

e-form No. S16-II
電子表格第 S16-II 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

適用於只涉及興建「新界豁免管制屋宇」的建議

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

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

黃建飛 (Mr. 先生)

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

誠信土地測量公司 (Honest Land Surveys Company) (Company 公司)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼 (如適用)	DD46LOT264
(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 38.4 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 115.2 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/NE-MUP/11
(e) Land use zone(s) involved 涉及的土地用途地帶	農業 (AGR)
(f) Current use(s) 現時用途	<p>閒置土地</p> <p>(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)</p>
(g) Additional Information (if applicable) 附加資料 (如適用)	

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 (日/月/年) 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）			
(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)	萊洞村		
(c) Proposed gross floor area 擬議總樓面面積	115.2 sq.m 平方米 <input checked="" type="checkbox"/> About 約		
(d) Proposed number of house(s) 擬議房屋幢數	1	Proposed number of storeys of each house 每幢房屋的擬議層數	3
(e) Proposed roofed over area of each house 每幢房屋的擬議上蓋面積	38.4 sq.m 平方米	Proposed building height of each house 每幢房屋的擬議高度	8.23 m 米

<p>(f) Proposed use(s) of uncovered area (if any) 露天地方(倘有)的擬議用途</p>	<p>1 間屋宇的通道地方 (Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable) (請在圖則上顯示，並註明車位總數，以及每個車位的長度和寬度及/或化糞池的位置 (如適用))</p>
<p>(g) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是 <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 沙頭角公-路禾坑段</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p>No 否 <input type="checkbox"/></p>
<p>(h) Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁至公共污水渠？</p>	<p>Yes 是 <input type="checkbox"/> (Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線)</p> <p>No 否 <input checked="" type="checkbox"/> (Please indicate on plan the location of the proposed septic tank. 請用圖則顯示化糞池的位置)</p>

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

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

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

<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"/></p> <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘</p> <p>Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約</p> <p>Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土</p> <p>Area of filling 填土地面積 sq.m 平方米 <input type="checkbox"/> About 約</p> <p>Depth of filling 填土地厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土</p> <p>Area of excavation 挖土地面積 sq.m <input type="checkbox"/> About 約</p> <p>Depth of excavation 挖土地深度 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> <tbody> <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 type="checkbox"/></td> </tr> </tbody> </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 type="checkbox"/>
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Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)
請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)

8. Justifications 理由

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

本人欲於申請地點興建一座小型屋宇（舊屋重建）理由如下：

1. 根據集體官契（請參閱附件）的紀錄申請地段為附有上蓋構築物的舊批土地，並根據集體政府租約持有。該地段的租期自 1898 年 7 月 1 日起生效，租期為 75 年，可續期 24 年。該地段的登記面積為 0.01 英畝。每年需繳 0.50 元的地稅。（請參閱附件的土地查察）。
2. 該地段並於 90 年代被分區大綱計劃圖劃分為農業地帶，不能直接由地政總署批出建築許可，需先經城市規劃委員會的審批。同樣的申請亦有先例；如 A_NE_MUP_156，A_NE_MUP_105
3. 因此申請人現在根據城市規劃條例第 16 條，申請興建一座小型屋宇（Re-build a small house）。
4. 申請人同意遵守城規委員會要求的附加條款，例如雨水排放系統的要求或消防設置等等。
5. 希望城規會從優處理本人的申請。

9. Declaration 聲明

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

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

Signature 簽署 Signed with recognised e-signature
Signer: 房仲國

Applicant 申請人 / Authorised Agent 獲授權代理人

Consultant

Name
姓名

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

誠信土地測量公司 (Honest Land Surveys Company)

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 also 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	DD46LOT264	
Site area 地盤面積	38.4 sq. m 平方米	<input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/NE-MUP/11	
Zoning 地帶	農業 (AGR)	
Applied use/ development 申請用途/發展	New Territories Exempted House 新界豁免管制屋宇 <input type="checkbox"/> Small House 小型屋宇	
(i) Proposed Gross floor area 擬議總樓面面積	115.2 sq. m 平方米 <input checked="" type="checkbox"/> About 約	
(ii) Proposed No. of house(s) 擬議房屋幢數	1	
(iii) Proposed building height/No. of storeys 建築物高度／層數	8.23	m 米 <input type="checkbox"/> (Not more than 不多於)
	3	Storeys(s) 層

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

	<u>Chinese</u> 中文	<u>English</u> 英文
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 checked="" 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 type="checkbox"/>
<hr/>		
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"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		

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。

Lot No. 264 in D.D.46
Loi Tung Tseun, Sha Tau Kok, N.T.



COLOURED PINK AREA : 38.4 SQUARE METERS (ABOUT)

Legends :

	Septic Tank (4' x 12')
	Balcony (7.227m x 1.22m)
	NTEH

SURVEY SHEET NO.	: 3-NW-25D
DATE	: 17/11/2020
SCALE	: 1:1000
PLAN NO.	: 46_264_01

HONEST LAND SURVEYS COMPANY

SCHEDULE OF CROWN LESSEES.

DISTRICT No. 6

Lot No.	Term of lease in years.	Area	Description of Lot	Name of Owner.		Address	Crown Rent			REMARKS.
				Chinese	Transliteration		Class	\$	£	
242	75	.38	Padi	鄧朝漢祖 司理鄧才貴	Tang Chiu Han Tang Choi Kui	菜 洞	1st	1	14	May 1912 with 16.875 to 1913 for Tang Jui & 13.75 for 1913
243	"	.19	"	鄧靈鑑	Tang Ling Kan	菜 洞	"	57		
244	"	.18	"	鄧宏可祖	Tang Hung Ko Cho	"	"	54		
245	"	.02	Threshing floor	鄧曉根	Tang Hing Kin	"	32d	02		
246	"	.10	Padi	"	"	"	1st	30		
				"	"	"	"			
247	"	.04	Threshing floor	鄧維先	Tang Wei Sin	"	32d	04		
248	"	.79	Waste pond	鄧靈鑑	Tang Ling Kan	"	"	79		
249	"	.05	Threshing floor	鄧超一祖	Tang Chiu Yat Cho	菜 洞	"	05		
				司理鄧英保	Tang Ying Po					
250	"	.03	"	鄧松祿	Tang Sung Luk	"	"	03		
				"	"	"	"			
251	"	.04	"	鄧慶宗祖	Tang King Chung Cho	"	"	04		
				司理鄧雲山	Tang Wan Shan					
252	"	.01	"	鄧安春	Tang On Shan	"	"	01		
253	"	.01	"	鄧伯敬	Tang Bak King	菜 洞	"	01		
255	"	.01	"	鄧連發	Tang Lin Fat	"	"	01		
257	"	.01	"	鄧仕槐祖	Tang Si Hui Cho	"	"	01		
				司理鄧丁六	Tang Ting Liu					
258	"	.03	"	鄧金保	Tang Kin Po	"	"	03		
259	"	.03	"	鄧樹客	Tang Shu Kuk	"	"	03		
260	"	.02	"	鄧安喜	Tang On Hei	"	"	02		
261	"	.02	"	鄧崇福	Tang Chung Fuk	"	"	02		
262	"	.01	"	鄧英和	Tang Ying Wo	"	"	01		
263	"	.01	Lotine	鄧錫福	Tang Si Fuk	"	2nd	50		
				"	"	"	"			
264	"	.01	"	鄧安壽	Tang On Shou	"	"	50		
267	"	.02	Threshing floor	鄧拔權	Tang Bak Kin	"	32d	.02		
268	"	.02	"	鄧亮中祖	Tang Liang Chung Cho	"	"	02		
				司理鄧亂懷	Tang Lung Kai					
269	"	.02	"	鄧煥一祖	Tang Wan Yat Cho	菜 洞	"	02		
				司理鄧福貴	Tang Fuk Kui					
				(鄧三達祖)	Tang Si Dak					
270	"	.02	school	(鄧三達福)	Tang Si Dak Fuk	"	"	50		
271	"	.01	House	鄧拔權	Tang Bak Kin	"	"	50		
272	"	.01	"	鄧懋華	Tang Mau Wa	"	"	50		

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

寄件者: Fongs Property
寄件日期: 2025年10月06日星期一 12:44
收件者: William Shu Tai WONG/PLAND
主旨: 回覆: [Planning Application No. A/NE-MUP/219] Proposed House (New Territories Exempted House - not Small House) at Lot 264 in D.D. 46, Loi Tung, Sha Tau Kok
附件: 附圖一.pdf; layout plan 3.pdf; tree.pdf; 申請的理由.pdf
類別: Internet Email

黃生你好，

1. 回覆地政總署詢問有關屋與面積的問題，

申請人於2020年透過測量公司測量，初步界定有關的屋宇面積為40.08平方米，但與規劃署的紀錄38.4平方米有一點差別，因此申請人根據規劃署的紀錄修訂有關地段面積為38.4平方米。

請參考有關附件 layout plan_3

2. 有關規劃署提問擬議發展計劃的進入路線

附圖一所顯示的小徑(footpath)是現有的政府通道並不涉及私人地段，申請人一向都是根據現有的小徑進入申請場地

3. 回覆規劃署園景組詢問有關樹的情況：

根據2020年做的測量紀錄有關申請場地是堆放一些建築雜物及長有一些矮灌木/藤本植物，他日建造屋宇事時若需要修剪有關的灌木小樹，申請人會根據條例小心處理。

請參考有關附件 tree

Regards
Ben Fong
Honest Land Surveys Company

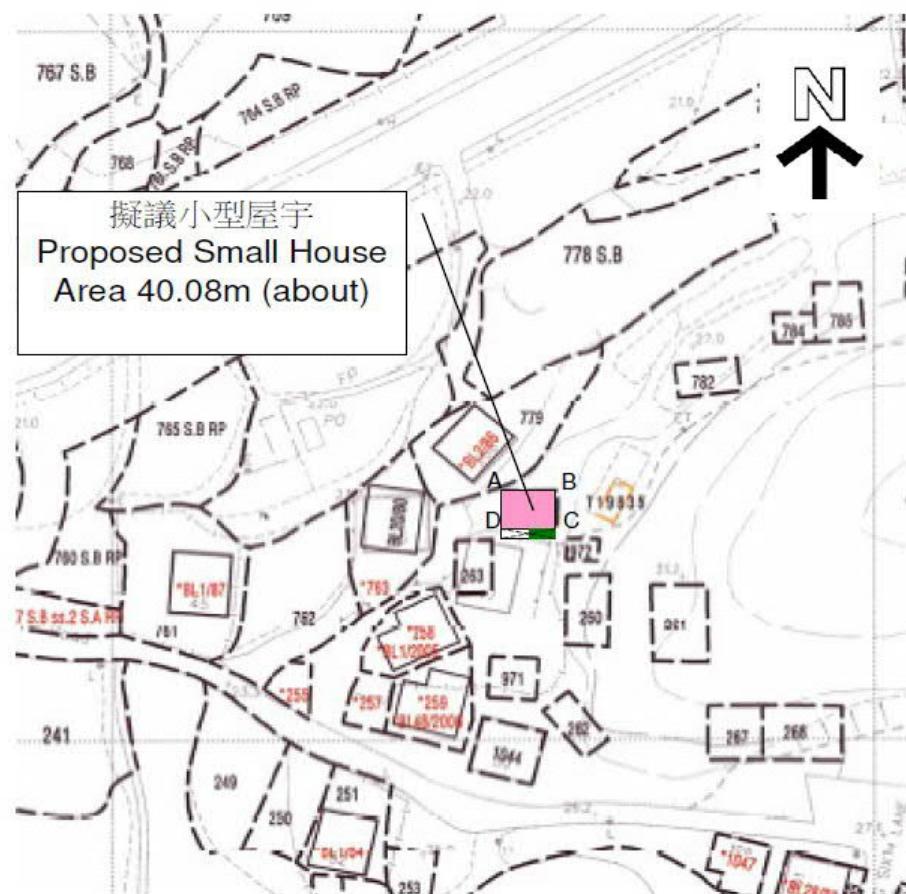
有關規劃署提問擬議發展計劃的進入路線

附圖一所顯示的小徑(footpath)是現有的政府通道並不涉及私人地段，申請人一向都是根據現有的小徑進入申請場地





PROPOSED SMALL HOUSE
On Lot No. 264 in D.D.46
Loi Tung Tseun, Sha Tau Kok, N.T.



