

2025年12月17日

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

Form No. S16-II
表格第 S16-II 號

This document is received on 17 DEC 2025.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

適用於只涉及興建「新界豁免管制屋宇」的建議

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

250 2572

13/11 by Post Form No. S16-II 表格第 S16-II 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-PK/227
	Date Received 收到日期	17 DEC 2025

1. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at [http://www\(tpb.gov.hk\)](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\(tpb.gov.hk\)](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)

Lam Hing Yip Reynold 林慶業

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

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

Pang Hing Yeun 彭慶餘

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼 (如適用)	Lot 1599 S.B in D.D. 91, Kai Leng, Sheung Shui, New Territories. 新界上水雞嶺丈量約份第91約地段第1599號B分段
(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 121.9 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 195.09 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) 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	Approved Ping Kong Outline Zoning Plan No. S/NE-PK/11 丙崗分區計劃大綱核准圖編號 S/NE-PK/11
(e) Land use zone(s) involved 涉及的土地用途地帶	Agriculture 農業
(f) Current use(s) 現時用途	Vancant Land 空置土地 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

is not a “current land owner”[#].
並不是「現行土地擁有人」[#]。

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Others 其他

others (please specify)
其他 (請指明)

Note: May insert more than one 「✓」.

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

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

6. Development Proposal 擬議發展計劃

(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	Lam Hing Yip Reynold 林慶業		
(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)	Sheung Shui Heung 上水鄉		
(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	Circulation Area for the Small House 小型屋宇的通道地方		
	(Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable) (請在圖則上顯示，並註明車位總數，以及每個車位的長度和寬度及/或化糞池的位置 (如適用))		
(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)) 維瀚路連接鄉村車路	
	No 否	<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 填土地面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土地厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土地面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土地深度 m 米 <input type="checkbox"/> About 約</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>	<table border="0"> <tr> <td data-bbox="446 1154 902 1193">On environment 對環境</td> <td data-bbox="902 1154 1204 1193">Yes 會 <input type="checkbox"/></td> <td data-bbox="1204 1154 1492 1193">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="446 1193 1204 1231">On traffic 對交通</td> <td data-bbox="902 1193 1204 1231"><input type="checkbox"/></td> <td data-bbox="1204 1193 1492 1231">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="446 1231 1204 1269">On water supply 對供水</td> <td data-bbox="902 1231 1204 1269"><input type="checkbox"/></td> <td data-bbox="1204 1231 1492 1269">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="446 1269 1204 1307">On drainage 對排水</td> <td data-bbox="902 1269 1204 1307"><input type="checkbox"/></td> <td data-bbox="1204 1269 1492 1307">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="446 1307 1204 1348">On slopes 對斜坡</td> <td data-bbox="902 1307 1204 1348"><input type="checkbox"/></td> <td data-bbox="1204 1307 1492 1348">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="446 1348 1204 1386">Affected by slopes 受斜坡影響</td> <td data-bbox="902 1348 1204 1386"><input type="checkbox"/></td> <td data-bbox="1204 1348 1492 1386">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="446 1386 1204 1426">Landscape Impact 構成景觀影響</td> <td data-bbox="902 1386 1204 1426"><input type="checkbox"/></td> <td data-bbox="1204 1386 1492 1426">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="446 1426 1204 1465">Tree Felling 砍伐樹木</td> <td data-bbox="902 1426 1204 1465"><input type="checkbox"/></td> <td data-bbox="1204 1426 1492 1465">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="446 1465 1204 1503">Visual Impact 構成視覺影響</td> <td data-bbox="902 1465 1204 1503"><input type="checkbox"/></td> <td data-bbox="1204 1465 1492 1503">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="446 1503 1204 1541">Others (Please Specify) 其他 (請列明)</td> <td data-bbox="902 1503 1204 1541"><input type="checkbox"/></td> <td data-bbox="1204 1503 1492 1541">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	<input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	<input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	<input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	<input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	<input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	<input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	<input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	<input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	<input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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Others (Please Specify) 其他 (請列明)	<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。

1. 申請地點原先於2017年9月22日已獲得規劃許可(A/NE-PK/126)，但由地政處辦理小型屋宇申請需時，我們於8年仍未獲地政處批出小型屋宇，因該規劃許可的期限已到，因此我們需要重新申請規劃許可。
2. 申請地點無論申請人、擬議屋宇、露台及化糞池位置位按原先的一樣，沒有任何改動。
3. 我們定必遵從貴署或有關部門意見。

9. Declaration 聲明

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

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

Signature
簽署



Pang Hing Yeun

Applicant 申請人 / Authorised Agent 獲授權代理人

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) Member 會員 / Fellow of 資深會員

專業資格

HKIP 香港規劃師學會 / HKIA 香港建築師學會 /

HKIS 香港測量師學會 / HKIE 香港工程師學會 /

HKILA 香港園境師學會 / HKIUD 香港城市設計學會

RPP 註冊專業規劃師

Others 其他

on behalf of

代表

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

Date 日期

12/11/2025

(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	Lot 1599 S.B in D.D. 91, Kai Leng, Sheung Shui, New Territories. 新界上水雞嶺丈量約份第91約地段第1599號B分段		
Site area 地盤面積	121.9	sq. m 平方米	<input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地) <input type="checkbox"/> sq. m 平方米 <input type="checkbox"/> About 約
Plan 圖則	Approved Ping Kong Outline Zoning Plan No. S/NE-PK/11 丙崗分區計劃大綱核准圖編號 S/NE-PK/11		
Zoning 地帶	Agriculture 農業		
Applied use/ development 申請用途/發展	New Territories Exempted House 新界豁免管制屋宇 <input checked="" type="checkbox"/> Small House 小型屋宇		
(i) Proposed Gross floor area 擬議總樓面面積	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	

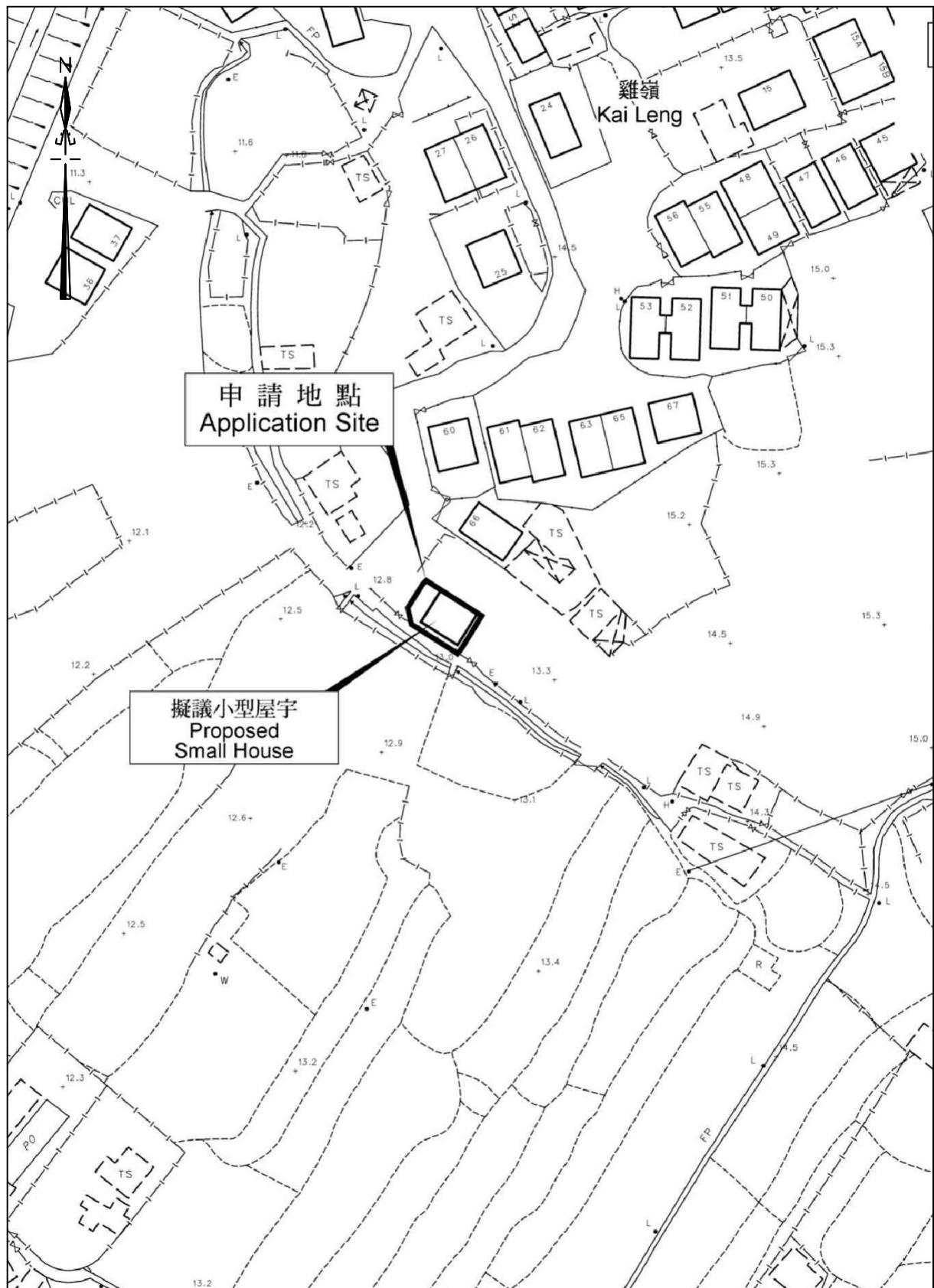
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

