

2026年 3月 19日

此文件在 收到，城市規劃委員會
只會在此 文件後才正式認收到
申請。

The
The Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

2026-03-19

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/YC-PH/1119
	Date Received 收到日期	2026-03-19

- 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)

羅俊雄

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)

夏佩娟

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）	新界元朗八鄉丈量約份第111約地段第2811號A分段
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	☒ Site area 地盤面積 121.50 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）	N/A 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/YL-PH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	AGR, V
(f) Current use(s) 現時用途	空置 (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。															
<table border="1"> <tr> <th colspan="3">Details of consent of “current land owner(s)”[#] obtained 取得「現行土地擁有人」[#]同意的詳情</th> </tr> <tr> <th>No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目</th> <th>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</th> <th>Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	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)									
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(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)	羅俊雄		
(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)	新界元朗八鄉橫台山羅屋村		
(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	化糞池、花園及通道 (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)) 村路連接錦田公路、粉錦公路 ☐ 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																														
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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 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> 		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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	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) 																															

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。

是次規劃申請地點位於新界元朗八鄉丈量約份第111約地段第2811號A分段，所屬分區圖則S/YL-PH/11，土地用途為「農業」和「鄉村式發展」，申請作為「擬建新界豁免管制屋宇 - 小型屋宇」。根據地政總署鄉村改善組頒布的《在新界小型屋宇政策下之認可鄉村名冊》2009年9月版，橫台山是位於元朗區的認可鄉村，而本人所屬的原居民村落羅屋村則坐落在橫台山附近，由於羅屋村內的可建屋土地資源緊張，祖堂最終將申請地點分配給本人作為唯一擁有及可用作建屋的土地。本人曾在2019年向地政總署申請在地段上興建小型屋宇（檔號125/YLT/2019），但因小型屋宇的覆蓋範圍少於50%坐落在「鄉村式發展」地帶，需向城市規劃委員會申請規劃許可。

申請地點的面積約121.5平方米，其中擬建新界豁免管制屋宇 - 小型屋宇僅有1幢，上蓋面積約65.03平方米，層數共3層，總高度不超過8.23米，總樓面面積約195.09平方米。擬議小型屋宇位置外的露天地方擬用作花園及通道，亦將會委託專業顧問和承建商設計及安裝符合規格、功能完善的排水設施和消防裝置。申請地點不會設置泊車位或上落客貨位，因此不會對附近居民及當地車路造成影響；此外，因應申請地點的周邊主要為鄉郊風貌，加上部份原有的土地用途為農地，如有需要，本人會種植適量的綠植以美化和融入環境。

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

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

簽署

.....

夏佩娟

N/A

Name in Block Letters

Position (if applicable)

姓名(請以正楷填寫)

職位(如適用)

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

專業資格

☐ HKIP 香港規劃師學會 /☐ HKIA 香港建築師學會 /☐ HKIS 香港測量師學會 /☐ HKIE 香港工程師學會 /☐ HKILA 香港園境師學會 /☐ HKIUD 香港城市設計學會☐ RPP 註冊專業規劃師

Others 其他

on behalf of

代表

.....

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

Date 日期

27/12/2016 (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。)

