

SG

CHUNG TSHUN LEON

2025年12月9日

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

This document is received on 2025-12-09.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-II
表格第 S16-II 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

適用於只涉及興建「新界豁免管制屋宇」的建議

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

250263f

18/11 By hand

Form No. S16-II 表格第 S16-II 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-MUP/221
	Date Received 收到日期	2025-12-09

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

1. Name of Applicant 申請人姓名/名稱

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

~~CHUN TI SHUN LEONIE~~ ALEXANDER 了
~~CHUNG TSHUN LOONG~~

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)

Liu WAI KOON 廖偉冠

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）	DD37 LOT NO 328 SG
(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 169.08 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 195.09 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有）	0 sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/NE - MUP/11
(e) Land use zone(s) involved 涉及的土地用途地帶	AGR
(f) Current use(s) 現時用途	VACANCY (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)	CHUN H TSHUN LEONG		
(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)	萬屋邊村		
(c) Proposed gross floor area 擬議總樓面面積	195.09 sq.m 平方米 <input type="checkbox"/> About 約		
(d) Proposed number of house(s) 擬議房屋幢數	1	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>GARDEN</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 checked="" type="checkbox"/></p> <p>No 否 <input type="checkbox"/></p>	<p>There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 小路通往禾徑山路</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p>	
(h) Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁至公共污水渠？	<p>Yes 是 <input type="checkbox"/></p> <p>No 否 <input checked="" 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"/>	(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)		
	No 否 <input checked="" type="checkbox"/>	<input type="checkbox"/> Diversion of stream 河道改道 <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 <input type="checkbox"/> Filling of land 填土 Area of filling 填上面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖地面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約		
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 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)		Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
			Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)				
.....				

8. Justifications 理由

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

建屋自住

9. Declaration 聲明

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

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

Signature
簽署



Applicant 申請人 / Authorised Agent 獲授權代理人

LIU WAI KOON 廖偉冠

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

17/11/2025

(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況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
 - (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
 - (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	DD37 LOT NO 328 SG.		
Site area 地盤面積	169.08	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	AGR		
Applied use/ development 申請用途/發展	New Territories Exempted House 新界豁免管制屋宇 <input checked="" type="checkbox"/> Small House 小型屋宇		
(i) Proposed Gross floor area 擬議總樓面面積	195.09	sq.m 平方米	<input type="checkbox"/> About 約
(ii) Proposed No. of house(s) 擬議房屋幢數	1		
(iii) Proposed building height/No. of storeys 建築物高度／層數	8.23	m 米	<input type="checkbox"/> (Not more than 不多於)
	3	Storeys(s) 層	

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

<u>Chinese</u>	<u>English</u>
中文	英文

Plans and Drawings 圖則及繪圖

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

LOCATION 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。

DD37
Location Plan Lot 328 SG



Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

寄件者:

寄件日期: 2025年12月11日星期四 20:37

收件者: William Shu Tai WONG/PLAND

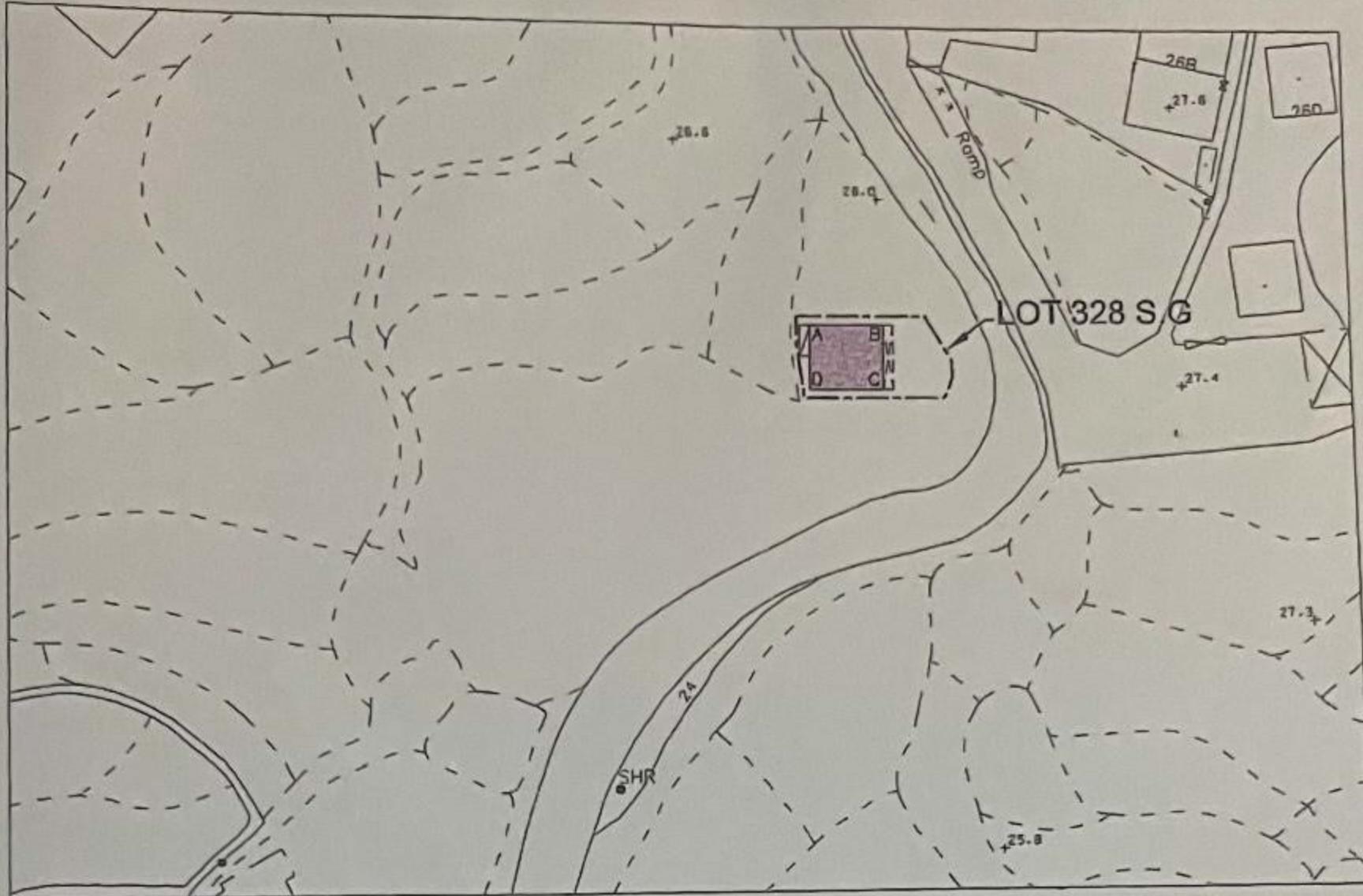
主旨: 回覆 : Planning Application No. A/NE-MUP/221, 222, 223

類別: Internet Email

Dear Mr Wong

現附上Layout plan , 請查看

PROPOSED SMALL HOUSE IN LOT NO. 328 S.G IN D.D.37



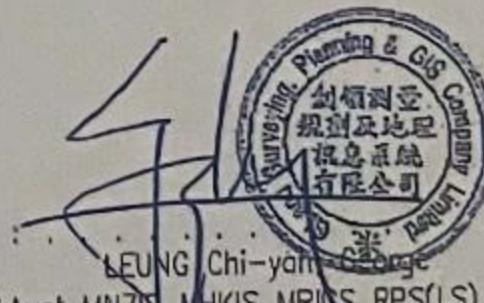
LOCATION



COLOURED PINK AREA : 65.03 SQUARE METRES (ABOUT)

Line	Bearing	Distance(m)	Northing(m)	Easting(m)	Pt.
A-B	90° 00' 00"	8.534	842893.665	836898.549	A
B-C	180° 00' 00"	7.620	842893.665	836907.083	B
C-D	270° 00' 00"	8.534	842886.045	836907.083	C
D-A	0° 00' 00"	7.620	842886.045	836898.549	D

Dated this 20th day of June 2012.



Legends:

- Septic Tank (4' x 12')
- Balcony (7.620 m x 1.220m)

Scale 1:1000

Survey Sheet No.: 3-NW-25B

Date: June 2012

Plan No. : GL0667/SH/08

4Land

GLand Surveying, Planning & GIS Co. Ltd.

