

2025年 2月 18日

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

18 FEB 2025

The application is received on
The Planning Board will formally acknowledge
the 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/NF-KTS/554
	Date Received 收到日期	18 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

(☒ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)
LEE Pak Yin 李柏賢

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)
Access Consulting Limited 惠實顧問有限公司

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)	Lot no. 911 S.A ss.5 in DD 100 Hang Tau Village, Sheung Shui, New Territories
(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204.7.....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)0..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/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	空置土地 (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)	LEE Pak Yin 李柏賢		
(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)	上水鄉 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	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	Garden 花園 (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	<input 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)) <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) <input checked="" type="checkbox"/>	
(h) Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁至公共污水渠?	Yes 是 <input type="checkbox"/> No 否 <input checked="" type="checkbox"/>	(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。

<p>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?</p>	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>No 否 <input checked="" type="checkbox"/></p>																															
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?</p>	<p>Yes 是 <input checked="" type="checkbox"/></p> <p>No 否 <input type="checkbox"/></p>	<p>(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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ... 204.7 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.5 m 米 <input checked="" type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>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)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>		On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														

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. 申請人為新界原居民，故祇得一生人一次機會申請興建小型屋宇『俗稱小屋』；
2. 申請地點空氣流通清新，樓宇建設亦不會太密集，對居民亦有好處；
3. 申請位置鄰近有休憩地方、道號及交通，適合建屋居住；
4. 擬建的申請可解決申請人的住屋問題；
5. 申請人會配合有關部門的要求規範。

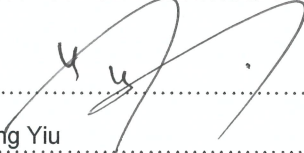
9. Declaration 聲明

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


.....
LO Chung Yiu

Name in Block Letters
姓名（請以正楷填寫）

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

Director

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

Access Consulting Limited 惠實顧問有限公司



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

Date 日期

18.01.2025 (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。

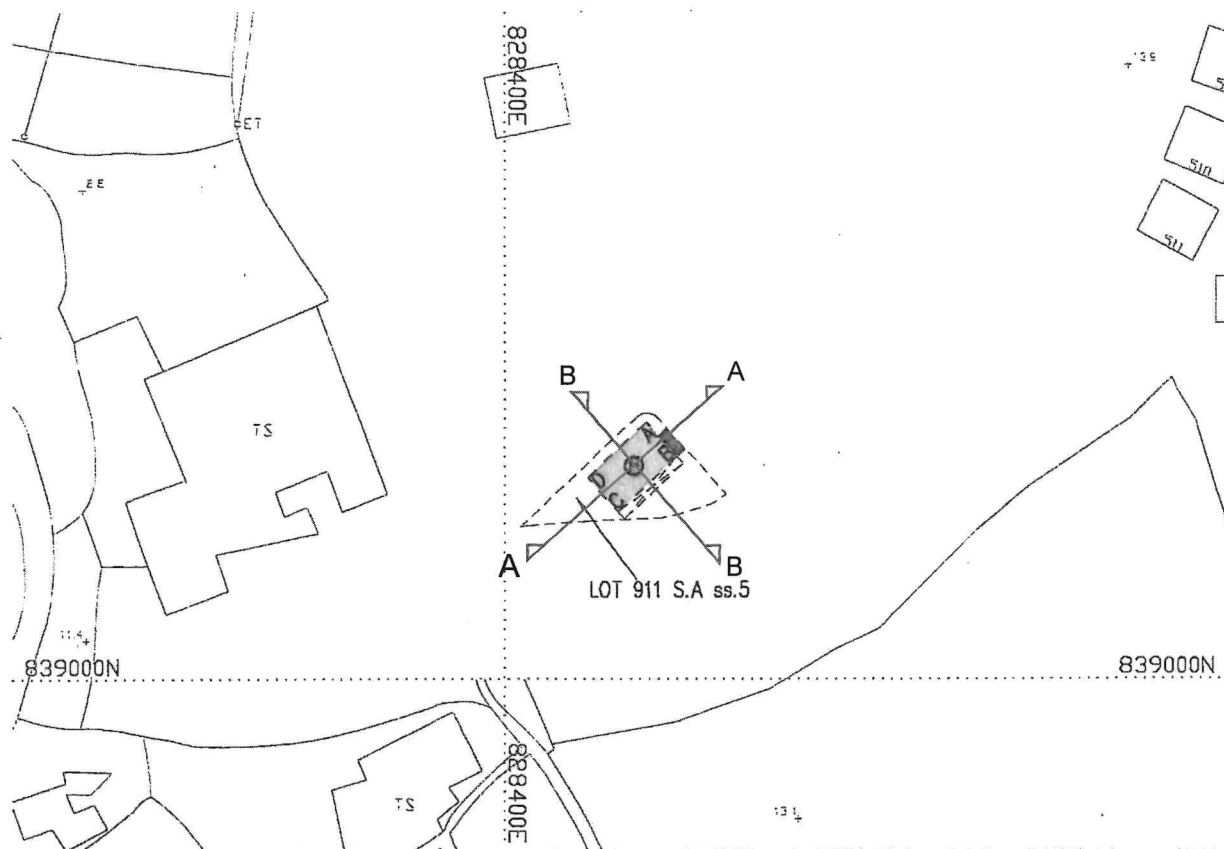
Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)		
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置／地址	Lot no. 911 S.A ss.5 in DD 100 Hang Tau Village, Sheung Shui, New Territories	
Site area 地盤面積	204.7 sq. m 平方米 <input type="checkbox"/> About 約 (includes Government land of 包括政府土地 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 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)	
	3 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>
1. 屋位定界圖 2. 地段索引圖 3. 分地圖 4. 分區計劃大綱 5. Section Plan		
<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。