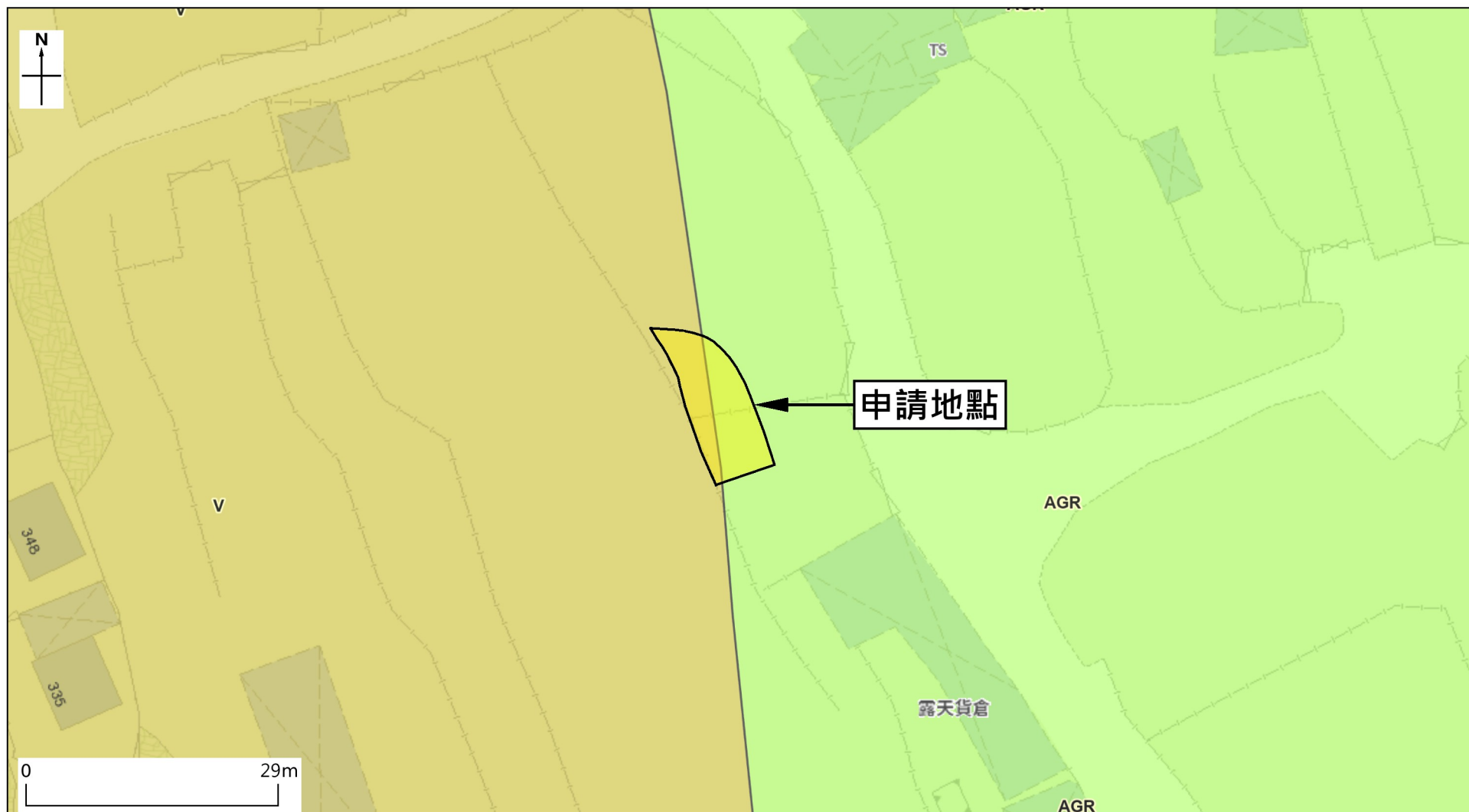
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	新界元朗八鄉丈量約份第111約地段第2811號A分段		
Site area 地盤面積	121.50	sq. m 平方米	☒ About 約
	(includes Government land of 包括政府土地	N/A	sq. m 平方米 ☐ About 約)
Plan 圖則	S/YL-PH/11		
Zoning 地帶	AGR, V		
Applied use/ development 申請用途/發展	New Territories 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） 地段圖，位置圖，土地用途分區圖	☒	☐
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。

