2022年 6月 1 4日

只会在收到所有必要的資料及文件後才正式確認收到 中醫營包提供。

This document is received on 1.4 JUN 2022

The Town Planning Board will formally acknowledge the date of receipt of the application only upon receipt

of all the required information and documents.

<u>Form No. S16-II</u> 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條號交的許可申請

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 <u>notice of application</u> 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.info.gov.hk/tpb/en/plan application/apply.html

申請人如欲在本地報章刊登<u>申請通知</u>,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.info.gov.hk/tpb/tc/plan application/apply.html

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

- **Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made 「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-LYT/765
	Date Received 收到日期	1 4 JUN 2022

- 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。
- 2. 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.info.gov.hk/tpb/. 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.info.gov.hk/tpb/),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 樓及新界沙田上禾鲞路 1 號沙田政府合署 14 樓)索取。
- 3. 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
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(☑Mr. 先生 / □ Mrs. 夫人 / □ Miss 小姐 / □ Ms. 女士 / □ Company 公司 / □ Organisation 機構)

WONG WAI KOU Joseph 王偉球

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)

LEE WAI LEUNG 李偉良

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. 1778 S.A in D.D. 76
(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 284.0 sq.m 平方米☑About 約 ☑Gross floor area 總樓面面積 195.09 sq.m 平方米□About 約
(c)	Area of Government land included (if any) 所包括的政府土地面積(倘有)	sq.m 平方米 □About 約

(d)	Name and number of the relative statutory plan(s) 有關法定圖則的名稱及編號	s/NE-LYT/18	
(e)	Land use zone(s) involved 涉及的土地用途地帶	AGR	
(f)	Current use(s) 現時用途	空置土地 (If there are any Government, institution or community 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	1 - "
4.	"Current Land Owner" o	f Application Site 申請地點的「現行土均	也擁有人」
The	是唯一的「現行土地擁有人」#	(please proceed to Part 6 and attach documentary proof 《(請繼續填寫第 6 部分,並夾附業權證明文件)。 "# & (please attach documentary proof of ownership). #& (請夾附業權證明文件)。	e de la constante de la consta
	is not a "current land owner"#. 並不是「現行土地擁有人」#。		
	The application site is entirely on 申請地點完全位於政府土地上	Government land (please proceed to Part 6). (請繼續填寫第 6 部分)。	in show
5.		nsent/Notification 通知土地擁有人的陳並	10 1 1423 Mill
(a)	According to the record(s application involves a total of) of the Land Registry as at	
(b)		"current land owner(s)" [#] . 名「現行土地擁有人」 [#] 的同意。	1.
	Details of consent of "curre	ent land owner(s)"# obtained 取得「現行土地擁有人	」"同意的詳情
	「租行士地擁有 Registry	ber/address of premises as shown in the record of the Land where consent(s) has/have been obtained 也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)
			e som saft r
			g i n

	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)				
	1 10						
	Please use separate s	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)				
		ole steps to obtain consent of or give notification to owner(s): 以取得土地擁有人的同意或向該人發給通知。詳情如下:					
F	Reasonable Steps t	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	or consent to the "current land owner(s)" on	(DD/MM/YYYY)#&				
		(日/月/年)向每一名「現行土地擁有人」"郵遞要求同意					
<u>r</u>		to Give Notification to Owner(s) 向土地擁有人發出通知所採 ices in local newspapers on(DD/MM/YY					
Ł		(DD/MM/ Y	111)-				
		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	置貼出關於該申請的通				
	office(s) or ru 於	relevant owners' corporation(s)/owners' committee(s)/mutual aid tral committee on(DD/MM/YYYY)&(日/月/年)把通知寄往相關的業主立案法團/業主					
		勺鄉事委員會 ^{&}					
(Others 其他						
	others (please 其他(請指明						
		record or the second of the second or the s	hermanic section and survival markets				
	k Time						
	b						