COLOURED PINK AREA : 38.4 SQUARE METERS (ABOUT)

Legends :  Septic Tank (4' x 12')
 Balcony (South 1.22m)
 NTEH_Small House

SURVEY SHEET NO.	: 3-NW-25D	HONEST LAND SURVEYS COMPANY
DATE	: 9.2025	
SCALE	: 1:1000	
PLAN NO.	: 46_264_02	

回覆規劃署園景組詢問有關樹的情況：

根據2020年做的測量紀錄有關申請場地是堆放一些建築雜物及長有一些矮灌木/藤本植物，他日建造屋宇事時若需要修剪有關的灌木小樹，申請人會根據條例小心處理。



Photo: 1



Photo: 2

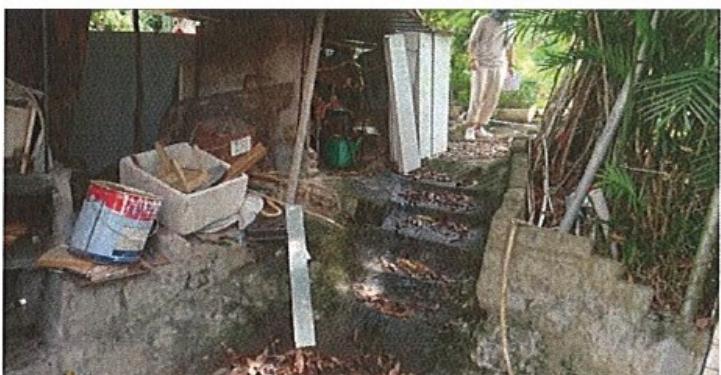


Photo: 3



Photo: 4



Photo: 5



Photo: 6



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。

本人欲於申請地點重建一座新界豁免管制屋宇理由如下：

1. 根據集體官契（請參閱附件）的紀錄申請地段為附有上蓋構築物的舊批土地，並根據集體政府租約持有。該地段的租期自1898年7月1日起生效，租期為75年，可續期2年。該地段的登記面積為0.01英畝。每年需繳0.50元的地稅。（請參閱附件的土地查察）。
2. 該地段並於90年代被分區大綱計劃圖劃分為農業地帶，不能直接由地政總署批出建築許可，需先經城市規劃委員會的審批。同樣的申請亦有先例；如A_NE_MUP_156，A_NE_MUP_105
3. 因此申請人現在根據城市規劃條例第16條，申請重建一座新界豁免管制屋宇。
4. 申請人同意遵守城規委員會要求的附加條款，例如雨水排放系統的要求或消防設置等等。
5. 希望城規會從優處理本人的申請。

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寄件者: Fongs Property
寄件日期: 2025年10月08日星期三 13:13
收件者: William Shu Tai WONG/PLAND
主旨: 回覆: [Planning Application No. A/NE-MUP/219] Proposed House (New Territories Exempted House - not Small House) at Lot 264 in D.D. 46, Loi Tung, Sha Tau Kok
類別: Internet Email

Dear Mr Wong

有關申請地盤沒有樹木，發展方案不涉及砍伐樹木。

Regards

Ben Fong

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

寄件者: Fongs Property
寄件日期: 2025年10月15日星期三 14:51
收件者: William Shu Tai WONG/PLAND
主旨: 回覆: [Planning Application No. A/NE-MUP/219] Proposed House (New Territories Exempted House - not Small House) at Lot 264 in D.D. 46, Loi Tung, Sha Tau Kok
附件: 同意書.pdf
類別: Internet Email

回覆環保署有關的問題

申請人會根據環保署最新的指引（EPDs ProPECC PN1/23），設計及建造有關污水處理系統，包括化糞池(圖則 EP 50/D1/5/01)及滲水井(圖則 EP 50/D1/5/02)所載的技術規定。這些技術規定包括，但不限於：

- 1.滲水井系統與水體及構築物的最少分隔距離；
- 2.評估土壤吸收能力的滲透測試；
- 3.化糞池及滲水井系統的設計計算及容許負荷量；及
- 4.化糞池及滲水井系統的尺寸及容積

委任認可人士/註冊結構工程師註冊專業工程師監督建造，並由以上授權人士簽發證明書證明該化糞池及滲水井系統的設計及建造均完全符合環保署 ProPECC PN1/23 守則。

根據有關申請的圖面，有關的污水處理系統會在露台下方設置，該位置有足夠的空間建造

附件為村代表的同意信

Regards

Ben Fong

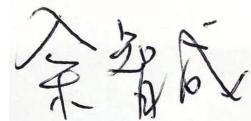
Planning Application No. A/NE-MUP/219

Proposed House (New Territories Exempted House - not Small House) at Lot 264 in D.D. 46, Loi Tung, Sha Tau Kok

有關申請人向城規會尋求規劃許可重建一座豁免屋宇，本人余智成為新界沙頭角鄉萊洞村村代表，有本村村民向規劃署反映該申請污水排放的憂慮，本人已得知申請人會向環保署承諾會根據環保署最新的指引（EPDs ProPECC PN1/23），設計及建造有關污水處理系統，包括化糞池(圖則 EP 50/D1/5/01)及滲水井(圖則 EP 50/D1/5/02)所載的技術規定建造。

根據本人及其他村代表作出調查，有關本村其他已建造小型屋宇經城規會批核的個案一般都有這樣污水處理的要求，並不是什麼新事物，

這宗申請和其他小型屋宇的申請別無明顯的分別，只要申請人根據環保署最新的指引建造一個污水處理系統，本人同意這宗申請。



余智成
新界沙頭角鄉萊洞村村代表

15/10/2025

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寄件者: Fongs Property <[REDACTED]>
寄件日期: 2025年12月01日星期一 12:03
收件者: Brian Ching Hong CHAN/PLAND
主旨: 回覆: [Departmental Comment] Planning Application No. A/NE-MUP/219 --- Proposed House (New Territories Exempted House - not Small House) at Lot 264 in D.D. 46, Loi Tung, Sha Tau Kok
類別: Internet Email

Dear Brian,

We acknowledge the comments from the Civil Engineering and Development Department. In future rebuild NTEH development, applicants will ensure to appoint an Authorized Person or qualified geotechnical engineer recognized by the Buildings Department to prepare geotechnical and slope stability reports, as well as to supervise the construction works in accordance with the current requirements of the Civil Engineering and Development Department.

Regards

Ben Fong
[REDACTED]

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

William Shu Tai WONG/PLAND

寄件者: Fongs Property [REDACTED]
寄件日期: 2025年12月23日星期二 15:15
收件者: William Shu Tai WONG/PLAND
主旨: 回覆: [Planning Application No. A/NE-MUP/219] Proposed House (New Territories
Exempted House - not Small House) at Lot 264 in D.D. 46, Loi Tung, Sha Tau Kok
house plan.pdf
附件:
類別: Internet Email

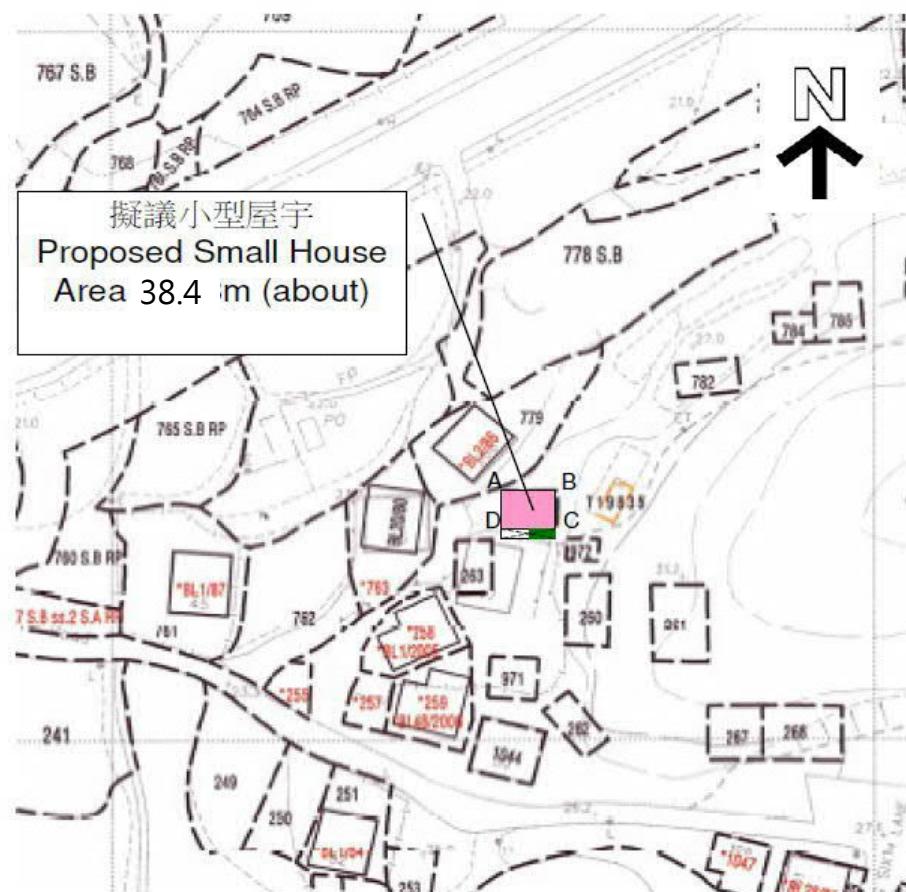
貴生你好，

修正有關的 layout

Regards

Ben Fong
[REDACTED]

PROPOSED SMALL HOUSE
 On Lot No. 264 in D.D.46
 Loi Tung Tseun, Sha Tau Kok, N.T.