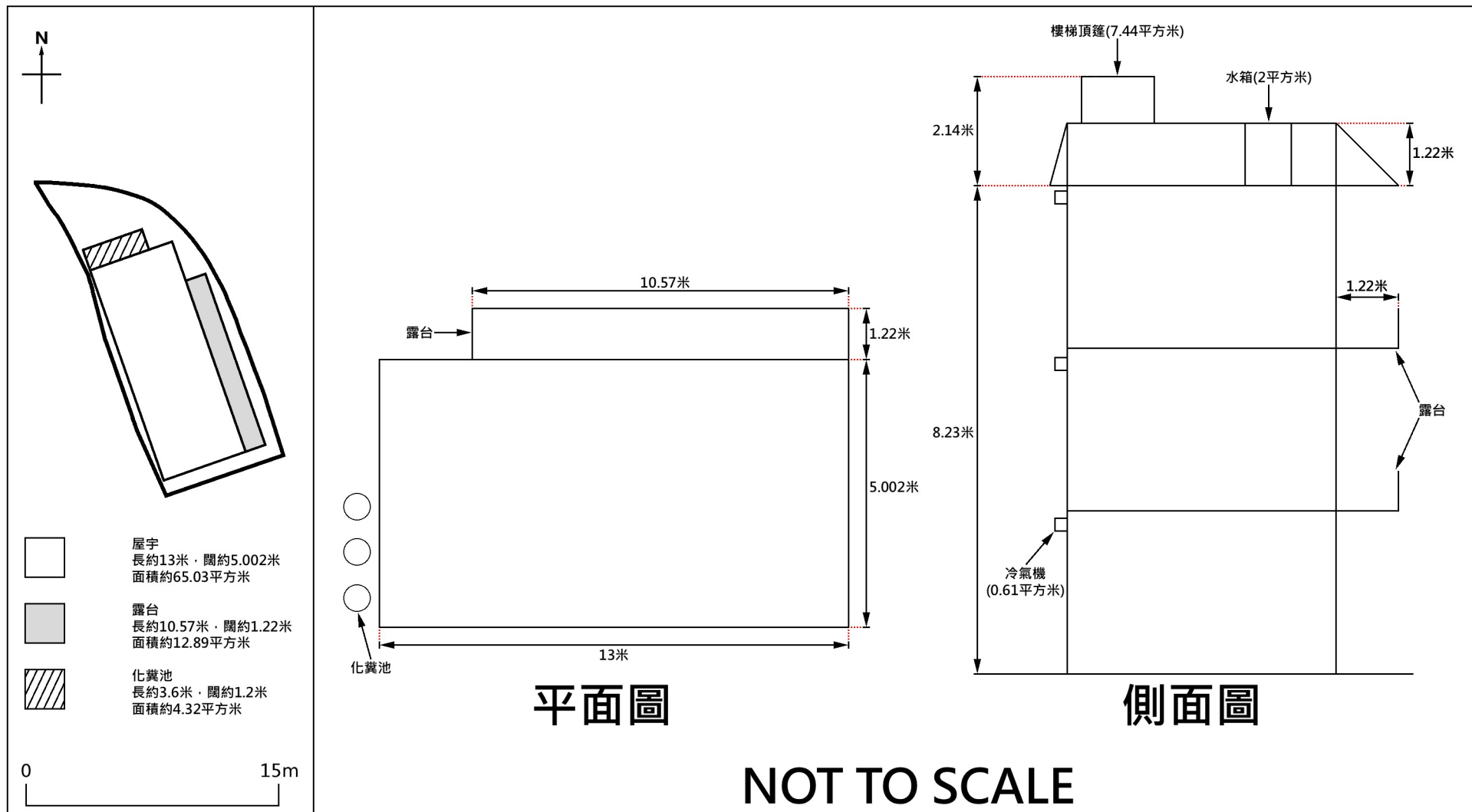


申請地段：新界元朗八鄉丈量約份第111約地段第2811號A分段

土地用途分區圖

申請用途：擬議屋宇（新界豁免管制屋宇 - 小型屋宇）

OZP No. : S/YL-PH/11

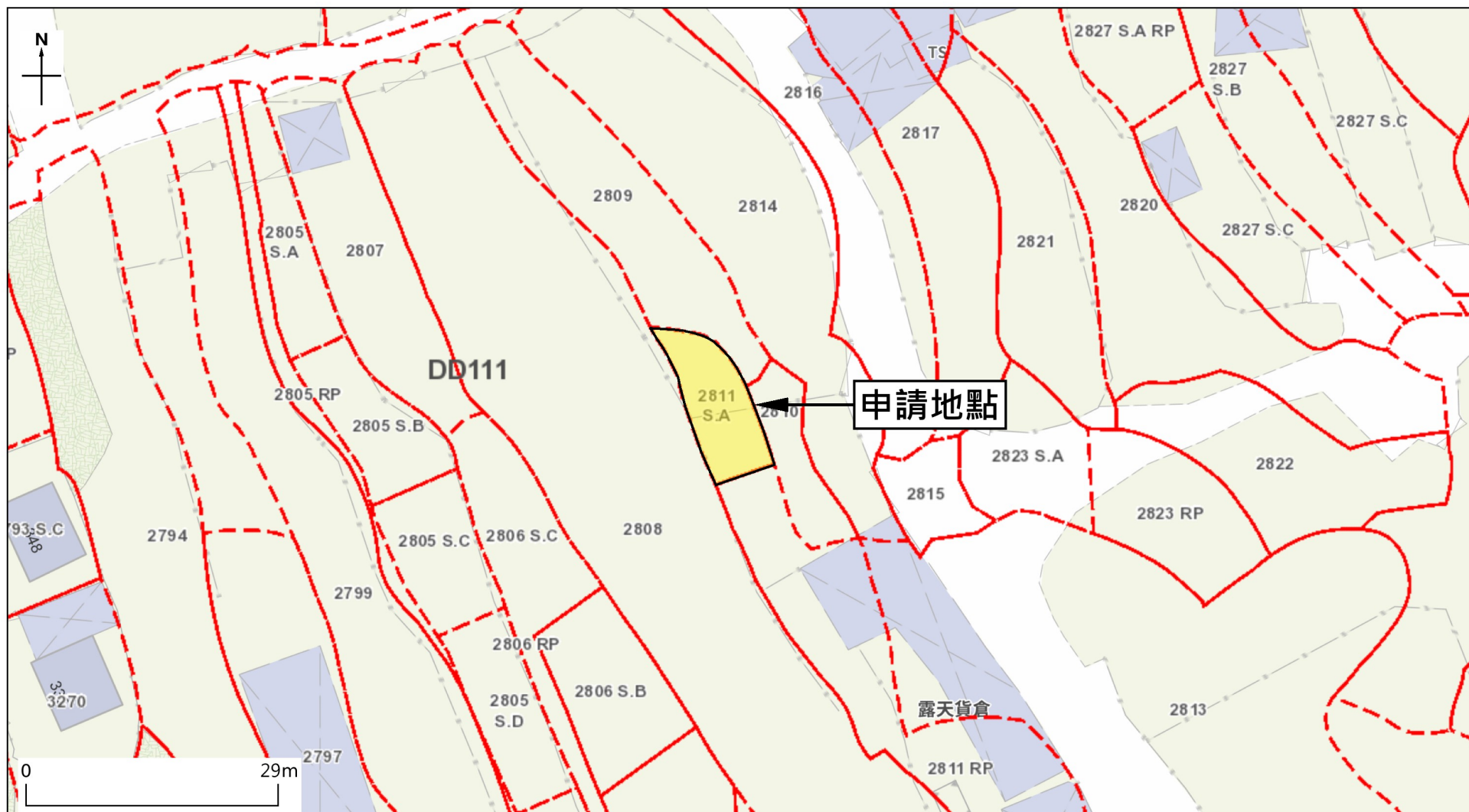


申請地段：新界元朗八鄉丈量約份第111約地段第2811號A分段

布局設計圖

申請用途：擬議屋宇（新界豁免管制屋宇 - 小型屋宇）

OZP No. : S/YL-PH/11



申請地段：新界元朗八鄉丈量約份第111約地段第2811號A分段

地段圖

申請用途：擬議屋宇（新界豁免管制屋宇 - 小型屋宇）

OZP No. : S/YL-PH/11



申請地段：新界元朗八鄉丈量約份第111約地段第2811號A分段

位置圖

申請用途：擬議屋宇（新界豁免管制屋宇 - 小型屋宇）

OZP No. : S/YL-PH/11

From: [REDACTED]
Sent: Wednesday, July 8, 2026 4:51 PM
To: [REDACTED]
Subject: A/YL-PH/1114 補充文件