創領測量規劃及地理資訊系統有限公司

2025年12月9日

此文件在 2025-12-09 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。This document is received on 2025-12-09
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.Form No. S16-II
表格第 S16-II 號

APPLICATION FOR PERMISSION

UNDER SECTION 16 OF

THE TOWN PLANNING ORDINANCE

(CAP. 131)

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

適用於只涉及興建「新界豁免管制屋宇」的建議

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

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

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

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

202640 18/11 by stand

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-MUP/222
	Date Received 收到日期	2025-12-09

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

1. Name of Applicant 申請人姓名/名稱

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

CHUNH NYUK MINH

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)

LIU WAI KOON 廖偉冠

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)	DD37 LOT NO 328 SI
(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 221.38 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 195.09 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	0 sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/NE - MUP / 11
(e) Land use zone(s) involved 涉及的土地用途地帶	AGR
(f) Current use(s) 現時用途	VACANCY (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)	CHUNG SYUK MING		
(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)	萬屋邊村		
(c) Proposed gross floor area 擬議總樓面面積195...09..... sq.m 平方米 <input type="checkbox"/> About 約		
(d) Proposed number of house(s) 擬議房屋幢數	1	Proposed number of storeys of each house 每幢房屋的擬議層數	3
(e) Proposed roofed over area of each house 每幢房屋的擬議上蓋面積	65.03 sq.m 平方米	Proposed building height of each house 每幢房屋的擬議高度	8.23 m 米
(f) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途	GARDEN (Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable) (請在圖則上顯示，並註明車位總數，以及每個車位的長度和寬度及/或化糞池的位置 (如適用))		
(g) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 <input 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)) 小路通往禾徑山是各	
	No 否 <input type="checkbox"/>	<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)	
(h) Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁至公共污水渠？	Yes 是 <input type="checkbox"/>	(Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線)	
	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)	

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

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

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

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p>
	<p>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 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 填上面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p>
	<p>No 否 <input checked="" type="checkbox"/></p>
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>On environment 對環境 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>On traffic 對交通 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>On water supply 對供水 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>On drainage 對排水 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>On slopes 對斜坡 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Affected by slopes 受斜坡影響 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Landscape Impact 構成景觀影響 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Tree Felling 砍伐樹木 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Visual Impact 構成視覺影響 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Others (Please Specify) 其他 (請列明) <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>.....</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。

建屋自住

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


Lin WAI KOON 顏偉冠

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

17/11/2025

(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況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
 - the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
 - facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第486章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道333號北角政府合署15樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	DD37 LOT NO 328 SI		
Site area 地盤面積	221.38	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	AGR.		
Applied use/ development 申請用途/發展	New Territories Exempted House 新界豁免管制屋宇 <input checked="" type="checkbox"/> Small House 小型屋宇		
(i) Proposed Gross floor area 擬議總樓面面積	195.09	sq.m 平方米	<input type="checkbox"/> About 約
(ii) Proposed No. of house(s) 擬議房屋幢數	1		
(iii) Proposed building height/No. of storeys 建築物高度／層數	8.23	m 米	<input type="checkbox"/> (Not more than 不多於)
	3	Storeys(s) 層	

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

<u>Chinese</u> 中文	<u>English</u> 英文
----------------------	----------------------

Plans and Drawings 圖則及繪圖

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

LOCATION 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)	<input type="checkbox"/>	<input type="checkbox"/>
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"/>

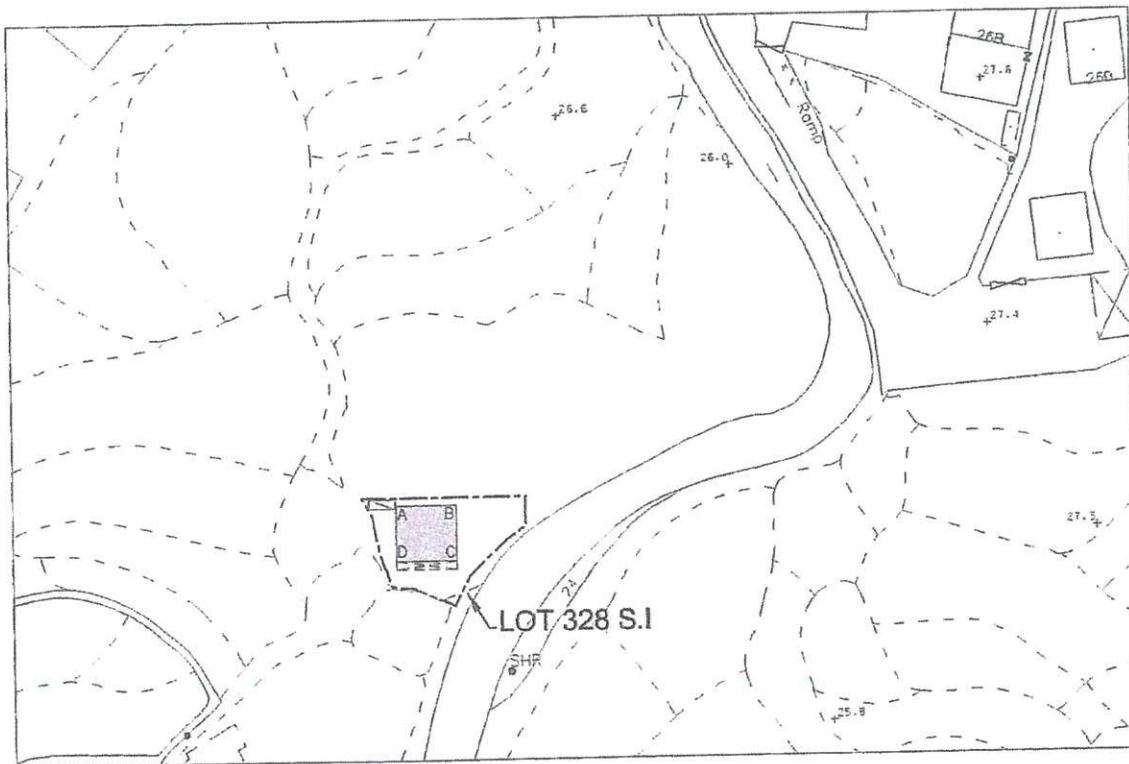
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

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.

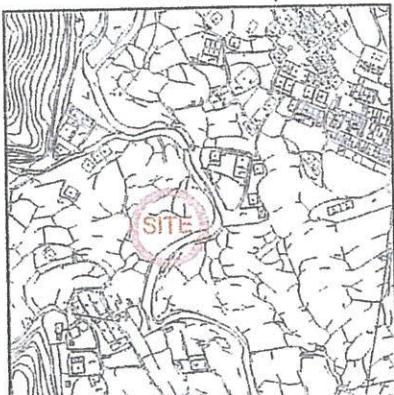
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

CHUNG NYUK MINE

PROPOSED SMALL HOUSE IN BLOCK LOT NO. 328 S.I IN D.D.37 plan



LOCATION plan



COLOURED PINK AREA : 65.03 SQUARE METRES (ABOUT)

Line	Bearing	Distance(m)	Northing(m)	Easting(m)	Pt.
A-B	90° 00' 00"	8.534	842862.512	836859.456	A
B-C	180° 00' 00"	7.620	842862.512	836867.990	B
C-D	270° 00' 00"	8.534	842854.892	836867.990	C
D-A	0° 00' 00"	7.620	842854.892	836859.456	D

Dated this 20th day of June 2012.



MIS.Aust MNZIS MHKIS MHCS RPS(LS) ACIArb
Authorized Land Surveyor

Legends:

- Septic Tank (4' x 12')
- Balcony (x.xxx m x 1.220m)

Scale 1:1000

Survey Sheet No.: 3-NW-25B

Date: June 2012

Plan No. : GL0667/SH/10

GLand

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

2025年 12月 9日
此文件在收到所有必要的資料及文件後才正式確認收到
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

Form No. S16-II
表格第 S16-II 號

This document is received on 2025-12-09
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

2502638

18/11 By hand

Form No. S16-II 表格第 S16-II 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-MUP/223
	Date Received 收到日期	2025-12-09

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

1. Name of Applicant 申請人姓名/名稱

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

NICHOLAS J
LIU CHUNG TSHUN SHU

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)

