

2022年11月14日
此文件在
收到。城市規劃委員會
只會在此時所有
申請的日期。
14 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

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

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

2202821

4/11

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-LY7/787
	Date Received 收到日期	14 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)

①, 彭志堂 (PANG, CHITONG) ②, 彭博露 (PANG, EDWARD POKJIM)
③, 彭敬賢 (PANG, KAI YIN JAKE) ④, 彭國豪 (PANG, KWOK HO)

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)

陳偉文 (CHAN, WAI MAN)

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)	①, DD76, Lot 1602A ②, DD76, Lot 1602B ③, DD76, Lot 1602C ④, DD76, Lot 1602D 粉嶺簡頭村
(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 460.5 m ² sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 780.36 m ² 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	空置土地及空置石屋(將會清拆)

(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)
(如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☒ is the sole "current land owner"[#] (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」[#] (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"[#] (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」[#] (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

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

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

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

- ☐ has notified “current land owner(s)”[#]
已通知 名「現行土地擁有人」[#]。

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

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

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

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

- ☐ sent request for consent to the “current land owner(s)” on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Development Proposal 擬議發展計劃			
(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	①彭志堂 (PANG, CHI TONG) ②彭博雲 (PANG, EDWARD POK YIN) ③彭啟賢 (PANG, KAI YIN JAKE) ④彭國豪 (PANG, KWOK 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 粉嶺圍		
(c) Proposed gross floor area 擬議總樓面面積	780.36 m ² sq.m 平方米 <input type="checkbox"/> About 約		
(d) Proposed number of house(s) 擬議房屋幢數	4	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 (Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable) (請在圖則上顯示, 並註明車位總數, 以及每個車位的長度和寬度及/或化糞池的位置 (如適用))		
(g) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 No 否	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input checked="" type="checkbox"/>	
(h) Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁至公共污水渠?	Yes 是 <input type="checkbox"/> No 否 <input checked="" type="checkbox"/>	(Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線) (Please indicate on plan the location of the proposed septic tank. 請用圖則顯示化糞池的位置)	

7. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?</p>	<p>Yes 是 <input 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 type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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 type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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 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 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 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 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 type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input 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。

申請人是新界粉嶺原居民，現時已在北區地政處申請輪候多年尚未批准興建小型屋宇，經北區地政處職員告知，由於受疫情影響，還需等待批准興建小型屋宇，故申請人未能在 貴會有效期內展開工程。

申請人獲得 貴會批准的規劃許可期限即將到期(16.1.2023)，該檔案號碼為：TPB/A/NE-LYT/557，因此，申請人現時需要重新向 貴會申請批准興建小型屋宇，希望 貴會體諒申請人已經在北區地政處輪候多年，現時又受疫情拖延政府部門工作，懇請 貴會可以按照原先條件批准申請人興建小型屋宇。


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


.....
陳偉文

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

4.11.2022 (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	粉嶺簡頭村 ①DDT6、Lot1602A, ②DDT6、Lot1602B ③DDT6、Lot1602C, ④DDT6、Lot1602D	
Site area 地盤面積	460.5 m ² (includes Government land of 包括政府土地	sq. m 平方米 □ About 約 sq. m 平方米 □ About 約)
Plan 圖則	S/NE-LYT/18	
Zoning 地帶	AGR	
Applied use/ development 申請用途/發展	New Territories Exempted House 新界豁免管制屋宇 <input checked="" type="checkbox"/> Small House 小型屋宇	
(i) Proposed Gross floor area 擬議總樓面面積	sq.m 平方米 □ About 約 780.36 m ²	
(ii) Proposed No. of house(s) 擬議房屋幢數	4	
(iii) Proposed building height/No. of storeys 建築物高度/層數	8.23 高 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

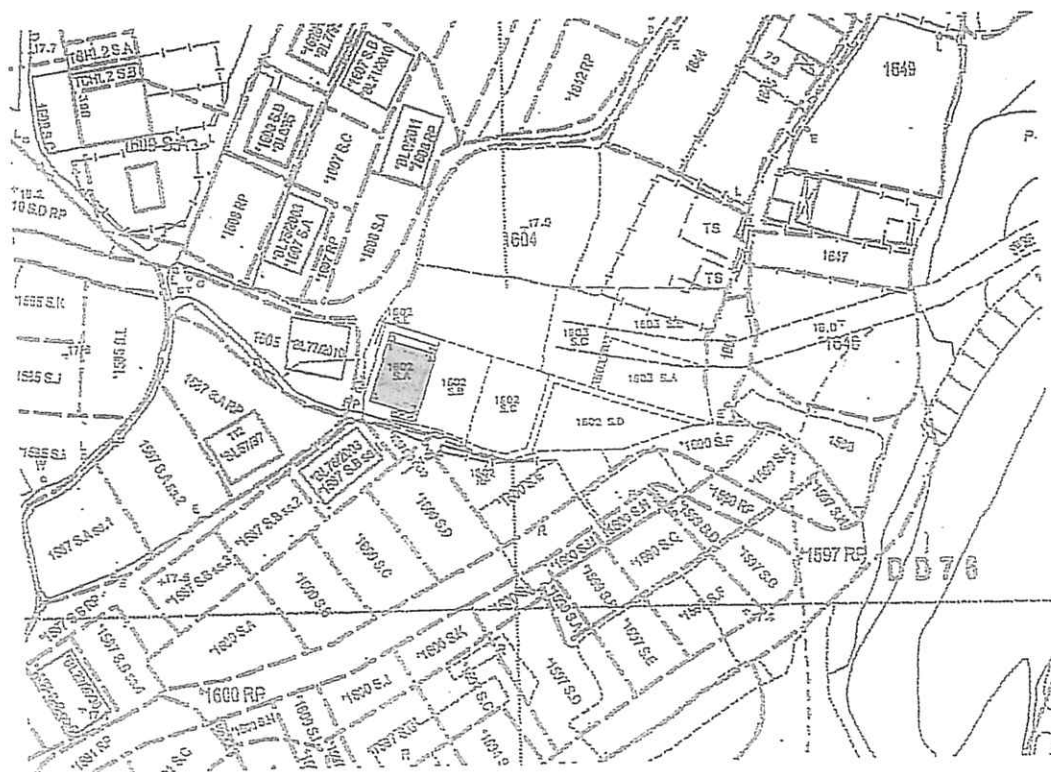
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<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。

