

2025年 4月 24日

此文件在 _____ 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。
2025-04-24

Form No. S16-II
表格第 S16-II 號

The _____ is received on _____.
The _____ Planning Board will formally acknowledge
the 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 notice of application 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申請通知，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 請在適當的方格內加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-KTS/560
	Date Received 收到日期	2025-04-24

- 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。
- 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。
- 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)

LIU CHUN LONG 廖駿朗

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 Nos.894 S.L & 894 S.P in D.D. 94, Hang Tau, Sheung Shui, New Territories. 新界上水坑頭丈量約份第94約地段第894號L分段及894號P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	<input checked="" type="checkbox"/> Site area 地盤面積 113.7 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 167.22 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) NA sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Kwu Tung South OZP 古洞南分區計劃大綱圖 S/NE-KTS/22
(e) Land use zone(s) involved 涉及的土地用途地帶	Agriculture & V-ZONE 農業及鄉村式發展
(f) Current use(s) 現時用途	Vacant Land 空置土地 (If there are any Government, institution or community facilities, please illustrate on 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，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☒ is the sole "current land owner" (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」 (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners" (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」 (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 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. 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) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)".
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」。

(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)" obtained 取得「現行土地擁有人」同意的詳情		
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 consent(s) has/have been obtained 根據土地註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 space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

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 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，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」[#]遞送要求同意書[&]

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 in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

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)	LIU CHUN LONG 廖駿朗		
(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167.22..... sq.m 平方米 <input type="checkbox"/> 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
(e) Proposed roofed over area of each house 每幢房屋的擬議上蓋面積	...55.74... sq.m 平方米	Proposed building height of each house 每幢房屋的擬議高度	...8.23... m 米
(f) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途	Circulation area for the one house 一間屋宇的通道地方 (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/或化粪池的位置 (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 <input type="checkbox"/> No 否 <input checked="" type="checkbox"/>	<input type="checkbox"/> 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)) <input type="checkbox"/> 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 <input type="checkbox"/> No 否 <input checked="" type="checkbox"/>	(Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線) (Please indicate on plan the location of the proposed septic tank. 請用圖則顯示化粪池的位置)	

7. Impacts of Development Proposal 擬議發展計劃的影響

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。

<p>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?</p>	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?</p>	<p>Yes 是 <input type="checkbox"/> (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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>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)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

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。

1. 申請人是上水鄉原居民，根據現行的小型屋宇政策，申請人有權獲批准興建小型屋宇。
2. 申請的屋宇大部份位于上水坑頭「鄉村界線」範圍內及小部份位于鄉村式發展。
3. 申請的位置週邊亦建有屋宇，絕對與附近景觀互相協調。
4. 申請的位置實地為平坦的石屎地，因此不涉及填土、砍樹，不會破壞環境。
5. 申請位置附近有多個同類型而獲得批准的規劃申請個案，例如 A/NE-KTS/135 - 136, A/NE-KTS/138 - 144。
6. 申請位置沒有車路到達，因此不會對坑頭村的交通做成負荷。
7. 坑頭可給予興建小型屋宇土地並不多，申請人好不容易才找到一幅合適土地去申請小型屋宇。
8. 申請地點本身已獲批規劃許可A/NE-KTS/479，但由於地政處仍然未批出該小型屋宇，而我們忘記續期，因此現在需要重新提交申請。

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 materials 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
簽署

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

PANG HING YEUN

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

☐ Member 會員 / ☐ Fellow of 資深會員

☐ 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

on behalf of

代表

☐ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

29/03/2025

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the 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。在委員會認為合適的情況下，有關申請資料亦會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

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 Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

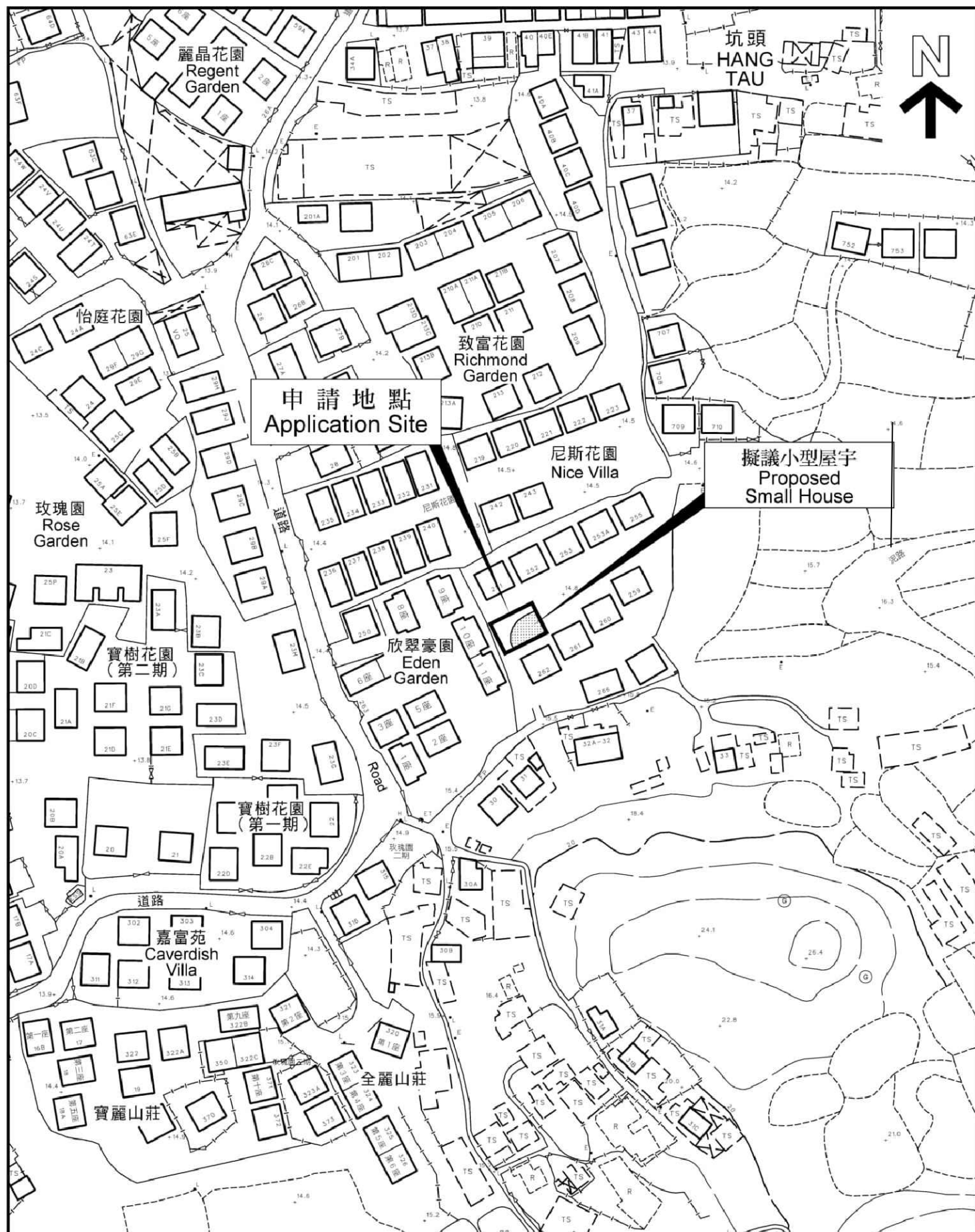
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot Nos.894 S.L & 894 S.P in D.D. 94, Hang Tau, Sheung Shui, New Territories. 新界上水坑頭丈量約份第94約地段第894號L分段及894號P分段		
Site area 地盤面積	113.7	sq. m 平方米	<input type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	Kwu Tung South OZP 古洞南分區計劃大綱圖 S/NE-KTS/22		
Zoning 地帶	Agriculture & V-ZONE 農業及鄉村式發展		
Applied use/ development 申請用途/發展	New Territories Exempted House 新界豁免管制屋宇 <input checked="" type="checkbox"/> Small House 小型屋宇		
(i) Proposed Gross floor area 擬議總樓面面積	167.22	sq.m 平方米	<input type="checkbox"/> About 約
(ii) Proposed No. of house(s) 擬議房屋幢數	1		
(iii) Proposed building height/No. of storeys 建築物高度/層數	8.23	m 米	<input type="checkbox"/> (Not more than 不多於)
	3	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	<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 checked="" type="checkbox"/>
Location Plan, Proposed Small House Plan		
<hr/>		
Reports 報告書		
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"/>
<hr/>		
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