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)	WONG WAI KOU Joseph 王偉球				
(b) 原居民所屬的原居鄉村 (如適用) The related indigenous village of the indigenous villager(s) (if applicable)	粉嶺 獅頭嶺村				
(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	sq.m 平方米		Proposed building height of each house 每幢房屋的擬議高度	m 米	
(f) Proposed use(s) of uncovered area (if any) 露天地方(倘有)的擬議用途	花園 (Please illustrate on plan the total number and dimension of each car parking space, and/or location 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 There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示,並註明車路的闊度)				
(h) Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁至公共污水渠?	Yes 是口 (Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線) No 否如 (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,請另頁表示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。					
	Yes 是 □ Please provide details 請提供詳情				
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?	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) (滿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/或挖土的網節及/或範圍) □ Diversion of stream 河道改道 □ Filling of pond 填塘 Area of filling 填塘面積				
Would the development	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明) Yes 會□ No 不會 ☑				
Would the development proposal cause any adverse					
impacts? 擬議發展計劃會否造成 不良影響?	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	en = Noted Pol T-
The applicant is invited to provide justifications in support of the application. Use sepa 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。	arate sheets if necessary.
the confidence of the second o	
地政署的程序還未能批出,而動盪和疫情期間申請人不在香港,及后	地政署通知我司城規申請
過期,而再作出申請,敬希見諒.	
And the second s	
舊有城規檔號: (Application No. A/NE-LYT/581)	
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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 an application to the Board 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.
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
LEE WAILEUNG 李偉良 顧問
Name in Block LettersPosition (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 事業資格
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

Remark 備註

The materials submitted in an application to the Board 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况下,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。

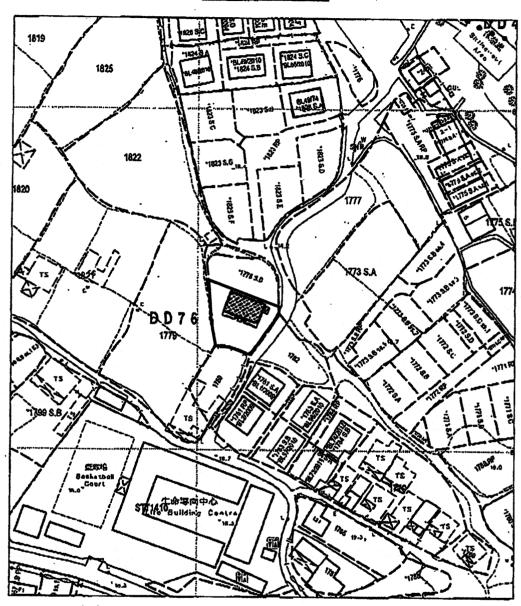
Gist of Applica	ition 申請摘要
consultees, uploaded available at the Plan (請 <u>盡量</u> 以英文及中	ils in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant to the Town Planning Board's Website for browsing and free downloading by the public and ning Enquiry Counters of the Planning Department for general information.) 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罰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. 1778 S.A in D.D. 76
Site area 地盤面積	284.0 sq. m 平方米 ☑ About 約
*	(includes Government land of 包括政府土地 sq. m 平方米 □ About 約)
Plan 圖則	S/NE-LYT/18
Zoning 地帶	AGR
Applied use/ development 申請用途/發展	New Territories Exempted House 新界豁免管制屋宇 ☑ Small House 小型屋宇
(i) Proposed Gros area 擬議總樓面面	105 00 00 四 亚主业
(ii) Proposed No. o house(s) 擬議房屋幢數	1
(iii) Proposed build height/No. of st 建築物高度/	oreys m 米
is .	3 Storeys(s) 層

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 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	abla	
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	σ,	
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) 雨水排放圖	V	
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		ξ 🗆
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「レ」. 註:可在多於一個方格內加上「レ」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。

Site Plan



Survey Sheet No. 3-SW-5A

For Identification Only (Scale 1:1000)

Legend

Proposed Small House (10.668m x 6.096m) Area = 65.03 sq.m (about)