LIU WAI KOON 廖偉冠

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)	DD37 LOT NO 338 SE
(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 214.62 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 195.09 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	0 sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/NE - MUP/11
(e) Land use zone(s) involved 涉及的土地用途地帶	AER
(f) Current use(s) 現時用途	VACANCY (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)	CHUNTH TSHUN SHU		
(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)	萬屋邊村		
(c) Proposed gross floor area 擬議總樓面面積	195.09 sq.m 平方米 <input type="checkbox"/> About 約		
(d) Proposed number of house(s) 擬議房屋幢數	1	Proposed number of storeys of each house 每幢房屋的擬議層數	3
(e) Proposed roofed over area of each house 每幢房屋的擬議上蓋面積	65.03 sq.m 平方米	Proposed building height of each house 每幢房屋的擬議高度	8.23 m 米
(f) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途	GARDEN (Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable) (請在圖則上顯示，並註明車位總數，以及每個車位的長度和寬度及/或化糞池的位置 (如適用))		
(g) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 <input 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)) 小路通往禾徑山路	
	No 否 <input type="checkbox"/>	<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)	
(h) Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁至公共污水渠？	Yes 是 <input type="checkbox"/>	(Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線)	
	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)	

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

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

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

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?</p>	<p>Yes 是 <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td data-bbox="482 1186 759 1220">On environment 對環境</td> <td data-bbox="1065 1186 1183 1220">Yes 會 <input type="checkbox"/></td> <td data-bbox="1256 1186 1373 1220">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="482 1222 759 1256">On traffic 對交通</td> <td data-bbox="1065 1222 1183 1256">Yes 會 <input type="checkbox"/></td> <td data-bbox="1256 1222 1373 1256">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="482 1258 759 1292">On water supply 對供水</td> <td data-bbox="1065 1258 1183 1292">Yes 會 <input type="checkbox"/></td> <td data-bbox="1256 1258 1373 1292">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="482 1294 759 1327">On drainage 對排水</td> <td data-bbox="1065 1294 1183 1327">Yes 會 <input type="checkbox"/></td> <td data-bbox="1256 1294 1373 1327">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="482 1330 759 1363">On slopes 對斜坡</td> <td data-bbox="1065 1330 1183 1363">Yes 會 <input type="checkbox"/></td> <td data-bbox="1256 1330 1373 1363">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="482 1366 759 1399">Affected by slopes 受斜坡影響</td> <td data-bbox="1065 1366 1183 1399">Yes 會 <input type="checkbox"/></td> <td data-bbox="1256 1366 1373 1399">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="482 1402 759 1435">Landscape Impact 構成景觀影響</td> <td data-bbox="1065 1402 1183 1435">Yes 會 <input type="checkbox"/></td> <td data-bbox="1256 1402 1373 1435">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="482 1438 759 1471">Tree Felling 砍伐樹木</td> <td data-bbox="1065 1438 1183 1471">Yes 會 <input type="checkbox"/></td> <td data-bbox="1256 1438 1373 1471">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="482 1474 759 1507">Visual Impact 構成視覺影響</td> <td data-bbox="1065 1474 1183 1507">Yes 會 <input type="checkbox"/></td> <td data-bbox="1256 1474 1373 1507">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="482 1509 759 1543">Others (Please Specify) 其他 (請列明)</td> <td data-bbox="1065 1509 1183 1543">Yes 會 <input type="checkbox"/></td> <td data-bbox="1256 1509 1373 1543">No 不會 <input checked="" type="checkbox"/></td> </tr> </table>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
<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。

建屋自住

9. Declaration 聲明

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

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

Signature
簽署

Applicant 申請人 / Authorised Agent 獲授權代理人

 LIU WAI KOON 劉偉冠

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

17/11/2025

(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況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
 - the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
 - facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	DD37 LOT NO 328 SE		
Site area 地盤面積	214.62	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	AGR		
Applied use/ development 申請用途/發展	New Territories Exempted House 新界豁免管制屋宇 <input checked="" type="checkbox"/> Small House 小型屋宇		
(i) Proposed Gross floor area 擬議總樓面面積	195.09	sq.m 平方米	<input type="checkbox"/> About 約
(ii) Proposed No. of house(s) 擬議房屋幢數	1		
(iii) Proposed building height/No. of storeys 建築物高度／層數	8.23	m 米	<input type="checkbox"/> (Not more than 不多於)
	3	Storeys(s) 層	

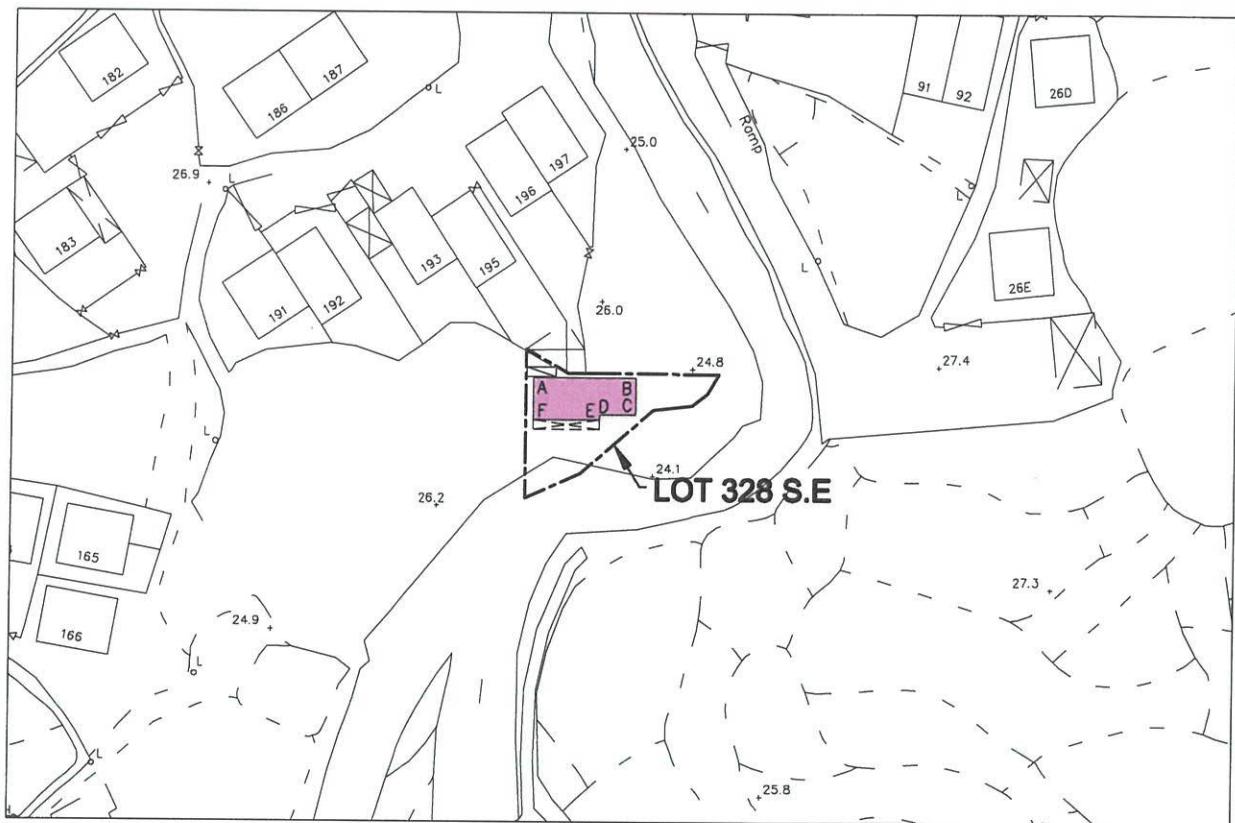
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>LOCATION PLAN</u>		
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。

PROPOSED SMALL HOUSE IN LOT NO. 328 S.E IN D.D.37



LOCATION PLAN



COLOURED PINK AREA : 65.03 SQUARE METRES (ABOUT)

Line	Bearing	Distance(m)	Northing(m)	Easting(m)	Pt.
A-B	90° 00' 00"	12.983	842884.499	836890.585	A
B-C	180° 00' 00"	4.598	842884.499	836903.568	B
C-D	270° 00' 00"	4.630	842879.901	836903.568	C
D-E	180° 00' 00"	0.639	842879.901	836898.938	D
E-F	270° 00' 00"	8.353	842879.262	836898.938	E
F-A	0° 00' 00"	5.237	842879.262	836890.585	F

Dated this 13th day of October 2025.

