

2025年 2月 1 日

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

This application is received on 11 FEB 2025.
The Council will formally acknowledge
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/NETTS / 552
	Date Received 收到日期	11 FEB 2025

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱
(<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)
歐陽學文 (AU-YEUNG HOK MAN)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<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 type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
不適用 (NA)

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)	丈量約份第100的政府土地。
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 65.03 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 195.09 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) 65.03 sq.m 平方米 <input 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	古洞南分區計劃大綱草圖 編號: S/NE-KTS/21
(e) Land use zone(s) involved 涉及的土地用途地帶	農業
(f) Current use(s) 現時用途	耕種地 (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」[#]。
NA / (不適用)

(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。
NA / (不適用)

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」#。

NA/C(不適用)

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）

NA/C(不適用)

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)	歐陽學文 (AU-YEUNG HOK MAN)		
(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)	新界上水坑頭村		
(c) Proposed gross floor area 擬議總樓面面積	195.09 sq.m 平方米 <input type="checkbox"/> About 約		
(d) Proposed number of house(s) 擬議房屋幢數	1	Proposed number of storeys of each house 每幢房屋的擬議層數	三層
(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	(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?	<input checked="" type="radio"/> Yes 是 <input type="radio"/> No 否	<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)) 坑頭路連接的村路 <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?	<input type="checkbox"/> Yes 是 <input checked="" type="checkbox"/> No 否	<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) (見圖則)	



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。

請見附件。

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

歐陽學文

Applicant 申請人 / Authorised Agent 獲授權代理人

AU-YEUNG HOK MAN

退休

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
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

NA

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

Date 日期

06/02/2025

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址	丈量約份第100的政府土地	
Site area 地盤面積	65.03 sq. m 平方米 <input type="checkbox"/> About 約	(includes Government land of 包括政府土地 65.03 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/NE-KTS/21	
Zoning 地帶	農業	
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(65.03m ² ×3) sq.m 平方米 <input 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 type="checkbox"/> (Not more than 不多於)	
	三層 Storeys(s) 層	

**Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件**

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input 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>位置圖和申請近照</u>		
<hr/>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input 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"/>

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。

8. JUSTIFICATION(理由)



有關提供申請「規劃許可」的理由及支持資料陳述如下：

1. 這幅建議興建小型屋宇土地過往用作耕種，以作謀生。現今這幅政府土地仍作為耕種之用，但娛樂之用，多於生計之用了。(見附件：1)
2. 這幅建議興建的政府土地，是一幅平坦的土地(見附件：1)。週圍沒有斜坡，因此對現有的環境不會造成不良影響。
3. 交通非常方便，就這幅土地的附近(約十呎)已有一條現有車路通往(見附件：2)。
4. 所申請建屋的地點位於認可鄉村範圍之內(見附件：3)。土地的週圍已興建多間小型屋宇，故不會構成景觀和視覺的影響(見附件：4)。
5. 就因已有屋苑(荃麗花園)和多幢的三層小型屋宇已在此申請土地週圍建成，故供水喉等設備已於早年完成(見附件：5和附件：6)。所以申請建屋的地點不但沒有影響供水和排水等問題，而且有利於日後設施連接等工程。
6. 所申請建屋地點的100米內設有標準柱型消防栓(見附件：7)。
7. 本人(歐陽學文)已是本村(坑頭村)第三、四代的原居民，沒有唯一的私人土地的業權。故申請政府土地興建小型屋宇自住是唯一的選擇。

8. 本村(坑頭村)，可與建小型屋宇的發展地帶(ie V-zone)，經過三十多年的小型屋宇政策以來，大多 v-zone 內的土地已被用盡。根據規劃署(S/NE-KTS/21)的圖則顯示，坑頭村的 V-ZONE 地已所剩無幾(請參閱附件：8)

根據古洞南大綱圖(S/NE-KTS/21)的資料顯示，坑頭村與其他原居村落的 v-zone 地的總面積為 43.90 公頃(包括：金錢村、蕉徑、長歷、坑頭村和塘公嶺等)。依據地積比(1:2000)的比例圖，坑頭村的 v-zone 地約為 12.49 公頃(請參閱附件：8.1 的計算)。

9. 從坑頭村的 v-zone 地計算，坑頭村已建的村屋約為 650 間(包括：已建丁屋(600 間)和舊有屋地(50 間))。每間丁屋所佔用的 v-zone 地面積約為 1700 平方呎(包括：建屋面積 700 平方呎，丁屋四週收集雨水渠面積(43*28=500 平方呎)，消防通道(17*28=476 平方呎)和屋前 30 平方呎樓梯入口)。從上述的資料計算，坑頭村內的 v-zone 地已被佔用約 10.28 公頃(請參閱附件：9 的計算及舊屋地的登記資料)。

10. 坑頭村的主要道路是在 v-zone 地帶之內，從村頭至村尾所佔用的 v-zone 地帶約佔 0.88 公頃(請參閱附件：10 的計算)。另外，私人物業被用作倉地之用若佔 0.5 公頃。

11. 根據附件：8.1，附件：9 和附件：10 的計算，坑頭村在 v-zone 地帶內的土地可建丁屋實少於 7.0%。

12. 對於排水設施的安排，明渠、滲水井和暗渠等設備，將建於屋宇的週圍，以方便疏通和排水。有關的安排，請參閱附件：11。

13. 對於一間鄉村式屋宇，排出物(糞便)和穢物的處理，本人會跟據有關的規定，設立一所化糞池及滲水井，作為處理污物的設備。而有關的化糞池規定亦總結於附件：12 內。

14. 在園境方面，因申請「丁屋」的 65.03 平方米內沒有樹，故不作填土。而申請「丁屋」的 65.03 平方米外政府土地的樹木會作保留，以達綠化環境之效。

綜合以上述的數點理由和支持資料，敬希 貴會批准本人的申請，以便本人的申請可於地政處繼續處理。

此致

城市規劃委員會

歐陽學文

申請人：歐陽學文

日期：2025 年 2 月 6 日

- 附件 1: 申請建屋的地點近照。
- 附件 2: 申請建屋的地點附近，已有車路通往的近照。
- 附件 3: 申請建屋的地點位於認可鄉村範圍之內的圖則。
- 附件 4: 所申請建屋的地點週圍已興建多間小型屋宇。
- 附件 5: 已建成的供水喉近照，在申請建屋的附近。
- 附件 6: 已建成的排水喉等設備。
- 附件 7: 申請建屋地點 100 米內設有標準柱型消防栓。
- 附件 8: 有關坑頭村的 V-ZONE 地已所剩無幾。
- 附件 8.1: 坑頭村的 v-zone 地約為 12.49 公頃的計算。
- 附件 9: 坑頭村內的 v-zone 地已被佔用約 10.28 公頃的計算及舊屋地的登記資料。
- 附件 10: 從村頭至村尾道路所佔用的 v-zone 地帶約佔 0.88 公頃的計算。
- 附件 11: 有關排水設施的安排和圖則(明渠、滲水井和暗渠等設備)。
- 附件 12: 有關化糞池的設備和排泄物等處理安排。

附件 1: 申請建屋的地點近照。



申請建屋的
地點近照(1/2)



申請建屋的
地點近照(2/2)

