

24th April 2024

Ref : TPB/A/NE-TK/793

Town Planning Board
15/F., North Point Govt. Offices,
333 Java Road,
North Point
(Attn : Leticia LEUNG)



Dear Sir/ Madam,

**Proposed House (New Territories Exempted House – Small House)
in “Green Belt” Zone, Lot 391 S.A in D.D. 28, Lung Mei, Tai Po**

I refer to your letter of 5.4.2024 informing me of the Town Planning Board (TPB)’s decision to reject my application. My responses are set out in the following paragraphs :

The proposed house (NTEH – Small House (SH)) (No. A/NE-TK/793) is situated in the middle of a cluster of NTEHs (please refer to the photos A and B at **Appendix I**). It is clear from the photographs that the ground surface is already paved with provision drains and pipes as a result of previous NTEH development thereat. It is not incompatible with the surrounding areas. I noted that other government departments have no strong view on this proposed house.

May I draw your attention that my proposed house is surrounded by other developed small houses (**see photo B of Appendix I**) and it is completely different from a free-standing NTEH as proposed on the other plot of land in “GB” zone (No. A/NE-TK/792).

The planning intention of the “GB” zone is primarily for defining the limits of urban and sub-urban development areas by natural features, and to contain urban sprawl as well as to provide passive recreational outlets. Based on the reality of the existing site situation, the proposed house seems to have no adverse landscaping effect on the spot and not to deviate the planning intention of the “GB” zone, similar to other neighbouring developed NTEHs.

Although there is still land available for SH development within the “V” zone of Lung Mei and Tai Mei Tuk, the amount of land is insufficient to meet the SH demands of the indigenous villagers. From the plan at **Appendix II**, not all of the cluster of land available for SH development (based on Planning Department’s estimate) could be practically put to SH development or maximize the use of whole plot of land for such purpose, due to site constraints; proximity to the roads; encroachment to the existing village accesses or sitting-out area; area with trees, being garden area of small houses, facing directly opposite to Tsz Tong; being adjacent to graves, etc, as further elaborated below:

(i) Plots of land practically unsuitable for SH development.
Site No: (2a-b), (4a-b), (6), (13), (19), (20), (21)*, (22), (23a-b), (25), (26), (30), (32), (36), (38), (40), (42), (43), (44), (46), (47), (49a-b), (50), (52), (56), (59), (64a-b).

*Site No.21 is reserved for Lung Mei Village Office

(Photos at corresponding annexes to **Appendix II** for your reference.)

(ii) Plots of land partly suitable for SH development.
Site Nos. (14), (16a-c), (17), (18), (28), (31), (37), (48), (53a-b), (54), (55), (61a-b), (62).

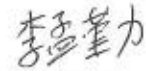
(Photos at corresponding annexes to **Appendix II** for your reference.)

It follows that the land available to meet the SH demand within the “V” zone of Lung Mei and Tai Mei Tuk is well below 1.64 hectare.

Based on the above grounds, I humbly write to apply to the TPB for a review of the decision. I am most willing to agree to and comply with any conditions imposed by the TPB upon review of this application.

Thanks for your attention.

Yours faithfully,

Handwritten signature in Chinese characters, appearing to be '李孟力'.

(LEE Mang Kan)

c.c. DPO/ST, TP & North

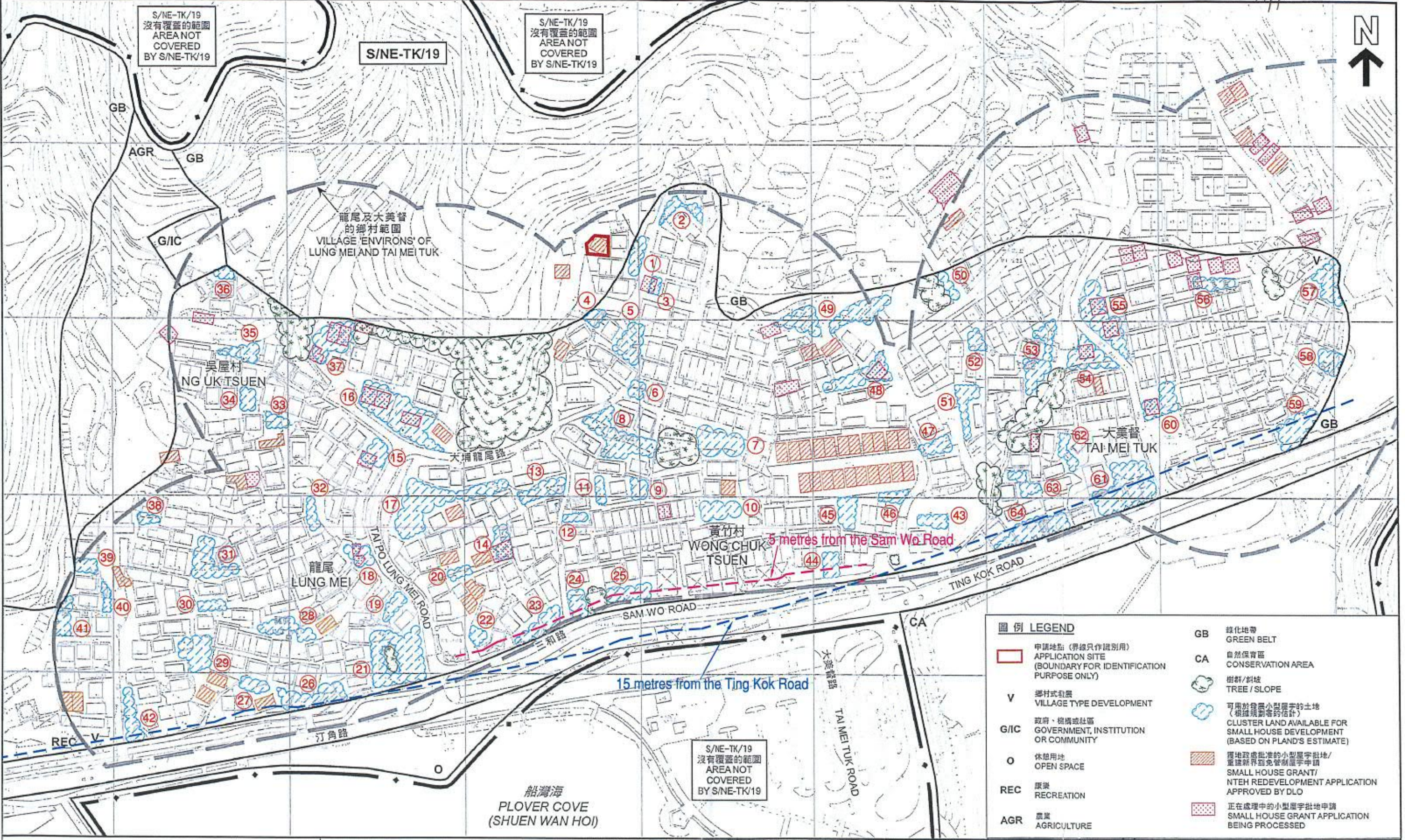
(Photos A and B referred to in **Appendix I**)