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

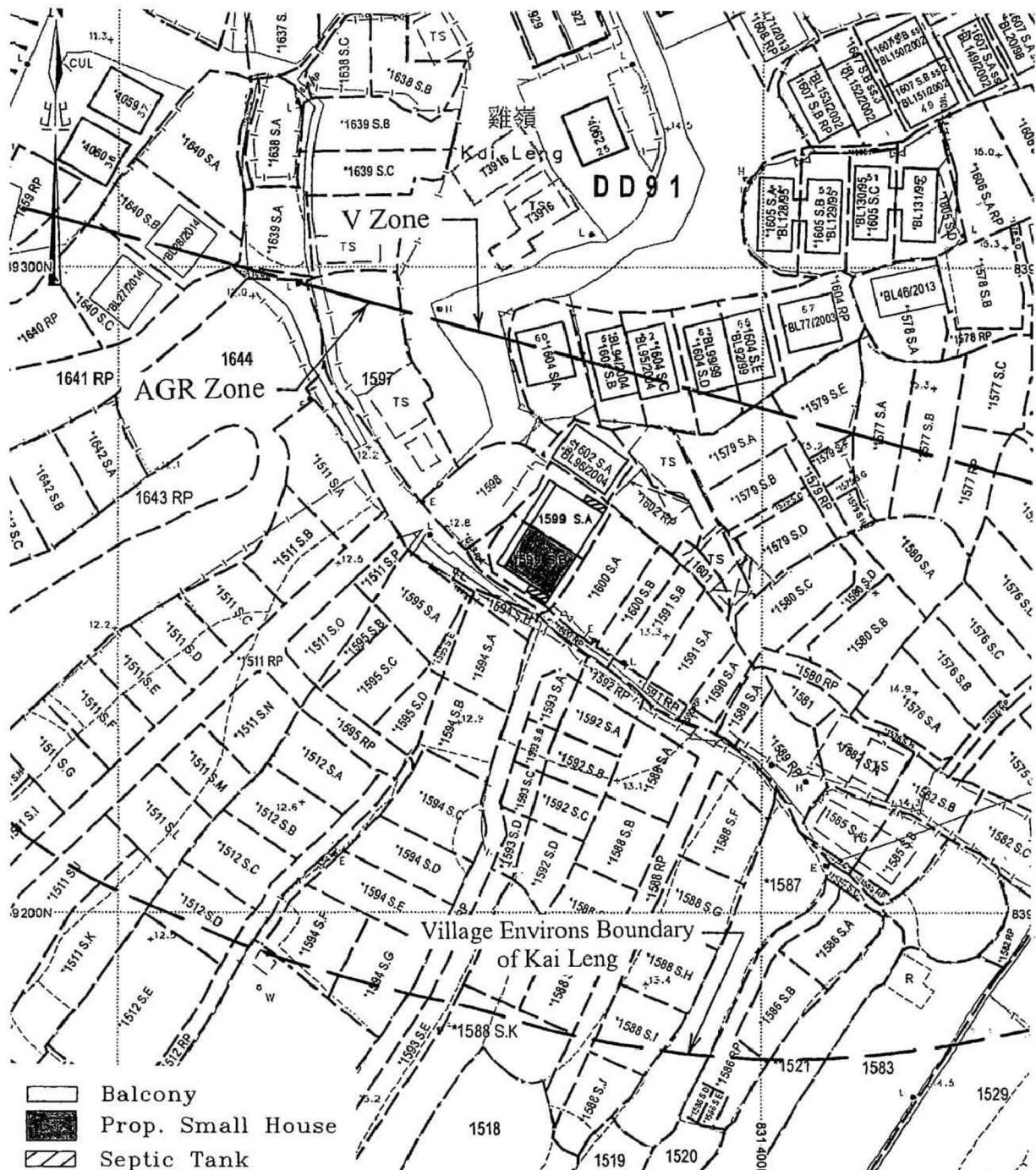
LAYOUT PLAN



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

Scale : 1 : 1000
Survey Sheet No. : 3-SW-11B
Date : November 2025

Proposed Small House Plan on
Lot No. 1599 S.B in D.D. 91



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

Scale : 1 : 1000
Survey Sheet No. : 3-SW-11B
Date : November 2025

2025年 12月 1 5日

Appendix Ib of RNTPC
Paper No. A/NE-PK/227 and 228

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 2025-12-15
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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/N6-PK/228
	Date Received 收到日期	2025-12-15

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)

Liu Chi Lam 廖志林

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

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

Pang Hing Yeun 彭慶餘

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼 (如適用)	Lot 1574 S.C ss.1 in D.D. 91, Kai Leng, Sheung Shui, New Territories. 新界上水雞嶺丈量約份第91約地段第1574號C分段第1小分段
(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 147.2 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 195.09 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ping Kong Outline Zoning Plan No. S/NE-PK/11 丙崗分區計劃大綱核准圖編號 S/NE-PK/11
(e) Land use zone(s) involved 涉及的土地用途地帶	Agriculture 農業
(f) Current use(s) 現時用途	Vancant Land 空置土地 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

is not a “current land owner”[#].
並不是「現行土地擁有人」[#]。

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Others 其他

others (please specify)
其他 (請指明)

Note: May insert more than one 「✓」.

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

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

6. Development Proposal 擬議發展計劃

(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	Liu Chi Lam 廖志林		
(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)	Sheung Shui Heung 上水鄉		
(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 style="text-align: center;">Circulation Area for the Small House 小型屋宇的通道地方</p> <p>(Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable) (請在圖則上顯示，並註明車位總數，以及每個車位的長度和寬度及/或化糞池的位置 (如適用))</p>		
(g) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	<p>Yes 是 <input type="checkbox"/></p> <p>.....</p> <p>No 否 <input checked="" type="checkbox"/></p>	<p><input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>.....</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p>	
(h) Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁至公共污水渠？	<p>Yes 是 <input type="checkbox"/></p> <p>.....</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。

