

2025年 8月

此文件在 \_\_\_\_\_ 收到。城市規劃委員會  
只會在收到所有必要的申請文件後才正式確認收到  
申請的日期。

表格第 S 16- II 號

This document is received on 19 AUG 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.

# 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

250 1803

8/8

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-PK / 223
	Date Received 收到日期	19 AUG 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)

LIU CHUN HIN 廖浚軒

### 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)

T.H. & ASSOCIATES LIMITED 陳德慶測量有限公司

### 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)	Kai Leng, District North, New Territories. Lot No. 1642 S.G in D.D. 91 新界, 北區, 雞嶺. 北區丈量約份第91約 地段1642號G分段. (Appendix A & Appendix B)
(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 141.9 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 195.09 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)	NIL 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	Ping Kong Outline Zoning Plan 丙崗分區計劃大綱圖 S/NE-PK/11 (Appendix C)
(e) Land use zone(s) involved 涉及的土地用途地帶	AGR Zone 農業 (Appendix B)
(f) Current use(s) 現時用途	Vacant Land 空置土地 (Appendix D) (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

N A

- (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。

N A

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」#。 N A

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： N A

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）

N A

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



<b>6. Development Proposal 擬議發展計劃</b>			
(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	LIU CHUN HIN 廖浚軒		
(b) 原居民所屬的原居鄉村 (如適用) The related indigenous village of the indigenous villager(s) (if applicable)	Villager of Sheung Shui Wai 上水圍原居民		
(c) Proposed gross floor area 擬議總樓面面積	.....195.09..... sq.m 平方米 <input type="checkbox"/> About 約		
(d) Proposed number of house(s) 擬議房屋幢數	ONE	Proposed number of storeys of each house 每幢房屋的擬議層數	3
(e) Proposed roofed over area of each house 每幢房屋的擬議上蓋面積	.....65.03..... sq.m 平方米	Proposed building height of each house 每幢房屋的擬議高度	.....8.23..... m 米
(f) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途	Garden 花園  (Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable) (請在圖則上顯示, 並註明車位總數, 以及每個車位的長度和寬度及/或化糞池的位置 (如適用))		
(g) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 <input type="checkbox"/>  No 否 <input checked="" type="checkbox"/>	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) ..... <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <div style="text-align: right;">(Appendix E)</div>	
(h) Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁至公共污水渠?	Yes 是 <input type="checkbox"/>  No 否 <input checked="" type="checkbox"/>	(Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線)  (Please indicate on plan the location of the proposed septic tank. 請用圖則顯示化糞池的位置) <div style="text-align: right;">(Appendix F)</div>	

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

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>No 否 <input checked="" type="checkbox"/></p>																															
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?</p>	<p>Yes 是 <input type="checkbox"/></p> <p>No 否 <input checked="" type="checkbox"/></p>	<p>(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>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p style="text-align: right;">(Appendix D)</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p style="text-align: center;">N A</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>		On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														

**8. Justifications 理由**

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Appendix **G**

**Plans to be Submitted**

Appendix A Lot Index Plan—Lot No. 1642 S.G in D.D. 91 & LBP/DN/054/0610/D1

Appendix B Proposed Small House Plan

Appendix C Ping Kong Outline Zoning Plan—S/NE-PK/11

Appendix D Aerial Photo of the Subject Site

Appendix E Location Plan

Appendix F Location Plan of Septic Tank

Appendix G Justification



**9. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署



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

MR CHAN TAK HING

Managing Director

Name in Block Letters

Position (if applicable)

姓名（請以正楷填寫）

職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☒ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

MRICS, RPS (LS) & ALS



on behalf of  
代表

T.H. & ASSOCIATES LIMITED

陳德慶測量有限公司

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

Date 日期

-7 AUG 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 <u>as far as possible</u> . 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	Kai Leng, District North, New Territories. Lot No. 1642 S.G in D.D. 91 新界，北區，雞嶺。 北區丈量約份第91約 地段1642號G分段。 (Appendix A)	
Site area 地盤面積	141.9 sq. m 平方米 (includes Government land of 包括政府土地 N A sq. m 平方米)	<input checked="" type="checkbox"/> About 約 (Appendix A) <input type="checkbox"/> About 約)
Plan 圖則	S/NE-PK/11 (Appendix C)	
Zoning 地帶	AGR Zone 農業 (Appendix B)	
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 (Appendix B)	
(i) Proposed Gross floor area 擬議總樓面面積	195.09 sq.m 平方米 <input type="checkbox"/> About 約	
(ii) Proposed No. of house(s) 擬議房屋幢數	ONE	
(iii) Proposed building height/No. of storeys 建築物高度/層數	8.23 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
	Three Storeys(s) 層	

## Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
<b>Plans and Drawings 圖則及繪圖</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	N A	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Lot Index Plan of Lot No. 1642 S.G in D.D. 91 &amp; LBP/DN/054/0610/D1, Proposed Small House Plan, O.Z.P—S/NE-PK/11, Aerial Photo of the Subject Site, Location Plan &amp; Location Plan of Septic Tank</u>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" 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	N A	<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。



## Appendix <sup>A</sup>

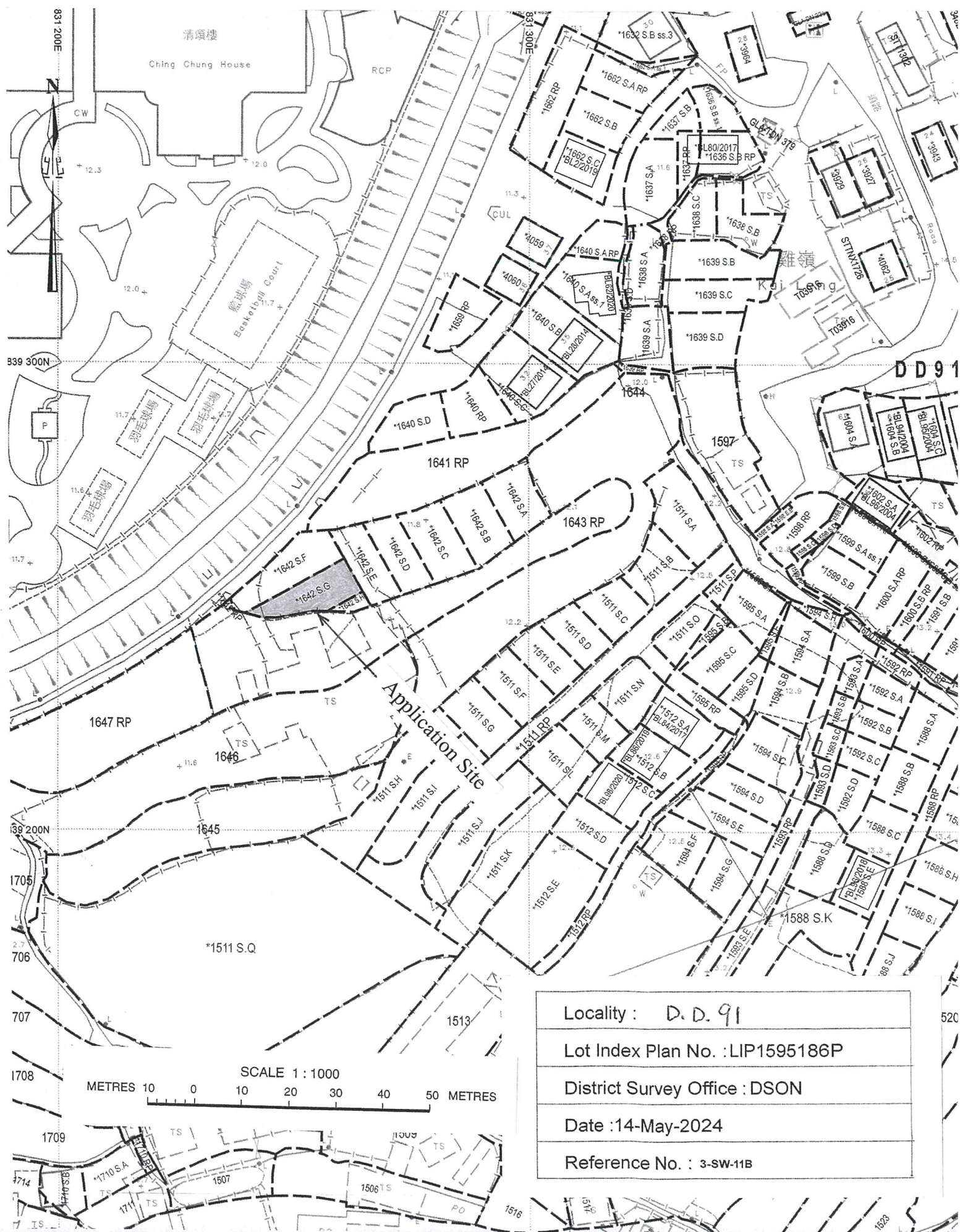
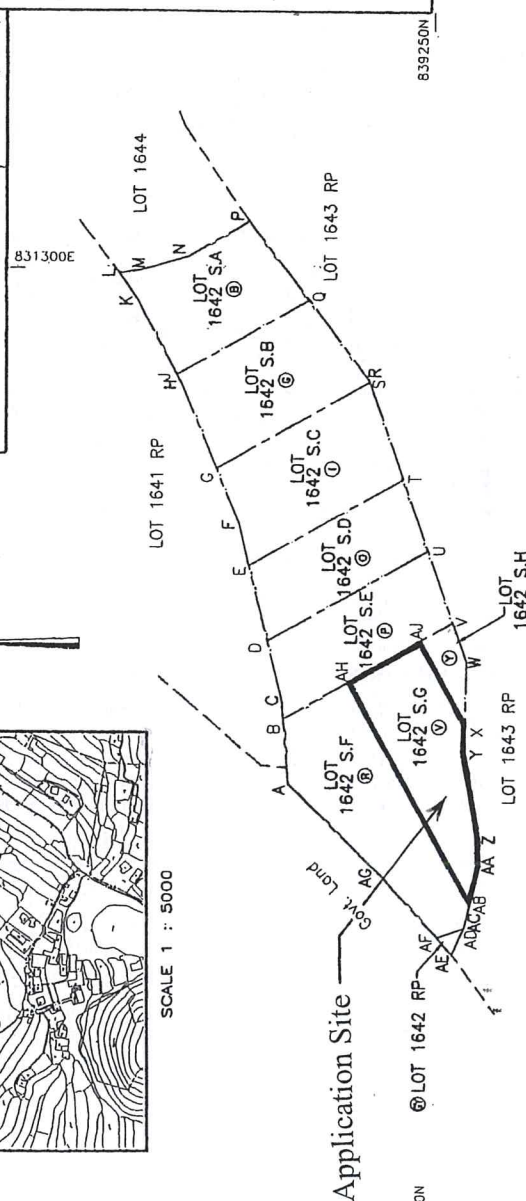




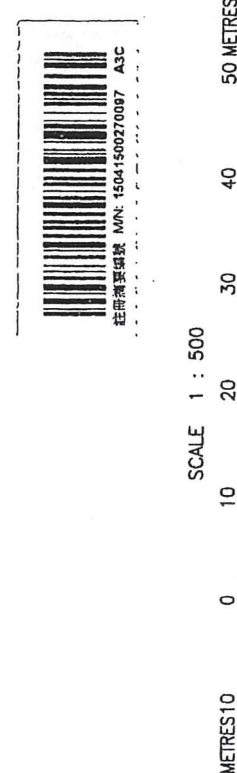
Table of Subdivisions		
SECTION		AREA
LOT 1642	S.A (Coloured Brown)	135.3 m <sup>2</sup> (About)
LOT 1642	S.B (Coloured Green)	151.0 m <sup>2</sup> (About)
LOT 1642	S.C (Coloured Indigo)	160.2 m <sup>2</sup> (About)
LOT 1642	S.D (Coloured Orange)	122.3 m <sup>2</sup> (About)
LOT 1642	S.E (Coloured Pink)	127.7 m <sup>2</sup> (About)
LOT 1642	S.F (Coloured Red)	177.8 m <sup>2</sup> (About)
LOT 1642	S.G (Coloured Violet)	141.9 m <sup>2</sup> (About)
LOT 1642	S.H (Coloured Yellow)	19.4 m <sup>2</sup> (About)
LOT 1642	RP (Coloured Grey)	27 m <sup>2</sup> (About)
Total Area		1038.3 m <sup>2</sup> (About)



Ref	Colour
B	BROWN
G	GREEN
I	INDIGO
O	ORANGE
P	PINK
R	RED
V	VIOLET
Y	YELLOW
GY	GREY

// Purifies  
 // Neutralized  
 // Block of Above

..... Purifies  
 ..... Sterilized  
 ..... Block of Above



Notes:

SUBJECT LOT CO-ORDINATES & DIMENSIONS:

Boundary Point	Bearing	Distance
LOT 1642 S.A IN P.D.91		

61° 48' 43"	8.104
56° 20' 29"	3.024

171° 16' 33"	2.156
162° 40' 01"	4.703
150° 08' 52"	6.746

232° 52' 23" 9.550  
330° 44' 38" 14.593

COI	10+2	3.0 IN	0.0:51
66°	57'	26'	8.727
61°	48'	43'	0.944

150° 44' 38"	14.593
232° 52' 23"	9.488
250° 29' 32"	0.224

330° 44' 38" 16.816

76° 04' 30"	4, 197
66° 57' 26"	5, 606

150° 44' 38"	16, 816
250° 29' 32"	9, 761
330° 44' 38"	16, 880

OT 1642 S.D IN D.D.91

150° 44' 38"	16,880
250° 29' 32"	7,200
330° 44' 38"	17,606

LEUNG CHAI YAN	CH
----------------	----

under the Land Survey, that this land bounded

boundary surveys that direct supervision in

approved by the Land Ordinance, and that the

Dated this 08<sup>th</sup> day of .....

--

105

Page 10

Gland

	FOR OFFICIAL USE
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18

1	Land Boundary Plan
---	--------------------

I, **LEUNG Chi-yan, George**, an Authorized Land Surveyor registered under the Land Survey Ordinance (Cap. 473), hereby certify that this land boundary plan has been prepared from land boundary surveys that were carried out by me, or under my direct supervision in conformity with the Code of Practice approved by that Land Survey Authority under the above Ordinance, and that this plan correctly represents that survey completed on the 24<sup>th</sup> day of September, 2014.

Dated this 08<sup>th</sup> day of ..... October 2014.....