COLOURED PINK AREA : 38.4 SQUARE METERS (ABOUT)

Legends :

	Septic Tank (4' x 12')
	Balcony (South 1.22m)
	NTEH_Small House

SURVEY SHEET NO. : 3-NW-25D	HONEST LAND SURVEYS COMPANY
DATE : 12.2025	
SCALE : 1:1000	
PLAN NO. : 46_264_03	

Urgent Return receipt Expand Group Restricted Prevent Copy

Adrian Tsz Hin TAM/PLAND

From: Fongs Property <[REDACTED]>

Sent: Tuesday, January 13, 2026 5:49 PM

To: William Shu Tai WONG/PLAND <wstwong@pland.gov.hk>

Subject: 回覆: [Planning Application No. A/NE-MUP/219] Proposed House (New Territories Exempted House - not Small House) at Lot 264 in D.D. 46, Loi Tung, Sha Tau Kok

黃生你好，

申請地段DD46LOT264的申請範圍的面積為40.08m²，擬議屋宇三層高，總樓面面積120.24m²，並提供測量報告及layout plan作參考，（有關檔案上載到the Secretariat's Electronic Planning Application Submission System (EPASS)）

Regards,

Ben Fong



Survey Report on Land Boundary Survey at Lot No. 264 in D.D. 46, North

September 2020

Infinite Geo-Spatial Model (HK) Limited
Registered Professional Surveyors

 地理訊息產業(香港)有限公司 註冊專業測量師

Report on Land Boundary Survey at
Lot No. 264 in D.D. 46

1. Purpose

The aim of this Land Boundary survey is to re-establish the boundary segments of the subject lot, which is Lot No. 264 in D.D. 46, North.

2. Backgrounds

Lot 264 was classified as “2nd Latrine” Old Schedule Lot held under Block Government Lease which commenced from 01/07/1898 with the lease term of 75 years renewable for 24 years. The registered area of the said lot was 0.01 acres. The Government rent payable is \$0.50 per annum. (See Appendix – B & C)

3. Documentary Evidences

Documents in determining the site boundaries were searched and listed as follows:

1.	Lot Index Plan Dated 13 August 2020	Appendix-A
2.	Land Search Record – Land Register of Lot No. 264 in D.D. 46	Appendix-B
3.	Land Search Record – Block Government Lease	Appendix-C
4.	Land Search Record – Field Area Statement	Appendix-D
5.	Land Search Record – Enlargement of D.D. 46 Sun Print	Appendix-E
6.	Land Search Record – Enlargement of D.D. 46 Control Sheet	Appendix-F
7.	Land Search Record – Enlargement of “A” Sheet (60-NE-D, 1963)	Appendix-G
8.	Land Search Record - Old Aerial Photo – No. 3-NW-25D, dated 1963	Appendix-H

4. Survey Origins

Three old survey stations, ONail2/DN9718a, ONail11/DN9718a and OPB8061.041 were found on site. The reliability of these old survey stations were checked by terrestrial observations where the discrepancies were within the allowable tolerances as stipulated in the recent COP. In light of the above, these survey stations were proven to be reliable and thus, were adopted as the survey origins of this survey.

New control stations, Nail1 to Nail6, were established by a closed link traverse. The new traverse was originated from ONail2/DN9718a and closed at ONail11/DN9718a. Two new PSMs, Nail2 (PSM1) and Nail5 (PSM2) on ground, were established in accordance with the recent COP requirement for future survey reference.

5. Ground Evidence

The subject lot, Lot No. 264 in D.D. 46, is located near the Shau Tau Kok Road - Wo Hang at Loi Tung, North. The subject lot was a rectangular land parcel bounded by government land.

During the field survey, no monument, viz. boundary stones, and field bunds that were used to delineate the original occupation of the subject lot could be found on site. Nevertheless, physical occupations including a temporary structure, a footpath, two rows of fence and ruined platforms were found at the subject lot area. Other than these, another temporary structure, two three-storey houses, a ruined flower bed, a gate together with a free standing wall were spotted in the vicinity of the subject lot. Those existing physical features were surveyed for boundary re-establishment.

6. Local Enquiries

No local enquires could be conducted, the recent owner of the subject lot has limited information about the geographical position of the subject lot.

7. Verification of Correlated Boundary of Lot Index Plan

According to the land boundary records searched at DSO/DN and Land Registry, the boundaries of the subject lot and the surrounding lots were shown graphically on Lot Index Plan, D.D. 46 Sun Print, D.D. 46 Control Sheet, "A" Sheet and Old Aerial Photo dated in 1963 respectively.

The correlation exercise took into account the old survey records and field data. The exercise was conducted by georeferencing the said data and overlaying them against each other. The result revealed that, the surveyed physical features were generally consistent with those on Lot Index Plan. As for the lot boundaries as shown on Lot Index Plan, they were fairly consistent with the correlated boundaries from the said evidence in terms of the shape and relative geometry. Thus, the boundary segments as shown on Lot Index Plan are the correlation result of the above documents and reliable boundary evidence. (See Appendix – A)

8. Evaluation of Boundary Evidence

Upon the land records searched at DSO/DN and the Land Registry, the findings in respect of the subject lot, Lot No.264 in D.D. 46, were summarized;

The subject lot was classified as a "2nd Class Latrine" parcel at Loi Tung under Schedule of Block Government Lease (BGL) in D.D. 46. On the other hand, it was described as a "House c" lot under D.D. 46 Field Area Statement (FAS). Such classification inconsistency also found on other "Latrene" lots on the same schedule of BGL such as Lot No. 263, 782-785 and 788-789. It is believed that the "House c" was possibly another annotation of "Latrene". The registered area of the subject lot on BGL was 0.01 acres. By mathematical conversion, the registered area was about 40.5 m². The area was consistent with the payable rent per annum, \$0.50, and the recorded area, viz., 0.01 acres in FAS. In light of the above, the registered area of Lot No. 264 on BGL and FAS was affirmed to be reliable evidence. (See Appendix – C & D)

The subject Lot, Lot No. 264, was clearly delineated on D.D. 46 Sun Print. It was a rectangular lot with four sides bounded by government land. When studying the subject demarcation district sun print, we found that there were two small hills in the south of D.D. 46 and the subject lot was also located on elevated area. As a result, linear distortion occurred and intensified towards hill areas. In order to uphold the unity of neighbouring lots, previously established boundaries in the vicinity of the subject lot were considered during the correlation. The result shows that Lot No. 255, Lot No. 764 S.B RP and Lot No. 795 were maintained in good harmony. Consequently, the D.D. 46 Sun Print was affirmed

to be reliable boundary evidence and other land records were then correlated with reference to it. (See Appendix – E)

D.D. 46 Control Sheet was correlated to D.D. 46 Sun Print and examined. It was spotted that several adjacent lots were newly drawn which included but not limited to Lot No. 971, 972, 981 and 982. Other than these, no other significant differences could be found between D.D. 46 Control Sheet and D.D. 46 Sun Print. In light of the above, this boundary evidence was affirmed to be reliable. (See Appendix – F)

In view of the Old Aerial Photo (OAP) dated in 1963, it reflected that a majority of the field bunds resembled the then boundaries of the D.D. 46 Sun Print. The then land features such as the Shau Tau Kok Road, the footpath and the pond in the southwest direction of the subject lot changed very little during those 60 years. However, most of the isolated lots in the vicinity of the subject lot such as latrines, threshing floors and houses were flattened and covered by the then vegetation. A small building was found on the subject lot area, but its size and the orientation were different from the D.D. 46 Sun Print meaning that the original occupation was likely destroyed. (See Appendix – H)

The “A” Sheet that prepared in 1963 was also examined. Since the OAP and the said “A” Sheet were produced in the same year, the field bunds on the “A” Sheet were portrayed by following the same field bunds as shown on the OAP. In terms of the lot boundaries, their shapes and the orientations were depicted in a consistent manner without significant positional deviation. Accordingly, it was considered that the “A” Sheet was a reliable piece of evidence. (See Appendix – G)

In light of the above, in spite of the minor inconsistencies were spotted in correlation result. In general, the evidence was reliable and correlated in a consistent manner against each other. We affirmed that the D.D. 46 Sun Print, D.D. 46 Control Sheet, “A” Sheet, Old Aerial Photo dated 1963 and Lot Index Plan were reliable boundary evidence.

9. Conclusion

In light of the available of boundary evidence, the boundary segment of Lot 264 in D.D. 46 was re-established by following the correlation result of D.D. 46 Sun Print, D.D. 46 Control Sheet, Old Aerial Photo in 1963 and “A” Sheet.

Under this redefinition, the surveyed area of the subject lot, Lot 264, was about 40.8 m^2 , which induced a surplus of area of about 0.3 m^2 , as compared with its registered area of about 40.5 m^2 .

Our client was informed of the result of this survey and agreed with such boundary determination.

10. Enclosures

The Survey Record Plan No. SRP/DN/3408/DD46/264/D1, being the record of this survey was attached. All the documents that have been based on to re-establish the boundary as mentioned in this report were also attached for ease of reference.

Prepared by:


Ms SO Pui Yi

Assistant Land Surveyor

Endorsed by:


Sr LAM Tsun Cheuk Felix

Registered Professional Surveyor (LS)

Registration No.3408

Appendices

- Appendix-A Lot Index Plan Dated 13 August 2020
- Appendix-B Land Search Record – Land Register of Lot No. 264 in D.D. 46
- Appendix-C Land Search Record – Block Government Lease
- Appendix-D Land Search Record – Field Area Statement
- Appendix-E Land Search Record – Enlargement of D.D. 46 Sun Print
- Appendix-F Land Search Record – Enlargement of D.D. 46 Control Sheet
- Appendix-G Land Search Record – Enlargement of “A” Sheet (60-NE-D, 1963)
- Appendix-H Land Search Record - Old Aerial Photo – No. 3-NW-25D, dated 1963
- Appendix-J Correlation Result
- Appendix-K Site Photo

土地註冊處 THE LAND REGISTRY
土地登記冊 LAND REGISTER

印製於 PRINTED AT: INTERNET SEARCH (DOWNLOAD)
查冊日期及時間 SEARCH DATE AND TIME: 24/09/2020 17:59

查冊者姓名 NAME OF SEARCHER: So Pui Yi

查冊種類 SEARCH TYPE: HISTORICAL AND CURRENT

本登記冊列明有關物業截至 24/09/2020 07:30 之資料
THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 24/09/2020.

備存土地紀錄以供市民查閱旨在防止秘密及有欺詐成分的物業轉易，以及提供容易追溯和確定土地財產及不動產業權的方法。土地紀錄內載的資料不得用於與土地紀錄的宗旨無關之目的，使用所提供的資料須符合<個人資料(私隱)條例>的規定。

The land records are kept and made available to members of the public to prevent secret and fraudulent conveyances, and to provide means whereby the titles to real and immovable property may be easily traced and ascertained. The information contained in the land records shall not be used for purposes that are not related to the purposes of the land records. The use of information provided is subject to the provisions in the Personal Data (Privacy) Ordinance.

