

2026年 7月 6日

彭興龍

Appendix I of
RNTPC Paper No. A/NE-LYT/878

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。

- 6 JUL 2026

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

Form No. S16-II
表格第 S16-II 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

適用於只涉及興建「新界豁免管制屋宇」的建議

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-LY7/878
	Date Received 收到日期	- 6 JUL 2026

- 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)

彭興龍 PANG, HING LUNG

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)

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)

粉嶺簡頭村
DD76 LOT 1603S.A

(b) Site area and/or gross floor area involved
涉及的地盤面積及/或總樓面面積

☒ Site area 地盤面積 118.9 sq.m 平方米 ☒ About 約
☒ Gross floor area 總樓面面積 195.09 sq.m 平方米 ☒ About 約

(c) Area of Government land included (if any)
所包括的政府土地面積 (倘有)

sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/NE-LYT/19
(e) Land use zone(s) involved 涉及的土地用途地帶	AGR
(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）

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)	彭興龍 PANG, HING LUNG		
(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)	粉嶺粉嶺圍村		
(c) Proposed gross floor area 擬議總樓面面積	195.09	sq.m 平方米	☐ 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	花園及農業用途 (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 No 否	☐ 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)) ☐ 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 ☐ No 否 ☒	(Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線) (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 ☐ Please provide details 請提供詳情 No 否 ☒																														
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 ☐ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約 No 否 ☒																														
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> </table> _____ _____ 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)	On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒
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Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒																													

8. Justifications 理由

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

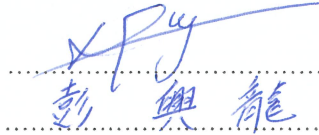
1. 新界粉嶺簡頭村 DD766t 1603 S.A, 申請人曾經向城市規劃委員會申請過二次規劃批准, 第一次申請編號為 TPB/AINE-LYT1665, 第二次申請編號為 TPB/AINE-LYT1665-1。均已得到城市規劃委員會批准興建小型屋宇。
2. 現時申請地點仍然有一個有效的規劃許可, 規劃許可編號為 TPB/AINE-LYT1665-1, 有效期至 2026 年 10 月 5 日。由於該規劃許可即將到期, 申請人需要提交一個新的規劃申請。
3. 申請人是粉嶺原居民, 根據現行小型屋宇的政策, 申請人有權申請興建小型屋宇。
4. 申請人在 2018 年 3 月 28 日已向北區地政申請興建小型屋宇, 但是由於地政處現在還在處理中, 所以申請人就需要向城市規劃委員會申請規劃許可。

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

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

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

Date 日期

2026-6-22 (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。)

