

RNTPC Paper No. A/YL-PH/1067  
For Consideration by the  
Rural and New Town Planning  
Committee on 4.7.2025

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/YL-PH/1067**

- Applicant** : Mr TANG Kai Chun represented by Chief Force Limited
- Site** : Lots 3003 S.D and 3005 RP in D.D. 111, Pat Heung, Yuen Long
- Site Area** : 117m<sup>2</sup>
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Pat Heung Outline Zoning Plan (OZP) No. S/YL-PH/11
- Zoning** : “Residential (Group D)” (“R(D)”) (about 56% of the Site)  
[restricted to a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m)]
- “Village Type Development” (“V”) (about 44% of the Site)  
[restricted to maximum building height of 3 storeys (8.23m)]
- Application** : Proposed House (New Territories Exempted House (NTEH) – Small House)

**1. The Proposal**

- 1.1 The applicant, who is an indigenous villager<sup>1</sup> of Wang Toi Shan of Pat Heung as confirmed by the Indigenous Inhabitant Representative, seeks planning permission to build a proposed NTEH (Small House) at the application site (the Site), which falls within an area partly zoned “R(D)” (about 56%) and partly zoned “V” (about 44%) on the OZP (**Plans A-1 and A-2a**). According to the Notes of the OZP, ‘House (NTEH only)’ is always permitted within the “V” zone, whilst ‘House (not elsewhere specified)’ (i.e. other than ‘House (Redevelopment; Addition, Alteration and/or Modification to existing house only)’ is a Column 2 use within the “R(D)” zone which requires planning permission from the Town Planning Board (the Board). The Site is currently vacant and covered by grass (**Plan A-4**).

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<sup>1</sup> As advised by the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD), the eligibility of the applicant for Small House have been scrutinised and the applicant is confirmed as an indigenous villager.

1.2 of the proposed Small House are as follows:

Total Floor Area	: 195.09m <sup>2</sup>
Number of Storeys	: 3
Building Height	: 8.23m
Roofed Over Area	: 65.03m <sup>2</sup>

1.3 The Site is accessible via a local track leading to Kam Tin Road (**Plan A-1**). According to the applicant, the uncovered area of the Site (about 52m<sup>2</sup>) will be used as garden and circulation area. A septic tank will be provided to serve the proposed Small House. The layout plan submitted by the applicant is at **Drawing A-1**.

1.4 In support of the application, the applicant has submitted the following documents:

(a) Application Form with supporting documents (**Appendix I**)  
received on 9.5.2025 and 13.5.2025

(b) Further Information (FI) of 27.6.2025\* (**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 **Appendix I** and **Ia**, and can be summarised as follows:

- (a) The applicant, who is an indigenous villager of Wang Toi Shan Wing Ning Lei and the sole land owner of the Site, is entitled to apply for Small House grant in accordance with the prevailing policy.
- (b) The Site straddles the “V” zone and the “R(D)” zone. Although more than 50% (i.e. about 60%) of the proposed Small House footprint falls within the “V” zone, the proposed footprint is located outside the village ‘environs’ (‘VE’) of a recognised village. Hence, the applicant is advised by Lands Department (LandsD) that planning permission is required from the Board to facilitate the processing of the proposed Small House application.
- (c) Although the proposed Small House footprint is located outside the ‘VE’, about 60% of it falls within the “V” zone. According to the revised Interim Criteria for Consideration of Application for NTEH/Small House in New Territories, 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 and the other criteria can be satisfied.
- (d) The Site is in close proximity to an existing emergency vehicular access and fire hydrant. Suitable fire service installations will be installed at the proposed Small House to the satisfaction of the Fire Services Department.

**3. Compliance with the ‘Owner’s Consent/Notification’ Requirements**

The applicant is the sole ‘current land owner’ of the Site. Detailed information would be deposited at the meeting for Members’ inspection.

**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 promulgated on 7.9.2007 is at **Appendix II**.

**5. Background**

The Site is not subject to any active enforcement action.

**6. Previous Application**

There is no previous application involving the Site.

**7. Similar Applications**

7.1 There are three similar applications, involving two sites, for Small House development within the same “R(D)” zone or straddling the same “R(D)” and “V” zones in the vicinity of the Site since the first promulgation of the Interim Criteria on 24.11.2000. Among them, one application was approved and two were rejected by the Board upon review or by the Rural and New Town Planning Committee (the Committee). Details of these similar applications are summarised at **Appendix III** and their locations are shown on **Plan A-1**.

*Approved Application*

7.2 Application No. A/YL-PH/540 was approved with conditions by the Committee on 11.5.2007 (i.e. before the formal adoption of a more cautious approach in considering Small House application by the Board in August 2015<sup>2</sup>), mainly on the considerations that the application generally complied with the Interim Criteria; the proposed development is not incompatible with the surrounding areas and not in conflict with the planning intention of “R(D)” zone; and the concerned government departments had no objection to or no adverse comment on the application.

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<sup>2</sup> Amongst others, in considering whether there is a general shortage of land in meeting Small House demand, more weighting shall be put on the number of outstanding Small House applications provided by LandsD.

### *Rejected Applications*

7.3 The remaining two applications (No. A/YL-PH/798 and 835) at the same site zoned “R(D)” were rejected by the Board upon review in April 2019 and by the Committee in April 2020 respectively, mainly for the reasons that the proposed development did not comply with the Interim Criteria; land was available within the “V” zone for Small House developments; it was more appropriate to concentrate Small House development within the “V” zone for more orderly development pattern, efficient use of land and provision of infrastructures and services; and there is no exceptional circumstance to justify approval of the application.

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

8.1 The Site is:

- (a) vacant and covered by grass;
- (b) located at the southeastern fringe of Wang Toi Shan Wing Ning Lei and entirely outside the ‘VE’ of any recognised village; and
- (c) accessible via a local track leading to Kam Tin Road.

8.2 The surrounding areas are rural in character comprising mainly open storage/storage yards (one with valid planning permission under application No. A/YL-PH/937) and warehouses intermixed with a few residential structures, a vehicle park, a car repair workshop, a restaurant, vacant land, woodland and grassland.

## **9. Planning Intentions**

9.1 The planning intention of the “R(D)” zone is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board.

9.2 The planning intention of the “V” zone is to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a NTEH. Other commercial, community and recreational uses may be permitted on application to the Board.

**10. Comments from Relevant Government Departments**

10.1 The application has been assessed against the assessment criteria set out in the Interim Criteria (**Appendix II**). The assessment is summarised in the following table:

	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
1.	<p>Within “V” zone?</p> <ul style="list-style-type: none"> <li>- Footprint of the proposed Small House</li> <li>- The Site</li> </ul>	<p>60%</p> <p>44%</p>	<p>40%</p> <p>56%</p>	<ul style="list-style-type: none"> <li>- About 40% of the footprint of the proposed Small House falls within the “R(D)” zone.</li> <li>- About 56% of the Site falls within the “R(D)” zone.</li> </ul>
2.	<p>Within ‘VE’?</p> <ul style="list-style-type: none"> <li>- Footprint of the proposed Small House</li> <li>- The Site</li> </ul>	<p>-</p> <p>-</p>	<p>100%</p> <p>100%</p>	<ul style="list-style-type: none"> <li>- DLO/YL, LandsD advises that the Site does not fall within the ‘VE’ of any recognised village.</li> </ul>
3.	<p>Sufficient land in “V” zone to meet Small House demand (outstanding Small House application plus 10-year Small House demand)?</p> <p>Sufficient land in “V” zone to meet outstanding Small House applications?</p>	<p>✓</p> <p>✓</p>		<p><u>Land Required</u></p> <ul style="list-style-type: none"> <li>- Land required to meet Small House demand in Wang Toi Shan: about 27.6 ha (equivalent to about 1,105 Small House sites). The number of outstanding Small House applications for Wang Toi Shan is 85 whilst the 10-year Small House demand forecast is about 1,020.</li> </ul> <p><u>Land Available</u></p> <ul style="list-style-type: none"> <li>- Land available to meet Small House demand within the “V” zone of Wang Toi Shan: about 27.9 ha (equivalent to about 1,116 Small House sites) (<b>Plan A-2b</b>).</li> </ul>
4.	<p>Compatible with the planning intention of “R(D)” zone?</p>	<p>✓</p>		<ul style="list-style-type: none"> <li>- The proposed Small House is not in conflict with the planning intention of the “R(D)” zone.</li> </ul>

	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
5.	Compatible with surrounding area/development?	✓		- The proposed Small House is considered not incompatible with the surrounding areas which are rural in character comprising mainly open storage/storage yards and warehouses intermixed with a few residential structures, a vehicle park, a car repair workshop, a restaurant, vacant land, woodland and grassland ( <b>Plan A-2a</b> ).
6.	Within Water Gathering Grounds (WGGs)?		✓	- The Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) has no objection to the application.
7.	Encroachment onto planned road networks and public works boundaries?		✓	
8.	Need for provision of fire service installations and emergency vehicular access (EVA)?		✓	- The Director of Fire Services (D of FS) has no in-principle objection to the application provided that the proposed Small House would not encroach on any existing EVA or planned EVA under application in accordance with LandsD's record. The applicant is reminded to observe 'New Territories Exempted House – A Guide to Fire Safety Requirements' which is administrated by LandsD.
9.	Traffic impact?	✓		- The Commissioner for Transport (C for T) has no comment on the application from traffic engineering perspective.  - C for T considers that Small House development should be confined within "V" zone as far as possible. Although additional traffic generated by the proposed Small House is not expected to be significant, such type of development outside the "V" zone, if permitted, will set an undesirable precedent for similar applications

	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
				in the future. The resulting cumulative adverse traffic impact could be substantial. Notwithstanding this, the application involving only one Small House could be tolerated on traffic grounds.
10.	Drainage impact?		✓	- The Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) has no in-principle objection to the application from public drainage point of view.
11.	Sewerage impact?		✓	- The Director of Environmental Protection (DEP) advises that in view of the small scale of the proposed Small House, the application is unlikely to cause major pollution and has no objection to the application.
12.	Landscape impact?		✓	- The Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) has no adverse comment on the application from landscape planning perspective. Significant adverse landscape impact arising from the proposed development is not anticipated.
13.	Local objections conveyed by District Office?		✓	- The District Officer (Yuen Long), Home Affairs Department has no comment on the application and has not received any comment from the locals upon close of consultation.