進行任何交易前，應先向土地註冊處查閱最新的土地紀錄。
BEFORE ANY DEALINGS, UP-TO-DATE LAND SEARCH SHOULD BE CONDUCTED WITH THE LAND REGISTRY.

物業資料

PROPERTY PARTICULARS

物業參考編號
PROPERTY REFERENCE NUMBER (PRN): C3218631

地段編號

LOT NO.: LOT NO. 264 IN D.D. 46

批約 HELD UNDER: GOVERNMENT LEASE
年期 LEASE TERM: 75 YEARS RENEWABLE FOR 24 YEARS
開始日期 COMMENCEMENT OF LEASE TERM: 01/07/1898
每年地稅 RENT PER ANNUM: \$0.50

所佔地段份數

SHARE OF THE LOT: -

ADDRESS: NORTH
NEW TERRITORIES

地址: -

土地註冊處 THE LAND REGISTRY
土地登記冊 LAND REGISTER

備註
REMARKS: -

印製編號 PRINT CONTROL: ESN200924020534

備註
REMARKS: -

業主資料

OWNER PARTICULARS

身分

(如非唯一擁有人)

CAPACITY

(IF NOT SOLE OWNER)

註冊摘要編號
MEMORIAL NO.

文書日期
DATE OF

註冊日期
DATE OF
REGISTRATION

代價
CONSIDERATION

TANG ON SHAU

-

TANG MI TAK

-

TANG TSO KWAI

-

TANG CHOW MING

-

LIU CHAN WAI CHUN

-

WONG KIN FEI

-

廖東惠珍

-

黃建飛

物業參考編號 PRN: C3218631 (24/09/2020) 第 2 頁, 共 4 頁 PAGE 2 OF 4

備註 REMARKS: GOVERNMENT LEASE OF LOT NO.264 IN DD46

N51813 06/03/1922 06/03/1922 -

備註 REMARKS: SUCCESSION TO PROPERTY

N135445 19/10/1956 19/10/1956 -

備註 REMARKS: SUCCESSION TO PROPERTY

N221417 14/07/1986 14/07/1986 -

備註 REMARKS: DEED OF GIFT

18011100580054 30/11/2017 11/01/2018 \$100,000.00
ASSIGNMENT

20042800110022 09/04/2020 28/04/2020 \$200,000.00
ASSIGNMENT

土地註冊處 THE LAND REGISTRY
土地登記冊 LAND REGISTER

印製編號: PRINT CONTROL: ESN200924020534

物業涉及的轉讓

INCUMBRANCES

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
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17070500310072	15/06/2017	05/07/2017	AGREEMENT FOR SALE AND PURCHASE	LIU CHAN WAI CHUN 廖陳惠珍	\$100,000.00
20032301150039	25/02/2020	23/03/2020	PROVISIONAL AGREEMENT FOR SALE AND PURCHASE	WONG KIN FEI 黃建飛	\$200,000.00
					備註: REMARKS: SEE ASSIGNMENT MEM. NO. 18011100580054
					備註: REMARKS: SEE ASSIGNMENT MEM. NO. 20042800110022

土地註冊處 THE LAND REGISTRY
 土地登記冊 LAND REGISTER
 等待註冊的契約
DEEDS PENDING REGISTRATION

註冊摘要編號 MEMORIAL NO.

印製編號 PRINT CONTROL: ESN200924020534

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	交付日期 DATE OF DELIVERY	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
***** 登記冊末端 END OF REGISTER *****					

SCHEDULE OF CROWN LESSEES.

DISTRICT No. 46

Lot No.	Town of lease in years	Area	Description of Lot	Name of Owner		Address	Crown Rent	Remarks
				Chinese	Transliteration			
242	75	.88	Office	鄧朝榮租	Ch. kien Tso	洞	1st	1st Month and 1/6 875 G. per month, go to 1st year & 1/3rd of 1st year for 1st year.
243	"	.19	"	司理鄧才貴	Ch. kien Hui	"	"	57
244	"	.18	"	鄧益	Ch. kien Yi	"	"	57
245	"	.02	Threshing floor	鄧宏可租	Ch. kien Ho	"	"	"
246	"	.10	Office	司理鄧江寧	Ch. kien Jiang Ning	"	3/4	"
247	"	.04	Threshing floor	鄧維	Ch. kien Wei	"	3/4	0/4
248	"	.79	Wash hand	鄧華	Ch. kien Wah	"	"	79
249	"	.05	Threshing floor	鄧超一租	Ch. kien Chao Yih	"	"	0/5
250	"	.03	"	司理鄧安保	Ch. kien An Po	"	"	"
251	"	.04	"	鄧松葉	Ch. kien Sung Ye	"	"	0/4
252	"	.01	"	鄧慶榮	Ch. kien Ching Yung	"	"	"
253	"	.01	"	鄧佑敬	Ch. kien Yu Jing	"	"	0/1
255	"	.01	"	鄧連發	Ch. kien Lien Fa	"	"	0/1
257	"	.01	"	鄧仲槐祖	Ch. kien Chung Hui	"	"	0/1
258	"	.03	"	司理鄧廷丁	Ch. kien Ting Ting	"	"	0/3
259	"	.03	"	鄧金保	Ch. kien Kin Po	"	"	0/3
260	"	.02	"	鄧樹安	Ch. kien Shue An	"	"	0/2
261	"	.02	"	鄧崇福	Ch. kien Chung Fuk	"	"	0/2
262	"	.01	"	鄧美和	Ch. kien Mei Ho	"	"	0/1
263	"	.01	"	鄧錫福	Ch. kien Si Fuk	"	2/4	50
264	"	.01	"	鄧要壽	Ch. kien Yau Shou	"	"	50
265	"	.02	Threshing floor	鄧拔權	Ch. kien Bak Kuen	"	3/4	0/2
266	"	.02	"	鄧見中祖	Ch. kien Yen Chung	"	"	0/2
269	"	.02	"	鄧炳煥一租	Ch. kien Ping Huan	"	"	0/2
270	"	.02	school	司理鄧福貴	Ch. kien Fuk Kui	"	"	50
271	"	.01	"	鄧生權	Ch. kien Sung Kuen	"	"	50
272	"	.01	"	鄧慈華	Ch. kien Tsui Wah	"	"	50

FIELD AREA STATEMENT.

