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

- (a) sympathetic consideration may be given if not less than 50% of the proposed NTEH/Small House footprint falls within the village 'environs' ('VE') of a recognized village and there is a general shortage of land in meeting the demand for Small House development in the "Village Type Development" ("V") zone of the village;
- (b) if more than 50% of the proposed NTEH/Small House footprint is located outside the 'VE', favourable consideration could be given if not less than 50% of the proposed NTEH/Small House footprint falls within the "V" zone, provided that there is a general shortage of land in meeting the demand for Small House development in the "V" zone and the other criteria can be satisfied;
- (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 Applications

Application No.	Uses/ Development	Date of Consideration	
A/NE-LYT/472	Proposed 3 Houses (New Territories Exempted Houses - Small Houses)	15.6.2012	
A/NE-LYT/489	Proposed House (New Territories Exempted House - Small House)	7.9.2012	
A/NE-LYT/561	A/NE-LYT/561 Proposed 4 Houses (New Territories Exempted Houses Small Houses)		

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/379	Proposed 5 Houses (New Territories Exempted Houses - Small Houses)	1.8.2008
A/NE-LYT/391	Proposed 5 Houses (New Territories Exempted Houses - Small Houses)	17.4.2009
A/NE-LYT/404*1	Proposed 5 Houses (New Territories Exempted House - Small House)	23.10.2009
A/NE-LYT/437*2	Proposed 11 Houses (New Territories Exempted Houses (NTEHs) - Small Houses)	8.7.2011
A/NE-LYT/463*3	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/538	Proposed House (New Territories Exempted House - Small House)	25.4.2014
A/NE-LYT/539*4	Proposed House (New Territories Exempted House - Small House)	25.4.2014
A/NE-LYT/547*1	Proposed 5 Houses (New Territories Exempted House - Small House)	26.9.2014

Proposed House (New Territories Exempted House - Small House)	6.11.2015
Proposed House (New Territories Exempted House - Small House)	22.1.2016
Proposed House (New Territories Exempted House - Small House)	22.1.2016
Proposed House (New Territories Exempted House - Small House)	15.7.2016
Proposed House (New Territories Exempted House - Small House)	22.9.2017
Proposed House (New Territories Exempted House - Small House)	15.6.2018
Proposed 11 Houses (New Territories Exempted House - Small Houses)	2.8.2019
Proposed House (New Territories Exempted House - Small House)	15.5.2020
Proposed House (New Territories Exempted House - Small House)	22.1.2021
Proposed House (New Territories Exempted House - Small House)	4.3.2022
Proposed House (New Territories Exempted House - Small House)	23.9.2022
	Proposed House (New Territories Exempted House - Small House) Proposed House (New Territories Exempted House - Small House) Proposed House (New Territories Exempted House - Small House) Proposed House (New Territories Exempted House - Small House) Proposed House (New Territories Exempted House - Small House) Proposed 11 Houses (New Territories Exempted House - Small Houses) Proposed House (New Territories Exempted House - Small House) Proposed House (New Territories Exempted House - Small House) Proposed House (New Territories Exempted House - Small House) Proposed House (New Territories Exempted House - Small House) Proposed House (New Territories Exempted House - Small House)

Remarks

- *1: The application no. A/NE-LYT/770 includes the site of application no. A/NE-LYT/404 and A/NE-LYT/547.
- *2: The application nos. A/NE-LYT/437 and A/NE-LYT/703 involves part of the site of rejected application no. A/NE-LYT/424.
- *3: The application nos. A/NE-LYT/463 and A/NE-LYT/724 involve the same site.
- *4: The application nos. A/NE-LYT/539 and A/NE-LYT/663 involve the same site.
- *5: The application nos. A/NE-LYT/597 and A/NE-LYT/740 involve the same site.

*6: The application no. A/NE-LYT/635 involves part of the site of previous application no. A/NE-LYT/489.

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 Ma Mei Ha Leng Tsui & Leng Pei Tsuen;
- (b) the applicants claimed themselves to be the indigenous villagers of Wo Hop Shek, Ko Po, Fanling of Fanling Heung. Their eligibilities for Small House grant have yet to be ascertained;
- (c) the subject lots are not covered by any Modification of Tenancy/Building Licence;
- (d) the Small House applications were submitted to her office on 26.8.2013 and 2.9.2013 and all of the applications are still under processing;
- (e) there is no "Fung Shui" area at Ma Mei Ha Leng Tsui and Leng Pei Tsuen; and
- (f) the proposed locations of septic tank and soakage pit for Lots 1676 S.D and 1677 S.F, 1676 S.E and 1676 S.F as shown in the application forms under Application No. A/NE-LYT/793 are different from the proposed locations in the Small House applications.