10.2 Comments from the following government departments have been incorporated in paragraph 10.1 above. Details of comments from government departments are at **Appendix IV**.

- (a) DLO/YL, LandsD;
- (b) D of FS;
- (c) C for T;

- (d) CHE/NTW, HyD
- (e) DEP;
- (f) CE/MN, DSD; and
- (g) CTP/UD&L, PlanD.

10.3 The following government departments have no objection to or no comment on the application:

- (a) CE/C, WSD; and
- (b) Project Manager (West), Civil Engineering and Development Department.

## **11. Public Comment Received During Statutory Publication Period**

On 16.5.2025, the application was published for public inspection. During the statutory public inspection period, one public comment was received from an individual expressing concern on the application that the Site is not the subject of any previously approved application; and there is sufficient land in the “V” zone for Small House development as most of it is being used for vehicle parking (**Appendix VI**).

## **12. Planning Considerations and Assessments**

- 12.1 The application is for a proposed NTEH (Small House) at the Site partly zoned “R(D)” (56%) and partly zoned “V” (44%) (**Plan A-2a**). Whilst the proposed Small House is always permitted within the “V” zone, such use within the “R(D)” zone requires planning permission from the Board. The proposed Small House is not in conflict with the planning intention of the “R(D)” zone and there is currently no known proposal for long-term development at the Site or in its vicinity within the “R(D)” zone.
- 12.2 The proposed Small House at the Site, which is currently vacant and covered by grass, is not incompatible with the surrounding areas which are rural in character comprising mainly open storage/storage yards and warehouses intermixed with a few residential structures, a vehicle park, a car repair workshop, a restaurant, vacant land, woodland and grassland. CTP/UD&L, PlanD considers that significant adverse landscape impact arising from the proposed Small House is not anticipated and has no adverse comment on the application. C for T considers that whilst approval of the proposed Small House outside “V” zone will set an undesirable precedent for similar applications in the future, the current application involving only one Small House can be tolerated on traffic grounds and has no objection to the application. Other relevant government departments consulted, including DEP, CE/MN, DSD, D of FS and CE/C, WSD have no objection to or no adverse comment on the application.
- 12.3 Regarding the Interim Criteria (**Appendix II**), the entire footprint of the proposed Small House falls outside the boundary of ‘VE’ of any recognised village, while about 60% of the footprint falls within the “V” zone (**Plan A-2a**). DLO/YL, LandsD advises that the number of outstanding Small House applications for Wang Toi Shan is 85, while the 10-year Small House demand forecast is about

1,020. Based on PlanD's latest estimate, about 27.9 ha of land (equivalent to about 1,116 Small House sites) is available within the "V" zone concerned (**Plan A-2b**). Hence, there is sufficient land within the "V" zone to meet the outstanding Small House applications and even the 10-year Small House demand forecast, notwithstanding that more weighting is put on the number of outstanding Small House applications as provided by LandsD when considering whether there is a general shortage of land in meeting Small House demand under the more cautious approach in considering applications for Small House development adopted by the Board since August 2015. Since land is still available within the "V" zone, it is considered more appropriate to concentrate Small House development within the "V" zone for more orderly development pattern, efficient use of land and provision of infrastructures and services, and favourable consideration is not recommended for the current application which involves a Small House footprint falling entirely outside any 'VE' although not less than 50% (i.e. about 60%) of which falls within the "V" zone.

- 12.4 There is one similar application for Small House development within the same "R(D)" and "V" zones in the vicinity of the Site which was approved by the Committee in 2007 before the Board's formal adoption of a more cautious approach in August 2015 as mentioned in paragraph 7.2 above. Given that land is still available in the "V" zone of the concerned village for Small House development, the planning circumstances of approving the similar application are not applicable to the current application.
- 12.5 Regarding the public comment mentioned in paragraph 11 above, the departmental comments and planning assessments above are relevant.

### **13. Planning Department's Views**

- 13.1 Based on the assessments made in paragraph 12 and having taken into account the public comment mentioned in paragraph 11 above, PlanD does not support the application for the following reason:

land is still available within the "V" zone of Wang Toi Shan 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 4.7.2029, 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 V**.

**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**

<b>Appendix I</b>	Application Form with supporting documents received on 9.5.2025 and 13.5.2025
<b>Appendix Ia</b>	FI received on 27.6.2025
<b>Appendix II</b>	Relevant Interim Criteria for Consideration of Application for NTEH/Small House in New Territories
<b>Appendix III</b>	Similar Applications
<b>Appendix IV</b>	Detailed Comments from Relevant Government Departments
<b>Appendix V</b>	Recommended Advisory Clauses
<b>Appendix VI</b>	Public Comment
<b>Drawing A-1</b>	Layout Plan
<b>Plan A-1</b>	Location Plan
<b>Plan A-2a</b>	Site Plan
<b>Plan A-2b</b>	Estimated Amount of Land Available for Small House Development within the “V” Zone
<b>Plan A-3</b>	Aerial Photo
<b>Plan A-4</b>	Site Photos

**PLANNING DEPARTMENT  
JULY 2025**

2025年 5月 9日

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

2025-05-09

The \_\_\_\_\_ is received on \_\_\_\_\_  
The \_\_\_\_\_ will formally acknowledge  
the \_\_\_\_\_ of the application only upon receipt  
of all the required information and documents.

Form No. S16-II  
表格第 S16-II 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

**適用於只涉及興建「新界豁免管制屋宇」的建議**

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

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

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

# “Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill “NA” for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YC-PH/1067
	Date Received 收到日期	2025-05-09

- 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。

<b>1. Name of Applicant 申請人姓名/名稱</b>
( <input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
TANG KAI CHUN 鄧啓駿

<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
CHIEF FORCE LIMITED 志科有限公司

<b>3. Application Site 申請地點</b>	
(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)	新界元朗八鄉 DD111 LOT NO. 3003 S.D和3005 RP
(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 ..... 117 ..... 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 checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N/A ..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/YL-PH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	鄉村式發展 & 住宅(丁類)
(f) Current use(s) 現時用途	閒置土地  (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）

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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)	鄧啓駿		
(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)	八鄉橫台山永寧里		
(c) Proposed gross floor area 擬議總樓面面積	195.09 ..... sq.m 平方米 <input checked="" 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>露天地方作房屋的花園和通道之用</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?	Yes 是 <input checked="" type="checkbox"/>  No 否 <input 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)) 鄉村道路經錦田公路進入。 ..... <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"/>  No 否 <input checked="" type="checkbox"/>	<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)  <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。

Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 ..... ..... ..... No 否 <input checked="" type="checkbox"/>
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Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <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 No 否 <input checked="" type="checkbox"/>
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Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:60%;">On environment 對環境</td> <td style="width:15%;">Yes 會 <input type="checkbox"/></td> <td style="width:15%;">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>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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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"/>																													

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)	..... ..... ..... ..... .....
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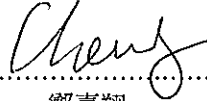


**9. Declaration 聲明**

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

  
.....  
鄭嘉翔

Applicant 申請人  Authorised Agent 獲授權代理人

.....  
文員

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 .....

on behalf of  
代表



志科有限公司

Date 日期

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

16/04/2025

..... (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。

<b>Gist of Application 申請摘要</b>	
(Please provide details in both English and Chinese <u>as far as possible</u> . 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	新界元朗八鄉 DD111 LOT NO. 3003 S.D和3005 RP
Site area 地盤面積	117 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/YL-PH/11
Zoning 地帶	鄉村式發展 & 住宅(丁類)
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 checked="" 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 checked="" type="checkbox"/> (Not more than 不多於)
	3 Storeys(s) 層

<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
<u>申請地點位置圖則，申請地點擬議內部佈局圖及化糞池圖則，緊急車輛通道圖則， 擬議消防裝置圖則</u>		
<b><u>Reports 報告書</u></b>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" 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"/>
<hr/>		
<hr/>		
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。

# 附帶規劃文件

按城市規劃條例第 16 條於

新界元朗八鄉 DD111 LOT NO. 3003 S.D 和 3005 RP

申請作「興建屋宇 (新界豁免管制屋宇— 小型屋宇)」用途

地帶：鄉村式發展 & 住宅(丁類)

申請範圍面積：約 117 平方米

## 行政摘要

依據城規條例第 16 條向城市規劃委員會申請，擬在新界元朗八鄉 DD111 LOT NO. 3003 S.D 和 3005 RP，八鄉分區計劃大綱圖編號：S/YL-PH/11，「鄉村式發展」和「住宅(丁類)」地帶內申請作為「擬議興建屋宇 (新界豁免管制屋宇— 小型屋宇)」。

