

此文件在 2025年 5月 26日 收到。城規規劃委員會  
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。

This document is received on 26 MAY 2025  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-II  
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 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](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](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

7500966

7/5 By hand.

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 / NE - TK / 836
	Date Received 收到日期	26 MAY 2025

- 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 樓及新界沙田上禾輦路 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 )

1. 余來興 Yu Loi Hing 2. 余少忠 Yu Siu Chung 3. 羅志偉 Law Chi Wai 4. 李國強 Li Kwok Keung

### 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 )

許軍兒 Hui Kwan Yee

### 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)	1. D.D.28 Lot Nos.146RP,147S.B,152S.A 2. D.D.28 Lot Nos.152S.B,153S.A 3. D.D.28 Lot Nos.146S.A,147S.A 4. D.D.28 Lot Nos.152S.C,153S.B all in Lung Mei Village, Tai Po, N.T.
(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 ..... 472.36 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 780.36 ..... 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)	..... 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	S/NE-TK/19 汀角分區計劃大綱圖
(e) Land use zone(s) involved 涉及的土地用途地帶	GB & V
(f) Current use(s) 現時用途	Vacant Land  (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”<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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”<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☐ is not a “current land owner”<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ 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)”<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of ..... “current land owner(s)”<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of “current land owner(s)” <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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



<b>6. Development Proposal 擬議發展計劃</b>			
(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	1. 余來興 2. 余少忠 3. 羅志偉 4. 李國強		
(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)	1. 龍丫排 2. 龍丫排 3. 洋涌 4. 龍尾		
(c) Proposed gross floor area 擬議總樓面面積	..... 780.36 ..... sq.m 平方米 <input type="checkbox"/> About 約		
(d) Proposed number of house(s) 擬議房屋幢數	4	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	.... 65.03 .. 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	NIL  (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 <input checked="" type="checkbox"/>  No 否 <input type="checkbox"/>	<input checked="" 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)) 大埔龍尾路 ..... <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 checked="" type="checkbox"/>  No 否 <input 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. 請用圖則顯示化糞池的位置)	

**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。

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?	Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 ..... ..... ..... No 否 <input checked="" type="checkbox"/>																														
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	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) <input type="checkbox"/> Diversion of stream 河道改道 <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 <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 <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 No 否 <input checked="" type="checkbox"/>																														
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<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> 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) ..... ..... ..... ..... .....	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。


四位申請人早於十多年前便已向地政處提交小型屋宇申請，惟由於申請地點座落於鄉村式發展範圍以外，需要向貴委員會提交規劃許可申請，現特此向貴委員會申請，希望可獲得批准在空置土地上興建小型屋宇。興建小型屋宇符合法定圖則內第二欄之用途，申請地點毗鄰均有建成或獲得規劃許可之同類屋宇，四位申請人在村中亦並無其他可選擇之土地，相關土地一直空置，而土地狀況亦不適合作農地耕作之用，有時更被村中居民當作泊車場地，影響環境美化情況；四位申請人承諾，假如申請獲得批准，會絕對遵守貴會所批出之所有條款，同時不會影響附近樹木環境，懇請貴會可以接納此項申請。

**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

  
.....  
許軍兒 Hui Kwan Yee

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

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

22 APR 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	1. D.D.28 Lot Nos.146RP,147S.B,152S.A 2. D.D.28 Lot Nos.152S.B,153S.A 3. D.D.28 Lot Nos.146S.A,147S.A 4. D.D.28 Lot Nos.152S.C,153S.B all in Lung Mei Village, Tai Po, N.T.		
Site area 地盤面積	472.36	sq. m 平方米	<input checked="" 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	S/NE-TK/19		
Zoning 地帶	GB & V		
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	780.36	sq.m 平方米	<input type="checkbox"/> About 約
(ii) Proposed No. of house(s) 擬議房屋幢數	4		
(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	

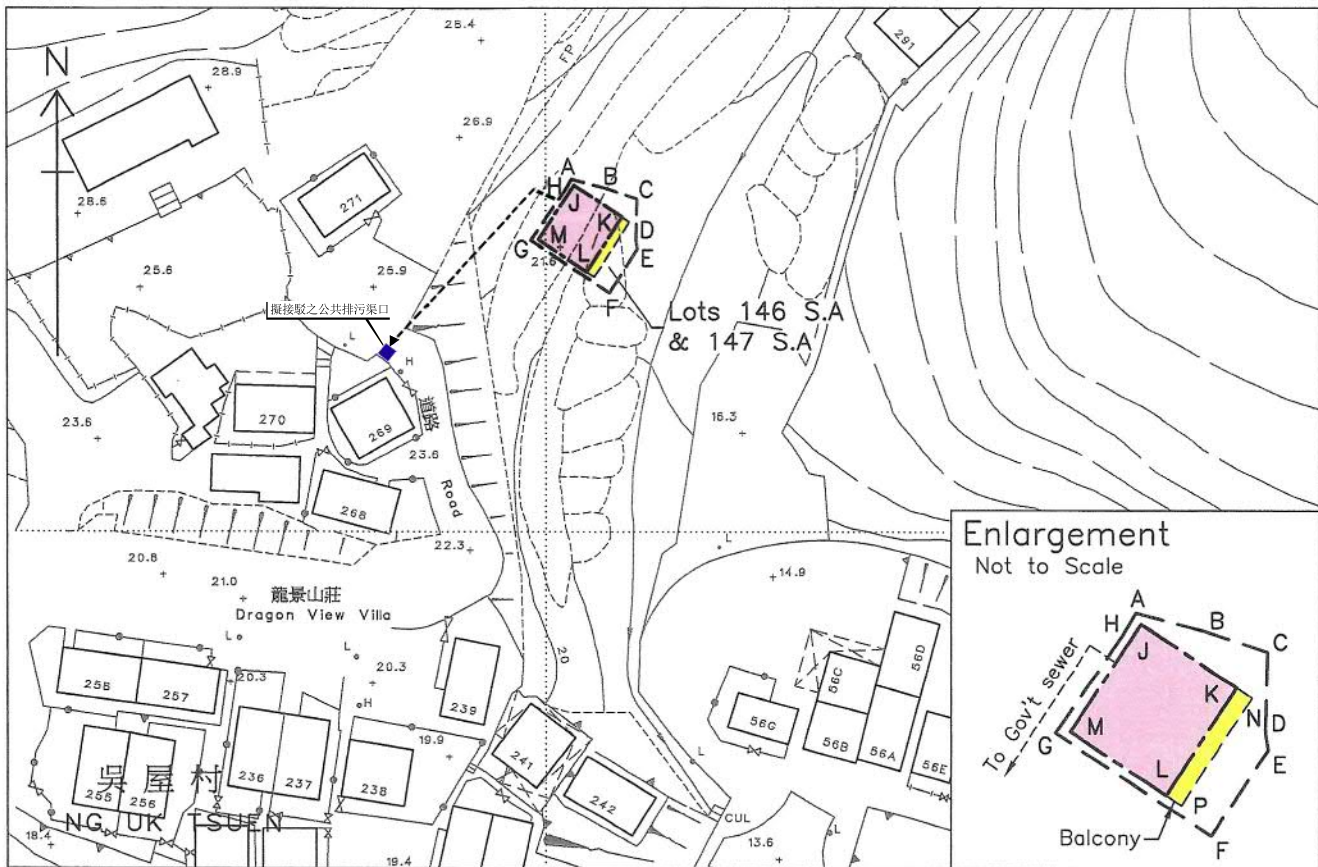
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Site Plan, Location Plan		
<hr/>		
<b><u>Reports 報告書</u></b>		
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。



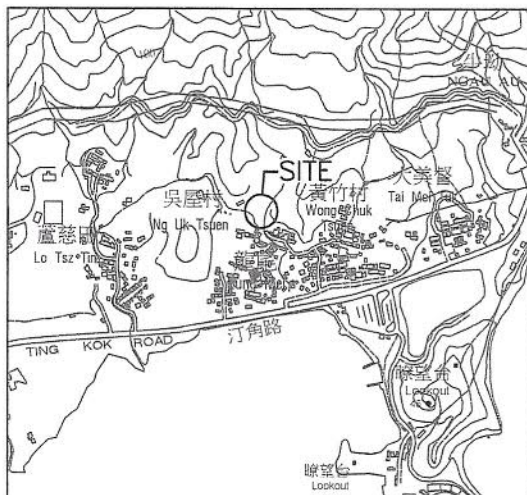
# Proposed Small House Location Plan – D.D. 28



Survey Sheet No.: 3-SE-18D/23B

Scale 1 : 1,000

## NG UK TSUEN



Location Plan Scale 1 : 20,000

Lot Nos. 146 S.A & 147 S.A

(Plan Nos. LBP/TP/005/02061 & 02062/D1 refer)

Boundary Dimensions: (Area = 129.2 sqm)

From To	Bearing (d-m-s)	Distance (m)	Pt.	N	E
A B	104°24'16"	4.709	A	837 246.538	841 703.413
B C	108°33'15"	4.418	B	837 245.367	841 707.974
C D	181°37'09"	5.293	C	837 243.961	841 712.163
D E	170°28'37"	1.154	D	837 238.671	841 712.013
E F	213°21'21"	6.869	E	837 237.532	841 712.204
F G	303°21'21"	12.393	F	837 231.795	841 708.427
G H	34°35'37"	7.995	G	837 238.609	841 698.076
H A	30°37'42"	1.566	H	837 245.190	841 702.615

Proposed Small House Dimensions: (Area = 65.03 sqm)

From To	Bearing (d-m-s)	Distance (m)	Pt.	N	E
J K	123°21'21"	7.620	J	837 245.822	841 703.749
K L	213°21'21"	8.534	K	837 241.632	841 710.114
L M	303°21'21"	7.620	L	837 234.504	841 705.422
M J	33°21'21"	8.534	M	837 238.694	841 699.057

Proposed Balcony Dimensions: (Area = 10.41 sqm)

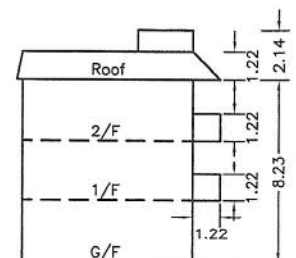
From To	Bearing (d-m-s)	Distance (m)	Pt.	N	E
K N	123°21'21"	1.220	K	837 241.632	841 710.114
N P	213°21'21"	8.534	N	837 240.961	841 711.133
P L	303°21'21"	1.220	P	837 233.833	841 706.441
L K	33°21'21"	8.534	L	837 234.504	841 705.422

Plan prepared by:  
Henry Chan Surveyors Limited

*Henry H K Chan*

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

Shop 7, G/F, Mei Hing Mansion, Nos. 1-17 Yan Hing Street, Tai Po, N.T.  
Email: hcsurvey@netvigator.com Tel: 2638-1313 Fax: 2638-1328

