

2022年11月3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。

This document is received on - 3 NOV 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.

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.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/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.info.gov.hk/tpb/tc/plan\\_application/apply.html](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

2202642 12/10 By HAND

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-LYT/781
	Date Received 收到日期	- 3 NOV 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。
- 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 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

## 1. Name of Applicant 申請人姓名/名稱

(☒ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

彭健豪 PANG KIM HO WITH 葉天生 YIP TIN SANG AS POWER OF ATTORNEY

## 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

## 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	LOT NO. 1823 S.B 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	<input checked="" type="checkbox"/> Site area 地盤面積 199.40 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)	..... 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-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	花園  (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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。

☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 –

☐ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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）

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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



<b>6. Development Proposal 擬議發展計劃</b>			
(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	彭健豪 PANG KIM HO		
(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)	粉嶺圍		
(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	花園及行人通道  (Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable) (請在圖則上顯示，並註明車位總數，以及每個車位的長度和寬度及/或化糞池的位置 (如適用))		
(g) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是          No 否	<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 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)          (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 type="checkbox"/> (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 type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input 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>No 否 <input checked="" type="checkbox"/></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 type="checkbox"/></td> </tr> </table> <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 type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input 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。

以前城規編號 A/NE-LYT/529，由於地政署還沒批出小型屋宇牌照，  
 所以才再次申請。

**9. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature

簽署

☒ Applicant 申請人 / ☐ Authorised Agent 獲授權代理人
  
 .....  
 葉天生 YIP TIN SANG
 .....

 Name in Block Letters  
 姓名（請以正楷填寫）

 Position (if applicable)  
 職位（如適用）

Professional Qualification(s)

專業資格

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

Others 其他 .....

on behalf of

代表 .....

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

Date 日期

07-10-2022

..... (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	LOT NO. 1823 S.B IN D.D.76		
Site area 地盤面積	199.40	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-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 <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		<input checked="" type="checkbox"/> (Not more than 不多於) m 米
	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
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
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 checked="" 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） 批准的園境設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>

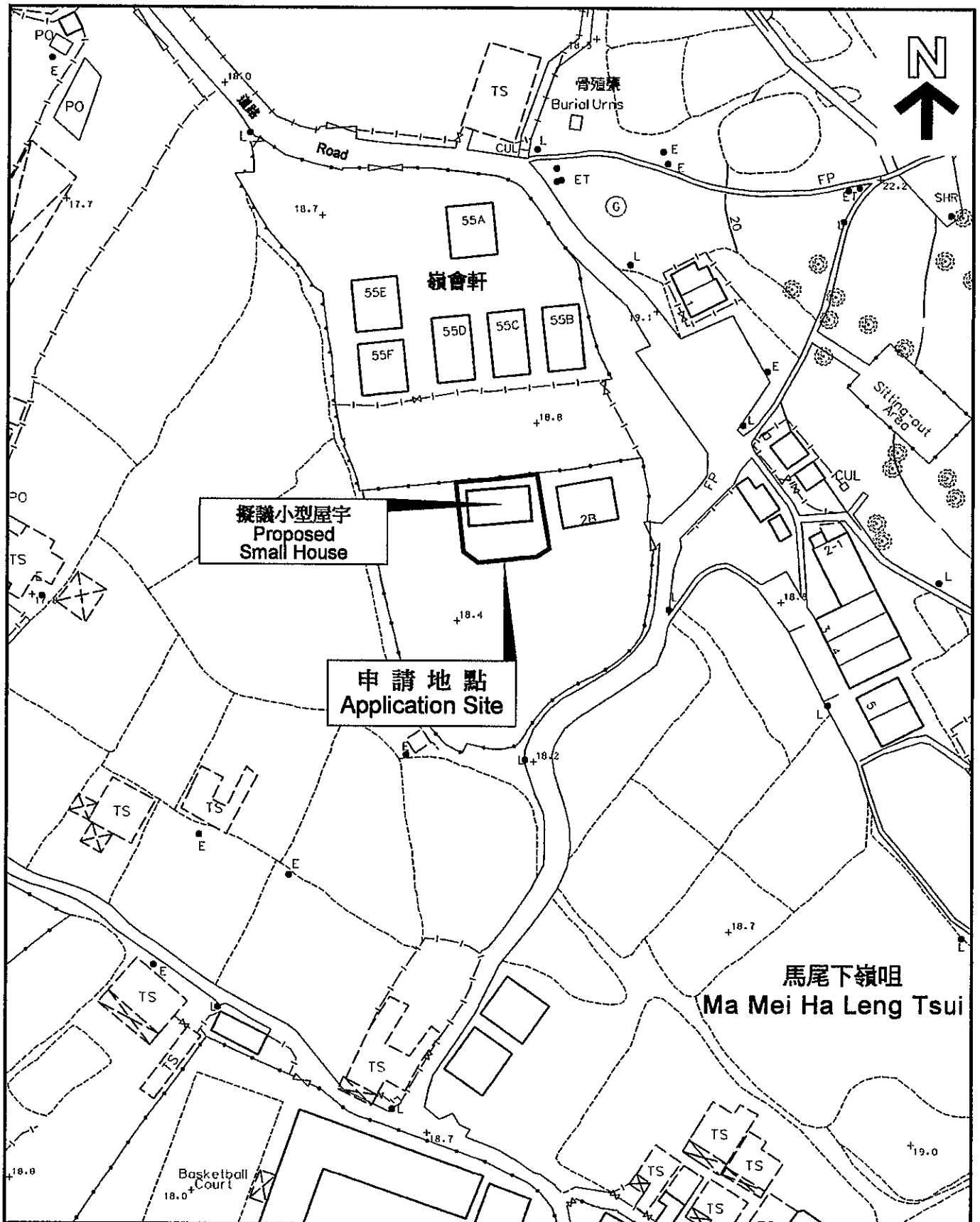
## **Reports 報告書**

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） 已經批准的排水(雨水 & 污水)設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

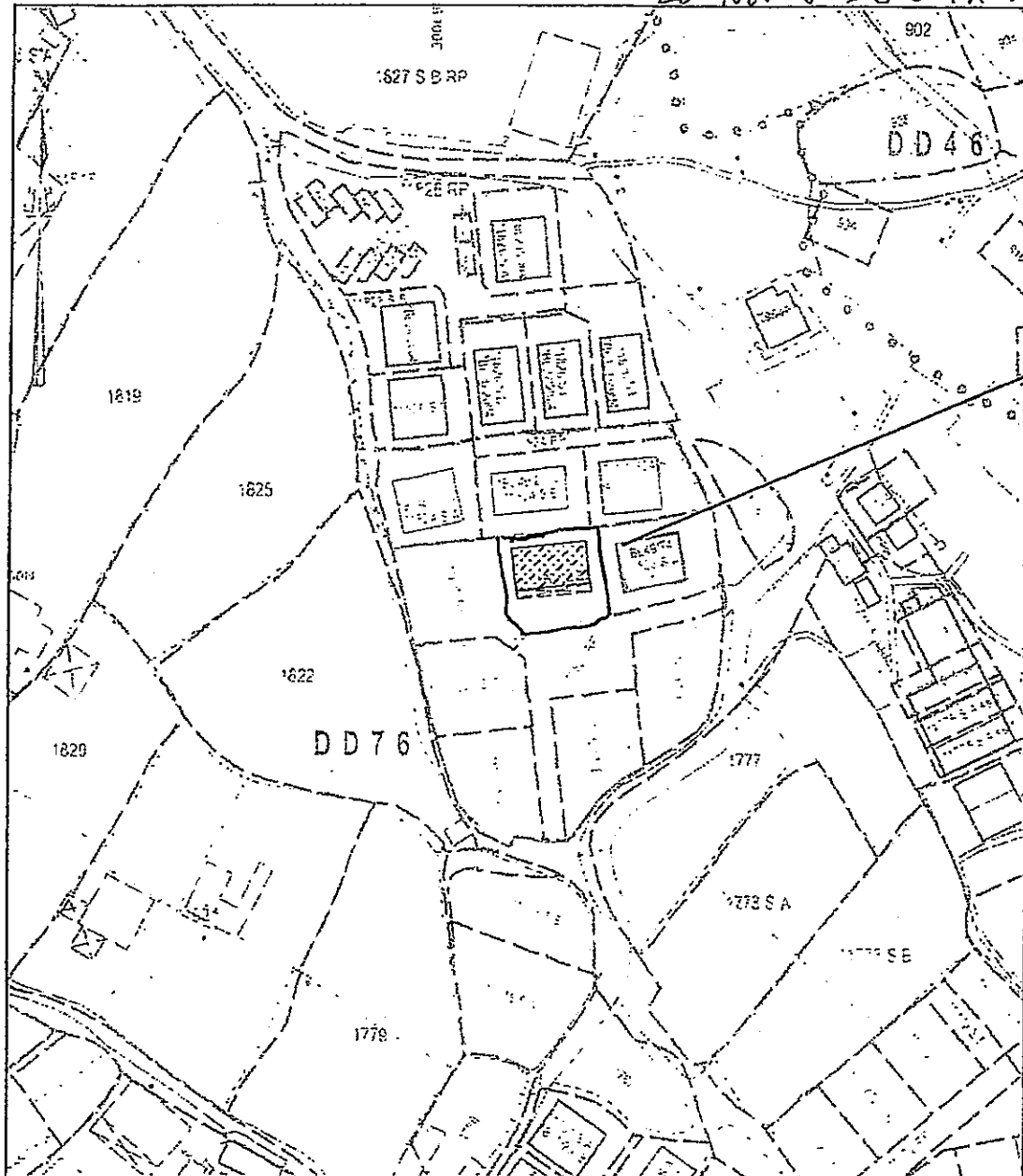
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。



# Site Plan

Lot No. 1823 S.B. in DD 76



Application Site

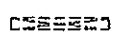
Survey Sheet No. 3-SW-5A

For Identification Only  
(Scale 1:1000)

## Legend



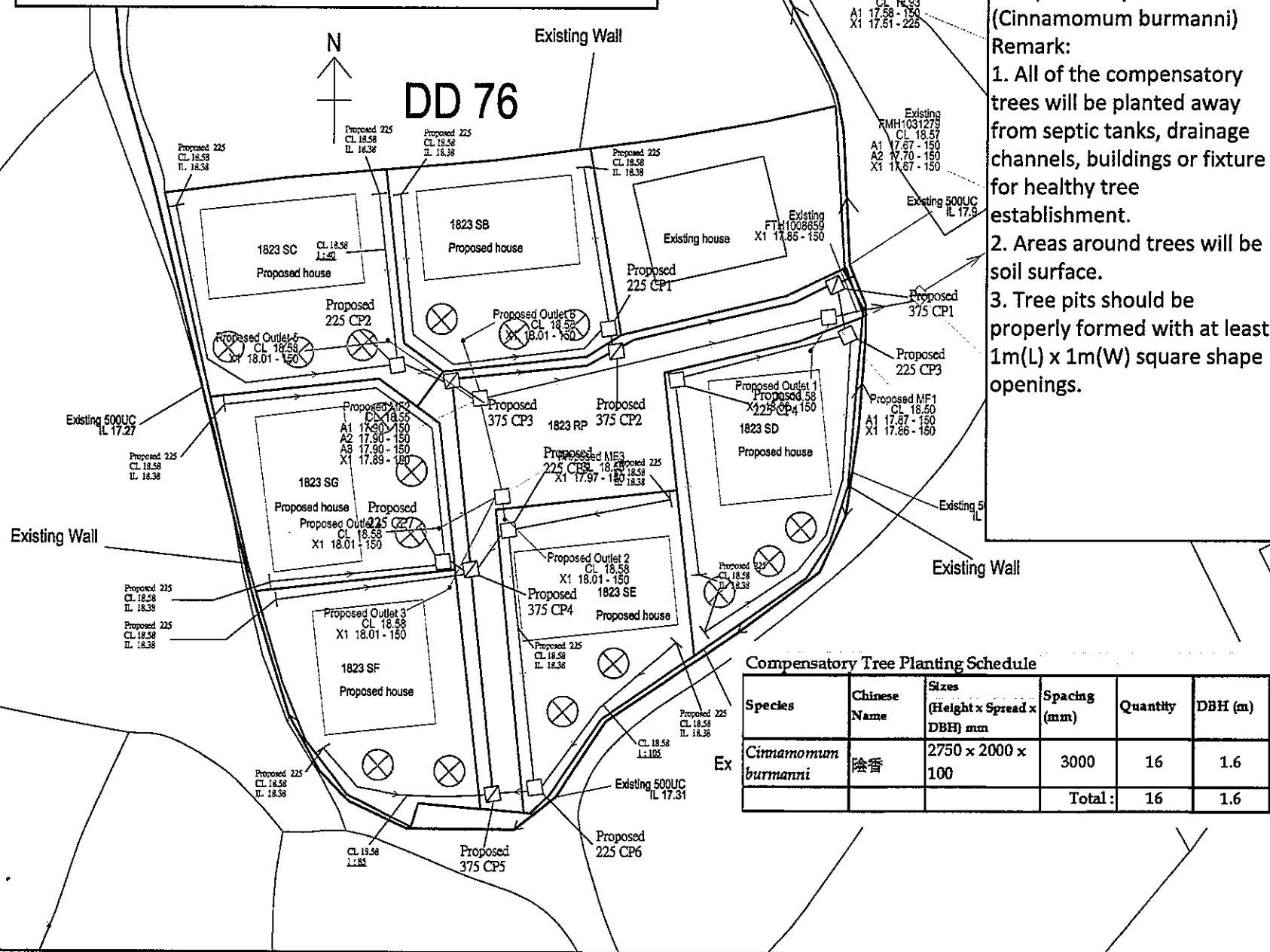
Proposed Small House (10.668m x 6.096m)  
Area = 65.03 sq.m (about)



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



# Appendix C - Compensatory Planting Plan & Landscape Plan



**Legend:**

⊗ 6 no. of Compensatory Trees (Cinnamomum burmanni)

**Remark:**

1. All of the compensatory trees will be planted away from septic tanks, drainage channels, buildings or fixture for healthy tree establishment.
2. Areas around trees will be soil surface.
3. Tree pits should be properly formed with at least 1m(L) x 1m(W) square shape openings.

- LEGEND:**
- Existing Pipe : ———
  - Proposed 150mm DI pipe : ———
  - Fall : →
  - Seal house and Site : ———
  - Existing MF : ☒
  - Proposed MF1 ~ MF3 Drawing No. DS 1003C: ☐
  - Proposed Outlet1 ~ Outlet6 Drawing No. DS 1094 : ☒
  - Proposed 375 CP1 Drawing No. C2406/1 : ☒
  - Proposed 375CP2 ~ 375CP5 Drawing No. C2405/1: ☒
  - Proposed CP1 ~ CP7 Drawing No. C 2405/1 : ☐

Proposed Foul water plan & Proposed Storm water plan

**LOCATION:**

Lots 1823B, 1823C, 1823D, 1823E, 1823F, 1823G in D.D.76

Scale: N.T.S

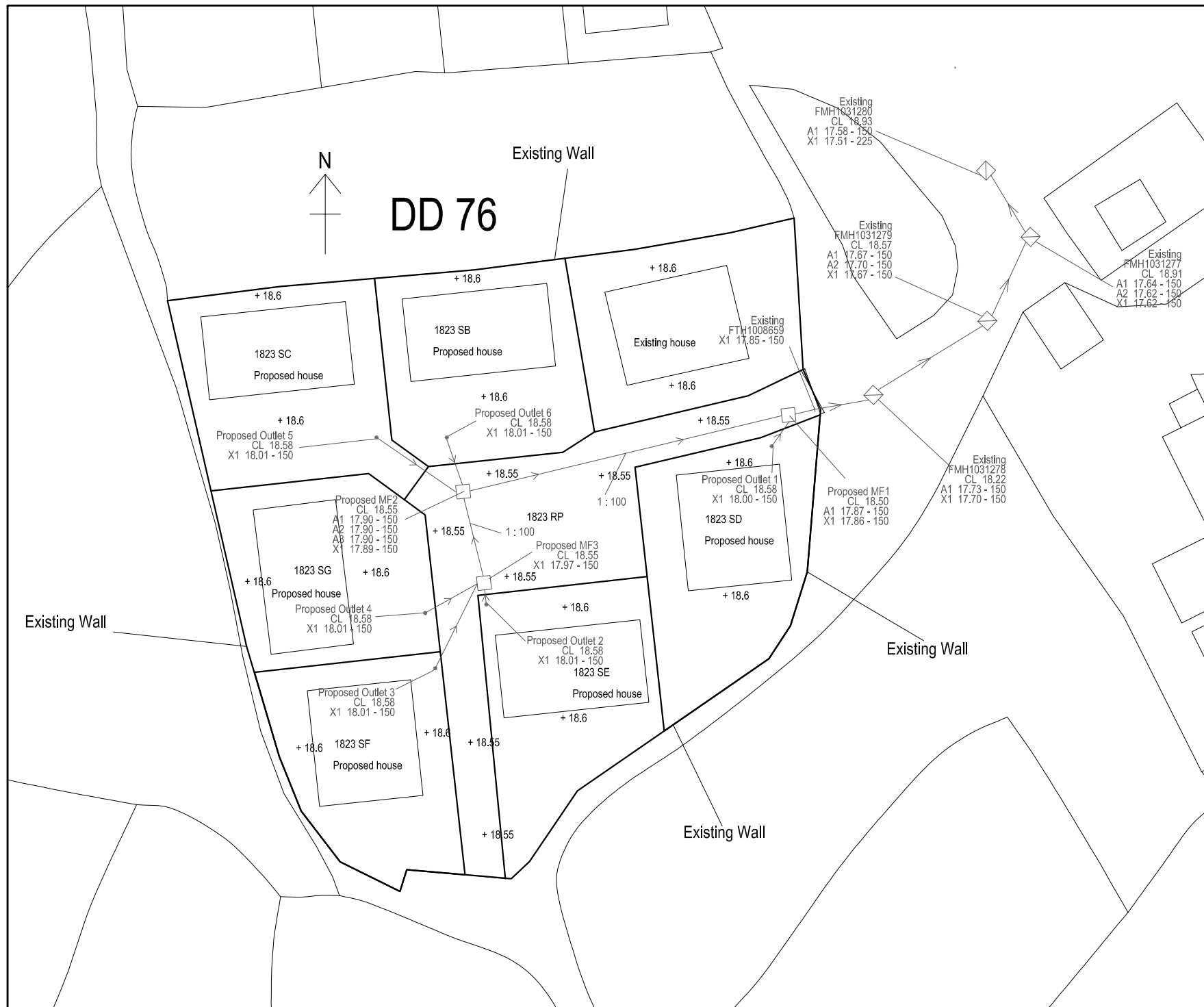
Date: 2016-11-25

Drawing number: a1

**Compensatory Tree Planting Schedule**

Species	Chinese Name	Sizes (Height x Spread x DBH) mm	Spacing (mm)	Quantity	DBH (m)
Cinnamomum burmanni	陰香	2750 x 2000 x 100	3000	16	1.6
<b>Total :</b>				16	1.6

批准圖



LEGEND :

Existing Pipe :

Proposed 150mm DI pipe :

Fall :

Seall house and Site :

Existing MF:

Proposed MF1 ~ MF3  
Drawing No. DS 1003C:

Proposed Outlet1 ~ Outlet6  
Drawing No. DS 1094 :

Proposed Foul water plan

LOCATION :

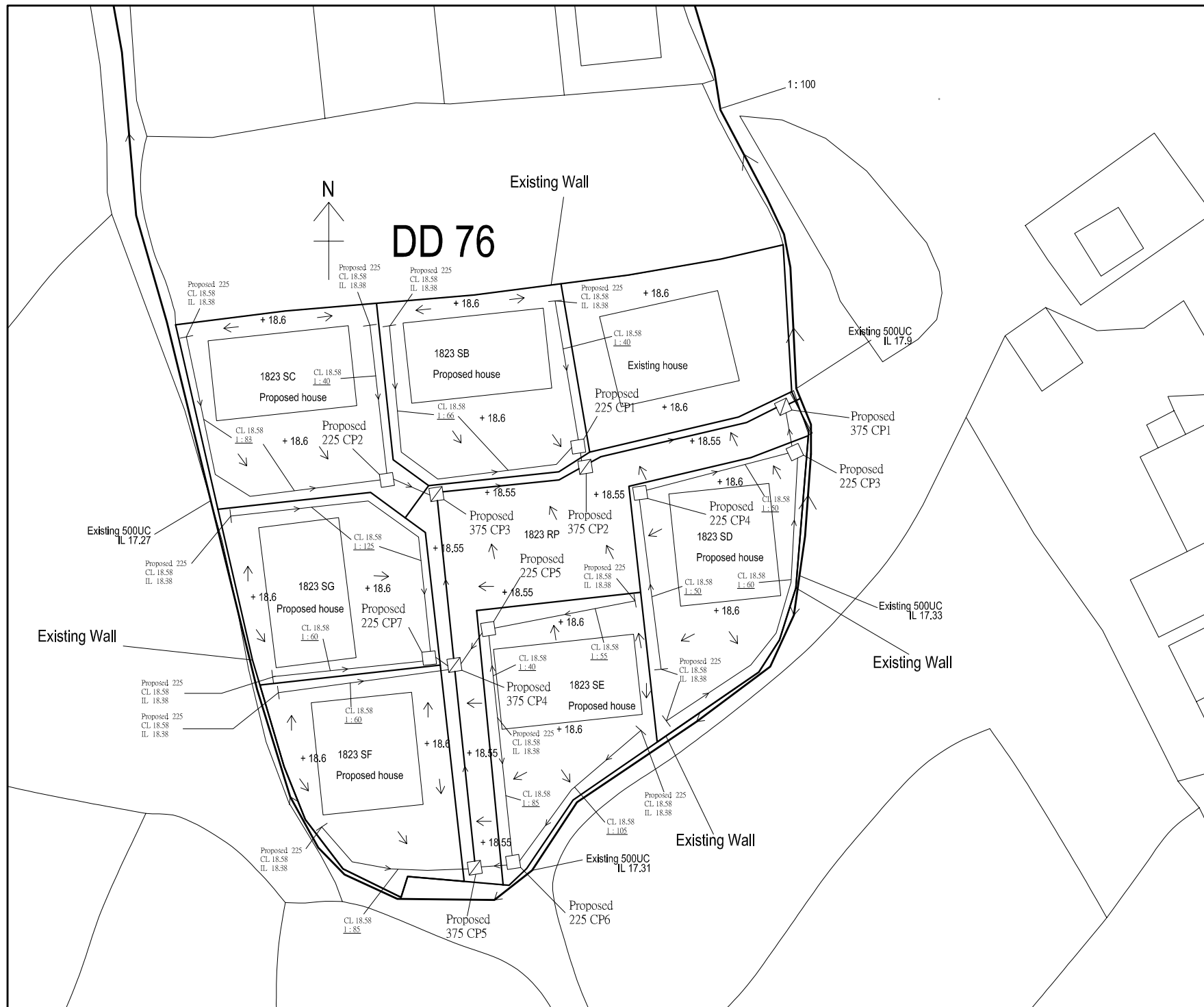
Lots 1823B,1823C, 1823D,1823E,  
1823F, 1823G  
in D.D.76

Scale : N.T.S

Date : 2016-11-25

Drawing number : a1

污水排放批准圖



LEGEND :	
Existing 500 mm UC :	
Proposed 225 mm & 375mm UC :	
Fall :	
Seall house and Site :	
Proposed 375 CP1 Drawing No. C2406/1 :	
Proposed 375CP2 ~ 375CP5 Drawing No. C2405/1:	
Proposed CP1 ~ CP7 Drawing No. C 2405/1 :	
<b>Proposed 375UC CL= +18.54</b>	
Proposed Storm water plan	
LOCATION :	
Lots 1823B,1823C, 1823D,1823E, 1823F, 1823G in D.D.76	
Scale :	N.T.S
Date :	2016-11-25
Drawing number :	b2
<b>雨水排放批准圖</b>	

2022年11月3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

The application is received on - 3 NOV 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.

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.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/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.info.gov.hk/tpb/tc/plan\\_application/apply.html](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

22.16.43 14/10 by HARRIS

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-247/782
	Date Received 收到日期	- 3 NOV 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。
- 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 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

## 1. Name of Applicant 申請人姓名/名稱

(☒ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

彭國熙 PANG KWOK HEI STEVEN

WITH 葉天生 YIP TIN SANG AS POWER OF ATTORNEY

## 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

## 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	LOT NO. 1823 S.C 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	<input checked="" type="checkbox"/> Site area 地盤面積 213.7 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)	..... 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-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	花園  (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"<sup>#</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#</sup> (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"<sup>#</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#</sup> (請夾附業權證明文件)。

☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 -

☐ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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）

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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

<b>6. Development Proposal 擬議發展計劃</b>			
(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	彭國熙 PANG KWOK HEI STEVEN		
(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)	粉嶺圍		
(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	花園及行人通道  (Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable) (請在圖則上顯示, 並註明車位總數, 以及每個車位的長度和寬度及/或化糞池的位置 (如適用))		
(g) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是          No 否	<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 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)          (Please indicate on plan the location of the proposed septic tank. 請用圖則顯示化糞池的位置)	



7. Impacts of Development Proposal 擬議發展計劃的影響			
If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。			
Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 ..... ..... ..... No 否 <input checked="" type="checkbox"/>		
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 <input type="checkbox"/> No 否 <input checked="" type="checkbox"/>	(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)  <input type="checkbox"/> Diversion of stream 河道改道 <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 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <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	
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 On traffic 對交通 On water supply 對供水 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 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/> No 不會 <input type="checkbox"/>
Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可) ..... ..... ..... ..... .....			