Dimension Plan of the Proposed Small House on
Lot 1602 S.A in D.D. 76
Kan Tau Tsuen, North



Balcony
 Coloured Pink Area 65.03 Square Metres (About)
 Septic Tank (3.6m x 1.2m)

Scale 1 : 1000

Side	Bearing ° ' "	Distance in Metres	Pt	Co-ordinate Data (1980 Datum)		Remarks
				N	E	
1-2	108 40 55	7.112	1	841640.263	835982.305	
2-3	198 40 55	9.144	2	841637.985	835989.042	
3-4	288 40 55	7.112	3	841629.323	835986.113	
4-1	18 40 55	9.144	4	841631.601	835979.376	
Co-ordinates of the balcony						
5-6	108 40 55	7.112	5	841641.419	835982.696	
6-2	198 40 55	1.220	6	841639.141	835989.433	
2-1	288 40 55	7.112	2	841637.985	835989.042	
1-5	18 40 55	1.220	1	841640.263	835982.305	



T.H. & ASSOCIATES LIMITED
(陳德慶測量有限公司)

Approved By

T.H.CHAN (ALS, MHKIS, MRICS, RPS(LS))

Authorized Land Surveyor

Date: 11 - 12 - 2013

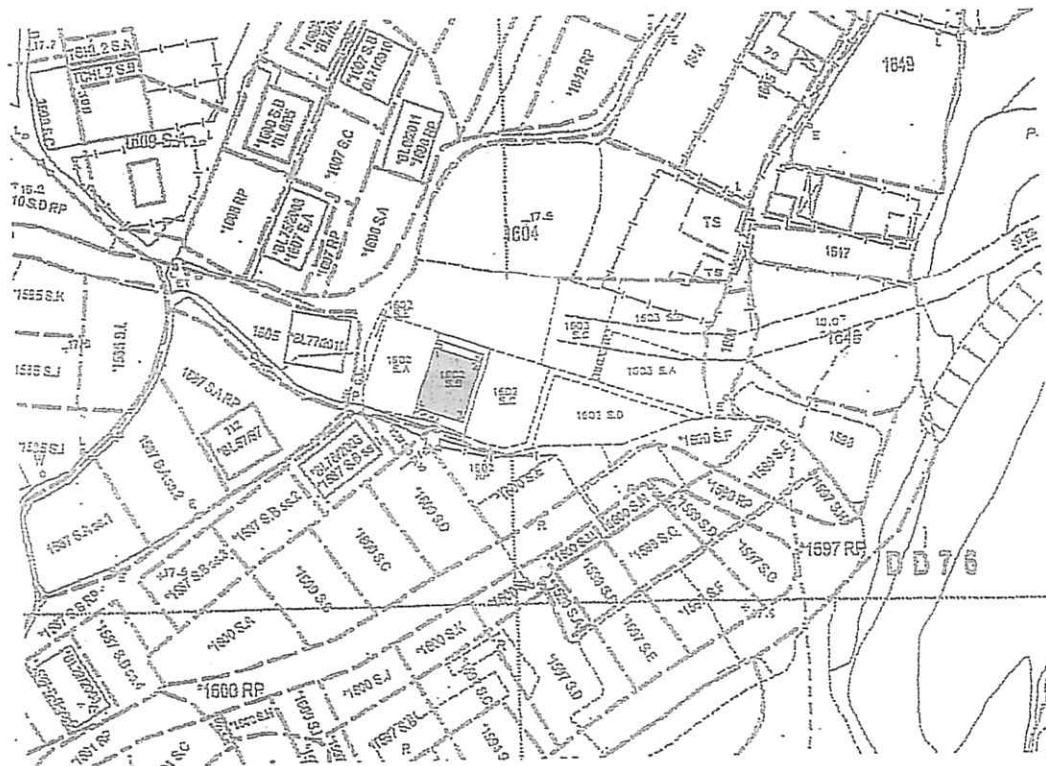
Tel: 26577726 Fax: 26588757 e-mail: thchan_survey@yahoo.com

Survey Sheet No: 3-SW-4B/5A

Adopted Plan No: SRP/DN/008/0391/D1

PLAN No : DN/76/1602A-SH

**Dimension Plan of the Proposed Small House on
Lot 1602 S.B in D.D. 76
Kan Tau Tsuen, North**



 Balcony Coloured Pink Area 65.03 Square Metres (About)
 Septic Tank (3.6m x 1.2m) Scale 1 : 1000