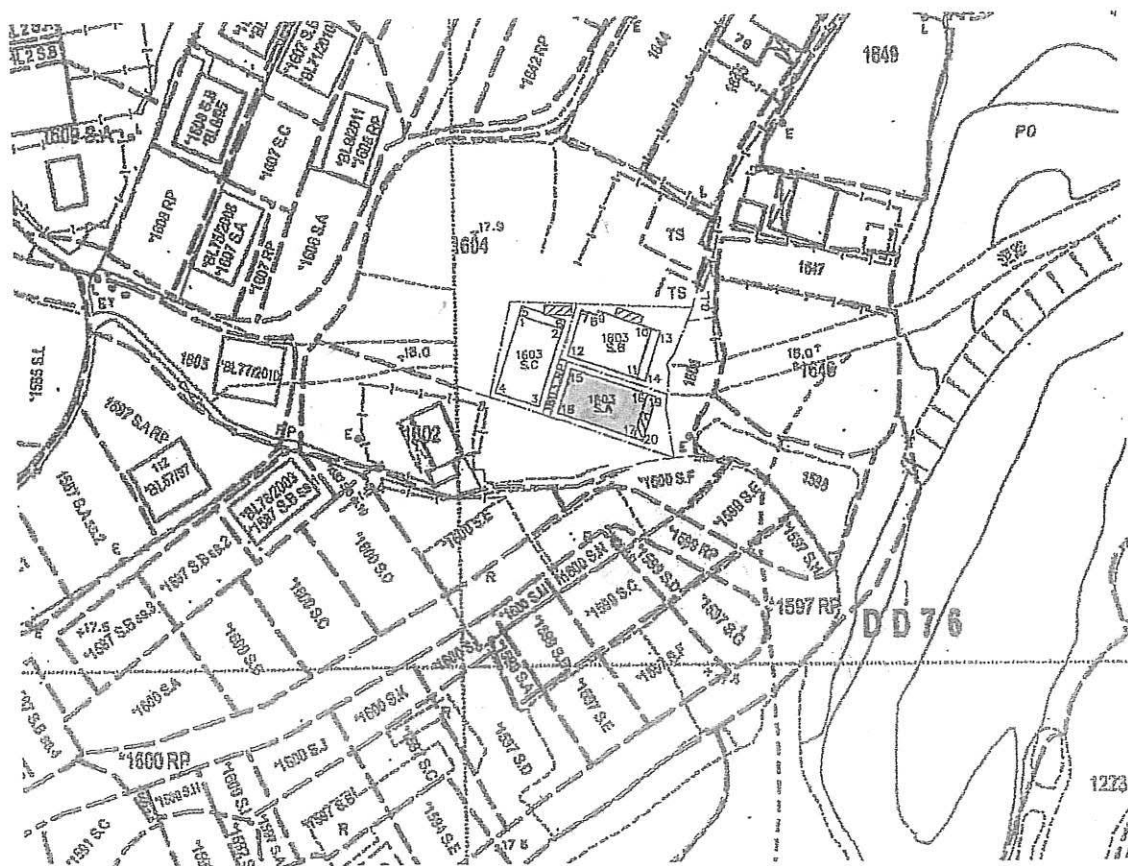
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	粉嶺粉嶺圍村 DD76 Lot 16035.A		
Site area 地盤面積	118.9	sq. m 平方米	☒ About 約
	(includes Government land of 包括政府土地	sq. m 平方米	☐ About 約)
Plan 圖則	S1NE-LYT119		
Zoning 地帶	AGR		
Applied use/ development 申請用途/發展	New Territories Exempted House 新界豁免管制屋宇 ☒ 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	☒ 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	☒ (Not more than 不多於)
	3	Storeys(s) 層	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☐
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☐
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。

Dimension Plan of the Proposed Small House on Lot 1603 S.A in D.D. 76 Kan Tau Tsuen, North



 Balcony

Coloured Pink Area 65.03 Square Metres (About)

 Septic Tank (3.6m x 1.2m)

Scale 1 : 1000

Side	Bearing ° ' "	Distance in Metres	Pt	Co-ordinate Data (1980 Datum)		Remarks
				N	E	
15 - 16	108 29 24	10.668	15	841638.841	836015.424	
16 - 17	198 29 24	6.096	16	841635.458	836025.541	
17 - 18	288 29 24	10.668	17	841629.677	836023.608	
18 - 15	18 29 24	6.096	18	841633.060	836013.490	
Co-ordinates of the balcony						
16 - 19	108 29 24	1.220	16	841635.458	836025.541	
19 - 20	198 29 24	6.096	19	841635.071	836026.698	
20 - 17	288 29 24	1.220	20	841629.290	836024.765	
17 - 16	18 29 24	6.096	17	841629.677	836023.608	



T.H. & ASSOCIATES LIMITED

(陳德慶測量有限公司)

Approved By

T.H.CHAN (ALS, MHKIS, MRICS, RPS(LS))

Authorized Land Surveyor

Date : 06 - 05 - 2013

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

Survey Sheet No: 3-SW-5A

Adopted Plan No: SRP/DN/008/0337/D1

PLAN No : DN/76/1603A-SH

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

Previous S.16 Applications

Approved Applications

	Application No.	Uses / Development	Date of Consideration
1.	A/NE-LYT/545 ^[1]	Proposed Three Houses (New Territories Exempted Houses (NTEHs) – Small Houses)	22.8.2014
2.	A/NE-LYT/665 ^[1]	Proposed House (NTEH – Small House)	5.10.2018

Remarks

^[1] Application No. A/NE-LYT/545 covers the sites of applications No. A/NE-LYT/665 to 667 & 877.

