

RNTPC Paper No. A/NE-SSH/166
For Consideration by the
Rural and New Town Planning
Committee on 9.1.2026

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-SSH/166

- Applicant** : Mr. HO Richard Yung Shen represented by T.H. & Associates Limited
- Site** : Government Land (GL) in D.D. 209, Kei Ling Ha San Wai, Sai Kung North, New Territories
- Site Area** : About 65.03m²
- Land Status** : GL
- Plan** : Approved Shap Sz Heung Outline Zoning Plan (OZP) No. S/NE-SSH/11
- Zoning** : “Green Belt” (“GB”)
- Application** : Proposed House (New Territories Exempted House (NTEH) – Small House)

1. The Proposal

- 1.1 The applicant, who claim himself as an indigenous villager of Kei Ling Ha Sai Wai, seeks planning permission to build a NTEH (Small House) at the application site (the Site) falling within an area zoned “GB” on the OZP (**Plans A-1 and A-2a**). According to the Notes of the OZP, ‘House (other than rebuilding of NTEH or replacement of existing domestic building by NTEH permitted under the covering Notes)’ is a Column 2 use within the “GB” zone, which requires planning permission from the Town Planning Board (the Board). The Site is currently covered by vegetation (**Plan A-4**).
- 1.2 Details of the proposed Small House are as follows:
- | | | |
|-------------------|---|----------------------|
| Total Floor Area | : | 195.09m ² |
| Number of Storeys | : | 3 |
| Building Height | : | 8.23m |
| Roofed Over Area | : | 65.03m ² |
- 1.3 The Site is accessible via a local track leading to Sai Sha Road (**Plan A-1**). The layout of the proposed Small House (including proposed septic tank) is shown in **Drawing A-1**.
- 1.4 In support of the application, the applicant has submitted the following documents:
- (a) Application Form with attachments received on (**Appendix I**)
11.11.2025

(b) Further Information (FI) received on 20.11.2025* (**Appendix Ia**)

**accepted and exempted from publication and recounting requirements*

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the Application Form and FI at **Appendices I and Ia**, as summarised below:

- (a) the applicant is an indigenous villager of Kei Ling Ha San Wai, who has submitted his Small House grant application to Lands Department (LandsD) and wishes to apply for planning permission to build a Small House;
- (b) the Site falls entirely within the village ‘environs’ (‘VE’) of Kei Ling Ha San Wai and the Site is about 18m away from the “Village Type Development” (‘V’) zone on the OZP;
- (c) land supply within the “V” zone of Kei Ling Ha San Wai is limited and there is high demand of small house application. Land owners in “V” zone are unwilling to release their land to others and therefore it is nearly impossible to identify a suitable site completely within “V” zone;
- (d) the proposed Small House is considered compatible with the rural environment and will be visually unintrusive to the surrounding area. The Site is generally flat and only one dry-up tree stump (**Drawing A-2**) is found outside the Site. There is no ditches or stream courses within 30m of the Site; and
- (e) the Site is accessible via an access road leading to Sai Sha Road, and would not cause adverse traffic impact to its surrounding area.

3. Compliance with the “Owner’s Consent/Notification” Requirements

As the Site involves GL only, the “owner’s consent/notification” requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Section 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) are not applicable to this application.

4. Assessment Criteria

The set of Interim Criteria for Consideration of Application for NTEH/Small House in New Territories (the Interim Criteria) was first promulgated on 24.11.2000. The latest set of Interim Criteria, which was revised on 7.9.2007, is at **Appendix II**.

5. Town Planning Board Guidelines

The Town Planning Board Guidelines No. 10 (TPB PG-No. 10) for ‘Application for Development within “GB” zone under section 16 of the Town Planning Ordinance’ is

relevant to this application. The relevant assessment criteria are at **Appendix III**.

6. Previous Application

There is no previous application at the Site.

7. Similar Applications

7.1 There are 16 similar applications involving 12 sites for Small House developments in the vicinity of the Site, of which 9 sites fall entirely within the same “GB” zone, two straddle the same “GB” and adjoining “V” zones, and one straddles the same “GB” and adjoining “V” and “Government, Institution or Community” (“G/IC”) zones since the first promulgation of the Interim Criteria on 24.11.2000. Among them, 14 applications were approved and two applications were rejected by the Rural and New Town Planning Committee (the Committee) of the Board.

7.2 Among the 14 approved applications, 10 applications (No. A/NE-SSH/29, 40, 45, 58, 73, 81, 83, 84, 86 and 87) were approved with conditions by the Committee between 2003 and 2014, i.e. before the Board formally adopted a more cautious approach in considering the Small House applications since August 2015, mainly on the considerations that the proposed Small House footprints fell within the ‘VE’; there was a general shortage of land to meet the demand for Small House development in the “V” zone at the time of consideration; and no significant adverse impact on the surrounding areas was anticipated. The remaining four applications (No. A/NE-SSH/102, 125, 148 and 158) were approved between 2016 and 2024, mainly on sympathetic considerations that the proposed Small House footprints fell within the ‘VE’; the Site was situated right between two existing village houses which could be considered as an ‘infill’ development (for application No. A/NE-SSH/102); and the Sites were the subject of previously approved applications and the Small House grant applications were already at an advance stage (for applications No. A/NE-SSH/125, 148 and 158).

7.3 The remaining two applications (No. A/NE-SSH/116 and 123) covering the same site were both rejected by the Committee in 2018, mainly for the reasons of not being in line with the planning intention of the “GB” zone; not complying with TPB PG-No.10 due to involving clearance of vegetation and affecting the existing natural landscape on the surrounding areas; not complying with the Interim Criteria due to adverse landscape impact on the surrounding areas; and land still being available in “V” zone for Small House development at the time of consideration.

7.4 Details of the similar applications are summarised at **Appendix IV** and their locations are shown on **Plan A-2a**.

8. The Site and Its Surrounding Areas (Plans A-1 to A-4)

8.1 The Site is:

- (a) situated on a gentle slope currently covered with vegetation (**Plan A-4**);
- (b) located entirely within the ‘VE’ of Kei Ling Ha San Wai (**Plan A-2a**); and
- (c) accessible via a local track leading to Sai Sha Road (**Plan A-1**).

8.2 The surrounding areas are predominantly rural in character comprising village houses and dense woodland. To the north and northeast of the Site is the village proper of Kei Ling Ha San Wai (**Plan A-2a**). To the south and west are dense woodland (**Plan A-3**).

9. Planning Intention

The planning intention of the “GB” zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

10. Comments from Relevant Government Departments

10.1 The application has been assessed against the assessment criteria at **Appendix II**. The assessment is summarised in the following table:

	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
1.	Within “V” zone? - Footprints of the proposed Small House - The Site	-	100%	- The Site and the footprint of the proposed Small House fall entirely within the “GB” zone (Plan A-2a).
2.	Within ‘VE’? - Footprints of the proposed Small House - The Site	100%	-	- The Site and the footprint of the proposed Small House fall entirely within the ‘VE’ of Kei Ling Ha San Wai (Plan A-2a).

	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
3.	Sufficient land in “V” zone to meet Small House demand (outstanding Small House applications plus 10-year Small House demand)?	✓		<u>Land Required</u> - Land required to meet Small House demand in Kei Ling Ha San Wai: about 0.73 ha (equivalent to 29 Small House sites). The number of outstanding Small House applications is 13 ¹ while the 10-year Small House demand forecast is 16. <u>Land Available</u> - Land available to meet Small House demand within the “V” zone of Kei Ling Ha San Wai: about 0.95 ha (equivalent to about 37 Small House sites) (Plan A-2b).
	Sufficient land in “V” zone to meet outstanding Small House applications?	✓		
4.	Compatible with the planning intention of “GB” zone?		✓	- There is a general presumption against development within the “GB” zone. - However, Director of Agriculture, Fisheries and Conservation (DAFC) has no comment on the application from nature conservation point of view, considering that the entire Site is covered with weeds or common plant species and is surrounded by developed areas.
5.	Compatible with surrounding area/ development?	✓		- Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) considers that the Site is located in an area of rural coastal plain landscape character comprising village houses and dense woodland. The proposed use is not entirely incompatible with the surrounding environment.

¹ Among the 13 outstanding Small House applications, 11 fall within “V” zone and two straddle or fall outside the “V” zone. For cases straddling or falling outside of “V” zones, all of them are the subject of approved planning application(s).

	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
6.	Within water gathering grounds?		✓	- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) has no objection to the application.
7.	Environmental and sewerage impact?		✓	- Director of Environmental Protection (DEP) has no objection to the application from environmental planning perspective. The applicant is reminded to follow the requirements set out in the Professional Persons Environmental Consultative Committee Practice Notes 1/23 for the design and construction of the proposed septic tank system.
8.	Encroachment onto planned road networks and public works boundaries?		✓	
9.	Need for provision of fire services installations and emergency vehicular access (EVA)?		✓	- Director of Fire Services (D of FS) has no in-principle objection to the application provided that the proposed house would not encroach on any existing or planned EVA.
10.	Traffic impact?	✓		- Commissioner for Transport (C for T) considers that such type of development should be confined within the "V" zone as far as possible. Although additional traffic generated by the proposed development is not expected to be significant, such type of development outside the "V" zone, if permitted, will set an undesirable precedent case for similar applications in the future. The resulting cumulative adverse traffic impact could be substantial. - Notwithstanding the above, the

	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
				application only involves the development of one Small House and he considers that this application can be tolerated on traffic grounds.
11.	Drainage impact?		✓	- Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) has no objection to the application.
12.	Landscape impact?		✓	- CTP/UD&L, PlanD considers that the Site is largely covered with self-seeded vegetation with no significant landscape resources. Significant adverse landscape impact arising from the application is not anticipated.
13.	Geotechnical impact?		✓	- Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) has no in-principle objection to the application.
14.	Local objections conveyed by DO?		✓	- District Officer (Tai Po), Home Affairs Department (DO(TP), HAD) has no adverse comment on the application.

10.2 Comments from the following government departments have been incorporated in paragraph 10.1 above. Other detailed comments and recommended advisory clauses are provided at **Appendices V** and **VI** respectively.

- (a) DLO/TP, LandsD;
- (b) DAFC;
- (c) CTP/UD&L, PlanD;
- (d) CE/C, WSD;
- (e) DEP;
- (f) D of FS;
- (g) C for T;
- (h) CE/MN, DSD;
- (i) H(GEO), CEDD; and
- (j) DO(TP), HAD.