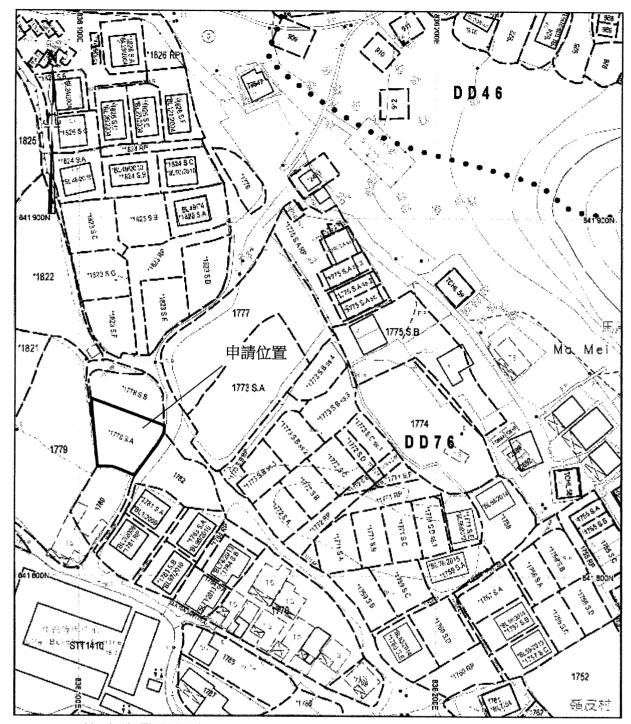
Proposed Balcony (10.668m x 1.220m) Area = 13.02 sq.m (about)

Proposed Septic Tank

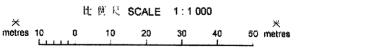
SCALE 1:1,000

METRES 10 30 METRES

地段索引圖 LOT INDEX PLAN



地政總署測繪處 Survey and Mapping Office, Lands Department



U

Locality:NORTH

Lot Index Plan No.: YL1042032018

District Survey Office: Yuen Long

Date: 23-Mar-2018 Reference No.: 3-sw-sa

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免责聲明

本面則乃地及梁引壓的複本,觀示地投界線的大概位置,包括根據政府機 也、發時政府操地,經期租的及政府土地租用規模而臨時任用土地的位置 ,發持任司土地的情況可應難短期通知出現或終止,因此應同有關的分數 也改應負核器。本國則所示的資料並沒透經要地測最予以核實。當有更佳 成款的世界機構時,地段素引圖可能會被修訂而無須事先通知, Disclaimer

This plan is a copy of the lot index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allocations. Short Term Tenancies and Government Land Licences. The temporary occupation of land may be created or terminated at short notice and should be confirmed with the District Lands Officer. The information shown on this plan MUST be verified by field survey. The lot index plan may be revised without prior notification as better or new boundary evidence becomes available.

規劃署

沙田、大埔及北區規劃處 新界沙田上禾電路工號。 沙田政府台署 13 悔



Planning Department

Sha Tin, Tai Po & North District Planning Office 13/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, N.T.

本函檔號 Your Reference

本署檔號 Our Reference (

) in TPB/A/NE-LYT/580 and 581

電話號碼

Tel. No.:

2158 6220

傳真機號碼 Fax No.:

2691 2806 / 2696 2377

郵遞函件

李先生:

擬在劃為「農業」地帶的新界粉嶺馬尾下嶺咀 丈量約份第76約地段第1778號B分段及第1778號A分段 興建二幢屋宇(新界豁免管制屋宇-小型屋宇)

(履行規劃申請編號: A/NE-LYT/580 及 581 的規劃許可附帶條件(b)項)

本署於二零一八年十二月十一日收到你有關履行附帶條件(b)項所提交經修訂後的排水建議。

渠務署總工程師/新界北(經辦人:余偉昌先生;電話:2300 1407) 審視你提交的資料後,對該排水建議沒有意見。因此,有關提交及落實排水 建議的附帶條件(b)項已**部分**履行。

申請人必須落實已批准的排水建議,而落實情況亦須符合渠務署署長的要求,才可完全履行附帶條件(b)項。請你於工程完成後通知本署及提交照片記錄(一式三份),以便安排視察落實情況,

