

2025年11月26日

此文件在 _____收到。城市規劃委員會
只會在收到所有以填寫或註明的文件後才正式收到。
申請的日期。

Form No. S16-II
表格第 S16-II 號

26 NOV 2025

This document is received on _____
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

適用於只涉及興建「新界豁免管制屋宇」的建議

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

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 2573

13/11 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-PK/226
	Date Received 收到日期	26 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)

Hau Hiu Fung 侯曉豐、Hau King Ho 侯敬昊、Hau Yu Hin 侯宇軒、Hau Man Hin 侯文軒、Hau Cheuk Hin 侯卓軒、
Hau Kwan Yeung 侯鈞洋、Hau Hawk Sau 侯學修、Hau Hawk Ngai 侯學毅、Hau Hawk Cheung 侯學章、Hau Ka Wai 侯家偉、
Hau Yuk Man 侯郁敏、Hau Cheuk Lam 侯焯嵐、Hau Cheuk Hei 侯焯晞、Hau HoMan 侯浩文、Hau Ting Tung 侯定統、
Hau Ting Shan 侯定山、Hau Yuk San 侯郁生、Hau Yuk Ling 侯郁寧

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)

Pang Hing Yeun 彭慶餘

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)	Government Land Near Lot No. 3179 in D.D. 91, Ping Kong, Sheung Shui, New Territories. 新界上水丙崗丈量約份第91約政府土地近地段第3179號
(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 2556.13 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 3511.62 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) 2556.13 sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Ping Kong OZP 丙崗分區計劃大綱圖 S/NE-PK/11
(e) Land use zone(s) involved 涉及的土地用途地帶	Agriculture 農業
(f) Current use(s) 現時用途	Vacant Land 空置土地 (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 擬議發展計劃

(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	Hau Hiu Fung 侯曉豐、Hau King Ho 侯敬昊、Hau Yu Hin 侯宇軒、Hau Man Hin 侯文軒、Hau Cheuk Hin 侯卓軒、Hau Kwan Yeung 侯鈞洋、Hau Hawk Sau 侯學修、Hau Hawk Ngai 侯學毅、Hau Hawk Cheung 侯學章、Hau Ka Wai 侯家偉、Hau Yuk Man 侯郁敏、Hau Cheuk Lam 侯焯嵐、Hau Cheuk Hei 侯焯晞、Hau Ho Man 侯浩文、Hau Ting Tung 侯定統、Hau Ting Shan 侯定山、Hau Yuk San 侯郁生、Hau Yuk Ling 侯郁寧		
(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)	Ping Kong 丙崗		
(c) Proposed gross floor area 擬議總樓面面積 3511.62 sq.m 平方米 <input type="checkbox"/> About 約		
(d) Proposed number of house(s) 擬議房屋幢數	18	Proposed number of storeys of each house 每幢房屋的擬議層數	3
(e) Proposed roofed over area of each house 每幢房屋的擬議上蓋面積	... 65.03 ... sq.m 平方米	Proposed building height of each house 每幢房屋的擬議高度	... 8.23 ... m 米
(f) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途	<p style="text-align: center;">Circulation Area for the Small House 小型屋宇的通道地方</p> <p>(Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable) (請在圖則上顯示，並註明車位總數，以及每個車位的長度和寬度及/或化糞池的位置 (如適用))</p>		
(g) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	<p>Yes 是 <input type="checkbox"/></p> <p>No 否 <input checked="" type="checkbox"/></p>	<p><input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>.....</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？	<p>Yes 是 <input checked="" type="checkbox"/></p> <p>No 否 <input type="checkbox"/></p>	<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。

Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 <input type="checkbox"/>	Please provide details 請提供詳情
	No 否 <input checked="" type="checkbox"/>
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 <input type="checkbox"/>	<p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土地面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土地面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p>
	No 否 <input checked="" type="checkbox"/>
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<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> <p>.....</p>	
	<p>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>	
<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。