Side	Bearing ° ' "	Distance in Metres	Pt	Co-ordinate Data (1980 Datum)		Remarks
				N	E	
1 - 2	108 40 55	7.112	1	841637.985	835989.042	
2 - 3	198 40 55	9.144	2	841635.707	835995.779	
3 - 4	288 40 55	7.112	3	841627.045	835992.850	
4 - 1	18 40 55	9.144	4	841629.323	835986.113	
Co-ordinates of the balcony						
5 - 6	108 40 55	7.112	5	841639.141	835989.433	
6 - 2	198 40 55	1.220	6	841636.863	835996.170	
2 - 1	288 40 55	7.112	2	841635.707	835995.779	
1 - 5	18 40 55	1.220	1	841637.985	835989.042	



T.H. & ASSOCIATES LIMITED
(陳德慶測量有限公司)

Approved By

T.H.CHAN (ALS, MHKIS, MRICS, RPS(LS))

Authorized Land Surveyor

Date : 11 - 12 - 2013

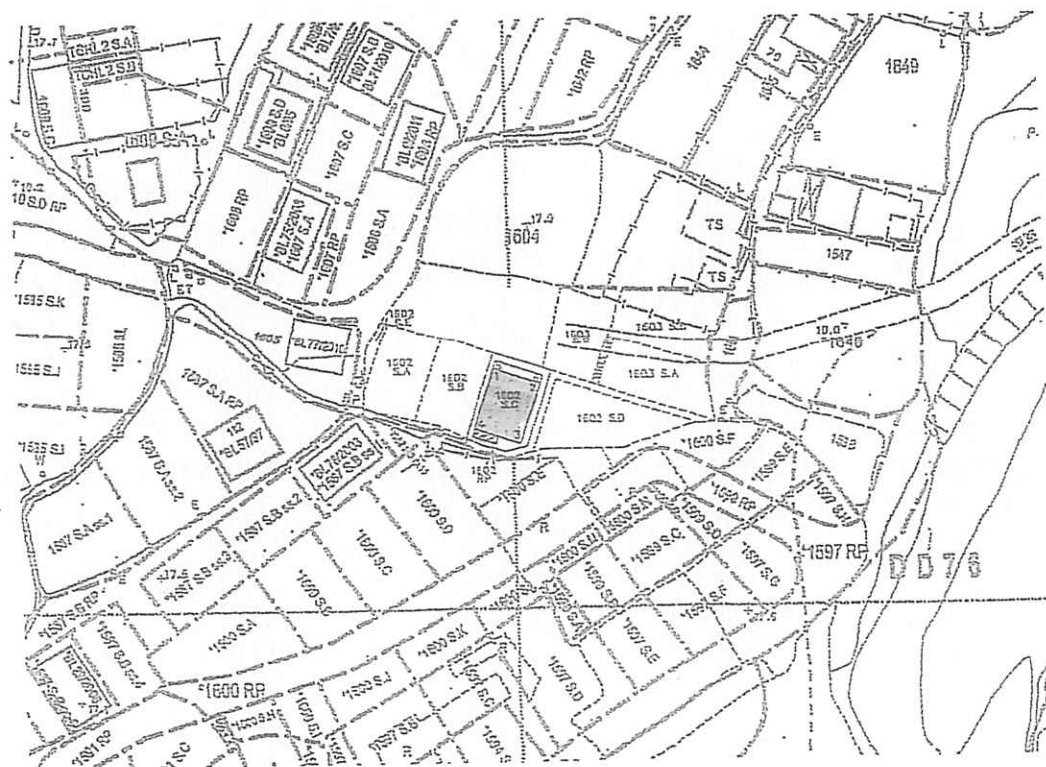
Tel: 26577726 Fax: 26588757 e-mail: thchan_survey@yahoo.com



Survey Sheet No: 3-SW-4B/5A

Adopted Plan No: SRP/DN/008/0391/D1

PLAN No : DN/76/1602B-SH

Dimension Plan of the Proposed Small House on Lot 1602 S.C in D.D. 76 Kan Tau Tsuen, North



 Balcony
 Septic Tank (3.6m x 1.2m)
 Coloured Pink Area 65.03 Square Metres (About)
 Scale 1 : 1000

Side	Bearing o ' "	Distance in Metres	Pt	Co-ordinate Data (1980 Datum)		Remarks
				N	E	
1 - 2	108 40 55	7.112	1	841635.227	835997.200	
2 - 3	198 40 55	9.144	2	841632.949	836003.938	
3 - 4	288 40 55	7.112	3	841624.286	836001.009	
4 - 1	18 40 55	9.144	4	841626.564	835994.271	
Co-ordinates of the balcony						
1 - 5	108 40 55	7.112	5	841636.382	835997.591	
5 - 2	198 40 55	1.220	6	841634.104	836004.328	
2 - 1	288 40 55	7.112	2	841632.949	836003.938	
1 - 1	18 40 55	1.220	1	841635.227	835997.200	



T.H. & ASSOCIATES LIMITED

(陳德慶測量有限公司)

Approved By

T.H.CHAN (ALS, MHKIS, MRICS, RPS(LS))