**8. Justifications 理由**

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

以前城規編號 A/NE-LYT/530，由於地政署還沒批出小型屋宇牌照，  
所以才再次申請。

**9. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.  
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署

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

.....  
葉天生 YIP TIN SANG  
.....

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

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

Date 日期

07-10-2022

..... (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.)

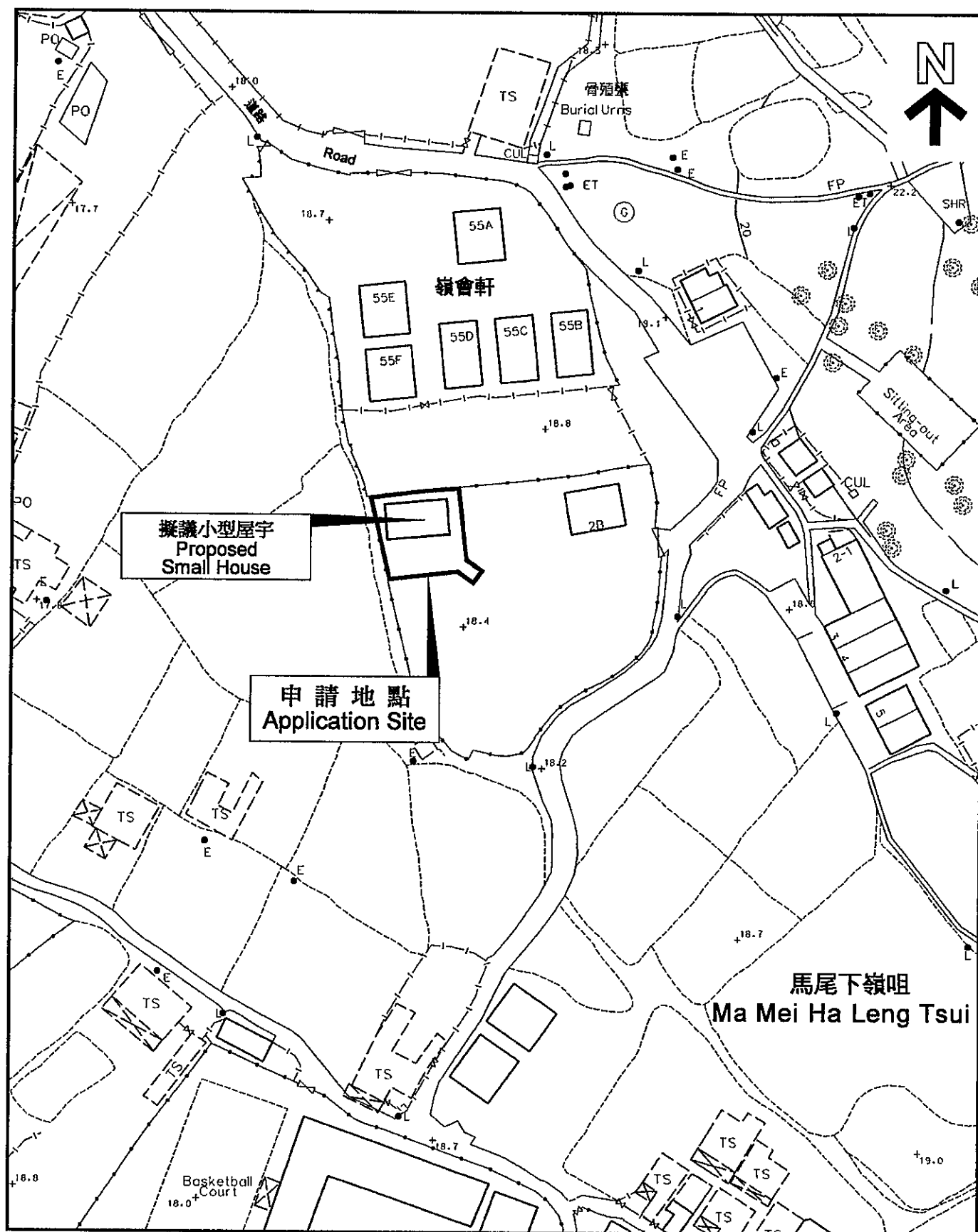
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置／地址	LOT NO. 1823 S.C IN D.D.76	
Site area 地盤面積	213.7 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-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 <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	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
	3	Storeys(s) 層

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
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 checked="" 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"/>
批准的園境設計圖		
<hr/>		
<b>Reports 報告書</b>		
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 checked="" type="checkbox"/>	<input type="checkbox"/>
已經批准的排水(雨水 & 污水)設計圖		
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

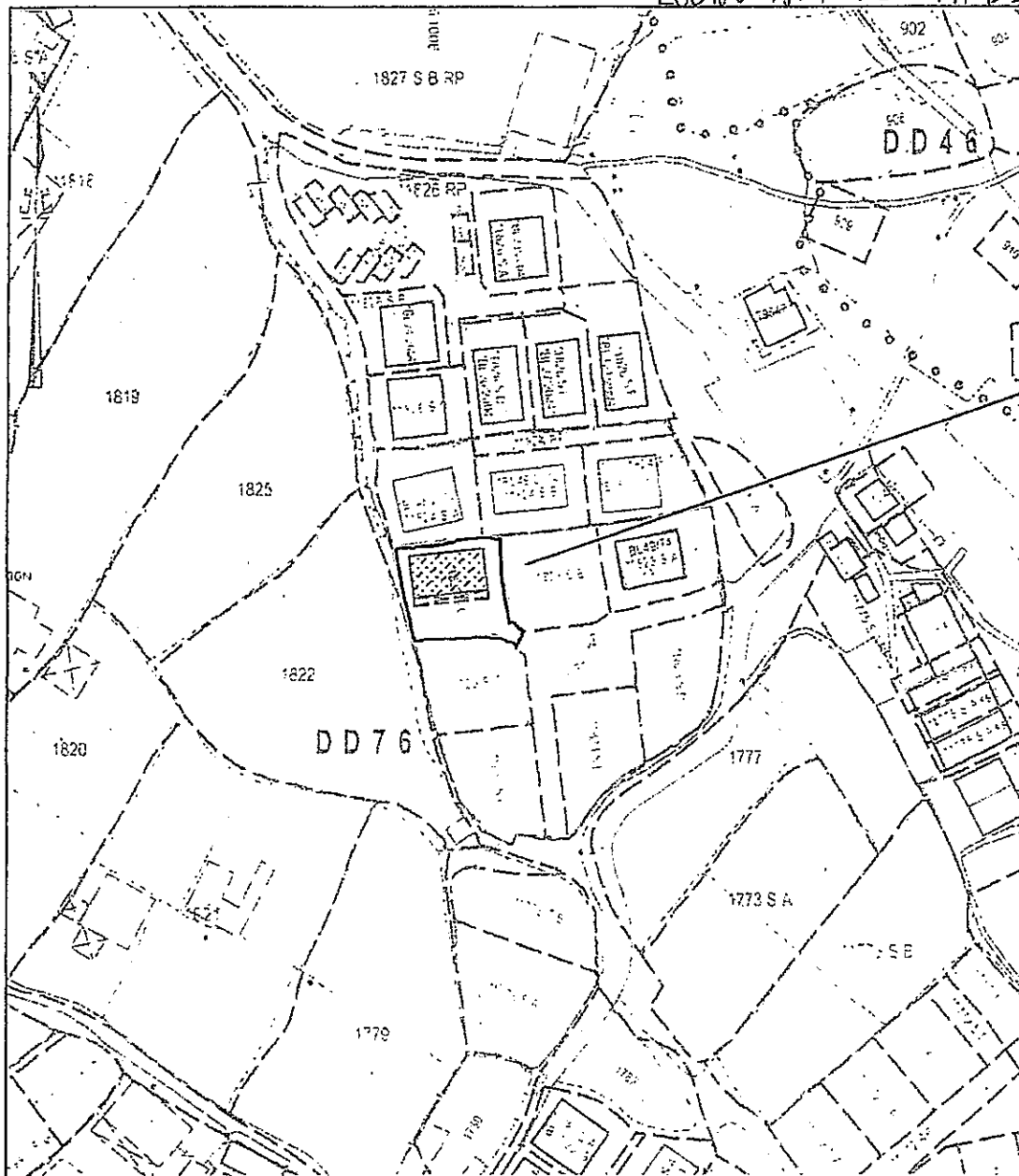
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。



# Site Plan

Lot No. 1823 S.C. in DD 76



Application Site

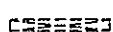
Survey Sheet No. 3-SW-5A

For Identification Only  
(Scale 1:1000)

## Legend

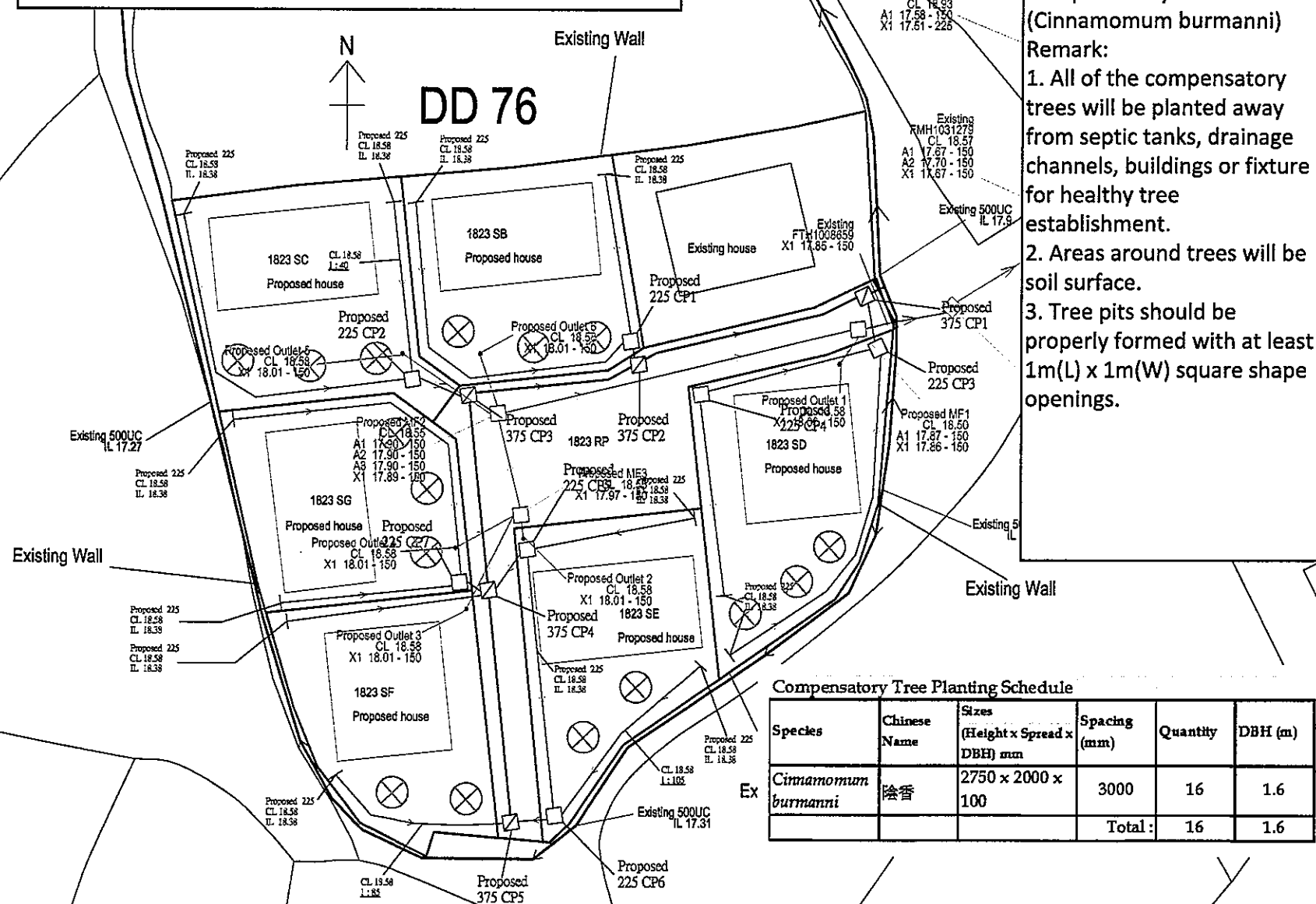


Proposed Small House (10.668m x 6.096m)  
Area = 65.03 sq.m (about)



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

## Appendix C - Compensatory Planting Plan & Landscape Plan



**Legend:**

⊗ 6 no. of  
Compensatory Trees  
(*Cinnamomum burmanni*)

**Remark:**

1. All of the compensatory trees will be planted away from septic tanks, drainage channels, buildings or fixture for healthy tree establishment.
2. Areas around trees will be soil surface.
3. Tree pits should be properly formed with at least 1m(L) x 1m(W) square shape openings.

LEGEND :

Existing Pipe :

Proposed 150mm DI pipe :

Fall :

Seall house and Site :

Existing MF :

Proposed MF1 ~ MF3  
Drawing No. DS 1003C:

Proposed Outlet1 ~ Outlet6  
Drawing No. DS 1094 :

Proposed 375 CPI  
Drawing No. C2406/1 :

Proposed 375CP2 ~ 375CP5  
Drawing No. C2405/1:

Proposed CP1 ~ CP7  
Drawing No. C 2405/1 :

Proposed Foul water plan & Proposed Storm water plan
---

LOCATION:

Lots 1823B, 1823C, 1823D, 1823E,  
1823F, 1823G  
in D.D.76

Scale : N.T.S

Date: 2016-11-25

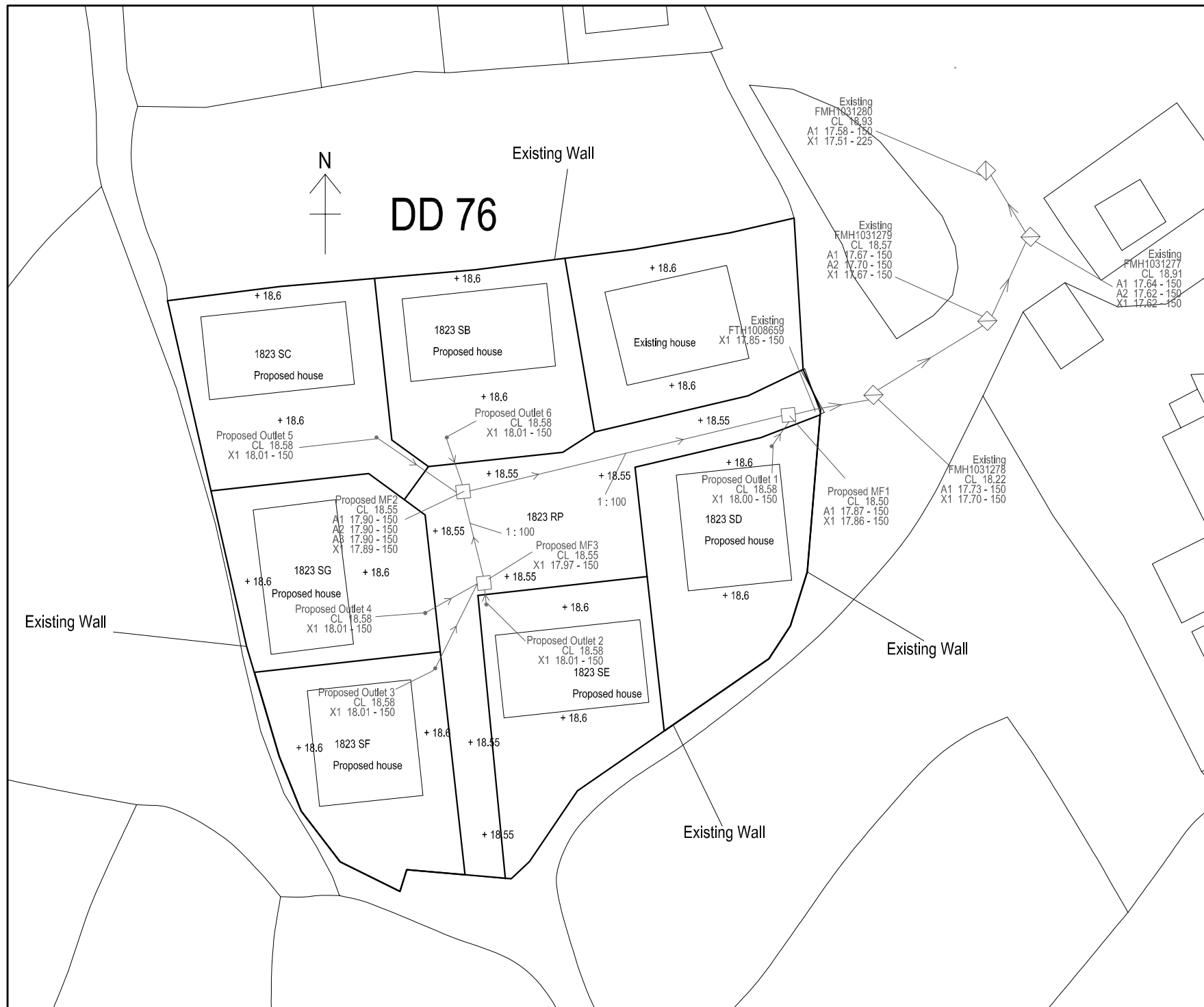
Drawing number : a1

**批准圖**

### Compensatory Tree Planting Schedule

Species	Chinese Name	Sizes (Height x Spread x DBH) mm	Spacing (mm)	Quantity	DBH (m)
<i>Cinnamomum burmanni</i>	陰香	2750 x 2000 x 100	3000	16	1.6
			Total :	16	1.6





LEGEND :

Existing Pipe :

Proposed 150mm DI pipe :

Fall :

Seall house and Site :

Existing MF:

Proposed MF1 ~ MF3  
Drawing No. DS 1003C:

Proposed Outlet1 ~ Outlet6  
Drawing No. DS 1094 :

Proposed Foul water plan

LOCATION :

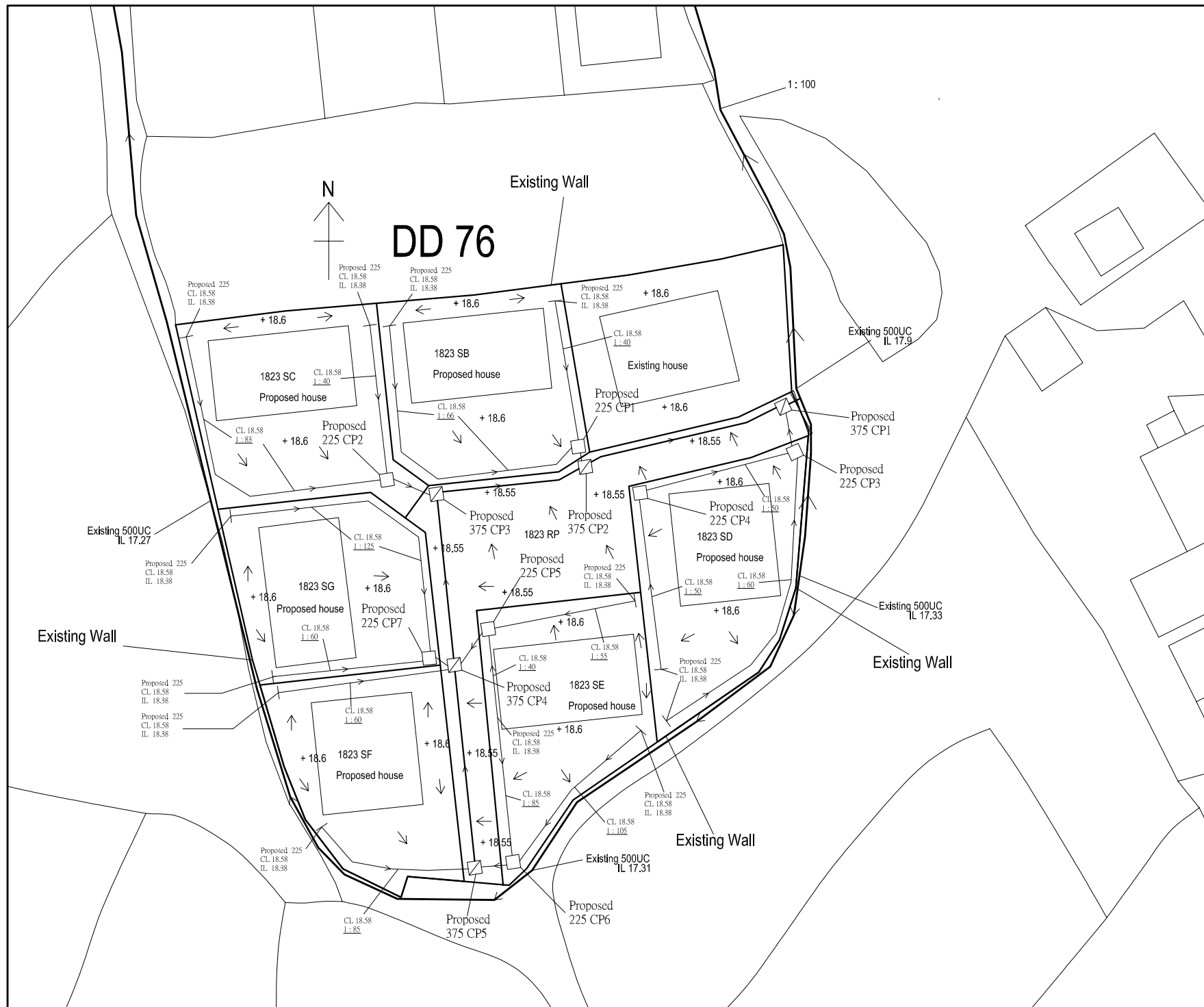
Lots 1823B,1823C, 1823D,1823E,  
1823F, 1823G  
in D.D.76

Scale : N.T.S

Date : 2016-11-25

Drawing number : a1

污水排放批准圖



LEGEND :	
Existing 500 mm UC :	
Proposed 225 mm & 375mm UC :	
Fall :	
Seall house and Site :	
Proposed 375 CP1 Drawing No. C2406/1 :	
Proposed 375CP2 ~ 375CP5 Drawing No. C2405/1:	
Proposed CP1 ~ CP7 Drawing No. C 2405/1 :	
<b>Proposed 375UC CL= +18.54</b>	
Proposed Storm water plan	
LOCATION :	
Lots 1823B,1823C, 1823D,1823E, 1823F, 1823G in D.D.76	
Scale :	N.T.S
Date :	2016-11-25
Drawing number :	b2
<b>雨水排放批准圖</b>	

2022年11月3日

此文件在  
只合在收到所有政府文件後才正式收妥  
申請的日期。

收到：城市規劃委員會

This document is received on - 3 NOV 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.

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.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/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.info.gov.hk/tpb/tc/plan\\_application/apply.html](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

2202644 12/16 By UAND

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-LYT/783
	Date Received 收到日期	- 3 NOV 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。
- 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 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

## 1. Name of Applicant 申請人姓名/名稱

( ☒ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構 )

彭德培 PANG TAK PUI

WITH 葉天生 YIP TIN SANG AS POWER OF ATTORNEY

## 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

( ☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構 )

## 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	LOT NO. 1823 S.D 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	<div> <input checked="" type="checkbox"/> Site area 地盤面積 205.8 sq.m 平方米 <input type="checkbox"/> About 約 </div> <div> <input checked="" type="checkbox"/> Gross floor area 總樓面面積 195.09 sq.m 平方米 <input type="checkbox"/> About 約 </div>
(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 <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-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	花園  (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”<sup>#</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#</sup> (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”<sup>#</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#</sup> (請夾附業權證明文件)。

☐ is not a “current land owner”<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

☐ 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)”<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 –

☐ has obtained consent(s) of ..... “current land owner(s)”<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of “current land owner(s)” <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於 ..... (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 ..... (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on ..... (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on ..... (DD/MM/YYYY)<sup>&</sup>  
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，或有關係的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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

<b>6. Development Proposal 擬議發展計劃</b>			
(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	彭德培 PANG TAK PUI		
(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)	粉嶺圍		
(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	花園及行人通道  (Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable) (請在圖則上顯示, 並註明車位總數, 以及每個車位的長度和寬度及/或化糞池的位置 (如適用))		
(g) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 <input type="checkbox"/>  No 否 <input checked="" type="checkbox"/>	<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)	
(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 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)  (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 type="checkbox"/></p> <p>No 否 <input checked="" 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 type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input 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 type="checkbox"/></td> </tr> </table> <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 type="checkbox"/>
On environment 對環境	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 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。

以前城規編號 A/NE-LYT/531，由於地政署還沒批出小型屋宇牌照，  
所以才再次申請。

**9. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.  
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署

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

.....  
葉天生 YIP TIN SANG  
.....

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

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

Date 日期

07-10-2022

..... (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甸道 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.)