**Similar S.16 Applications for Proposed House
(New Territories Exempted House – Small House)
within/straddling the “Agriculture” Zone in the Vicinity of the Application Site
on the Approved Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/19**

Approved Applications

	Application No.	Uses / Development	Date of Consideration
1.	A/NE-LYT/238	Proposed House (New Territories Exempted House (NTEH) – Small House)	12.7.2002
2.	A/NE-LYT/242	Proposed House (NTEH – Small House)	13.9.2002
3.	A/NE-LYT/367	Proposed House (NTEH – Small House)	12.10.2007
4.	A/NE-LYT/407	Proposed House (NTEH – Small House)	29.1.2010
5.	A/NE-LYT/473 ^[1]	Proposed House (NTEH – Small House)	24.8.2012
6.	A/NE-LYT/474 ^[2]	Proposed House (NTEH – Small House)	24.8.2012
7.	A/NE-LYT/475 ^[3]	Proposed House (NTEH – Small House)	24.8.2012
8.	A/NE-LYT/476 ^[4]	Proposed House (NTEH – Small House)	24.8.2012
9.	A/NE-LYT/478 ^[5]	Proposed House (NTEH – Small House)	24.8.2012
10.	A/NE-LYT/479 ^[6]	Proposed House (NTEH – Small House)	24.8.2012
11.	A/NE-LYT/480 ^[7]	Proposed House (NTEH – Small House)	24.8.2012
12.	A/NE-LYT/481 ^[8]	Proposed House (NTEH – Small House)	7.9.2012
13.	A/NE-LYT/482 ^[9]	Proposed House (NTEH – Small House)	7.9.2012
14.	A/NE-LYT/483 ^[10]	Proposed House (NTEH – Small House)	7.9.2012
15.	A/NE-LYT/484 ^[11]	Proposed House (NTEH – Small House)	7.9.2012

	Application No.	Uses / Development	Date of Consideration
16.	A/NE-LYT/485 ^[12]	Proposed House (NTEH – Small House)	7.9.2012
17.	A/NE-LYT/486 ^[13]	Proposed House (NTEH – Small House)	7.9.2012
18.	A/NE-LYT/494	Proposed House (NTEH – Small House)	21.12.2012
19.	A/NE-LYT/513	Proposed House (NTEH – Small House)	6.9.2013
20.	A/NE-LYT/514	Proposed House (NTEH – Small House)	6.9.2013
21.	A/NE-LYT/515	Proposed House (NTEH – Small House)	19.7.2013
22.	A/NE-LYT/557 ^[15]	Proposed Four Houses (NTEHs – Small Houses)	16.1.2015
23.	A/NE-LYT/583 ^[16]	Proposed Two Houses (NTEHs – Small Houses)	18.12.2015
24.	A/NE-LYT/604 ^[2]	Proposed House (NTEH – Small House)	17.2.2017
25.	A/NE-LYT/605 ^[7]	Proposed House (NTEH – Small House)	17.2.2017
26.	A/NE-LYT/606 ^[6]	Proposed House (NTEH – Small House)	17.2.2017
27.	A/NE-LYT/607 ^[5]	Proposed House (NTEH – Small House)	17.2.2017
28.	A/NE-LYT/608 ^[11]	Proposed House (NTEH – Small House)	17.2.2017
29.	A/NE-LYT/609 ^[10]	Proposed House (NTEH – Small House)	17.2.2017
30.	A/NE-LYT/610 ^[9]	Proposed House (NTEH – Small House)	17.2.2017
31.	A/NE-LYT/611 ^[8]	Proposed House (NTEH – Small House)	17.2.2017
32.	A/NE-LYT/612 ^[13]	Proposed House (NTEH – Small House)	17.2.2017
33.	A/NE-LYT/613 ^[12]	Proposed House (NTEH – Small House)	17.2.2017

