

RNTPC Paper No. A/NE-TK/836  
For Consideration by the  
Rural and New Town Planning  
Committee on 18.7.2025

**APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/NE-TK/836**

- Applicants** : Messrs YU Loi Hing, YU Siu Chung, LAW Chi Wai and LI Kwok Keung represented by Mr. HUI Kwan Yee
- Site** : 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
- Site Area** : About 472.36m<sup>2</sup>
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ting Kok Outline Zoning Plan (OZP) No. S/NE-TK/19
- Zonings** : “Green Belt” (“GB”) (about 99% of the Site)  
“Village Type Development” (“V”) (about 1% of the Site)
- Application** : Proposed Four Houses (New Territories Exempted Houses (NTEHs) – Small Houses)

**1. The Proposal**

1.1 The applicants, who claim themselves as indigenous villagers of Lung A Pai, Pan Chung and Lung Mei<sup>1</sup>, seek planning permission to build four NTEHs (Small Houses) at the application site (the Site) falling within areas mainly zoned “GB” (about 99%) with a very minor portion zoned “V” (about 1%) on the OZP (**Plans A-1 and A-2a**). According to the Notes of the OZP, ‘House (NTEH only)’ is a Column 1 use always permitted within the “V” zone, while ‘House (other than rebuilding of NTEH or replacement of existing domestic building by NTEH permitted under the covering Notes)’ within the “GB” zone is a Column 2 use requiring planning permission from the Town Planning Board (the Board). The Site is currently covered by dense vegetation on hillslopes (**Plan A-4**).

1.2 Details of each of the proposed NTEHs (Small Houses) are as follows:

Total Floor Area	:	195.09m <sup>2</sup>
Number of Storeys	:	3
Building Height	:	8.23m
Roofed Over Area	:	65.03m <sup>2</sup>

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<sup>1</sup> The District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) advises that all applicants are indigenous villagers as confirmed by their Indigenous Inhabitant Representative(s). However, the applicants’ eligibilities of Small House grants are yet to be ascertained.

- 1.3 The Site is currently inaccessible by vehicle and pedestrian (**Plan A-4**). The applicants propose to connect the proposed Small House developments to an existing public sewer (**Plan A-2a**). The layouts of the proposed Small Houses and their sewerage connection proposals are shown at **Drawings A-1 to A-4**.
- 1.4 Part of the Site (i.e. Lots 146 S.A and 146 RP in D.D. 28) is the subject of two previous applications No. A/NE-TK/426 and 491 for the same use as the current application (**Plans A-1 and A-2**). One of the applicants of application No. A/NE-TK/426 and the applicant of application No. A/NE-TK/491 are the same as one of the applicants under the current application (i.e. Mr. LAW Chi Wai). Both applications were rejected by the Board on review in 2013 and 2014 respectively. Details of the previous applications are set out in paragraph 7.1 below.
- 1.5 In support of the application, the applicants have submitted the following documents:
- (a) Application Form with attachments received on (Appendix I)  
26.5.2025 and Supplementary Information (SI)  
received on 30.5.2025
  - (b) Further Information (FI) received on 25.6.2025\* (Appendix Ia)
  - (c) FI received on 2.7.2025\* (Appendix Ib)

*\*accepted and exempted from publication and recounting requirements*

## 2. **Justifications from the Applicants**

The justifications put forth by the applicants in support of the application are detailed in the Application Form, SI and FIs at **Appendices I to Ib**, as summarised below:

- (a) the applicants have made Small House grant application(s) to LandsD more than ten years ago. The Site is located outside “V” zone, and planning permission from the Board is required. There are similar village houses adjacent to the Site granted with planning permissions, and no alternative land other than the Site is available within the village(s);
- (b) the Site remains vacant and is not suitable for agricultural use;
- (c) the applicants intend to rely on public transport for daily commuting and do not need parking space. Notwithstanding, there are possible parking spaces on vacant land to the north of the Site (**Drawing A-5**) to address any future parking demand when necessary;
- (d) there is no existing tree within the Site. While the existing vegetation within the Site will be removed for the proposed development, eight trees (*Bauhinia variegata* (洋紫荊)) with height of not less than 2.75m are proposed to be planted within the Site (**Drawing A-6**); and

- (e) should the application be approved, the applicants are committed to submit site formation proposal with considerations on local topography and comply with the requirements by relevant government departments after obtaining the approval(s) of Small House grant application(s) by LandsD.

**3. Compliance with the “Owner’s Consent/Notification” Requirements**

The applicants are the sole “current land owners” of the respective lots. Detailed information would be deposited at the meeting for Members’ inspection.

**4. Background**

The Site is currently not subject to any active planning enforcement action.

**5. Assessment Criteria**

The set of Interim Criteria for Consideration of Application for NTEH/Small House in New Territories (the Interim Criteria) was first promulgated on 24.11.2000. The latest set of Interim Criteria, which was revised on 7.9.2007, is at **Appendix II**.

**6. Town Planning Board Guidelines**

The Town Planning Board Guidelines No. 10 (TPB PG-No. 10) for ‘Application for Development within “GB” zone under section 16 of the Town Planning Ordinance’ is relevant to this application. The relevant assessment criteria are at **Appendix III**.

**7. Previous Applications**

7.1 Part of the Site (i.e. Lots 146 S.A and 146 RP in D.D. 28) is the subject of two previous applications No. A/NE-TK/426 and 491 (**Plans A-1 and A-2**) for the same use as the current application, which were rejected by the Board on review on 9.8.2013 and 15.8.2014 respectively, mainly for the reasons of not being in line with the planning intention of the “GB” zone; not complying with TPB PG-No.10 due to involving extensive clearance of existing natural vegetation and affecting the existing natural landscape of the surrounding environment; and not complying with the Interim Criteria due to adverse landscape, water quality and/or sewerage impacts on the surrounding areas.

7.2 Details of the previous applications are summarised at **Appendix IV** and their locations are shown on **Plans A-1 and A-2a**.

**8. Similar Applications**

8.1 There are 27 similar applications involving 17 sites for Small House developments in the vicinity of the Site, of which 16 sites fall wholly within the

same “GB” zone and one straddles the same “GB” and “V” zones since the first promulgation of the Interim Criteria on 24.11.2000. Among them, 12 applications were approved and 15 applications were rejected by the Rural and New Town Planning Committee (the Committee) of the Board or the Board on review.

- 8.2 Among the similar applications, 12 applications (No. A/NE-TK/140, 192, 259 to 262, 362, 363, 367, 373, 440 and 450) were approved with conditions by the Committee between 2002 and 2013, i.e. before the Board formally adopted a more cautious approach in considering the Small House applications since August 2015, mainly on considerations that the proposed Small House footprints fell mostly within the village ‘environs’ (‘VE’); there was a general shortage of land to meet the demand for Small House development in the “V” zone at the time of consideration; no significant adverse impact on the surrounding areas was anticipated; and/or the application sites were the subject of previously approved applications (for applications No. A/NE-TK/192, 373, 440 and 450).
- 8.3 The remaining 15 applications (No. A/NE-TK/486 to 490, 492, 493, 524, 555, 557, 558, 578, 677, 748 and 749) were rejected by the Committee/the Board on review in between 2014 and 2022, mainly for the reasons of not being in line with the planning intention of the “GB” zone; not complying with TPB PG-No.10 due to involving extensive clearance of existing natural vegetation and affecting the existing natural landscape, drainage and/or slope stability on the surrounding environments/areas; not complying with the Interim Criteria due to adverse landscape, water quality, sewerage, drainage, and/or geotechnical impacts on the surrounding areas; and/or land still being available in “V” zone for Small House development at the time of consideration (for applications No. A/NE-TK/555, 557, 558, 578, 677, 748 and 749).
- 8.4 Details of the similar applications are summarised at **Appendix V** and their locations are shown on **Plan A-2a**.

## **9. The Site and Its Surrounding Areas (Plans A-1 to A-4)**

- 9.1 The Site is:
- (a) currently covered with dense vegetation on hillslopes with a level difference of about 8m (**Plan A-4**);
  - (b) located at the northern fringe of Ng Uk Tsuen and entirely within the ‘VE’ of Lung Mei and Tai Mei Tuk (**Plans A-2a** and **A-2b**); and
  - (c) currently inaccessible by vehicle and pedestrian (**Plan A-4**).
- 9.2 The surrounding areas are predominantly rural in character comprising village houses, vegetated slopes and natural woodland (**Plans A-2a, A-3** and **A-4**). To the east of the Site is a streamcourse flowing from north to south (**Plan A-2a**). To the south of the Site is the village proper of Ng Uk Tsuen, Wong Chuk Tsuen, Lung Mei and Tai Mei Tuk (**Plans A-2a, A-2b** and **A-3**). To the north, east

and west are vegetated slopes and natural woodland (**Plans A-3 and A-4**).

**10. Planning Intentions**

- 10.1 The planning intention of the “GB” zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- 10.2 The planning intention of “V” zone is primarily to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services.

**11. Comments from Relevant Government Departments**

- 11.1 The application has been assessed against the assessment criteria at **Appendix II**. The assessment is summarised in the following table:

	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
1.	Within “V” zone? - Footprints of the proposed Small Houses - The Site	-  1%	100%  99%	- The footprints of the proposed Small Houses fall entirely within the “GB” zone ( <b>Plan A-2a</b> ). - About 99% of the Site falls within the “GB” zone ( <b>Plan A-2a</b> ).
2.	Within ‘VE’? - Footprints of the proposed Small Houses - The Site	100%  100%	-  -	- The Site and the footprints of the proposed Small Houses fall entirely within the ‘VE’ of Lung Mei and Tai Mei Tuk ( <b>Plan A-2a</b> ).
3.	Sufficient land in “V” zone to meet Small House demand (outstanding Small House applications plus 10-year Small House demand)?		✓	<u>Land Required</u> - Land required to meet Small House demand in Lung Mei and Tai Mei Tuk: about 7.73 ha (equivalent to 309 Small House sites). The number of outstanding Small

	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
	Sufficient land in “V” zone to meet outstanding Small House applications?	✓		House applications is 38 <sup>2</sup> while the 10-year Small House demand forecast is 271.  <u>Land Available</u> - Land available to meet Small House demand within the “V” zone of Lung Mei and Tai Mei Tuk: about 1.61 ha (equivalent to about 64 Small House sites) ( <b>Plan A-2b</b> ).
4.	Compatible with the planning intention of “GB” zone?		✓	- There is a general presumption against development within the “GB” zone.  - Director of Agriculture, Fisheries and Conservation (DAFC) has no strong view on the application from nature conservation point of view, given that the vegetation on the Site is covered with grasses and common vegetation.
5.	Compatible with surrounding area/ development?	✓		- The proposed Small Houses are not incompatible with the surrounding areas which are predominantly rural in character with village houses, vegetated slopes and natural woodland.
6.	Within water gathering grounds?		✓	- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) has no objection to the application.
7.	Environmental and sewerage impact?		✓	- Director of Environmental Protection (DEP) has no objection to the application from environmental planning perspective. In the view of small scale of the proposed development, the application alone is unlikely to cause major pollution. According to his

<sup>2</sup> Among the 38 outstanding Small House applications, 29 fall within “V” zone and nine straddle or fall outside the “V” zone. For cases straddling or falling outside of “V” zones, two of them are the subject of approved planning application(s).

	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
				record, public sewerage connection is available in the vicinity of the Site and he has no comment on the sewerage connection proposals.
8.	Encroachment onto planned road networks and public works boundaries?		✓	
9.	Need for provision of fire services installations and emergency vehicular access (EVA)?		✓	- Director of Fire Services (D of FS) has no specific comment on the application.
10.	Traffic impact?	✓		- Commissioner for Transport (C for T) considers that such type of development should be confined within the “V” zone, but since the application only involves the development of four Small Houses and possible parking areas ( <b>Drawing A-5</b> ) are identified in the adjacent area, the application can be tolerated on traffic grounds.
11.	Drainage impact?		✓	- Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) has no adverse comment on the application.
12.	Landscape impact?	✓		- According to the applicant, 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 of 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.  - Chief Town Planner/Urban Design and Landscape, Planning

	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
				Department (CTP/UD&L, PlanD) advises that 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.
13.	Geotechnical impact?	✓		<ul style="list-style-type: none"> <li>- Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) advises that suspected unauthorized slope cutting and filling works at the Site and the 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.</li> <li>- In order to ensure that the proposed development would not be affected or be affected by the adjacent man-made slopes, it is considered necessary to conduct an investigation to delineate the scale of works. Hence, she recommended 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.</li> </ul>
14.	Local objections conveyed by DO?		✓	<ul style="list-style-type: none"> <li>- District Officer (Tai Po), Home Affairs Department (DO(TP), HAD) has no adverse comment on the application from departmental facility maintenance point of view.</li> </ul>



11.2 Comments from the following government departments have been incorporated in paragraph 11.1 above. Other detailed comments and recommended advisory clauses are provided at **Appendices VI** and **VII** respectively.

- (a) DLO/TP, LandsD;
- (b) DAFC;
- (c) CE/C, WSD;
- (d) DEP;
- (e) D of FS;
- (f) C for T;
- (g) CE/MN, DSD;
- (h) CTP/UD&L, PlanD;
- (i) H(GEO), CEDD; and
- (j) DO(TP), HAD.

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

- (a) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD); and
- (b) Project Manager (North), CEDD (PM(N), CEDD).

## **12. Public Comments Received During Statutory Publication Period**

On 6.6.2025, the application was published for public inspection. During the statutory public inspection period, 11 public comments from individuals (**Appendix VIII**) were received. All comments object to the application mainly on the grounds of not being in line with the planning intention of the “GB” zone; destruction of natural environment and wild life habitats with adverse landscape and ecological impacts; potential landslide and slope safety risks due to destabilisation by the proposed development, posing threats to lives of local residents; flooding risks at the low-lying location (especially during wet season); potential traffic congestion and difficulties in/obstruction to the delivery of emergency services; disruption of Feng Shui; rejected previous application(s) for Small House development at the Site; and available land within the “V” zone of Lung Mei and Tai Mei Tuk for Small House development.

## **13. Planning Considerations and Assessments**

13.1 The application is for proposed development of four Small Houses at the Site mainly zoned “GB” (about 99% of the Site) with a very minor portion zoned “V” (about 1% of the Site) on the OZP. The proposed development is not in line with the planning intention of the “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 the “GB” zone. There is no strong planning justification in the submission for a departure from the planning intention of the “GB” zone.

- 13.2 The Site is currently covered with dense vegetation on hillslopes (**Plan A-4**). The proposed development is not incompatible with the surrounding areas which mainly comprise village houses, vegetated slopes and natural woodland (**Plans A-2a, A-3 and A-4**). According to the applicants, while the existing vegetation within the Site will be removed for the proposed development, eight trees are proposed to be planted within the Site (**Drawing A-6**). DAFC has no strong view on the application from nature conservation point of view, given that the vegetation on the Site is covered with grasses and common vegetation. However, CTP/UD&L, PlanD advises that 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. In this regard, the application does not comply with TPB-PG No. 10 (**Appendix III**) in that the proposed development would involve extensive clearance of existing natural vegetation and affect the existing natural landscape.
- 13.3 Regarding the Interim Criteria (**Appendix II**), the footprints of the proposed Small Houses fall entirely within the 'VE' of Lung Mei and Tai Mei Tuk (**Plan 2-a**). According to DLO/TP, LandsD, the 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 concerned (**Plan A-2b**). While land available within the "V" zone is insufficient to fully meet the future Small House demand of 309 in Lung Mei and Tai Mei Tuk, it is sufficient to accommodate the 38 outstanding Small House applications. It should be noted that the Board has formally adopted a more cautious approach in considering applications for Small House development since August 2015. Among others, in considering whether there is a general shortage of land in meeting Small House demand, more weighting has been put on the number of outstanding Small House applications provided by LandsD. In this regard, it is considered more appropriate to concentrate the proposed Small House developments within the "V" zone for more orderly development pattern, efficient use of land and provision of infrastructures and services.
- 13.4 C for T considers that such type of development should be confined within the "V" zone, but since the application only involves the development of four Small Houses and possible parking areas (**Drawing A-5**) are identified in the adjacent area, the application can be tolerated on traffic grounds. Moreover, noting that there were suspected unauthorized slope cutting and filling works at the Site and surrounding areas, H(GEO), CEDD recommends the submission of a geotechnical investigation report and implementation of necessary geotechnical remedial works identified therein at the Small House grant application stage. Other relevant government departments consulted including DEP, CE/MN, DSD, CE/C, WSD and D of FS have no objection to or no adverse comment on the application.
- 13.5 Part of the Site (i.e. Lots 146 S.A and 146 RP in D.D. 28) is the subject of two previous applications (**Plans A-1 and A-2**) for the same applied use for Small House development, which were rejected by the Board on review between 2013 and 2014, mainly for the reasons as mentioned in paragraph 7.1 above.

Rejecting the current application is in line with the previous decisions of the Board. Furthermore, there are 27 similar applications involving 17 sites located in close proximity to the Site falling wholly within the same “GB” zone and one straddling the same “GB” and “V” zones (**Plan A-2a**), among which 12 applications were approved with conditions by the Committee between 2002 and 2013 (i.e. before the Board formally adopted a more cautious approach in considering the Small House applications since August 2015). The remaining 15 applications were rejected by the Committee/the Board on review between 2014 and 2022 mainly for the reasons as mentioned in paragraph 8.3 above. The planning circumstances of the current application are similar to those of the rejected similar applications.

- 13.6 Regarding the public comments on the application as detailed in paragraph 12 above, the government departments’ comments and the planning assessments above are relevant.

#### **14. Planning Department’s Views**

- 14.1 Based on the assessments made in paragraph 13 above and having taken into account the public comments as mentioned in paragraph 12 above, the Planning Department does not support the application for the following reasons:
- (a) the proposed development is not in line with the planning intention of the “GB” zone for the area 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. There is no strong planning justification in the submission for a departure from the planning intention;
  - (b) the proposed development does not comply with the Town Planning Board Guidelines No. 10 for ‘Application for Development within Green Belt 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; and
  - (c) 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 infrastructures and services.
- 14.2 Alternatively, should the Committee decide to approve the application, it is suggested that the permission shall be valid until 18.7.2029, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The recommended advisory clauses are attached at **Appendix VII**.

**15. Decision Sought**

- 15.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant the permission.
- 15.2 Should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicants.
- 15.3 Alternatively, should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.

**16. Attachments**

<b>Appendix I</b>	Application Form with attachments received on 26.5.2025 and SI received on 30.5.2025
<b>Appendix Ia</b>	FI received on 25.6.2025
<b>Appendix Ib</b>	FI received on 2.7.2025
<b>Appendix II</b>	Interim Criteria for consideration of application for NTEH/Small House in New Territories
<b>Appendix III</b>	Relevant Extracts of TPB PG-No. 10
<b>Appendix IV</b>	Previous Applications
<b>Appendix V</b>	Similar Applications
<b>Appendix VI</b>	Detailed Comments from Relevant Government Departments
<b>Appendix VII</b>	Recommended Advisory Clauses
<b>Appendix VIII</b>	Public Comments
<b>Drawings A-1 to A-4</b>	Layout Plans and Sewerage Connection Proposals submitted by the Applicants
<b>Drawing A-5</b>	Possible Locations of Parking Spaces
<b>Drawing A-6</b>	Proposed Landscape Plan
<b>Plan A-1</b>	Location Plan
<b>Plan A-2a</b>	Site Plan
<b>Plan A-2b</b>	Estimated Amount of Land Available within “V” Zone of Lung Mei and Tai Mei Tuk for Small House Development
<b>Plan A-3</b>	Aerial Photo
<b>Plan A-4</b>	Site Photos

**PLANNING DEPARTMENT  
JULY 2025**

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)”#  
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」#郵遞要求同意書&

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)&  
於\_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知&
- posted notice 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





<b>7. Impacts of Development Proposal 擬議發展計劃的影響</b>																															
<p>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>																															
<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                      .....                      .....                      .....                      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 style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">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>	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"/>																													
	<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>																														

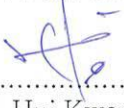


**9. Declaration 聲明**

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。)

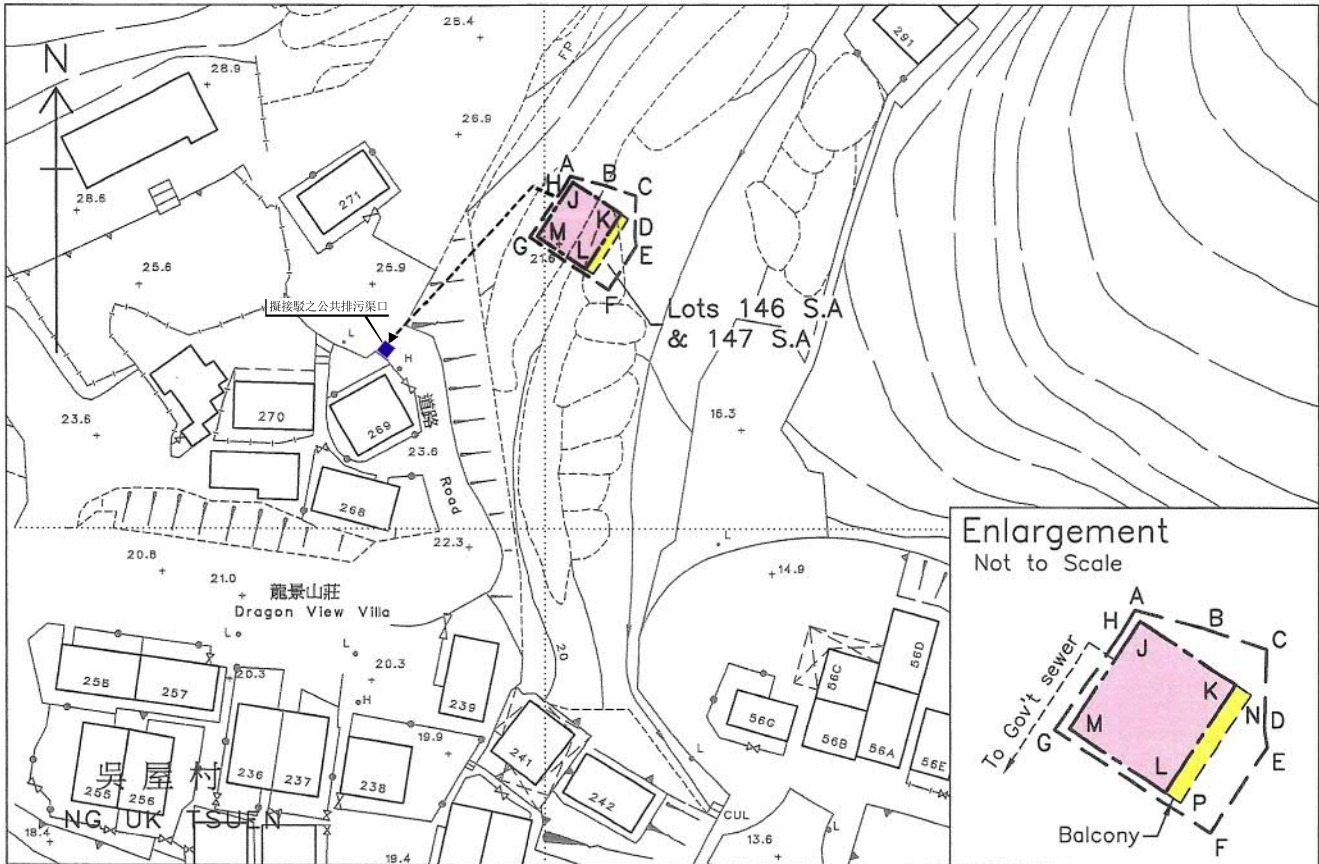
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址	1. D.D.28 Lot Nos.146RP,147S.B,152S.A 2. D.D.28 Lot Nos.152S.B,153S.A 3. D.D.28 Lot Nos.146S.A,147S.A 4. D.D.28 Lot Nos.152S.C,153S.B all in Lung Mei Village, Tai Po, N.T.	
Site area 地盤面積	472.36	sq. m 平方米 <input checked="" 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