Legends:

- Septic Tank (3.658m x 1.220m)
- Balcony (8.353 m x 1.220m)

Scale 1:1000

Survey Sheet No.: 3-NW-25B

Date: October 2025

LEUNG Chi-yan, George
MIS.Aust MNZIS MHKIS MRICS R.P.S.(LS)
Authorized Land Surveyor

Plan No. : GL0667/SH/07(R1)

4Land GLand Surveying, Planning & GIS Co. Ltd.
創領測量規劃及地理資訊系統有限公司

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

寄件者:

寄件日期: 2025年12月11日星期四 20:37

收件者: William Shu Tai WONG/PLAND

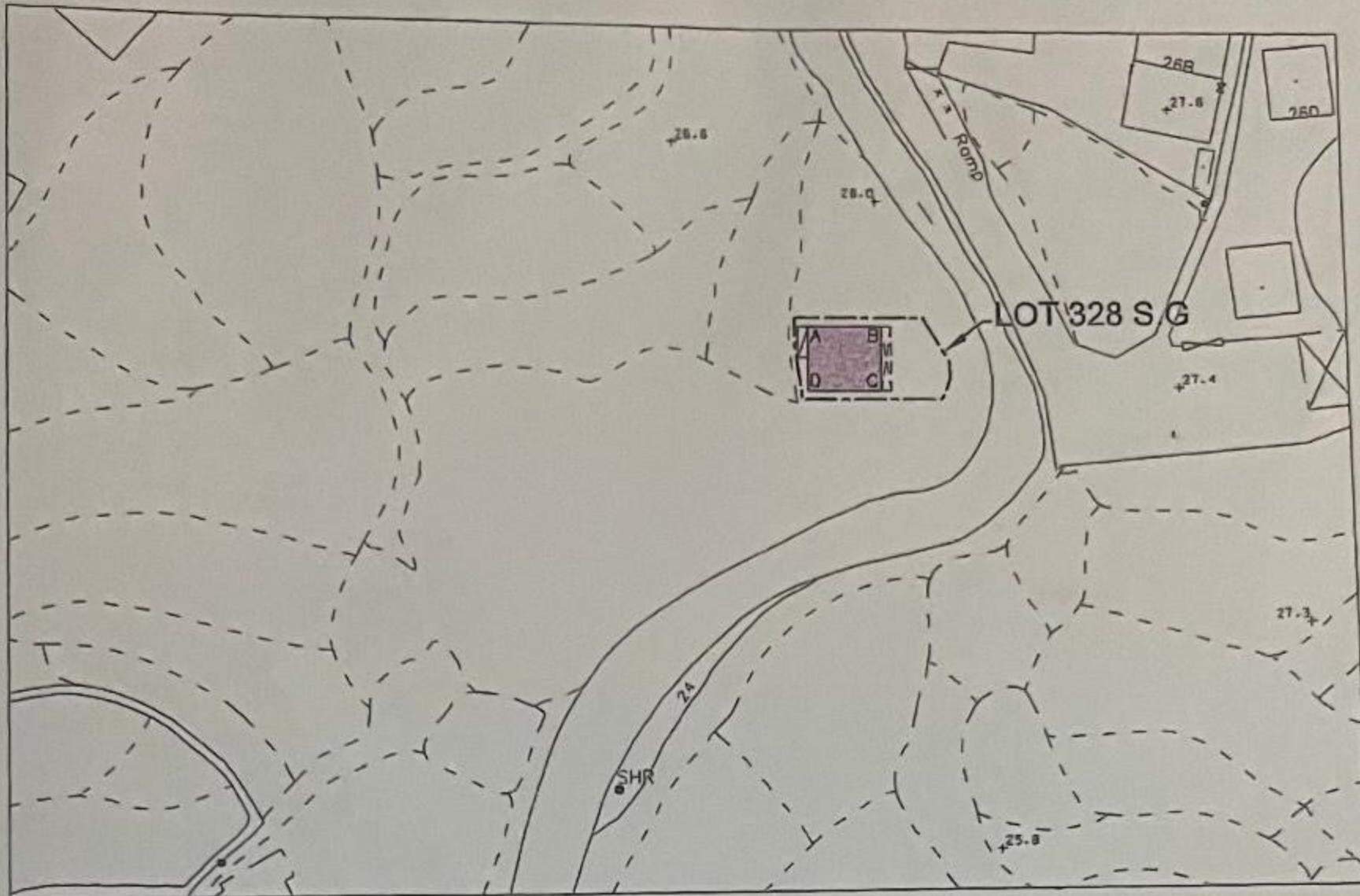
主旨: 回覆 : Planning Application No. A/NE-MUP/221, 222, 223

類別: Internet Email

Dear Mr Wong

現附上Layout plan , 請查看

PROPOSED SMALL HOUSE IN LOT NO. 328 S.G IN D.D.37



LOCATION



COLOURED PINK AREA : 65.03 SQUARE METRES (ABOUT)

Line	Bearing	Distance(m)	Northing(m)	Easting(m)	Pt.
A-B	90° 00' 00"	8.534	842893.665	836898.549	A
B-C	180° 00' 00"	7.620	842893.665	836907.083	B
C-D	270° 00' 00"	8.534	842886.045	836907.083	C
D-A	0° 00' 00"	7.620	842886.045	836898.549	D

Dated this 20th day of June 2012.



Legends:

- Septic Tank (4' x 12')
- Balcony (7.620 m x 1.220m)

Scale 1:1000

Survey Sheet No.: 3-NW-25B

Date: June 2012

Plan No. : GL0667/SH/08

4Land

GLand Surveying, Planning & GIS Co. Ltd.

創領測量規劃及地理訊息系統有限公司

Urgent Return receipt Expand Group Restricted Prevent Copy

Adrian Tsz Hin TAM/PLAND

寄件者: Design eHaze <[REDACTED]>
寄件日期: 2026年01月29日星期四 15:07
收件者: Adrian Tsz Hin TAM/PLAND
主旨: Re: Planning Application No. A/NE-MUP/221, 222 and 223 --- Proposed House (New Territories Exempted House – Small House) in "AGR" Zone, Various Lots in D.D. 37, Man Uk Pin, Sha Tau Kok, N.T.
附件: Form No. S.16-II_Sep 2023 SE SG SI Part 8 r.pdf; GL0667-PO-04(C,D,E,F,H,I) (2025-10-13).pdf; Form No. S.16-II_Sep 2023 SE SG SI Part 8.pdf
類別: Internet Email

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。

建屋自住，並提供以下資料以作參考

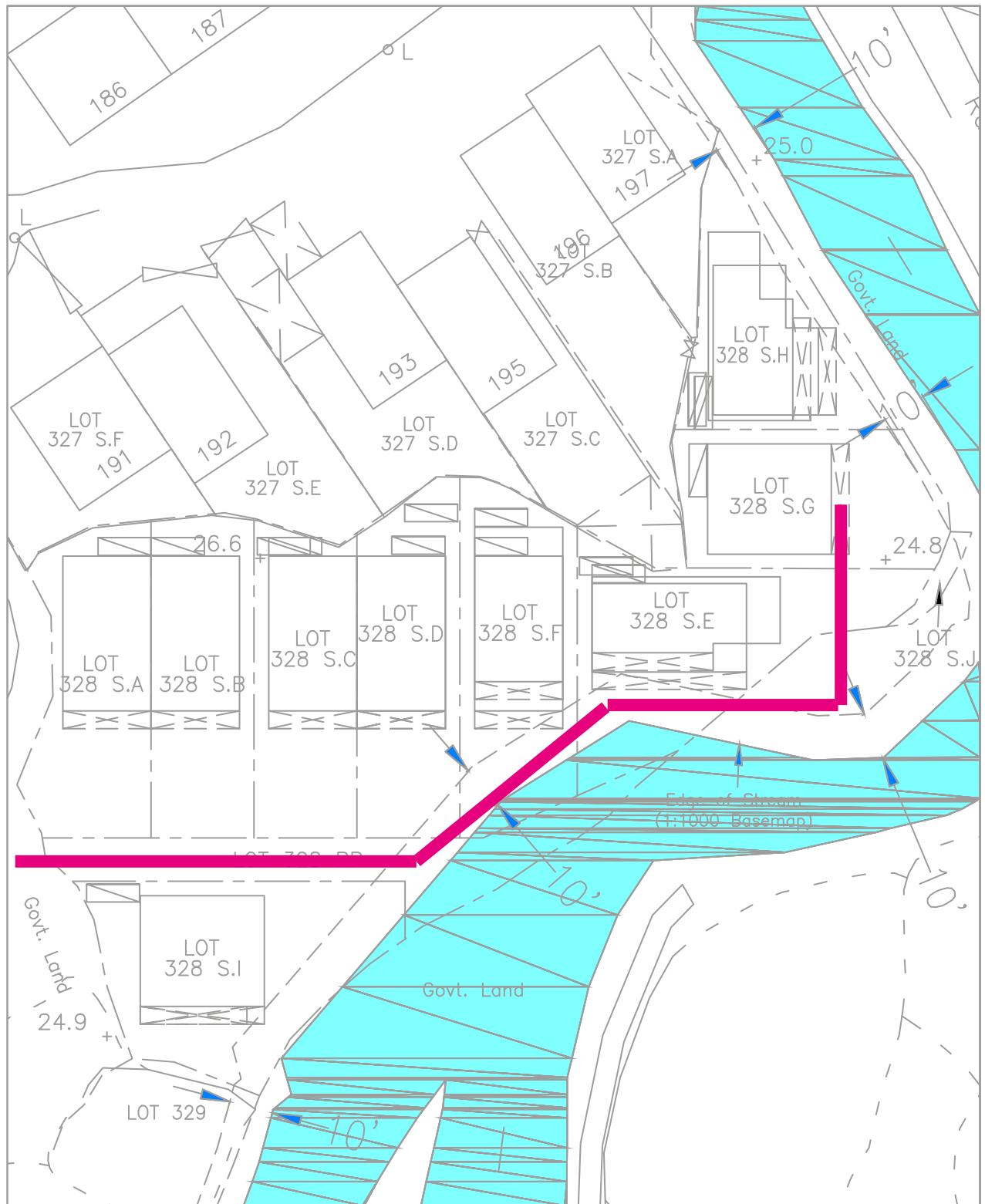
1, 就地段編號 DD37 LOT328 SE, SG & SI 由於收到地政署回覆，以上地段的共同界線與毗鄰地段出現分歧，我們已聘請了測量公司進行測量及界定相關地界線，並提交相關圖紙及文件，註冊到填土廳更新有關地界面積。

