

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。

This document is received on 19 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.

Form No. S16-II
表格第 S16-II 號

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to Proposal Only Involving Construction of
“New Territories Exempted House(s)”

適用於只涉及興建「新界豁免管制屋宇」的建議

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form
填寫表格的一般指引及註解

- # “Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill “NA” for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a ‘✓’ at the appropriate box 請在適當的方格內上加上‘✓’號

2502385

17/10 by Post

Form No. S16-II 表格第 S16-II 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-TK/844
	Date Received 收到日期	19 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>),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)

LEE WAI SHING 李慧誠

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)

不適用

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 243 Section 1 in D.D. 23, Ting Kok, Tai Po
(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 153.6 m 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 <i>Appendix B</i>
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	不適用/沒有 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	汀角分區計劃大綱圖 S/NE-Tk/19	
(e) Land use zone(s) involved 涉及的土地用途地帶	農業	Appendix C
(f) Current use(s) 現時用途	安置	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- is the sole "current land owner"## (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」## (請繼續填寫第 6 部分，並夾附業權證明文件)。
- is one of the "current land owners"## (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」## (請夾附業權證明文件)。
- is not a "current land owner"##.
並不是「現行土地擁有人」##。
- The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

不適合

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

(b) The applicant 申請人 -

- has obtained consent(s) of "current land owner(s)"##.
已取得 名「現行土地擁有人」##的同意。

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

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

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

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

不適用

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:

不適用

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)

不適用

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段 (倘適用) 及處所 (倘有) 分別提供資料

6. Development Proposal 擬議發展計劃

(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	LEE WAI SHING 李慧誠		
(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)	新界大埔船灣石壁頭角村原居民		
(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	1 墉	Proposed number of storeys of each house 每幢房屋的擬議層數	3 層
(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	<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><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))洞梓路.....</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>		
(g) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 <input checked="" type="checkbox"/> No 否 <input type="checkbox"/>	<p><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))洞梓路.....</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>	
(h) Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁至公共污水渠？	Yes 是 <input checked="" type="checkbox"/> No 否 <input type="checkbox"/>	<p>(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>(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。

<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>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 data-bbox="403 1170 679 1204">On environment 對環境</td> <td data-bbox="986 1170 1113 1204">Yes 會 <input type="checkbox"/></td> <td data-bbox="1192 1170 1319 1204">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="403 1204 605 1238">On traffic 對交通</td> <td data-bbox="986 1204 1113 1238">Yes 會 <input type="checkbox"/></td> <td data-bbox="1192 1204 1319 1238">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="403 1238 679 1271">On water supply 對供水</td> <td data-bbox="986 1238 1113 1271">Yes 會 <input type="checkbox"/></td> <td data-bbox="1192 1238 1319 1271">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="403 1271 632 1305">On drainage 對排水</td> <td data-bbox="986 1271 1113 1305">Yes 會 <input type="checkbox"/></td> <td data-bbox="1192 1271 1319 1305">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="403 1305 600 1339">On slopes 對斜坡</td> <td data-bbox="986 1305 1113 1339">Yes 會 <input type="checkbox"/></td> <td data-bbox="1192 1305 1319 1339">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="403 1339 759 1372">Affected by slopes 受斜坡影響</td> <td data-bbox="986 1339 1113 1372">Yes 會 <input type="checkbox"/></td> <td data-bbox="1192 1339 1319 1372">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="403 1372 774 1406">Landscape Impact 構成景觀影響</td> <td data-bbox="986 1372 1113 1406">Yes 會 <input type="checkbox"/></td> <td data-bbox="1192 1372 1319 1406">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="403 1406 668 1440">Tree Felling 砍伐樹木</td> <td data-bbox="986 1406 1113 1440">Yes 會 <input type="checkbox"/></td> <td data-bbox="1192 1406 1319 1440">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="403 1440 727 1474">Visual Impact 構成視覺影響</td> <td data-bbox="986 1440 1113 1474">Yes 會 <input type="checkbox"/></td> <td data-bbox="1192 1440 1319 1474">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="403 1474 827 1507">Others (Please Specify) 其他 (請列明)</td> <td data-bbox="986 1474 1113 1507">Yes 會 <input type="checkbox"/></td> <td data-bbox="1192 1474 1319 1507">No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p>	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。

本人是土生土長的大埔礮頭角村之原居民，家族一直以來都是以建丁屋來作居所。由於本人已成家立室，一家三口現時仍與父母、兄弟姊妹及其家人同住在同一幢村屋，家中小朋友越來越大，現時居住環境十分擠迫及家人居住關係不理想，我們家中只有這塊地，我們也沒有能力去買其他的村界內的土地，況且亦無人願意出讓村界內的土地，實在有急切需要自行建丁屋，解決居住問題。

希望貴會能夠理解本人一家的現時居住情況，盡力協助有關更改土地用途可以用作興建村屋，本人萬分感激！

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

李慧誠
LAI WAI SHING

Applicant 申請人 / Authorised Agent 獲授權代理人

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) 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

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

Date 日期

13-10-2025

(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	Appendix A & B Lot 243 S.A ss. 1 in D. D. 23, Ting Kok, Tai Po.		
Site area 地盤面積	153.6	sq. m 平方米 <input checked="" type="checkbox"/> About 約	(includes Government land of 包括政府土地 <input type="checkbox"/> 0 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	汀角分區計劃大綱圖 S/NE-Tk/19		
Zoning 地帶	農業 Appendix C		
Applied use/ development 申請用途/發展	Appendix C 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	195.05	sq.m 平方米	<input type="checkbox"/> About 約
(ii) Proposed No. of house(s) 擬議房屋幢數	1 個		
(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)		
	3 層 Storeys(s) 層		

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

<u>Chinese</u>	<u>English</u>
中文	英文

Plans and Drawings 圖則及繪圖

Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Appendix A: 地段界圖, Appendix B: 地段分劃圖, Appendix C: 擬議小丘屋宇圖則</i>		
<i>Appendix D: 污水接駁位置圖</i>		

Reports 報告書

Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

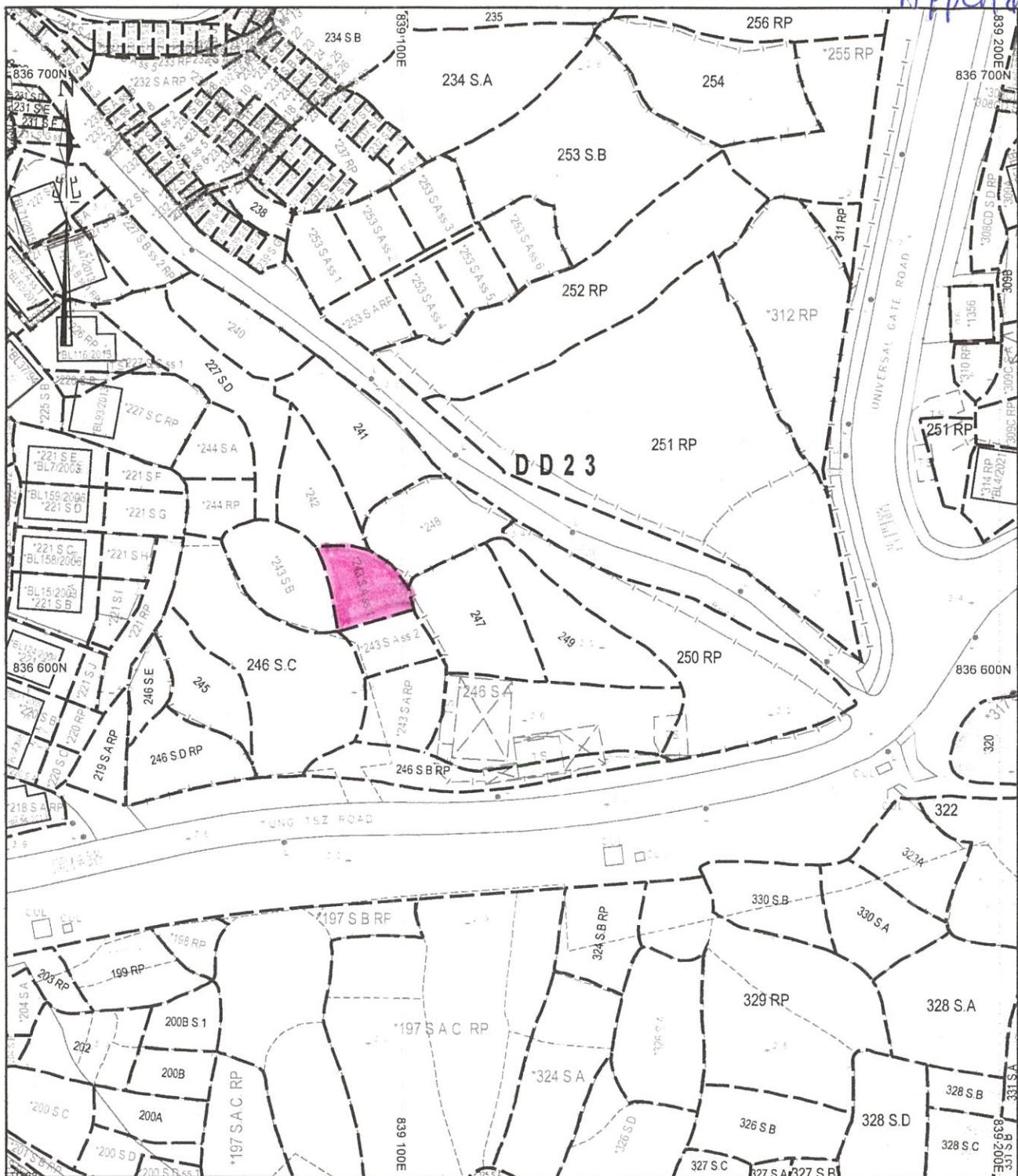
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

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。

地段索引圖 LOT INDEX PLAN

Appendix A



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

比例尺 SCALE 1:1 000



Locality :

Lot Index Plan No. : LIP1631825P

District Survey Office : Lands Information Center

Date : 29-Sep-2025

Reference No. : 3-SE-22A-3-SE-22C

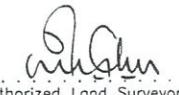
香港特別行政區政府 一 版權所有
© Copyright reserved - Hong Kong SAR Government
SMO-P01 20250929110913 10

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。

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

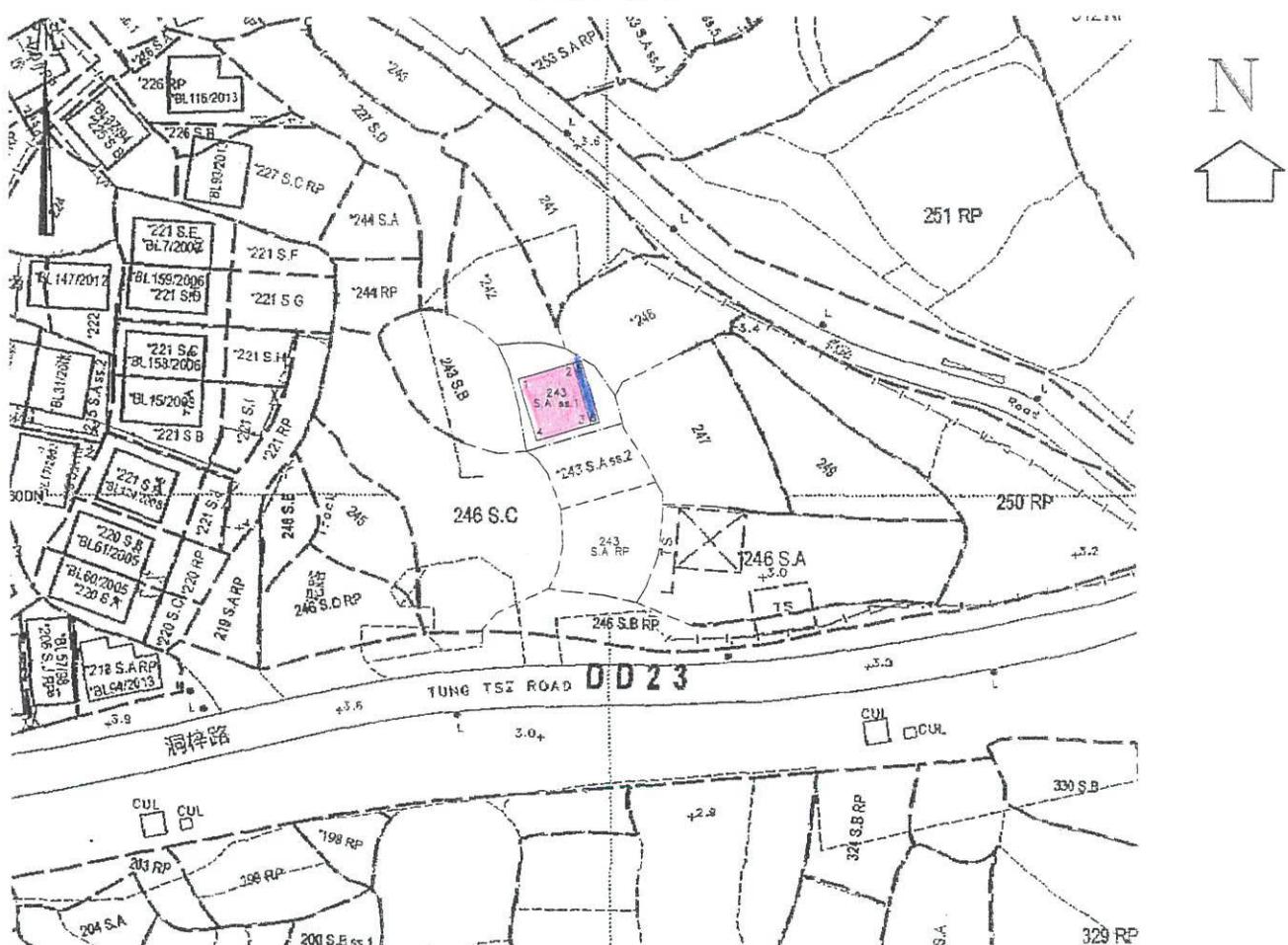
Explanatory notes : This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation

Appendix B

LOT COORDINATES & DIMENSIONS					
Boundary Point	Bearing	Distance in metres	Northing	Eastings	
LOT 243 S.A ss.1					
A		836620.245	839085.284		
B	84 52 30	2.913	836620.505	839088.185	
C	90 32 00	3.253	836620.475	839091.438	
D	103 49 00	2.974	836619.764	839084.326	
E	121 45 10	4.516	836617.387	839098.166	
F	144 29 10	4.859	836613.431	839100.988	
G	164 51 20	3.795	836609.769	839101.980	
Z	253 53 20	13.481	836606.027	839089.028	
AA	350 11 50	5.817	836611.759	839088.038	
AB	345 19 20	5.678	836617.252	839086.599	
A	336 16 30	3.269	836620.245	839085.284	
LOT 243 S.A ss.2					
Z		836606.027	839089.028		
G	73 53 20	13.481	836609.769	839101.980	
H	166 59 40	0.635	836609.150	839102.123	
J	147 00 50	5.312	836604.694	839105.015	
K	151 53 10	3.172	836601.897	839106.509	
W	253 53 20	13.450	836598.164	839093.588	
X	340 12 00	5.069	836602.933	839091.871	
Y	324 10 40	2.410	836604.887	839090.461	
Z	308 32 00	1.831	836606.027	839089.028	
LOT 243 S.A R.P.					
W		836598.164	839093.588		
K	73 53 20	13.450	836601.897	839106.509	
L	151 53 10	1.831	836600.282	839107.372	
M	180 24 00	2.905	836597.377	839107.352	
N	186 27 30	5.429	836591.982	839106.741	
P	202 25 10	4.561	836587.766	839105.001	
Q	212 03 10	2.451	836585.689	839103.701	
R	282 36 00	4.501	836586.671	839099.308	
S	275 41 20	4.782	836587.145	839094.550	
T	279 54 30	2.743	836587.617	839091.848	
U	27 02 50	2.696	836590.018	839093.074	
V	12 29 10	3.378	836593.317	839093.804	
W	357 26 40	4.852	836598.164	839093.588	
Table of Subdivisions					
Section	Area				
Lot 243 S.A ss.1 (Coloured Pink)	153.6 m ² (About)				
Lot 243 S.A ss.2 (Coloured Green)	113.9 m ² (About)				
Lot 243 S.A R.P. (Coloured Yellow)	177.7 m ² (About)				
Total Area	445.2 m² (About)				
<p>I, . Chan Hon Kwan Henry . . . 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 .26th day of .January ., 1999 .</p> <p>Dated this 1st day of FEB . 19 99 .</p> <p> Authorized Land Surveyor</p>					
<p>Survey District : TAI PO</p> <p>Date of Survey : January 1999</p> <p>Survey Sheet No. : 3-SE-22A/C</p> <p>Survey Record Plan No.:SRP/TP/005/0584/D1(R)</p> <p>PLAN OF ss.1, ss.2 AND R.P. OF S.A OF LOT 243 IN D.D. 23</p> <p>BEING SUBDIVISION OF S.A OF LOT 243 IN D.D. 23</p> <p>FOR OFFICIAL USE</p> <p>Land Boundary Plan No.: LBP/TP/005/0584/D1</p>					

Appendix C

Dimension Plan of the Proposed Small House on Lot 243 S.A ss.1 in D.D. 23 Tai Po



Coloured Pink Area 65.03 Square Metres (About)

Scale 1 : 1000

■ Balcony

to be connected to the Public Sewage

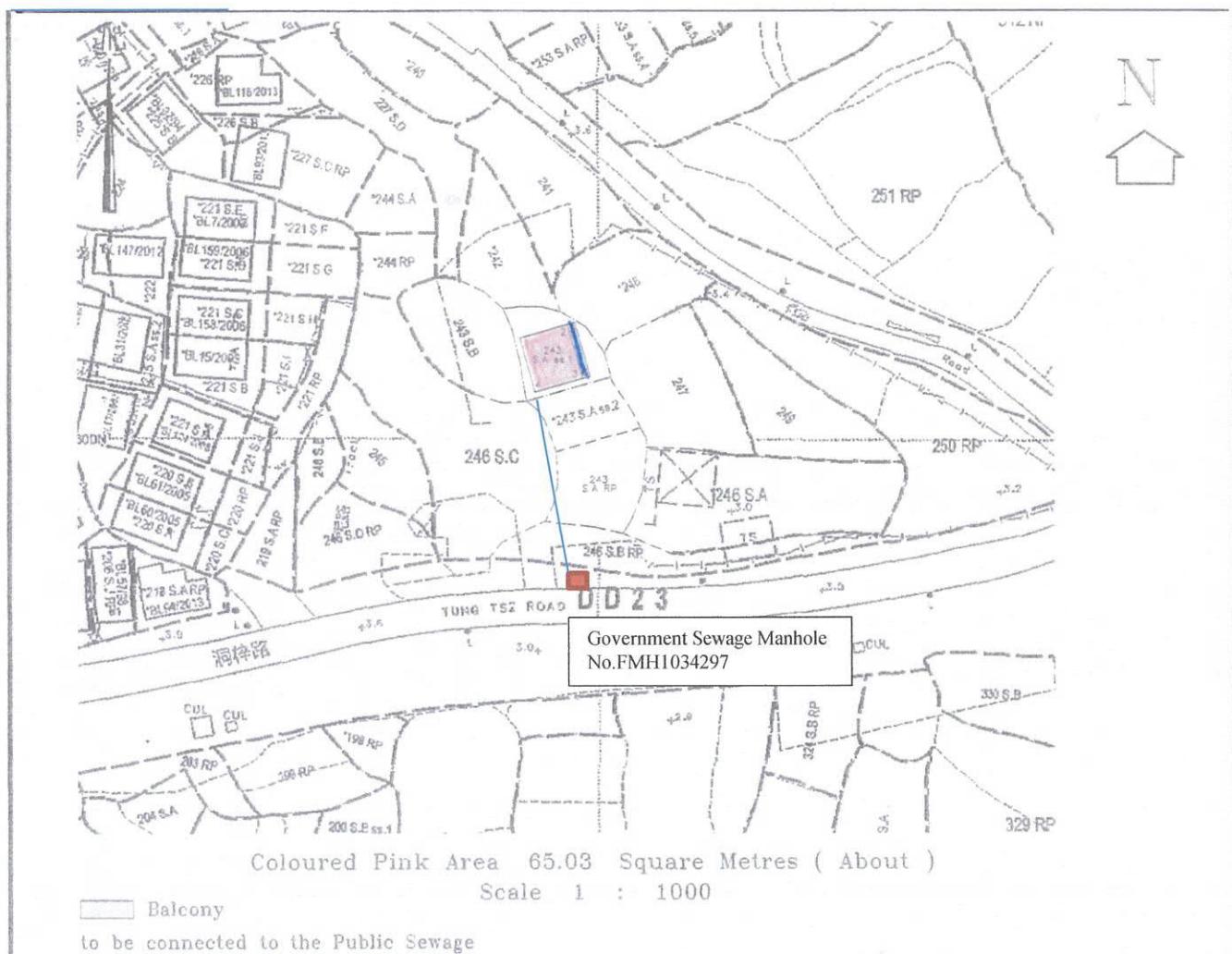
Side	Bearing ° ' "	Distance in Metres	Pt	Co-ordinate Data (1980 Datum)		Remarks
				N	E	
1 - 2	73 53 07	7.620	1	836615.642	839087.959	
2 - 3	163 53 07	8.534	2	836617.757	839095.279	
3 - 4	253 53 07	7.620	3	836609.558	839097.648	
4 - 1	343 53 07	8.534	4	836607.443	839090.327	

Co-ordinates of the balcony

2 - 5	73 53 07	1.220	2	836617.757	839095.279
5 - 6	163 53 07	8.534	5	836618.096	839096.451
6 - 3	253 53 07	1.220	6	836609.897	839098.820
3 - 2	343 53 07	8.534	3	836609.558	839097.648

	<p>T.H. & ASSOCIATES LIMITED (陳德慶測量有限公司)</p> <p>Approved By </p> <p>T.H.CHAN (ALS, MHKIS, MRICS, RPS(LS)) Authorized Land Surveyor Date : 27 - 02 - 2019</p>	Survey Sheet No.: 3-SE-22A/C
		Adopted Plan No.: SRP/TP/005/0584/D1(R)
		Plan No.: TP/23/243A1-SH

Plan showing the Proposed Pipeline & Its Connection to Public Manhole No.FMH1034297



Side	Bearing ° ' "	Distance in Metres	Pt	Co-ordinate Data (1980 Datum)		Remarks
				N	E	
1 - 2	73 53 07	7.620	1	836615.642	839087.959	
2 - 3	163 53 07	8.534	2	836617.757	839095.279	
3 - 4	253 53 07	7.620	3	836609.558	839097.648	
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Co-ordinates of the balcony

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6 - 3	253 53 07	1.220	6	836609.897	839098.820
3 - 2	343 53 07	8.534	3	836609.558	839097.648

	<p style="text-align: center;">T.H. & ASSOCIATES LIMITED (陳德慶測量有限公司) Approved By </p> <p style="text-align: center;">T.H.CHAN (ALS, MHKIS, MRICS, RPS(LS)) Authorized Land Surveyor Date : 27 - 02 - 2019</p>	Survey Sheet No.: 3-SE-22A/C	
		Adopted Plan No.: SRP/TP/005/0584/D1(R)	
		Plan No.: TP/23/243A1-SH	

From: Chan Helen [REDACTED]
Sent: 2025-11-20 星期四 14:03:30
To: Charlotte Tsz Wing WUN/PLAND <ctwwun@pland.gov.hk>
Subject: Lot 243 S.A ss.1 in D.D.23, Ting Kok, Tai Po
Attachment: 修改表格 P9.pdf

溫小姐

現附上已修改之表格內容 P.9, 請查收, 謝謝!
如有任何問題請致電 [REDACTED] 與本人聯絡, 謝謝!

李慧誠先生

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	Appendix A & B Lot 243 S.A ss.1 in D.D.23, Ting Kok, Tai Po.		
Site area 地盤面積	153.6	sq. m 平方米 <input checked="" type="checkbox"/> About 約	(includes Government land of 包括政府土地 <input type="checkbox"/> 0 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	汀角分區計劃大綱圖 S/NE - Tk1, 9		
Zoning 地帶	Appendix C 曲尺		
Applied use/ development 申請用途/發展	Appendix C 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	幢	
(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)		
	3 層 Storeys(s) 層		

此文件由
只會
申請

收到。城市規劃委員會
件後才正式被認收到

This document is received on 19 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.

Form No. S16-II
表格第 S16-II 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Construction of
“New Territories Exempted House(s)”**

適用於只涉及興建「新界豁免管制屋宇」的建議

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers: https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form
填寫表格的一般指引及註解

“Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill “NA” for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a ‘✓’ at the appropriate box 請在適當的方格內上加上‘✓’號

250 2386

17/10 by Post

Form No. S16-II 表格第 S16-II 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-TK/845
	Date Received 收到日期	19 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」)秘書收。
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)

LEE WAI MAN 李慧文

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)

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)	DD23 LOT 243 S.A SS.2
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 113.9 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)	0 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-TR/19
(e) Land use zone(s) involved 涉及的土地用途地帶	AGR
(f) Current use(s) 現時用途	空置 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- is the sole "current land owner" #& (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」 #& (請繼續填寫第 6 部分，並夾附業權證明文件)。
- is one of the "current land owners" #& (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」 #& (請夾附業權證明文件)。
- is not a "current land owner" #.
並不是「現行土地擁有人」 #。
- The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

- has obtained consent(s) of "current land owner(s)" #.