如有任何疑問,請致電 2158 6229 與本署卓靜萍女士聯絡。

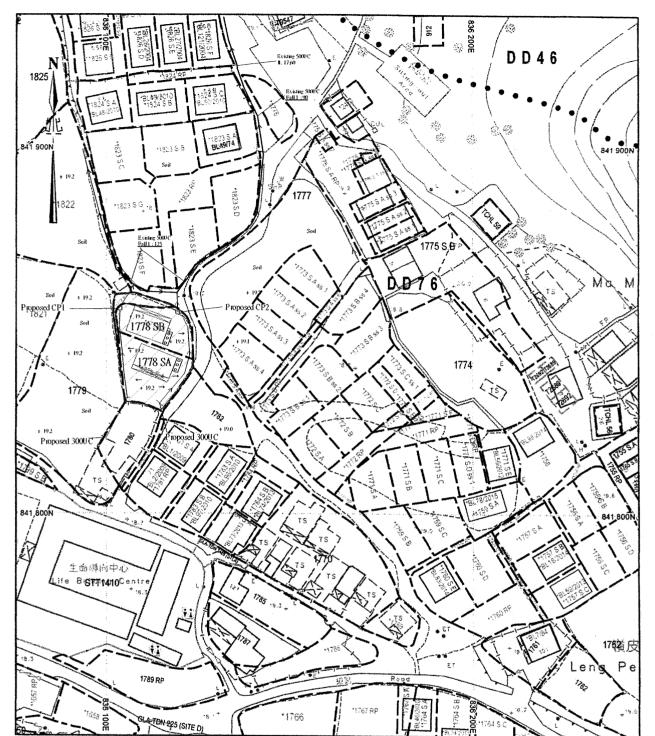
規劃署署長



(朱霞芬

代行)

地段索引圖 LOT INDEX PLAN 渠務批准圖



地政總署測繪處 Survey and Mapping Office, Lands Department

比例 尺	SCALE 1:10	000		8891	7
米 metres 10 0 10	20 30 1 L	40	米 50 metres —		
Locality :	LEGEND :				
Lot Index Plan No. : LIP061751P	Proposed 300UC:			6. W. 10: P. 1	
District Survey Office : DSOYL	Existing 500UC:			See all house and Site Boundary:	
Date: 03-Sep-2018				Proposed CPI ~ CP2 D naw ing No. (C2406/L):	
Reference No.: 3-SW-5A	Fall :	→		Catch Rainwater area ≈ 544 sqn:	
香港特別行政區政府 — 版權所有 © Copyright reserved - Hong Kong SAR Government SMO-P01 20180903155046 10	Fall:	\rightarrow		Proposed Septic Tank	0

規劃署

沙田、大埔及北區規劃處 、新界沙田上不歸路十號 沙田政府台署13 雙



Planning Department

Sha Tin, Tai Po & North District Planning Office 13/F., Sha Tin Government Offices, I Sheung Wo Che Road, Sha Tin , N.T.

本函檔號

Your Reference

本署檔號

Our Reference (

) in TPB/A/NE-LYT/580 and 581

電話號碼

Tel. No.:

2158 6220

傳真機號碼 Fax No.:

2691 2806 / 2696 2377

郵遞函件

李先生:

擬在劃為「農業」地帶的新界粉嶺馬尾下嶺咀 丈量約份第76約地段第1778號B分段及第1778號A分段 興建二幢屋宇(新界豁免管制屋宇-小型屋宇)

(履行規劃申請編號: A/NE-LYT/580 及 581 的規劃許可附帶條件(c)項)

本署於二零一九年一月十五日收到你有關履行附帶條件(c)項所提交的美化環境建議。

本署總城市規劃師/城市設計及園景(經辦人:張嘉恩女士;電話:22314852)審視你提交的資料後,認為有關的美化環境建議可以接受。因此,規劃許可附帶條件(c)項已經<u>部份履行</u>。

申請人須落實已批准的美化環境建議,而落實的情況亦須符合本署總城市規劃師/城市設計及園景的要求,才可以完全履行附帶條件(c)項。請在美化環境的工程完工後通知本署及提交照片記錄(一式三份),有關照片須顯示整棵植物包括樹槽至樹冠,另外於美化環境建議上標示拍攝照片的角度,以便安排視察落實情況。