- 10.3 The following government departments have no objection to/no comment on the application:
- (a) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
 - (b) Project Manager (North), CEDD (PM(N), CEDD); and
 - (c) Director of Electrical and Mechanical Services (DEMS).

11. Public Comments Received During Statutory Publication Period

On 18.11.2025, the application was published for public inspection. During the statutory public inspection period, three public comments from village representative of Kei Ling Ha San Wai, Kadoorie Farm and Botanic Garden and an individual (**Appendix VII**) were received, objecting to the application mainly on the grounds of not being in line with the planning intention of the “GB” zone; destruction of natural environment with adverse landscape impact; flooding risks to the adjacent areas (especially during wet season); potential slope safety risks; suspected unauthorized tree removal and site formation works; rejected application for Small House development at the vicinity of the Site; and still having available land within the “V” zone of Kei Ling Ha San Wai for Small House development.

12. Planning Considerations and Assessments

- 12.1 The application is for proposed Small House development at the Site zoned “GB” on the OZP. The proposed development is not in line with the planning intention of the “GB” zone, which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within the “GB” zone. There is no strong planning justification in the submission for a departure from the planning intention of the “GB” zone.
- 12.2 According to TPB PG-No. 10, an application for new development in “GB” zone will only be considered in exceptional circumstances. The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment. It is noted that the Site is currently covered with vegetation, and the proposed development is not incompatible with the surrounding areas which mainly comprise village houses and dense woodland. While DAFC has no comment on the application from nature conservation point of view and CTP/UD&L, PlanD considers that significant adverse impact arising from this application is not anticipated, the proposed development would involve clearance of existing natural vegetation which may affect the “GB” zone where existing dense woodland is found (**Plan A-3**). In view of the above, the application does not comply with TPB-PG No. 10 (**Appendix III**).

- 12.3 C for T considers that such type of development should be confined within the “V” zone, but since the application only involves the development of one Small House, the application can be tolerated on traffic grounds. Other relevant government departments consulted including DEP, CE/MN, DSD, CE/C, WSD, D of FS, H(GEO), CEDD and DEMS have no objection to or no adverse comment on the application.
- 12.4 Regarding the Interim Criteria (**Appendix II**), the footprint of the proposed Small House falls entirely within the ‘VE’ of Kei Ling Ha San Wai (**Plan A-2a**). According to DLO/TP, LandsD, the number of outstanding Small House applications for Kei Ling Ha San Wai is 13 while the 10-year Small House demand forecast is 16. Based on the latest estimate by PlanD, about 0.95 ha of land (or equivalent to about 37 Small House sites) is available within the “V” zone concerned (**Plan A-2b**). In this regard, there is sufficient land within the “V” zone to fully meet the future Small House demand (about 0.73ha or equivalent to about 29 Small House sites). Furthermore, the Site is not the subject of any previous planning permission for Small House development. According to DLO/TP, LandsD, the applicant has applied for a Small House grant at the Site but the application was rejected since no valid planning permission has been granted. It is considered more appropriate to concentrate the proposed Small House developments within the “V” zone for more orderly development pattern, efficient use of land and provision of infrastructures and services.
- 12.5 There are 16 similar applications involving 12 sites for Small House developments in the vicinity of the Site since the first promulgation of the Interim Criteria on 24.11.2000. Among them, 14 applications were approved by the Committee, and the remaining two were rejected by the Committee in 2018 as detailed in paragraph 7.3 above. The planning consideration of the rejected similar applications are largely applicable to the current application. Rejecting the current application is in line with the Committee’s previous decisions.
- 12.6 Regarding the public comments on the application as detailed in paragraph 11 above, the government departments’ comments and the planning assessments above are relevant.

13. Planning Department’s Views

- 13.1 Based on the assessments made in paragraph 12 above and having taken into account the public comments as mentioned in paragraph 11 above, the PlanD does not support the application for the following reasons:
- (a) the proposed development is not in line with the planning intention of the “GB” zone which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong planning justification in the submission for a departure from the planning intention;

- (b) the proposed development does not comply with the Town Planning Board Guidelines No. 10 for ‘Application for Development within “GB” zone under Section 16 of the Town Planning Ordinance’ in that the proposed development would involve extensive clearance of existing natural vegetation; and
- (c) land is still available within the “V” zone of Kei Ling Ha San Wai which is primarily intended for Small House development. It is considered more appropriate to concentrate the proposed Small House development within the “V” zone for more orderly development pattern, efficient use of land and provision of infrastructures and services.

13.2 Alternatively, should the Committee decide to approve the application, it is suggested that the permission shall be valid until 9.1.2030, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The recommended advisory clauses are attached at **Appendix VI**.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant the permission.
- 14.2 Should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.
- 14.3 Alternatively, should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.

15. Attachments

Appendix I	Application Form with attachments received on 11.11.2025
Appendix Ia	FI received on 20.11.2025
Appendix II	Interim Criteria for consideration of application for NTEH/Small House in New Territories
Appendix III	Relevant Extracts of TPB PG-No. 10
Appendix IV	Similar Applications
Appendix V	Detailed Comments from Relevant Government Departments
Appendix VI	Recommended Advisory Clauses
Appendix VII	Public Comments
Drawing A-1	Location Plan of the proposed Small House and Proposed Septic Tank submitted by the Applicant
Drawing A-2	Location Plan of a Tree Stump submitted by the Applicant
Plan A-1	Location Plan
Plan A-2a	Site Plan

Plan A-2b	Estimated Amount of Land Available within “V” Zone of Kei Ling Ha San Wai for Small House Development
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
JANUARY 2026**

2025年 11月 1 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 S 16- II 號

This document is received on 11 NOV 2025
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

**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

2501417

22/10

by 2land

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-SSH/166
	Date Received 收到日期	11 NOV 2025

- 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。
- 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。
- 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)

HO Richard YUNG SHEN 何永盛

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)

T.H. & ASSOCIATES LIMITED 陳德慶測量有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Govt. Land in D.D. 209, Kei Ling Ha San Wai, Sai Kung North, New Territories. 新界,西貢北,企嶺下新圍. 大埔丈量約份第209約 政府土地 (Appendix A & Appendix B)
(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 65.03 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 195.09 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	65.03 sq.m 平方米 <input checked="" type="checkbox"/> About 約 (Appendix A)

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Shap Sz Heung Outline Zoning Plan 十四鄉分區計劃大綱圖 S/NE-SSH/11 (Appendix C)
(e) Land use zone(s) involved 涉及的土地用途地帶	GB Zone 綠化地帶 (Appendix B)
(f) Current use(s) 現時用途	Vacant Land 土地空置 (Appendix D) (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

N A

- (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。 N A

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」[#]。 N A

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： N A

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）

N A

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)	HO Richard YUNG SHEN 何永盛		
(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)	Villager of Kei Ling Ha San Wai 企嶺下新圍原居民		
(c) Proposed gross floor area 擬議總樓面面積195.09..... sq.m 平方米 <input type="checkbox"/> About 約		
(d) Proposed number of house(s) 擬議房屋幢數	ONE	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	N A		
	(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"/>	<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)) Access Road to Sai Sha Road (Appendix E)	
	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) (Appendix F)	

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 No 否 <input checked="" type="checkbox"/></p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?</p>	<p>Yes 是 <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p style="text-align: right;">(Appendix D)</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 style="text-align: center;">N.A.</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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"/>																													
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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"/>																													

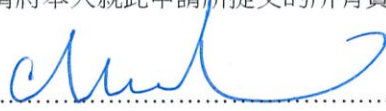
9. Declaration 聲明

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

MR CHAN TAK HING

Managing Director

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

Member 會員 / Fellow of 資深會員

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

MRICS, RPS (LS) & ALS



on behalf of
代表

T.H. & ASSOCIATES LIMITED

陳德慶測量有限公司

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

Date 日期

10 OCT 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	Government Land in D.D. 209, Kei Ling Ha San Wai, Sai Kung North, New Territories. 新界，西貢北，企嶺下新圍。 大埔丈量約份第209約 政府土地 (Appendix A & Appendix B)		
Site area 地盤面積	65.03	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	65.03	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	S/NE-SSH/11 (Appendix C)		
Zoning 地帶	GB Zone 綠化地帶 (Appendix B)		
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 (Appendix B)		
(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	ONE		
(iii) Proposed building height/No. of storeys 建築物高度/層數	8.23 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)		
	Three 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
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Lot Index Plan—Govt. Land in D.D. 209, Proposed Small House Plan, O.Z.P.—S/NE-SSH/11,</u>		
<u>Photo of the Subject Site, Location Plan, Location Plan of Septic Tank &</u>		
<u>Location Plan of A Tree Stump.</u>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" 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	N A	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

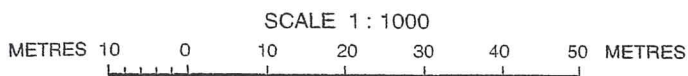
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