Photo A to App. I



Photo B to App. I



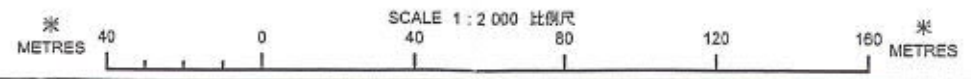


圖例 LEGEND	
	申請地點 (界線只作識別用) APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
	鄉村式發展 VILLAGE TYPE DEVELOPMENT
	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
	休憩用地 OPEN SPACE
	康樂 RECREATION
	農業 AGRICULTURE
	綠化地帶 GREEN BELT
	自然保育區 CONSERVATION AREA
	樹群/斜坡 TREE / SLOPE
	可用於發展小型屋宇的土地 (根據規劃署的估計) CLUSTER LAND AVAILABLE FOR SMALL HOUSE DEVELOPMENT (BASED ON PLAND'S ESTIMATE)
	獲地政處批准的小型屋宇批地/ 重建新界豁免管制屋宇申請 SMALL HOUSE GRANT/ NTEH REDEVELOPMENT APPLICATION APPROVED BY DLO
	正在處理中的小型屋宇批地申請 SMALL HOUSE GRANT APPLICATION BEING PROCESSED

本摘要圖於2024年2月20日擬備，
所根據的資料為測量圖編號
3-SE-18D、3-SE-19C、3-SE-23B和3-SE-24A
EXTRACT PLAN PREPARED ON 20.2.2024
BASED ON SURVEY SHEETS No.
3-SE-18D, 3-SE-19C, 3-SE-23B and 3-SE-24A

在「鄉村式發展」地帶內預計可供發展小型屋宇的土地數量
ESTIMATED AMOUNT OF LAND AVAILABLE FOR
SMALL HOUSE DEVELOPMENT WITHIN THE "V" ZONE

擬議屋宇 (新界豁免管制屋宇 - 小型屋宇)
新界大埔龍尾丈量約份第28約地段第391號A分段
PROPOSED HOUSE
(NEW TERRITORIES EXEMPTED HOUSE - SMALL HOUSE)
LOT 391 S.A IN D.D.28, LUNG MEI, TAI PO, NEW TERRITORIES