2, 就有關地段內出現河道問題，我們相信是雨季時出現惡劣天氣，突然暴雨導致水位上漲，河水氾濫，沖刷泥土，導致塌方。基於上述問題及地段的平整報告，我們已聘請了何田工程顧問公司提供，並草擬護土牆及雨水渠務工程報告，供相關部門批核。

3, 我們已與相關毗鄰業主協調，並得到同意，就施工期間從途徑毗鄰地段的小路進入工地。與施工期間，會遵守一切法律及所有政府部門的規則。

4, 就以上地段的建屋申請個案，地政署正在審議當中，現階段正在進行探土及草擬護土牆報告，並提交到屋宇署。待屋宇署批准有關地盤平整報告並發出平整豁免書，地政署便能進一步處理申請。一切的建屋申請程序，正在順利地進行中。

RE-PROPOSED OF BUILDING LICENCES
 LOT NOS. 328 S.C, S.D, S.E, S.F, S.H & S.I IN D.D.37



Legends:

- Original Designed House/Balcony/Septice Positions
- Re-proposed House/Balcony/Septice Positions
- Stream Area(1:1000 Basemap Refers)

Scale 1:400(@A4)

Date: 13 October 2025

Plan No. : GL0667/PO/04

Urgent Return receipt Expand Group Restricted Prevent Copy

Adrian Tsz Hin TAM/PLAND

寄件者: Design eHaze <[REDACTED]>
寄件日期: 2026年01月29日星期四 15:29
收件者: Adrian Tsz Hin TAM/PLAND
主旨: Re: Planning Application No. A/NE-MUP/221, 222 and 223 --- Proposed House (New Territories Exempted House – Small House) in "AGR" Zone, Various Lots in D.D. 37, Man Uk Pin, Sha Tau Kok, N.T.
附件: AFCD.pdf
類別: Internet Email

致城市規劃委員會：
To Town Planning Board

就城規會申請編號: 221, 222 及 223回覆漁護署

1. 就以上申請編號涉及地段: DD 37 Lot 328 SE, SG 及SI的村屋興建申請，申請地段位於此條極巨生態價值河溪的較下游位置，相信影響較少，而且我們已聘請何田工程顧問公司進行規劃及提供專業意見，以切實可行的建議，於建屋的任何階段盡可能地遠離河道及提供保護措施，減少對河道所構成的污染，並會遵守一切法律及所有政府部門的規則。

日期: 29/1/2026

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.

Previous S.16 Applications

Approved Applications

	Application No.	Uses/Development	Date of Consideration
1	A/NE-MUP/96 ^{*1}	Proposed House (New Territories Exempted House – Small House)	17.10.2014
2	A/NE-MUP/97 ^{*2}	Proposed House (New Territories Exempted House – Small House)	17.10.2014
3	A/NE-MUP/98 ^{*3}	Proposed House (New Territories Exempted House – Small House)	31.10.2014
4	A/NE-MUP/162 ^{*2}	Proposed House (New Territories Exempted House – Small House)	10.12.2021
5	A/NE-MUP/163 ^{*3}	Proposed House (New Territories Exempted House – Small House)	10.12.2021
6	A/NE-MUP/164 ^{*1}	Proposed House (New Territories Exempted House – Small House)	10.12.2021

Remarks:

^{*1}: Previous applications of application No. A/NE-MUP/221

^{*2}: Previous applications of application No. A/NE-MUP/223

^{*3}: Previous applications of application No. A/NE-MUP/222

Similar S.16 Applications for Proposed House
(New Territories Exempted House - Small House)
in the vicinity of the application site within the “Agriculture” zone
in the Man Uk Pin Area

	Application No.	Uses/ Development	Date of Consideration
1	A/NE-MUP/56 ^{*1}	Proposed House (New Territories Exempted House - Small House)	18.7.2008
2	A/NE-MUP/57 ^{*2}	Proposed 4 Houses (New Territories Exempted House - Small Houses)	5.6.2009
3	A/NE-MUP/58 ^{*2}	Proposed 2 Houses (New Territories Exempted House - Small Houses)	5.6.2009
4	A/NE-MUP/59	Proposed House (New Territories Exempted House - Small House)	23.10.2009
5	A/NE-MUP/60	Proposed House (New Territories Exempted House - Small House)	23.10.2009
6	A/NE-MUP/61 ^{*3}	Proposed House (New Territories Exempted House - Small House)	23.10.2009
7	A/NE-MUP/62	Proposed 2 Houses (New Territories Exempted Houses - Small Houses)	25.2.2011 (on review)
8	A/NE-MUP/64	Proposed House (New Territories Exempted House (NTEH) - Small House)	18.2.2011
9	A/NE-MUP/81 ^{*4}	Proposed 2 Houses (New Territories Exempted Houses - Small Houses)	11.1.2013
10	A/NE-MUP/88 ^{*5}	Proposed House (New Territories Exempted House - Small House)	25.4.2014
11	A/NE-MUP/89 ^{*6}	Proposed House (New Territories Exempted House - Small House)	9.5.2014
12	A/NE-MUP/90 ^{*3}	Proposed House (New Territories Exempted House - Small House)	9.5.2014
13	A/NE-MUP/91 ^{*7}	Proposed House (New Territories Exempted House - Small House)	9.5.2014
14	A/NE-MUP/92 ^{*8}	Proposed House (New Territories Exempted House - Small House)	9.5.2014

15	A/NE-MUP/93 ^{*9}	Proposed House (New Territories Exempted House - Small House)	9.5.2014
16	A/NE-MUP/94 ^{*10}	Proposed House (New Territories Exempted House - Small House)	9.5.2014
17	A/NE-MUP/95	Proposed House (New Territories Exempted House - Small House)	26.9.2014
18	A/NE-MUP/115	Proposed House (New Territories Exempted House - Small House)	22.5.2015
19	A/NE-MUP/116	Proposed House (New Territories Exempted House - Small House)	5.6.2015
20	A/NE-MUP/117	Proposed House (New Territories Exempted House - Small House)	5.6.2015
21	A/NE-MUP/118	Proposed House (New Territories Exempted House - Small House)	3.7.2015
22	A/NE-MUP/119 ^{*1}	Proposed House (New Territories Exempted House - Small House)	7.8.2015
23	A/NE-MUP/127 ^{*4}	Proposed 2 Houses (New Territories Exempted Houses - Small Houses)	28.4.2017
24	A/NE-MUP/165 ^{*7}	Proposed House (New Territories Exempted House - Small House)	20.5.2022
25	A/NE-MUP/184	Proposed House (New Territories Exempted House - Small House)	19.5.2023
26	A/NE-MUP/189 ^{*9}	Proposed House (New Territories Exempted House - Small House)	25.8.2023
27	A/NE-MUP/190 ^{*5}	Proposed House (New Territories Exempted House - Small House)	25.8.2023
28	A/NE-MUP/191 ^{*10}	Proposed House (New Territories Exempted House - Small House)	25.8.2023
29	A/NE-MUP/195 ^{*6}	Proposed House (New Territories Exempted House - Small House)	8.12.2023
30	A/NE-MUP/196 ^{*8}	Proposed House (New Territories Exempted House - Small House)	8.12.2023
31	A/NE-MUP/201 ^{*1}	Proposed House (New Territories Exempted House - Small House)	10.5.2024