附件 2: 申請建屋的地點附近，已有車路通往的近照。



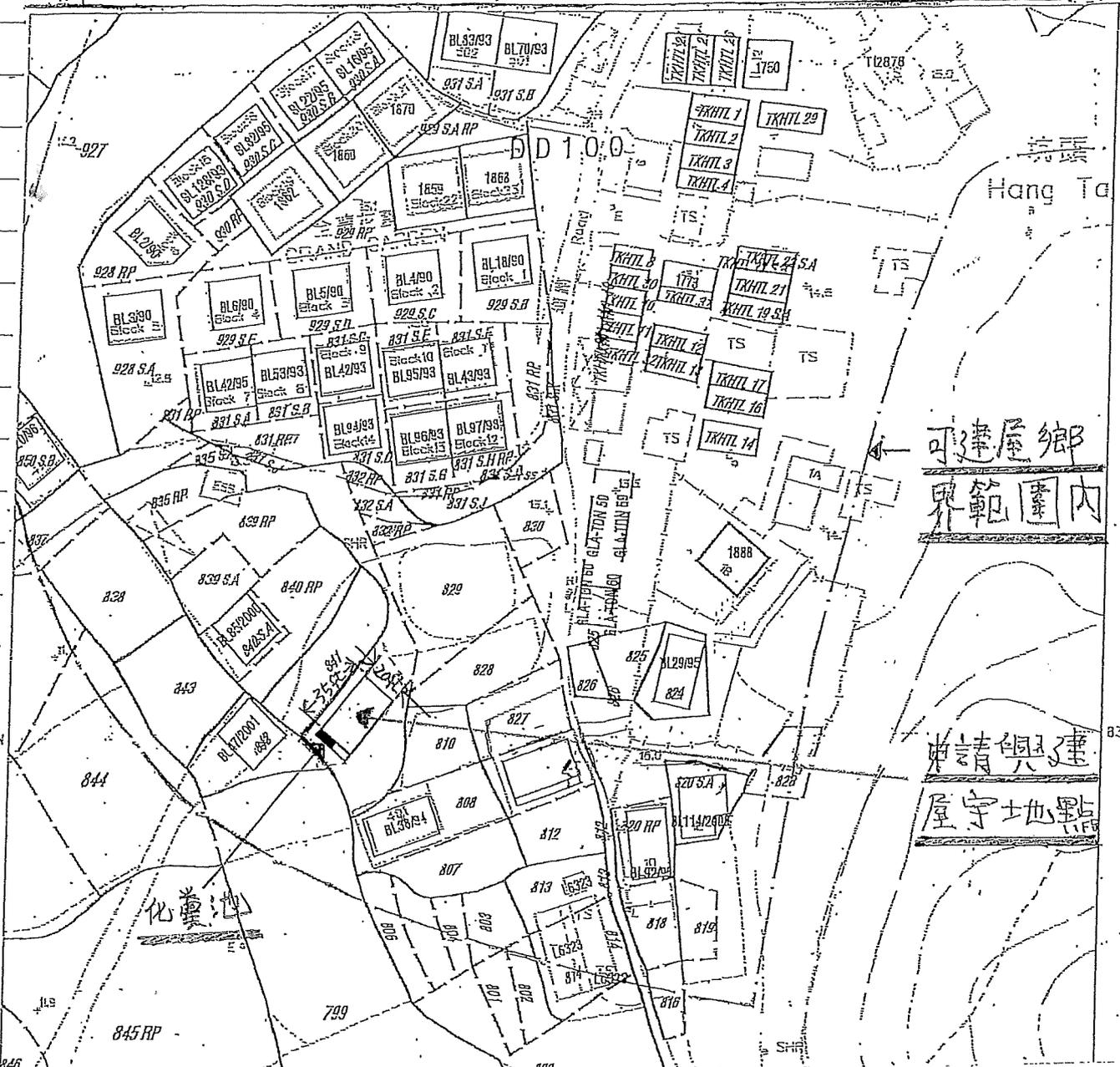
附件2: 申請建屋的地點附近,
已有車路通往的近照。

附件 3: 申請建屋的地點位於認可鄉村範圍之內的圖則。

PLANS, DRAWINGS AND DOCUMENTS

(圖則, 繪圖及文件)

SCALE 1:1000



圖例:

-  擬建小型屋宇位置
6.096m x 10.668m = 65.03m²
-  露台及簷篷方向
-  化糞池位置(在露台下面)

本人 歐陽學文 確認此圖則上之小型屋宇的尺寸、露台/簷篷方向及化糞池位置乃依照本人意願繪成。

申請人簽署: 歐陽學文
 申請人姓名: 歐陽學文
 身份證號碼: 22-6-2017
 日期: [REDACTED]

附件 4: 所申請建屋的地點週圍已興建多間小型屋宇。



DD.100,
LOT 820RP.