<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<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。

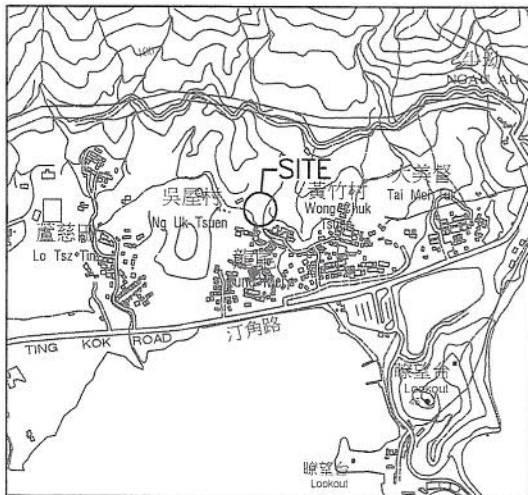
# Proposed Small House Location Plan – D.D. 28



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

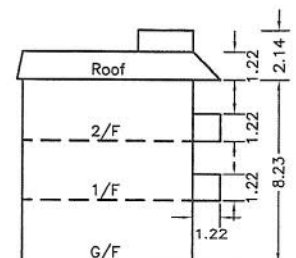
### Proposed Balcony Dimensions: (Area = 10.41 sqm)

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  
BSc FHKIS RPS(LSD)  
Authorized Land Surveyor

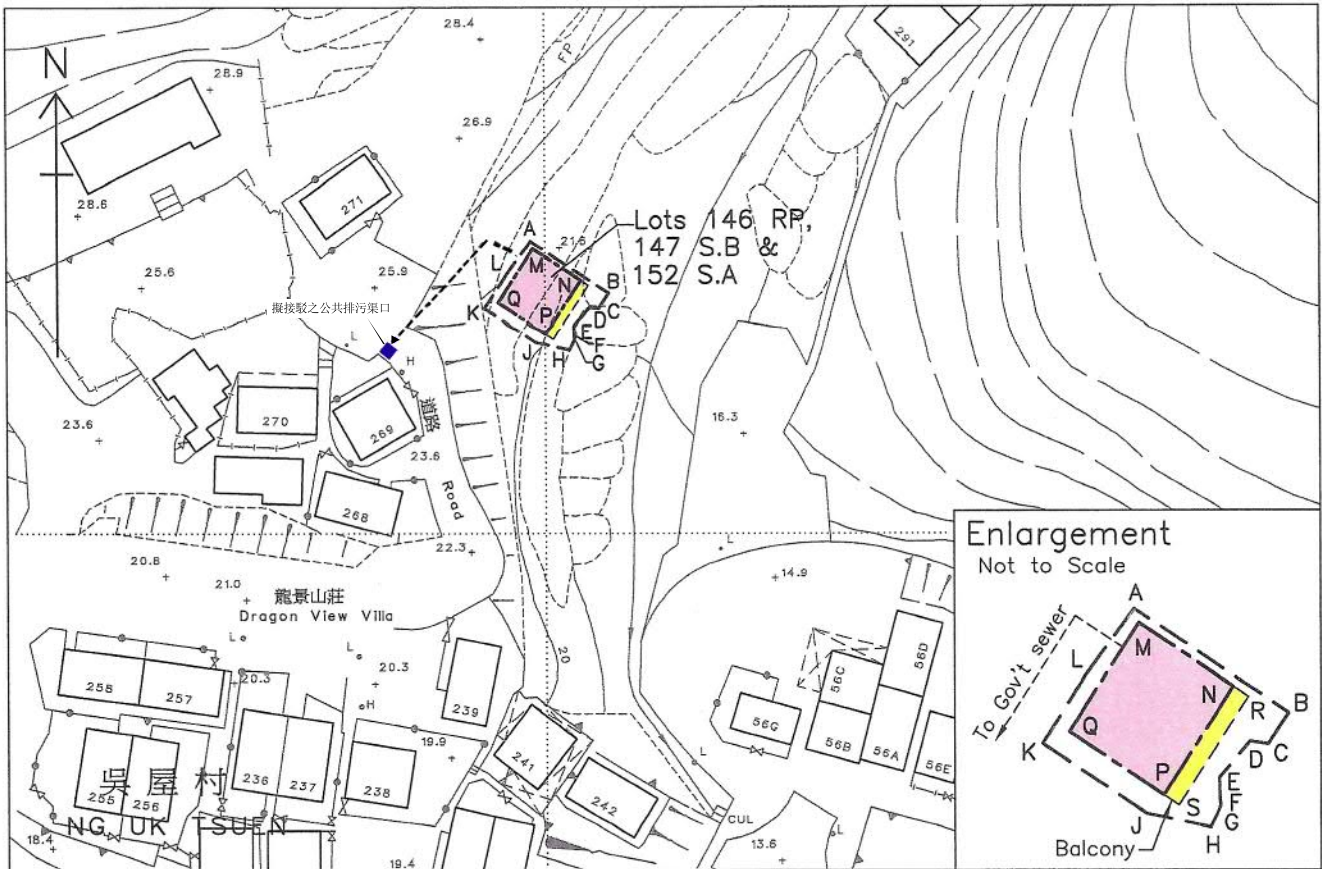
Shop 7, G/F, Mei Hing Mansion, Nos. 1-17 Yan Hing Street, Tai Po, N.T.  
Email: hcsurvey@netvigator.com Tel: 2638-1313 Fax: 2638-1328



Typical Section

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

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



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

Scale 1 : 1,000

## 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)

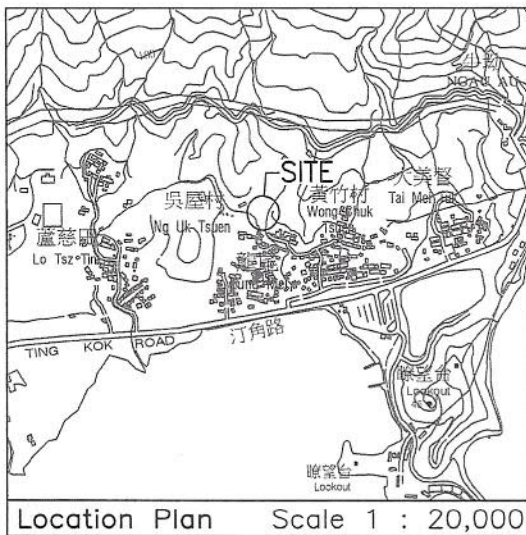
From	To	Bearing (d-m-s)	Distance (m)	Pt.	N	E
A	B	123°21'21"	12.393	A	837 238.609	841 698.076
B	C	213°21'21"	2.483	B	837 231.795	841 708.427
B	C	277°51'58"	1.209	C	837 229.721	841 707.062
D	E	220°31'14"	3.153	D	837 229.886	841 705.864
E	F	178°32'37"	1.128	E	837 227.490	841 703.816
F	G	174°41'37"	0.693	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

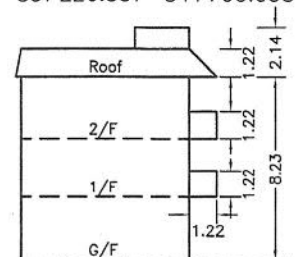


Location Plan Scale 1 : 20,000

Plan prepared by:  
 Henry Chan Surveyors Limited

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

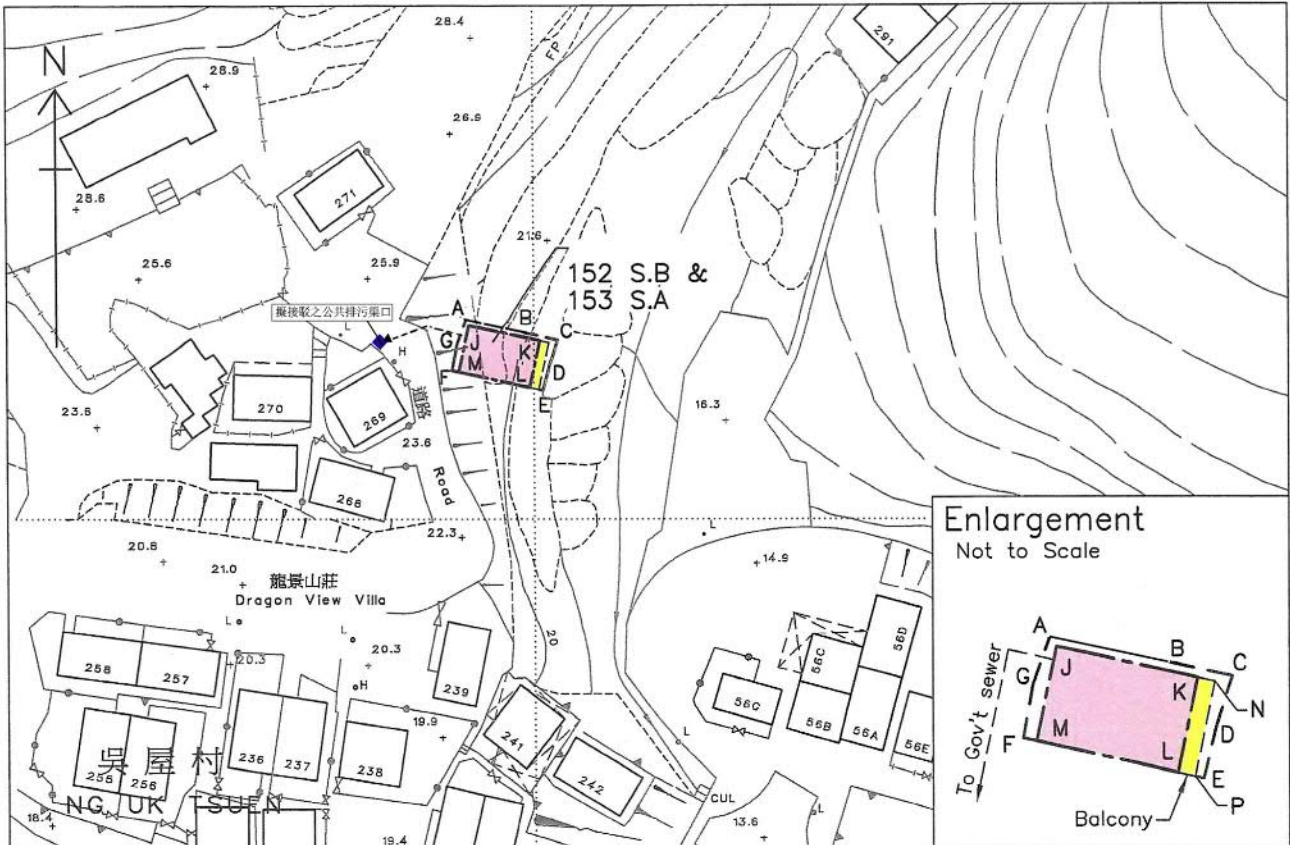


Typical Section

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

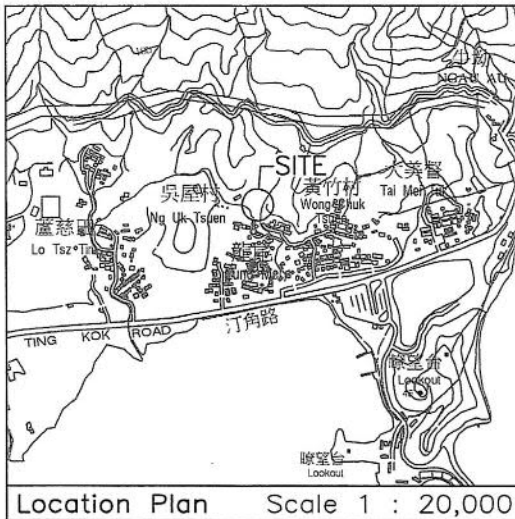


# Proposed Small House Location Plan – D.D. 28



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

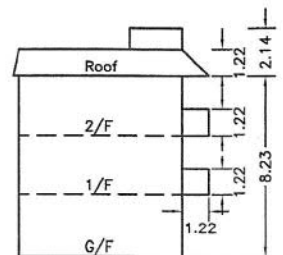
Proposed Balcony Dimensions: (Area = 7.93 sqm)

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  
BSc FHKIS RPS(LSD)  
Authorized Land Surveyor

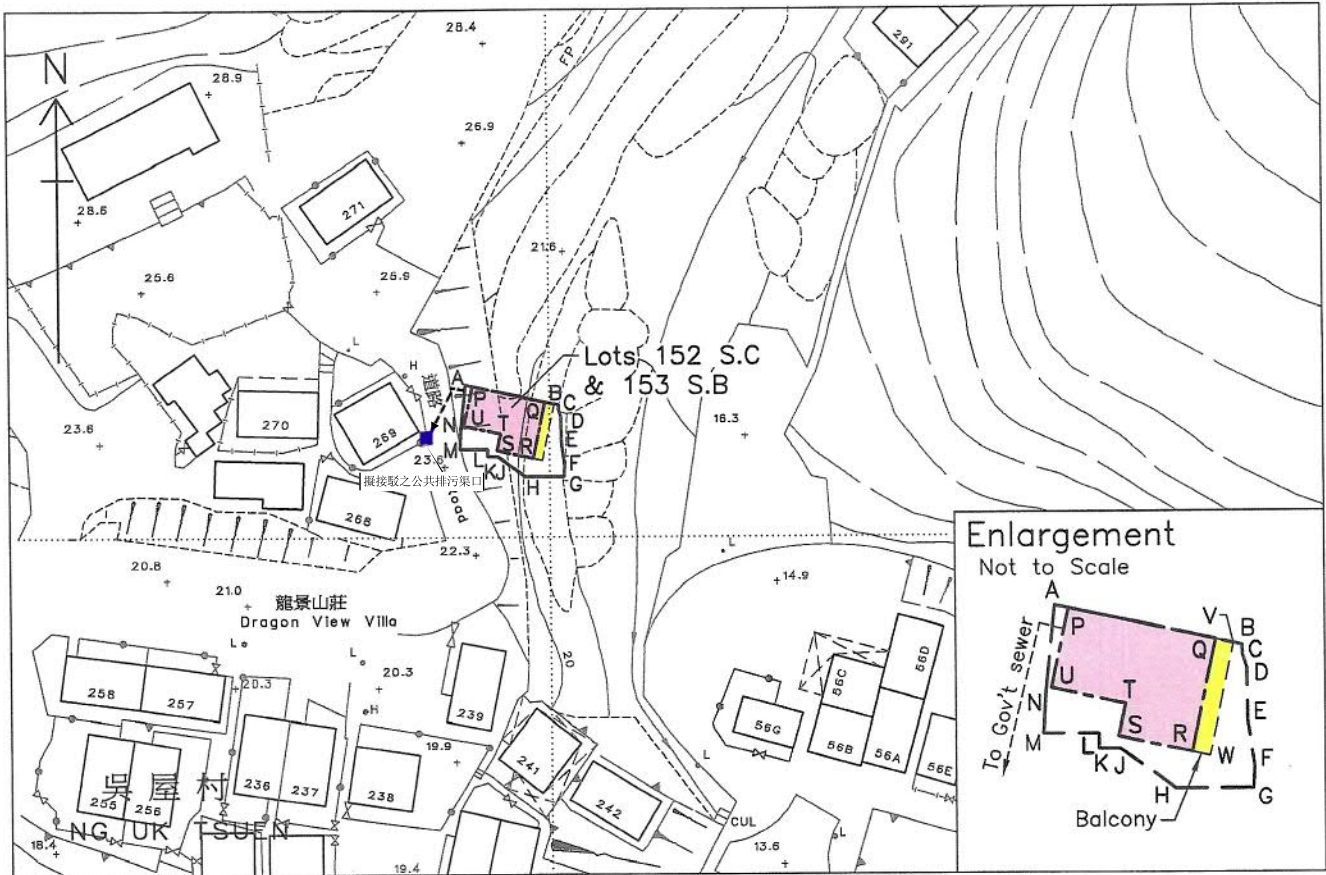
Shop 7, G/F, Mei Hing Mansion, Nos. 1-17 Yan Hing Street, Tai Po, N.T.  
Email: hcsurvey@netvigator.com Tel: 2638-1313 Fax: 2638-1328



Typical Section

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

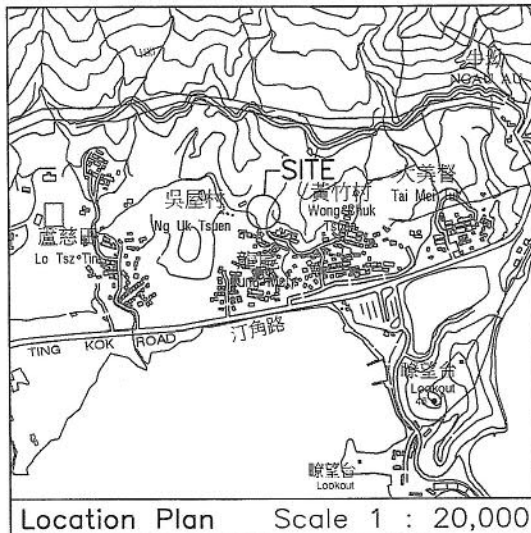
# Proposed Small House Location Plan – D.D. 28



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

Scale 1 : 1,000

## NG UK TSUEN



Location Plan Scale 1 : 20,000

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

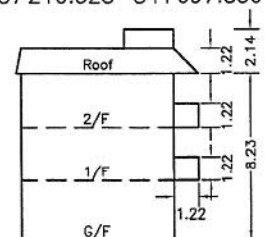
Proposed Balcony Dimensions: (Area = 9.26 sqm)

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 prepared by:  
Henry Chan Surveyors Limited

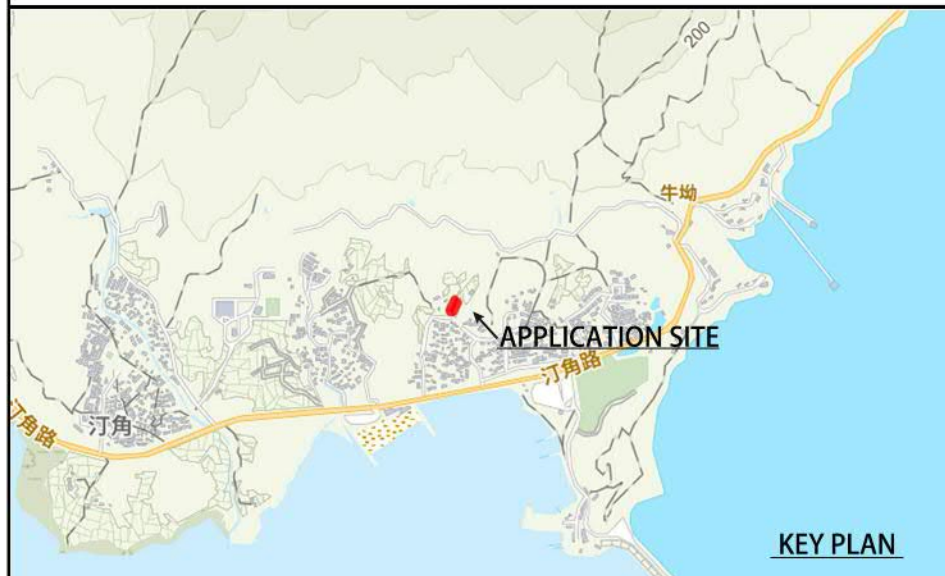
Henry H K Chan  
BSc FHKIS RPS(LSD)  
Authorized Land Surveyor

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/H04  
Date: 12 August 2022

# Location 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

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**From:** Charlotte Tsz Wing WUN/PLAND  
**Sent:** 2025-06-02 星期一 10:58:57  
**To:** Ching Hoi Ching NG/PLA  
**Subject:** Fw: A/NE-TK/836  
**Attachment:** 2025-05-1

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

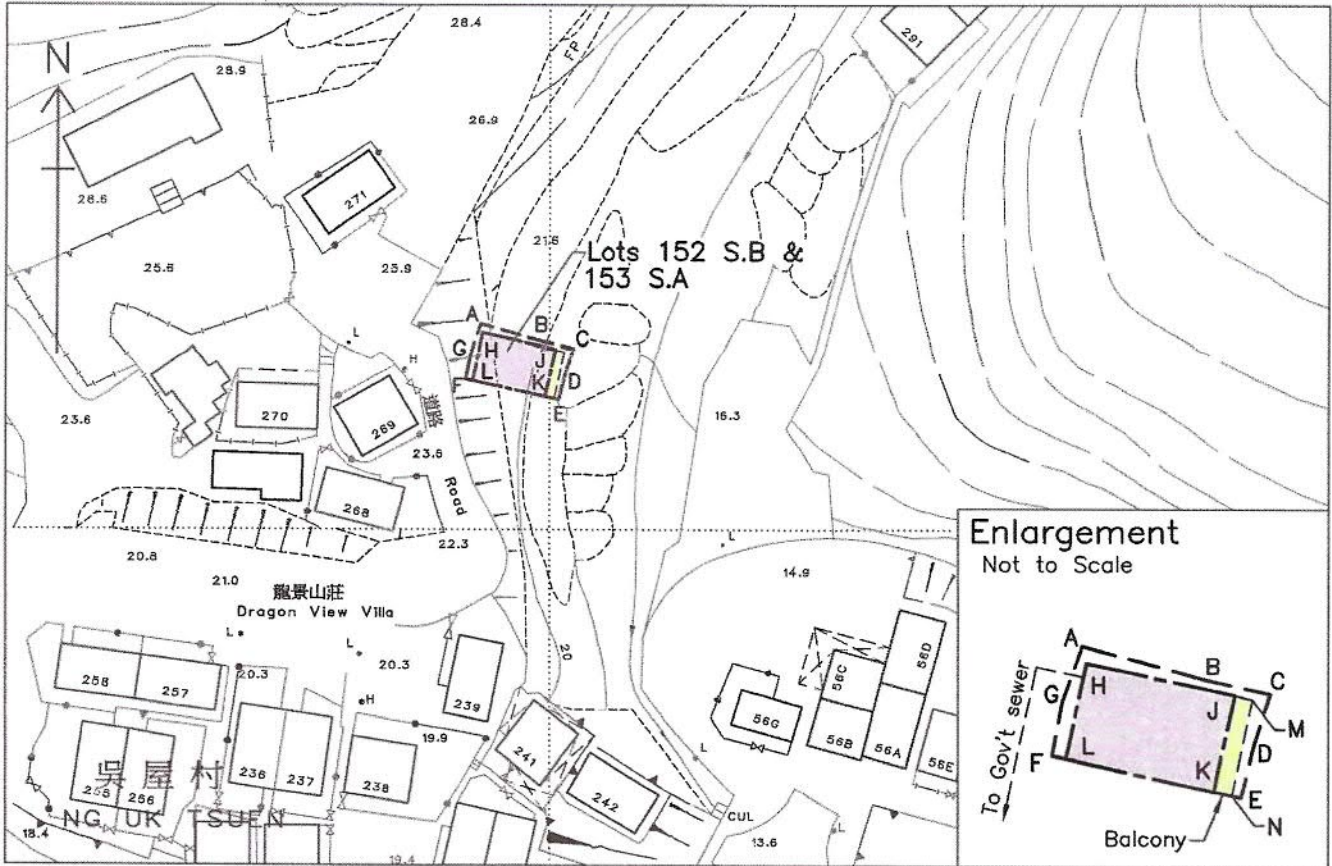
溫小姐：

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)