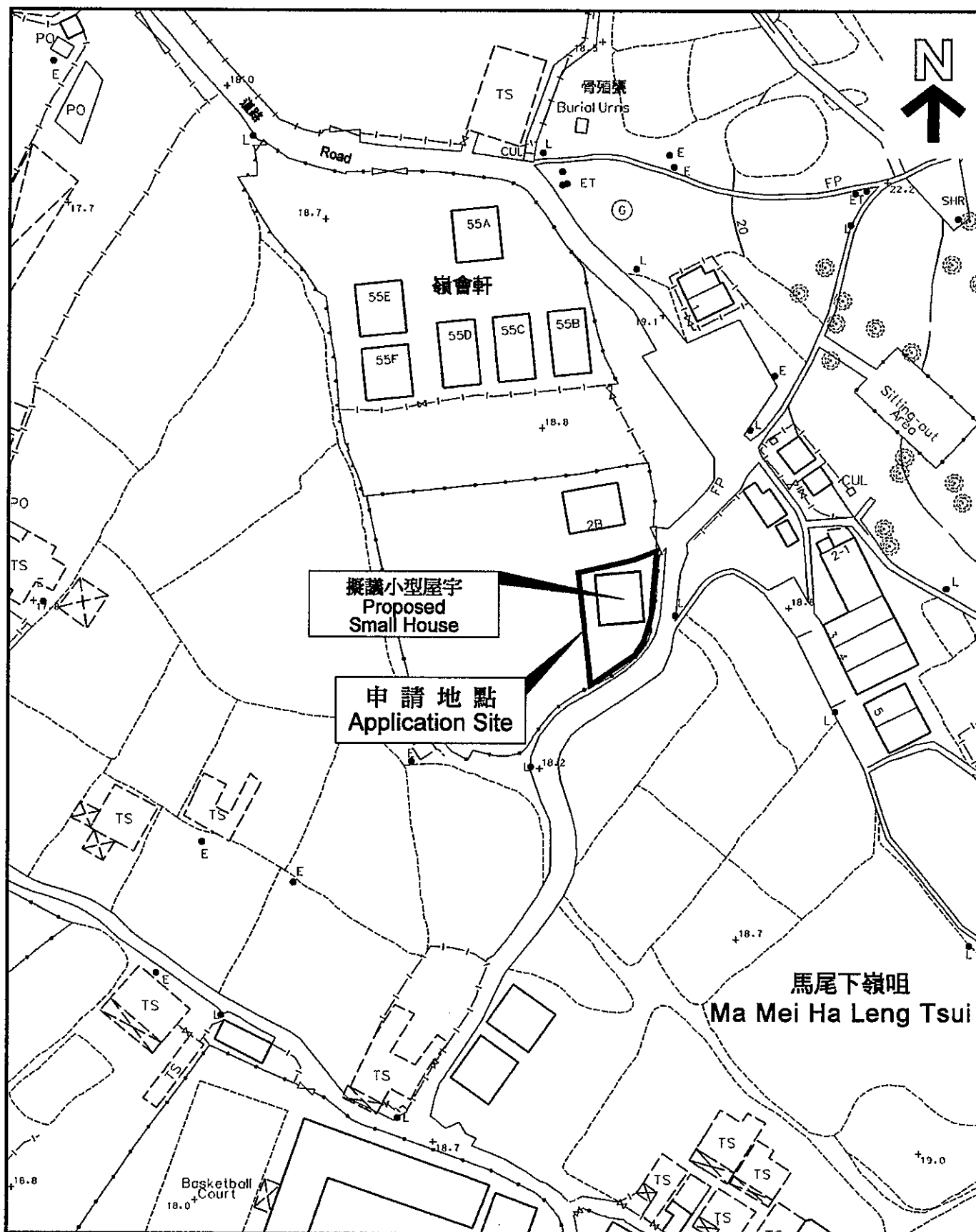
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址	LOT NO. 1823 S.D IN D.D.76	
Site area 地盤面積	205.8 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-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 <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 checked="" 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		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
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 checked="" 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） 批准的園境設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<b>Reports 報告書</b>		
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） 已經批准的排水(雨水 & 污水)設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

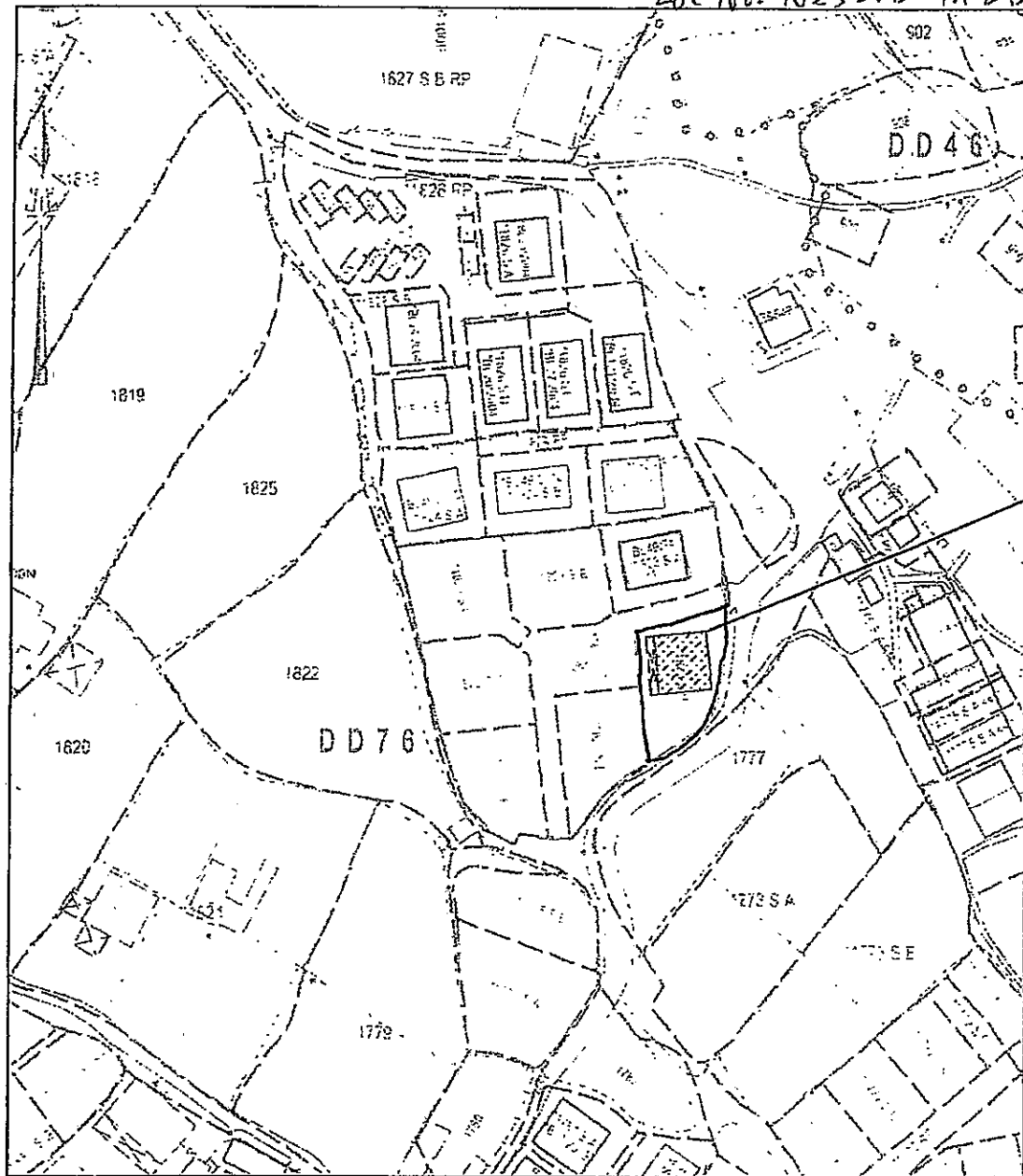
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。



# Site Plan

Lot No. 1823 S.D. in DD76



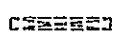
Survey Sheet No. 3-SW-5A

For Identification Only  
(Scale 1:1000)

## Legend

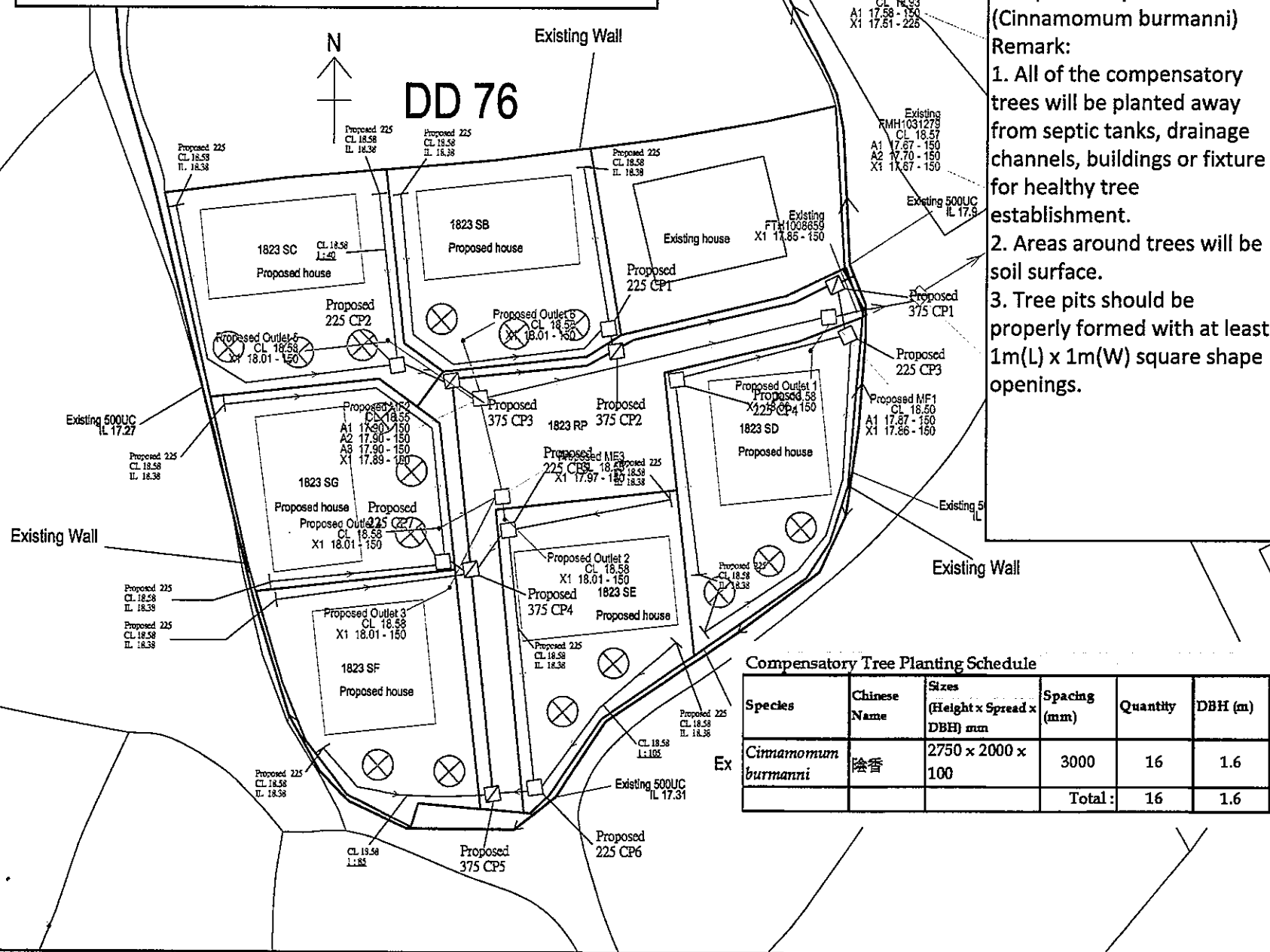


Proposed Small House (8.534m x 7.620m)  
Area = 65.03 sq.m (about)



Proposed Balcony (8.534m x 1.220m)  
Area = 10.42 sq.m (about)

# Appendix C - Compensatory Planting Plan & Landscape Plan



**Legend:**

⊗ 6 no. of Compensatory Trees (Cinnamomum burmanni)

**Remark:**

1. All of the compensatory trees will be planted away from septic tanks, drainage channels, buildings or fixture for healthy tree establishment.
2. Areas around trees will be soil surface.
3. Tree pits should be properly formed with at least 1m(L) x 1m(W) square shape openings.

- LEGEND:**
- Existing Pipe : ———
  - Proposed 150mm DI pipe : ———
  - Fall : →
  - Seal house and Site : ———
  - Existing MF : ☒
  - Proposed MF1 ~ MF3 Drawing No. DS 1003C: ☐
  - Proposed Outlet1 ~ Outlet6 Drawing No. DS 1094 : ☒
  - Proposed 375 CP1 Drawing No. C2406/1 : ☒
  - Proposed 375CP2 ~ 375CP5 Drawing No. C2405/1: ☒
  - Proposed CP1 ~ CP7 Drawing No. C 2405/1 : ☐

Proposed Foul water plan & Proposed Storm water plan

**LOCATION:**

Lots 1823B, 1823C, 1823D, 1823E, 1823F, 1823G in D.D.76

Scale : N.T.S

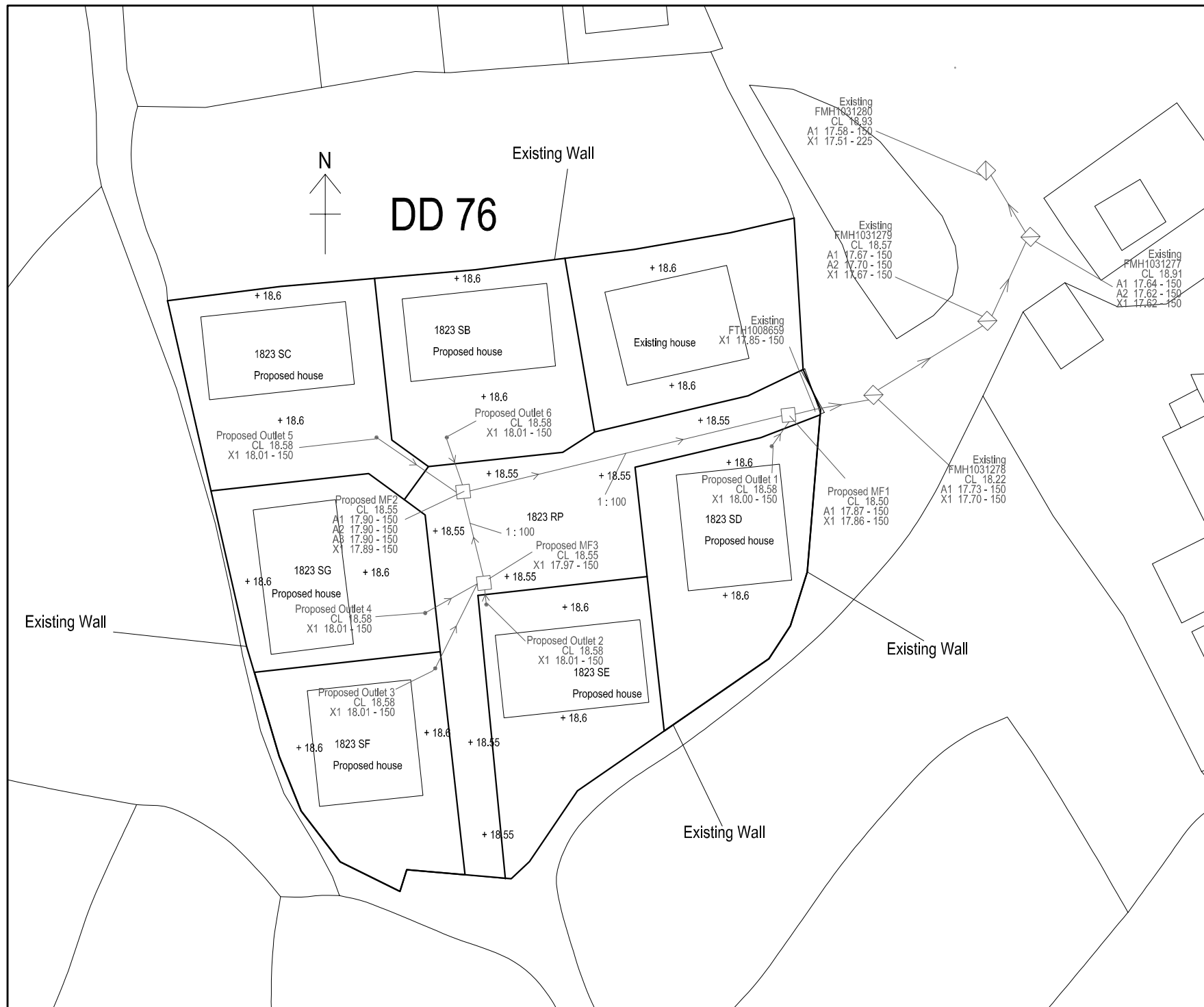
Date : 2016-11-25

Drawing number : a1

**Compensatory Tree Planting Schedule**

Species	Chinese Name	Sizes (Height x Spread x DBH) mm	Spacing (mm)	Quantity	DBH (m)
Cinnamomum burmanni	陰香	2750 x 2000 x 100	3000	16	1.6
<b>Total :</b>				16	1.6

批准圖



LEGEND :

Existing Pipe :

Proposed 150mm DI pipe :

Fall :

Seall house and Site :

Existing MF:

Proposed MF1 ~ MF3  
Drawing No. DS 1003C:

Proposed Outlet1 ~ Outlet6  
Drawing No. DS 1094 :

Proposed Foul water plan

LOCATION :

Lots 1823B,1823C, 1823D,1823E,  
1823F, 1823G  
in D.D.76

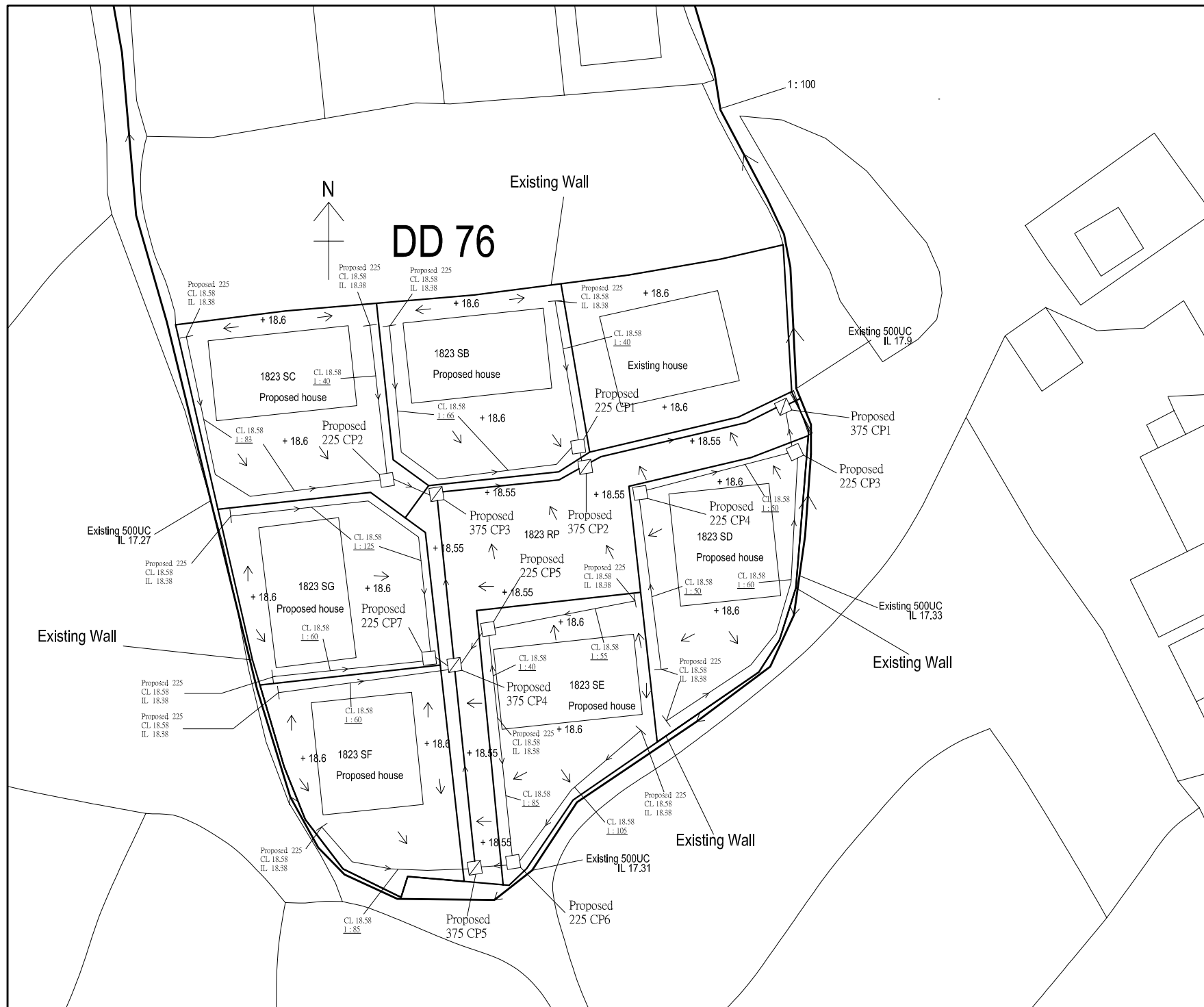
Scale : N.T.S

Date : 2016-11-25

Drawing number : a1

污水排放批准圖





LEGEND :	
Existing 500 mm UC :	
Proposed 225 mm & 375mm UC :	
Fall :	
Seall house and Site :	
Proposed 375 CP1 Drawing No. C2406/1 :	
Proposed 375CP2 ~ 375CP5 Drawing No. C2405/1:	
Proposed CP1 ~ CP7 Drawing No. C 2405/1 :	
<b>Proposed 375UC CL= +18.54</b>	
Proposed Storm water plan	
LOCATION :	
Lots 1823B,1823C, 1823D,1823E, 1823F, 1823G in D.D.76	
Scale :	N.T.S
Date :	2016-11-25
Drawing number :	b2
<b>雨水排放批准圖</b>	

2022年11月3日

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

- 3 NOV 2022

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

Form No. S16-II  
表格第 S16-II 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

**適用於只涉及興建「新界豁免管制屋宇」的建議**

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

2202645 14/10 By HAND

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-LYT/784
	Date Received 收到日期	- 3 NOV 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。
- 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 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

## 1. Name of Applicant 申請人姓名/名稱

(☒ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

彭健偉 PANG KIM WAI

WITH 葉天生 YIP TIN SANG AS POWER OF ATTORNEY

## 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

## 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	LOT NO. 1823 S.E 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	<p><input checked="" type="checkbox"/> Site area 地盤面積 193.7 sq.m 平方米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Gross floor area 總樓面面積 195.09 sq.m 平方米 <input type="checkbox"/> About 約</p>
(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 <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-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	花園  (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）

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Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Development Proposal 擬議發展計劃			
(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	彭健偉 PANG KIM WAI		
(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)	粉嶺圍		
(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	花園及行人通道  (Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable) (請在圖則上顯示, 並註明車位總數, 以及每個車位的長度和寬度及/或化粪池的位置 (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 <input type="checkbox"/>  No 否 <input checked="" type="checkbox"/>	<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 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)   (Please indicate on plan the location of the proposed septic tank. 請用圖則顯示化粪池的位置)	

**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 type="checkbox"/></p> <p>No 否 <input checked="" 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 type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input 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 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 type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
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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 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。

以前城規編號 A/NE-LYT/532，由於地政署還沒批出小型屋宇牌照，  
 所以才再次申請。



**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

  
葉天生 YIP TIN SANG

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

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

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

Date 日期

07-10-2022

(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	LOT NO. 1823 S.E IN D.D.76	
Site area 地盤面積	193.7 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-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 <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 checked="" 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

**Chinese**  
中文

**English**  
英文

### Plans and Drawings 圖則及繪圖

Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input checked="" 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"/>
批准的園境設計圖		

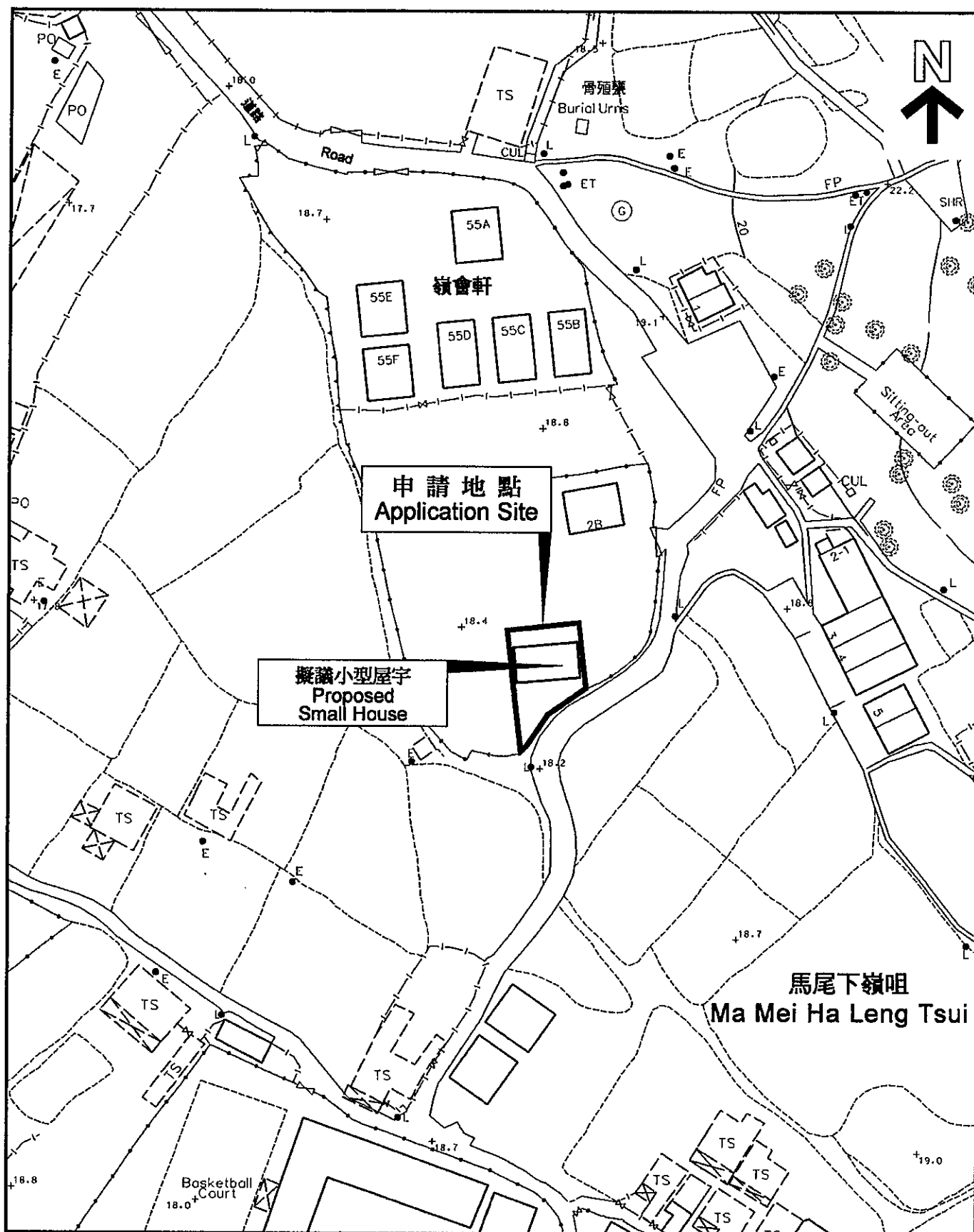
### Reports 報告書

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 checked="" type="checkbox"/>	<input type="checkbox"/>
已經批准的排水(雨水 & 污水)設計圖		