現提交更新的布局設計圖、授權書和補充資料，請查閱附件，以取代 2026 年 7 月 6 日下午 12:39 發出的電郵。

如有需要，請透過此電郵或致電 [REDACTED] 與本人聯絡，謝謝。

獲授權代理人 夏佩娟
2026 年 7 月 8 日

申請編號：A/YL-PH/1114

地點：元朗八鄉丈量約份第 111 約地段第 2811 號 A 分段

擬議用途：擬議屋宇（新界豁免管制屋宇 - 小型屋宇）

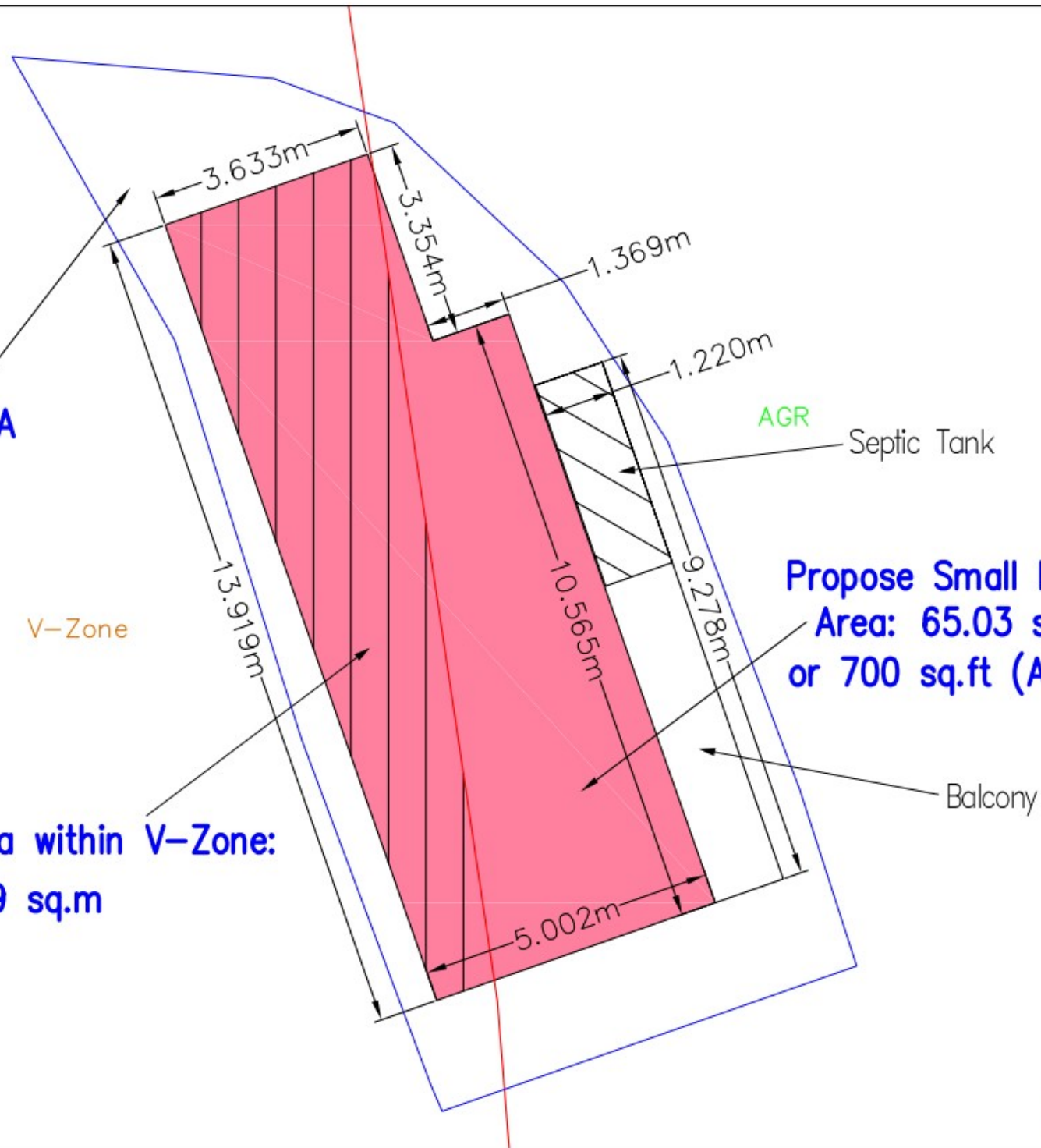
補充資料

- 擬建小型屋宇的覆蓋範圍約有 32.9 平方米坐落在「鄉村式發展」地帶，「屋宇（只限新界豁免管制屋宇）」在該地帶屬於經常准許的第一欄用途；餘下部分坐落在「農業」地帶，上述用途在相關地帶屬於第二欄，須事先向城市規劃委員會申請規劃許可。
- 申請地點不在任何認可鄉村的鄉村範圍內，這是因為橫台山一帶（包括但不限於永寧里、河瀝背、羅屋村等地）的鄉村界線尚未制定，區內未建造小型屋宇的「鄉村式發展」用地大部分已建設公共交通及康體文娛設施，如小巴士站、足球場、宗祠等，餘下的小部分土地則屬私人或不同村落的祖堂擁有。申請人與地產中介曾聯絡多個村內和鄰近地區的業主，但他們都不願出售土地，幾經轉折後才買入申請地點。
- 申請人是橫台山羅屋村的原居民，申請地點是他唯一可發展作小型屋宇的土地，此前未曾興建任何屋宇，不涉及丁權轉讓或買賣。
- 申請地點長期沒有農業活動，因空置多年而長滿雜草，部分毗連的土地獲規劃許可作不同臨時用途，如停車場、汽車陳列室、露天貯物等，也有部分已在早期發展成低密度的小型屋宇群落，是次申請的擬議用途能融入周邊環境。

Lot 2811 S.A

V-Zone

Hatched Area within V-Zone:
32.9 sq.m



(Scale 1:100)



C K LAU SURVEYORS LIMITED

劉志光測量師行有限公司

Authorized Land Surveyors • Professional Surveyors

Land Boundary Surveys • Land Subdivision • Land Planning & Development

Dimension Plan of the Proposed Small House on
Lot 2811 S.A in D.D.111, Yuen Long



□ Balcony (1.22m x 9.278m)

▨ Septic Tank (1.2m x 3.6m)

Coloured Pink Area 65.03 square metres (About)

