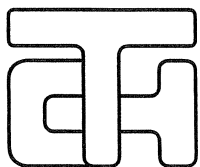
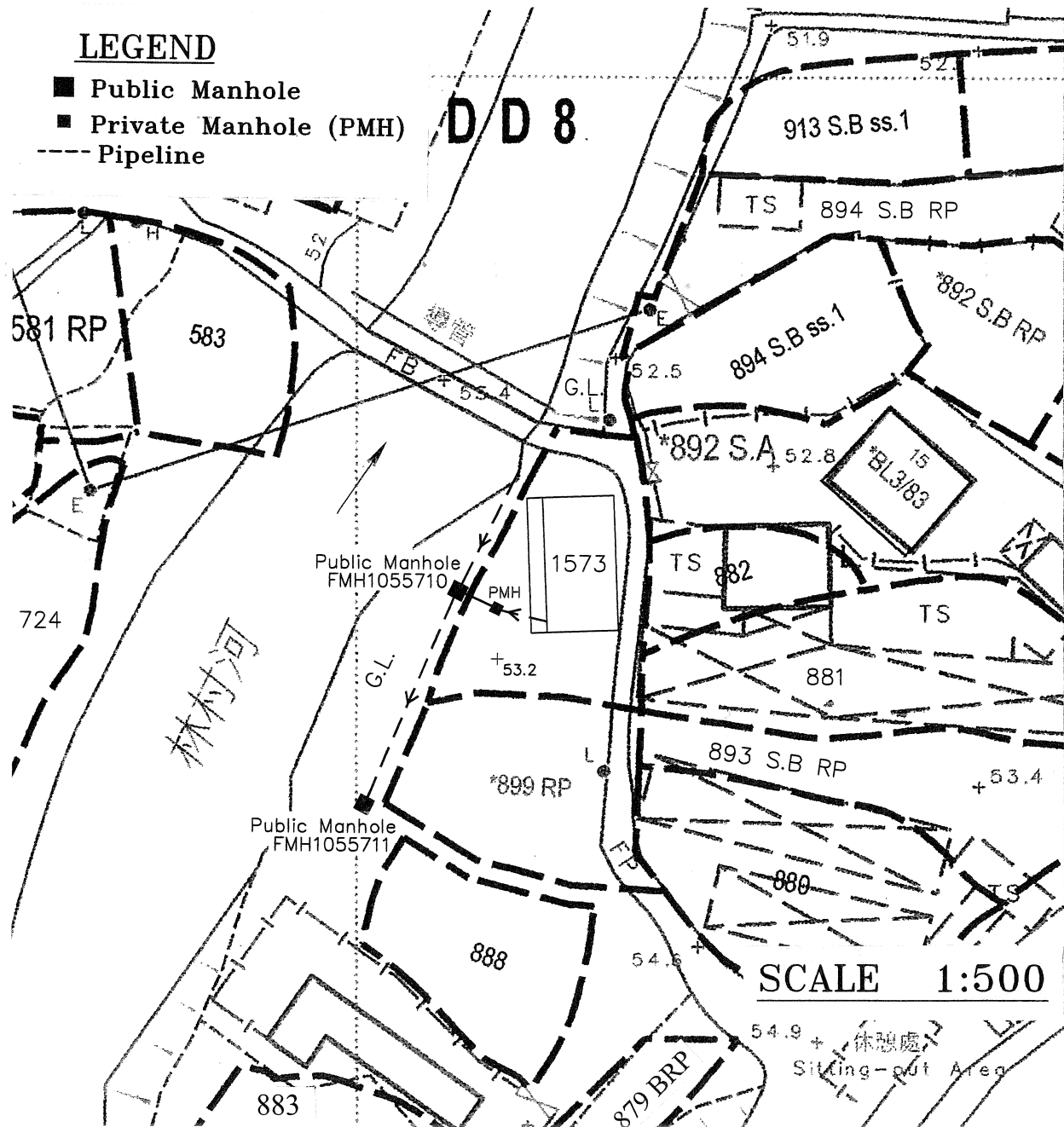