2. Traffic

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

- (a) 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; and
- (b) notwithstanding the above, the application involves construction of four Small Houses at the site and she considers that the application can be tolerated on traffic grounds.

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; and
- (b) the Site is located in an area of rural inland plain landscape character comprising of village houses, farmlands, vegetated areas, clusters of tree groups and a woodland within the "Green Belt" zone at the further east. The Site is partly vacant and partly covered by selfseeded vegetation and trees of invasive species. Significant adverse impact on the landscape character and the existing landscape resources within the Site arising from the proposed use is not anticipated.

5. <u>Drainage</u>

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 vacant or abandoned. 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' which is administered by the LandsD. Detailed fire safety requirements will be formulated upon receipt of formal application via LandsD.

8. <u>District Officer's Comments</u>

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

she has consulted the locals regarding the application. The Chairman of Fanling District Rural Committee has no comment on the application while the incumbent North District Councilor of N18 Constituency, the Chairman of Lung Shan Area Committee, the Indigenous Inhabitant Representative and the Resident Representative of Leng Pei Tsuen 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 0.68 ha (equivalent to 27 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 4.53ha of land which is equivalent to 181 Small House sites).

致城市規劃委員會秘書:

專人送遞或郵遞:香港北角渣華道 333 號北角政府合署 15 樓

傳真:2877 0245 或2522 8426 . .

電郵: tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

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

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

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

A/NE-LYT/793

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

候走34

簽署 Signature

日期 Date 2023, 4.19



☐ Urgent ☐	Return Receipt Requested	☐ Sign ☐ Encrypt ☐ Ma	rk Subject Restricted 🔲 Expan	nd personal&publi
	A/NE-I VT/703 DD 76 I	en Dei Teuen		



A/NE-LYT/793 DD 76 Len Pei Tsuer 30/04/2023 04:13

From:

To: File Ref: tpbpd <tpbpd@pland.gov.hk>

A/NE-LYT/793

Lots 1676 S.D, 1676 S.E, 1676 S.F, 1676 S.G and 1677 S.F in D.D. 76, Leng Pei Tsuen, Fanling

Site area: About 573.3sq.m

Zoning: "Agriculture"

Applied development: 4 NET Houses

Dear TPB Members,

It is unacceptable that you continue to approve the expansion of this village outside the "V" zone when there is more than sufficient land within it to fulfill demand over and above that of the always inflated 10 year demand.

The original intention of the Small House Policy should be adhered to. After all we are now living in a jurisdictions that is, we are told every day, under Rule of Law.

Mry 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;
- (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; and
- (e) approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works form relevant departments prior to commencement of the works.

比文件在 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 APR 2023.
The Town Planning Board will formally acknowledge the date of receipt of the application only upon receipt of all the required information and documents.



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 <u>notice of application</u> in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers: https://www.info.gov.hk/tpb/en/plan application/apply.html

申請人如欲在本地報章刊登<u>申請通知</u>,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知: https://www.info.gov.hk/tpb/tc/plan_application/apply.html

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

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

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

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

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

Form No. S16-II 表格第 S16-II 號

2300858 27/3 by post Form No.

For Official Use Only 請勿填寫此欄 Application No. 申請編號 Date Received

收到日期

A/NE-LYT/793

The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
 申請人須把填妥的申請表格及其他支持申請的文件 (倘有),送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。

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

1. Name of Applicant 申請人姓名/名稱

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

羅佐勝Law Chor Shing、李培清Lee Pui Ching、李永駿Lee Wing Chun、彭銘謙Pang Vincent

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)

許軍兒 Hui Kwan Yee

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 1676 S.D,1676S.E,1676S.F,1676S.G,1677S.F in D.D. 76, Leng Pei Tsuen, Fanling, New Territories
(b)	Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面 積	☑Site area 地盤面積 573.3 sq.m 平方米□About 約 ☑Gross floor area 總樓面面積 780.36 sq.m 平方米□About 約
(c)	Area of Government land included (if any) 所包括的政府土地面積(倘有)	sq.m 平方米 □About 約