1. 申請人是上水丙崗村原居民代表，多名村民向原居民代表求助，希望幫忙尋找合適土地建屋。
2. 丙崗村的鄉村發展式用地面積約67037平方米，現時可建屋的面積尚餘三份一，但全部土地均由個別家族持有，並且用作停車場收租，因此村民難以購得合適土地申請興建小型屋宇。
3. 申請地點位于丙崗村的鄉鄉村界線範圍內，因此應該符合申請小型屋宇的條件。
4. 原居民代表視察整個丙崗村，只有現時申請地點較為可行，除了場地平坦，鄰近舊村屋群，附近亦有排水渠及政府排污渠，最主要是可容納眾多申請人。
5. 申請位置擬議申請18間小型屋，而現時已有18位村民希望可以於申請位置申請建屋，而所有申請人於村內均沒有私人土地可供申請小型屋宇。
6. 申請位置附近多年前曾經有個別申請獲得批准(A/NE-PK/19)、近年亦有被反對的申請(A/NE-PK/190)。但由於是個別單一申請，整體上較難配合貴處要求，而現時申請人數較多，需求性及整體上發展比單一申請會較為合適。
7. 申請位置靠近丙崗村舊村屋群，而且是一個小區發展，因此景觀上是配合現時狀況。
8. 原居民代表曾經徵詢地政處，地政處表示不反對我們申請，但沒有承諾該申請一定獲得批准，由於現時擬議申請地點位置農業地帶，因此暫時階段是需要獲得規劃許可才可正式辦理有關申請。
9. 丙崗近十年申請小型屋宇過案甚少，現時估計約有4-5個小型屋宇申請，而該些申請人所用的土地均屬於自己家族擁有，因此其他沒有土地的原居民則需要另覓方法，尋找合適的土地建屋。
9. 原居民代表亦徵詢過上水鄉事委員會，主席了解位置後認為該處合適，亦支持村民領地建屋。
10. 申請位置可連接政府排污渠，甚至我們可跟隨環保處指引，採用環保化糞池作為排污系統，藉此減低對環境影響。同時排污系統由我們自費建造並且由我們負責維修及保養。
11. 申請位置沒有車路到達，因此建屋並不會構成村內交通擠塞，而如我們需要進行工程，我們可向鄰近私家地業主借路到達申請地點。
12. 申請位置以前為空置土地，村民可經行人路到達該處，及後該處荒廢並長滿雜草雜樹，蚊患及蛇蟲鼠蟻影響附近村民。
13. 村代表與村民曾經召開三次會議，大家同意於該處申請小型屋宇，並且同意申請位置除屋宇位置之外，其餘地方均為出入通道，各申請人不得擅自圍封。
14. 申請地點內有兩棵樟樹，我們的屋宇位置並沒有影響該兩棵樟樹，而將來該兩棵樟樹亦由我們負責保養。

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



Pang Hing Yeun

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

10/11/2025 (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况下，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	Government Land Near Lot No. 3179 in D.D. 91, Ping Kong, Sheung Shui, New Territories. 新界上水丙崗丈量約份第91約政府土地近地段第3179號		
Site area 地盤面積	2556.13	sq. m 平方米	<input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 2556.13 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Ping Kong OZP 丙崗分區計劃大綱圖 S/NE-PK/11		
Zoning 地帶	Agriculture 農業		
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	3511.62	sq.m 平方米	<input type="checkbox"/> About 約
(ii) Proposed No. of house(s) 擬議房屋幢數	18		
(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>	<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 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 checked="" type="checkbox"/>
Location Plan, Proposed Sewage Drainage Plan		

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。



Project Title :

Proposed New Territories Exempted House - Small House

Scale : 1 : 1000

Plan No. : CW/91/GL/LOP

Darwin - Title

Location Plan

Location Plan (D.D. 91 Government Land Near Lot No. 3179, Ping Kong, Sheung Shui, N.T.)

卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

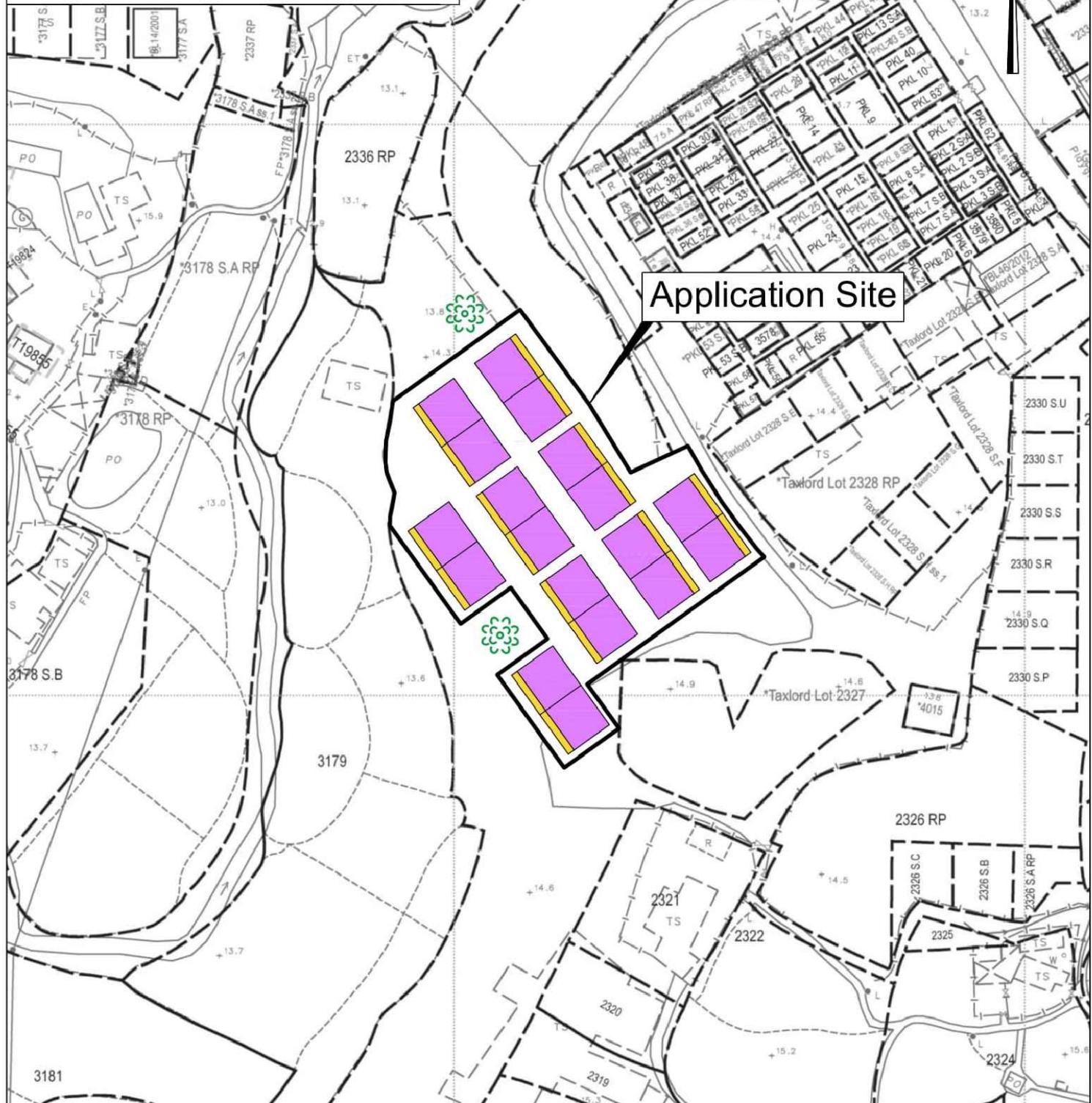
Legends :

Proposed Small House

Proposed Balcony



Cinnamomum camphora



Project Title :

Proposed New Territories Exempted House - Small House

Scale :

