18 DEC 2024

<u>Form No. S16-II</u> 表格第 S16-II 號

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.

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條號交的許可申請

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

適用於只涉及興建「新界豁免管制屋字」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

申請人如欲在本地報章刊登<u>申請通知</u>,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知: https://www.tpb.gov.hk/tc/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

		/
For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-PK/>1
	Date Received 收到日期	18 DEC 2024

- 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). 請先細閱《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 樓及新界沙田上禾輋路 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	公名稱
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(☑Mr. 先生 /□ Mrs. 夫人 /□Miss 小姐 /□Ms. 女士 /□Company 公司 /□Organisation 機構)

Liu Chi Wah 廖志華

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)

Pang Hing Yeun 彭慶餘

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)	Lot 1594 S.C in D.D. 91, Kai Leng, Sheung Shui, New Territories. 新界上水雞嶺丈量約份第91約地段第1594號C分段
(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 168.5 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

	statutory plan(s) 有關法定圖則的名稱及編號	Approved Ping Kong Outline Zoning Pi 丙崗分區計劃大綱核准圖編號 S/NE-Pk	
(e)	Land use zone(s) involved 涉及的土地用途地帶	Agriculture 農業	
(f)	Current use(s) 現時用途	Vancant Land 空置土地 (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	Application Site 申請地點的「現行土均	也擁有人」
The	applicant 申請人 -		. 7.~
	is the sole "current land owner"** (p 是唯一的「現行土地擁有人」** (i	lease proceed to Part 6 and attach documentary proof 請繼續填寫第6部分,並夾附業權證明文件)。	of ownership).
	is one of the "current land owners"。 是其中一名「現行土地擁有人」	^{&} (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」"。		
	The application site is entirely on Go 申請地點完全位於政府土地上(訂	overnment land (please proceed to Part 6). 青繼續填寫第 6 部分)。	
<u> </u>			1
5.	Statement on Owner's Conso 就土地擁有人的同意/通		
5.	就土地擁有人的同意/通 According to the record(s) of the La involves a total of	知土地擁有人的陳述 nd Registry as at(DD/Micurrent land owner(s) "*	••
	就土地擁有人的同意/通 According to the record(s) of the La involves a total of	知土地擁有人的陳述 nd Registry as at(DD/Micurrent land owner(s) "*	••
(a)	就土地擁有人的同意/通 According to the record(s) of the La involves a total of	知土地擁有人的陳述 nd Registry as at(DD/Micurrent land owner(s) "*	••
(a)	就土地擁有人的同意/通 According to the record(s) of the La involves a total of	知土地擁有人的陳述 nd Registry as at	••
(a)	就土地擁有人的同意/通 According to the record(s) of the La involves a total of	知土地擁有人的陳述 nd Registry as at	日的記錄,這宗申請共牽
(a)	就土地擁有人的同意/通 According to the record(s) of the La involves a total of	知土地擁有人的陳述 nd Registry as at	日的記錄,這宗申請共牽
(a)	就土地擁有人的同意/通 According to the record(s) of the La involves a total of	知土地擁有人的陳述 nd Registry as at	日的記錄,這宗申請共產」 「同意的評情 Date of consent obtained (DD/MM/YYYY) 取得同意的日期
(a)	就土地擁有人的同意/通 According to the record(s) of the La involves a total of	知土地擁有人的陳述 nd Registry as at	日的記錄,這宗申請共產」 「同意的評情 Date of consent obtained (DD/MM/YYYY) 取得同意的日期
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(a)	就土地擁有人的同意/通 According to the record(s) of the La involves a total of	知土地擁有人的陳述 nd Registry as at	日的記錄,這宗申請共產」 「同意的評情 Date of consent obtained (DD/MM/YYYY) 取得同意的日期

	Details of the "current land owner(s)" # notified 已獲通知「現行土地擁有人」 * 的詳細資料								
	No. of 'Current Land Owner(s)' 「現行土地擁有人」數目 Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given (DD/MM) 通知日期								
•									
			-	·				問不足,請另頁說明)	
	has taken reasonable steps to obtain consent of or give notification to owner(s): 已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下:								
]	Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟								
	□ sent request for consent to the "current land owner(s)" on(DD/MM/YYYY) ^{#&} 於(日/月/年)向每一名「現行土地擁有人」"郵遞要求同意書 ^{&}								
]	Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟								
		published notices in local newspapers on(DD/MM/YYYY) ^{&} 於(日/月/年)在指定報章就申請刊登一次通知 ^{&}							
		posted notice i	•	nt position on o		cation site/pre	mises on		
		於	(日	/月/年)在申請	肯地點/ 申請	影處所或附近	的顯明位置	贴出關於該申請的通	
		office(s) or rur	ral committee	on [/月/年)把通	· · · · · · ·	_(DD/MM/Y	YYY) ^{&}	committee(s)/managen 连員會/互助委員會或管	
9	Others 其他								
		others (please specify) 其他(請指明)							
	_						····		
	-								
	_						··		
	-				 				