依據地政總署鄉村改善組於 2009 年所頒佈的「在新界小型屋宇政策下之認可鄉村名冊」資料顯示，橫台山屬於位於元朗區的獲認可鄉村，擁有申請興建新界豁免管制屋宇的權利。

根據評審新界豁免管制屋宇／小型屋宇發展規劃申請的臨時準則(2007 年 9 月 7 日修訂版)，倘擬建新界豁免管制屋宇／小型屋宇的覆蓋範圍多於 50% 坐落在鄉村範圍外，但不少於 50% 坐落在「鄉村式發展」地帶內，在符合其他準則的情況下，申請可從優考慮。

提出是次規劃申請的申請人為新界元朗八鄉橫台山永寧里原居民，居於橫台山永寧里村內，申請地點屬他的唯一擁有土地，但由於申請地點內的新界豁免管制屋宇有部份(約 40%)位於住宅(丁類)地帶內，元朗地政處要求申請人須先獲得城市規劃委員會的規劃許可，才會繼續跟進處理其新界豁免管制屋宇申請，因此申請人現向城市規劃委員會提出是次申請，以祈獲得興建新界豁免管制屋宇之許可，加上是次規劃申請不會對申請地點所在地帶的規劃意向造成影響，因此希望貴署可以酌情批准是次申請。

覆函時請註明本函檔號

Please quote our reference in response to this letter



地政總署  
元朗地政處

DISTRICT LANDS OFFICE, YUEN LONG  
LANDS DEPARTMENT

電話 Tel: 2443 3167  
圖文傳真 Fax: 2473 3134  
本署檔號 Our Ref: (76) in DLOYL 671/YLT/2015  
來函檔號 Your Ref:

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.

新界元朗橋樂坊二號元朗政府合署七樓至十一樓  
7/F - 11/F., Yuen Long Government Offices,  
No. 2 Kiu Lok Square, Yuen Long, N.T.

網址 Website: www.landsd.gov.hk

平郵及掛號服務

鄧啓駿 先生

鄧先生:

申請興建小型屋宇  
元朗八鄉橫台山  
丈量約份第 111 約地段第 3003 號 D 分段及 3005 號餘段

本函與題述小型屋宇申請有關。

經進一步審核，本處不能處理上述小型屋宇申請，理由如下：

- 根據規劃署的意見，由於擬議興建的小型屋宇有 26 平方米(約為屋宇的 40%) 位於住宅 (丁類) 的土地用途地帶；因此，題述小型屋宇申請須先獲得城市規劃委員會的規劃許可。

題述小型屋宇申請已被拒絕。然而，考慮到你可能需要時間跟進上述問題，本處給予你由本函發出日起計十二個月的寬限期，以便你跟進及回覆本處。

如在上述限期內沒有接獲你的回覆，本處會假設你沒有興趣繼續申請小型屋宇，並會停止處理題述申請個案。本處必須強調，任何於上述寬限期後提出的小型屋宇申請都會視作新的個案處理，並會獲編配新的輪候次序。

如有任何查詢，請致電 [REDACTED] 與本函代行人聯絡。

元朗地政專員

( 黃章圃 [REDACTED] 代行 )



2025 年 3 月 19 日

## 申請概要

申請地點位於新界八鄉橫台山永寧里範圍內，申請人為新界元朗八鄉橫台山永寧里原住民，申請地點面積約 117 平方米，其中會興建新界豁免管制屋宇—小型屋宇 1 幢，屋宇上蓋面積約 65.03 平方米，高度不超過約 8.23 米。

隨件附上有關文件及圖則，以茲證明及參考。




**Proposed Small House Plan**  
**Lot Nos. 3003 S.D & 3005 RP in D.D. 111**  
**Yuen Long, New Territories**

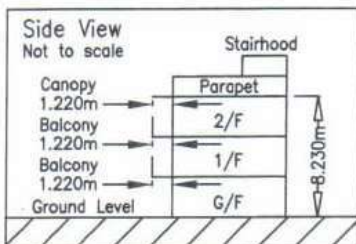


SIDE	BEARING ( $^{\circ}$ )	DISTANCE (m)	PT.	COORDINATE	
				N	E
AB	129 19 20	5.502	A	833385.775	828051.231
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CD	309 19 20	5.502	C	833373.146	828047.998
DA	39 19 20	11.818	D	833376.633	828043.742

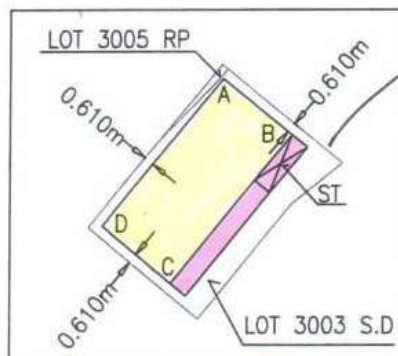
Proposed Small House (colored yellow) area = 65.03 sq.m. (about)

**Notes:**

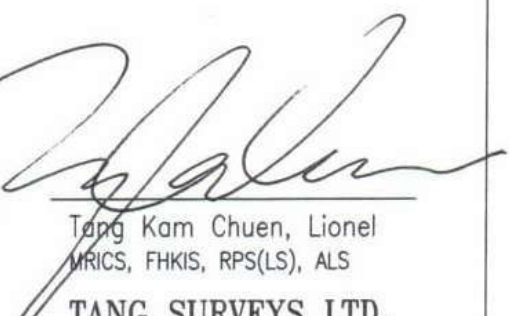
1. All units in metres
2. Hong Kong 1980 Geodetic Datum
3. Survey Sheet No.: 6-NE-14B
4. Scale 1 : 1000
5. Balconies and Canopy width 1.220m and length 11.818m (colored pink)
6. Septic Tank  under balcony width 1.220m and length 3.660m



Field Book No.: TSL2308  
 Plan No.: 2308/SH/13C  
 Date: 11 July 2019



Enlarged Diagram  
 Scale 1: 500



Tang Kam Chuen, Lionel  
 MRICS, FHKIS, RPS(LS), ALS

**TANG SURVEYS LTD.**

Unit A, 2/F, San Kay House  
 25-29 Kau Yuk Road, Y.L.  
 Tel.:2472 5105 Fax:2472 5103