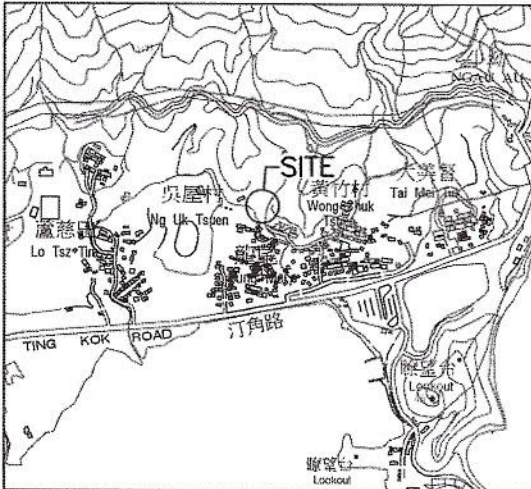
From To	Bearing (d-m-s)	Distance (m)	Pt.	N	E
A B	105°25'31"	8.400	A	837 227.377	841 690.800
B C	102°14'22"	4.428	B	837 225.143	841 698.897
C D	197°51'07"	3.461	C	837 224.204	841 703.224
D E	194°29'01"	3.668	D	837 220.910	841 702.163
E F	282°14'22"	12.756	E	837 217.358	841 701.245
F G	10°29'30"	3.597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

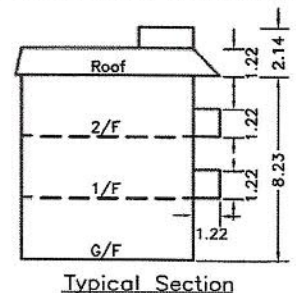
From To	Bearing (d-m-s)	Distance (m)	Pt.	N	E
J M	102°14'21"	1.220	J	837 224.098	841 700.837
M N	192°14'21"	6.500	M	837 223.839	841 702.029
N K	282°14'21"	1.220	N	837 217.487	841 700.651
K J	12°14'21"	6.500	K	837 217.746	841 699.459



Plan prepared by:  
Henry Chan Surveyors Limited

Henry H K Chan  
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



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：

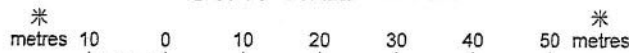
聯絡電話：

# 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



Locality : \_\_\_\_\_  
 Lot Index Plan No. : ags S0000135408 0001  
 District Survey Office : Land Information Centre  
 Date : 15-Nov-2024  
 Reference No. : 3-SE-18D,3-SE-23B

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 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像界線。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被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。  
 免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

**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 Fl.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：

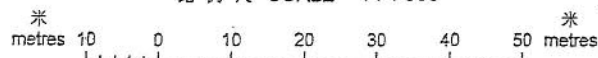
聯絡電話：

# 美化計劃建議



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

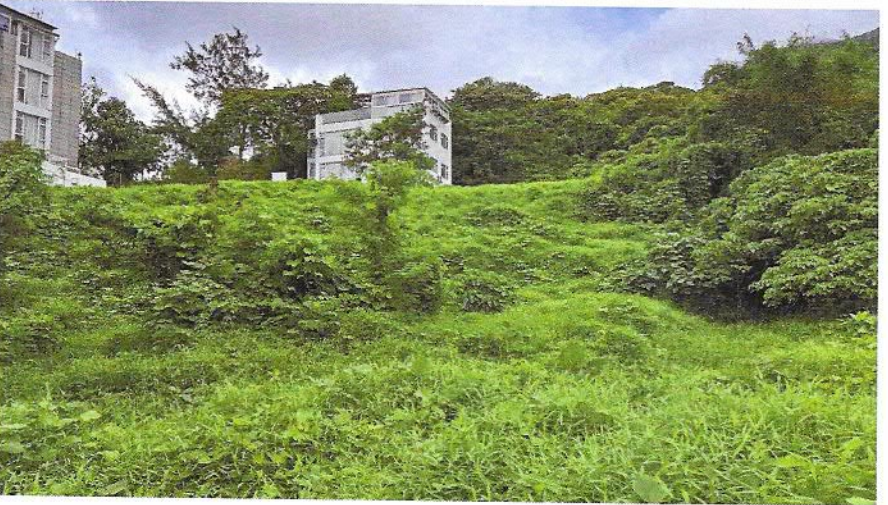
比例尺 SCALE 1:1000



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.
- ^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).

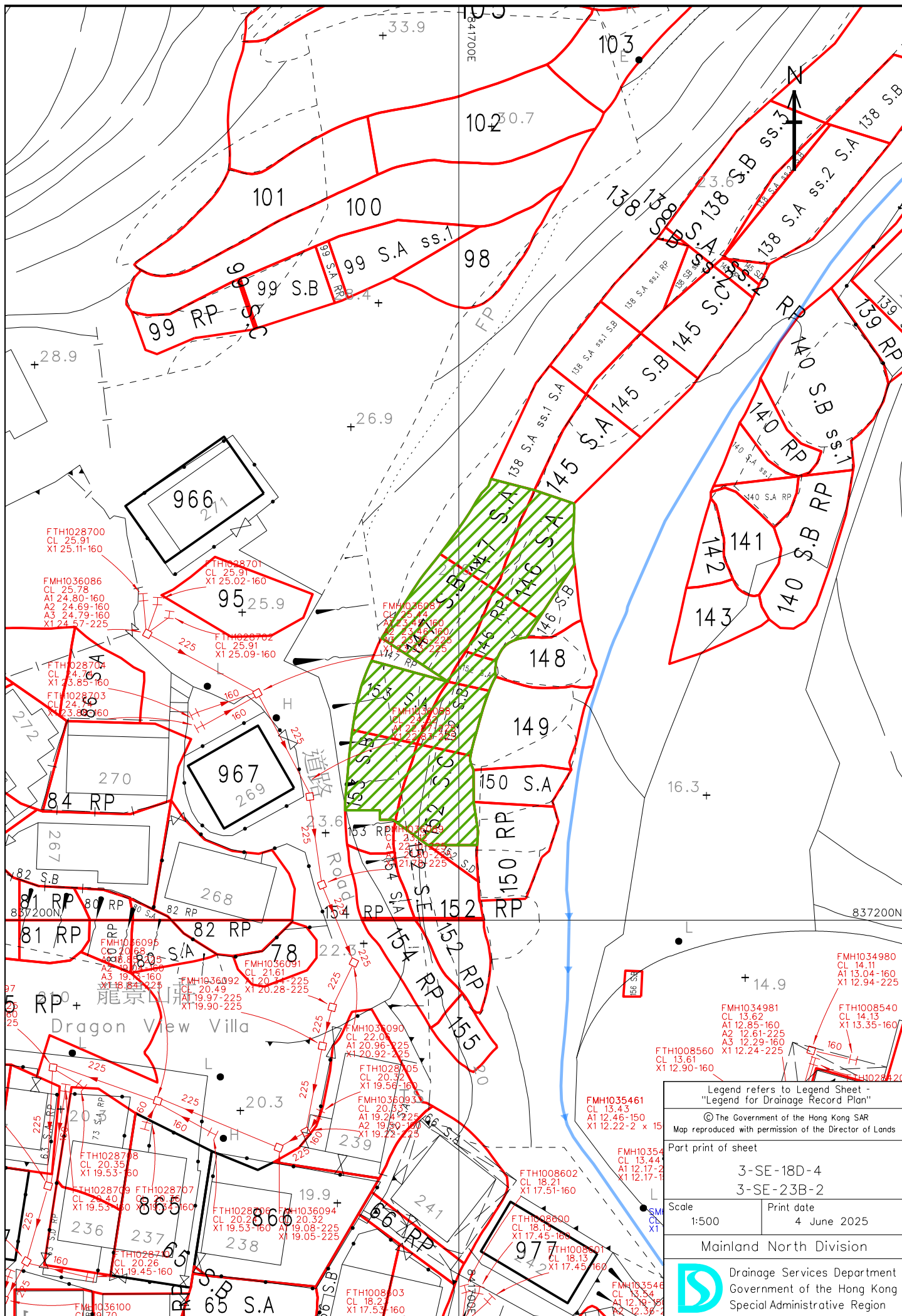
**Recommended Advisory Clauses**

- (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.





Legend refers to Legend Sheet -  
 "Legend for Drainage Record Plan"

© The Government of the Hong Kong SAR  
 Map reproduced with permission of the Director of Lands

Part print of sheet  
 3-SE-18D-4  
 3-SE-23B-2

Scale 1:500      Print date 4 June 2025

Mainland North Division

Drainage Services Department  
 Government of the Hong Kong  
 Special Administrative Region

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

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**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，地約份第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 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」)就這宗申請作出考慮前，登入委員會的網頁 ([https://www.tpb.gov.hk/en/plan\\_application/A\\_NE-TK\\_836.html](https://www.tpb.gov.hk/en/plan_application/A_NE-TK_836.html)) 或掃描本通告的QR碼，及到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.html](https://www.tpb.gov.hk/en/plan_application/A_NE-TK_836.html)) 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.  
新界大埔龍尾1號沙田政府合署15樓  
14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, N.T.

3. 根據條例，向城市規劃委員會提出的意見，將會供公眾查閱。  
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

- 城市規劃委員會及有關的個人資料查詢處將收集及處理個人資料，以處理條例及有關城市規劃委員會的申請及作出決定。
- 處理個人資料，包括收集有關個人資料查詢處，同時公佈有關資料人士(下稱「個人資料」)的姓名及地址。
  - 有關個人資料查詢處及有關的個人資料查詢處。
- The personal data submitted to the Board by any comment will be used by the Secretary of the Board and Government departments for the following purposes:
- the processing of this application which includes making available the "comment" for public inspection when making available the comment for public inspection; and
  - 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

1. 公眾可考慮申請的暫定發展計劃已，關於該項的網頁 ([www.tpb.gov.hk](http://www.tpb.gov.hk))，有關規劃申請的網頁 ([www.tpb.gov.hk](http://www.tpb.gov.hk))，查詢詳情，如欲查詢詳情，請向有關查詢處查詢。查詢詳情請向查詢處查詢。  
The tentative date of the Board to consider the application has been updated to the Board's website ([www.tpb.gov.hk](http://www.tpb.gov.hk)). The meeting for considering planning applications, except 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.
2. 公眾可考慮申請的暫定發展計劃已，關於該項的網頁 ([www.tpb.gov.hk](http://www.tpb.gov.hk))，有關規劃申請的網頁 ([www.tpb.gov.hk](http://www.tpb.gov.hk))，查詢詳情，如欲查詢詳情，請向有關查詢處查詢。查詢詳情請向查詢處查詢。  
The paper for consideration of the Board to consider the application will be available for public inspection after leave to the Board Members of the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) and at the Public Viewing Room on the day of meeting.
3. 公眾可考慮申請的暫定發展計劃已，關於該項的網頁 ([www.tpb.gov.hk](http://www.tpb.gov.hk))，有關規劃申請的網頁 ([www.tpb.gov.hk](http://www.tpb.gov.hk))，查詢詳情，如欲查詢詳情，請向有關查詢處查詢。查詢詳情請向查詢處查詢。  
After the Board has considered the application, inquiry about the decision may be made at tel. no. 2231 6814 or 2231 6835 or the get 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

任何人士如欲查詢詳情，請向有關查詢處查詢。查詢詳情請向查詢處查詢。  
Any person who wishes to inquire, please contact the enquiry counter at the website of the Board or around a central office.

2

Urgent Return receipt Expand Group Restricted Prevent Copy

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**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

[Redacted]

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

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**

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

[REDACTED]

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,

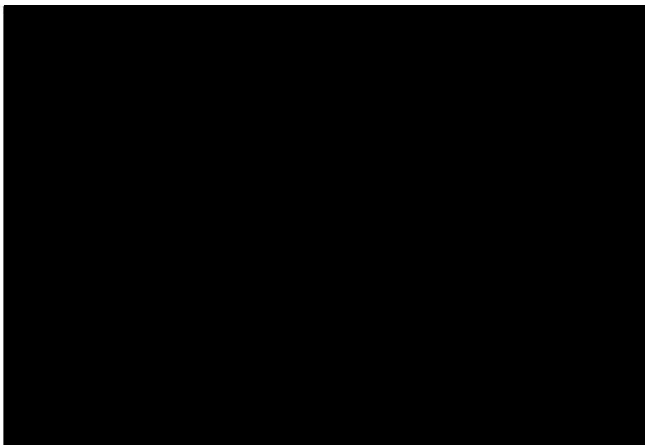
[REDACTED] I oppose the proposed small house development (A/NE-TK/836) for these reasons:

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.

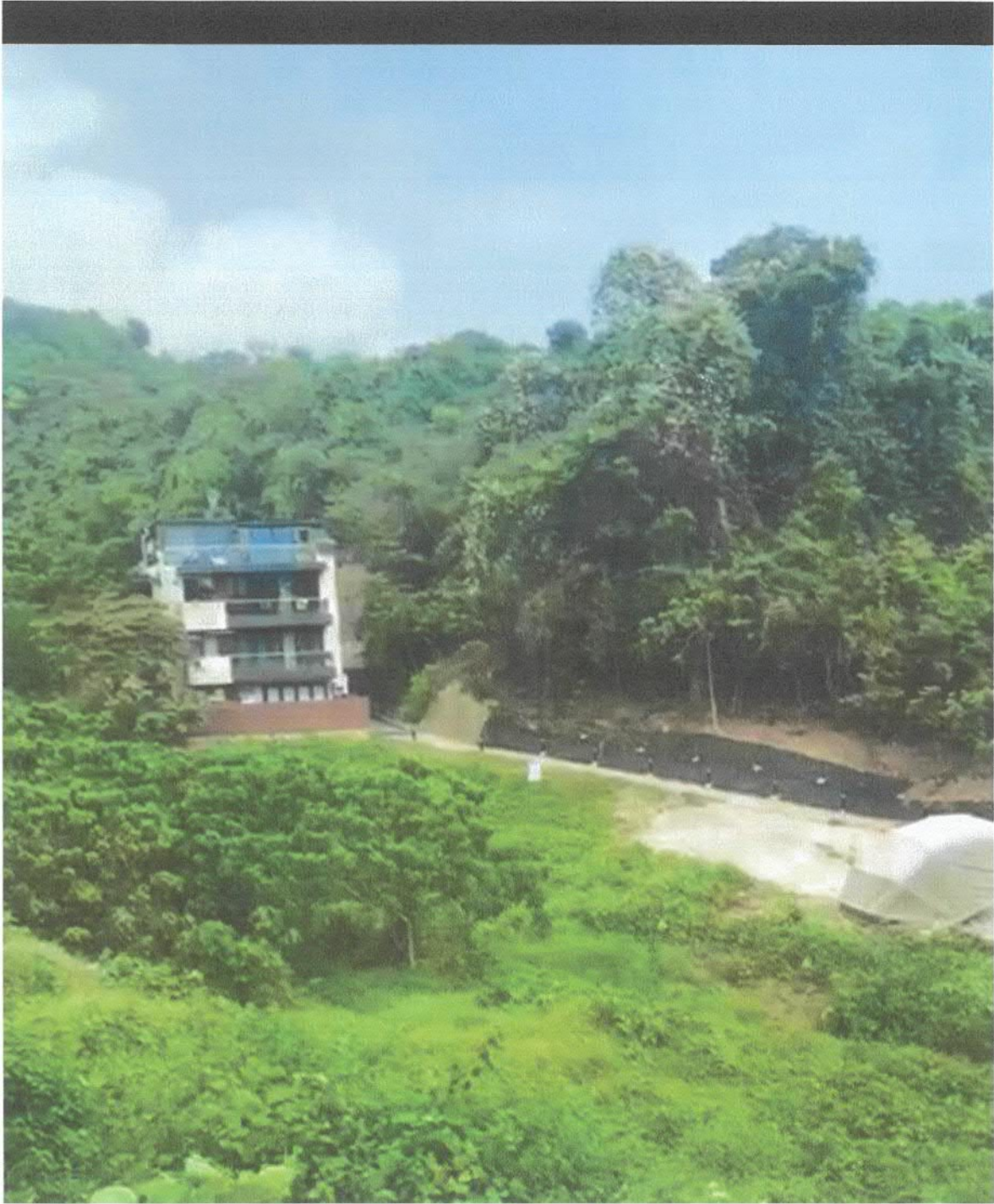
Yours sincerely,











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]

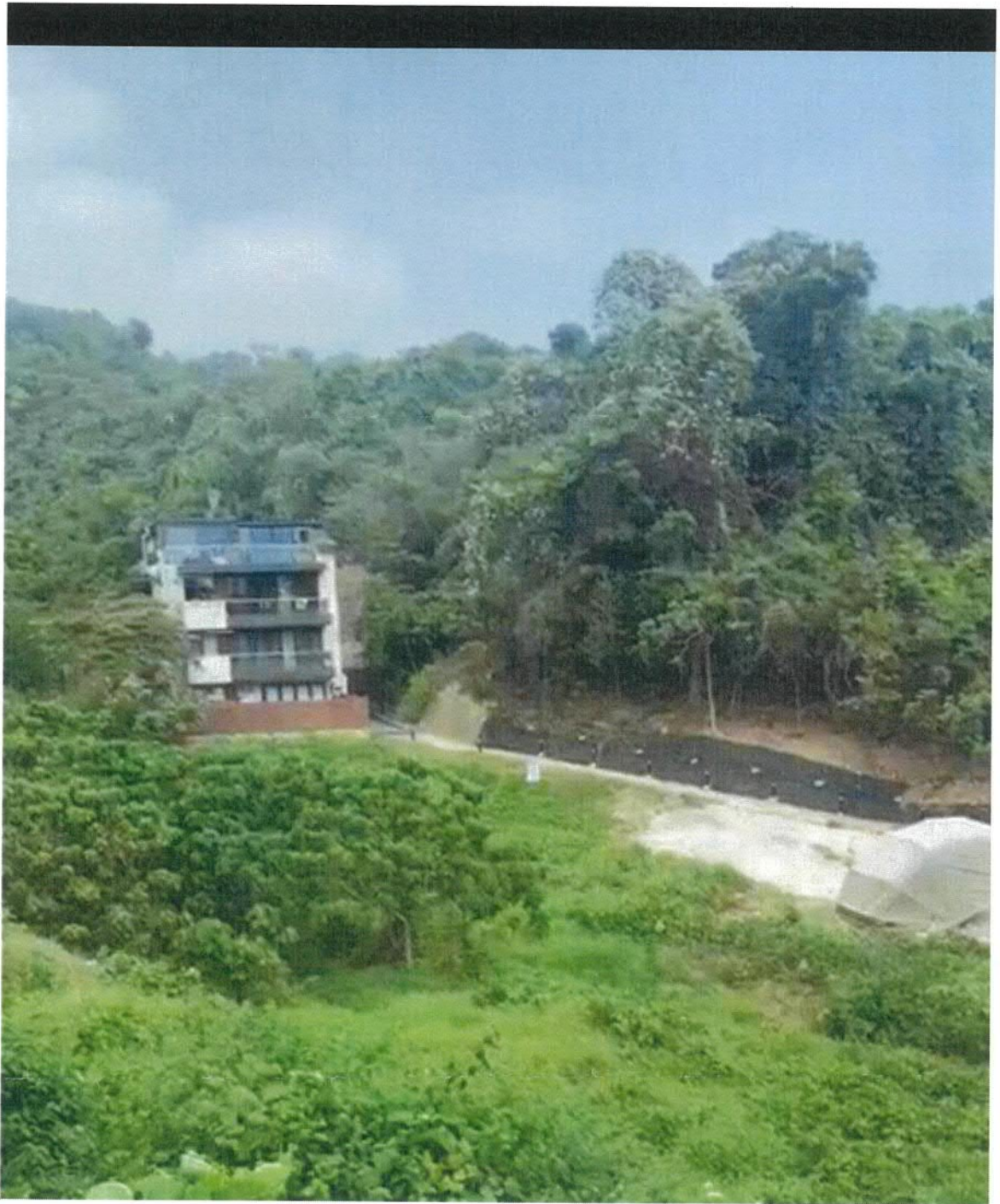












**From:** [REDACTED]  
**Sent:** 2025-06-20 星期五 22:51:34  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** 反對有關龍尾村興建屋宇事宜( A/NE-TK/836)

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 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，而本人發現河谷上游有引水道，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，懇親貴處前車可鑑，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，例如銅藍鶉，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：



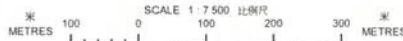
八仙嶺郊野公園  
PAT SIN LENG COUNTRY PARK

申請地點  
Application Site



本摘要圖於2025年5月30日製備，  
所根據的資料為於2015年10月27日  
核准的分區計劃大綱圖編號S/NE-TK/19  
EXTRACT PLAN PREPARED ON 30.5.2025  
BASED ON OUTLINE ZONING PLAN  
No. S/NE-TK/19 APPROVED ON 27.10.2015

位置圖 LOCATION PLAN



申請地點界線只作識別用  
APPLICATION SITE BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

參考編號  
REFERENCE No.  
A/NE-TK/836

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圖二：





Urgent Return receipt Expand Group Restricted Prevent Copy

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## 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，當時貴署有識之士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，也對周遭自然環境這成嚴重破壞。

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

黃桂純

Yuen

余煥良

Yuen

龍景山莊

Yuen

Chan

24/6/2025

尹香玲

Chan

張子文

Chan

# 【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 洪詩詩  
出版：2017-07-19 15:15 更新：2025-02-12 00:00

👍 🗨️ 📄 ...