PROPOSED SMALL HOUSE PLAN ON LOT NO. 911 S.A ss.5 IN D.D.100



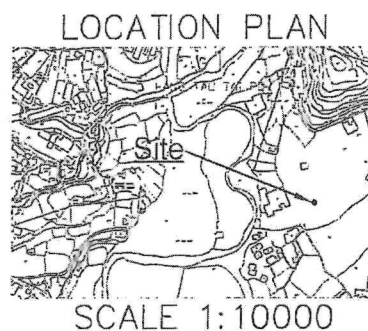
(P) Coloured Pink Area: 65.03 sq.m. (About)

SIDE	DISTANCE	BEARING	NORTHING	EASTING	PT.
A-B	6.096	137° 16' 12"	839033.456	828418.853	A
B-C	10.668	227° 16' 12"	839028.978	828422.989	B
C-D	6.096	317° 16' 12"	839021.739	828415.153	C
D-A	10.668	47° 16' 12"	839026.217	828411.016	D

Balcony (10.668m x 1.220m)

Proposed Septic Tank

Survey District : North
 Date : October 2011
 Survey Sheet No.: 2-SE-14B
 Scale : 1:1000
 Plan No. : LBP/DN/002/100/911A5-SH(H5)
 Ref Plan No. : SRP/DN/002/3038/D1



I, HELICON Y. K. MA, an Authorized Land Surveyor registered under the Land Survey Ordinance (Cap.473), hereby certify that this land boundary plan has been prepared from land boundary surveys that were carried out by me, or under my direct supervision, in conformity with Code of Practice approved by the Land Survey Authority under the above Ordinance, and that this plan correctly represents that Survey completed on the 27th day of October 2011.

Dated this 20th day of September 2012.

馬容江測量有限公司
 HELICON MA SURVEYING LTD.

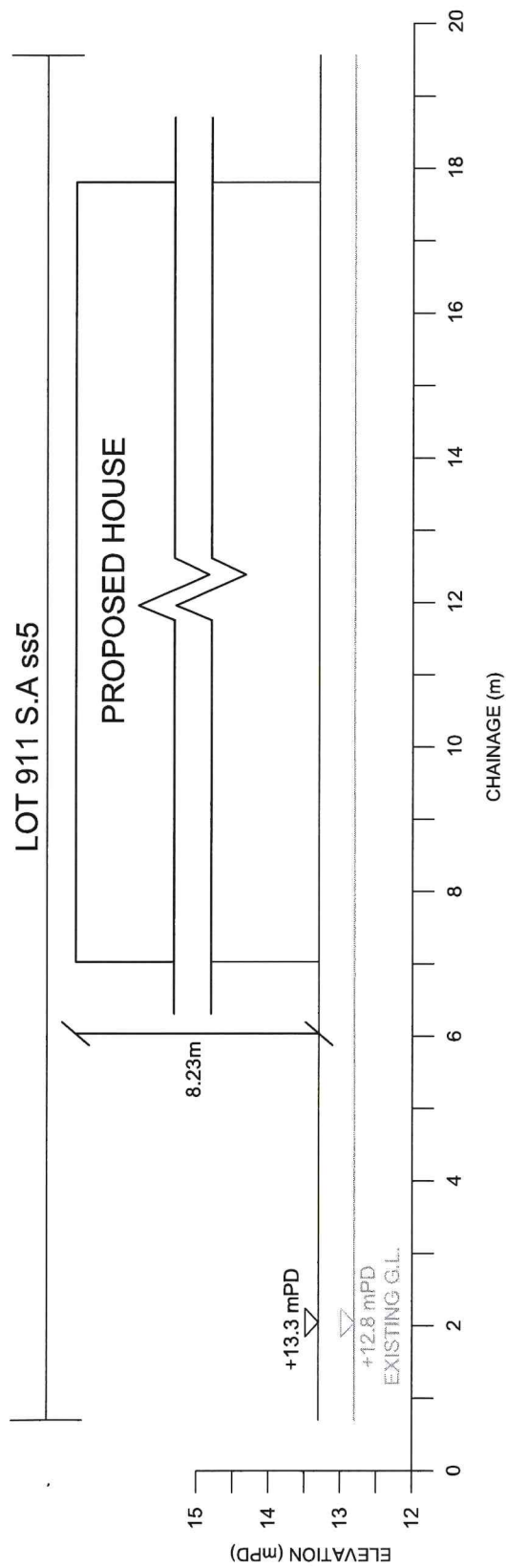
CHARTERED LAND SURVEYORS
 AUTHORIZED LAND SURVEYORS
 新界元朗青山道 150 - 160 號
 元朗匯豐大廈 8 樓 801 室