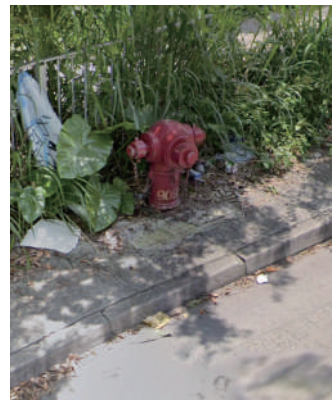
## 附件(六) 緊急車輛通道圖則

申請地點30米範圍內有一條合適的現有緊急車輛通道，通道闊度及高度均符合消防處要求，距離申請地點100米範圍內有1個標準柱型消防栓，可為申請地點提供消防供水。



申請地點

消防栓: 9091



緊急車輛通道圖則：

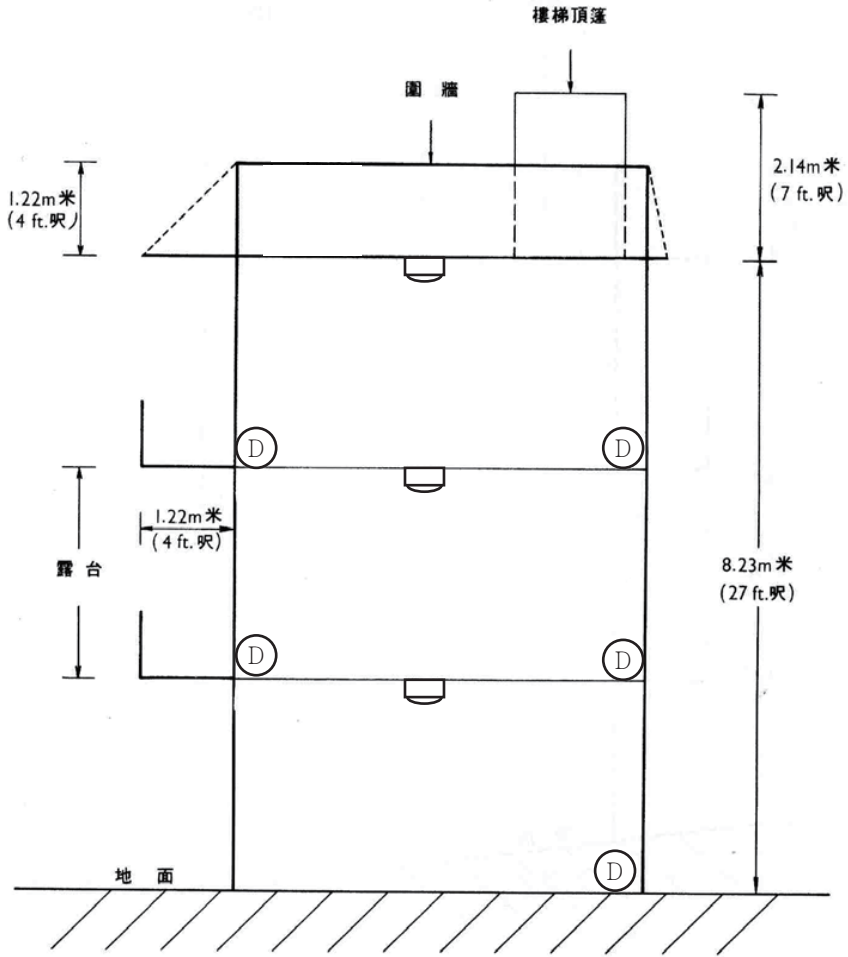
	緊急車輛通道
SCALE 1: 1000	



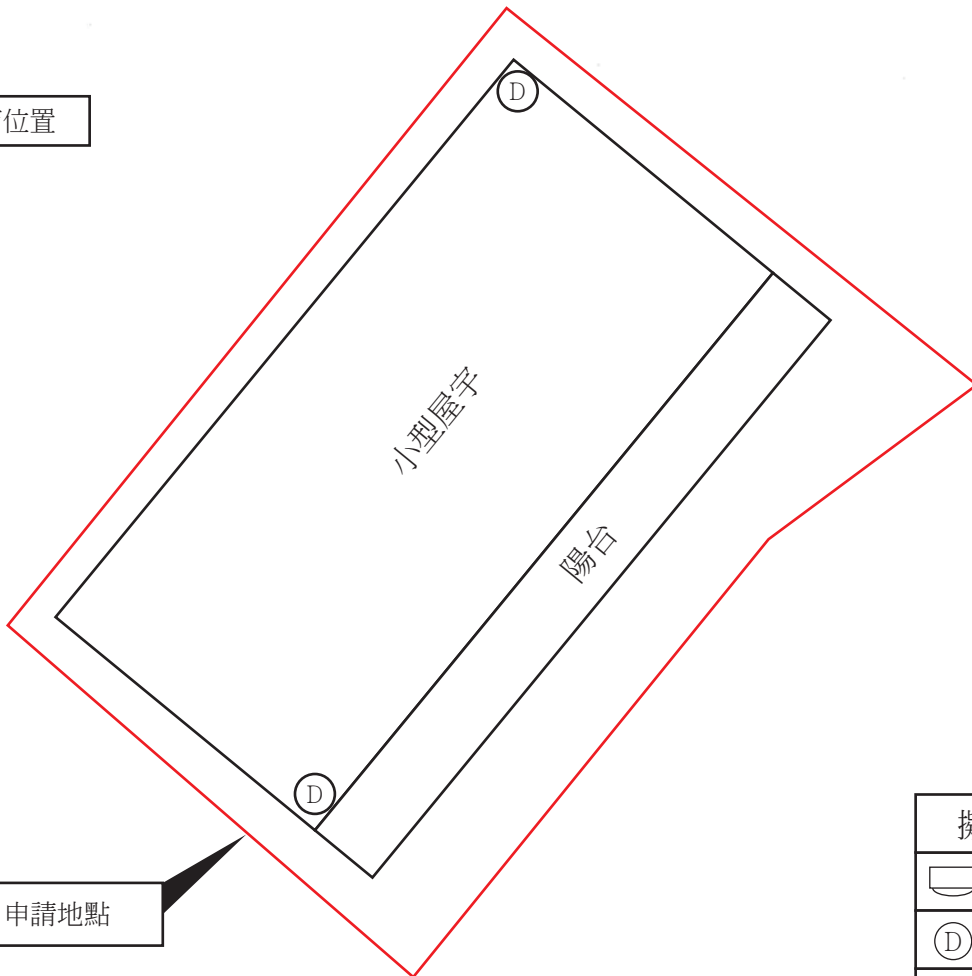
## 附件(七) 擬議消防裝置圖則

申請地點內的新界豁免管制屋宇，將裝設有適合的消防裝置，當中包括火警偵測系統及滅火筒，有關裝置將會由合資格的消防承辦商進行安裝。

擬議內部消防裝置





擬議滅火筒位置



申請地點

擬議消防裝置圖則

 煙霧偵測器

 5公斤乾粉式滅火筒

NOT TO SCALE

致：城市規劃委員會

有關 A/YL-PH/1067 規劃申請補充資料

獲授權代理人現就近日政府部門人員所提出的意見，提出以下補充/澄清：

1. 提供場地佈局圖則。

獲授權代理人： 志科有限公司

通訊地址：

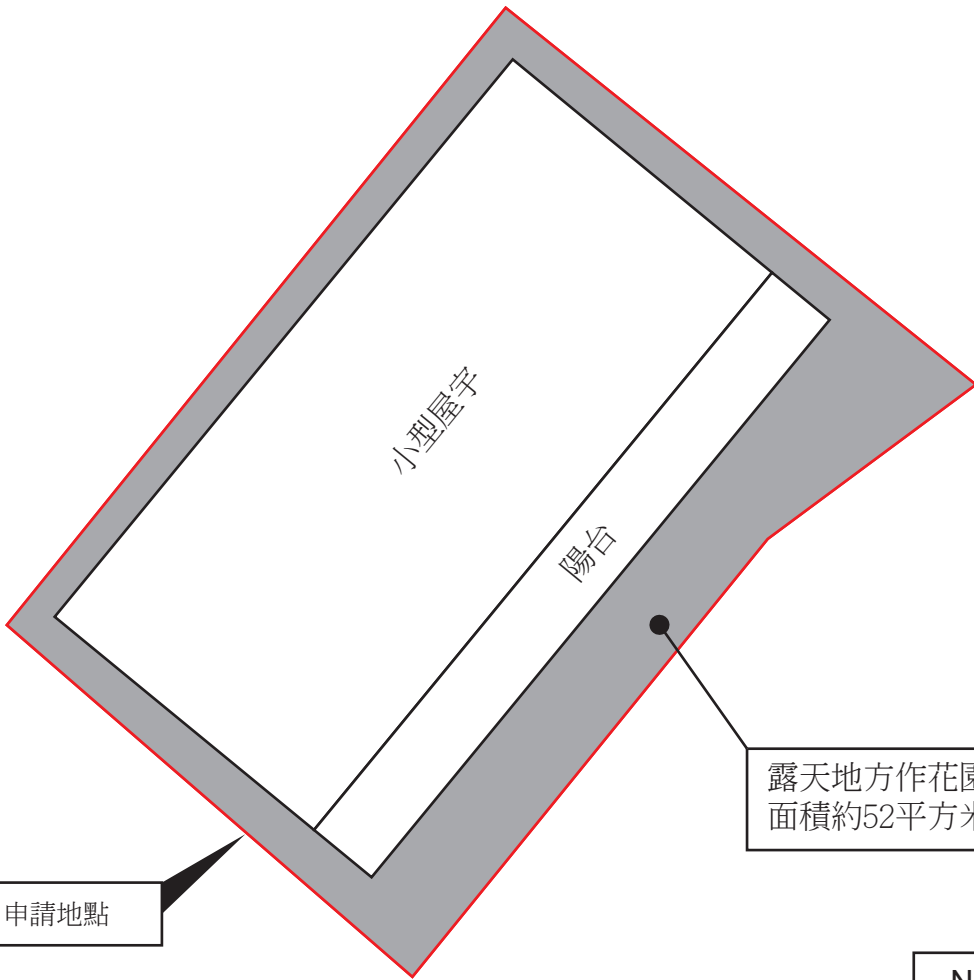
傳真號碼：

聯絡電話：

電郵地址：

日期：

2025 年 05 月 13 日



申請地點

露天地方作花園和通道之用  
面積約52平方米

NOT TO SCALE

致：城市規劃委員會

有關 A/YL-PH/1067 規劃申請補充資料

獲授權代理人現就近日政府部門人員所提出的意見，提出以下補充/澄清：

1. 修正附帶規劃文件部份內容。

獲授權代理人： 志科有限公司

通訊地址：

傳真號碼：

聯絡電話：

電郵地址：

日期：

2025 年 06 月 27 日

## 行政摘要

依據城規條例第 16 條向城市規劃委員會申請，擬在新界元朗八鄉 DD111 LOT NO. 3003 S.D 和 3005 RP，八鄉分區計劃大綱圖編號：S/YL-PH/11，「鄉村式發展」和「住宅(丁類)」地帶內申請作為「擬議興建屋宇 (新界豁免管制屋宇— 小型屋宇)」。

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提出是次規劃申請的申請人為新界元朗八鄉橫台山永寧里原居民，居於橫台山永寧里村內，申請地點屬他的唯一擁有土地，雖然申請地點位置座落在鄉村範圍外，但由於申請地點內的新界豁免管制屋宇有部份(約 40%)位於住宅(丁類)地帶內，元朗地政處要求申請人須先獲得城市規劃委員會的規劃許可，才會繼續跟進處理其新界豁免管制屋宇申請，因此申請人現向城市規劃委員會提出是次申請，以祈獲得興建新界豁免管制屋宇之許可，加上是次規劃申請不會對申請地點所在地帶的規劃意向造成影響，因此希望貴署可以酌情批准是次申請。

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

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

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

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

**Similar Applications within/partially within the “Residential (Group D)” and  
“Village Type Development” Zones in the Vicinity of the Site**

**Approved Application**

<b>Application No.</b>	<b>Proposed Uses/Developments</b>	<b>Date of Consideration (RNTPC)</b>
A/YL-PH/540	Proposed House (New Territories Exempted House – Small House)	11.5.2007

**Rejected Applications**

	<b>Application No.</b>	<b>Proposed Uses/Developments</b>	<b>Date of Consideration (RNTPC/TPB)</b>	<b>Rejection Reasons</b>
1.	A/YL-PH/798	Proposed House (New Territories Exempted House – Small House)	26.4.2019 (Upon review)	(1) to (4)
2.	A/YL-PH/835	Proposed House (New Territories Exempted House – Small House)	24.4.2020	(2) to (4)

**Rejection Reasons**

- (1) The application does not comply with the Interim Criteria in that the site and the footprint of the proposed Small House falls entirely outside the village ‘environs’ of any recognised village and the “Village Type Development” (“V”) zone.
- (2) Land is still available within the “V” zone of Wang Toi Shan, Lo Uk Tsuen, Leung Uk Tsuen and Chuk Hang, which is primarily intended for Small House development.
- (3) It is considered more appropriate to concentrate the proposed Small House close to the existing village cluster within the “V” zone for a more orderly development pattern, efficient use of land and provision of infrastructure and services.
- (4) There is no exceptional circumstance to justify approval of the application.

