此文作 只企。

25 JUL 2025

This document is received on

The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

<u>Form No. S16-II</u> 表格第 S16-II 號

APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131)

根據《城市規劃條例》(第131章) 第16條遞交的許可申請

Applicable to Proposal Only Involving Construction of "New Territories Exempted House(s)"

適用於只涉及興建「新界豁免管制屋宇」的建議

Applicant who would like to publish the <u>notice of application</u> in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers: https://www.tpb.gov.hk/en/plan_application/apply.html

General Note and Annotation for the Form 填寫表格的一般指引及註解

- "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made 「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「 🗸 」 at the appropriate box _ 請在適當的方格內上加上「 🗸 」 號

2501508 7/7 By Post

Form No. S16-II 表格第 S16-II 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A upon roce	NE-LYT	1857	-
	Date Received 收到日期		25 JUL 20	25	(H)

- 1. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong. 申請人須把填妥的申請表格及其他支持申請的文件(倘有),送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- 2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at http://www.tpb.gov.hk/. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories). 请先細閱《申請須知》的資料單張,然後填寫此表格。該份文件可從委員會的網頁下載(網址: http://www.tpb.gov.hk/),亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 電話:2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線:2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾鲞路 1 號沙田政府合署 14 樓)索取。
- 3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete. 此表格可從委員會的網頁下載,亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全,委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☑Mr. 先生 / □ Mrs. 夫人 / □ Miss 小姐 / □ Ms. 女士 / □ Company 公司 / □ Organisation 機構)

TANG MARK KOK HUNG 鄧國雄

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱(如適用)

(☑Mr. 先生 / □ Mrs. 夫人 / □ Miss 小姐 / □ Ms. 女士 / □ Company 公司 / □ Organisation 機構)

LEE WAI LEUNG 李偉良

3.	Application Site 申請地點	
(a)	Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	MA MEI HA TSUEN, FANLING, NT Lot No. 162 S.B ss. 8 in D.D.46
(b)	Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面 積	☑Site area 地盤面積 271.8 sq.m 平方米□About 約 ☑Gross floor area 總樓面面積 195.09 sq.m 平方米□About 約
(c)	Area of Government land included (if any) 所包括的政府土地面積(倘有)	sq.m 平方米 □About 約

(d)	Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號 S/NE-LYT/19						
(e)	Land use zone(s) involved 涉及的土地用途地帶 AGR						
(f)	閒置 / AGRICUTURAL LAND Current use(s) 現時用途						
	,		(If there are any Government, institution or community plan and specify the use and gross floor area) (如有任何政府、機構或社區設施,請在圖則上顯示				
4.	"Current Land Owner"	of A	pplication Site 申請地點的「現行土均	 也擁有人 」			
The	applicant 申請人 —						
	is the sole "current land owner"	#& (p #& (計	lease proceed to Part 6 and attach documentary proof 青繼續填寫第 6 部分,並夾附業權證明文件)。	of ownership).			
	is one of the "current land owner 是其中一名「現行土地擁有人	ers"# 8	(please attach documentary proof of ownership). (請夾附業權證明文件)。				
	is not a "current land owner"*. 並不是「現行土地擁有人」#	0					
	□ The application site is entirely on Government land (please proceed to Part 6). 申請地點完全位於政府土地上(請繼續填寫第 6 部分)。						
5.	5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述						
(a)	involves a total of	66	nd Registry as at	50 F.			
(b)	The applicant 申請人 -						
	has obtained consent(s) of		"current land owner(s)"#.				
	已取得	名「	現行土地擁有人」"的同意。				
	Details of consent of "current land owner(s)" bottained 取得「現行土地擁有人」 同意的詳情						
	Land Owner(s) Regis	try wl	/address of premises as shown in the record of the Land nere consent(s) has/have been obtained 注冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)			
	(Please use separate sheets if	the sp	ace of any box above is insufficient. 如上列任何方格的空	E間不足,請另頁說明)			

