

2025年 11月 13日

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

Form No. S16-II  
表格第 S16-II 號

This document is received on 13 NOV 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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-LYT/867
	Date Received 收到日期	13 NOV 2025

1. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件（倘有），送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會（下稱「委員會」）秘書處。
2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張，然後填寫此表格。該份文件可從委員會的網頁下載（網址：<http://www.tpb.gov.hk/>），亦可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓 – 電話：2231 4810 或 2231 4835）及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓）索取。
3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全，委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

( Mr. 先生 /  Mrs. 夫人 /  Miss 小姐 /  Ms. 女士 /  Company 公司 /  Organisation 機構 )

陳曦 Chan Hei

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）

( Mr. 先生 /  Mrs. 夫人 /  Miss 小姐 /  Ms. 女士 /  Company 公司 /  Organisation 機構 )

許軍兒 Hui Kwan Yee

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼（如適用）	Lot No.1677RP in D.D.76, Leng Pei Village, Fanling, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 199.6 ..... sq.m 平方米 <input 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）	..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/NE-LYT/19龍躍頭及軍地南分區計劃大綱圖
(e) Land use zone(s) involved 涉及的土地用途地帶	AGR
(f) Current use(s) 現時用途	Vacant Land  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

is the sole “current land owner”<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。

is one of the “current land owners”<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。

is not a “current land owner”<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

##### 就土地擁有人的同意/通知土地擁有人的陳述

(a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... “current land owner(s)”<sup>#</sup>.  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 –

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

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

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

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

has notified ..... “current land owner(s)”<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

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

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

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

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

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

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&

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&

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&

Others 其他

others (please specify)  
其他 (請指明)

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

## 6. Development Proposal 擬議發展計劃

<p><b>6. Development Proposal 擬議發展計劃</b></p>			
<p>(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)</p>			
<p>陳曦 Chan Hei</p>			
<p>(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)</p>			
<p>粉嶺嶺皮村</p>			
<p>(c) Proposed gross floor area 擬議總樓面面積</p>			
<p>195.09..... sq.m 平方米 <input type="checkbox"/> About 約</p>			
<p>(d) Proposed number of house(s) 擬議房屋幢數</p>			
<p>1 Proposed number of storeys of each house 每幢房屋的擬議層數</p>			
<p>(e) Proposed roofed over area of each house 每幢房屋的擬議上蓋面積</p>			
<p>65.03..... sq.m 平方米 Proposed building height of each house 每幢房屋的擬議高度</p>			
<p>8.23..... m 米</p>			
<p>(f) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途</p>			
<p>NIL</p>			
<p>(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))</p>			
<p>(g) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>			
<p>Yes 是 <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 嶺咀路.....</p>			
<p><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)</p>			
<p>No 否 <input type="checkbox"/></p>			
<p>(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？</p>			
<p>Yes 是 <input type="checkbox"/> (Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線)</p>			
<p>No 否 <input checked="" type="checkbox"/> (Please indicate on plan the location of the proposed septic tank. 請用圖則顯示化糞池的位置)</p>			

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

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

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

Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 <input type="checkbox"/>	Please provide details 請提供詳情 ..... ..... .....	
	No 否 <input checked="" type="checkbox"/>		
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 <input type="checkbox"/>	<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 填土地面積 ..... 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 挖土地面積 ..... 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>	
	No 否 <input checked="" type="checkbox"/>		
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	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"/>
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) ..... ..... .....			