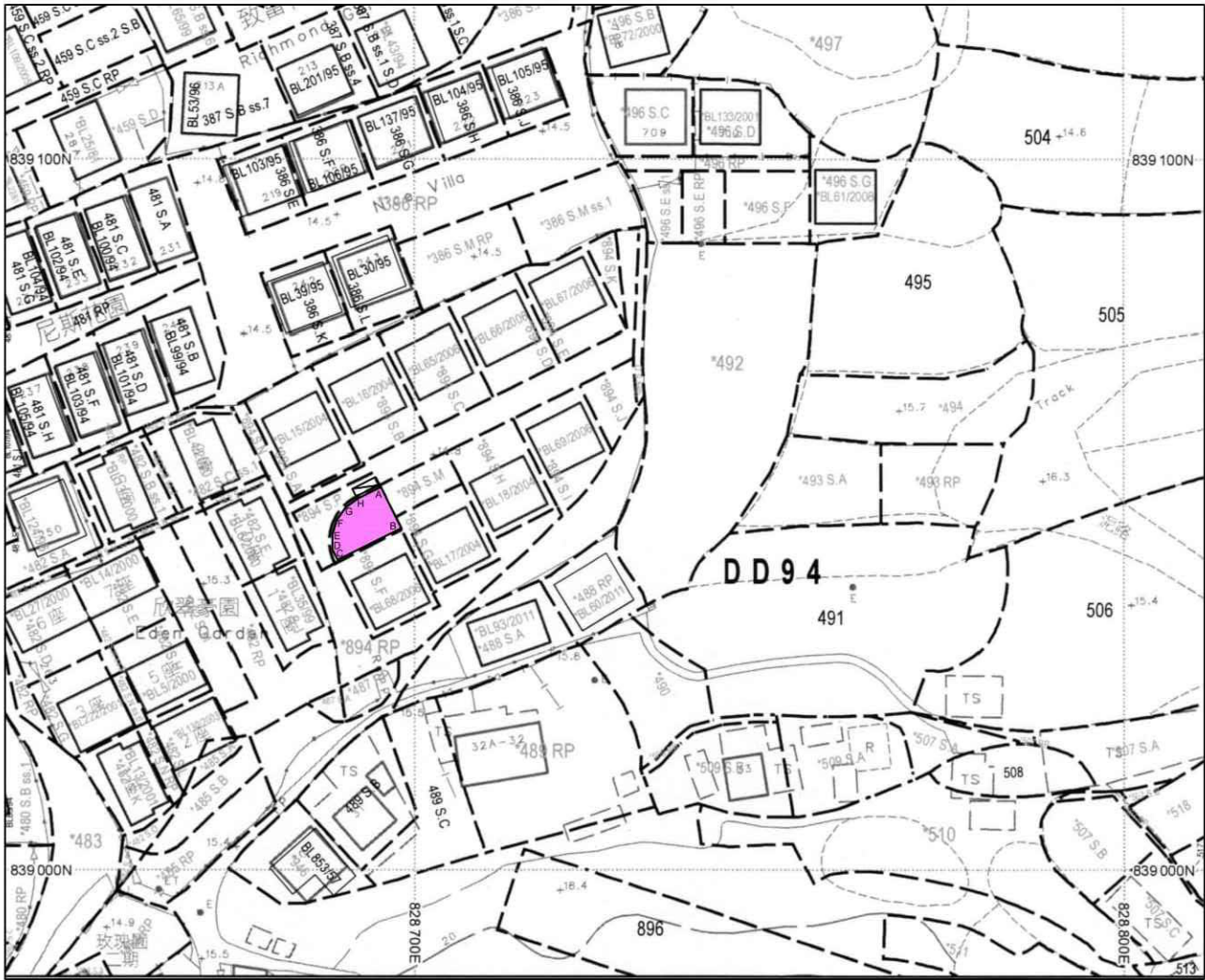
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。

LOCATION PLAN

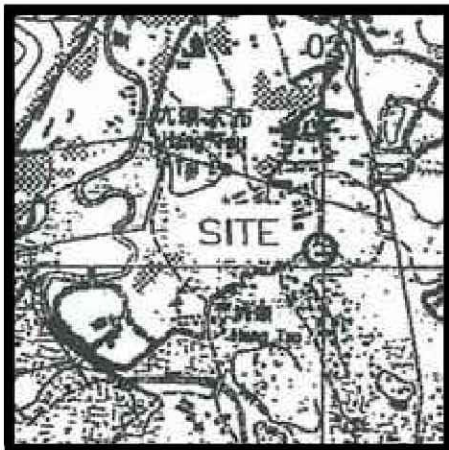


PROPOSED SMALL HOUSE PLAN LOT No. 894 S.L IN D.D. 94



LOCATION PLAN

COLORED PINK AREA = 55.74 SQUARE METRES (ABOUT)



Line	Bearing	Distance (M)	Nothing	Easting	Pt.
A-B	153°22' 31"	6.442	839 053. 894	828 695. 115	A
B-C	243°22' 31"	10.000	839 048. 135	828 698. 002	B
C-D	333°22' 31"	1.638	839 043. 655	828 689. 062	C
D-E	359°13' 38"	2.150	839 045. 119	828 688. 328	D
E-F	17°34' 01"	2.150	839 047. 269	828 688. 299	E
F-G	35°52' 43"	2.150	839 049. 319	828 688. 948	F
G-H	54°13' 39"	2.099	839 051. 061	828 690. 208	G
H-A	63°22' 40"	3.584	839 052. 288	828 691. 911	H