 $x^2 \cdot y = x^2 y \cdot y$

6.	Development Propos	al 擬議領	展計劃				
(a)	Name(s) of indigenous villager(s) (if applicable) 原居民姓名(如適用)	S	Liu Chi Wah 廖志華				
(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)		Sheung Shui Heung 上水鄉				
(c)	Proposed gross floor area 擬議總樓面面積		195	.09 sq.m 平方米	□About 約		
(d)	Proposed number of house(s) 擬議房屋幢數		1	Proposed number of storeys of each house 每幢房屋的擬議層數	3		
	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 每幢房屋的擬識高度	8.23 m 米		
,	Proposed use(s) of uncovered area (if any) 露天地方 (倘有)的擬議用 途	tank, where a	ipplicable)	nber and dimension of each car par ,以及每個車位的長度和寬度及/1	king space, and/or location of septic 或化獎池的位置 (如適用))		
s <u>;</u>	Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 No 否	□ There is an appropriate) 有一條現有重	existing access. (please indi 直路。(請註明車路名稱(如家	icate the street name, where 適用)) rate on plan and specify the		
b se 排	Can the proposed house(s) be connected to public ewer? 疑議的屋宇發展能否接駁 E公共污水渠?	Yes 是□ No 否☑	(Please indicate on 接駁公共污水渠的	的路線) plan the location of the prop	on proposal. 請用圖則顯示 posed septic tank. 請用圖則		

7. Impacts of Develo	pment l	Prop	osal 擬議發展計劃的				
If necessary, please use sep justifications/reasons for not 如需要的話,請另頁註明可	providing	such	measures.	ires to minimise possible adv 則請提供理據/理由。	verse impacts or give		
	Yes 是	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?	No 否	\square					
	Yes 是		diversion, the extent of filling of la (訪用地盘平面圖顯示有關土地/ 及/或範圍)	boundary of concerned land/pond(s) and/pond(s) and/or excavation of land /池塘界線・以及河道改道、填塘	D		
			Diversion of stream >	河道改道			
Does the development proposal involve the operation on the right?			•	ī積sq.m ፯ 深度 n			
擬議發展是否涉及右列 的工程?				ī積sq.m 平 厚度n			
				5土 5土面積 sq.m 55土深度			
	No 否	\square					
Would the development proposal cause any adverse impacts?	On traffi On water On drain On slope Affected Landsca Tree Fel Visual I	ic 對於 er supp nage 對 es 對於 I by sl upe Im lling mpact	dy 對供水 對排水	Yes 會 □	No N		
擬議發展計劃會否造成	Please s	tate m	easure(s) to minimise the im	apact(s). For tree felling, ple	ease state the number,		
不良影響?	diamete 請註明	r at bro 盡量湯	east height and species of the				
	*******	•••••					
		• • • • • • •			•••••		
		•••••					
					•••••		

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary. 現調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。 1. 申請地點原先於2017年4月7日已獲得規劃許可(A/NE-PK/115),但由地政處辦理小型屋宇申請需時,我們於8年 仍未獲地政處批出小型屋宇,因該規劃許可的期限已到,因此我們需要重新申請規劃許可。 2. 申請地點無論申請人、擬議屋宇、露台及化糞池位置位按原先的一樣,沒有任何改動。
仍未獲地政處批出小型屋宇,因該規劃許可的期限已到,因此我們需要重新申請規劃許可。
2. 申請地點無論申請人、擬議屋宇、露台及化糞池位置位按原先的一樣,沒有任何改動。
3. 我們定必遵從責署或有關部門意見。
4.申請位置不涉及填土或掘土。
·