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

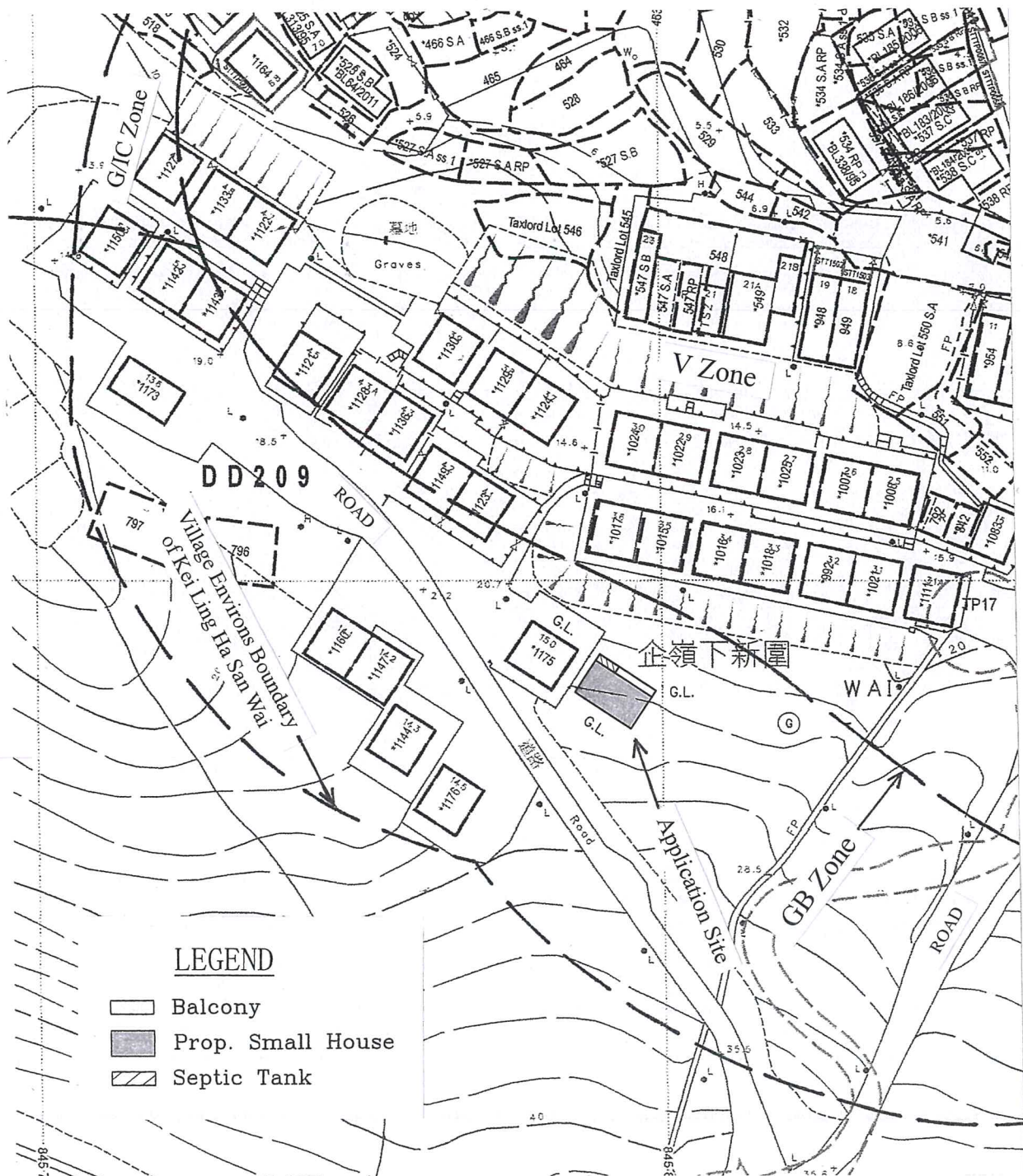
地段索引圖 LOT INDEX PLAN

Appendix A



Locality :
Lot Index Plan No. : ags_S00000126040_0001
District Survey Office : Land Information Centre
Date : 15-Apr-2024
Reference No. : 8-NW-21A,8-NW-21B,8-NW-21C,8-NW-21D

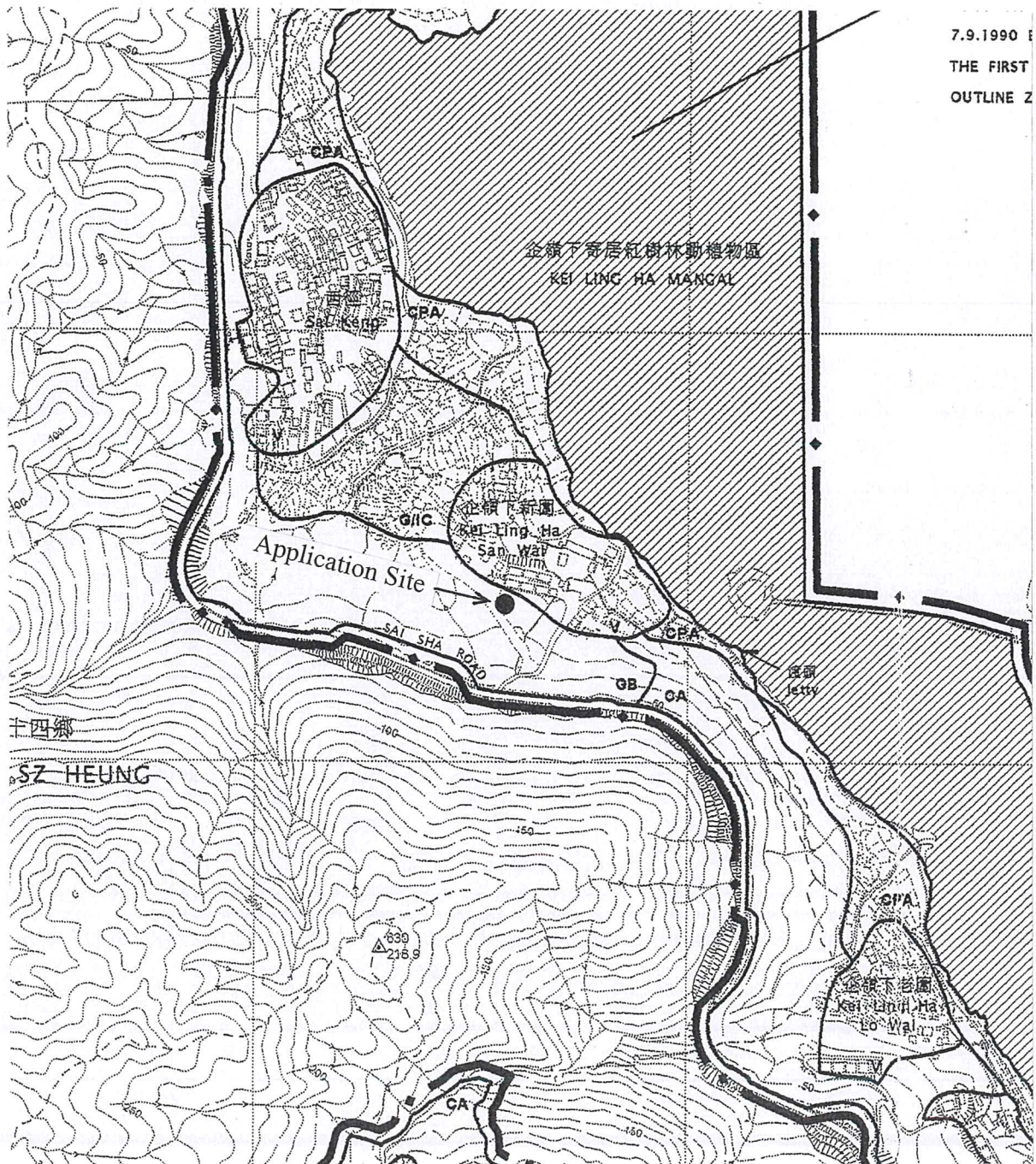
Proposed Small House Plan on Govt. Land in D.D. 209