Location Plan of Sewage Proposal

Lot No. 1573 in D.D. 8

LEGEND

- Public Manhole
- Private Manhole (PMH)
- Pipeline



T.H. & ASSOCIATES LIMITED
(陳 德 慶 測 量 有 限 公 司)
 Approved By

T.H.CHAN (ALS, MHKIS, MRICS, RPS(LS))
 Authorized Land Surveyor
 Tel: 26577726 Fax: 26588757 e-mail: thchan_survey@yahoo.com

Survey Sheet No.: 7-NW-6D/7C

Plan No.: TP/8/1573-sewer

Date: 28-10-2024

Justification
Lot 1573 in D.D. 8

Appendix ^H.....

1. The applicants Wong Fung Ying, Wong Wai Ying, Wong Wai Ki, Wong Wai Ming and Wong Li Qun are indigenous villagers of Tai Yeung Che, Tai Po, who wish to apply for permission to rebuild their N.T.E.H. under section 16 of the Town Planning Ordinance;
2. The application site is an Old Schedule Lot registered area 0.01ac House and 0.05ac Courtyard under Government Lessees, the location of the house as per D.D. Sheet No. 8 (App. A1);
3. The Boundary of Lot 1573 was re-defined by Authorized Land Surveyor, the surveyed area is 242.8m² including 57.8m² House Land on the plan No. SRP/TP/008/8/1573-D (App. C);
4. Applicants wish to develop the N.T.E.H. area 57.8m² x 3 (3 storeys) for dwelling, the Height is 8.23m with balcony faces western side (App. B);
5. Site visit was made on 14/11/2024, we found the application site is vacant and flat, therefore there is NO cutting or filling required;
6. No tree felling is needed in this proposed N.T.E.H. development, therefore there is NO adverse impact on the Landscape;
7. The proposed N.T.E.H. development is considered compatible with rural environment and will be visually un-intrusive to the surrounding;
8. The Subject Lot is entirely within Village Environs Boundary and Agriculture Zone "AGR" of Ma Po Mei, Tai Po. Centre of the proposed N.T.E.H. is 28 metres in average away from the Village Type Development "V" Zone on Lam Tsuen Outline Zoning Plan S/NE-LT/11;
9. There is an access leading to the subject site and its adjoining Lots from Lam Kam Road (App. E & App. A2 refers);
10. Western side of the subject site is adjoining to the Lam Tsuen River, Geotechnical Report was submitted and approved by District Land Officer (A letter from applicant is attached for your information (App. I));
11. The foul water from the proposed N.T.E.H. can be connected to Public Manhole, in this connection, the proposed development would NOT cause any adverse impact on the water quality (App. G);
12. The permission of the subject site had been granted under Section 16 of T.P.O. (A/NE-LT/542 refers), but the N.T.E.H. grant has not been approved by D.L.O./Tai Po as it is beyond the control by the applicants;
13. Similar applications (application No. A/DPA/NE-LT/32, A/NE-LT/209, A/NE-LT/201, A/NE-LT/50, A/NE-LT/336, A/NE-LT/553 & A/NE-LT/271) for the small house/N.T.E.H. development within AGR Zone were approved by the Board in the past.

Lot 1573 DD8 - Town Planning Board

Yahoo/收件箱 ☆

● **Wai-Ying Rowntree**

寄件人：waiyingr@gmail.com

收件人：thchan_survey@yahoo.com



10/10 (週四) 下午9:01 ☆

Dear Mr Chan,

It has been some time since I've been in touch. I hope you are well?

I'm not sure if you remember but in December 2015 you secured approval from the Town Planning Board to rebuild a house in Lot 1573 in DD8. Unfortunately it's taken much more time to complete the geotechnical and drainage surveys to the satisfaction of the DLO Tai Po. We now have approvals of both the geotechnical and drainage however the approval from the Town Planning Board has expired. It expired on 20-Nov-2019.

Would your company be able to resubmit the s16ii application for us to renew the permit from the Town Planning Board? If so please may to provide me with a quote? I have all the historical documents and the original application that you submitted.

Kind regards,

Wong Wai Ying
黄维瑛