**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- the application site (the Site) does not fall within the village 'environs' of any recognised village;
- the Small House application at the Site has been rejected pursuant to the advice from the Planning Department in February 2025, which states that planning permission from the Town Planning Board is required for the proposed Small House development; and
- the Site is Old Schedule Agricultural Lot held under Block Government Lease.

**2. Traffic**

(i) Comments of the Commissioner for Transport:

- no adverse comments on the planning application from traffic engineering perspective;
- the Small House development should be confined within "Village Type Development" ("V") zone as far as possible. Although additional traffic generated by the proposed Small House is not expected to be significant, such type of development outside the "V" zone, if permitted, will set an undesirable precedent for similar applications in the future. The resulting cumulative adverse traffic impact could be substantial. Notwithstanding this, the application involving only one Small House could be tolerated on traffic grounds; and
- advisory comments are at **Appendix V**.

(ii) Comments of the Chief Highway Engineer/New Territories West, Highways Department:

- no in-principle objection on the application from highways maintenance perspective; and
- advisory comments are at **Appendix V**.

**3. Environment**

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective; and

- advisory comments are at **Appendix V**.

#### **4. Drainage**

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

- no objection in principle to the application from public drainage point of view;
- the Site is in an area where no DSD stormwater drain and public sewerage connection are available; and
- advisory comments are at **Appendix V**.

#### **5. Fire Safety**

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

- no in-principle objection to the application;
- the proposed Small House shall not encroach on any existing emergency vehicular access (EVA) or planned EVA under application in accordance with LandsD's record; and
- advisory comments are at **Appendix V**.

#### **6. Landscape Aspect**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- the Site falls within an area partly zoned "Residential (Group D)" and partly zoned "Village Type Development" which are non-landscape sensitive zonings, and no significant landscape impact arising from the proposed development is anticipated.

#### **7. Demand and Supply of Small House Sites**

According to DLO/YL, LandsD's records, the total number of outstanding Small House applications for Wang Toi Shan is 85, while the 10-year Small House demand forecast is about 1,020. Based on the latest estimate by the Planning Department, about 27.9 ha of land (equivalent to about 1,116 Small House sites) is available within the "V" zone of Wang Toi Shan for Small House development. Hence, there is sufficient land within the "V" zone to meet the outstanding Small House applications and even the 10-year Small House demand forecast.

**Recommended Advisory Clauses**

- (a) to note that the permission is only given to the proposed Small House development under application. If provision of an access road is required for the proposed development, the applicant 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 works;
- (b) to note the comments of the Commissioner of Transport that the local village access leading to the application site (the Site) from Kam Tin Road is not managed by Transport Department (TD). The land status of the local access road should be checked with the Lands Department (LandsD). Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
  - (i) the proposed access arrangement of the Site should be commented and approved by TD;
  - (ii) HyD is not responsible for the maintenance of any access connecting the Site to Kam Tin Road, including the local track; and
  - (iii) adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains;
- (d) to note the comments of the Director of Environmental Protection that:
  - (i) the applicant shall follow the good engineering practice set out in “Recommended Pollution Control Clauses for Construction Contracts”;
  - (ii) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PNs) in particular the ProPECC PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” including the requirements for minimum clearance distance, percolation test and certification by Authorized Person for the proposed septic tank system;
  - (iii) the applicant shall provide adequate supporting infrastructure facilities for proper collection, treatment and disposal of waste/wastewater generated; and
  - (iv) the applicant shall meet the statutory requirements under relevant environmental legislation;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (DSD) that the Site is in an area where no DSD stormwater drain and public sewerage connection are available. The applicant is advised to undertake all necessary precautionary measure during construction to avoid muddy water and debris flushed into

existing drains;

- (f) to note the comments of the Director of Fire Services that:
  - (i) the applicant shall observe 'New Territories Exempted Houses - A Guide to Fire Safety Requirements' which is administrated by LandsD;
  - (ii) the proposed Small House shall not encroach on any existing emergency vehicular access (EVA) or planned EVA under application in accordance with LandsD's record; and
  - (iii) detailed fire safety requirements would be formulated upon receipt of formal application referred by LandsD.

Urgent Return receipt Expand Group Restricted Prevent Copy

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**From:** [REDACTED]  
**Sent:** 2025-06-06 星期五 03:25:02  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/YL-PH/1067 DD 111 Wong Toi Shan

A/YL-PH/1067

Lots 3003 S.D and 3005 RP in D.D. 111, Wong Toi Shan, Pat Heung

Site area: About 117sq.m

Zoning: "VTD" and "Res (Group D)"

Applied development: NET House

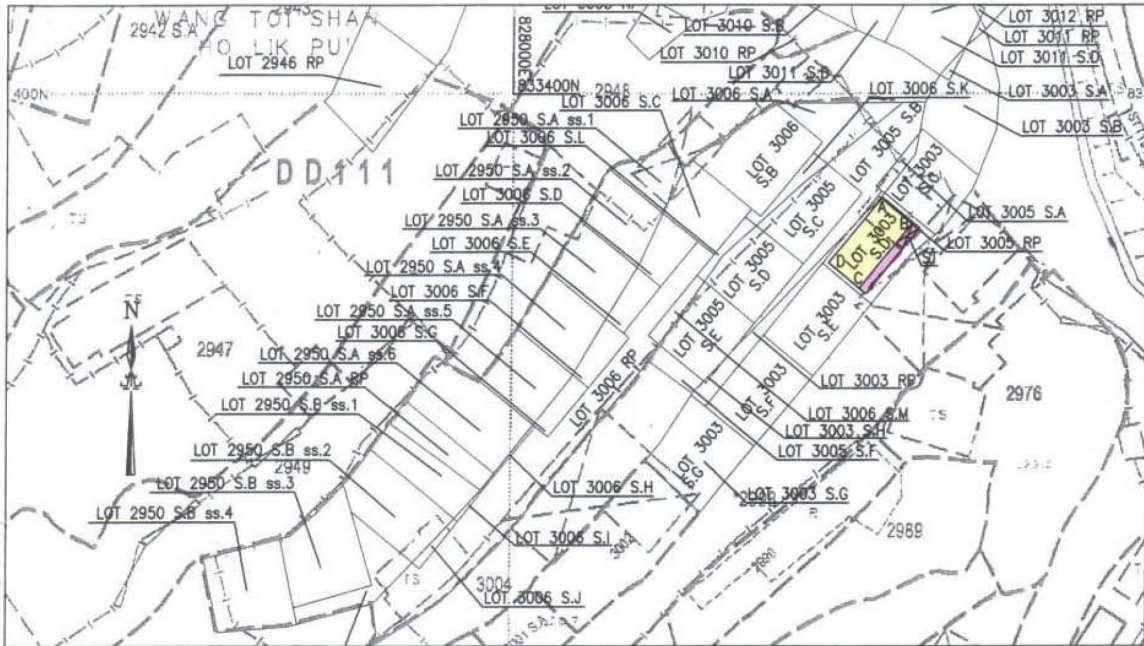
Dear TPB Members,

No history of previous approvals. There is sufficient land available in the "V" zone as underlined by a number of recent applications for parking lots in the district.

NET houses should be confined to the "v" zone.

Mary Mulvihill

**Proposed Small House Plan**  
**Lot Nos. 3003 S.D & 3005 RP in D.D. 111**  
**Yuen Long, New Territories**

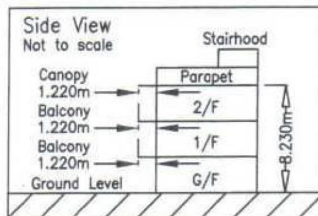


SIDE	BEARING ( $^{\circ}$ ' ")	DISTANCE (m)	PT.	COORDINATE	
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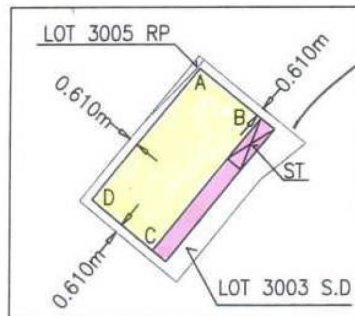
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**Notes:**

1. All units in metres
2. Hong Kong 1980 Geodetic Datum
3. Survey Sheet No.: 6-NE-14B
- ~~4. Scale 1 : 1000~~
5. Balconies and Canopy width 1.220m and length 11.818m (colored pink)
6. Septic Tank under balcony width 1.220m and length 3.660m