	Application No.	Uses / Development	Date of Consideration
34.	A/NE-LYT/614 ^[1]	Proposed House (NTEH – Small House)	17.2.2017
35.	A/NE-LYT/615 ^[4]	Proposed House (NTEH – Small House)	17.2.2017
36.	A/NE-LYT/616 ^[3]	Proposed House (NTEH – Small House)	17.2.2017
37.	A/NE-LYT/629 ^[17]	Proposed House (NTEH – Small House)	23.6.2017
38.	A/NE-LYT/666 ^[14]	Proposed House (NTEH – Small House)	6.7.2018
39.	A/NE-LYT/667 ^[14]	Proposed House (NTEH – Small House)	6.7.2018
40.	A/NE-LYT/787 ^[15]	Proposed Four Houses (NTEHs – Small Houses)	13.1.2023
41.	A/NE-LYT/808 ^[16]	Proposed Two Houses (NTEHs – Small Houses)	27.10.2023
42.	A/NE-LYT/877 ^[14]	Proposed House (NTEH – Small House)	10.7.2026

Remarks

- ^[1] Applications No. A/NE-LYT/473 & 614 involve the same site.
- ^[2] Applications No. A/NE-LYT/474 & 604 involve the same site.
- ^[3] Applications No. A/NE-LYT/475 & 616 involve the same site.
- ^[4] Applications No. A/NE-LYT/476 & 615 involve the same site.
- ^[5] Applications No. A/NE-LYT/478 & 607 involve the same site.
- ^[6] Applications No. A/NE-LYT/479 & 606 involve the same site.
- ^[7] Applications No. A/NE-LYT/480 & 605 involve the same site.
- ^[8] Applications No. A/NE-LYT/481 & 611 involve the same site.
- ^[9] Applications No. A/NE-LYT/482 & 610 involve the same site.
- ^[10] Applications No. A/NE-LYT/483 & 609 involve the same site.
- ^[11] Applications No. A/NE-LYT/484 & 608 involve the same site.
- ^[12] Applications No. A/NE-LYT/485 & 613 involve the same site.
- ^[13] Applications No. A/NE-LYT/486 & 612 involve the same site.
- ^[14] Application No. A/NE-LYT/545 covers the sites of applications No. A/NE-LYT/666, 667 & 877.
- ^[15] Applications No. A/NE-LYT/557 & 787 involve the same site.
- ^[16] Applications No. A/NE-LYT/583 & 808 involve the same site.
- ^[17] Applications No. A/NE-LYT/629 & 821 involve the same site.

Rejected Applications

	Application No.	Uses/ Development	Date of Consideration	Rejection Reasons
1.	A/NE-LYT/267	Proposed House (NTEH – Small House)	19.9.2003	R1 to R3
2.	A/NE-LYT/417	Proposed House (NTEH – Small House)	19.3.2010	R4 to R6
3.	A/NE-LYT/440	Proposed House (NTEH – Small House)	9.9.2011 [on review]	R4 and R5
4.	A/NE-LYT/821 ^[17]	Proposed House (NTEH – Small House)	31.5.2024 [on review] 30.12.2025 [dismissed by the Town Planning Appeal Board]	R7 and R8
5.	A/NE-LYT/847	Proposed House (NTEH – Small House)	26.9.2025 [on review]	R8 to R10
6.	A/NE-LYT/870	Proposed House (NTEH – Small House)	17.4.2026	R8 and R9
7.	A/NE-LYT/871	Proposed House (NTEH – Small House)	8.5.2026	R8 and R9

Remarks

^[17] Applications No. A/NE-LYT/629 & 821 involve the same site.