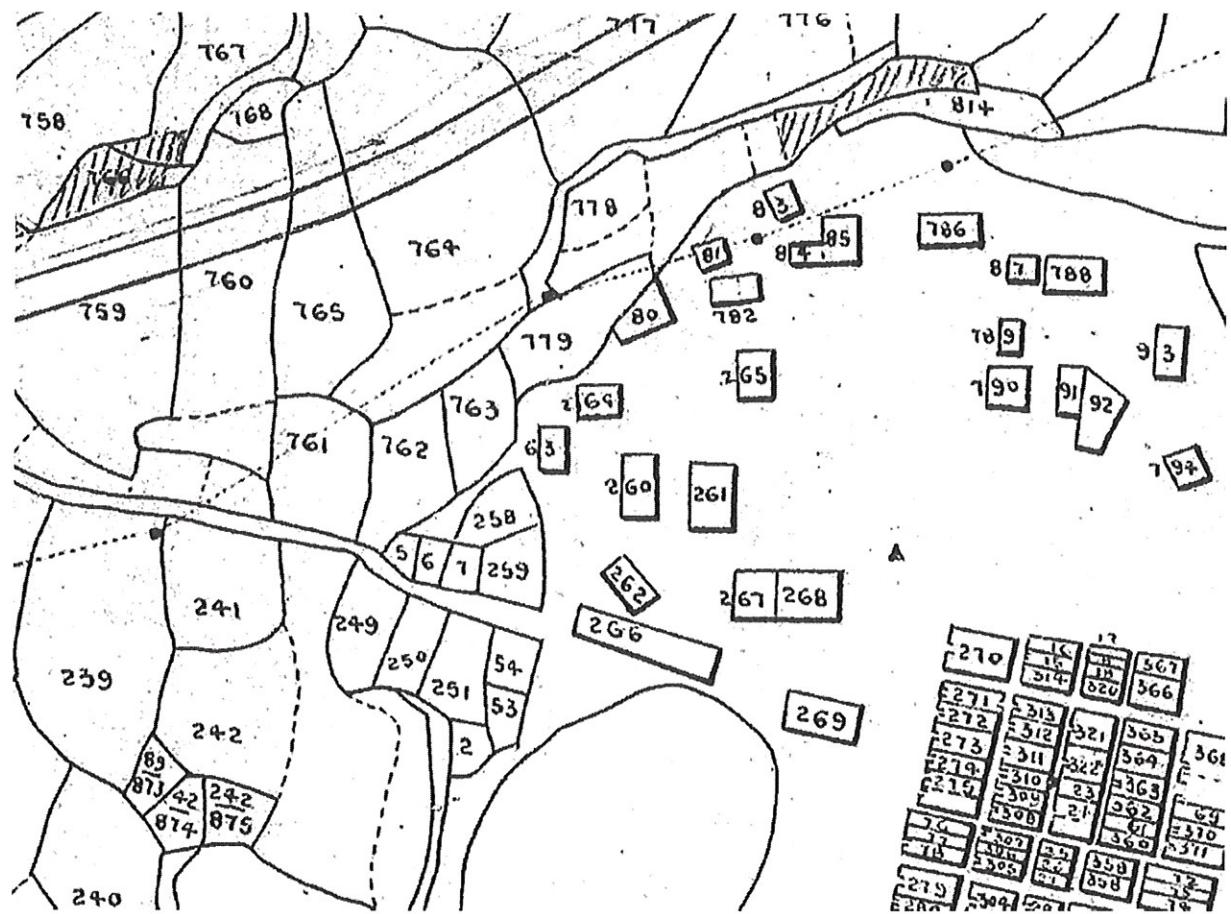
District

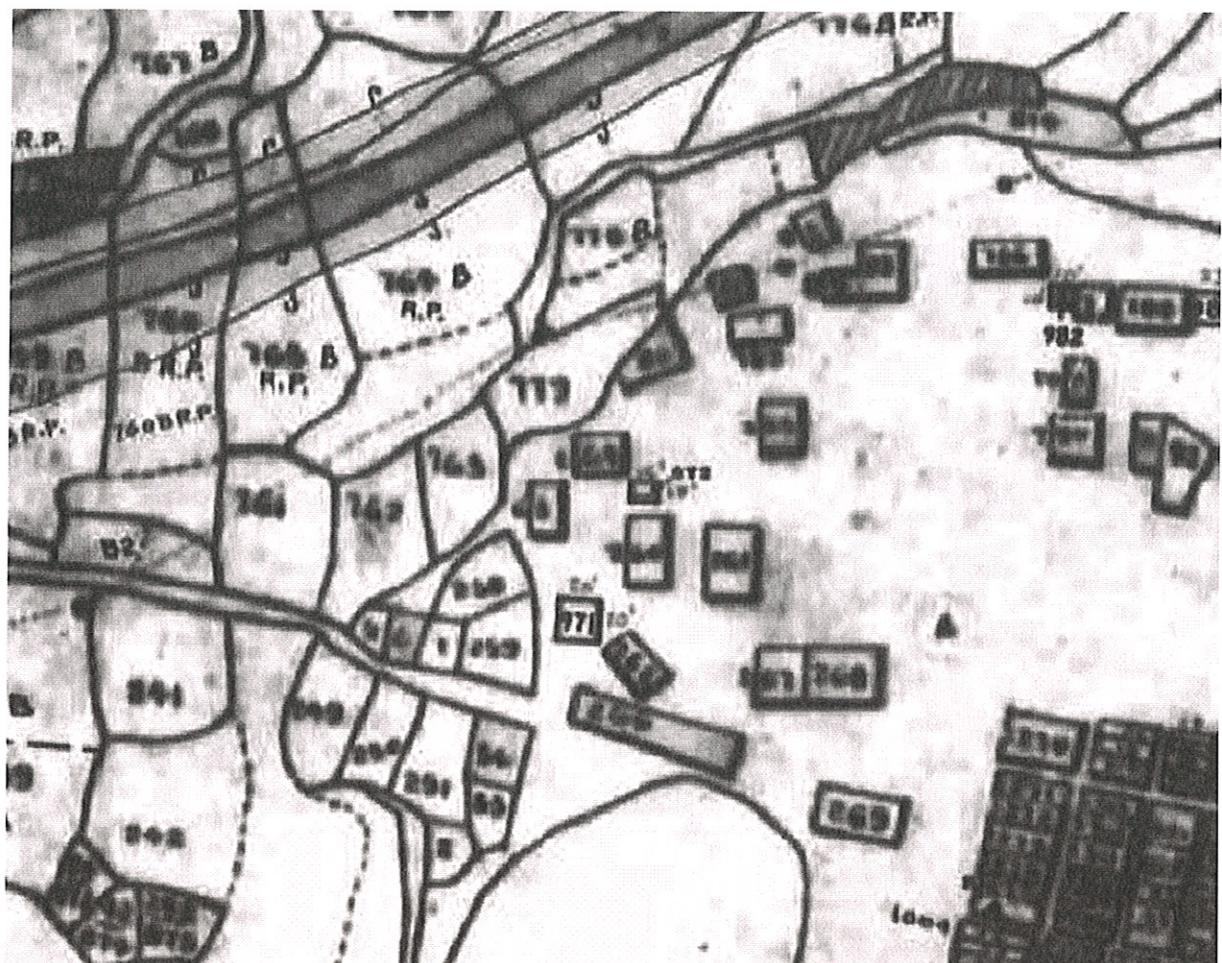
No.	Mouzah		Pargana		District							
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201	24	14	251	24	31	301	01	House	351	01	House	01
2	47	"	2	01	"	2	01	"	2	01	"	01
3	50	"	3	01	"	3	01	"	3	01	"	01
4	03	C	4	02	C	4	01	"	4	01	"	01
5	29	"	5	01	C	5	01	"	5	01	"	01
6	16	"	6	01	C	6	01	"	6	02	"	02
7	10	C	7	03	31	7	01	"	7	01	"	01
8	42	"	8	03	"	8	01	"	8	01	"	01
9	04	C	9	02	House	310	01	"	9	01	"	C
210	20	14	260	02	"	1	01	"	1	01	"	01
1	12	"	1	01	"	2	01	"	2	01	"	01
2	13	"	2	01	House	0	01	"	3	01	"	01
3	09	"	3	01	"	4	01	"	4	01	"	01
4	07	"	4	01	"	5	01	"	5	01	"	01
5	16	"	5	01	Floor	0	01	"	6	01	"	01
6	15	31	6	03	C	6	01	"	7	03	"	03
7	31	"	7	02	"	7	01	"	8	01	"	01
8	44	"	8	02	"	8	01	"	9	01	"	01
220	12	"	9	02	House	320	01	"	9	01	"	C
1	10	"	270	02	"	1	01	"	1	01	"	01
2	10	"	1	01	"	2	01	"	2	01	"	01
3	16	"	2	01	"	3	01	"	3	01	"	01
4	76	"	3	01	"	4	01	"	4	01	"	01
5	05	"	4	02	"	5	01	"	5	01	"	01
6	06	31	5	01	"	6	01	"	6	01	"	01
7	10	"	6	01	C	6	01	"	7	01	"	02
8	01	C	7	01	"	7	01	"	8	02	"	02
9	19	"	8	01	"	8	01	"	9	01	"	01
230	43	"	9	01	"	9	01	"	9	01	"	01
1	15	"	280	01	"	330	01	"	1	01	"	01
2	25	"	1	01	"	1	01	"	2	01	"	01
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6	21	"	5	02	"	5	01	"	6	48	"	16
7	51	"	6	01	"	6	01	"	7	05	"	05
8	15	"	7	03	"	7	01	"	8	12	"	12
9	12	"	8	01	C	8	02	"	9	02	"	10
240	24	"	9	01	C	9	01	"	9	10	"	10
1	20	"	290	01	C	340	01	"	1	06	"	06
2	09	"	1	04	C	1	01	"	2	12	"	12
3	38	"	2	01	C	2	01	"	3	13	"	11
4	19	"	3	01	"	3	03	"	4	02	"	02
5	18	"	4	01	"	4	01	"	5	03	"	03
6	02	31	5	01	"	5	02	"	6	09	"	11
7	10	"	6	01	"	6	01	"	7	12	"	12
8	04	31	7	01	"	7	01	"	8	07	"	07
9	79	Pande	8	01	C	8	01	"	9	05	"	05
250	05	31	9	01	"	9	01	"	9	440	"	C
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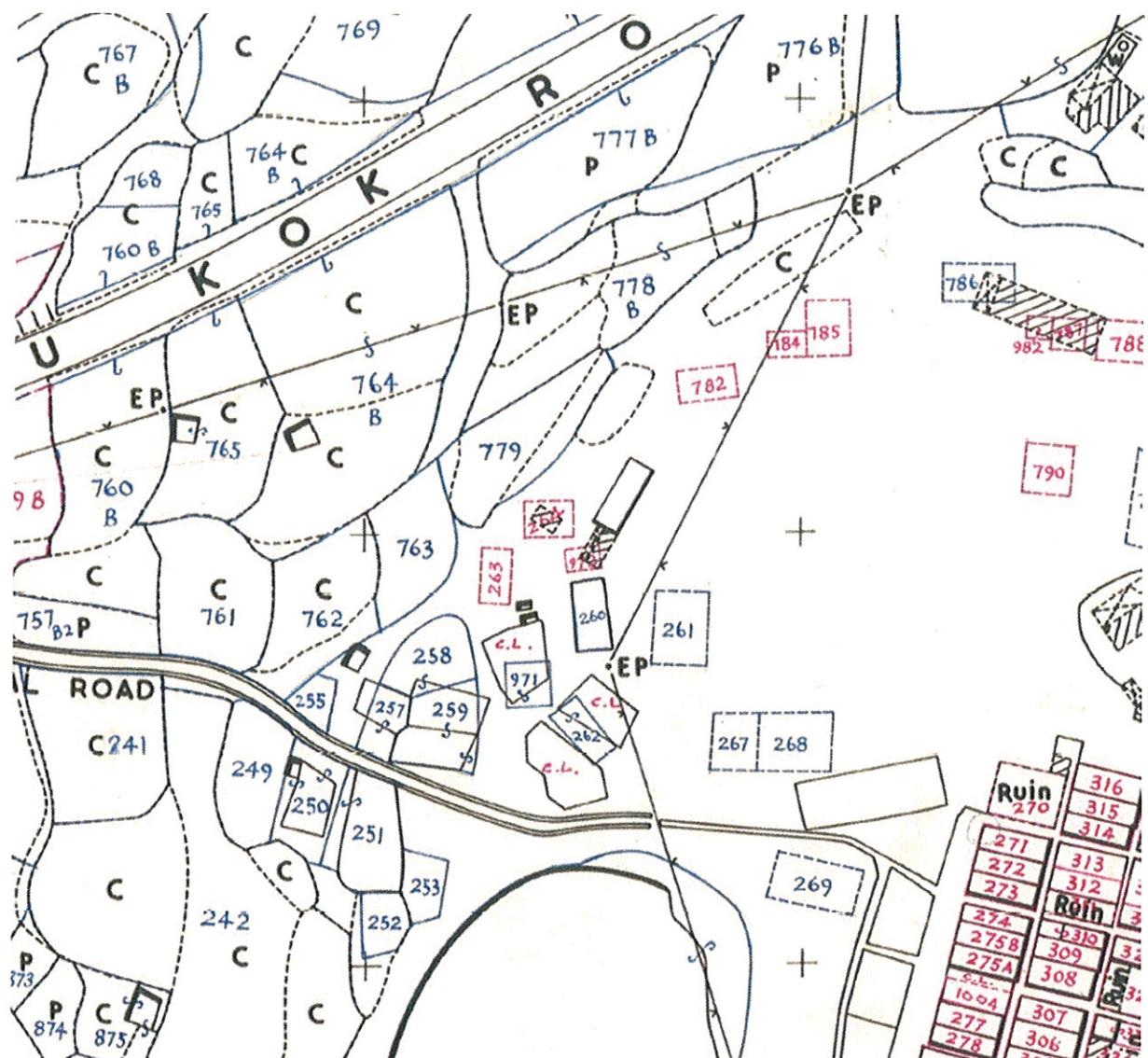
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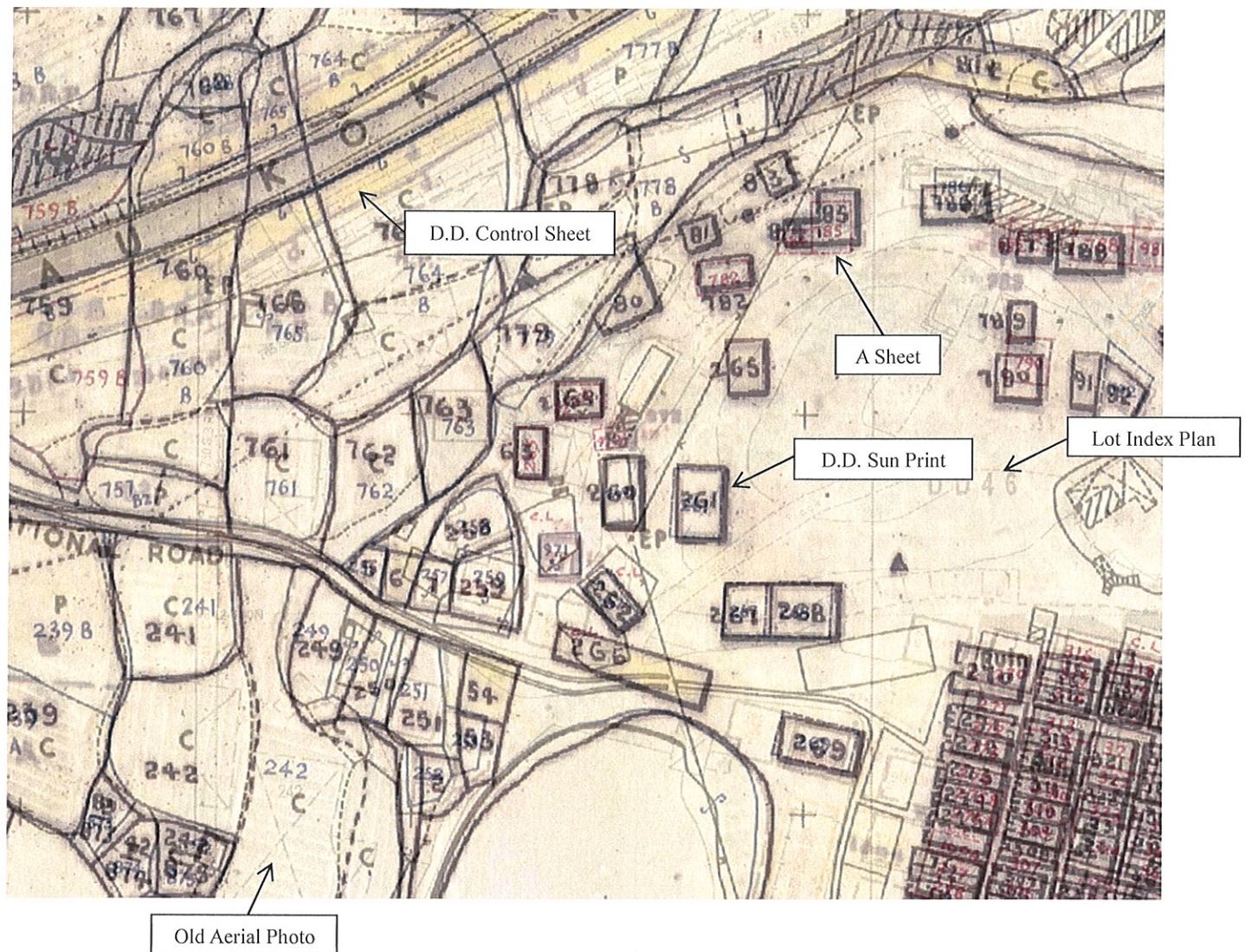