Remarks:

Please refer to SRP No. SRP/DN/008/0497/D1
for boundary information of Lot No. 894 S.L
in D.D. 94

Legends:

Septic Tank (3.658m x 1.220m)

Scale 1:1000

Survey Sheet No. : 2-SE-15A

Date : January 2020

Plan No. CW/DN/94/894L/SH/01

卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

Telephone :

Mobile :

Fax :

E-mail :

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: pang hingyeun <[REDACTED]>
Sent: 2025-06-10 星期二 15:23:47
To: [REDACTED] tpbpd/PLAND
<tpbpd@pland.gov.hk>
Subject: A/NE-KTS/560 Public Comments
Attachment: Cross Section Plan.pdf; Proposed Stormwater Drainage Plan.pdf; Right of way plan.pdf; Site Plan.pdf

Dear Ms Chi,

We reply to the public comments

According to current government policy, indigenous residents have the right to apply for small houses if suitable land is available.

We have consulted the representatives of the indigenous residents regarding the application for the above-mentioned site.

Due to the shortage of land in the village and the limited suitable building sites, the representatives do not oppose our small house in this area.

Since the land is privately owned, we do not necessary to communicate with the community residents.

The main reason for opposition is that the opponents have conflicts of interest.

The current area of the house is approximately 600 square feet, which is only 100 square feet smaller than the standard small house size,