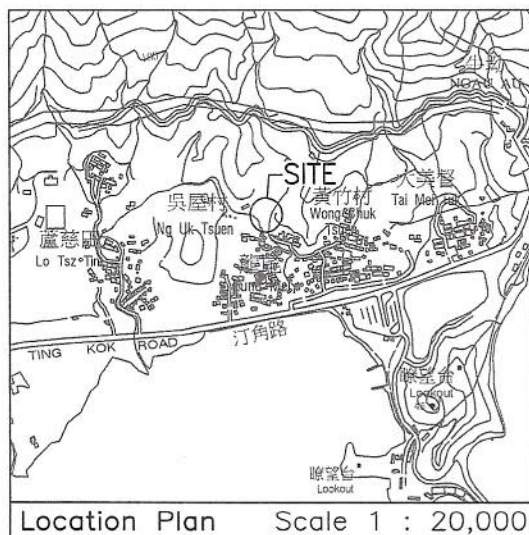
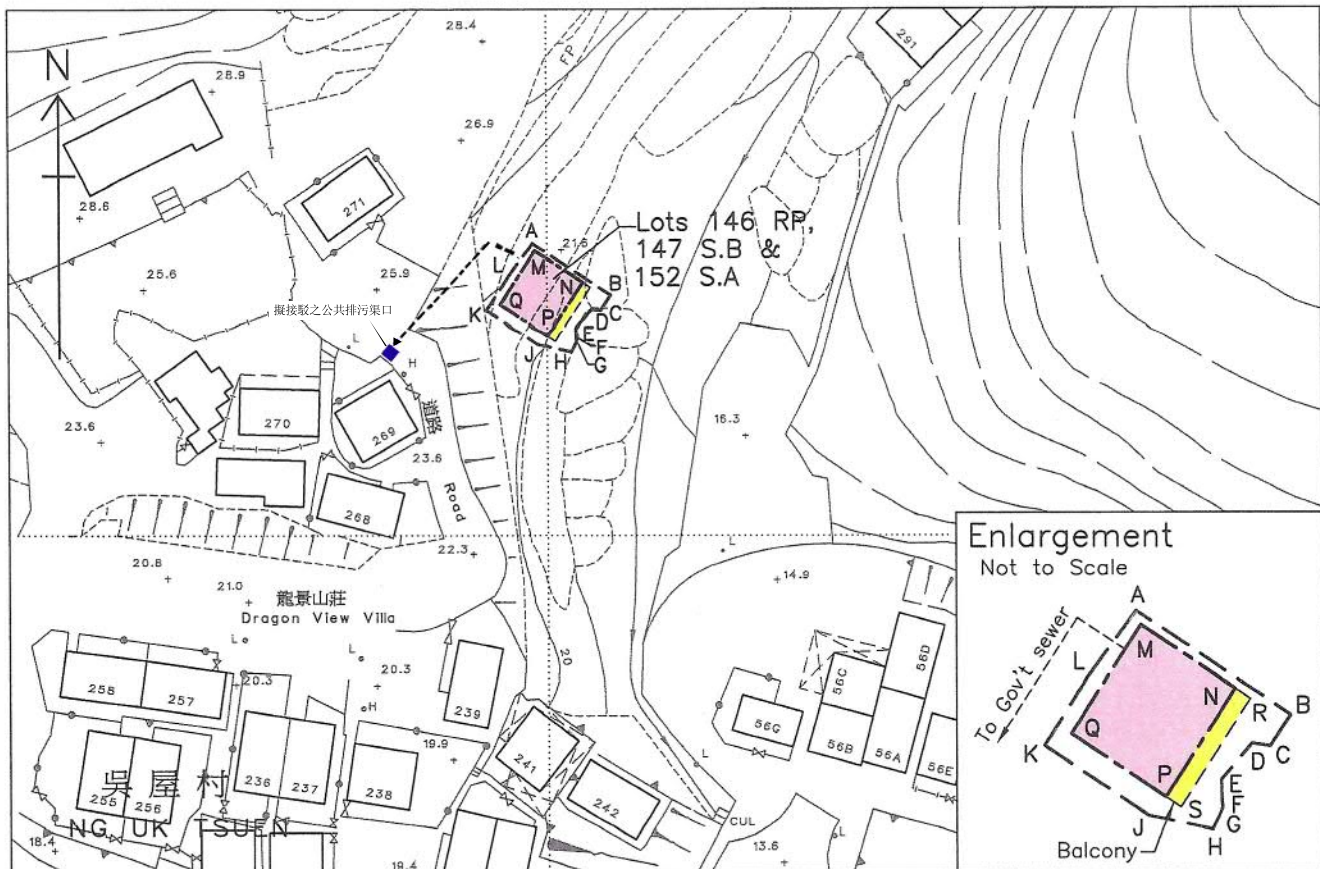


Typical Section

Plan No. : HC-15686/H01  
Date: 12 August 2022



# Proposed Small House Location Plan – D.D. 28



## NG UK TSUEN

Lot Nos. 146 RP, 147 S.B. & 152 S.A

(Plan Nos. LBP/TP/054/02061, 02062 & 02063/D1 refer)

Boundary Dimensions: (Area = 126.6 sqm)

From	To	Bearing (d-m-s)	Distance (m)	Pt.	N	E
A	B	123°21'21"	12.393	A	837 238.609	841 698.076
B	C	213°21'21"	2.483	B	837 231.795	841 708.427
C	D	277°51'58"	1.209	C	837 229.721	841 707.062
D	E	220°31'14"	3.153	D	837 229.886	841 705.864
E	F	178°32'37"	1.128	E	837 227.490	841 703.816
F	G	174°41'37"	0.693	F	837 226.363	841 703.845
G	H	205°00'35"	1.620	G	837 225.673	841 703.909
H	J	282°14'22"	4.428	H	837 224.204	841 703.224
J	K	303°21'21"	8.397	J	837 225.143	841 698.897
K	L	33°07'23"	5.375	K	837 229.760	841 691.883
L	A	36°50'01"	5.432	L	837 234.261	841 694.820

Proposed Small House Dimensions: (Area = 65.03 sqm)

From	To	Bearing (d-m-s)	Distance (m)	Pt.	N	E
M	N	123°21'21"	7.620	M	837 237.675	841 698.386
N	P	213°21'21"	8.534	N	837 233.485	841 704.751
P	Q	303°21'21"	7.620	P	837 226.357	841 700.058
Q	M	33°21'21"	8.534	Q	837 230.546	841 693.694

Proposed Balcony Dimensions: (Area = 10.41 sqm)

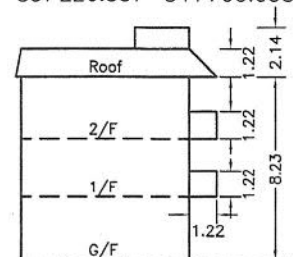
From	To	Bearing (d-m-s)	Distance (m)	Pt.	N	E
N	R	123°21'21"	1.220	N	837 233.485	841 704.751
R	S	213°21'21"	8.534	R	837 232.814	841 705.770
S	P	303°21'21"	1.220	S	837 225.686	841 701.078
P	N	33°21'21"	8.534	P	837 226.357	841 700.058

Plan prepared by:  
Henry Chan Surveyors Limited

*Henry H K Chan*

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

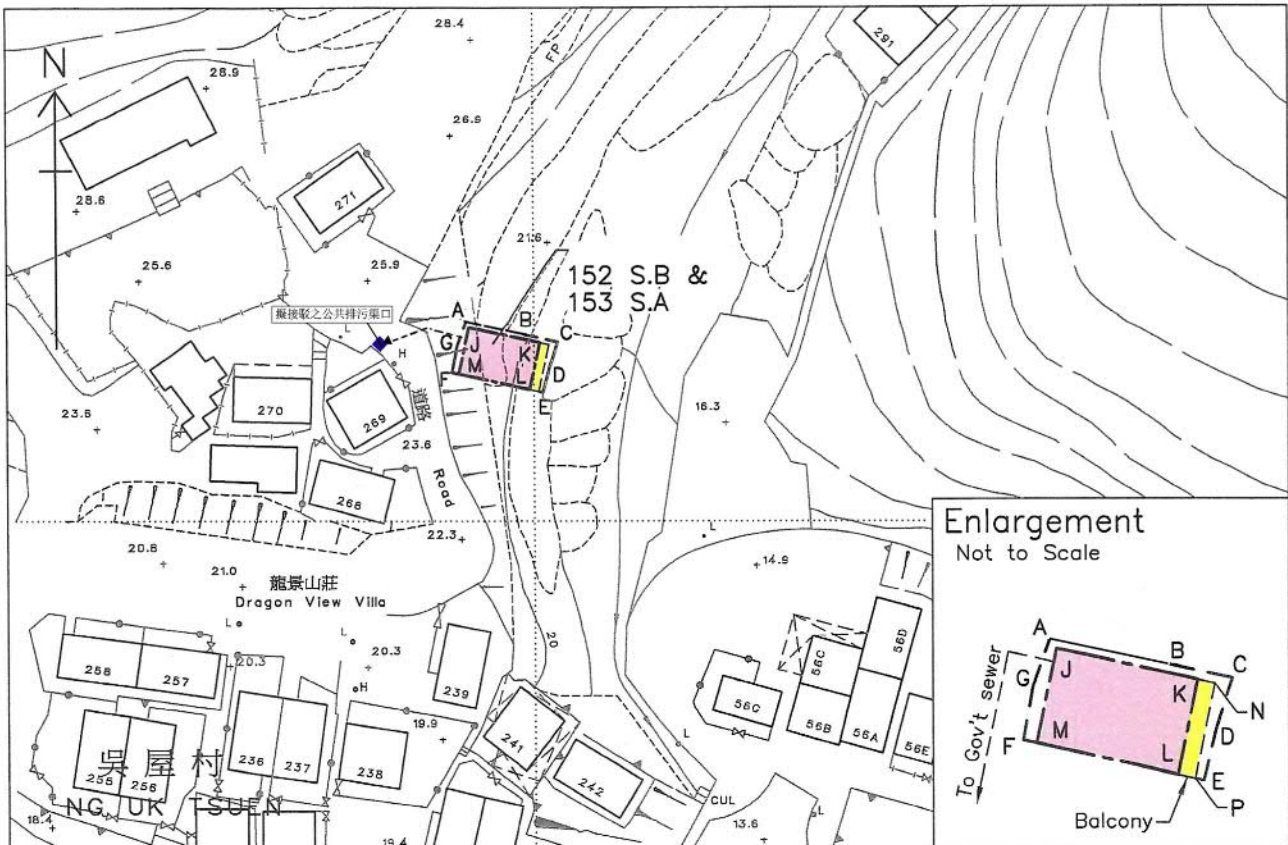
Shop 7, G/F, Mei Hing Mansion, Nos. 1-17 Yan Hing Street, Tai Po, N.T.  
Email: hcsurvey@netvigator.com Tel: 2638-1313 Fax: 2638-1328



Plan No. : HC-15686/H02  
Date: 12 August 2022

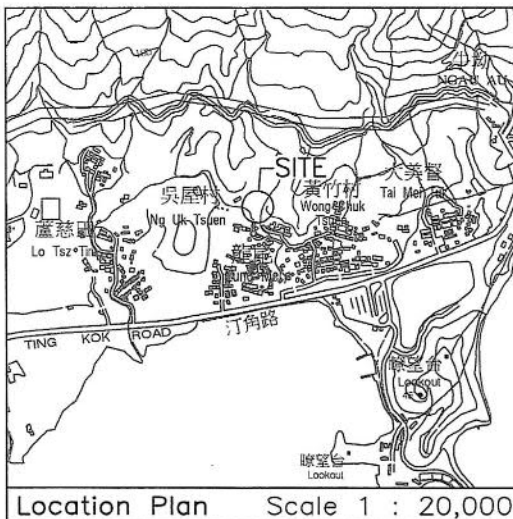


# Proposed Small House Location Plan – D.D. 28



Survey Sheet No.: 3-SE-18D/23B

Scale 1 : 1,000



Location Plan Scale 1 : 20,000

Proposed Small House Dimensions: (Area = 65.03 sqm)

From To	Bearing (d-m-s)	Distance (m)	Pt.	N	E
J K	102°14'21"	10.004	J	837 226.219	841 691.060
K L	192°14'21"	6.500	K	837 224.098	841 700.837
L M	282°14'21"	10.004	L	837 217.746	841 699.459
M J	12°14'21"	6.500	M	837 219.866	841 689.682

Proposed Balcony Dimensions: (Area = 7.93 sqm)

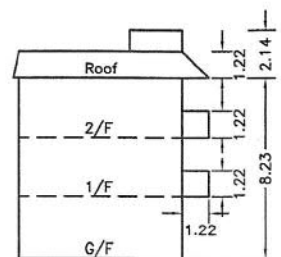
From To	Bearing (d-m-s)	Distance (m)	Pt.	N	E
K N	102°14'21"	1.220	K	837 224.098	841 700.837
N P	192°14'21"	6.500	N	837 223.839	841 702.029
P L	282°14'21"	1.220	P	837 217.487	841 700.651
L J	12°14'21"	6.500	L	837 217.746	841 699.459

Plan prepared by:  
Henry Chan Surveyors Limited

*Henry H K Chan*

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

Shop 7, G/F, Mei Hing Mansion, Nos. 1-17 Yan Hing Street, Tai Po, N.T.  
Email: hcsurvey@netvigator.com Tel: 2638-1313 Fax: 2638-1328