SCALE 1:1000

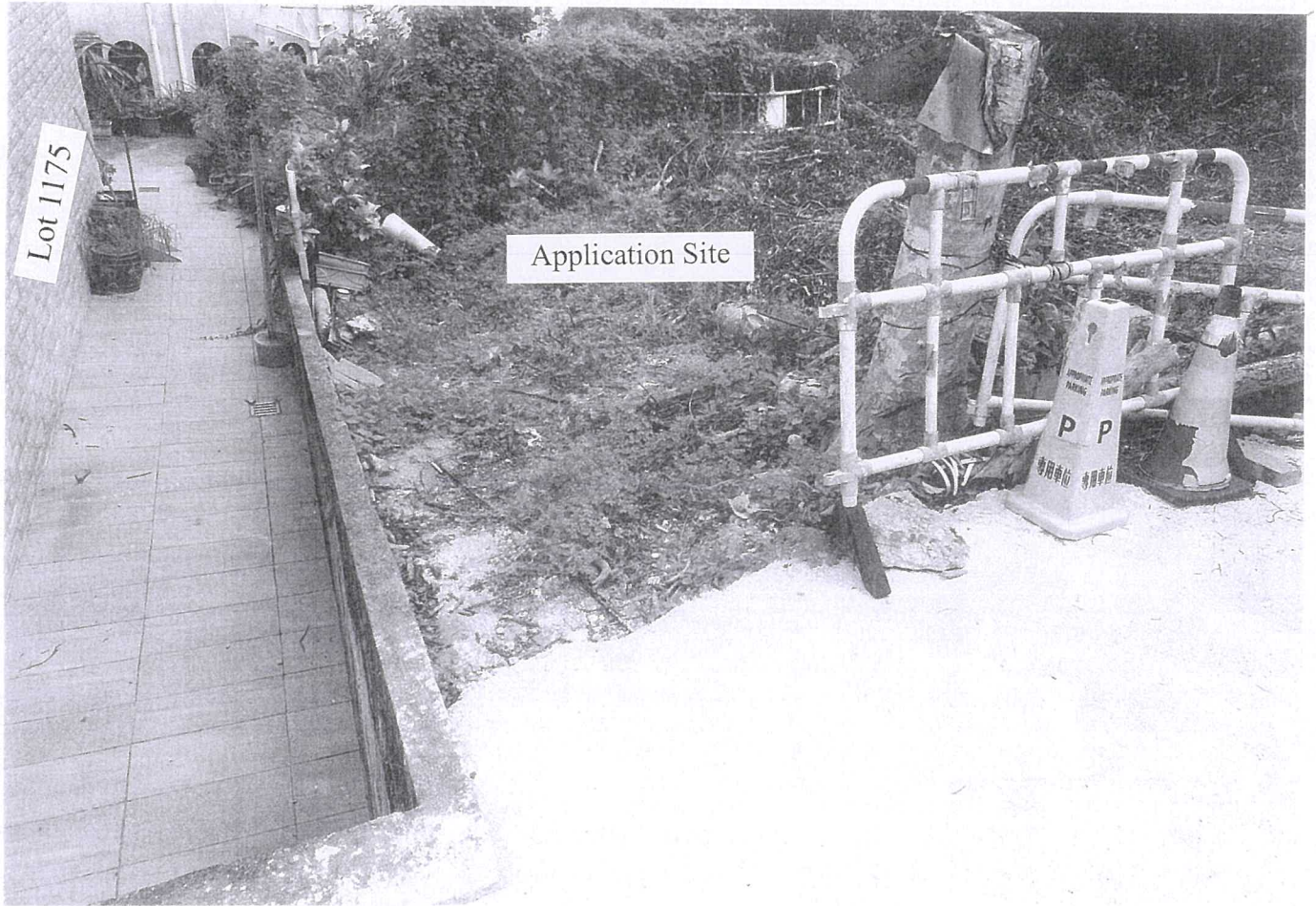
EXTRACT PLAN

From O.Z.P. S/NE-SSH/11



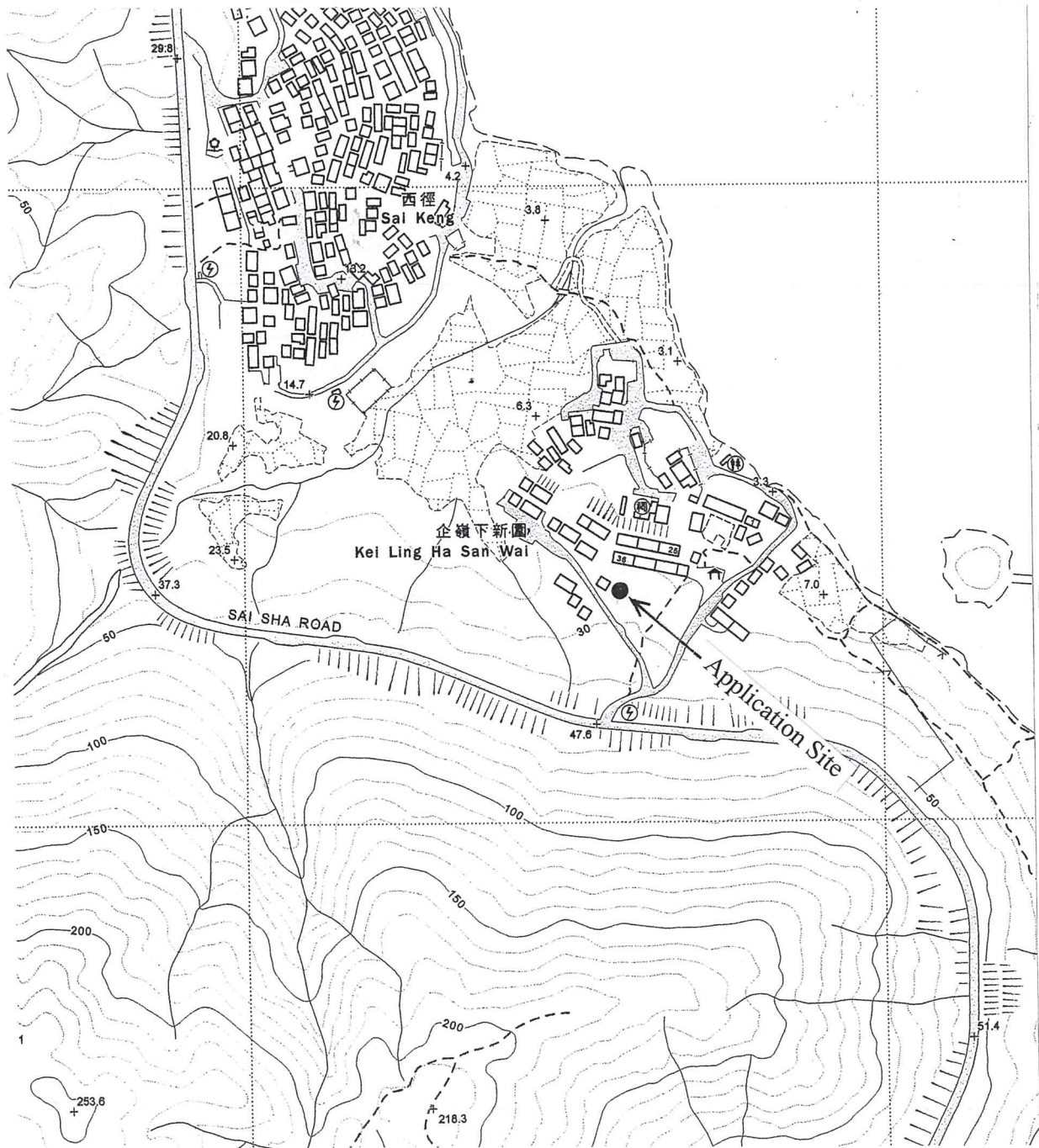
7.9.1990
THE FIRST
OUTLINE Z

SCALE 1:7500



LOCATION PLAN

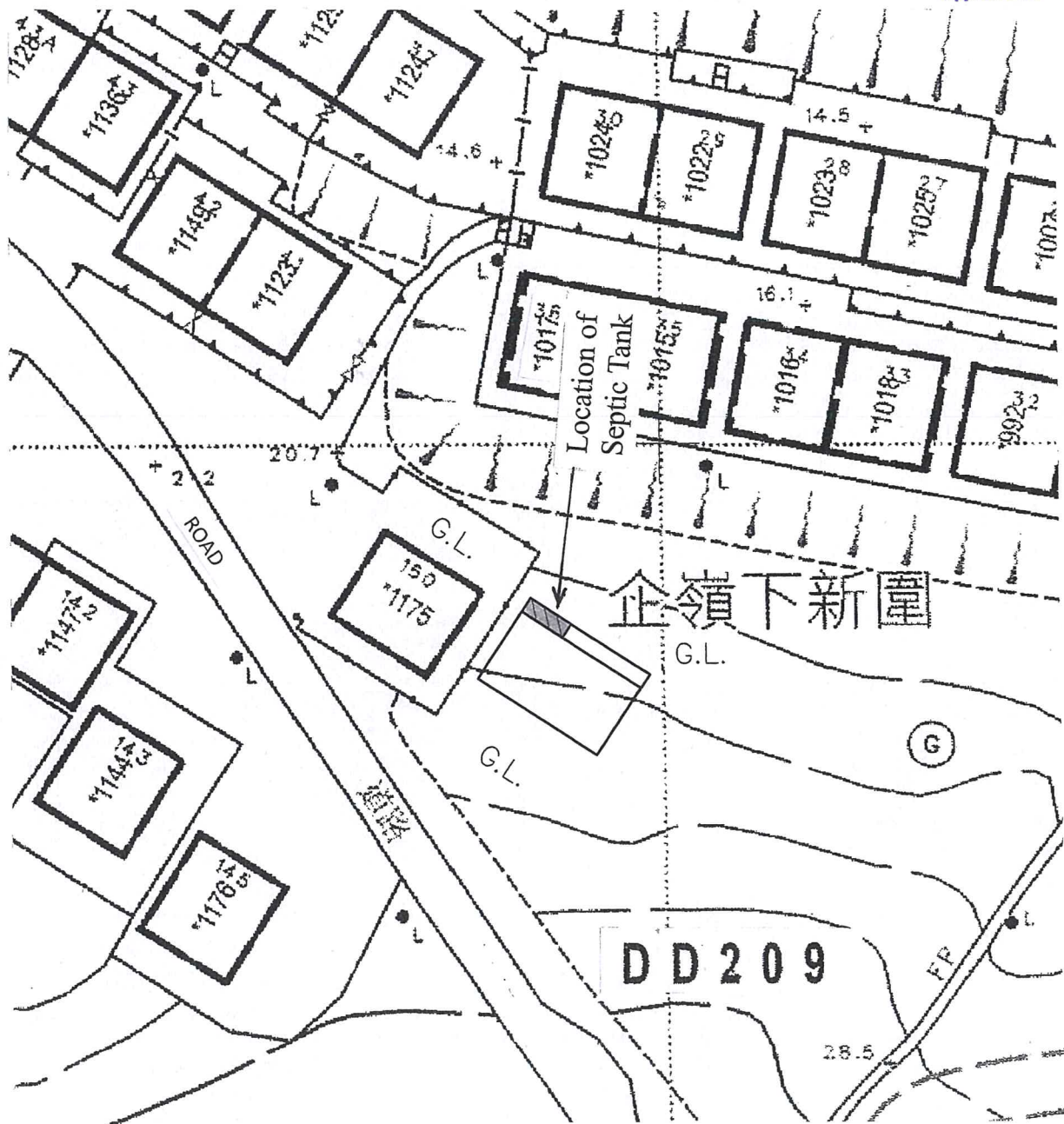
From Survey Sheet No. 8-NW-C



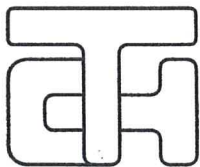
SCALE 1:5000

Location Plan of Proposed Septic Tank on Government Land in D.D. 209

Appendix **F**



SCALE 1:500



T.H. & ASSOCIATES LIMITED
(陳德慶測量有限公司)