LEUNG Chi-yan, George  
MANZIS MANS MRICS RPS(UK)  
Authorized Land Surveyor

**Gland**  
Gland Surveying, Planning & GIS Co. Ltd.  
創領測量規劃及地理訊息系統有限公司

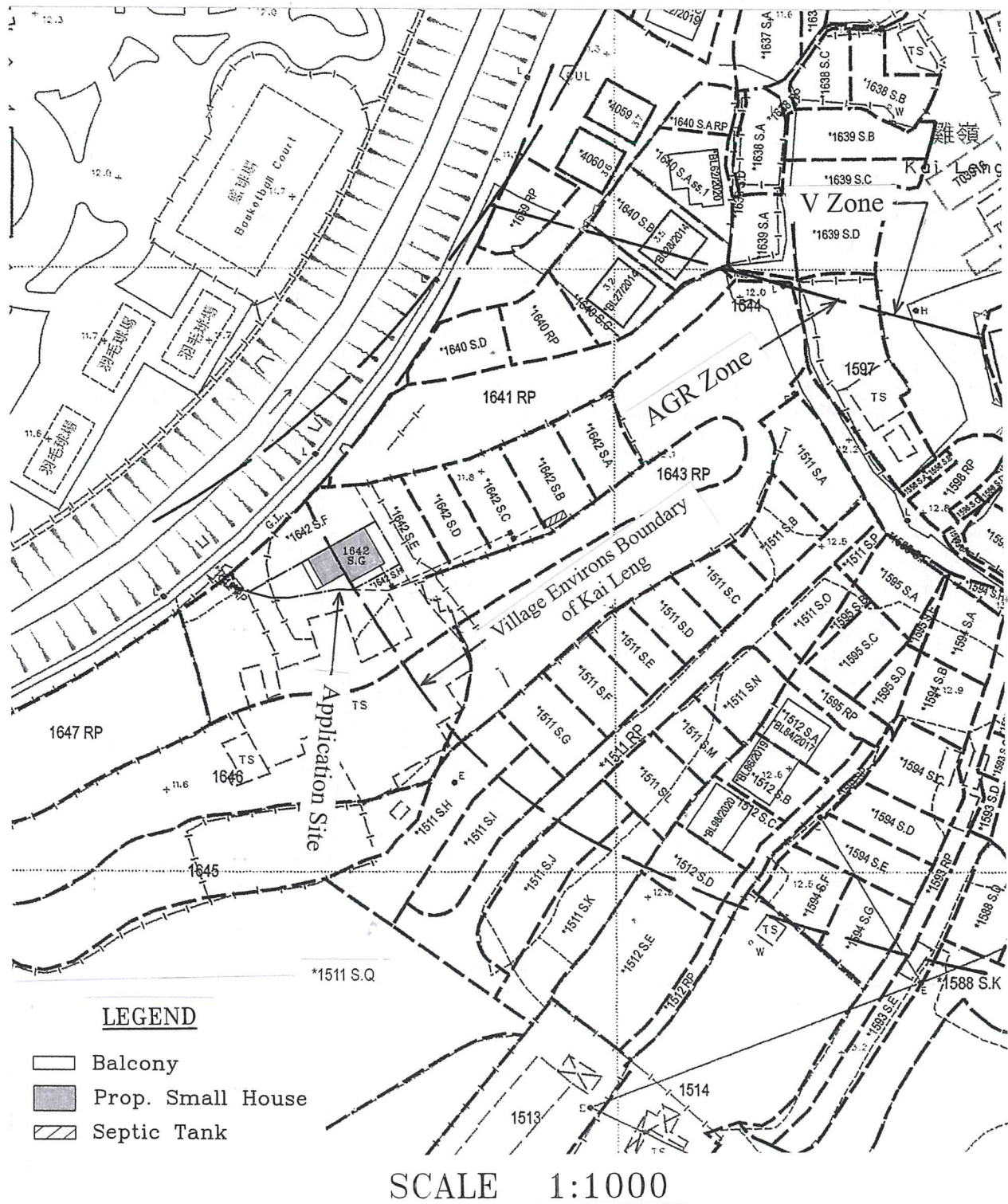
FOR OFFICIAL USE

PLAN OF  
LOT Nos. 1642 S.A TO S.H & RP IN D.D.91  
BEING SUBDIVISION OF LOT No. 1642 RP IN D.D.91

Survey District : North  
Date of Survey : September 2014  
Survey Sheet No. : 3-SW-11B  
Survey Record Plan No.: SRP/DN/054/0610/D1

Land Boundary Plan No. : LBP/DN/054/0610/D1

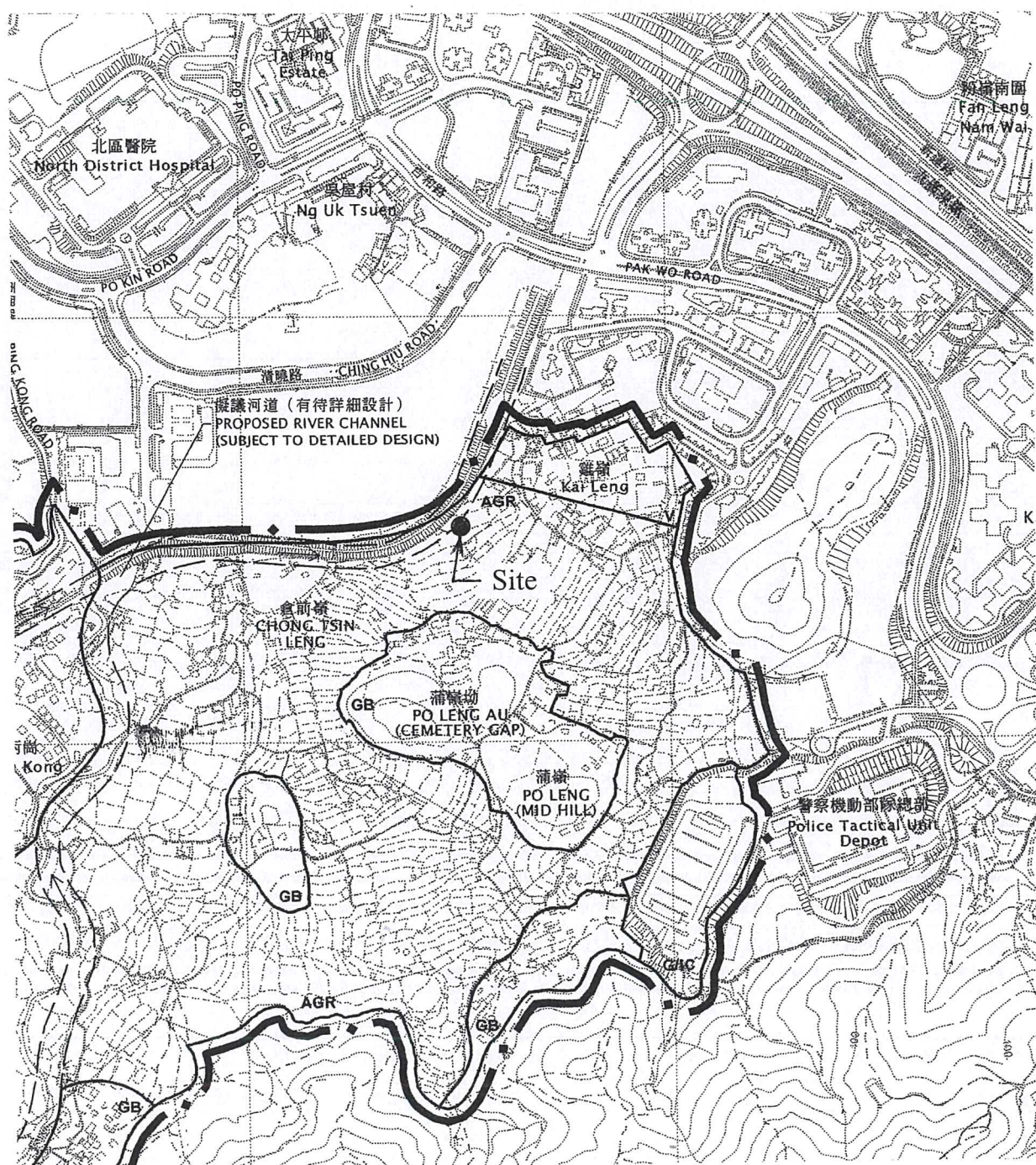
# Plan of Proposed Small House on Lot 1642 S.G in D.D. 91





## EXTRACT PLAN

From O.Z.P. S/NE-PK/11



SCALE 1:7500

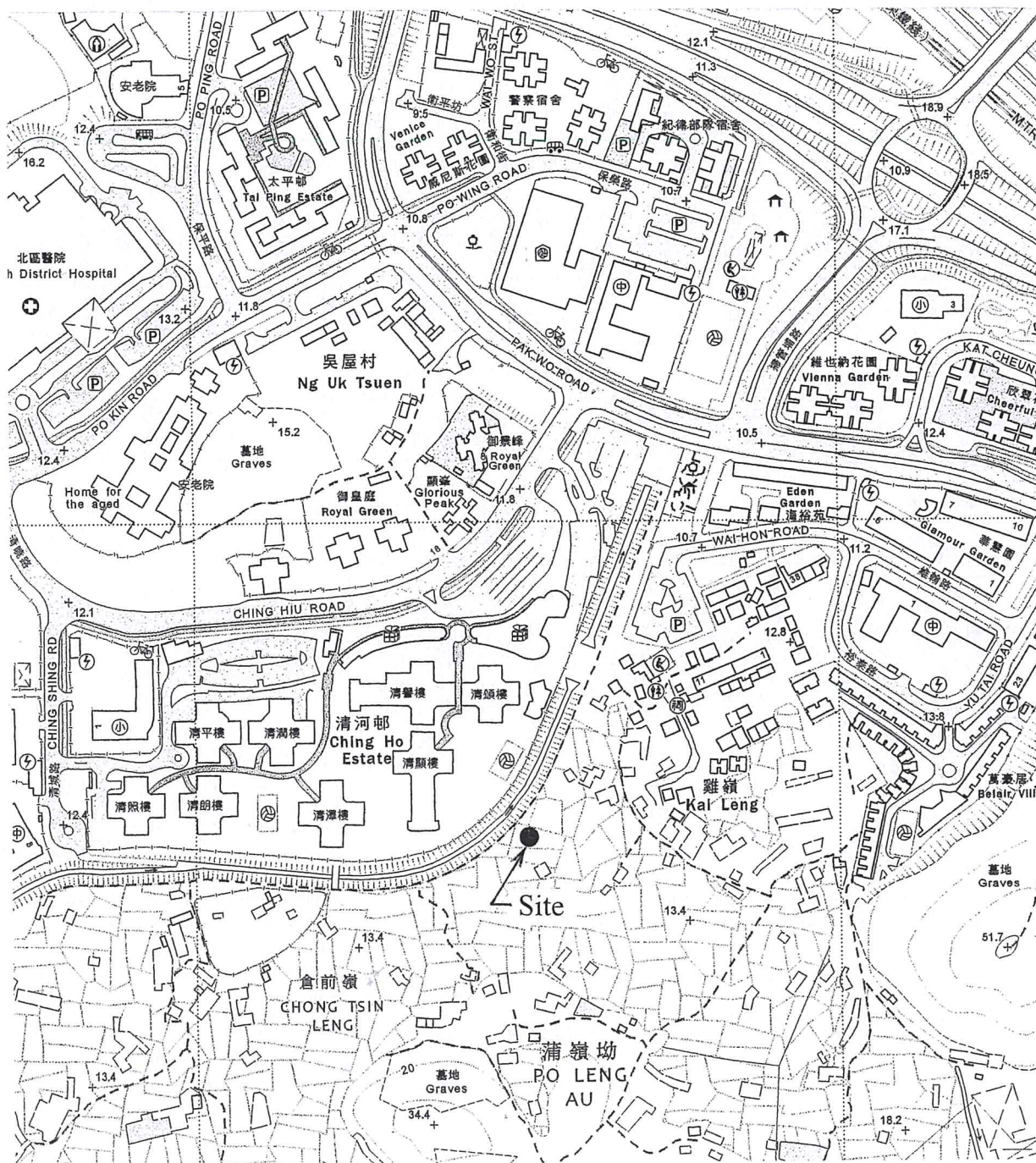






# LOCATION PLAN

## From Survey Sheet No. 3-SW-A



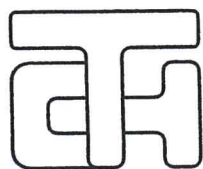
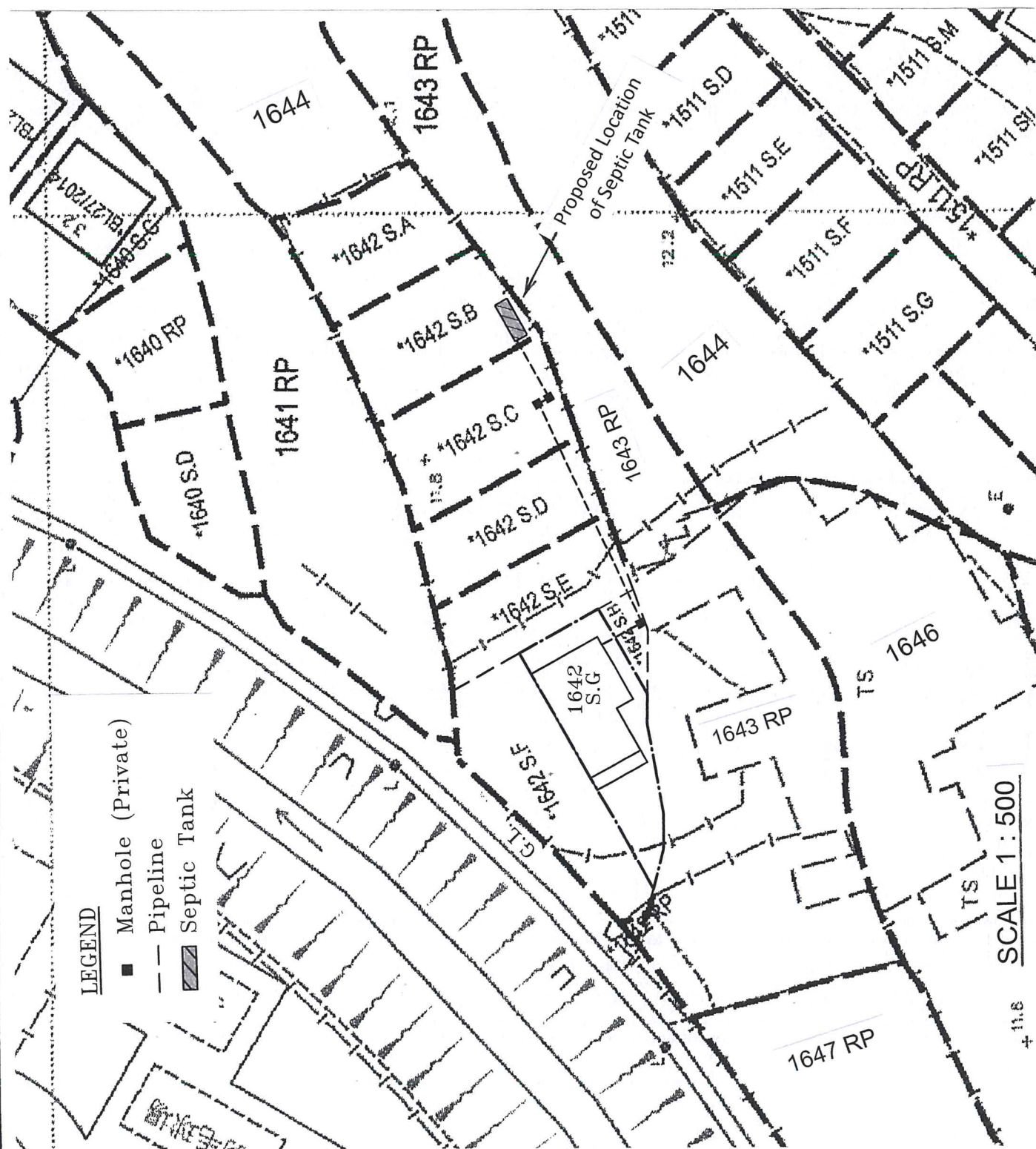
SCALE 1:5000



# Location Plan of Proposed Septic Tank

Lot No. 1642 S.G in D.D. 91

Appendix F



T.H. & ASSOCIATES LIMITED  
(陳德慶測量有限公司)

Approved By

T.H.CHAN (ALS, MHKIS, RPS(LS))  
Authorized Land Surveyor

Tel: 26577726 Fax: 26588757 e-mail: thchan\_survey@yahoo.com

Survey Sheet No.: 3-SW-11B

Plan No.: DN/91/1642G-S.tank

Date: 25-07-2025

## Justification

Appendix **G**

### Lots 1642 S.G in D.D. 91

1. The applicant, Mr. Liu Chun Hin (廖浚軒), an indigenous villager of Sheung Shui Wai, North, wishes to apply for planning permission to build a small house under Section 16 of the Town Planning Ordinance;
2. About 73% of the proposed house site falls within the Village Environs (VE) of Kai Leng, North. Centre of the proposed house site is about 78 meters in average away from the Village Type Development "V" Zone on the Ping Kong Outline Zoning Plan S/NE-PK/11;
3. Land supply within the "V" Zone of Kai Leng is very limited and there is high demand of small house applications. V Zone land owner is unwilling to release his land parcel to others, therefore, it is impossible to purchase land such that the footprint of the proposed small house is completely falling inside the "V" Zone;
4. Site visit was made on 01/08/2025, the site is flat, No trees felling is required in the proposed small house development;
5. The proposed development is considered compatible with the adjoining rural environment and will be visually un-intrusive to the surrounding area;
6. On western side, about 25 metres away from the centre of subject Lot, there is a reinforced concrete nullah running North-wards;
7. At present, there is no vehicular access leading to the application site, it can only be accessed on foot. Therefore, the proposed development would NOT cause any adverse traffic impact to the surrounding;
8. The application site had been approved by the Board, A/NE-PK/123-1 refers;
9. The small house grant has not been approved by District Land Office/North and it is beyond the control of the applicant;
10. Similar applications (Application No. A/NE-PK/199, A/NE-PK/200, A/NE-PK/201, A/NE-PK/203, A/NE-PK/204 and A/NE-PK/205) for small houses development within "VE" of Kai Leng were approved by the Board in the past;
11. Applicant wishes sympathetic consideration would be given to his application and permission would be granted.