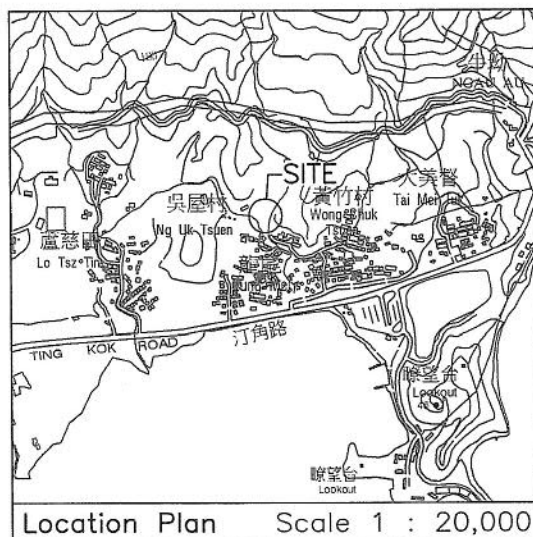
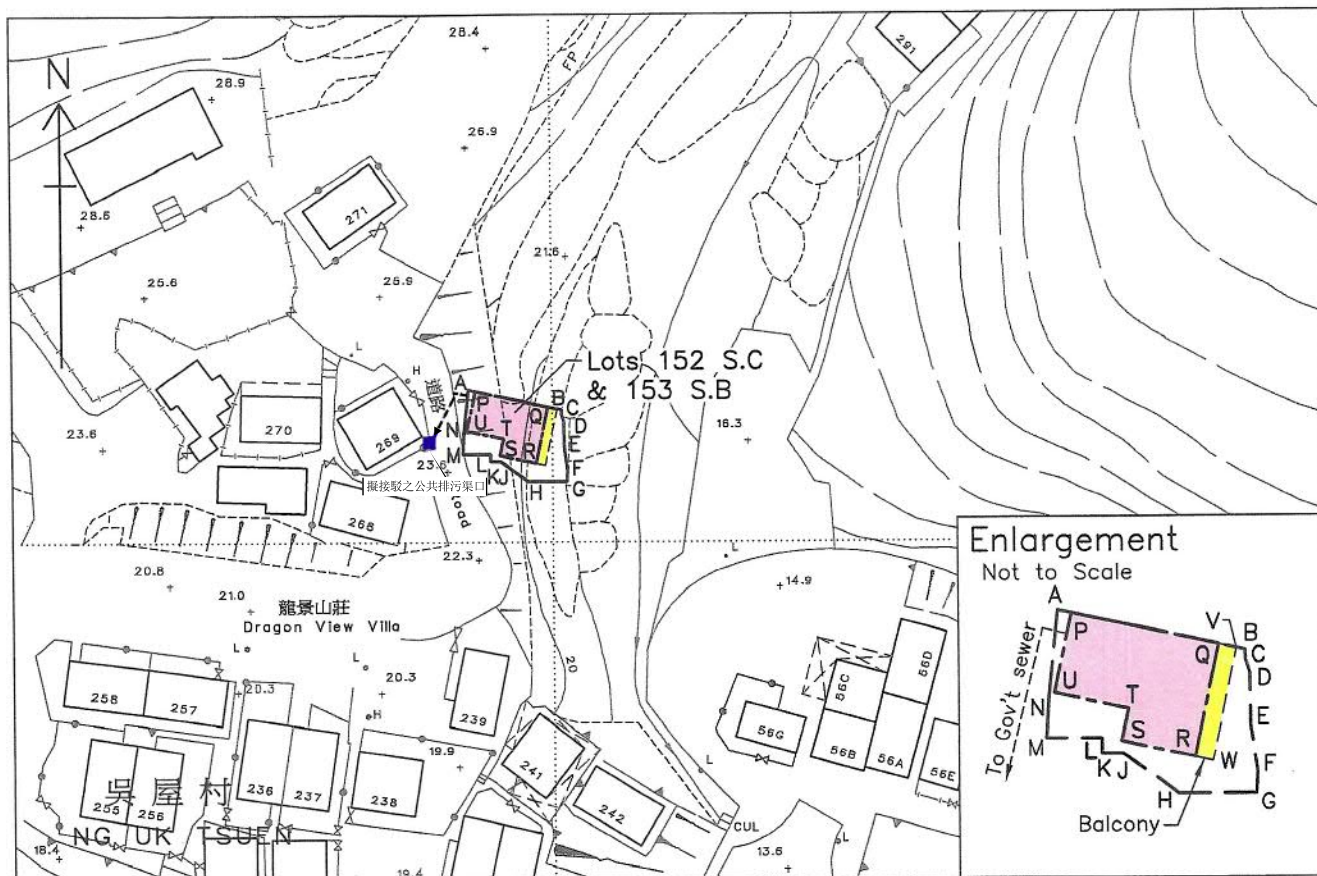


Typical Section

Plan No. : HC-15686/H03  
Date: 13 August 2022



# Proposed Small House Location Plan – D.D. 28



Lot Nos. 152 S.C. & 153 S.B.  
(Plan Nos. LBP/TP/054/02063 & 02064/D1 refer)  
Boundary Dimensions: (Area = 122.9 sqm)

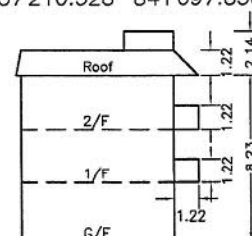
From	To	Bearing (d-m-s)	Distance (m)	Pt.	N	E
A	B	102°14'22"	12.756	A	837 220.062	841 688.779
B	C	179°31'55"	0.656	B	837 217.358	841 701.245
B	C	160°28'36"	0.917	C	837 216.702	841 701.251
C	D	179°31'41"	3.370	D	837 215.838	841 701.557
D	E	171°47'40"	3.141	E	837 212.468	841 701.585
E	F	183°20'21"	1.439	F	837 209.359	841 702.033
F	G	270°00'00"	5.202	G	837 207.922	841 701.949
G	H	305°48'35"	4.541	H	837 207.922	841 696.747
H	J	270°00'00"	1.386	J	837 210.579	841 693.064
J	K	00°00'00"	1.000	K	837 210.579	841 691.678
K	L	270°00'00"	3.665	L	837 211.579	841 691.678
L	M	03°14'25"	2.544	M	837 211.579	841 688.014
M	N	05°58'21"	5.975	N	837 214.119	841 688.157

Proposed Small House Dimensions: (Area = 65.03 sqm)

From	To	Bearing (d-m-s)	Distance (m)	Pt.	N	E
P	Q	102°14'21"	10.004	P	837 219.866	841 689.682
Q	R	192°14'21"	7.590	Q	837 217.746	841 699.459
R	S	282°14'21"	5.002	R	837 210.328	841 697.850
S	T	12°14'21"	2.180	S	837 211.388	841 692.961
T	U	282°14'21"	5.002	T	837 213.519	841 693.424
U	P	12°14'21"	5.410	U	837 214.579	841 688.535

Proposed Balcony Dimensions: (Area = 9.26 sqm)

From	To	Bearing (d-m-s)	Distance (m)	Pt.	N	E
Q	V	102°14'21"	1.220	Q	837 217.746	841 699.459
V	W	192°14'21"	7.590	V	837 217.487	841 700.651
W	R	282°14'21"	1.220	W	837 210.069	841 699.042
R	Q	12°14'21"	7.590	R	837 210.328	841 697.850



Plan No. : HC-15686/H04  
Date: 12 August 2022

Plan prepared by:  
Henry Chan Surveyors Limited

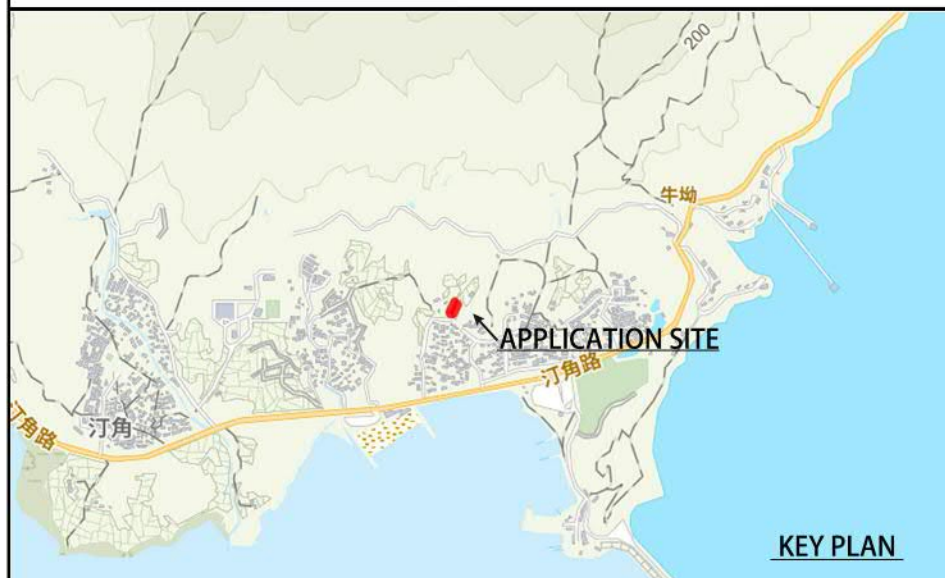
*Henry H K Chan*

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

Shop 7, G/F, Mei Hing Mansion, Nos. 1-17 Yan Hing Street, Tai Po, N.T.  
Email: hcsurvey@netvigator.com Tel: 2638-1313 Fax: 2638-1328



# Location Plan



KEY PLAN

## Planning Application

### Proposed House (4 Houses)

(New Territories exempted house - small house)

#### Application site:

D.D.28 Lot Nos.146RP,147S.B,152S.A &

D.D.28 Lot Nos.152S.B,153S.A&

D.D.28 Lot Nos.146S.A,147S.A &

D.D.28 Lot Nos.152S.C,153S.B



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

---

**From:** Charlotte Tsz Wing WUN/PLAND  
**Sent:** 2025-06-02 星期一 10:58:57  
**To:** Ching Hoi Ching NG/PLAND  
**Subject:** Fw: A/NE-TK/836  
**Attachment:** 2025-05-12.pdf

**From:** Victor Hui  
**Sent:** Friday, May 30, 2025 4:35 PM  
**To:** Charlotte Tsz Wing WUN/PLAND  
**Subject:** A/NE-TK/836

溫小姐：

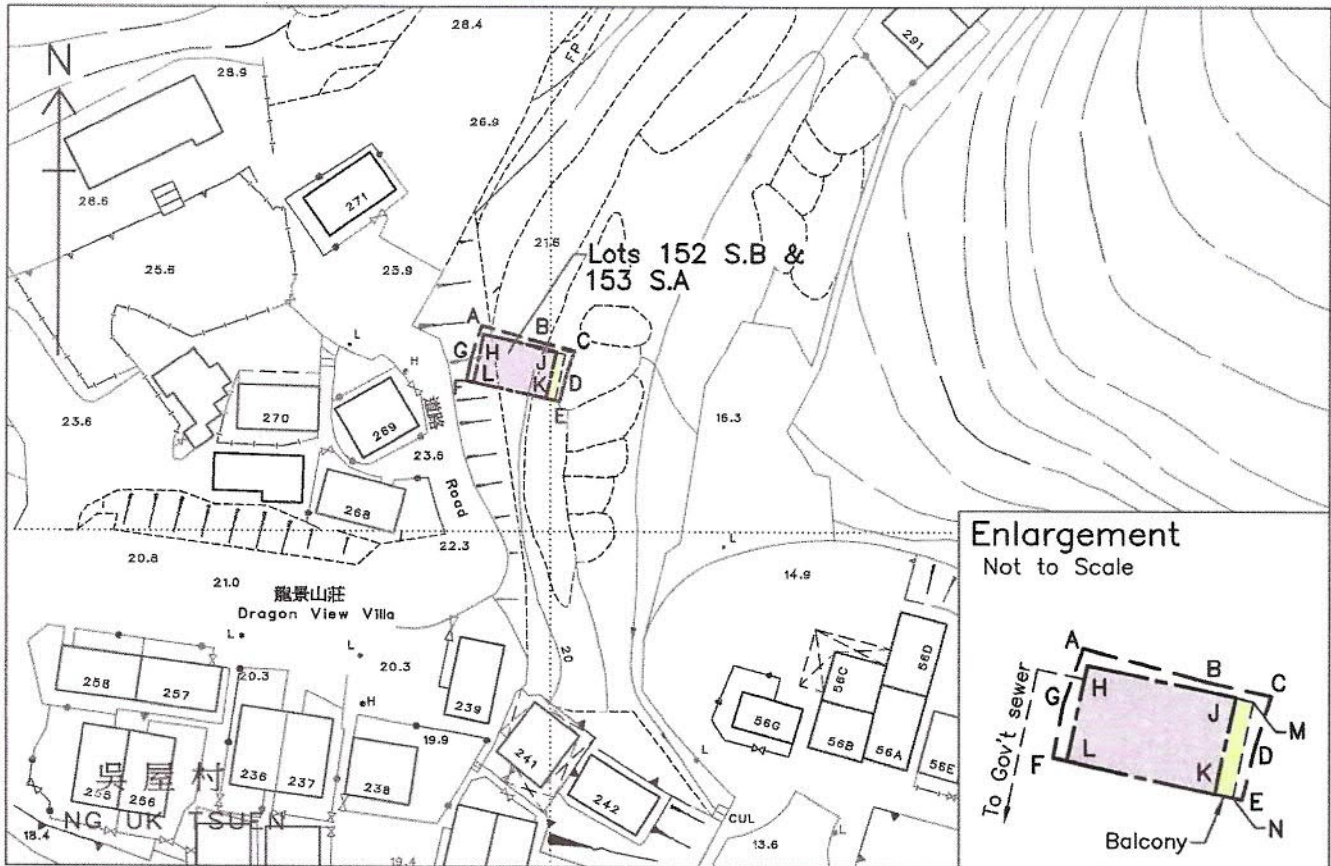
隨此先付上 147RP,152B,153A 之更正屋位圖，另一份圖則測量師正在處理當中，會盡快完成並再次提交。