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

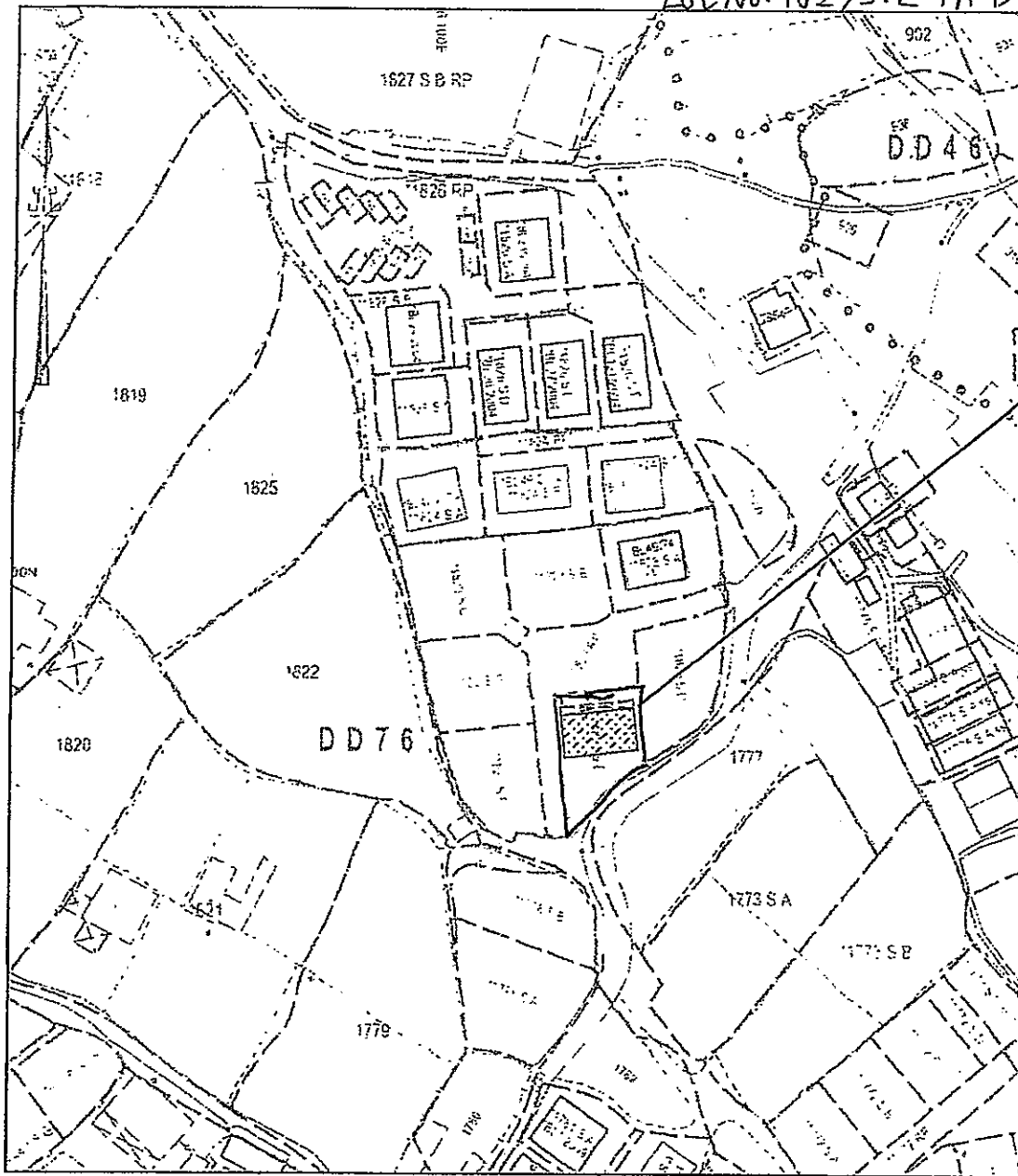
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。



# Site Plan

Lot No. 1823 S.E. Tn DD 76



Application Site

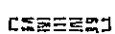
Survey Sheet No. 3-SW-5A

For Identification Only  
(Scale 1:1000)

## Legend

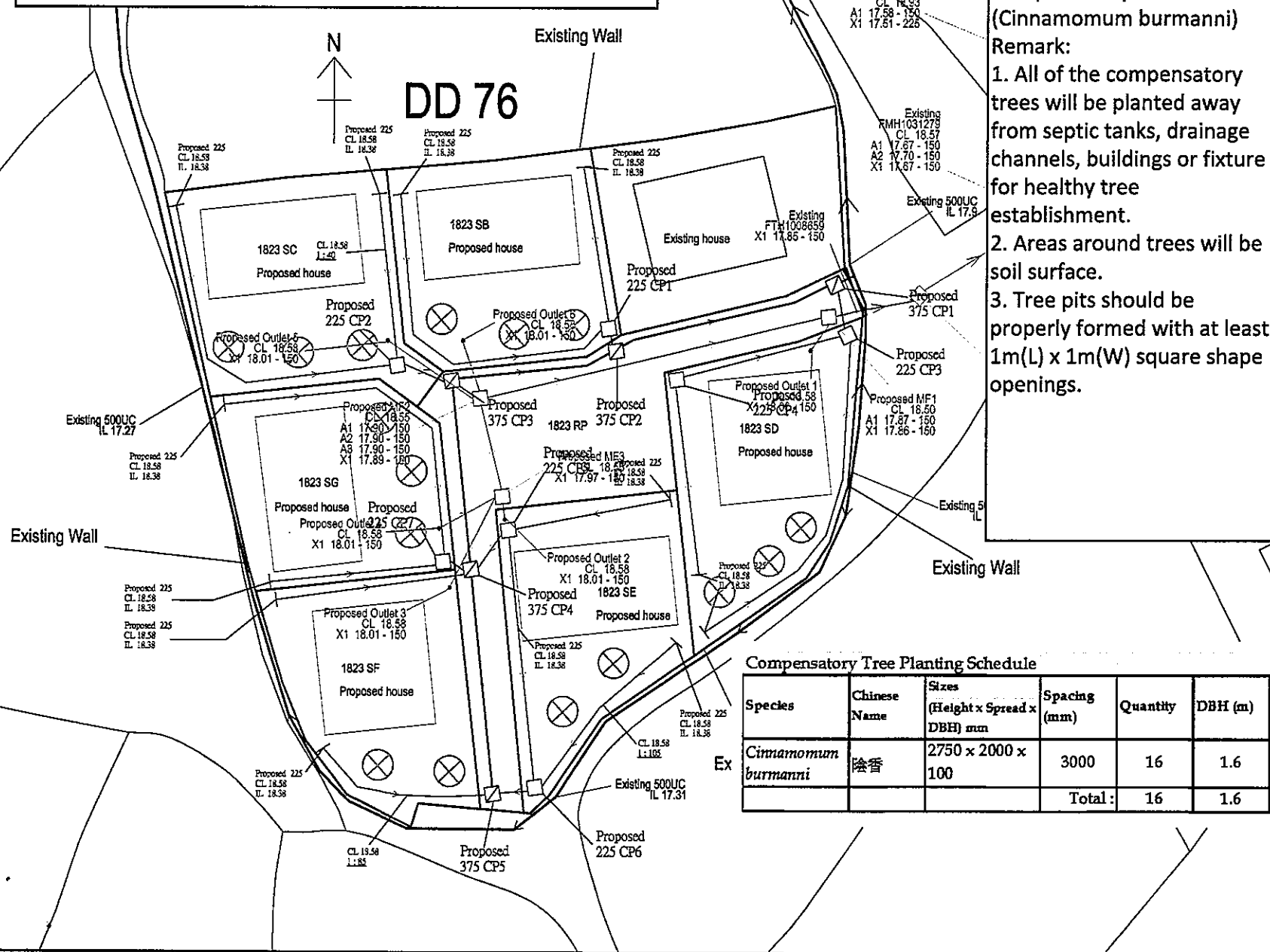


Proposed Small House (10.668m x 6.096m)  
Area = 65.03 sq.m (about)



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

# Appendix C - Compensatory Planting Plan & Landscape Plan



**Legend:**

⊗ 6 no. of Compensatory Trees (Cinnamomum burmanni)

**Remark:**

1. All of the compensatory trees will be planted away from septic tanks, drainage channels, buildings or fixture for healthy tree establishment.
2. Areas around trees will be soil surface.
3. Tree pits should be properly formed with at least 1m(L) x 1m(W) square shape openings.

- LEGEND:**
- Existing Pipe : ———
  - Proposed 150mm DI pipe : ———
  - Fall : →
  - Seal house and Site : ———
  - Existing MF : ☒
  - Proposed MF1 ~ MF3 Drawing No. DS 1003C: ☐
  - Proposed Outlet1 ~ Outlet6 Drawing No. DS 1094 : ☒
  - Proposed 375 CP1 Drawing No. C2406/1 : ☒
  - Proposed 375CP2 ~ 375CP5 Drawing No. C2405/1: ☒
  - Proposed CP1 ~ CP7 Drawing No. C 2405/1 : ☐

Proposed Foul water plan & Proposed Storm water plan

**LOCATION:**

Lots 1823B, 1823C, 1823D, 1823E, 1823F, 1823G in D.D.76

Scale : N.T.S

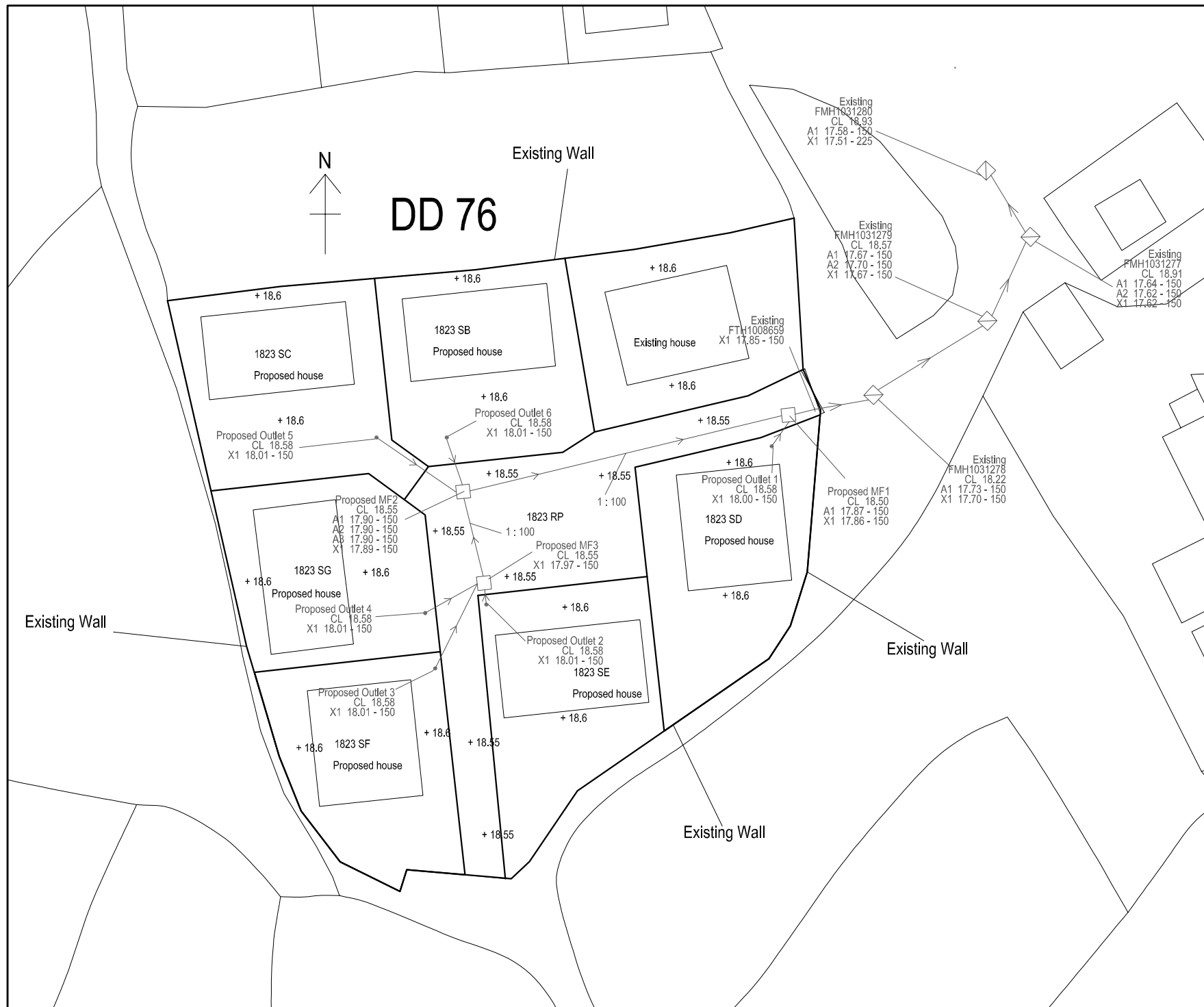
Date : 2016-11-25

Drawing number : a1

**Compensatory Tree Planting Schedule**

Species	Chinese Name	Sizes (Height x Spread x DBH) mm	Spacing (mm)	Quantity	DBH (m)
Cinnamomum burmanni	陰香	2750 x 2000 x 100	3000	16	1.6
<b>Total :</b>				16	1.6

批准圖



LEGEND :

Existing Pipe :

Proposed 150mm DI pipe :

Fall :

Seall house and Site :

Existing MF:

Proposed MF1 ~ MF3  
Drawing No. DS 1003C:

Proposed Outlet1 ~ Outlet6  
Drawing No. DS 1094 :

Proposed Foul water plan

LOCATION :

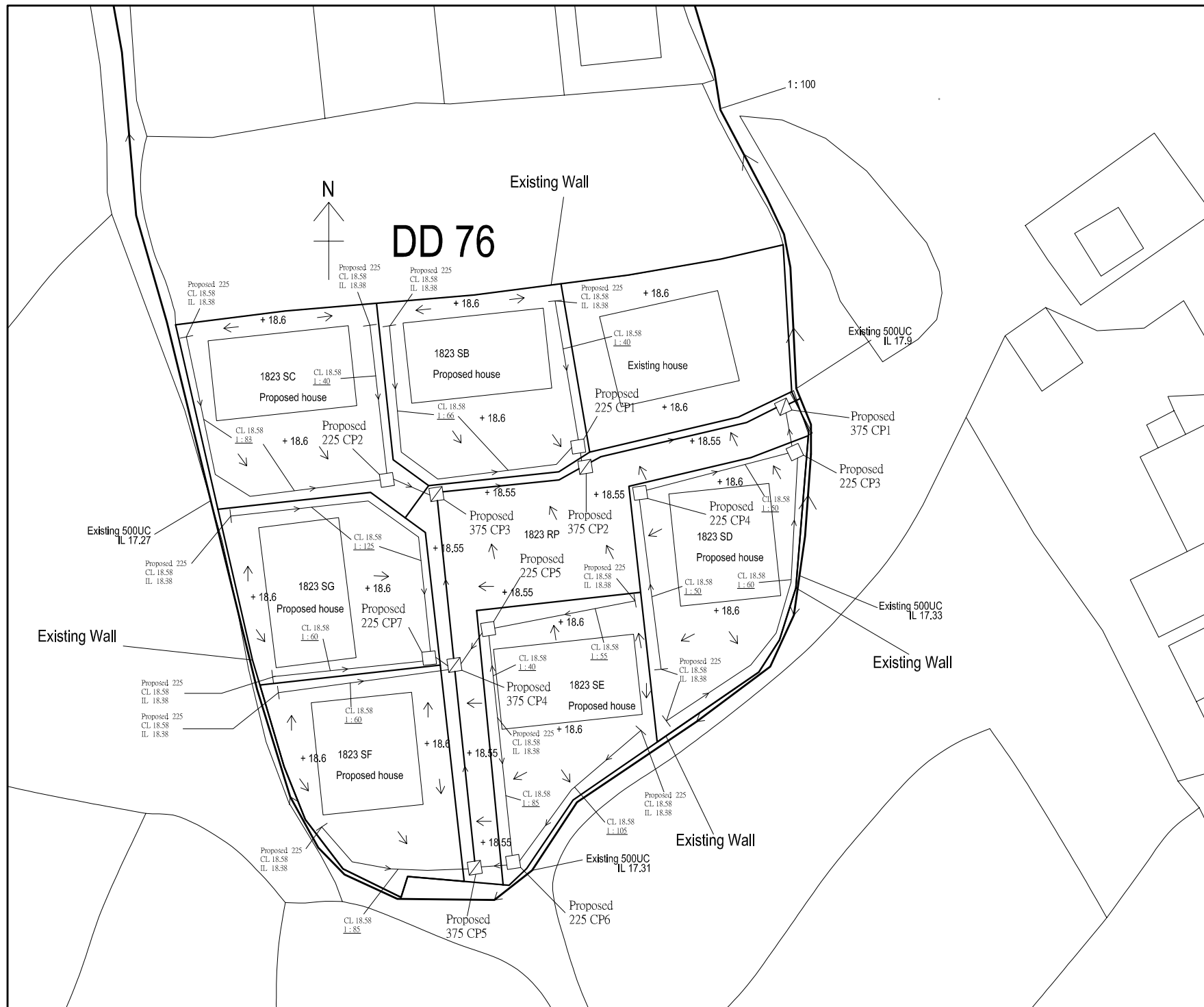
Lots 1823B,1823C, 1823D,1823E,  
1823F, 1823G  
in D.D.76

Scale : N.T.S

Date : 2016-11-25

Drawing number : a1

污水排放批准圖



LEGEND :	
Existing 500 mm UC :	
Proposed 225 mm & 375mm UC :	
Fall :	
Seall house and Site :	
Proposed 375 CP1 Drawing No. C2406/1 :	
Proposed 375CP2 ~ 375CP5 Drawing No. C2405/1:	
Proposed CP1 ~ CP7 Drawing No. C 2405/1 :	
<b>Proposed 375UC CL= +18.54</b>	
Proposed Storm water plan	
LOCATION :	
Lots 1823B,1823C, 1823D,1823E, 1823F, 1823G in D.D.76	
Scale :	N.T.S
Date :	2016-11-25
Drawing number :	b2
<b>雨水排放批准圖</b>	



2022年11月3日

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

- 3 NOV 2022

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

Form No. S16-II  
表格第 S16-II 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

**適用於只涉及興建「新界豁免管制屋宇」的建議**

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

2202646 12/10 By HAND

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE - LYI/785
	Date Received 收到日期	- 3 NOV 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。
- 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 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

## 1. Name of Applicant 申請人姓名/名稱

(☒ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

彭澤民 PANG TSEI MAN

WITH 葉天生 YIP TIN SANG AS POWER OF ATTORNEY

## 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

## 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	LOT NO. 1823 S.F 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	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 187.4 ..... 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)	..... 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-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	花園  (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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。
- ☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified ..... "current land owner(s)"#  
已通知 ..... 名「現行土地擁有人」#。

Details of the "current land owner(s)"# notified 已獲通知「現行土地擁有人」#的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):  
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on \_\_\_\_\_ (DD/MM/YYYY)#&  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)&  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知&
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)&  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)&  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)  
其他（請指明）
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Development Proposal 擬議發展計劃			
(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	彭澤民 PANG TSEI 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)	粉嶺圍		
(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	花園及行人通道  (Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable) (請在圖則上顯示，並註明車位總數，以及每個車位的長度和寬度及/或化糞池的位置 (如適用))		
(g) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 <input type="checkbox"/>          No 否 <input checked="" type="checkbox"/>	<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)	
(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 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)          (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 type="checkbox"/> (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 type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input 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>No 否 <input checked="" type="checkbox"/></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 type="checkbox"/></td> </tr> </table> <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 type="checkbox"/>
On environment 對環境	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 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。

以前城規編號 A/NE-LYT/533，由於地政署還沒批出小型屋宇牌照，  
所以才再次申請。

**9. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature

簽署

☒ Applicant 申請人 / ☐ Authorised Agent 獲授權代理人
  
 葉天生 YIP TIN SANG

 Name in Block Letters  
 姓名（請以正楷填寫）

 Position (if applicable)  
 職位（如適用）

Professional Qualification(s)

專業資格

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

Others 其他 .....

on behalf of

代表

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

Date 日期

07-10-2022

(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	LOT NO. 1823 S.F IN D.D.76	
Site area 地盤面積	187.4 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-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 <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 checked="" 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

	<b>Chinese</b> 中文	<b>English</b> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
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 checked="" 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"/>
批准的園境設計圖		

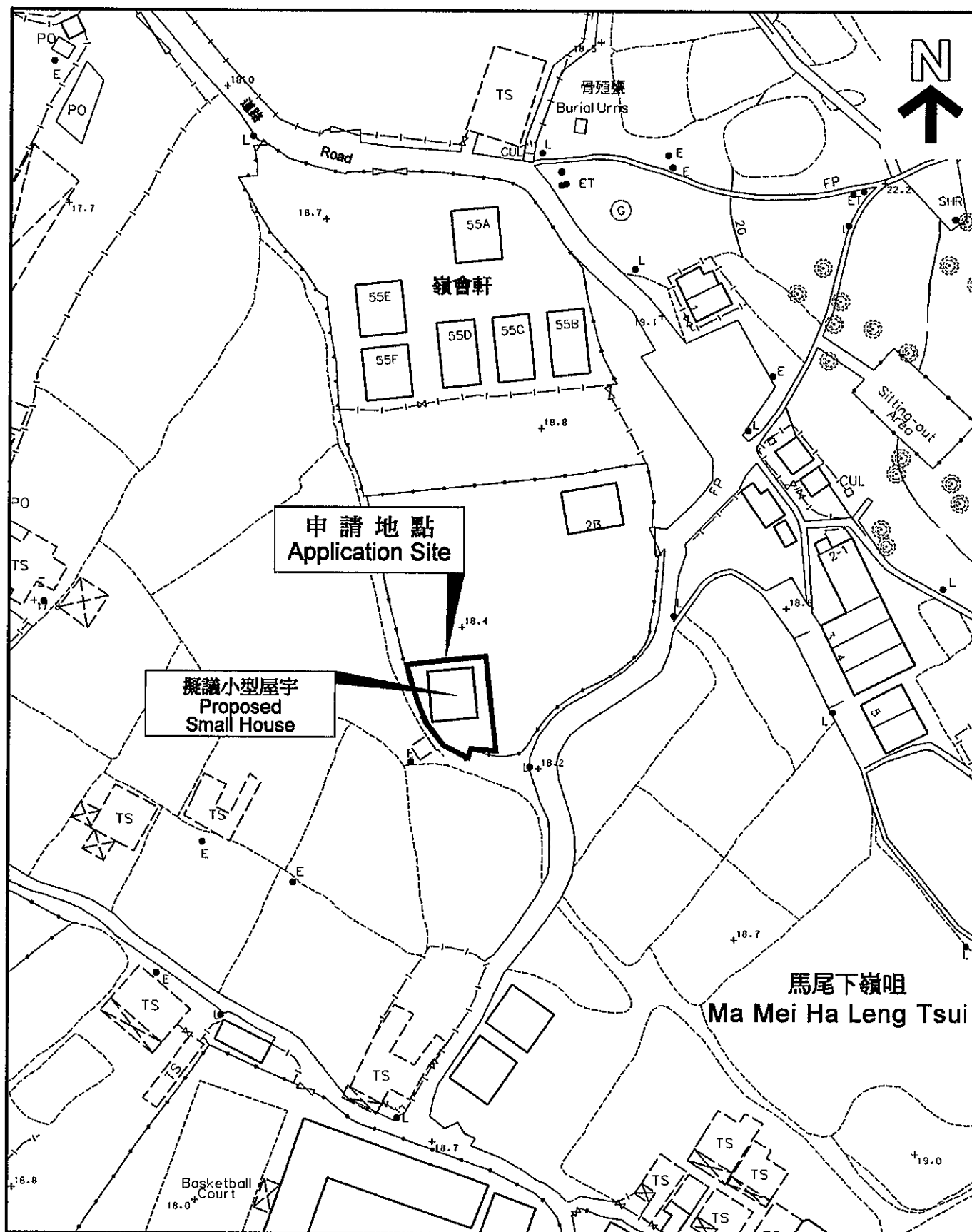
## **Reports 報告書**

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 checked="" type="checkbox"/>	<input type="checkbox"/>
已經批准的排水(雨水 & 污水)設計圖		