Remarks

- *¹: The application nos. A/NE-MUP/56, A/NE-MUP/119 and /NE-MUP/201 involve the same site
- *²: The application nos. A/NE-MUP/57 and A/NE-MUP/58 involve the same site
- *³: The application nos. A/NE-MUP/61 and A/NE-MUP/90 involve the same site
- *⁴: The application nos. A/NE-MUP/81 and A/NE-MUP/127 involve the same site
- *⁵: The application nos. A/NE-MUP/88 and A/NE-MUP/190 involve the same site
- *⁶: The application nos. A/NE-MUP/89 and A/NE-MUP/195 involve the same site
- *⁷: The application nos. A/NE-MUP/91 and A/NE-MUP/165 involve the same site
- *⁸: The application nos. A/NE-MUP/92 and A/NE-MUP/196 involve the same site
- *⁹: The application nos. A/NE-MUP/93 and A/NE-MUP/189 involve the same site
- *¹⁰: The application nos. A/NE-MUP/94 and A/NE-MUP/191 involve the same site

Rejected Application

Application No.	Uses/ Development	Date of Consideration	Rejection Reasons
A/NE-MUP/206	Proposed House (New Territories Exempted House)	4.10.2024	R1 & R2

Rejection Reasons

R1 The proposed development was not in line with the planning intention of the “Agriculture” zone in the Man Uk Pin area which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justification in the submission for a departure from the planning intention.

R2 Land was still available within the “Village Type Development” zone of Man Uk Pin Village where land was primarily intended for Small House development. It was considered more appropriate to concentrate the proposed Small House development close to the existing village cluster for orderly development pattern, efficient use of land and provision of infrastructure and services.

Government Departments' General Comments

1. Land Administration

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

- the application sites (the Sites) fall within the village 'environ' of Man Uk Pin;
- the Small House applications regarding the Sites are under processing and departmental circulation are in progress. The Small House applications at the Sites of applications No. A/NE-MUP/221 and 223 were made to his office on 12.6.2014, whereas the Small House application at the Site of application No. A/NE-MUP/222 was made to his office on 13.6.2014;
- the applicants claim themselves as indigenous villagers of Man Uk Pin. The eligibility of the applicants for Small House grants has yet to be ascertained;
- the Sites are not covered by any Modification of Tenancy/Building Licence; and
- the Sites are Old Schedule Agricultural Lots held under the Block Government Lease.

2. Traffic

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

- no objection to the applications;
- the applications only involve the construction of one Small House each, and she considers that the applications can be tolerated on traffic grounds;
- although additional traffic generated by the proposed developments is not significant, the permission of developments outside the "Village Type Development" zone will however set an undesirable precedent case for similar applications. The resulting cumulative adverse traffic impact has to be reviewed on a case-by-case basis in the future; and
- her advisory comments are at **Appendix VI**.

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

- no comment on the applications from highways maintenance point of view; and
- his advisory comments are at **Appendix VI**.

3. Drainage

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

- no objection to the applications from the public drainage viewpoint;

- as the Sites are in close proximity to an existing streamcourse, adequate measures shall be implemented to prevent the Sites from being eroded and flooded. Besides, adequate stormwater drainage collection and disposal facilities shall be provided to deal with the surface runoff of the Sites or the same flowing on to the Sites from the adjacent areas;
- the applicants should check and ensure that the existing drainage system to which the proposed connections will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Sites. The applicants should also ensure that the flow from the Sites will not overload the existing drainage system; and
- the Sites are in an area where public sewerage connection is not available. Environmental Protection Department should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed developments.

4. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the applications from the environmental planning perspective;
- in view of the small scale of the proposed developments, the applications alone are unlikely to cause major pollution;
- no environmental complaint against the Sites was received in the past three years; 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):

- no adverse comment on the applications from landscape planning perspective;
- based on the aerial photo of 2025 and site photos taken on 16.12.2025, the Sites are situated in an area of rural inland plains landscape character comprising village houses, vegetated areas, farmlands and tree clusters. The Sites are covered by self-seeded vegetation. The proposed use is considered not entirely incompatible with the landscape character of its surroundings. No distinctive landscape resources are observed within the Sites. Significant adverse landscape impact arising from the applications is not anticipated; and
- her advisory comments are at **Appendix VI**.

6. Agriculture and Natural Conservation

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

Agriculture

- the Sites fall within the “Agriculture” zone and are generally abandoned. Agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and

water source are also available. The Sites can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the Sites possess potential for agricultural rehabilitation, the proposed developments are not supported from agricultural perspective;

Nature Conservation

- the Sites are located adjacent to a stream which is the downstream section of the Man Uk Pin Ecologically Important Stream. Noting the applicant's proposed measures, he has no comment on the applications from nature conservation perspective; and
- his advisory comments are at **Appendix VI**.

7. Fire Safety

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

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

8. Water Supplies

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

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

9. Demand and Supply of Small House Sites

According to DLO/N, LandsD's records, the number of outstanding Small House applications for Man Uk Pin is 55 while the 10-year Small House demand forecast is 448. According to the latest estimate by PlanD, about 2.16 ha (equivalent to 86 Small House sites) of land are available within the “Village Type Development” (“V”) zone of Man Uk Pin for Small House development. There is insufficient land in the “V” zone of Man Uk Pin to meet the future demand of land for Small House development (i.e. about 12.6 ha of land which is equivalent to 503 Small House sites).

10. Other Departments

The following government departments have no objection to/no comment on the applications:

- Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
- Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD); and
- District Officer (North), Home Affairs Department (DO(N), HAD).

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 sites (the Sites) from Wo Keng Shan Road is not managed by Transport Department (TD);
- (b) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) HyD is not/shall not be responsible for the maintenance of any access connecting the Sites and the nearby public roads; and
 - (ii) adequate drainage measures should be provided to prevent surface water running from the Sites to the nearby public roads and drains;
- (c) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) as the Sites are in close proximity to an existing streamcourse, adequate measures shall be implemented to prevent the Sites from being eroded and flooded. Besides, adequate stormwater drainage collection and disposal facilities shall be provided to deal with the surface runoff of the Sites or the same flowing on to the Sites from the adjacent areas;
 - (ii) the applicants should check and ensure that the existing drainage system to which the proposed connections will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Sites. The applicants should also ensure that the flow from the Sites will not overload the existing drainage system; and
 - (iii) the Sites are in an area where public sewerage connection is not available. Environmental Protection Department should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed developments;
- (d) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) ‘septic tank and soakaway pit’ is 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 Practice Note (ProPECC PN) 1/23 ‘Drainage Plans subject to Comment by the Environmental Protection Department – Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations (Cap. 123I) Section 40(1), 40(2), 41(1) and 90’ and are duly certified by an Authorized Person (AP). Noting that a stream is in close vicinity of the Sites, the applicants are reminded that the proposed septic tank and soakaway system shall meet the requirement as stated in ProPECC PN 1/23 or else alternative means of sewage treatment/disposal shall be adopted; and
 - (ii) the applicants should meet the relevant requirements of ProPECC PN 1/23 and implement the pollution controls measures as set out in the ‘Recommended Pollution Control Measures for Construction Contracts’ during construction works;
- (e) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the applications does not imply approval of tree works such as pruning, transplanting, and felling. The applicants should seek approval for any proposed tree works from relevant departments prior to commencement of the works;

- (f) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the Sites are located adjacent to a stream which is the downstream section of the Man Uk Pin Ecologically Important Stream. The applicants should provide precautionary measures, during both construction and operation stages, to avoid adverse impact to the stream nearby;
- (g) to note the comments of the Director of Fire Services (D of FS) that the applicants should observe 'New Territories Exempted Houses – A Guide to Fire Safety Requirements' which is administered by the Lands Department (LandsD). Detailed fire safety requirements would be formulated upon receipt of formal application via LandsD;
- (h) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that for provision of water supply to the proposed 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; and
- (i) to note that the permissions are only given to the developments under applications. If provision of an access road is required for the proposed developments, the applicants should ensure that such access road (including any necessary filling/excavation of land) complies with the provisions of the relevant statutory plan and obtain planning 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