Rejection Reasons:

- R1 The proposed Small House development did not comply with the ‘Interim Criteria for Consideration of Application for NTEH/Small House in New Territories’ (the Interim Criteria) as the application site was outside both the village ‘environs’ (‘VE’) and “Village Type Development” (‘V’) of surrounding villages.
- R2 The proposed development under application was not in line with the planning intention of the “Agriculture” zone which was to retain and safeguard good agricultural land for agricultural purposes, to retain fallow arable land with good potential for rehabilitation and to encourage the re-cultivation of good arable land.
- R3 The approval of the application would set an undesirable precedent for other similar applications.
- R4 The application did not comply with the Interim Criteria as the footprint of the proposed Small House largely fell outside the ‘VE’ of the Kan Tau Tsuen and there was no shortage of land in meeting the demand for Small House development in the “V” zone of the village.

- R5 Small House should be developed within the “V” zone so as to ensure an orderly development pattern, efficient use of land and provision of infrastructure and services.
- R6 Approval of the application which did not comply with the Interim Criteria might set an undesirable precedent for other similar applications in the “AGR” zone. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.
- R7 The proposed development was not in line with the planning intention of the “AGR” zone, which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justification in the submission for a departure from the planning intention. The application site was not considered an infill site among existing NTEHs/Small Houses, nor was the processing of the Small House grant at an advance stage.
- R8 Land was still available within the “V” zone of Kan Tau Tsuen which was primarily intended for Small House development. It was considered more appropriate to concentrate the proposed Small House development close to the existing village cluster for more orderly development pattern, efficient use of land and provision of infrastructure and services.
- R9 The proposed development was not in line with the planning intention of the “AGR” zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justification in the submission for a departure from the planning intention.
- R10 The proposed development was not in line with the Interim Criteria in that the application site was not considered an infill site among existing NTEHs/Small Houses, nor was the processing of the Small House grant at an advance stage.

Government Departments' General Comments

1. Land Administration

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

- the application site (the Site) partly falls within the village 'environs' ('VE') of Kan Tau Tsuen, and more than 50% of the footprint of the proposed Small House falls within the 'VE' of Kan Tau Tsuen;
- the Small House grant application submitted by the current applicant was received on 28.3.2018. The processing of the application is considered to be at an advance stage, with departmental circulation and local consultation (posting notice) generally completed. The applicant claimed himself as indigenous villager of Fanling, Fanling Heung. His eligibility for Small House grant is yet to be ascertained;
- the Site is Old Schedule Agricultural Lots held under Block Government Lease; and
- the Site is not covered by any Modification of Tenancy/Building Licence.

2. Traffic

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

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

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

- no comment on the application from highways maintenance perspective; and
- his advisory comments are at **Appendix VI**.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- in view of the small scale of the proposed development, the application is unlikely to cause major pollution; and
- his advisory comments are at **Appendix VI**.

4. Drainage

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

- no objection to the application from public drainage perspective;
- the Site is in an area where public sewerage connection is not available. The Environmental Protection Department should be consulted regarding the sewage treatment/disposal facilities for the proposed development; and
- her advisory comments are at **Appendix VI**.

5. Fire Safety

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

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

6. 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 2026, the Site is located in an area of rural inland plain landscape character comprising village houses/domestic structures, temporary structures, vegetated areas and tree clusters (**Plan A-3**). The proposed development is considered not entirely incompatible with the surrounding environment;
- based on the site photo taken on 16.7.2026 (**Plan A-4**) and the site visit conducted on 22.7.2026, the Site is covered with wild plants, some undesirable species (i.e. *Leucaena leucocephala* (銀合歡)) and common tree species. It is noted that tree felling is not involved. Significant adverse landscape impact arising from the application is not anticipated; and
- her advisory comments are at **Appendix VI**.