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，山寮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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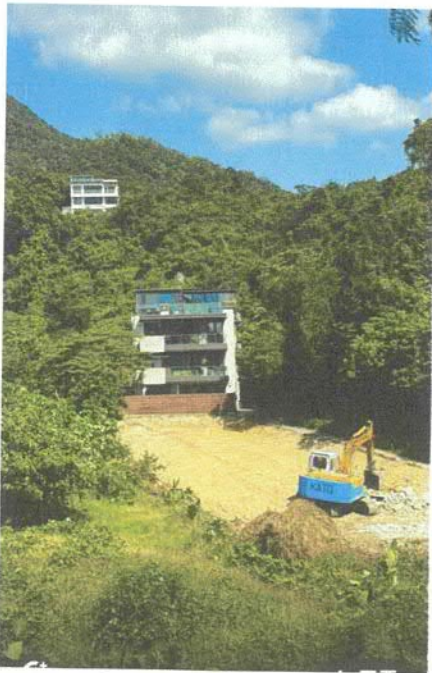
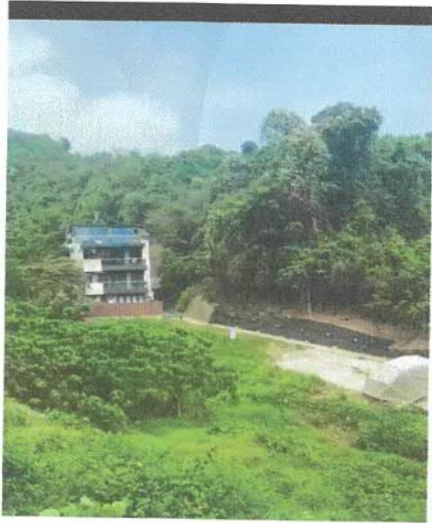


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- 焗肉放蕪店「殞魂」尖沙咀店6.25結業 高峰期4店 2010年排長龍

請見香港01於2017年7月19日的報導

[https://www.hk01.com/%E7%A4%BE%E6%9C%83%E6%96%B0%E8%81%9E/105932/%E5%A4%A7%E5%9F%94%E9%9B%A8%E7%81%BD-%E5%A4%A7%E5%B0%BE%E7%AF%A4%E6%9D%91-%E6%98%8E%E6%97%A5%E4%B9%8B%E5%BE%8C-%E6%BB%BF%E6%B3%A5%E6%BF%98-%E6%B8%A0%E5%8B%99%E7%BD%B2-%E6%8E%92%E6%B0%B4%E7%B3%BB%E7%B5%B1%E8%A2%AB%E5%A1%9E#google\\_vignette](https://www.hk01.com/%E7%A4%BE%E6%9C%83%E6%96%B0%E8%81%9E/105932/%E5%A4%A7%E5%9F%94%E9%9B%A8%E7%81%BD-%E5%A4%A7%E5%B0%BE%E7%AF%A4%E6%9D%91-%E6%98%8E%E6%97%A5%E4%B9%8B%E5%BE%8C-%E6%BB%BF%E6%B3%A5%E6%BF%98-%E6%B8%A0%E5%8B%99%E7%BD%B2-%E6%8E%92%E6%B0%B4%E7%B3%BB%E7%B5%B1%E8%A2%AB%E5%A1%9E#google_vignette)



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



Jody's 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 洪瑋瑋  
出版 2017-07-19 15:15 更新 2025-02-12 00:00



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，山寮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，泥濘處處，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。



請見香港01於2017年7月19日的報導

[https://www.hk01.com/%E7%A4%BE%E6%9C%83%E6%96%B0%E8%81%9E/105932/%E5%A4%A7%E5%9F%94%E9%9B%A8%E7%81%BD-%E5%A4%A7%E5%B0%BE%E7%AF%A4%E6%9D%91-%E6%98%8E%E6%97%A5%E4%B9%8B%E5%BE%8C-%E6%BB%BF%E6%B3%A5%E6%BF%98-%E6%B8%A0%E5%8B%99%E7%BD%B2-%E6%8E%92%E6%B0%B4%E7%B3%BB%E7%B5%B1%E8%A2%AB%E5%A1%9E#google\\_vignette](https://www.hk01.com/%E7%A4%BE%E6%9C%83%E6%96%B0%E8%81%9E/105932/%E5%A4%A7%E5%9F%94%E9%9B%A8%E7%81%BD-%E5%A4%A7%E5%B0%BE%E7%AF%A4%E6%9D%91-%E6%98%8E%E6%97%A5%E4%B9%8B%E5%BE%8C-%E6%BB%BF%E6%B3%A5%E6%BF%98-%E6%B8%A0%E5%8B%99%E7%BD%B2-%E6%8E%92%E6%B0%B4%E7%B3%BB%E7%B5%B1%E8%A2%AB%E5%A1%9E#google_vignette)



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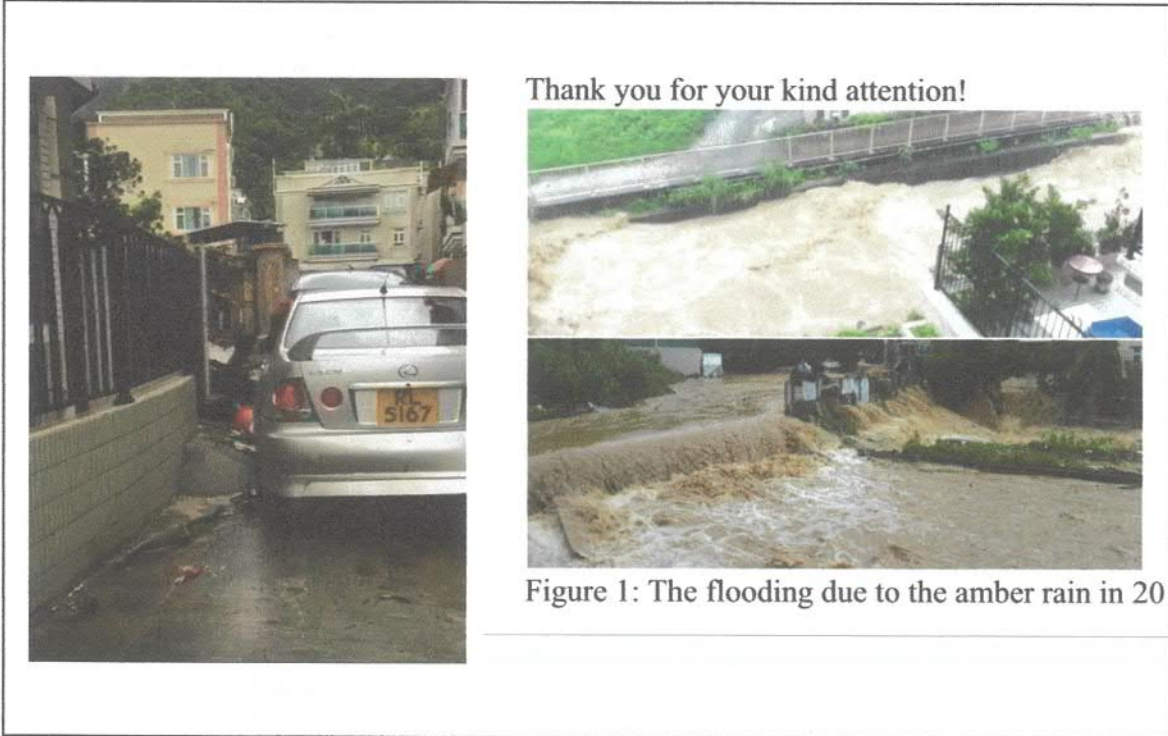


海皇粥店結業 | 街坊舖死後重生 孖順仔業白領工隨父增健身粥吸客



燒肉放題店「燒魂」尖沙咀店6.25結業 高維期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





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

Urgent Return receipt Expand Group Restricted Prevent Copy

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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\*\***: 新界大埔龍尾文暈約份第 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:

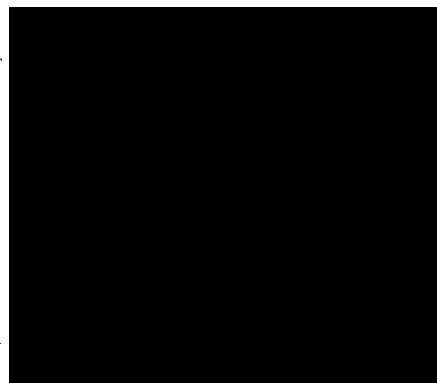
**反對興建村屋於綠化地帶的理由**

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, 導致道路阻害, 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。

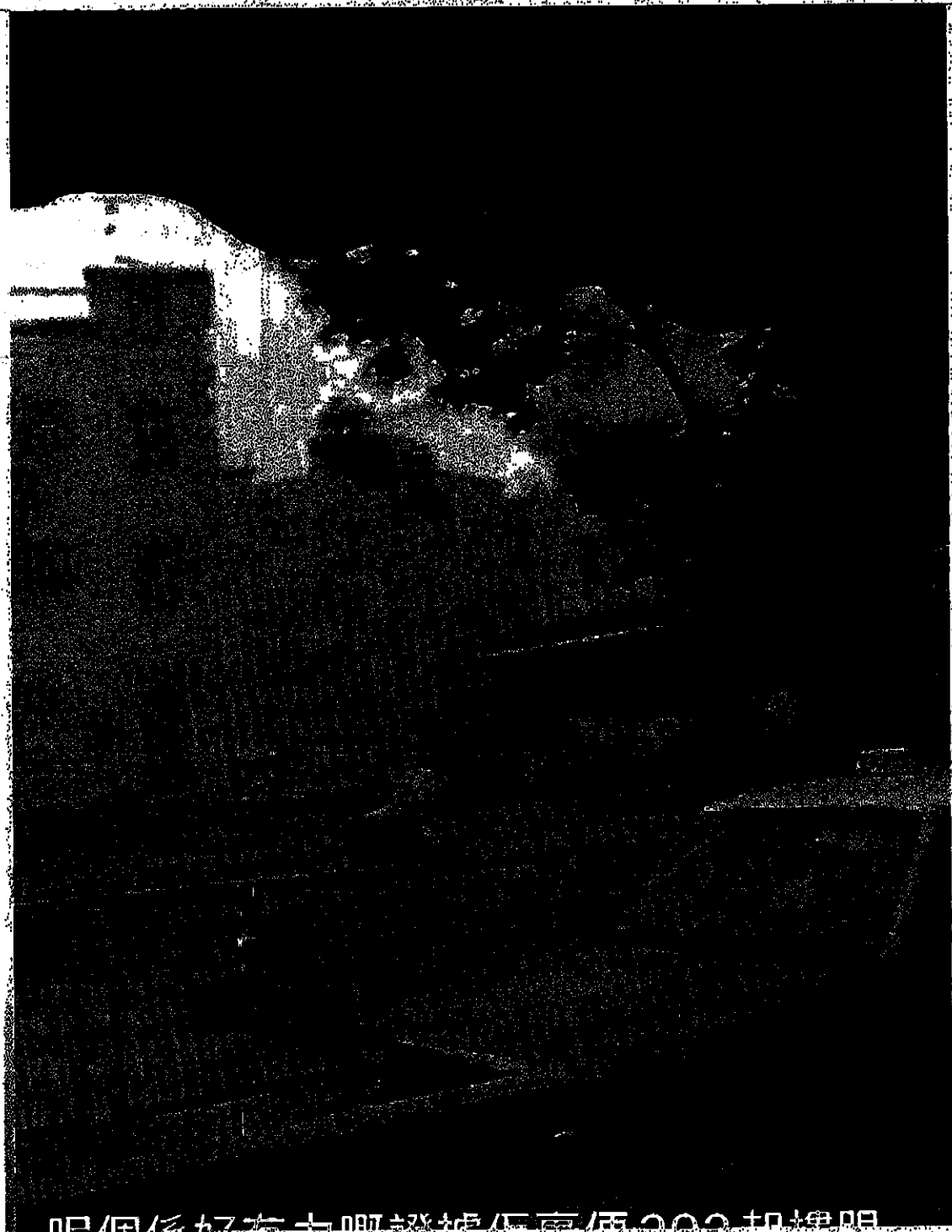
希望城規處能夠慎重考慮本人的意見, 聽取民眾的聲音, 讓市民對貴署重拾信心。因此, 懇請貴署不要再剝奪自然的樹木, 政府有責任保護地球和市民的安全, 而市民也有權利表達我們的意見。現懇請規劃署將此建屋計劃擱置。謝謝! (請保密本人的資料)

申請人

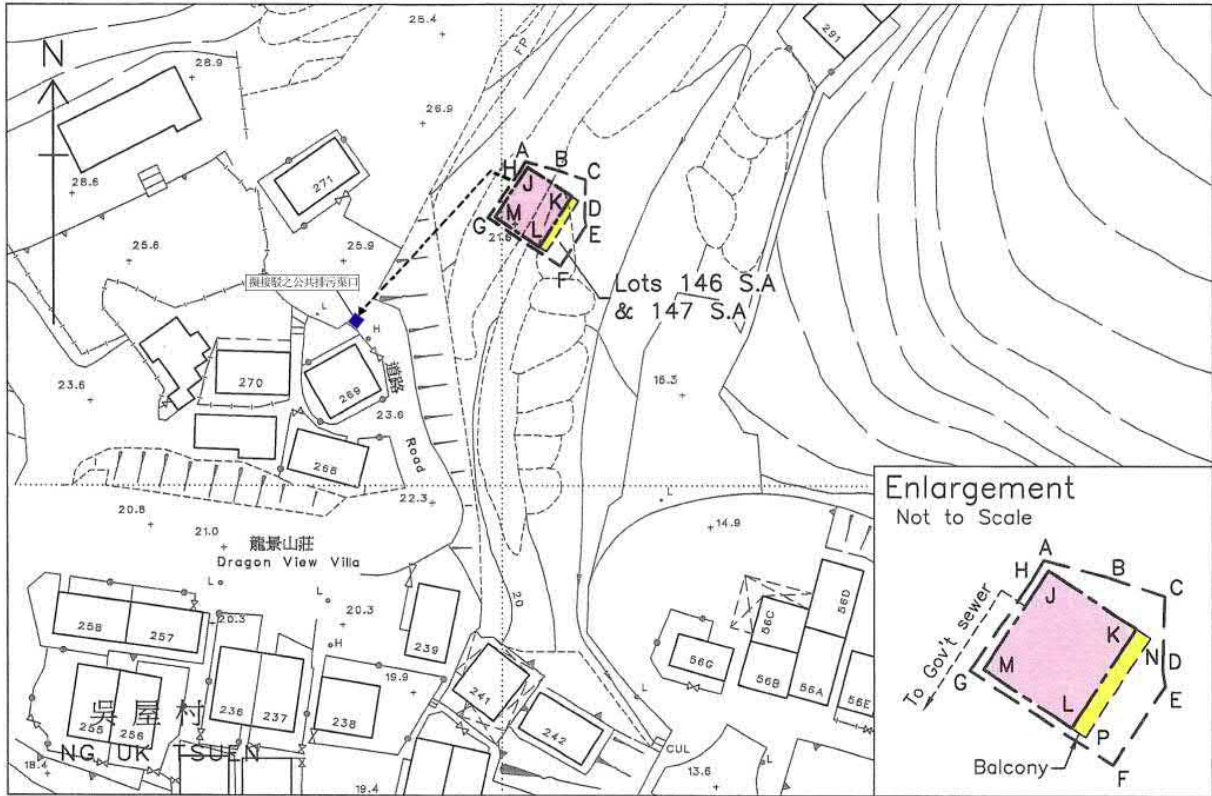








# Proposed Small House Location Plan – D.D. 28



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

Scale

## NG UK TSUEN

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

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

Boundary Dimensions: (Area = 129.2 sqm)

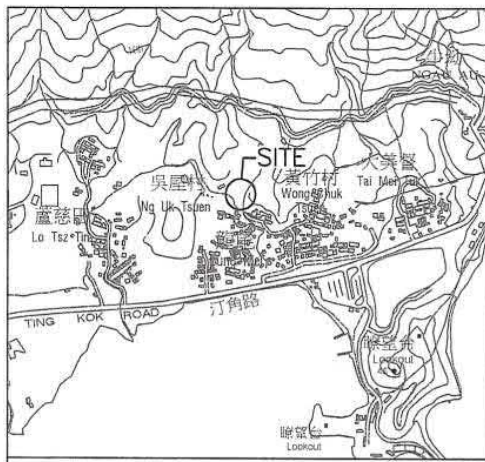
From	To	Bearing (d-m-s)	Distance (m)	Pt.	N	E
A	B	104°24'16"	4.709	A	837246.538	841703.413
B	C	108°33'15"	4.418	B	837245.367	841707.974
C	D	181°37'09"	5.293	C	837243.961	841712.163
D	E	170°28'37"	1.154	D	837238.671	841712.013
E	F	213°21'21"	6.869	E	837237.532	841712.204
F	G	303°21'21"	12.393	F	837231.795	841708.427
G	H	34°35'37"	7.995	G	837238.609	841698.076
H	A	30°37'42"	1.566	H	837245.190	841702.615

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	837245.822	841703.749
K	L	213°21'21"	8.534	K	837241.632	841710.114
L	M	303°21'21"	7.620	L	837234.504	841705.422
M	J	33°21'21"	8.534	M	837238.694	841699.057

Proposed Balcony Dimensions: (Area = 10.41 sqm)

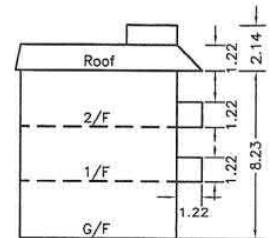
From	To	Bearing (d-m-s)	Distance (m)	Pt.	N	E
K	N	123°21'21"	1.220	K	837241.632	841710.114
N	P	213°21'21"	8.534	N	837240.961	841711.133
P	L	303°21'21"	1.220	P	837233.833	841706.441
L	K	33°21'21"	8.534	L	837234.504	841705.422



Location Plan Scale

Plan prepared by:  
Henry Chan Surveyors Limited

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



Typical Section

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

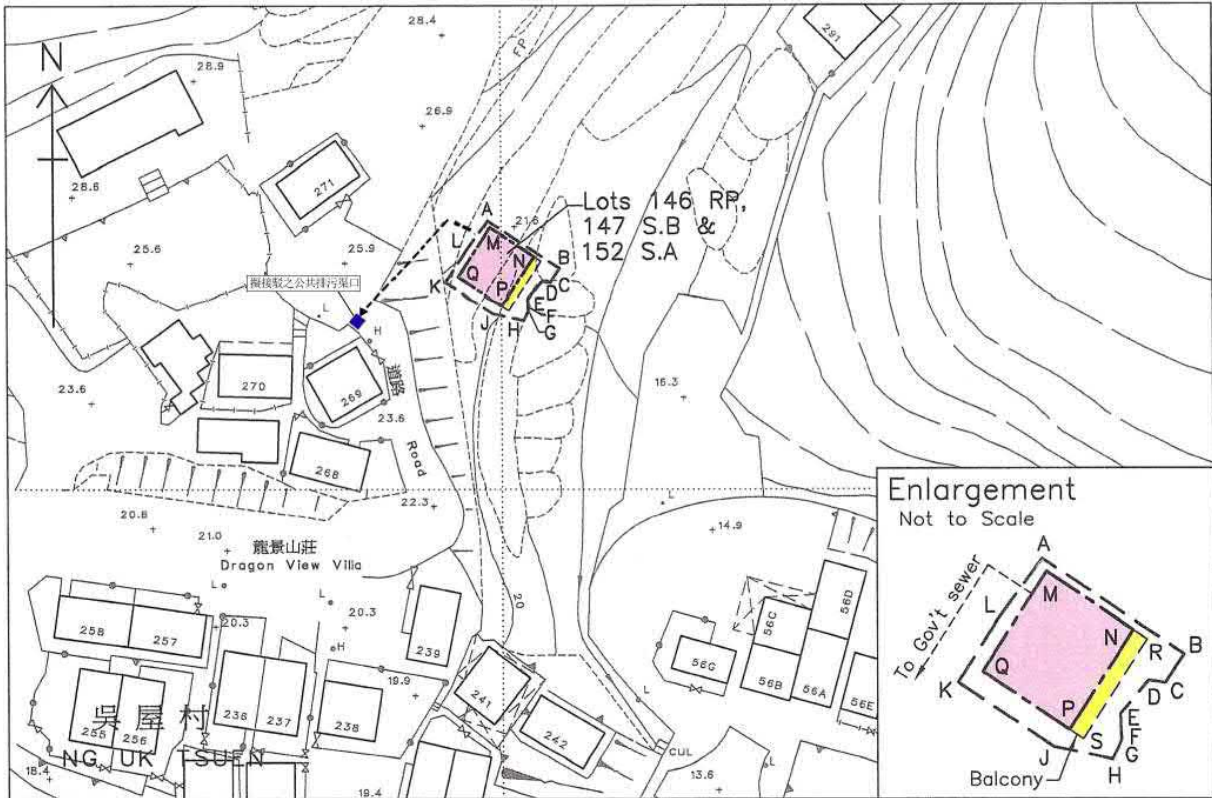
Y:\152001\15686\15686\_P\HP\15686\_H01.dwg

參考編號  
REFERENCE No. A/NE-TK/836

繪圖 DRAWING A-1

(來源: 申請人建議書)  
(SOURCE: APPLICANT'S SUBMISSION PLAN)

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



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

Scale

## 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)

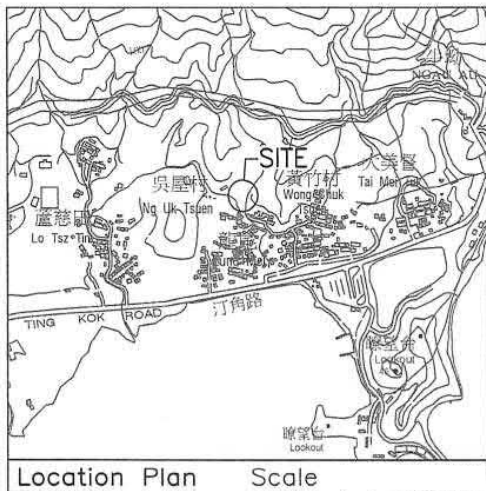
From	To	Bearing (d-m-s)	Distance (m)	Pt.	N	E
A	B	123°21'21"	12.393	A	837 238.609	841 698.076
B	C	213°21'21"	2.483	B	837 231.795	841 708.427
C	D	277°51'58"	1.209	C	837 229.721	841 707.062
D	E	220°31'14"	3.153	D	837 229.886	841 705.864
E	F	178°32'37"	1.128	E	837 227.490	841 703.816
F	G	174°41'37"	0.693	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	841 698.366
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

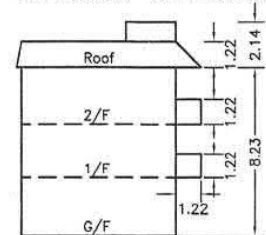
Proposed Balcony Dimensions: (Area = 10.41 sqm)

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

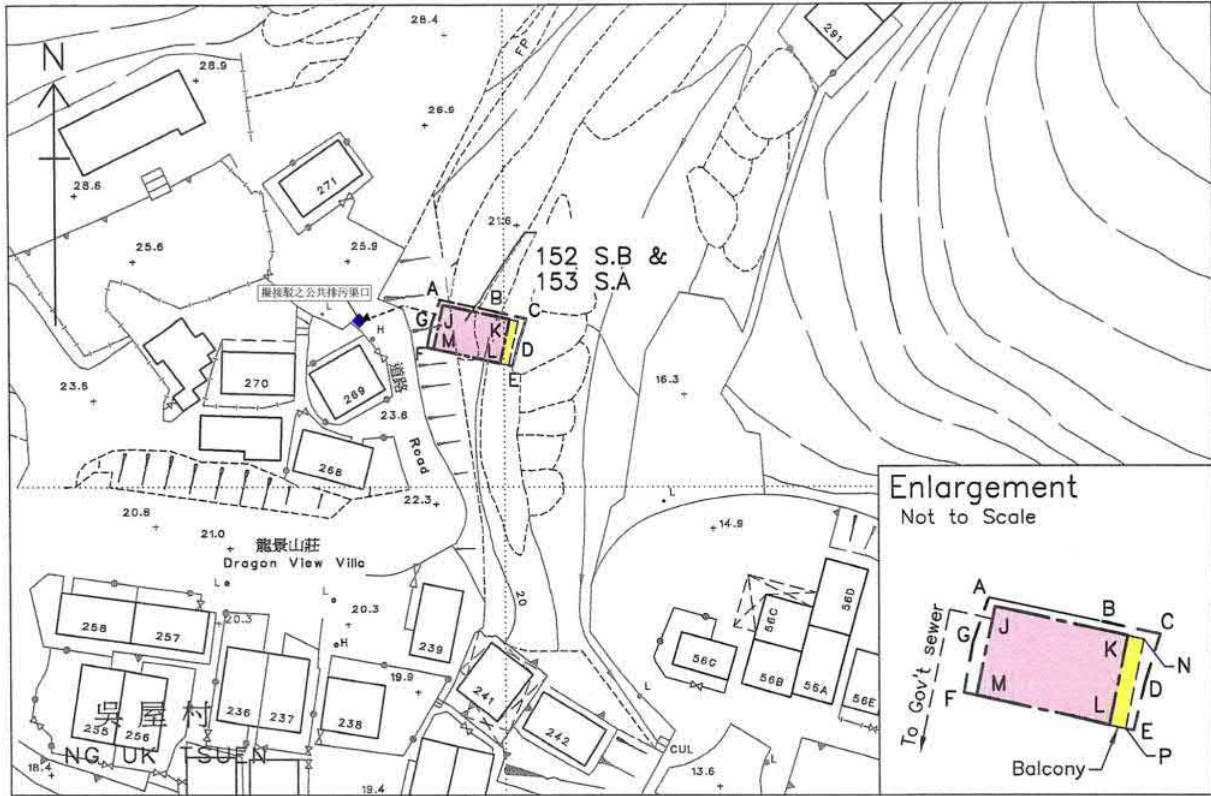
Henry H K Chan  
BSc FHKIS RPS(LSD)  
Authorized Land Surveyor