規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
A/NE-TK/793

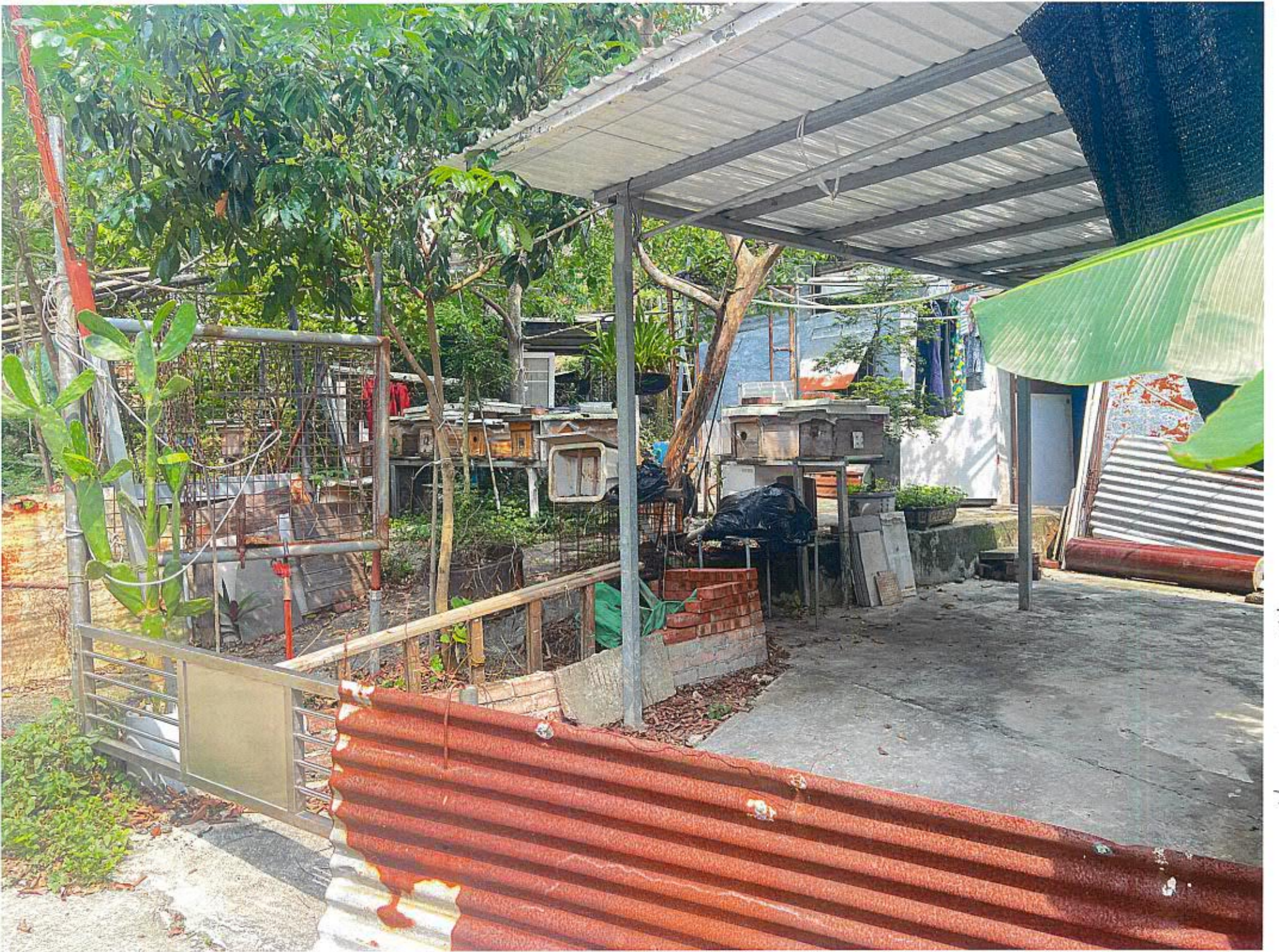
圖 PLAN
A-2b

(Photos of plots of land unsuitable for SH development referred to in **Appendix II**)

Site No: (2a-b), (4a-b), (6), (13), (19), (20), (21)*, (22), (23a-b), (25), (26), (30), (32), (36), (38), (40), (42), (43), (44), (46), (47), (49a-b), (50), (52), (56), (59), (64a-b)