Form No. S16-II 表格第 S16-II 號
9. Declaration 聲明
I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief. 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,均屬真實無誤。
I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materia to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 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/或上載至委員會網站,供公眾免費瀏覽或下載。
Signature □ Applicant 申請人 / ☑ Authorised Agent 獲授權代理 / □ Signature □ Applicant 申請人 / ☑ Authorised Agent 獲授權代理 / □ Applicant 申請人 / ☑ Authorised Agent 獲授權代理 / □ Applicant 申請人 / ☑ Authorised Agent 獲授權代理 / □ Applicant 申請人 / ☑ Authorised Agent 獲授權代理 / □ Applicant 申請人 / ☑ Authorised Agent 獲授權代理 / □ Applicant 申請人 / ☑ Authorised Agent 獲授權代理 / □ Applicant 申請人 / ☑ Authorised Agent 獲授權代理 / □ Applicant 申請人 / ☑ Authorised Agent 獲授權代理 / □ Applicant 申請人 / ☑ Authorised Agent 獲授權代理 / □ Applicant 申請人 / ☑ Authorised Agent 獲授權代理 / □ Applicant 申請人 / □ Applicant 申 / □ A
Pang Hing Yeun Name in Block Letters Position (if applicable) 姓名(請以正楷填寫) 職位 (如適用)
Professional Qualification(s) □ Member 會員 / □ Fellow of 資深會員 專業資格 □ HKIP 香港規劃師學會 / □ HKIA 香港建築師學會 / □ HKIS 香港測量師學會 / □ HKIE 香港工程師學會 / □ HKILA 香港園境師學會/ □ HKIUD 香港城市設計學會 □ RPP 註冊專業規劃師
Others 其他
□ Company 公司 / □ Organisation Name and Chop (if applicable) 機構名稱及蓋章(如適用) Oate 日期 O2/10/2024 (DD/MM/YYYY 日/月/年)
Remark 備註
Notitian MET The materials submitted in this application and the Board's decision on the application would be disclosed to the public uch materials would also be uploaded to the Board's website for browsing and free downloading by the public where the coard considers appropriate. 長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。在委員會認為合適的情況下,有關申請 新本帝上載至委員會網頁供公眾免費瀏覽及下載。
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況下,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

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。
- 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。
- 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 Appli	icatio	1 申請摘要	
(Please provide d consultees, upload available at the Pl (請 <u>盡量</u> 以英文及 下載及於規劃署	etails ir ded to th anning E 中文填 規劃資料	both English and Chinese <u>as far as possi</u> le Town Planning Board's Website for brow Enquiry Counters of the Planning Departmen 寫。此部分將會發送予相關諮詢人士、上間 對查詢處供一般參閱。)	ble. This part will be circulated to relevant ving and free downloading by the public and to for general information.) 或至城市規劃委員會網頁供公眾免費瀏覽及
Application No. 申請編號	(For	Official Use Only) (請勿填寫此欄)	
Location/address			
位置/地址		Lot 1594 S.C in D.D. 91, Kai Leng, Sheu 新界上水雞嶺丈量約份第91約地段第1	ng Shui, New Territories. 594號C分段
Site area 地盤面積		168.5	sq. m 平方米 ☑ About 約
	(inclu	ides Government land of 包括政府土地	sq. m 平方米 口 About 約)
Plan 圖則		Approved Ping Kong Outline Zoning P 丙崗分區計劃大綱核准圖編號 S/NE-PI	lan No. S/NF-PK/11
Zoning 地帶		Agriculture 農業	
Applied use/ development 申請用途/發展		Territories Exempted House 新!	界豁免管制屋宇
	☑ Sn	nall House 小型屋宇	
i) Proposed Gros area 擬議總樓面面		195.09	sq.m 平方米 口 About 約
ii) Proposed No. c house(s) 擬議房屋幢數		1	
ii) Proposed build height/No. of st 建築物高度/	oreys	8.23	m 米□ (Not more than 不多於)
		3	Storeys(s) 層

F. 10 1

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		\square
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		
Others (please specify) 其他(請註明)		\square
Proposed Small House Plan		
Reports 報告書	П	
Planning Statement/Justifications 規劃綱領/理據		
Environmental assessment (noise, air and/or water pollutions)		U
環境評估(噪音、空氣及/或水的污染)	П	
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	П	
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 非水影響評估		
Sewerage impact assessment 排污影響評估		
Risk Assessment 風險評估		
Clark Assessment 風險計估 Others (please specify) 其他(請註明)		
Others (piease specify) 天他(胡武功)		<u></u>
Note: May insert more than one「レ」、註:可在多於一個方格内加上「レ」號		