Unit 801, 8/F HSBC Building Yuen Long,
 No. 150-160 Castle Peak Road, Yuen Long N.T.

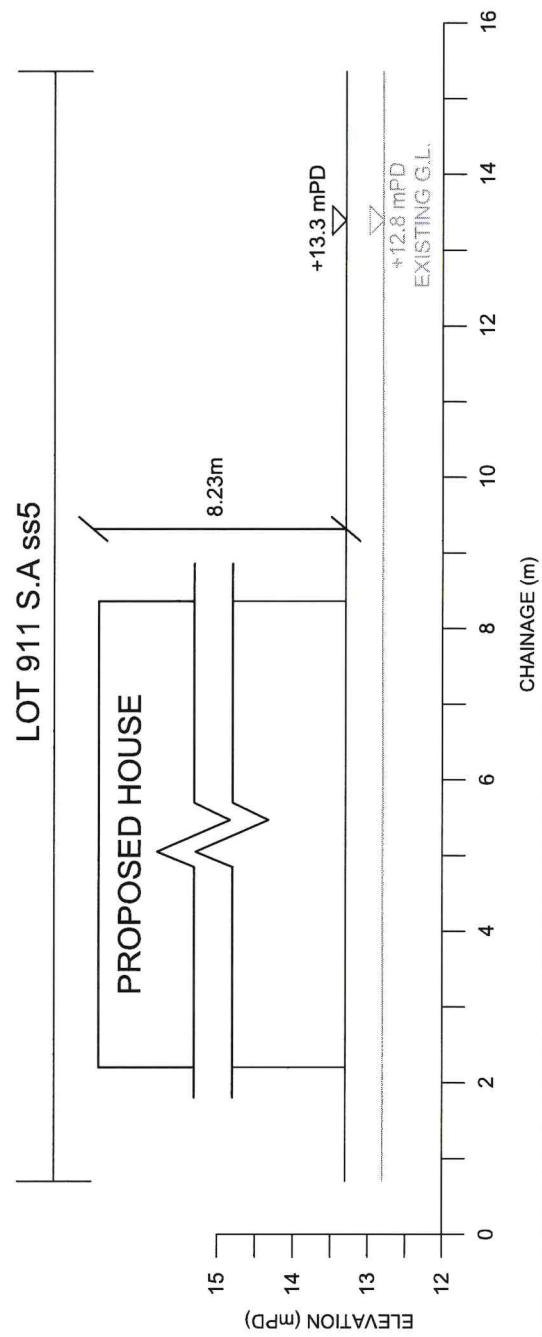
TEL: +852 24493536
 FAX: +852 24493540
 MOBILE: +852 94354898
 heliconma@gmail.com

Authorized Land Surveyor





SECTION A-A



Project title:

Lot No. 911 S.A ss.5 in DD 100, Tsiu Keng,
Sheung Shui, New Territories

Drawing title:

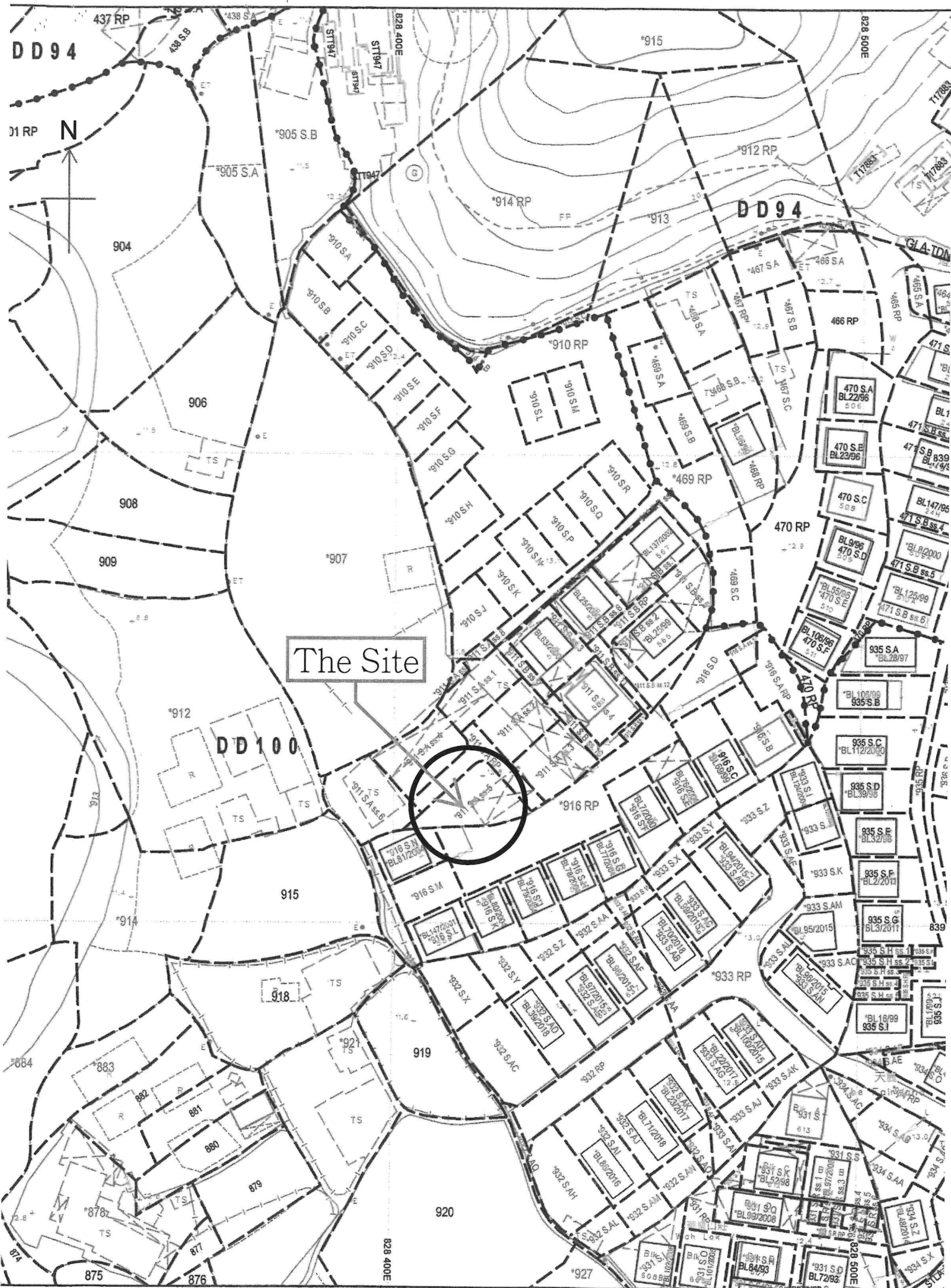
SECTION

Drawing No.:

DD100/911SA/SECTION 1:200 in A4

Access Consulting Limited

Tel: 2390 5319 Fax: 2787 6407



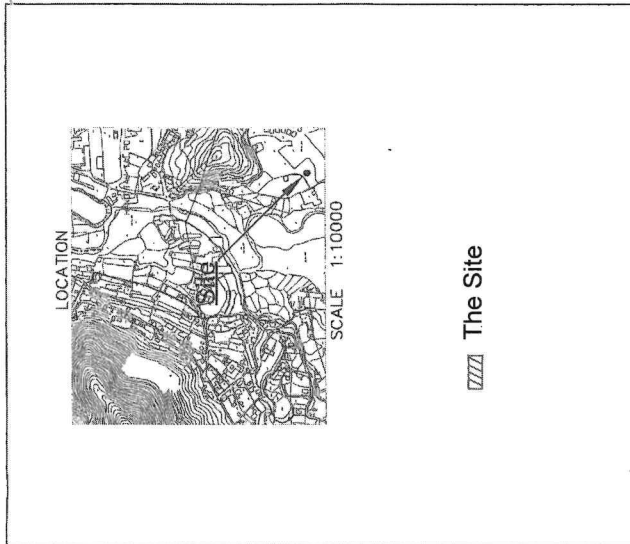
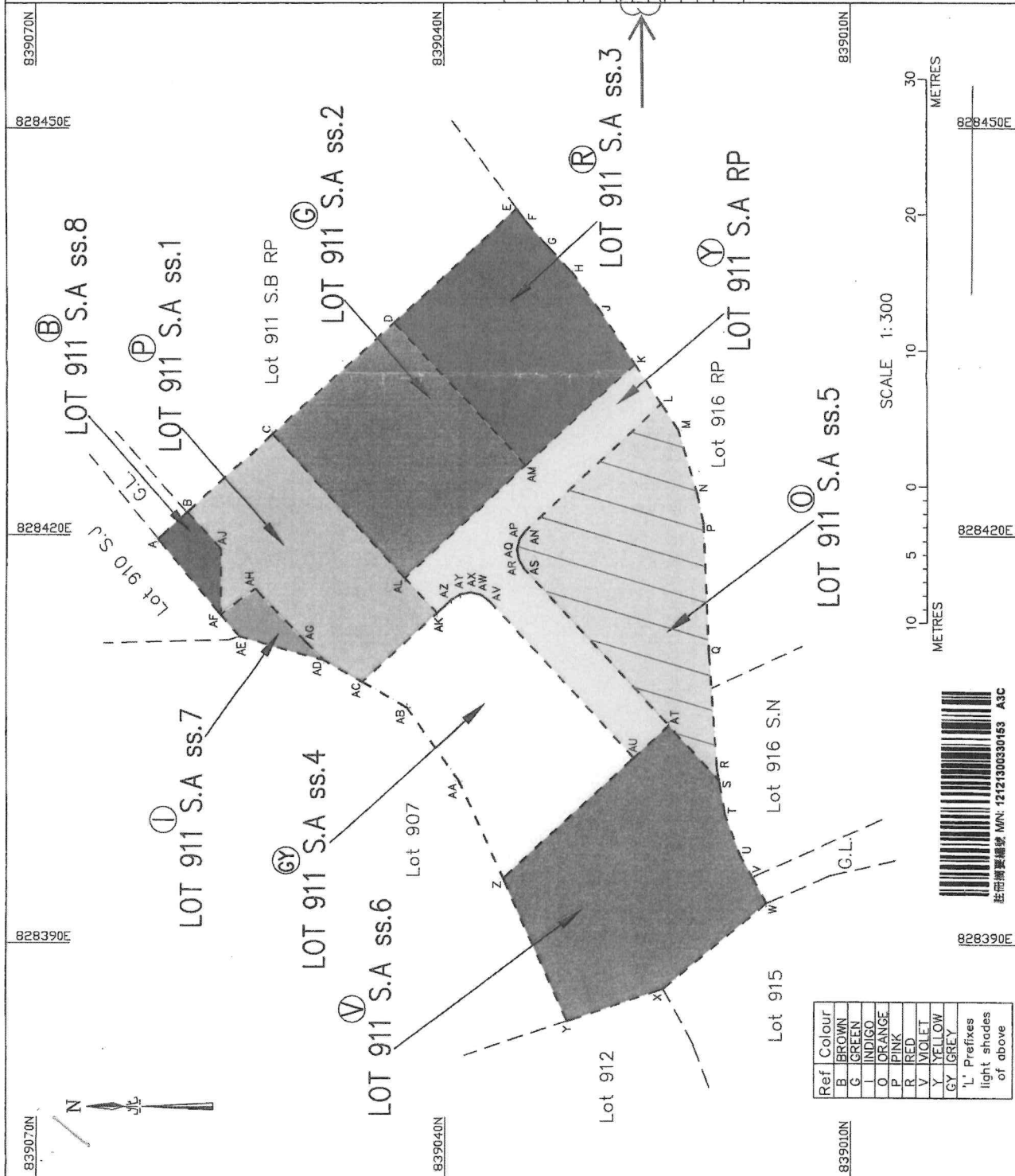


Table of Subdivisions

SECTION	AREA	COLOUR
LOT 911 S.A ss.1	156.6 sq.m (About)	PINK
LOT 911 S.A ss.2	174.5 sq.m (About)	GREEN
LOT 911 S.A ss.3	170.5 sq.m (About)	RED
LOT 911 S.A ss.4	193.2 sq.m (About)	GREY
LOT 911 S.A ss.5	204.7 sq.m (About)	ORANGE
LOT 911 S.A ss.6	232.0 sq.m (About)	VIOLET
LOT 911 S.A ss.7	15.1 sq.m (About)	INDIGO
LOT 911 S.A ss.8	16.5 sq.m (About)	BROWN
LOT 911 S.A RP	143.7 sq.m (About)	YELLOW
Total Area	1311.8 sq.m (About)	

I, HELICON Y.K. MA an Authorized Land Surveyor registered under the Land Survey Ordinance (Cap. 473), hereby certify that this land boundary plan has been prepared from land boundary surveys that were carried out by me, or under my direct supervision, in conformity with the Code of Practice approved by the Land Survey Authority under the above Ordinance, and that this plan correctly represents that survey completed on the 27th day of October 2011.