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

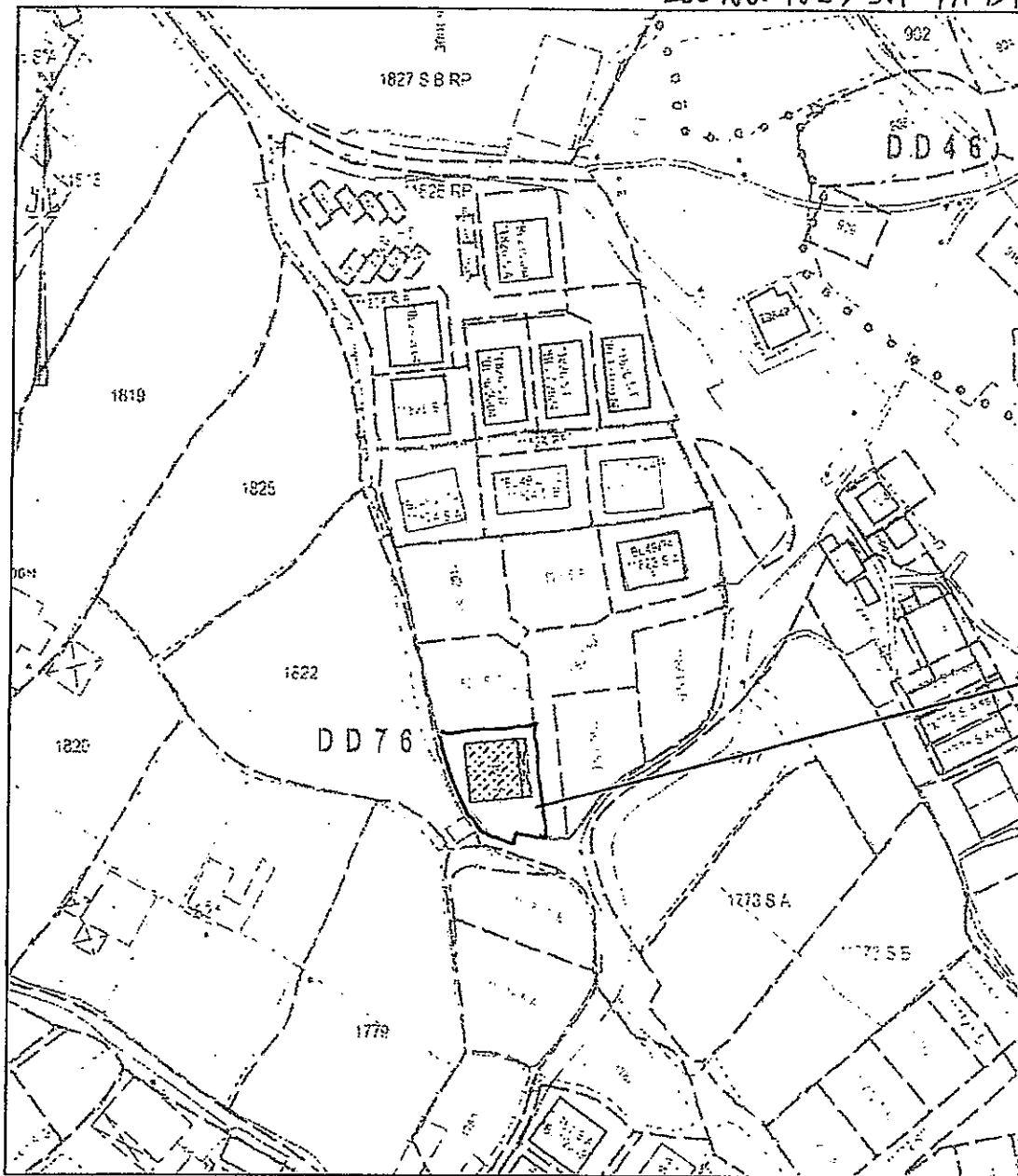
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。



# Site Plan

Lot No. 1823 S.F in DD 76



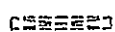
Survey Sheet No. 3-SW-5A

For Identification Only  
(Scale 1:1000)

## Legend

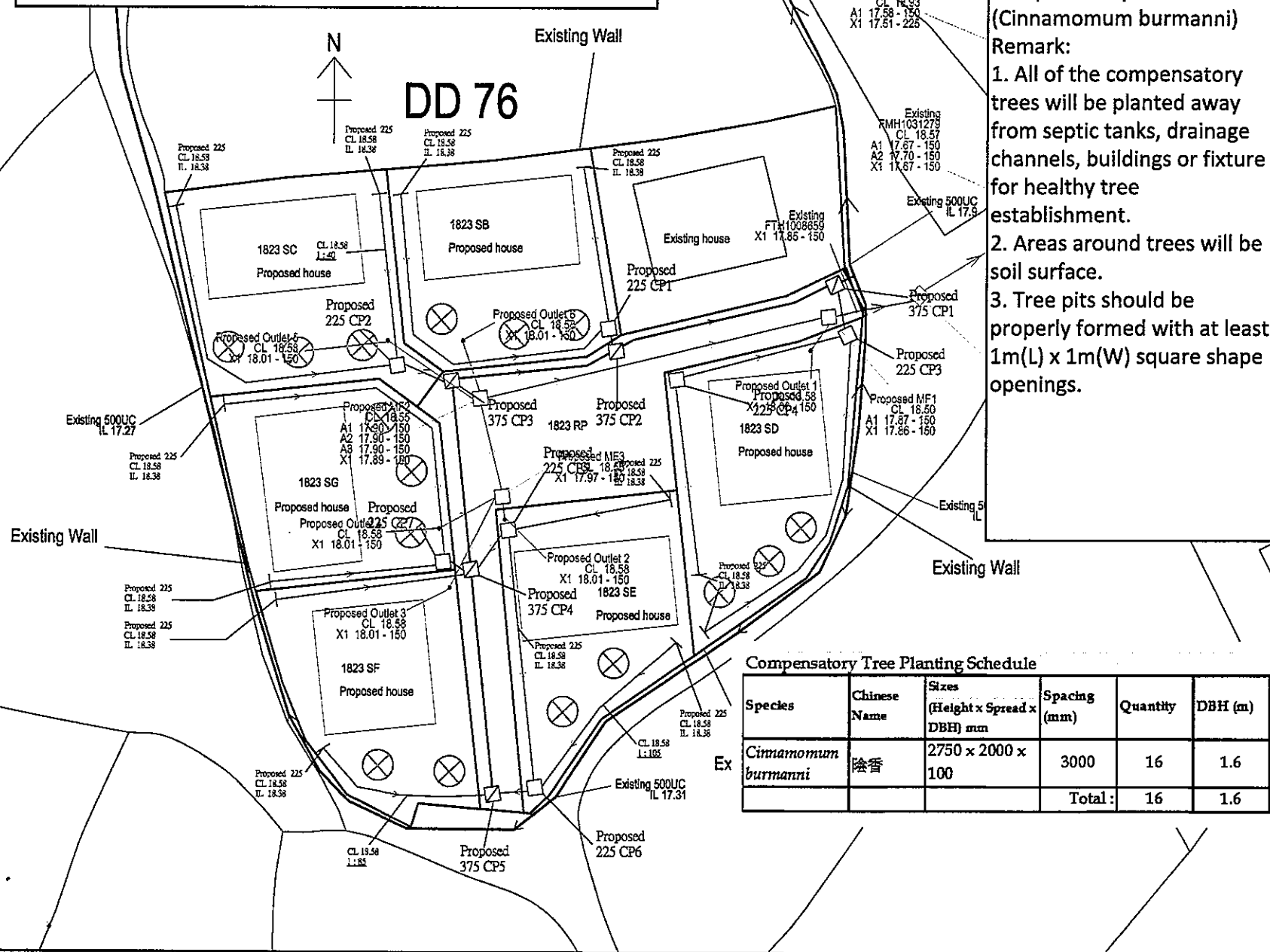


Proposed Small House (8.534m x 7.620m)  
Area = 65.03 sq.m (about)



Proposed Balcony (8.534m x 1.220m)  
Area = 10.42 sq.m (about)

# Appendix C - Compensatory Planting Plan & Landscape Plan



**Legend:**

⊗ 6 no. of Compensatory Trees (Cinnamomum burmanni)

**Remark:**

1. All of the compensatory trees will be planted away from septic tanks, drainage channels, buildings or fixture for healthy tree establishment.
2. Areas around trees will be soil surface.
3. Tree pits should be properly formed with at least 1m(L) x 1m(W) square shape openings.

- LEGEND:**
- Existing Pipe : ———
  - Proposed 150mm DI pipe : ———
  - Fall : →
  - Seal house and Site : ———
  - Existing MF : ☒
  - Proposed MF1 ~ MF3 Drawing No. DS 1003C: ☐
  - Proposed Outlet1 ~ Outlet6 Drawing No. DS 1094 : ●
  - Proposed 375 CP1 Drawing No. C2406/1 : ☒
  - Proposed 375CP2 ~ 375CP5 Drawing No. C2405/1: ☒
  - Proposed CP1 ~ CP7 Drawing No. C 2405/1 : ☐

Proposed Foul water plan & Proposed Storm water plan

**LOCATION:**

Lots 1823B, 1823C, 1823D, 1823E, 1823F, 1823G in D.D.76

Scale : N.T.S

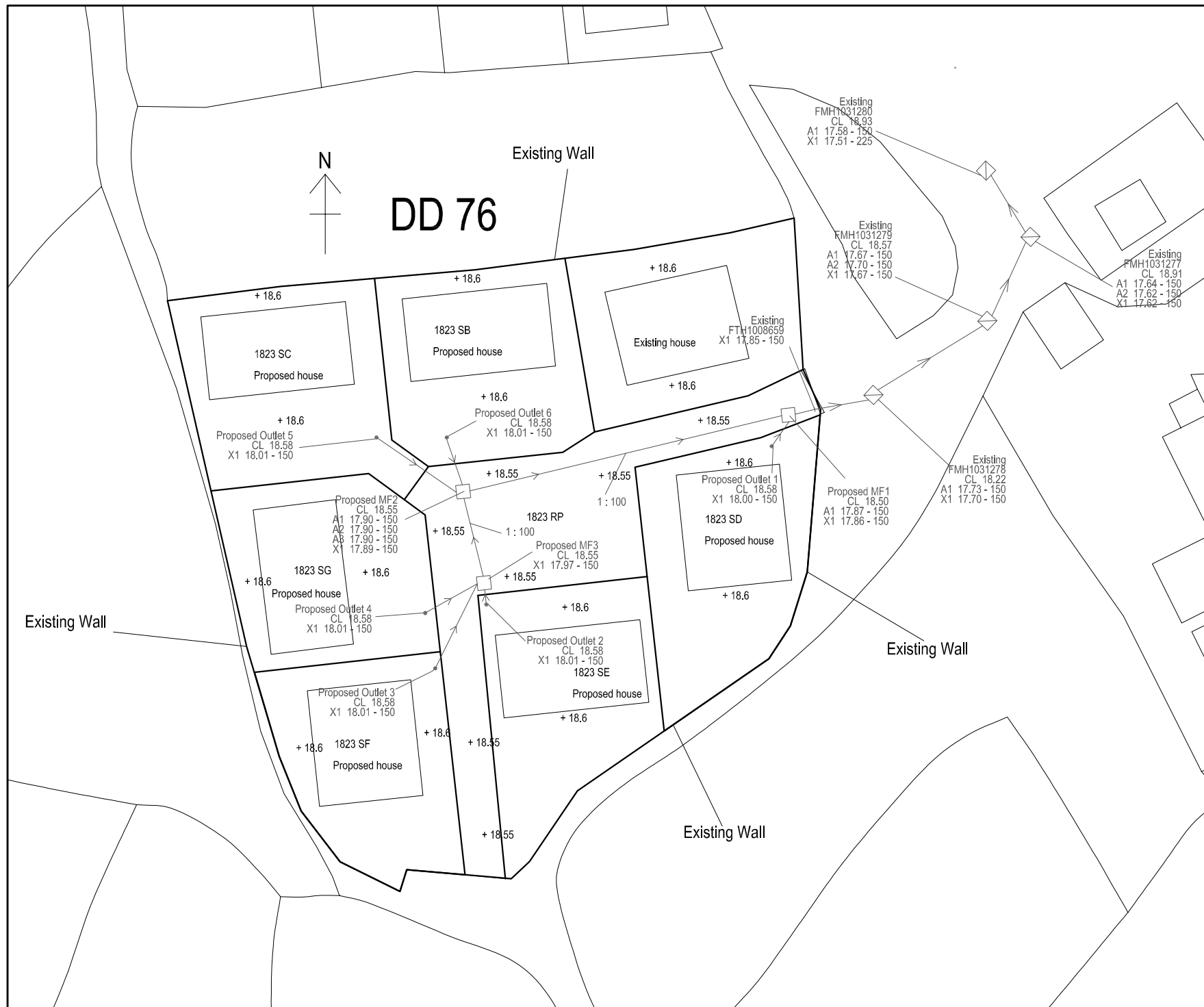
Date : 2016-11-25

Drawing number : a1

**Compensatory Tree Planting Schedule**

Species	Chinese Name	Sizes (Height x Spread x DBH) mm	Spacing (mm)	Quantity	DBH (m)
Cinnamomum burmanni	陰香	2750 x 2000 x 100	3000	16	1.6
<b>Total :</b>				16	1.6

批准圖



LEGEND :

Existing Pipe :

Proposed 150mm DI pipe :

Fall :

Seall house and Site :

Existing MF:

Proposed MF1 ~ MF3  
Drawing No. DS 1003C:

Proposed Outlet1 ~ Outlet6  
Drawing No. DS 1094 :

Proposed Foul water plan

LOCATION :

Lots 1823B,1823C, 1823D,1823E,  
1823F, 1823G  
in D.D.76

Scale : N.T.S

Date : 2016-11-25

Drawing number : a1

污水排放批准圖



2022年11月3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。

This document is received on - 3 NOV 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.

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.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/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.info.gov.hk/tpb/tc/plan\\_application/apply.html](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



2202647 12/10 by HAND

Form No. S16-II 表格第 S16-II 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-LYT/786
	Date Received 收到日期	- 3 NOV 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。
- 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 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

(☒ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

彭金有 PANG KAM YAU

WITH 葉天生 YIP TIN SANG AS POWER OF ATTORNEY

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	LOT NO. 1823 S.G 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	<p><input checked="" type="checkbox"/> Site area 地盤面積 191.8 sq.m 平方米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Gross floor area 總樓面面積 195.09 sq.m 平方米 <input type="checkbox"/> About 約</p>
(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 <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-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	花園  (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" <sup>#</sup>& (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#</sup>& (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" <sup>#</sup>& (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#</sup>& (請夾附業權證明文件)。
- ☐ is not a "current land owner" <sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ 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)" <sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of ..... "current land owner(s)" <sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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）

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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

<b>6. Development Proposal 擬議發展計劃</b>			
(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	彭金有 PANG KAM YAU		
(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)	粉嶺圍		
(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	花園及行人通道  (Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable) (請在圖則上顯示, 並註明車位總數, 以及每個車位的長度和寬度及/或化糞池的位置 (如適用))		
(g) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 <input type="checkbox"/>     No 否 <input checked="" type="checkbox"/>	<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)	
(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 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)   (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 type="checkbox"/> (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 type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input 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>No 否 <input checked="" type="checkbox"/></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 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 type="checkbox"/>
On environment 對環境	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 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。

以前城規編號 A/NE-LYT/534，由於地政署還沒批出小型屋宇牌照，  
所以才再次申請。

**9. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature

簽署

☒ Applicant 申請人 / ☐ Authorised Agent 獲授權代理人
  
 葉天生 YIP TIN SANG

 Name in Block Letters  
 姓名（請以正楷填寫）

 Position (if applicable)  
 職位（如適用）

Professional Qualification(s)

專業資格

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

Others 其他 .....

on behalf of

代表

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

Date 日期

07-10-2022

(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	LOT NO. 1823 S.G IN D.D.76	
Site area 地盤面積	191.8 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-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 <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 checked="" 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
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
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 checked="" 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"/>
批准的園境設計圖		

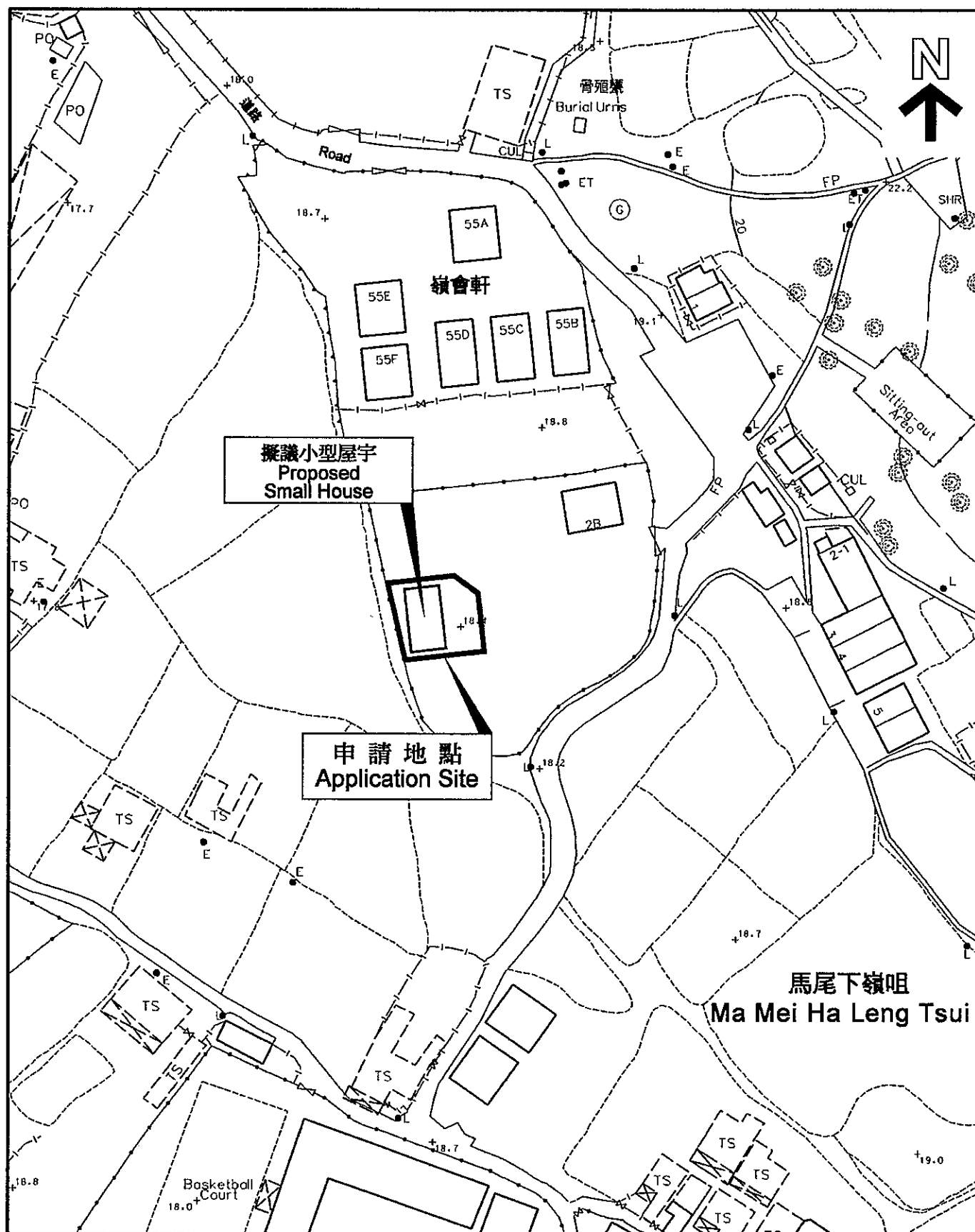
## **Reports 報告書**

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 checked="" type="checkbox"/>	<input type="checkbox"/>
已經批准的排水(雨水 & 污水)設計圖		

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

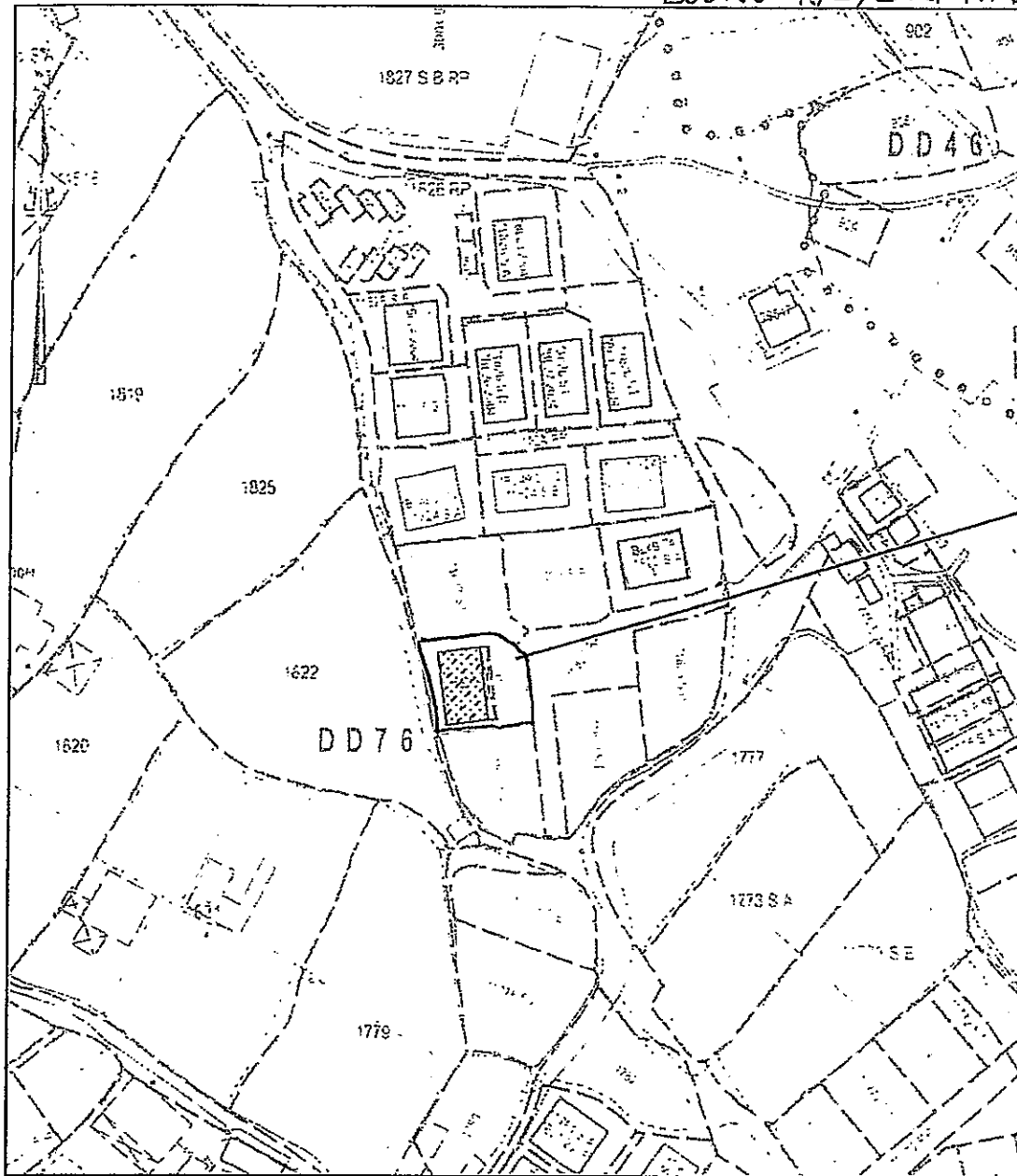
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。



# Site Plan

Lot No. 1823 S.G in DD 76



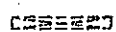
Survey Sheet No. 3-SW-5A

For Identification Only  
(Scale 1:1000)

## Legend

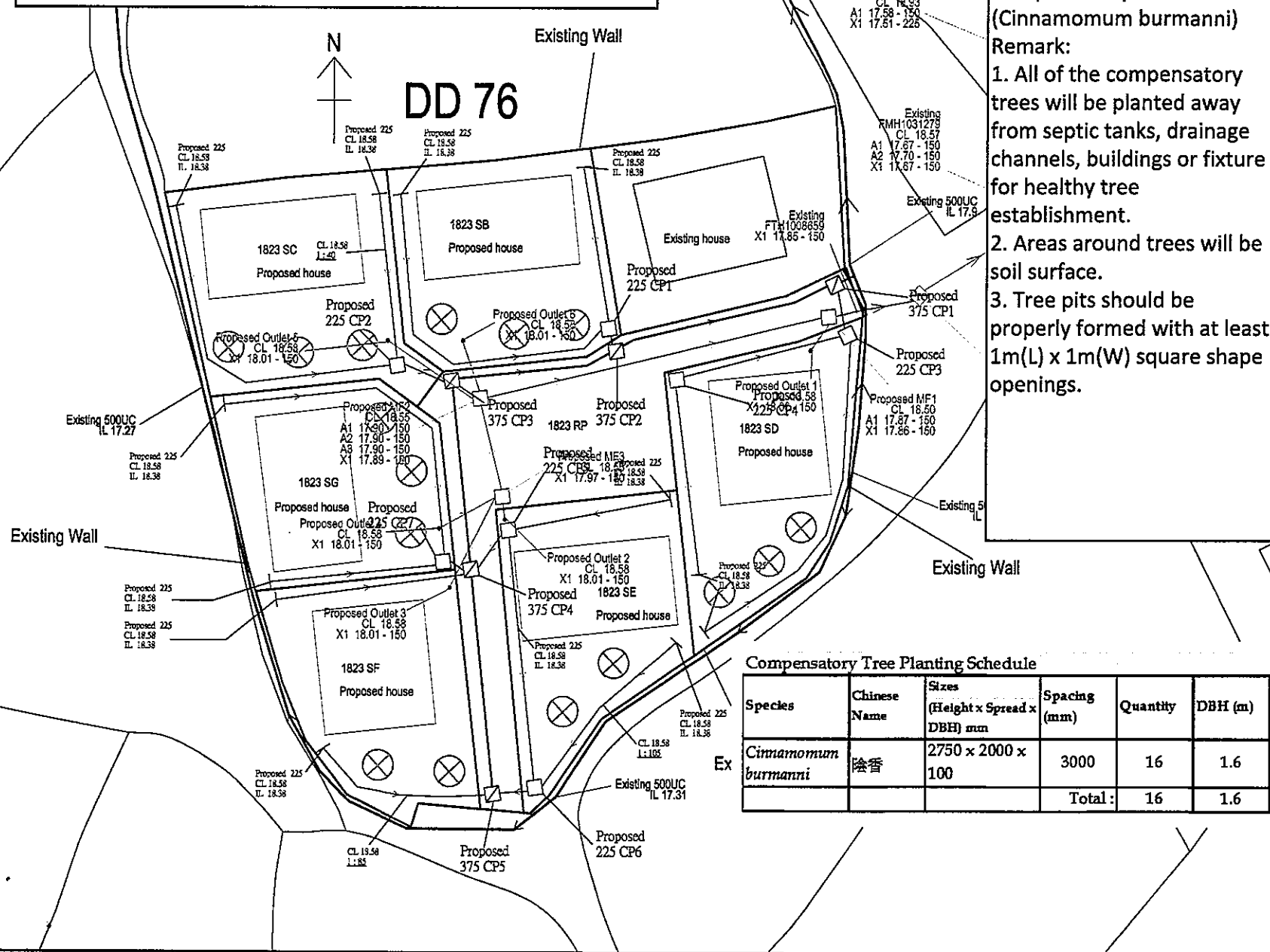


Proposed Small House (10.668m x 6.096m)  
Area = 65.03 sq.m (about)



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

# Appendix C - Compensatory Planting Plan & Landscape Plan



**Legend:**

⊗ 6 no. of Compensatory Trees (Cinnamomum burmanni)

**Remark:**

1. All of the compensatory trees will be planted away from septic tanks, drainage channels, buildings or fixture for healthy tree establishment.
2. Areas around trees will be soil surface.
3. Tree pits should be properly formed with at least 1m(L) x 1m(W) square shape openings.