## 同意書

### 有關第 91 約地段 1642 S.B 號

北區丈量約份第 91 約地段 1642 S.B 號業權擁有人(姓名) LIU KA CHUN，香港身份證                       
現同意村民廖浚軒在本人地段敷設污水管及污水井(見附圖紅色位置)，敷設費用由廖浚軒負責。

廖浚軒村民同意及確保喉管及有關污水井不會有任何滲漏，若做成污染必須負責清理及負責一切費用。

業權人署名: Ka Chun Li

姓名: LIU KA CHUN

香港身份證:                     

日期: 2025 年 07 月 31 日

## 同意書

### 有關第 91 約地段 1642 S.H 號

北區丈量約份第 91 約地段 1642 S.H 號業權擁有人(姓名) **EASY GREAT DEVELOPMENT LTD.**，公司註冊證                      現同意村民廖浚軒在本公司地段敷設污水管(見附圖紅色位置)，敷設費用由廖浚軒負責。

廖浚軒村民同意及確保喉管不會有任何滲漏，若做成污染必須負責清理及負責一切費用。

*For and on behalf of*  
**EASY GREAT DEVELOPMENT LIMITED**  
瑞宏發展有限公司

業權人署名: \_\_\_\_\_

  
.....  
*Authorized Signature(s)*

姓名: **EASY GREAT DEVELOPMENT LTD.**

公司註冊證: \_\_\_\_\_

日期: 2025 年 07 月 31 日

## 同意書

### 有關第 91 約地段 1642 S.E 號

北區丈量約份第 91 約地段 1642 S.E 號業權擁有人(姓名) LIU YUEN PANG，香港身份證                       
現同意村民廖浚軒在本人地段敷設污水管(見附圖紅色位置)，敷設費用由廖浚軒負責。

廖浚軒村民同意及確保喉管不會有任何滲漏，若做成污染必須負責清理及負責一切費用。

業權人署名: Yuen Pang

姓名: LIU YUEN PANG

香港身份證:                     

日期: 2025 年 07 月 31 日



## 同意書

### 有關第 91 約地段 1642 S.D 號

北區丈量約份第 91 約地段 1642 S.D 號業權擁有人(姓名) 張學勤，香港身份證                       
現同意村民廖浚軒在本人地段敷設污水管(見附圖紅色位置)，敷設費用由廖浚軒負責。

廖浚軒村民同意及確保喉管不會有任何滲漏，若做成污染必須負責清理及負責一切費用。

業權人署名:                     

姓名: 張學勤

香港身份證:                     

日期: 2025 年 07 月 31 日

## 同意書

### 有關第 91 約地段 1642 S.C 號

北區丈量約份第 91 約地段 1642 S.C 號業權擁有人(姓名) 張永康，香港身份證                       
現同意村民廖浚軒在本人地段敷設污水管(見附圖紅色位置)，敷設費用由廖浚軒負責。

廖浚軒村民同意及確保喉管不會有任何滲漏，若做成污染必須負責清理及負責一切費用。

業權人署名:                     

姓名: 張永康

香港身份證:                     

日期: 2025 年 07 月 31 日

此  
只  
申

表格第 S 16- II 號

This document is received on 28 OCT 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.

# 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

7502140

17/9

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-PK/224
	Date Received 收到日期	29 OCT 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)

LIU SI KUNG Edmond 廖仕工

### 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)

T.H. & ASSOCIATES LIMITED 陳德慶測量有限公司

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lot No. 1511 S.J in D.D. 91 Kai Leng, North, New Territories. 新界, 北區, 雞嶺. 北區丈量約份第91約 地段1511號J分段 (Appendix A & Appendix B)
(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 272.3 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 195.09 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)	NIL 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	Ping Kong Outline Zoning Plan 丙崗分區計劃大綱圖 S/NE-PK/11 (Appendix C)
(e) Land use zone(s) involved 涉及的土地用途地帶	AGR Zone 農業 (Appendix B)
(f) Current use(s) 現時用途	Vacant Land 土地空置 (Appendix D) (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

N A

- (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。

N A

Details of consent of "current land owner(s)"<sup>#</sup> obtained 取得「現行土地擁有人」<sup>#</sup>同意的詳情

No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified ..... "current land owner(s)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。 N A

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):  
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下： N A

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on ..... (DD/MM/YYYY)<sup>#&</sup>  
於 ..... (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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

- ☐ published notices in local newspapers on ..... (DD/MM/YYYY)<sup>&</sup>  
於 ..... (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on ..... (DD/MM/YYYY)<sup>&</sup>  
於 ..... (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on ..... (DD/MM/YYYY)<sup>&</sup>  
於 ..... (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

N A

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

<b>6. Development Proposal 擬議發展計劃</b>			
(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	LIU SI KUNG Edmond 廖仕工		
(b) 原居民所屬的原居鄉村 (如適用) The related indigenous village of the indigenous villager(s) (if applicable)	Villager of Sheung Shui Wai 上水圍原居民		
(c) Proposed gross floor area 擬議總樓面面積	.....195.09..... sq.m 平方米 <input type="checkbox"/> About 約		
(d) Proposed number of house(s) 擬議房屋幢數	ONE	Proposed number of storeys of each house 每幢房屋的擬議層數	3
(e) Proposed roofed over area of each house 每幢房屋的擬議上蓋面積	....65.03... sq.m 平方米	Proposed building height of each house 每幢房屋的擬議高度	....8.23.... m 米
(f) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途	Garden 花園  (Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable) (請在圖則上顯示, 並註明車位總數, 以及每個車位的長度和寬度及/或化糞池的位置 (如適用))		
(g) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是          No 否	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))  ..... <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)  <input checked="" type="checkbox"/> (Appendix E)	
(h) Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁至公共污水渠?	Yes 是 <input type="checkbox"/>          No 否 <input checked="" type="checkbox"/>	(Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線)          (Please indicate on plan the location of the proposed septic tank. 請用圖則顯示化糞池的位置)          (Appendix F)	



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

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?</p>	<p>Yes 是 <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>(Appendix D)</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>N A</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

**8. Justifications 理由**

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
 現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Appendix **G**

**Plans to be Submitted**

Appendix A Lot Index Plan—Lot No. 1511 S.J in D.D. 91 & LBP/DN/054/0602/D1

Appendix B Proposed Small House Plan

Appendix C Ping Kong Outline Zoning Plan—S/NE/-PK/11

Appendix D Aerial Photo of the Subject Site

Appendix E Location Plan

Appendix F Location Plan of Proposed Septic Tank

Appendix G Justification

**9. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.  
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署

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

MR CHAN TAK HING

Name in Block Letters  
姓名（請以正楷填寫）

Managing Director

Position (if applicable)  
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

- ☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /  
☒ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /  
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會  
☐ RPP 註冊專業規劃師  
Others 其他

MRICS, RPS (LS) & ALS



on behalf of  
代表

T.H. & ASSOCIATES LIMITED

陳德慶測量有限公司

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

Date 日期

17 SEP 2025

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及  
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。



## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)  
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot No. 1511 S.J in D.D. 91, Kai Leng, North, New Territories. 新界, 北區, 雞嶺. 北區丈量約份第91約 地段1511號J分段 (Appendix A & Appendix B)		
Site area 地盤面積	272.3	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-PK/11 (Appendix C)		
Zoning 地帶	AGR Zone 農業 (Appendix B)		
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 (Appendix B)		
(i) Proposed Gross floor area 擬議總樓面面積	195.09	sq.m 平方米	<input type="checkbox"/> About 約
(ii) Proposed No. of house(s) 擬議房屋幢數	ONE		
(iii) Proposed building height/No. of storeys 建築物高度/層數	8.23 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)		
	Three Storeys(s) 層		

## Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
<b>Plans and Drawings 圖則及繪圖</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 type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Lot Index Plan of Lot No. 1511 S.J in D.D. 91, Proposed Small House Plan, O.Z.P.—S/NE-PK/11, Aerial Photo of the Subject Site, Location Plan &amp; Location Plan of Septic Tank.</u>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" 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"/>
N A		
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。

Appendix <sup>A</sup>....



Locality : D. D. 91

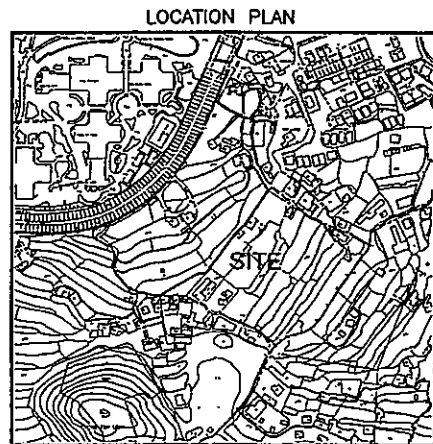
Lot Index Plan No. : LIP1595186P

District Survey Office : DSON

Date :14-May-2024

Reference No. : 3-SW-11B



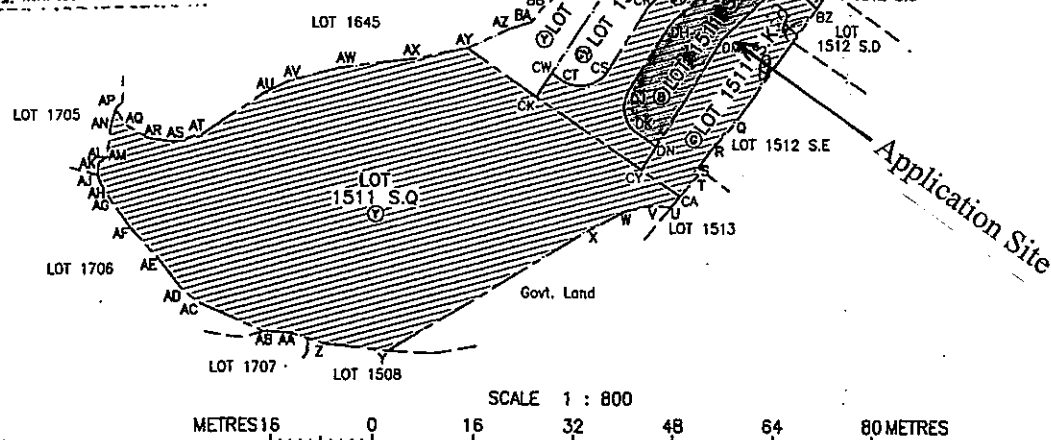


Scale 1 : 5000

Ref	Colour
B	BROWN
G	GREEN
I	INDIGO
O	ORANGE
P	PINK
R	RED
V	VIOLET
Y	YELLOW
GY	GREY
///	Profile Hatched Black of Above



註冊測量編號 MN: 15012000290081 A3C



SCALE 1 : 800

METRES 16 0 16 32 48 64 80 METRES

Survey District : North  
Date of Survey : July 2014  
Survey Sheet No. : 3-SW-118  
Survey Record Plan No.: SRP/DN/054/0602/D1

PLAN OF  
LOT Nos. 1511 S.A TO S.Q & RP IN D.D.91  
BEING SUBDIVISION OF LOT No. 1511 IN D.D.91

Table of Subdivisions	
SECTION	AREA
LOT 1511 S.A (Coloured Brown)	197.0 m <sup>2</sup> (About)
LOT 1511 S.B (Coloured Green)	139.5 m <sup>2</sup> (About)
LOT 1511 S.C (Coloured Indigo)	120.1 m <sup>2</sup> (About)
LOT 1511 S.D (Coloured Orange)	113.2 m <sup>2</sup> (About)
LOT 1511 S.E (Coloured Pink)	120.0 m <sup>2</sup> (About)
LOT 1511 S.F (Coloured Red)	146.8 m <sup>2</sup> (About)
LOT 1511 S.G (Coloured Violet)	149.9 m <sup>2</sup> (About)
LOT 1511 S.H (Coloured Yellow)	314.6 m <sup>2</sup> (About)
LOT 1511 S.I (Coloured Grey)	237.3 m <sup>2</sup> (About)
LOT 1511 S.J (Coloured Brown Hatched Black)	272.3 m <sup>2</sup> (About)
LOT 1511 S.K (Coloured Green Hatched Black)	316.2 m <sup>2</sup> (About)
LOT 1511 S.L (Coloured Indigo Hatched Black)	148.1 m <sup>2</sup> (About)
LOT 1511 S.M (Coloured Orange Hatched Black)	109.1 m <sup>2</sup> (About)
LOT 1511 S.N (Coloured Pink Hatched Black)	135.0 m <sup>2</sup> (About)
LOT 1511 S.O (Coloured Red Hatched Black)	98.4 m <sup>2</sup> (About)
LOT 1511 S.P (Coloured Violet Hatched Black)	33.6 m <sup>2</sup> (About)
LOT 1511 S.Q (Coloured Yellow Hatched Black)	2669.7 m <sup>2</sup> (About)
LOT 1511 RP (Coloured Grey Hatched Black)	587.6 m <sup>2</sup> (About)
Total Area	5908.4 m <sup>2</sup> (About)

I, LEUNG Chi-yun, George, an Authorized Land Surveyor registered under the Land Survey Ordinance (Cap. 473), hereby certify that this land boundary plan has been prepared from land boundary surveys that were carried out by me, or under my direct supervision in conformity with the Code of Practice approved by the Land Survey Authority under the above Ordinance, and that this plan correctly represents that survey completed on the 31<sup>st</sup> day of July 2014.

Dated this 16<sup>th</sup> day of September 2014.