<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="446 1163 732 1197">On environment 對環境</td> <td data-bbox="732 1163 954 1197">Yes 會 <input type="checkbox"/></td> <td data-bbox="954 1163 1176 1197">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="446 1197 732 1231">On traffic 對交通</td> <td data-bbox="732 1197 954 1231">Yes 會 <input type="checkbox"/></td> <td data-bbox="954 1197 1176 1231">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="446 1231 732 1265">On water supply 對供水</td> <td data-bbox="732 1231 954 1265">Yes 會 <input type="checkbox"/></td> <td data-bbox="954 1231 1176 1265">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="446 1265 732 1298">On drainage 對排水</td> <td data-bbox="732 1265 954 1298">Yes 會 <input type="checkbox"/></td> <td data-bbox="954 1265 1176 1298">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="446 1298 732 1332">On slopes 對斜坡</td> <td data-bbox="732 1298 954 1332">Yes 會 <input type="checkbox"/></td> <td data-bbox="954 1298 1176 1332">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="446 1332 732 1366">Affected by slopes 受斜坡影響</td> <td data-bbox="732 1332 954 1366">Yes 會 <input type="checkbox"/></td> <td data-bbox="954 1332 1176 1366">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="446 1366 732 1399">Landscape Impact 構成景觀影響</td> <td data-bbox="732 1366 954 1399">Yes 會 <input type="checkbox"/></td> <td data-bbox="954 1366 1176 1399">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="446 1399 732 1433">Tree Felling 砍伐樹木</td> <td data-bbox="732 1399 954 1433">Yes 會 <input type="checkbox"/></td> <td data-bbox="954 1399 1176 1433">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="446 1433 732 1467">Visual Impact 構成視覺影響</td> <td data-bbox="732 1433 954 1467">Yes 會 <input type="checkbox"/></td> <td data-bbox="954 1433 1176 1467">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="446 1467 732 1500">Others (Please Specify) 其他 (請列明)</td> <td data-bbox="732 1467 954 1500">Yes 會 <input type="checkbox"/></td> <td data-bbox="954 1467 1176 1500">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"/>																													
On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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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。

1. 申請地點原先於2021年9月10日已獲得規劃許可(A/NE-PK/154)，但由地政處辦理小型屋宇申請需時，我們現在仍未獲地政處批出小型屋宇，亦由於未有續期，因此我們需要重新申請規劃許可。
2. 申請地點無論申請人、擬議屋宇、露台及化糞池位置位按原先的一樣，沒有任何改動。
3. 如日後到了期限仍未獲地政處批出小型屋宇，我們定必緊記續期。
4. 我們定必遵從貴署或有關部門意見。

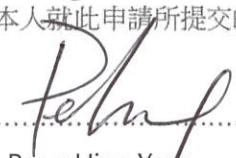
9. Declaration 聲明

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



Pang Hing Yeun

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

03/12/2025 (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	Lot 1574 S.C ss.1 in D.D. 91, Kai Leng, Sheung Shui, New Territories. 新界上水雞嶺丈量約份第91約地段第1574號C分段第1小分段		
Site area 地盤面積	147.2	sq. m 平方米	<input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地) <input type="checkbox"/> sq. m 平方米 <input type="checkbox"/> About 約
Plan 圖則	Approved Ping Kong Outline Zoning Plan No. S/NE-PK/11 丙崗分區計劃大綱核准圖編號 S/NE-PK/11		
Zoning 地帶	Agriculture 農業		
Applied use/ development 申請用途/發展	New Territories Exempted House 新界豁免管制屋宇 <input checked="" type="checkbox"/> Small House 小型屋宇		
(i) Proposed Gross floor area 擬議總樓面面積	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

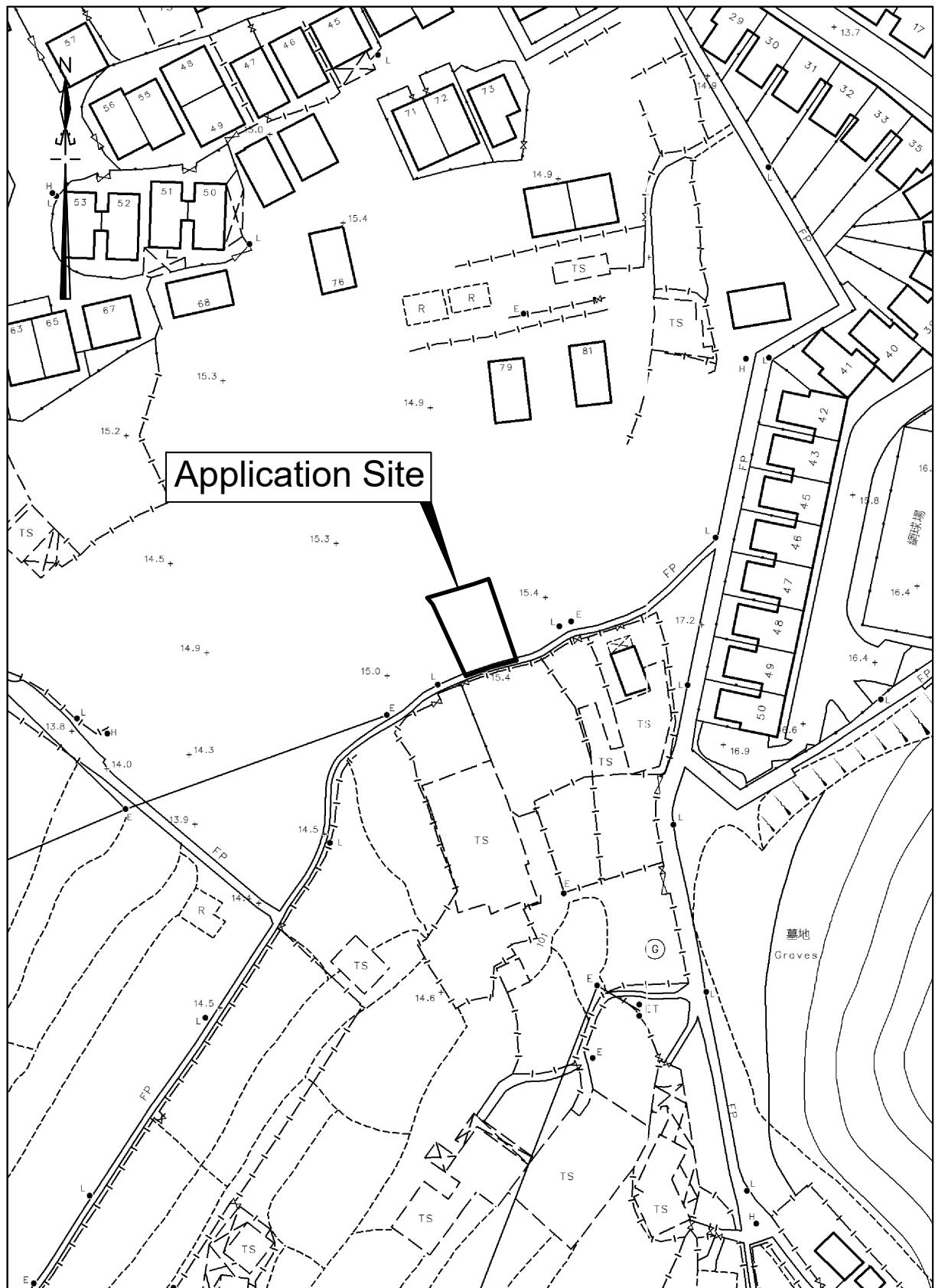
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional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