- LEGEND:**
- Existing Pipe : ———
  - Proposed 150mm DI pipe : ———
  - Fall : →
  - Seal house and Site : ———
  - Existing MF : ☒
  - Proposed MF1 ~ MF3 Drawing No. DS 1003C: ☐
  - Proposed Outlet1 ~ Outlet6 Drawing No. DS 1094 : ☒
  - Proposed 375 CP1 Drawing No. C2406/1 : ☒
  - Proposed 375CP2 ~ 375CP5 Drawing No. C2405/1: ☒
  - Proposed CP1 ~ CP7 Drawing No. C 2405/1 : ☐

Proposed Foul water plan & Proposed Storm water plan

**LOCATION:**

Lots 1823B, 1823C, 1823D, 1823E, 1823F, 1823G in D.D.76

Scale : N.T.S

Date : 2016-11-25

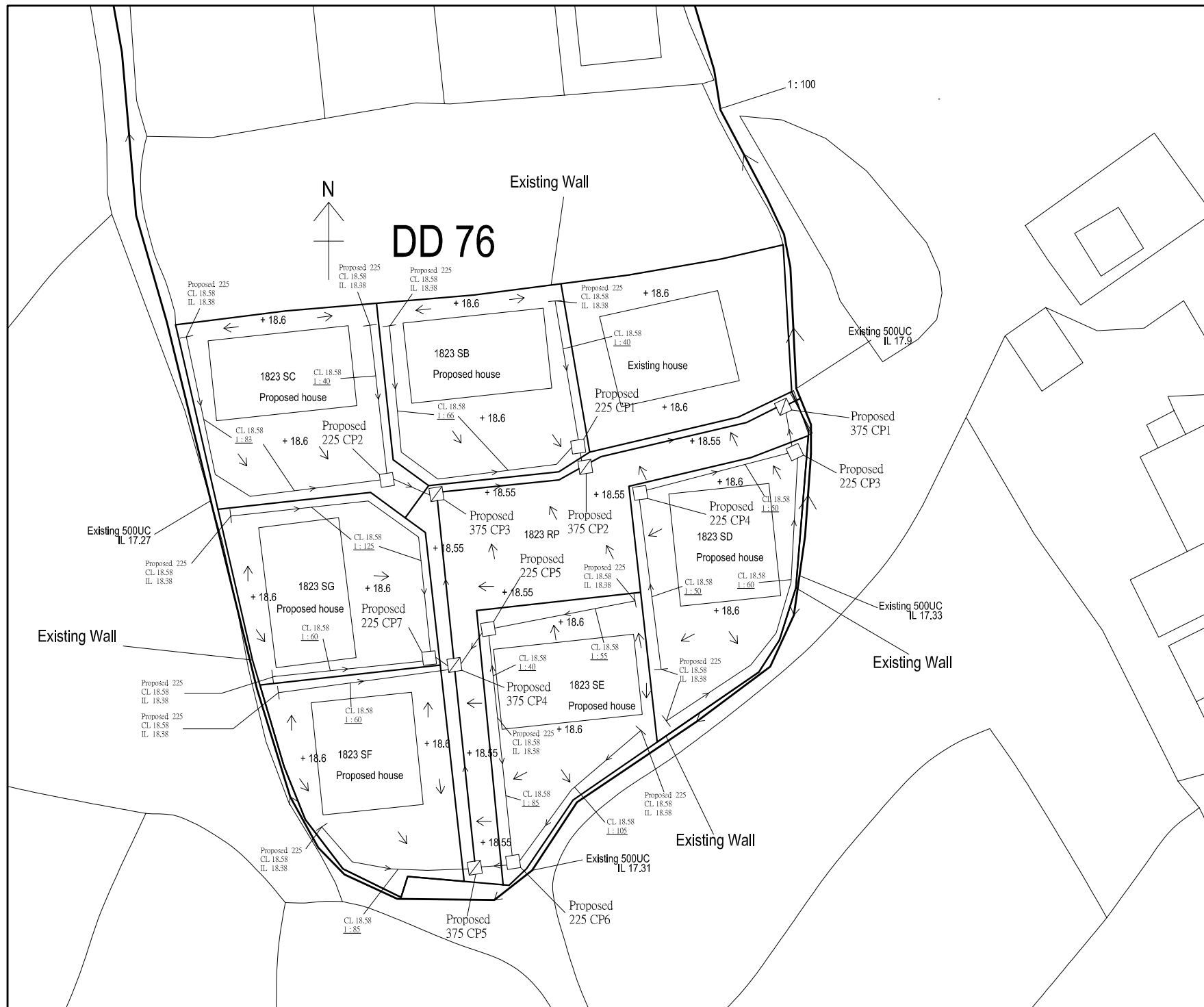
Drawing number : a1

**Compensatory Tree Planting Schedule**

Species	Chinese Name	Sizes (Height x Spread x DBH) mm	Spacing (mm)	Quantity	DBH (m)
Cinnamomum burmanni	陰香	2750 x 2000 x 100	3000	16	1.6
Total :				16	1.6

**批准圖**





LEGEND :	
Existing 500 mm UC :	
Proposed 225 mm & 375mm UC :	
Fall :	
Seall house and Site :	
Proposed 375 CP1 Drawing No. C2406/1 :	
Proposed 375CP2 ~ 375CP5 Drawing No. C2405/1:	
Proposed CP1 ~ CP7 Drawing No. C 2405/1 :	
<b>Proposed 375UC CL= +18.54</b>	
Proposed Storm water plan	
LOCATION :	
Lots 1823B,1823C, 1823D,1823E, 1823F, 1823G in D.D.76	
Scale :	N.T.S
Date :	2016-11-25
Drawing number :	b2
<b>雨水排放批准圖</b>	

**致：城規會/有關部門**

**城規檔號： A/NE-LYT/781 to 786**

**DD76 LOTS 1823B, C, D, E, F, G**

事項： 回答城規 2022-12-01(Email)信

回答(i) 早前報告 1 份內容示

回答(ii) 早前報告 1 份內容示

回答(iii) 早前報告 1 份內容示

眾業權人聘任了 葉天生 先生作此次顧問

電話: [REDACTED]

此次聯絡地址: [REDACTED]

Email: [REDACTED]

2022 年 12 月 03 日

# LANDSCAPE PROPOSAL (Rev.3)

## 提議美化環境建議報告

Proposed Residential Development at Lots 1823B, 1823C,  
1823D, 1823E, 1823F and 1823G in DD76, Leng Pei Tsuen,  
Fanling

November 2016

Signed by



Luk Ka Chun (ISA Certified Arborist No.: HK-0662A)  
29 June 2017



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## **APPENDIX**

<i>Appendix A</i>	<i>Tree Survey Plan</i>
<i>Appendix B</i>	<i>Tree Assessment Schedules</i>
<i>Appendix C</i>	<i>Compensatory Planting Plan and Landscape Plan</i>
<i>Appendix D</i>	<i>Detail of Planter of Compensatory and Landscape Trees</i>
<i>Appendix E</i>	<i>Tree Identification and Survey Methodology</i>

## 1.1

## GENERAL DESCRIPTION OF THE PROJECT

A residential development in private lot no. 1823B, 1823C, 1823D, 1823E, 1823F and 1823G in DD76 is under application stage. According to the requirement of town boarding, application approval shall be given under the condition that a Landscape Proposal for the above private lots is submitted and approved. In addition, a Tree Survey Record is required for private lot no. 1823B and 1823D.

A submission of a Landscape Proposal for a pink area for a residential development in a private lot no. 1823B, 1823C, 1823D, 1823E, 1823F and 1823G in DD76 is prepared for onward approval. Also a submission of a Tree Survey Record is prepared for onward approval.

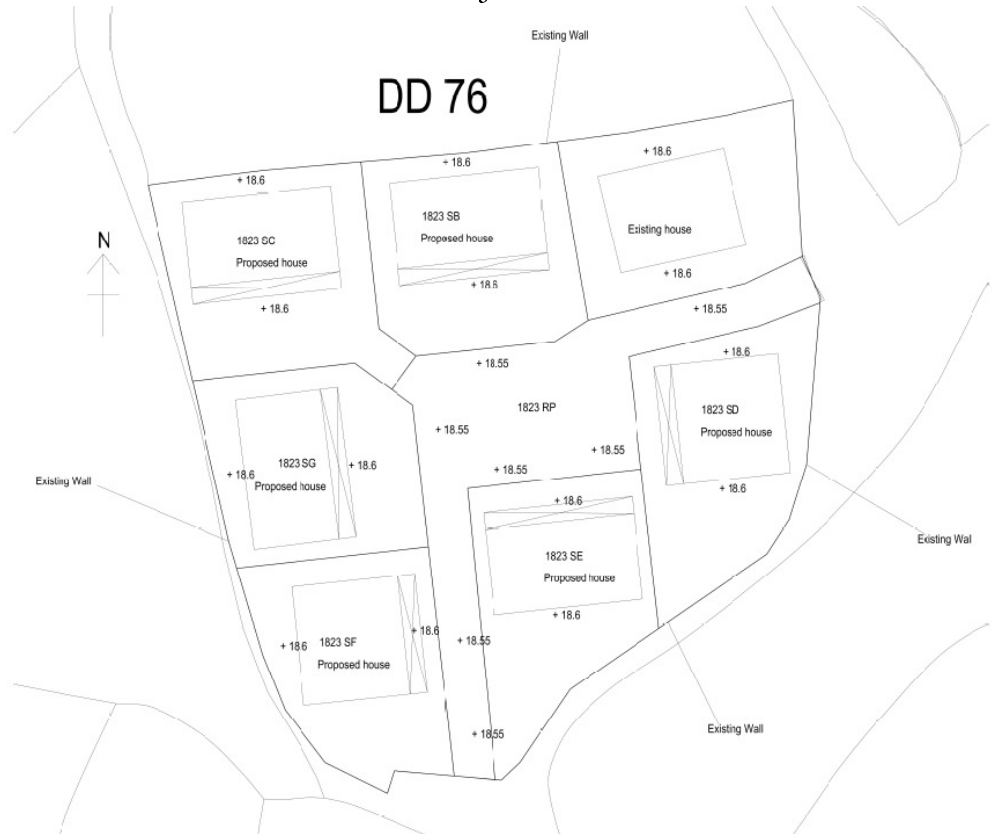
According to the previous record, there were 11 trees within or in close proximity to the sites of these applications. However, only 2 trees was surveyed within site boundary. The others were estimated to be removed before purchase by land owner.

There were two existing trees found within the Pink Area, and all of these existing trees are located on plain area. The existing trees are further discussed in *Section 2* of this report.

It was inspected that 2 no. of trees are in conflict with the construction. The two trees were collapsed on ground previously and replacement of the trees will be discussed in *Section 3* and *4* of this report respectively.

There is also landscape proposal to comply with the approval conditions imposed by the Town Planning Board (TPB) under *Section 16* of the Town Planning Ordinance and is further discussed in *Section 5* of this report.

**Figure 1 Site Location Plan/Tree Survey in Site Area**



## 1.2 SCOPE OF REPORT

This Landscape Proposal presents the detailed information concerning:

- Existing trees to be affected by the proposed site formation and construction works;
- Proposed treatment includes tree felling proposals to the affected trees; and,
- Where trees are proposed to be felled, recommendations for compensatory planting.

The works proposed within the handover area include site formation and construction works. Direct impact to the existing trees within the construction works area cannot be avoided.

The tree survey within the limit of Tree Survey Area (*Appendix A*) was carried out on 22 August 2015. The location of each individual tree identified within the tree survey area is shown on the Tree Survey Plan (*Appendix A*) and a detailed description of each tree is given in the Tree Assessment Schedules in *Appendix B*. Species, quantity and location of compensatory tree are shown in a Compensatory Planting Plan (*Appendix C*). Detail of planter of compensatory trees is shown in *Appendix D*. Tree identification and survey methodology is provided in *Appendix E*.

The purpose of this report is to:

- Outline the approach and findings of the tree survey;
- Describe the type, extent and condition of the existing trees that will be affected by the proposed works;
- Make recommendations for the proposed treatment of the affected trees;
- Evaluate the suitability of affected trees for transplantation;
- Provide a compensatory tree planting proposal for the loss of greenery; and
- Provide a landscape proposal to enhance the landscape quality of the area where possible.

### 1.3 RELEVANT LEGISLATION AND GUIDELINES

In preparation of this report, reference has been made to the following technical circulars, practice notes and publications:

- *Lands Administration Office, Lands Department – Practice Note Issue No. 7/2007 – Tree Preservation and Tree Removal Application for Building Development in Private Projects*
- *Forests and Countryside Ordinance (Cap. 96)*
- *Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586)*
- *Urban Council Publication – Champion Trees in Urban Hong Kong (1984)*
- *Agriculture, Fisheries and Conservation Department, Nature Conservation Practice Note No. 2 - Measurement of Diameter at Breast Height (DBH)*
- *Environment, Transport and Works Bureau Technical Circular (Works) No. 29/2004-Registration of Old and Valuable Trees (OVT), and Guidelines for their Preservation*
- *Agriculture, Fisheries and Conservation Department, Rare and Precious Plants of Hong Kong*
- *Development Bureau Technical Circular (Works) No. 7/2015 – Tree Preservation*
- *Agriculture, Fisheries and Conservation Department, Hong Kong Herbarium, Hong Kong Plant Database*
- *Town Planning Board - Technical Note on the Submission and Implementation of Landscape Proposals for Compliance with Conditions for Approved Applications for Open Storage and Port Back-up Uses*

## 2.1 EXISTING CONDITION OF THE TREES

According to the *Lands Administration Office, Lands Department – Practice Note Issue No. 7/2007 – Tree Preservation and Tree Removal Application for Building Development in Private Projects*, a ‘Tree’ is defined as having a trunk diameter  $\geq$  95mm at a height of 1.3m above ground level. Based on the above information, total of 2 trees were recorded within the Tree Survey Area. Locations of these trees are shown in *Appendix A – Tree Survey Plan*. Their dimensions and an assessment of their condition are presented in *Appendix B – Tree Assessment Schedules*.

(A) *The general findings of the tree survey are summarised below:*

- There are total 2 trees found in private lot no. 1823B:
  - 2 existing tree will potentially be affected; and
- all the trees are native species including *Bauhinia blakeana*.

(B) *The main characteristics of these existing trees are as follows:*

- ♦ The trunk diameter of the surveyed trees ranges from 110mm to 120mm.
- ♦ The heights range about 1m for trees and the crown spreads range from 3m to 4m for trees.
- ♦ The two trees were observed fallen on ground. No human activity was observed. It is believed that the tree failure was due to natural factors such as inclement weather..
- ♦ Detail information is shown in *Appendix B - Tree Assessment Schedules*.
- ♦ None of the trees is of conservation concern identified within tree survey area.
- ♦ 2 no. of the existing trees are anticipated to be affected by construction works.

Table 2.1 summarise the identified tree species within the tree survey area

**Table 2.1 Summary of the Tree Species Recorded within the Tree Survey Area**

Species (Native / Exotic)	Chinese Name	Total Number of Individuals
<i>Bauhinia blakeana</i> (N)	洋紫荆	2
<b>Total</b>		<b>2</b>

The tree survey revealed that the existing trees are generally with a poor form and condition.

None of the surveyed trees is registered as an Old and Valuable Tree (OVT) or are potentially registrable as old and valuable trees (Potentially Registrable

Trees) based on the criteria of the ETWB TCW No. 29/2004 Registration of Old and Valuable Trees, and Guidelines for their Preservation. None of the trees is listed in Rare and Precious Plants of Hong Kong, Near Threatened in China and listed in China Plant Red Data Book. None of the trees is also protected by law (based on *Protection of Endangered Species of Animals and Plants, Cap. 586*). There is no Champion Tree as described in the Urban Council Publication – *Champion Trees in Urban Hong Kong (1984)* or Important Tree based on *Environment, Transport and Works Bureau Technical Circular (Works) No. 7/2015 – Tree Preservation*.

### 3.1 BASIS OF RECOMMENDATION TO FELL

The recommendation for felling is based on the considerations described in *Appendix E - Tree Identification and Survey Methodology* under “Possible Treatment of Trees”. Trees are located within area of proposed residential development. Construction works will be carried out within planting area of the tree. The tree proposed to be felled is unavoidable for this Project and the Project already preserved as many trees as possible:

- 2 no. of existing tree (T1 & T2) are proposed for felling because of conflict with the proposed development due to low amenity value and low survival rate after transplant.
- ♦ The two trees are anticipated to be affected by construction works of proposed residential development.
- ♦ The two trees were observed collapsed on ground. No human activity was observed. It is believed that the tree failure was due to natural factors such as inclement weather.
- ♦ As the two trees were in poor health and poor structural condition by whole tree collapse, it is improbable to enhance the tree condition for retaining the trees.
- ♦ The two trees are evaluated as species of low amenity value due to absence of maintenance.
- ♦ The survival rate after transplant for the two trees is low that transplanting is considered unsuitable.
- ♦ Due to low amenity value of tree, transplanting with large amount of budget would be of low cost efficiency.
- ♦ Due to infeasible alternative options, tree felling would be the only option.





T1 wholeview



T2 wholeview



Proposed treatments for the affected trees are summarized in *Tables 3.1*.

**Table 3.1**      *Summary of Proposed Treatment to Existing Trees*

Species (Native/ Exotic)	Trees to be Retained (nos.)	Trees to be Felled (nos.)	Total
<i>Bauhinia blakeana</i> (N)	0	2	2
Existing Trees Surveyed	0	2	2

Out of the 2 trees identified within the tree survey area, 2 trees are proposed to be felled.

The trees proposed to be felled within the proposed development and construction works areas will be compensated according to the *Development Bureau Technical Circular (Works) No. 7/2015 – Tree Preservation* which stipulates that the implementation of compensatory planting should be of a ratio not less than 1:1 in terms of quantity within the Site. All compensatory trees should be in good health and good form. The size of all compensatory trees should be of Heavy Standard Trees (Section 25.32 of the *General Specification for Building 2007 Edition*).

(A) *Compensatory Tree Planting Calculation*

Total 9 removed trees and 2 trees to be felled are required for compensation. according to the compensation ratio based on 1:1 in terms of quantity (i.e. 11 nos.) and the total DBH of the compensatory trees should be 1.56m.

The total DBH of original 11 nos. trees is 1.56m. Therefore, the total DBH of proposed compensatory trees should be not less than 1.56m. 16 Heavy Standard Trees (DBH: 100mm) are proposed for compensatory planting.

Species used for the proposed compensatory tree planting are summarized in Table 4.1.

**Table 4.1**      **Compensatory Tree Planting Schedule**

(A) *Compensatory Tree Planting Schedule*

Species	Chinese Name	Sizes (Height x Spread x DBH) mm	Spacing (mm)	Quantity	DBH (m)
<i>Cinnamomum burmanni</i>	陰香	2750 x 2000 x 100	3000	16	1.6
			Total :	16	1.6

Compensatory planting plan is presented in *Appendix C - Compensatory Planting Plan*.

Table 5.1 summarizes the recommendations of the compensatory planting proposal.

**Table 5.1 Summary of Compensatory Proposal**

(A) Summary of Compensatory Proposal

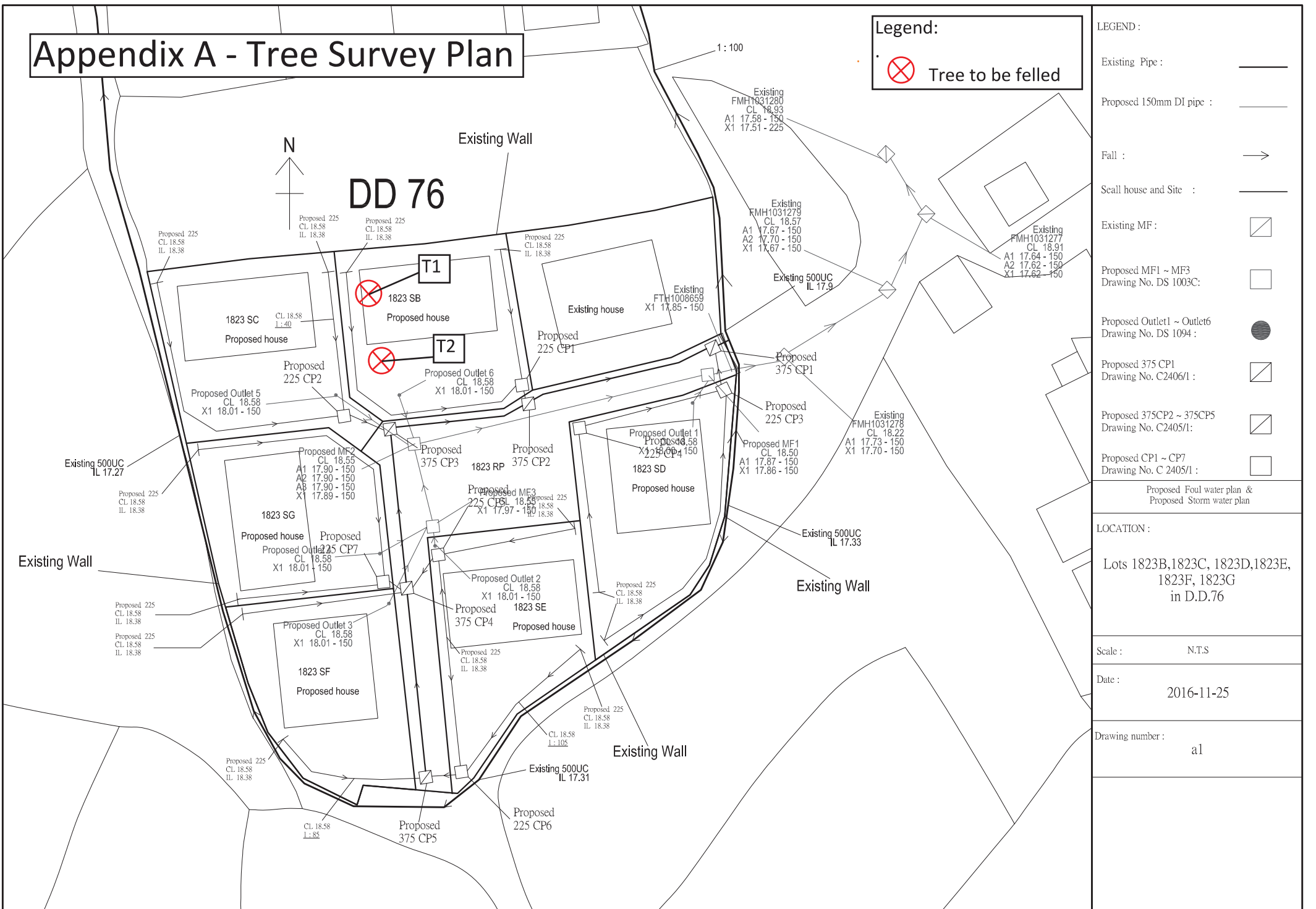
Trees to be Retained (nos.)	Trees to be Felled	Tree already removed	Number of trees to be felled that required compensation	Proposed Compensatory Tree Planting (nos.)
0	2	9	11	16

For private lot no. 1823C, 1823E, 1823F, 1823G , 16 nos. of *Cinnamomum burmanni* (陰香) proposed to be planted. Details refer to *Appendix C – Compensatory Planting Plan and Landscape Plan*.