Approved By

.....
T.H.CHAN (ALS, MHKIS, RPS(LS))
Authorized Land Surveyor

Tel: 26577726 Fax: 26588757 e-mail: thchan_survey@yahoo.com

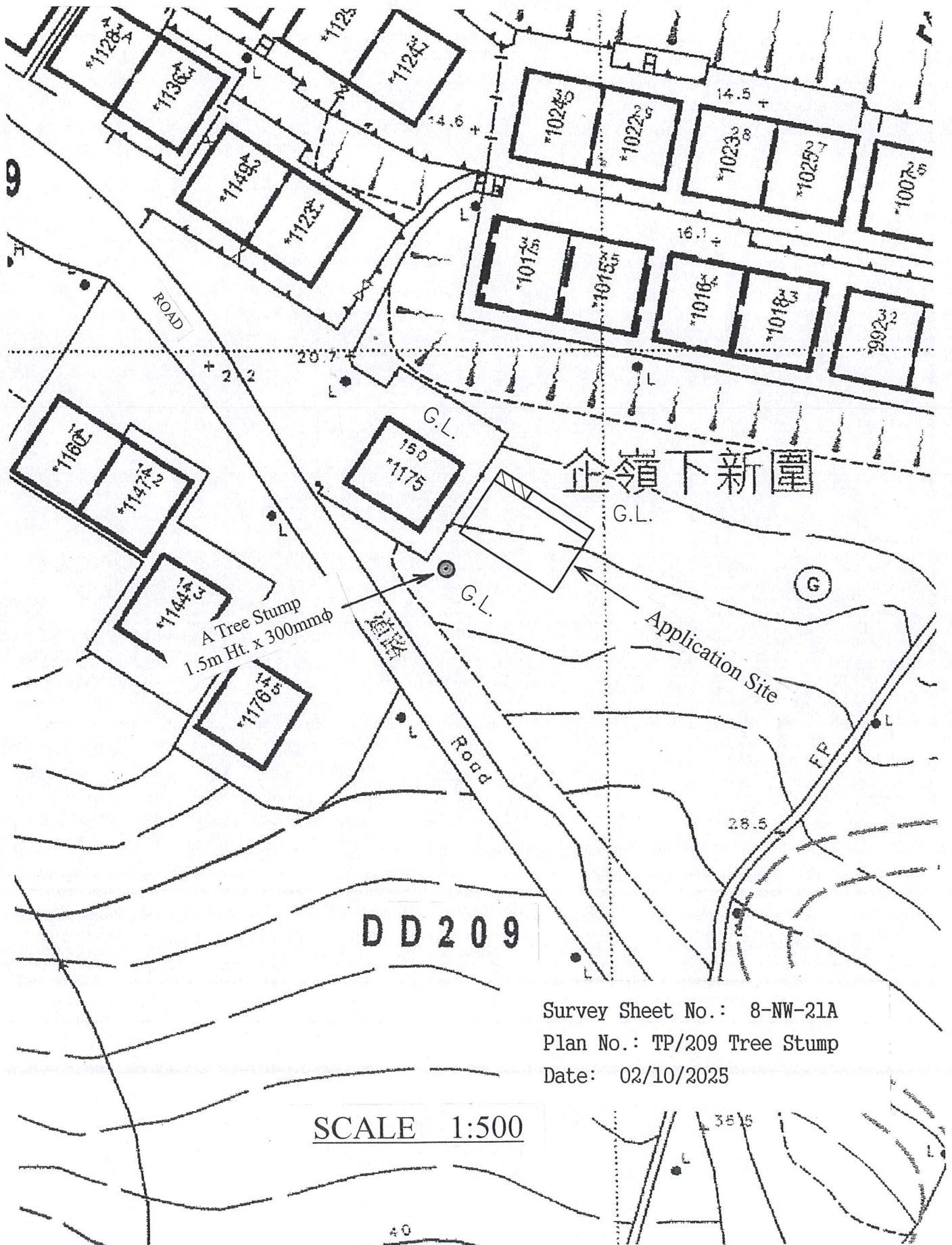
Survey Sheet No.: 8-NW-21A/B

Plan No.: TP/209/GL-Stank

Date: 29/09/2025

Location Plan of A Tree Stump
on Government Land in D.D. 209

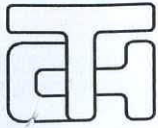
Appendix G



Justification
Small House on Govt. Land in D.D. 209

Appendix ^H

1. The applicant, Mr. Ho Richard Yung Shen (何永盛) is an indigenous villager of Kei Ling Ha San Wai, Tai Po, who wishes to apply for permission to build a small house on Govt. Land under Section 16 of the Town Planning Ordinance;
2. The application site is completely within the Village Environs (VE) of Kei Ling Ha San Wai, an area 100% of the application site is within Green Belt Zone (GB). Centre of the proposed house site is about 18 metres in average away from the Village Type Development (V Zone) on the Shap Sz Heung Outline Zoning Plan S/NE-SSH/11;
3. Land supply within the V Zone of Kei Ling Ha San Wai is very limited and there is high demand of small house application. V Zone owner is unwilling to release his land parcel to others, therefore it is nearly impossible to purchase land such that the footprint of the proposed small house site is completely falling inside V Zone;
4. Site visit was made on 19/9/2025, the site is flat without tree, except a tree stump of 1.5m ht. with 300mm ϕ is found outside the proposed house site, from inspection the tree stump is dry-up (App. G);
5. There is No ditches or stream courses within 30 metres of the subject site;
6. The proposed small house is considered compatible with the rural environment and will be visually un-intrusive to the surrounding area;
7. At present, there is an Access Road leading to the application site through Sai Sha Road, as the subject site is within the Rural Area, therefore it would NOT cause any adverse traffic impact to its surrounding area;
8. Similar applications (application No. A/NE-SSH/29, A/NE-SSH/40, A/NE-SSH/73, A/NE-SSH/58, A/NE-SSH/45, A/NE/SSH/83-1, A/NE-SSH/125 and A/NE-SSH/81 next to the application site) for small houses within GB Zone were approved by the Board in the past;
9. Applicant wishes sympathetic consideration would be given to his application and permission would be granted.



T.H. & ASSOCIATES LIMITED

陳德慶測量有限公司

G/F, 37 Po Yick Street, Tai Po, N.T.
香港新界大埔普益街三十七號地下

Managing Director

T. H. CHAN 陳德慶

MHKIS, MRICS, RPS (LS), ALS MHKIS, MRICS, ALS

Tel 電話: 26577726 Fax 傳真: 26588757

E-mail 電郵: [REDACTED]

Appendix Ia of RNTPC
Paper No. A/NE-SSH/166

J. C. NG 吳佐材

MHKIS, MRICS, ALS

Your ref:

Our ref:

Date: 18th November, 2025.

Miss Lo / D.P.O.

Tel.: 2158 6043

Re: A/NE-SSH/166

Applicant: Ho Richard Yung Shen

Reference to above, we were informed on 14th November, 2025 and we are on behalf of our applicant to forward his D.L.O.'s application dated 10th October, 2025 as well as the proposed small house plan for your retention please.

Thank you for your kind attention.

c.c. Mr. Ho Richard Yuen Shen



T.H. & Associates Ltd.



電話 Tel: 2654 1176

圖文傳真 Fax: 2650 9896

電郵地址 Email: gendlotp@landsd.gov.hk

本署檔號 Our Ref: (7) in LM (1) in DLO/TP 1/2025

來函檔號 Your Ref:

來函請註明本署檔號

Please quote our reference in your reply

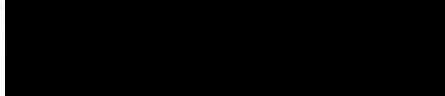


地政總署
大埔地政處
DISTRICT LANDS OFFICE/
TAI PO
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

新界大埔汀角路一號大埔政府合署一樓
1/F, TAI PO GOVERNMENT OFFICES BUILDING,
1 TING KOK ROAD, TAI PO, NEW TERRITORIES.
網址 Website: www.landsd.gov.hk

Mr. HO, Richard Yung Shen



By Registered Service

17 MAR 2025

Dear Sir,,

**Application for Building a Small House
Government Land in D.D. 209
Kei Ling Ha San Wai, Sai Kung North, N.T.**

I refer to your captioned application of 23 January 2025.

2. After reviewing the information submitted, I wish to inform you that your application for building a small house cannot be further processed and thus your application is hereby rejected due to the following reason:

[The proposed site is outside 'V' zone encircling a recognized village but planning permission from the Town Planning Board for small house development on the application site has not been obtained.]

3. Before we can further process your application, you are required to resolve the above problem(s) or provide justification(s) / supplementary information to substantiate your small house application. If you have resolved the problem(s), you are required to notify this office by using the Standard Notification Letter attached herewith, and we will process your application as a fresh application.

4. If there is any change on the particulars contained in your Composite Application Form (CAF) submitted to this office on 23 January 2025, you are also required to submit a fresh CAF to this office together with the Standard Notification Letter.

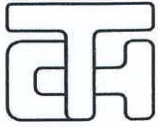
5. Should you have further enquiries, please contact our Mr. CHEUNG at [REDACTED] or the undersigned at [REDACTED]

Yours faithfully,

(Ms. W.T. LO)

for District Lands Officer, Tai Po

Encl.
Standard Notification Letter



T.H. & ASSOCIATES LIMITED

陳德慶測量有限公司

Managing Director

T. H. CHAN 陳德慶

MHKIS, MRICS, RPS (LS), ALS

Consultant

J. C. NG 吳佐材

MHKIS, MRICS, ALS

G/F, 37 Po Yick Street, Tai Po, N.T.

香港新界大埔普益街三十七號地下

Tel 電話: 26577726 Fax 傳真: 26588757

E-mail 電郵: [REDACTED]

Your ref:

Our ref:

Date: 10th October, 2025.

To: District Lands Officer / Tai Po

Attn.: Miss Kwan

Tel: 2654 1373

COPY

Re-Submission of Proposed Small House Plan

Ref. LM(1) in DLO/TP1/2025

New Plan No. TP/209/GL-RE1

We would like to inform you that we are on behalf of applicant Mr. Ho Richard Yung Shen to submit 2 copies of fresh small house plans for your retention please.

Old Plan TP/209/GL-RE is superseded by New Plan TP/209/GL-RE1 dated 29/9/2025.

Thank you for your kind attention.

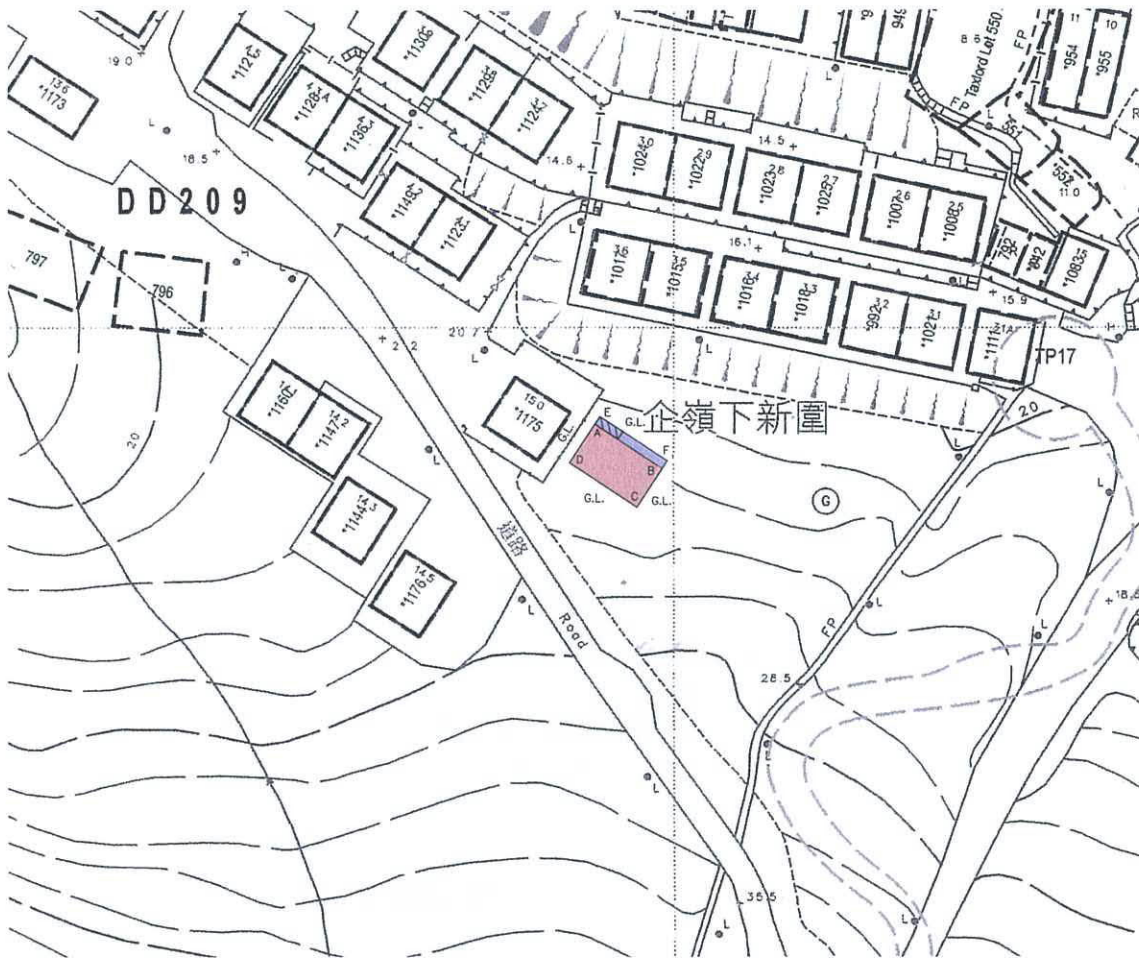


T.H. & Associates Limited

RECEIVED BY DLO/TP
2025 OCT 13 15:59

c.c. 何玉飛

Dimension Plan of the Proposed Small House on Government Land in D.D. 209 Tai Po

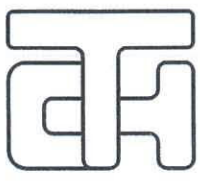


公司存 File

Coloured Pink Area 65.03 Square Metres (About)
Scale 1 : 1000

- Balcony
- Septic Tank (3.66m x 1.22m)