Typical Section

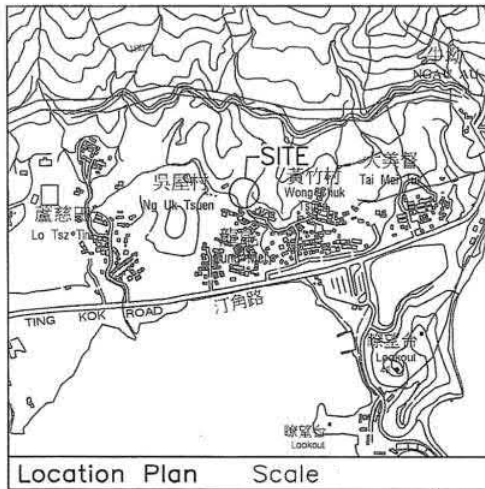
Plan No. : HC-15686/H02  
Date: 12 August 2022

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



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

Scale



Location Plan Scale

Proposed Small House Dimensions: (Area = 65.03 sqm)

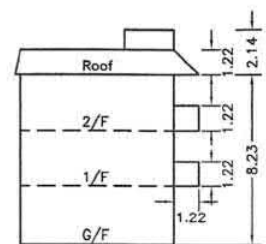
From	To	Bearing (d-m-s)	Distance (m)	Pt.	N	E
J	K	102°14'21"	10.004	J	837 226.219	841 691.060
K	L	192°14'21"	6.500	K	837 224.098	841 700.837
L	M	282°14'21"	10.004	L	837 217.746	841 699.459
M	J	12°14'21"	6.500	M	837 219.866	841 689.682

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  
BSc FHKIS RPS(LSD)  
Authorized Land Surveyor



Typical Section

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

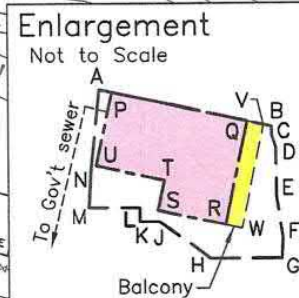
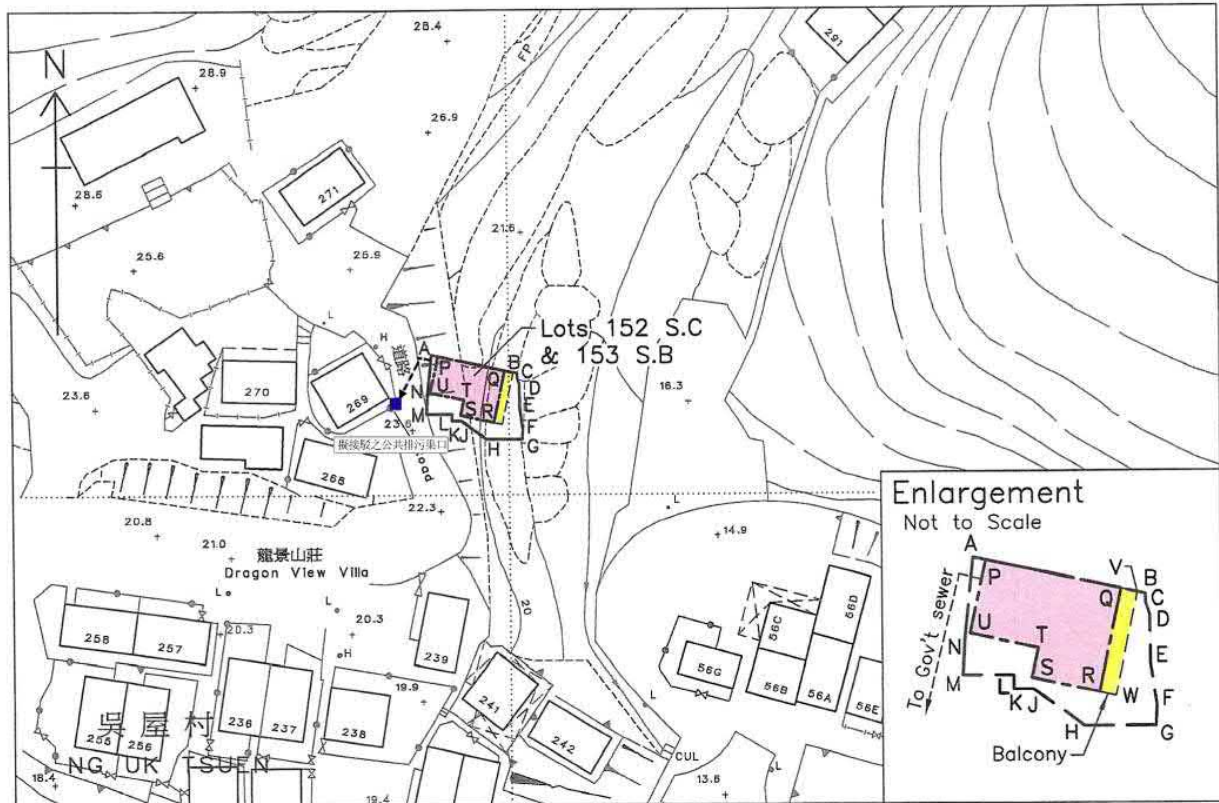
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參考編號  
REFERENCE No. A/NE-TK/836

繪圖 DRAWING A-3

(來源：申請人建議書)  
(SOURCE: APPLICANT'S SUBMISSION PLAN)

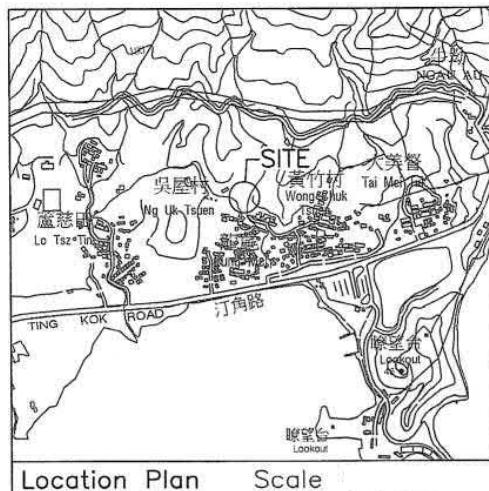
# Proposed Small House Location Plan – D.D. 28



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

NG UK TSUEN

Scale



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
C	D	160°28'36"	0.917	C	837 216.702	841 701.251
D	E	179°31'41"	3.370	D	837 215.838	841 701.557
E	F	171°47'40"	3.141	E	837 212.468	841 701.585
F	G	183°20'21"	1.439	F	837 209.359	841 702.033
G	H	270°00'00"	5.202	G	837 207.922	841 701.949
H	J	305°48'35"	4.541	H	837 207.922	841 696.747
J	K	270°00'00"	1.386	J	837 210.579	841 693.064
K	L	00°00'00"	1.000	K	837 210.579	841 691.678
L	M	270°00'00"	3.665	L	837 211.579	841 691.678
M	N	03°14'25"	2.544	M	837 211.579	841 688.014
N	A	05°58'21"	5.975	N	837 214.119	841 688.157

Proposed Small House Dimensions: (Area = 65.03 sqm)

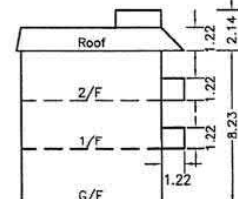
From	To	Bearing (d-m-s)	Distance (m)	Pt.	N	E
P	Q	102°14'21"	10.004	P	837 219.866	841 689.682
Q	R	192°14'21"	7.590	Q	837 217.746	841 699.459
R	S	282°14'21"	5.002	R	837 210.328	841 697.850
S	T	12°14'21"	2.180	S	837 211.388	841 692.961
T	U	282°14'21"	5.002	T	837 213.519	841 693.424
U	P	12°14'21"	5.410	U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

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



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

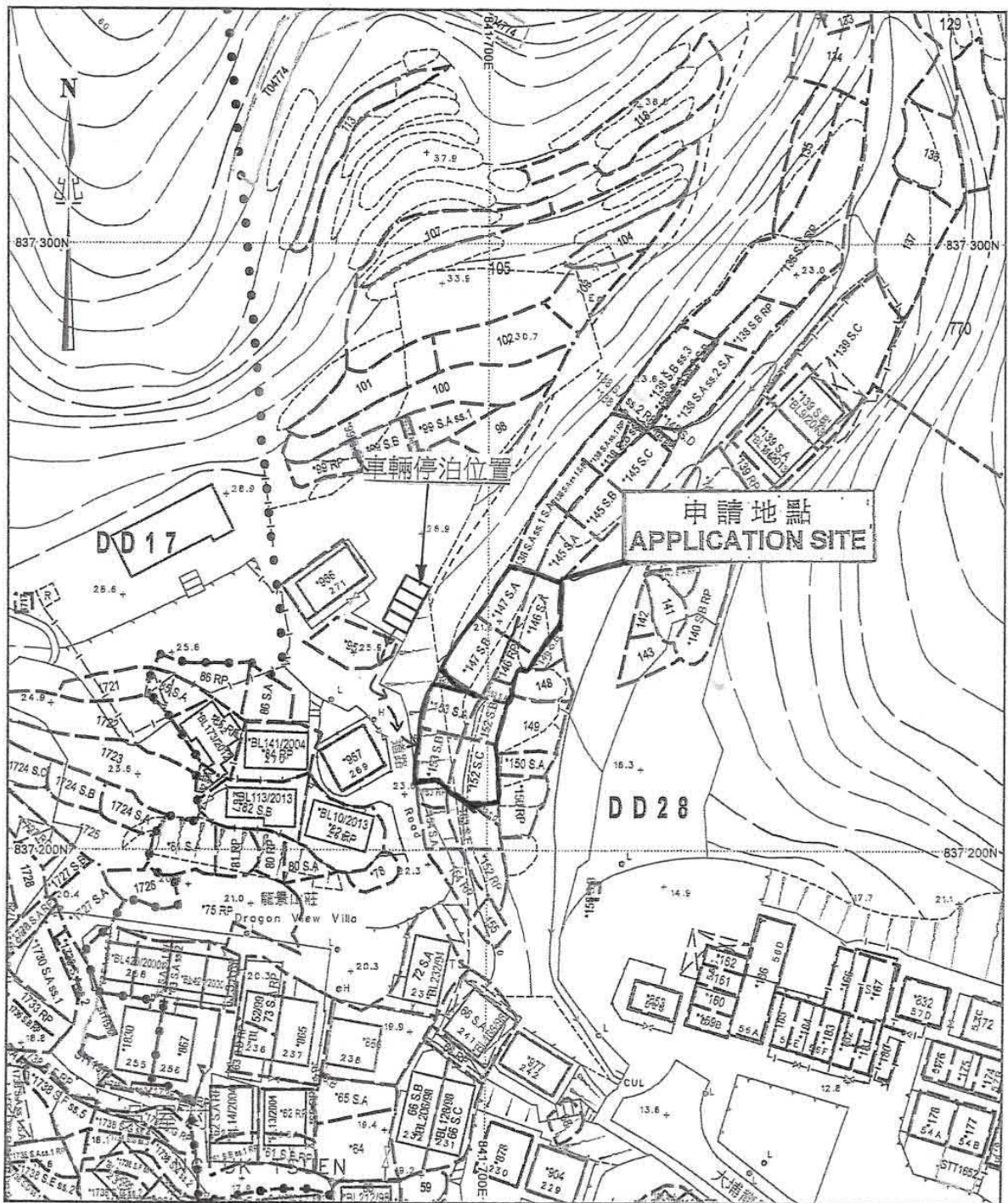
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參考編號  
REFERENCE No. A/NE-TK/836

繪圖 DRAWING A-4

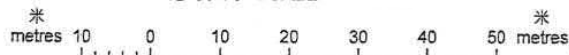
(來源：申請人建議書)  
(SOURCE: APPLICANT'S SUBMISSION PLAN)

# 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



Locality : \_\_\_\_\_  
 Lot Index Plan No. : ags\_S0000135408\_0001  
 District Survey Office : Land Information Centre  
 Date : 15-Nov-2024  
 Reference No. : 3-SE-18D,3-SE-23B

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 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像界線。這些土地包括私人地段、政府撥地、短期租約的地，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被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。  
 免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

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 however arising from the use of this plan or its reliance upon its correctness.

參考編號 REFERENCE No. **A/NE-TK/836**

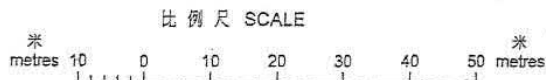
繪圖 **DRAWING A-5**

(來源：申請人建議書)  
 (SOURCE: APPLICANT'S SUBMISSION PLAN)

# 美化計劃建議



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



比例尺 SCALE

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)

參考編號 REFERENCE No. A/NE-TK/836

繪圖 DRAWING A-6

(來源：申請人建議書)  
(SOURCE: APPLICANT'S SUBMISSION PLAN)





**要覽圖 KEY PLAN**

SCALE 1 : 50 000 比例尺



八仙嶺郊野公園  
PAT SIN LENG COUNTRY PARK

**申請地點  
APPLICATION SITE**  
 先前申請  
 PREVIOUS APPLICATIONS  
**426 (9.8.13) s.17**  
**491 (15.8.14) s.17**

郊野公園管理站  
Country Park  
Management Centre  
 龍尾及大美督  
的鄉村範圍  
VILLAGE 'ENVIRONS' OF  
LUNG MEI & TAI MEI TUK



**圖例 LEGEND**

- 426 (9.8.13) 被拒絕的申請  
REJECTED APPLICATION
- 426 (9.8.13) 會議日期  
DATE OF MEETING
- — — — — 申請編號  
APPLICATION NUMBER

這是1990年9月7日在憲報公布的中期發展審批地區圖編號 IDPA/NE-TK/1 沒有涵蓋的範圍，但已包括在汀角分區計劃大綱草圖編號 S/NE-TK/14 的規劃區內。  
 AREA NOT FALLING WITHIN THE BOUNDARIES OF THE IDPA PLAN No. IDPA/NE-TK/1 PUBLISHED IN THE GAZETTE ON 7.9.1990 BUT INCLUDED IN THE PLANNING SCHEME AREA ON THE DRAFT TING KOK OUTLINE ZONING PLAN No. S/NE-TK/14.

**位置圖 LOCATION PLAN**

擬議4幢屋宇 (新界豁免管制屋宇-小型屋宇)  
 新界大埔龍尾丈量約份第28約地段第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  
 PROPOSED 4 HOUSES  
 (NEW TERRITORIES EXEMPTED HOUSES - SMALL HOUSES)  
 LOTS 146 S.A., 146 R.P., 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

SCALE 1 : 7 500 比例尺  
 100 0 100 200 300 米  
 METRES METRES

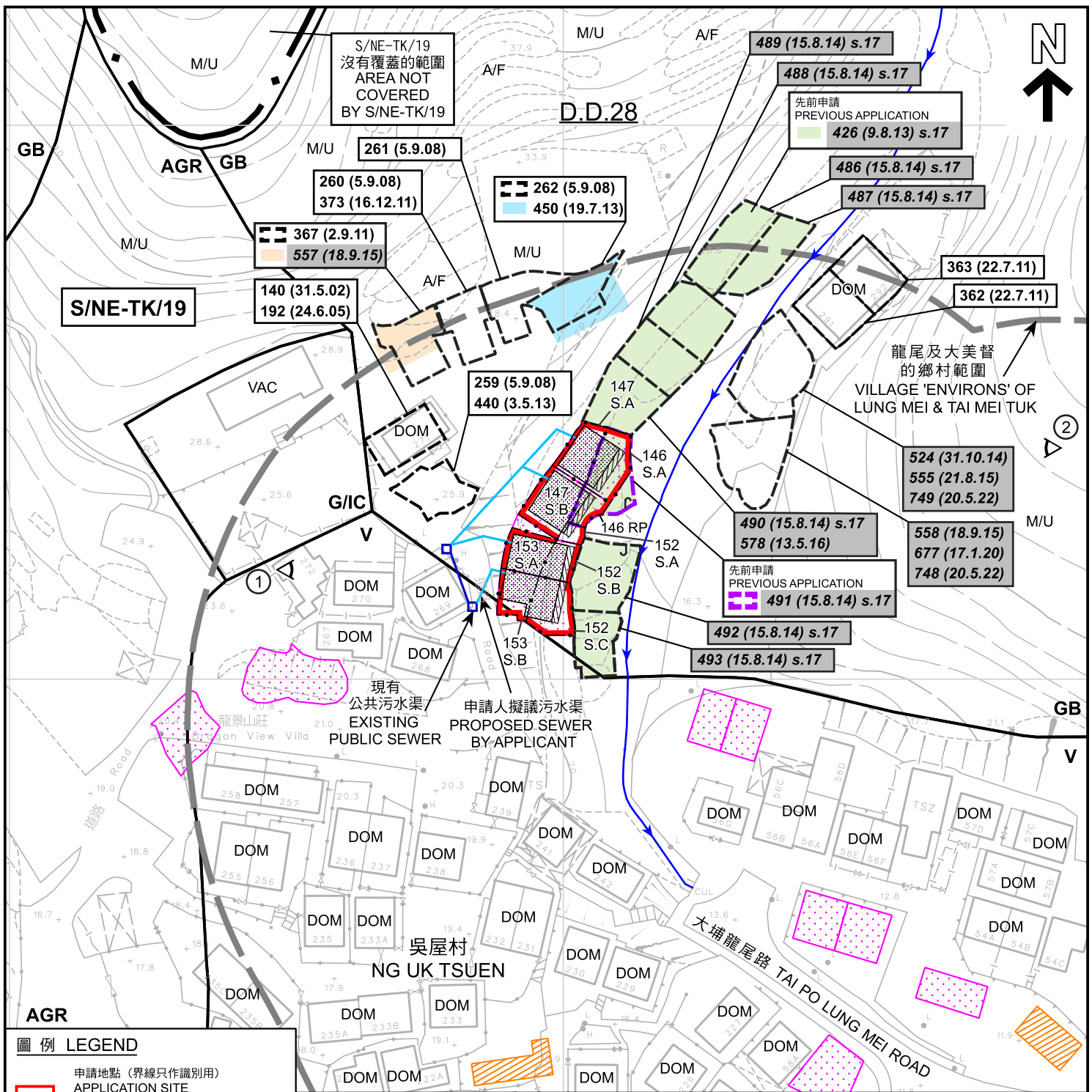
本摘要圖於2025年7月14日擬備，  
 所根據的資料為於2015年10月27日  
 核准的分區計劃大綱圖編號S/NE-TK/19  
 EXTRACT PLAN PREPARED ON 14.7.2025  
 BASED ON OUTLINE ZONING PLAN  
 No. S/NE-TK/19 APPROVED ON 27.10.2015

規劃署  
 PLANNING  
 DEPARTMENT



參考編號  
 REFERENCE No.  
**A/NE-TK/836**

圖 PLAN  
**A-1**



**圖例 LEGEND**

	申請地點 (界線只作識別用) APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
	擬議屋宇 PROPOSED HOUSE
	擬議露台 PROPOSED BALCONY
	獲地政處批准的小型屋宇批地/ 重建新界豁免管制屋宇申請 SMALL HOUSE GRANT/ NTEH REDEVELOPMENT APPLICATION APPROVED BY DLO
	正在處理中的小型屋宇批地申請 SMALL HOUSE GRANT APPLICATION BEING PROCESSED

<b>V</b>	鄉村式發展 VILLAGE TYPE DEVELOPMENT	<b>A/F</b>	休耕農地 FALLOW AGRICULTURAL LAND
<b>G/IC</b>	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY	<b>DOM</b>	住用構築物 DOMESTIC STRUCTURE
<b>AGR</b>	農業 AGRICULTURE	<b>M/U</b>	荒地 UNUSED LAND
<b>GB</b>	綠化地帶 GREEN BELT	<b>VAC</b>	空置 VACANT
	實地照片的觀景點 VIEWING POINT OF SITE PHOTO		
	溪澗 STREAM COURSE		

	140 (31.5.02)	獲批准的申請 APPROVED APPLICATION
	426 (9.8.13)	被拒絕的申請 REJECTED APPLICATION
	426 (9.8.13)	會議日期 DATE OF MEETING
		申請編號 APPLICATION NUMBER

**註釋 Notes :**  
2025年6月18日勘測的土地用途  
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 18.6.2025

本摘要圖於2025年7月9日擬備，  
所根據的資料為測量圖編號  
3-SE-18D及23B  
EXTRACT PLAN PREPARED ON 9.7.2025  
BASED ON SURVEY SHEETS No.  
3-SE-18D & 23B