**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。

有關申請早於2017年獲得 貴委員會批准，並於2021年提交過一次延期申請，惟至今北區地政處尚未完成此小型屋宇之審批程序，而之前的規劃許可申請(編號A/NE-LYT/635)由於已到達可延期上限，因此就北區地政處及規劃署要求，再次向 貴委員會重新提交規劃許可申請，有關申請內容與先前獲批內容一致不變，懇請 貴委員可再次批准是項申請。

## 9. Declaration 聲明

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

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

Signature  
簽署


Applicant 申請人 /  Authorised Agent 獲授權代理人

許軍兒 Hui Kwan Yee

Name in Block Letters  
姓名（請以正楷填寫）

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 .....

on behalf of

代表

### 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.1677RP in D.D.76, Leng Pei Village, Fanling, N.T.		
Site area 地盤面積	199.6	sq. m 平方米	<input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地) <input type="checkbox"/> sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/NE-LYT/19龍躍頭及軍地南分區計劃大綱圖		
Zoning 地帶	AGR		
Applied use/ development 申請用途/發展	New Territories Exempted House 新界豁免管制屋宇 <input checked="" type="checkbox"/> Small House 小型屋宇		
(i) Proposed Gross floor area 擬議總樓面面積	195.09	sq.m 平方米	<input type="checkbox"/> About 約
(ii) Proposed No. of house(s) 擬議房屋幢數	1		
(iii) Proposed building height/No. of storeys 建築物高度／層數	8.23	m 米	<input type="checkbox"/> (Not more than 不多於)
	3	Storeys(s) 層	

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

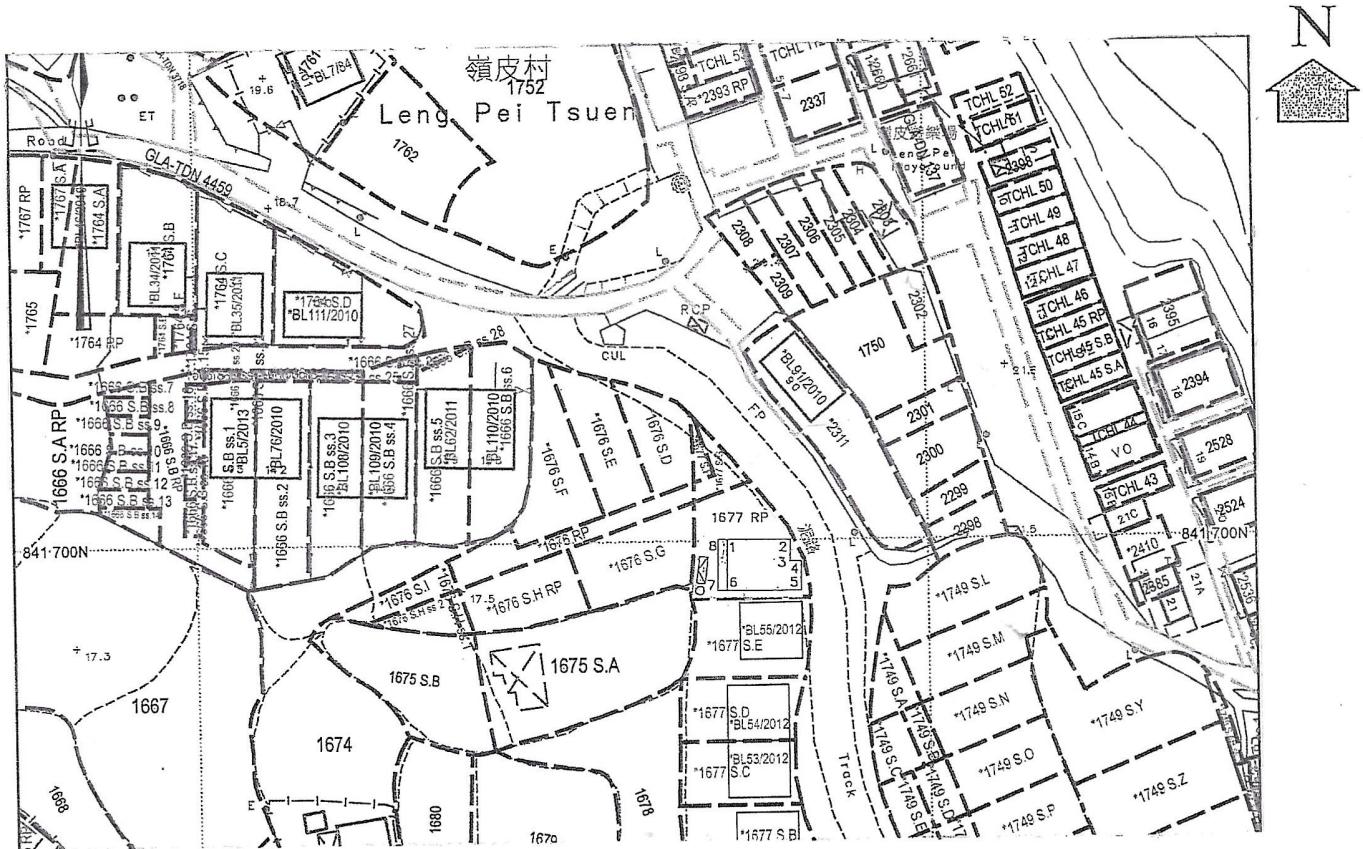
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Site Plan,		
<hr/>		
<b><u>Reports 報告書</u></b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<hr/>		
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