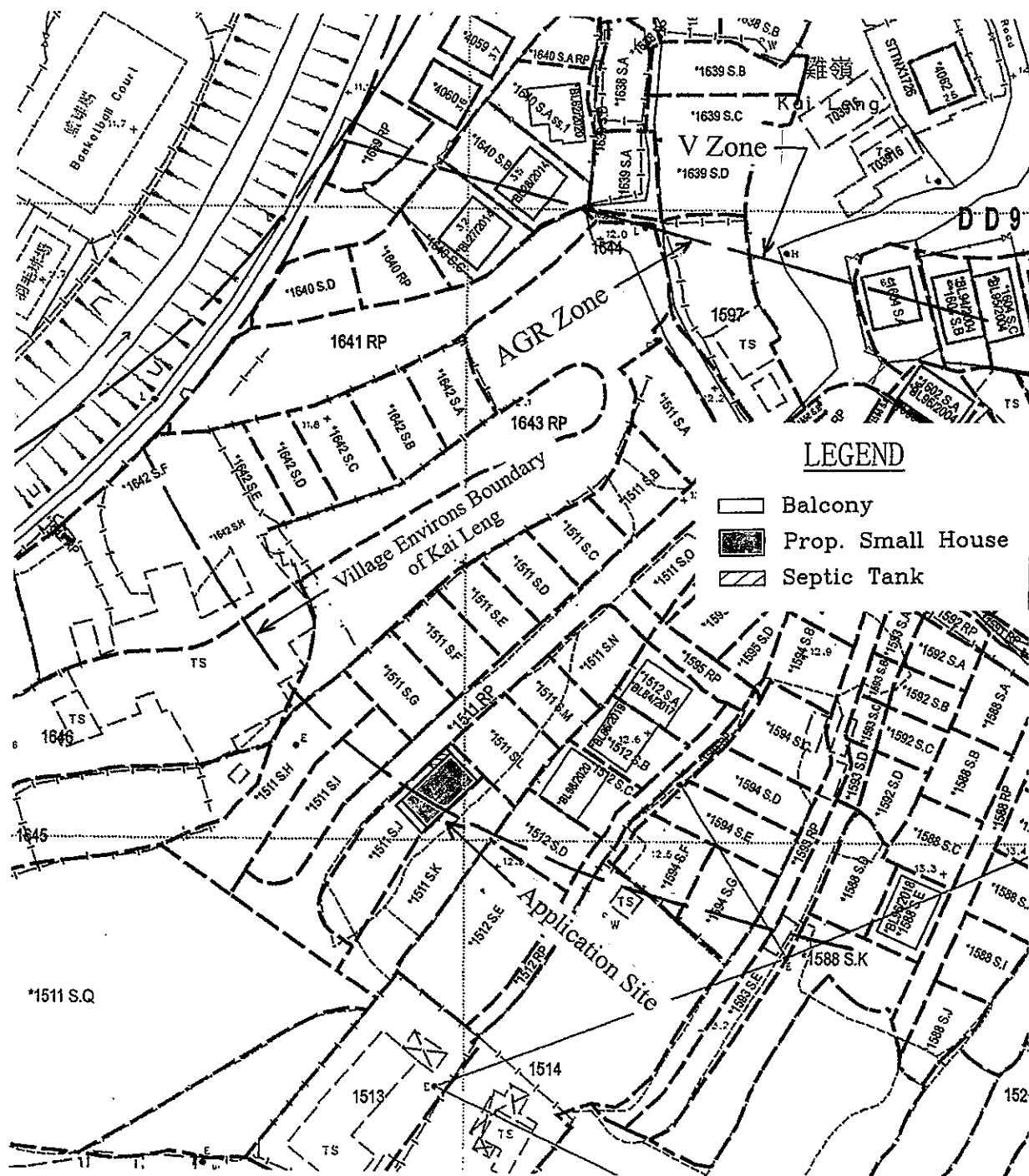
LEUNG Chi-yun George  
MIS Aust MNZC NHKS MRPS RPS(LS) ACIArb  
Authorized Land Surveyor

GLand GLand Surveying, Planning & GIS Co. Ltd.  
創領測量規劃及地理訊息系統有限公司

FOR OFFICIAL USE

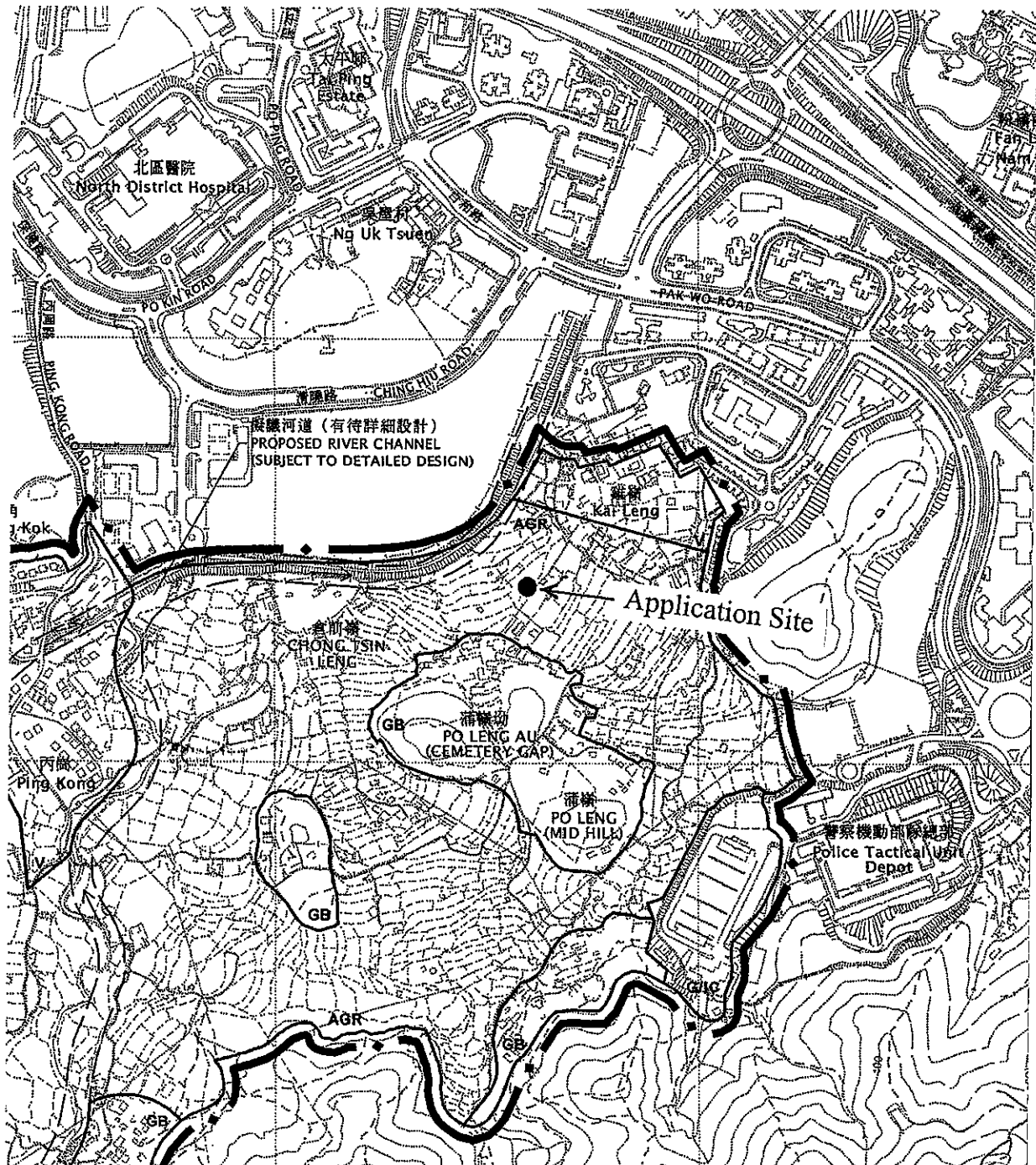
Land Boundary Plan No. : LBP/DN/054/0602/D1  
(Sheet 1 of 2 sheets)

# Plan of Proposed Small House on Lot 1511 S.J in D.D. 91



# EXTRACT PLAN

From O.Z.P. S/NE-PK/11



SCALE 1:7500

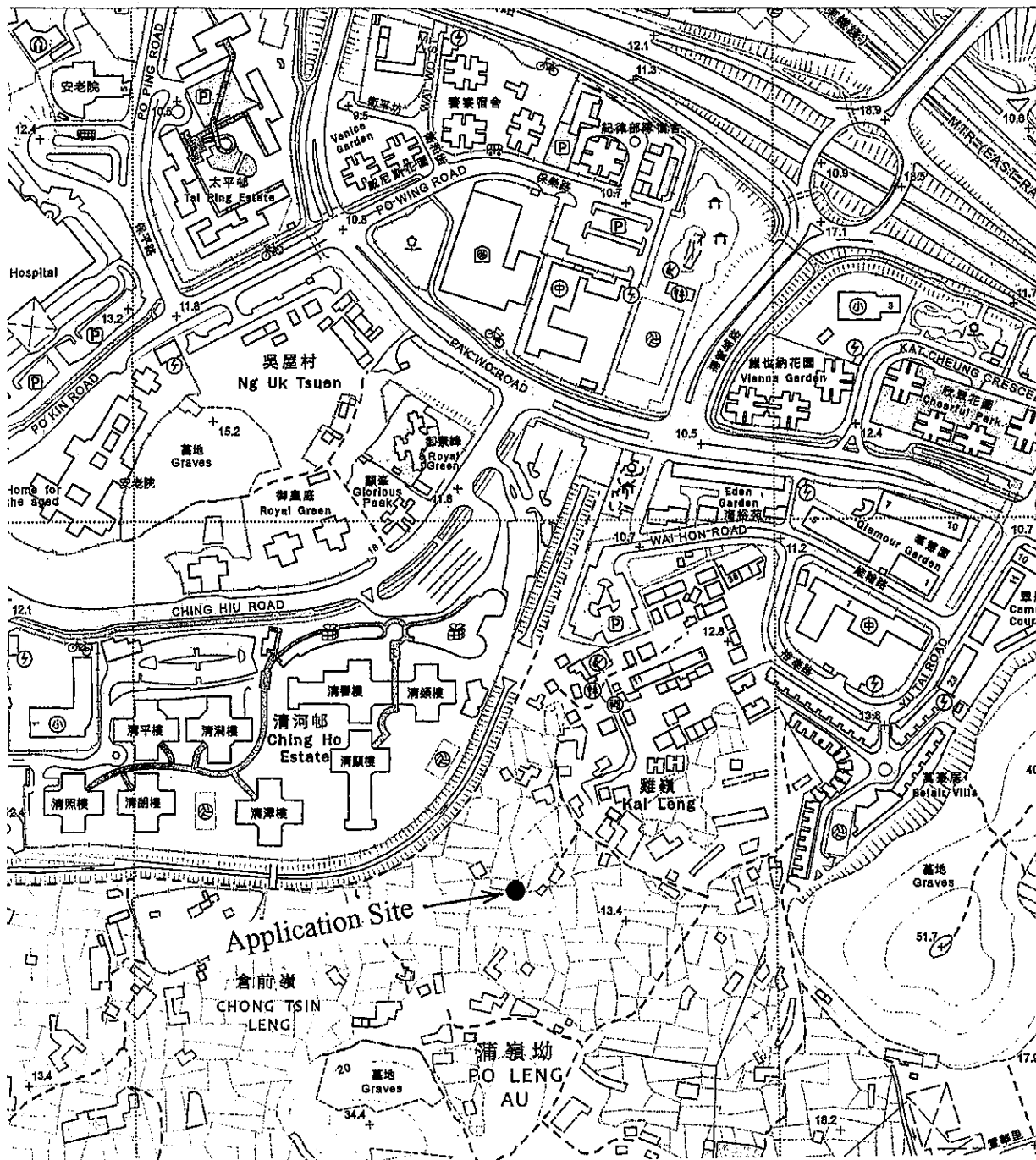


Lot 1511 S.J. in D.D. 91

This is a high-contrast, black and white aerial photograph of a wooded area. The image is heavily textured with dark, irregular shapes representing trees and foliage. A white, rectangular label with a thin black border is positioned diagonally in the center-right portion of the image. A thin black line extends from the left side of the label, pointing towards a specific area within the woods. The text on the label is "Lot 1511 S.J. in D.D. 91". In the upper left corner, there are some lighter, more structured shapes that appear to be buildings or cleared areas. The overall image quality is poor, with significant noise and high contrast.

## LOCATION PLAN

From Survey Sheet No. 3-SW-A

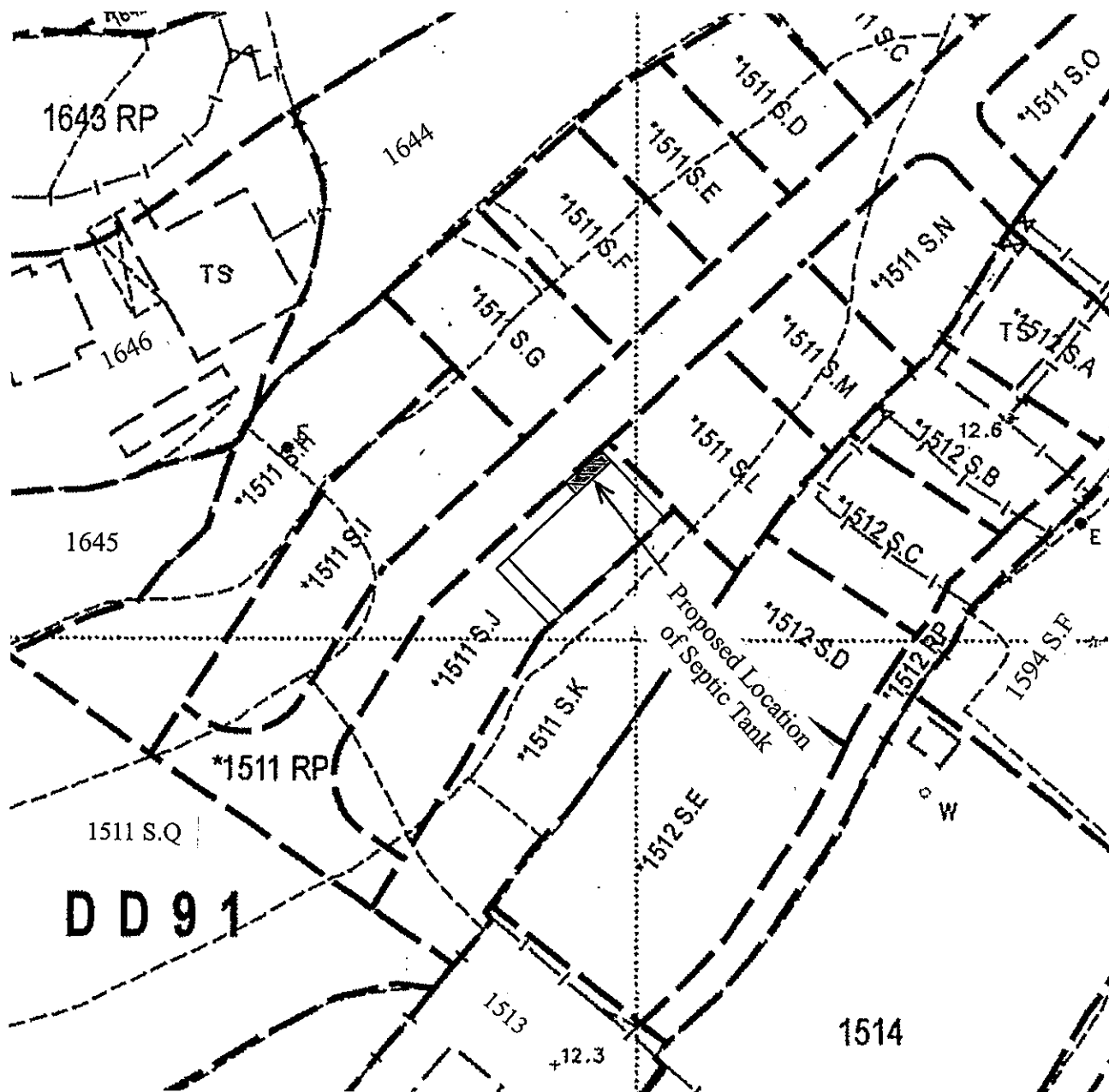


SCALE 1:5000

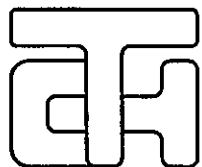
# Location Plan of Proposed Septic Tank

on Lot 1511 S.J in D.D. 91

Appendix F



SCALE 1:500



T.H. & ASSOCIATES LIMITED  
( 陳 德 慶 測 量 有 限 公 司 )