**平面圖 SITE PLAN**

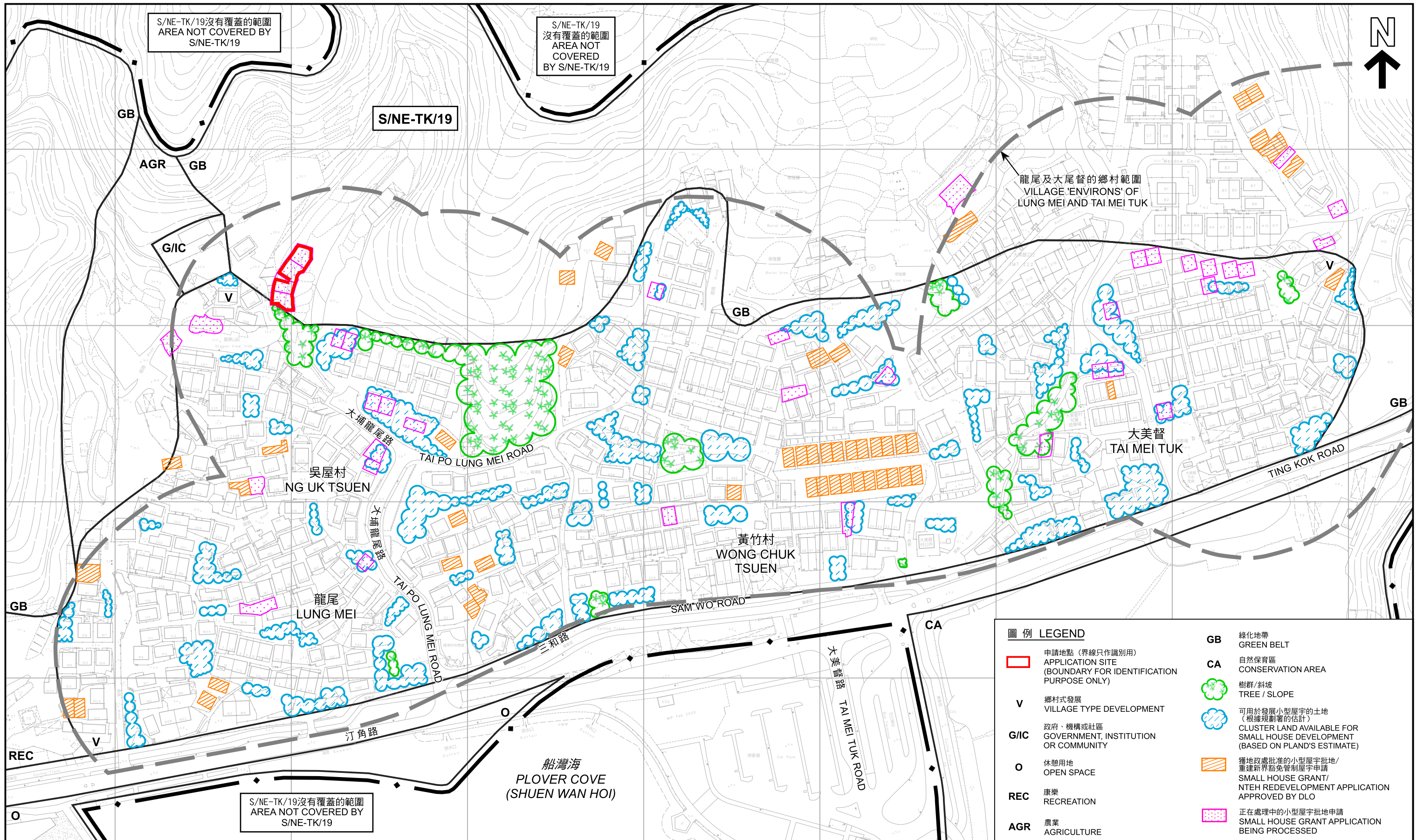
擬議4幢屋宇 (新界豁免管制屋宇-小型屋宇)  
新界大埔龍尾丈量約份第28約地段第146號A分段、第146號餘段、  
第147號A分段、第147號B分段、第152號A分段、第152號B分段、  
第152號C分段、第153號A分段及第153號B分段  
PROPOSED 4 HOUSES  
(NEW TERRITORIES EXEMPTED HOUSES - SMALL HOUSES)  
LOTS 146 S.A., 146 RP, 147 S.A., 147 S.B., 152 S.A., 152 S.B., 152 S.C.,  
153 S.A AND 153 S.B IN D.D. 28, LUNG MEI, TAI PO, NEW TERRITORIES

米 20 40 米  
METRES SCALE 1 : 1 000 比例尺 20 METRES

**規劃署**  
**PLANNING DEPARTMENT**

參考編號  
REFERENCE No.  
**A/NE-TK/836**

圖 PLAN  
**A-2a**



S/NE-TK/19沒有覆蓋的範圍  
AREA NOT COVERED BY  
S/NE-TK/19

S/NE-TK/19  
沒有覆蓋的範圍  
AREA NOT COVERED  
BY S/NE-TK/19

龍尾及大尾督的鄉村範圍  
VILLAGE 'ENVIRONS' OF  
LUNG MEI AND TAI MEI TUK

吳屋村  
NG UK TSUEN

龍尾  
LUNG MEI

黃竹村  
WONG CHUK  
TSUEN

大美督  
TAI MEI TUK

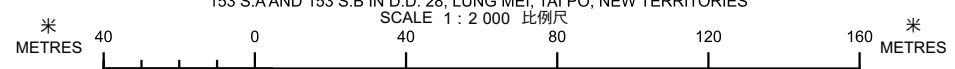
船灣海  
PLOVER COVE  
(SHUEN WAN HOI)

S/NE-TK/19沒有覆蓋的範圍  
AREA NOT COVERED BY  
S/NE-TK/19

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

本摘要圖於2025年7月2日擬備，所根據的資料為測量圖編號3-SE-18D、19C、23B及24A  
EXTRACT PLAN PREPARED ON 2.7.2025 BASED ON SURVEY SHEETS No.3-SE-18D, 19C, 23B & 24A

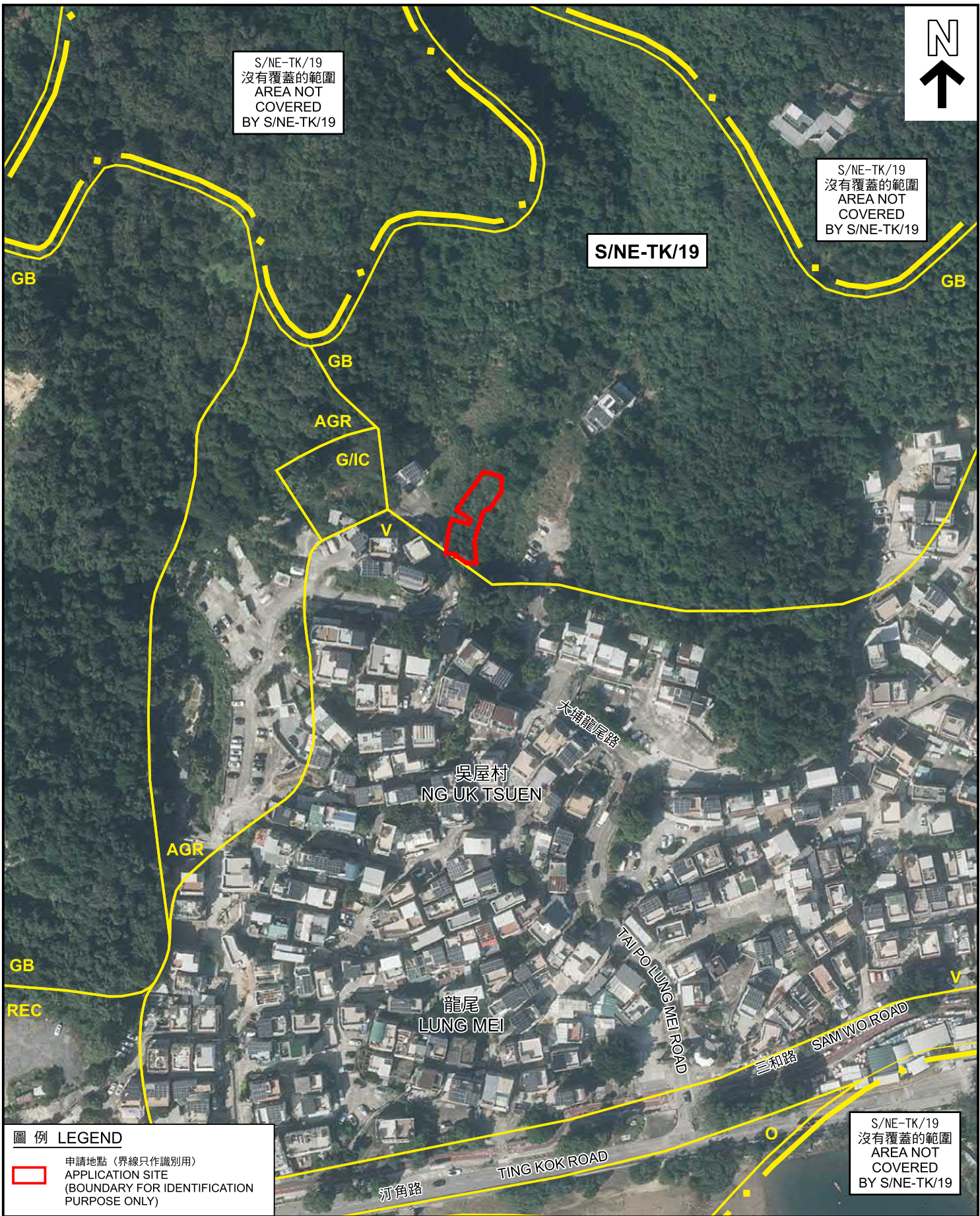
在「鄉村式發展」地帶內預計可供發展小型屋宇的土地數量  
ESTIMATED AMOUNT OF LAND AVAILABLE FOR SMALL HOUSE DEVELOPMENT WITHIN THE "V" ZONE  
擬議4幢屋宇 (新界豁免管制屋宇-小型屋宇)  
新界大埔龍尾丈量約份第28約地段第146號A分段、第146號餘段、第147號A分段、第147號B分段、第152號A分段、第152號B分段、第152號C分段、第153號A分段及第153號B分段  
PROPOSED 4 HOUSES  
(NEW TERRITORIES EXEMPTED HOUSES - SMALL HOUSES)  
LOTS 146 S.A, 146 R.P, 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  
SCALE 1 : 2 000 比例尺



規劃署  
PLANNING DEPARTMENT

參考編號  
REFERENCE No.  
A/NE-TK/836

圖 PLAN  
A-2b



**圖例 LEGEND**

 申請地點 (界線只作識別用)  
APPLICATION SITE  
(BOUNDARY FOR IDENTIFICATION  
PURPOSE ONLY)

本摘要圖於2025年6月24日擬備，  
所根據的資料為地政總署  
於2024年11月1日拍得的航攝照片  
編號E240295C  
EXTRACT PLAN PREPARED ON 24.6.2025  
BASED ON AERIAL PHOTO No. E240295C  
TAKEN ON 1.11.2024 BY  
LANDS DEPARTMENT

**航攝照片 AERIAL PHOTO**

擬議4幢屋宇 (新界豁免管制屋宇-小型屋宇)  
新界大埔龍尾丈量約份第28約地段第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  
PROPOSED 4 HOUSES  
(NEW TERRITORIES EXEMPTED HOUSES - SMALL HOUSES)  
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

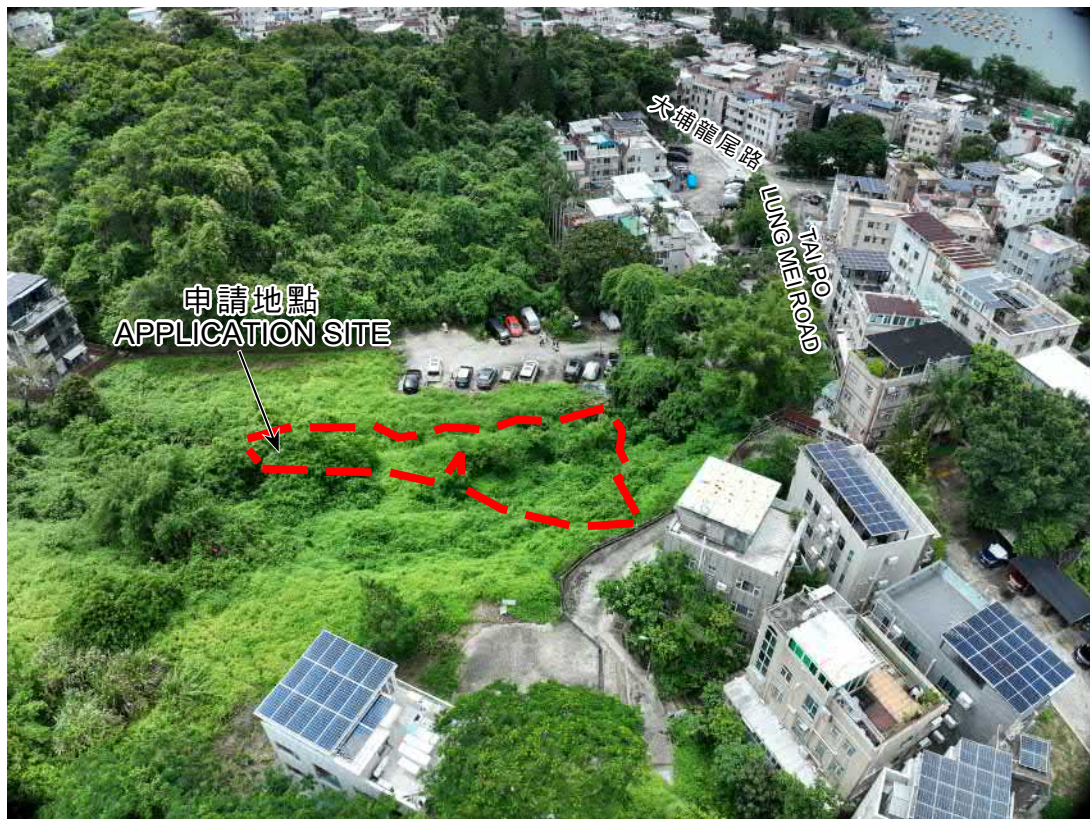
**規劃署**  
**PLANNING DEPARTMENT**



參考編號  
REFERENCE No.  
**A/NE-TK/836**

圖 PLAN  
**A-3**

1



2



申請地點界線只作識別用  
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**實地照片 SITE PHOTOS**

本圖於2025年7月14日擬備，所根據的資料為攝於2025年6月18日的實地照片

PLAN PREPARED ON 14.7.2025 BASED ON SITE PHOTOS TAKEN ON 18.6.2025

擬議4幢屋宇（新界豁免管制屋宇-小型屋宇）  
新界大埔龍尾丈量約份第28約地段第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  
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(NEW TERRITORIES EXEMPTED HOUSES - SMALL HOUSES)  
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

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/NE-TK/836

圖 PLAN  
A-4

**Extracted from Confirmed Minutes of 769th Meeting of RNTPC on 18.7.2025**

**Agenda Item 13**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TK/836            Proposed Four Houses (New Territories Exempted Houses - Small Houses) in “Green Belt” and “Village Type Development” Zones, 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  
  
(RNTPC Paper No. A/NE-TK/836)

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**Presentation and Question Sessions**

33.            With the aid of some plans, Mr Jeffrey P.K. Wong, STP/STN, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department did not support the application.

34.            Members had no question on the application.

**Deliberation Session**

35.            After deliberation, the Committee decided to reject the application. The reasons were:

- “(a) the proposed development is not in line with the planning intention of the “Green Belt” (“GB”) zone for the area 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.

There is no strong planning justification in the submission for a departure from the planning intention;

- (b) 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; and
  
- (c) land is still available within the “Village Type Development” (“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 infrastructures and services.”

城市規劃委員會

香港北角渣華道三百三十三號  
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices  
333 Java Road, North Point,  
Hong Kong.


傳 真 Fax: 2877 0245 / 2522 8426

電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/NE-TK/836

By Post & Fax 

1 August 2025

Hui Kwan Yee

Dear Sir/Madam,

**Proposed Four Houses (New Territories Exempted Houses - Small Houses)  
in "Green Belt" and "Village Type Development" Zones, 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**

I refer to my letter to you dated 9.7.2025.

After giving consideration to the application, the Town Planning Board (TPB) decided to reject the application and the reasons are :

- (a) the proposed development is not in line with the planning intention of the "Green Belt" ("GB") zone for the area 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. There is no strong planning justification in the submission for a departure from the planning intention;
- (b) the proposed development does not comply with the TPB 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; and
- (c) land is still available within the "Village Type Development" ("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 infrastructures and services.

A copy of the TPB Paper in respect of the application is available at TPB website at this link ([https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/769\\_rnt\\_agenda.html](https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/769_rnt_agenda.html)). A copy of the TPB Paper in Chinese in respect of the application (except the supplementary



planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 18.7.2025, in both English and Chinese, are enclosed herewith for your reference.

Under section 17(1) and 17(1A) of the Town Planning Ordinance (the Ordinance), an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. The application must be in writing and must set out the grounds for the review. If you wish to seek a review, you should inform me and provide the grounds for review within 21 days from the date of this letter (on or before 22.8.2025). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

Under the Ordinance, the TPB can only reconsider at the review hearing the original application in the light of further written and/or oral representations. Should you decide at this stage to materially modify the original proposal, such proposal should be submitted to the TPB in the form of a fresh application under section 16 of the Ordinance.

If you wish to seek further clarifications/information on matters relating to the above decision, please feel free to contact Mr. Jeffrey Wong of the Sha Tin, Tai Po & North District Planning Office at 2158 6372.

Yours faithfully,



( Leticia LEUNG )

for Secretary, Town Planning Board

(With Chinese Translation)

貴會檔號：TPB/A/NZ-72/836

敬啟者：


根據「城市規劃條例」第 17(1)條要求覆核

D.D. 28 Lot No(s). 141A, 141B, 147A, 147B, 151A  
152B, 152C, 153A, 153B

本人為上述申請之代理人，曾向 貴委員會提交上述申請，惟於 2025 年 8 月 1 日收到回覆有關申請被拒絕，但其實申請地點毗鄰均有建成或獲得規劃許可之同類屋宇，而有關申請人在村中並無其他可選擇之土地，相關土地購入後一直空置荒廢，申請人認為有關申請被拒絕並不合理，現特此向 貴委員會根據「城市規劃條例」第 17(1)條要求覆核，懇請給予安排及回覆。祝安！

此致  
城市規劃委員會

代理人：



(許軍兒)

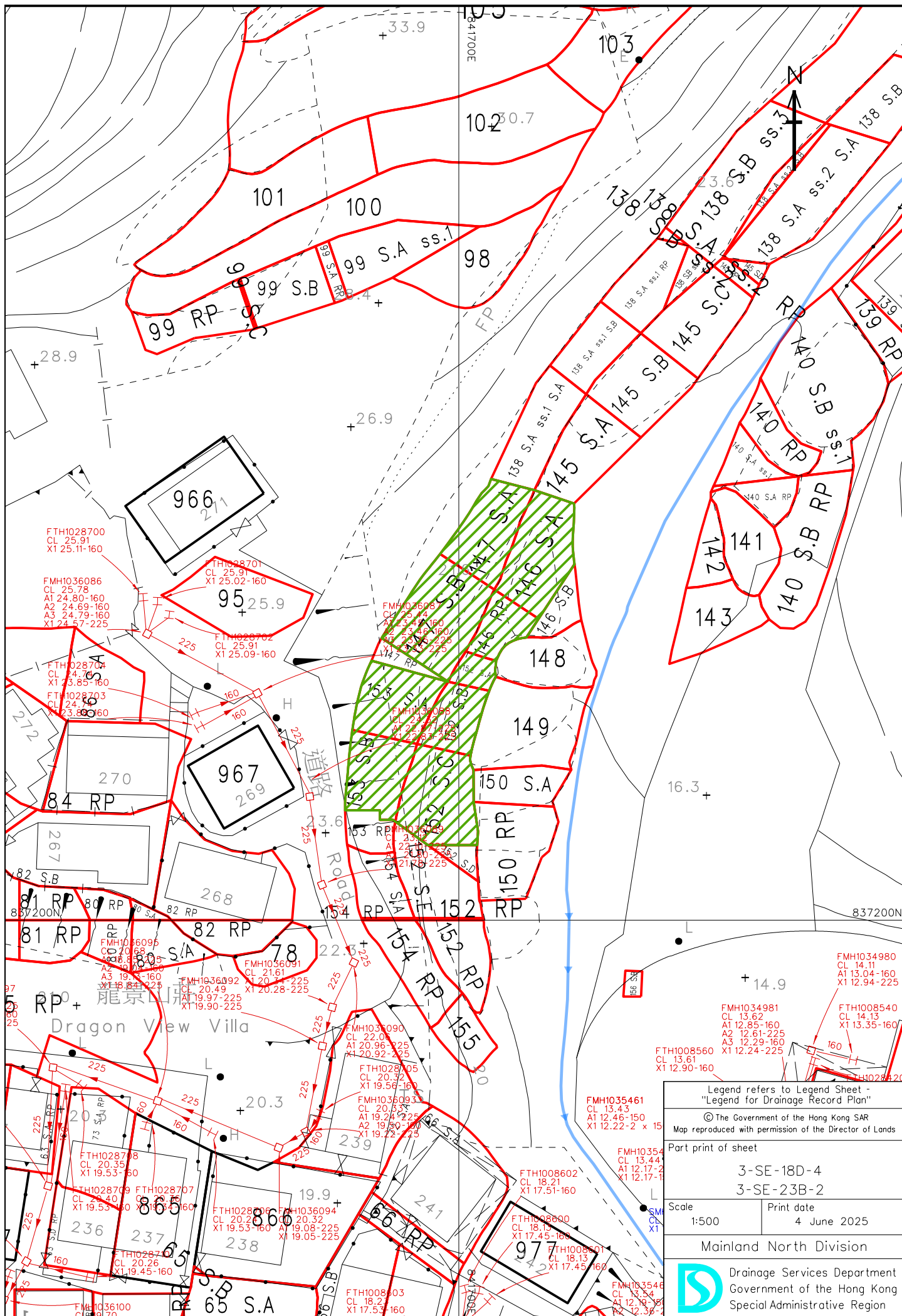
日期：22 AUG 2025

**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.



Legend refers to Legend Sheet -  
"Legend for Drainage Record Plan"

© The Government of the Hong Kong SAR  
Map reproduced with permission of the Director of Lands

Part print of sheet  
3-SE-18D-4  
3-SE-23B-2

Scale 1:500	Print date 4 June 2025
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Mainland North Division

Drainage Services Department  
Government of the Hong Kong  
Special Administrative Region

Urgent Return receipt Expand Group Restricted Prevent Copy

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**From:** [REDACTED]  
**Sent:** 2025-09-25 星期四 10:18:45  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** 反對 A/NE-TK/836 建屋計劃  
**Attachment:** 20250907\_172412.jpg; VID-20170718-WA0001.mp4

執事先生、小姐大鑒

本人為龍尾村居民，早前得識貴處要在該地段 NO /NE-TK/19 起建四座村屋，故本人提出反對，理由係該處接近一處山澗，每年六月至十月份都有山洪出現，異常危險，故提出反對並提供圖片參考

自我的 Galaxy 發送

# 覆核申請 REVIEW APPLICATION



申請編號 Application No.	<b>A/NE-TK/836</b>
地點 Location (見下圖 See Plan Below)	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 Lots 146 S.A, 146 R.P, 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 (第17條覆核 Section 17 Review)	「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圖編號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9月26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 26 Sep 2025**.

## 詳情 Particulars

1. 這是根據《城市規劃條例》(下稱「條例」)第17條提出的申請，要求覆核城市規劃委員會(下稱「委員會」)就上述申請的決定。  
This is an application made under section 17 of the Town Planning Ordinance (the Ordinance) for reviewing the Town Planning Board's decision on the above application.

2. 公眾可在委員會就這宗申請作出考慮前，登入委員會的網頁 ([https://www.tpb.gov.hk/tpb/plan\\_application/A\\_NE-TK\\_836.html](https://www.tpb.gov.hk/tpb/plan_application/A_NE-TK_836.html)) 或掃描本通告的二維碼)及到下列地點查閱這宗申請。  
Until the application has been considered by 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.html](https://www.tpb.gov.hk/en/plan_application/A_NE-TK_836.html)) 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17樓  
17/F, North Point Government Offices, 333 Java Road, North Point, H.K.  
新界沙田上禾輦路1號沙田政府合署14樓  
14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, N.T.