如有任何疑問,請致電 2158 6229 與本署卓靜萍女士聯絡。

規劃署署長



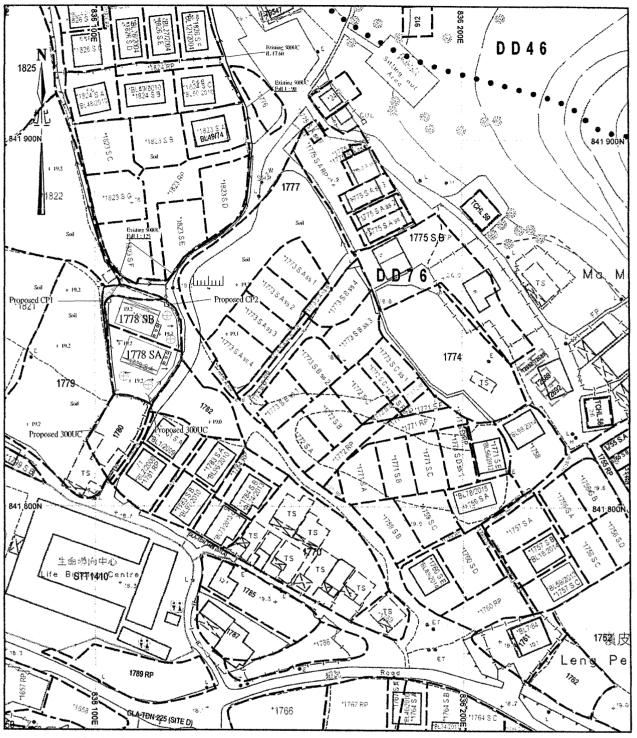
(朱霞芬

代行)

二零一九年一月十七日



地段索引圖 LOT INDEX PLAN 批准圖



地政總署測繪處 Survey and Mapping Office, Lands Department

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Locality:		: LEGEND:	園景種植	直提議圖	A/NE-LYT/580 and 5	
Lot Index Plan No.: LIP061751P		Proposed 300UC			DD76 LOT 1778SA	
District Survey Office : DSOYL	Charles Wayner and Control of the Co	Existing 500UC	-		Small house and Site Bounda	иу:
					Proposed CP1 ~ CP2 Drawing No. (C2406/1):	П
Date : 03-Sep-2018						
Reference No.: 3-SW-5A		Fall:	>		Catch Rainwater area = 544 sq.m:	
香港特別行政區政府 一	版權所有	Fall:	\rightarrow		Proposed Septic Tank	0 0 0
© Copyright reserved - Hong Kong S SMO-P01 20180903155046 10		t i植 陰香或洋	紫荊 ①			

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

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

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

Previous S.16 Application

Approved Application

Application No.	Uses/ Development	Date of Consideration
A/NE-LYT/581	Proposed House (NTEH – Small House)	6.11.2015 (RNTPC)

Similar S.16 Applications for Proposed House (NTEH – Small House) within/partly within the "AGR" zone in the vicinity of the Site in the Lung Yeuk Tau and Kwan Tei South Area

Approved Applications

Application No.	pplication No. Uses/ Development	
A/NE-LYT/257	Proposed 5 NTEHs (Small Houses)	25.4.2003 (RNTPC)
A/NE-LYT/275	Proposed NTEH (Small House)	28.5.2004 (RNTPC)
A/NE-LYT/327	Proposed House (NTEH - Small House)	28.4.2006 (RNTPC)
A/NE-LYT/342	Proposed House (NTEH - Small House)	3.11.2006 (RNTPC)
A/NE-LYT/343	Proposed House (NTEH - Small House)	3.11.2006 (RNTPC)
A/NE-LYT/373	LYT/373 Proposed House (NTEH - Small House)	
A/NE-LYT/374	Proposed House (NTEH - Small House)	23.5.2008 (RNTPC)
A/NE-LYT/376	Proposed House (NTEH - Small House)	6.6.2008 (RNTPC)
A/NE-LYT/378	Proposed 2 Houses (NTEHs - Small Houses)	20.6.2008 (RNTPC)
A/NE-LYT/451	Proposed House (NTEH - Small House)	6.1.2012 (RNTPC)
A/NE-LYT/452	A/NE-LYT/452 Proposed House (NTEH - Small House)	
A/NE-LYT/463	A/NE-LYT/463 Proposed House (NTEH - Small House)	
A/NE-LYT/464	Proposed House (NTEH - Small House)	15.6.2012 (RNTPC)
A/NE-LYT/497	Proposed House (NTEH - Small House)	8.2.2013 (RNTPC)
A/NE-LYT/518	Proposed House (NTEH - Small House)	22.11.2013 (RNTPC)
A/NE-LYT/519	A/NE-LYT/519 Proposed House (NTEH - Small House)	