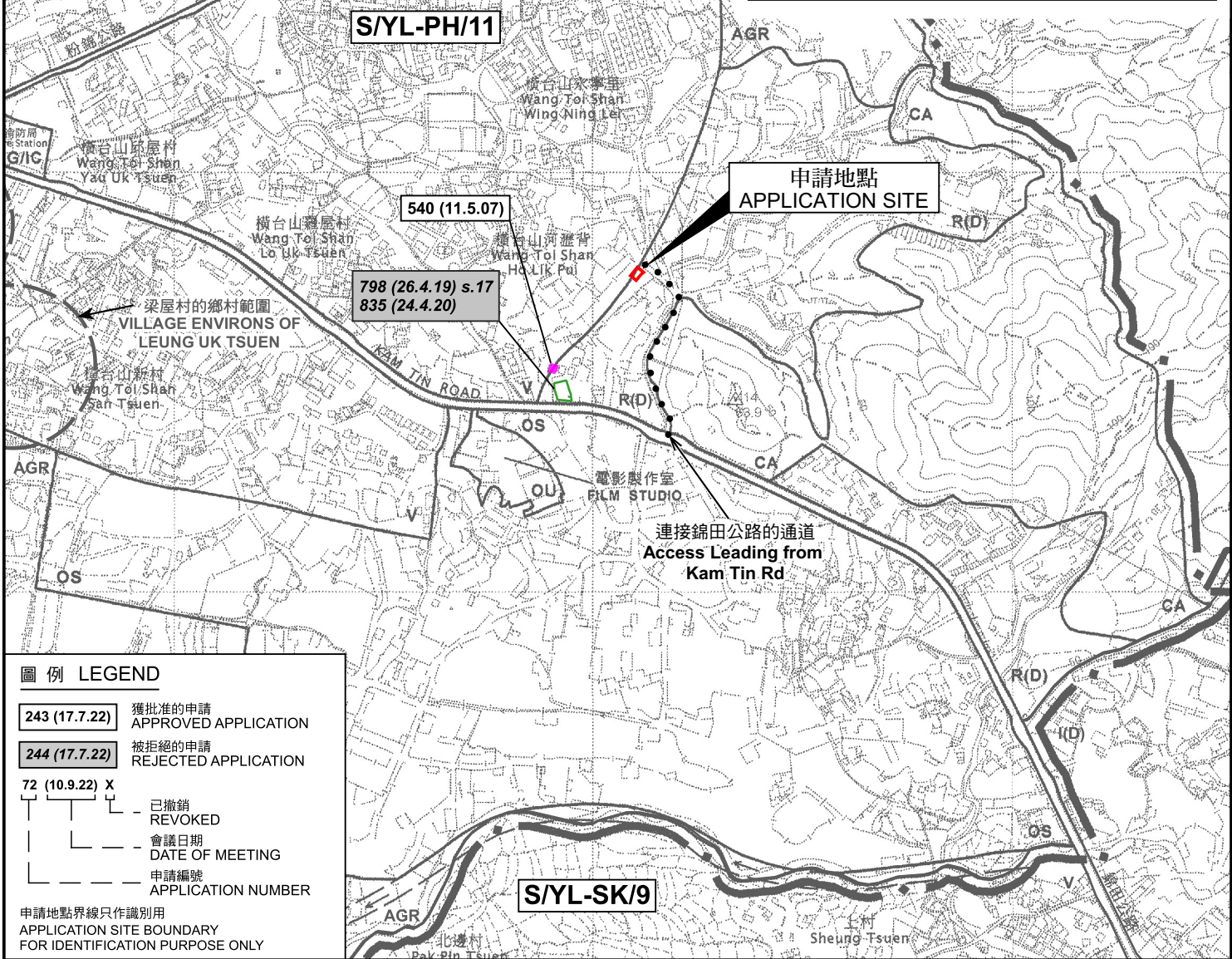
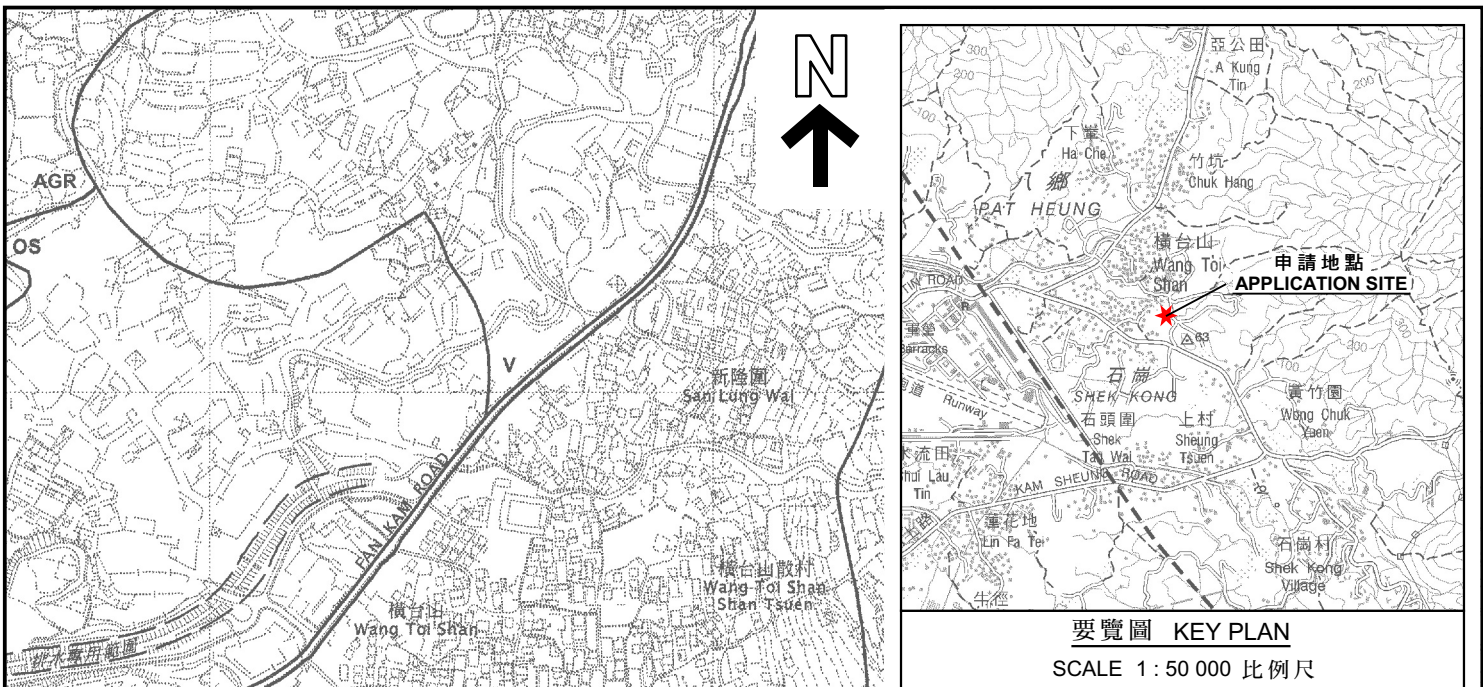
Field Book No.: TSL2308  
 Plan No.: 2308/SH/13C  
 Date: 11 July 2019



Enlarged Diagram  
~~Scale 1 : 500~~

Tang Kam Chuen, Lionel  
 MRICS, FHKIS, RPS(LS), ALS

**TANG SURVEYS LTD.**



**圖例 LEGEND**

243 (17.7.22)	獲批准的申請 APPROVED APPLICATION
244 (17.7.22)	被拒絕的申請 REJECTED APPLICATION
72 (10.9.22) X	已撤銷 REVOKED
—	會議日期 DATE OF MEETING
—	申請編號 APPLICATION NUMBER

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

本摘要圖於2025年6月18日擬備，  
所根據的資料為於2006年10月17日  
核准的分區計劃大綱圖編號 S/YL-PH/11  
EXTRACT PLAN PREPARED ON 18.6.2025  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-PH/11 APPROVED ON 17.10.2006

**位置圖 LOCATION PLAN**

擬議屋宇 (新界豁免管制屋宇-小型屋宇)  
元朗八鄉丈量約份第111約地段第3003號D分段及第3005號餘段  
PROPOSED HOUSE (NEW TERRITORIES  
EXEMPTED HOUSE - SMALL HOUSE)  
LOTS 3003 S.D AND 3005 RP IN D.D. 111,  
PAT HEUNG, YUEN LONG