Authorized Land Surveyor

Date: 11 - 12 - 2013

Tel: 26577726 Fax: 26588757 e-mail: thchan_survey@yahoo.com

Survey Sheet No: 3-SW-4B/5A

Adopted Plan No: SRP/DN/008/0391/D1

PLAN No : DN/76/1602C-SH

擬建小型屋宇位置圖

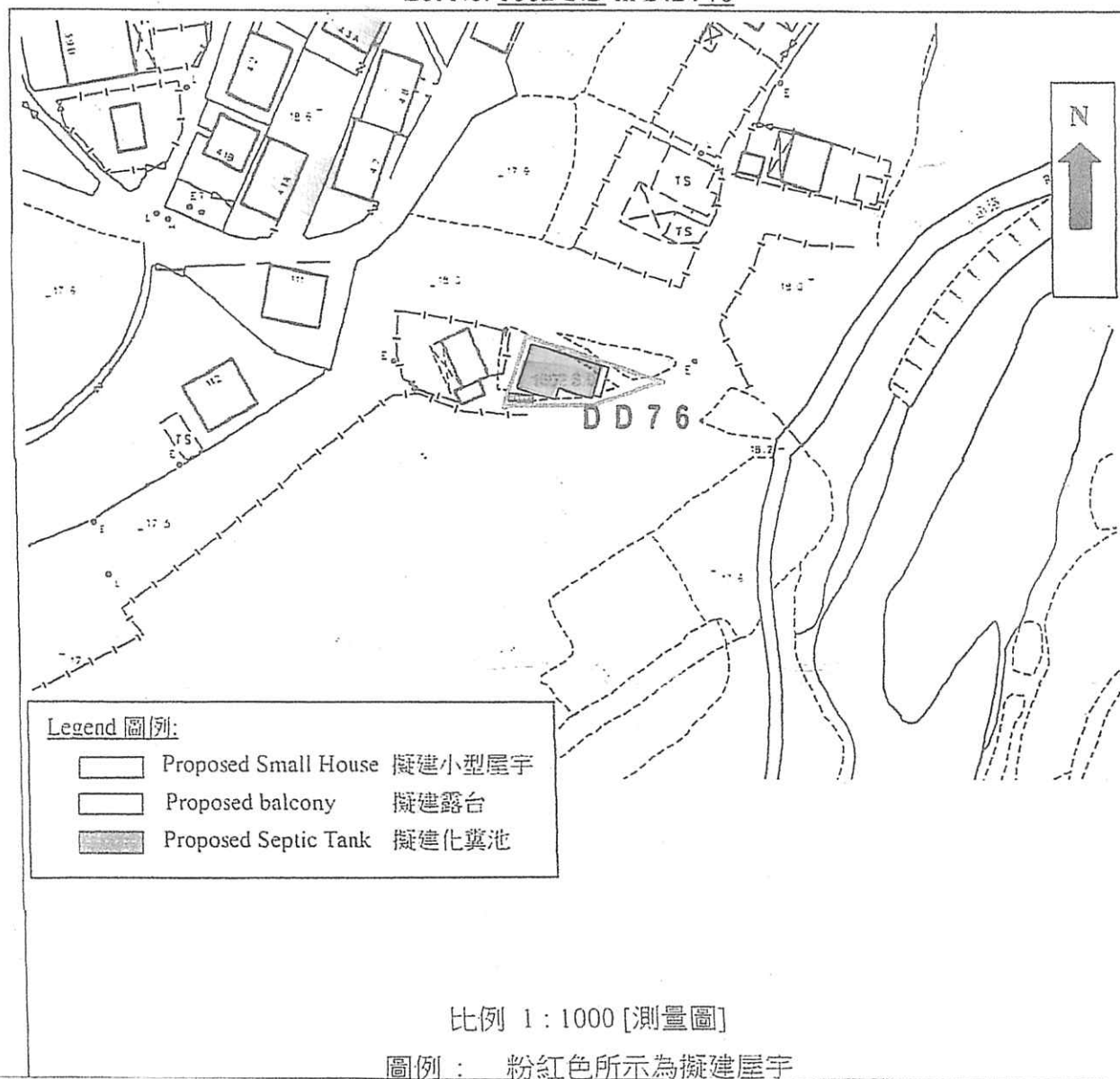
新界粉嶺鄉簡頭村內

丈量約份第 76 約地段第 1602 號 D 分段

Plan of a proposed site for the building of a small house

in Kan Tau Tsuen, Fanling Heung, New Territories

Lot No. 1602 S.D in D.D. 76



☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



To: Markie Wing Leuk AU/PLAND/HKSARG@PLAND
Cc:
Bcc:
Subject: applicaiton form and FI (email attached)
File Ref:
From: Carman Chui Ying CHEUNG/PLAND/HKSARG - Friday 16/12/2022 10:19

From: [REDACTED]
To: "ccycheung@pland.gov.hk" <ccycheung@pland.gov.hk>
Date: 13/12/2022 11:37
Subject: Re: Application No. A/NE-LYT/787 Proposed Four Small Houses in AGR zone

張小姐：

本人現提交以下補充文件：

1) 在TPB/A/NE -LYT/557下，有關賠樹、美化環境報告

2) 2021年11月3日規劃署接受建議信函

本人會將TPB/A/NE-LYT/557於2021年11月3日規劃署接受有關之賠樹、美化環境報告套用在TPB/A/NE-LYT/787上。

如有任何查詢，請聯絡 [REDACTED]，電話：[REDACTED]。

謝謝

Sent from Mail for Windows

From: [REDACTED]
Sent: Monday, December 12, 2022 12:28:52 PM
To: ccycheung@pland.gov.hk <ccycheung@pland.gov.hk>
Subject: Re: Fw: Application No. A/NE-LYT/787 Proposed Four Small Houses in AGR zone

張小姐：

本人現提交以下補充文件：

1) 在TPB/A/NE -LYT/557下，有關賠樹、美化環境報告

2) 2021/11/03規劃署接受建議信函

如有任何查詢，請聯絡 [REDACTED]，電話：[REDACTED]。

謝謝

ccycheung@pland.gov.hk 於 2022年12月9日 17:55 寫道：

Dear Mr Chan/ Irene,

As discussed with you just now, please find the comments from Urban Design & Landscape Section, Planning Department regarding the captioned application as below:

The applicant has proposed to plant new trees for the loss of *Litchi chinensis* 荔枝

沙田,大埔及北區規劃處
新界沙田上禾輦路1號
沙田政府合署13樓
規劃署.
規劃署署長台照

貴署檔號: TPB/A/NE-LYT/557

擬在劃為(農業)地帶的粉嶺簡頭村丈量約份
第76約地段第1602S.A, 1602S.B, 1602S.C 及 1602S.D 分段
興建四幢屋宇(新界豁免管制屋宇 - 小型屋宇)
(履行規劃申請編號: TPB/A/NE-LYT/557 的規劃許可附帶條件(c) 項)

敬啟者:

貴署 2021 年 10 月 11 日來函收悉。

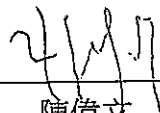
由於近幾年來香港不停有多個台風的吹襲,原在本地段上的荔枝樹也受到台風的牽連而受到損壞,本人提議在 DD76 Lot 1602S.D 地段上補加種植一棵龍柏(Juniperus chinensis “Kaizuca”)取代荔枝樹,敬請貴署接納及體諒。

每棵龍柏(Juniperus Chinensis “Kaizuca”)會種植在地下泥土上,周圍有不少於 1m x 1m 的固定花槽圍繞,而種植在泥土下 1.2m 深,每棵龍柏(Juniperus chinensis “Kaizuca”),的高度不少於 2m,樹幹不少於 25mm.

現再次提交有關上述地段的美化環境建議予貴署審閱(見附圖一式三份).
敬請貴署審閱及接納, 不便之處,敬請見諒, 謝謝垂注。

此致
規劃署署長台照

連附圖: 美化環境建議圖一式三份


陳偉文

C.C.地政處檔案號: DLONR 136/SHL/14-(DD 76 Lot 1602S.A)
DLONR 137/SHL/14-(DD76 Lot 1602S.B)
DLONR 138/SHL/14-(DD76 Lot 1602S.C)
DLONR 139/SHL/14- (DD76 Lot 1602S.D)

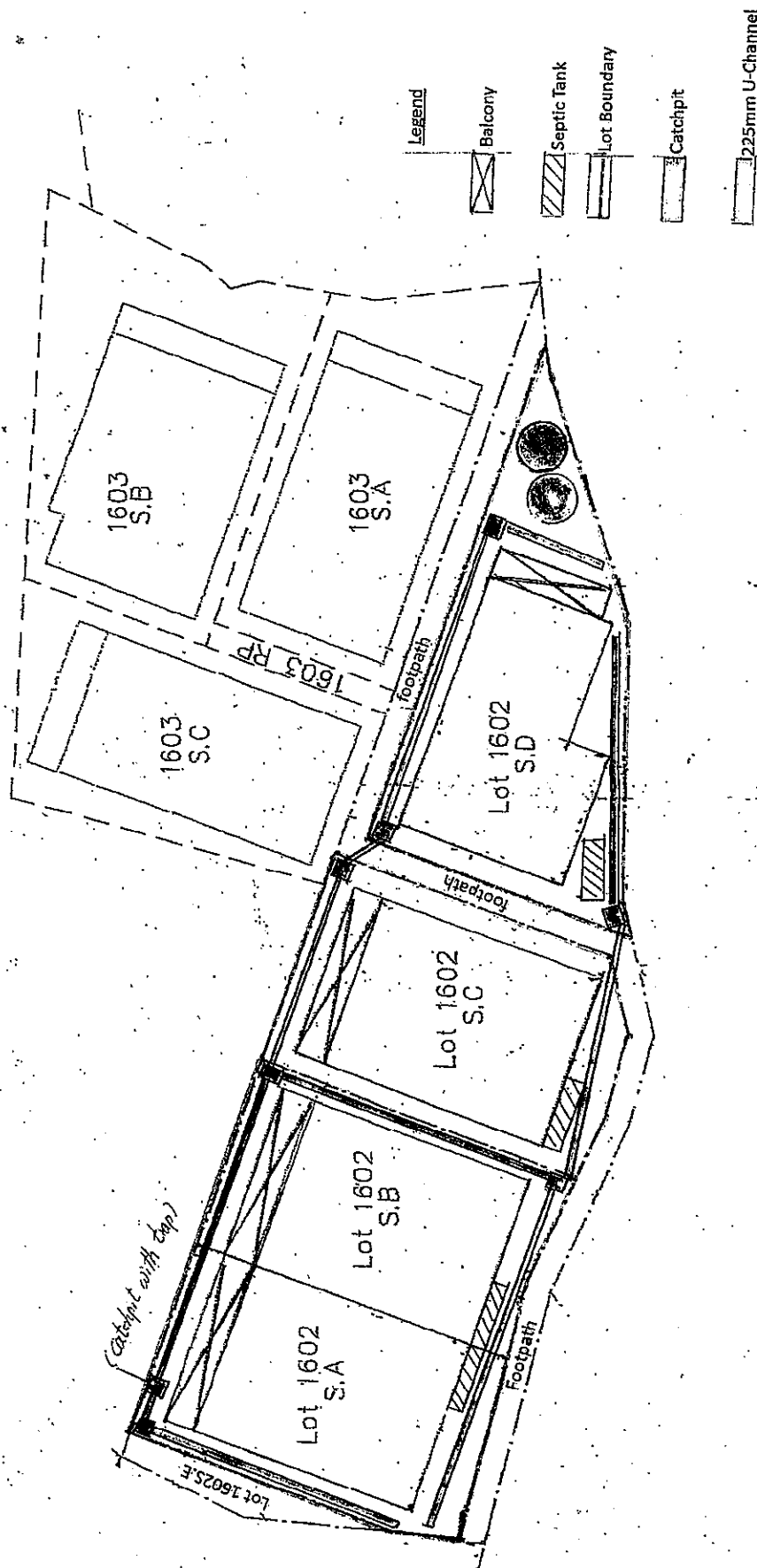
2021 年 10 月 19 日

聯絡地址:

聯絡電話:

傳真:

Proposed four houses landscape proposals
 Lots 1602S.A, 1602S.B, 1602S.C and 1602S.D.
 in D.D.76, Kan Tau Tsuen, Fanling, *(TAB/19/1NE - LY7/337)*



Proposed 隨柏 (Juniperus chinensis "Kaizuka")
 (not less than 1m x 1m tree pit with soil depth of 1.2m,
 2m (tree height), 25mm (diameter at breast height))

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
十三樓 1301-1314 室



Planning Department

Sha Tin, Tai Po & North District Planning Office
Rooms 1301-1314, 13/F,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函檔號 Your Reference:
本署檔號 Our Reference: TPB/A/NE-LYT/557
電話號碼 Tel. No.: 2158 6220
傳真機號碼 Fax No.: 2691 2806

郵遞及傳真(2676 9629)

(經辦人：陳偉文)

陳先生：

擬在劃為「農業」地帶的粉嶺簡頭村丈量約份第 76 約
地段第 1602 號 A 分段、第 1602 號 B 分段、
第 1602 號 C 分段及第 1602 號 D 分段
興建四幢屋宇（新界豁免管制屋宇-小型屋宇）

（履行規劃申請編號：A/NE-LYT/557 的規劃許可附帶條件（c）項）

本署於二零二一年十月二十日收到你有關履行規劃許可附帶條件（c）項所提交有關保護樹木及美化環境建議的資料。

本署總城市規劃師／城市設計及園境（經辦人：劉芷茵女士；電話：2231 4720）審視你提交的資料後表示保護樹木及美化環境建議可以接受。因此，你已經部分履行規劃許可附帶條件（c）項。

申請人必須落實已批准的保護樹木及美化環境建議，而落實情況亦須符合本署總城市規劃師／城市設計及園境的要求，才可完全履行附帶條件（c）項。請你於工程完成後通知本署及提交照片記錄（一式三份），以便安排視察落實情況。

如有任何疑問，請致電 2158 6229 與本署易淑儀女士聯絡。

規劃署署長

（朱霞芬女士



代行)

二零二一年十一月三日

Relevant Interim Criteria for Consideration of
Application for New Territories Exempted House (NTEH)/Small House in New Territories
(promulgated on 7.9.2007)

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

- (k) all other statutory or non-statutory requirements of relevant Government departments must be met. Depending on the specific land use zoning of the application site, other Town Planning Board guidelines should be observed, as appropriate.
- *i.e. the applicant can demonstrate that effluent discharge from the proposed development will be in compliance with the effluent standards as stipulated in the Water Pollution Control Ordinance Technical Memorandum.

Previous S. 16 Applications

Approved Application

Application No.	Uses/ Development	Date of Consideration
A/NE-LYT/557	Proposed House (New Territories Exempted House – Small House)	16.1.2015

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

Approved Applications

Application No.	Uses/ Development	Date of Consideration
A/NE-LYT/238	Proposed New Territories Exempted House (NTEH) (Small House)	12.7.2002
A/NE-LYT/242	Proposed New Territories Exempted House (NTEH) (Small House)	13.9.2002
A/NE-LYT/367	Proposed House (New Territories Exempted House - Small House)	12.10.2007
A/NE-LYT/407	Proposed House (New Territories Exempted House - Small House)	29.1.2010
A/NE-LYT/473 ^{*1}	Proposed House (New Territories Exempted House - Small House)	24.8.2012
A/NE-LYT/474 ^{*2}	Proposed House (New Territories Exempted House - Small House)	24.8.2012
A/NE-LYT/475 ^{*3}	Proposed House (New Territories Exempted House - Small House)	24.8.2012
A/NE-LYT/476 ^{*4}	Proposed House (New Territories Exempted House - Small House)	24.8.2012
A/NE-LYT/478 ^{*5}	Proposed House (New Territories Exempted House - Small House)	24.8.2012
A/NE-LYT/479 ^{*6}	Proposed House (New Territories Exempted House - Small House)	24.8.2012
A/NE-LYT/480 ^{*7}	Proposed House (New Territories Exempted House - Small House)	24.8.2012
A/NE-LYT/481 ^{*8}	Proposed House (New Territories Exempted House - Small House)	7.9.2012
A/NE-LYT/482 ^{*9}	Proposed House (New Territories Exempted House - Small House)	7.9.2012