3. 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

委員會就任何意見所收到的個人資料會交給委員會秘書及政府部門，以根據條例及相關的城市規劃委員會規例指引的規定作以下用途：

- (a) 處理這宗申請，包括公布有關意見供公眾查閱，同時公布提出意見人士(下稱「提意見人」)的姓名供公眾查閱；以及
- (b) 方便提意見人與委員會秘書及政府部門之間進行聯絡。

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 name of the person making the comment (hereafter known as "commenter") 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:

(1) 委員會考慮申請的暫定會議日期已上載於委員會的網頁 ([www.tpb.gov.hk/](http://www.tpb.gov.hk/))。考慮規劃申請而舉行的會議(進行商議的部分除外)，會向公眾開放。如欲觀看會議，請最遲在會議日期的一天前以電話(2231 5061)、傳真(2877 0245或2522 8426)或電郵(tpbpd@pland.gov.hk)向委員會秘書處預留座位。座位會按先到先得的原則分配。

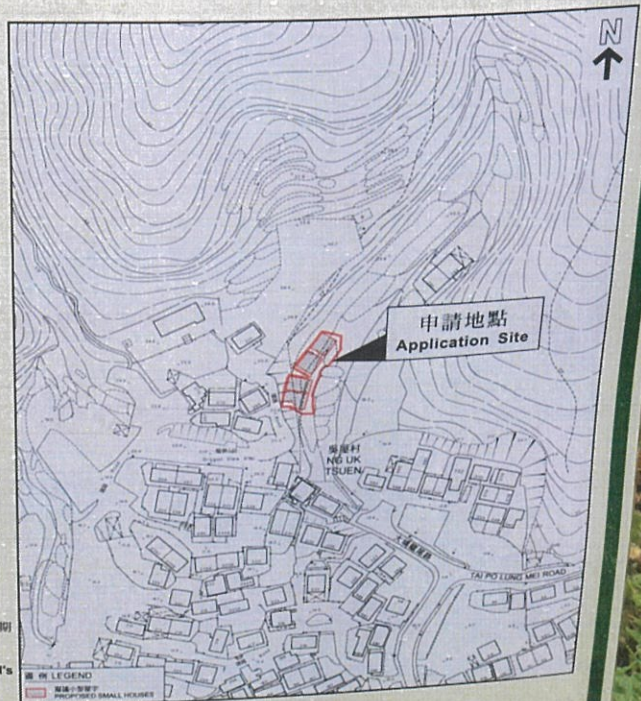
The tentative date of the Board to consider the application has been uploaded to the Board's website ([www.tpb.gov.hk/](http://www.tpb.gov.hk/)). The meeting for considering planning applications, except the deliberation parts, will be open to the public. For observation of the meeting, reservation of seat can be made with the Secretariat of the Board by telephone (2231 5061), 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.

(2) 供委員會在考慮申請時參閱的文件，會在發送給委員會秘書後存放於規劃署的規劃資料查詢處(查詢熱線：2231 5000)，以及在會議當日存放於會議轉播室，以供公眾查閱。  
The paper for consideration of the Board in relation to the application will be available for public inspection after issue to the Board Members at the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) and at the Public Viewing Room on the day of meeting.

(3) 在委員會考慮申請後，可致電2231 4810或2231 4835查詢有關決定，或是在會議結束後，在委員會的網頁上查閱決定結果。  
After the Board has considered the application, enquiry about the decision may be made at tel. no. 2231 4810 or 2231 4835 or the gist 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9月5日  
Town Planning Board  
5 Sep 2025

(任何人在未經委員會許可而刪去、修改、毀壞或移除本通告，均可能構成刑事罪行。)  
(Any person who obliterates, defaces, destroys or removes this notice without the authorization of the Board may commit a criminal offence.)

反對於龍尾村興建小型屋宇申請書

R-21

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

規劃署沙田、大埔及北區規劃分區主任：

本村乃是龍尾山莊業主羣，已於 2025 年 6 月就上述地段興建小型屋宇之申請提交反對意見。鑑於申請人現提出覆核，本村業主羣謹此重申堅決反對立場，並依據下列理據懇請 貴署駁回該申請：

### 一、違反「綠化地帶」(GB) 規劃原意

該地段屬《大埔分區計劃大綱核准圖》所劃定的「綠化地帶」，其規劃宗旨包括：

- 維持市區與郊野之間的天然屏障；
- 防止市區擴散及鄉郊地區的無序發展；
- 保護自然景觀與生態功能，並提供公眾休憩用地。

申請人未具充分理據證明發展需要，且其申請明顯違反「綠化地帶」的規劃目標，亦未獲社區共識支持。

### 二、歷史申請已遭否決，欠缺新事實支持

此地段曾於十多年前提出類似申請，惟因地質不穩定及潛在山洪風險而遭否決。是次申請未提交任何新增資料或緩解措施，純屬重複申請，漠視公共安全，顯不合理。

### 三、對生態環境與自然資產造成不可逆轉破壞

1. 碳匯功能喪失：該地段植被具重要碳吸收功能。大規模砍伐清理直接違反《香港氣候行動藍圖 2050》之減碳策略，削弱地區氣候適應能力。
2. 生態敏感區受損：依據《城市規劃條例》第 12(2A)條，此地屬生態敏感帶，為多種珍稀物種（如蝶類、鳥類）之棲息地。工程將導致：
  - 生境破碎化及物種流失；
  - 水土流失與沉積物污染，影響毗鄰龍尾灘海洋生態保護區。



四、不符合《城市規劃委員會指引第 10 號》要求

該指引明訂於「綠化地帶」內進行任何發展必須審慎評估，避免對自然環境造成負面影響。本申請涉及大規模植被清除，明顯違反指引精神。

五、「鄉村式發展」地帶 (V Zone) 仍有可用土地

龍尾及大尾篤一帶的「V」地帶內仍有合適且未使用的土地可供小型屋宇發展。於「綠化地帶」進行發展既無必要，亦違反集約使用土地、善用公共資源之規劃原則。

總結

本會強烈要求 貴署否決本案，以維護：

- 公眾安全與自然資產；
- 綠化地帶的規劃完整性；
- 香港長遠可持續發展之公共利益。



隨函附上地段範圍及周邊環境示意圖供參。懇請 貴署依法審議，駁回上述申請。

此致

規劃署沙田、大埔及北區規劃分區主任

反對人：龍景山莊業主羣

日期：2025 年 9 月 21 日

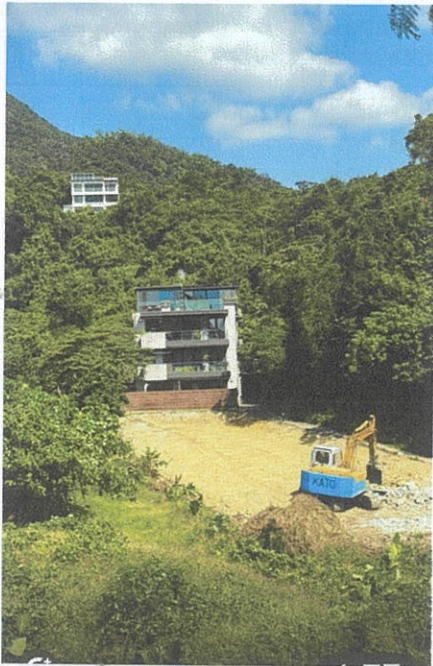
以下相片足以證明該地段，不適宜興建小型屋宇



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

# 【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：呂凝敏 陳惠儀 洪城輝  
出版：2017-07-19 15:15 更新：2025-02-12 00:00

👍 📄 🔄 ...



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，山寮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，泥濘處處，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。



請見香港01於2017年7月19日的報導

[https://www.hk01.com/%E7%A4%BE%E6%9C%83%E6%96%B0%E8%81%9E/105932/%E5%A4%A7%E5%9F%94%E9%9B%A8%E7%81%BD-%E5%A4%A7%E5%B0%BE%E7%AF%A4%E6%9D%91-%E6%98%8E%E6%97%A5%E4%B9%8B%E5%BE%8C-%E6%BB%BF%E6%B3%A5%E6%BF%98-%E6%B8%A0%E5%8B%99%E7%BD%B2-%E6%8E%92%E6%B0%B4%E7%B3%BB%E7%B5%B1%E8%A2%AB%E5%A1%9E#google\\_vignette](https://www.hk01.com/%E7%A4%BE%E6%9C%83%E6%96%B0%E8%81%9E/105932/%E5%A4%A7%E5%9F%94%E9%9B%A8%E7%81%BD-%E5%A4%A7%E5%B0%BE%E7%AF%A4%E6%9D%91-%E6%98%8E%E6%97%A5%E4%B9%8B%E5%BE%8C-%E6%BB%BF%E6%B3%A5%E6%BF%98-%E6%B8%A0%E5%8B%99%E7%BD%B2-%E6%8E%92%E6%B0%B4%E7%B3%BB%E7%B5%B1%E8%A2%AB%E5%A1%9E#google_vignette)

SINOPEC SERVICE MAX 滿分服務

星期一至五 (17:00-23:00) X二、新和惠運 \$9.47/L

星期六及日 週3倍積分 X二、新和惠運 \$9.34/L

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- 燒肉放題店「燒魂」尖沙咀店6.25結業 高峰期4店 2010年排長龍

以下圖片是擬建小型屋苑



2025年09月19日

R-23

致： 城市規劃委員會  
北角渣華道 333 號  
北角政府合署 15 樓



敬啟者：

本會（龍景別墅居民協會）得知 貴署張貼告示，表示下列地段

申請編號 A/NE – TR/836, Lots 146 S.A, 146 RP, 147 S.A, 152 S.A, 152 S.B, 152 S.C, 153 S.A and 153 S.B in DD28, Lung Mei, Tai Po, NT  
Approved Ting Kok Outline Zoning Plan S/NE – TK/19  
由有關人士向 貴會申請興建房屋。

本會對此申請表示強烈反對，政府近年來為改善本區排污及防洪問題，進行了大型工程，修築大型管滬，此舉利民措施，深得民心，防洪排污效果更見彰顯。

對此更改土地用途申請，明顯削弱上述工程的效果，甚至或有更嚴重後果。故此，本會特致函 貴會，並附上本區居民聯署，明確表達強烈反對此項建屋申請。敬希 貴會明察。

此致

城市規劃委員會



陳紹華

龍景別墅居民協會主席

陳紹華

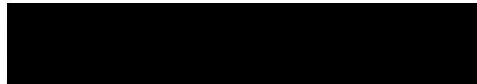


李燦深

龍景別墅居民協會副主席

李燦深

通訊地址：



居民聯署反對下述的建屋申請

申請編號 A/NE – TR/836, Lots 146 S.A, 146 RP, 147 S.A, 152 S.A, 152 S.B, 152 S.C, 153 S.A and 153 S.B in DD28, Lung Mei, Tai Po, NT Approved Ting Kok Outline Zoning Plan S/NE – TK/19

地址：大埔龍尾村

簽署

李世堂

- 1. [Redacted] 梁賢基
- 2. [Redacted] ~~李燦深~~ 譚淑儀
- 3. [Redacted] 陳紹華
- 4. [Redacted] 鄭珮瑜
- 5. [Redacted] 陳端根
- 6. [Redacted] 吳小姐
- 7. [Redacted] 謝小姐
- 8. [Redacted] 陸小姐
- 9. [Redacted] 陳永傑
- 10. [Redacted] 李燦深
- 11. [Redacted] 葉國儀
- 12. [Redacted] 黃雅子
- 13. [Redacted] 黃伶俐
- 14. [Redacted] michelle

16. [Redacted] 黃順子

17. [Redacted] 嚴生

18. [Redacted] 吳小姐

19. [Redacted] 謝小姐

20. [Redacted] 陸小姐





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**From:** [REDACTED]  
**Sent:** 2025-09-09 星期二 15:46:16  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Objection to Planning Application No.: A/NE-TK/836

Dear Sir/Madam,

Objection to Planning Application No.: A/NE-TK/836

I am writing as a Lung Mei villager to express my strong objection to the above planning application, based on the following grounds:

1. The proposed site is located adjacent to Lung Mei River, which supports a rich variety of wildlife. Any Construction activities should be strictly limited to avoid disturbing the river's delicate ecosystem.
2. Flood protection works in the area have not yet been completed. Until these essential safeguards are in place, no further construction—including that proposed in this application—should be permitted.
3. The site is not only within the Green Belt, high quality agricultural lands adjacent to Lung Mei River, but also serve as a wildlife corridor for nocturnal animals. And thus should remain protected.

Given that the proposed development is on Green Belt land and clearly does not align with established planning guidelines, I respectfully urge the Town Planning Board to reject this application

Yours faithfully,  
Kelvin Au  
Lung Mei Villager

城市規劃委員會 (傳真 : 2877 0245)  
主席何珮玲女士  
何女士，

R-6

### 反對於大埔龍尾村興建村屋

本人是居住大埔龍尾村的村民，得悉有建議於大埔龍尾村「綠化地帶」興建 4 幢村屋，申請編號: A/NE-TK/836。

本人強烈反對有關建議，理由是於「綠化地帶」興建村屋與當初政府設立「綠化地帶」的原意背道而馳。「綠化地帶」的設立主要目的是保育市區邊緣的天然環境和景觀，以抑制城市過度擴張；通過種植植物，淨化空氣，有助於調節氣溫及維持生物多樣性。於「綠化地帶」建屋需要砍伐樹木及破壞植被，會導致水土流失，空氣質素下降，生物喪失棲息處，破壞環境生態。

龍尾村小溪兩旁一向有很多本地留鳥及候鳥到訪停留覓食，建屋會破壞牠們的棲息地，工程噪音更會嚇走這些雀鳥，令牠們不再到訪，嚴重破壞本村的自然環境生態。

興建村屋應使用原居民的私人農地或政府換地，而不應該於「綠化地帶」上興建，當鄉村內私人農地或政府土地用盡，證明該鄉村建屋量已飽和，實不宜再興建房屋，以免造成過度擠迫及影響環境生態。

因此，希望何主席慎重考慮本人的建議，拒絕於大埔龍尾村「綠化地帶」擬興建 4 幢村屋的申請。謝謝協助！

龍尾村村民： 盧納維   
聯絡電話： 

二〇二五年九月十二日

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**From:** [REDACTED]  
**Sent:** 2025-09-24 星期三 20:04:33  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** 反對（申請編號 A/NE-TK/836）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

主席好，各位你好

我哋對以上綠化地帶興建小型房屋提出強烈反對。

香港寸金尺土綠化地帶極為珍貴，而上址因政府規劃為綠化地帶一直使野生動物得以棲身及保育。因有適當棲息地，大量不同種類蝴蝶，罕見樹蛙，穿山甲、貓頭鷹，鷹，一家大細野豬，數之不盡鳥類，間中亦有赤麂出現，而豐盛竹樹林，使傍晚時分鸛鳥亦在此棲身，而綠化地帶亦可作為分隔民居與郊區的緩衝地帶，動物亦不會走近民居滋擾居民，使所有生態環境得以保存。

另外旁邊為八仙嶺山一條天然山溪，主要提供附近一帶野生動物水源，一但受到污染影響自然生態環境更加廣。而另一邊為天氣大斜坡於 2020 年中曾發生大型山泥傾瀉需要報警求助。

而上址興建小型房屋只作買賣用途，並不是迫切性居住需要。

而現時政府亦開闢北部都會區，供應發展商及政府興建樓宇，大大減低香港居民擔憂住屋問題。

而今次覆核申請通告於 5/9/2025 擺放後兩天隨即被人移除，村民已多次向各部門投訴，但至今仍未有補回通告在原地方！

敬請主席慎重考慮為環保及保育作最後把關

感謝！

龍尾村居民

Lau Siu Yuk [REDACTED]

Mr. Chan [REDACTED]

Apple Chan [REDACTED]

張懷恩

劉杏桃

文錦華

李麗霞

邱日雲

Molly Chan

Kimmy Chen

Kit Lau

Kenneth Chan

Raymond Lo

Gary Li

Ho Lam Ivy Chan

Liza Wong

Sammy Lau

Becky Wong

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Siter Lam

R-19

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**From:** [REDACTED]  
**Sent:** 2025-09-24 星期三 20:06:04  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** 反對（申請編號 A/NE-TK/836）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

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敬請主席慎重考慮為環保及保育作最後把關

感謝！

龍尾村居民

Lau Siu Yuk [REDACTED]

Mr. Chan [REDACTED]

Apple Chan [REDACTED]

張懷恩

劉杏桃

文錦華

李麗霞

邱日雲

Molly Chan

Kimmy Chen

Kit Lau

Kenneth Chan

Raymond Lo

Gary Li

Ho Lam Ivy Chan

Liza Wong

Sammy Lau

Becky Wong

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Siter Lam  
Lam On Yee

**From:** [REDACTED]  
**Sent:** 2025-09-26 星期五 16:56:10  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** 反對申請小型房屋 (申請編號 A/NE-TK/836)

反對 (申請編號 A/NE-TK/836)

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

主席

我哋係一班環保人士亦係區居民，對於已上綠化地帶現申請小型房屋提出反對，鄰近一帶屬於八仙嶺郊區，沿途有一條天然大水溪，多年來孕育一群候鳥棲身，每年都會回來到訪。而多種珍貴野生動物亦常見，例如：赤鶯，果子狸，貓頭鷹，穿山甲，鷹及季候鳥。已上鄰近地方亦因多處興建小型房屋，而導致車位不足，汀角路亦經常大塞車，而引致種種問題。

村民亦飽受因地下渠未有完善安排而導致在村內經常水浸。

近年政府以規劃開闢北部都會區興建大型房屋，為香港市民解決一定房屋問題，已有妥善安排。

為何還要破壞現時僅餘綠化地帶！

煩請主席繼續保護天然綠化區🙏

感謝

26/9/2025 4:50pm

Gigilau

Jerry Chan

Candy Tes

Apple Wong

Winnie Lau

Pinky [REDACTED]

Hei [REDACTED]

Jass Leung [REDACTED]

Alan Ho [REDACTED]

從我的 iPhone 傳送

R-27

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**From:** [REDACTED]  
**Sent:** 2025-09-26 星期五 17:03:14  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** 反對 (申請編號 A/NE-TK/836)

先生，小姐你好：

現反對以上綠化地段興建小型房屋，多年來的政府規劃為綠化地區使現時樹林豐盛，因天然環境兩邊山坡中央夾雜一條天然水溪，使各種野生動物有豐盛水源及充足食物，如罕有貓頭鷹，鷹，鸛鳥，黃麂，果子狸等等都在此落地生根。

正因為鄰近八仙嶺及郊野公園，野生動物眾多，人與動物之間實質一定要有一個適當距離，以上地段規劃為綠化地是合理，懇請繼續保護大自然，保護生態環境。





## 覆核申請 REVIEW APPLICATION

申請編號 Application No.	<b>A/NE-TK/036</b>
地點 Location (見下圖 See Plan Below)	新界新屋區新屋(小型房屋)申請類別 - 新屋申請 Small House Policy - New Territories Exempted Houses - Small Houses Site 146 S.A. 146 S.P. 147 S.A. 147 S.P. 148 S.A. 148 S.P. 149 S.A. 149 S.P. 153 S.A. and 153 S.P. S. 2, 20 Lung Shek, Tai Po, New Territories
地帶及圖則 Zoning and Plan (第17條覆核 Section 17 Review)	綠化地帶 "Green Belt" and "Fringe Town Development" 新界新屋區新屋(小型房屋)申請類別 Approved Ying Kee Outline Zoning Plan No. A/NL/16/25
建議 Proposal	擬議4幢屋 (新界新屋區新屋(小型房屋)) Proposed 4 Houses - Small Houses (New Territories Exempted Houses - Small Houses)

任何人士均可就這申請覆核的建議，向有關當局於2025年9月26日或之前，以個人或團體形式（香港法例第243章第23號及政府合規法例） - 傳真 (2877 8245 或 2522 8426) 或電郵 (tpbpd@pland.gov.hk) 方式，向城規會提出覆核申請。

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 Office, 333 Java Road, North Point, Hong Kong), fax (2877 8245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk) on or before **26 Sep 2025**.

**詳情 Particulars**

此項申請人擬在綠化地帶(新界新屋) - 新屋區興建四幢小型房屋，其詳細資料如下：  
This is an application made under section 17 of the Town Planning Ordinance to the Board for reviewing the Town Planning Board's decision on the above application.

1. 申請人擬在綠化地帶(新界新屋) - 新屋區興建四幢小型房屋，其詳細資料如下：  
The applicant proposes to build four small houses in the Green Belt (New Territories Exempted Houses - Small Houses) area. The details of the proposal are as follows:

2. 有關此項申請的詳細資料，可參閱以下資料：  
For more information on this application, please refer to the following information:

**有關地點 Location Plan**  
(只作識別用 - for identification purpose only)

城規會劃委會  
2025年9月5日  
Town Planning Board  
5 Sep 2025

一班愛護大自然環保人士上

Siter Lam [REDACTED]

Maggie Lau [REDACTED]

Mandy Suk [REDACTED]

Mr. Ding [REDACTED]

Kitty Hon [REDACTED]

Mr. Lau [REDACTED]

Me. Tse [REDACTED]

謝謝

22/9/2026

**From:** [REDACTED]  
**Sent:** 2025-09-06 星期六 17:03:12  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** 反對申請編號 A/NE-TK/836 建屋申請

R-1

城市規劃委員會：

本人就申請編號 A/NE-TK/836，關於擬建 4 幢屋宇之計劃，提出正式反對，理由如下：

1. 建築物位於河道，工程將破壞自然環境結構，造成河道污染與淤塞  
該項目選址涉及河道區域，施工過程中不可避免會破壞原有地形與水文結構，導致水土流失、水質污染，並可能因泥沙及建築廢料堆積造成河道淤塞，影響區域排水能力，甚至加劇周邊水患風險。
2. 破壞生物多樣性，影響河道生物及野豬棲息環境  
工程範圍涵蓋自然河道及周邊綠地，將直接破壞水生生物與沿岸生態環境，同時壓縮野豬等本地野生動物的棲息與活動範圍，導致物種數量減少、生態平衡受阻，違背可持續發展及生物多樣性保護原則。
3. 建築於河道斜坡，大雨時恐有倒塌風險，危及人命與財物  
該地段屬河道斜坡地質，地基穩定性本已不足，若遇極端降雨或暴雨，可能引發土壤鬆動、滑坡或建築結構損壞，嚴重威脅居民安全與財產，亦增加政府災後救援與社會成本。

基於上述原因，本人強烈反對本項申請，並促請 貴會慎重考慮項目可能帶來的環境、生態及安全風險，否決此建築計劃，以保障自然環境與公眾利益。

此致  
城市規劃委員會

反對人：  
黃麗芳  
6/9/2025

從 iPhone 版的 Yahoo Mail 傳送

R-3

Urgent Return receipt Expand Group Restricted Prevent Copy

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**From:** [REDACTED]  
**Sent:** 2025-09-11 星期四 09:29:04  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** 反對興建 4 幢住宅樓宇

城市規劃委員會：

本人就申請編號 A/NE-TK/836（擬興建 4 幢住宅樓宇）提出正式反對，理由如下：

一、工程破壞河道生態，加劇環境風險

項目選址涉及天然河道，施工將破壞原有水文結構與土壤穩定性，導致水土流失、水質污染及河道淤塞，不僅影響區域排水功能，更可能進一步引發洪水風險。

二、嚴重威脅生物多樣性與動物棲息地

項目範圍涵蓋河道生態區及周邊綠地，工程將直接破壞水生生物棲息環境，壓縮野豬等野生動物活動範圍，造成物種數量下降、生態鏈斷裂，違反城市發展與生態平衡兼顧的原則。

三、地質穩定性不足，危及公共安全

建築選址位於河道斜坡，地基承載力與土質穩定性存在隱患。極端天氣下可能發生滑坡或建築結構損壞，嚴重威脅居民生命安全與財產，亦增加社會救災與經濟成本。

基於上述原因，本人堅決反對本項申請，並要求 貴會嚴格依循城市規劃與環境保護原則，駁回此項目，以保障公眾安全與自然資源永續。

此致

城市規劃委員會

反對人：

Chung Man Hin

11/9/2025

Sent from my iPhone

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**From:** [REDACTED]  
**Sent:** 2025-09-11 星期四 17:29:33  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** 反對 A/NE-TK/836