SCALE 1 : 7 500 比例尺

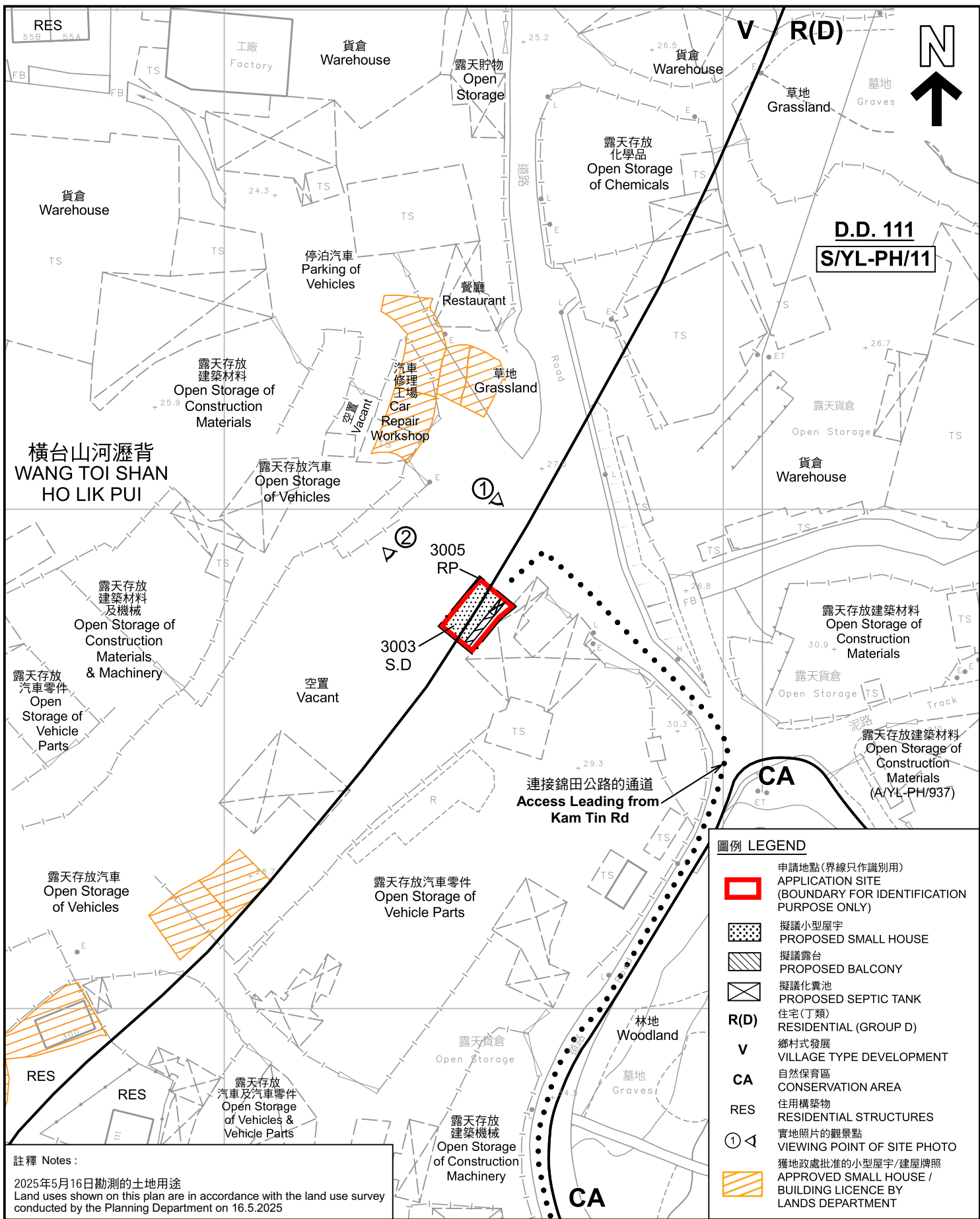
米 METRES 100 0 100 200 300 米 METRES

**規劃署  
PLANNING  
DEPARTMENT**



參考編號  
REFERENCE No.  
**A/YL-PH/1067**

圖 PLAN  
**A-1**



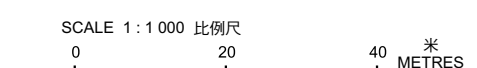
註釋 Notes:

2025年5月16日勘測的土地用途  
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 16.5.2025

本摘要圖於2025年6月18日擬備，  
所根據的資料為測量圖編號  
6-NE-14B  
EXTRACT PLAN PREPARED ON 18.6.2025  
BASED ON SURVEY SHEET No.  
6-NE-14B

平面圖 SITE PLAN

擬議屋宇 (新界豁免管制屋宇-小型屋宇)  
元朗八鄉丈量約份第111約地段第3003號D分段及第3005號餘段  
PROPOSED HOUSE (NEW TERRITORIES  
EXEMPTED HOUSE - SMALL HOUSE)  
LOTS 3003 S.D AND 3005 RP IN D.D. 111,  
PAT HEUNG, YUEN LONG



圖例 LEGEND

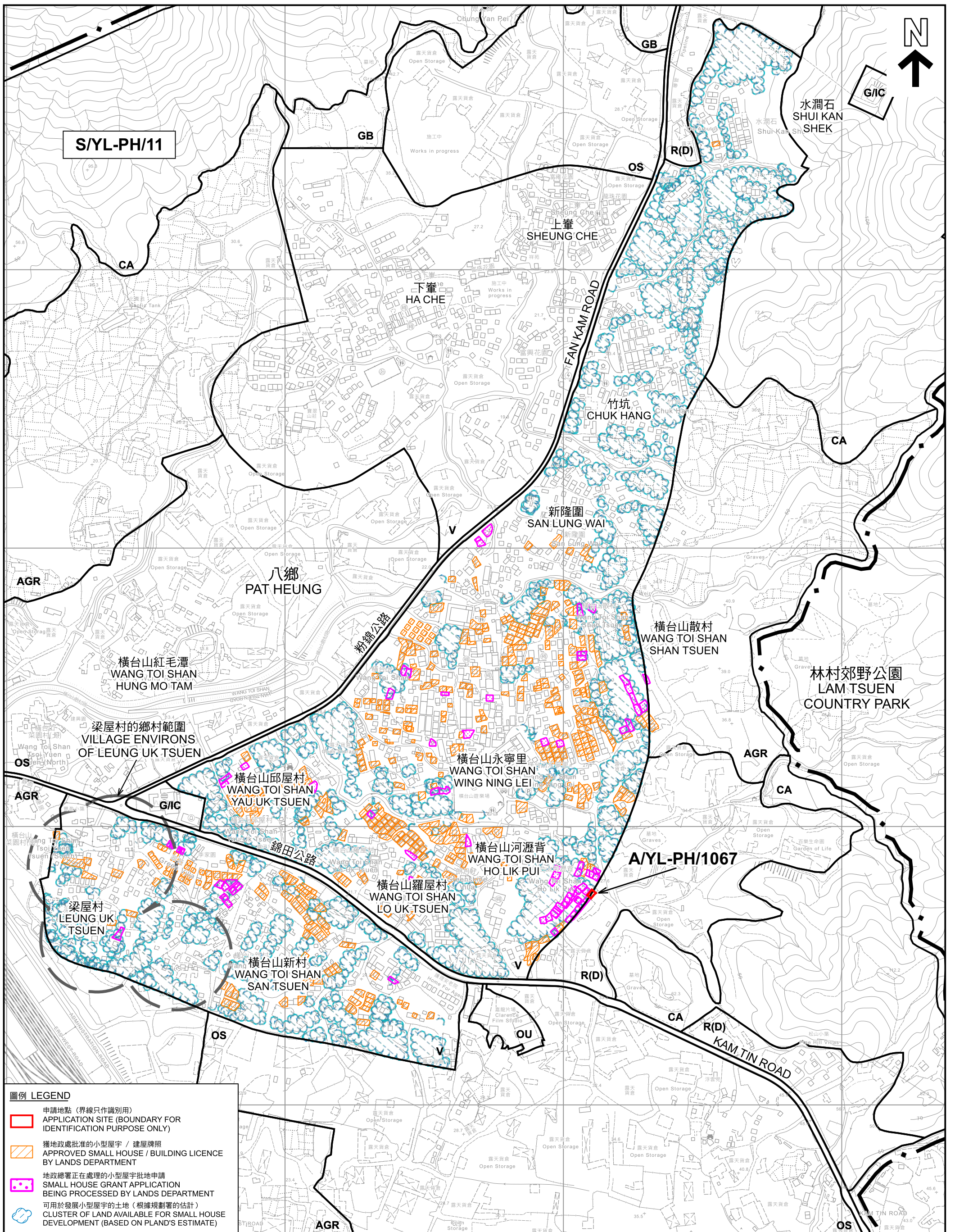
- 申請地點(界線只作識別用)  
APPLICATION SITE  
(BOUNDARY FOR IDENTIFICATION  
PURPOSE ONLY)
- 擬議小型屋宇  
PROPOSED SMALL HOUSE
- 擬議露台  
PROPOSED BALCONY
- 擬議化糞池  
PROPOSED SEPTIC TANK
- R(D) 住宅(丁類)  
RESIDENTIAL (GROUP D)
- V 鄉村式發展  
VILLAGE TYPE DEVELOPMENT
- CA 自然保育區  
CONSERVATION AREA
- RES 住用構築物  
RESIDENTIAL STRUCTURES
- ①◁ 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO
- 獲地政處批准的小型屋宇/建屋牌照  
APPROVED SMALL HOUSE /  
BUILDING LICENCE BY  
LANDS DEPARTMENT

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
AYL-PH/1067

圖 PLAN  
A-2a



**圖例 LEGEND**

- 申請地點 (界線只作識別用)  
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- 獲地政處批准的小型屋宇 / 建築牌照  
APPROVED SMALL HOUSE / BUILDING LICENCE BY LANDS DEPARTMENT
- 地政總署正在處理的小型屋宇批地申請  
SMALL HOUSE GRANT APPLICATION BEING PROCESSED BY LANDS DEPARTMENT
- 可用於發展小型屋宇的土地 (根據規劃署的估計)  
CLUSTER OF LAND AVAILABLE FOR SMALL HOUSE DEVELOPMENT (BASED ON PLAND'S ESTIMATE)

本摘要圖於2025年6月18日擬備，  
所根據的資料為測量圖編號  
6-NE-B 及 D  
EXTRACT PLAN PREPARED ON 18.6.2025  
BASED ON SURVEY SHEETS No.  
6-NE-B & D

**在「鄉村式發展」地帶內預期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)  
元朗八鄉丈量約份第111約地段第3003號D分段及第3005號餘段  
LOTS 3003 S.D AND 3005 RP IN D.D. 111,  
PAT HEUNG, YUEN LONG