## Appendix A

### Tree Survey Plan

# Appendix A - Tree Survey Plan



## Appendix B

### Tree Assessment Schedules

## Appendix B - Tree Assessment Schedule

Address:

Lot 1823B, 1823C, 1823D, 1823E, 1823F and 1823G in D.D. 76, Leng Pei Tsuen, Fanling

Date: 30 November 2016

Surveyor: K.C. Luk

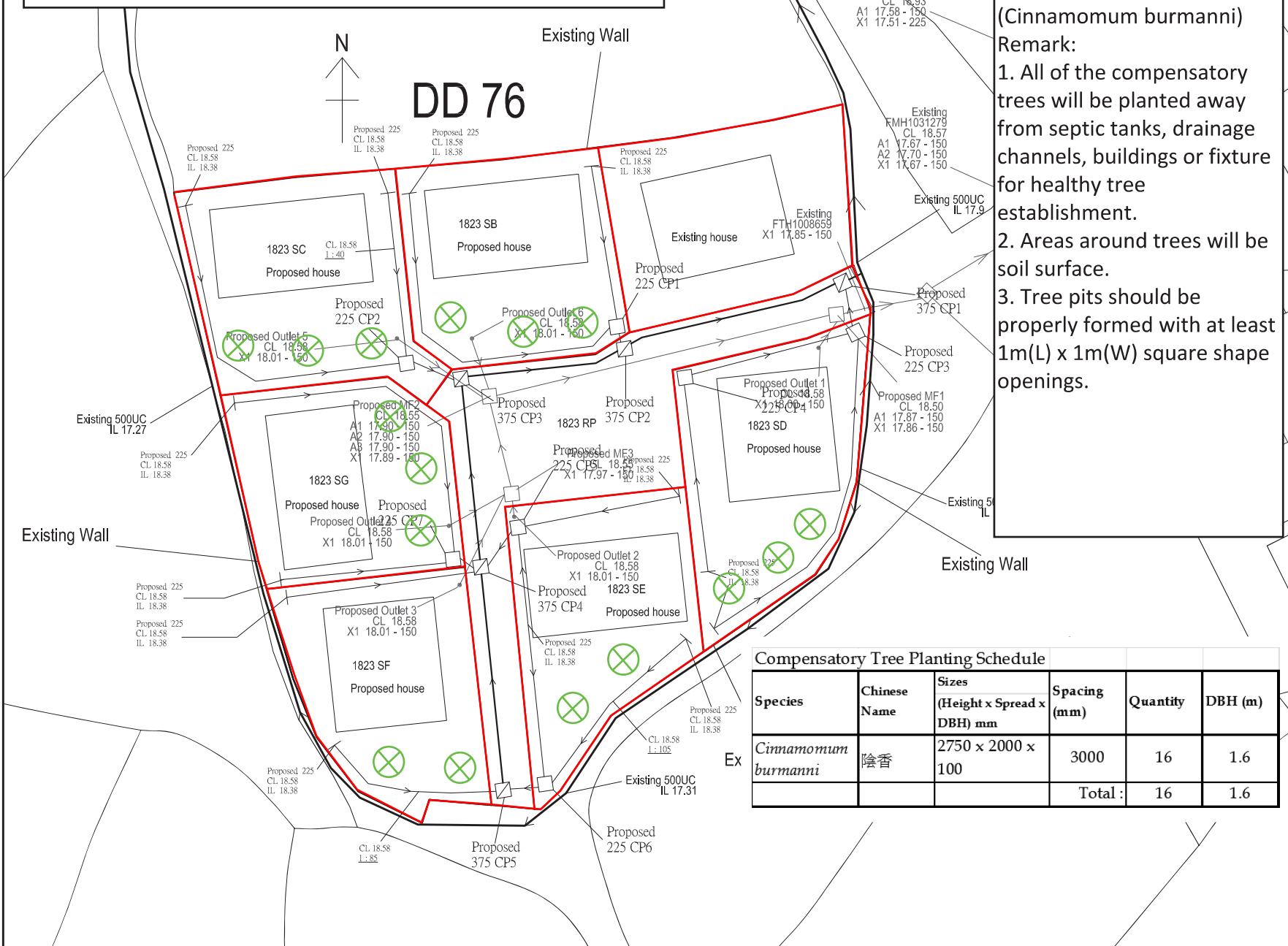
Tree No.	Botanical Name	Chinese Name	Original Location	Height (m)	Trunk Diameter at Breast Height (DBH) (mm)	Spread (m)	Health Good Fair Poor	Form Good Fair Poor	Amenity Value High Medium Low	Remark	Recommendation	Survival rate after transplanting (High/Med/Low)	Justification
T1	<i>Bauhinia blakeana</i>	洋紫荊	PINK AREA (Private Lot no. 1823B)	1	120	3	P	P	L		Fell	L	1. Tree was collapsed on ground and declined in health condition 2. Direct conflict with the structure of residential construction. 3. Survival rate after transplant is low. 4. Tree amenity value is low due to poor form
T2	<i>Bauhinia blakeana</i>	洋紫荊	PINK AREA (Private Lot no. 1823B)	1	110	4	P	P	L		Fell	L	1. Tree was collapsed on ground and declined in health condition 2. Direct conflict with the structure of residential construction. 3. Survival rate after transplant is low. 4. Tree amenity value is low due to poor form



## Appendix C

### Compensatory Planting Plan and Landscape Plan

# Appendix C - Compensatory Planting Plan & Landscape Plan



**Legend:**

- 6 no. of Compensatory Trees (*Cinnamomum burmanni*)

**Remark:**

1. All of the compensatory trees will be planted away from septic tanks, drainage channels, buildings or fixture for healthy tree establishment.
2. Areas around trees will be soil surface.
3. Tree pits should be properly formed with at least 1m(L) x 1m(W) square shape openings.

LEGEND :

Existing Pipe :

Proposed 150mm DI pipe :

**Site Boundary** :

Fall :

Seall house and Site :

Existing MF :

Proposed MF1 ~ MF3 Drawing No. DS 1003C :

Proposed Outlet1 ~ Outlet6 Drawing No. DS 1094 :

Proposed 375 CP1 Drawing No. C2406/1 :

Proposed 375CP2 ~ 375CP5 Drawing No. C2405/1 :

Proposed CP1 ~ CP7 Drawing No. C 2405/1 :

Proposed Foul water plan & Proposed Storm water plan

LOCATION :

Lots 1823B,1823C, 1823D,1823E, 1823F, 1823G in D.D.76

Scale : N.T.S

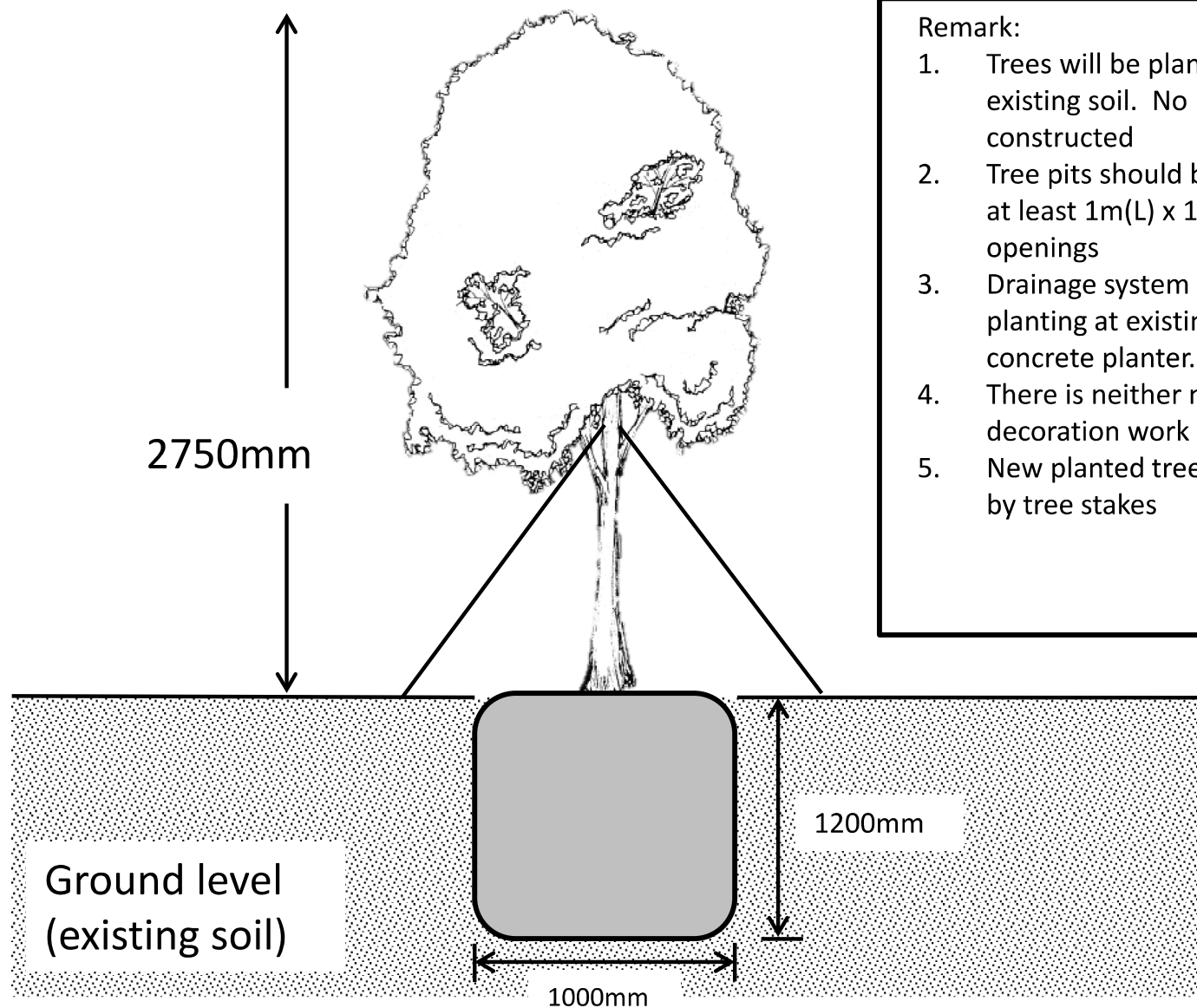
Date : 2016-11-25

Drawing number : a1

Compensatory Tree Planting Schedule					
Species	Chinese Name	Sizes	Spacing (mm)	Quantity	DBH (m)
		(Height x Spread x DBH) mm			
<i>Cinnamomum burmanni</i>	陰香	2750 x 2000 x 100	3000	16	1.6
			Total :	16	1.6

## Appendix D

### Detail of Planter of Compensatory and Landscape Trees



Appendix D – Detail of Planter of Compensatory and Landscape Trees

## Appendix E

### Tree Identification and Survey Methodology

## Legend

The tree assessment schedules include the following information:

- a) Tree ID number and photo number;
- b) Tree species in Botanical Name and Chinese Name;
- c) Tree Size (overall height, crown spread, trunk diameter in DBH taken at 1300mm above ground level);
- d) Existing soil level at root collar;
- e) Form, health, amenity value;
- f) Whether tree is transplantable or non-transplantable;
- g) Survival rate after transplanting;
- h) Proposed treatment: Retain, Transplant or Fell;
- i) Justification for proposed tree felling and non-transplantable;
- j) General remarks such as structural defects, special features, unhealthy or decaying symptoms which may pose danger to the public if the tree falls;

## Tree Health

Health: graded good, fair, poor or dead. Factors considered included:

- (a) Foliage
  - colour and small leaf size indicating possible damage of roots
  - insect and fungal infections
  - damage caused by typhoons despite trees being usually able to recover from this within one growing season.
- (b) Twigs
  - poor shoot growth and die-back in the crown are often symptoms of root problems caused by a change in water table level or soil compaction resulting from site development work
  - insect and fungal infections on twigs and branches
  - twig damage to be noted particularly if the crown of the tree is unbalanced.
- (c) Branches
  - inspect of dead or crossing branches
  - heavy horizontal branches may make the tree unstable
  - broken, damaged or cut branches to be noted as a possible site for infection; calluses may protect the wounds
  - damaged branches may make the tree unbalanced and unstable
  - edge trees exposed as a result of the removal of adjacent trees often has an unbalanced crown and may be hazardous.
- (d) Root Collar
  - fungal bodies or decaying parts near root collar indicate internal decay
  - cavities or cracks make the tree unstable and possible serious internal decay
- (e) Trunk
  - tightly forked trunks are a source of weaknesses in trees

- cavities or internal rot can be revealed by discoloured bark, moisture seeping through the bark of bracket fungi
- inspect for open cavities and bark damage.

Assessment of tree health and condition involves inspections for the above features and classification as follows:

Good: Trees with a low incidence of the less serious features listed above and a high chance of a fast recovered from such features.

Fair: Trees with a higher incidence of the less serious features and a medium chance of recovery.

Poor: Trees with more serious health features and with a low chance of recovery, even with remedial measures.

Dead: No signs of life or irretrievably unhealthy.

### **Tree form**

Assessment of tree form following inspections is classified as follows:

Good: Trees with well balanced form, upright, evenly branching, well formed head and generally in accordance with the standard form for its species.

Fair: Trees with generally balanced form with natural compensations for loss of branches or leaning trunks.

Poor: Trees with very unbalanced form, leaning, suffering loss of major branches with general damage and growing close to adjacent trees.

### **Amenity Value**

Amenity value is graded High, Medium and Low. Factors taken into consideration in the assessment include:

Cultural value: Fung shui significance

Functional value: provides screening; provides shade and/or shelter

Visual Impact: Adverse impact as a result of loss of the tree

Age, health, condition and form: a good specimen of its species in maturity; poor health, condition and form or potentially hazardous alive or dead

Trees with high conservation values such as rare or protected species will be recorded in the remarks of the Tree Survey Schedule.

### **Survey Rate After Transplanting**

This assessment is based on the health of the tree and the practicalities of transplantation:

High: very likely to survive transplantation

Medium: >50% possibility of survival

Low: unlikely to survive due to poor health/ form or difficult to transplant

## **EFFECTS OF THE DEVELOPMENT ON EXISTING TREES**

### **Treatment of trees**

Existing trees to be retained will be protected during construction. Trees in direct conflict with proposals which are necessary to be felled shall be confirmed on site by the Architect's Representative.

### **Possible Treatment of Trees**

The treatment proposed for each tree is dependent on the following considerations.

#### **(a) Retain**

The feasibility of retaining trees has been considered with regard to the following:

- potential damage to trees as a result of proximity to the works
- changes to ground level on a macro scale which affects the ground water table and may cause severe stress
- special constructions to maintain the existing ground level are also considered.

#### **(b) Transplant**

In situations where it is impossible to retain trees then transplanting them is the first consideration. The criteria upon which the assessment of transplanting trees is based includes the following:

- variety of species, rare Hong Kong species are particularly important
- condition of the tree, especially trees with balanced form, in good health and with high amenity value
- trees with high conservation value
- size and maturity, small and younger trees have a better chance of surviving transplanting while larger, mature trees are difficult to transplant both logistically and in terms of survival rate
- species, different tree species have differing rates of survival and are better suited to transplanting than others
- access, large machinery may be required to lift the trees, steep slopes and rocky terrain therefore make it difficult to access trees.



**(c) Fell**

Trees in direct conflict with the proposals; changes of level, etc., trees which cannot be transplanted have no option other than to be felled. Trees which do not conflict with the proposals shall be considered in terms of health, condition and amenity value.

- dead, damaged, hazardous or trees with contagious diseases are also proposed to be felled
- woodland trees which have had adjacent trees removed and have an unbalanced form or which are at risk of being blown over due to loss of supporting trees are considered for felling
- trees which are unsuitable for the proposed development, for example, poisonous species within a public open space
- tree too large to transplant on public road
- trees grown on slope that proper rootball cannot be formed for transplanting
- the transplanting process could not be undertaken safely, such as trees on slopes
- weed species such as *Leucaena leucocephala* are proposed to be felled if affected.

致: 城規會/有關部門

城規檔號: A/NE-LYT/781 to 786

Replace 2022-12-13 Email

**DD76 LOTs 1823B, C, D, E, F, G**

事項: 回答城規 2022-12-09(Email)信

回答(1) 已經刪除

回答(2) 由於早前的底圖看來太繁亂, 所以有點誤解, 現以改正, 比較清楚標示.

回答(3) 已經改正


眾業權人聘任了 葉天生 先生作此次顧問

電話: [REDACTED]

此次聯絡地址: [REDACTED]

Email: [REDACTED]

2022-12-14

~~2022年12月13日~~ 

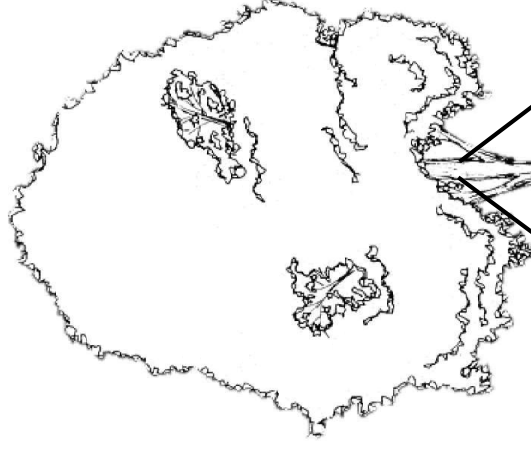
## Appendix C

### Compensatory Planting Plan and Landscape Plan

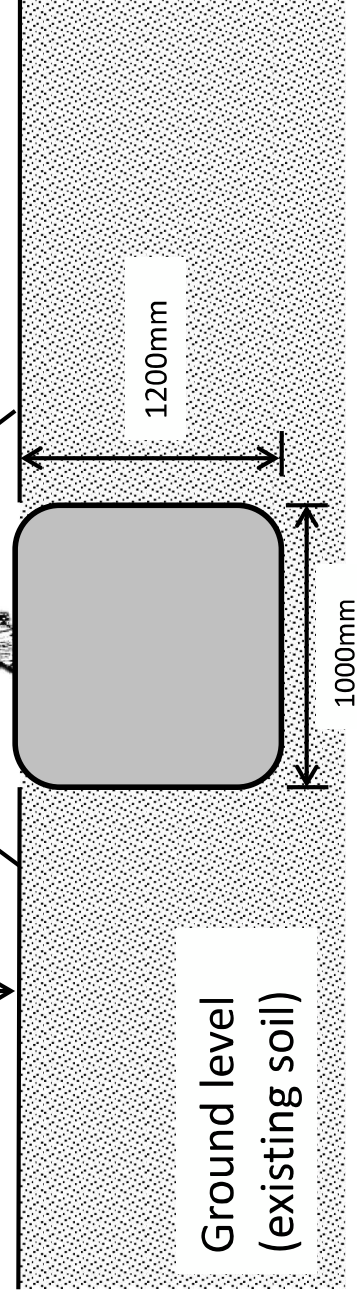


## Appendix D

### Detail of Planter of Compensatory and Landscape Trees



2750mm



Remark:

1. Trees will be planted on ground with existing soil. No planter will be constructed
2. Tree pits should be properly formed with at least 1m(L) x 1m(W) square shape openings
3. Drainage system is not required due to planting at existing soil rather than concrete planter.
4. There is neither new planter nor decoration work for planter.
5. New planted trees should be supported by tree stakes

Appendix D – Detail of Planter of Compensatory and Landscape Trees

**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.



**Previous Applications**

**Approved Applications**

<b>Application No.</b>	<b>Uses/ Development</b>	<b>Date of Consideration</b>
A/NE-LYT/175 <sup>*1-6</sup>	Redevelopment of New Territories Exempted House (NTEH)	11.6.1999
A/NE-LYT/529 <sup>*1</sup>	Proposed House (New Territories Exempted House – Small House)	4.4.2014
A/NE-LYT/530 <sup>*2</sup>	Proposed House (New Territories Exempted House – Small House)	4.4.2014
A/NE-LYT/531 <sup>*3</sup>	Proposed House (New Territories Exempted House – Small House)	4.4.2014
A/NE-LYT/532 <sup>*4</sup>	Proposed House (New Territories Exempted House – Small House)	4.4.2014
A/NE-LYT/533 <sup>*5</sup>	Proposed House (New Territories Exempted House – Small House)	4.4.2014
A/NE-LYT/534 <sup>*6</sup>	Proposed House (New Territories Exempted House – Small House)	4.4.2014
A/NE-LYT/653 <sup>*1</sup>	Proposed House (New Territories Exempted House – Small House)	15.6.2018
A/NE-LYT/654 <sup>*2</sup>	Proposed House (New Territories Exempted House – Small House)	15.6.2018
A/NE-LYT/655 <sup>*3</sup>	Proposed House (New Territories Exempted House – Small House)	15.6.2018
A/NE-LYT/656 <sup>*4</sup>	Proposed House (New Territories Exempted House – Small House)	15.6.2018
A/NE-LYT/657 <sup>*5</sup>	Proposed House (New Territories Exempted House – Small House)	15.6.2018

A/NE-LYT/658 <sup>*6</sup>	Proposed House (New Territories Exempted House – Small House)	15.6.2018
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Remarks:

- <sup>\*1</sup> Previous case of application no. A/NE-LYT/781
- <sup>\*2</sup> Previous case of application no. A/NE-LYT/782
- <sup>\*3</sup> Previous case of application no. A/NE-LYT/783
- <sup>\*4</sup> Previous case of application no. A/NE-LYT/784
- <sup>\*5</sup> Previous case of application no. A/NE-LYT/785
- <sup>\*6</sup> Previous case of application no. A/NE-LYT/786

### Similar Applications

#### **Approved Applications**

<b>Application No.</b>	<b>Uses/ Development</b>	<b>Date of Consideration</b>
A/NE-LYT/257 <sup>*1</sup>	Proposed 5 New Territories Exempted Houses (NTEHs) (Small Houses)	25.4.2003
A/NE-LYT/275 <sup>*1</sup>	Proposed New Territories Exempted House (NTEH) (Small House)	28.5.2004
A/NE-LYT/327 <sup>*2</sup>	Proposed House (New Territories Exempted House (NTEH) - Small House)	28.4.2006
A/NE-LYT/342	Proposed House (New Territories Exempted House (NTEH) - Small House)	3.11.2006
A/NE-LYT/343	Proposed House (New Territories Exempted House (NTEH) - Small House)	3.11.2006
A/NE-LYT/373	Proposed House (New Territories Exempted House - Small House)	9.5.2008
A/NE-LYT/374	Proposed House (New Territories Exempted House - Small House)	23.5.2008
A/NE-LYT/376	Proposed House (New Territories Exempted House (NTEH) - Small House)	6.6.2008
A/NE-LYT/378	Proposed 2 Houses (New Territories Exempted Houses (NTEHs) - Small Houses)	20.6.2008
A/NE-LYT/451	Proposed House (New Territories Exempted House (NTEH) - Small House)	6.1.2012
A/NE-LYT/452	Proposed House (New Territories Exempted House (NTEH) - Small House)	6.1.2012
A/NE-LYT/463 <sup>*3</sup>	Proposed House (New Territories Exempted House - Small House)	15.6.2012
A/NE-LYT/464	Proposed House (New Territories Exempted House - Small House)	15.6.2012

A/NE-LYT/497	Proposed House (New Territories Exempted House - Small House)	8.2.2013
A/NE-LYT/518	Proposed House (New Territories Exempted House - Small House)	22.11.2013
A/NE-LYT/519	Proposed House (New Territories Exempted House - Small House)	22.11.2013
A/NE-LYT/520	Proposed House (New Territories Exempted House - Small House)	22.11.2013
A/NE-LYT/535 <sup>*4</sup>	Proposed House (New Territories Exempted House - Small House)	4.4.2014
A/NE-LYT/536 <sup>*5</sup>	Proposed House (New Territories Exempted House - Small House)	4.4.2014
A/NE-LYT/537 <sup>*6</sup>	Proposed House (New Territories Exempted House - Small House)	4.4.2014
A/NE-LYT/538	Proposed House (New Territories Exempted House - Small House)	25.4.2014
A/NE-LYT/539 <sup>*7</sup>	Proposed House (New Territories Exempted House - Small House)	25.4.2014
A/NE-LYT/540 <sup>*8</sup>	Proposed House (New Territories Exempted House - Small House)	9.5.2014
A/NE-LYT/550 <sup>*2</sup>	Proposed House (New Territories Exempted House (NTEH) - Small House)	17.10.2014
A/NE-LYT/579	Proposed House (New Territories Exempted House - Small House)	6.11.2015
A/NE-LYT/580 <sup>*9</sup>	Proposed House (New Territories Exempted House - Small House)	6.11.2015
A/NE-LYT/581 <sup>*10</sup>	Proposed House (New Territories Exempted House – Small House)	6.11.2015
A/NE-LYT/584	Proposed House (New Territories Exempted House - Small House)	22.1.2016
A/NE-LYT/585	Proposed House (New Territories Exempted House - Small House)	22.1.2016

A/NE-LYT/589	Proposed House (New Territories Exempted House - Small House)	5.2.2016
A/NE-LYT/648	Proposed House (New Territories Exempted House - Small House)	18.5.2018
A/NE-LYT/649	Proposed House (New Territories Exempted House - Small House)	18.5.2018
A/NE-LYT/659 <sup>*4</sup>	Proposed House (New Territories Exempted House - Small House)	15.6.2018
A/NE-LYT/660 <sup>*5</sup>	Proposed House (New Territories Exempted House - Small House)	15.6.2018
A/NE-LYT/661 <sup>*6</sup>	Proposed House (New Territories Exempted House - Small House)	15.6.2018
A/NE-LYT/663 <sup>*7</sup>	Proposed House (New Territories Exempted House - Small House)	15.6.2018
A/NE-LYT/673 <sup>*8</sup>	Proposed House (New Territories Exempted House - Small House)	5.10.2018
A/NE-LYT/675	Proposed House (New Territories Exempted House - Small House)	19.10.2018
A/NE-LYT/676	Proposed House (New Territories Exempted House - Small House)	19.10.2018
A/NE-LYT/709 <sup>*2</sup>	Proposed House (New Territories Exempted House - Small House)	6.9.2019
A/NE-LYT/724 <sup>*3</sup>	Proposed House (New Territories Exempted House - Small House)	15.5.2020
A/NE-LYT/728	Proposed House (New Territories Exempted House - Small House)	1.9.2020
A/NE-LYT/729	Proposed House (New Territories Exempted House - Small House)	1.9.2020
A/NE-LYT/753 <sup>*9</sup>	Proposed House (New Territories Exempted House - Small House)	26.11.2021
A/NE-LYT/758	Proposed House (New Territories Exempted House - Small House)	4.3.2022

A/NE-LYT/759	Proposed House (New Territories Exempted House - Small House)	4.3.2022
A/NE-LYT/765 <sup>*10</sup>	Proposed House (New Territories Exempted House – Small House)	12.8.2022

Remarks

- <sup>\*1</sup>: The application no. A/NE-LYT/257 includes the site of application no. A/NE-LYT/275.
- <sup>\*2</sup>: The application nos. A/NE-LYT/327, A/NE-LYT/550 and A/NE-LYT/709 involve the same site.
- <sup>\*3</sup>: The application nos. A/NE-LYT/463 and A/NE-LYT/724 involve the same site.
- <sup>\*4</sup>: The application nos. A/NE-LYT/535 and A/NE-LYT/659 involve the same site.
- <sup>\*5</sup>: The application nos. A/NE-LYT/536 and A/NE-LYT/660 involve the same site.
- <sup>\*6</sup>: The application nos. A/NE-LYT/537 and A/NE-LYT/661 involve the same site.
- <sup>\*7</sup>: The application nos. A/NE-LYT/539 and A/NE-LYT/663 involve the same site.
- <sup>\*8</sup>: The application nos. A/NE-LYT/540 and A/NE-LYT/673 involve the same site.
- <sup>\*9</sup>: The application nos. A/NE-LYT/580 and A/NE-LYT/753 involve the same site.
- <sup>\*10</sup>: The application nos. A/NE-LYT/581 and A/NE-LYT/765 involve the same site.