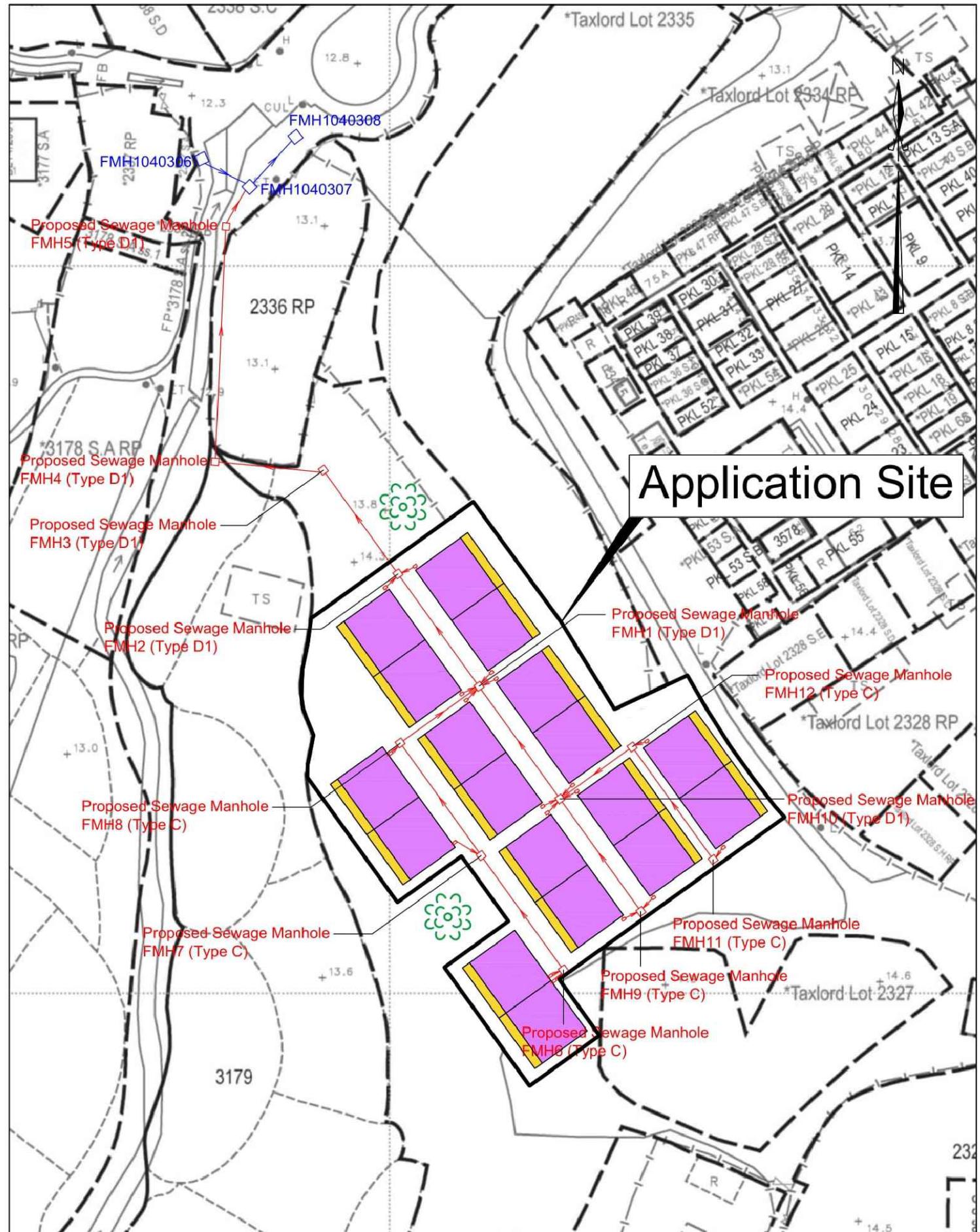
Plan No. : CW/91/GL/LOP

Darwin - Title

Layout Plan

**Layout Plan
(D.D. 91 Government Land Near Lot No. 3179, Ping Kong, Sheung Shui, N.T.)**

卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY



Project Title :

Proposed New Territories Exempted House - Small House

Scale

1 : 7

Plan No. :

CW/91/GL/LOP

Date

25-10-2025

Survey Sheet No. :

Survey Sheet No.: 3-SW-11C

Drawing Title :

Proposed Sewage Drainage Plan (D.D. 91 Government Land Near Lot No. 3179, Ping Kong, Sheung Shui, N.T.)

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

寄件者: Theodora Pui Shan CHAN/PLAND
寄件日期: 2026年01月08日星期四 15:11
收件者: tpbpd/PLAND
副本: 
主旨: Fw: [s.16 application A/NE-PK/226]: Departmental Comment from EPD, TD, AFCD and DSD
附件: A_NE-PK_226.pdf; D.D.91 Ping Kong Government Land- SWDP.pdf

Dear Town Planning Board Secretariat,

Please find below the further information submitted by the applicant via email dated 8.1.2026 regarding the s16 application No. A/NE-PK/226. Thank you.

Regards,
Theodora Chan
TP/TP(6)
Sha Tin, Tai Po & North District Planning Office
Planning Department

From: pang hingyeun 
Sent: Thursday, January 8, 2026 3:01 PM
To: 
Subject: 回覆: [s.16 application A/NE-PK/226]: Departmental Comment from Agriculture, Fisheries and Conservation Department (AFCD)

Dear Ms. Chan,

Please find the enclosed document for reply department's comments.
Thank You !