Scale 1: 1000

Side	Bearing ' ' "	Distance in Metres	Pt.	Co-ordinate Data (1980 Datum)		Remarks
				Northing (m)	Easting (m)	
1 - 2	70 41 17	3.633	1	833770.065	828144.077	
2 - 3	160 41 17	3.354	2	833771.266	828147.506	
3 - 4	70 41 17	1.369	3	833768.101	828148.615	
4 - 5	160 41 17	10.565	4	833768.554	828149.907	
5 - 6	250 41 17	5.002	5	833758.583	828153.401	
6 - 1	340 41 17	13.919	6	833756.929	828148.680	

Certified by:

Survey Sheet No.: 6-NE-9D

Adopted Plan No.: SRP/YL/058/6146/D1

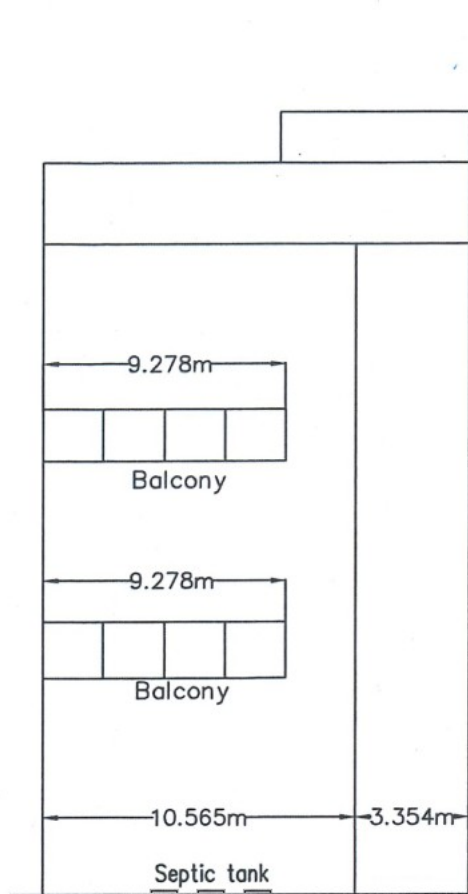
Plan No.: YL/111/2811A/SH/D2

C. K. LAU MSc. FHKIS MRICS R.P.S.(LS)(PFM) ALS

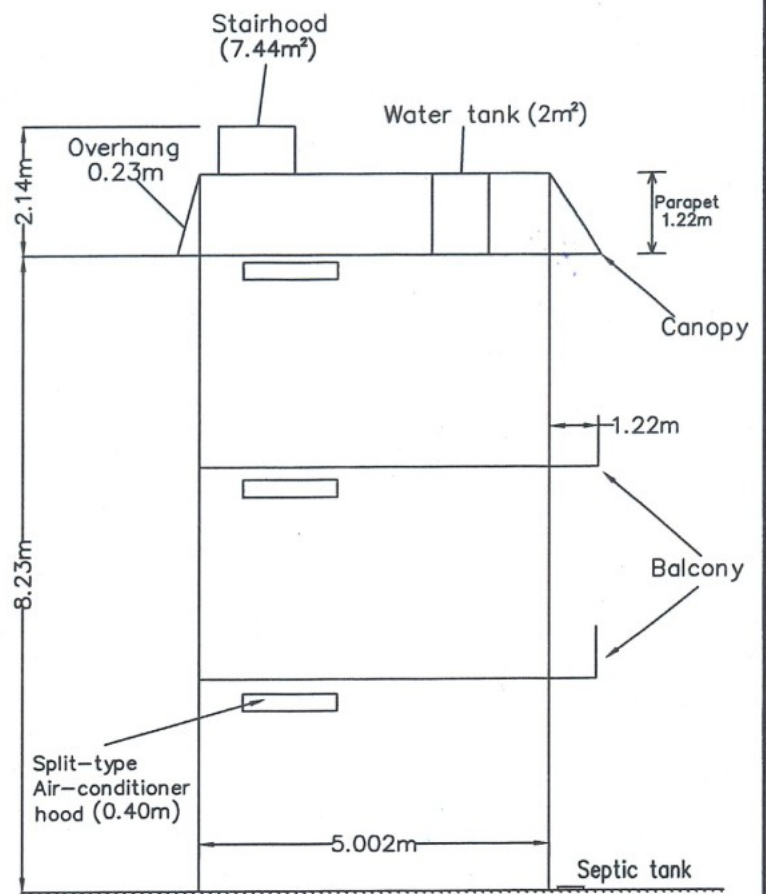
Authorized Land Surveyor

Date: 20th April 2026

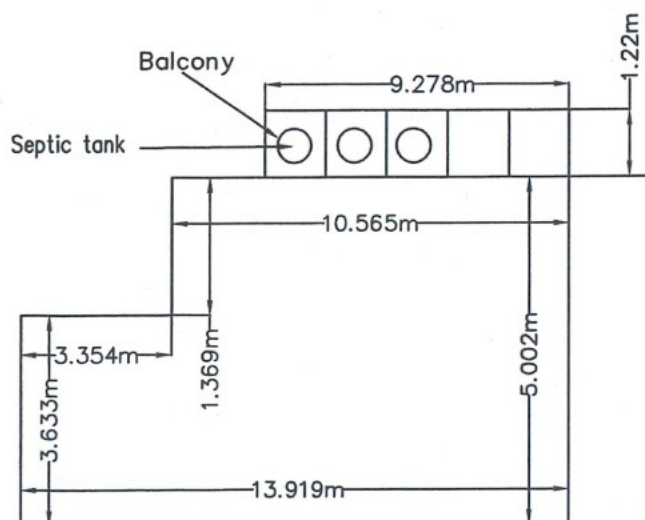
Sketch of Building on Lot 2811 S.A in D.D.111, Yuen Long



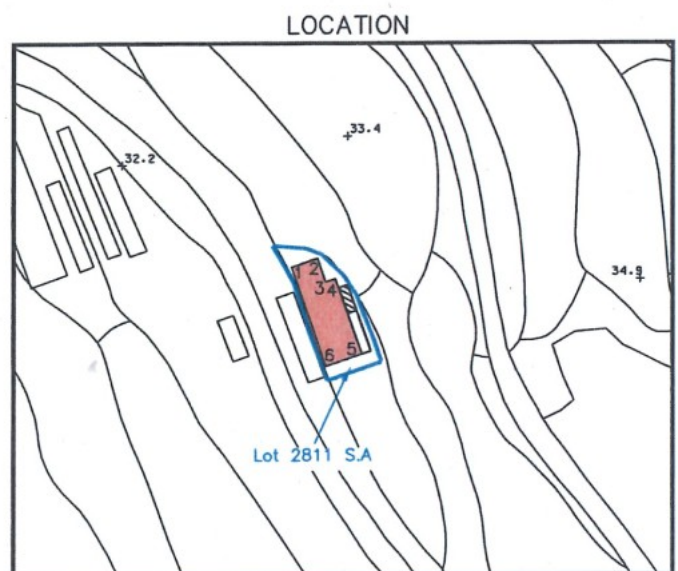
Front Elevation



Side View



Plan View



SCALE 1:1000

授權書

本人羅俊雄，是新界元朗八鄉丈量約份第 111 約地段第 2811 號 A 分段的註冊業主，現根據《城市規劃條例》（第 131 章）第 16 條遞交許可申請，以將上述地點的土地用途更改為擬議屋宇（新界豁免管制屋宇 - 小型屋宇）。

由於本人需長期外遊工幹，現授權夏佩娟女士作為代理人，代本人跟進並處理一切規劃申請事宜。

如有需要，請致電 [REDACTED] 與夏女士聯絡。

申請人簽署：



申請人姓名：

羅俊雄

香港身份證號碼：

[REDACTED]

獲授權代理人姓名：

夏佩娟

香港身份證號碼：

[REDACTED]

2026 年 4 月 20 日

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.

Detailed Comments from Relevant Government Departments

1. Land Administration

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