Anex (2-9)to App. II



Annex 26 to App. II



Annex 4-asto App. II



Annex (4-b) to App. II



Annex (6) to App. II



Annex (13) to App. II

Annex (19) to App. II







Annex (21) to App. II



Annex (22) to App. II



Amex (23-0510 App II



Annex (23-6) to App. II



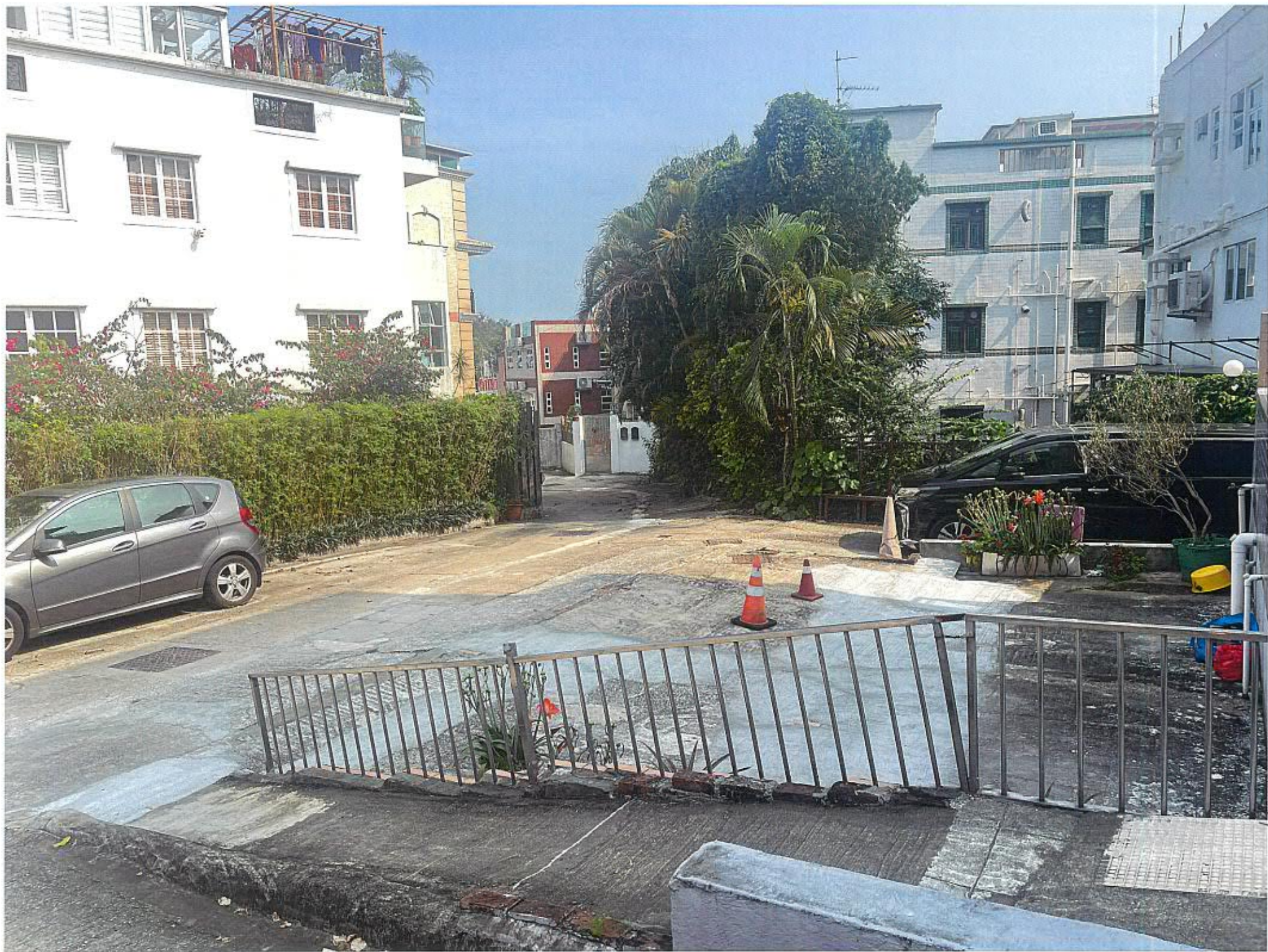
Annex (25) to App. II



Annex (26) to App. II



