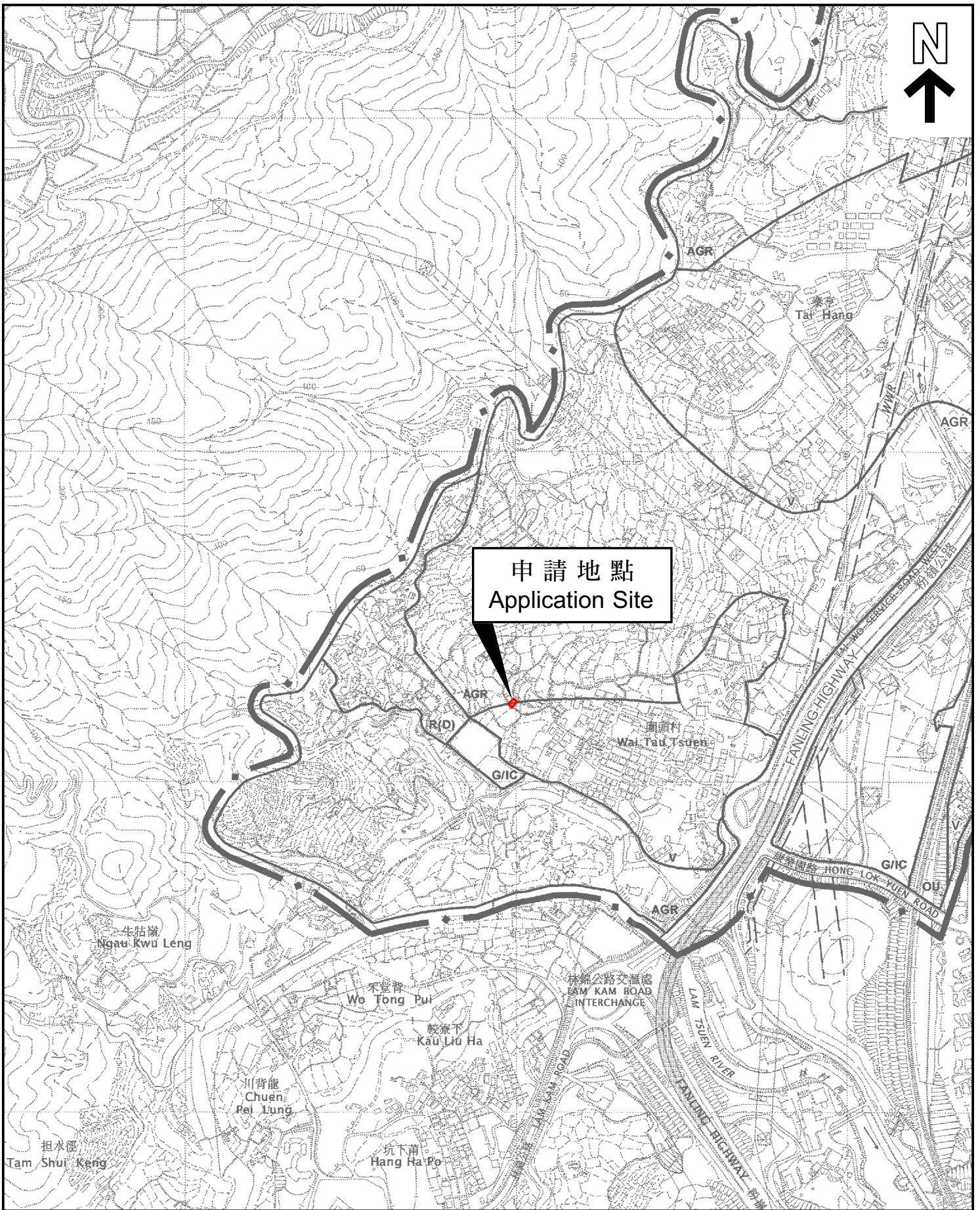
**Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件**

	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<b><u>Reports 報告書</u></b>		
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"/>
<b><u>Letter received by the Town Planning Board from the applicant on 27.10.2023</u></b>		
城市規劃委員會於 2023 年 10 月 27 日收到申請人的信件		

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。

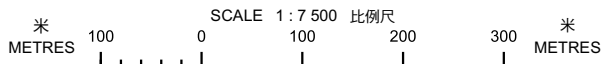


申請地點  
Application Site

本摘要圖於2023年11月1日擬備，  
所根據的資料為於2006年10月17日  
核准的分區計劃大綱圖編號S/NE-KLH/11  
EXTRACT PLAN PREPARED ON 1.11.2023  
BASED ON OUTLINE ZONING PLAN  
No. S/NE-KLH/11 APPROVED ON 17.10.2006