Dated this 20th day of September 2012.

Authorized Land Surveyor

馬容江測量有限公司
HELICON MA SURVEYING LTD.

Land Boundary Plan No. : LBP/DN/002/3038/D1 (Sheet 1 of 2)

Survey District: North
Date of Survey: October 2011
Survey Sheet: 2-SE-14B
Survey Record Plan No.:SRP/DN/002/3038/D1



DD 100 Lot 911 S.A ss.5



本摘要圖由城市規劃委員會
法定規劃綜合網站 3 匯出。
This Extract Plan was exported
by the Town Planning Board
Statutory Planning Portal 3.

參考編號
REFERENCE No.

圖 PLAN

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy [

寄件者: Chung Yiu Lo <[REDACTED]>
寄件日期: 21 March 2025 14:35
收件者: Selena Yin Ni SIN/PLAND
主旨: Re: S.16 Planning Application No. A/NE-KTS/554
附件: EP 50_D1_5_01.pdf

類別: Internet Email

冼小姐 你好，

有關上述檔案申請現我司回覆環保署之意見，擬建屋宇之排污系統將會依照環保署標準圖則EP 50/D1/5/01建造化糞池，現附上該圖則給予貴署，其為存檔，以便進行有關申請，如有任何疑問可再與我聯絡，謝謝！

Best Regards,

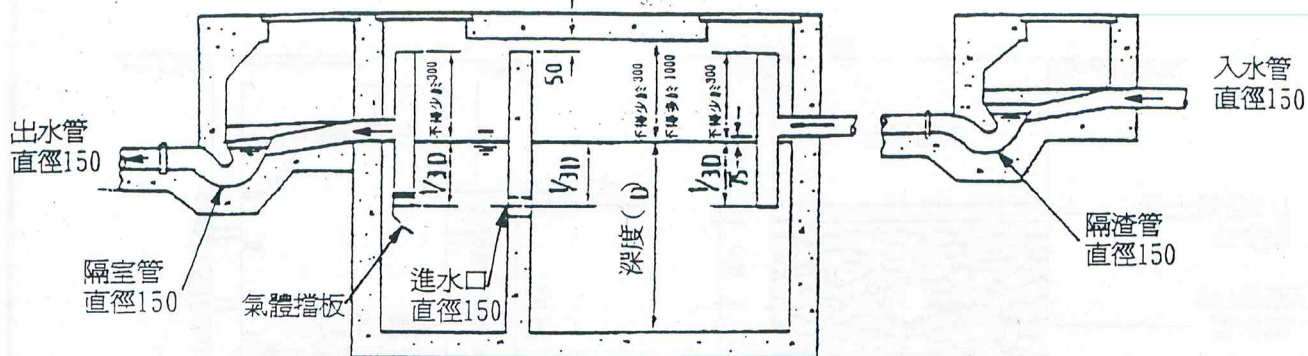
Fanny Li

Access Consulting Limited

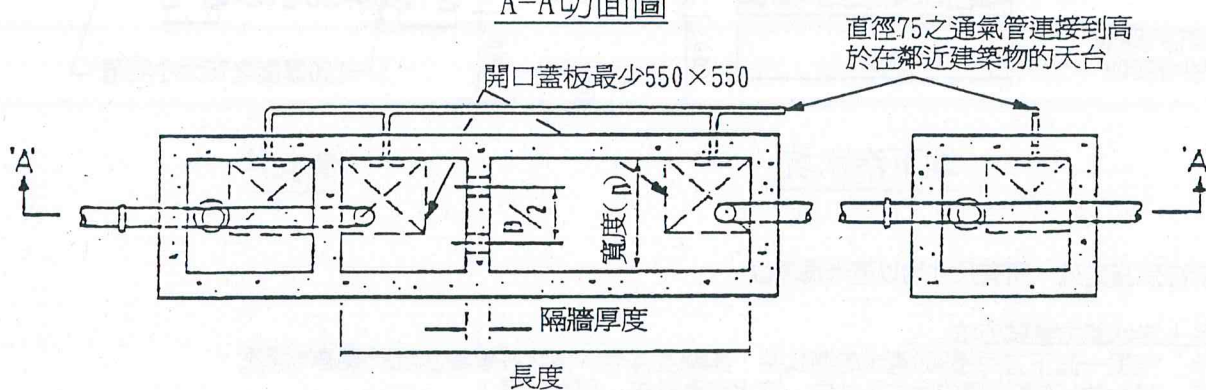
[REDACTED]