and there is ample space around the house.

Our construction site is located solely on Lot 894 S.L, while Lot 894 S.P remains an access passage. Thus, our small house will not affect the access route.

The right of way only connects to the footpath within the village, so vehicles cannot enter at all; therefore, this right of way is designated solely for pedestrians.

We will install a stormwater drainage system ensuring that not cause flooding. Please refer to the attached Proposed Stormwater Drainage Plan.

Regarding the location of the septic tank for the proposed small house, since the septic tank (L3.658m x W1.220m x D2.000m) is built underground and its front is level with the road surface, it will not block the passage or obstruct pedestrian access. Please refer to the attached cross section plan.

The original position of the right of way was at lot 894 RP, and later, a portion of 894 RP was divided into lot 894 S.P,
so the current position of the right of way should be located at lot 894 S.P and lot 894 RP. Please refer to the attached original right of way plan.

If you want to know the location of the Right of way and the Application Site, please refer to the attached site plan.

We reply to the TD's comment

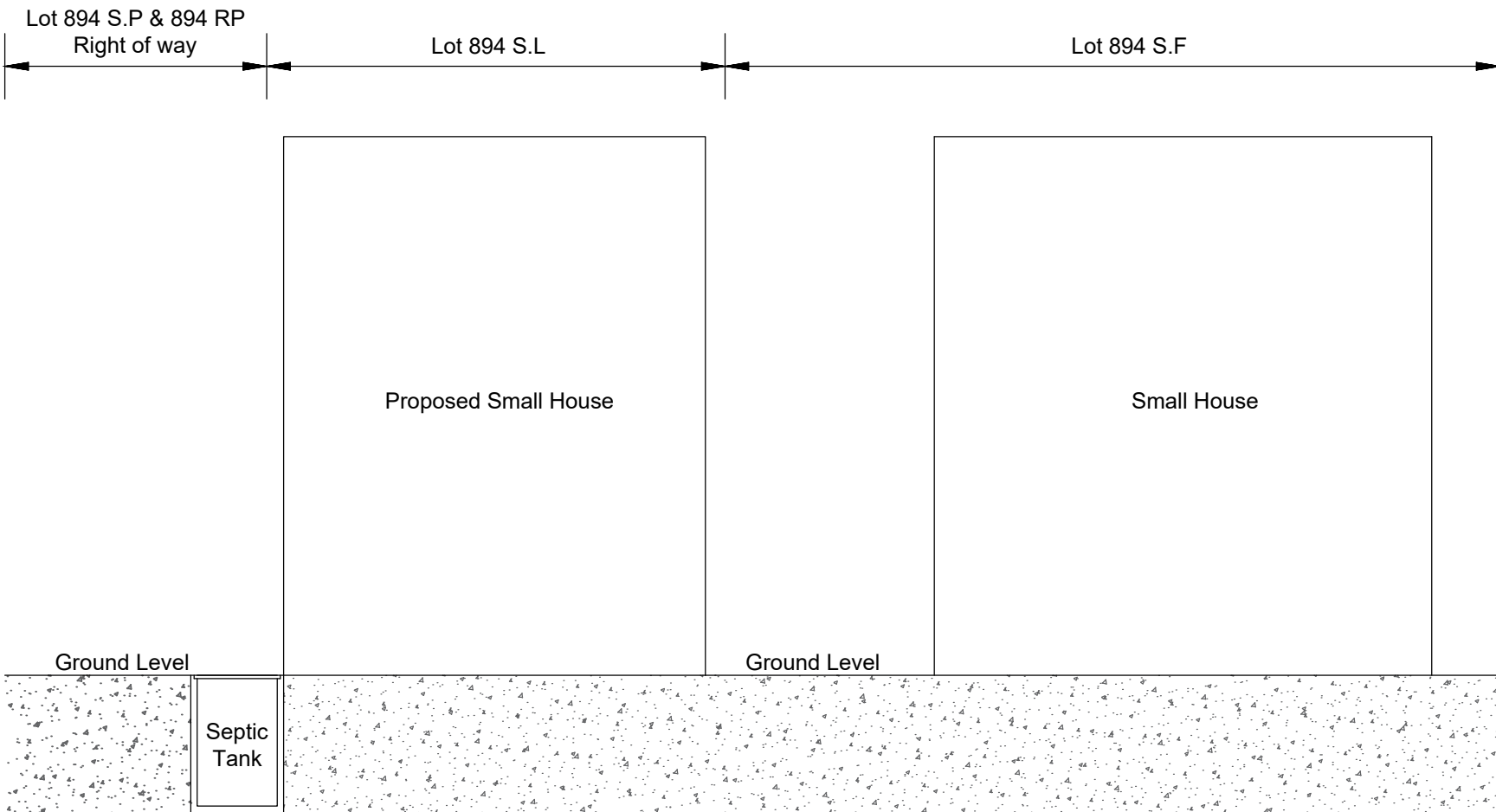
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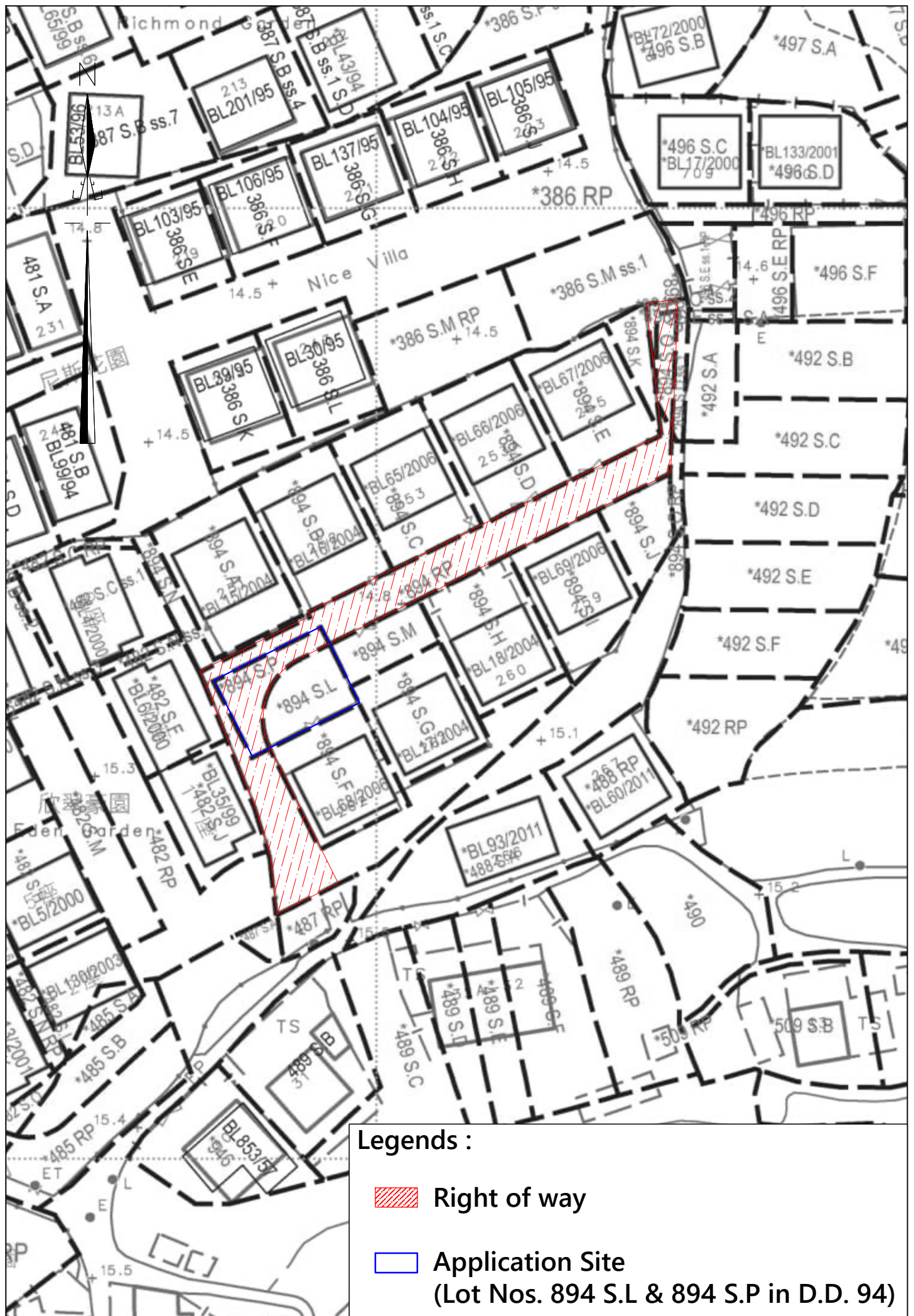
The width of the footpath after the construction is about 3.5 meters - 4 meters.