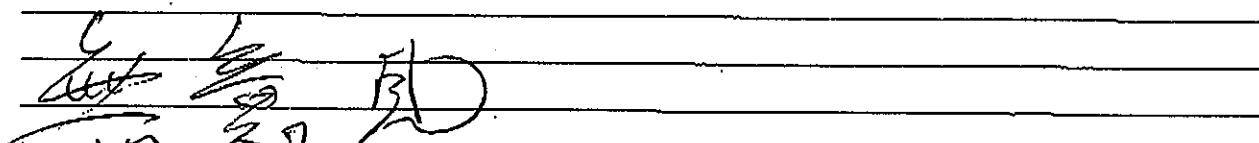
By e-mail : tpbpd@pland.gov.hk

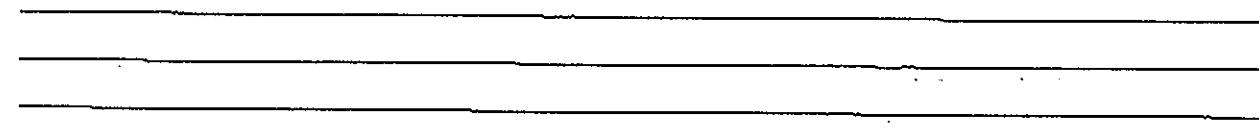
有關的規劃申請編號 The application no. to which the comment relates

A/NE-MUP/221

意見詳情（如有需要，請另頁說明）

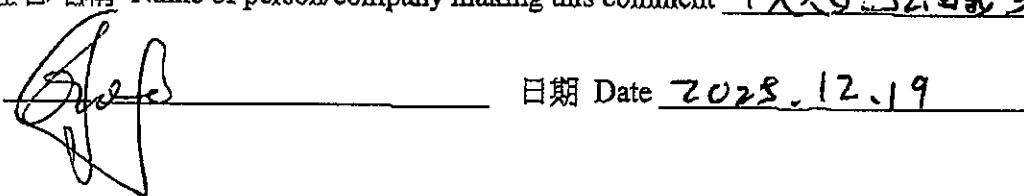
Details of the Comment (use separate sheet if necessary)





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

簽署 Signature



日期 Date 2025.12.19



新界沙頭角區鄉事委員會
Sha Tau Kok District Rural Committee, NT

2

致：城市規劃委員會秘書

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

敬啟者：

反對有關申請編號 A/NE-MUP/221、A/NE-MUP/222 及 A/NE-MUP/223，

地段約第 37 約地段第 328 號 G 分段，328 號 I 分段及 328 號 E 分段的小型屋宇申請

收到萬屋邊村原居民代表鍾子榮，表示村民反對有關申請編號 A/NE-MUP/221、A/NE-MUP/222 及 A/NE-MUP/223，地段約第 37 約地段第 328 號 G 分段，328 號 I 分段及 328 號 E 分段的小型屋宇申請。申請人未有與村民進行充分溝通，而本村乃傳統鄉村，村內一直遵循既有傳統條例，申請建屋事宜應獲得村民共識，方可避免日後房屋興建時出現不必要的爭拗及磨擦。誠懇希望有關部門能重視村民意見，維護村落和諧。

新界沙頭角區鄉事委員會



主席 李冠洪 議員 MH JP

2025 年 12 月 22 日

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

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To : Secretary, Town Planning Board

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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/221

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 23/12/2025

Urgent Return receipt Expand Group Restricted Prevent Copy

4

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年01月05日星期一 2:30
收件者: tpbpd/PLAND
主旨: A/NE-MUP/221 / 222 / 223 DD 37, Man Uk Pin Village
類別: Internet Email

A/NE-MUP/221 / 222 / 223

Location/address: Lot 328 S.G / Lot 328 S.I / Lot 328 S.E in D.D. 37, Man Uk Pin Village, Sha Tau Kok

Site area: 169.08sq.m / 221.38sq.m / 214.62sq.m

Zoning: "Agriculture"

Applied development: 3 NET Houses

Dear TPB Members,

Strong objections, there is land sufficient for over 100 NET houses still available in the "V" zone.

While approval was granted for previous applications in the Agriculture zone, this was under a now abandoned policy.

A Member asked whether the previous applications at this location were approved prior to the Board's adoption of the more cautious approach for considering applications for Small House development. In response, Mr Tim T.Y. Fung, STP/STN, said that the previous applications were approved in 2014 before the Board's adoption of the more cautious approach

Moreover "Formation of new village cluster" is not permitted under the Small House Policy that clearly indicates that "refers to a 300-feet radius from the edge of the last village type *house* built before the introduction of the *Policy*".

At a time that most citizens are crammed into very tall cubicles built on small footprints, it is unacceptable that this form of inefficient land use continues to be extended.

Mary Mulvihill

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review 5

參考編號

Reference Number:

260106-152836-40771

提交限期

Deadline for submission:

06/01/2026

提交日期及時間

Date and time of submission:

06/01/2026 15:28:36

有關的規劃申請編號

The application no. to which the comment relates: A/NE-MUP/221

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Eric LAU

意見詳情

Details of the Comment :

The land use zone of the site is Agriculture and outside the delineation of area of existing village. While there are precedent examples of small houses adjacent to the site, permission of more buildings in agriculture land makes a mockery of the agriculture zoning and the village zone.

The site is on the bank of the nearby stream where freshwater life in this ecosystem is abundant, vibrant and diverse. The compound effect of its septic tank together with the other two applications within the same lot number but different sections will inevitably cause heavy pollution to the stream.

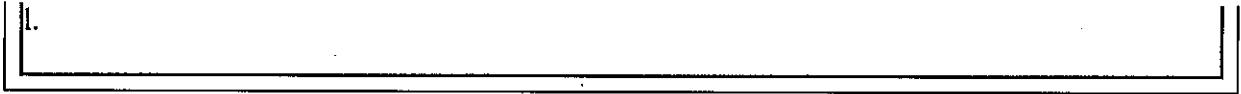
The banks of both sides of the stream were prone to landslip as experienced over the years due to swollen water. Unless a retaining wall is built around the stream, or around the perimeter of the site, damages to the building is possible. Because the area is prone to flooding even only there is heavy rain, extensive work on its drainage will be necessary.

Vehicular access to the application site is non-existent considering the site is surrounded by the other 9 sections of Lot 328 and the built up area in Lot 327. Besides, information from the plan shows that a very narrow strip of land (i.e. Lot 328 RP) is likely to be the vehicular access. It is very unlikely if not impossible for heavy machinery to access the site during the site formation and construction stages, if approved. For fire safety, it will be a nightmare for fire engines and ambulances in case of emergency.

The area is served by a village van track for access to the Wo Keng Shan Road, namely Man Fung Road which is estimated to be a little more than two metres wide and does not have any lay-by and the single lane two-way system has been causing all sorts of problem to vehicles going in opposite direction. The van track is already overloaded with vehicles of local residents when the ownership of two or more cars is not uncommon.

Inspection of the application site reveals that there are mature trees at site and tree felling will be carried out during the development. The application stated that no tree felling is simply untrue.

It is rather surprising that a not-very-big land lot has been subdivided into 10 sections. Since small house policy is meant to be a privilege for male indigenous inhabitants and their male descendants, one wonders if the original landowner has so many male offspring and is typical of selling the rights to build small houses. Approval of this and the other two applications, namely A/NE-MUP/222 and A/NE-MUP/223, will only encourage more applications through the same channel.



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

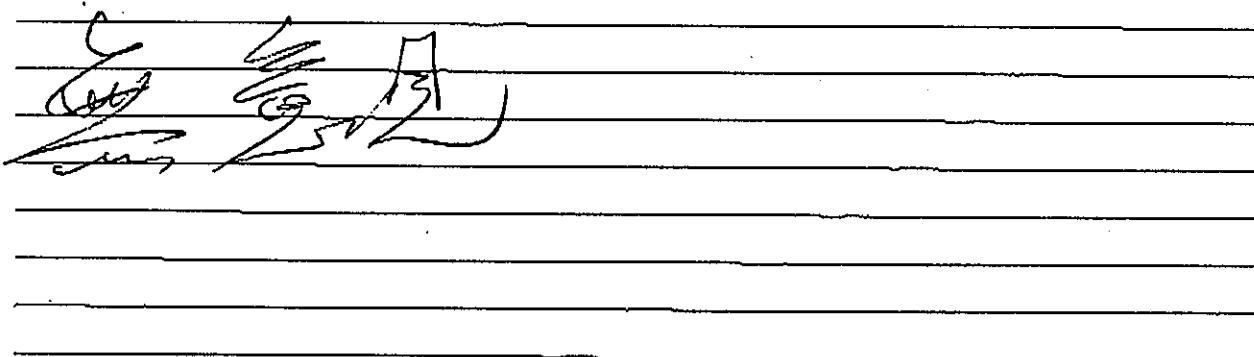
By e-mail : tpbpd@pland.gov.hk

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

A/NE-MUP/222

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 何志強議員

簽署 Signature



日期 Date 2025.12.19



新界沙頭角區鄉事委員會
Sha Tau Kok District Rural Committee, NT

2

致：城市規劃委員會秘書

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

敬啟者：

反對有關申請編號 A/NE-MUP/221、A/NE-MUP/222 及 A/NE-MUP/223，

地段約第 37 約地段第 328 號 G 分段，328 號 I 分段及 328 號 E 分段的小型屋宇申請

收到萬屋邊村原居民代表鍾子榮，表示村民反對有關申請編號 A/NE-MUP/221、A/NE-MUP/222 及 A/NE-MUP/223，地段約第 37 約地段第 328 號 G 分段，328 號 I 分段及 328 號 E 分段的小型屋宇申請。申請人未有與村民進行充分溝通，而本村乃傳統鄉村，村內一直遵循既有傳統條例，申請建屋事宜應獲得村民共識，方可避免日後房屋興建時出現不必要的爭拗及磨擦。誠懇希望有關部門能重視村民意見，維護村落和諧。