Regards,
H.Y.Pang

從 [Outlook](#) 傳送

S.16 Application : A/NE-PK/226

We reply to the Environmental Protection Department' s comments

We will now divert the sewage, with half of the small houses connected to the sewage system in the northwest and the other half connected to the sewage system in the northeast to ensure reduced load.

At the same time, according to the village representative, the sewage channel in Ping Kong Village has not yet been completed. If the application location is approved, the village representative will propose to the relevant departments to install an additional sewage system next to the application site.

If planning permission is obtained, the application for small houses will also take about 8-10 years; therefore, we have ample time to improve the sewage system at the application site.

We reply to Transport Department' s comments

The application site is not accessible by road, so there is no traffic impact involved.

At the same time, there is a parking lot operated by villagers next to the application site, where the applicant can park vehicles, ensuring that there will be no traffic congestion on the roads.

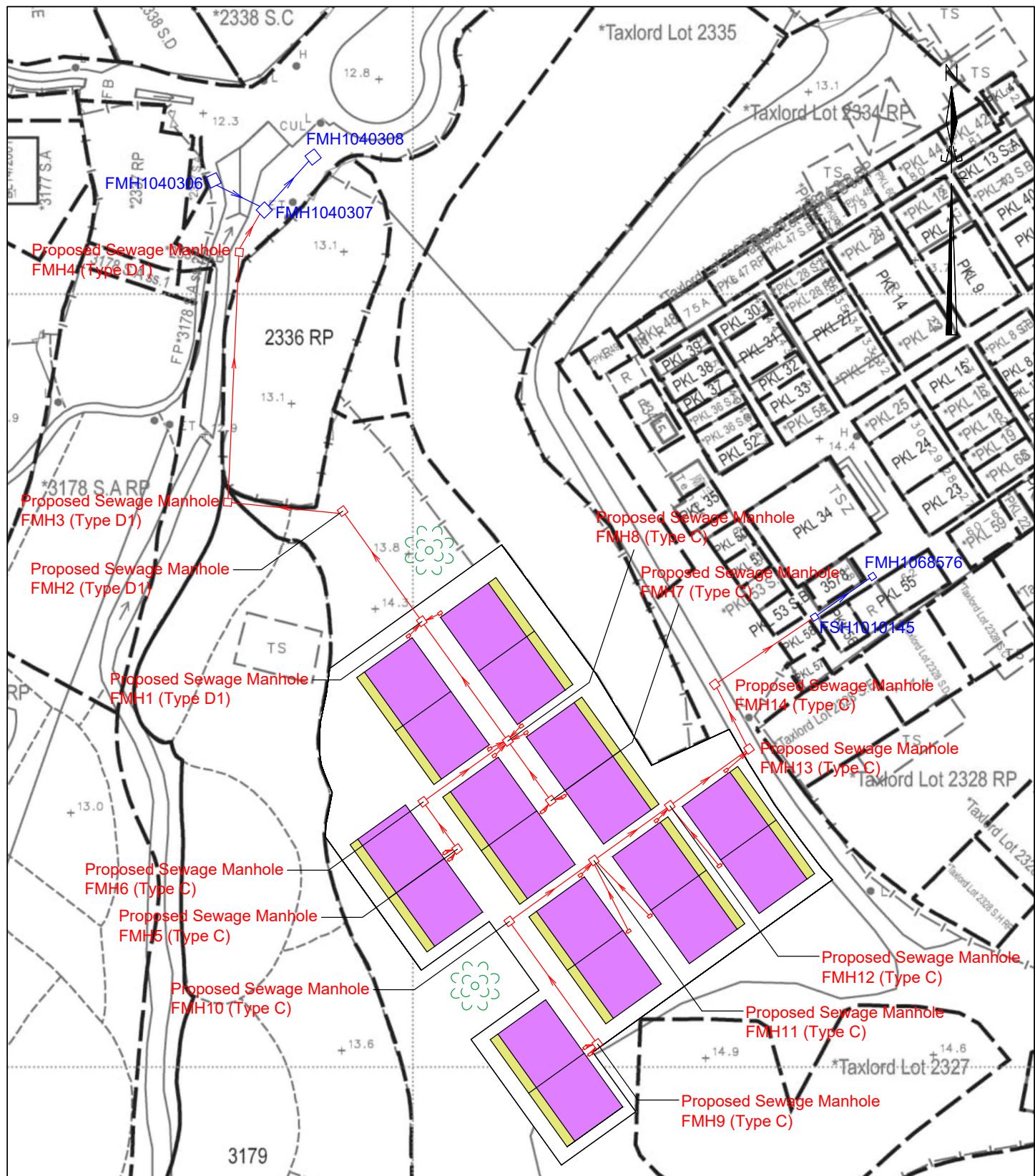
We reply to Agriculture, Fisheries and Conservation Department' s comments

We will set up temporary protective measures, such as installing sediment barriers (like silt curtains and enclosures) and oil containment facilities around the construction area to ensure nearby watercourses from adverse impacts during the construction and operational phases.