A/NE-LYT/520	Proposed House (NTEH - Small House)	22.11.2013 (RNTPC)
A/NE-LYT/529	Proposed House (NTEH - Small House)	4.4.2014 (RNTPC)
A/NE-LYT/530	Proposed House (NTEH - Small House)	4.4.2014 (RNTPC)
A/NE-LYT/531	Proposed House (NTEH - Small House)	4.4.2014 (RNTPC)
A/NE-LYT/532	Proposed House (NTEH - Small House)	4.4.2014 (RNTPC)
A/NE-LYT/533	Proposed House (NTEH - Small House)	4.4.2014 (RNTPC)
A/NE-LYT/534	Proposed House (NTEH - Small House)	4.4.2014 (RNTPC)
A/NE-LYT/535	Proposed House (NTEH - Small House)	4.4.2014 (RNTPC)
A/NE-LYT/536	Proposed House (NTEH - Small House)	4.4.2014 (RNTPC)
A/NE-LYT/537	Proposed House (NTEH - Small House)	4.4.2014 (RNTPC)
A/NE-LYT/538	Proposed House (NTEH - Small House)	25.4.2014 (RNTPC)
A/NE-LYT/539	Proposed House (NTEH - Small House)	25.4.2014 (RNTPC)
A/NE-LYT/540	Proposed House (NTEH - Small House)	9.5.2014 (RNTPC)
A/NE-LYT/550	Proposed House (NTEH - Small House)	17.10.2014 (RNTPC)
A/NE-LYT/579	Proposed House (NTEH - Small House)	6.11.2015 (RNTPC)
A/NE-LYT/580	Proposed House (NTEH - Small House)	6.11.2015 (RNTPC)
A/NE-LYT/584	Proposed House (NTEH - Small House)	22.1.2016 (RNTPC)
A/NE-LYT/585	Proposed House (NTEH - Small House)	22.1.2016 (RNTPC)
A/NE-LYT/589	Proposed House (NTEH - Small House)	5.2.2016 (RNTPC)
A/NE-LYT/648	Proposed House (NTEH - Small House)	18.5.2018 (RNTPC)
A/NE-LYT/649	Proposed House (NTEH - Small House)	18.5.2018 (RNTPC)
		(RIVII C)

A/NE-LYT/653	Proposed House (NTEH - Small House)	15.6.2018 (RNTPC)
A/NE-LYT/654	Proposed House (NTEH - Small House)	15.6.2018 (RNTPC)
A/NE-LYT/655	Proposed House (NTEH - Small House)	15.6.2018 (RNTPC)
A/NE-LYT/656	Proposed House (NTEH - Small House)	15.6.2018 (RNTPC)
A/NE-LYT/657	Proposed House (NTEH - Small House)	15.6.2018 (RNTPC)
A/NE-LYT/658	Proposed House (NTEH - Small House)	15.6.2018 (RNTPC)
A/NE-LYT/659	Proposed House (NTEH - Small House)	15.6.2018 (RNTPC)
A/NE-LYT/660	Proposed House (NTEH - Small House)	15.6.2018 (RNTPC)
A/NE-LYT/661	Proposed House (NTEH - Small House)	15.6.2018 (RNTPC)
A/NE-LYT/663	Proposed House (NTEH - Small House)	15.6.2018 (RNTPC)
A/NE-LYT/673	Proposed House (NTEH - Small House)	5.10.2018 (RNTPC)
A/NE-LYT/675	Proposed House (NTEH - Small House)	19.10.2018 (RNTPC)
A/NE-LYT/676	Proposed House (NTEH - Small House)	19.10.2018 (RNTPC)
A/NE-LYT/709	Proposed House (NTEH - Small House)	6.9.2019 (RNTPC)
A/NE-LYT/724	Proposed House (NTEH - Small House)	15.5.2020 (RNTPC)
A/NE-LYT/728	Proposed House (NTEH - Small House)	1.9.2020 (RNTPC)
A/NE-LYT/729	Proposed House (NTEH - Small House)	1.9.2020 (RNTPC)
A/NE-LYT/753	Proposed House (NTEH - Small House)	26.11.2021 (RNTPC)
A/NE-LYT/758	Proposed House (NTEH - Small House)	4.3.2022 (RNTPC)
A/NE-LYT/759	Proposed House (NTEH - Small House)	4.3.2022 (RNTPC)

Detailed Comments from Relevant Government Departments

1. Land Administration

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

- (a) the Site falls within the 'VE' of Ma Mei Ha Leng Tsui and Leng Pei Tsuen;
- (b) the applicant is an indigenous villager of Kwai Tau Leng of Fanling Heung;
- (c) the Site is not covered by any Modification of Tenancy/Building Licence;
- (d) the numbers of outstanding Small House applications and the numbers of 10-year Small House demand for the villages concerned are as follows:

Villages	No. of outstanding	No. of 10-year	
<u>Villages</u>	Small House applications	Small House demand*	
Ma Mei Ha Leng Tsui	28	110	
Leng Pei Tsuen	21	22	

^{*} The figures of the 10-year Small House demand forecast were provided by the relevant Indigenous Inhabitant Representatives without any supporting evidence and her office is not in a position to verify the forecasts;

- (e) the Small House application was made to her office on 2.1.2013; and
- (f) the Small House application was approved by her office on 10.11.2017 pending the execution of the building licence.