DD.100
LOT 820S.A

TO

FROM

DATE

NO

APP 4

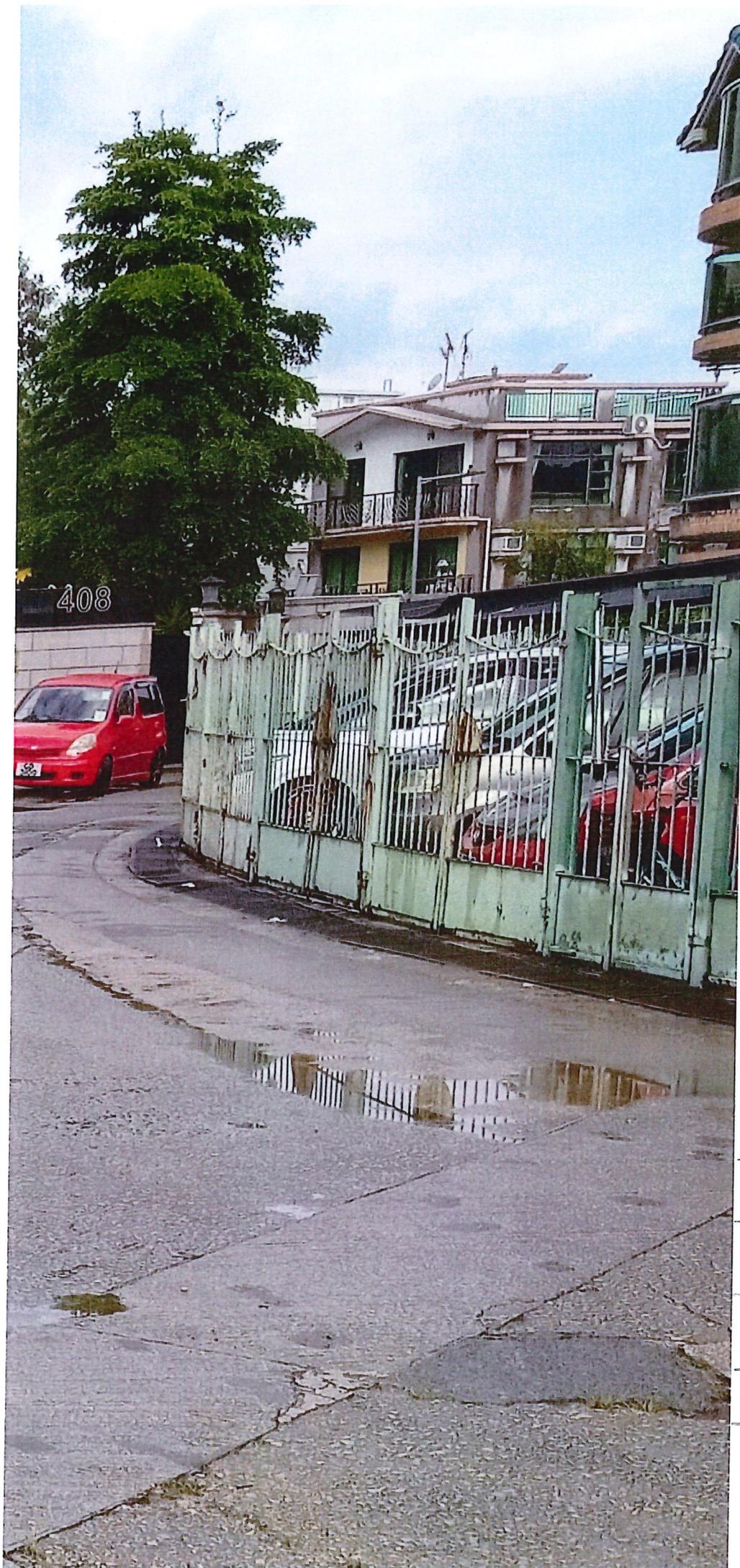


DB 100,
LOT 824
BL 29/95



DB 100
LOT 401
BL 38/94

附件 5: 已建成的供水喉近照，在申請建屋的附近。



附件二五：
已建成
的供水喉
和排水道
的近照。

附件 6: 已建成的排水喉等設備。



附件 6 = 已建成的排水喉等設備

附件 7: 申請建屋地點 100 米內設有標準柱型消防栓。



附件7:申請建屋地點100米
內設有標準柱型消
防栓。

附件 8: 有關坑頭村的 V-ZONE 地已所剩無幾。

圖例
NOTATION

ZONES	地帶
COMPREHENSIVE DEVELOPMENT AREA	綜合發展區
INDUSTRIAL (GROUP 1)	工業 (第一類)
INDUSTRIAL (GROUP 2)	工業 (第二類)
INDUSTRIAL (GROUP 3)	工業 (第三類)
RESIDENTIAL (GROUP 1)	住宅 (第一類)
RESIDENTIAL (GROUP 2)	住宅 (第二類)
RESIDENTIAL (GROUP 3)	住宅 (第三類)
RESIDENTIAL (GROUP 4)	住宅 (第四類)
RESIDENTIAL (GROUP 5)	住宅 (第五類)
RESIDENTIAL (GROUP 6)	住宅 (第六類)
RESIDENTIAL (GROUP 7)	住宅 (第七類)
RESIDENTIAL (GROUP 8)	住宅 (第八類)
RESIDENTIAL (GROUP 9)	住宅 (第九類)
RESIDENTIAL (GROUP 10)	住宅 (第十類)
RESIDENTIAL (GROUP 11)	住宅 (第十一類)
RESIDENTIAL (GROUP 12)	住宅 (第十二類)
RESIDENTIAL (GROUP 13)	住宅 (第十三類)
RESIDENTIAL (GROUP 14)	住宅 (第十四類)
RESIDENTIAL (GROUP 15)	住宅 (第十五類)
RESIDENTIAL (GROUP 16)	住宅 (第十六類)
RESIDENTIAL (GROUP 17)	住宅 (第十七類)
RESIDENTIAL (GROUP 18)	住宅 (第十八類)
RESIDENTIAL (GROUP 19)	住宅 (第十九類)
RESIDENTIAL (GROUP 20)	住宅 (第二十類)
RESIDENTIAL (GROUP 21)	住宅 (第二十一類)
RESIDENTIAL (GROUP 22)	住宅 (第二十二類)
RESIDENTIAL (GROUP 23)	住宅 (第二十三類)
RESIDENTIAL (GROUP 24)	住宅 (第二十四類)
RESIDENTIAL (GROUP 25)	住宅 (第二十五類)
RESIDENTIAL (GROUP 26)	住宅 (第二十六類)
RESIDENTIAL (GROUP 27)	住宅 (第二十七類)
RESIDENTIAL (GROUP 28)	住宅 (第二十八類)
RESIDENTIAL (GROUP 29)	住宅 (第二十九類)
RESIDENTIAL (GROUP 30)	住宅 (第三十類)
RESIDENTIAL (GROUP 31)	住宅 (第三十一類)
RESIDENTIAL (GROUP 32)	住宅 (第三十二類)
RESIDENTIAL (GROUP 33)	住宅 (第三十三類)
RESIDENTIAL (GROUP 34)	住宅 (第三十四類)
RESIDENTIAL (GROUP 35)	住宅 (第三十五類)
RESIDENTIAL (GROUP 36)	住宅 (第三十六類)
RESIDENTIAL (GROUP 37)	住宅 (第三十七類)
RESIDENTIAL (GROUP 38)	住宅 (第三十八類)
RESIDENTIAL (GROUP 39)	住宅 (第三十九類)
RESIDENTIAL (GROUP 40)	住宅 (第四十類)
RESIDENTIAL (GROUP 41)	住宅 (第四十一類)
RESIDENTIAL (GROUP 42)	住宅 (第四十二類)
RESIDENTIAL (GROUP 43)	住宅 (第四十三類)
RESIDENTIAL (GROUP 44)	住宅 (第四十四類)
RESIDENTIAL (GROUP 45)	住宅 (第四十五類)
RESIDENTIAL (GROUP 46)	住宅 (第四十六類)
RESIDENTIAL (GROUP 47)	住宅 (第四十七類)
RESIDENTIAL (GROUP 48)	住宅 (第四十八類)
RESIDENTIAL (GROUP 49)	住宅 (第四十九類)
RESIDENTIAL (GROUP 50)	住宅 (第五十類)
RESIDENTIAL (GROUP 51)	住宅 (第五十一類)
RESIDENTIAL (GROUP 52)	住宅 (第五十二類)
RESIDENTIAL (GROUP 53)	住宅 (第五十三類)
RESIDENTIAL (GROUP 54)	住宅 (第五十四類)
RESIDENTIAL (GROUP 55)	住宅 (第五十五類)
RESIDENTIAL (GROUP 56)	住宅 (第五十六類)
RESIDENTIAL (GROUP 57)	住宅 (第五十七類)
RESIDENTIAL (GROUP 58)	住宅 (第五十八類)
RESIDENTIAL (GROUP 59)	住宅 (第五十九類)
RESIDENTIAL (GROUP 60)	住宅 (第六十類)
RESIDENTIAL (GROUP 61)	住宅 (第六十一類)
RESIDENTIAL (GROUP 62)	住宅 (第六十二類)
RESIDENTIAL (GROUP 63)	住宅 (第六十三類)
RESIDENTIAL (GROUP 64)	住宅 (第六十四類)
RESIDENTIAL (GROUP 65)	住宅 (第六十五類)
RESIDENTIAL (GROUP 66)	住宅 (第六十六類)
RESIDENTIAL (GROUP 67)	住宅 (第六十七類)
RESIDENTIAL (GROUP 68)	住宅 (第六十八類)
RESIDENTIAL (GROUP 69)	住宅 (第六十九類)
RESIDENTIAL (GROUP 70)	住宅 (第七十類)
RESIDENTIAL (GROUP 71)	住宅 (第七十一類)
RESIDENTIAL (GROUP 72)	住宅 (第七十二類)
RESIDENTIAL (GROUP 73)	住宅 (第七十三類)
RESIDENTIAL (GROUP 74)	住宅 (第七十四類)
RESIDENTIAL (GROUP 75)	住宅 (第七十五類)
RESIDENTIAL (GROUP 76)	住宅 (第七十六類)
RESIDENTIAL (GROUP 77)	住宅 (第七十七類)
RESIDENTIAL (GROUP 78)	住宅 (第七十八類)
RESIDENTIAL (GROUP 79)	住宅 (第七十九類)
RESIDENTIAL (GROUP 80)	住宅 (第八十類)
RESIDENTIAL (GROUP 81)	住宅 (第八十一類)
RESIDENTIAL (GROUP 82)	住宅 (第八十二類)
RESIDENTIAL (GROUP 83)	住宅 (第八十三類)
RESIDENTIAL (GROUP 84)	住宅 (第八十四類)
RESIDENTIAL (GROUP 85)	住宅 (第八十五類)
RESIDENTIAL (GROUP 86)	住宅 (第八十六類)
RESIDENTIAL (GROUP 87)	住宅 (第八十七類)
RESIDENTIAL (GROUP 88)	住宅 (第八十八類)
RESIDENTIAL (GROUP 89)	住宅 (第八十九類)
RESIDENTIAL (GROUP 90)	住宅 (第九十類)
RESIDENTIAL (GROUP 91)	住宅 (第九十一類)
RESIDENTIAL (GROUP 92)	住宅 (第九十二類)
RESIDENTIAL (GROUP 93)	住宅 (第九十三類)
RESIDENTIAL (GROUP 94)	住宅 (第九十四類)
RESIDENTIAL (GROUP 95)	住宅 (第九十五類)
RESIDENTIAL (GROUP 96)	住宅 (第九十六類)
RESIDENTIAL (GROUP 97)	住宅 (第九十七類)
RESIDENTIAL (GROUP 98)	住宅 (第九十八類)
RESIDENTIAL (GROUP 99)	住宅 (第九十九類)
RESIDENTIAL (GROUP 100)	住宅 (第一百類)