城市規劃委員會：

本人就申請編號 A/NE-TK/836（擬興建 4 幢住宅樓宇）提出正式反對，理由如下：

一、工程破壞河道生態，加劇環境風險

項目選址涉及天然河道，施工將破壞原有水文結構與土壤穩定性，導致水土流失、水質污染及河道淤塞，不僅影響區域排水功能，更可能進一步引發洪水風險。

二、嚴重威脅生物多樣性與動物棲息地

項目範圍涵蓋河道生態區及周邊綠地，工程將直接破壞水生生物棲息環境，壓縮野豬等野生動物活動範圍，造成物種數量下降、生態鏈斷裂，違反城市發展與生態平衡兼顧的原則。

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建築選址位於河道斜坡，地基承载力與土質穩定性存在隱患。極端天氣下可能發生滑坡或建築結構損壞，嚴重威脅居民生命安全與財產，亦增加社會救災與經濟成本。

基於上述原因，本人堅決反對本項申請，並要求 貴會嚴格依循城市規劃與環境保護原則，駁回此項目，以保障公眾安全與自然資源永續。

此致

城市規劃委員會

反對人：

Fok hiu nam

11/9/2025

Tel: [REDACTED]

**From:** [REDACTED]  
**Sent:** 2025-09-12 星期五 14:04:56  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/NE-TK/836 建屋申請反對書

城市規劃委員會：

本人就申請編號 A/NE-TK/836（擬興建 4 幢住宅樓宇）提出正式反對，理由如下：

一、工程破壞河道生態，加劇環境風險

項目選址涉及天然河道，施工將破壞原有水文結構與土壤穩定性，導致水土流失、水質污染及河道淤塞，不僅影響區域排水功能，更可能進一步引發洪水風險。

二、嚴重威脅生物多樣性與動物棲息地

項目範圍涵蓋河道生態區及周邊綠地，工程將直接破壞水生生物棲息環境，壓縮野豬等野生動物活動範圍，造成物種數量下降、生態鏈斷裂，違反城市發展與生態平衡兼顧的原則。

三、地質穩定性不足，危及公共安全

建築選址位於河道斜坡，地基承載力與土質穩定性存在隱患。極端天氣下可能發生滑坡或建築結構損壞，嚴重威脅居民生命安全與財產，亦增加社會救災與經濟成本。

基於上述原因，本人堅決反對本項申請，並要求 貴會嚴格依循城市規劃與環境保護原則，駁回此項目，以保障公眾安全與自然資源永續。

此致

城市規劃委員會

反對人：

周庭熙

電話：[REDACTED]

12-09-2025

從 iPhone 版的 Yahoo Mail 傳送

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

參考編號  
**Reference Number:** 250911-212404-18785

提交限期  
**Deadline for submission:** 26/09/2025

提交日期及時間  
**Date and time of submission:** 11/09/2025 21:24:04

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. Chiu Chi Kuen

意見詳情  
**Details of the Comment :**

反對該位置建築樓宇，阻塞主要通道及出入口，因此作出強烈反對。敬希關注！

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

參考編號  
**Reference Number:** 250911-223011-38383

提交限期  
**Deadline for submission:** 26/09/2025

提交日期及時間  
**Date and time of submission:** 11/09/2025 22:30:11

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. 余生

意見詳情  
**Details of the Comment :**

我個人絕對認為建屋會影響生態環境、阻塞去水道、影響消防及救護車出入，一旦遇到緊急情況影響附近居民生命安全。在建屋過程中產生大量建築廢料及沙石阻塞去水道，遇到極端天氣情況洪水泛濫令道路嚴重水浸，影響居民出入。因此本人反對興建這四幢房屋。



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

參考編號  
**Reference Number:** 250912-213307-52494

提交限期  
**Deadline for submission:** 26/09/2025

提交日期及時間  
**Date and time of submission:** 12/09/2025 21:33:07

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. Rex

意見詳情  
**Details of the Comment :**

Opposition as increasing land sliding while in the heavy rain season. Moreover, increasing the opportunity of anti-bio diversification as the wild life habitats ruined.

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

參考編號  
**Reference Number:** 250912-224042-22702

提交限期  
**Deadline for submission:** 26/09/2025

提交日期及時間  
**Date and time of submission:** 12/09/2025 22:40:42

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. Lin Kai Yin

意見詳情  
**Details of the Comment :**

This is green belt and slope and this will jeopardize our passage safty if heavy construction take place.

And applicant has been rejected once, no responds or reason to our previous objections.

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

參考編號  
**Reference Number:** 250912-225646-14481

提交限期  
**Deadline for submission:** 26/09/2025

提交日期及時間  
**Date and time of submission:** 12/09/2025 22:56:46

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. Wong

意見詳情  
**Details of the Comment :**

在該路段興建小型房屋，會令該段緊夠小型車輛通過的路段嚴重收窄而令到消防及救護車不能通過，如發生火災會嚴重危及本村居民生命財產，過往亦有其他鄉村因消防車不能通過，而嚴重影響救援，甚至喪失生命，而本村亦有很多老人家行動不便而需要坐輪椅，經常亦要呼召救護車出入醫院睇醫生及複診，如救護車不能通過會為本村居民帶來極嚴重的不便。

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

參考編號  
**Reference Number:** 250914-205224-63592

提交限期  
**Deadline for submission:** 26/09/2025

提交日期及時間  
**Date and time of submission:** 14/09/2025 20:52:24

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. Lo chi lap

意見詳情  
**Details of the Comment :**

本人堅決反對該申請！

第一 就該建屋旁邊有條小溪是盧文氏樹蛙的棲息地之一！影響該生態環境！

第二 嚴重影響居民生活並造成滋擾！

第三 該地段屬沖積河谷窪地，土質鬆軟，且含高比例淤泥，在2017年7月18日黃色暴雨事件即證實，當時因291及292號的建屋工程導致植被破壞引發全村水浸及後續斜坡倒塌風險。

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

參考編號  
**Reference Number:** 250916-143938-05099

提交限期  
**Deadline for submission:** 26/09/2025

提交日期及時間  
**Date and time of submission:** 16/09/2025 14:39:38

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:** 小姐 Miss Hui Kwan Tai

意見詳情  
**Details of the Comment :**

強烈反對此申請, 理由如下:

斜坡地區的地質結構通常較為脆弱, 容易受到自然災害的影響, 例如山泥傾瀉和土壤侵蝕。斜坡地區樓宇的興建(1) 可能會改變原有的水流和土壤穩定性; (2)對當地生態環境造成嚴重影響。開發過程中, 植被被清除, 生物棲息地被破壞, 這將直接導致生物多樣性的減少。此外, 建築物的排水系統可能會加劇地表水流失, 進一步引發水土流失問題; 及(3)近年天氣反常, 不斷有黑雨及超強颱風, 從而增加安全隱患, 對居民的生命財產安全造成威脅。

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

參考編號  
**Reference Number:** 250919-121041-98495

提交限期  
**Deadline for submission:** 26/09/2025

提交日期及時間  
**Date and time of submission:** 19/09/2025 12:10:41

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:** 女士 Ms. Becky Hui

意見詳情  
**Details of the Comment :**

真不解! 此申請已經多次反對, 雖然不斷申請。是否浪費了香港的資源! 之前的反對理由明顯充分, 地質鬆散不適宜建屋。每次大雨此地方都有大量雨水擁下, 泥土的安全性是有非常大問題! 近年天災橫禍, 不少因素是人為, 為私利影響其他居民的安危, 浪費香港資源。希望貴署堅持原決, 為居民的安危把關!!!!!!

R-15

Urgent Return receipt Expand Group Restricted Prevent Copy

**From:** [Redacted]  
**Sent:** 2025-09-21 星期日 16:09:02  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Application Ref : A/NE-TK/836

Dear TPD member,

I would like to initiate my objection to the proposed small house development project (application reference A/NE-TK/836).

The proposed location is situated at the Green Belt, which is full of wild life such as boars, egrets, civet cats, etc. and the most significant, the site is situated just next to the creek which functioned as drainage from Pat Sin Leng. There is not arguable that any development in the Green Belt should be critically examined, including the suitability of the sites, the effect on the wild life and reservation the Green Belt implied, the necessity of the development, etc. Putting aside the necessity of the development of these small houses as there is no full picture of the supply of lands in the area, the construction itself will be harmful to the natural environment, and the most important, the foreseeable obstruction and damage to the drainage creek. As there is no access to the land under application, any construction work would unavoidably crossing the creek. During the latest heavy rainstorm, the nearby residents witnessed the horrible water flow of this creek and if any obstruction or narrowing of the drainage creek, flooding and spill out of water flow during heavy rainstorm is expected.

In December 2023, there was an incident that unauthorized development at the land adjacent to the current application was initiated where excavator was used to levelling the land to turn it as carpark by the excuse of the convenience of the villagers after several failed attempts to apply for small house development on it. Luckily, the unauthorized development was stopped immediately and several Government Departments (including EPD, Lands Department, Planning Department and Police) have intervened as well.

Another issue I would like to draw your attention is that the application notice dated 2025-09-05 was found missing on 2025-09-11, which it should be posted conspicuously throughout the whole period from 2025-09-05 until 2025-09-26 in order to allow the residents or other persons concerned could raise their objection to the application as part of the procedure justice. Though I don't want to make any speculation on who and why the notice was disappeared, the possible motive that somebody intended to hide the application from the attention of the residents couldn't be ruled out.

Best Regards,

Collins Li

[Redacted Signature]

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

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**From:** [REDACTED]  
**Sent:** 2025-09-22 星期一 11:44:06  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** 反對覆核申請 (建屋申請編號 : A/NE-TK/836)

建屋申請編號 : 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 )

反對覆核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覆核申請

[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！



R-17

Urgent Return receipt Expand Group Restricted Prevent Copy

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**From:** [REDACTED]  
**Sent:** 2025-09-24 星期三 03:39:59  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/NE-TK/836 DD 28 Lung Mei, Tai Po GB

Dear TPB Members,

Rejected 18 July. The footprint is almost 100% "GB".

No justification for review

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Date:** Wednesday, 25 June 2025 2:36 AM HKT  
**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

反對在龍尾村興建屋宇的意見

編號: A/NE-TK/836

R-22

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:

本人於2025年6月已就上述申請表達反對意見，並留意到貴署過往亦曾指出該地段並不適宜作小型屋宇用途。本人現再次針對申請人提出的覆核申請，作出嚴正反對，理由如下:

### 一、違背綠化地帶的規劃意圖

擬議發展位處「GB」地帶，該地點劃為綠化地帶的主要目的在於:

1. 透過天然地貌清晰界定城市與郊區的邊界;
2. 避免城市無序蔓延;
3. 為大眾提供被動康樂及自然享用空間。

申請人缺乏充分的規劃理據去證明偏離既有規劃的需要，公眾意見亦普遍認為該區不宜開發。

### 二、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。

### 三、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。

### 四、不符合相關城市規劃指引

根據《城市規劃委員會指引第10號》，在綠化地帶內申請發展必須審慎處理，以保障自然環境。然而，本申請涉及大規模清除原有植被，將對周邊自然景觀及生態帶來破壞性影響，顯然不符指引要求。

## 五、 「V」地帶另有可供選擇土地

龍尾及大尾篤的「V」（鄉村式發展）地帶內尚有空地可用，且該規劃旨在提供小型屋宇的主要發展空間。若將發展集中於「V」區內，不僅能提升土地使用效率，還能確保相關公共設施與基礎建設的有效運用。與此相比，於「GB」地帶另闢發展乃不必要且低效的做法。

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



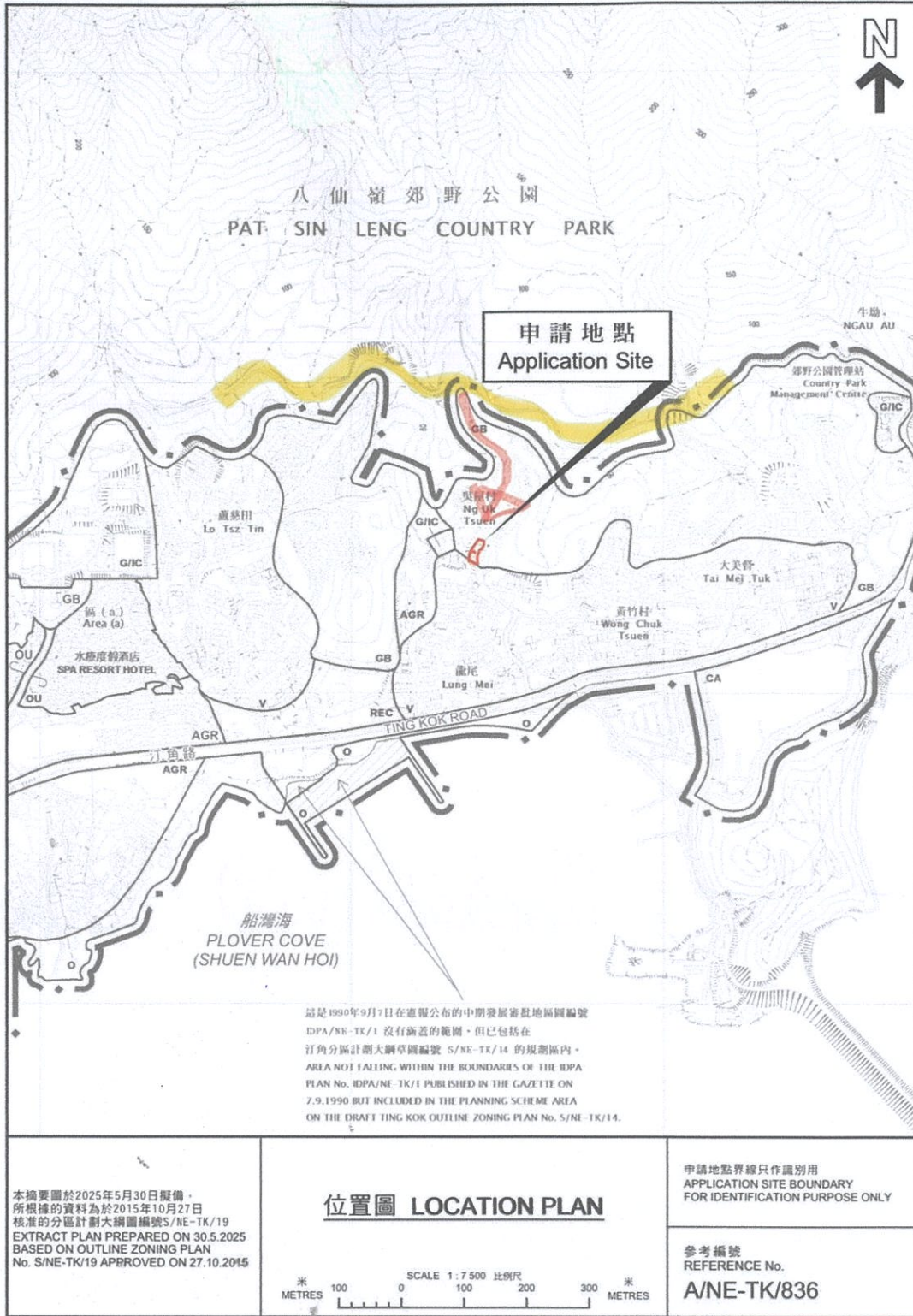
20-9-2025

Jason Young

+

Ben

Ben



黃色：引水道

紅色：山洪流向河谷低窪地方可能性

R-24

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-TK/836

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人姓名：吳建華。曾于 2025 年 6 月聯合龍景山莊互助委員會提出上述地段興建小型屋宇之申請反對意見。鑑於申請人提出覆核，我本人堅決反對立場。原因如下懇請貴署能夠撤回申請。

(1) 歷史申請已遭否決過 (2) 對生態環境與自然資產造成不可逆轉破壞 (3) 綠化地帶被污染 (4) 影響附近原居民的生活，阻塞道路 (4) 無必要在綠化地帶進行發展小型屋宇。可向附近 (V) 地帶合適地使用土地興建屋宇。

「提意見人」姓名/名稱 Name of person/company making this comment 吳建華

簽署 Signature 吳建華

日期 Date 2025 年 9 月 23 日

AM 10:45



反對在龍尾村興建屋宇的意見

R-25

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:

本人於2025年6月已就上述申請表達反對意見，並留意到貴署過往亦曾指出該地段並不適宜作小型屋宇用途。本人現再次針對申請人提出的覆核申請，作出嚴正反對，理由如下:

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3. 為大眾提供被動康樂及自然享用空間。

申請人缺乏充分的規劃理據去證明偏離既有規劃的需要，公眾意見亦普遍認為該區不宜開發。

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根據《城市規劃委員會指引第10號》，在綠化地帶內申請發展必須審慎處理，以保障自然環境。然而，本申請涉及大規模清除原有植被，將對周邊自然景觀及生態帶來破壞性影響，顯然不符指引要求。

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龍尾及大尾篤的「V」（鄉村式發展）地帶內尚有空地可用，且該規劃旨在提供小型屋宇的主要發展空間。若將發展集中於「V」區內，不僅能提升土地使用效率，還能確保相關公共設施與基礎建設的有效運用。與此相比，於「GB」地帶另闢發展乃不必要且低效的做法。

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



衛

21-9-2025



八仙嶺郊野公園  
PAT SIN LENG COUNTRY PARK

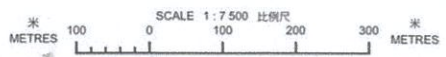
申請地點  
Application Site



這是1990年9月7日在憲報公布的中期發展審批地區圖編號 IDPA/NE-TK/1 沒有涵蓋的範圍，但已包括在 汀角分區計劃大綱圖編號 S/NE-TK/14 的規劃區內。  
AREA NOT FALLING WITHIN THE BOUNDARIES OF THE IDPA PLAN No. IDPA/NE-TK/1 PUBLISHED IN THE GAZETTE ON 7.9.1990 BUT INCLUDED IN THE PLANNING SCHEME AREA ON THE DRAFT TING KOK OUTLINE ZONING PLAN No. S/NE-TK/14.

本摘要圖於2025年5月30日擬備，  
所根據的資料為於2015年10月27日  
核准的分區計劃大綱圖編號S/NE-TK/19  
EXTRACT PLAN PREPARED ON 30.5.2025  
BASED ON OUTLINE ZONING PLAN  
No. S/NE-TK/19 APPROVED ON 27.10.2015

位置圖 LOCATION PLAN



申請地點界線只作識別用  
APPLICATION SITE BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

參考編號  
REFERENCE No.  
A/NE-TK/836

黃色：引水道

紅色：山洪流向河谷低窪地方可能性



**From:** [REDACTED]  
**Sent:** 2025-09-26 星期五 16:56:10  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** 反對申請小型房屋 (申請編號 A/NE-TK/836)

反對 (申請編號 A/NE-TK/836)

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

主席

我哋係一班環保人士亦係區居民，對於已上綠化地帶現申請小型房屋提出反對，鄰近一帶屬於八仙嶺郊區，沿途有一條天然大水溪，多年來孕育一群候鳥棲身，每年都會回來到訪。而多種珍貴野生動物亦常見，例如：赤鶯，果子狸，貓頭鷹，穿山甲，鷹及季候鳥。已上鄰近地方亦因多處興建小型房屋，而導致車位不足，汀角路亦經常大塞車，而引致種種問題。

村民亦飽受因地下渠未有完善安排而導致在村內經常水浸。

近年政府以規劃開闢北部都會區興建大型房屋，為香港市民解決一定房屋問題，已有妥善安排。

為何還要破壞現時僅餘綠化地帶！

煩請主席繼續保護天然綠化區🙏

感謝

26/9/2025 4:50pm

Gigilau

Jerry Chan

Candy Tes

Apple Wong

Winnie Lau

Pinky [REDACTED]

Hei [REDACTED]

Jass Leung [REDACTED]

Alan Ho [REDACTED]

從我的 iPhone 傳送

R-27

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

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**From:** [REDACTED]  
**Sent:** 2025-09-26 星期五 17:03:14  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** 反對 (申請編號 A/NE-TK/836)

先生，小姐你好：

現反對以上綠化地段興建小型房屋，多年來的政府規劃為綠化地區使現時樹林豐盛，因天然環境兩邊山坡中央夾雜一條天然水溪，使各種野生動物有豐盛水源及充足食物，如罕有貓頭鷹，鷹，鶴鳥，黃麂，果子狸等等都在此落地生根。

正因為鄰近八仙嶺及郊野公園，野生動物眾多，人與動物之間實質一定要有一個適當距離，以上地段規劃為綠化地是合理，懇請繼續保護大自然，保護生態環境。



覆核申請  
**REVIEW APPLICATION**



申請編號 Application No.	A/NL-TK/036
地點 Location (見下圖 See Plan Below)	新界新墟北區新界新墟北區新界新墟北區新界新墟北區 Site 148 S.A. 148 S.A. 147 S.A. 147 S.A. 148 S.A. 148 S.A. 147 S.A. 147 S.A. 147 S.A. and 147 S.A. and 147 S.A. and 147 S.A. and 147 S.A. and 147 S.A. and 147 S.A. and 147 S.A.
地帶及圖則 Zoning and Plan (第17條覆核 Section 17 Review)	「Green Belt」和「Single Type Development」 Approved Ying Kee Outline Zoning Plan No. ANL/14/01
建議 Proposal	興建4幢屋 (新界新墟北區新界新墟北區新界新墟北區) Proposed 4 Houses - Small Houses (New Territories Exempted Houses - Small Houses)

任何人士均可就這宗申請提出覆核。有關意見必須於2025年9月25日或之前，以個人或團體名稱（而非公司或法團）向城規會主席提出。詳情請電 2877 8245 或 2572 8426。或電郵 (tpbd@pland.gov.hk)

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 Office, 333 Java Road, North Point, Hong Kong), fax (2877 8245 or 2572 8426) or e-mail (tpbd@pland.gov.hk) on or before 26 Sep 2025.

**詳情 Particulars**

此宗申請擬在現有地帶及圖則下，興建4幢小型屋宇，以個人或團體名稱（而非公司或法團）向城規會主席提出。詳情請電 2877 8245 或 2572 8426。或電郵 (tpbd@pland.gov.hk)

This is an application made under section 17 of the Town Planning Ordinance and the applicant is requesting the Town Planning Board to review the zoning and plan of the above application.

1. 申請人可對這宗申請提出覆核。有關意見必須於2025年9月25日或之前，以個人或團體名稱（而非公司或法團）向城規會主席提出。詳情請電 2877 8245 或 2572 8426。或電郵 (tpbd@pland.gov.hk)

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**位置圖 Location Plan**  
(只作識別用途，非識別目的)

城規會辦事處  
2025年9月5日  
Town Planning Board  
5 Sep 2025

一班愛護大自然環保人士上

Siter Lam [REDACTED]

Maggie Lau [REDACTED]

Mandy Suk [REDACTED]

Mr. Ding [REDACTED]

Kitty Hon [REDACTED]

Mr. Lau [REDACTED]

Me. Tse [REDACTED]

謝謝

22/9/2026