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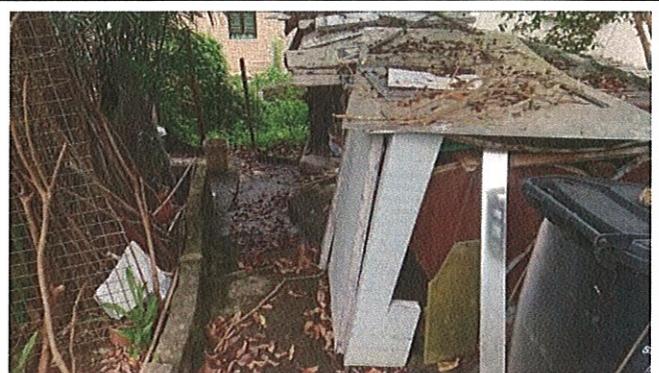


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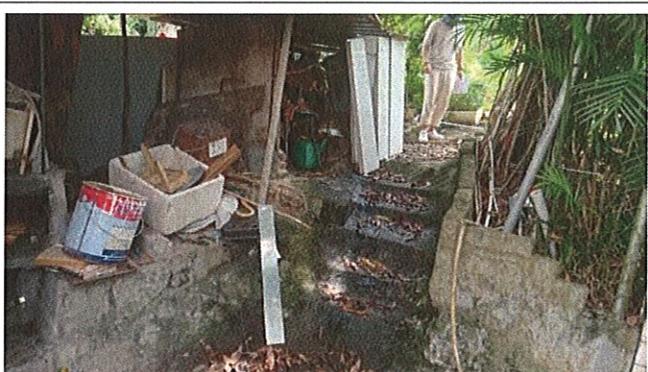


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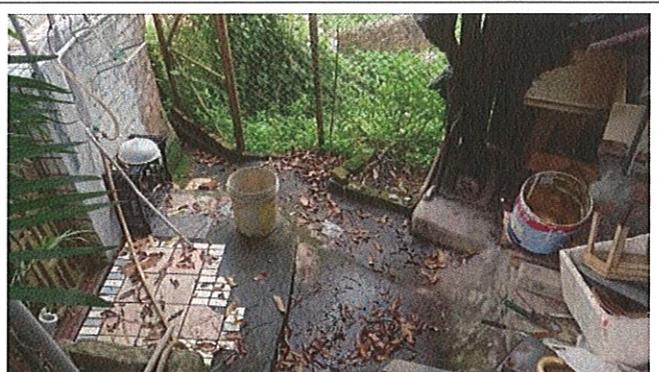


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Photo: 5



Photo: 6



Photo: 7



Photo: 8

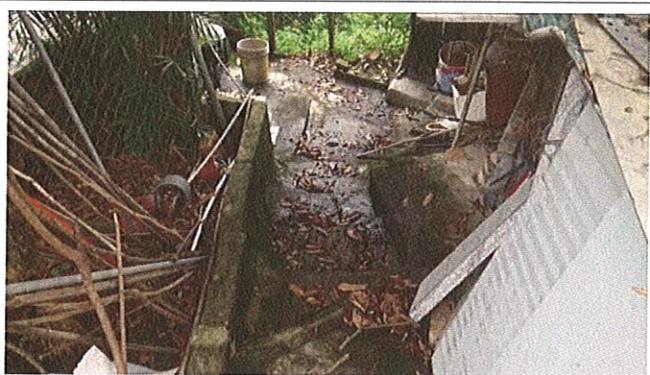


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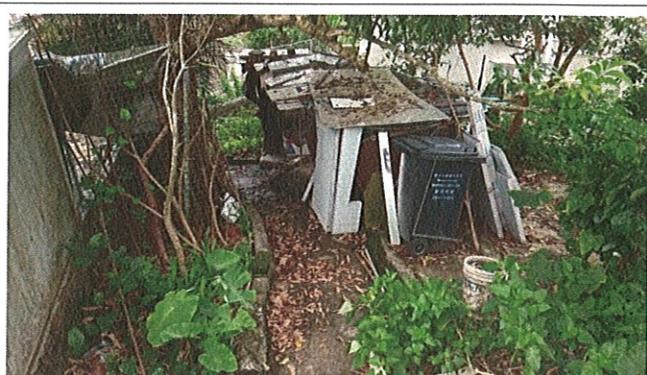