We will obtain prior approval from the Lands Department before carrying out any tree works and/or vegetation clearance on government land.

We reply to Drainage Services Department' s comments

The proposed sewage system will be constructed by the applicant at their own expense. In the future, the applicant will also be responsible for its maintenance.



Legends :

PROPOSED 150 ϕ VITRIFIED POLYETHYLENE
(PE100) PIPE (1 : 75)

Project Title :

Proposed New Territories Exempted House - Small House

Scale : 1 : 700 Plan No. : CW/91/GL/SWDP

Date : 25-12-2025 Survey Sheet No. : 3-SW-11C

Drawing Title :

Proposed Sewage Drainage Plan
(D.D. 91 Government Land Near Lot No. 3179, Ping Kong, Sheung Shui, N.T.)

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

**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.

Previous Application

Rejected Application

Application No.	Proposed Use(s)/Development(s)	Date of Consideration	Rejection Reasons
A/NE-PK/190	Proposed House (New Territories Exempted House - Small House)	11.8.2023	R1 – R2

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 New Territories Exempted House/Small House in New Territories in that there was no general shortage of land in meeting the demand for Small House development in the “Village Type Development” zone of Ping Kong Village.

Similar Application

Approved Application

Application No.	Proposed Use(s)/Development(s)	Date of Consideration
A/NE-PK/19	Proposed House (New Territories Exempted House - Small House)	7.12.2001

Detailed Comments from Relevant Government Departments

1. Land Administration

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

- the Site is wholly on unleased Government land. There is currently no Small House application being processed for the Site.

2. Agriculture

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

- the proposed developments are not supported from agricultural perspective; and
- the Site falls within “AGR” zone and is generally vacant and abandoned. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water course are also available. The Site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. The Site possesses potential for agricultural rehabilitation.

3. Nature Conservation

Comments of DAFC:

- no adverse comment on the application from nature conservation perspective; and
- his advisory comments are at **Appendix VI**.

4. Environment

Comments of the Director of Environmental Protection (DEP):

- no adverse comment on the application from environmental planning perspective; and
- his advisory comments are at **Appendix VI**.

5. Landscape

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

- based on the aerial photo of 2025 and site photos taken in December 2025, the Site is situated in an area of rural inland plains landscape character comprising village houses, vegetated areas and tree clusters. The Site is partially hard-paved and

partially covered by existing trees/vegetation. The proposed use is considered not entirely incompatible with the landscape character of its surroundings;

- according to the application form, no tree felling is involved. However, vegetation or trees were found within the Site and may be in conflict with the proposed developments. Provided that no distinctive landscape resources, including old and valuable tree, tree of particular interest and mature tree(s), are identified and no adverse landscape impacts arising from the proposed developments are anticipated, she has no adverse comment on the application from landscape planning perspective; and
- her advisory comments are at **Appendix VI**.

6. Traffic

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

- no adverse comment on the application from traffic engineering perspective; and
- her advisory comments are at **Appendix VI**.

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

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

7. Drainage

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

- no objection to the application from public drainage point of view;
- the Site is in an area where no DSD stormwater drain is available;
- DSD's information reveals that there are existing public sewerage facilities near the Site with no stud pipe particularly reserved for the proposed Small Houses. The design and provision of sewage treatment facilities/sewerage connections to the Site with calculations are required to demonstrate that the sewage to be generated from the proposed Small Houses can be adequately catered by the existing/planned public sewers located nearby; and
- her advisory comments are at **Appendix VI**.

8. Water Supply

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

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

9. Fire Safety

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

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

10. Demand and Supply of Small House Sites

According to the DLO/N, LandsD's record, the total number of outstanding Small House applications for Ping Kong is 13 while the 10-year Small House demand forecast is 29. Based on the latest estimate by the Planning Department, about 2.76ha of land (or equivalent to about 110 Small House sites) are available within the “V” zone of Ping Kong for Small House development. Therefore, the land available can fully meet the future demand of 42 Small Houses (or equivalent to about 1.05ha of land).