已取得 名「現行土地擁有人」 #的同意。

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

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

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

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

Details of the "current land owner(s)"[#] notified 已獲通知「現行土地擁有人」[#]的詳細資料

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

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

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

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

- sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書&

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

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

- posted notice in a prominent position on or near application site/premises on
_____ (DD/MM/YYYY)[&]

於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]

- sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- others (please specify)
其他 (請指明)

Note: May insert more than one 「✓」。

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

註：可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Development Proposal 摄議發展計劃

(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	LEE WAI MAN 李慧文		
(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)	新界大埔船灣磗頭角村		
(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	1 棟	Proposed number of storeys of each house 每幢房屋的擬議層數	3 層
(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	<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>		
(g) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 <input checked="" type="checkbox"/>	<p>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)) 洞梓路</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>	
(h) Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁至公共污水渠？	Yes 是 <input checked="" type="checkbox"/>	<p>(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>	
	No 否 <input type="checkbox"/>	<p>(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>		
	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?	<p>On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)</p> <hr/> <hr/>		Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
			Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <hr/> <hr/> <hr/> <hr/>				

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。

本人李慧文乃是船灣碼頭圍村原居民，因
子也即將成年須要更多的私人空間，另外更加希
望下一代可以留在客家圍村，身為客家人可以
保留和發揚我們的客家文化，更主要的原因係
本人一直也在港生活非常熱愛香港，此村也是
我和子女共同出生長大的地方，更加想讓此土地
改變到我們一家的居住環境，使土地可以很好
利用發揮它的最大價值。

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

LEE WAI MAN
李慧文

Applicant 申請人 / Authorised Agent 獲授權代理人

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) 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

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

Date 日期

11-10-2025 (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

- 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：
 - 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
 - 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。
- 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。
- 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	DD23 LOT 243 S.A 552		
Site area 地盤面積	113.9	sq. m 平方米	<input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 0 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/NE - TK/19		
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 棟		
(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 層	Storeys(s) 層	

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

Chinese **English**
中文 英文

Plans and Drawings 圖則及繪圖

- Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖
- Block plan(s) 樓宇位置圖
- Floor plan(s) 樓宇平面圖
- Sectional plan(s) 截視圖
- Elevation(s) 立視圖
- Photomontage(s) showing the proposed development 顯示擬議發展的合成照片
- Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖
- Others (please specify) 其他 (請註明)
地段界圖、地盤分割圖、擬議小型屋宇圖

Reports 報告書

- Planning Statement/Justifications 規劃綱領/理據
- Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)
- Traffic impact assessment (on vehicles) 就車輛的交通影響評估
- Traffic impact assessment (on pedestrians) 就行人的交通影響評估
- Visual impact assessment 視覺影響評估
- Landscape impact assessment 景觀影響評估
- Tree Survey 樹木調查
- Geotechnical impact assessment 土力影響評估
- Drainage impact assessment 排水影響評估
- Sewerage impact assessment 排污影響評估
- Risk Assessment 風險評估
- Others (please specify) 其他 (請註明)

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。

地段索引圖 LOT INDEX PLAN



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

比例尺 SCALE 1:1000

metres 10 0 10 20 30 40 50 metres



Locality :

Lot Index Plan No. : LIP1631825P

District Survey Office : Lands Information Center

Date : 29-Sep-2025

Reference No. : 3-SE-22A-3-SE-22C

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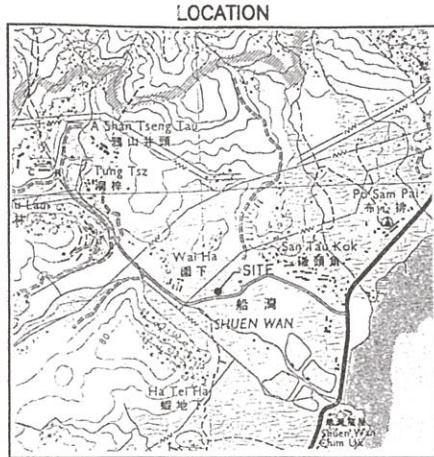
摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。

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

Explanatory notes : This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation

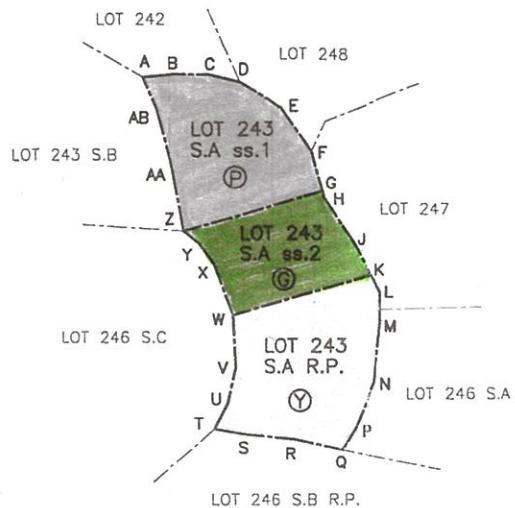
N

8339050
m



SCALE 1:20,000

DO N



SCALE 1:500
METRES 10 0 10 20 30 40 50 METRES

8339050
m

8339100
m

by District : TAI PO
of Survey : January 1999
by Sheet No. : 3-SE-22A/C
by Record Plan No.:SRP/TP/005/0584/D1(R)

PLAN OF ss.1, ss.2 AND R.P. OF S.A OF LOT 243
IN D.D. 23
BEING SUBDIVISION OF S.A OF LOT 243 IN D.D. 23

LOT COORDINATES & DIMENSIONS

836650 N
Boundary Point Bearing Distance in metres Northing Easting

LOT 243 S.A ss.1

A	836620.245	839085.284		
B	84 52 30	2.913	836620.505	839088.165
C	90 32 00	3.253	836620.475	839091.438
D	103 49 00	2.974	836619.764	839094.326
E	121 46 10	4.516	836617.387	839098.166
F	144 29 10	4.859	836613.431	839100.988
G	164 51 20	3.795	836609.769	839101.980
Z	253 53 20	13.481	836606.027	839089.028
AA	350 11 50	5.817	836611.759	839088.038
AB	345 19 20	5.678	836617.252	839086.599
A	336 16 30	3.269	836620.245	839085.284

LOT 243 S.A ss.2

Z	836606.027	839089.028		
G	73 53 20	13.481	836609.769	839101.980
H	166 59 40	0.635	836609.150	839102.123
J	147 00 50	5.312	836604.694	839105.015
K	151 53 10	3.172	836601.897	839106.509
W	253 53 20	13.450	836598.164	839093.588
X	340 12 00	5.069	836602.933	839091.871
Y	324 10 40	2.410	836604.887	839090.461
Z	308 32 00	1.831	836606.027	839089.028

LOT 243 S.A R.P.

W	836598.164	839093.588		
K	73 53 20	13.450	836601.897	839106.509
L	151 53 10	1.831	836600.282	839107.372
M	180 24 00	2.905	836597.377	839107.352
N	186 27 30	5.429	836591.982	839106.741
P	202 25 10	4.561	836587.766	839105.001
Q	212 03 10	2.451	836585.689	839103.701
R	282 36 00	4.501	836586.671	839099.308
S	275 41 20	4.782	836587.145	839099.455
T	279 54 30	2.743	836587.617	839091.848
U	27 02 50	2.696	836590.018	839093.074
V	12 29 10	3.378	836593.317	839093.804
W	357 26 40	4.852	836598.164	839093.588

Table of Subdivisions

Section	Area
Lot 243 S.A ss.1 (Coloured Pink)	153.6 m ² (About)
Lot 243 S.A ss.2 (Coloured Green)	113.9 m ² (About)
Lot 243 S.A R.P. (Coloured Yellow)	177.7 m ² (About)
Total Area	445.2 m² (About)

I, . . Chan Hon Kwan Henry, . . 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 26th day of January, 1999.

Dated this 1st day of FEB . . 19 99.

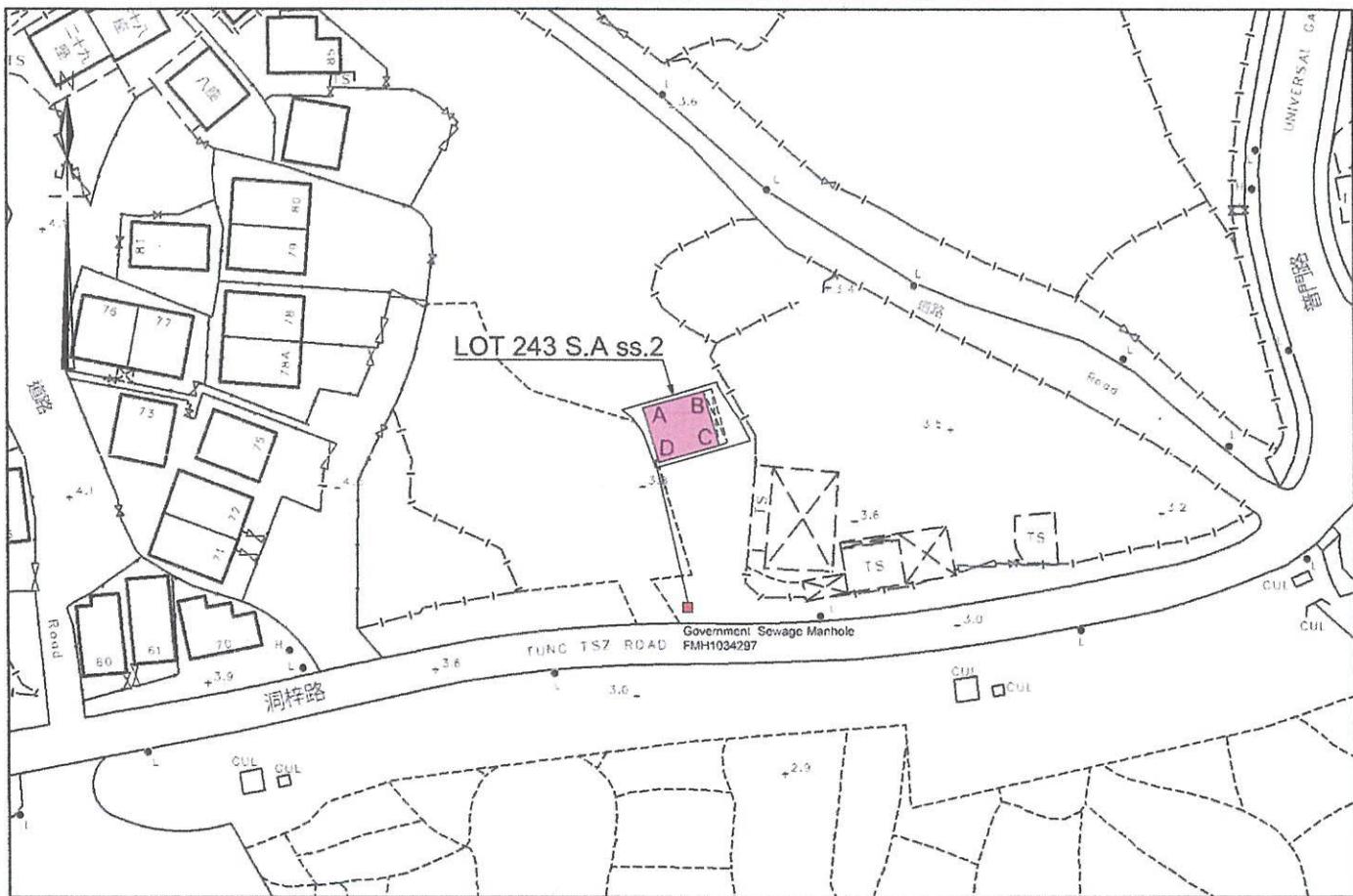

Authorized Land Surveyor

FOR OFFICIAL USE

Land Boundary Plan No.: LBP/TP/005/0584/D1

PROPOSED BUILDING LICENCE

LOT No. 243 S.A ss.2 IN D.D. 23



COLORED PINK AREA = 65.03 SQUARE METRES (ABOUT)

Line	Bearing	Distance(M)	Nothing	Easting	Pt.
A-B	73° 53' 02"	8.534	836 606. 222	839 091. 865	A
B-C	163° 53' 02"	7.620	836 608. 591	839 100. 064	B
C-D	253° 53' 02"	8.534	836 601. 270	839 102. 179	C
D-A	343° 53' 02"	7.620	836 598. 902	839 093. 980	D

LOCATION PLAN



Remarks:

Please refer to
SRP No. SRP/TP/005/0584/D1(R) for boundary
information of Lot No. 243 S.A ss.2 in D.D. 23

Approved By :



Scale : 1:1000

Survey Sheet No. : 3-SE-22A, 3-SE-22C

Date : October 2025

Plan No. : CW/TP/243A2/23/BL/01

卓弘測量服務公司
CHUO WANG SURVEY SERVICES COMPANY

2025年 11月 19日

此文件在
只會在
申請時上傳

收到。城市規劃委員會

但不會在申請時收到

19 NOV 2025

This document is received on 19 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.