7. **Agriculture and Nature Conservation**

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

- does not support the application from agriculture perspective as the Site possesses potential for agricultural rehabilitation. There are agricultural activities in the vicinity, and agricultural infrastructures such as road access and water source are also available. The Site can be used for agricultural activities such as open-field cultivation, greenhouses, and plant nurseries, etc.; and
- no comment on the application from nature conservation perspective.

8. **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**.

9. **Electricity Supply**

Comments of the Director of Electrical and Mechanical Services (DEMS):

- no comment on the application from electricity supply safety perspective; and
- his advisory comments are at **Appendix VI**.

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

According to the DLO/N, LandsD's records, the total number of outstanding Small House applications for Kan Tau Tsuen is 27 while the 10-year Small House demand is 98. Based on the latest estimate by PlanD, about 1.68ha (equivalent to about 67 Small House sites) of land are available within the "V" zone of Kan Tau Tsuen. There is insufficient land in the "V" zone of Kan Tau Tsuen to meet the future demand of land for Small House development (i.e. about 3.13ha of land which is equivalent to 125 Small House sites).

11. **Other Departments**

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

- (a) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD); and
- (b) District Officer (North), Home Affairs Department (DO(N), HAD).

Recommended Advisory Clauses

- (a) to note the comments of the Commissioner for Transport (C for T) that the local village access leading to the application site (the Site) from Sha Tau Kok Road – Ma Mei Ha is not managed by the Transport Department;
- (b) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) HyD is not/shall not be responsible for the maintenance of any access connecting the Site and the nearby public roads; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (c) to note the comments of the Director of Environmental Protection (DEP) that septic tank and soakaway system are acceptable means for collection, treatment and disposal of the sewage provided that its design and construction follow the requirements of the Professional Persons Environmental Consultative Committee Practice Notes 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” and are duly certified by an Authorised Person (AP);
- (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 public sewerage connection is not available. The Environmental Protection Department should be consulted regarding the sewage treatment/disposal facilities for the proposed development;
 - (ii) adequate stormwater drainage collection and disposal facilities shall be provided to deal with the surface runoff of the Site or the same flowing onto the Site from the adjacent areas; and
 - (iii) the applicant should check and ensure that the existing drainage system to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Site. The applicant should ensure that the flow from the Site will not overload the existing drainage system;
- (e) to note the comments of the Director of Fire Services (D of FS) that the applicant should observe “New Territories Exempted Houses – A Guide to Fire Safety Requirements”, which is administrated by the Lands Department (LandsD). Detailed fire safety requirements will be formulated upon receipt of formal application via LandsD;
- (f) 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 department(s) prior to commencement of the works;

- (g) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
 - (i) for the provision of water supply to the proposed development, the applicant may need to extend his inside services to the nearest suitable government water mains for connection; and
 - (ii) the applicant 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;
- (h) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable (and overhead line, where applicable) under the application should approach the electricity supplier (i.e. CLP Power Hong Kong Limited) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. The parties concerned should also be reminded to observe the Electricity Supply Lines (Protection) Regulation (the Regulation) and the 'Code of Practice on Working near Electricity Supply Lines' established under the Regulation when carrying out works in the vicinity of the electricity supply lines; and
- (i) 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 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.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates
A/NE-LYT/878

意見詳情 (如有需要，請另頁說明)

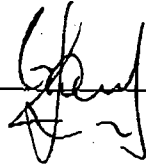
Details of the Comment (use separate sheet if necessary)

無意見

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

侯志強議員

簽署 Signature



日期 Date

2026.7.18

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

沒有意見

「提意見人」姓名／名稱

Name of person/company making this comment

簽署

Signature

葉奕成

日期

Date

30/7/2016