2. Traffic

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

(a) there is reservation on the application from traffic engineering perspective. Such type of development should be confined within the "V" zone as far as possible. Although additional traffic generated by the proposed development is not expected to be significant, such type of development outside the "V" zone, if permitted, will set an undesirable precedent case for similar applications in the future. The resulting cumulative adverse traffic could be substantial; and

- (b) notwithstanding the above, the application only involves the construction of one Small House. It is considered that the application can be tolerated unless it is rejected on other grounds; and
- (c) the access road leading to the Site from Ma Mei Ha Leng Tsui is not managed by TD.

3. Environment

Comments from the Director of Environmental Protection (DEP):

- (a) in view of the small scale of the proposed development, the application alone is unlikely to cause major pollution; and
- (b) the septic tank and soakaway system is an acceptable means for collection, treatment and disposal of the sewage provided that its design and construction follow the requirements of the ProPECC PN 5/93 "Drainage Plans subject to Comment by the EPD" and are duly certified by an Authorised Person (AP).

4. Landscape

Comments from the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) no objection to the application from landscape planning perspective;
- (b) the Site is situated in an area of rural landscape character surrounded by village houses, vegetated areas and tree clusters. The proposed development is considered not incompatible with the surrounding environment. Significant adverse impact on existing landscape resources arising from the proposed development is not anticipated; and
- (c) should the application be approved, the approval condition for the implementation of landscape proposal accepted under the previous application should be included.

5. Fire Safety

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

(a) no in-principle objection to the application; and

(b) the applicant is reminded to observe 'NTEHs – A Guide to Fire Safety Requirements' published by LandsD. Detailed fire safety requirements will be formulated upon receipt of formal application referred by LandsD.

6. Drainage

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

- (a) no objection to the application from public drainage perspective;
- (b) should the application be approved, a condition should be included to request the applicant to implement the drainage proposal accepted under the previous application; and
- (c) the Site is in an area where no public sewerage connection is available.

7. Water Supply

Comments from the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- (a) no objection to the application; and
- (b) for provision of water supply to the development, the applicant may need to extend the inside services to nearest suitable government water mains for connection. The applicant should resolve any land matter (such as private lots) associated with the provision of water supply and should be responsible for the construction, operation and maintenance of the inside services within private lots to WSD's standards.

8. Agriculture

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

- (a) does not support the application from agricultural perspective;
- (b) the Site possesses potential for agricultural rehabilitation, and agricultural activities are active in the vicinity; and

(c) agricultural infrastructures such as road access and water source are also available in the vicinity of the Site, which can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc.

9. District Officer's Comments

Comments from the District Officer (North), Home Affairs Department (DO(N), HAD):

He has consulted the locals regarding the application. The Chairman of Lung Shan Area Committee has no comment on the application. The Chairman, the First Vice-Chairman and the Vice-Chairman of Fanling DRC object to the application mainly on the grounds of adverse traffic impact, risk of flooding, environmental pollution and affecting the living quality of villagers. The North District Council Member of the subject constituency, the Indigenous Inhabitant Representative and the Resident Representative of Leng Tsui did not reply.

10. Demand and Supply of Small House Site

According to DLO/N's record, the total number of outstanding Small House applications for Ma Mei Ha Leng Tsui and Leng Pei Tsuen village cluster is 49 while the 10-year Small House demand forecast for the same village cluster is 132. According to the latest estimate by PlanD, about 0.79 ha (equivalent to about 31 Small House sites) of land is available within the "V" zone of Ma Mei Ha Leng Tsui and Leng Pei Tsuen village cluster. There is insufficient land in the "V" zone of Ma Mei Ha Leng Tsui and Leng Pei Tsuen village cluster to meet the future demand of Small Houses (i.e. about 4.53 ha of land which is equivalent to 181 Small House sites).