**Detailed Comments from Relevant Government Departments**

**1. Land Administration**

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

- (a) the Sites fall within the village ‘environs’ of Ma Mei Ha Leng Tsui & Leng Pei Tsuen;
- (b) the applicants claimed themselves to be the indigenous villagers of Fanling, Fanling Heung. Their eligibilities for Small House grant have yet to be ascertained;
- (c) the Sites are not covered by any Modification of Tenancy/Building Licence;
- (d) the Small House applications under planning application No. A/NE-LYT/781, 783, 784 and 786 were submitted to her office on 15.12.2011 while the other Small House applications under planning application No. A/NE-LYT/782 and 785 were submitted to her office on 11.2.1997 and 17.4.2000 respectively. All the Small House applications have been approved and the Building licences are yet to be executed; and
- (e) there is no “Fung Shui” area at (i) Leng Pei Tsuen and Ma Mei Ha Leng Tsui; and (ii) Ma Mei Ha.

**2. Traffic**

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

- (a) she has reservation on the applications. Such type of developments should be confined within the “Village Type Development” (“V”) zone as far as possible. Although additional traffic generated by the proposed developments is not expected to be significant, such type of developments outside the “V” zone, if permitted, will set an undesirable precedent case for similar applications in the future. The resulting cumulative adverse traffic impact could be substantial;
- (b) notwithstanding the above, each application involves construction of one small house. She considers that the applications can be tolerated unless being rejected on other grounds; and
- (c) the access road leading to the Sites from the Sha Tau Kok Road is not managed by Transport Department.

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

- (a) no comment on the planning applications; and
- (b) the access road adjacent to the Sites is not maintained by HyD.

### **3. Environment**

Comments of the Director of Environmental Protection (DEP):

- (a) in view of the small scale of the proposed developments, the applications are unlikely to cause major pollution; and
- (b) 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 Environmental Protection Department” and are duly certified by an Authorized Person.

### **4. Landscape**

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

- (a) she has no objection to the applications from the landscape planning perspective;
- (b) the Sites are vacant without significant sensitive landscape resources. Having compared the aerial photos between 2018 and 2022, no significant change on the surrounding landscape character is observed. In comparison with the approved schemes in No. A/NE-LYT/529 to 534 and 653 to 658, there is no significant change on the development layout. Significant adverse impact on the existing landscape character and the landscape resources within the sites arising from the proposed use is not anticipated.
- (c) should these applications be approved by the Board, a condition on the implementation of the accepted Landscape Proposal is recommended.

### **5. Drainage**

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

- (a) she has no objection to the applications from the public drainage viewpoint;
- (b) should the applications be approved, a condition should be included to request the applicants to implement a drainage proposal for each site to ensure that it will not cause adverse drainage impact on the adjacent area;
- (c) the Sites are within an area where connection to existing public sewerage network is available in the vicinity. Should the applicants choose to connect their proposed sewerage system to DSD’s networks, they should furnish DSD with their connection proposals for agreement. After obtaining DSD’s agreement, the applicants shall submit a duly completed Form HBP1 with a cross cheque covering the technical audit fee and a plan showing the details of the proposed connection works to CE/MN, DSD for formal application for the required connection. Upon acceptance of the connection application, the applicants shall carry out the proposed connection works in accordance with DSD Standard Drawings at the resources of the applicant. EPD should be consulted regarding the sewage treatment/disposal facilities for the proposed development.



## **6. Nature Conservation and Agriculture**

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

- (a) the applications are not supported from agricultural perspective as the Sites possess potential for agricultural rehabilitation; and.
- (b) the Sites fall within the “AGR” zone and is abandoned. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The Sites can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc.

## **7. Fire Safety**

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

- (a) he has no in-principle objection to the applications provided that the applications would not encroach on any existing Emergency Vehicular Access (EVA) or planned EVA under applications in accordance with LandsD’s record; and
- (b) the applicants are reminded to observe ‘New Territories Exempted Houses – A Guide to Fire Safety Requirements’ published by LandsD. Detailed fire safety requirements will be formulated upon receipt of formal application referred by LandsD.

## **8. District Officer’s Comments**

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

- she has consulted the locals regarding the applications. The Chairman, 1<sup>st</sup> Vice-chairman and Vice-chairman of Fanling District Rural Committee object to the applications with views that the proposed developments would induce adverse traffic, environmental and drainage/sewage impacts on the surroundings. The Residents Representative of Leng Tsui also objects to the applications while the Chairman of Lung Shan Area Committee has no comment and the incumbent North District Councilor of N18 Constituency and the Indigenous Inhabitant Representative of Leng Tsui have not replied HAD.

## **9. Demand and Supply of Small House Sites**

According to DLO/N’s records, the total number of outstanding Small House applications for Ma Mei Ha Leng Tsui and Leng Pei Tsuen is 49 while the 10-year Small House demand forecast for the same village is 132. According to the latest estimate by PlanD, about 0.67 ha (equivalent to 26 Small House sites) of land are available within the “V” zones of Ma Mei Ha and Leng Tsui Leng Pei Tsuen for Small House development. There is insufficient land in the “V” zones of Ma Mei Ha Leng Tsui and Leng Pei Tsuen village cluster to meet the demand of land for Small House development (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

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有關的規劃申請編號 The application no. to which the comment relates  
A/NE-LYT/781

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

無意見

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

簽署 Signature



日期 Date

222 NOV 81

18 NOV 2022

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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By Fax : 2877 0245 or 2522 8426

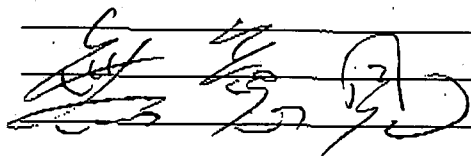
By e-mail : tpbpd@pland.gov.hk

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

A/NE-LYT/782

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

簽署 Signature



日期 Date

18 NOV 2022

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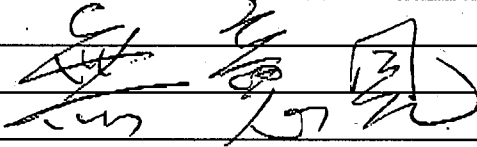
By e-mail : tpbpd@pland.gov.hk

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

A/NE-LYT/783

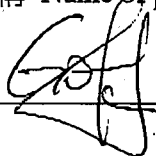
意見詳情 (如有需要，請另頁說明)

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

簽署 Signature



日期 Date

18 NOV 2022

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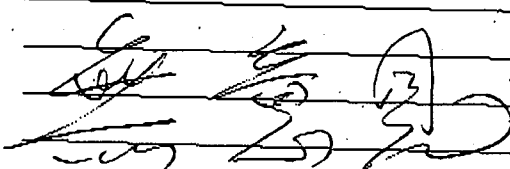
By e-mail : tpbpd@pland.gov.hk

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

A/NE-LYT/784

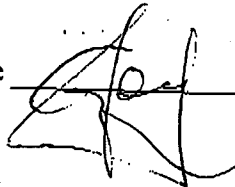
意見詳情 (如有需要，請另頁說明)

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

簽署 Signature



日期 Date

18 NOV 2022

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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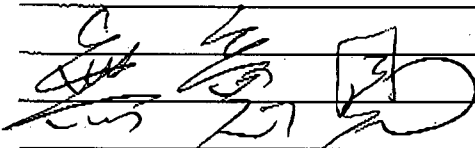
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有關的規劃申請編號 The application no. to which the comment relates

A/NE-LYT/785

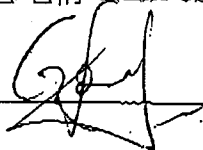
意見詳情 (如有需要，請另頁說明)

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

簽署 Signature



日期 Date

16 NOV 2022

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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By Fax : 2877 0245 or 2522 8426

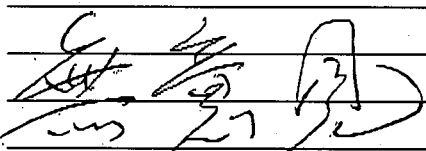
By e-mail : tpbpd@pland.gov.hk

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

A/NE-LYT/786

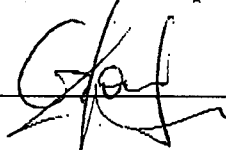
意見詳情 (如有需要，請另頁說明)

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

簽署 Signature



日期 Date

18 NOV 2022

2

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

221121-170956-17007

提交限期

Deadline for submission:

02/12/2022

提交日期及時間

Date and time of submission:

21/11/2022 17:09:56

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-LYT/781

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

反對，住屋過於密集，引至附近交通阻塞，環境污染，增加引發火警危機，影響村民安全、生活質數及生態環境。



2

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

221121-171034-40878

提交限期

Deadline for submission:

02/12/2022

提交日期及時間

Date and time of submission:

21/11/2022 17:10:34

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-LYT/782

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

反對，住屋過於密集，引至附近交通阻塞，環境污染，增加引發火警危機，影響村民安全、生活質數及生態環境。

2

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

221121-171113-83222

**提交限期****Deadline for submission:**

02/12/2022

**提交日期及時間****Date and time of submission:**

21/11/2022 17:11:13

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

A/NE-LYT/783

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

先生 Mr. Lam Ka Hing

**意見詳情****Details of the Comment :**

反對，住屋過於密集，引至附近交通阻塞，環境污染，增加引發火警危機，影響村民安全、生活質數及生態環境。

2

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

221121-171146-46695

提交限期

Deadline for submission:

02/12/2022

提交日期及時間

Date and time of submission:

21/11/2022 17:11:46

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-LYT/784

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

反對，住屋過於密集，引至附近交通阻塞，環境污染，增加引發火警危機，影響村民安全、生活質數及生態環境。

2

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

221121-171223-19518

**提交限期****Deadline for submission:**

02/12/2022

**提交日期及時間****Date and time of submission:**

21/11/2022 17:12:23

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

A/NE-LYT/785

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

先生 Mr. Lam Ka Hing

**意見詳情****Details of the Comment :**

反對，住屋過於密集，引至附近交通阻塞，環境污染，增加引發火警危機，影響村民安全、生活質數及生態環境。

2

## 就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

221121-171343-98731

提交限期

Deadline for submission:

02/12/2022

提交日期及時間

Date and time of submission:

21/11/2022 17:13:43

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-LYT/786

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

反對，住屋過於密集，引至附近交通阻塞，環境污染，增加引發火警危機，影響村民安全、生活質數及生態環境。

3

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角濟華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

P. 7/18

**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/781****意見詳情 (如有需要，請另頁說明)****Details of the Comment (use separate sheet if necessary)**

請看附頁反對資料

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

簽署 Signature



日期 Date

29.11.2022

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

3, Luen Fat Street, Luen Wo Market, Fanling, N.T., Hong Kong 香港新界粉嶺聯和墟聯發街三號

電話/Tel:(852) 26755277 圖文傳真/ Fax:(852) 26699687

8-8/18

敬啟者：

貴處檔號：TPB/A/NE-LYT/781

新界粉嶺嶺咀村丈量約份第76約地段第1823號B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/781)

本會頃接該區村民對上述申請提出 反對 意見，其理由是：

- 1) 申請人非丁(不是原居民)。
- 2) 周邊渠務問題出現水浸，日後將會更嚴重，堆積污水引致蚊患，村民飽受蚊患之苦。
- 3) 村路狹窄，車輛增多後，道路阻塞，極為滋擾村民出入問題，

懇請 貴處考慮整體環境，理解村民之憂慮，慎重處理上述申請，  
敬祈亮鑒，至感德便！

此致

規劃署沙田、大埔  
及北區規劃專員

粉嶺區鄉事委員會

主席

首副主席

副主席



(李國鳳)

(劉永安)

(李廣明)

敬上

2022年11月29日

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

3, Luen Fat Street, Luen Wo Market, Fanling, N.T., Hong Kong 香港新界粉嶺聯和墟聯發街三號

電話/Tel:(852) 26755277 圖文傳真/ Fax:(852) 26699687

P.10/18

敬啟者：

貴處檔號：TPB/A/NE-LYT/782

新界粉嶺嶺咀村丈量約份第76約地段第1823號C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/782)

本會頃接該區村民對上述申請提出 反對 意見，其理由是：

- 1) 申請人是非丁(不是原居民)。
- 2) 周邊渠務問題出現水浸，日後將會更嚴重，堆積污水引致蚊患，村民飽受蚊患之苦。
- 3) 村路狹窄，車輛增多後，道路阻塞，極為滋擾村民出入問題，

懇請 貴處考慮整體環境，理解村民之憂慮，慎重處理上述申請，  
敬祈亮鑒，至感德便！

此致

規劃署沙田、大埔  
及北區規劃專員

粉嶺區鄉事委員會


主席

首副主席

副主席



(李國鳳)



(劉永安)



(李廣明)



敬上

2022年11月29日





## 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 香港新界粉嶺聯和墟聯發街三號

電話/Tel:(852) 26755277 圖文傳真/ Fax:(852) 26699687

P-12/18

敬啟者：

貴處檔號：TPB/A/NE-LYT/783

新界粉嶺嶺咀村丈量約份第76約地段第1823號D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/783)

本會頃接該區村民對上述申請提出 反對 意見，其理由是：

- 1) 申請人非丁(不是原居民)。
- 2) 周邊渠務問題出現水浸，日後將會更嚴重，堆積污水引致蚊患，村民飽受蚊患之苦。
- 3) 村路狹窄，車輛增多後，道路阻塞，極為滋擾村民出入問題，

懇請 貴處考慮整體環境，理解村民之憂慮，慎重處理上述申請，  
敬祈亮鑒，至感德便！

此致

規劃署沙田、大埔  
及北區規劃專員

粉嶺區鄉事委員會

主席

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(李國鳳)

(劉永安)

(李廣明)

敬上

2022年11月29日

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

3, Luen Fat Street, Luen Wo Market, Fanling, N.T., Hong Kong 香港新界粉嶺聯和墟聯發街三號

電話/Tel: (852) 26755277 圖文傳真/ Fax: (852) 26699687

P.14/18

敬啟者：

貴處檔號：TPB/A/NE-LYT/784

新界粉嶺嶺咀村丈量約份第76約地段第1823號E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/784)

本會頃接該區村民對上述申請提出 反對 意見，其理由是：

- 1) 申請人是否丁(不是原居民)。
- 2) 周邊渠務問題出現水浸，日後將會更嚴重，堆積污水引致蚊患，村民飽受蚊患之苦。
- 3) 村路狹窄，車輛增多後，道路阻塞，極為滋擾村民出入問題，

懇請 貴處考慮整體環境，理解村民之憂慮，慎重處理上述申請，  
敬祈亮鑒，至感德便！

此致

規劃署沙田、大埔  
及北區規劃專員

粉嶺區鄉事委員會

主席

首副主席

副主席



(李國鳳)

(劉永安)

(李廣明)

敬上

2022年11月29日

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

3, Luen Fat Street, Luen Wo Market, Fanling, N.T., Hong Kong 香港新界粉嶺聯和墟聯發街三號

電話/Tel: (852) 26755277 圖文傳真/ Fax: (852) 26699687

P-16/18

敬啟者：

貴處檔號：TPB/A/NE-LYT/785

新界粉嶺嶺咀村丈量約份第76約地段第1823號F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/785)

本會頃接該區村民對上述申請提出 反對 意見，其理由是：

- 1) 申請人是非丁(不是原居民)。
- 2) 周邊渠務問題出現水浸，日後將會更嚴重，堆積污水引致蚊患，村民飽受蚊患之苦。
- 3) 村路狹窄，車輛增多後，道路阻塞，極為滋擾村民出入問題，

懇請 貴處考慮整體環境，理解村民之憂慮，慎重處理上述申請，  
敬祈亮鑒，至感德便！

此致

規劃署沙田、大埔  
及北區規劃專員

粉嶺區鄉事委員會

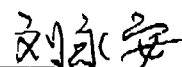
主席

首副主席

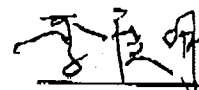
副主席



(李國鳳)



(劉永安)



(李廣明)



敬上

2022年11月29日

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

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

p. 18/18

敬啟者：

貴處檔號：TPB/A/NE-LYT/786

新界粉嶺嶺咀村丈量約份第76約地段第1823號G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/786)

本會頃接該區村民對上述申請提出 反對 意見，其理由是：

- 1) 申請人非丁(不是原居民)。
- 2) 周邊渠務問題出現水浸，日後將會更嚴重，堆積污水引致蚊患，村民飽受蚊患之苦。
- 3) 村路狹窄，車輛增多後，道路阻塞，極為滋擾村民出入問題，

懇請 貴處考慮整體環境，理解村民之憂慮，慎重處理上述申請，  
敬祈亮鑒，至感德便！

此致

規劃署沙田、大埔  
及北區規劃專員

粉嶺區鄉事委員會

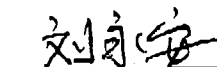
主席

首副主席

副主席



(李國鳳)



(劉永安)



(李廣明)



敬上

2022年11月29日

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



**A/NE-LYT/779 / 780 / 781 / 782 / 783 / 784 / 785 / 786 DD 76 Leng Tsui Tsuen**  
01/12/2022 03:12

From: [REDACTED]  
To: tpbpd <tpbpd@pland.gov.hk>  
File Ref:

A/NE-LYT/779 / 780 / 781 / 782 / 783 / 784 / 785 / 786

Lot in D.D. 76, Leng Tsui Tsuen, Fanling

Lot 1773 S.B ss.2 : About 161.8sq.m

Lot 1773 S.B ss.4 : About 151.1sq.m

Lot 1823 S.B : About 119.4sq.m

Lot 1823 S.C : About 213.7sq.m

Lot 1823 S.D : About 205.8sq.m

Lot 1823 S.E : About 193.7sq.m

Lot 1823 S.F : About 197.4sq.m

Lot 1823 S.G : About 191.8sq.m

Zoning: "Agriculture"

Applied development : 8 Villas masquerading as NET Houses

Dear TPB Members,

Another villa development.

Once again I must object to a lack of essential information with regard to Applicant(s).

Is this a company or individual?

The applications are for 8 houses. Are the applicants bona fide village residents?

I urge TPB members to ask for proof that the applicants are indeed residents and that they intend to live in the houses.

I would remind members to familiarize themselves with the facts of the JR Judicial Review

Koon Ping Leung v. The Director of Lands [2012] 2 HKC 329

The judge ruled that the Small House Policy was an administrative measure that provided land on certain conditions to those who had no land so that they could exercise the right. Those with residence outside the territory do not qualify under the policy.

The haphazard construction of small houses with no access basic amenities must be discouraged.

- Transactions of land lots related to the captioned applications, the coordinated nature of the applications, the well-known history and well-advertised activities of local developers, and other relevant information are sufficient grounds to suspect that misrepresentations may have been made to the Director of Lands and to the Town Planning Board as to the intention of the owners of the land and the owners of the “ding” rights regarding the use of the house and the beneficial interests.
- It appears that it would be reasonable to suspect that the applications are misrepresentations to Government and the Board, and that the small house applicants have no intention to build for themselves. If the Town Planning Board is reasonable and rational, it should ask for further information and clarifications.
- Such unlawful schemes (misrepresenting the intention to build for oneself) are common and there is a high risk that the Town Planning Board could be aiding and abetting a scheme which in whole or in part could be unlawful or unauthorized under the small house policy and associated regulations.
- In case the Town Planning Board is not aware of the risks of involvement in such unlawful but common schemes, the Board should make enquiries with the Department of Justice and the ICAC on the risk of involvement in conspiracies to defraud and misrepresentations by the applicants as there could well be adequate grounds for a healthy suspicion and for a thorough investigation.
- In fact, the methods and instruments involved in schemes whereby indigenous villagers were recruited to act as “front men” to enable the land owners to develop small houses on their land are well known, including how land is carved into sections and assigned, from evidence discovered during many Court Cases. The Board may not have the investigative powers itself, but it can’t pretend to be blind and must make comprehensive enquiries and themselves consider the information discovered.
- It is a duty of the Town Planning Board to ensure it is not aiding and abetting unlawful schemes. It must first make sure that it has full knowledge of the background of the applications by verifying that the Lands Department undertook extensive investigations, including by soliciting the help from other agencies including the Immigration Department, Police and ICAC directly by the Board or by making sure the Lands Department has done so, including but not limited to the following information:
  1. Were the captioned applications to the Town Planning Board fully coordinated

- and submitted as a whole by the same agent?
2. Who owns and has owned the land, and for what values was the land exchanged?
  3. Which companies have been involved in the transactions and financing, where were they located and who are/were the directors?
  4. Do the applicants ordinarily reside in Hong Kong according to entry and exit information from the Immigration Department?
  5. And so forth.
- Having considered the above information, the Board should ensure it is fully satisfied that it would be unreasonable to suspect that the applications are misrepresentations to Government and the Board, and that the small house applicants are indeed applying for permission to build for themselves. If it can't be fully satisfied it should ask for further information and clarifications, or reject the captioned applications.

Septic tanks – some mention this archaic facility, others do not. The board has already discussed this issue and agree with recommendation of Audit Commission that they be phased out.

Mary Mulvihill

**Recommended Advisory Clauses**

- (a) to note the comments of Director of Fire Services that the applicants should observe ‘New Territories Exempted Houses – A Guide to Fire Safety Requirements’ published by the Lands Department (LandsD). Detailed fire safety requirements will be formulated upon receipt of formal application referred by LandsD;
- (b) to note the comments of the Director of Environmental Protection 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 Environmental Protection Department” and are duly certified by an Authorized Person;
- (c) to note the following comments of the Chief Engineer/Mainland North, Drainage Services Department that:
  - (i) surface channel with grating covers should be provided along the sites boundary;
  - (ii) a drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert level, gradient, general sections, etc.) of the proposed drain/surface channel, catchpits and the discharge structure shall be provided;
  - (iii) the cover levels of proposed channels should be flush with the existing adjoining ground level;
  - (iv) a catchpit with covers should be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers shall be provided;
  - (v) catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided;
  - (vi) the applicants should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Sites. They should also ensure that the flow from each application site will not overload the existing drainage system;
  - (vii) the applicants are reminded that where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the sites to be intercepted by the drainage system of the sites with details to be agreed by Drainage Services Department, unless justified not necessary;
  - (viii) the proposed drainage works, whether within or outside the sites boundary, should be constructed and maintained properly by the applicants and rectify the system if it is found to be inadequate or ineffective during operation.at their own expense;
  - (ix) the applicants are reminded that all existing flow paths as well as the run-off falling onto and passing through the sites should be intercepted and disposed of via proper discharge points. The applicants shall also ensure that no works, including any site formation works,



shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the subject sites any time during or after the works;

- (x) for works to be undertaken outside the lots boundary, the applicants should obtain prior consent and agreement from District Lands Officer/North, Lands Department and/or relevant private lot owners;
  - (xi) the applicants should make good all the adjacent affected areas upon the completion of the drainage works;
  - (xii) the applicants shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works;
  - (xiii) the applicants and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on Government Land when so required; and
  - (xiv) photos should be submitted clearly showing the current conditions of the area around the sites, the existing drainage/flowpaths around the sites, the proposed drainage from the sites to the downstream existing watercourse and the existing watercourse at about 20m intervals. The locations of the camera and the direction of each photo should also be indicated on a plan; and
- (d) to note that the permissions are only given to the developments under applications. If provision of an access road is required for the proposed developments, the applicants 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 permissions from the Town Planning Board where required before carrying out the road works.