Side	Bearing ° ' "	Distance in Metres	Pt	Co-ordinate Data (1980 Datum)		Remarks
				N	E	
A - B	123 25 15	10.668	A	830687.297	845789.532	
B - C	213 25 15	6.096	B	830681.422	845798.436	
C - D	303 25 15	10.668	C	830676.334	845795.078	
D - A	33 25 15	6.096	D	830682.209	845786.174	
Co-ordinates of the balcony						
E - F	123 25 15	10.668	E	830688.316	845790.204	
F - B	213 25 15	1.220	F	830682.440	845799.108	
B - A	303 25 15	10.668	B	830681.422	845798.436	
A - E	33 25 15	1.220	A	830687.297	845789.532	



T.H. & ASSOCIATES LIMITED
(陳 德 慶 測 量 有 限 公 司)

Approved By

T.H.CHAN (ALS, MHKIS, RPS(LS))
Authorized Land Surveyor

Tel: 26577726 Fax: 26588757 e-mail: [REDACTED]

Survey Sheet No.: 8-NW-21B

Plan No.: TP/209/GL-RE1

Date: 29-09-2025

**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.

**Relevant Extracts of Town Planning Board Guidelines for
Application for Development within Green Belt Zone
under Section 16 of the Town Planning Ordinance
(TPB-PG No. 10)**

- (a) there is a general presumption against development (other than redevelopment) in a “Green Belt” (“GB”) zone;
- (b) an application for new development in “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas;
- (c) an application for New Territories Exempted House (NTEH) with satisfactory sewage disposal facilities and access arrangements may be approved if the application sites are in close proximity to existing villages and in keeping with the surrounding uses, and where the development is to meet the demand from indigenous villagers;
- (d) the design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment;
- (e) the proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area;
- (f) the proposed development should not overstrain the overall provision of government, institution and community facilities in the general area;
- (g) the proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution; and
- (h) any proposed development on a slope or hillside should not adversely affect slope stability.

Similar Applications

Approved Applications

Application No.	Proposed Use(s) / Development(s)	Zoning(s)	Date of Consideration
A/NE-SSH/29	3 Houses (Small Houses)	“GB”, “V” and “G/IC”	16.5.2003
A/NE-SSH/40	Proposed House (New Territories Exempted House (NTEH) - Small House)	“GB” and “V”	17.12.2004
A/NE-SSH/45	Proposed House (NTEH - Small House)	“GB”	26.8.2005
A/NE-SSH/58	Proposed House (NTEH - Small House)	“GB”	24.8.2007
A/NE-SSH/73	Proposed House (NTEH - Small House)	“GB”	27.8.2010
A/NE-SSH/81	Proposed House (NTEH - Small House)	“GB”	10.8.2012
A/NE-SSH/83	Proposed House (NTEH - Small House)	“GB”	24.8.2012
A/NE-SSH/84 ¹	Proposed House (NTEH - Small House)	“GB”	5.10.2012
A/NE-SSH/86	Proposed House (NTEH - Small House)	“GB”	6.9.2013
A/NE-SSH/87 ²	Proposed House (NTEH - Small House)	“GB”	7.2.2014
A/NE-SSH/102 ³	Proposed House (NTEH - Small House)	“GB” and “V”	10.6.2016
A/NE-SSH/125 ²	Proposed House (NTEH - Small House)	“GB”	16.11.2018
A/NE-SSH/148 ¹	Proposed House (NTEH - Small House)	“GB”	22.9.2023
A/NE-SSH/158 ³	Proposed House (NTEH - Small House)	“GB” and “V”	8.11.2024

Remarks

- ¹: Applications No. A/NE-SSH/84 and 148 cover the same site.
- ²: Applications No. A/NE-SSH/87 and 125 cover the same site.
- ³: Applications No. A/NE-SSH/102 and 158 cover the same site.

Rejected Applications

Application No.	Proposed Use(s) / Development(s)	Zoning(s)	Date of Consideration	Rejection Reasons
A/NE-SSH/116*	Proposed House (NTEH - Small House)	“GB”	15.6.2018	R1 – R4
A/NE-SSH/123*	Proposed House (NTEH - Small House)	“GB”	19.10.2018	R1 – R4

Remarks

*: Application No. A/NE-SSH/123 covers part of the site of previous application No. A/NE-SSH/116.

Rejection Reasons

- R1 The proposed development was not in line with the planning intention of the “Green Belt” (“GB”) zone, which was primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There was a general presumption against development within this zone. There was no strong planning justification in the submission for a departure from the planning intention.
- R2 The proposed development was not in line with the Town Planning Board Guidelines for ‘Application for Development within “GB” zone under section 16 of the Town Planning Ordinance’ in that the proposed development has involved clearance of vegetation and generated adverse landscape impact to the area.
- R3 The proposed development did not comply with the Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories in that it would cause adverse landscape impact on the surrounding areas and there was no general shortage of land in meeting the demand for Small House development in the “Village Type Development” (“V”) zone of Kei Ling Ha San Wai.
- R4 Land was still available within the “V” zone of Kei Ling Ha San Wai which is primarily intended for Small House development. It was considered more appropriate to concentrate the proposed Small House development within the “V” zone for more orderly development pattern, efficient use of land and provision of infrastructure and services.

Detailed Comments from Relevant Government Departments

1. Land Administration

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

- no objection to the application;
- the applicant is an indigenous villager of Kei Ling Ha San Wai of Sai Kung North Heung, as confirmed by the Vice-chairman of Sai Kung North Rural Committee. However, his eligibility for a Small House (SH) grant has yet to be ascertained;
- the applicant has applied for a SH on the Site; however the application was rejected since no valid planning permission has been granted;
- the Site is on Government Land and falls wholly within the village 'environs' of Kei Ling Ha San Wai. Also, the Site is not covered by Modification of Tenancy or Building Licence; and
- the applicant is required to comply with the Drainage and Health Requirements for standard septic tank and soakage pit system if adopted.

2. Nature Conservation

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

- considering that the entire Site is covered with weeds or common plant species and is surrounded by developed areas, he has no comment on the application from nature conservation point of view.

3. Landscape

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

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo taken in 2025, the Site is located in an area of rural coastal plain

landscape character comprising village houses and dense woodland. The proposed use is not entirely incompatible with the surrounding environment;

- with reference to the site photos taken on 18.11.2025, the Site is largely covered with self-seeded vegetation with no significant landscape resources. Significant adverse landscape impact arising from the application is not anticipated; and
- her advisory comments are at **Appendix VI**.

4. **Traffic**

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

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

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

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

5. **Environment**

Comments of the Director of Environmental Protection (DEP):

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

6. **Drainage**

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

DSD):

- no objection to the application from public drainage viewpoint; and
- her advisory comments are at **Appendix VI**.

7. **Water Supplies**

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

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

8. **Fire Safety**

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

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

9. **Demand and Supply of Small House Sites**

According to DLO/TP, LandsD's record, the total number of outstanding Small House applications for Kei Ling Ha San Wai is 13, while the 10-year Small House demand forecast is 16. Based on the latest estimate by PlanD, about 0.95 ha of land (or equivalent to about 37 Small House sites) is available within the "V" zone of Kei Ling Ha San Wai for Small House development. Therefore, the land available can fully meet the future demand of 29 Small Houses (or equivalent to about 0.73 ha of land).

Recommended Advisory Clauses

- (a) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (b) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) adequate drainage measures shall be provided to prevent surface water running from the Site to nearby public roads and drains; and
 - (ii) the access road connecting the Site with Sai Sha Road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site to Sai Sha Road;
- (c) to note the comments of the Director of Environmental Protection (DEP) that the applicant is reminded to follow the requirements set out in the Professional Persons Environmental Consultative Committee Practice Notes 1/23 for the design and construction of the proposed septic tank system;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the Site is in an area where no DSD's stormwater drain and sewerage network are available; and
 - (ii) the Site is in an area where no public sewerage connection is available. Environmental Protection Department should be consulted regarding the sewerage treatment/disposal aspects of the proposed development and the provision of septic tank;
- (e) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that for provision of water supply to the proposed development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant and his/her successor(s) 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;

- (f) to note the comments of the Director of Fire Services (D of FS) that the applicant is reminded to observe "New Territories Exempted Houses – A Guide to fire Safety Requirements" administered by LandsD. Detailed fire safety requirements would be formulated upon receipt of formal application via Lands Department;
- (g) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that there is a high pressure underground town gas transmission pipeline (running along Sai Sha Road) in the vicinity of the Site. As a general reminder, all parties involved in underground works shall liaise with The Hong Kong and China Gas Company Limited in respect of the exact locations of existing or planned gas pipes/gas installations in the vicinity of the works site and any required minimum set back distance away from them. The applicant is required to observe the Electrical and Mechanical Services Department's requirements on the "Avoidance of Damage to Gas Pipes - 2nd Edition" ([https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_\(Eng\).pdf](https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_(Eng).pdf)) for reference; and
- (h) to note that the permission is only given to the development under application. If provision of an access road is required for the proposed development, the applicants should ensure that such access road (including any necessary filling/excavation of land) complies with the provisions of the relevant statutory plan and obtains planning permission from the Town Planning Board where required before carrying out the road work.