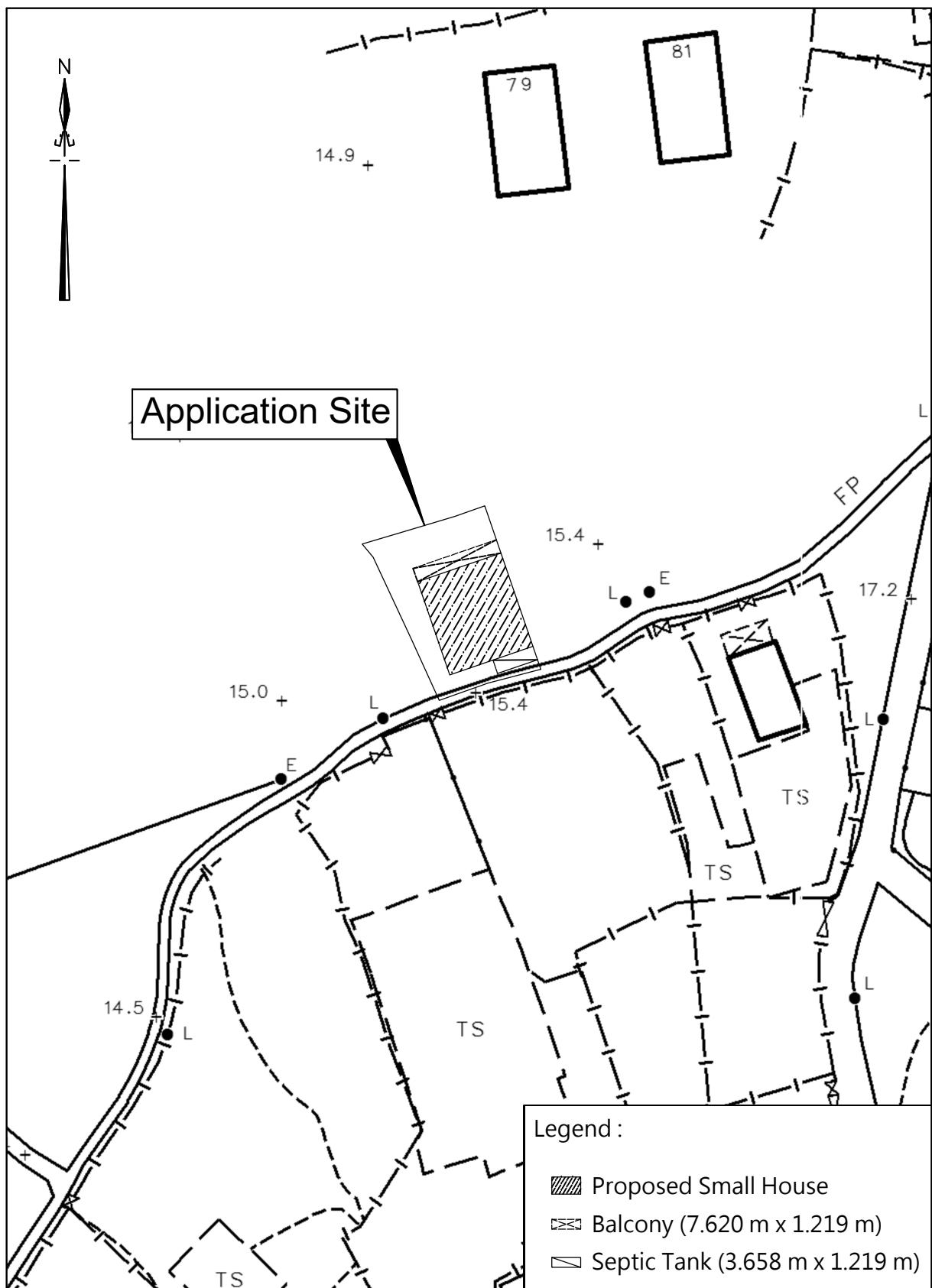
LOCATION PLAN



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

Scale : 1 : 1000
Survey Sheet No. : 3-SW-11B
3-SW-12A
Date : November 2025

SMALL HOUSE PLAN



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

Scale : 1 : 500
Survey Sheet No. : 3-SW-11B
3-SW-12A
Date : November 2025

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

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

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

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

**Appendix III of RNTPC
Paper No. A/NE-PK/227 and 228**

Previous Applications

Approved Applications

Application No.	Proposed Use(s)/Development(s)	Date of Consideration
A/NE-PK/36 ¹	Proposed House (New Territories Exempted House (NTEH) - Small House)	7.6.2013
A/NE-PK/126 ²	Proposed House (NTEH) - Small House	22.9.2017
A/NE-PK/154 ¹	Proposed House (NTEH) - Small House	10.9.2021

Remarks:

¹: Previous case of Application No. A/NE-PK/228

²: Previous case of Application No. A/NE-PK/227

Similar Applications

Approved Applications

Application No.	Proposed Use(s)/Development(s)	Date of Consideration
A/NE-PK/17	Proposed House (New Territories Exempted House (NTEH) - Small House)	1.6.2001
A/NE-PK/20 ¹	Proposed House (NTEH - Small House)	25.1.2002
A/NE-PK/21 ²	Proposed House (NTEH - Small House)	15.3.2002
A/NE-PK/23	Proposed House (NTEH - Small House)	19.12.2003
A/NE-PK/25 ²	Proposed House (NTEH - Small House)	23.9.2005
A/NE-PK/26 ¹	Proposed House (NTEH - Small House)	23.9.2005
A/NE-PK/29	Proposed House (NTEH - Small House)	21.10.2011
A/NE-PK/30 ³	Proposed House (NTEH - Small House)	18.5.2012
A/NE-PK/31 ⁴	Proposed House (NTEH - Small House)	18.5.2012
A/NE-PK/32 ⁵	Proposed House (NTEH - Small House)	18.5.2012
A/NE-PK/33 ⁶	Proposed House (NTEH - Small House)	6.7.2012
A/NE-PK/34 ⁷	Proposed House (NTEH - Small House)	6.7.2012
A/NE-PK/35 ⁸	Proposed House (NTEH - Small House)	11.1.2013
A/NE-PK/36 ^{9, 63}	Proposed House (NTEH - Small House)	7.6.2013
A/NE-PK/37 ¹⁰	Proposed House (NTEH - Small House)	11.1.2013
A/NE-PK/38 ¹¹	Proposed House (NTEH - Small House)	22.11.2013
A/NE-PK/39 ¹²	Proposed House (NTEH - Small House)	22.11.2013
A/NE-PK/40 ¹³	Proposed House (NTEH - Small House)	22.11.2013
A/NE-PK/41 ¹⁴	Proposed House (NTEH - Small House)	22.11.2013
A/NE-PK/42 ¹⁵	Proposed House (NTEH - Small House)	22.11.2013
A/NE-PK/44 ¹⁶	Proposed House (NTEH - Small House)	13.12.2013
A/NE-PK/45 ¹⁷	Proposed House (NTEH - Small House)	13.12.2013
A/NE-PK/46 ¹⁸	Proposed House (NTEH - Small House)	13.12.2013

Application No.	Proposed Use(s)/Development(s)	Date of Consideration
A/NE-PK/47	Proposed House (NTEH - Small House)	9.5.2014
A/NE-PK/48 ¹⁹	Proposed House (NTEH - Small House)	9.5.2014
A/NE-PK/49 ²⁰	Proposed House (NTEH - Small House)	9.5.2014
A/NE-PK/50 ²¹	Proposed House (NTEH - Small House)	23.5.2014
A/NE-PK/51 ²²	Proposed House (NTEH - Small House)	23.5.2014
A/NE-PK/52 ²³	Proposed House (NTEH - Small House)	23.5.2014
A/NE-PK/53 ²⁴	Proposed House (NTEH - Small House)	27.6.2014
A/NE-PK/54 ²⁵	Proposed House (NTEH - Small House)	27.6.2014
A/NE-PK/55	Proposed House (NTEH - Small House)	27.6.2014
A/NE-PK/56 ²⁶	Proposed House (NTEH - Small House)	27.6.2014
A/NE-PK/57 ²⁷	Proposed House (NTEH - Small House)	27.6.2014
A/NE-PK/58 ²⁸	Proposed House (NTEH - Small House)	27.6.2014
A/NE-PK/59	Proposed House (NTEH - Small House)	8.8.2014
A/NE-PK/60	Proposed House (NTEH - Small House)	8.8.2014
A/NE-PK/61	Proposed House (NTEH - Small House)	8.8.2014
A/NE-PK/62	Proposed House (NTEH - Small House)	8.8.2014
A/NE-PK/63	Proposed House (NTEH - Small House)	12.9.2014
A/NE-PK/64 ²⁹	Proposed House (NTEH - Small House)	12.9.2014
A/NE-PK/65 ³⁰	Proposed House (NTEH - Small House)	12.9.2014
A/NE-PK/66 ³¹	Proposed House (NTEH - Small House)	12.9.2014
A/NE-PK/67 ³²	Proposed House (NTEH - Small House)	28.11.2014
A/NE-PK/68	Proposed House (NTEH - Small House)	12.12.2014
A/NE-PK/69 ³³	Proposed House (NTEH - Small House)	16.1.2015
A/NE-PK/70 ³⁴	Proposed House (NTEH - Small House)	16.1.2015
A/NE-PK/71 ³⁵	Proposed House (NTEH - Small House)	6.2.2015
A/NE-PK/72 ³⁶	Proposed House (NTEH - Small House)	6.2.2015