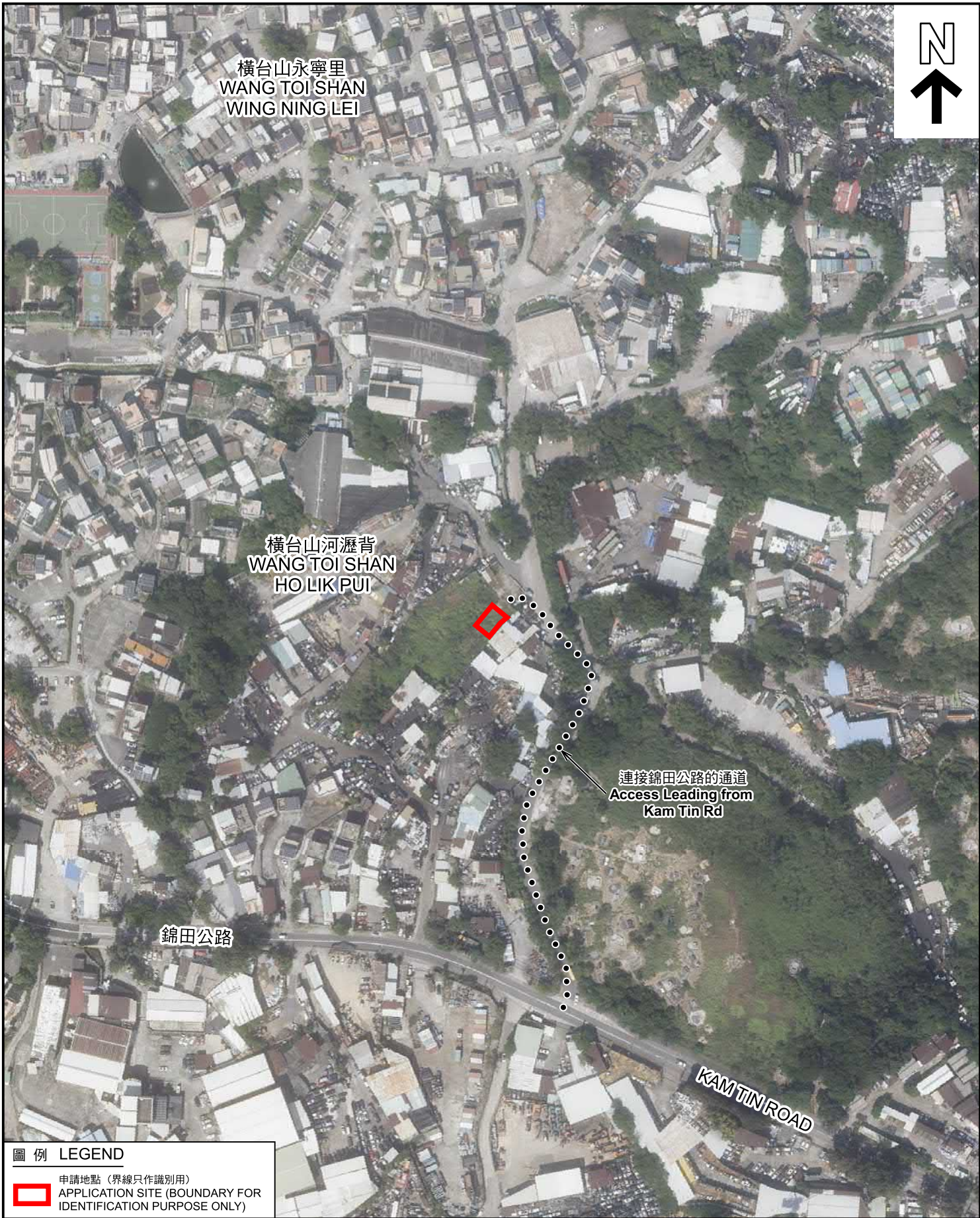
SCALE 1:6 000 比例尺

米 METRES 100 0 100 200 300 400 500 米 METRES

**規劃署**  
PLANNING DEPARTMENT

參考編號  
REFERENCE No.  
A/YL-PH/1067

圖 PLAN  
A-2b



**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)  
元朗八鄉丈量約份第111約地段第3003號D分段及第3005號餘段  
PROPOSED HOUSE (NEW TERRITORIES EXEMPTED HOUSE - SMALL HOUSE)  
LOTS 3003 S.D AND 3005 RP IN D.D. 111, PAT HEUNG, YUEN LONG

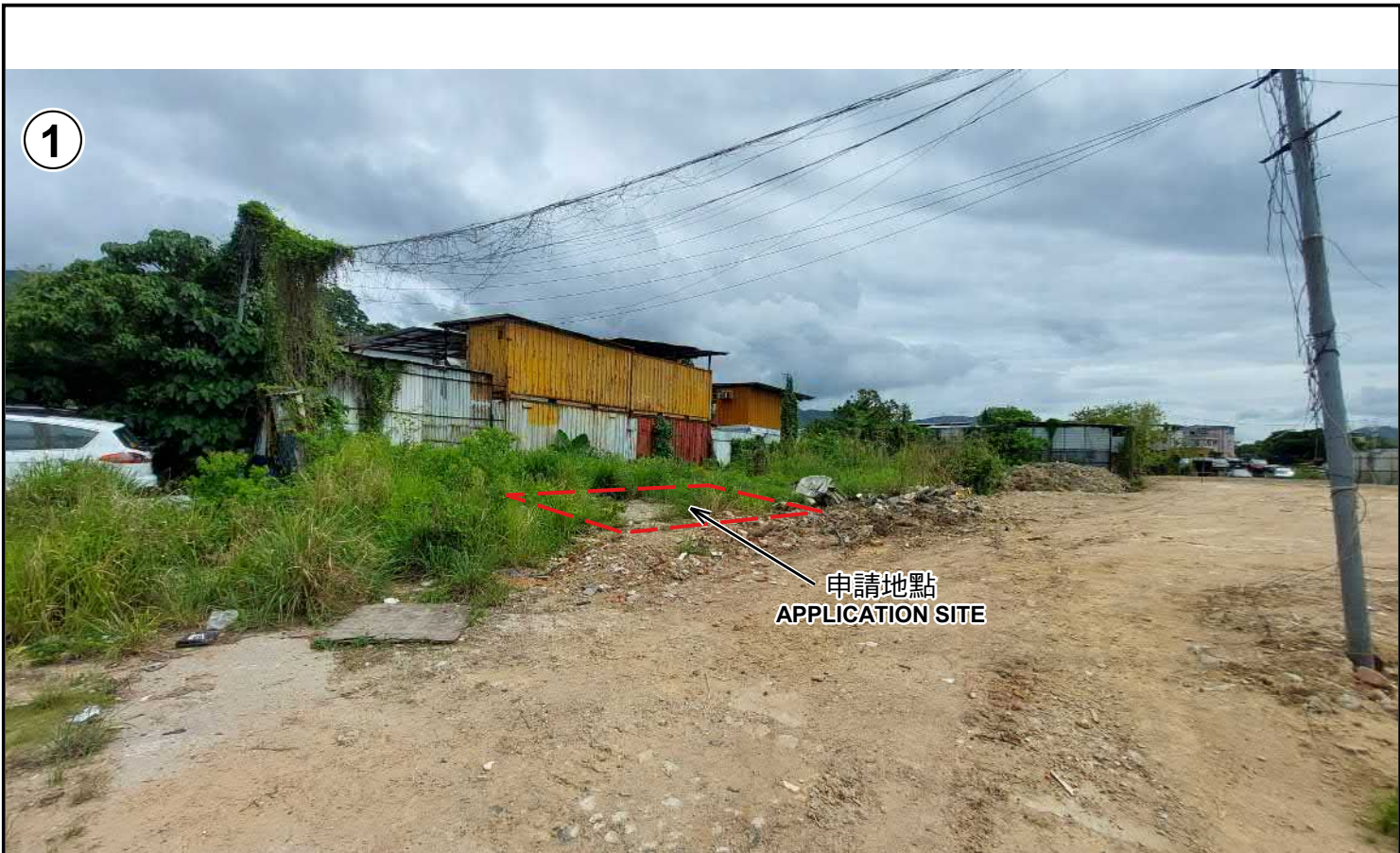
**規劃署  
PLANNING  
DEPARTMENT**



參考編號  
REFERENCE No.  
AYL-PH/1067

圖 PLAN  
A-3

本摘要圖於2025年6月18日擬備，  
所根據的資料為地政總署於2024年10月24日  
拍得的航攝照片編號 E237812C  
EXTRACT PLAN PREPARED ON 18.6.2025  
BASED ON AERIAL PHOTO No.  
E237812C TAKEN ON 24.10.2024  
BY LANDS DEPARTMENT



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

**實地照片 SITE PHOTOS**

擬議屋宇 (新界豁免管制屋宇-小型屋宇)  
 元朗八鄉丈量約份第111約地段第3003號D分段及第3005號餘段  
 PROPOSED HOUSE (NEW TERRITORIES  
 EXEMPTED HOUSE - SMALL HOUSE)  
 LOTS 3003 S.D AND 3005 RP IN D.D. 111,  
 PAT HEUNG, YUEN LONG

**規 劃 署  
 PLANNING  
 DEPARTMENT**



參考編號  
 REFERENCE No.  
**A/YL-PH/1067**

圖 PLAN  
**A-4**

本圖於2025年6月16日擬備，所根據的資料為攝於2025年5月16日的實地照片  
 PLAN PREPARED ON 16.6.2025  
 BASED ON SITE PHOTOS  
 TAKEN ON 16.5.2025