- the application Site (the Site), i.e. Lot No. 2811 S.A in D.D. 111, is Old Scheduled Agricultural Lot held under the Block Government Lease which stipulates that no structure is allowed to be erected without the prior approval of the Government;
- the Site is partially falling within an area zoned “Village Type Development” (“V”) encircling Wang Toi Shan of Pat Heung which is a pre-1898 recognised village, and it does not fall within the village ‘environs’ of any recognised village. Any Small House application will be handled by his office at its sole discretion in accordance with the New Territories Small House Policy. There is no guidance that such Small House application will be approved;
- no other lease modification, land exchange application or building plan submission in relation to the development at the Site approved or under processing;
- a Warning Letter was issued on 10.6.2021 against Lot 2811 in D.D. 111 due to lease breaches. Small House application will be required to rectify the breaches and deregistered the said Warning Letter before the Small House application made on the Site can be considered;
- the number of outstanding Small House applications for the concerned recognised villages (namely Wang Toi Shan, Leung Uk Tsuen, Lo Uk Tsuen, Chuk Hang and Sheung Che (Shui Kan Shek Area)) within the same subject “V” zones is 181. As provided by the Indigenous Inhabitant Representative of the abovementioned villages, the number of 10-year Small House demand is about 1,317; and
- advisory comments are at **Appendix IV**.