2

城市規劃委員會
北角渣華道 333 號
北角政府合署 15 樓

申請編號 A/NE-SSH/166

敬啟者

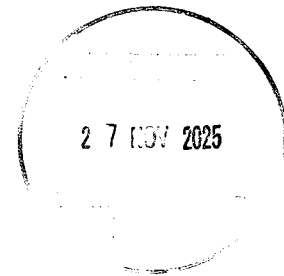
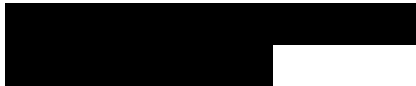
我是企嶺下新圍居民代表何連興，因收集了村民反映和意見，反對在這綠化地帶興建小型屋宇，理由如下：

- 1 既然是綠化地帶，不能興建屋宇，因破壞環境。
- 2 這是一個茂盛豐密的樹林，當大雨來臨，有疏散洪水作用，因這是一個斜坡，有非常嚴重”的洪水排放，如在此興建屋宇，一定造成嚴重水浸，影響其他屋宇。
- 3 太近馬路邊，影響安全，而且在斜坡上。
- 4 曾有村民何觀勝在這附近申請興建小型屋宇，長達五年，最後不獲批准，理由這是綠化地帶。如批准這個，而反對那個，肯定以後有司法覆核。
- 5 隔離有塊墓地，會影響風水。
- 6 申請人長居海外，不在香港定居，村中慣例不及格申請。
- 7 偷步平整工程，本來是密集樹林，現在給違規斬掉很多樹木，這樣違規犯法的事不能鼓勵。免得以後有人照辦。

謝謝

企嶺下新圍居民代表何連興

何連興 27/11/2025.





tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年12月09日星期二 15:38
收件者: tpbpd/PLAND
主旨: KFBG's submissions on three planning applications
附件: 251209 s16 SSH 166.pdf; 251209 s16 TKL 822.pdf; 251209 s16 HTF 1202.pdf
類別: Internet Email

Dear Sir/ Madam,

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

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Email Disclaimer:

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

9th December, 2025.

By email only

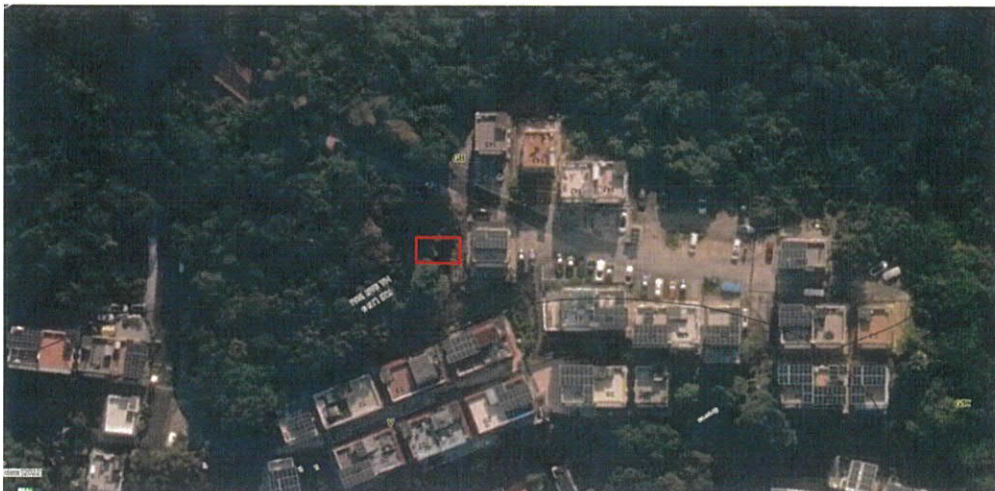
Dear Sir/ Madam,

Proposed House (New Territories Exempted House - Small House)
(A/NE-SSH/166)

1. We refer to the captioned.
2. The application site is entirely within Green Belt (GB) zone. Its planning intention is as follows:

The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

3. We then urge the Board to look at the photo below which was extracted from the Town Planning Board Statutory Planning Portal 3 (the site is indicated by the red rectangle).



4. The photo below was taken in December 2025, which shows the application site (approximately indicated by the red circle) and the well-wooded/ vegetated GB zone.



5. We recommend that the Board consider whether there is still space for Small House development within the nearby Village Type Development zone, and also consider the potential cumulative impact of approving this application.

6. We urge the Board to reject this application as it is not in line with the planning intention of the GB zone.

7. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



Urgent Return receipt Expand Group Restricted Prevent Copy

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年12月08日星期一 3:03
收件者: tpbpd/PLAND
主旨: A/NE-SSH/166 DD 209 Kei Ling Ha San Wai, Sai Kung North
類別: Internet Email

A/NE-SSH/166

Government Land in D.D. 209, Kei Ling Ha San Wai, Sai Kung North

Site area: About 65.03sq.m

Zoning: "Green Belt"

Applied development: NET House

Dear TPB Members,

Strong Objections.

Government land zoned GB. There are still vacant lots in the village that can be used for the construction of village houses.

In addition, the application does not include the additional land that would be required to accommodate the septic tank and access to the house.

The application should be rejected in line with current policy to contain such developments within the 'V' zone.

Mary Mulvihill

Location Plan of Proposed Septic Tank on Government Land in D.D. 209

Appendix **F**



SCALE _____

	T.H. & ASSOCIATES LIMITED (陳德慶測量有限公司) Approved By	Survey Sheet No.: 8-NW-21A/B
	T.H.CHAN (ALS, MHKIS, RPS(LS)) Authorized Land Surveyor	Plan No.: TP/209/GL-Stank
	Tel: Fax: e-mail:	Date: 29/09/2025

參考編號 REFERENCE No. A/NE-SSH/166	繪圖 DRAWING A-1
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(來源：申請人建議書)
(SOURCE: APPLICANT'S SUBMISSION PLAN)

Location Plan of A Tree Stump on Government Land in D.D. 209

Appendix G

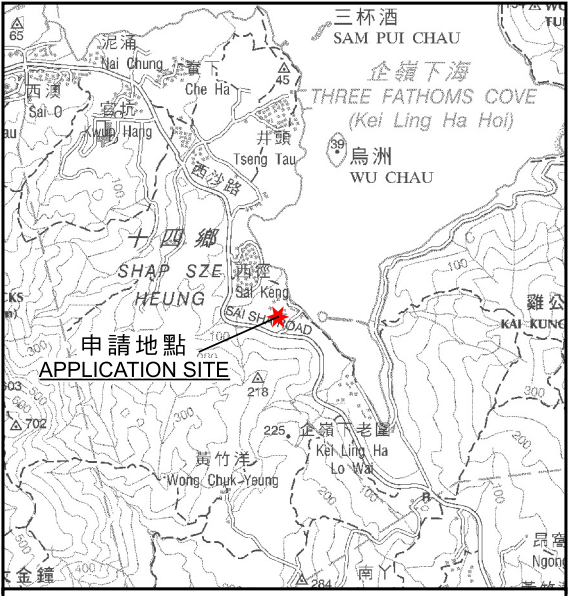
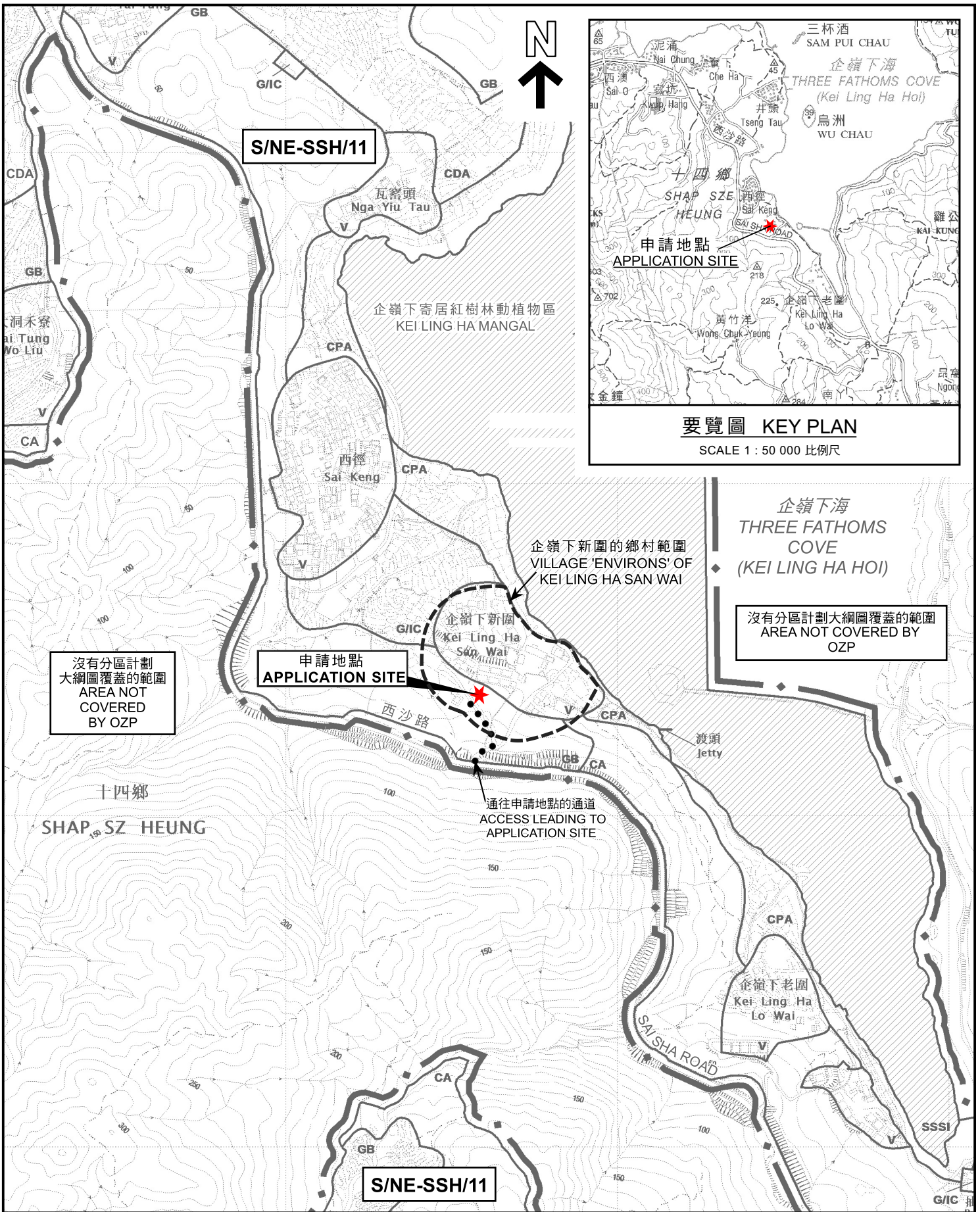