--

Best Regards,  
Victor,Hui Kwan Yee  
Tel:  
Address:



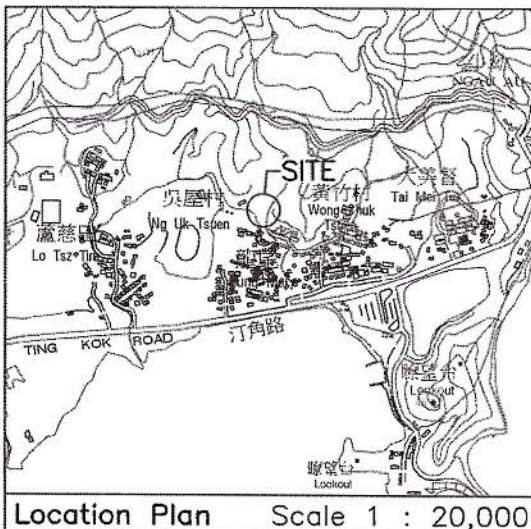
# Proposed Small House Location Plan – D.D. 28



Survey Sheet No.: 3-SE-18D/23B

Scale 1 : 1,000

NG UK TSUEN



Lot Nos. 152 S.B. & 153 S.A

(Plan Nos. SRP/TP/054/02063 & 02064/D1 refer)

Boundary Dimensions: (Area = 93.8 sqm)

From	To	Bearing (d-m-s)	Distance (m)	Pt.	N	E
A	B	105°25'31"	8.400	A	837 227.377	841 690.800
B	C	102°14'22"	4.428	B	837 225.143	841 698.897
C	D	197°51'07"	3.461	C	837 224.204	841 703.224
D	E	194°29'01"	3.668	D	837 220.910	841 702.163
E	F	282°14'22"	12.756	E	837 217.358	841 701.245
F	G	10°29'30"	3.597	F	837 220.062	841 688.779
G	A	19°52'32"	4.017	G	837 223.600	841 689.434

Proposed Small House Dimensions: (Area = 65.03 sqm)

From	To	Bearing (d-m-s)	Distance (m)	Pt.	N	E
H	J	102°14'21"	10.004	H	837 226.219	841 691.060
J	K	192°14'21"	6.500	J	837 224.098	841 700.837
K	L	282°14'21"	10.004	K	837 217.746	841 699.459
L	H	12°14'21"	6.500	L	837 219.866	841 689.682

Proposed Balcony Dimensions: (Area = 7.93 sqm)

From	To	Bearing (d-m-s)	Distance (m)	Pt.	N	E
J	M	102°14'21"	1.220	J	837 224.098	841 700.837
M	N	192°14'21"	6.500	M	837 223.839	841 702.029
N	K	282°14'21"	1.220	N	837 217.487	841 700.651
K	J	12°14'21"	6.500	K	837 217.746	841 699.459

Plan prepared by:  
Henry Chan Surveyors Limited

*Henry H K Chan*

Henry H K Chan

BSc FHKIS RPS(LSD)

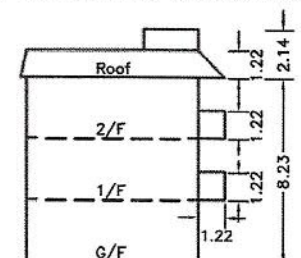
Authorized Land Surveyor

Shop 7, G/F, Mei Hing Mansion, Nos. 1-17 Yan Hing Street, Tai Po, N.T.

Email: hcsurvey@netvigator.com

Tel: 2638-1313

Fax: 2638-1328



Typical Section

Rev. A: Subject Lot Nos. revised

Plan No. : HC-15686/H03A

Date: 7 May 2025

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

**From:** Victor Hui

**Sent:** Wednesday, June 25, 2025 3:42 PM

**To:** Charlotte Tsz Wing WUN/PLAND

**Subject:** Re: Planning Application No. A/NE-TK/836 - Departmental Comments

溫小姐：

現根據相關部門意見提交進一步資料，請見附件。



致：城市規劃委員會秘書

大埔龍尾村

申請編號 A/NE-TK/836

本人為上述申請之代理人，其實四位申請人目前並無停車位之需求，日後主要亦打算以公共交通工具出行，現因應運輸署之意見，模擬假如日後需要停泊車輛之位置圖則，並顯示停泊位置與擬建屋宇之間的步行路線，相關申請建屋地盤於小型屋宇申請獲得大埔地政處批准後，會依照部門指示提交地盤平整工程建議，將申請位置地勢妥善平整與周邊地理環境配合，懇請 貴處將此份圖則再轉介予運輸署參閱，不便之處，敬請見諒！

代理人：

  
( 許 軍 兒 )

日期： 25 JUN 2025

聯絡地址：

聯絡電話：

# 地段索引圖 LOT INDEX PLAN



地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000

米 metres 10 0 10 20 30 40 50 metres



Locality :  
 Lot Index Plan No. : ags S00000135408 0001  
 District Survey Office : Land Information Centre  
 Date : 15-Nov-2024  
 Reference No. : 3-SE-18D,3-SE-23B

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 © Copyright reserved - Hong Kong SAR Government  
 SMO-P01 20241115174718 10

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖樣界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會按不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。  
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Explanatory notes : This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.  
 Disclaimer: The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness.



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

**Charlotte Tsz Wing WUN/PLAND**

---

寄件者: Victor Hui  
寄件日期: 2025年07月02日星期三 15:28  
收件者: Charlotte Tsz Wing WUN/PLAND  
主旨: Re: Planning Application No. A/NE-TK/836 - Departmental Comments  
附件: 2025-07-02 FI.pdf  
  
類別: Internet Email

溫小姐：

現就有關部門意見提交回覆，請見附件，謝謝！


致：城市規劃委員會秘書

大埔龍尾村

申請編號 A/NE-TK/836

本人為上述申請之代理人，現就規劃署園境組之意見附上現場實地照片作出以下說明，從剛剛日前在 7 月 1 日拍攝之照片可見根本申請地點範圍是沒有什麼樹木，而本身祇是一大片植被，祇要將申請建屋位置之植被完全剷起便是一幅平坦地皮，申請人等反而願意於規劃許可獲批時依照相關部門加入美化環境之附帶條件進行美化環境工程，使這個地點之景觀比現時狀況更加妥善優美，現亦隨函付上一份已策劃之美化環境建議以供參閱，如相關部門仍希望加入一些有幫助之評估或建議在附帶條件內，申請人等是絕對願意及配合遵從，懇請貴處將照片及此份圖則轉介予相關部門參閱，並請接納及給予批准。祝安！

代理人：



( 許 軍 兒 )

日期：-2 JUL 2025

聯絡地址：

聯絡電話：



# 美化計劃建議



地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000

米 metres 10 0 10 20 30 40 50 metres

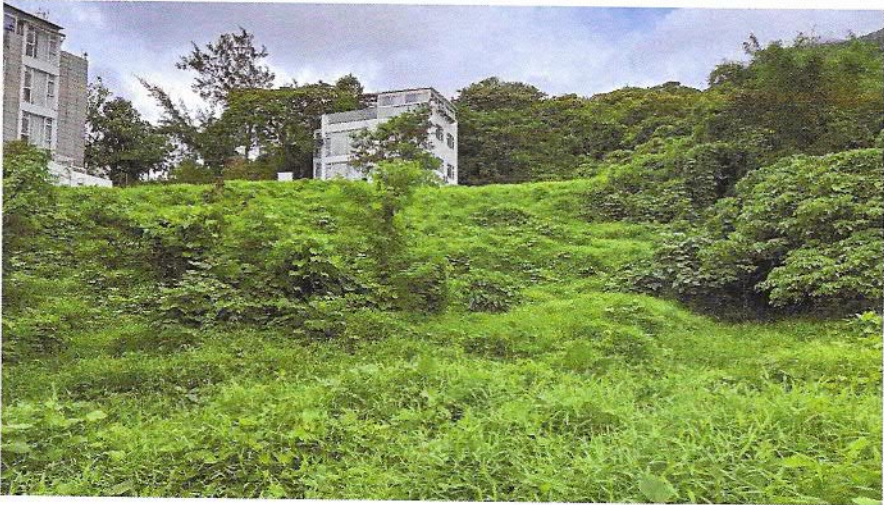


比例尺 SCALE 1:1000

圖示：—

- ⊗ 擬種植在農地上泥土內不少於 1.2 米深之 8 棵洋紫荊位置  
(所有樹木每棵不低於 2.75 米)







**Relevant Revised 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) 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.
- <sup>^</sup>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.



**Relevant Extracts of Town Planning Board Guidelines for  
Application for Development within Green Belt Zone  
under Section 16 of the Town Planning Ordinance  
(TPB-PG No. 10)**

- (a) there is a general presumption against development (other than redevelopment) in a “Green Belt” (“GB”) zone;
- (b) an application for new development in “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas;
- (c) an application for New Territories Exempted House (NTEH) with satisfactory sewage disposal facilities and access arrangements may be approved if the application sites are in close proximity to existing villages and in keeping with the surrounding uses, and where the development is to meet the demand from indigenous villagers;
- (d) the design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment;
- (e) the proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area;
- (f) the proposed development should not overstrain the overall provision of government, institution and community facilities in the general area;
- (g) the proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution; and
- (h) any proposed development on a slope or hillside should not adversely affect slope stability.

**Previous Applications**

**Rejected Applications**

<b>Application No.</b>	<b>Proposed Use(s) / Development(s)</b>	<b>Zoning(s)</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
A/NE-TK/426	Proposed Eight Houses (New Territories Exempted Houses - Small Houses)	“GB” and “V”	9.8.2013 (on review)	R1-R3
A/NE-TK/491	Proposed House (New Territories Exempted House - Small House)	“GB”	15.8.2014 (on review)	R1-R3

**Rejection Reasons**

- R1 The proposed development is not in line with the planning intention of the “Green Belt” (“GB”) zone which 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. There is a general presumption against development within this zone.
- R2 The proposed development does not comply with the Town Planning Board Guidelines No. 10 for ‘Application for Development within “GB” zone under section 16 of the Town Planning Ordinance’ in that the proposed development would involve extensive clearance of existing natural vegetation and affect the existing natural landscape on the surrounding environment.
- R3 The proposed development does not comply with the Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories in that the proposed development would cause adverse landscape, water quality and/or sewerage impacts on the surrounding areas.