### 位置圖 LOCATION PLAN

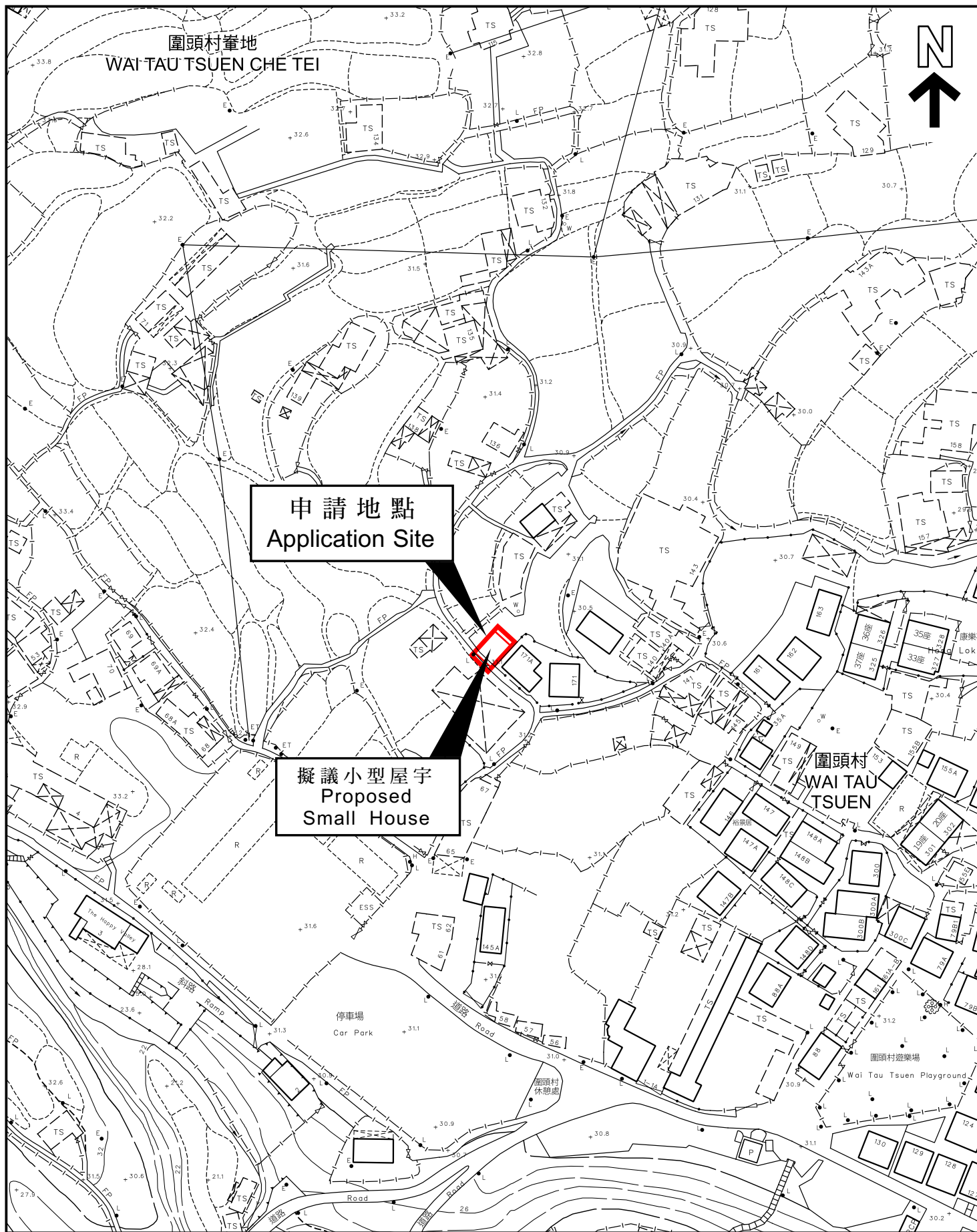
(覆核申請 REVIEW APPLICATION)



申請地點界線只作識別用  
APPLICATION SITE BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

參考編號  
REFERENCE No.

**A/NE-KLH/623**



本摘要圖於2023年11月1日擬備，  
 所根據的資料為測量圖編號  
 3-SW-22D、23C、7-NW-2B及3A  
 EXTRACT PLAN PREPARED ON 1.11.2023  
 BASED ON SURVEY SHEETS No.  
 3-SW-22D, 23C, 7-NW-2B & 3A

**平面圖 SITE PLAN**  
 (覆核申請 REVIEW APPLICATION)

申請地點界線只作識別用  
 APPLICATION SITE BOUNDARY  
 FOR IDENTIFICATION PURPOSE ONLY

參考編號  
 REFERENCE No.  
**A/NE-KLH/623**

**申請編號 Application No. : A/NE-KLH/623**  
**(覆核申請 Review Application)**

**備註 Remarks**

申請人首次呈交支持覆核申請的理據。

The applicant provided the first written submission supporting the review application.