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

用途	面積 (公頃)		用途
	現有	建議	
綜合發展區	1.4	1.4	住宅 (第一類)
工業 (第一類)	1.1	1.1	住宅 (第二類)
工業 (第二類)	0.8	0.8	住宅 (第三類)
工業 (第三類)	0.4	0.4	住宅 (第四類)
住宅 (第一類)	1.1	1.1	住宅 (第五類)
住宅 (第二類)	1.1	1.1	住宅 (第六類)
住宅 (第三類)	1.1	1.1	住宅 (第七類)
住宅 (第四類)	1.1	1.1	住宅 (第八類)
住宅 (第五類)	1.1	1.1	住宅 (第九類)
住宅 (第六類)	1.1	1.1	住宅 (第十類)
住宅 (第七類)	1.1	1.1	住宅 (第十一類)
住宅 (第八類)	1.1	1.1	住宅 (第十二類)
住宅 (第九類)	1.1	1.1	住宅 (第十三類)
住宅 (第十類)	1.1	1.1	住宅 (第十四類)
住宅 (第十一類)	1.1	1.1	住宅 (第十五類)
住宅 (第十二類)	1.1	1.1	住宅 (第十六類)
住宅 (第十三類)	1.1	1.1	住宅 (第十七類)
住宅 (第十四類)	1.1	1.1	住宅 (第十八類)
住宅 (第十五類)	1.1	1.1	住宅 (第十九類)
住宅 (第十六類)	1.1	1.1	住宅 (第二十類)
住宅 (第十七類)	1.1	1.1	住宅 (第二十一類)
住宅 (第十八類)	1.1	1.1	住宅 (第二十二類)
住宅 (第十九類)	1.1	1.1	住宅 (第二十三類)
住宅 (第二十類)	1.1	1.1	住宅 (第二十四類)
住宅 (第二十一類)	1.1	1.1	住宅 (第二十五類)
住宅 (第二十二類)	1.1	1.1	住宅 (第二十六類)
住宅 (第二十三類)	1.1	1.1	住宅 (第二十七類)
住宅 (第二十四類)	1.1	1.1	住宅 (第二十八類)
住宅 (第二十五類)	1.1	1.1	住宅 (第二十九類)
住宅 (第二十六類)	1.1	1.1	住宅 (第三十類)
住宅 (第二十七類)	1.1	1.1	住宅 (第三十一類)
住宅 (第二十八類)	1.1	1.1	住宅 (第三十二類)
住宅 (第二十九類)	1.1	1.1	住宅 (第三十三類)
住宅 (第三十類)	1.1	1.1	住宅 (第三十四類)
住宅 (第三十一類)	1.1	1.1	住宅 (第三十五類)
住宅 (第三十二類)	1.1	1.1	住宅 (第三十六類)
住宅 (第三十三類)	1.1	1.1	住宅 (第三十七類)
住宅 (第三十四類)	1.1	1.1	住宅 (第三十八類)
住宅 (第三十五類)	1.1	1.1	住宅 (第三十九類)
住宅 (第三十六類)	1.1	1.1	住宅 (第四十類)
住宅 (第三十七類)	1.1	1.1	住宅 (第四十一類)
住宅 (第三十八類)	1.1	1.1	住宅 (第四十二類)
住宅 (第三十九類)	1.1	1.1	住宅 (第四十三類)
住宅 (第四十類)	1.1	1.1	住宅 (第四十四類)
住宅 (第四十一類)	1.1	1.1	住宅 (第四十五類)
住宅 (第四十二類)	1.1	1.1	住宅 (第四十六類)
住宅 (第四十三類)	1.1	1.1	住宅 (第四十七類)
住宅 (第四十四類)	1.1	1.1	住宅 (第四十八類)
住宅 (第四十五類)	1.1	1.1	住宅 (第四十九類)
住宅 (第四十六類)	1.1	1.1	住宅 (第五十類)
住宅 (第四十七類)	1.1	1.1	住宅 (第五十一類)
住宅 (第四十八類)	1.1	1.1	住宅 (第五十二類)
住宅 (第四十九類)	1.1	1.1	住宅 (第五十三類)
住宅 (第五十類)	1.1	1.1	住宅 (第五十四類)
住宅 (第五十一類)	1.1	1.1	住宅 (第五十五類)
住宅 (第五十二類)	1.1	1.1	住宅 (第五十六類)
住宅 (第五十三類)	1.1	1.1	住宅 (第五十七類)
住宅 (第五十四類)	1.1	1.1	住宅 (第五十八類)
住宅 (第五十五類)	1.1	1.1	住宅 (第五十九類)
住宅 (第五十六類)	1.1	1.1	住宅 (第六十類)
住宅 (第五十七類)	1.1	1.1	住宅 (第六十一類)
住宅 (第五十八類)	1.1	1.1	住宅 (第六十二類)
住宅 (第五十九類)	1.1	1.1	住宅 (第六十三類)
住宅 (第六十類)	1.1	1.1	住宅 (第六十四類)
住宅 (第六十一類)	1.1	1.1	住宅 (第六十五類)
住宅 (第六十二類)	1.1	1.1	住宅 (第六十六類)
住宅 (第六十三類)	1.1	1.1	住宅 (第六十七類)
住宅 (第六十四類)	1.1	1.1	住宅 (第六十八類)
住宅 (第六十五類)	1.1	1.1	住宅 (第六十九類)
住宅 (第六十六類)	1.1	1.1	住宅 (第七十類)
住宅 (第六十七類)	1.1	1.1	住宅 (第七十一類)
住宅 (第六十八類)	1.1	1.1	住宅 (第七十二類)
住宅 (第六十九類)	1.1	1.1	住宅 (第七十三類)
住宅 (第七十類)	1.1	1.1	住宅 (第七十四類)
住宅 (第七十一類)	1.1	1.1	住宅 (第七十五類)
住宅 (第七十二類)	1.1	1.1	住宅 (第七十六類)
住宅 (第七十三類)	1.1	1.1	住宅 (第七十七類)
住宅 (第七十四類)	1.1	1.1	住宅 (第七十八類)
住宅 (第七十五類)	1.1	1.1	住宅 (第七十九類)
住宅 (第七十六類)	1.1	1.1	住宅 (第八十類)
住宅 (第七十七類)	1.1	1.1	住宅 (第八十一類)
住宅 (第七十八類)	1.1	1.1	住宅 (第八十二類)
住宅 (第七十九類)	1.1	1.1	住宅 (第八十三類)
住宅 (第八十類)	1.1	1.1	住宅 (第八十四類)
住宅 (第八十一類)	1.1	1.1	住宅 (第八十五類)
住宅 (第八十二類)	1.1	1.1	住宅 (第八十六類)
住宅 (第八十三類)	1.1	1.1	住宅 (第八十七類)
住宅 (第八十四類)	1.1	1.1	住宅 (第八十八類)
住宅 (第八十五類)	1.1	1.1	住宅 (第八十九類)
住宅 (第八十六類)	1.1	1.1	住宅 (第九十類)
住宅 (第八十七類)	1.1	1.1	住宅 (第九十一類)
住宅 (第八十八類)	1.1	1.1	住宅 (第九十二類)
住宅 (第八十九類)	1.1	1.1	住宅 (第九十三類)
住宅 (第九十類)	1.1	1.1	住宅 (第九十四類)
住宅 (第九十一類)	1.1	1.1	住宅 (第九十五類)
住宅 (第九十二類)	1.1	1.1	住宅 (第九十六類)
住宅 (第九十三類)	1.1	1.1	住宅 (第九十七類)
住宅 (第九十四類)	1.1	1.1	住宅 (第九十八類)
住宅 (第九十五類)	1.1	1.1	住宅 (第九十九類)
住宅 (第九十六類)	1.1	1.1	住宅 (第一百類)

本圖則 (包括) 附件一圖則的一部分。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER
SECTION 5 OF THE TOWN PLANNING ORDINANCE

批准日期: 2014年11月20日
AMENDMENTS TO APPROVED PLAN No. S/NE-KTS/20
THE TOWN PLANNING BOARD
THE TOWN PLANNING DEPARTMENT
HONG KONG

附圖編號: S/NE-KTS/21
PLAN No.



香港城市規劃委員會依據城市規劃條例擬備的古洞南分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
KWU TUNG SOUTH - OUTLINE ZONING PLAN

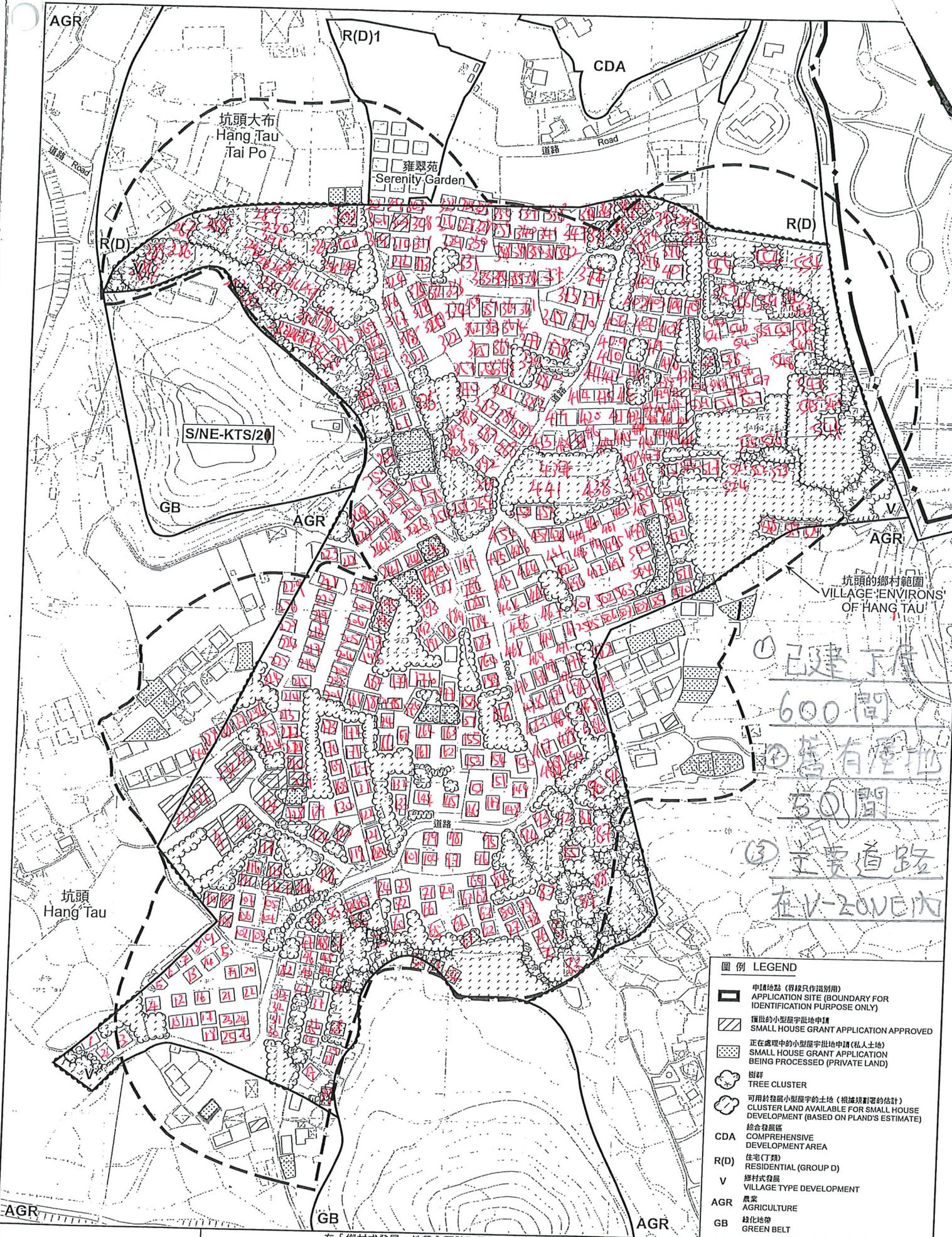
SCALE: 1:12,000 或 1:12,000

2014年11月20日
HONG KONG TOWN PLANNING BOARD
AMENDMENTS TO APPROVED PLAN No. S/NE-KTS/20
THE TOWN PLANNING BOARD
THE TOWN PLANNING DEPARTMENT
HONG KONG

附圖編號: S/NE-KTS/21
PLAN No.

2014年11月20日
HONG KONG TOWN PLANNING BOARD
AMENDMENTS TO APPROVED PLAN No. S/NE-KTS/20
THE TOWN PLANNING BOARD
THE TOWN PLANNING DEPARTMENT
HONG KONG

附圖編號: S/NE-KTS/21
PLAN No.