Application No.	Proposed Use(s)/Development(s)	Date of Consideration
A/NE-PK/73	Proposed House (NTEH - Small House)	6.2.2015
A/NE-PK/74 ³⁷	Proposed House (NTEH - Small House)	6.2.2015
A/NE-PK/75 ³⁸	Proposed House (NTEH - Small House)	8.1.2016
A/NE-PK/76 ³⁹	Proposed House (NTEH - Small House)	22.1.2016
A/NE-PK/77 ⁴⁰	Proposed House (NTEH - Small House)	22.1.2016
A/NE-PK/78 ⁴¹	Proposed House (NTEH - Small House)	5.2.2016
A/NE-PK/82 ⁴²	Proposed House (NTEH - Small House)	15.7.2016
A/NE-PK/83 ⁴³	Proposed House (NTEH - Small House)	15.7.2016
A/NE-PK/84	Proposed House (NTEH - Small House)	15.7.2016
A/NE-PK/85 ⁴⁴	Proposed House (NTEH - Small House)	30.9.2016
A/NE-PK/86 ⁴⁵	Proposed House (NTEH - Small House)	30.9.2016
A/NE-PK/87 ⁴⁶	Proposed House (NTEH - Small House)	30.9.2016
A/NE-PK/89 ³	Proposed House (NTEH - Small House)	23.12.2016
A/NE-PK/90 ⁴	Proposed House (NTEH - Small House)	23.12.2016
A/NE-PK/91 ⁵	Proposed House (NTEH - Small House)	23.12.2016
A/NE-PK/92 ⁷	Proposed House (NTEH - Small House)	23.12.2016
A/NE-PK/93 ⁶	Proposed House (NTEH - Small House)	23.12.2016
A/NE-PK/94 ⁴⁷	Proposed House (NTEH - Small House)	23.12.2016
A/NE-PK/95	Proposed House (NTEH - Small House)	23.12.2016
A/NE-PK/96	Proposed House (NTEH - Small House)	23.12.2016
A/NE-PK/97	Proposed House (NTEH - Small House)	23.12.2016
A/NE-PK/98	Proposed House (NTEH - Small House)	13.1.2017
A/NE-PK/99 ⁴⁸	Proposed House (NTEH - Small House)	13.1.2017
A/NE-PK/100	Proposed House (NTEH - Small House)	13.1.2017
A/NE-PK/101	Proposed House (NTEH - Small House)	13.1.2017
A/NE-PK/102 ⁴⁹	Proposed House (NTEH - Small House)	13.1.2017

Application No.	Proposed Use(s)/Development(s)	Date of Consideration
A/NE-PK/103 ⁵⁰	Proposed House (NTEH - Small House)	13.1.2017
A/NE-PK/104 ⁵¹	Proposed House (NTEH - Small House)	13.1.2017
A/NE-PK/105 ⁵²	Proposed House (NTEH - Small House)	3.2.2017
A/NE-PK/106 ⁵³	Proposed House (NTEH - Small House)	3.2.2017
A/NE-PK/107	Proposed House (NTEH - Small House)	3.2.2017
A/NE-PK/108 ⁵⁴	Proposed House (NTEH - Small House)	3.2.2017
A/NE-PK/109	Proposed House (NTEH - Small House)	3.2.2017
A/NE-PK/110 ⁵⁵	Proposed House (NTEH - Small House)	3.2.2017
A/NE-PK/111 ⁵⁶	Proposed House (NTEH - Small House)	17.2.2017
A/NE-PK/112 ⁵⁷	Proposed House (NTEH - Small House)	17.2.2017
A/NE-PK/113 ⁵⁸	Proposed House (NTEH - Small House)	3.3.2017
A/NE-PK/115 ⁵⁹	Proposed House (NTEH - Small House)	7.4.2017
A/NE-PK/116	Proposed House (NTEH - Small House)	12.5.2017
A/NE-PK/117 ⁶⁰	Proposed House (NTEH - Small House)	12.5.2017
A/NE-PK/118	Proposed House (NTEH - Small House)	12.5.2017
A/NE-PK/119	Proposed House (NTEH - Small House)	12.5.2017
A/NE-PK/120	Proposed House (NTEH - Small House)	26.5.2017
A/NE-PK/122	Proposed House (NTEH - Small House)	23.6.2017
A/NE-PK/123 ⁶¹	Proposed House (NTEH - Small House)	22.9.2017
A/NE-PK/124	Proposed House (NTEH - Small House)	8.9.2017
A/NE-PK/125 ⁶²	Proposed House (NTEH - Small House)	8.9.2017
A/NE-PK/126 ⁶⁴	Proposed House (NTEH - Small House)	22.9.2017
A/NE-PK/127	Proposed House (NTEH - Small House)	22.9.2017
A/NE-PK/130 ²³	Proposed House (NTEH - Small House)	4.5.2018
A/NE-PK/131 ²⁶	Proposed House (NTEH - Small House)	4.5.2018
A/NE-PK/132 ⁴⁰	Proposed House (NTEH - Small House)	18.5.2018

Application No.	Proposed Use(s)/Development(s)	Date of Consideration
A/NE-PK/143 ⁴⁹	Proposed House (NTEH - Small House)	8.1.2021
A/NE-PK/144	Proposed House (NTEH - Small House)	5.2.2021
A/NE-PK/146 ¹⁰	Proposed House (NTEH - Small House)	26.2.2021
A/NE-PK/149 ⁵³	Proposed House (NTEH - Small House)	9.7.2021
A/NE-PK/150 ⁵²	Proposed House (NTEH - Small House)	9.7.2021
A/NE-PK/151 ⁵⁴	Proposed House (NTEH - Small House)	9.7.2021
A/NE-PK/152 ⁵⁷	Proposed House (NTEH - Small House)	23.7.2021
A/NE-PK/153 ⁵⁵	Proposed House (NTEH - Small House)	23.7.2021
A/NE-PK/154 ^{9, 63}	Proposed House (NTEH - Small House)	10.9.2021
A/NE-PK/155 ⁸	Proposed House (NTEH - Small House)	10.9.2021
A/NE-PK/157 ⁵⁸	Proposed House (NTEH - Small House)	14.1.2022
A/NE-PK/158 ¹⁶	Proposed House (NTEH - Small House)	14.1.2022
A/NE-PK/159 ¹³	Proposed House (NTEH - Small House)	20.5.2022
A/NE-PK/160 ¹⁵	Proposed House (NTEH - Small House)	20.5.2022
A/NE-PK/161 ¹⁴	Proposed House (NTEH - Small House)	20.5.2022
A/NE-PK/163 ¹⁹	Proposed House (NTEH - Small House)	26.8.2022
A/NE-PK/164 ²⁰	Proposed House (NTEH - Small House)	26.8.2022
A/NE-PK/165 ²¹	Proposed House (NTEH - Small House)	26.8.2022
A/NE-PK/166 ²²	Proposed House (NTEH - Small House)	26.8.2022
A/NE-PK/167 ¹¹	Proposed House (NTEH - Small House)	9.9.2022
A/NE-PK/168 ¹²	Proposed House (NTEH - Small House)	9.9.2022
A/NE-PK/170 ²⁹	Proposed House (NTEH - Small House)	23.12.2022
A/NE-PK/171 ³⁰	Proposed House (NTEH - Small House)	23.12.2022
A/NE-PK/172 ³¹	Proposed House (NTEH - Small House)	23.12.2022
A/NE-PK/176 ¹⁸	Proposed House (NTEH - Small House)	3.3.2023
A/NE-PK/177 ²⁸	Proposed House (NTEH - Small House)	21.4.2023