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

# Site Plan

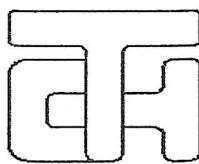
## Dimension Plan of The Proposed Small House on Lot 1677 RP in D.D. 76 Leng Pei Tsuen, North

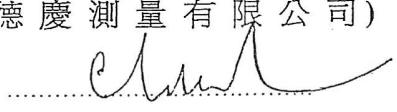


■ Balcony  
□ PRO PECC PN5/93

House Area 65.03 Square Metres (About)  
Scale 1 : 1000

Side	Bearing °   '   "	Distance in Metres	Pt	Co-ordinate Data (1980 Datum)		Remarks
				N	E	
1 - 2	90 00 00	8.530	1	841700.153	836272.044	
2 - 3	180 00 00	2.920	2	841700.153	836280.574	
3 - 4	90 00 00	1.500	3	841697.233	836280.574	
4 - 5	180 00 00	4.000	4	841697.233	836282.074	
5 - 6	270 00 00	10.030	5	841693.233	836282.074	
6 - 1	0 00 00	6.920	6	841693.233	836272.044	
Co-ordinates of the balcony						
8 - 1	90 00 00	1.220	8	841700.153	836270.824	
1 - 6	180 00 00	6.920	1	841700.153	836272.044	
6 - 7	270 00 00	1.220	6	841693.233	836272.044	
7 - 8	0 00 00	6.920	7	841693.233	836270.824	



T.H. & ASSOCIATES LIMITED (陳德慶測量有限公司) Approved By 	Survey Sheet No: 3-SW-5A
	Adopted Plan No: SRP/DN/008/0173/D1
	PLAN No : DN/76/1677RP-SH

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

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

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

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

**Previous S.16 Applications**

**Approved Applications**

<b>Application No.</b>	<b>Uses/ Development</b>	<b>Date of Consideration</b>
A/NE-LYT/489	Proposed House (New Territories Exempted House (NTEH) – Small House)	7.9.2012
A/NE-LYT/635	Proposed House ((NTEH) – Small House)	22.9.2017

**Similar S.16 Applications for Proposed House  
(New Territories Exempted House – Small House)  
within/straddling the “Agriculture” Zone in the Vicinity of the Application Site  
on the Approved Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/19**