Recommended Advisory Clauses

- (a) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicants should implement measures to protect nearby watercourses from adverse impacts during the construction and operational phases. The applicants should also obtain prior approval from the Lands Department (LandsD) before carrying out any tree works and/or vegetation clearance on Government land;
- (b) to note the comments of the Director of Environmental Protection (DEP) that the applicants should provide sewage treatment facilities/sewerage connections to the Site;
- (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 and felling. 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 Commissioner for Transport (C for T) that the access road leading to the Site from Ping Kong Road is not managed by Transport Department. The applicants shall seek agreement/comment from the responsible party for the management and maintenance measures to be implemented for the vehicular access;
- (e) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - HyD is not/shall not be responsible for the maintenance of any access connecting the Site and the nearest public road; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - the Site is in an area where no DSD stormwater drain is available. The applicants shall submit and implement a drainage proposal for the Site at Small House grant application stage to ensure that the development will not cause adverse drainage impact to the adjacent area; and
 - DSD's information reveals that there are existing public sewerage facilities near the Site with no stud pipe particularly reserved for the proposed Small Houses. The applicant, when designing and providing the sewage treatment facilities/sewerage connections to the Site, shall include calculations to demonstrate that the sewage to be generated from the proposed Small Houses can be adequately catered by the existing/planned public sewers located nearby;
- (g) 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;

- (h) to note the comments of the Director of Fire Services (D of FS) that:
 - the proposed houses should not encroach on any existing emergency vehicle access (EVA) or planned EVA under application in accordance with LandsD's record; and
 - the applicants are advised to observe 'New Territories Exempted Houses – A Guide to Fire Safety Requirements' administered by LandsD. Detailed fire safety requirements will be formulated upon receipt of formal applications referred by LandsD;
- (i) to note that the permission is only given to the development under application. If provision of an access road is required for the proposed development, the applicants should ensure that such access road (including any necessary filling/excavation of land) complies with the provisions of the relevant statutory plan and obtain planning permission from the Board where required before carrying out the road work; and
- (j) to resolve any land issues relating to the associated road works, drainage/sewerage works or other works which are required for the proposed development with concerned owner(s), parties or managing department(s).

致城市規劃委員會秘書：
尊人送遞或郵遞：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

4

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-PK/226

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

支持18幢屋宇(新界路旁營造屋宇
小型屋宇)

西貢村原在瓦窯頭後
提意見人姓名/名稱 Name of person/company making this comment

簽署 Signature

張 球

日期 Date 24-12-2025



Urgent Return receipt Expand Group Restricted Prevent Copy

tpbpd/PLAND

寄件者:

寄件日期:

2025年12月15日星期一 17:55

收件者:

tpbpd/PLAND

主旨:

KFBG's submissions on SEVEN planning applications

附件:

251215 s16 KTN 110.pdf; 251215 s16 KTS 1107.pdf; 251215 s12a TYST 9-10c.pdf;
251215 s12a LFS 13c.pdf; 251215 s16 TKLN 99.pdf; 251215 s16 PK 226.pdf

類別:

Internet Email

Dear Sir/ Madam,

Attached please see our submissions regarding SEVEN applications. There are SIX pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

**Ecological Advisory Programme
Kadoorie Farm and Botanic Garden**

Email Disclaimer:

The information contained in this e-mail (including any attachments) is confidential and is intended solely for the addressee. If you are not the intended recipient, please notify the sender immediately and delete this e-mail from your system. Any unauthorised use, disclosure, copying, printing, forwarding or dissemination of any part of this information is prohibited. KFBG does not accept responsibility and shall not be liable for the content of any e-mail transmitted by its staff for any reason other than bona fide official purposes. There is no warranty that this e-mail is error or virus free. You should not rely on any information that is not transmitted via secure technology.



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

15th December, 2025.