[REDACTED]

Tel: [REDACTED] Fax: [REDACTED]



A-A切面圖



平面圖

附註

- 除特別指定外，所有尺寸均以毫米為單位。
- 大小
 - 4倍寬度 \geq 長度 $>$ 3倍寬度
 - 1800毫米 \geq 深度 $>$ 1200毫米
 - 第一隔間的容積及第二隔間的容積比率為2比1
- 容量（取決於附註2）
 - 容量 = (長度 - 隔牆厚度) \times 寬度 \times 深度
 - 不得少於2.3立方米但不得多於41立方米
 - 不得少於用戶人數乘以最終預估的每人每日之耗水量
 - 雨水明渠不應接駁到化糞池系統
 - 每六個月清除化糞池系統內的淤泥一次
- 不得裝有溢流或繞道管。
- 有關化糞池系統的使用及維修指引，請參閱環境保護署發行的“村屋污水排放指南”小冊子。

化糞池

圖號:

EP 50/D1/5/01

日期

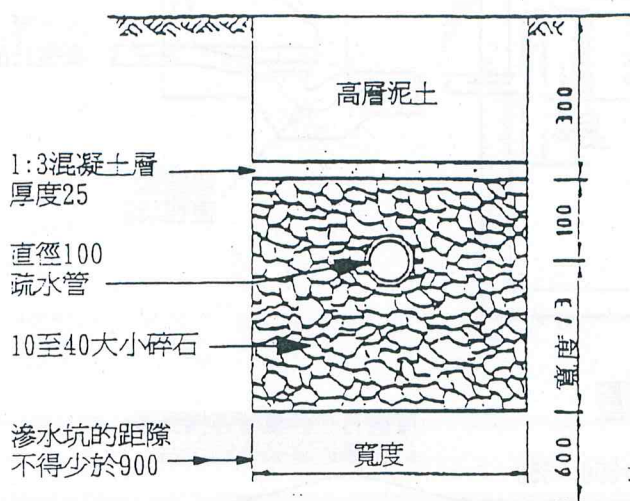
10/97

比例

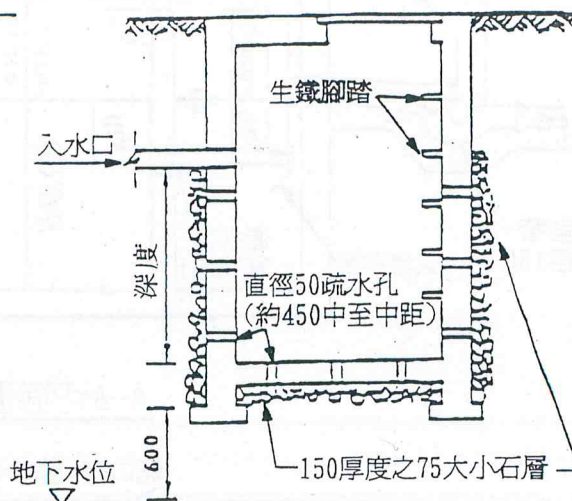
不按比例

環境保護署





地下滲水坑



滲水井

附註

- 除特別指定外，所有尺寸均以毫米為單位。
- 泥土滲水能力測試方法
 - 挖掘一個正方每邊300毫米的測試井，其深度需等於滲水井或滲水坑所擬建的深度。
 - 將大約150毫米深的水注入井內，待水完全滲去，毋須計時。
 - 重新將150毫米深的水注入井內，繼而紀錄井中的水完全滲去需時若干（以分鐘計）。
 - 把以上紀錄的時間除六，便得出水下滲25毫米所需的時間。

3. 滲水系統的可容許負荷量

在測試井內水下滲 25毫米所需的時間(以分鐘計)	可容許負荷量 (以每天每平方米滲水公升數計)	
	滲水坑的底部面積	滲水井的滲透面積
1 或以下	163	216
2	130	175
5	98	130
10	69	94
30	33	45

總可容許負荷量必須相等於每日入水流量。

4. 滲水系統的最少距離要求

	距離滲水系統(米)
樓宇	3
護土牆	6
水井	50
如溪澗的底部低於滲水 系統的底部	15(30)*
水池	7.5(30)*
削坡或填土坡	30
小徑	1.5
沙灘	100
地下水位	0.6

* 如溪水或池水用作或可能用作飲用或生活用水，
距離必須增加至括弧內的距離。

(由水質管制附屬區的沙灘或憲報公佈的沙灘範圍計)
(其他類別，由海岸線的高水位及最近的水道計)
(低於沙灘滲水系統的底部)

泥土滲水系統

圖號:

EP 50/D1/5/02

日期:

10/97

環境保護署

比例:

不按比例



**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 Old Schedule Agricultural Lot held under Block Government Lease; and
- 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.