Survey Sheet No.: 8-NW-21A
 Plan No.: TP/209 Tree Stump
 Date: 02/10/2025

SCALE

參考編號 REFERENCE No. A/NE-SSH/166	繪圖 DRAWING A-2
------------------------------------	----------------

(來源：申請人建議書)
 (SOURCE: APPLICANT'S SUBMISSION PLAN)



要覽圖 KEY PLAN
SCALE 1 : 50 000 比例尺

沒有分區計劃
大綱圖覆蓋的範圍
AREA NOT
COVERED
BY OZP

申請地點
APPLICATION SITE

企嶺下新圍的鄉村範圍
VILLAGE 'ENVIRONS' OF
KEI LING HA SAN WAI

沒有分區計劃大綱圖覆蓋的範圍
AREA NOT COVERED BY
OZP

通往申請地點的通道
ACCESS LEADING TO
APPLICATION SITE

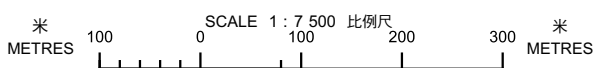
S/NE-SSH/11

位置圖 LOCATION PLAN

本摘要圖於2025年12月11日擬備，
所根據的資料為於2015年10月6日
核准的分區計劃大綱圖編號S/NE-SSH/11
EXTRACT PLAN PREPARED ON 11.12.2025
BASED ON OUTLINE ZONING PLAN
No. S/NE-SSH/11 APPROVED ON 6.10.2015

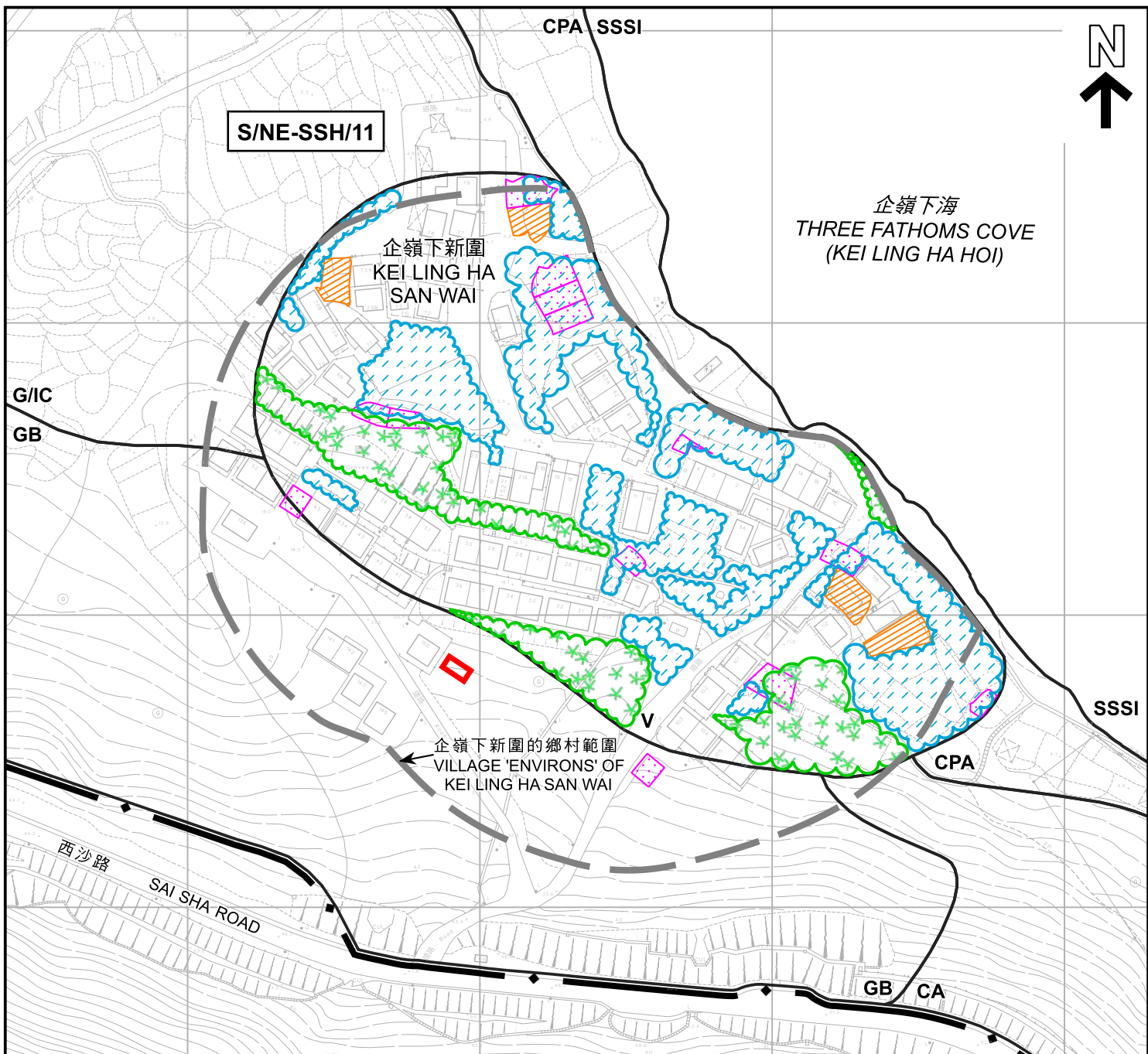
擬議屋宇 (新界豁免管制屋宇-小型屋宇)
新界西貢北企嶺下新圍丈量約份第209約的政府土地
PROPOSED HOUSE
(NEW TERRITORIES EXEMPTED HOUSE - SMALL HOUSE)
GOVERNMENT LAND IN D.D. 209, KEI LING HA SAN WAI,
SAI KUNG NORTH, NEW TERRITORIES

 **規劃署**
Planning Department



參考編號
REFERENCE No.
A/NE-SSH/166

圖 PLAN
A-1



圖例 LEGEND

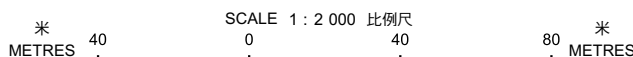
-  申請地點 (界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)
- V** 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- G/IC** 政府、機構或社區
GOVERNMENT, INSTITUTION
OR COMMUNITY
- GB** 綠化地帶
GREEN BELT
- CA** 自然保育區
CONSERVATION AREA
- CPA** 海岸保護區
COASTAL PROTECTION AREA

- SSSI** 具特殊科學價值地點
SITE OF SPECIAL SCIENTIFIC
INTEREST
-  樹群/斜坡
TREE / SLOPE
-  可用於發展小型屋宇的土地
(根據規劃署的估計)
CLUSTER LAND AVAILABLE FOR
SMALL HOUSE DEVELOPMENT
(BASED ON PLAND'S ESTIMATE)
-  獲地政處批准的小型屋宇批地/
重建新界豁免管制屋宇申請
SMALL HOUSE GRANT/
NTEH REDEVELOPMENT APPLICATION
APPROVED BY DLO
-  正在處理中的小型屋宇批地申請
SMALL HOUSE GRANT APPLICATION
BEING PROCESSED

沒有分區計劃
大綱圖覆蓋的範圍
AREA NOT
COVERED
BY OZP

**在「鄉村式發展」地帶內預計可供發展小型屋宇的土地數量
ESTIMATED AMOUNT OF LAND AVAILABLE FOR
SMALL HOUSE DEVELOPMENT WITHIN THE "V" ZONE**

擬議屋宇 (新界豁免管制屋宇-小型屋宇)
PROPOSED HOUSE
(NEW TERRITORIES EXEMPTED HOUSE - SMALL HOUSE)
GOVERNMENT LAND IN D.D. 209, KEI LING HA SAN WAI,
SAI KUNG NORTH, NEW TERRITORIES



本摘要圖於2025年12月23日擬備，
所根據的資料為測量圖編號
8-NW-21A、B、C及D
EXTRACT PLAN PREPARED ON 23.12.2025
BASED ON SURVEY SHEETS No.
8-NW-21A, B, C & D



規劃署
Planning Department

參考編號
REFERENCE No.
A/NE-SSH/166

圖 PLAN
A-2b



S/NE-SSH/11

企嶺下海
THREE FATHOMS COVE
(KEI LING HA HOI)

企嶺下新圍
KEI LING HA SAN WAI

沒有分區計劃
大綱圖覆蓋的範圍
AREA NOT
COVERED
BY OZP

圖例 LEGEND

 申請地點 (界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

航攝照片 AERIAL PHOTO

擬議屋宇 (新界豁免管制屋宇-小型屋宇)
新界西貢北企嶺下新圍丈量約份第209約的政府土地
PROPOSED HOUSE
(NEW TERRITORIES EXEMPTED HOUSE - SMALL HOUSE)
GOVERNMENT LAND IN D.D. 209, KEI LING HA SAN WAI,
SAI KUNG NORTH, NEW TERRITORIES



規劃署
Planning Department

本摘要圖於2025年12月11日擬備，
所根據的資料為地政總署
於TDOP系列的正射影像圖
EXTRACT PLAN PREPARED ON 11.12.2025
BASED ON ORTHOPHOTO IN TDOP SERIES
BY LANDS DEPARTMENT

參考編號
REFERENCE No.
A/NE-SSH/166

圖 PLAN
A-3

1



2



申請地點界線只作識別用
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2025年12月11日擬備，所根據的資料為攝於2025年11月18日的實地照片
PLAN PREPARED ON 11.12.2025 BASED ON SITE PHOTOS TAKEN ON 18.11.2025

擬議屋宇（新界豁免管制屋宇-小型屋宇）
新界西貢北企鵝下新圍丈量約份第209約的政府土地
PROPOSED HOUSE
(NEW TERRITORIES EXEMPTED HOUSE - SMALL HOUSE)
GOVERNMENT LAND IN D.D. 209, KEI LING HA SAN WAI,
SAI KUNG NORTH, NEW TERRITORIES



規劃署
Planning Department

參考編號
REFERENCE No.
A/NE-SSH/166

圖 PLAN
A-4