A/NE-LYT/483 ^{*10}	Proposed House (New Territories Exempted House - Small House)	7.9.2012
A/NE-LYT/484 ^{*11}	Proposed House (New Territories Exempted House - Small House)	7.9.2012
A/NE-LYT/485 ^{*12}	Proposed House (New Territories Exempted House - Small House)	7.9.2012
A/NE-LYT/486 ^{*13}	Proposed House (New Territories Exempted House - Small House)	7.9.2012
A/NE-LYT/494	Proposed House (New Territories Exempted House - Small House)	21.12.2012
A/NE-LYT/513	Proposed House (New Territories Exempted House - Small House)	6.9.2013
A/NE-LYT/514	Proposed House (New Territories Exempted House - Small House)	6.9.2013
A/NE-LYT/515	Proposed House (New Territories Exempted House - Small House)	19.7.2013
A/NE-LYT/545 ^{*14}	Proposed 3 Houses (New Territories Exempted Houses - Small Houses)	22.8.2014
A/NE-LYT/583 ^{*15}	Proposed 2 Houses (New Territories Exempted Houses - Small Houses)	18.12.2015
A/NE-LYT/592 ^{*16}	Proposed House (New Territories Exempted House - Small House)	10.6.2016
A/NE-LYT/604 ^{*2}	Proposed House (New Territories Exempted House - Small House)	17.2.2017
A/NE-LYT/605 ^{*7}	Proposed House (New Territories Exempted House - Small House)	17.2.2017
A/NE-LYT/606 ^{*6}	Proposed House (New Territories Exempted House - Small House)	17.2.2017
A/NE-LYT/607 ^{*5}	Proposed House (New Territories Exempted House - Small House)	17.2.2017
A/NE-LYT/608 ^{*11}	Proposed House (New Territories Exempted House - Small House)	17.2.2017

A/NE-LYT/609 ^{*10}	Proposed House (New Territories Exempted House - Small House)	17.2.2017
A/NE-LYT/610 ^{*9}	Proposed House (New Territories Exempted House - Small House)	17.2.2017
A/NE-LYT/611 ^{*8}	Proposed House (New Territories Exempted House - Small House)	17.2.2017
A/NE-LYT/612 ^{*13}	Proposed House (New Territories Exempted House - Small House)	17.2.2017
A/NE-LYT/613 ^{*12}	Proposed House (New Territories Exempted House - Small House)	17.2.2017
A/NE-LYT/614 ^{*1}	Proposed House (New Territories Exempted House - Small House)	17.2.2017
A/NE-LYT/615 ^{*4}	Proposed House (New Territories Exempted House - Small House)	17.2.2017
A/NE-LYT/616 ^{*3}	Proposed House (New Territories Exempted House - Small House)	17.2.2017
A/NE-LYT/629	Proposed House (New Territories Exempted House - Small House)	23.6.2017
A/NE-LYT/665 ^{*14}	Proposed House (New Territories Exempted House - Small House)	5.10.2018
A/NE-LYT/666 ^{*14}	Proposed House (New Territories Exempted House - Small House)	6.7.2018
A/NE-LYT/667 ^{*14}	Proposed House (New Territories Exempted House - Small House)	6.7.2018
A/NE-LYT/716	Proposed House (New Territories Exempted House - Small House)	29.11.2019
A/NE-LYT/727	Proposed House (New Territories Exempted House - Small House)	1.9.2020
A/NE-LYT/769 ^{*15}	Proposed House (New Territories Exempted House - Small House)	23.9.2022

Remarks

- *1: A/NE-LYT/473 and A/NE-LYT/614 are the same site
- *2: A/NE-LYT/474 and A/NE-LYT/604 are the same site
- *3: A/NE-LYT/475 and A/NE-LYT/616 are the same site
- *4: A/NE-LYT/476 and A/NE-LYT/615 are the same site
- *5: A/NE-LYT/478 and A/NE-LYT/607 are the same site
- *6: A/NE-LYT/479 and A/NE-LYT/606 are the same site
- *7: A/NE-LYT/480 and A/NE-LYT/605 are the same site
- *8: A/NE-LYT/481 and A/NE-LYT/611 are the same site
- *9: A/NE-LYT/482 and A/NE-LYT/610 are the same site
- *10: A/NE-LYT/483 and A/NE-LYT/609 are the same site
- *11: A/NE-LYT/484 and A/NE-LYT/608 are the same site
- *12: A/NE-LYT/485 and A/NE-LYT/613 are the same site
- *13: A/NE-LYT/486 and A/NE-LYT/612 are the same site
- *14: The site of application no. A/NE-LYT/545 includes three application sites (Nos. A/NE-LYT/665, A/NE-LYT/666 and A/NE-LYT/667)
- *15: The site of application no. A/NE-LYT/583 involves part of the site of rejected application no. A/NE-LYT/417
- *16: A/NE-LYT/592 and A/NE-LYT/769 are the same site

Rejected Applications

Application No.	Uses/ Development	Date of Consideration	Rejection Reasons
A/NE-LYT/417 ^{#1}	Proposed House (New Territories Exempted House - Small House)	19.3.2010	R1 – R3
A/NE-LYT/440	Proposed House (New Territories Exempted House - Small House)	9.9.2011 (on review)	R3 & R4

Remarks

^{#1}: The site of application no. A/NE-LYT/417 involves part of the site of approved application no. A/NE-LYT/583

Rejected Reasons

- R1 The application did not comply with the “Interim Criteria for Consideration of Application for New Territories Exempted House (NTEH) / Small House in New Territories” as 99.6% of the footprint of the proposed Small House fell outside the village ‘environs’ (‘VE’) of the Kan Tau Tsuen and there was no shortage of land in meeting the demand for Small House development in the “Village Type Development” zone of the village.
- R2 Small House should be developed within the “Village Type Development” zone so as to ensure an orderly development pattern, efficient use of land and provision of infrastructure and services.
- R3 Approval of the application which did not comply with the “Interim Criteria for Consideration of Application for New Territories Exempted House (NTEH) / Small House in New Territories” might set an undesirable precedent for other similar applications in the “AGR” zone. The cumulative effect of approving such similar applications would result in a general degradation of the environment or cause adverse landscape impacts on the area.
- R4 The application did not comply with the "Interim Criteria for Consideration of Application for NTEH/Small House in the New Territories" (Interim Criteria) as the footprint of the proposed Small House fell entirely outside the village environs and/or "V" zone of Kan Tau Tsuen and/or would partially block an existing road.