**Approved Applications**

<b>Application No.</b>	<b>Uses/ Development</b>	<b>Date of Consideration</b>
A/NE-LYT/379	Proposed Five Houses (New Territories Exempted Houses (NTEHs) – Small Houses)	1.8.2008
A/NE-LYT/391	Proposed Five Houses (NTEHs – Small Houses)	17.4.2009
A/NE-LYT/404 <sup>[1]</sup>	Proposed Five Houses (NTEHs – Small Houses)	23.10.2009
A/NE-LYT/437 <sup>[2]</sup>	Proposed 11 Houses (NTEHs – Small Houses)	8.7.2011
A/NE-LYT/463 <sup>[3]</sup>	Proposed House (NTEH – Small House)	15.6.2012
A/NE-LYT/464	Proposed House (NTEH – Small House)	15.6.2012
A/NE-LYT/472 <sup>[4]</sup>	Proposed Three Houses (NTEHs – Small Houses)	15.6.2012
A/NE-LYT/497	Proposed House (NTEH – Small House)	8.2.2013
A/NE-LYT/518	Proposed House (NTEH – Small House)	22.11.2013
A/NE-LYT/519	Proposed House (NTEH – Small House)	22.11.2013
A/NE-LYT/520 <sup>[5]</sup>	Proposed House (NTEH – Small House)	22.11.2013
A/NE-LYT/538	Proposed House (NTEH – Small House)	25.4.2014
A/NE-LYT/539 <sup>[6]</sup>	Proposed House (NTEH – Small House)	25.4.2014
A/NE-LYT/547 <sup>[1]</sup>	Proposed Five House (NTEHs – Small Houses)	26.9.2014
A/NE-LYT/558 <sup>[7]</sup>	Proposed House (NTEH – Small House)	16.1.2015
A/NE-LYT/561 <sup>[8]</sup>	Proposed Four Houses (NTEHs – Small Houses)	8.5.2015

<b>Application No.</b>	<b>Uses/ Development</b>	<b>Date of Consideration</b>
A/NE-LYT/579 <sup>[9]</sup>	Proposed House (NTEH – Small House)	6.11.2015
A/NE-LYT/584	Proposed House (NTEH – Small House)	22.1.2016
A/NE-LYT/585	Proposed House (NTEH – Small House)	22.1.2016
A/NE-LYT/597 <sup>[10]</sup>	Proposed House (NTEH – Small House)	15.7.2016
A/NE-LYT/663 <sup>[6]</sup>	Proposed House (NTEH – Small House)	15.6.2018
A/NE-LYT/703 <sup>[2]</sup>	Proposed 11 Houses (NTEHs – Small Houses)	2.8.2019
A/NE-LYT/708 <sup>[7]</sup>	Proposed House (NTEH – Small House)	6.9.2019
A/NE-LYT/724 <sup>[3]</sup>	Proposed House (NTEH – Small House)	15.5.2020
A/NE-LYT/740 <sup>[10]</sup>	Proposed House (NTEH – Small House)	22.1.2021
A/NE-LYT/759	Proposed House (NTEH – Small House)	4.3.2022
A/NE-LYT/770 <sup>[1]</sup>	Proposed House (NTEH – Small House)	23.9.2022
A/NE-LYT/793 <sup>[8]</sup>	Proposed Four Houses (NTEHs – Small Houses)	19.5.2023
A/NE-LYT/799	Proposed House (NTEH – Small House)	25.8.2023
A/NE-LYT/801	Proposed House (NTEH – Small House)	25.8.2023
A/NE-LYT/802 <sup>[3]</sup>	Proposed House (NTEH – Small House)	25.8.2023
A/NE-LYT/810 <sup>[9]</sup>	Proposed House (NTEH – Small House)	24.11.2023
A/NE-LYT/817 <sup>[5]</sup>	Proposed House (NTEH – Small House)	26.1.2024
A/NE-LYT/818 <sup>[6]</sup>	Proposed House (NTEH – Small House)	26.1.2024

## Remarks

- [1] While applications No. A/NE-LYT/404 and 547 involve the same site, application No. A/NE-LYT/770 covers south-end of the concerned site.
- [2] Applications No. A/NE-LYT/437 and 703 involve the same site.
- [3] Applications No. A/NE-LYT/463, 724 and 802 involve the same site.
- [4] Application No. A/NE-LYT/472 largely covers the site of applications No. A/NE-LYT/561 and 793, and partly covers the site of applications No. A/NE-LYT/597 and 740.
- [5] Applications No. A/NE-LYT/520 and 817 involve the same site.
- [6] Applications No. A/NE-LYT/539, 663 and 818 involve the same site.
- [7] Applications No. A/NE-LYT/558 and 708 involve the same site.
- [8] Applications No. A/NE-LYT/561 and 793 involve the same site.
- [9] Applications No. A/NE-LYT/579 and 810 involve the same site.
- [10] Applications No. A/NE-LYT/597 and 740 involve the same site.