新界沙頭角區鄉事委員會



主席 李冠洪 議員 MH JP

2025 年 12 月 22 日

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

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/222

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 翁少玲及香港資源

簽署 Signature

日期 Date 23/12/2025

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年01月05日星期一 2:30
收件者: tpbpd/PLAND
主旨: A/NE-MUP/221 / 222 / 223 DD 37, Man Uk Pin Village
類別: Internet Email

A/NE-MUP/221 / 222 / 223

Location/address: Lot 328 S.G / Lot 328 S.I / Lot 328 S.E in D.D. 37, Man Uk Pin Village, Sha Tau Kok

Site area: 169.08sq.m / 221.38sq.m / 214.62sq.m

Zoning: "Agriculture"

Applied development: 3 NET Houses

Dear TPB Members,

Strong objections, there is land sufficient for over 100 NET houses still available in the "V" zone.

While approval was granted for previous applications in the Agriculture zone, this was under a now abandoned policy.

A Member asked whether the previous applications at this location were approved prior to the Board's adoption of the more cautious approach for considering applications for Small House development. In response, Mr Tim T.Y. Fung, STP/STN, said that the previous applications were approved in 2014 before the Board's adoption of the more cautious approach

Moreover "Formation of new village cluster" is not permitted under the Small House Policy that clearly indicates that "refers to a 300-feet radius from the edge of the last village type *house* built before the introduction of the *Policy*".

At a time that most citizens are crammed into very tall cubicles built on small footprints, it is unacceptable that this form of inefficient land use continues to be extended.

Mary Mulvihill

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260106-153356-60547

提交限期

Deadline for submission:

06/01/2026

提交日期及時間

Date and time of submission:

06/01/2026 15:33:56

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-MUP/222

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Eric Lau

意見詳情

Details of the Comment :

The land use zone of the site is Agriculture and outside the delineation of area of existing village. While there are precedent examples of small houses adjacent to the site, permission of more buildings in agriculture land makes a mockery of the agriculture zoning and the village zone.

The site is on the bank of the nearby stream where freshwater life in this ecosystem is abundant, vibrant and diverse. The compound effect of its septic tank together with the other two applications within the same lot number but different sections will inevitably cause heavy pollution to the stream.

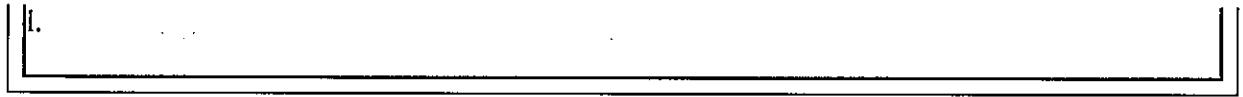
The banks of both sides of the stream were prone to landslip as experienced over the years due to swollen water. Unless a retaining wall is built around the stream, or around the perimeter of the site, damages to the building is possible. Because the area is prone to flooding even only there is heavy rain, extensive work on its drainage will be necessary.

Vehicular access to the application site is non-existent considering the site is surrounded by the other 9 sections of Lot 328 and the built up area in Lot 327. Besides, information from the plan shows that a very narrow strip of land (i.e. Lot 328 RP) is likely to be the vehicular access. It is very unlikely if not impossible for heavy machinery to access the site during the site formation and construction stages, if approved. For fire safety, it will be a nightmare for fire engines and ambulances in case of emergency.

The area is served by a village van track for access to the Wo Keng Shan Road, namely Man Fung Road which is estimated to be a little more than two metres wide and does not have any lay-by and the single lane two-way system has been causing all sorts of problem to vehicles going in opposite direction. The van track is already overloaded with vehicles of local residents when the ownership of two or more cars is not uncommon.

Inspection of the application site reveals that there are mature trees at site and tree felling will be carried out during the development. The application stated that no tree felling is simply untrue.

It is rather surprising that a not-very-big land lot has been subdivided into 10 sections. Since small house policy is meant to be a privilege for male indigenous inhabitants and their male descendants, one wonders if the original landowner has so many male offspring and is typical of selling the rights to build small houses. Approval of this and the other two applications, namely A/NE-MUP/221 and A/NE-MUP/223, will only encourage more applications through the same channel.



致城市規劃委員會秘書：

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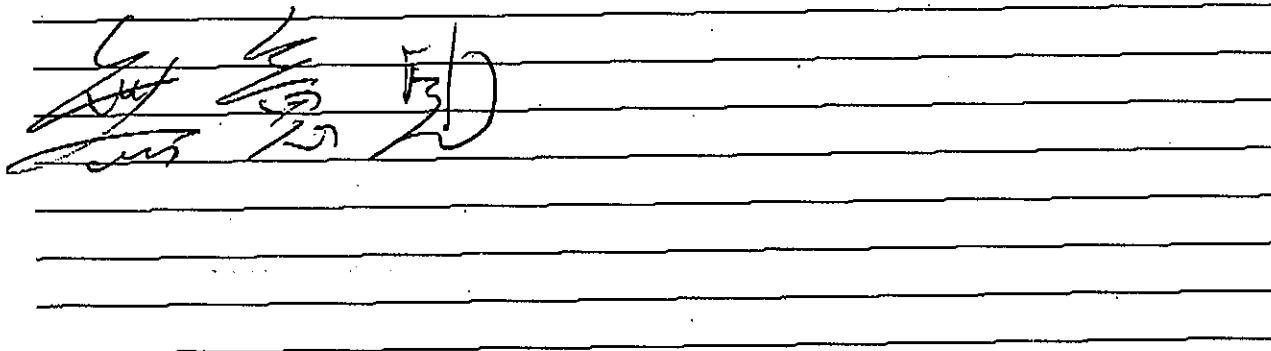
By e-mail : tpbpd@pland.gov.hk

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

A/NE-MUP/223

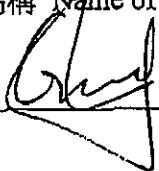
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



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

簽署 Signature



日期 Date 2025.12.19



新界沙頭角區鄉事委員會
Sha Tau Kok District Rural Committee, NT

2

致：城市規劃委員會秘書

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

敬啟者：

反對有關申請編號 A/NE-MUP/221、A/NE-MUP/222 及 A/NE-MUP/223，

地段約第 37 約地段第 328 號 G 分段，328 號 I 分段及 328 號 E 分段的小型屋宇申請

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新界沙頭角區鄉事委員會



主席 李冠洪 議員 MH JP

2025 年 12 月 22 日

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

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/223

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

23/12/2005

tpbpd/PLAND

寄件者:

2026年01月05日星期一 2:30

寄件日期:

tpbpd/PLAND

收件者:

A/NE-MUP/221 / 222 / 223 DD 37, Man Uk Pin Village

主旨:

類別:

Internet Email

A/NE-MUP/221 / 222 / 223

Location/address: Lot 328 S.G / Lot 328 S.I / Lot 328 S.E in D.D. 37, Man Uk Pin Village, Sha Tau Kok

Site area: 169.08sq.m / 221.38sq.m / 214.62sq.m

Zoning: "Agriculture"

Applied development: 3 NET Houses

Dear TPB Members,

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Mary Mulvihill

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260106-153820-19794

提交限期

Deadline for submission:

06/01/2026

提交日期及時間

Date and time of submission:

06/01/2026 15:38:20

有關的規劃申請編號

The application no. to which the comment relates: A/NE-MUP/223

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Eric Lau

意見詳情

Details of the Comment :

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