**Similar Applications**

**Approved Applications**

<b>Application No.</b>	<b>Proposed Use(s) / Development(s)</b>	<b>Zoning(s)</b>	<b>Date of Consideration</b>
A/NE-TK/140 <sup>1</sup>	House (Small House)	“GB”	31.5.2002
A/NE-TK/192 <sup>1</sup>	House (New Territories Exempted House - Small House)	“GB”	24.6.2005
A/NE-TK/259 <sup>2</sup>	Proposed House (New Territories Exempted House - Small House)	“GB”	5.9.2008
A/NE-TK/260 <sup>3</sup>	Proposed House (New Territories Exempted House - Small House)	“GB”	5.9.2008
A/NE-TK/261	Proposed House (New Territories Exempted House - Small House)	“GB”	5.9.2008
A/NE-TK/262 <sup>4</sup>	Proposed House (New Territories Exempted House - Small House)	“GB”	5.9.2008
A/NE-TK/362	Proposed House (New Territories Exempted House - Small House)	“GB”	22.7.2011
A/NE-TK/363	Proposed House (New Territories Exempted House - Small House)	“GB”	22.7.2011
A/NE-TK/367 <sup>5</sup>	Proposed House (New Territories Exempted House - Small House)	“GB”	2.9.2011
A/NE-TK/373 <sup>3</sup>	Proposed House (New Territories Exempted House - Small House)	“GB”	16.12.2011
A/NE-TK/440 <sup>2</sup>	Proposed House (New Territories Exempted House - Small House)	“GB”	3.5.2013
A/NE-TK/450 <sup>4</sup>	Proposed House (New Territories Exempted House - Small House)	“GB”	19.7.2013

## Rejected Applications

Application No.	Proposed Use(s) / Development(s)	Zoning(s)	Date of Consideration	Rejection Reasons
A/NE-TK/486 <sup>6</sup>	Proposed House (New Territories Exempted House - Small House)	“GB”	15.8.2014 (on review)	R1-R3
A/NE-TK/487 <sup>6</sup>	Proposed House (New Territories Exempted House - Small House)	“GB”	15.8.2014 (on review)	R1-R3
A/NE-TK/488 <sup>6</sup>	Proposed House (New Territories Exempted House - Small House)	“GB”	15.8.2014 (on review)	R1-R3
A/NE-TK/489 <sup>6</sup>	Proposed House (New Territories Exempted House - Small House)	“GB”	15.8.2014 (on review)	R1-R3
A/NE-TK/490 <sup>6&amp;9</sup>	Proposed House (New Territories Exempted House - Small House)	“GB”	15.8.2014 (on review)	R1-R3
A/NE-TK/492 <sup>6</sup>	Proposed House (New Territories Exempted House - Small House)	“GB”	15.8.2014 (on review)	R1-R3
A/NE-TK/493 <sup>6</sup>	Proposed House (New Territories Exempted House - Small House)	“GB” and “V”	15.8.2014 (on review)	R1-R3
A/NE-TK/524 <sup>7</sup>	Proposed House (New Territories Exempted House - Small House)	“GB”	31.10.2014	R1-R3
A/NE-TK/555 <sup>7</sup>	Proposed House (New Territories Exempted House - Small House)	“GB”	21.8.2015	R1-R4
A/NE-TK/557 <sup>5</sup>	Proposed House (New Territories Exempted House - Small House)	“GB”	18.9.2015	R1-R4
A/NE-TK/558 <sup>8</sup>	Proposed House (New Territories Exempted House - Small House)	“GB”	18.9.2015	R1-R4
A/NE-TK/578 <sup>6&amp;9</sup>	Proposed House (New Territories Exempted House - Small House)	“GB”	13.5.2016	R1-R4
A/NE-TK/677 <sup>8</sup>	Proposed House (New Territories Exempted House - Small House)	“GB”	17.1.2020	R1-R4
A/NE-TK/748 <sup>8</sup>	Proposed House (New Territories Exempted House - Small House)	“GB”	20.5.2022	R1, R3, R4
A/NE-TK/749 <sup>7</sup>	Proposed House (New Territories Exempted House - Small House)	“GB”	20.5.2022	R1, R3, R4

### Remarks:

<sup>1</sup> Applications No. A/NE-TK/140 and 192 cover the same site.

<sup>2</sup> Applications No. A/NE-TK/259 and 440 cover the same site.

<sup>3</sup> Applications No. A/NE-TK/260 and 373 cover the same site.

<sup>4</sup> Application No. A/NE-TK/262 covers part of the site of application No. A/NE-TK/450.

<sup>5</sup> Application No. A/NE-TK/367 covers part of the site of application No. A/NE-TK/557.

<sup>6</sup> Applications No. A/NE-TK/486 to 490, 492, 493 and 578 cover parts of the site of previous application No. A/NE-TK/426.

<sup>7</sup> Applications No. A/NE-TK/524, 555 and 749 cover the same site.

<sup>8</sup> Applications No. A/NE-TK/558, 677 and 748 cover the same site.

<sup>9</sup> Applications No. A/NE-TK/490 and 578 cover the same site.

### Rejection Reasons

- R1 The proposed development is not in line with the planning intention of the “Green Belt” (“GB”) zone which 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. There is a general presumption against development within this zone.
- R2 The proposed development does not comply with the Town Planning Board Guidelines No. 10 for ‘Application for Development within “GB” zone under section 16 of the Town Planning Ordinance’ in that the proposed development would involve extensive clearance of existing natural vegetation and affect the existing natural landscape, drainage and/or slope stability on the surrounding environments/areas.
- R3 The proposed development does not comply with the Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories in that the proposed development would cause adverse landscape, water quality, sewerage, drainage, and/or geotechnical impacts on the surrounding areas.
- R4 Land was still available within the “Village Type Development” zone of Lung Mei and Tai Mei Tuk which was primarily intended for Small House development. It was considered more appropriate to concentrate the proposed Small House development within “V” zone for more orderly development pattern, efficient use of land and provision of infrastructure and services.



**Detailed Comments from Relevant Government Departments**

**1. Land Administration**

Comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD):

- all of the four applicants are indigenous villagers as confirmed by their Indigenous Inhabitant Representative(s). However, the eligibilities of Small House grant of the applicants have yet to be ascertained;
- the application site (the Site) is held under Block Government Lease demised for agricultural use and is not covered by Modification of Tenancy or Building Licence. Small House applications submitted by the applicants for the Site are still under processing; and
- his advisory comments are at **Appendix VII**.

**2. Nature Conservation**

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- the Site is covered with grasses and common vegetation, and he has no strong view on the application from nature conservation point of view.

**3. Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- based on the aerial photo of 2024, the Site is situated in an area of rural coastal plains landscape character comprising lush vegetated areas and dense woodland. The surrounding area is of uplands and hillsides landscape character occupied by dense woodland with Pat Sin Leng Country Park to the north of the “Green Belt” (“GB”) zone. There are village houses in the “Village Type Development” (“V”) zone to the south;
- according to the recent site visit, the Site is situated on an inaccessible vegetated land with shrubs encroaching into the “GB” zone. According to the further information received on 2.7.2025 (**Appendix Ib**), no trees are identified within the Site, and construction of the proposed Small Houses would require removal of existing vegetation. Landscape mitigation measure, i.e. eight nos. of new tree planting with height not less than 2.75m, is proposed. Significant adverse impact on existing landscape resources within the Site arising from the proposed development is not anticipated;

- notwithstanding the landscape mitigation measure proposed by the applicant, the proposed Small Houses would alter the landscape character of the Site comprising lush vegetated areas and dense woodland; and
- her advisory comments are at **Appendix VII**.

#### **4. Traffic**

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

- such type of development should be confined within the “V” zone as far as possible. Although additional traffic generated by the proposed development is not expected to be significant, such type of development outside the “V” zone, if permitted, will set an undesirable precedent case for similar applications in the future. The resulting cumulative adverse traffic impact could be substantial; and
- notwithstanding the above, the application only involves the development of four Small Houses and possible parking areas are identified in the adjacent area can be tolerated on traffic grounds. Hence, she considers this application can be tolerated on traffic grounds.

#### **5. Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the planning application from environmental planning perspective;
- in view of small scale of the proposed development, the application alone is unlikely to cause major pollution. According to the record, public sewerage connection is available in the vicinity of the Site and he has no comment on the sewerage connection proposals; and
- his advisory comments are at **Appendix VII**.

#### **6. Geotechnical**

Comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD):

- suspected unauthorized slope cutting and filling works at the Site and surrounding Government/private land were observed in October 2011. It is considered that the Site may be affected by the suspected unauthorized slope cutting and filling works. In order to ensure that the proposed development would not affect or be affected by the adjacent man-made slopes, it is considered necessary to conduct an investigation to delineate the scale of the works. Hence, the inclusion of a condition requiring the submission of a geotechnical investigation report and implementation of necessary geotechnical remedial works identified therein at the Small House grant application stage under LandsD’s purview; and

- his advisory comments are at **Appendix VII**.

## **7. Drainage**

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

- no adverse comment on the application from public drainage viewpoint; and
- her advisory comments are at **Appendix VII**.

## **8. Water Supplies**

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

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

## **9. Fire Safety**

Comments of the Director of Fire Services (D of FS):

- no specific comment on the application; and
- his advisory comments are at **Appendix VII**.

## **10. Demand and Supply of Small House Sites**

According to DLO/TP, LandsD's record, the total number of outstanding Small House applications for Lung Mei and Tai Mei Tuk is 38, while the 10-year Small House demand forecast is 271. Based on the latest estimate by PlanD, about 1.61 ha of land (or equivalent to about 64 Small House sites) is available within the "V" zone of Lung Mei and Tai Mei Tuk for Small House development. Therefore, the land available cannot fully meet the future demand of 309 Small Houses (or equivalent to about 7.73 ha of land).



**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that LandsD will process the Small House applications. However, there is no guarantee at this stage that the Small House applications would be approved. If the Small House applications are approved by LandsD acting in the capacity as landlord at its sole discretion, such approval will be subject to such terms and conditions as may be imposed by LandsD. There is no guarantee to the grant of a right of way to the proposed Small Houses concerned or approval of the emergency vehicular access thereto;
- (b) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicants are reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (c) to note the comments of the Director of Environmental Protection (DEP) that the applicants should observe that written consent(s) obtained from the adjacent lot owner(s) and/or LandsD for laying and maintaining sewers, if any, may be required;
- (d) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that:
  - (i) the applicants should submit a geotechnical investigation report and implement the necessary geotechnical remedial works identified at the Small House grant application stage under LandsD's purview; and
  - (ii) since the proposed development would be in close proximity to an existing streamcourse, the applicants are reminded that there may be potential flooding problems due to heavy rainfall;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - (i) there is no existing DSD maintained public drain available for connection in the area. The proposed development should have its own stormwater collection and discharge system to cater for the runoff generated within the application site (the Site) and overland flow from the surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site; sufficient openings should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary wall/fence are to be erected. Any existing flow path affected should be re-provided. The proposed development should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicants are required to maintain the drainage systems properly and rectify the systems if they are found to be inadequate or ineffective during operation. The applicants shall also be liable for and indemnify claims and demands arising out of damage or nuisance caused by failure of the systems;
  - (ii) there is existing public sewers in the vicinity of the Site. The drainage record pan

is at **Attachment 1** for ease of reference; and

- (iii) the applicants shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the Site;
- (f) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that for provision of water supply to the proposed development, the applicants may need to extend their inside services to the nearest suitable government water mains for connection. The applicants 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;
- (g) to note the comments of the Director of Fire Services (D of FS) that detailed fire safety requirements will be formulated upon receipt of the Small House grant application under LandsD's purview. Furthermore, the applicants are reminded to observe 'New Territories Exempted Houses - A Guide to Fire Safety Requirements' administered by LandsD; and
- (h) 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 applicants should ensure that such access road (including any necessary filling/excavation of land) complies with the provisions of the relevant statutory plan and obtains planning permission from the Board where required before carrying out the road work.





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

---

**From:** [REDACTED]  
**Sent:** 2025-06-10 星期二 15:56:10  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Cc:** [REDACTED]  
**Subject:** RE: Objection to village house building, ref. number NE/TK-836  
**Attachment:** Letter of Objection ny email.docx; Town Planing notice -Lung Mei.jpg

PS: Please ignore previous email, there were mistakes...