致城市規劃委員會秘書:

專人送遞或郵遞:香港北角渣華道 333 號北角政府合署 15 樓

傳真:2877 0245 或 2522 8426

電郵: tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

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

By Fax: 2877 0245 or 2522 8426 By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/NE-LYT/765

意見詳情(如有需要, 讚另頁說明)

Details of the Comment (use separate sheet if necessary)

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	· .
「提意見人」姓名/名稱 Name of person/company managers	
簽署 Signature	_ 日期 Date 2017. 6.7午

1/4 > to '4

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
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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 c-mail: tpbpd@pland.gov.hk

有關的規劃申請編號	The applica	tion no. 1	to which	the	comment relate

A/NE-LYT/765

意見評情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

7777	 J & X2			
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簽署 Signature 日期 Date <u></u> 与ープープランン

香港新界粉嶺區鄉事委員會



2

Hong Kong Fanling District Rural Committee

3, Lucn Fat Street, Lucn Wo Market, Fanling, N.T., Hong Kong 香港新昇粉樹聯和爐聯發街三號 電話/Tel:(852) 26755277 圖文傳真/ Fax:(852) 26699687

敬啟者:

貴處檔號: TPB/A/NE-LYT/765 新界粉嶺馬尾下嶺咀丈量約份第76約地段第1778號 A 分段 擬議屋宇(新界豁免管制屋宇 - 小型屋宇) (申請編號: A/NE-LYT/765)

項接村民强烈反對上述申請,希望本會能轉述給貴處,其理由是:

- 1) 重型車輛出入,道路狹窄,路面會受到嚴重損毀,對村民造成危險。
- 2) 在施工期間大量泥頭、垃圾等用處掉棄,阻塞去水道引起水浸,滋生蚊蟲,造成空氣污染、環境污染,影響村民生活質素。

此致 規劃署沙田、大埔 及北區規劃事員

粉磺區鄉事委員會主席

(李國鳳) 故上

2022年 7月5日

3/4

粉嶺區鄉事會 FDRC

香港新界粉嶺區鄉事委員會

Hong Kong Fanling District Rural Committee

敬啟者:

貴處檔號: TPB/A/NE-LYT/765 新界粉積馬尾下積咀丈量約份第76約地段第1778號A分段 擬議屋宇(新界豁免管制屋宇 - 小型屋宇) (申請編號: A/NE-LYT/765)

頃接村民强烈反對上述申請,希望本自能轉述給貴處,其理由是;

- 1) 重型車輛出入,道路狹窄,路面會受到嚴重損毀,對村民造成危險。
- 2) 在施工期間大量泥頭、垃圾等周處掉棄,阻塞去水道引起水浸,滋生 蚊蟲,造成空氣污染、環境污染,影響村民生活質素。

此致 規劃署沙田、大埔 及北區規劃專員

粉嶺區鄉事委員合首副主席

2022年 7月5日

41/x

香港新界粉嶺區鄉事委員會

Hong Kong Fanling District Rural Committee

3. Luen Fat Street, Luen Wo Market, Fanling, N.T., Hong Kong 香港新昇粉嶺聯和城聯發街三號 電話/Tel:(852) 26755277 圖文傳真/ Fax:(852) 26699687

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粉嶺區鄉事委員會副主席

(李廣明)

被上

Recommended Advisory Clauses

- (a) to note the comments of the Commissioner for Transport (C for T) that the access road leading to the Site from Ma Mei Ha Leng Tsui is not managed by TD;
- (b) to note the comments of the Director of Fire Services (D of FS) that the applicant should observe 'NTEHs A Guide to Fire Safety Requirements' published by LandsD. Detailed fire safety requirements will be formulated upon receipt of formal application referred by LandsD;
- (c) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the Site is in an area where no public sewerage connection is available;
- (d) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree removal works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (e) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that for provision of water supply to the development, the applicant may need to extend the inside services to 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 should be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards;
- (f) to note the comments of the Director of Environmental Protection (DEP) that septic tank and soakaway system is an acceptable means for collection, treatment and disposal of the sewage provided that its design and construction follow the requirements of the ProPECC PN 5/93 "Drainage Plans subject to Comment by the EPD" and are duly certified by an Authorised Person (AP); and
- (g) 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 TPB where required before carrying out the road works.