已建下層
600間
尚有屋地
50間
主要道路
在V-ZONE內

圖例 LEGEND	
	申請地點 (界線只作識別用) APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
	獲批的小型屋宇批地申請 SMALL HOUSE GRANT APPLICATION APPROVED
	正在處理中的小型屋宇批地申請 (私人土地) SMALL HOUSE GRANT APPLICATION BEING PROCESSED (PRIVATE LAND)
	樹群 TREE CLUSTER
	可用於發展小型屋宇的土地 (根據規劃署的估計) CLUSTER LAND AVAILABLE FOR SMALL HOUSE DEVELOPMENT (BASED ON PLAND'S ESTIMATE)
	CDA COMPREHENSIVE DEVELOPMENT AREA
	R(D) 住宅(丁類) RESIDENTIAL (GROUP D)
	V 鄉村式發展 VILLAGE TYPE DEVELOPMENT
	AGR 農業 AGRICULTURE
	GB 綠化地帶 GREEN BELT

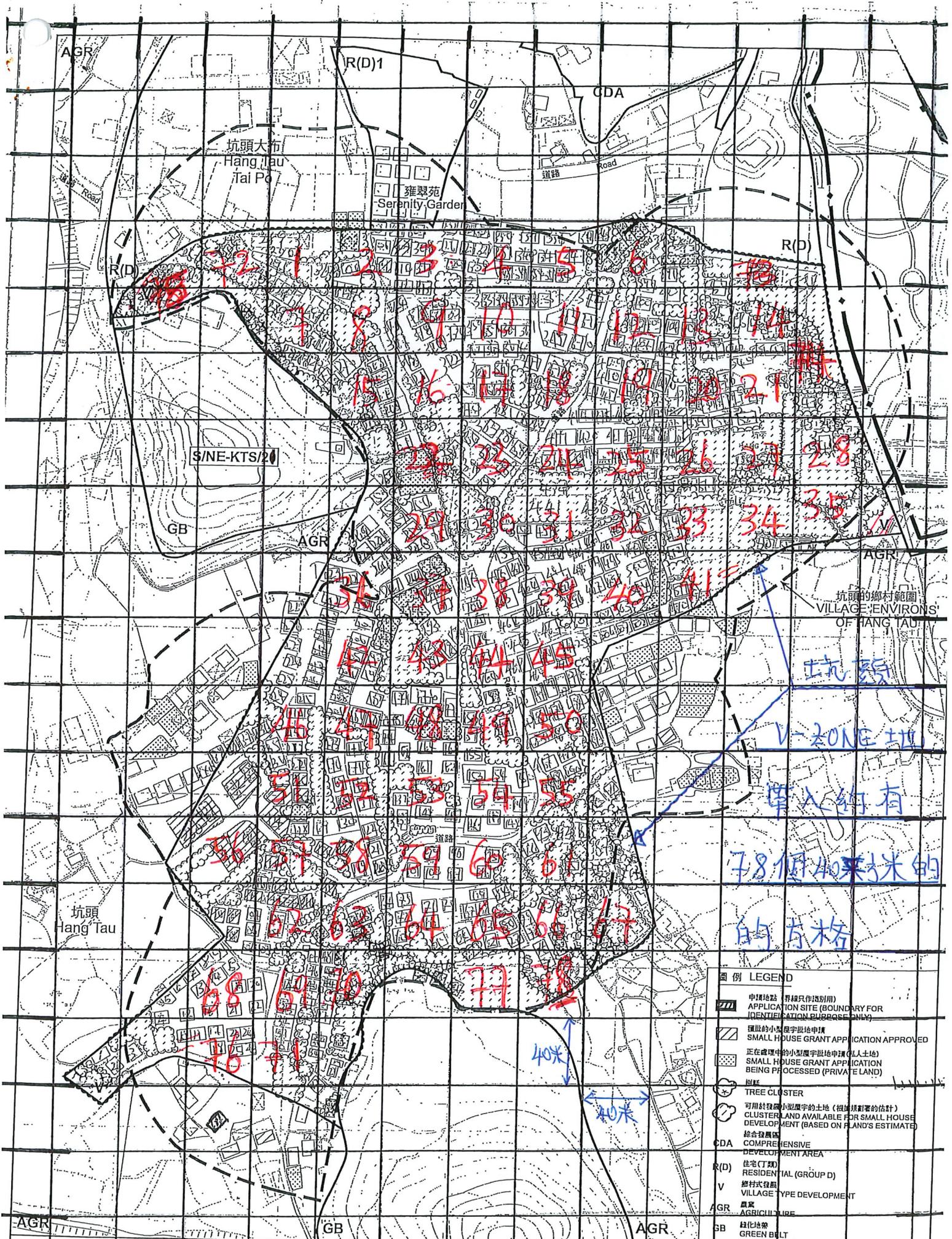
在「鄉村式發展」地帶內預計可供發展小型屋宇的土地數量
ESTIMATED AMOUNT OF LAND AVAILABLE FOR SMALL HOUSE DEVELOPMENT WITHIN THE "V" ZONE

擬議屋宇 (新界豁免管制屋宇-小型屋宇)
PROPOSED HOUSE (NEW TERRITORIES EXEMPTED HOUSE - SMALL HOUSE)

LOT 496-F IN D.O. 94, HANG TAU, SHEUNG SHUI, NEW TERRITORIES
SCALE 1:2000 比例尺

本摘要圖於2024年5月2日擬備。
所根據的資料為測量圖編號
2-SE-14B、14D、15A及15C
EXTRACT PLAN PREPARED ON 2.5.2024
BASED ON SURVEY SHEETS No.
2-SE-14B, 14D, 15A & 15C

附件 8.1: 坑頭村的 v-zone 地約為 12.49 公頃的計算。



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

擬建屋宇 (新界豁免管制屋宇 - 小型屋宇)
 PROPOSED HOUSE
 (NEW TERRITORIES EXEMPTED HOUSE - SMALL HOUSE)
 LOT 156 OF D.D. 84 HANG TAU,
 SHEUNG SHUI, NEW TERRITORIES
 SCALE 1:2,000 比例尺

圖例 LEGEND	
	申請地點 (界線只作識別用) APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
	預批的小型屋宇批地申請 SMALL HOUSE GRANT APPLICATION APPROVED
	正在處理中的小型屋宇批地申請(私人土地) SMALL HOUSE GRANT APPLICATION BEING PROCESSED (PRIVATE LAND)
	樹叢 TREE CLUSTER
	可用於發展小型屋宇的土地 (根據規劃署的估計) CLUSTER LAND AVAILABLE FOR SMALL HOUSE DEVELOPMENT (BASED ON PLAND'S ESTIMATE)
CDA	綜合發展區 COMPREHENSIVE DEVELOPMENT AREA
R(D)	住宅(訂期) RESIDENTIAL (GROUP D)
V	鄉村式發展區 VILLAGE TYPE DEVELOPMENT
AGR	農業 AGRICULTURE
GB	綠化地帶 GREEN BELT

規劃署
 PLANNING DEPARTMENT

參考編號
 REFERENCE No.

圖 PLAN

本摘要圖於2024年5月2日擬備。
 此摘要圖乃由測量圖冊裝
 2-SE-118、140、15A 及 15C
 EXTRACT PLAN PREPARED ON 2.5.2024
 BASED ON SURVEY SHEETS No.
 2-SE-118, 140, 15A & 15C

附件 8.1：坑頭村的 v-zone 地約為 12.49 公頃的計算。

根據規劃署大綱圖則 S/NE-KTS/21，坑頭村的 V-ZONE 面積約為：78 個乘 40 米乘 40 米比例方格(1:2000 比例呎)乘 3.28 呎乘 3.28 呎。

$$=78 * 40 * 40 * 3.28 * 3.28$$

$$= 1,342,648.2 \text{ 平方呎}$$

$$=12.49 \text{ (公頃)}$$

$$\text{(1 公頃}=107500 \text{ 平方呎)}$$

附件 9: 坑頭村內的 v-zone 地已被佔用約 10.28 公頃的
計算及舊屋地的登記資料。

附件 9: 坑頭村內 v-zone 地已被佔用約 10.28 公頃的計算及舊屋地的登記資料。

已被佔用的 V-ZONE 地的面積計算如下:

坑頭村已建的村屋約為 650 間(包括:已建丁屋(600 間)和舊有屋地(50 間))。每間丁屋所佔用的 v-zone 地面積約為 1700 平方呎(包括:建屋面積 700 平方呎, 丁屋四週收集雨水渠面積($43*28=500$ 平方呎), 消防通道($17*28=476$ 平方呎)和屋前 30 平方呎樓梯入口)。

$$650 \text{ 間丁屋} \times 1700 \text{ 平方呎}$$

$$=650 \times 1700$$

$$=1,105,00 \text{ 平方呎}$$

$$=10.28 \text{ 公頃}$$

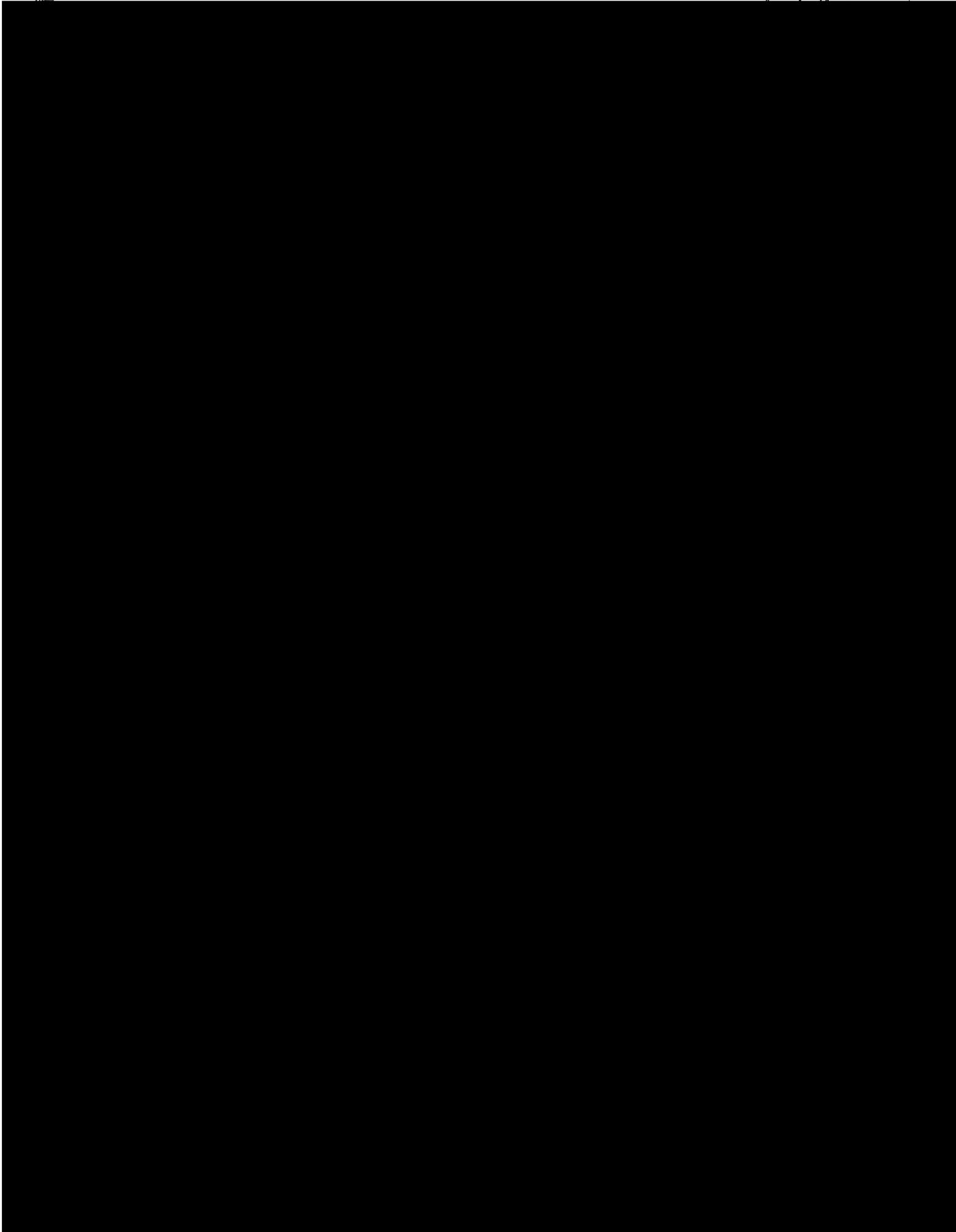
(1 公頃=107,500 平方呎)

SCHEDULE OF CROWN LESSEES.

(附片一)

DISTRICT No. Village, Hoony

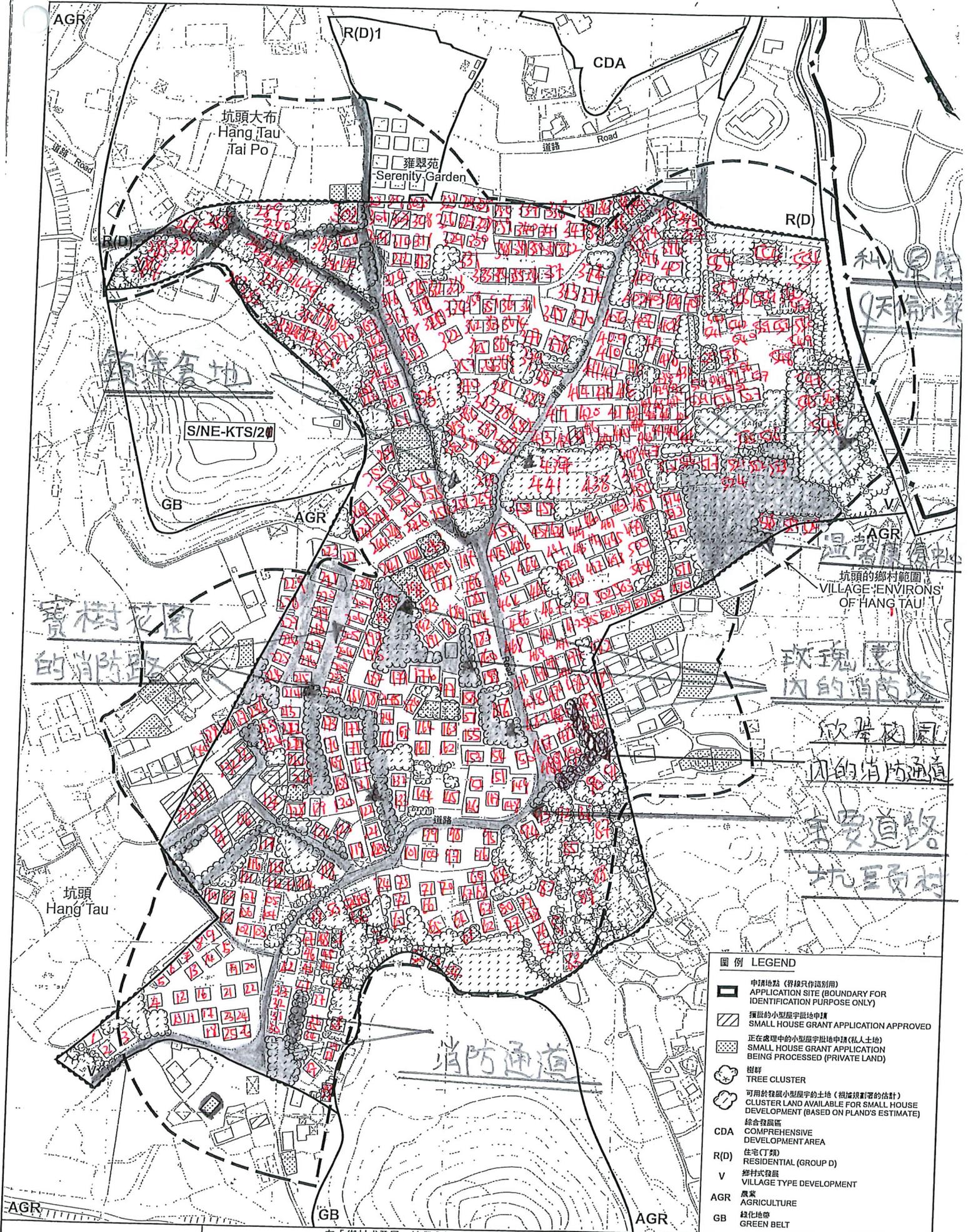
6.



43
SCHEDULE OF CROWN LESS

DISTRICT No. 100

附件 10: 從村頭至村尾道路所佔用的 v-zone 地帶約佔 0.88 公頃的計算。



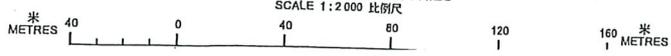
圖例 LEGEND

	申請地點 (界線只作識別用) APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
	獲批的小型屋宇出地申請 SMALL HOUSE GRANT APPLICATION APPROVED
	正在處理中的小型屋宇出地申請 (私人土地) SMALL HOUSE GRANT APPLICATION BEING PROCESSED (PRIVATE LAND)
	樹群 TREE CLUSTER
	可用於發展小型屋宇的土地 (根據規劃署的估計) CLUSTER LAND AVAILABLE FOR SMALL HOUSE DEVELOPMENT (BASED ON PLAND'S ESTIMATE)
CDA	綜合發展區 COMPREHENSIVE DEVELOPMENT AREA
R(D)	住宅(丁類) RESIDENTIAL (GROUP D)
V	鄉村式發展 VILLAGE TYPE DEVELOPMENT
AGR	農業 AGRICULTURE
GB	綠化地帶 GREEN BELT

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

擬議屋宇 (新界豁免管制屋宇-小型屋宇)
PROPOSED HOUSE (NEW TERRITORIES EXEMPTED HOUSE - SMALL HOUSE)
1-01-008-PH-D-01, HANG TAU, SHEUNG SHUI, NEW TERRITORIES
SCALE 1:2 000 比例尺