By email only

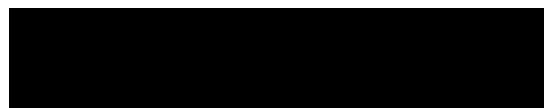
Dear Sir/ Madam,

Proposed 18 Houses (New Territories Exempted Houses – Small Houses)

(A/NE-PK/226)

1. We refer to the captioned.
2. The site is within Agriculture (AGR) zone and its planning intention is not primarily for building Small House. We also urge the Board to investigate whether the site is still largely arable. Additionally, we recommend the Board also investigating whether the nearby Village Type Development (V) zone still contains space for building Small House.
3. The captioned application is unlikely to be in line with the planning intention of the AGR zone and we urge the Board to reject this application.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



Urgent Return receipt Expand Group Restricted Prevent Copy

2

tpbpd/PLAND

寄件者:

[REDACTED]

寄件日期:

2025年12月22日星期一 3:42

收件者:

tpbpd/PLAND

主旨:

A/NE-PK/226 DD 91 Ping Kong

類別:

Internet Email

A/NE-PK/226

Government Land in D.D. 91, Ping Kong, Sheung Shui

Site area: About 2,556.13sq.m

Zoning: "Agriculture"

Applied development: 18 NET Houses

Dear TPB Members,

220 withdrawn. Back with a reduced footprint.

Previous objections relevant and upheld. There is no justification to provide GL for the construction of a villa development **exempt from building controls** when the land could be used for a more efficient purpose.

Previous objections relevant and upheld.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Monday, 4 August 2025 3:06 AM HKT

Subject: A/NE-PK/220 DD 91 Ping Kong

A/NE-PK/220

Government Land in D.D. 91, Ping Kong, Sheung Shui

Site area: About 3,024.7sq.m

Zoning: "Agriculture"

Urgent Return receipt Expand Group Restricted Prevent Copy

Applied development: 20 NET Houses

Dear TPB Members,

724th RNTPC MEETING ON 11.08.2023 A/NE-PK/190

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

"(a) the proposed development is not in line with the planning intention of the "Agriculture" zone, which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention; and

(b) the proposed development does not comply with the Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories in that **there is no general shortage of land in meeting the demand for Small House development in the "Village Type Development" ("V") zone of Ping Kong Village.**"

There is absolutely no justification to this application. If residences are to be built on Government Land that is not zone 'V' then it should be a high-rise development with focus on the provision of affordable housing.

That GL be granted for what is obviously a villa development is not acceptable to the community, particularly as NET homes represent a most inefficient land use are not subject to many regulations applicable to other forms of residential development such as the provision of in situ parking.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Thursday, 13 July 2023 2:18 AM HKT

Subject: A/NE-PK/190 DD 91 Ping Kong

A/NE-PK/190

Government Land in D.D. 91, Ping Kong, Sheung Shui

Site area: 65.03sq.m

Zoning : "Agriculture"

Applied development: NET House

Urgent Return receipt Expand Group Restricted Prevent Copy

Dear TPB Members,

Strong objections, well into AG zone and Government Land. In addition access would have to be over additional GL.

A/NE-PK/156 was approved for 75 vehicle parking within the 'V' zone in 2021 so there is clearly no lack of lots within the village proper to accommodate future demand.

Members should reject the application.

Mary Mulvihill

致城市規劃委員會秘書：

專人送遞或郵遞:香港北角渣華道 333 號北角政府合署 15 樓
傳真: 2877 0245 或 2522 8426
電郵: tpbpd@pland.gov.hk

3

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

A/NE-PK/226

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

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

簽署 Signature

日期 Date 2025.12.10

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

二 三

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

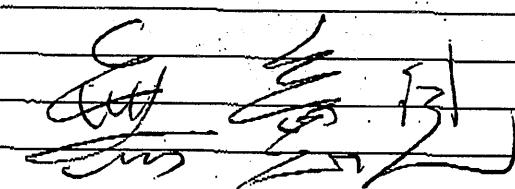
By e-mail : tpbpd@pland.gov.hk

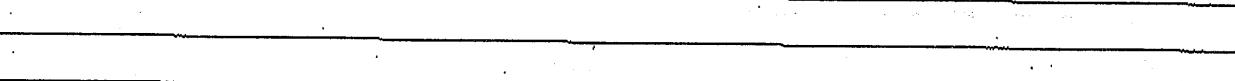
有關的規劃申請編號 The application no. to which the comment relates

A/NE-PK/226

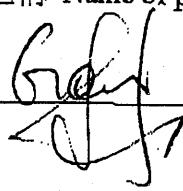
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)





「提意見人」姓名/名稱 Name of person/company making this comment 177志強有限公司

簽署 Signature 

日期 Date 2025.12.15