**From:** Stanley Lin  
**Sent:** Tuesday, June 10, 2025 2:52 PM  
**To:** tpbpd@pland.gov.hk  
**Cc:** [REDACTED]  
**Subject:** Objection to village house building, ref. number NE/TK-836

Enclosed letter and photo

10<sup>th</sup> June, 2025

Twon Planning Board

15<sup>th</sup> floor, NP Gov. Offices

333 Jave Road,

North Point,

Hong Kong

Email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

Dear Town Planning Board,

I am Stanley LIN, a resident living near the application site, [REDACTED]

I strongly oppose Planning Application No. NE-TK/836 for constructing four small houses on the sloped green-belt area in Tai Po District, New Territories.

**Reasons for objection:**

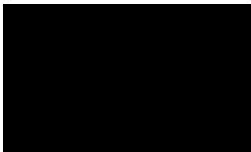
1. **Violation of Green Belt zoning** : The site is designated as a "Green Belt," which is legally protected for ecological conservation. Construction here contradicts the purpose of this zoning and should be prohibited.
2. **Slope safety risks** : The hilly terrain of the site makes it vulnerable to landslides and soil erosion. Development activities, such as land grading or excavation, could destabilize the slope and pose significant hazards to nearby homes and residents.
3. **Traffic congestion and emergency access issues** : There is only one narrow road serving the area. Additional construction will exacerbate traffic congestion, making it difficult for emergency vehicles (e.g., ambulances, fire trucks) to navigate during critical situations. This delay could lead to severe consequences for life and property.

4. **Feng Shui and cultural concerns** : The proposed site faces our village and is located in an area considered crucial for the local Feng Shui layout. Construction here may disrupt the traditional Feng Shui balance, potentially affecting the well-being and prosperity of villagers. Our village leaders have emphasized the need for a comprehensive Feng Shui assessment before any development, and since this assessment is incomplete, the application should not be approved.

I kindly request that the Town Planning Board reject this application to safeguard the ecological integrity, safety, and cultural heritage of our community.

Thank you for your attention!

Stanley Lin





# 規劃申請 PLANNING APPLICATION



申請編號 Application No.	S/NE-TK/836
地點 Location (見下圖 See Plan Below)	新界大埔龍尾，第146號地段第146號A分段、第146號餘段、第147號A分段、第147號B分段、第152號A分段、第152號B分段、第152號C分段、第153號A分段及第153號B分段 Lots 146 S.A, 146 RP, 147 S.A, 147 S.B, 152 S.A, 152 S.B, 152 S.C, 153 S.A and 153 S.B in D.D. 28, Lung Mei, Tai Po, New Territories
地帶及圖則 Zoning and Plan	「綠化地帶」及「鄉村式發展」 "Green Belt" and "Village Type Development" 汀角分區計劃大綱核准編號S/NE-TK/19 Approved Ting Kok Outline Zoning Plan No. S/NE-TK/19
建議 Proposal	擬議4幢屋宇(新界豁免管制屋宇-小型屋宇) Proposed 4 Houses (New Territories Exempted Houses - Small Houses)

任何人士均可就這宗申請提出意見。有關意見必須於2025年6月27日或之前，以專人送遞或郵遞(香港北角渣華道333號北角政府合署15樓)、傳真(2877 0245或2522 8426)或電郵(tpbpd@pland.gov.hk)方式，向城市規劃委員會提出。

Any person may make comment on this application. The comment must be made to the Town Planning Board by hand or post (15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong), fax (2877 0245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk) on or before 27 Jun 2025.

## 詳情 Particulars

- 這是根據《城市規劃條例》(下稱「條例」)第16條提出的申請。  
This is an application made under section 16 of the Town Planning Ordinance (the Ordinance).
- 公署可在城市規劃委員會(下稱「委員會」)就這項申請作出考慮前，登入委員會的網頁([https://www.tpb.gov.hk/en/plan\\_application/A\\_NE-TK\\_836.htm](https://www.tpb.gov.hk/en/plan_application/A_NE-TK_836.htm))或聯絡本通告的「熱線」及下列地點查詢這宗申請。  
Until the application has been considered by the Town Planning Board (the Board), the application is available for public inspection on the Board's website ([https://www.tpb.gov.hk/en/plan\\_application/A\\_NE-TK\\_836.htm](https://www.tpb.gov.hk/en/plan_application/A_NE-TK_836.htm)) or scanning the QR code in this Notice and at the following locations.

規劃署規劃資料查詢處 Planning Enquiry Counters, Planning Department  
(熱線 Hotline: 2231 5000)  
香港北角渣華道333號北角政府合署15樓  
15/F, North Point Government Offices, 333 Java Road, North Point, H.K.  
新界沙田上水第1號沙田政府合署15樓  
15/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, N.T.

- 根據條例，所有向委員會提出的意見，均會供公眾查閱。  
All comments made to the Board will be available for public inspection under the Ordinance.

### 個人資料聲明 Statement on Personal Data

委員會處理任何呈交或收到的個人資料，均會供公眾查閱及政府部門，以根據條例及相關的城市規劃委員會規例的規定作以下用途：  
(a) 處理這宗申請，包括公佈有關這宗申請的資料，同時公佈有關這宗申請人士(下稱「發言人」)的個人資料及意見；以及  
(b) 為有關這宗申請的資料及意見作宣傳之用。  
The personal data submitted to the Board in any comment will be used by the Secretary of the Board and Government departments for the following purposes:  
(a) the processing of this application which includes making available the "comment" for public inspection when making available the comment for public inspection; and  
(b) facilitating communication between the "commenter" and the Secretary of the Board/Government departments in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

### 重要提示 Important Notes

- 委員會考慮申請的截止日期已於2025年6月27日(星期日)或之前，有關這宗申請的資料，包括這宗申請的資料，均會供公眾查閱。公眾可親臨下列地點查詢這宗申請，或透過電話、傳真或電郵查詢。詳情請參閱本通告。  
The tentative date of the Board to consider the application has been updated to the Board's website ([www.tpb.gov.hk](https://www.tpb.gov.hk)). The meeting for considering planning applications, except the deliberation parts, will be open to the public. For observation of the meeting, reservation of seat can be made with the Secretary of the Board by telephone (2231 5000), fax (2877 0245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk) at least one day before the meeting. Seats will be allocated on a first-come first-served basis.
- 公眾可親臨下列地點查詢這宗申請，或透過電話、傳真或電郵查詢。詳情請參閱本通告。  
After the Board has considered the application, enquiry about the decision may be made at tel. no. 2231 4814 or 2231 4815 or the fax of the decision can be viewed at the Board's website after the meeting.
- 公眾可親臨下列地點查詢這宗申請，或透過電話、傳真或電郵查詢。詳情請參閱本通告。  
After the Board has considered the application, enquiry about the decision may be made at tel. no. 2231 4814 or 2231 4815 or the fax of the decision can be viewed at the Board's website after the meeting.

## 位置圖 Location Plan

(只作識別用 for identification purpose only)



城市規劃委員會  
2025年6月6日  
Town Planning Board  
6 Jun 2025

任何人士如欲查詢這宗申請，可親臨下列地點，或透過電話、傳真或電郵查詢。詳情請參閱本通告。  
Any person who wishes to enquire about the application of the Board may consult the Secretary of the Board by hand or post, or by telephone, fax or e-mail.

---

**From:** [REDACTED]  
**Sent:** 2025-06-13 星期五 14:22:58  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** 反對在危險地段興建屋宇的申請 (申請編號: A/NE-TK/836)

申請編號: A/NE-TK/836

(Lots 146 S.A, 146 RP, 147 S.A, 147 S.B, 152 S.A, 152 S.B, 152 S.C, 153 S.A and 152 S.B in D.D.28, lung Mei, Tai Po, New Territories)

反對以上申請編號在危險地帶興建屋宇。

理由是這地段是山谷，之前發生過嚴重山泥傾瀉，幸冇人受傷，本人居住在綠化帶斜坡之上，避免悲劇發生，不應再在這山谷地段，再建樓宇。

懇請貴處否決這項建屋申請

申請編號: A/NE-TK/836

署名 [REDACTED] 聯絡電話: [REDACTED]

[REDACTED]

實名反對，但請勿公開本人資料，避免申請人及相關人仕騷擾，謝！



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

參考編號

Reference Number:

250618-102959-52057

提交限期

Deadline for submission:

27/06/2025

提交日期及時間

Date and time of submission:

18/06/2025 10:29:59

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-TK/836

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr.

意見詳情

Details of the Comment :

# 反對在龍尾村興建屋宇的意見

**\*\*地段\*\*:** 新界大埔龍尾丈量約份第 28 約地段第 146 號 A 分段、第 146 號餘段、第 147 號 A 分段、第 147 號 B 分段、第 152 號 A 分段、第 152 號 B 分段、第 152 號 C 分段、第 153 號 A 分段及第 153 號 B 分段。

敬啟者：

本人是一名環保人士，根據規劃署公告檔案編號 A/NE-TK/836 的消息，得悉在該處擬建小型屋宇，特此表達堅決反對的理由：

首先，該地區屬於綠色地帶，能為市民提供大量氧氣，並吸納二氧化碳，這片叢林地帶簡直是附近的“肺”。相比城市的石屎森林，全球各地政府都在努力保護叢林，為何香港政府卻要破壞這片珍貴的自然環境？

此外，該地附近是雀鳥的棲息天堂，擁有許多罕見的雀鳥、蝴蝶及其他野生昆蟲和動物。如果批准這項計劃，施工將會嚴重破壞當地的生態環境，影響這片寧靜的綠色空間。建屋過程中產生的淤泥和污水將直接流入龍尾灘，進一步威脅當地的生態系統，並對周圍的自然環境造成嚴重破壞。

另一方面，該地區去年曾發生嚴重的山泥傾瀉，當地居民的生命安全受到威脅。如果在附近興建小型屋宇，後果不堪設想。請問貴署是否考慮到龍尾村居民的生命安全？

希望城規處能夠慎重考慮本人的意見，聽取民眾的聲音，讓市民對貴署重拾信心。因此，懇請貴署不要再剝奪自然的樹木，政府有責任保護地球和市民的安全，而市民也有權利表達我們的意見。現懇請規劃署將此建屋計劃擱置。謝謝！（請保密本人的資料）



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

寄件者: tpbpd/PLAND  
寄件日期: 2025年06月24日星期二 15:03  
收件者: [REDACTED] 836  
主旨: Fw: Village House Building A/NE-TK/837 Objection Issue  
附件: ANE-TK837.pdf

---

**From:** [REDACTED]  
**Sent:** Thursday, June 19, 2025 4:55 PM  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Village House Building A/NE-TK/837 Objection Issue 836

Dear Officer,

[REDACTED] I have my reason of an objection for the subject mentioned case ID. Please further analysis and consider my objection reasons.

Thank you for your kind attention

Regards,  
[REDACTED]

836

**to Village House building A/NE-TK/837**

Dear Officer,

**I would like to file my objection to the above application number, address in**  
**D.D.28 Lot Nos. 146RP, 147S.B, 152S.A**  
**2. D.D.28 Lot Nos. 152S.B, 153S.A**  
**3. D.D.28 Lot Nos. 146S.A, 147S.A**  
**4. D.D.28 Lot Nos. 152S.C, 153S. B all in Lung Mei Village, Tai Po,**  
**N.T.A/NE-TK/837**

836

My reasons are:

1/ Green Belt, we should consider this is a precious asset of Hong Kong since it is the habitat for scarcity butterflies. Since the construction site is nearly to the Fung Yuen Butterfly Reserve, which had been recorded more than 200 types of butterflies there, chiefly some butterfly that protected by the Wild Animals Protection Ordinance, like Common Birdwing. If the green belt is modified to build a village house, which destroys the habitat for the butterfly, especially the Common Birdwing and makes an irreversible impact to the ecosystem. In addition, before this green belt was full of trees, however, the contractors cut all the trees which had already destroyed the wildlife habitat. Hence, the applicant is illegally cutting down the tree and just considers their benefits but ignores the irreversible effects to the wildlife.

2/ The marked location is right next to the gully, I wonder, would there be enough support to the slope or it has to be a very heavy reinforcing construction on the edge from the site down to the gully which will be largely damaged to the landscape and the surrounding... or it will blockage the passage to allow emergency vehicles, e.g. Ambulance, Fire brigade wagon to reach the village house (292) behind..