Application No.	Proposed Use(s)/Development(s)	Date of Consideration
A/NE-PK/178 ¹⁷	Proposed House (NTEH - Small House)	5.5.2023
A/NE-PK/180 ³²	Proposed House (NTEH - Small House)	19.5.2023
A/NE-PK/181 ²⁷	Proposed House (NTEH - Small House)	19.5.2023
A/NE-PK/182 ²⁴	Proposed House (NTEH - Small House)	19.5.2023
A/NE-PK/183 ²⁵	Proposed House (NTEH - Small House)	19.5.2023
A/NE-PK/185 ³⁷	Proposed House (NTEH - Small House)	19.5.2023
A/NE-PK/186 ³⁴	Proposed House (NTEH - Small House)	19.5.2023
A/NE-PK/187 ³³	Proposed House (NTEH - Small House)	19.5.2023
A/NE-PK/188 ³⁵	Proposed House (NTEH - Small House)	28.7.2023
A/NE-PK/189 ³⁶	Proposed House (NTEH - Small House)	28.7.2023
A/NE-PK/193 ⁵⁶	Proposed House (NTEH - Small House)	22.12.2023
A/NE-PK/194 ³⁸	Proposed House (NTEH - Small House)	16.2.2024
A/NE-PK/195 ³⁹	Proposed House (NTEH - Small House)	1.3.2024
A/NE-PK/196	Proposed House (NTEH - Small House)	19.4.2024
A/NE-PK/197 ⁶⁰	Proposed House (NTEH - Small House)	19.4.2024
A/NE-PK/199 ⁴²	Proposed House (NTEH - Small House)	20.9.2024
A/NE-PK/200 ⁴³	Proposed House (NTEH - Small House)	20.9.2024
A/NE-PK/203 ⁴⁴	Proposed House (NTEH - Small House)	4.10.2024
A/NE-PK/204 ⁴⁵	Proposed House (NTEH - Small House)	4.10.2024
A/NE-PK/205 ⁴⁶	Proposed House (NTEH - Small House)	4.10.2024
A/NE-PK/207 ⁴⁷	Proposed House (NTEH - Small House)	20.12.2024
A/NE-PK/208 ⁵⁰	Proposed House (NTEH - Small House)	20.12.2024
A/NE-PK/209 ⁵¹	Proposed House (NTEH - Small House)	20.12.2024
A/NE-PK/210	Proposed House (NTEH - Small House)	24.1.2025
A/NE-PK/211 ⁵⁹	Proposed House (NTEH - Small House)	14.2.2025
A/NE-PK/212 ⁴⁸	Proposed House (NTEH - Small House)	14.2.2025

Application No.	Proposed Use(s)/Development(s)	Date of Consideration
A/NE-PK/222 ⁴¹	Proposed House (NTEH - Small House)	5.9.2025
A/NE-PK/223 ⁶¹	Proposed House (NTEH - Small House)	19.12.2025
A/NE-PK/224 ⁶²	Proposed House (NTEH - Small House)	19.12.2025
A/NE-PK/225 ⁵⁷	Proposed House (NTEH - Small House)	19.12.2025

Remarks:

- 1: Application Nos. A/NE-PK/20 and A/NE-PK/26 are in the same site.
- 2: Application Nos. A/NE-PK/21 and A/NE-PK/25 are in the same site.
- 3: Application Nos. A/NE-PK/30 and A/NE-PK/89 are in the same site.
- 4: Application Nos. A/NE-PK/31 and A/NE-PK/90 are in the same site.
- 5: Application Nos. A/NE-PK/32 and A/NE-PK/91 are in the same site.
- 6: Application Nos. A/NE-PK/33 and A/NE-PK/93 are in the same site.
- 7: Application Nos. A/NE-PK/34 and. A/NE-PK/92 are in the same site.
- 8: Application Nos. A/NE-PK/35 and A/NE-PK/155 are in the same site.
- 9: Application Nos. A/NE-PK/36 and A/NE-PK/154 are in the same site.
- 10: Application Nos. A/NE-PK/37 and A/NE-PK/146 are in the same site.
- 11: Application Nos. A/NE-PK/38 and A/NE-PK/167 are in the same site.
- 12: Application Nos. A/NE-PK/39 and. A/NE-PK/168 are in the same site.
- 13: Application Nos. A/NE-PK/40 and A/NE-PK/159 are in the same site.
- 14: Application Nos. A/NE-PK/41 and A/NE-PK/161 are in the same site.
- 15: Application Nos. A/NE-PK/42 and A/NE-PK/160 are in the same site.
- 16: Application Nos. A/NE-PK/44 and A/NE-PK/158 are in the same site.
- 17: Application Nos. A/NE-PK/45 and A/NE-PK/178 are in the same site.
- 18: Application Nos. A/NE-PK/46 and A/NE-PK/176 are in the same site.
- 19: Application Nos. A/NE-PK/48 and A/NE-PK/163 are in the same site.
- 20: Application Nos. A/NE-PK/49 and A/NE-PK/164 are in the same site.
- 21: Application Nos. A/NE-PK/50 and A/NE-PK/165 are in the same site.
- 22: Application Nos. A/NE-PK/51 and A/NE-PK/166 are in the same site.
- 23: Application Nos. A/NE-PK/52 and A/NE-PK/130 are in the same site.
- 24: Application Nos. A/NE-PK/53 and A/NE-PK/182 are in the same site.
- 25: Application Nos. A/NE-PK/54 and A/NE-PK/183 are in the same site.
- 26: Application Nos. A/NE-PK/56 and A/NE-PK/131 are in the same site.
- 27: Application Nos. A/NE-PK/57 and A/NE-PK/181 are in the same site.
- 28: Application Nos. A/NE-PK/58 and A/NE-PK/177 are in the same site.
- 29: Application Nos. A/NE-PK/64 and A/NE-PK/170 are in the same site.
- 30: Application Nos. A/NE-PK/65 and A/NE-PK/171 are in the same site.
- 31: Application Nos. A/NE-PK/66 and A/NE-PK/172 are in the same site.
- 32: Application Nos. A/NE-PK/67 and A/NE-PK/180 are in the same site.
- 33: Application Nos. A/NE-PK/69 and A/NE-PK/187 are in the same site.
- 34: Application Nos. A/NE-PK/70 and A/NE-PK/186 are in the same site.
- 35: Application Nos. A/NE-PK/71 and A/NE-PK/188 are in the same site.
- 36: Application Nos. A/NE-PK/72 and A/NE-PK/189 are in the same site.
- 37: Application Nos. A/NE-PK/74 and A/NE-PK/185 are in the same site.
- 38: Application Nos. A/NE-PK/75 and A/NE-PK/194 are in the same site.
- 39: Application Nos. A/NE-PK/76 and A/NE-PK/195 are in the same site.
- 40: Application Nos. A/NE-PK/77 and A/NE-PK/132 are in the same site.

- 41: Application Nos. A/NE-PK/78 and A/NE-PK/222 are in the same site.
- 42: Application Nos. A/NE-PK/82 and A/NE-PK/199 are in the same site.
- 43: Application Nos. A/NE-PK/83 and A/NE-PK/200 are in the same site.
- 44: Application Nos. A/NE-PK/85 and A/NE-PK/203 are in the same site.
- 45: Application Nos. A/NE-PK/86 and A/NE-PK/204 are in the same site.
- 46: Application Nos. A/NE-PK/87 and A/NE-PK/205 are in the same site.
- 47: Application Nos. A/NE-PK/94 and A/NE-PK/207 are in the same site.
- 48: Application Nos. A/NE-PK/99 and A/NE-PK/212 are in the same site.
- 49: Application Nos. A/NE-PK/102 and A/NE-PK/143 are in the same site.
- 50: Application Nos. A/NE-PK/103 and A/NE-PK/208 are in the same site.
- 51: Application Nos. A/NE-PK/104 and A/NE-PK/209 are in the same site.
- 52: Application Nos. A/NE-PK/105 and A/NE-PK/150 are in the same site.
- 53: Application Nos. A/NE-PK/106 and A/NE-PK/149 are in the same site.
- 54: Application Nos. A/NE-PK/108 and A/NE-PK/151 are in the same site.
- 55: Application Nos. A/NE-PK/110 and A/NE-PK/153 are in the same site.
- 56: Application Nos. A/NE-PK/111 and A/NE-PK/193 are in the same site.
- 57: Application Nos. A/NE-PK/112, A/NE-PK/152 and A/NE-PK/225 are in the same site.
- 58: Application Nos. A/NE-PK/113 and A/NE-PK/157 are in the same site.
- 59: Application Nos. A/NE-PK/115 and A/NE-PK/211 are in the same site.
- 60: Application Nos. A/NE-PK/117 and A/NE-PK/197 are in the same site.
- 61: Application Nos. A/NE-PK/123 and A/NE-PK/223 are in the same site.
- 62: Application Nos. A/NE-PK/125 and A/NE-PK/224 are in the same site.