Form No. S16-II
表格第 S16-II 號

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to Proposal Only Involving Construction of
“New Territories Exempted House(s)”

適用於只涉及興建「新界豁免管制屋宇」的建議

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers: https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form
填寫表格的一般指引及註解

“Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill “NA” for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a ‘✓’ at the appropriate box 請在適當的方格內上加上‘✓’號

250 2387

17/10 by Post

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/ME-TK/846
	Date Received 收到日期	19 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」）秘書收。
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 樓及新界沙田上禾輋路 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
(<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 type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
LEE WAI TO 李 豐 徒

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）
(<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 type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)

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）	DD23 Lot 243 S.A.R.P
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	<input type="checkbox"/> Site area 地盤面積 177.7 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）	0 sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/NE-TK/19
(e) Land use zone(s) involved 涉及的土地用途地帶	AGR
(f) Current use(s) 現時用途	空置
<small>(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)</small>	

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

The applicant 申請人 -

- is the sole "current land owner" # & (please proceed to Part 6 and attach documentary proof of ownership). 是唯一的「現行土地擁有人」 # & (請繼續填寫第 6 部分，並夾附業權證明文件)。
- is one of the "current land owners" # & (please attach documentary proof of ownership). 是其中一名「現行土地擁有人」 # & (請夾附業權證明文件)。
- is not a "current land owner" #. 並不是「現行土地擁有人」 #。
- The application site is entirely on Government land (please proceed to Part 6). 申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

- has obtained consent(s) of "current land owner(s)" #. 已取得 名「現行土地擁有人」 #的同意。

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

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

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

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

Details of the "current land owner(s)"[#] notified 已獲通知「現行土地擁有人」[#]的詳細資料

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

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

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

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

- sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

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

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

- posted notice in a prominent position on or near application site/premises on
_____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]

- sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- others (please specify)
其他 (請指明)

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Development Proposal 擬議發展計劃

(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	LEE WAI TO 李慧滔		
(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)	新界大埔船灣徵頭角村		
(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	1 棟	Proposed number of storeys of each house 每幢房屋的擬議層數	3 層
(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	<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>		
(g) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 <input checked="" type="checkbox"/>	<p>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)) 洞梓路</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>	
(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"/>	<p>(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>	
	No 否 <input type="checkbox"/>	<p>(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。

<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>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>	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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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"/>																													
<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p>	<p>.....</p>																														

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。

本人李蕙均已婚45歲，為DD.23.Lot.243.S.A.R.P.地
 主，現住在爸爸、媽媽的家，因為本人有自己的子
 女，共4人擠迫在爸爸、媽媽家裡的其中一個
 房間，現在急需要有自己的房屋，面對家裡
 的壓力和未能給予老婆、子女舒適環境的家
 庭房屋，有時候跟家裡的每個人吵鬧起來都
 很不開心，這樣對一個家庭很不和睦。
 希望貴處能盡快處DD.23.Lot.243.S.A.R.P.地段，
 紿我一個希望能完成一個完整的家，子女有好
 的舒適環境做功課、溫習等等。

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

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

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

Date 日期

13/10/2025 (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

- 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：
 - 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
 - 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。
- 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。
- 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	DD 23 LOT 243 S.A R.P		
Site area 地盤面積	177.7	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地 <input checked="" type="radio"/> sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	S/NE-TK/19		
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 條		
(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 層	Storeys(s) 層	

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

	Chinese 中文	English 英文
--	---------------	---------------

Plans and Drawings 圖則及繪圖

- | | | |
|--|--------------------------|-------------------------------------|
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Block plan(s) 樓宇位置圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Floor plan(s) 樓宇平面圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Sectional plan(s) 截視圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Elevation(s) 立視圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片 | <input type="checkbox"/> | <input type="checkbox"/> |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他 (請註明) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

地段索引圖 / 地段分割圖 / 推議小型屋宇分割圖

Reports 報告書

- | | | |
|--|--------------------------|--------------------------|
| Planning Statement/Justifications 規劃綱領/理據 | <input type="checkbox"/> | <input type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions)
環境評估 (噪音、空氣及／或水的污染) | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Visual impact assessment 視覺影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Landscape impact assessment 景觀影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Tree Survey 樹木調查 | <input type="checkbox"/> | <input type="checkbox"/> |
| Geotechnical impact assessment 土力影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Drainage impact assessment 排水影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Sewerage impact assessment 排污影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Risk Assessment 風險評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他 (請註明) | <input type="checkbox"/> | <input type="checkbox"/> |

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。

地段索引圖 LOT INDEX PLAN



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

比例尺 SCALE 1:1 000



Locality : _____

Lot Index Plan No. : LIP1631825P

District Survey Office :Lands Information Center

Date : 29-Sep-2025

Reference No. : 3-SE-22A.3-SE-22C

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SMO-P01 20250929110913 10

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而作事前通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業人士地測量師的意見。

Explanatory notes : This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation

N
↑



SCALE 1:20,000

50 N

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

50 N

SCALE 1:500

METRES 10 0 10 20 30 40 50 METRES

8365050 E

839100 E

ey District : TAI PO
of Survey : January 1999
ey Sheet No. : 3-SE-22A/C
ey Record Plan No.:SRP/TP/005/0584/D1(R)

PLAN OF ss.1, ss.2 AND R.P. OF S.A OF LOT 243
IN D.D. 23
BEING SUBDIVISION OF S.A OF LOT 243 IN D.D. 23

LOT COORDINATES & DIMENSIONS

Boundary Point	Bearing	Distance in metres	Northing	Eastng
LOT 243 S.A ss.1				
A		836620.245	839085.284	
B	84 52 30	2.913	836620.505	839088.185
C	90 32 00	3.253	836620.475	839091.438
D	103 49 00	2.974	836619.764	839094.326
DEF	121 46 10	4.516	836617.387	839098.166
F	144 29 10	4.859	836613.431	839100.988
G	164 51 20	3.795	836609.769	839101.980
Z	253 53 20	13.481	836606.027	839089.028
AA	350 11 50	5.817	836611.759	839088.038
AB	345 19 20	5.678	836617.252	839086.599
A	336 16 30	3.269	836620.245	839085.284

LOT 243 S.A ss.2				
Z		836606.027	839089.028	
G	73 53 20	13.481	836609.769	839101.980
H	166 59 40	0.635	836609.150	839102.123
J	147 00 50	5.312	836604.694	839105.015
K	151 53 10	3.172	836601.897	839106.509
W	253 53 20	13.450	836598.164	839093.588
X	340 12 00	5.069	836602.933	839091.871
Y	324 10 40	2.410	836604.887	839090.461
Z	308 32 00	1.831	836606.027	839089.028

LOT 243 S.A R.P.				
W		836598.164	839093.588	
K	73 53 20	13.450	836601.897	839106.509
L	151 53 10	1.831	836600.282	839107.372
M	180 24 00	2.905	836597.377	839107.352
N	186 27 30	5.429	836591.982	839106.741
P	202 25 10	4.561	836587.766	839105.001
R	212 03 10	2.451	836585.689	839103.701
S	282 36 00	4.501	836586.671	839099.308
T	275 41 20	4.782	836587.145	839099.455
U	279 54 30	2.743	836587.617	839091.848
V	27 02 50	2.696	836590.018	839093.074
W	12 29 10	3.378	836593.317	839093.804
Z	357 26 40	4.852	836598.164	839093.588

Table of Subdivisions

Section	Area
Lot 243 S.A ss.1 (Coloured Pink)	153.6 m ² (About)
Lot 243 S.A ss.2 (Coloured Green)	113.9 m ² (About)
Lot 243 S.A R.P. (Coloured Yellow)	177.7 m ² (About)
Total Area	445.2 m² (About)

I, . . . Chan Hon Kwan Henry, . . . 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 26th day of January, 1999.

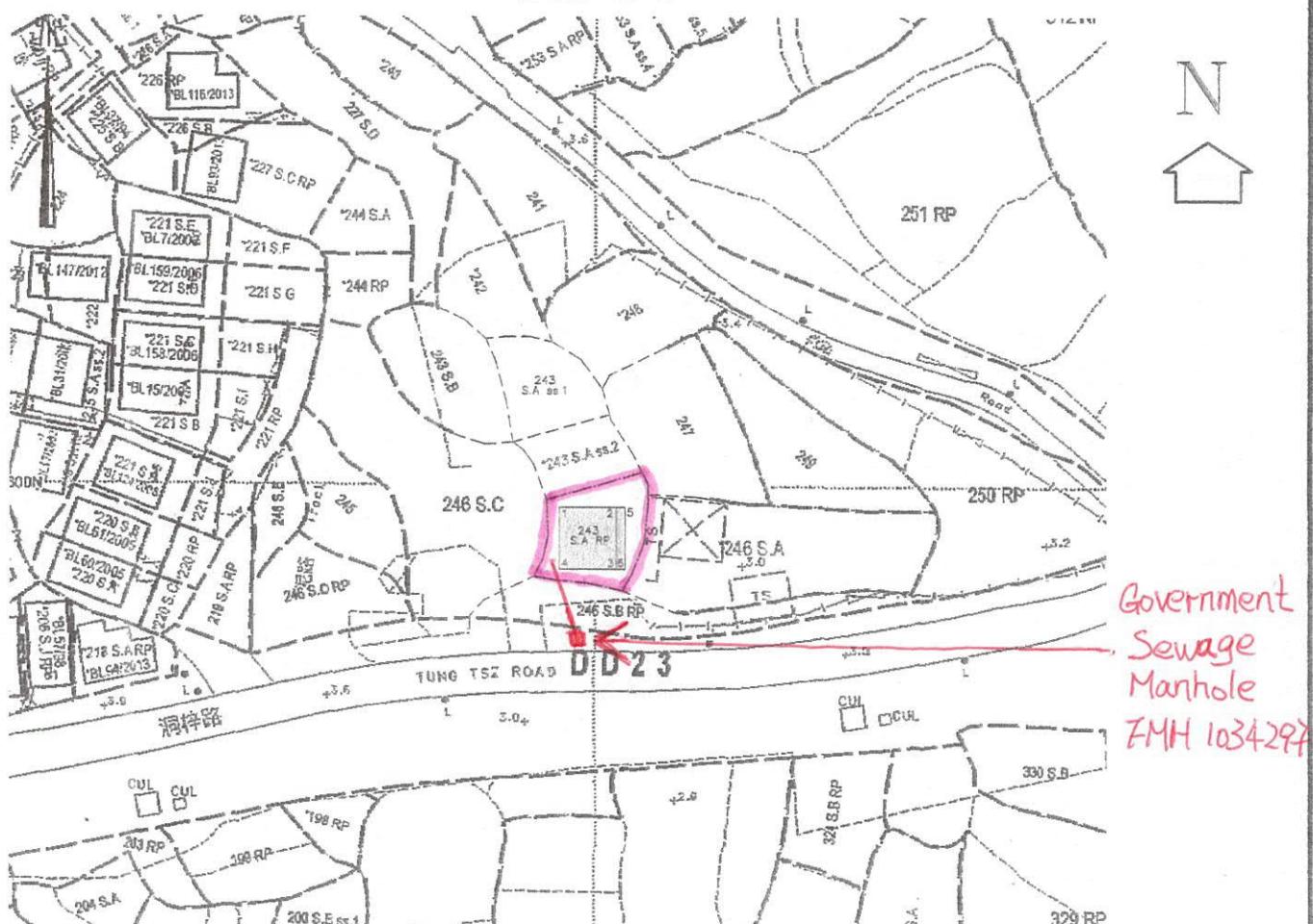
Dated this 1st day of FEB . . . 19 99.

Authorized Land Surveyor

FOR OFFICIAL USE

Land Boundary Plan No.: LBP/TP/005/0584/D1

Dimension Plan of the Proposed Small House on
Lot 243 S.A RP in D.D. 23
Tai Po



Side	Bearing ° ' "	Distance in Metres	Pt	Co-ordinate Data (1980 Datum)		Remarks
				N	E	
1 - 2	90 00 00	7.620	1	836597.132	839095.304	
2 - 3	180 00 00	8.534	2	836597.132	839102.924	
3 - 4	270 00 00	7.620	3	836588.598	839102.924	
4 - 1	0 00 00	8.534	4	836588.598	839095.304	

Co-ordinates of the balcony

2 - 5	90 00 00	7.620	2	836597.132	839102.924
5 - 6	180 00 00	8.534	5	836597.132	839104.144
6 - 3	270 00 00	7.620	6	836588.598	839104.144
3 - 2	0 00 00	8.534	3	836588.598	839102.924

T.H. & ASSOCIATES LIMITED
(陳德慶測量有限公司)

Approved By

T.H.CHAN (ALS, M.IKIS, MRICS, RPS(LS))
Authorized Land Surveyor
Date : 27 - 02 - 2019

Survey Sheet No.: 3-SE-22A/C

Adopted Plan No.: SRP/TP/005/0584/D1(R)

Plan No.: TP/23/243ARP-SH

Urgent Return receipt Expand Group Restricted Prevent Copy

Ching Hoi Ching NG/PLAND

收件者: Charlotte Tsz Wing WUN/PLAND
副本: Iris Tsoi Ying YIK/PLAND
主旨: Re: Planning Application No. A/NE-TK/844 - Departmental Comments

寄件者: Chan Helen

寄件日期: 2025 年 12 月 4 日 6:07

收件者: Charlotte Tsz Wing WUN/PLAND

主旨: 回覆: Planning Application No. A/NE-TK/844 - Departmental Comments

溫小姐

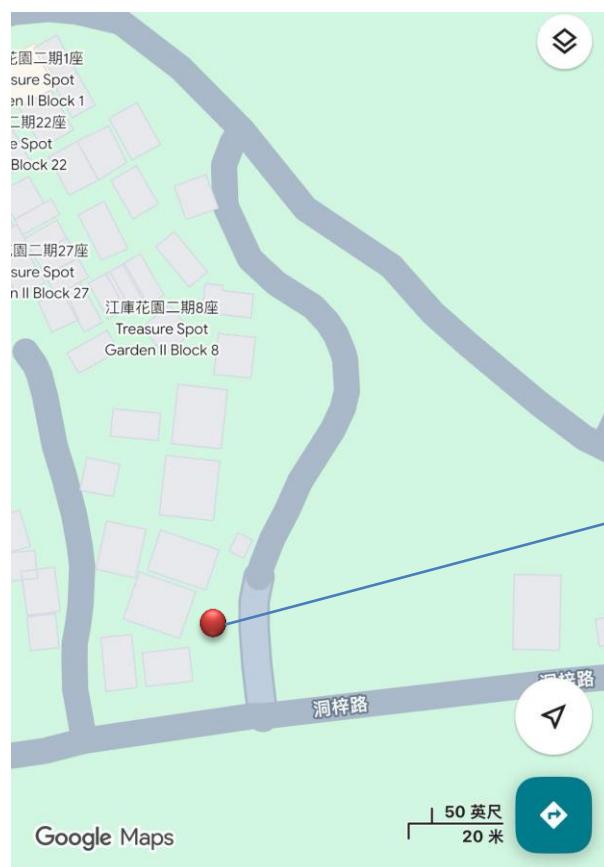
現附上(Lot 243 S.A ss.1 in D.D.23, Ting Kok, Tai Po, New Territories)地段如獲批准有關之更改土地用途為小型屋宇，本人如有車輛將會考慮使用之位置停泊圖片，請查收，謝謝！

李慧誠先生

Planning application (No. A/NE-TK/844) for proposed house (New Territories Exempted House (NTEH) - Small House) at Lot 243 S.A ss.1 in D.D.23, Ting Kok, Tai Po, New Territories.