3/ When the typhoon come, which had heavy rainstorm and heavy wind and bring the flooding and landslide rush to the pedestrian and block the road, which from the nearly construction site. For example, in 2017 17 July, there was the amber rain came, in that day all of the Lung Mei Village, become flooding mixed with the soil from the construction site. This is severely affect the resident's safety and

convenient. Hence, the village house should not be built. From the figure 1, you can see the photo in 2017.

I hope you would table these objection reasons to the vetting board for consideration.

\*I would like to keep this letter formal but NOT to disclose my name to any one, especially to the landlords, this might jeopardize my quiet, peace and safety to live in the village.

Thank you for your kind attention!

Thank you for your kind attention!



Figure 1: The flooding due to the amber rain in 2017

Date: 19-6-25



Objection to House Development at Lung Mei Village (A/NE-TK/836)

Lots: Lot 146 S.A, 146 RP, 147 S.A, 147 S.B, 152 S.A, 152 S.B, 152 S.C, 153 S.A, 153 S.B  
in D.D. 28, Lung Mei, Tai Po, N.T.

Dear Sir/Madam,

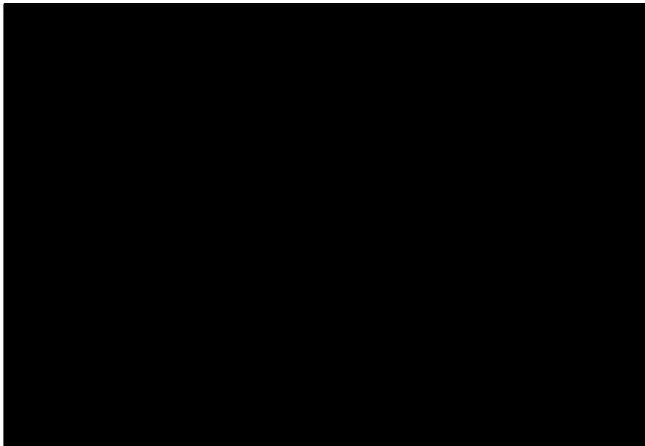
[REDACTED] I oppose the proposed small house development  
(A/NE-TK/836) for these reasons:

1. Geological Risks: The site, near a ravine, has unstable soil. Slope works may damage the landscape and increase landslide risks, as seen near House No. 292. Construction could block emergency access, threatening safety.
2. Flood and Landslide Hazards: The low-lying area is prone to flooding and landslides. The 2017 Amber Rainstorm caused flooding due to construction soil erosion. Building here risks further disasters, especially with worsening climate conditions.

Please reject this proposal to protect residents and the environment. Keep my details confidential.

Thank you.

Yours sincerely,















Objection to House Development at Lung Mei Village (A/NE-TK/836)

Lots: Lot 146 S.A, 146 RP, 147 S.A, 147 S.B, 152 S.A, 152 S.B, 152 S.C, 153 S.A, 153 S.B  
in D.D. 28, Lung Mei, Tai Po, N.T.

Dear Sir/Madam,

[REDACTED] I oppose the proposed small house development  
(A/NE-TK/836) for these reasons:

1. Geological Risks: The site, near a ravine, has unstable soil. Slope works may damage the landscape and increase landslide risks, as seen near House No. 292. Construction could block emergency access, threatening safety.
2. Flood and Landslide Hazards: The low-lying area is prone to flooding and landslides. The 2017 Amber Rainstorm caused flooding due to construction soil erosion. Building here risks further disasters, especially with worsening climate conditions.

Please reject this proposal to protect residents and the environment. Keep my details confidential.

Thank you.

Yours sincerely,

[REDACTED]





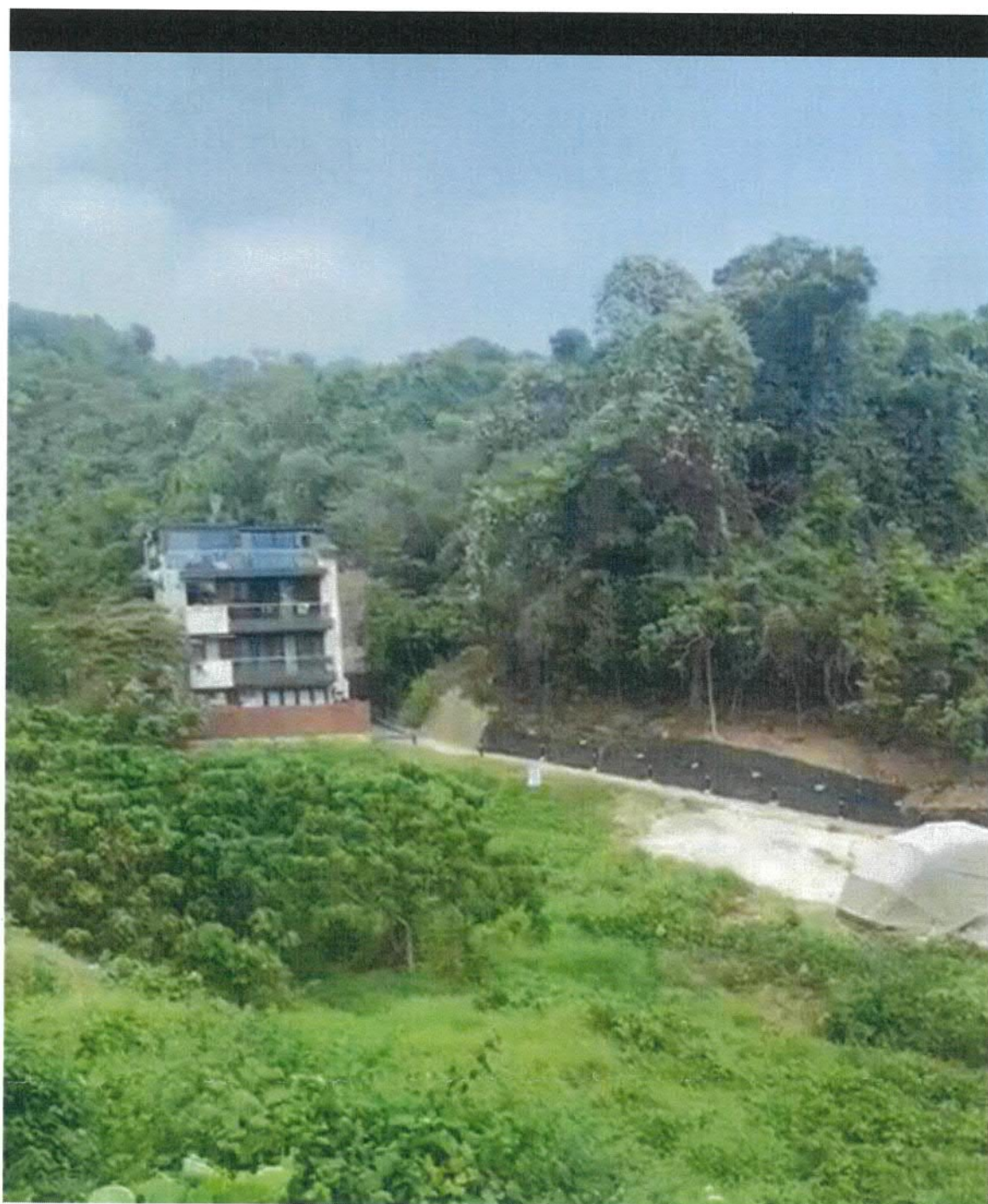












☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: [REDACTED]  
Sent: 2025-06-20 星期五 22:51:34  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject: 反對有關龍尾村興建屋宇事宜( A/NE-TK/836)

反對有關龍尾村興建屋宇事宜( A/NE-TK/836)

地段: 新界大埔龍尾丈量約份第 28 約地段第 146 號 A 分段、第 146 號餘段、第 147 號 A 分段、第 147 號 B 分段、第 152 號 A 分段、第 152 號 B 分段、第 152 號 C 分段、第 153 號 A 分段及第 153 號 B 分段

敬啟者：

[REDACTED] 從規劃署公告檔案編號號 A/NE-TK/836，得悉在該處興建小型屋宇，本人堅決反對。

以下是反對的原因：

首先，此圖則（見圖一）為處河谷低窪地帶，而本人發現河谷上遊有引水道，一旦引水道因樹木或山泥傾瀉而出現阻塞，水會從河谷上游衝下來，嚴重影響居民安全。過去此處曾經發生嚴重山泥傾瀉，大量洪水在山上夾雜着泥沙湧下，對附近村屋居民受到生命威脅。假如在此處興建小型屋宇，這些小型屋宇正正在河谷中間，導致洪水影響範圍更廣，後果不堪設想。以 2021 年雨季為例，龍尾村 291 和 292 發生山泥傾瀉，泥土覆蓋了整個花園，導致村民財產損失，而且還要勞煩政府維修斜坡，懇請 貴處前車可鑑，否決興建 4 座屋宇(A/NE-TK/749)。試問假如 貴處一旦批准，是否負責龍尾村居的生命和財產安全嗎？

其次，此處乃綠化地帶，與八仙嶺郊野公園的山脈河谷相連。這裏的自然生境受人類干擾相對其它地區較少，動植物種豐富多樣，包括不少具保育價值的物種和罕見的鳥類。因此該地附近乃雀鳥的重要棲息之地，另外本人在公餘時間也喜歡觀鳥，所以發現此處有不少罕見雀鳥出現，例如銅藍鸚，綠翅金鳩，黑尾蠟嘴雀（見圖二）等雀鳥（本人附上在附近拍攝到的部分雀鳥照片供 貴處參考）。這些鳥類在香港分佈已經十分局限，如果 貴處批准動工後，會破壞了整個生態環境，特別影響這些在香港已經分佈十分局限的雀鳥。導致香港可以供鳥類棲息的地方越來越少。

最後，希望 貴處慎重考慮本人的意見，聽從民意，令市民對 貴署的充滿信心。所以懇請 貴署不要再次削奪大自然的動植物，政府有權利保護大自然及市民性命財產的安全，市民亦有權利表達我們的意見，現懇請規劃署將此申請建屋計劃擱置。謝謝！

(要求保密本人的資料)

圖一：





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圖二：







## 反對在龍尾村興建屋宇的意見編號 A/NE-TK/836

地段: 新界大埔龍尾丈量約份第 28 約地段第 146 號 A 分段、第 146 號餘段、第 147 號 A 分段、第 147 號 B 分段、第 152 號 A 分段、第 152 號 B 分段、第 152 號 C 分段、第 153 號 A 分段及第 153 號 B 分段。

敬啟者：

根據規劃署公告檔案編號 A/NE-TK/836 的消息，得悉在該處擬建小型屋宇，特此表達堅決反對的理由：

以下的原因：

- 1) 以本會得悉，該小型屋宇將會興建在於河谷地段，而該河谷地段不能興建小型屋宇，因為會對整個龍尾村村民造成嚴重的人命傷亡影響。因為則該屋坐落於河谷低窪地帶，對樓宇地基和斜坡存在極度危機，該泥土全是沖積由淤泥形成的，而且該地段以前是小瀑布，背後是八仙嶺，每逢雨季都會帶來洪水及山泥傾瀉，形成了小瀑布。即使在上游興建水閘，也不能解洪水暴漲及山泥傾瀉的問題。反之，雨季洪水來時，情況不但沒有改善，更促使水土流失，引致斜坡山泥傾瀉，重而令到龍尾村附近結構也受到影響，而且在河谷低窪地帶及山坡建樓，也要經土木工程署核准安全，如在工程中，引致山泥傾瀉，及禍及龍尾村村民生命安全，懇請規劃署否決該屋之申請。

正如興建龍尾村291及292 時，挖土機興建此兩幢村屋地盤，影響該土地範圍，大量泥土流失，砍伐大量樹林，破壞了植被地，引致 2017年 7月 18日 黃色暴雨下龍尾村發生嚴重水浸，引致洪水掩入整條龍尾村，居民無家可歸，所有車輛及屋宇被洪水淹沒，相信每一個村民歷歷在目。近至2021 年雨季龍尾村292 及291 發生山泥傾瀉，泥土覆蓋整個花園，還要勞煩政府維修斜坡，但環保署早於 A/NE-TK/748案中明確指出，此類工程不符合《環境影響評估條例》要求，且違反「不減損自然資產」原則。另外據土木工程拓展署專業的判斷，該署過往報告確認，地段地質為沖積層，土質鬆軟且易受侵蝕，雨季時山洪及山泥傾瀉風險極高