Thank You !

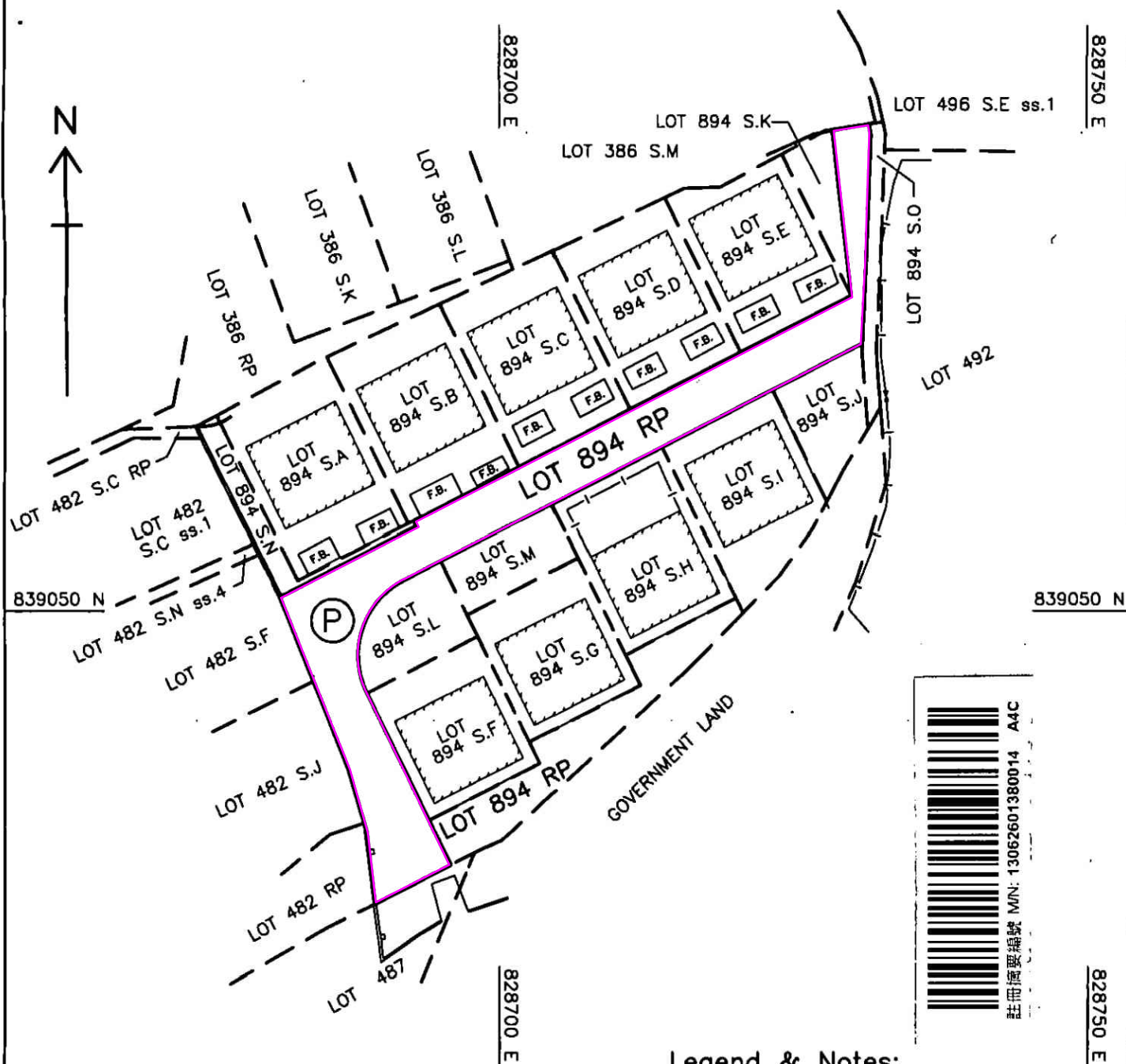
Regards,
H.Y.Pang

從 [Outlook](#)傳送



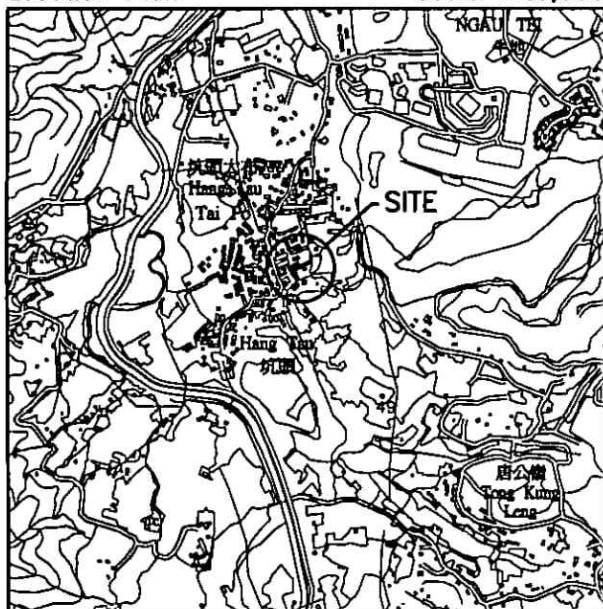


Plan of Right-of-way on Lot 894 RP in D.D. 94



Location Plan

Scale 1:20,000



Legend & Notes:

(P) Right-of way coloured pink
Area = 360.7 sq. m. (about)

F.B. Flower bed

--- Lot boundary

1. This Plan is not a plan of subdivision within the meaning of Land Survey Ordinance (Cap. 473).

Plan No. : HC-12670/ROW1 Date : 19 April 2013

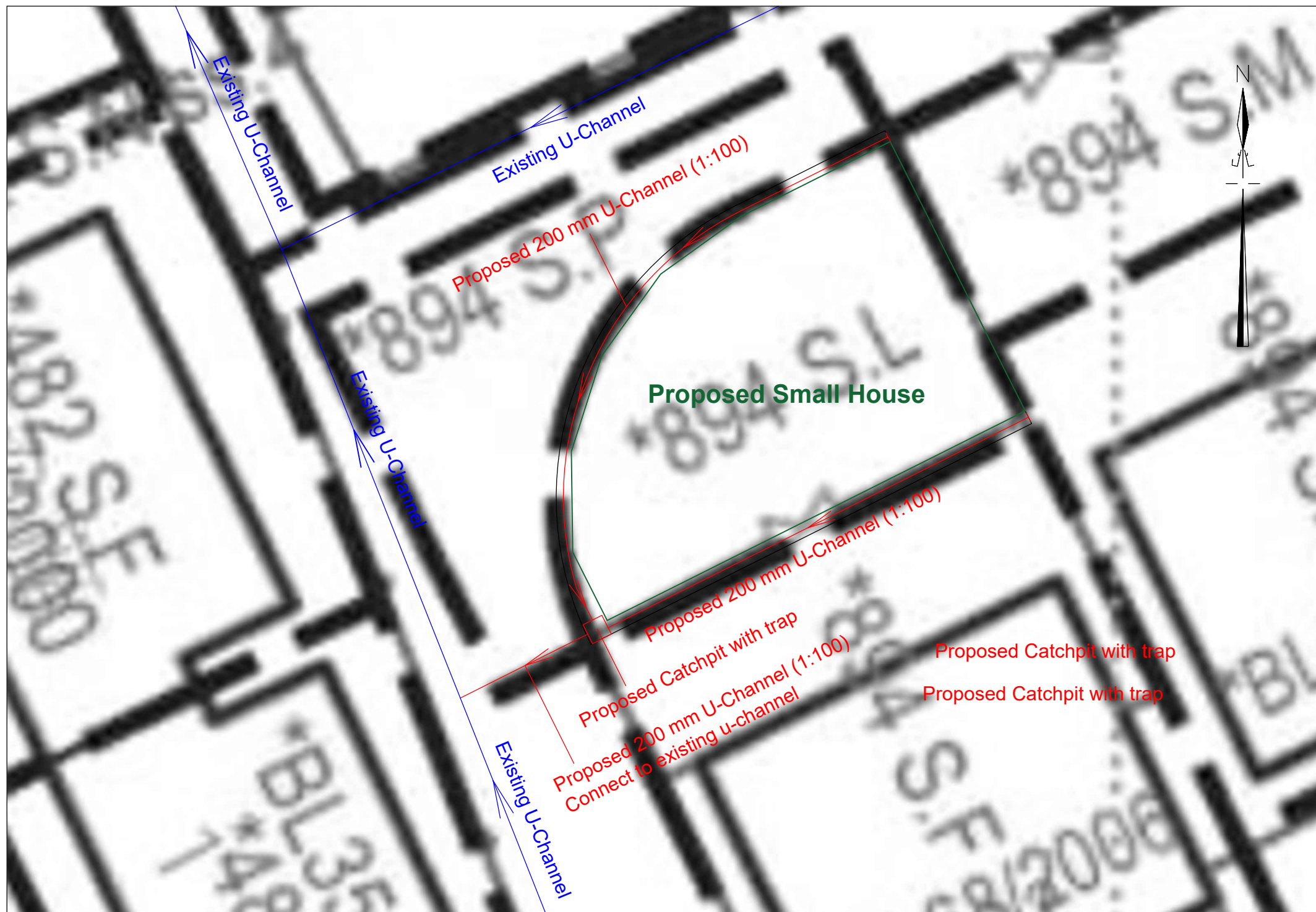
Plan prepared by :

陳漢錕土地測量師行
HENRY CHAN SURVEYORS LTD.
Authorized Land & Hydrographic Surveyors

G/F, 2 Yan Wo Lane, Tai Po, N.T.