本摘要圖於2024年5月2日擬備，所根據的資料為測量圖編號 2-SE-14B、14D、15A 及 15C
EXTRACT PLAN PREPARED ON 2.5.2024 BASED ON SURVEY SHEETS No. 2-SE-14B, 14D, 15A & 15C



規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No. A/NE-KTS/534

圖 PLAN A-2b

附件 10: 從村頭至村尾道路所佔用的 v-zone 地帶約佔 0.88 公頃的計算。

坑頭村主要道路在 V-ZONE 地帶之內的面積約為:

13 個*40 米長比例格(1:2000 比例呎)乘 17.00 呎路濶*3.28 呎* 3.28 呎=95,104.26 平方呎

=0.88(公頃)

(1 公頃=107500 平方呎)

主要私人公司在 V-ZONE 用地圍積用地約為:

3.20 個 40 米乘 40 米比例方格(1:2000 比例呎)乘 3.28 呎 X 3.28 呎

=3.20*40*40*3.28*3.28

=55,083.00 平方呎

=0.50(公頃)

根據附件: 8.1, 附件: 9 和附件: 10 的計算, 坑頭村所剩的 V-ZONE 用地約為:

=12.49-10.28-0.88-0.50

=0.83(公頃)

=6.65%(≤7%)(0.83/12.49)

根據上述的運算, 坑頭村 V-ZONE 用地經過三十年的「丁屋」政策, 可給建屋的用地少於 7.00%。



附件 10：寶樹花園內的消防
通道。

(1/4)



附件 10: 玫瑰園內的消防
通道。

(2/4)



附件 10: 欣翠花園的消防
通道。

(3/4)

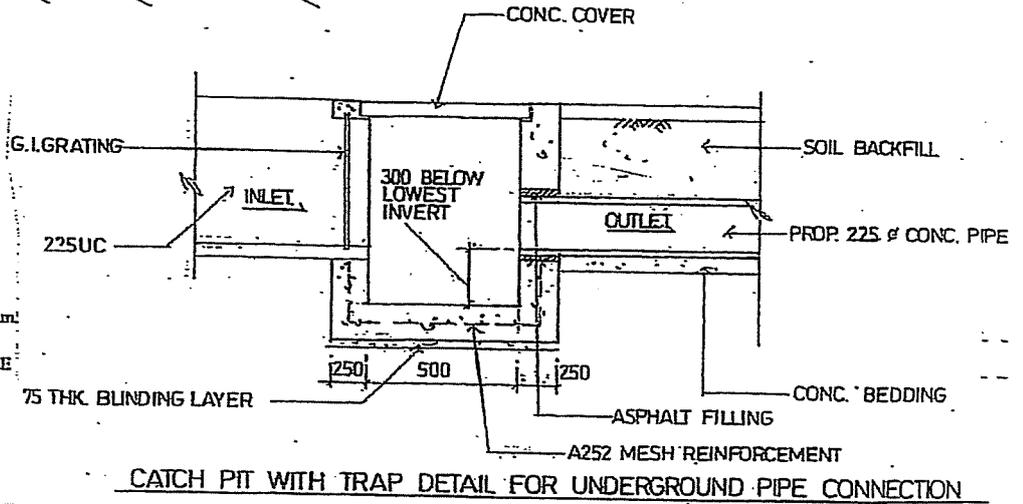


附件10: 尼斯花園內的消防
通道。

(4/4)

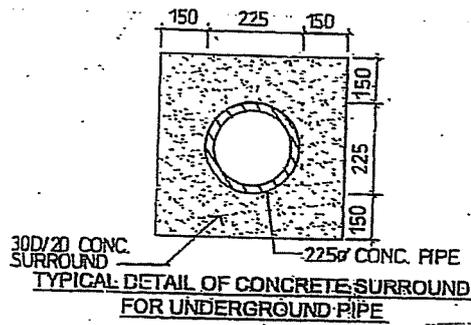
附件 11： 有關排水設施的安排和圖則 (明渠、滲水井和暗渠等設備)。

STORMWATER DRAINAGE PLAN 1:200

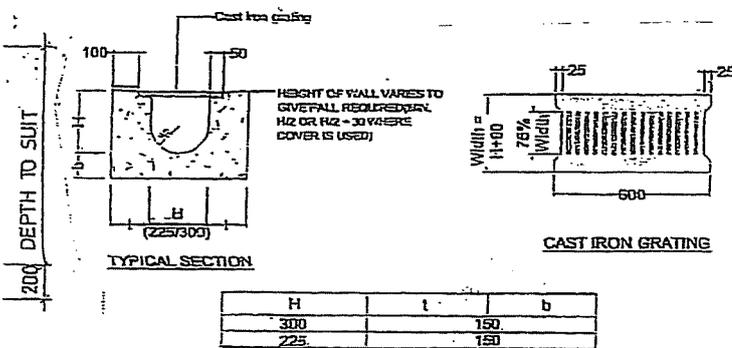


NOTES FOR DRAINAGE WORKS

1. CONCRETE MIX TO BE GRADE 30D/20 DESIGN MIX.
2. BLINDING LAYER TO BE GRADE 15P MIX.
3. CONCRETE COVER TO MAIN STEEL BAR TO BE 50 mm.
4. REINFORCEMENT MARKED "Y" TO BE HIGH TENSILE STEEL BAR & COMPLY WITH B.S. 4449.

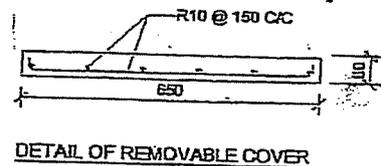


TYPICAL DETAIL OF CONCRETE SURROUND FOR UNDERGROUND PIPE



(DIMENSIONS ARE FOR GUIDANCE ONLY, CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)

DETAIL OF U-CHANNEL WITH CAST IRON GRATING



DETAIL OF REMOVABLE COVER

附件 12: 有關化糞池的設備和排泄物等處理安排

供單獨一間的鄉村式屋宇使用的穢物處理設施應符合下列規定：—

A. 化糞池

1. 地點

(a) 化糞池應距離泉水、溪流、水井或海灘至少 30 米。

2. 設計及體積

(a) 體積應為 0.8 米(內闊)乘 2.4 米(內長)乘 1.2 米(池內水平，即地面至輸出污物的垂管橫置部分最低點的距離)。

(b) 池內水平與池頂距離至少 300 毫米。

(c) 化糞池分為兩部分，注入室的容積應為輸出室的兩倍。

(d) 分隔牆應由地面築起至高出池內水平最少 150 毫米(即 1350 毫米)。分隔牆的頂與池頂的高度相差不應於 25 毫米。

(e) 在分隔牆上應有三個直徑 100 毫米的洞孔，洞孔的中心應在池內水平線以下 350 毫米處，並每個相距 225 毫米。

3. 出口及入口

(a) 出口的垂管呈 T 型。

(b) 垂管的內部直徑不得少於 100 毫米。

(c) 以口及入口管應深入池內水平線以下 450 毫米及露出水平線以上 150 毫米。入口應高出出口最少 50 毫米。

(d) 入口管的中線與入口牆的距離應不超過 150 毫米，而出口管的中線與出口牆的距離亦不應超過 150 毫米。

4. 通風管

(a) 第一室應設一直徑最少 50 毫米的通風管。

5. 沙井

(a) 每間室在垂管正上方處設有蓋沙井。

(b) 沙井應為圓形，直徑最少 450 毫米。

(c) 沙井蓋應以生鐵鑄造。

6. 用料

(a) 化糞池的四週應以下列方法建造：

(1) 以水泥漿砌最少 215 毫米厚的磚牆，或

(2) 最少 125 毫米厚的混凝土牆。

(b) 化糞池的底部應以混凝土建造，而厚度最少 150 毫米。

(c) 化糞池的底部及牆邊的批盪須不滲水。

B. 滲水井

(1) 地點

(a) 滲水井應距離泉水、溪流、水井或海灘最少 30 米。

(2) 設計及體積

(a) 滲水井應是圓筒或立方形空洞。

(b) 入口管至井底的距離最少 1.8 米。內週界最少 2.8 米。

(c) 化糞池的底部及牆邊的批盪須不滲水。

(d) 在入口管水平以下的滲水井，應完全用 150 毫米厚的石層包圍，石塊直徑應約為 75 毫米。

3. 沙井

(a) 應設一個有蓋的沙井。

(b) 沙井應為圓筒形而直徑最少 450 毫米。

(c) 沙井蓋以生鐵鑄造。

4. 用料

(a) 滲水井的四週應以下列方法建造：

(1) 以水泥漿砌成最少 215 毫米厚的磚牆，或

(2) 最少 125 毫米厚的混凝土牆。

(b) 滲水井底部應以混凝土建造，而厚度最少 150 毫米。

C. 連接管

(a) 應以直徑最少 100 毫米的導管把所有糞便穢物輸入化糞池。

(b) 應以直徑最少 100 毫米的導管化糞池的排出物輸入滲水井。

(c) 不得讓地面水流入化糞池或滲水井。

**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 s.16 Applications for Proposed House (New Territories Exempted House – Small House) in the Vicinity of the Application Site Entirely/partly Within the Same “AGR” Zone in Hang Tau