本人暫時未有計劃於上述(Lot 243 S.A ss.1 in D.D.23, Ting Kok, Tai Po, New Territories)地段內申請停泊車位。但若日後上述地段確實批准有關更改土地用途為小型屋宇之申請，本人如有車輛的話，將會考慮使用以下村屋群位置停泊，並會向城規會及該土地擁有人取得正式批准。

大埔汀角洞梓路 72 號外之小型停車場「萬豪」



大埔汀角洞梓路 72 號外之小型停
車場「萬豪」位置

Urgent Return receipt Expand Group Restricted Prevent Copy

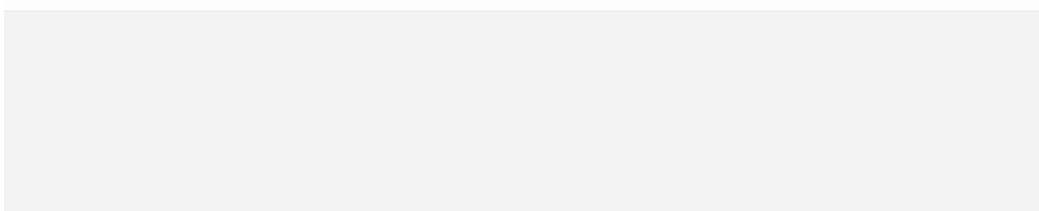
Ching Hoi Ching NG/PLAND

收件者: Charlotte Tsz Wing WUN/PLAND
主旨: Re: Planning Application No. A/NE-TK/845 - Departmental Comments

From: karl lee
Sent: Friday, December 5, 2025 2:25 PM
To: Charlotte Tsz Wing WUN/PLAND
Subject: Re: Planning Application No. A/NE-TK/845 - Departmental Comments

停車位置 - Lee...

PDF 閱讀器



Planning application (No. A/NE-TK/845) for proposed house (New Territories Exempted House (NTEH) - Small House) at Lot 243 S.A ss.2 in D.D.23, Ting Kok, Tai Po, New Territories.

本人暫時未有計劃於上述(Lot 243 S.A ss.2 in D.D.23, Ting Kok, Tai Po, New Territories.)地段內申請停泊車位。但若日後上述地段確實批准有關更改土地用途為小型屋宇之申請，本人如有車輛的話，將會考慮使用以下村屋群位置停泊，並會向城規會及該土地擁有人取得正式批准。

大埔汀角洞梓路 72 號外之小型停車場「萬豪」



1/1

加入至筆記



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Ching Hoi Ching NG/PLAND

收件者: Charlotte Tsz Wing WUN/PLAND
副本: Iris Tsoi Ying YIK/PLAND
主旨: Re: 停車位置 - Lee Wai To 12-2025.pdf

From: Wai To Lee
Sent: Thursday, December 4, 2025 4:03 PM
To: Charlotte Tsz Wing WUN/PLAND
Subject: 停車位置 - Lee Wai To 12-2025.pdf

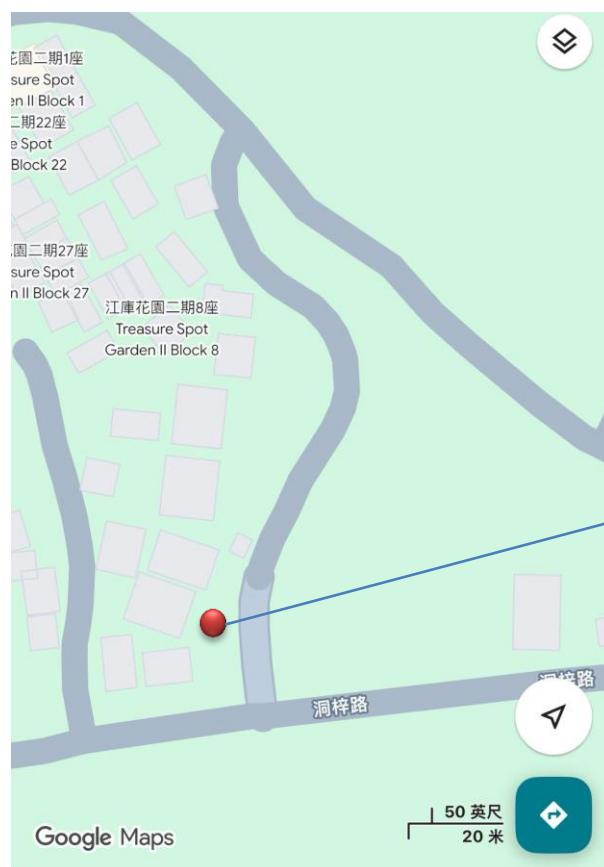
由全方位檔案檢視器One Read分享：<https://st.simplehealth.ltd/uAJjyu>

[Yahoo Mail](#)：輕鬆搜尋和整理郵件，助你解決問題

Planning application (No. A/NE-TK/846) for proposed house (New Territories Exempted House (NTEH) - Small House) at Lot 243 S.A RP in D.D.23, Ting Kok, Tai Po, New Territories.

本人暫時未有計劃於上述(Lot 243 S.A RP in D.D.23, Ting Kok, Tai Po, New Territories.)地段內申請停泊車位。但若日後上述地段確實批准有關更改土地用途為小型屋宇之申請，本人如有車輛的話，將會考慮使用以下村屋群位置停泊，並會向城規會及該土地擁有人取得正式批准。

大埔汀角洞梓路 72 號外之小型停車場「萬豪」



大埔汀角洞梓路 72 號外之小型停
車場「萬豪」位置

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

Charlotte Tsz Wing WUN/PLAND

寄件者: Chan Helen [REDACTED]
寄件日期: 2025年12月13日星期六 9:00
收件者: Charlotte Tsz Wing WUN/PLAND
主旨: 回覆: Planning Application No. A/NE-TK/844 - Departmental Comments
附件: 停車位置 - Lee Wai Shing 12-2025.pdf
類別: Internet Email

溫小姐

現附上停車位置(更新版)給參閱, 謝謝!

李慧誠先生

Planning application (No. A/NE-TK/844) for proposed house (New Territories Exempted House (NTEH) - Small House) at Lot 243 S.A ss.1 in D.D.23, Ting Kok, Tai Po, New Territories.

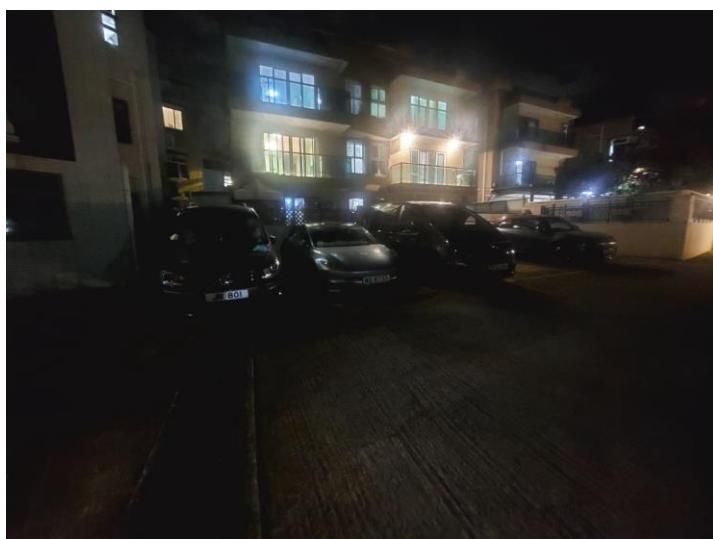
本人暫時未有計劃於上述(Lot 243 S.A ss.1 in D.D.23, Ting Kok, Tai Po, New Territories)地段內申請停泊車位。但若日後上述地段確實批准有關更改土地用途為小型屋宇之申請，本人如有車輛的話，將會考慮使用以下 2 個村屋群位置停泊，並會向城規會及該土地擁有人取得正式批准。

1. 大埔汀角洞梓路 72 號外之小型停車場「萬豪」

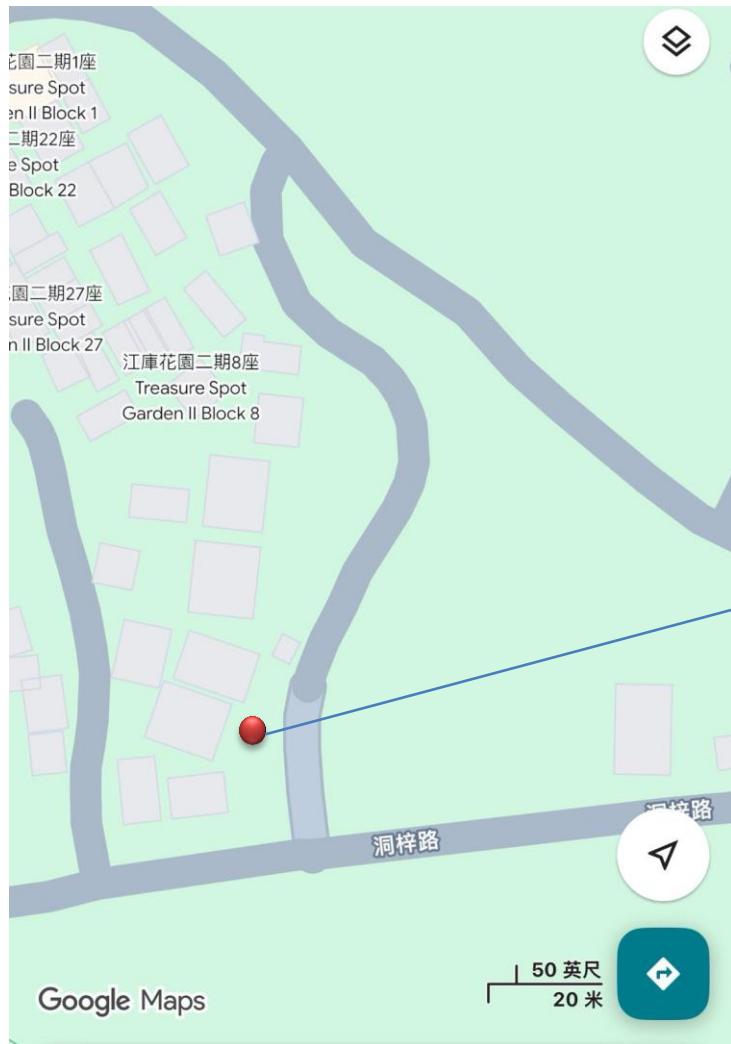
日間停泊情況



晚間停泊情況



位置圖



大埔汀角洞梓路 72 號外之小型停
車場「萬豪」位置

2. 大埔汀角路船灣聯村村公所門前停車場

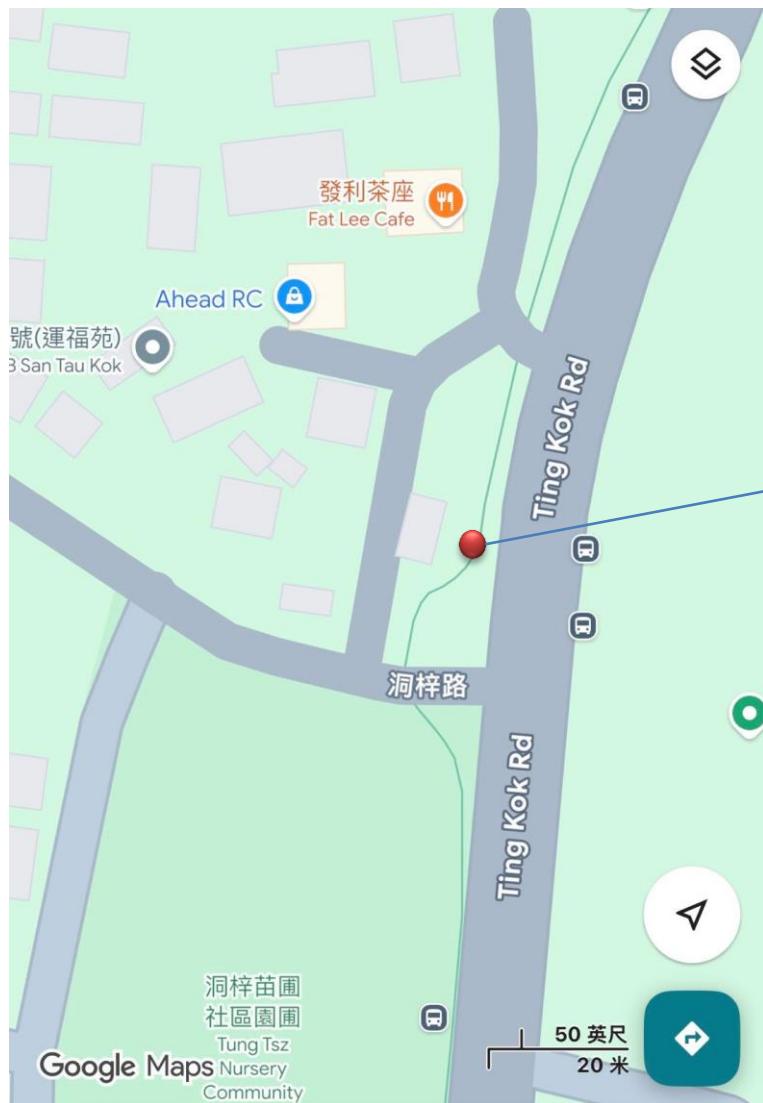
日間停泊情況



晚間停泊情況



位置圖



大埔汀角路船灣聯村村公所門前停
車場位置

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Charlotte Tsz Wing WUN/PLAND

寄件者: karl lee [REDACTED]
寄件日期: 2025年12月14日星期日 19:39
收件者: Charlotte Tsz Wing WUN/PLAND
主旨: Re: Planning Application No. A/NE-TK/845 - Departmental Comments
附件: 停車位置 - Lee Wai Man 12-2025-1_251214_193726.pdf

類別: Internet Email

Planning application (No. A/NE-TK/845) for proposed house (New Territories Exempted House (NTEH) - Small House) at Lot 243 S.A ss.2 in D.D.23, Ting Kok, Tai Po, New Territories.