Approved By

.....  
T.H.CHAN (ALS, MHKIS, RPS(LS))  
Authorized Land Surveyor

Tel: 28577726 Fax: 28588757 e-mail: thchan\_survey@yahoo.com

Survey Sheet No.: 3-SW-11B

Plan No.: DN/91/1511J-Stank

Date: 08/09/2025



Lots 1511 S.J in D.D. 91

1. The applicant, Mr. Liu Si Kung Edmond (廖仕工), an indigenous villager of Sheung Shui Wai, North, wishes to apply for planning permission to build a small house under Section 16 of the Town Planning Ordinance;
2. 100% of the proposed small house site is inside the AGR Zone and 80% of the subject site falls within the Village Environs (VE) of Kai Leng, North. Centre of the proposed house site is about 100 meters in average away from the Village Type Development "V" Zone on the Ping Kong Outline Zoning Plan S/NE-PK/11;
3. Land supply within the "V" Zone of Kai Leng is very limited and there is high demand of small house applications. V Zone land owner is unwilling to release his land parcel to others, therefore, it is impossible to purchase land such that the footprint of the proposed small house is completely falling inside the "V" Zone;
4. Site visit was made on 09/09/2025, the site is flat, No trees felling is required in the proposed small house development;
5. There is no ditch or stream course within 30 metres of the application site;
6. The proposed development is considered compatible with the adjoining rural environment and will be visually un-intrusive to the surrounding area;
7. At present, there is no vehicular access leading to the application site, it can only be accessed on foot. Therefore, the proposed development would NOT cause any adverse traffic impact to the surrounding;
8. The application site had been approved by the Board, A/NE-PK/125-1 refers;
9. The small house grant has not been approved by District Land Officer/North and it is beyond the control of the applicant;
10. Similar applications (Application No. A/NE-PK/119-1, A/NE-PK/118-1, A/NE-PK/152, A/NE-PK/164, A/NE-PK/163, A/NE-PK/158, A/NE-PK/95-1, A/NE-PK/207 A/NE-PK/157 and A/NE-PK/153) for small houses development within "VE" of Kai Leng were approved by the Board in the past;
11. Applicant wishes sympathetic consideration would be given to his application and permission would be granted.

2025年10月28日

RNTPC Papers No. A/NE-PK/223A, 224 and 225

此文件在  
只會  
申請

收到。城市規劃  
後才正式認收到

Form No. S16-II  
表格第 S 16-II 號

This document is received on **28 OCT 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.

# 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



1562141

17/9

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-PK/225
	Date Received 收到日期	28 OCT 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。

<b>1. Name of Applicant 申請人姓名/名稱</b>
( <input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
LIU HOO CHI Alex 廖豪志

<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
T.H. & ASSOCIATES LIMITED 陳德慶測量有限公司

<b>3. Application Site 申請地點</b>	
(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)	Kai Leng, District North, New Territories. Lot No. 1511 S.K in D.D. 91 新界，北區，雞嶺。 北區丈量約份第91約 地段1511號K分段。 (Appendix A & Appendix B)
(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 316.2 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 195.09 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)	NIL 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	Ping Kong Outline Zoning Plan 丙崗分區計劃大綱圖 S/NE-PK/11 (Appendix C)
(e) Land use zone(s) involved 涉及的土地用途地帶	AGR Zone 農業 (Appendix B)
(f) Current use(s) 現時用途	Vacant Land 空置土地 (Appendix D) (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

N A

(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。

N A

Details of consent of "current land owner(s)"<sup>#</sup> obtained 取得「現行土地擁有人」<sup>#</sup>同意的詳情

No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)



- ☐ has notified ..... "current land owner(s)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。 N A

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上述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： N A

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on \_\_\_\_\_ (DD/MM/YYYY)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關係的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

N A

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

<b>6. Development Proposal 擬議發展計劃</b>			
(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	LIU HOO CHI Alex 廖豪志		
(b) 原居民所屬的原居鄉村 (如適用) The related indigenous village of the indigenous villager(s) (if applicable)	Villager of Sheung Shui Wai 上水圍原居民		
(c) Proposed gross floor area 擬議總樓面面積	.....316.2..... sq.m 平方米 <input checked="" type="checkbox"/> About 約		
(d) Proposed number of house(s) 擬議房屋幢數	ONE	Proposed number of storeys of each house 每幢房屋的擬議層數	3
(e) Proposed roofed over area of each house 每幢房屋的擬議上蓋面積	....65.03... sq.m 平方米	Proposed building height of each house 每幢房屋的擬議高度	....8.23.... m 米
(f) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途	Garden 花園  (Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable) (請在圖則上顯示，並註明車位總數，以及每個車位的長度和寬度及/或化糞池的位置 (如適用))		
(g) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是          No 否	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))  ..... <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)  <input checked="" type="checkbox"/> (Appendix E)	
(h) Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁至公共污水渠?	Yes 是 <input type="checkbox"/>       No 否 <input checked="" type="checkbox"/>	(Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線)       (Please indicate on plan the location of the proposed septic tank. 請用圖則顯示化糞池的位置)       (Appendix F)	

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

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?</p>	<p>Yes 是 <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p style="text-align: right;">(Appendix D)</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>..... N.A. ....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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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"/>																													

**8. Justifications 理由**

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
 現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Appendix G

**Plans to be Submitted**

Appendix A Lot Index Plan—Lot No. 1511 S.K in D.D. 91 & LBP/DN/054/0602/D1

Appendix B Proposed Small House Plan

Appendix C Ping Kong Outline Zoning Plan—S/NE-PK/11

Appendix D Aerial Photo of the Subject Site

Appendix E Location Plan

Appendix F Location Plan of Septic Tank

Appendix G Justification

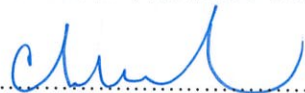


**9. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.  
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署



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

MR CHAN TAK HING

Name in Block Letters  
姓名（請以正楷填寫）

Managing Director

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 ..... MRICS, RPS (LS) & ALS



on behalf of  
代表

T.H. & ASSOCIATES LIMITED

陳德慶測量有限公司

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

Date 日期

17 SEP 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	Kai Leng, District North, New Territories. Lot No. 1511 S.K in D.D. 91 新界，北區，雞嶺。 北區丈量約份第91約 地段1511號K分段.		
Site area 地盤面積	316.2 sq. m 平方米	<input checked="" type="checkbox"/> About 約	(Appendix A)
	(includes Government land of 包括政府土地	N A sq. m 平方米	<input type="checkbox"/> About 約) (Appendix A)
Plan 圖則	S/NE-PK/11 (Appendix C)		
Zoning 地帶	AGR Zone 農業 (Appendix B)		
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 (Appendix B)		
(i) Proposed Gross floor area 擬議總樓面面積	195.09 sq.m 平方米	<input type="checkbox"/> About 約	
(ii) Proposed No. of house(s) 擬議房屋幢數	ONE		
(iii) Proposed building height/No. of storeys 建築物高度/層數	8.23 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)		
	Three Storeys(s) 層		

# Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

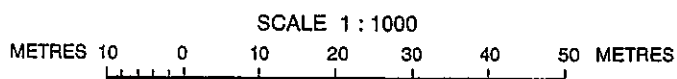
	<u>Chinese</u> 中文	<u>English</u> 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	N A	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Lot Index Plan of Lot No. 1511 S.K in D.D. 91, Proposed Small House Plan, O.Z.P—S/NE-PK/11, Aerial Photo of the Subject Site, Location Plan &amp; Location Plan of Septic Tank</u>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" 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	N A	<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"/>

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.

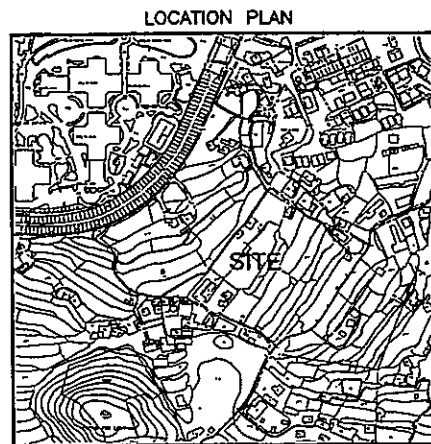
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

## Appendix A



Reference No. : 3-SW-11B





Scale 1 : 5000

Ref	Colour
B	BROWN
G	GREEN
I	INDIGO
O	ORANGE
P	PINK
R	RED
V	VIOLET
Y	YELLOW
GY	GREY
Preface Hatched Block of Above	

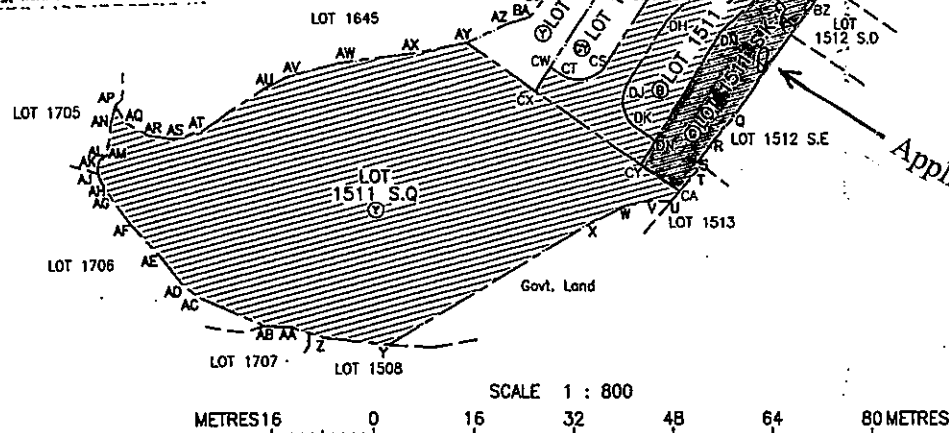


Table of Subdivisions	
SECTION	AREA
LOT 1511 S.A (Coloured Brown)	197.0 m <sup>2</sup> (About)
LOT 1511 S.B (Coloured Green)	139.5 m <sup>2</sup> (About)
LOT 1511 S.C (Coloured Indigo)	120.1 m <sup>2</sup> (About)
LOT 1511 S.D (Coloured Orange)	113.2 m <sup>2</sup> (About)
LOT 1511 S.E (Coloured Pink)	120.0 m <sup>2</sup> (About)
LOT 1511 S.F (Coloured Red)	146.8 m <sup>2</sup> (About)
LOT 1511 S.G (Coloured Violet)	149.9 m <sup>2</sup> (About)
LOT 1511 S.H (Coloured Yellow)	314.6 m <sup>2</sup> (About)
LOT 1511 S.I (Coloured Grey)	237.3 m <sup>2</sup> (About)
LOT 1511 S.J (Coloured Brown Hatched Black)	272.3 m <sup>2</sup> (About)
LOT 1511 S.K (Coloured Green Hatched Black)	316.2 m <sup>2</sup> (About)
LOT 1511 S.L (Coloured Indigo Hatched Black)	148.1 m <sup>2</sup> (About)
LOT 1511 S.M (Coloured Orange Hatched Black)	109.1 m <sup>2</sup> (About)
LOT 1511 S.N (Coloured Pink Hatched Black)	135.0 m <sup>2</sup> (About)
LOT 1511 S.O (Coloured Red Hatched Black)	98.4 m <sup>2</sup> (About)
LOT 1511 S.P (Coloured Violet Hatched Black)	33.6 m <sup>2</sup> (About)
LOT 1511 S.Q (Coloured Yellow Hatched Black)	2669.7 m <sup>2</sup> (About)
LOT 1511 RP (Coloured Grey Hatched Black)	587.6 m <sup>2</sup> (About)
Total Area	5908.4 m <sup>2</sup> (About)

I, LEUNG Chi-yan, George, an Authorized Land Surveyor registered under the Land Survey Ordinance (Cap. 473), hereby certify that this land boundary plan has been prepared from land boundary surveys that were carried out by me, or under my direct supervision in conformity with the Code of Practice approved by the Land Survey Authority under the above Ordinance, and that this plan correctly represents that survey completed on the 31<sup>st</sup> day of July 2014.

Dated this 16<sup>th</sup> day of September 2014.

LEUNG Chi-yan, George  
MIS Aust. MNS Aust. MRS RPS(S) ACWb  
Authorized Land Surveyor

**GLand** GLand Surveying, Planning & GIS Co. Ltd.  
創領測量規劃及地理訊息系統有限公司

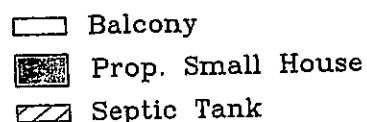
FOR OFFICIAL USE

Land Boundary Plan No. : LBP/DN/054/0602/D1  
(Sheet 1 of 2 sheets)

Survey District : North  
Date of Survey : July 2014  
Survey Sheet No. : 3-SW-11B  
Survey Record Plan No.: SRP/DN/054/0602/D1