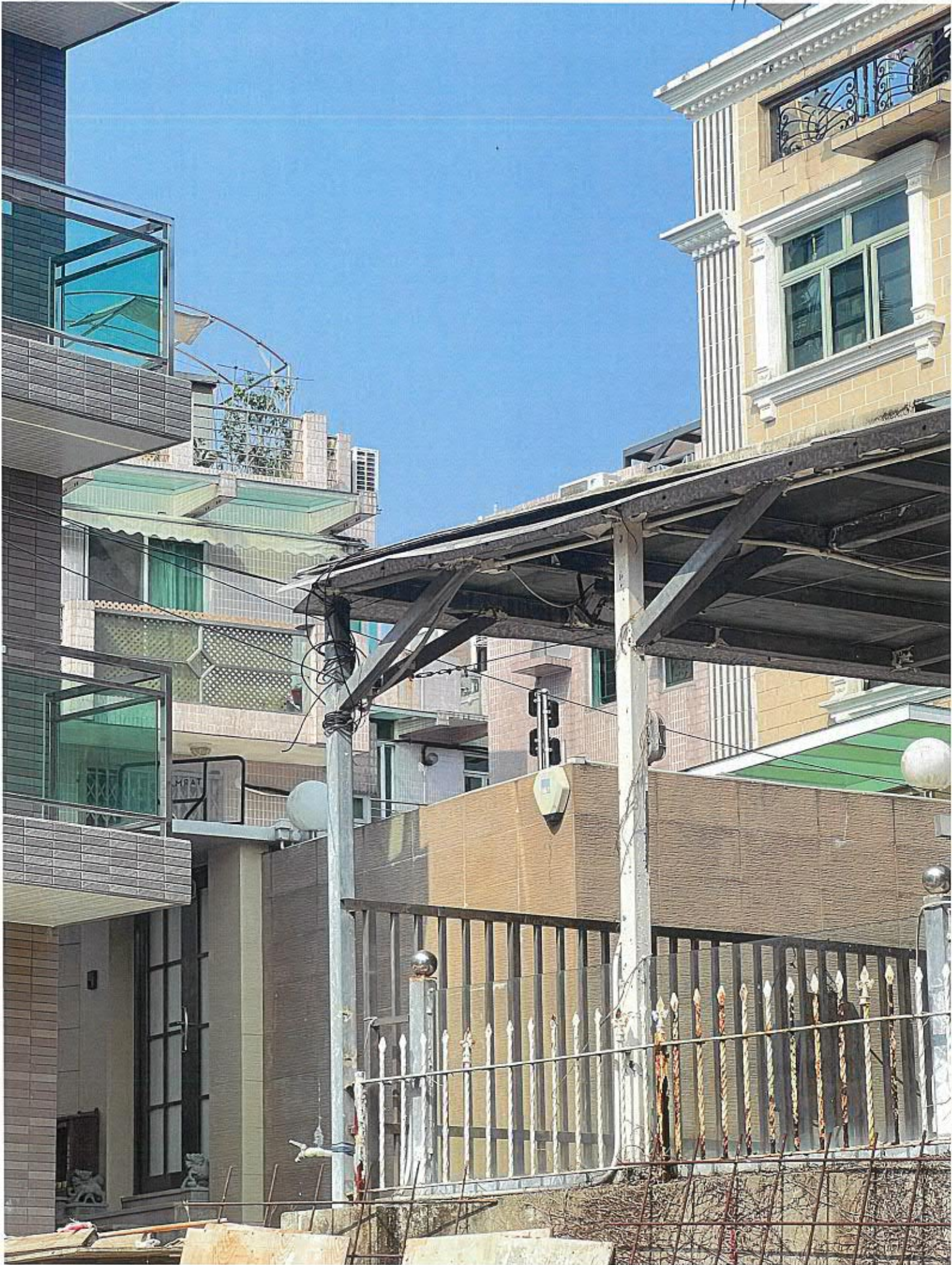
Annex (30) to App. II



Annex (32) to App. II



Annex (36) to App. II





Annex (40) to App. II



Annex (42) to App. II



Annex (43) to App. II



Annex (44) to App II



Annex (46) to App. II



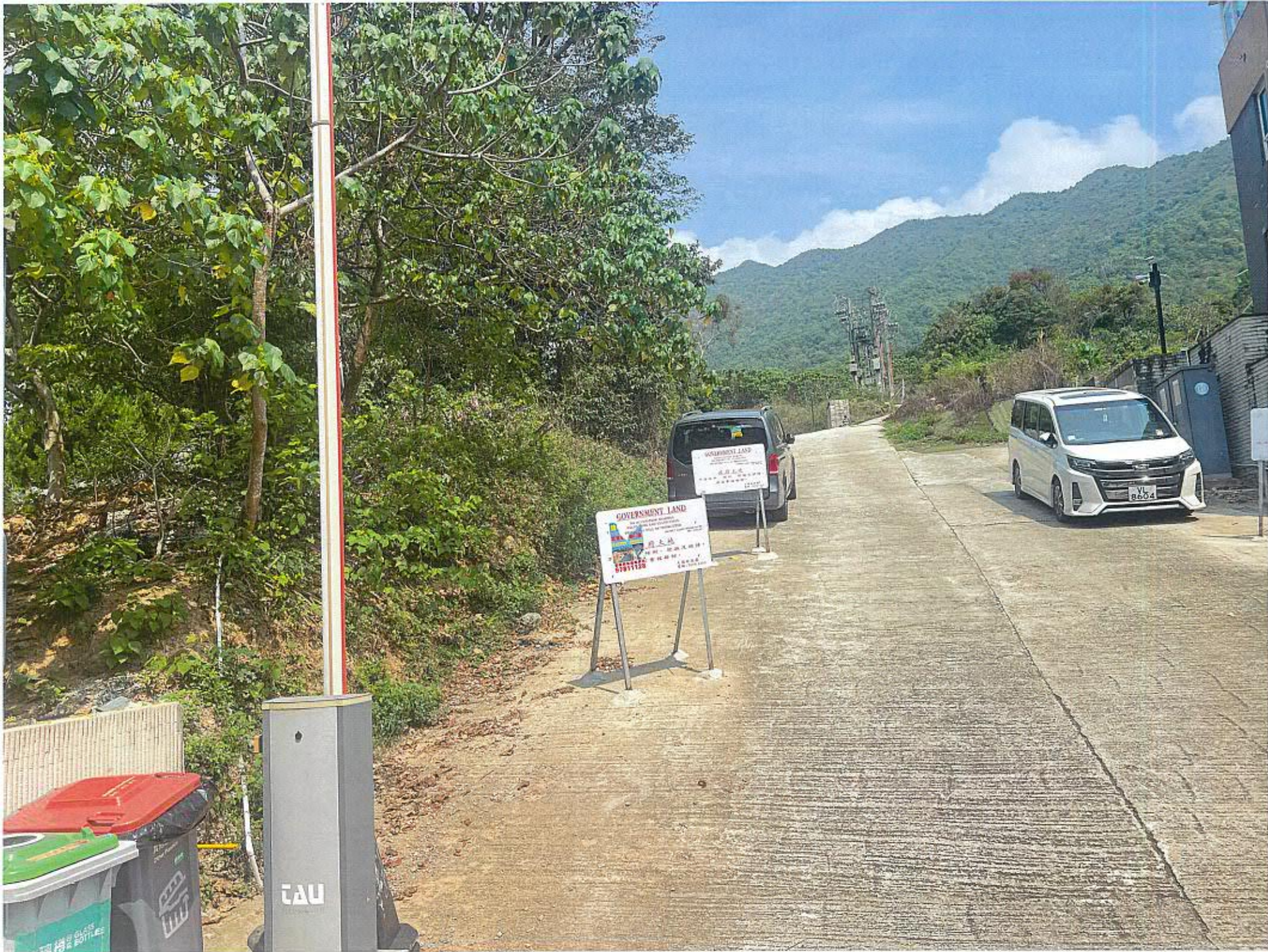
Annex (47) to App. II



Annex 49-03to App. II



Annex (49-b) to App. II



Annex (50) to App. II