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 miscellaneous rural fringe landscape comprising village houses, scattered tree groups, temporary structures and open storages. The Sheung Yue River is to the west of the Site; and
- with reference to site photos, the Site has been hard paved with temporary structures and cars parking. 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.

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 Commissioner for Transport that:
 - the local village access leading to the application site from Hang Tau Road is not managed by Transport Department;
- (c) 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; and
- (d) 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 Lands Department (LandsD). Detailed fire safety requirements would be formulated upon receipt of formal application via LandsD.

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

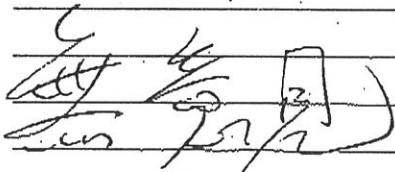
By e-mail : tpbpd@pland.gov.hk

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

A/NE-KTS/554

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

2025.2.27

From: [REDACTED]
Sent: 2025-03-18 星期二 15:00:44
To: tpbp@pland.gov.hk <tpbp@pland.gov.hk>; tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 反對有關申請編號：A/NE-KTS/554 的規劃申請

致閣下：

本人及該農地附近居民皆強烈反對上申請編號：A/NE-KTS/554 的規劃申請，原因如下：

1. 居住密度過大

該農地附近已有多幢已建成的村屋樓宇，部份村屋樓宇已經出現樓貼樓的情況，嚴重影響各居民間的私隱。另，由於樓貼樓的情況嚴重，該農地的坐向已成附近居民絕無僅有的景觀。

2. 對附近交通影響

該地位於寶樹花園第三期的內園，只得一條道路可以行車進入，道路兩旁已經泊滿各家各戶的車輛。工程期間勢必影響各車輛的出入，增加平日的交通壓力。如附近居民出現緊急情況，亦會影響消防救護車輛進入，延誤救人的黃金時間。

3. 增大公共交通負荷

暫時進入坑頭村的道路只得一條單線單程行車路，每當有大形車輛駛經，必與反方向車輛造成行車混亂，阻礙交通，有時車龍更可因而延至百米。因此於該農地更改用途建設期間，可預見進出坑頭村的交通定必經常擠塞，需要交警定期指派人手協助指揮。

另外，重形車輛出入時更會損壞該路段的路面狀況，而且該路段的業權混亂，每次維修必須得到所有地主同意施工方案及集資後才可進行，廢時失事。

當上述農地更改用途建成新的村屋，預算每層可最小入住一個四人家庭，即該幢新建成的村屋會為坑頭村帶來最小十二名新的居民，他們往來市區亦需使用該村唯一的交通工具。鑒於現時該村唯一的交通工具是一架 19 座小巴，證明小巴公司必須為此多增加一車次服務他們，才不會影響原有居民的日常出入，但事實是小巴公司不會因坑頭村增加十二名新的居民而增加班次，因此這十二名新的居民會間接加重公共交通負荷，延長原有居民的通勤時間。

4. 應有效利用已建成但空置的村屋樓宇

上述農地附近(100 米範圍內)已有一個新建的屋苑，因缺乏買家而導致部份村屋空置多年，亦有大量土地是已更改用途，可滿足住屋需要。

5. 施工期間對附近居民的影響

由於上述農地位於寶樹花園第三期的內園，與附近的住宅距離極近，施工時的噪音及塵土會為附近居民帶來壓力。

綜上所述，申請編號：A/NE-KTS/554 的更改規劃申請並無任何合理可見的申請理由，其規劃申請更會影響原有居民的生活質素。因此本人及各居民在此懇請閣下於審批該申請時可多考慮原有居民的利益及善用空置的村屋樓宇滿足住屋需要。

祝順心

From: [REDACTED]
Sent: 2025-03-18 星期二 15:16:27
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: 反對有關申請編號：A/NE-KTS/554 的規劃申請

致閣下：

本人想補充多一點：

申請編號：A/NE-KTS/554 的規劃申請涉及丁權買賣，此懇請閣下於審批前先作出相關調查。

祝順心

[REDACTED] 於 2025 年 3 月 18 日 週二 下午 3:00 寫道：

致閣下：

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祝順心