2. Traffic

(a) Comments of the Commissioner for Transport:

- Small House development should be confined within the “V” zones as far as possible. Although additional traffic generated by the proposed Small House is not significant, the permission of the development outside the “V” zone will however set an undesirable precedent case for similar applications in the future. The resulting cumulative traffic impact could be substantial;
- the application involving construction of one Small House only can be tolerated on traffic grounds; and
- advisory comments are at **Appendix IV**.

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

- no in-principle objection to the application from highways maintenance point of view;
- it is note that the Site is for proposed Small House and no parking or loading/unloading space is provided at the Site; and
- advisory comments are at **Appendix IV**.

3. **Environment**

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- in view of the small scale of the proposed Small House, the application alone is unlikely to cause major pollution; and
- advisory comments are at **Appendix IV**.

4. **Landscape**

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

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photos taken in 2024 and 2026, the Site was situated in an area of rural inland plains landscape character comprising a plant nursery, open storage sites/warehouses and tree clusters. The proposed Small House is considered not incompatible with the landscape setting in the proximity;
- with reference to the aerial photos and site photos taken in March 2026., the Site was generally formed and no trees were found on it. Wild plants were observed along the Site peripheries and some trees of common species were found outside the western site boundary. It is noted that no tree felling will be involved. Significant adverse landscape impact arising from proposed Small House is not anticipated; and
- advisory comments are at **Appendix IV**.

5. **Drainage**

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

- no in-principle objection 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 IV**.

6. **Fire Safety**

Comments of the Director of Fire Services:

- 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 current application in accordance with LandsD's record; and
- advisory comments are at **Appendix IV**.

7. **Nature Conservation**

Comments of the Director of Agriculture, Fisheries and Conservation:

- no comment on the planning application from nature conservation perspective.

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 Small House, 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 District Lands Officer/Yuen Long, Lands Department (LandsD) that should planning approval be given to the subject application and Small House application is received and due for processing, his office will consider that Small House application acting in the capacity as the landlord at its sole discretion in accordance with the New Territories Small House Policy. There is no guarantee that such Small House application will be approved. Any Small House application, if approved will be subject to such terms and conditions including, among others, the payment of premium and/or administrative fees may be imposed by LandsD;
- (c) to note the comments of the Commissioner of Transport that the local tracks leading to the application site (the Site) from Kam Tin Road or/and Fan Kam Road are not managed by the Transport Department (TD);
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) HyD is not responsible for the maintenance of any access connecting the Site and Kam Tin Road or Fan Kam Road including the local tracks;
 - (ii) as there will be no parking or loading/unloading space provided at the Site, the applicant is reminded that the application is approved on the understanding that there is and will be no vehicular access to/from the Site; and
 - (iii) adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains;
- (e) to note the comments of the Director of Environmental Protection that:
 - (i) the applicant shall follow the relevant guidelines and requirements in Professional Persons Environmental Consultative Committee Practice Notes (ProPECC) Practice Notes 1/24 to minimise noise from construction activities during the construction stage;
 - (ii) the construction and operation of the proposed Small House is subject to statutory control of relevant pollution control ordinances; and
 - (iii) the applicant is advised to make reference to 'Recommended Pollution Control Clauses for Construction Contracts' to implement suitable migration measures and good site practice to minimise potential environmental impacts during construction;

- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that the applicant is advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. Application for any tree works should be submitted to relevant departments for approval;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (DSD) that:
 - (i) the Site is in an area where no DSD stormwater drain and public sewerage connection are available;
 - (ii) the applicant is advised to follow the suggestion on sewerage treatment or disposal from the Director of Environmental Protection; and
 - (iii) the applicant is reminded that all existing drains/watercourse should be maintained and the overland flow from adjacent lands should not be affected; and
- (h) 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.

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年04月16日星期四 3:31
收件者: tpbpd/PLAND
主旨: A/YL-PH/1114 DD 111, Wang Toi Shan
類別: Internet Email

A/YL-PH/1114

Lot 2811 S.A in D.D. 111, Wang Toi Shan, Pat Heung

Site area: About 121.5sq.m

Zoning: "Agriculture" and "VTD"

Applied use: NET House

Dear TPB Members,

The Applicant is not a resident of Wang Toi Shan. NET rights cannot be transferred between villages.

There have been multiple applications for parking and other alternative land uses in the immediate area and closer to the village cluster indicating that there is no lack of land within the "V" zone.

The application should be rejected as it would set an undesirable precedent re limitations on small house eligibility.

Mary Mulvihill