Annex (522) to App. II



Annex (56) to App. II



Annex . (59) to App. II



Amer (64-a) to App. II

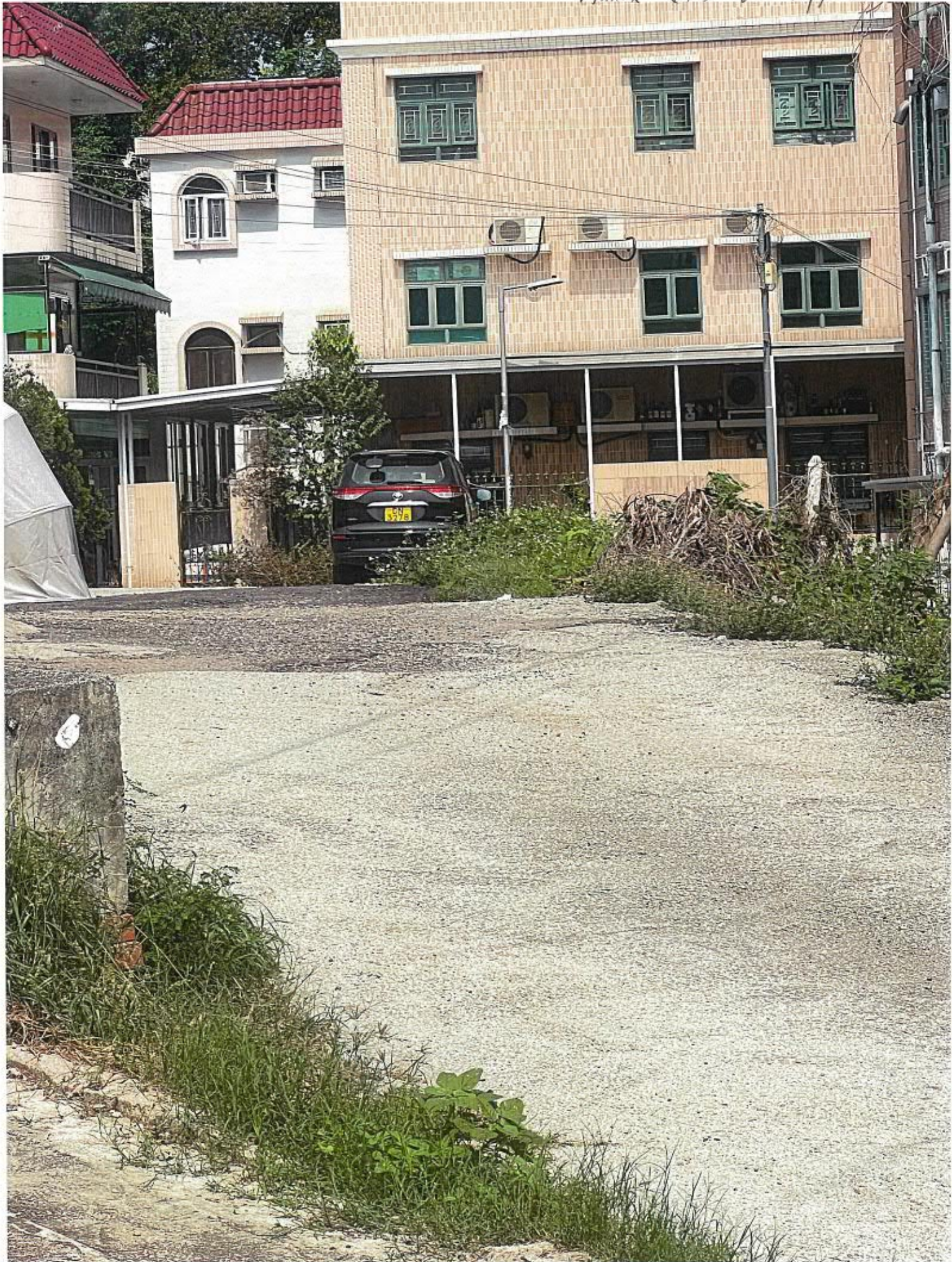


Amex (64-6) to App. II

(Photos of plots of land partly suitable for SH development. referred to in **Appendix II**)

Site Nos. (14), (16a-c), (17), (18), (28), (31), (37), (48), (53a-b), (54), (55), (61a-b), (62).