- 63: Similar case of Application Nos. A/NE-PK/227 only.
- 64: Similar case of Application Nos. A/NE-PK/228 only.

Detailed Comments from Relevant Government Departments

1. Land Administration

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

- the application sites (the Sites) fall within the village ‘environs’ (‘VE’) of Kai Leng;
- the Small House application regarding the site of application No. A/NE-PK/227 (Site 1) is under processing and is at advance stage, whereas the Small House application regarding the site of application No. A/NE-PK/228 (Site 2) has been approved and Basic Terms Offer letter is yet to be issued. Both applicants claim themselves as the indigenous villagers of Sheung Shui, Sheung Shui Heung. The eligibility for Small House grant of the applicant of Site 1 is yet to be ascertained, whereas the eligibility for Small House grant of the applicant of Site 2 has been ascertained;
- Site 1 is not covered by any Modification of Tenancy (MOT)/Building Licence, whereas Site 2 is covered by MOT No. 38770 and Letter of Approval No. 5851;
- the Sites are Old Schedule Agricultural Lots held under Block Government Lease;
- according to the record of his office, there is no existing or planned emergency vehicular access in the vicinity of the Sites;
- the proposed location of septic tank and soakage pit under application No. A/NE-PK/227 is different from the one in the Small House application under processing by his office, whereas that under application No. A/NE-PK/228 is the same as the one on the approved Small House application; and
- his advisory comments are at **Appendix VI**.

2. Agriculture

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

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

3. **Traffic**

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

- no objection to the applications from traffic engineering perspective;
- each of the applications only involves the construction of one small house on the Site, and they can be tolerated on traffic grounds;
- although additional traffic generated by the proposed developments are not significant, the permission of development outside the “Village Type Development” (“V”) zone will however set an undesirable precedent case for similar applications in the future. The resulting cumulative adverse traffic impact has to be reviewed on case-by-case basis in the future; and
- her advisory comments are at **Appendix VI**.

4. **Environment**

Comments of the Director of Environmental Protection (DEP):

- no in-principle objection to the applications from environmental planning perspective;
- in view of the small scales of the proposed developments, the applications are unlikely to cause major pollution; and
- his advisory comments are at **Appendix VI**.

5. **Drainage**

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

- no objection to the applications from public drainage point of view; and
- her advisory comments are at **Appendix VI**.

6. **Water Supply**

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**.

7. 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 and site photos taken in 2025, the Sites are situated in area of rural inland plains landscape character comprising residential development, village houses, school, farmland, vegetated areas and tree clusters. The Site of application No. A/NE-PK/227 is hard-paved and currently used as a vehicular road, while that of application No. A/NE-PK/228 is covered with 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 impacts arising from the applications are not anticipated; and
- her advisory comment is at **Appendix VI**.

8. Fire Safety

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

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

9. Demand and Supply of Small House Sites

According to the DLO/N, LandsD's record, the total number of outstanding Small House applications for Kai Leng Village is 51 while the 10-year Small House demand forecast is 18. Based on the latest estimate by the Planning Department, about 0.64ha of land (or equivalent to about 25 Small House sites) are available within the "V" zone of Kai Leng for Small House development. Therefore, the land available cannot fully meet the future demand of 69 Small Houses (or equivalent to about 1.73ha of land).

Recommended Advisory Clauses

- (a) (*for application No. A/NE-PK/227 only*) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that the location of the proposed septic tank and soakage pit under current application (No. A/NE-PK/227) is different from the one in the Small House grant application under processing by his office. If the applicant would like to submit a revised location of the proposed septic tank and soakage pit to DLO/N, LandsD at the Small House grant application stage, reposting of notice will be required;
- (b) to note the comments of the Commissioner for Transport (C for T) that the local village access leading to the Sites from Yu Tai Road and Wai Hon Road is not managed by the Transport Department;
- (c) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that adequate drainage measures should be provided to prevent surface water running from the Sites to the nearby public roads and drains;
- (d) to note the comments of the Director of Environmental Protection (DEP) that:
 - (*for application No. A/NE-PK/227 only*) the applicant should provide adequate sewer connection for disposal of sewage from the small house to the existing public sewer at his own costs and reserve adequate land for the sewer connection work; and
 - (*for application No. A/NE-PK/228 only*) septic tank and soakaway system is an acceptable means for collection, treatment and disposal of sewage provided that its design and construction follow the requirements of the Practice Note for Professional Person (ProPECC) PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” and are duly certified by an Authorized Person (AP);
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (*for application No. A/NE-PK/227 only*) the Site is in an area where no DSD’s stormwater drain is available. No stud pipe is reserved for the proposed small house. The sewage to be generated from the proposed small house should be adequately catered by the existing/planned public sewers nearby; and
 - (*for application No. A/NE-PK/228 only*) the Site is in an area where no DSD’s stormwater drain and public sewerage connection are available. The applicant should follow DEP’s advice for the sewerage treatment/disposal;

(f) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:

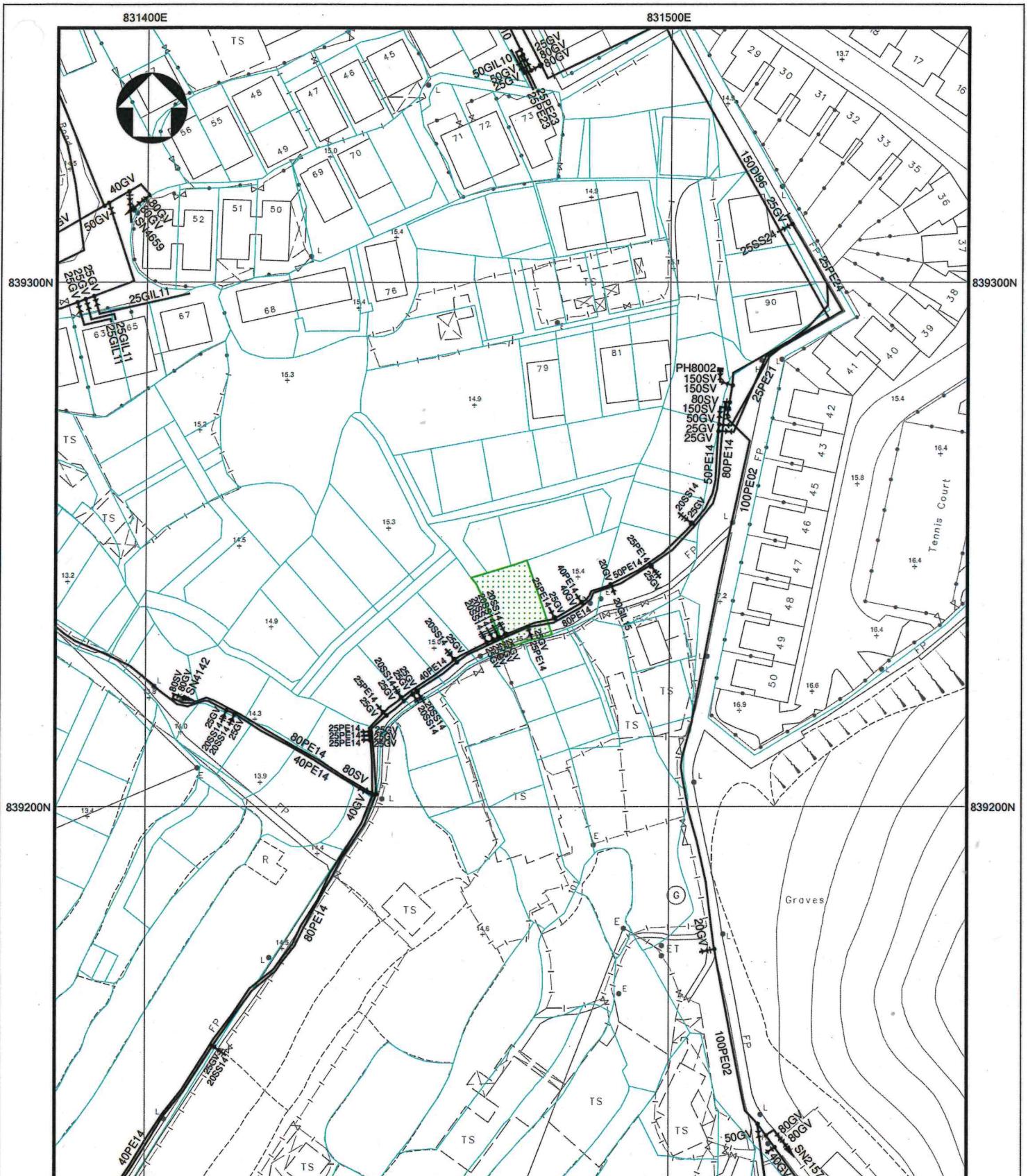
- existing water mains as shown in the enclosed sketch (**Attachment I**) are inside the proposed lot and will be affected. The applicants are required to either divert or protect the water mains found on the Site;
- if diversion is required, existing water mains inside the proposed lot are needed to be diverted outside the site boundary of the proposed development to lie in Government land. A strip of land of minimum 1.5 metres in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the grantees/applicants; and the applicants shall submit all the relevant proposal to WSD for consideration and agreement before the works commence; and
- if diversion is not required, the following conditions shall apply:
 - existing water mains are affected as indicated on the site plan (**Attachment I**) and no development which requires resiting of water mains will be allowed;
 - details of site formation works shall be submitted to the Director of Water Supplies (D of WS) for approval prior to commencement of works;
 - no structures shall be built or materials stored within 1.5 metres from the centre line(s) of water main(s) shown on the plan (**Attachment I**). Free access shall be made available at all times for staff of the D of WS or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown on the plan (**Attachment I**). No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the D of WS. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5 metres or less, and the barrier must extend below the invert level of the pipe;
 - no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 metres around the cover of any valve or within a distance of one metre from any hydrant outlet; and
 - tree planting may be prohibited in the event that the D of WS considers that there is any likelihood of damage being caused to water mains;

(g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that the approval of the applications does not imply approval of tree works such as pruning, transplanting and felling. The applicants are reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;

(h) to note the comments of the Director of Fire Services (D of FS) that the applicants are reminded to observe “New Territories Exempted Houses – A Guide to Fire Safety

Requirements”, which is administered by LandsD. Detailed fire safety requirements will be formulated upon receipt of formal applications referred by LandsD;

- (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 permission from the Town Planning Board where required before carrying out the road work; and
- (j) to resolve any land issues relating to the associated road works, drainage/sewerage works or other works which are required for the proposed development with concerned owner(s), parties or managing department(s).



NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
2. ALL LEVELS ARE IN METRES ABOVE PRINCIPAL DATUM.
3. INFORMATION ON ALIGNMENT OF MAINS IS OF INDICATIVE VALUE ONLY. WHERE POSITIONAL ACCURACY MAY BE OF IMPORTANCE, DETAILS SHOULD BE SITE CHECKED.
4. FOR MAINS RECORDS SIGN CONVENTIONS AND DESIGNATIONS SEE SKETCH NO. 3988.
5. NO EXISTING SALT WATER MAINS IN THE VICINITY OF THE SITE.
6. NO PROPOSED WATER MAINS IN THE VICINITY OF THE SITE.
7. NO EXISTING WSD CABLE IN THE VICINITY OF THE SITE.
8. NO PROPOSED WSD CABLE IN THE VICINITY OF THE SITE.
9. THE SITE IS NOT WITHIN WSD GATHERING GROUNDS.
10. NO WSD LAND ALLOCATION / WWR WITHIN THE SITE AREA.
11. NO WSD SLOPES ARE AFFECTED IN THE VICINITY OF THE SITE.

PART COPY OF FRESH WATER MAINS RECORD PLAN(S)

W67880/3-SW-11B & 12A

FILE REF: (15) IN WSD/M/SP 3051/448/22S/12 PT.2

REF. CODE: 52W25M SHEET 1 OF 1 SCALE 1:1000



水務署
Water Supplies Department

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

1

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

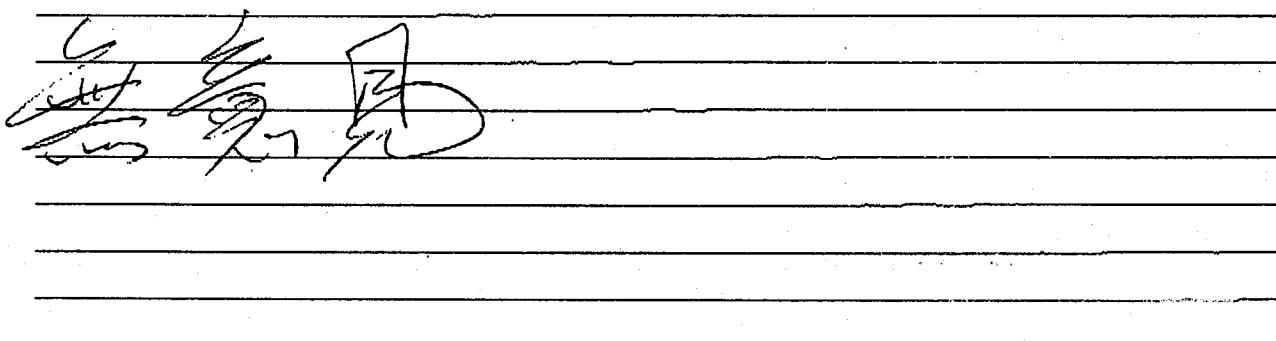
By e-mail : tpbpd@pland.gov.hk

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

A/NE-PK/227

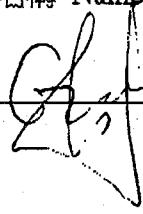
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



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

簽署 Signature



日期 Date 2025.12.24

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

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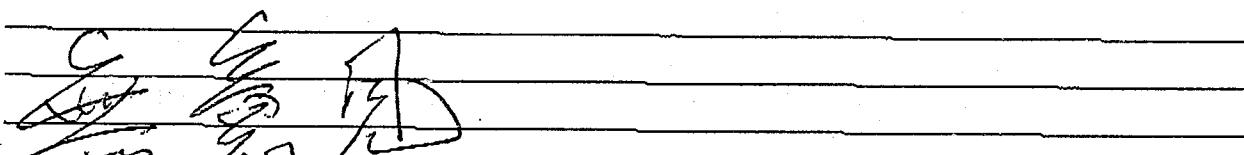
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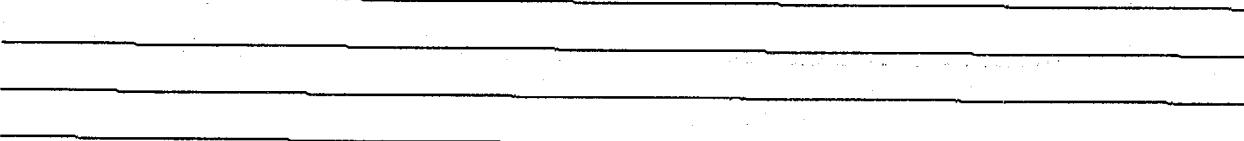
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A/NE-PK/228

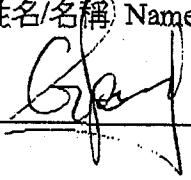
意見詳情 (如有需要，請另頁說明)

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 2025.12.24