PLAN OF  
LOT Nos. 1511 S.A TO S.Q & RP IN D.D.91  
BEING SUBDIVISION OF LOT No. 1511 IN D.D.91

Lot 1511 S.K in D.D. 91

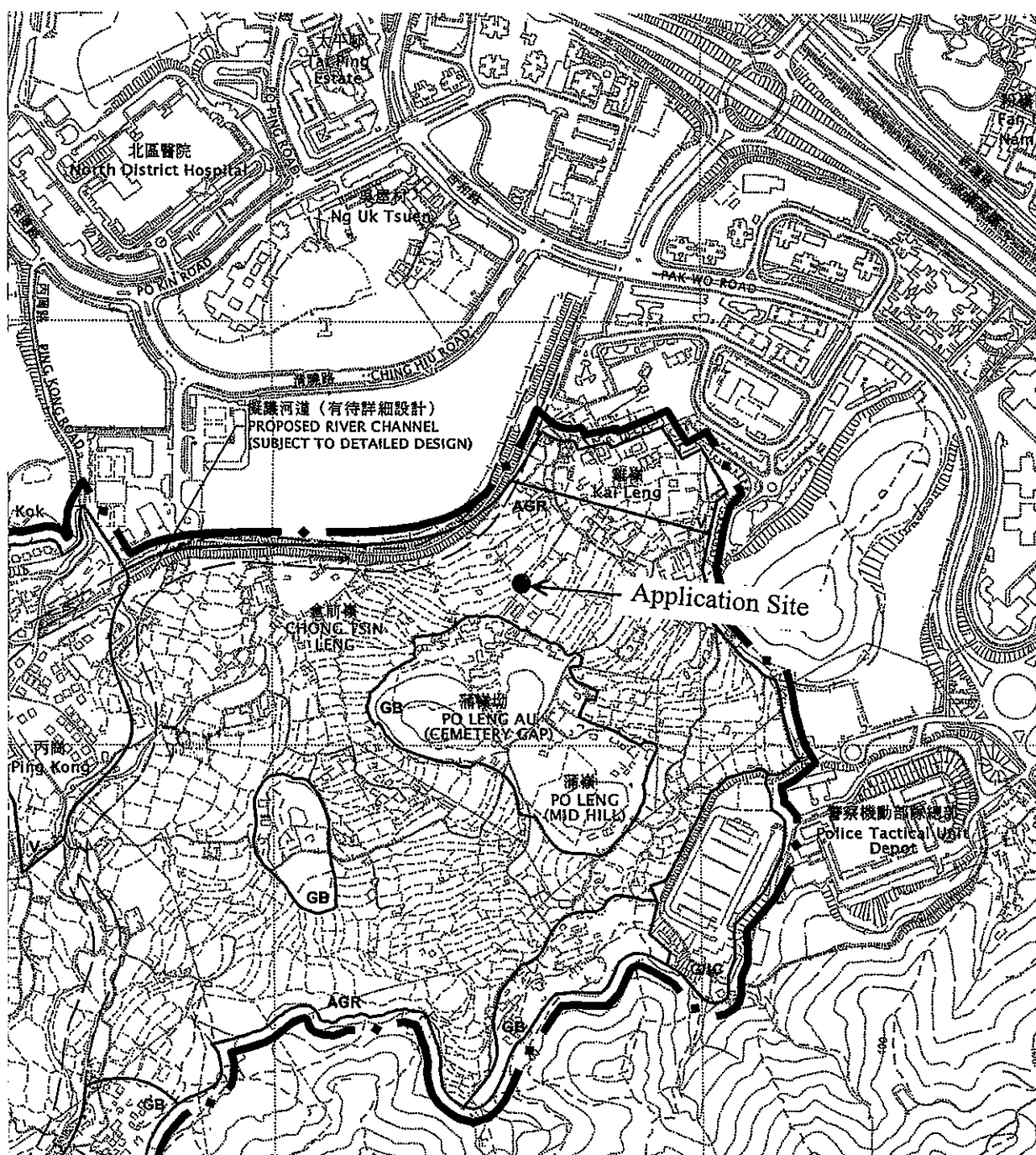


SCALE 1:1000

15

# EXTRACT PLAN

## From O.Z.P. S/NE-PK/11



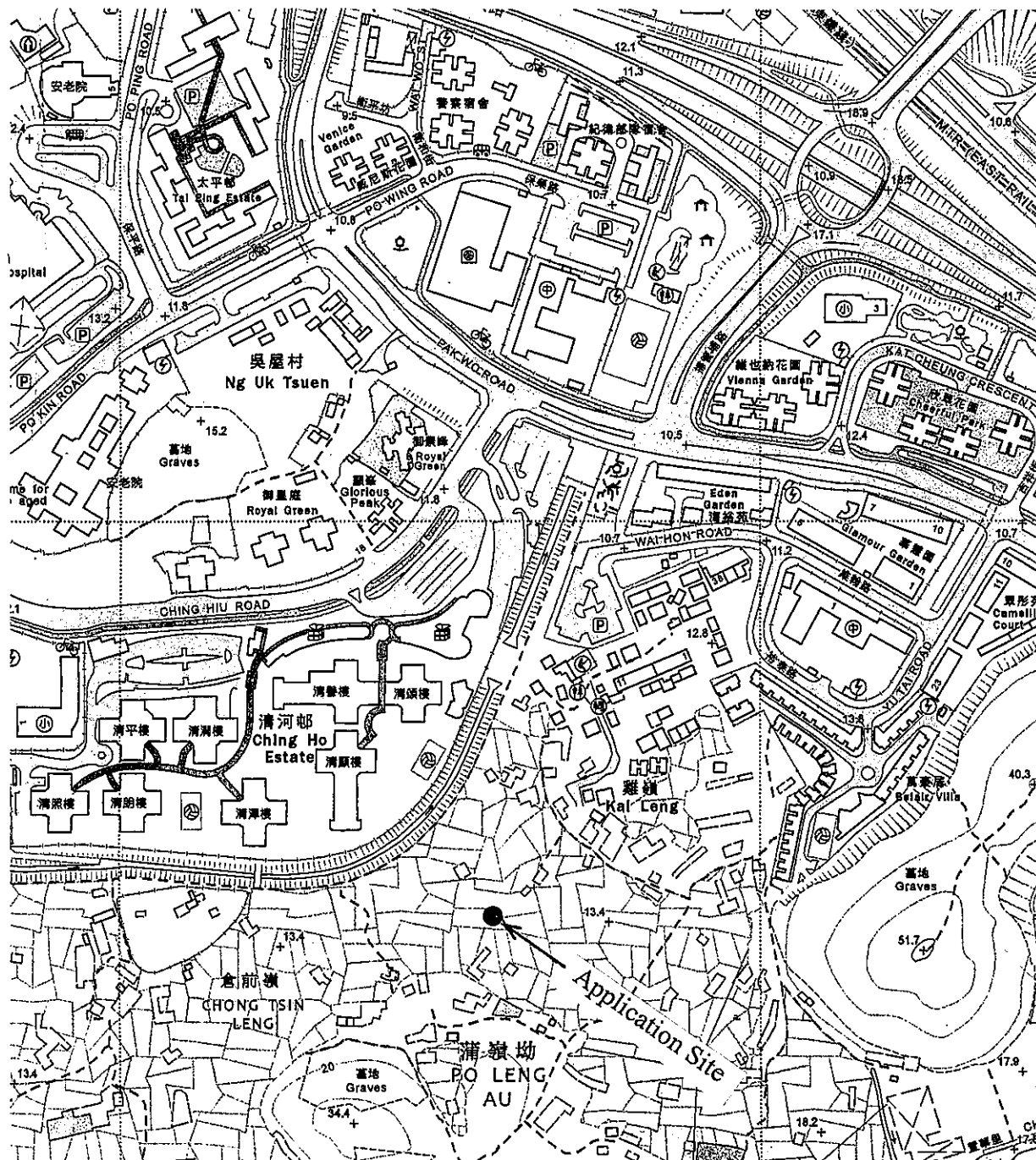
SCALE 1:7500





# LOCATION PLAN

## From Survey Sheet No. 3-SW-A

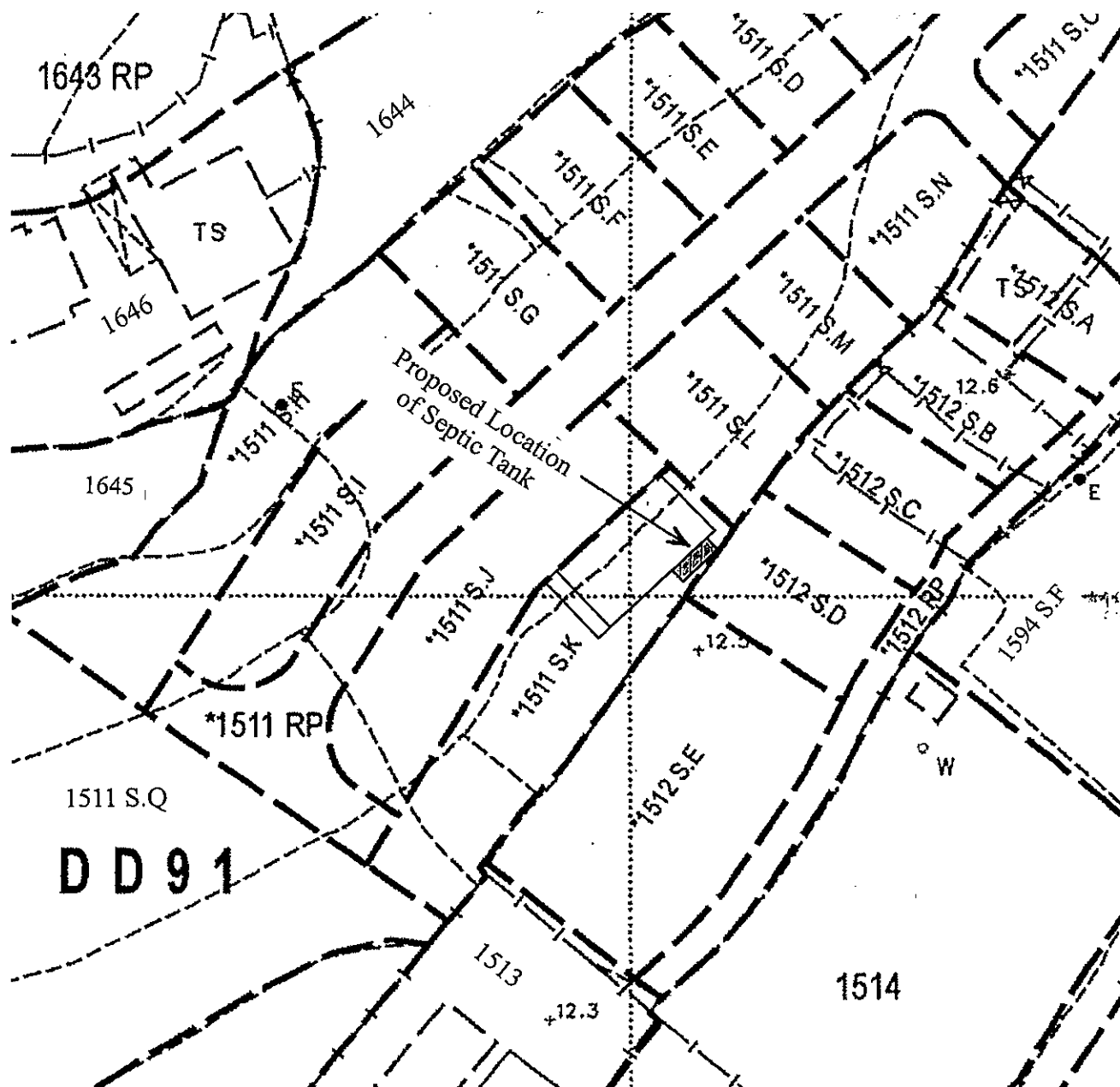


SCALE 1:5000

# Location Plan of Proposed Septic Tank

on Lot 1511 S.K in D.D. 91

Appendix <sup>F</sup>



SCALE 1:500



T.H. & ASSOCIATES LIMITED  
( 陳德慶測量有限公司 )

Approved By

.....  
T.H.CHAN (ALS, MHKIS, RPS(LS))  
Authorized Land Surveyor

Tel: 26577726 Fax: 26588757 e-mail: thchan\_survey@yahoo.com

Survey Sheet No.: 3-SW-11B

Plan No.: DN/91/1511K-Stank

Date: 08/09/2025

Lots 1511 S.K in D.D. 91

1. The applicant, Mr. Liu Hoo Chi Alex (廖豪志), an indigenous villager of Sheung Shui Wai, North, wishes to apply for planning permission to build a small house under Section 16 of the Town Planning Ordinance;
2. 100% of the proposed small house site is inside the AGR Zone and 62% of the subject site falls within the Village Environs (VE) of Kai Leng, North. Centre of the proposed house site is about 100 meters in average away from the Village Type Development "V" Zone on the Ping Kong Outline Zoning Plan S/NE-PK/11;
3. Land supply within the "V" Zone of Kai Leng is very limited and there is high demand of small house applications. V Zone land owner is unwilling to release his land parcel to others, therefore, it is impossible to purchase land such that the footprint of the proposed small house is completely falling inside the "V" Zone;
4. Site visit was made on 09/09/2025, the site is flat, No trees felling is required in the proposed small house development;
5. There is no ditch or stream course within 30 metres of the application site;
6. The proposed development is considered compatible with the adjoining rural environment and will be visually un-intrusive to the surrounding area;
7. At present, there is no vehicular access leading to the application site, it can only be accessed on foot. Therefore, the proposed development would NOT cause any adverse traffic impact to the surrounding;
8. The application site had been approved by the Board, A/NE-PK/152 refers;
9. The small house grant has not been approved by District Land Officer/North and it is beyond the control of the applicant;
10. Similar applications (Application No. A/NE-PK/119-1, A/NE-PK/118-1, A/NE-PK/125-1, A/NE-PK/164, A/NE-PK/163, A/NE-PK/158, A/NE-PK/95-1, A/NE-PK/207 A/NE-PK/157 and A/NE-PK/153) for small houses development within "VE" of Kai Leng were approved by the Board in the past;
11. Applicant wishes sympathetic consideration would be given to his application and permission would be granted.

寄件者: Theodora Pui Shan CHAN/PLAND  
 寄件日期: 2025年10月20日星期一 12:24  
 收件者: tpbpd/PLAND  
 副本: [REDACTED]  
 主旨: [s16 application A/NE-PK/223]: Further Information to response UD&L

Dear Town Planning Board Secretariat,

Please find below the further information submitted by the applicant via email dated 20.10.2025 regarding the s16 application No. A/NE-PK/223. Thank you.

Regards,  
 Theodora Chan  
 TP/TP(6)  
 Sha Tin, Tai Po & North District Planning Office  
 Planning Department  
 (Tel.: 2158 6235)

---

From: Theodora Pui Shan CHAN/PLAND  
 Sent: Monday, October 20, 2025 12:08 PM  
 To: 'Simon Liu' [REDACTED]  
 Subject: Re: [s16 application A/NE-PK/223]: Departmental Comment from Urban Design & Landscape Section (UD&L)

廖先生：

**擬議屋宇（新界豁免管制屋宇-小型屋宇）**  
**新界上水雞嶺丈量約份第91約地段第1642號G分段**  
**（申請編號：A/NE-PK/223）**

根據你剛才在電話對話中的澄清（2025年10月20日），你在同日稍早傳送給本處的電郵內附上的照片應為一張而非兩張，而附件照片中紅框所示為申請地點範圍，以作記錄。

規劃署沙田、大埔及北區規劃處  
 城市規劃師/大埔 6  
 陳佩嫻

---

From: Simon Liu [REDACTED]  
 Sent: Monday, October 20, 2025 10:54 AM  
 To: Theodora Pui Shan CHAN/PLAND [REDACTED]  
 Subject: Re: [s16 application A/NE-PK/223]: Departmental Comment from Urban Design & Landscape Section (UD&L)

早晨，陳小姐，  
 現在附上照片兩張，請代為通知園境組。我們沒有發現任何樹木在申請地上。

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

Liu



在 2025年9月30日週二 13:59，Simon Liu [REDACTED] 寫道：

陳小姐，你好。

基於最近打風及暴雨。本人遲了回覆。

不便之處，敬請原諒。

勞煩，請把這個申請延期兩個月。

Regards

Liu



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

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

standards; and

- (k) all other statutory or non-statutory requirements of relevant Government departments must be met. Depending on the specific land use zoning of the application site, other Town Planning Board guidelines should be observed, as appropriate.
- <sup>^</sup>i.e. the applicant can demonstrate that effluent discharge from the proposed development will be in compliance with the effluent standards as stipulated in the Water Pollution Control Ordinance Technical Memorandum.