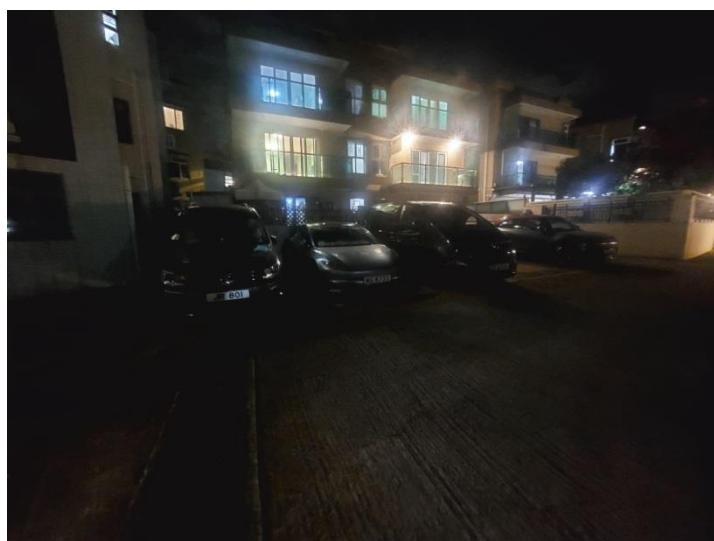
本人暫時未有計劃於上述(Lot 243 S.A ss.2 in D.D.23, Ting Kok, Tai Po, New Territories.)地段內申請停泊車位。但若日後上述地段確實批准有關更改土地用途為小型屋宇之申請，本人如有車輛的話，將會考慮使用以下 2 個村屋群位置停泊，並會向城規會及該土地擁有人取得正式批准。

1. 大埔汀角洞梓路 72 號外之小型停車場「萬豪」

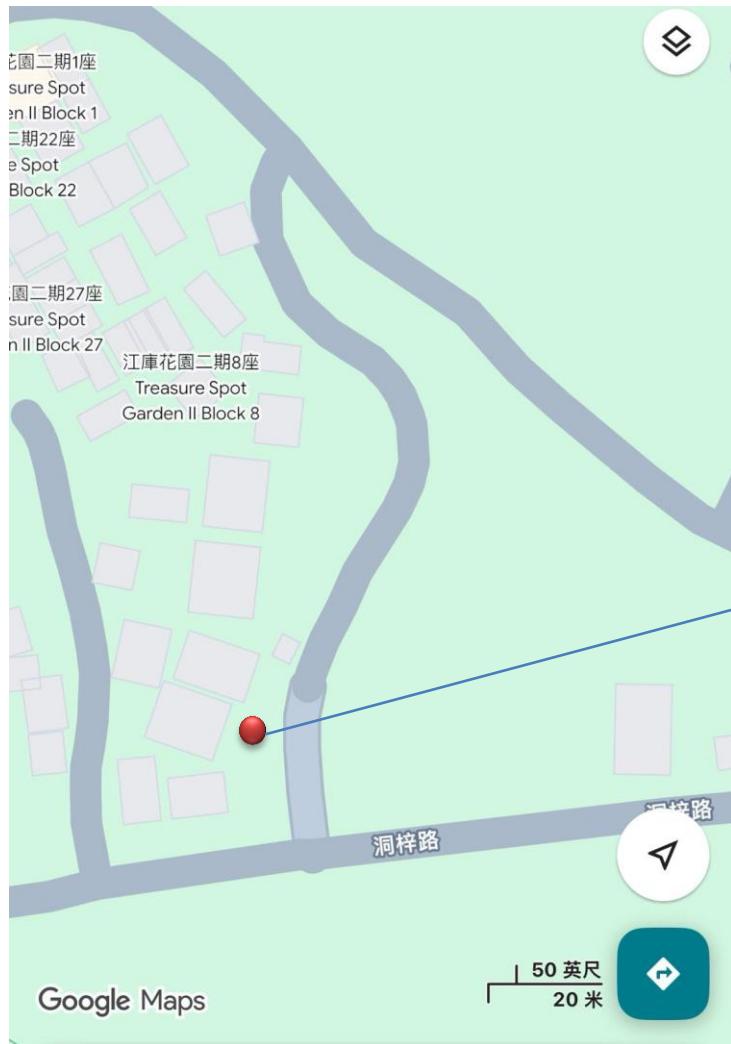
日間停泊情況



晚間停泊情況



位置圖



大埔汀角洞梓路 72 號外之小型停
車場「萬豪」位置

2. 大埔汀角路船灣聯村村公所門前停車場

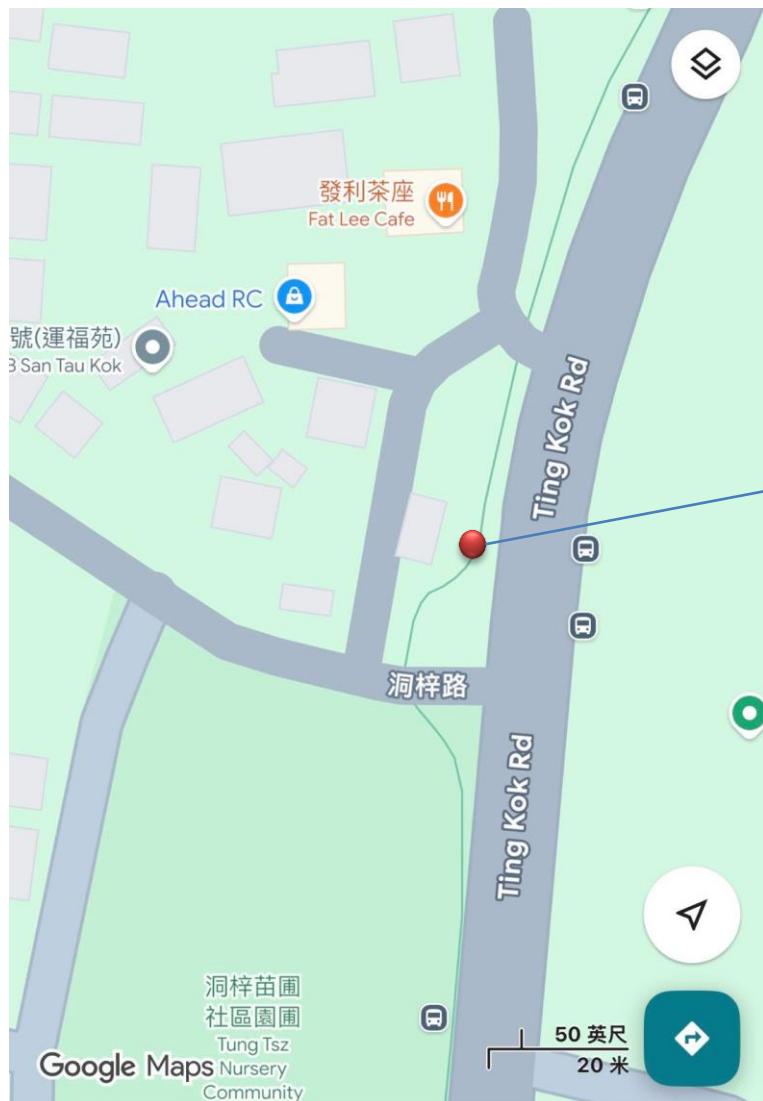
日間停泊情況



晚間停泊情況



位置圖



大埔汀角路船灣聯村村公所門前停
車場位置

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Charlotte Tsz Wing WUN/PLAND

寄件者: Wai To Lee [REDACTED]
寄件日期: 2025年12月13日星期六 9:12
收件者: Charlotte Tsz Wing WUN/PLAND
主旨: 停車位置 - Lee Wai To 12-2025-1.pdf
附件: 停車位置 - Lee Wai To 12-2025-1.pdf

類別: Internet Email

由全方位檔案檢視器 One Read 分享：<https://st.simplehealth.ltd/uAJyu>

[Yahoo Mail](#)：輕鬆搜尋和整理郵件，助你解決問題

Planning application (No. A/NE-TK/846) for proposed house (New Territories Exempted House (NTEH) - Small House) at Lot 243 S.A RP in D.D.23, Ting Kok, Tai Po, New Territories.

本人暫時未有計劃於上述(Lot 243 S.A RP in D.D.23, Ting Kok, Tai Po, New Territories.)地段內申請停泊車位。但若日後上述地段確實批准有關更改土地用途為小型屋宇之申請，本人如有車輛的話，將會考慮使用以下 2 個村屋群位置停泊，並會向城規會及該土地擁有人取得正式批准。