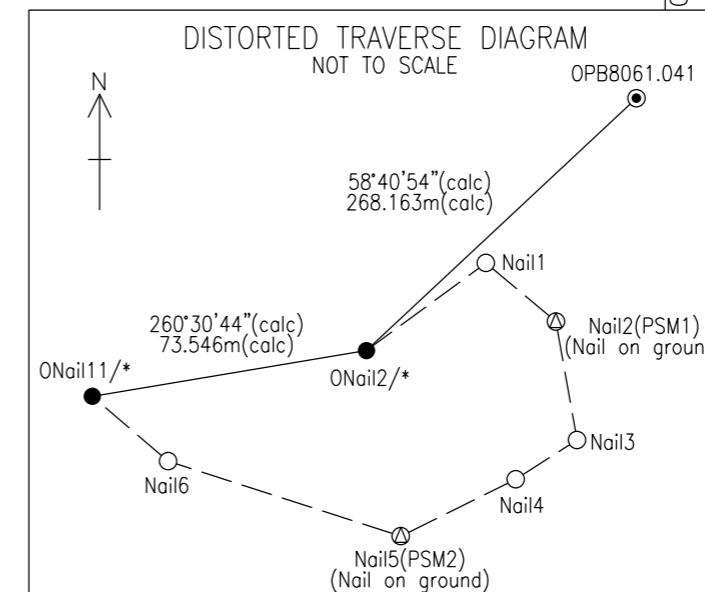
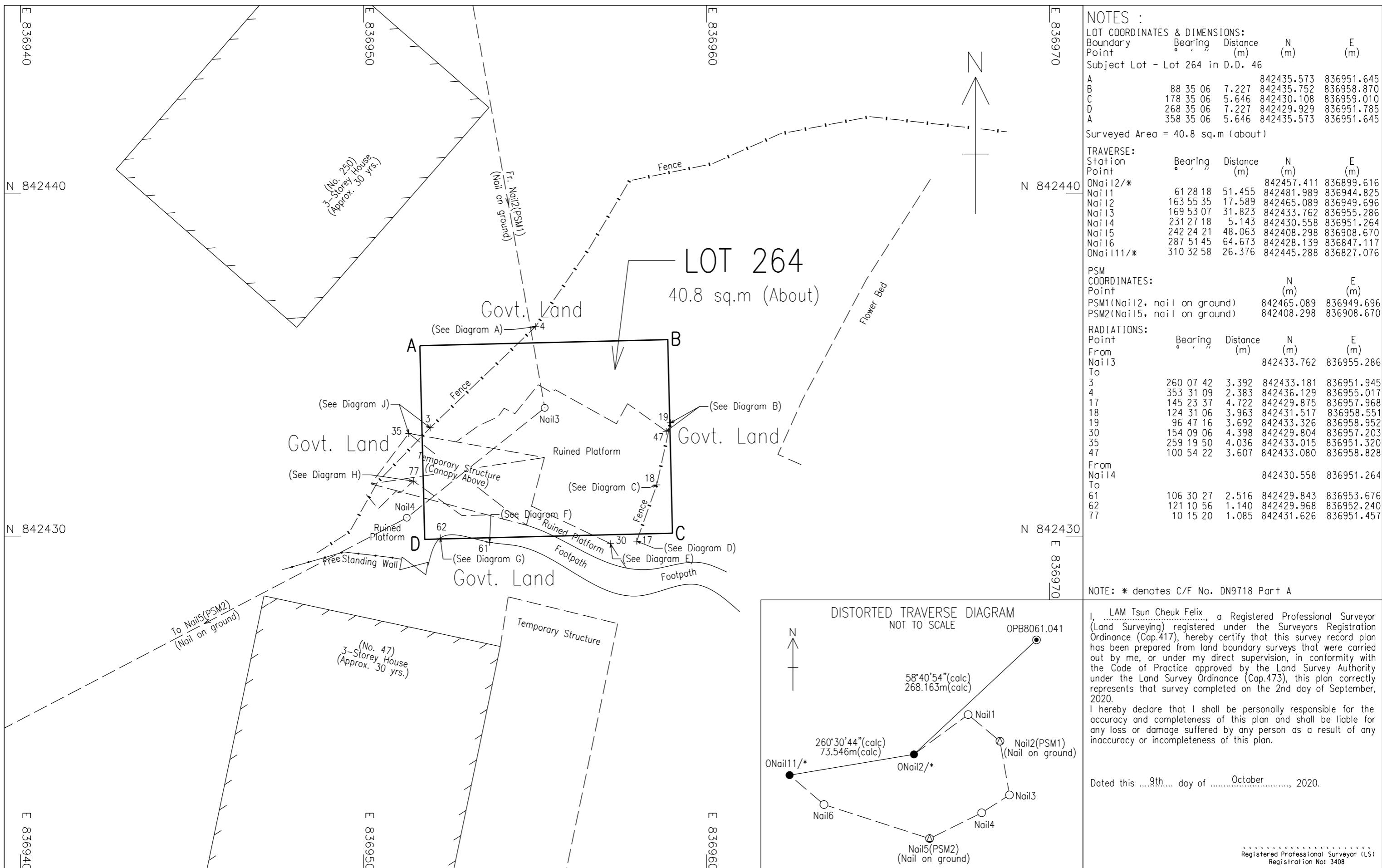
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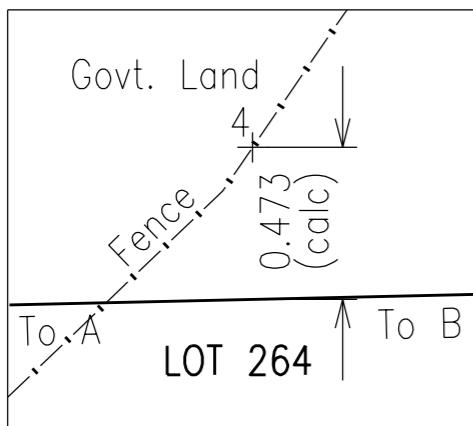
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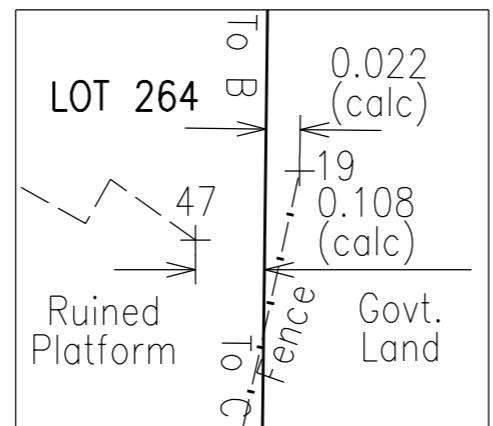
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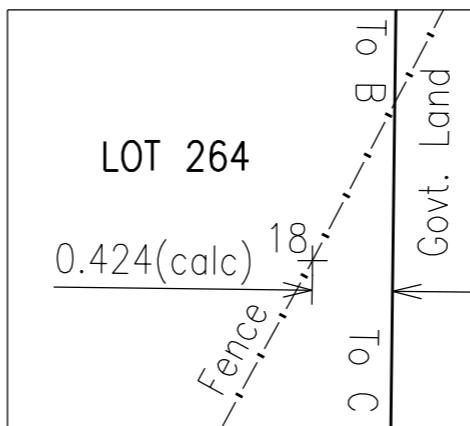
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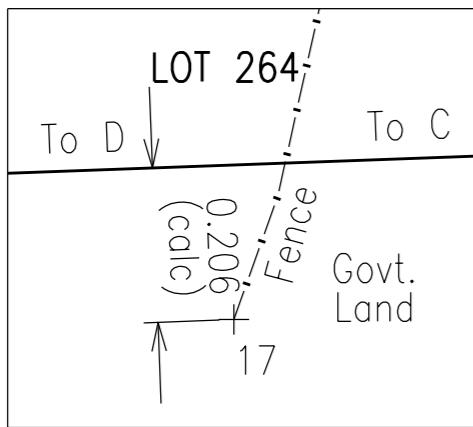
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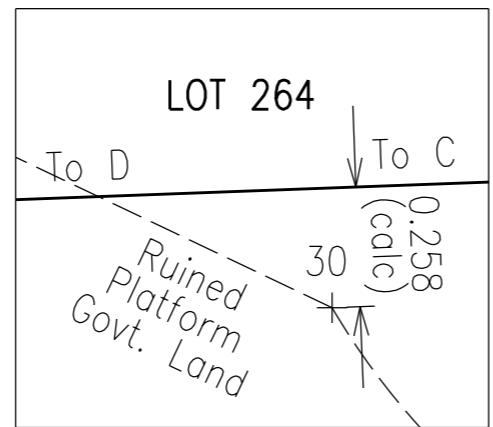
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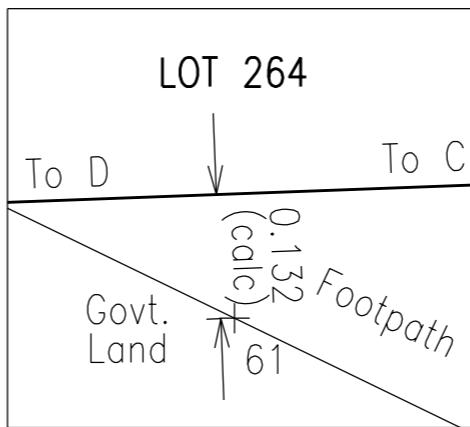
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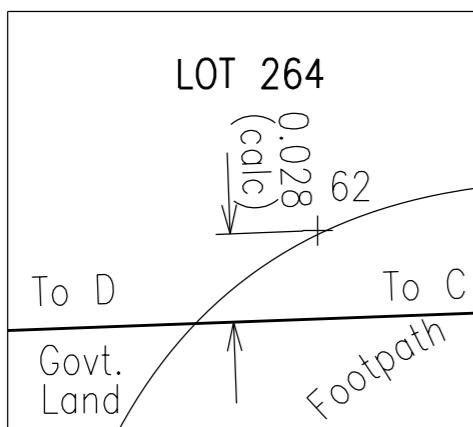
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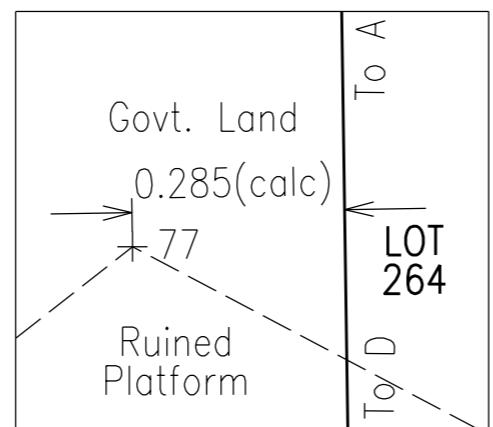
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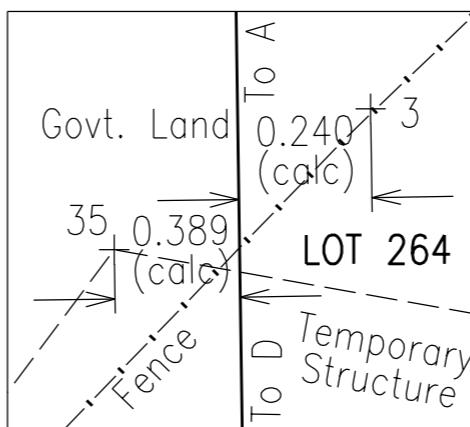
(Diagram G)
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(Diagram H)
(Not to Scale)



(Diagram J)
(Not to Scale)



I, LAM Tsun Cheuk Felix, a Registered Professional Surveyor (Land Surveying) registered under the Surveyors Registration Ordinance (Cap.417), hereby certify that this survey record 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 Land Survey Ordinance (Cap.473), this plan correctly represents that survey completed on the 2nd day of September, 2020.

I hereby declare that I shall be personally responsible for the accuracy and completeness of this plan and shall be liable for any loss or damage suffered by any person as a result of any inaccuracy or incompleteness of this plan.

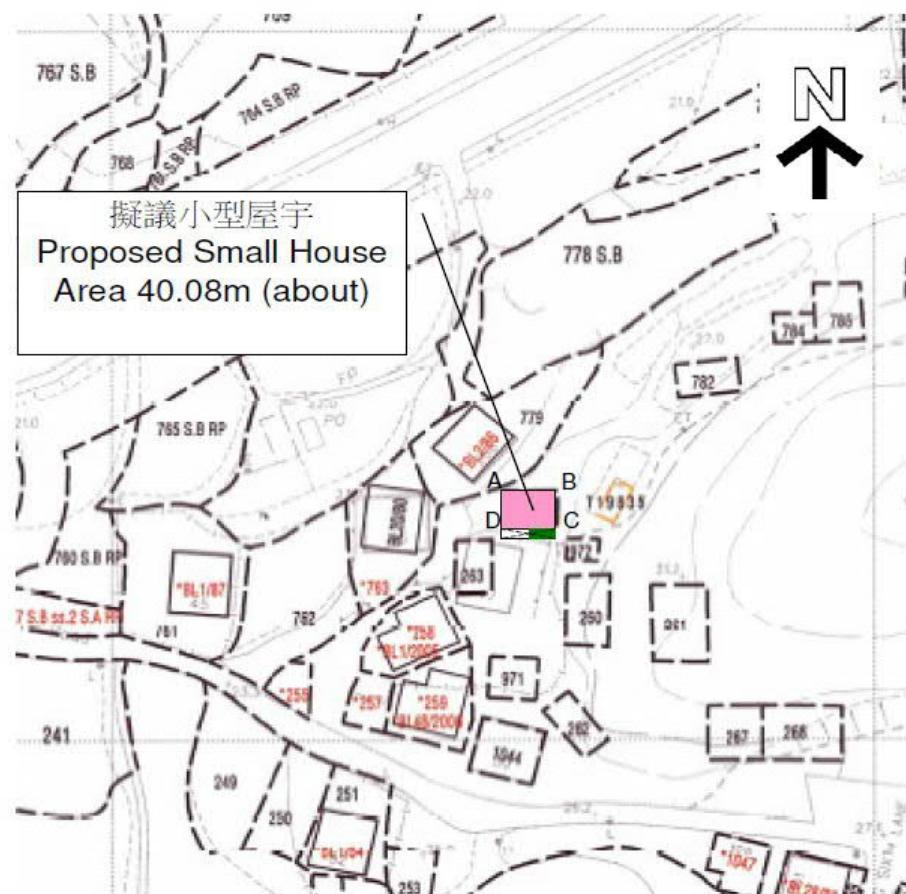
Dated this 9th day of October, 2020.

Registered Professional Surveyor (LS)
Registration No: 3408

District: North
Date of Survey : September 2020
Scale : 1 : 100 (A3) Field Bk : 20LBS10
Survey Sheet : 3-NW-25D
Reference SRPs': N/A

SURVEY RECORD PLAN OF
LOT NO. 264 IN D.D. 46

PROPOSED SMALL HOUSE
On Lot No. 264 in D.D.46
Loi Tung Tseun, Sha Tau Kok, N.T.