### **Rejected Application**

<b>Application No.</b>	<b>Uses/ Development</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
A/NE-LYT/424	Proposed 11 Houses (NTEHs – Small Houses)	16.7. 2010	R1 to R3

#### **Rejection Reasons:**

- R1 The proposed development was not in line with the planning intention of the “Agriculture” (“AGR”) zone which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justification in the submission for a departure from the planning intention.
- R2 The application site fell within the village ‘environs’ (‘VE’) of Ma Mei Ha, Ma Mei Ha Leng Tsui and Leng Pei Tsuen and land within ‘VE’ or “Village Type Development” zone for recognized New Territories villages should be primarily reserved for Small House development by indigenous villagers.
- R3 The approval of the application would set an undesirable precedent for similar applications within “AGR” zone in future. The cumulative impact of approving such application would result in further loss of agricultural land in the area.

**Government Departments' General Comments**

**1. Land Administration**

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

- the application site (the Site) falls within the village 'environs' ('VE') of Ma Mei Ha Leng Tsui and Leng Pei Tsuen;
- the Small House grant application was made to his office on 3.7.2012. The departmental circulation and posting of notice for the Small House grant application have already been completed, and the application was approved by his office on 13.2.2025. The processing of the application is already at an advance stage. The Basic Terms Offer letter is yet to be issued. The applicant claimed himself as an indigenous villager of Leng Pei Tsuen, Fanling Heung and his eligibility for Small House grant has been ascertained;
- the Site is Old Schedule Agricultural Lots held under Block Government Lease; and
- the Site is not covered by any Modification of Tenancy/Building Licence.

**2. Traffic**

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

- no objection to the application from traffic engineering perspective;
- as the application only involves construction of one Small House at the Site, she considers that the application can be tolerated on traffic ground;
- though additional traffic generated by the proposed development is not expected to be significant, the permission of development outside the "Village Type Development" 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; and
- her advisory comments are at **Appendix VI**.

Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):

- no comment on the application from highways maintenance perspective; and
- his advisory comments are at **Appendix VI**.

**3. Environment**

Comments of the Director of Environmental Protection (DEP):

- in view of the small scale of the proposed development, the application is unlikely to cause major pollution; and
- his advisory comments are at **Appendix VI**.

#### 4. Drainage

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

- no objection to the application from public drainage perspective;
- the Site is in an area where public sewerage connection is not available. The Environmental Protection Department should be consulted regarding the sewage treatment/disposal facilities for the proposed development; and
- her advisory comments are at **Appendix VI**.

#### 5. Fire Safety

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

- no objection in principle to the application at this stage provided that the proposed Small House would not encroach on any existing Emergency Vehicular Access (EVA) or planned EVA under application in accordance with LandsD's record; and
- his advisory comments are at **Appendix VI**.

#### 6. Landscape

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

- no adverse comment on the application from landscape planning perspective;
- the Site is located in an area of rural landscape character comprising village houses/domestic structures, active/fallow farmlands, vacant land, tree groups or vegetated areas. The proposed development is considered not entirely incompatible with the landscape character of its surroundings;
- based on the site photos taken on 24.11.2025, the Site is largely covered with grass and partly hard-paved, and no sensitive landscape resources are observed within the Site (**Plan A-4**). Significant adverse landscape impact arising from the proposed development is not anticipated; and
- her advisory comments are at **Appendix VI**.

#### 7. Agriculture

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

- does not support the application from agriculture perspective as the Site possesses potential for agricultural rehabilitation. There are agricultural activities in the vicinity, and agricultural infrastructures such as road access and water source are also available. The Site can be used for agricultural activities such as open-field cultivation, greenhouses and plant nurseries.

## **8. Water Supplies**

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

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

## **9. Electricity Supply Safety**

Comments of the Director of Electrical and Mechanical Services (DEMS):

- no particular comment on the application from electricity supply safety perspective; and
- his advisory comments are at **Appendix VI**.