1. 大埔汀角洞梓路 72 號外之小型停車場「萬豪」

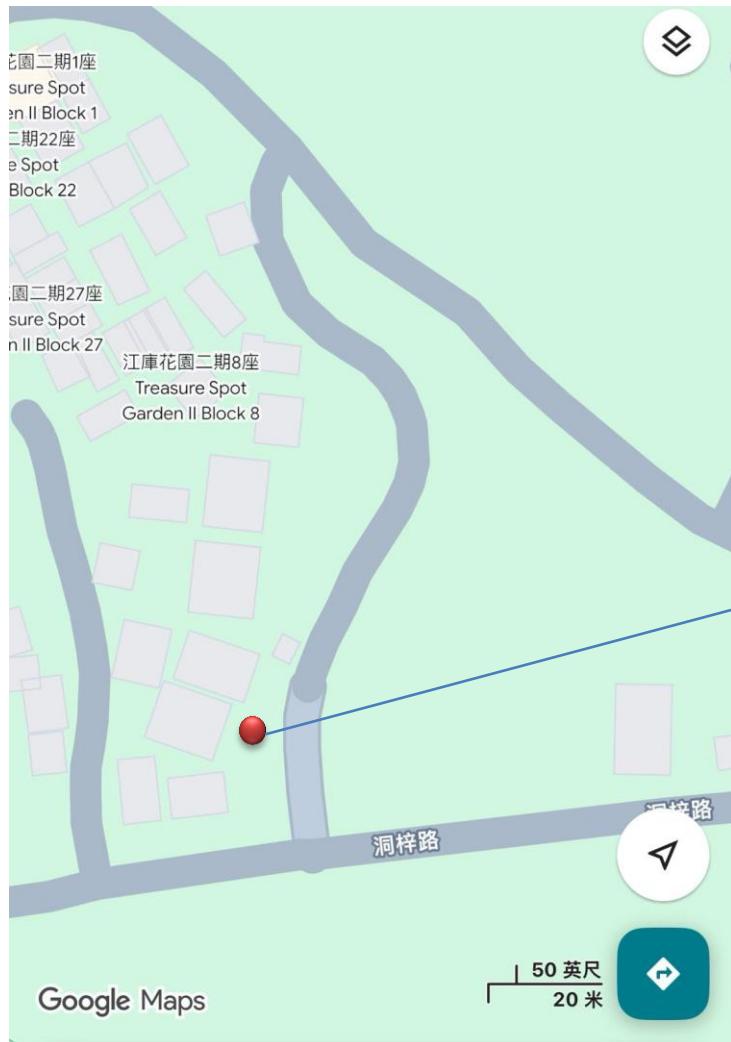
日間停泊情況



晚間停泊情況



位置圖



大埔汀角洞梓路 72 號外之小型停
車場「萬豪」位置

2. 大埔汀角路船灣聯村村公所門前停車場

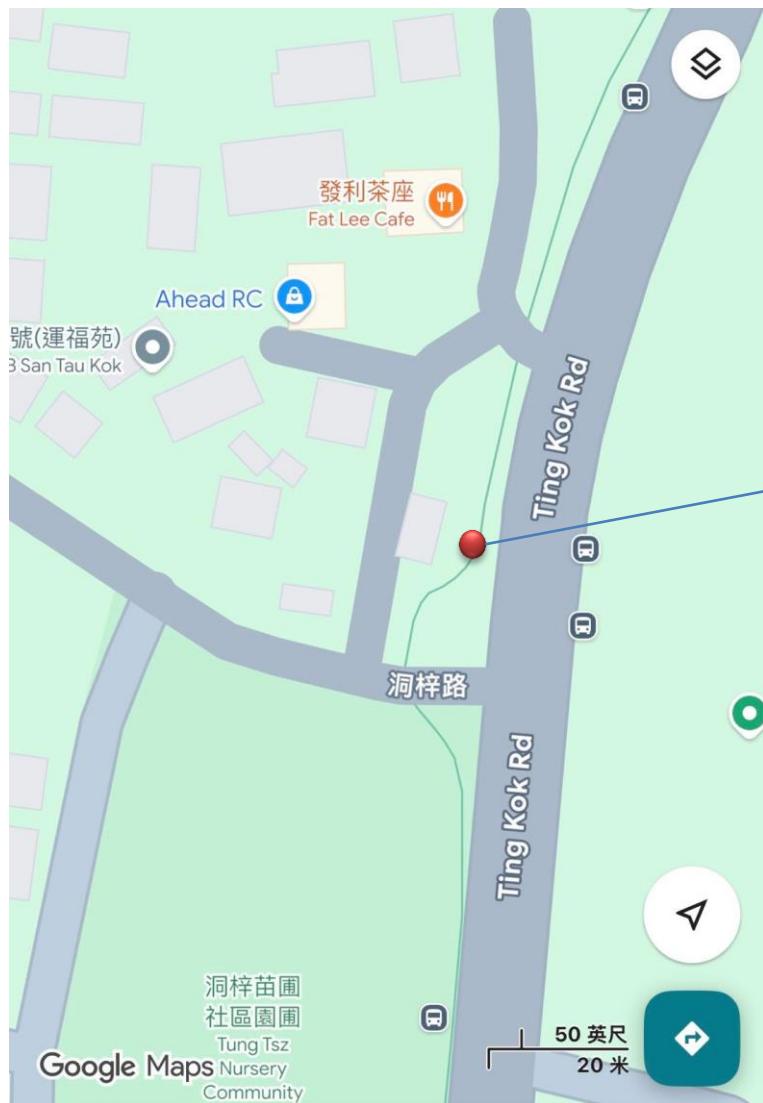
日間停泊情況



晚間停泊情況



位置圖



大埔汀角路船灣聯村村公所門前停
車場位置

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

Charlotte Tsz Wing WUN/PLAND

寄件者: karl lee [REDACTED]
寄件日期: 2025年12月18日星期四 20:15
收件者: Charlotte Tsz Wing WUN/PLAND
類別: Internet Email

敬啟者：
本人李慧文乃新界大埔汀角DD23區243 SASS.2地段的規
劃申請編號 A/NE-TK/845.

本人從出生到現在都是這區居住長大，沒有離開過。目前
父母、弟妹和一班小朋友合共捨幾人同住一間祖屋，你們可想
像捨幾人住在一起會怎樣，空間淺窄不方便，時常吵架。小朋
友都睡不好，住不好，而我亦只有這土地地段來興建小型房屋，
剛好可解決我們居住的情況，小朋友也可以有一個美好環境
成長起來，因此從我家的角度來看是極需要此土地地段來
興建小型房屋。希望漁農自然照顧署諒解！

補充，如有有關部門有新界大埔汀角DD23區磯頭角村土地
可興建小型房屋，本人也願意接受土地更換的方案。

簽名：李慧文
17/12/2025

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

Charlotte Tsz Wing WUN/PLAND

寄件者: Wai To Lee [REDACTED]
寄件日期: 2025年12月19日星期五 8:59
收件者: Charlotte Tsz Wing WUN/PLAND
主旨: 回覆 : Re: Planning Application No. A/NE-TK/846 - Departmental Comments
類別: Internet Email

本人李慧滔，DD23 LOT243 S.A R.P 地主，現希望貴處考慮這幅土地的申請，因為本人真的急切需求這土地興建小型房屋，這是我唯一的土地，現住在爸媽的家真的很擠擁，我自己有都有小孩 2 個個，沒有自己的房屋怎能給小孩有好的環境生活，香港特區政府都說，希望港人都能有自己的家，現在我什麼都沒，公屋能申請嗎？這土地都是一個價值，公屋和我自己的土地都做不到自己的房屋，要我們怎樣，如貴處認為這土地合適，也可以買下來或者地換地，怎麼可能令我們沒有希望去擁有自己的房屋，我們一家 4 何去何從呢。

[Yahoo Mail : 輕鬆搜尋和整理郵件，助你解決問題](#)

在 2025 年 12 月 月 16 日 週二，時間： 15:43，Charlotte Tsz Wing WUN/PLAND
<ctwwun@pland.gov.hk>寫道：

Dear Sir/Madam,

I refer to the planning application No. A/NE-TK/846 for proposed house (New Territories Exempted House - Small House) at Lot 243 S.A RP in D.D.23, Ting Kok, Tai Po, New Territories.

Please find the comments from the Agriculture, Fisheries and Conservation Department (contact person: Mr. Season SIT; tel: 2150 6953) below for your consideration.

The subject site falls within the "AGR" zone and is generally vacant. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The subject site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the subject site possesses potential for agricultural rehabilitation, the proposed development is not supported from agricultural perspective.

If you intend to make responses to the comments or provide further information to supplement your application, please make reference to the Town Planning Board Guidelines (TPB PG-No. 32B) which

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is available in the website of the Town Planning Board
(https://www.tpb.gov.hk/en/forms/Guidelines/TPB_PG_32B.pdf).

Should you have any questions related to the comments above, please feel free to contact the relevant officer or the undersigned.

Thank you.

Regards,

Charlotte WUN

TP/TP5

Sha Tin, Tai Po and North District Planning Office

Planning Department

Tel: 2158 6018

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

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

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

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

**Appendix III of RNTPC
Papers No. A/NE-TK/844 to 846**

Previous Application

Rejected Application

Application No.	Proposed Use(s)/Development(s)	Zoning(s)	Date of Consideration	Rejection Reasons
A/NE-TK/821*	Proposed House (New Territories Exempted House (NTEH) – Small House)	“AGR”	8.11.2024	R1 – R3

Remarks

*: Previous case of application No. A/NE-TK/844

Rejection Reasons

- R1. The proposed development was not in line with the planning intention of the “Agriculture” zone which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It was also intended 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 proposed development did not comply with the Interim Criteria for Consideration of Application for NTEH/Small House in New Territories in that more than 50% of the proposed Small House footprint fell outside the “Village Type Development” (“V”) zone and the village ‘environs’ of any recognised villages.
- R3. Land was still available within the “V” zones of San Tau Kok, Po Sam Pai and Wai Ha which were primarily intended for Small House development. It was considered more appropriate to concentrate the proposed Small House development within the “V” zones for more orderly development pattern, efficient use of land and provision of infrastructures and services.

**Appendix IV of RNTPC
Papers No. A/NE-TK/844 to 846**

Similar Applications

Approved Applications

Application No.	Proposed Use(s)/Development(s)	Zoning(s)	Date of Consideration
A/NE-TK/130	Proposed House (New Territories Exempted House (NTEH) – Small House)	“AGR” and “V”	2.3.2001
A/NE-TK/134	Proposed House (NTEH – Small House)	“AGR” and “V”	15.6.2001
A/NE-TK/148	Proposed House (NTEH – Small House)	“AGR” and “V”	13.12.2002
A/NE-TK/149	Proposed House (NTEH – Small House)	“AGR” and “V”	13.12.2002
A/NE-TK/194	Proposed House (NTEH – Small House)	“AGR” and “V”	26.8.2005

Rejected Applications

Application No.	Proposed Use(s)/Development(s)	Zoning(s)	Date of Consideration	Rejection Reasons
A/NE-TK/767	Proposed House (NTEH – Small House)	“AGR”	3.3.2023	R1 – R3
A/NE-TK/821*	Proposed House (NTEH – Small House)	“AGR”	8.11.2024	R1 – R3

Remarks

*: Similar case of applications No. A/NE-TK/845 and 846 only

Rejection Reasons

- R1. The proposed development was not in line with the planning intention of the “Agriculture” zone which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justification in the current submission for a departure from the planning intention.
- R2. The proposed development did not comply with the Interim Criteria for Consideration of Application for NTEH/Small House in New Territories in that more than 50% of the proposed Small House footprint fell outside the “Village Type Development” (“V”) zone and the village environs of any recognised villages.

- R3. Land was still available within the “V” zone(s) of San Tau Kok, Po Sam Pai and/or Wai Ha which were primarily intended for Small House development. It was considered more appropriate to concentrate the proposed Small House development within the “V” zone for more orderly development pattern, efficient use of land and provision of infrastructures and services.

Detailed Comments from Relevant Government Departments

1. Land Administration

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

- as his office does not receive valid Small House application from the applicants, namely LEE Wai Shing (李慧誠), LEE Wai Man (李慧文) and LEE Wai to (李慧滔), the checking of their eligibility of Small House grant is yet to be carried out;
- the application sites (the Sites) are held under Block Government Lease (demised for agricultural use) and are not covered by Modification of Tenancy or Building Licence;
- no comment on Further Information received on 18.12.2025 (**Appendix Ij**) and 19.12.2025 (**Appendix Ik**) for applications No. A/NE-TK/845 and 846 respectively from land management point of view; and
- his advisory comments are at **Appendix VI**.

2. Agriculture

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

- the Sites fall within the “Agriculture” zone and are generally vacant. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The Sites can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the Sites possess potential for agricultural rehabilitation, the proposed developments are not supported from agricultural perspective.

3. Traffic

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

- such type of developments should be confined within the “Village Type Development” (“V”) zone as far as possible. Although additional traffic generated by the proposed developments is not expected to be significant, such type of developments outside the “V” zone, if permitted, will set an undesirable precedent case for similar applications in the future. The resulting cumulative adverse traffic impact could be substantial; and
- notwithstanding the above, the applications only involves development of one number of Small House on each of the Sites can be tolerated on traffic grounds.

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

- no adverse comment on the applications; and
- his advisory comments are at **Appendix VI**.

4. Landscape

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

- based on the aerial photo taken in 2025, the Sites are located in an area of rural coastal plain landscape character comprising village houses, tree clusters and woodlands with a “Conservation Area” zone to the south. The proposed developments are not entirely incompatible with the surrounding environment;
- with reference to the site photos taken on 3.12.2025, the Sites are largely occupied by vegetation debris with no significant landscape resources, and adverse landscape impact arising from the applications is not anticipated; and
- her advisory comments are at **Appendix VI**.

5. Environment

Comments of the Director of Environmental Protection (DEP):

- in view of small scale of the proposed developments, the applications are unlikely to cause major pollution and he has no objection on the applications from the environmental planning perspective. According to his record, public sewage connection is available in the vicinity of the Sites and he has no comment on the sewage connection proposals; and
- his advisory comments are at **Appendix VI**.

6. Drainage

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

- no adverse comment on the applications; and
- her advisory comments are at **Appendix VI**.

7. Water Supplies

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**.

8. Fire Safety

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

- no in-principle objection to the applications at this stage, provided that the proposed houses would not encroach on any existing emergency vehicular access (EVA) or planned EVA under applications in accordance with LandsD's record; and
- his advisory comments are at **Appendix VI**.

9. Demand and Supply of Small House Sites

According to DLO/TP, LandsD, the number of outstanding Small House applications for San Tau Kok and Po Sam Pai is 46 and the 10-year Small House demand forecast for the same villages is 293, while the number of outstanding Small House applications for Wai Ha is 9 and the 10-year Small House demand forecast for the same village is 100. Based on the latest estimate by PlanD, about 3.21ha of land (or equivalent to about 128 Small House sites) is available within the "V" zone of San Tau Kok and Po Sam Pai, while about 0.5ha of land (or equivalent to about 20 Small House sites) is available within the "V" zone of Wai Ha. Therefore, the land available cannot fully meet the future demand of 339 Small Houses (or equivalent to about 8.48ha of land) at San Tau Kok and Po Sam Pai and 109 Small Houses (or equivalent to about 2.73ha of land) at Wai Ha.