COLOURED PINK AREA : 40.08 SQUARE METERS (ABOUT)

Legends :  Septic Tank
 Balcony
 NTEH_Small House

SURVEY SHEET NO.	: 3-NW-25D	HONEST LAND SURVEYS COMPANY	
DATE	: 1.2026		
SCALE	: 1:1000		
PLAN NO.	: 46_264_04		

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

- (a) sympathetic consideration may be given if not less than 50% of the proposed NTEH/Small House footprint falls within the village 'environs' ('VE') of a 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) if an application site involves more than one NTEH/Small House, application of the above criteria would be on individual NTEH/Small House basis;
- (f) the proposed development should not frustrate the planning intention of the particular zone in which the application site is located;
- (g) the proposed development should be compatible in terms of land use, scale, design and layout, with the surrounding area/development;
- (h) the proposed development should not encroach onto the planned road network and should not cause adverse traffic, environmental, landscape, drainage, sewerage and geotechnical impacts on the surrounding areas. Any such potential impacts should be mitigated to the satisfaction of relevant Government departments;
- (i) the proposed development, if located within water gathering grounds, should be able to be connected to existing or planned sewerage system in the area except under very special circumstances (e.g. the application site has a building status under the lease or the applicant can demonstrate that the water quality within water gathering grounds will not be affected by the proposed development*);
- (j) the provision of fire service installations and emergency vehicular access, if required, should be appropriate with the scale of the development and in compliance with relevant standards; and

(k) all other statutory or non-statutory requirements of relevant Government departments must be met. Depending on the specific land use zoning of the application site, other Town Planning Board guidelines should be observed, as appropriate.

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

**Similar S.16 Applications for Proposed New Territories Exempted House(s)
in the Vicinity of the Application Site within “Agriculture” zone**

Approved Applications

Application No.	Use / Development	Date of Consideration
A/NE-MUP/23	Proposed Two Houses (New Territories Exempted Houses)	3.10.1997
A/NE-MUP/38 ¹	Proposed House (New Territories Exempted House)	7.12.2001
A/NE-MUP/105 ¹	Proposed House (New Territories Exempted House)	28.11.2014

Remarks:

¹ Application Nos. A/NE-MUP/38 and A/NE-MUP/105 involve the same site

Recommended Advisory Clauses

- (a) to note the comments of the Commissioner for Transport (C for T) that the local village access leading to the application site (the Site) from Sha Tau Kok Road – Wo Hang is not managed by Transport Department (TD);
- (b) to note the comments of the Chief Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) the access arrangement should be commented by TD;
 - (ii) HyD is not/shall not be responsible for the maintenance of any access connecting the Site and the nearby public roads; and
 - (iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (c) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting, felling and compensatory/ new tree planting. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (d) to note the comments of the Director of Environmental Protection that:
 - (i) ‘septic tank and soakaway pit’ is considered an acceptable mean for collection, treatment and disposal of sewage provided that its design and construction follow the requirements of the Professional Persons Environmental Consultative Committee (ProPECC) Practice Note 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department (EPD), Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations (Cap. 123I) Section 40(1), 40(2), 41(1) and 90”; and
 - (ii) the applicant should meet the requirements of ProPECC Practice Note 1/23 and implement the relevant mitigation measures in the “Recommended Pollution Control Clauses For Construction Contracts” during construction works;
- (e) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that:
 - (i) if slope modification works or site formation works are envisaged for the proposed New Territories Exempted House (NTEH) development, the applicant should appoint an Authorized Person (AP) to submit site formation plans to the Building Authority, including the assessment of the existing slopes adversely affect or be affected by the proposed development, with a view to assuring the slope safety under the provision of the Buildings Ordinance (BO); and
 - (ii) with a view to assuring the slope safety under the provisions of the BO, the applicant should be advised to appoint an AP or qualified geotechnical engineer to investigate and advise whether the proposed NTEH development will adversely affect the adjacent slopes/retaining walls and vice versa, as well as whether landslip preventive or remedial works to the slopes/retaining walls are required;

- (f) to note the comments of the Director of Fire Services (D of FS) that the applicant should observe 'New Territories Exempted Houses – A Guide to Fire Safety Requirements' which is administered by LandsD. Detailed fire safety requirements will be formulated upon receipt of formal application via LandsD;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) adequate stormwater drainage collection and disposal facilities shall be provided to deal with the surface runoff of the Site or the same flowing on to the Site from the adjacent areas;
 - (ii) the applicant should check and ensure that the existing drainage system to which the proposed connection will be made to have adequate capacity and satisfactory condition to cater for the additional discharge from the Site. He should also ensure that the flow from the Site will not overload the existing drainage system; and
 - (iii) the Site is in an area where public sewerage connection is not available. The EPD should be consulted regarding the sewage impact assessments and sewage treatment/disposal facilities for the proposed development; and
- (h) to note that the permission is only given to the development under application. If provision of an access road is required for the proposed development, the applicant should ensure that such access road (including any necessary filling/excavation of land) complies with the provisions of the relevant statutory plan and obtain planning permissions from the Town Planning Board where required before carrying out the road works.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

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

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

A/NE-MUP/219

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



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

簽署 Signature 

日期 Date 2025.9.17

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

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

A/NE-MUP/219

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

沒有意見

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

簽署 Signature

日期 Date 23 - 9 - 2025

From:
Sent: 2025-10-01 星期三 09:45:43
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: URGENT OBJECTION - App No. A/NE-MUP/219 - Material Misrepresentations, False Declarations & Incomplete Application

Dear Sir/Madam,

I write to strongly object to the above-referenced application for a New Territories Exempted House. A thorough review of the submitted documents reveals a pattern of material misrepresentations, false declarations, and critical omissions that render the application invalid, misleading, and unviable.

1. Material Misrepresentation of Vehicular Access & Grave Geotechnical Concerns

The applicant has falsely declared "Yes" to vehicular access. The submitted plans prove this is incorrect: The building platform (Corner A) is 2-3 meters above the level of the only possible access route on Lot 779.

There is no direct vehicular access to the proposed building. Reaching it would require a massive ramp or bridge from Lot 779, a property the applicant does not own and for which they provide no construction or access rights.

Constructing a building directly adjacent to the top of a 2-3 meter retaining wall poses a severe geotechnical risk, threatening the stability of the wall and the safety of the existing building on Lot 779. The absence of a Geotechnical Impact Assessment is a critical and unforgivable omission.

2. False Declarations Regarding Adverse Impacts

The applicant has checked "No" for all adverse impacts, which is demonstrably false based on their own plans and the site conditions:

On Slopes / Affected by Slopes: The site is on a 20-degree slope. This is categorically false.

Tree Felling: There are tree trunks within 2 meters of the building footprint (one near Corner C, another near A-B), with their branches fully covering the proposed plot. Construction will inevitably require their removal. This declaration is false.

On Drainage: Introducing a new residential building with hardstanding on a slope will create new surface water runoff. The declaration of "No" impact is false and negligent.

The applicant's blanket "No" to all impacts shows a reckless disregard for factual accuracy and the TPB's assessment process.

3. Invalid Applicant & Unexplained Ownership Discrepancy

The application is submitted in the name of 黃建飛 (Wong Kin Fei). However, the provided proof of ownership (Schedule of Crown Lessees) lists the owner as 鄧安壽 (Tang On Sau). The applicant has provided no documentation (e.g., Power of Attorney, Sale and Purchase Agreement) to explain this discrepancy or demonstrate that Mr. Wong has any legal standing to develop this lot. The application is therefore submitted by an unauthorized party.

4. Critical Omission of Required Supporting Documents

Of the 18 document types listed on the submission portal, the applicant has provided only 3 (Application Form, Drawings, and the Schedule of Crown Lessees). The absence of the following mandatory reports makes a proper assessment impossible and the application incomplete:

Planning Statement (to justify the "rebuild" claim)

Tree Survey Report (to address the trees on site)

Geotechnical Impact Assessment (to address the slope and retaining wall risk)

Sewerage & Drainage Impact Assessment (to address the lack of public sewer)

Landscape and Visual Impact Assessment (to address the obvious visual change)

5. Unlawful Reliance on Government Land & Lack of Sewage Plan

The applicant admits there is no public sewer and plans to use a septic tank. However:

The septic tank is shown on the plan located outside the building footprint on what is clearly Government Land.

The applicant has no rights to use this land and provides no evidence of any application to the Lands Department.

The 0.01-acre lot is too small to accommodate a septic tank within its own boundaries.

6. Internal Contradictions and Misleading Justification

The application is for a "New Territories Exempted House" (a new building type) but is justified as a "rebuild," a clear contradiction.

The applicant claims the land is "閒置土地" (idle/vacant land) while simultaneously claiming to be "rebuilding" a house, which is logically inconsistent.

Citing precedent applications without providing any details or demonstrating how those cases share the same fatal constraints (tiny lot, geotechnical risks, no access) is meaningless.

CONCLUSION & REQUEST FOR A DEFINITIVE REFUSAL ON SITE-SPECIFIC CONSTRAINTS

This application is an affront to the planning process, built on a foundation of false declarations, material omissions, and logical contradictions. However, beyond these procedural failures lie permanent, physical realities that render this site fundamentally unsuitable for a residential development.

We therefore demand that the Town Planning Board refuse this application outright and base its refusal not merely on the procedural inaccuracies, but on the following insurmountable, site-specific constraints that would invalidate any future application for a domestic house on this lot:

Permanent Lack of Viable Access: The site's topography, being 2-3 meters above the only conceivable access route, permanently prevents the establishment of lawful and practical vehicular access to any building platform without unauthorized and prohibitively expensive engineering works on land not owned by the applicant (Lot 779).

Permanent Inability to Handle Sewage: The 0.01-acre (435 sq. ft) lot size is a fixed constraint that is physically incapable of accommodating a septic tank and drainage field within its own boundaries, forcing any proposal to rely unlawfully on adjacent Government or private land.

Inherent Geotechnical Instability: The site's location on a slope, directly adjacent to a significant retaining wall, presents a permanent and unacceptable geotechnical risk for a residential structure that cannot be mitigated without posing a danger to the adjacent property.

Approving this application would be irresponsible. Merely refusing it on technicalities would invite a revised application. We urge the TPB to issue a definitive refusal that explicitly recognizes these fundamental and permanent site constraints, making it clear that the "Agriculture" zoning must be upheld and that this lot is unfit for the proposed development, now and in the future.

Yours faithfully,

Josh Tang
For and on behalf of Concerned Residents of Loi Tung Tsuen.

From:
Sent: 2025-10-03 星期五 02:48:57
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-MUP/219 DD 46 Loi Tung Sha

A/NE-MUP/219

Lot 264 in D.D. 46, Loi Tung, Sha Tau Kok

Site area: About 38.4sq m

Zoning: "Agriculture"

Applied development: NET House

Dear TPB Members,

Previous objections for locations closer to the village were rejected because "land is still available within the "Village Type Development" ("V") zone of Loi Tung Village for Small House development"

Mary Mulvihill