

R-1

致城市規劃委員會
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

我是企嶺下新圍村居民代表何連興，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：

- 1 這是綠化地帶，不應該興建小型屋宇，影響環境。
- 2 這是一個茂盛豐密樹林，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 太接近馬路邊，而且在斜坡上，影響安全。
- 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，理由是綠化地帶，如批准這個，反對另一個，這便不公平和將來一定有司法程序。
- 5 附近有塊墓地，會影響風水。
- 6 申請人長居海外，不合資格申請。
- 7 偷步斬樹，平整工程，本來是密集樹林，先破壞，後建設。這樣違規行為不能鼓勵，免得後人照辦。

謝謝

企嶺下新圍村居民代表何連興

何連興

4/3/2026



From: [REDACTED]
Sent: 2026-03-10 星期二 04:25:26
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: A/NE-SSH/166 DD 209 Kei Ling Ha San Wai, Sai Kung North GB

Dear TPB Members,

On 9 Jan: The Committee noted that there was sufficient land within the "Village Type Development" zone of Kei Ling Ha San Wai to fully meet the Small House demand (both outstanding Small House applications plus 10-year Small House demand), Town Planning Appeal No. 3 of 2024
Proposed House (New Territories Exempted House - Small House) in "Green Belt" Zone, Lot 391 S.A in D.D. 28, Lung Mei, Tai Po
Application No. A/NE-TK/793
is relevant to this applicaiton.

This application does not fulfill the criteria laid out by TPAB for an exemption.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 8 December 2025 3:03 AM HKT
Subject: A/NE-SSH/166 DD 209 Kei Ling Ha San Wai, Sai Kung North

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.

Urgent Return receipt Expand Group Restricted Prevent Copy

Mary Mulvihill

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

本人丘玉英，是西貢北企嶺下新圍村原居民，
得知上述地段有人申請興建小型屋宇，本人表示強烈反對。

- 1 這裡既然是綠化地帶，不能興建小型屋宇，因破壞環境。
- 2 這裡是一個茂盛豐密的樹林，當大雨來臨，有疏散洪水作用，否則會造嚴重水浸。
- 3 太接近馬路邊，又在斜坡上，影響安全。
- 4 本人小叔何觀勝，是本村原居民，曾在這附近地段申請興建小型屋宇。長達五，六年之久，終於被反對，理由這是綠化地，不能興建屋宇。如批准這個，反對那個，造成不公平現象，肯定以後有司法覆核。
- 5 隔離有塊墓地，會影響風水，不能興建屋宇。
- 6 申請人長居海外，不合資格申請。
- 7 曾偷步平整工程，非法斬樹，如得逞，後人會抄襲，不能鼓勵。

丘玉英

丘玉英

11/3/2026



致城市規劃委員會
北角渣華道 333 號
北角政府合署 15 樓

R-4

申請編 A/NE-SSH/166

敬啟者

我是企嶺下新圍原居民何志鴻，對上述編號申請興建小型屋宇表示反對，理由如下：

- 1 既然這是綠化地帶，就不應該興建屋宇，影響環境。
- 2 這是一個樹林，有大雨來臨，有疏散洪水作用，免受水浸。
- 3 這是一個斜坡，和接近馬路邊，造成危險。
- 4 隔離有墓地，影響風水。
- 5 曾偷步先斬樹，即是先破壞，後建設。做成違規先例。

企嶺下新圍原居民何志鴻

何志鴻

13/3/2026



tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年03月16日星期一 17:25
收件者: tpbpd/PLAND
主旨: KFBG's submissions on three planning applications
附件: 260316 s16 KTN 1203.pdf; 260316 s16 KTN 1210.pdf; 260316 s17 SSH 166c.pdf
類別: [REDACTED]

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)

16th March, 2026.

By email only

Dear Sir/ Madam,

Proposed House (New Territories Exempted House - Small House)
(A/NE-SSH/166)
(Review under Section 17)

1. We refer to the captioned.
2. We urge the Board to reject this application as it is not in line with the planning intention of the Green Belt zone. Our previous submission is attached below for your reference.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

[Redacted Signature]

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