Details of the "current land owner(s)" notified 已獲通知「現行土地擁有人」"的詳細資							
	La	of 'Current nd Owner(s)' 現行土地擁 人」數目	Land Registry v	lress of premises where notification 處記錄已發出遙	n(s) has/have		Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)
					1		,
		in the state				1881 y 2 °C	
	(Plea	se use separate sl	heets if the space o	f any box above is	insufficient. 5		[間不足,請另頁說明]
			e steps to obtain 取得土地擁有人				
	Reas	sonable Steps to	Obtain Consent	of Owner(s) 耳	又得土地擁有	人的同意所採取的	
	□ 於_	sent request fo	r consent to the ' (日/月/年)向	'current land own 每一名「現行」	ner(s)" on 上地擁有人」	"郵遞要求同意書	(DD/MM/YYYY)#8
	Reas	sonable Steps to	Give Notification	on to Owner(s)	向土地擁有	人發出通知所採取	2的合理步驟
		published notio	ces in local news (日/月/	papers on 年)在指定報章	就申請刊登一	(DD/MM/YY 一次通知 ^{&}	YY) ^{&}
			n a prominent po		application s	ite/premises on	
		於	(日/月/	年)在申請地點	/申請處所頭		貼出關於該申請的通
		office(s) or rur	al committee on		(DD/	MM/YYYY)&	committee(s)/managen
		於 處,或有關的		/年)把通知寄行	E相關的業王	立案法團/業王委	員會/互助委員會或管
	Othe	ers 其他					
		others (please: 其他(請指明					
	-				***************************************		
	-		00-00-00-00-00-00-00-00-00-00-00-00-00-				
	-				***************************************		
	_						

6. Development Proposa	6. Development Proposal 擬議發展計劃					
(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名(如適用)	TANG MARK KOK HUNG 鄧國雄					
(b) 原居民所屬的原居鄉村 (如適用) The related indigenous village of the indigenous villager(s) (if applicable)	MA MEI HA TSUEN, FANLING					
(c) Proposed gross floor area 擬議總樓面面積		195.0)9 sq.m 平方米	□About 約		
(d) Proposed number of house(s) 擬議房屋幢數	1	(One)	Proposed number of storeys of each house 每幢房屋的擬議層數	3 (Three)		
(e) Proposed roofed over area of each house 每幢房屋的擬議上蓋面積	65.03	sq.m 平方米	Proposed building height of each house 每幢房屋的擬議高度			
(f) Proposed use(s) of uncovered area (if any) 露天地方(倘有)的擬議用 途	花園及行人通道 (Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable) (請在圖則上顯示,並註明車位總數,以及每個車位的長度和寬度及/或化糞池的位置 (如適用))					
(g) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示,並註明車路的闊度)					
(h) Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁至公共污水渠?	Yes 是M No 否□	(Please indicate o 接駁公共污水渠	的路線) n plan the location of the pr	ion proposal. 請用圖則顯示 oposed septic tank. 請用圖則		

7. Impacts of Development Proposal 擬議發展計劃的影響						
justifications/reasons for not	If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話,請另頁註明可盡量減少可能出現不良影響的措施,否則請提供理據/理由。					
9	Yes 是 Please provide details 請提供詳情					
Does the development proposal involve alteration						
of existing building?						
擬議發展計劃是否包括 現有建築物的改動?						
20747C/N 1-3-1-4 D/C2/3	No 否 ☑					
	Yes 是 (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線,以及河道改道、填塘、填土及/或挖土的細節及/或範圍) Diversion of stream 河道改道					
Door the dayslanment	□ Filling of pond 填塘					
Does the development proposal involve the	Area of filling 填塘面積sq.m 平方米 □About 約					
operation on the right? 擬議發展是否涉及右列	Depth of filling 填塘深度 m 米 □About 約					
的工程?	□ Filling of land 填土 Area of filling 填土面積					
2	□ Excavation of land 挖土					
	Area of excavation 挖土面積					
*	No 否 ☑					
	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Yes 會□ No 不會					
24	Affected by slopes 受斜坡影響 Yes 會 □ No 不會 ☑, Landscape Impact 構成景觀影響 Yes 會 □ No 不會 ☑,					
	Tree Felling 砍伐樹木 Yes 會 □ No 不會 ☑,					
a	Visual Impact 構成視覺影響 Yes 會 □ No 不會 ☑ Others (Please Specify) 其他 (請列明) Yes 會 □ No 不會 ☑					
Would the development						
proposal cause any adverse impacts?						
擬議發展計劃會否造成 不良影響?	Please state measure(s) to minimise the impact(s). For tree felling, please state the number diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木,請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)					
	N.A.					
	1					
2						
16						
e 1						

8. Justifications 理由
The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary. 現請申請人提供申請理由及支持其申請的資料。如有需要,請另頁說明。
已交行政費用,但政府部門還未能發出有關小型屋宇牌照. 舊有許可編號 A/NE-LYT/621
舊有批准排水雨水和污水報告(圖)
舊有批准園景報告(圖)