，不具備安全建屋條件。而且該署更指出2017年水浸及2021年山泥傾瀉事故後，  
該署曾警告：任何挖掘工程均可能觸發災難性斜坡失穩。

否決此兩幢小型屋宇興建，懇請貴署前車可鑑，(A/NE/-TK/748及 749))，因為地基全是沖積土，十分危險，而且對所有龍尾村居民造成生命安全構成威脅及財產，假如貴署批准，龍尾村居民生命安全及財產是否貴署負責嗎？

2) 再者，散此地段曾於十多年前申請，當時貴署有識之仕已否決該興建申請計劃，因為明白在此範圍絕不能興建小型屋宇，土地結構非常危險及鬆，對所有龍尾村所有居民帶來的禍害十分嚴重，如構成山泥傾瀉及洪水氾濫成災，對下游渠道造成嚴重淤塞，造成人命傷亡。現在申請者只為自己私慾，妄顧他人，十多年後再次申請，對將來住此村民造成生命財產構成威脅，懇請貴署前車可鑑，否決他們自私行為的申請興建小型屋宇，保障所有龍尾村居民的安全。

3) 此外，此乃綠色地帶，抵觸《香港氣候行動藍圖2050》，破壞碳匯重要綠化帶違反《城市規劃條例》第12(2A)條：未妥善處理「特殊環境限制」。再者，此乃也是位於村帶一部分，提供了很多氧氣供給市民，以及二氧化碳可吸納大量的廢氣，這大塊叢林地帶，簡直是

附近的大肺，不像市區的石屎森林，全球政府都要保護叢林，為何香港政府要破壞這個大自然呢？此外，該地附近屬生態敏感區，也是雀鳥天堂，不少罕有的雀鳥、蝴蝶(裳鳳蝶)，野生戶昆蟲及動物作為棲息所，且鄰近龍尾灘及天然溪流，開發將直接破壞瀕危物種（如裳鳳蝶）棲息地，並加劇水土流失，導致沉積物污染海洋生態。如果貴處批准，動工後，破壞了整個生態環境，影響了這個寧靜的綠色地方，而且興建屋宇，必定產生大量淤泥及污水直接流入附近的龍尾灘，也影響龍尾灘所有生態環境，對空氣及海水污染構成嚴重性威脅，也對周遭自然環境造成嚴重破壞。

最後，希望城規處慎重考慮本會的意見，不要像發展南大嶼一樣，不聽從民意，令市民對貴署的失望。所以懇請貴署不要再次削奪大自然的樹木，政府有權利保護地球及市民安全，市民亦有權利表達我們的意見。

現懇請規劃署將此申請建屋計劃擱置。謝謝! (請保密本會的資料)

此致

規劃署沙田、大埔及北區規劃署

申請人

龍景山莊互委會



23 June 2025

黃桂凱

Jerem

Yan

余煥良

Chen

Ray

龍景山莊

Eea 21/6/2025

梁

尹香玲

林

張子文



## 【大埔雨災】大尾篤村「明日之後」滿泥濘 渠務署：排水系統被塞

撰文：呂冠航 陳惠儀 洪詩鈞

出版：2017-07-19 15:15 更新：2025-02-12 00:00

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昨早（18日）暴雨襲港，新界北地區最高錄得80毫米雨量，達黑雨水平，大埔汀角路成水浸重災區，水深一度及腰，山寨村及大尾篤村如山洪暴發，有村民報案指被水圍困，警員及消防員一度到場救援。洪水沖入餐廳、村屋，甚至沖走私家車，令村民狼狽非常。今早本港大部分地區放晴，惟昨遭洪水洗劫的大尾篤，目前仍然枝葉四散，泥漬處處，工人忙於清理垃圾。渠務署表示，大埔汀角及大尾篤昨日發生兩宗較嚴重的水浸，並承認因大雨及附近排水系統被雜物阻塞而未能及時排走雨水。



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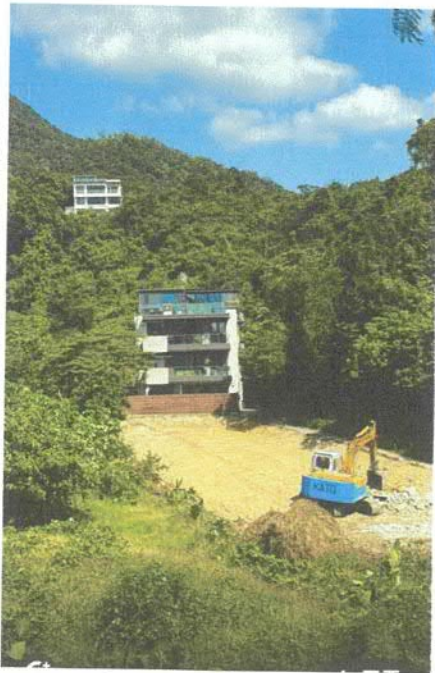
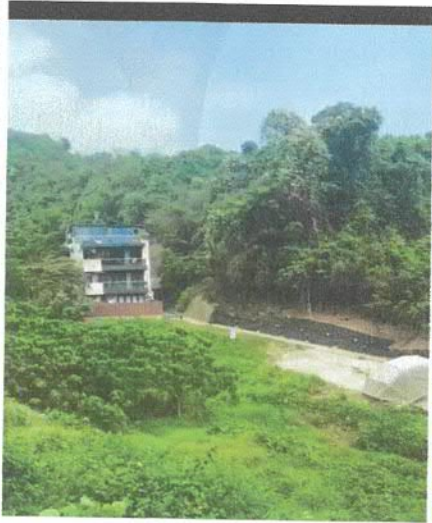
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請見香港01於2017年7月19日的報導

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2021 年雨季龍尾村292 及291 發生山泥傾瀉



以下圖片是擬建小型屋苑





## 反對在龍尾村興建屋宇的意見

編號：A/NE-TK/836

地段：新界大埔龍尾丈量約份第28約地段第146號A分段及相關地段

敬啟者：

對於規劃署檔案編號A/NE-TK/836的申請，擬在龍尾村低窪地段興建小型屋宇，特此表達堅決反對的立場，理由如下：

### 1. 地質條件不適宜建屋，威脅村民生命財產安全

該地段位處河谷低窪地帶，（見圖）土質為鬆軟沖積層，極易受侵蝕，且雨季常有山洪暴發及山泥傾瀉。據土木工程署過往報告，該地段地基結構脆弱，難以承受建屋工程帶來的壓力。

2017年7月18日，龍尾村因暴雨發生嚴重水浸，洪水淹沒全村，居民無家可歸，車輛及房屋均受損；2021年亦因暴雨引發山泥傾瀉，覆蓋村屋及花園，需政府維修斜坡。若再於此不穩地段進行建屋工程，必將加劇地質風險，威脅整條村的結構安全與村民生命財產。

### 2. 過往曾否決的申請，現無新理據支持重提

該地段十多年前已曾被申請興建小型屋宇，但規劃署基於地質及安全考量予以否決。多年後再度申請，並無任何改進條件或補充安全保證，此舉只為滿足申請人的私利，卻將龍尾村居民置於危險之中。

### 3. 破壞綠色生態與自然資產

該地段屬綠化地帶，是重要的碳匯區，符合《香港氣候行動藍圖2050》中「減少碳排放」的目標。興建屋宇將破壞植被，削弱碳吸收能力，並違反《城市規劃條例》第12(2A)條中關於「特殊環境限制」的要求。

此外，該地為生態敏感區，是多種珍稀動植物的棲息地，包括裳鳳蝶、雀鳥及其他野生動物。開發工程將摧毀其生存環境，並造成水土流失，沉積物污染河流及海洋，進一步危害龍尾灘的生態系統。

### 4. 洪水及污染威脅

龍尾村的地理位置靠近八仙嶺，每逢雨季，山洪暴發及泥石流湧入村內，已有多次慘痛經歷。若在河谷低窪地帶建屋，將進一步引發洪水氾濫，淤泥及污水亦會流入龍尾灘，對空氣、海水及周邊環境造成不可挽回的破壞。

基於以上理由，本會強烈要求規劃署否決此項申請，避免重蹈過往災難的覆轍。政府有責任保護村民生命財產及自然環境，亦應以長遠利益為重，維護本地碳匯及生態資產。

懇請規劃署審慎考慮，擱置該建屋計劃，謝謝！

此致

規劃署沙田、大埔及北區規劃署

申請人



Ysds Chen

Kelin

Sam

Tracy

22/6/2025

## 【大埔雨災】大尾篤村「明日之後」滿泥濘 渠務署：排水系統被塞

撰文：區慶龍 陳惠儀 洪玲瑤

出版：2017-07-19 15:15 | 更新：2025-02-12 00:00

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請見香港01於2017年7月19日的報導

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燒肉放題店「燒魂」尖沙咀店6.25結業 高雄期4店 2010年排長龍



以下相片足以證明該地段，不適宜興建小型屋宇



Thank you for your kind attention!



Figure 1: The flooding due to the amber rain in 20



2021 年雨季龍尾村292 及291 發生山泥傾瀉

以下圖片是擬建小型屋苑







黃色：引水道

紅色：山洪流向河谷低窪地方可能性

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**From:** [REDACTED]  
**Sent:** 2025-06-25 星期三 02:36:51  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/NE-TK/836 dd 28 Lung Mei, Tai Po GB

A/NE-TK/836

Lots 146 S.A, 146 RP, 147 S.A, 147 S.B, 152 S.A, 152 S.B, 152 S.C, 153 S.A and 153 S.B in D.D. 28, Lung Mei, Tai Po

Site area: About 472.36sq.m

Zoning: "Green Belt" and "VTD"

Applied development: 4 NET Houses

Dear TPB Members,

Strong Objections. The only previous application 491 for part of the site was rejected in 2014. There is no justification to extend village into GB.

Last year Application 793 was rejected:

“land is still available within the “V” zone of Lung Mei and Tai Mei Tuk which is primarily intended for Small House development. It is 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 infrastructure and services.”

Application should be rejected.

Mary Mulvihill

11

## # 反對在龍尾村興建屋宇的意見編號 A/NE-TK/836

**\*\*地段\*\***: 新界大埔龍尾文晝約份第 28 約地段第 146 號 A 分段、第 146 號餘段、第 147 號 A 分段、第 147 號 B 分段、第 152 號 A 分段、第 152 號 B 分段、第 152 號 C 分段、第 153 號 A 分段及第 153 號 B 分段。

敬啟者:

根據規劃署公告檔案編號 A/NE-TK/836 的消息, 得悉在該處擬建小型屋宇, 特此表達堅決反對的理由:

**反對興建村屋於綠化地帶的理由**

擬建地點靠近溝壑, 地質不穩定, 需大規模斜坡加固, 可能破壞自然景觀並增加山泥傾瀉風險。附近 292 號村屋曾發生山泥傾瀉, 顯示該區域脆弱。興建工程還可能阻塞緊急通道, 影響救護車和消防車進入, 對居民安全構成威脅。審批委員會應重視這些地質和安全風險, 保障居民安全。

再者, 該地點位於低窪地帶, 容易受到颱風和暴雨引發的洪水及山泥傾瀉影響。2017 年 7 月 17 日的琥珀雨期間, 龍尾村因工地泥土流失發生嚴重洪水, 導致道路阻塞, 居民生活受到影響。此外, 292 號村屋附近的山泥傾瀉事故顯示該區域在極端天氣下的高風險。興建村屋將增加這些災害風險, 威脅龍尾村居民的安全和日常生活。審批委員會應優先考慮氣候變化帶來的極端天氣, 拒絕增加災害風險的開發計劃。

希望城規處能夠慎重考慮本人的意見, 聽取民眾的聲音, 讓市民對貴署重拾信心。因此, 懇請貴署不要再剝奪自然的樹木, 政府有責任保護地球和市民的安全, 而市民也有權利表達我們的意見。現懇請規劃署將此建屋計劃擱置。謝謝! (請保密本人的資料)

申請人