**Previous Applications**

**Approved Applications**

<b>Application No.</b>	<b>Proposed Use(s)/Development(s)</b>	<b>Date of Consideration</b>
A/NE-PK/112 <sup>3</sup>	Proposed House (New Territories Exempted House (NTEH) - Small House)	17.2.2017
A/NE-PK/123 <sup>1</sup>	Proposed House (NTEH) - Small House	22.9.2017
A/NE-PK/125 <sup>2</sup>	Proposed House (NTEH) - Small House	8.9.2017
A/NE-PK/152 <sup>3</sup>	Proposed House (NTEH) - Small House	23.7.2021

**Remarks:**

<sup>1</sup>: Previous case of Application No. A/NE-PK/223

<sup>2</sup>: Previous case of Application No. A/NE-PK/224

<sup>3</sup>: Previous case of Application No. A/NE-PK/225

**Similar Applications**

**Approved Applications**

<b>Application No.</b>	<b>Proposed Use(s)/Development(s)</b>	<b>Date of Consideration</b>
A/NE-PK/17	Proposed House (New Territories Exempted House (NTEH) - Small House)	1.6.2001
A/NE-PK/20 <sup>1</sup>	Proposed House (NTEH - Small House)	25.1.2002
A/NE-PK/21 <sup>2</sup>	Proposed House (NTEH - Small House)	15.3.2002
A/NE-PK/23	Proposed House (NTEH - Small House)	19.12.2003
A/NE-PK/25 <sup>2</sup>	Proposed House (NTEH - Small House)	23.9.2005
A/NE-PK/26 <sup>1</sup>	Proposed House (NTEH - Small House)	23.9.2005
A/NE-PK/29	Proposed House (NTEH - Small House)	21.10.2011
A/NE-PK/30 <sup>3</sup>	Proposed House (NTEH - Small House)	18.5.2012
A/NE-PK/31 <sup>4</sup>	Proposed House (NTEH - Small House)	18.5.2012
A/NE-PK/32 <sup>5</sup>	Proposed House (NTEH - Small House)	18.5.2012
A/NE-PK/33 <sup>6</sup>	Proposed House (NTEH - Small House)	6.7.2012
A/NE-PK/34 <sup>7</sup>	Proposed House (NTEH - Small House)	6.7.2012
A/NE-PK/35 <sup>8</sup>	Proposed House (NTEH - Small House)	11.1.2013
A/NE-PK/36 <sup>9</sup>	Proposed House (NTEH - Small House)	7.6.2013
A/NE-PK/37 <sup>10</sup>	Proposed House (NTEH - Small House)	11.1.2013
A/NE-PK/38 <sup>11</sup>	Proposed House (NTEH - Small House)	22.11.2013
A/NE-PK/39 <sup>12</sup>	Proposed House (NTEH - Small House)	22.11.2013
A/NE-PK/40 <sup>13</sup>	Proposed House (NTEH - Small House)	22.11.2013
A/NE-PK/41 <sup>14</sup>	Proposed House (NTEH - Small House)	22.11.2013
A/NE-PK/42 <sup>15</sup>	Proposed House (NTEH - Small House)	22.11.2013
A/NE-PK/44 <sup>16</sup>	Proposed House (NTEH - Small House)	13.12.2013
A/NE-PK/45 <sup>17</sup>	Proposed House (NTEH - Small House)	13.12.2013



<b>Application No.</b>	<b>Proposed Use(s)/Development(s)</b>	<b>Date of Consideration</b>
A/NE-PK/46 <sup>18</sup>	Proposed House (NTEH - Small House)	13.12.2013
A/NE-PK/47	Proposed House (NTEH - Small House)	9.5.2014
A/NE-PK/48 <sup>19</sup>	Proposed House (NTEH - Small House)	9.5.2014
A/NE-PK/49 <sup>20</sup>	Proposed House (NTEH - Small House)	9.5.2014
A/NE-PK/50 <sup>21</sup>	Proposed House (NTEH - Small House)	23.5.2014
A/NE-PK/51 <sup>22</sup>	Proposed House (NTEH - Small House)	23.5.2014
A/NE-PK/52 <sup>23</sup>	Proposed House (NTEH - Small House)	23.5.2014
A/NE-PK/53 <sup>24</sup>	Proposed House (NTEH - Small House)	27.6.2014
A/NE-PK/54 <sup>25</sup>	Proposed House (NTEH - Small House)	27.6.2014
A/NE-PK/55	Proposed House (NTEH - Small House)	27.6.2014
A/NE-PK/56 <sup>26</sup>	Proposed House (NTEH - Small House)	27.6.2014
A/NE-PK/57 <sup>27</sup>	Proposed House (NTEH - Small House)	27.6.2014
A/NE-PK/58 <sup>28</sup>	Proposed House (NTEH - Small House)	27.6.2014
A/NE-PK/59	Proposed House (NTEH - Small House)	8.8.2014
A/NE-PK/60	Proposed House (NTEH - Small House)	8.8.2014
A/NE-PK/61	Proposed House (NTEH - Small House)	8.8.2014
A/NE-PK/62	Proposed House (NTEH - Small House)	8.8.2014
A/NE-PK/63	Proposed House (NTEH - Small House)	12.9.2014
A/NE-PK/64 <sup>29</sup>	Proposed House (NTEH - Small House)	12.9.2014
A/NE-PK/65 <sup>30</sup>	Proposed House (NTEH - Small House)	12.9.2014
A/NE-PK/66 <sup>31</sup>	Proposed House (NTEH - Small House)	12.9.2014
A/NE-PK/67 <sup>32</sup>	Proposed House (NTEH - Small House)	28.11.2014
A/NE-PK/68	Proposed House (NTEH - Small House)	12.12.2014
A/NE-PK/69 <sup>33</sup>	Proposed House (NTEH - Small House)	16.1.2015
A/NE-PK/70 <sup>34</sup>	Proposed House (NTEH - Small House)	16.1.2015
A/NE-PK/71 <sup>35</sup>	Proposed House (NTEH - Small House)	6.2.2015

<b>Application No.</b>	<b>Proposed Use(s)/Development(s)</b>	<b>Date of Consideration</b>
A/NE-PK/72 <sup>36</sup>	Proposed House (NTEH - Small House)	6.2.2015
A/NE-PK/73	Proposed House (NTEH - Small House)	6.2.2015
A/NE-PK/74 <sup>37</sup>	Proposed House (NTEH - Small House)	6.2.2015
A/NE-PK/75 <sup>38</sup>	Proposed House (NTEH - Small House)	8.1.2016
A/NE-PK/76 <sup>39</sup>	Proposed House (NTEH - Small House)	22.1.2016
A/NE-PK/77 <sup>40</sup>	Proposed House (NTEH - Small House)	22.1.2016
A/NE-PK/78 <sup>41</sup>	Proposed House (NTEH - Small House)	5.2.2016
A/NE-PK/82 <sup>42</sup>	Proposed House (NTEH - Small House)	15.7.2016
A/NE-PK/83 <sup>43</sup>	Proposed House (NTEH - Small House)	15.7.2016
A/NE-PK/84	Proposed House (NTEH - Small House)	15.7.2016
A/NE-PK/85 <sup>44</sup>	Proposed House (NTEH - Small House)	30.9.2016
A/NE-PK/86 <sup>45</sup>	Proposed House (NTEH - Small House)	30.9.2016
A/NE-PK/87 <sup>46</sup>	Proposed House (NTEH - Small House)	30.9.2016
A/NE-PK/89 <sup>3</sup>	Proposed House (NTEH - Small House)	23.12.2016
A/NE-PK/90 <sup>4</sup>	Proposed House (NTEH - Small House)	23.12.2016
A/NE-PK/91 <sup>5</sup>	Proposed House (NTEH - Small House)	23.12.2016
A/NE-PK/92 <sup>7</sup>	Proposed House (NTEH - Small House)	23.12.2016
A/NE-PK/93 <sup>6</sup>	Proposed House (NTEH - Small House)	23.12.2016
A/NE-PK/94 <sup>47</sup>	Proposed House (NTEH - Small House)	23.12.2016
A/NE-PK/95	Proposed House (NTEH - Small House)	23.12.2016
A/NE-PK/96	Proposed House (NTEH - Small House)	23.12.2016
A/NE-PK/97	Proposed House (NTEH - Small House)	23.12.2016
A/NE-PK/98	Proposed House (NTEH - Small House)	13.1.2017
A/NE-PK/99 <sup>48</sup>	Proposed House (NTEH - Small House)	13.1.2017
A/NE-PK/100	Proposed House (NTEH - Small House)	13.1.2017
A/NE-PK/101	Proposed House (NTEH - Small House)	13.1.2017

<b>Application No.</b>	<b>Proposed Use(s)/Development(s)</b>	<b>Date of Consideration</b>
A/NE-PK/102 <sup>49</sup>	Proposed House (NTEH - Small House)	13.1.2017
A/NE-PK/103 <sup>50</sup>	Proposed House (NTEH - Small House)	13.1.2017
A/NE-PK/104 <sup>51</sup>	Proposed House (NTEH - Small House)	13.1.2017
A/NE-PK/105 <sup>52</sup>	Proposed House (NTEH - Small House)	3.2.2017
A/NE-PK/106 <sup>53</sup>	Proposed House (NTEH - Small House)	3.2.2017
A/NE-PK/107	Proposed House (NTEH - Small House)	3.2.2017
A/NE-PK/108 <sup>54</sup>	Proposed House (NTEH - Small House)	3.2.2017
A/NE-PK/109	Proposed House (NTEH - Small House)	3.2.2017
A/NE-PK/110 <sup>55</sup>	Proposed House (NTEH - Small House)	3.2.2017
A/NE-PK/111 <sup>56</sup>	Proposed House (NTEH - Small House)	17.2.2017
A/NE-PK/112 <sup>57, 61</sup>	Proposed House (NTEH - Small House)	17.2.2017
A/NE-PK/113 <sup>58</sup>	Proposed House (NTEH - Small House)	3.3.2017
A/NE-PK/115 <sup>59</sup>	Proposed House (NTEH - Small House)	7.4.2017
A/NE-PK/116	Proposed House (NTEH - Small House)	12.5.2017
A/NE-PK/117 <sup>60</sup>	Proposed House (NTEH - Small House)	12.5.2017
A/NE-PK/118	Proposed House (NTEH - Small House)	12.5.2017
A/NE-PK/119	Proposed House (NTEH - Small House)	12.5.2017
A/NE-PK/120	Proposed House (NTEH - Small House)	26.5.2017
A/NE-PK/122	Proposed House (NTEH - Small House)	23.6.2017
A/NE-PK/123 <sup>62</sup>	Proposed House (NTEH - Small House)	22.9.2017
A/NE-PK/124	Proposed House (NTEH - Small House)	8.9.2017
A/NE-PK/125 <sup>63</sup>	Proposed House (NTEH - Small House)	8.9.2017
A/NE-PK/126	Proposed House (NTEH - Small House)	22.9.2017
A/NE-PK/127	Proposed House (NTEH - Small House)	22.9.2017
A/NE-PK/130 <sup>23</sup>	Proposed House (NTEH - Small House)	4.5.2018
A/NE-PK/131 <sup>26</sup>	Proposed House (NTEH - Small House)	4.5.2018

<b>Application No.</b>	<b>Proposed Use(s)/Development(s)</b>	<b>Date of Consideration</b>
A/NE-PK/132 <sup>40</sup>	Proposed House (NTEH - Small House)	18.5.2018
A/NE-PK/143 <sup>49</sup>	Proposed House (NTEH - Small House)	8.1.2021
A/NE-PK/144	Proposed House (NTEH - Small House)	5.2.2021
A/NE-PK/146 <sup>10</sup>	Proposed House (NTEH - Small House)	26.2.2021
A/NE-PK/149 <sup>53</sup>	Proposed House (NTEH - Small House)	9.7.2021
A/NE-PK/150 <sup>52</sup>	Proposed House (NTEH - Small House)	9.7.2021
A/NE-PK/151 <sup>54</sup>	Proposed House (NTEH - Small House)	9.7.2021
A/NE-PK/152 <sup>57, 61</sup>	Proposed House (NTEH - Small House)	23.7.2021
A/NE-PK/153 <sup>55</sup>	Proposed House (NTEH - Small House)	23.7.2021
A/NE-PK/154 <sup>9</sup>	Proposed House (NTEH - Small House)	10.9.2021
A/NE-PK/155 <sup>8</sup>	Proposed House (NTEH - Small House)	10.9.2021
A/NE-PK/157 <sup>58</sup>	Proposed House (NTEH - Small House)	14.1.2022
A/NE-PK/158 <sup>16</sup>	Proposed House (NTEH - Small House)	14.1.2022
A/NE-PK/159 <sup>13</sup>	Proposed House (NTEH - Small House)	20.5.2022
A/NE-PK/160 <sup>15</sup>	Proposed House (NTEH - Small House)	20.5.2022
A/NE-PK/161 <sup>14</sup>	Proposed House (NTEH - Small House)	20.5.2022
A/NE-PK/163 <sup>19</sup>	Proposed House (NTEH - Small House)	26.8.2022
A/NE-PK/164 <sup>20</sup>	Proposed House (NTEH - Small House)	26.8.2022
A/NE-PK/165 <sup>21</sup>	Proposed House (NTEH - Small House)	26.8.2022
A/NE-PK/166 <sup>22</sup>	Proposed House (NTEH - Small House)	26.8.2022
A/NE-PK/167 <sup>11</sup>	Proposed House (NTEH - Small House)	9.9.2022
A/NE-PK/168 <sup>12</sup>	Proposed House (NTEH - Small House)	9.9.2022
A/NE-PK/170 <sup>29</sup>	Proposed House (NTEH - Small House)	23.12.2022
A/NE-PK/171 <sup>30</sup>	Proposed House (NTEH - Small House)	23.12.2022
A/NE-PK/172 <sup>31</sup>	Proposed House (NTEH - Small House)	23.12.2022
A/NE-PK/176 <sup>18</sup>	Proposed House (NTEH - Small House)	3.3.2023

<b>Application No.</b>	<b>Proposed Use(s)/Development(s)</b>	<b>Date of Consideration</b>
A/NE-PK/177 <sup>28</sup>	Proposed House (NTEH - Small House)	21.4.2023
A/NE-PK/178 <sup>17</sup>	Proposed House (NTEH - Small House)	5.5.2023
A/NE-PK/180 <sup>32</sup>	Proposed House (NTEH - Small House)	19.5.2023
A/NE-PK/181 <sup>27</sup>	Proposed House (NTEH - Small House)	19.5.2023
A/NE-PK/182 <sup>24</sup>	Proposed House (NTEH - Small House)	19.5.2023
A/NE-PK/183 <sup>25</sup>	Proposed House (NTEH - Small House)	19.5.2023
A/NE-PK/185 <sup>37</sup>	Proposed House (NTEH - Small House)	19.5.2023
A/NE-PK/186 <sup>34</sup>	Proposed House (NTEH - Small House)	19.5.2023
A/NE-PK/187 <sup>33</sup>	Proposed House (NTEH - Small House)	19.5.2023
A/NE-PK/188 <sup>35</sup>	Proposed House (NTEH - Small House)	28.7.2023
A/NE-PK/189 <sup>36</sup>	Proposed House (NTEH - Small House)	28.7.2023
A/NE-PK/193 <sup>56</sup>	Proposed House (NTEH - Small House)	22.12.2023
A/NE-PK/194 <sup>38</sup>	Proposed House (NTEH - Small House)	16.2.2024
A/NE-PK/195 <sup>39</sup>	Proposed House (NTEH - Small House)	1.3.2024
A/NE-PK/196	Proposed House (NTEH - Small House)	19.4.2024
A/NE-PK/197 <sup>60</sup>	Proposed House (NTEH - Small House)	19.4.2024
A/NE-PK/199 <sup>42</sup>	Proposed House (NTEH - Small House)	20.9.2024
A/NE-PK/200 <sup>43</sup>	Proposed House (NTEH - Small House)	20.9.2024
A/NE-PK/203 <sup>44</sup>	Proposed House (NTEH - Small House)	4.10.2024
A/NE-PK/204 <sup>45</sup>	Proposed House (NTEH - Small House)	4.10.2024
A/NE-PK/205 <sup>46</sup>	Proposed House (NTEH - Small House)	4.10.2024
A/NE-PK/207 <sup>47</sup>	Proposed House (NTEH - Small House)	20.12.2024
A/NE-PK/208 <sup>50</sup>	Proposed House (NTEH - Small House)	20.12.2024
A/NE-PK/209 <sup>51</sup>	Proposed House (NTEH - Small House)	20.12.2024
A/NE-PK/210	Proposed House (NTEH - Small House)	24.1.2025
A/NE-PK/211 <sup>59</sup>	Proposed House (NTEH - Small House)	14.2.2025