Tel. : 2638-1313
Fax : 2638-1328

Henry H K Chan
BSc MRICS FHKIS RPS(LSD)
Authorized Land Surveyor



**Relevant Interim Criteria for Consideration of Application for
New Territories Exempted House (NTEH)/Small House in New Territories
(promulgated on 7.9.2007)**

- (a) sympathetic consideration may be given if not less than 50% of the proposed NTEH/Small House footprint falls within the village 'environs' ('VE') of a recognized village and there is a general shortage of land in meeting the demand for Small House development in the "Village Type Development" ("V") zone of the village;
- (b) if more than 50% of the proposed NTEH/Small House footprint is located outside the 'VE', favourable consideration could be given if not less than 50% of the proposed NTEH/Small House footprint falls within the "V" zone, provided that there is a general shortage of land in meeting the demand for Small House development in the "V" zone and the other criteria can be satisfied;
- (c) development of NTEH/Small House with more than 50% of the footprint outside both the 'VE' and the "V" zone would normally not be approved unless under very exceptional circumstances (e.g. the application site has a building status under the lease, or approving the application could help achieve certain planning objectives such as phasing out of obnoxious but legal existing uses);
- (d) application for NTEH/Small House with previous planning permission lapsed will be considered on its own merits. In general, proposed development which is not in line with the criteria would normally not be allowed. However, sympathetic consideration may be given if there are specific circumstances to justify the cases, such as the site is an infill site among existing NTEHs/Small Houses, the processing of the Small House grant is already at an advance stage;
- (e) if an application site involves more than one NTEH/Small House, application of the above criteria would be on individual NTEH/Small House basis;
- (f) the proposed development should not frustrate the planning intention of the particular zone in which the application site is located;
- (g) the proposed development should be compatible in terms of land use, scale, design and layout, with the surrounding area/development;
- (h) the proposed development should not encroach onto the planned road network and should not cause adverse traffic, environmental, landscape, drainage, sewerage and geotechnical impacts on the surrounding areas. Any such potential impacts should be mitigated to the satisfaction of relevant Government departments;
- (i) the proposed development, if located within water gathering grounds, should be able to be connected to existing or planned sewerage system in the area except under very

special circumstances (e.g. the application site has a building status under the lease or the applicant can demonstrate that the water quality within water gathering grounds will not be affected by the proposed development*);

- (j) the provision of fire service installations and emergency vehicular access, if required, should be appropriate with the scale of the development and in compliance with relevant standards; and
- (k) all other statutory or non-statutory requirements of relevant Government departments must be met. Depending on the specific land use zoning of the application site, other Town Planning Board guidelines should be observed, as appropriate.

*i.e. The applicant can demonstrate that effluent discharge from the proposed development will be in compliance with the effluent standards as stipulated in the Water Pollution Control Ordinance Technical Memorandum.

Previous s.16 Application covering the Application Site (the Site)

Approved Application

	Application No.	Uses/Developments	Date of Consideration
1.	A/NE-KTS/479	Proposed House (New Territories Exempted House (NTEH) – Small House)	6.3.2020

Similar s.16 Applications for Small House Development in the Vicinity of the Site within/straddling the Same “AGR” Zone

Approved Applications

	Application No.	Uses/Developments	Date of Consideration
1.	A/NE-KTS/135 ⁽¹⁾	Proposed House (New Territories Exempted House - Small House)	7.12.2001
2.	A/NE-KTS/136 ⁽²⁾	Proposed House (New Territories Exempted House - Small House)	7.12.2001
3.	A/NE-KTS/138	Proposed House (New Territories Exempted House - Small House)	7.12.2001
4.	A/NE-KTS/139	Proposed House (New Territories Exempted House - Small House)	7.12.2001
5.	A/NE-KTS/140 ⁽³⁾	Proposed House (New Territories Exempted House - Small House)	21.12.2001
6.	A/NE-KTS/141 ⁽⁴⁾	Proposed House (New Territories Exempted House - Small House)	21.12.2001
7.	A/NE-KTS/142 ⁽⁵⁾	Proposed House (New Territories Exempted House - Small House)	21.12.2001
8.	A/NE-KTS/143	Proposed House (New Territories Exempted House - Small House)	21.12.2001
9.	A/NE-KTS/144	Proposed House (New Territories Exempted House - Small House)	21.12.2001
10.	A/NE-KTS/209 ⁽⁵⁾	Proposed House (New Territories Exempted House - Small House)	24.6.2005
11.	A/NE-KTS/210 ⁽⁴⁾	Proposed House (New Territories Exempted House - Small House)	24.6.2005
12.	A/NE-KTS/211 ⁽²⁾	Proposed House (New Territories Exempted House - Small House)	24.6.2005
13.	A/NE-KTS/212 ⁽³⁾	Proposed House (New Territories Exempted House - Small House)	24.6.2005
14.	A/NE-KTS/213 ⁽¹⁾	Proposed House (New Territories Exempted House - Small House)	24.6.2005
15.	A/NE-KTS/255	Proposed House (New Territories Exempted House - Small House)	30.11.2007
16.	A/NE-KTS/279	Proposed House (New Territories Exempted House - Small House)	4.9.2009

17.	A/NE-KTS/280 ⁽⁶⁾	Proposed House (New Territories Exempted House - Small House)	4.9.2009
18.	A/NE-KTS/314 ⁽⁹⁾	Proposed House (New Territories Exempted House - Small House)	19.8.2011
19.	A/NE-KTS/329 ⁽⁷⁾	Proposed House (New Territories Exempted House - Small House)	9.11.2012
20.	A/NE-KTS/330 ⁽⁸⁾	Proposed House (New Territories Exempted House - Small House)	9.11.2012
21.	A/NE-KTS/358 ⁽⁶⁾	Proposed House (New Territories Exempted House - Small House)	7.3.2014
22.	A/NE-KTS/444 ⁽⁷⁾	Proposed House (New Territories Exempted House - Small House)	3.2.2017
23.	A/NE-KTS/445 ⁽⁸⁾	Proposed House (New Territories Exempted House - Small House)	3.2.2017

Remarks

- (1) The applications No. A/NE-KTS/135 and 213 involve the same site.
(2) The applications No. A/NE-KTS/136 and 211 involve the same site.
(3) The applications No. A/NE-KTS/140 and 212 involve the same site.
(4) The applications No. A/NE-KTS/141 and 210 involve the same site.
(5) The applications No. A/NE-KTS/142 and 209 involve the same site.
(6) The applications No. A/NE-KTS/280 and 358 involve the same site.
(7) The applications No. A/NE-KTS/329 and 444 involve the same site.
(8) The applications No. A/NE-KTS/330 and 445 involve the same site.
(9) The applications No. A/NE-KTS/314, 468, 476 and 534 involve the same site.

Rejected Applications

	Application No.	Uses/Developments	Date of Consideration	Rejection Reasons
1.	A/NE-KTS/368	Proposed House (New Territories Exempted House - Small House)	13.6.2014	R(1), R(2) and R(4)
2.	A/NE-KTS/388	Proposed House (New Territories Exempted House - Small House)	12.12.2014	R(1), R(2) and R(4)
3.	A/NE-KTS/468 ⁽⁹⁾	Proposed House (New Territories Exempted House - Small House)	3.5.2019	R(1) and R(3)
4.	A/NE-KTS/476 ⁽⁹⁾	Proposed House (New Territories Exempted House - Small House)	6.9.2019	R(1) and R(3)
5.	A/NE-KTS/534 ⁽⁹⁾	Proposed House (New Territories Exempted House - Small House)	23.8.2024 (upon review)	R(1) and R(3)

Remarks

- (9) The applications No. A/NE-KTS/314, 468, 476 and 534 involve the same site.