Annex (4) to App. II





Amex 16-03 to App. II



Annex 16-6/7to App. II



Annex U6-C70 App. II



Annex (17) to App. II



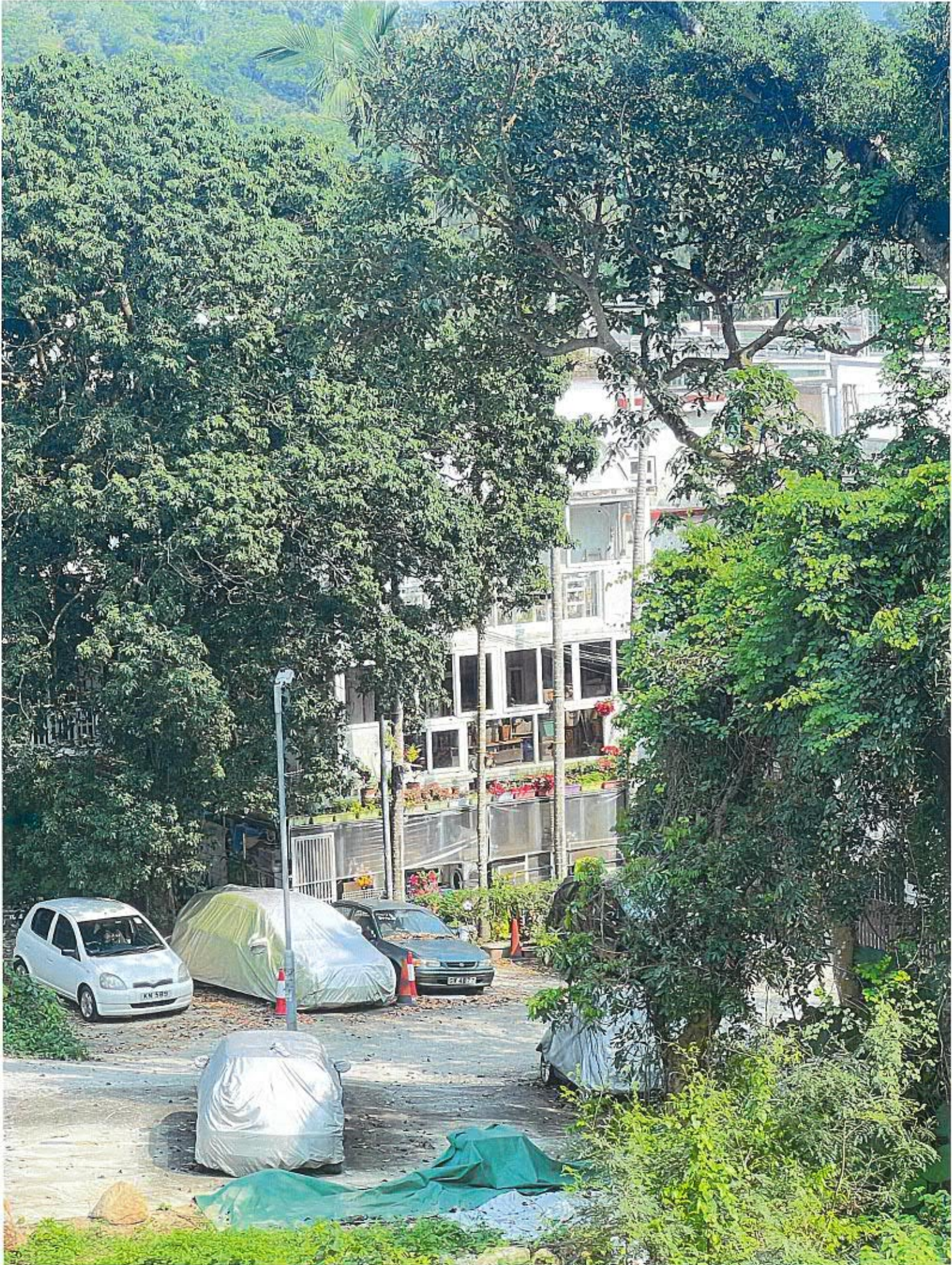
Annex (18) to App. II

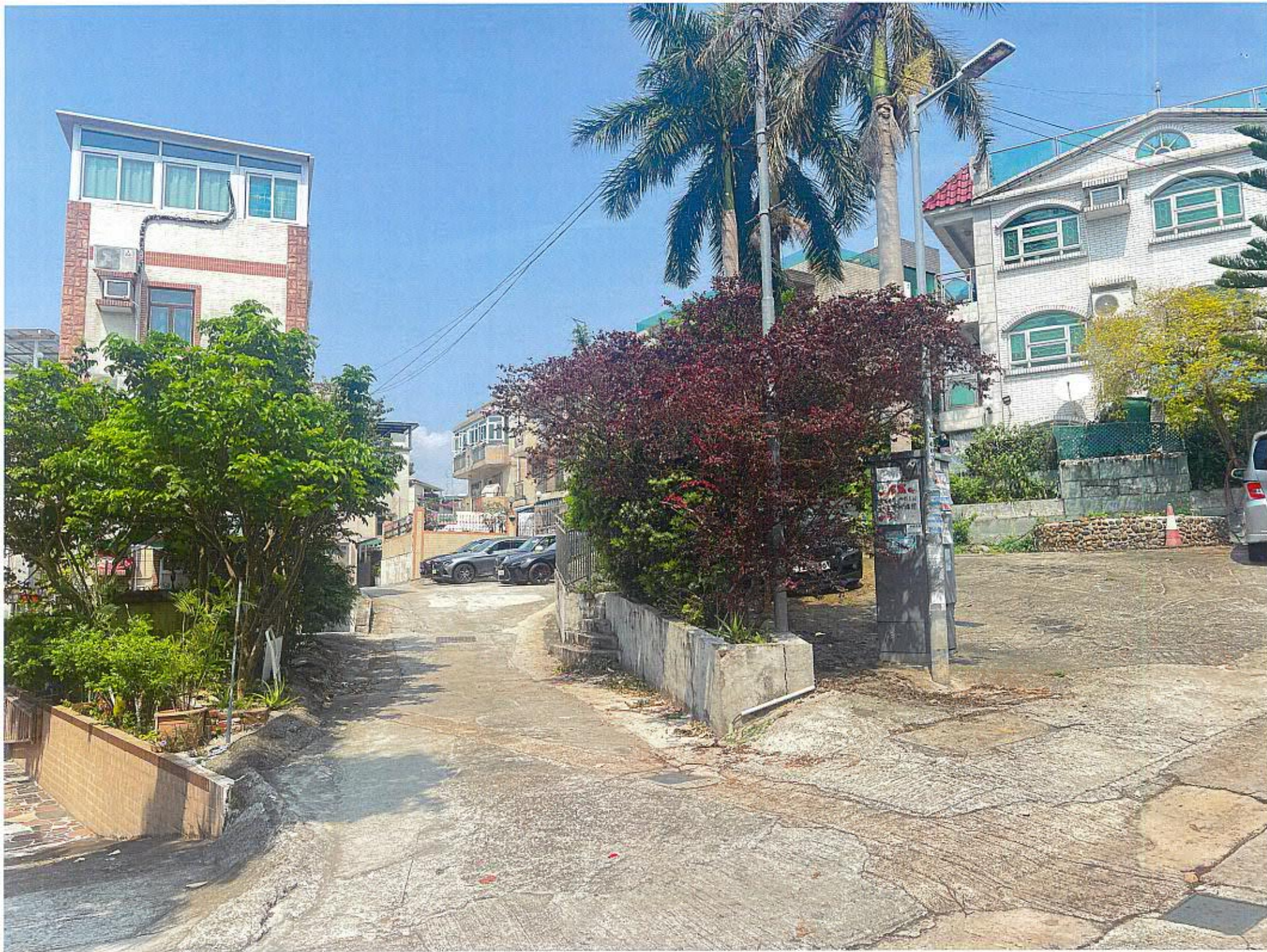


Annex (28) to App II