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

According to the DLO/N, LandsD's records, the total number of outstanding Small House applications for Ma Mei Ha Leng Tsui and Leng Pei Tsuen village cluster is 28 while the 10-year Small House demand is 132. Based on the latest estimate by PlanD, about 0.53ha (equivalent to about 21 Small House sites) of land are available within the "V" zone of Ma Mei Ha Leng Tsui and Leng Pei Tsuen village cluster. There is insufficient land in the "V" zone of Ma Mei Ha Leng Tsui and Leng Pei Tsuen village cluster to meet the future demand of land for Small House development (i.e. about 4ha of land which is equivalent to 160 Small House sites).

## **11. Other Departments**

The following government departments have no comment on the application:

- (a) District Officer (North), Home Affairs Department (DO(N), HAD); and
- (b) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD)

**Recommended Advisory Clauses**

- (a) to note the comments of the Commissioner for Transport (C for T) that the local village access leading to the application site (the Site) from Sha Tau Kok Road – Me Mei Ha is not managed by the Transport Department (TD);
- (b) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
  - (i) HyD is not/shall not be responsible for the maintenance of any access connecting the Site and the nearby public roads; and
  - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (c) to note the comments of the Director of Environmental Protection (DEP) that septic tank and soakaway system are acceptable means for collection, treatment and disposal of the sewage provided that its design and construction follow the requirements of the Professional Persons Environmental Consultative Committee Practice Notes 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” and are duly certified by an Authorised Person (AP);
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - (i) the Site is in an area where public sewerage connection is not available. The Environmental Protection Department should be consulted regarding the sewage treatment/disposal facilities for the proposed development;
  - (ii) adequate stormwater drainage collection and disposal facilities shall be provided to deal with the surface runoff of the Site or the same flowing on to the Site from the adjacent areas; and
  - (iii) the applicant should check and ensure that the existing drainage system to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Site. The applicant should ensure that the flow from the Site will not overload the existing drainage system;
- (e) to note the comments of the Director of Fire Services (D of FS) that the applicant should observe “New Territories Exempted Houses – A Guide to Fire Safety Requirements”, which is administrated by the Lands Department (LandsD). Detailed fire safety requirements will be formulated upon receipt of formal application via LandsD;
- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting, felling and compensatory/new tree planting. The applicant is reminded to seek approval for any proposed tree works from relevant department(s) prior to commencement of the works;

- (g) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
  - (i) for provision of water supply to the proposed development, the applicant may need to extend his inside services to the nearest suitable government water mains for connection; and
  - (ii) the applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standard;
- (h) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of Site. The applicant should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines; and
- (i) to note that the permission is only given to the development under application. If provision of an access road is required for the proposed development, the applicant should ensure that such access road (including any necessary filling/excavation of land) complies with the provisions of the relevant statutory plan and obtain planning permissions from the Town Planning Board where required before carrying out the road works.

Urgent Return receipt Expand Group Restricted Prevent Copy

**tpbpd/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2025年12月10日星期三 3:13  
收件者: tpbpd/PLAND  
主旨: A/NE-LYT/867 Leng Pei Tsuen  
類別: Internet Email

Dear TPB Members,

The original approval was made before the revision of policy guidelines to concentrate village development within the designated "V" zones to ensure a more orderly pattern, efficient land use, and the provision of necessary infrastructure and services.

The application should be rejected.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Friday, 18 August 2017 10:54 PM HKT  
**Subject:** A/NE-LYT/635 Leng Pei Tsuen

A/NE-LYT/635  
Lot 1677 RP in D.D. 76, Leng Pei Tsuen, Fanling  
Site area : About 199.6 m<sup>2</sup>  
Zoning : "Agriculture"  
Applied Development : NET House

Dear TPB Members,

The lot is obviously the VTD zone.

The proposed development is not in line with the planning intention of the "Agriculture" zone which is to retain and safeguard good agricultural land for agricultural purposes. This zone is also intended to retain fallow arable land with good potential for rehabilitation. No strong planning justification has been given in the submission for a departure from the planning intention.