Rejection Reasons:

- R(1) Not in line with the planning intention of the “AGR” zone and no strong planning justification.
- R(2) Approval of the application would set an undesirable precedent for similar applications in the future, resulting in substantial cumulative adverse traffic impact in the area.
- R(3) Land was still available within the “V” zone of Hang Tau which was primarily intended for Small House development. It was considered more appropriate to concentrate the proposed Small House development within the “V” zone for more orderly development pattern, efficient use of land and provision of infrastructures and services.
- R(4) The application did not comply with the Interim Criteria for Consideration of Application for NTEH/Small House in New Territories in that the Site and the footprint of the proposed Small House fell entirely outside the Village Environ and “V” zone of Hang Tau. Land was still available within the “V” zone of Hang Tau where land was primarily intended for Small House development. Village house development should be sited close to the village proper as far as possible to maintain an orderly development pattern, efficient use of land and provision of infrastructures and services. There were no exceptional circumstances to justify approval of the application.

Comments from Relevant Government Departments

1. Land Administration

Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- the application site (the Site) falls within the village ‘environ’ of Hang Tau;
- the Small House grant application at the Site submitted by the applicant is under processing. The applicant claims himself as an indigenous villager of Sheung Shui, Sheung Shui Heung. His eligibility for Small House grant is yet to be ascertained;
- the subject lots are Old Schedule Agricultural Lots held under Block Government Lease;
- the document regarding the concerned right-of-way (i.e. Deed of Grant of Right of Way with plan Memorial No. 13062601380014) was registered against relevant affected lots in Land Registry; and
- in order to cater for any possible physical site features/constraints, the final approved location of the proposed septic tank and the final approved footprint/layout of the proposed Small House by his office may be subject to amendment/revision. However, his office would minimise the change and keep any shifting as least as possible;

2. Traffic

Comments of the Commissioner for Transport (C for T):

- no objection to the application from traffic perspective;
- although additional traffic generated by the proposed development is not significant, the permission of development outside the “Village Type Development” (“V”) zone will however set an undesirable precedent case for similar applications in the future. The resulting cumulative adverse traffic impact has to be reviewed on case-by-case basis in the future;
- the application involving construction of one Small House only can be tolerated on traffic grounds; and
- advisory comments are at **Appendix V**.

Comments of the Chief Highway Engineer/New Territories East, Highways Department:

- no comment from highways maintenance perspective; and
- no public road/footpath under maintenance of his office would be affected.

3. **Environment**

Comments of the Director of Environmental Protection:

- no objection to the application from environmental perspective;
- in view of the small-scale of the proposed development, the application is unlikely to cause major pollution; and
- given no public sewerage connection is available in the vicinity of the Site, septic tank and soakaway system is an acceptable means for wastewater collection, treatment and disposal, provided that its design and construction follow the requirements of the Professional Persons Environmental Consultative Committee Practice Notes 1/23 and are duly certified by an Authorized Person.

4. **Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department (DSD):

- no objection to the application from public drainage perspective; and
- the Site is in an area where no DSD stormwater drain and public sewerage connection are available.

5. **Fire Safety**

Comments of the Director of Fire Services:

- no objection in principle to the application; and
- advisory comments are at **Appendix V**.

6. **Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no adverse comment on the application from landscape planning perspective;
- with reference to the aerial photo of 2024, the Site is located in an area of rural inland plains landscape character comprising village houses, temporary structures and scattered tree groups; and
- with reference to site photos of 2025, the Site has been hard-paved and vacant. The proposed development is considered not incompatible with the landscape setting in the proximity. Significant adverse landscape impact within the Site from the proposed development is not anticipated.

7. Agriculture

Comments of the Director of Agriculture, Fisheries and Conservation:

- no comment on the application from agricultural and nature conservation perspectives since the Site is enclosed by Small Houses and it has low potential for agricultural rehabilitation.

8. Water Supplies

Comments of the Chief Engineer/Construction, Water Supplies Department:

- no objection to the application; and
- advisory comments are at **Appendix V**.

9. Demand and Supply of Small House Sites

According to DLO/N, LandsD's records, the number of outstanding Small House applications for Hang Tau is 37, whilst as provided by the Indigenous Inhabitant Representative of Hang Tau, the 10-year Small House demand forecast for Hang Tau is between 2,900 and 3,200. According to the latest estimate by PlanD, about 3.96 ha (equivalent to about 158 Small House sites) of land are available within the "V" zone of Hang Tau for Small House development. There is insufficient land within the "V" zone of Hang Tau to fully meet the future demand of land for Small House development (i.e. about 80.9 ha of land which is equivalent to about 3,237 Small House sites).

10. Other Departments

The following government departments have no objection to or no comment on the application:

- (a) District Officer (North), Home Affairs Department;
- (b) Project Manager (North), Civil Engineering and Development Department;
- (c) Head (Geotechnical Engineering Office), Civil Engineering and Development; and
- (d) Commissioner of Police.

Recommended Advisory Clauses

- (a) to note the comments of the Commissioner for Transport that the local village access leading to the application site (the Site) from Hang Tau Road is not managed by the Transport Department;
- (b) to note the comments of the Director of Fire Services that the applicant should observe 'New Territories Exempted Houses - A Guide to Fire Safety Requirements' which is administrated by the Lands Department (LandsD). Detailed fire safety requirements would be formulated upon receipt of formal application via LandsD;
- (c) to note the comments of the Director of Environmental Protection that no public sewerage connection is available in the vicinity of the Site. The applicant shall follow the requirements of the Professional Persons Environmental Consultative Committee Practice Notes 1/23 and are duly certified by an Authorized Person for the design and construction of the septic tank and soakaway system, as proposed by the applicant;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (DSD) that the Site is in an area where no DSD stormwater drain and public sewerage connection are available. The applicant is advised to undertake all necessary precautionary measure during construction to avoid muddy water and debris flushed into existing drains;
- (e) to note the comments of the Chief Engineer/Construction, Water Supplies Department (WSD) that for provision of water supply to the proposed development, the applicant may need to extend his inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards; and
- (f) to note that the permission is only given to the development under application. If provision of an access road is required for the proposed development, the applicant should ensure that such access road (including any necessary filling/excavation of land) complies with the provisions of the relevant statutory plan and obtain planning permissions from the Town Planning Board where required before carrying out the road works.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

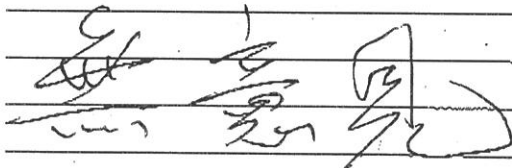
By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/NE-KTS/560

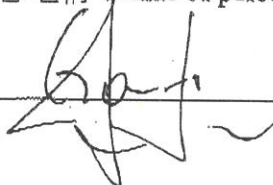
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