<b>Application No.</b>	<b>Proposed Use(s)/Development(s)</b>	<b>Date of Consideration</b>
A/NE-PK/212 <sup>48</sup>	Proposed House (NTEH - Small House)	14.2.2025
A/NE-PK/222 <sup>41</sup>	Proposed House (NTEH - Small House)	5.9.2025

**Remarks:**

- 1: Application Nos. A/NE-PK/20 and A/NE-PK/26 are in the same site.
- 2: Application Nos. A/NE-PK/21 and A/NE-PK/25 are in the same site.
- 3: Application Nos. A/NE-PK/30 and A/NE-PK/89 are in the same site.
- 4: Application Nos. A/NE-PK/31 and A/NE-PK/90 are in the same site.
- 5: Application Nos. A/NE-PK/32 and A/NE-PK/91 are in the same site.
- 6: Application Nos. A/NE-PK/33 and A/NE-PK/93 are in the same site.
- 7: Application Nos. A/NE-PK/34 and A/NE-PK/92 are in the same site.
- 8: Application Nos. A/NE-PK/35 and A/NE-PK/155 are in the same site.
- 9: Application Nos. A/NE-PK/36 and A/NE-PK/154 are in the same site.
- 10: Application Nos. A/NE-PK/37 and A/NE-PK/146 are in the same site.
- 11: Application Nos. A/NE-PK/38 and A/NE-PK/167 are in the same site.
- 12: Application Nos. A/NE-PK/39 and A/NE-PK/168 are in the same site.
- 13: Application Nos. A/NE-PK/40 and A/NE-PK/159 are in the same site.
- 14: Application Nos. A/NE-PK/41 and A/NE-PK/161 are in the same site.
- 15: Application Nos. A/NE-PK/42 and A/NE-PK/160 are in the same site.
- 16: Application Nos. A/NE-PK/44 and A/NE-PK/158 are in the same site.
- 17: Application Nos. A/NE-PK/45 and A/NE-PK/178 are in the same site.
- 18: Application Nos. A/NE-PK/46 and A/NE-PK/176 are in the same site.
- 19: Application Nos. A/NE-PK/48 and A/NE-PK/163 are in the same site.
- 20: Application Nos. A/NE-PK/49 and A/NE-PK/164 are in the same site.
- 21: Application Nos. A/NE-PK/50 and A/NE-PK/165 are in the same site.
- 22: Application Nos. A/NE-PK/51 and A/NE-PK/166 are in the same site.
- 23: Application Nos. A/NE-PK/52 and A/NE-PK/130 are in the same site.
- 24: Application Nos. A/NE-PK/53 and A/NE-PK/182 are in the same site.
- 25: Application Nos. A/NE-PK/54 and A/NE-PK/183 are in the same site.
- 26: Application Nos. A/NE-PK/56 and A/NE-PK/131 are in the same site.
- 27: Application Nos. A/NE-PK/57 and A/NE-PK/181 are in the same site.
- 28: Application Nos. A/NE-PK/58 and A/NE-PK/177 are in the same site.
- 29: Application Nos. A/NE-PK/64 and A/NE-PK/170 are in the same site.
- 30: Application Nos. A/NE-PK/65 and A/NE-PK/171 are in the same site.
- 31: Application Nos. A/NE-PK/66 and A/NE-PK/172 are in the same site.
- 32: Application Nos. A/NE-PK/67 and A/NE-PK/180 are in the same site.
- 33: Application Nos. A/NE-PK/69 and A/NE-PK/187 are in the same site.
- 34: Application Nos. A/NE-PK/70 and A/NE-PK/186 are in the same site.
- 35: Application Nos. A/NE-PK/71 and A/NE-PK/188 are in the same site.
- 36: Application Nos. A/NE-PK/72 and A/NE-PK/189 are in the same site.
- 37: Application Nos. A/NE-PK/74 and A/NE-PK/185 are in the same site.
- 38: Application Nos. A/NE-PK/75 and A/NE-PK/194 are in the same site.
- 39: Application Nos. A/NE-PK/76 and A/NE-PK/195 are in the same site.
- 40: Application Nos. A/NE-PK/77 and A/NE-PK/132 are in the same site.
- 41: Application Nos. A/NE-PK/78 and A/NE-PK/222 are in the same site.
- 42: Application Nos. A/NE-PK/82 and A/NE-PK/199 are in the same site.
- 43: Application Nos. A/NE-PK/83 and A/NE-PK/200 are in the same site.
- 44: Application Nos. A/NE-PK/85 and A/NE-PK/203 are in the same site.

- 45: Application Nos. A/NE-PK/86 and A/NE-PK/204 are in the same site.
- 46: Application Nos. A/NE-PK/87 and A/NE-PK/205 are in the same site.
- 47: Application Nos. A/NE-PK/94 and A/NE-PK/207 are in the same site.
- 48: Application Nos. A/NE-PK/99 and A/NE-PK/212 are in the same site.
- 49: Application Nos. A/NE-PK/102 and A/NE-PK/143 are in the same site.
- 50: Application Nos. A/NE-PK/103 and A/NE-PK/208 are in the same site.
- 51: Application Nos. A/NE-PK/104 and A/NE-PK/209 are in the same site.
- 52: Application Nos. A/NE-PK/105 and A/NE-PK/150 are in the same site.
- 53: Application Nos. A/NE-PK/106 and A/NE-PK/149 are in the same site.
- 54: Application Nos. A/NE-PK/108 and A/NE-PK/151 are in the same site.
- 55: Application Nos. A/NE-PK/110 and A/NE-PK/153 are in the same site.
- 56: Application Nos. A/NE-PK/111 and A/NE-PK/193 are in the same site.
- 57: Application Nos. A/NE-PK/112 and A/NE-PK/152 are in the same site.
- 58: Application Nos. A/NE-PK/113 and A/NE-PK/157 are in the same site.
- 59: Application Nos. A/NE-PK/115 and A/NE-PK/211 are in the same site.
- 60: Application Nos. A/NE-PK/117 and A/NE-PK/197 are in the same site.
  
- 61: Similar case of Application Nos. A/NE-PK/223 and 224 only.
- 62: Similar case of Application Nos. A/NE-PK/224 and 225 only.
- 63: Similar case of Application Nos. A/NE-PK/223 and 225 only.

**Government Departments' General Comments**

**1. Land Administration**

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

- the application sites (the Sites) fall partly within the village 'environs' ('VE') of Kai Leng;
- the Small House applications are under processing. The applicants claim themselves as the indigenous villagers of Sheung Shui, Sheung Shui Heung. Their eligibilities for Small House grant have yet to be ascertained;
- the Sites are Old Schedule Agricultural Lots held under Block Government Lease;
- the location of the proposed septic tank and soakage pit under application No. A/NE-PK/223 is different from the one in the Small House grant application; and
- the Sites of application No. A/NE-PK/224 and 225 are not covered by any Modification of Tenancy/Building Licence.

**2. Agriculture**

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

- the proposed developments are not supported from agricultural perspective; and
- the Sites fall within the "Agriculture" ("AGR") zone and are generally abandoned. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water sources are also available. The Sites can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. The Sites possess potential for agricultural rehabilitation.

**3. Traffic**

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

- no objection to the applications from traffic engineering perspective;
- the applications only involve the construction of one small house on each of the Sites, and they can be tolerated on traffic grounds;
- although additional traffic generated by the proposed developments is not significant, the permission of development outside the "Village Type Development" ("V") zone will set an undesirable precedent case for similar applications in the future. The resulting cumulative adverse traffic impact has to be reviewed on case-by-case basis in the future;

- the local village access leading to the Sites from Wai Hon Road is not managed by her department; and
- her advisory comments are at **Appendix VI**.

**4. Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the applications from environmental planning perspective; and
- in view of the small scales of the proposed developments, the applications are unlikely to cause major pollution; and
- his advisory comments are at **Appendix VI**.

**5. Drainage**

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

- no objection to the applications from public drainage point of view; and
- her advisory comments are at **Appendix VI**.

**6. Water Supply**

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

- no objection to the applications; and
- his advisory comments are at **Appendix VI**.

**7. Landscape**

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

- no adverse comment on the applications from landscape planning perspective;
- the Sites are located in areas of rural inland plain landscape character comprising clusters of trees, vegetated areas, farmland, village houses and residential developments. The proposed developments are not entirely incompatible with the surrounding environment;
- based on the further information and site photos of application No. A/NE-PK/223, it is noted that there is no existing tree within the Site;

- according to the site photos of applications No. A/NE-PK/224 and 225, the Sites are largely covered with self-seeded vegetation with no significant landscape resources. According to the applicants, no tree felling is required for the proposed small house developments. Significant adverse landscape impact arising from the applications is not anticipated; and
- her advisory comment is at **Appendix VI**.

## **8. Fire Safety**

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

- no in-principle objection to the applications; and
- his advisory comments are at **Appendix VI**.

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

According to the DLO/N, LandsD's record, the total number of outstanding Small House applications for Kai Leng Village is 51 while the 10-year Small House demand forecast is 18. Based on the latest estimate by the Planning Department, about 0.64ha of land (or equivalent to about 25 Small House sites) are available within the "V" zone of Kai Leng for Small House development. Therefore, the land available cannot fully meet the future demand of 69 Small Houses (or equivalent to about 1.73ha of land).



**Recommended Advisory Clauses**

- (a) *(for application No. A/NE-PK/223 only)* to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that the location of the proposed septic tank and soakage pit under current application (No. A/NE-PK/223) is different from the one in the Small House grant application. The applicant should submit a revised location of the proposed septic tank and soakage pit, if applicable, to DLO/N, LandsD at the Small House grant application stage;
- (b) to note the comments of the Commissioner for Transport (C for T) that the local village access leading to the Sites from Wai Hon Road is not managed by the Transport Department;
- (c) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that adequate drainage measures should be provided to prevent surface water running from the Sites to the nearby public roads and drains;
- (d) to note the comments of the Director of Environmental Protection (DEP) that septic tank and soakaway system is an acceptable means for collection, treatment and disposal of sewage provided that its design and construction follow the requirements of the Practice Note for Professional Person (ProPECC) PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” and are duly certified by an Authorized Person (AP);
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the Sites are in an area where no stormwater drain maintained by DSD and no public sewerage connection are available;
- (f) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that for provision of water supply to the developments, 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 Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that the approval of the applications does not imply approval of tree works such as pruning, transplanting, felling and compensatory/ new tree planting. The applicants are reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (h) to note the comments of the Director of Fire Services (D of FS) that:
  - the proposed houses shall not encroach on any existing emergency vehicular access (EVA) or planned EVA under application in accordance with LandsD’s record; and

- the applicants are advised to observe “New Territories Exempted Houses – A Guide to Fire Safety Requirements”, which is administered by LandsD. Detailed fire safety requirements will be formulated upon receipt of formal applications referred by the LandsD;
- (i) to note that the permissions are only given to the developments under applications. If provision of an access road is required for the proposed developments, 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 obtain planning permission from the Board where required before carrying out the road work; and
- (j) to resolve any land issues relating to the associated road works, drainage/sewerage works or other works which are required for the proposed development with concerned owner(s), parties or managing department(s).

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

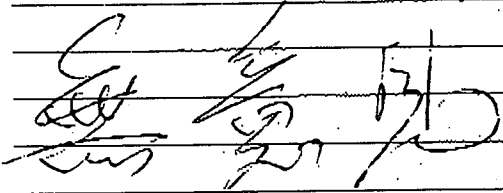
By e-mail : tpbpd@pland.gov.hk

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有關的規劃申請編號 **The application no. to which the comment relates**  
**A/NE-PK/223**

意見詳情 (如有需要，請另頁說明)

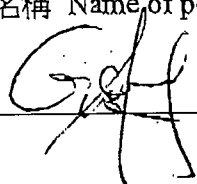
**Details of the Comment** (use separate sheet if necessary)

  
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\_\_\_\_\_  
\_\_\_\_\_

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

侯志強 謹啟

簽署 Signature



日期 Date

2025.9.1

致城市規劃委員會秘書：

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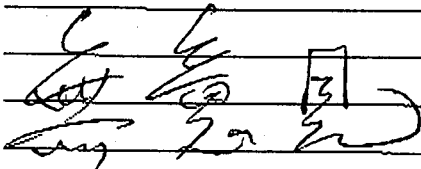
By Fax : 2877 0245 or 2522 8426

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有關的規劃申請編號 The application no. to which the comment relates  
A/NE-PK/224

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



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

簽署 Signature  日期 Date 2025.11.5

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A/NE-PK/224

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

無意見

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

簽署 Signature

日期 Date 2025.11.13



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**tpbpd/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2025年11月23日星期日 3:46  
收件者: tpbpd/PLAND  
主旨: A/NE-PK/224 and 225 DD 91 Kai Leng  
類別: Internet Email

2

**A/NE-PK/224 (125)**

Lot 1511 S.J. in D.D. 91, Kai Leng, Sheung Shui  
Site area: About 272.3sq.m  
Zoning: "Agriculture"  
Applied development: NET House

**A/NE-PK/225 (152)**

Lot 1511 S.K. in D.D. 91, Kai Leng, Sheung Shui  
Site area: About 316.2sq.m  
Zoning: "Agriculture"  
Applied development: NET House

Dear TPB Members,

While both developments were previously approved, they are now out of time.

There is a pending application for a parking lot that includes these lots, 221, that indicates that there is no actual need for homes.

The applications are therefore a form of speculation and should be rejected.

Mary Mulvihill

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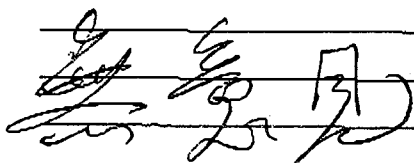
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有關的規劃申請編號 The application no. to which the comment relates

A/NE-PK/225

意見詳情 (如有需要，請另頁說明)

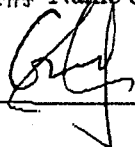
Details of the Comment (use separate sheet if necessary)



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

侯志強謹啟

簽署 Signature



日期 Date

2025-11-5

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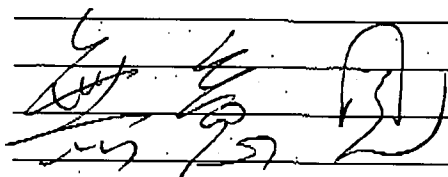
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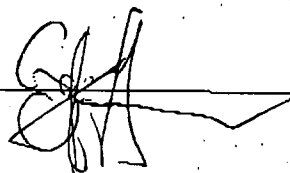
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「提意見人」姓名/名稱 Name of person/company making this comment

侯志強議員

簽署 Signature



日期 Date

2025.11.13

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**tpbpd/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2025年11月23日星期日 3:46  
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