Approval of the applications would set an undesirable precedent of encouraging further encroachment on Agriculture zoned land. According to the Policy Address 126: *The Government proactively supports the development of local agriculture and will explore ways to optimise use of quality agricultural land through planning and land management.*

Urgent Return receipt Expand Group Restricted Prevent Copy

TPB must play its part in ensuring that the Policy is implemented.

Mary Mulvihill

## 反對信

尊敬的城市規劃委員會：

您們好！我們必須反對編號：

A/NE-LYT/867, Lot 1677 RP in D.D.76, Long Pei Tsuen, Fanling,

New Territories 的申請，強烈反對!!! 因為這是村匪惡霸和發

展商互相勾結的惡行；只是村匪侵佔，掠奪別人士地的惡行；村

匪利用政府有關部門將別人的土地合法化的一種渠道；只是村匪

將別人的土地據為己有的一種途徑；LOT NO. 1677 IN D.D.76 并

非正常买卖，並非正常交易，並非自愿的結果，只是村匪自己沒有土地，

就將魔爪伸向別人的土地，利用卑鄙、卑劣的惡行達到目的，

這是村匪發財的途徑；原業主的土地已被惡匪侵佔到已不

堪入目；這是被脅迫、恫嚇的結果，被威脅被迫簽下不合理

条款；想不到的是當今法治社會，現代文明社會，還會有如此

村匪，如此惡行，令人匪夷所思；令人義憤填膺；有種叫天天不應，

叫地地不應的悲、哀與窒息；原業主則過着苦不堪言的生活；極

端諷刺的是村匪惡霸一家和村匪自己的親兄弟都有得益；受害

人必須勇敢地站起來，大聲地吶喊；大聲地疾呼；大聲地痛斥

村匪的恶行；必須揭露村匪的恶行……!!!

恳請城市規劃委員會不要通过村匪恶霸恶行結果的申請；

恳請城市規劃委員會不要助紂為虐；恳請城市規劃委員會不要讓

村匪恶霸的阴谋詭計得逞；恳請城市規劃委員會能正視村

匪的恶行；恳請城市規劃委員會能聆听弱勢者的心声；恳請

不要  
城市規劃委員會讓發展商在 LOT NO. 1677 IN D. D. 76 興建任何

屋宇，不要讓發展商在 LOT NO. 1677 IN D. D. 76 興建任何的小型

屋宇；恳請規劃委員會能禁止村匪利用发展商在 LOT NO. 1677 IN

D. D. 76 的所有申請，保留LOT NO. 1677 IN D. D. 76 的土地完整，直

至LOT NO. 1677 IN D. D. 76 能完璧歸趙，物归原主为止；恳請城市

規劃委員會能明察秋毫，維护正义，为弱勢者伸張正义；恳請

城市規劃委員會能為我們弱勢者主持公道；万分感謝！

我們強烈反对編號：A/NE-LYT/867, Lot 1677 RP

in D. D. 76, Leng Pei Tsuen, Fanling, New Territories 的申請!!!

我們必須捍衛、維护我們的权益！受害者、弱勢者希望可以

早日揭露村匪恶霸的恶行，早日昭告天下，早日收回自己的土地！

恳請城市規劃委員會能明白我們弱者的心声、困境与  
无助！恳請城市規劃委員會能尊重弱者的权益，受害着、弱勢  
者的土地能早日物归原主！衷心感谢 城市規劃委員會 的  
明鑑！

致

禮

CHAN CHU YIN TSO 的子孙呈上

2025年12月5日



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

3

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

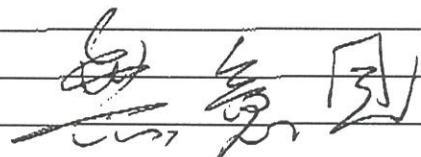
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有關的規劃申請編號 The application no. to which the comment relates

A/NE-LYT/867

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

簽署 Signature



日期 Date 2025.11.21