「提意見人」姓名/名稱 Name of person/company making this comment 侯志強議員

簽署 Signature



日期 Date

2025.5.9

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

250521-102722-72881

提交限期

Deadline for submission:

23/05/2025

提交日期及時間

Date and time of submission:

21/05/2025 10:27:22

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-KTS/560

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. 梁女士

意見詳情

Details of the Comment :

致城市規劃委員會：

您好！

作為一名坑頭村的居民，我對於近日關於在上水古洞南坑頭村指定地點[新界上水坑頭Lot s 894 S.L and 894 S.P in D.D.94(編號:A/NE-KTS/560)興建小型屋宇的規劃申請表達最強烈的反對！此項目已廣泛引發本村居民嚴重憂慮，我認為這並非合理的發展方案，懇請貴委會深入考慮以下關鍵問題：

1. **完全欠缺合理規劃性**

該地點原本並無規劃作興建屋宇用途，將其改作建屋土地顯得極不合理。事前並未與社區居民充分溝通，顯然忽略了民意與居民真實需求。

2. **土地空間顯然不能勝任**

選址範圍非常狹窄，空間極為緊迫，難以按照建築標準建設符合法例的房屋。任何貿然開發只會導致大批不合規的建築強行堆建，惡化周邊環境，壓迫社區空間。

3. **對居民出入及基本生活構成嚴重影響**

如果此項目推進，勢必對周邊住宅區帶來極大負擔，不但會嚴重干擾生活環境，還會進一步壓迫原本已有限的社區資源和道路空間。不僅出入將變得異常困難，剩餘的道路寬度甚至難以容納正常一人通行，更遑論搬運必需的傢俱如床、衣櫃，以及大型家電如冰箱或冷氣機等。連維修、垃圾處理，以及吸糞等必要服務的進行也會大受阻礙，此次規劃問題令人憂心。

5. **威脅公共安全**：建屋後的空間狹窄，將大幅影響消防、救援及急救人員到達現場及進行工作的效率。一旦發生緊急情況，後果將不堪設想。

6. **徹底剝奪珍貴社區資源與公共空間**

此地目前為居民重要的活動、交流及休憩之場所，其價值不可忽視。一旦變作建屋用地，將永久損害居民可供使用的公共空間，對社區和諧元氣大傷。

7. **摧毀當地優良天然環境條件**

建屋計劃定會嚴重破壞原有天然生態環境，比如妨礙陽光入射、削弱周邊的自然風循環和空氣質素，進而醞釀健康隱患。

8. **令現有水浸危機雪上加霜**

該地區向來已有水浸危害之風險，此項目的規劃施工過程很可能加劇排水管理問題。水浸頻率或將升高，對居民的日常生活安全形成種種新威脅。

鑑於以上種種難以接受之理由，我懇求城市規劃委員會慎之又慎地重新審視該規劃方案，切勿讓短視的不合理開發計劃損害村民應得的生活品質、社會權益甚至安全保障。除此以外，我希望委員會能更加主動深入了解村民聲音並全方位考量未來需求，為我們的一方社群保存共好的發展前提，責任於肩。

由衷希望委員會能嚴重關切，為我們的集體利益深思熟慮後作出最智慧明確的拒絕決策！

十分感謝您的重視與考量支持！

此致
敬禮

抗議並進言以下簽署人-
坑頭村居民
梁女士

From:

Sent:

2025-05-20 星期二 22:17:45

To:

tpbpd/PLAND <tpbpd@pland.gov.hk>

Subject:

反對申請編號:A/NE-KTS/500 - 新界上水坑頭 Lots 894 S.L and 894 S.P in D.D.94 的興建小型屋宇的規劃申請

致城市規劃委員會：

您好！

作為一名坑頭村的居民，我對於近日關於在上水古洞南坑頭村指定地點[新界上水坑頭 Lots 894 S.L and 894 S.P in D.D.94(編號:A/NE-KTS/500)興建小型屋宇的規劃申請表達最強烈的反對！此項目已廣泛引發本村居民嚴重憂慮，我認為這並非合理的發展方案，懇請貴委會深入考慮以下關鍵問題：

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題。水浸頻率或將升高，對居民的日常生活安全形成種種新威脅。

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並附上實際環境圖片給參考。







十分感謝您的重視與考量支持！

此致
敬禮

抗議並進言以下簽署人-
坑頭村居民
劉先生

懇請城市規劃委員會謹慎考慮以下反對內容

一般三層丁屋需要長時間建築，希望貴處能夠認真考慮，興建時會有建築材料，建築廢物，機器，鋼筋、大量英泥，大量沙，大量搭棚所用的長竹，木板，木方，pvc 排水管，磚頭，挖泥機及泥頭等等，嚴重影響居民生活質素。

申請地點及附近根本沒有存放位置，如隨便放置，只會阻礙現居民出入，（請參考圖 1.申請地點和通道面積圖）最後只會令到通道嚴重受阻，當火警發生時，居民亦會難以逃生，更加阻礙緊急救援服務，例如擔架床順利通過，間接影響緊急救援服務，如果因為延遲急救，導致死亡，即使沒火災，敢問貴處，居民可到哪處討回公道。

建築期間，整座建築物外圍亦要搭置棚架，棚架比建築物往外伸延四尺左右，亦會令通道受阻，始遇到熱帶氣旋及颱風，也有倒塌的危險，令居民生命及財產受到威脅，希望貴處也會考慮這個因素。

申請地點附近的排水系統，已經陷入癱瘓，如果工程展開，下雨時雨水會將泥頭及沙帶入排水渠內，因為很多位置是暗渠，根本無法清理，所以這樣會導致水浸問題更加嚴重，另居民承受更大的水浸風險和財物損失，敢問貴處，居民又可以到哪個部門索償。

多名居民亦要求，請派地政署職員和相關部門，到申請地點及附近進行環境視察和風險評。

懇請貴處，希望在審批前，優先考慮現居民的性命財產及人生安全為首要！

最後大家亦有一疑問，該位置應不足以建築房屋，申請人是否挪用了公眾通道建屋？如是，是否嚴重損害了現有居民使用道路的權利？況且，附近居民年紀較大，或有些需輪椅代步，或有些需旁人攙扶，如果只留一狹小通道，對這些長者又公道嗎？

註：反對的申請編號 A/NE-KTS/560

地點：

村民 LEE KWOK HING CHEUNG SIU FAN

21/5/2025



就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

250523-174931-13439

提交限期

Deadline for submission:

23/05/2025

提交日期及時間

Date and time of submission:

23/05/2025 17:49:31

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-KTS/560

「提意見人」姓名/名稱

Name of person making this comment:

上水尼斯花園立案法團

意見詳情

Details of the Comment :

注意到並沒有相關資料提及如果解決排水給去污問題，尼斯花園地底有一細小的公共排水渠在屋苑地下，多年來附近新建多間建築物均接駁此處，早已不勝負荷；雨季及颱風時經常有大量水，從渠面湧出，浸壞屋苑嘅地面。渠務處有記錄的。