Annex (31) to App. II





Annex (48) to App II



Annex (53-a) to App. II



Annex (5-3-b) to App. II



Annex (54) to App. II



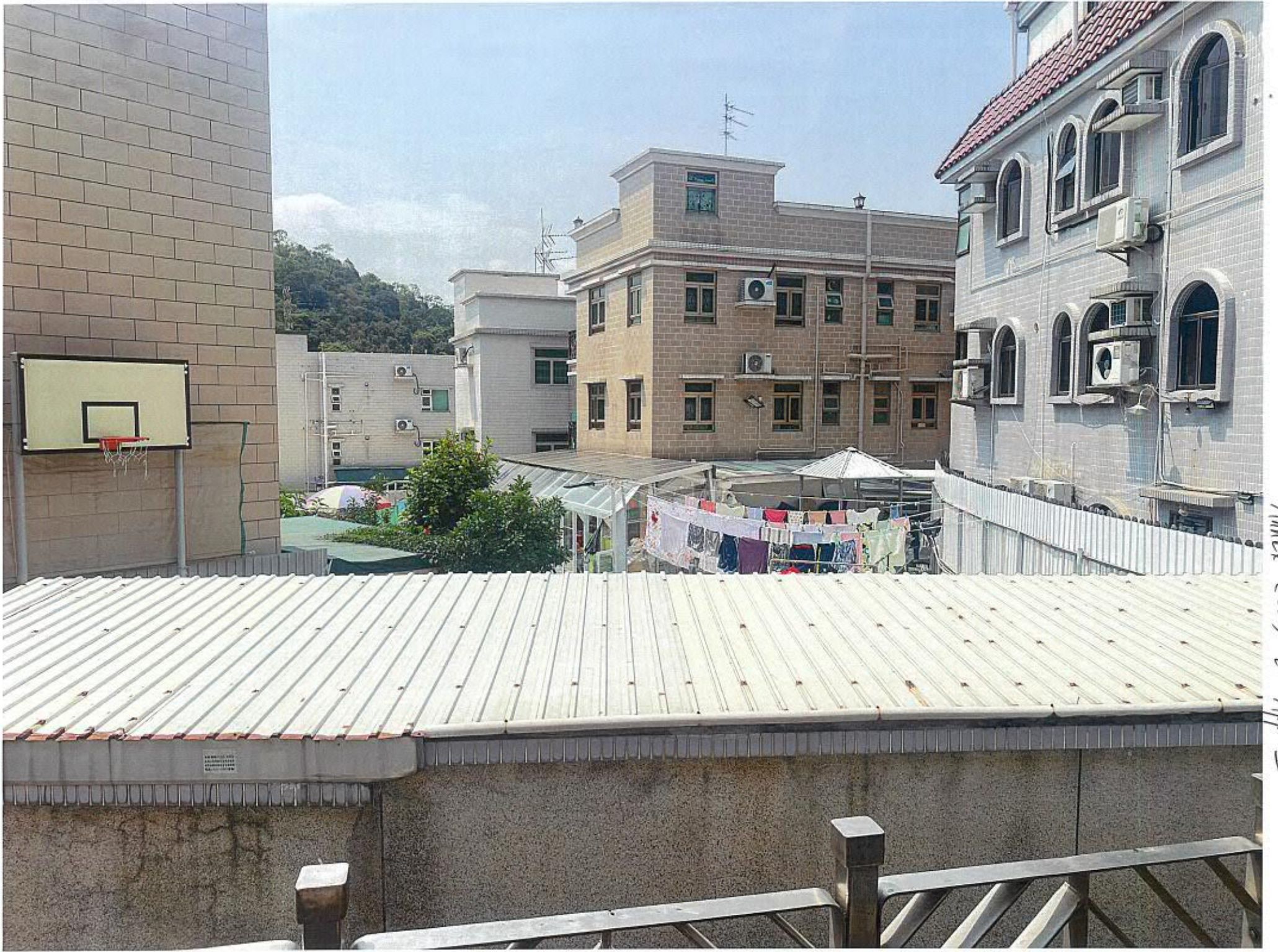
Annex (55) to App. II



Annex (61-a) to App. II

Annex (61-b) to App. II





Amier (62) to App II