	10III No. 510-11 421833 510-11 30.
9. Declaration 聲明	ju ju di ter je
I hereby declare that the particulars given in this application are correct and true to 本人謹此聲明,本人就這宗申請提交的資料,據本人所知及所信,均屬真實	o the best of my knowledge and belief. f無誤。
I hereby grant a permission to the Board to copy all the materials submitted in this to the Board's website for browsing and downloading by the public free-of-charge 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至多	e at the Board's discretion.
Signature 簽署	情人 / ☑ Authorised Agent 獲授權代理人
LEE WAI LEUNG 李偉良	申請顧問
Name in Block Letters 姓名(請以正楷填寫)	Position (if applicable) 職位 (如適用)
Professional Qualification(s) 專業資格 HKIP 香港規劃師學會 / HKIA 看 HKIS 香港測量師學會 / HKIE 图 HKILA 香港園境師學會 / HKIUD RPP 註冊專業規劃師 Others 其他	香港城市設計學會
on behalf of 代表	
□ Company 公司 / □ Organisation Name and Chop (if applicable Date 日期	ole)機構名稱及蓋章(如適用)
01/07/2025 (DD/MM/YYYY	日/月/年)
Remark 備註	
The materials submitted in this application and the Board's decision on the app Such materials would also be uploaded to the Board's website for browsing and Board considers appropriate. 委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。資料亦會上載至委員會網頁供公眾免費瀏覽及下載。	free downloading by the public where the

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance. 任何人在明知或故意的情况下,就這宗申請提出在任何要項上是虛假的陳述或資料,即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門,以根據《城市規劃條例》及相關的城市規 劃委員會規劃指引的規定作以下用途:

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and 處理這宗申請,包括公布這宗申請供公眾查閱,同時公布申請人的姓名供公眾查閱;以及
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments. 方便申請人與委員會秘書及政府部門之間進行聯絡。
- 2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
 申請人就這宗申請提供的個人資料,或亦會向其他人士披露,以作上述第 1 段提及的用途。
- 3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong. 根據《個人資料(私隱)條例》(第 486 章)的規定,申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料,應向委員會秘書提出有關要求,其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Applica	ation E	申請摘要	
consultees, uploaded available at the Plan (請盡量以英文及中 下載及於規劃署規	d to the T ning Enq 文填寫 劃資料查	oth English and Chinese <u>as far as possible</u> . This prown Planning Board's Website for browsing and fre uiry Counters of the Planning Department for general。此部分將會發送予相關諮詢人士、上載至城市規劃。 這詢處供一般參閱。)	e downloading by the public and information.)
Application No.	(For Of	ficial Use Only) (請勿填寫此欄)	
申請編號			**
Location/address			
		MA MELHA TOLIENI EANLING NE	т
位置/地址		MA MEI HA TSUEN, FANLING, N	1
		Lot No. 162 S.B ss.8 in D.D.46	
Site area		271.8	sq. m 平方米 □ About 約
地盤面積		271.0	5d. III 737 1100dt
	(includ	es Government land of包括政府土地	sq. m 平方米 □ About 約)
Plan			
圖則			
		S/NE-LYT/19	
Zoning			
地帶		105	
		AGR	
Applied use/			
development			
申請用途/發展	NT	T	5 先11号
	New	Territories Exempted House 新界豁免管	音刑)全于
	-/c		
=	₩ Sm	all House 小型屋宇	
(i) Duana and Cons	- G		
(i) Proposed Gros area	ss moor		
擬議總樓面面	ī 積	195.09 sq.r	n 平方米 □ About 約
777777	- 12 \		
(I) P 131			*
(ii) Proposed No. (house(s)	01		
擬議房屋幢數	ī	1 (One)	
対に時久/万 /土 中主安/			
(iii) Proposed build	ding		
height/No. of s	storeys	0.00	m 米
建築物高度/	僧數	8.23	□ (Not more than 不多於)
		A	
		3 (Three)	Storeys(s) 層

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖		
Block plan(s) 樓宇位置圖		
Floor plan(s) 樓宇平面圖		
Sectional plan(s) 截視圖		
Elevation(s) 立視圖		
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片		
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖	A	
Others (please specify) 其他(請註明) 批准園景報告(圖)	\square	
Lot Index Plan & Proposed Small House Plan, 批准排水雨水和污水報告(圖)		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據		
Environmental assessment (noise, air and/or water pollutions)		
環境評估 (噪音、空氣及/或水的污染)		
Traffic impact assessment (on vehicles) 就車輛的交通影響評估		
Traffic impact assessment (on pedestrians) 就行人的交通影響評估		
Visual impact assessment 視覺影響評估		
Landscape impact assessment 景觀影響評估		
Tree Survey 樹木調查		
Geotechnical impact assessment 土力影響評估		
Drainage impact assessment 排水影響評估		
Sewerage impact assessment 排污影響評估		
Risk Assessment 風險評估		
Others (please specify) 其他(請註明)	\triangle	
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。