**Appendix VI of RNTPC
Papers No. A/NE-TK/844 to 846**

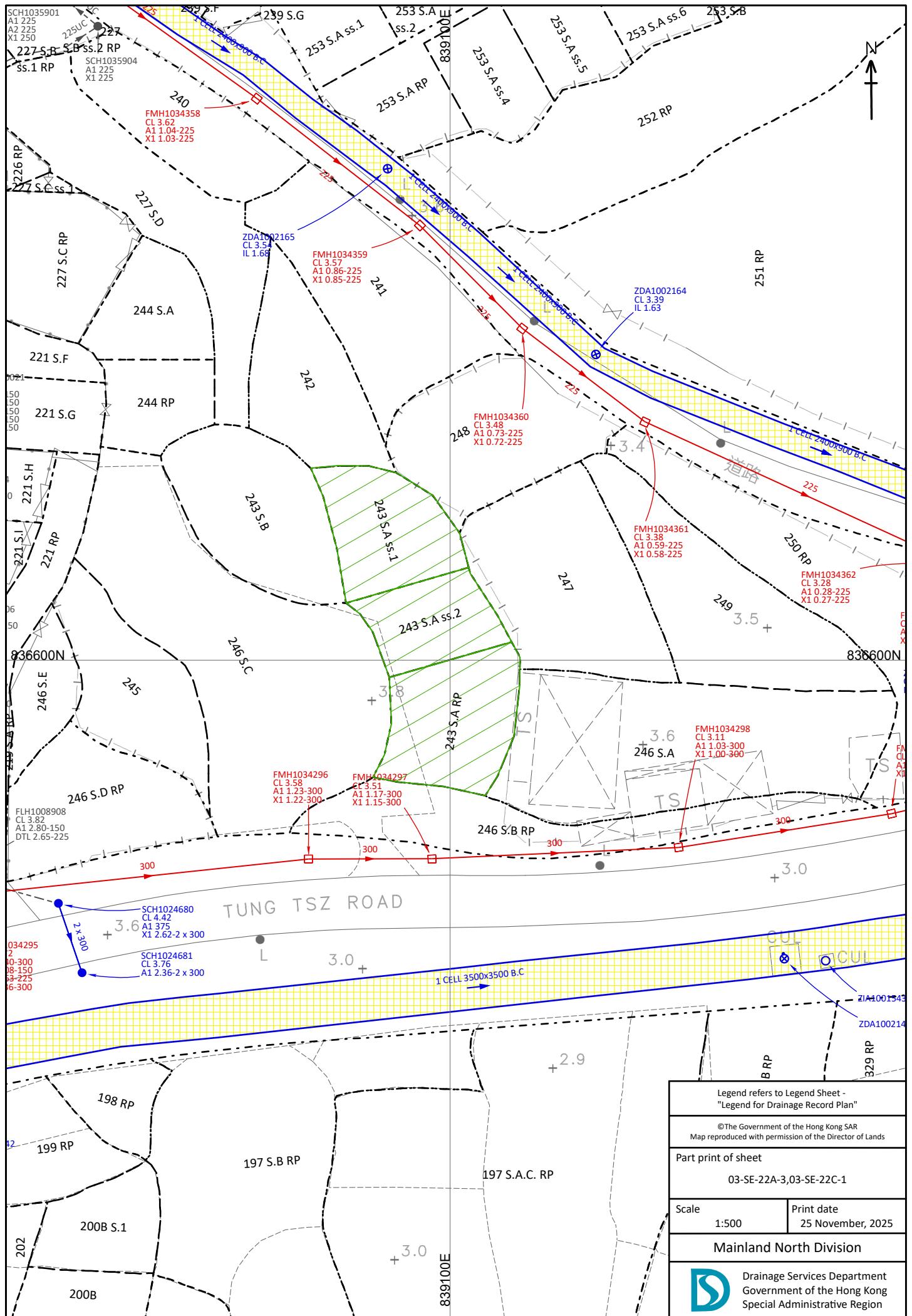
Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that should the applications be approved by the Town Planning Board (the Board) and Small House applications are submitted to LandsD, his office will consider such applications according to the established land administration policy. There is no guarantee that the Small House applications if submitted would be approved;
- (b) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) adequate drainage measures shall be provided to prevent surface water running from the Sites to nearby public roads and drains; and
 - (ii) the access road connecting the Sites with Tung Tsz Road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Sites to Tung Tsz Road;
- (c) to note the comments of the Chief Town Planner/ Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that 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;
- (d) to note the comments of the Director of Environmental Protection (DEP) that written consent(s) obtained from the adjacent lot owner(s) and/or LandsD for laying and maintaining sewers, if any, may be required;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) while there are DSD's public stormwater drains in this area, the applicants should have own stormwater collection and discharge systems to cater for the runoff generated within the Sites and overland flow from surrounding of the Sites, e.g. surface channel of sufficient size along the perimeter of the Sites; sufficient openings should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Sites if any boundary wall/fence are to be erected. Any existing flow path affected should be re-provided. The applicants should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicants are required to maintain the drainage systems properly and rectify/modify the nearby existing/original drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the developments of the Sites. The applicants shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of the modified drainage systems caused by their works. The drainage record plan is at **Attachment 1** for ease of reference;

- (ii) the applicants shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the Sites; and
- (iii) comments on sewerage drainage proposals:
- (1) part(s) of the proposed sewerage systems is/are within the private lot(s) near the Site(s). The applicant(s) shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new sewers and/or modifying upgrading existing ones in other private lot(s) or on Government land (where required) outside the Site(s);
 - (2) manhole type, cover level and invert level of the proposed manholes should be provided;
 - (3) terminal manholes should be provided before connection to the public sewerage systems and the invert level and disconnecting trap level of the terminal manholes should be provided;
 - (4) pipe material, size and gradient of the proposed sewers should be provided;
 - (5) the drainage flow path from the rooftop of the proposed houses to the public drainage systems/streamcourses/sea/any recognized drainage facilities shown in LandsD map should be provided in association with supporting site photos; and
 - (6) furthermore, the applicants' attention is drawn to the following general comments/requirements:
 - polyethylene (PE100) pipes should be adopted for buried sewers from terminal manholes to existing DSD's manhole on Government land;
 - a minimum soil cover of 450mm and 900mm should be provided for the connection pipe constructed under footpath and carriageway respectively;
 - the proposed drainage works, whether within or outside the lot boundaries, should be constructed and maintained by the lot owners at his expense;
 - DSD noticed that the proposed drainage connection(s) to the surrounding/downstream area(s) will run through Government land and/or other private lot(s). The applicants shall demonstrate that the proposed drainage construction/improvement/modification works and the operation of the drainage can be practicably implemented on the Sites;
 - upon completion of the sewerage connection, an on-site technical audit will be carried out by her office. The applicants should submit the applications for technical audit (Form HBP1), the approved sewerage

drainage plan and the technical audit fee to this her at least 2 weeks before the technical audit. Form HBPI can be downloaded from DSD's website at <http://www.dsd.gov.hk>;

- the lot owners/developer(s) is required to rectify/modify the drainage systems if it is found to be inadequate or ineffective during operation. The lot owners/developer(s) shall also be liable for and shall indemnify Government against claims and demands arising out of damage or nuisance caused by failure of the systems;
 - the lot owners/developer(s) should take all precautionary measures to prevent any disturbance, damage and pollution from the developments to any parts of the existing drainage facilities in the vicinity of the lots. In the event of any damage to the existing drainage facilities, the lot owners/developer(s) would be held responsible for the cost of all necessary repair works, compensation and any other consequences arising therefrom; and
 - the lot owners/developer(s) should also be advised that the limited desktop checking by Government on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve his obligations to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to receive the flows collected from their lots;
- (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 Director of Fire Services (D of FS) that the applicants are reminded to observe "New Territories Exempted Houses - A Guide to fire Safety Requirements", which is administered by LandsD. Detailed fire safety requirements would be formulated upon receipt of formal application via LandsD; and
- (h) 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 obtains planning permission from the Board where required before carrying out the road work.



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

©The Government of the Hong Kong SAR
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Part print of sheet

03-SE-22A-3,03-SE-22C-1

Scale 1:500 Print date 25 November, 2025

Mainland North Division



Drainage Services Department
Government of the Hong Kong
Special Administrative Region

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1

tpbpd/PLAND

寄件者:

2025年12月03日星期三 12:04

寄件日期:

tpbpd/PLAND

收件者:

意見書：申請編號 A/NE-TK/844-846

主旨:

類別:

Internet Email

致：城市規劃委員會秘書處

地址：香港北角渣華道333號北角政府合署15樓

主題：就申請編號 A/NE-TK/844 - 846 (見附圖) 提出意見.

本人為大埔金山花園業主，現根據《城市規劃條例》(第131章) 第16條之規定，

就上述由農業用地改作屋宇用途的申請，提出以下意見：

一、法律及規劃合規性

1. 根據《城市規劃條例》第4條及第16條，所有土地用途改變須符合分區計劃大綱圖 (OZP) 的規劃原意。
2. 該地段現屬「農業」用途，改作屋宇用途或偏離《汀角分區計劃大綱核准圖 S/NE-TK/19》之規劃原意。
3. 申請人是否已提交足夠的環境影響及基礎設施承擔能力報告，難以確保符合《城市規劃條例》下的規劃原則。

二、安全考慮

1. 《建築物條例》(第123章) 要求所有建築物須符合安全及防火規定。若缺乏完善防火及緊急通道設計，將對居民安全構成風險。
2. 建築物高度及規模可能影響鄰近山坡穩定性及排水安全，須有地質及排水評估。

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三、交通影響

1. 洞梓路及汀角路交通已十分繁忙，新增屋宇將增加車輛出入，惡化道路擠塞及行人安全問題。
2. 建議在審批前進行交通影響評估，並提出改善方案。

四、基礎設施配套

1. 現有電力及污水系統能否承擔新增屋宇需求存疑，可能影響附近居民生活質素。
2. 建議要求申請人提供中電及渠務署的承擔能力報告。

結論

本人認為該申請在法律合規性、安全、交通及基礎設施方面均存在重大疑慮，

建議城市規劃委員會在未有充分評估及改善措施前，不宜批准。

本人希望城市規劃委員會以電郵方式回覆，不便以電話聯絡。

此致

敬禮

署名：曹小姐

身份：大埔金山花園業主

日期：2025年12月3日

Nussica cho

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= 1

致：城市規劃委員會秘書處

地址：香港北角渣華道 333 號北角政府合署 15 樓

主題：就申請編號 A/NE-TK/844-846 (見附圖) 提出意見。

本人為大埔金山花園業主，現根據《城市規劃條例》(第 131 章)第 16 條之規定，就上述由農業用地改作屋宇用途的申請，提出以下意見：

一、法律及規劃合規性

1. 根據《城市規劃條例》第 4 條及第 16 條，所有土地用途改變須符合分區計劃大綱圖 (OZP) 的規劃原意。
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3. 申請人是否已提交足夠的環境影響及基礎設施承擔能力報告，難以確保符合《城市規劃條例》下的規劃原則。

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1. 洞梓路及汀角路交通已十分繁忙，新增屋宇將增加車輛出入，惡化道路擠塞及行人安全問題。
2. 建議在審批前進行交通影響評估，並提出改善方案。

四、基礎設施配套

1. 現有電力及污水系統能否承擔新增屋宇需求存疑，可能影響附近居民生活質素。
2. 建議要求申請人提供中電及渠務署的承擔能力報告。

結論

本人認為該申請在法律合規性、安全、交通及基礎設施方面均存在重大疑慮，建議城市規劃委員會在未有充分評估及改善措施前，不宜批准。

本人希望城市規劃委員會以電郵方式回覆，不便以電話聯絡。

此致

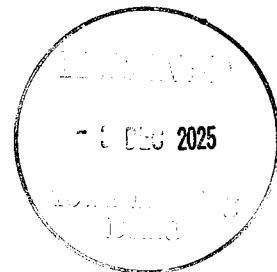
敬禮

署名：曹小姐

身份：大埔金山花園業主



日期：2025 年 12 月 3 日



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2

tpbpd/PLAND

寄件者:

2025年12月18日星期四 3:12

寄件日期:

收件者: tpbpd/PLAND

主旨: A/NE-TK/844 DD 23 Ting Kok

類別: Internet Email

Dear TPB Members,

821 rejected 8 Nov 2024.

"land is still available within the "V" zones of San Tau Kok, Po Sam Pai and Wai Ha which is primarily intended for Small House development. It is considered more appropriate to concentrate the proposed Small House development within the "V" zones for more orderly development pattern, efficient use of land and provision of infrastructure and services."

There can be no material change in circumstances in such a short time frame.

Application should be rejected again.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Sunday, 13 October 2024 3:11 AM HKT
Subject: A/NE-TK/821 DD 23 Ting Kok

A/NE-TK/821

Lot 243 S.A ss.1 in D.D.23, Ting Kok, Tai Po

Site area: About 153.6sq.m

Zoning: "Agriculture"

Applied development: NET House

Dear TPB Members,

Strong Objections. No previous history of approvals. There are lots in the village being used for parking that should be utilized for their zoning purpose.

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The site is vegetated and has trees. It is adjacent to a parking lot that was rejected on review in 2019 but is still operating, Application 671.

Further encroachment onto Agriculture land should not be tolerated.

Mary Mulvihill

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2

tpbp/PLAND

寄件者: [REDACTED]
寄件日期: 2025年12月18日星期四 3:23
收件者: tpbp/PLAND
主旨: A/NE-TK/845 and 846 DD 23 Ting Kok
類別: Internet Email

A/NE-TK/846

Lot 243 S.A RP in D.D.23, Ting Kok, Tai Po

Site area: About 177.7sq.m

Zoning: "Agriculture"

Applied development: NET House

A/NE-TK/845

Lot 243 S.A ss.2 in D.D.23, Ting Kok, Tai Po

Site area: About 113.9sq.m

Zoning: "Agriculture"

Applied development: NET House

Dear TPB Members,

The two applications should be considered in tandem with 844 as they are part of a villa development.

Strong Objections. No previous history of approvals. There are lots in the village being used for parking that should be utilized for their zoning purpose.

The site is vegetated and has trees. It is adjacent to a parking lot that was rejected on review in 2019 but is still operating, Application 671.

821 rejected 8 Nov 2024.

Urgent Return receipt Expand Group Restricted Prevent Copy

"land is still available within the "V" zones of San Tau Kok, Po Sam Pai and Wai Ha which is primarily intended for Small House development. It is considered more appropriate to concentrate the proposed Small House development within the "V" zones for more orderly development pattern, efficient use of land and provision of infrastructure and services."

Further expansion of the village should not be tolerated.

Mary Mulvihill