Detailed Comments from Relevant Government Departments

1. Land Administration

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

- (a) the Site falls within the village environs of Kan Tau Tsuen;
- (b) the applicants claimed themselves to be the indigenous villagers of Fanling, Fanling Heung. Their eligibilities for Small House grant have been ascertained;
- (c) the concerned lots at the Site are not covered by any Building Licence. The Small House applications for the subject case were approved and the Building Licenses are yet to be executed. In addition, Modification of Tenancy No. 38948 and Letter of Approval No. 4731 were issued to their parent lot ie. Lot No. 1602 in D.D. 76, which will be cancelled prior to the execution of the Building Licenses;
- (d) the Small House applications were submitted to her office on 31.3.2014; and
- (e) there is no “Fung Shui” area at Kan Tau Tsuen.

2. Traffic

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

- (a) she has reservation on the application. 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, the application involves construction of four Small Houses at the site. She considers that the application can be tolerated unless being rejected on other grounds; and
- (c) the access road leading to the Site from 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 application; and
- (b) the access road adjacent to the Site 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 application is 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 application from the landscape planning perspective;
- (b) the Site is located in an area of rural inland plain landscape character comprising of village houses, vegetated areas, clusters of tree groups and Tan Shan River at the south. The Site is covered by self-seeded vegetation and some trees of common species are observed within the site. Having compared the aerial photos in 2015 and 2022, no significant change in the landscape character surrounding the site is observed. Significant adverse impact on the existing landscape resources within the Site and the landscape character arising from the proposed use is not anticipated; and
- (c) a landscape proposal has been submitted under the previous approved planning application No. A/NE-LYT/557 and has been accepted in 3.11.2021 for compliance with approval condition. Should this fresh application be approved by the Board, a condition on the submission and implementation of a revised 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 application from the public drainage viewpoint;
- (b) should the application be approved, conditions should be included to request the applicants to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact on the adjacent area, and the implemented drainage facilities at the Site shall be maintained at all times during the planning approval period; and
- (c) the Site is in an area where no public sewerage connection is available. Environmental Protection Department (EPD) should be consulted regarding the sewage treatment/disposal facilities for the proposed developments.

6. Nature Conservation and Agriculture

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

- (a) the application is not supported from agricultural perspective as the Site possesses potential for agricultural rehabilitation; and.
- (b) the Site falls within the “AGR” and is occupied by some structures. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The Site 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 application provided that the application would not encroach on any existing Emergency Vehicular Access (EVA) or planned EVA under application 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 via 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 of Fanling District Rural Committee, the Chairman of Lung Shan Area Committee, the Indigenous Inhabitant Representative (IIR) of Kan Tau Tsuen and the Resident Representative (RR) of Kan Tau Tsuen have no comment on the application. The incumbent North District Councilor of N18 Constituency has 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 Kan Tau Tsuen is 45 while the 10-year Small House demand forecast for the same village is 78. According to the latest estimate by PlanD, about 1.87 ha (equivalent to 74 Small House sites) of land are available within the “V” zones of Kan Tau Tsuen for Small House development. There is insufficient land in the “V” zones of Kan Tau Tsuen village cluster to meet the demand of land for Small House development (i.e. about 3.08 ha of land which is equivalent to 123 Small House sites).

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates
A/NE-LYT/787

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 2022-12-1

2

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

參考編號

Reference Number:

221205-155604-59999

提交限期

Deadline for submission:

13/12/2022

提交日期及時間

Date and time of submission:

05/12/2022 15:56:04

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-LYT/787

「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。

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



A/NE-LYT/787 DD 76 Kan Tau Tsuen

12/12/2022 03:35

From:

To:

File Ref:

[REDACTED]
tpbpd <tpbpd@pland.gov.hk>

A/NE-LYT/787

Lots 1602 S.A to 1602 S.D in D.D.76, Kan Tau Tsuen, Fanling

Site area : About 460.5sq.m

Zoning: "Agriculture"

Applied development: 4 NET Houses

Dear TPB Members,

While this villa development was approved back in 2015, that was then. There have been numerous changes in policy and in the vision for the planning of NT.

The expansion of sprawling poorly constructed village houses with no proper drainage should be history.

These lots are close to the river, certainly posing the possibility of contamination.

According to recent application minutes "Land available within the "V" zone was sufficient to meet the 56 outstanding Small House applications."

Members should reject the application.

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 Lands Department (LandsD). Detailed fire safety requirements will be formulated upon receipt of formal application via 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 site 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 Site. They should also ensure that the flow from each Small House lot at the 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 Site, 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 Site to be intercepted by the drainage system of the Site with details to be agreed by Drainage Services Department (DSD), unless justified not necessary;
 - (viii) the applicants are reminded that all existing flow paths as well as the run-off falling onto and passing through the Site 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 Site any time during or after the works;

- (ix) the proposed drainage works, whether within or outside the site 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;
 - (x) for works to be undertaken outside the lot boundary, the applicants should obtain prior consent and agreement from District Lands Officer/North, Lands Department (DLO/N) 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 their 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 Site, the existing drainage/flowpaths around the Site, the proposed drainage from the Site 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.