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.

Our Ref.: C931/L10  
TPB Ref.: TPB/A/NE-KLH/623

Lau Chee Sing, AP,

26<sup>th</sup> October 2023

The Secretary,  
Town Planning Board,  
15/F., North Point Government Offices,  
333 Java Road,  
North Point,  
Hong Kong.

Dear Sirs,

Re: **Proposed Small House in 'V' and 'Agriculture' zones**  
**Lot No. 975ARP in D.D. 7, Wai Tau Village., Tai Po, N. T.**

Further to my letter ref. C931/L9 dated 29 September 2023, I submit herewith the following justifications to support the Review Application.

Approved Application No.	Grounds of Approval by TPB	Date of Consideration
(i) A/NE-KLH/389	(1) Both cases satisfied Interim Criteria paragraph (b) – over 50% of the Small House footprint located within V Zone. (2) Able to be connected to the planned sewage system. (3) A general shortage of land to meet the demand for Small House Development in 'V' Zone.	(i)20/11/2009
(ii)A/NE-KLH/427		(ii)20/5/2011
(iii)A/NE-KLH/571	(1)Sympathetic consideration for being the subject of a previously approved application and the Small House grant application was under processing by Lands Department.	(iii)16/8/2019

I provide here-below reasons to support the Review Application :-

- (i) The Small House on Application No. A/NE-KLH/623 falls within an area zone 'V' (about 72%) and 'AGR' (about 28%). Over 50% of the Small House is located within 'V' Zone. This is very similar to Application Nos. A/NE-KLH/389 and KLH/427 which were approved by TPB on the grounds of over 50% of the Small House located within 'V' Zone.
- (ii) Interim Criteria was implemented in year 2000 to provide a guide-line on applications fall outside 'V' Zone whether wholly or partially. If the application site falls partially outside 'V' Zone, Paragraph (b) of the Interim Criteria states that if not less than 50% of the proposed NTEH/Small House footprint falls within the 'V' Zone and there is a general shortage of land in meeting the demand for Small House development in the 'V' Zone, favourable consideration would be given by the Board.

申請編號 Application No. : A/NE-KLH/623

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

With regard to the two rejections given under TPB's letter dated 14 July 2023, my view is as follows (in the same ordering) :-

- (a) This is applicable to an application area which falls 100% in 'Agriculture' Zone. In this application (A/NE-KLH/623) just over 1/4 of the house area (28% or 13.3 m<sup>2</sup>) falls within 'Agriculture' Zone. About 72% (or 34.23 m<sup>2</sup>) falls within 'V' Zone. It satisfies Paragraph (b) of the Interim Criteria.
- (b) 'V' Zone is primarily intended for Small House Development, and is appropriate to concentrate Small House development within 'V' Zone for orderly development pattern. 72% of the house footprint falls within 'V' Zone and is appropriate to classify this application to be on the fringe of 'V' Zone boundary.

The Board has adopted a 'more cautious approach' in considering applications for Small House Development since August 2015. In considering whether there is a general shortage of land in meeting Small House demand, more weighting has been put on the number of outstanding Small House applications provided by Lands Department.

At the time of this Application, the number of outstanding Small House application is 9 while the 10 years Small House demand forecast is 305. Among the 9 outstanding Small House applications, 8 fall within 'V' Zone. The remaining one falls outside the 'V' Zone and is not covered by valid planning permission. In order to satisfy both the Interim Criteria and the 'more cautious approach', am I right to interpret that the board would only give favourable consideration if the number of outstanding Small House application provided by Lands Department exceeds the 10 years Small House demand forecast of 305 ?

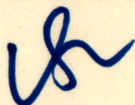
In my opinion, the number of outstanding Small House application provided by Lands Department bears no relationship to the shortage of land in meeting the demand for Small House development in the 'V' Zone.

#### Conclusion

- (i) Over 70% of the house footprint of this application falls within 'V' Zone.
- (ii) Approval for the two cases near the application site (A/NE-KLH/389 and 427) with over 50% of the house footprint within 'V' Zone was favorably considered under the Interim Criteria by the Board.
- (iii) The number of outstanding Small House application provided by Lands Department bears no relationship to the shortage of land in meeting the demand for Small House development in the 'V' Zone.
- (iv) Under the Interim Criteria promulgated on 7/9/2007, favorable consideration should be given to our application (A/NE-KLH/623) by the Board.

Thank you for your kind attention.

Yours faithfully,



Lau Chee Sing  
Authorized Agent

c.c. Cheung Hin Yeung

申請編號 Application No. : \_\_\_\_\_ A/NE-KLH/623

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.