Approved Applications

	Application No.	Uses/Developments	Date of Consideration
1.	A/NE-KTS/137	Proposed House (New Territories Exempted House - Small House)	7.12.2001
2.	A/NE-KTS/147	Proposed New Territories Exempted House (NTEH) (Small House)	21.12.2001
3.	A/NE-KTS/148	Proposed House (New Territories Exempted House - Small House)	21.12.2001
4.	A/NE-KTS/149	Proposed House (New Territories Exempted House - Small House)	21.12.2001
5.	A/NE-KTS/152	Proposed House (New Territories Exempted House - Small House)	26.4.2002
6.	A/NE-KTS/158^	Proposed New Territories Exempted House (NTEH) (Small House)	13.9.2002
7.	A/NE-KTS/159	Proposed House (New Territories Exempted House - Small House)	13.9.2002
8.	A/NE-KTS/160	Proposed House (New Territories Exempted House - Small House)	13.9.2002
9.	A/NE-KTS/161	Proposed House (New Territories Exempted House - Small House)	13.9.2002
10.	A/NE-KTS/190	Proposed House (New Territories Exempted House - Small House)	19.11.2004
11.	A/NE-KTS/252	Proposed House (New Territories Exempted House - Small House)	22.6.2007
12.	A/NE-KTS/259	Proposed House (New Territories Exempted House - Small House)	1.2.2008
13.	A/NE-KTS/281^	Proposed House (New Territories Exempted House - Small House)	4.9.2009
14.	A/NE-KTS/289	Proposed House (New Territories Exempted House - Small House)	7.5.2010
15.	A/NE-KTS/300*	Proposed House (New Territories Exempted House - Small House)	29.10.2010
16.	A/NE-KTS/360^	Proposed House (New Territories Exempted House - Small House)	7.3.2014
17.	A/NE-KTS/456*	Proposed House (New Territories Exempted House - Small House)	15.6.2018

Remarks

^ The applications No. A/NE-KTS/158, 281, 360 involve the same site (in part or in whole).

* The applications No. A/NE-KTS/300 and A/NE-KTS/456 involve the same site (in part or in whole).

Rejected Applications

	Application No.	Uses/Developments	Date of Consideration	Rejection Reasons
18.	A/NE-KTS/402	Proposed 6 Houses (New Territories Exempted House - Small House)	3.7.2015	(1), (2) and (3)
19.	A/NE-KTS/443	Proposed House (New Territories Exempted House - Small House)	19.5.2017 [upon review]	(1) and (2)
20.	A/NE-KTS/447	Proposed House (New Territories Exempted House - Small House)	16.6.2017 [upon review]	(1) and (2)

Rejection Reasons:

- (1) Not in line with the planning intention of the “AGR” zone.
- (2) Land is still available within the “V” zone of Hang Tau. Village house development should be sited close to the village proper as far as possible to maintain an orderly development pattern, efficient use of land and provision of infrastructure and services.
- (3) Not complying with the Interim Criteria in that more than 50% of the footprints of the proposed Small Houses fall outside both the ‘VE’ and “V” zone of Hang Tau.

Comments from Relevant Government Departments

1. Land Administration

Comments of the District Lands Officer/North, Lands Department:

- the application site (the Site) falls within the village environs of Hang Tau;
- the Small House application at the Site has been rejected in 2024. The applicant claimed himself as an indigenous villager of Hang Tau, Sheung Shui Heung. His eligibility for Small House grant is yet to be ascertained;
- the Site is wholly on unleased Government land (GL). No consent is given for the inclusion of the GL in the application and the applicant should immediately cease occupation of GL and be reminded that illegal occupation of GL is an offence under Cap. 28;
- there is no record revealed that Short Term Tenancy has been granted for the Site;
- his office does not have record on designated Emergency Vehicular Access in Hang Tau;
- the number of outstanding Small House applications for Hang Tau is 36. As provided by the Indigenous Inhabitant Representative of Hang Tau on 31.5.2017, the number of 10-year Small House demand for Hang Tau is between 2,900 and 3,200; and
- advisory comments are at **Appendix V**.

3. Drainage

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

- no objection to the application from public drainage viewpoint; and
- the Site is in an area where no DSD stormwater drain and public sewerage connection is available.

4. Environment

Comments of the Director of Environmental Protection:

- no objection to the application from the environmental perspective;
- in view of small-scale nature of the proposed development, the application alone is unlikely to cause major pollution; and

- given no public sewerage connection is available in the vicinity of the Site, septic tank and soakaway system is an acceptable means for wastewater collection, treatment and disposal, provided that its design and construction follow the requirements of the ProPECC PN 1/23 and are duly certified by an Authorised Person.

5. Landscape

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

- no adverse comment to the application from landscape planning perspective;
- with reference to the aerial photo, the Site is located in a miscellaneous rural fringe landscape comprising of village houses, temporary structures, vacant lands, open storages and scattered tree groups. The Sheung Yue River is to the south of the Site;
- with reference to site photos, vegetation and trees of common species are generally observed at the periphery of the Site. Village houses and parking lots are found adjacent to the Site. The proposed Small House is considered not incompatible with the landscape setting in the proximity. Significant adverse landscape impact within the Site from the proposed development is not anticipated; and
- advisory comments are at **Appendix V**.

Recommended Advisory Clauses

- (a) 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;
- (b) to note the comments of District Lands Officer/North, Lands Department (LandsD) that:
- there is no record revealed that Short Term Tenancy has been granted for the application site (the Site), the applicant should immediately cease occupation of Government land (GL) and be reminded that illegal occupation of GL is an offence under Cap. 28;
- (c) to note the comments of Commissioner for Transport that:
- the local village access leading to the Site from Hang Tau Road is not managed by Transport Department;
- (d) to note the comments of the Chief Engineer/Construction, Water Supplies Department (WSD) that:
- for provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. 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 standard;
- (e) to note the comments of the Director of Fire Services that:
- the applicant is reminded to observe 'New Territories Exempted Houses - A Guide to Fire Safety Requirements', administrated by the LandsD. Detailed fire safety requirements would be formulated upon receipt of formal application via LandsD; and
- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that:
- approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. Application for any tree works should be submitted direct to relevant authorities for approval.

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

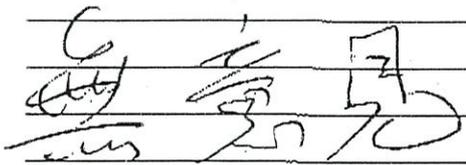
By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/NE-KTS/552

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



「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 2025.2.24

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

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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-KTS/552



意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

有關 A/NE-KTS/552 號的申請，本人(歐陽學宏)(原居民代表)甚表支持。所持的理由如下：①. 申請人：歐陽學文先生是本村的原居民，其家人於本村居住已有四、五代，有百多年之久。②. 申請人沒有私人土地，申請政府土地建屋是唯一的選擇。③. 申請人自 2012 年起已向北區地政處在該土地上申請建屋，並於 2024 年 6 月下旬才得到通知要向貴署申請規劃許可。其等候時間已超過十多年之久。所以這次的申請規劃許可對申請人甚為重要。(因住屋問題尚未解決，見第 4 點)。

「提意見人」姓名/名稱 Name of person/company making this comment 歐陽學宏(原居民代表)

簽署 Signature

日期 Date 2025 年 2 月 24 日

④. 申請人已婚，並育有三個子女，現居住於坑頭村 + 號的祖堂“舊屋”(戰前的瓦屋)。能夠申請「丁屋」在原居村自住亦是他和家人的意願；以便村中的傳統得以承傳。這樣，村中的人口才能興旺！

⑤. 坑頭村在 V-ZONE 內可建的「丁屋」土地已不多！不是已建成「丁屋」(600 多間已建成)，就是被發展商所佔用為倉地之用。故希望各委員多加考慮申請人的切身所需，並以接納上述個案的申請。

From: [REDACTED]
Sent: 2025-03-10 星期一 02:57:28
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-KTS/552 DD 100 Hang Tau

A/NE-KTS/552

Government Land in D.D.100, Hang Tau, Kwu Tung South

Site area: About 65.03sq.m

Zoning: "Agriculture"

Applied development: NET House

Dear TPB Members,

549 for villa with pool plan withdrawn.

Previous objections relevant and upheld. Villagers in the district have been flogging their ding rights to facilitate the construction of upmarket villas.

Moreover access to the proposed house would have to be over government land, and what about location of septic tank? Encroachment on more further government land would be inevitable.

Images of the site are alarming. Who trashed it through unapproved occupation? Was any investigation and enforcement action undertaken?

This application has DESTROY TO BUILD imprinted on it.

There is absolutely no justification to approve the application.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 20 January 2025 2:16 AM HKT
Subject: A/NE-KTS/549 DD 100 Hang Tau

A/NE-KTS/549

Government Land in D.D.100, Hang Tau, Kwu Tung South

Site area: About 310sq.m

Zoning: "Agriculture"

Applied development: NET House

Dear TPB Members,

Strong Objections. Government Land zoned Agriculture. NET House, pull the other leg, the houses nearby have been granted numerous STTs for swimming pools.

There is no justification to approval. There are hundreds of vacant villas, some with pools on the market.

Mary Mulvihill