(d)	Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號 S/NE-LYT/19 Lung Yeuk Tau & Kwan Tei South Outline Zoning Plan							
(e)	Land use zone(s) involved 涉及的土地用途地帶							
(f)	Current use(s) 現時用途	Vacant (If there are any Government, institution or community plan and specify the use and gross floor area) (如有任何政府、機構或社區設施,請在圖則上顯示						
4.	"Current Land Owner" o	「Application Site 申請地點的「現行土均	也擁有人」					
The	是唯一的「現行土地擁有人」#	(please proceed to Part 6 and attach documentary proof (請繼續填寫第 6 部分,並夾附業權證明文件)。 ^{*# &} (please attach documentary proof of ownership). ^{# &} (請夾附業權證明文件)。	of ownership).					
		Government land (please proceed to Part 6). 請繼續填寫第 6 部分)。						
_	0							
5.	Statement on Owner's Con就土地擁有人的同意/							
(a)	involves a total of	Land Registry as at						
(b)	* *	"current land owner(s)" [#] . 公「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							
	Land Owner(s) Registry	ber/address of premises as shown in the record of the Land where consent(s) has/have been obtained 也註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)					
		space of any hay above is insufficient 加上到任何古校的》						

		etails of the "cur	rent land o	wner(s)" # no	tified 已獲到	通知「現行」	上地擁有人」#	
	La	nd Owner(s)' 現行土地擁 人」數目	Land Reg	istry where no	premises as so otification(s) 三發出通知的	nas/have bee		Date of notificatio given (DD/MM/YYYY) 通知日期(日/月/年)
		-						
	(Plea	ase use separate sl	neets if the s	pace of any bo	x above is insu	ficient. 如上	列任何方格的空	 野不足・請另頁說明)
		taken reasonable 取合理步驟以			_		7	
	Reas	sonable Steps to						
	□ 於_	sent request fo	r consent to	the "current /年)向每一名	land owner(s)" on 雍有人 _↓ "郵	3號要求同意書	(DD/MM/YYYY)#8
		sonable Steps to						
		published notic						YY) ^{&}
		posted notice i	-			ication site/p	oremises on	
		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
		office(s) or rur 於	al committe	ee on 日/月/年)把i	1011 1011	_(DD/MM	/YYYY)&	committee(s)/manager 員會/互助委員會或
	Othe	處,或有關的 ers 其他	郷事安貝	Ĭ a				
3		others (please s 其他(請指明						
	-							
	F							
	-							
	-			T				

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)	羅佐勝La李永駿Le	羅佐勝Law Chor Shing、李培清Lee Pui Ching、李永駿Lee Wing Chun、彭銘謙Pang Vincent				
(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)	李永駿:	羅佐勝:和合石村 李培清:高莆村 李永駿:高莆村 彭銘謙:粉嶺村				
(c) Proposed gross floor area 擬議總樓面面積		780.36	6sq.m 平方米	□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	tank, where a	applicable)	mber and dimension of each car pa (,以及每個車位的長度和寬度及	arking space, and/or location of septic /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	appropriate) 有一條現有車路。(請註明車路名稱(如適用)) There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示,並註明車路的闊度)				
(h) Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁至公共污水渠?	Yes 是□ No 否☑	(Please indicate of 接駁公共污水渠的	的路線) n plan the location of the pr	ion proposal. 請用圖則顯示 oposed septic tank. 請用圖則		

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。					
	Yes 是				
Does the development proposal involve alteration of existing building?					
擬議發展計劃是否包括					
現有建築物的改動?	No 否 ☑				
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 ☐ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (清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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘				
	□ Excavation of land 挖土 Area of excavation 挖土面積				
Would the development proposal cause any adverse impacts?	On environment 對環境 On traffic 對交通 On water supply 對供水 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 □ No 不會 ☑				
擬議發展計劃會否造成 不良影響?	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木,請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)				

8. Justifications 理由
The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary. 現請申請人提供申請理由及支持其申請的資料。如有需要,請另頁說明。
(1) 在空置農地上建屋居住。
(2) 並無其他可選擇之土地。
(3) 申請地點毗鄰均有建成之同類屋宇。
(4) 是項申請早於2015年獲批 (A/NE-LYT/561), 早前亦曾為期入紙申請延期,惟後來接獲 貴會
通知表示已達可延期之上限,只能重新入紙申請。
······································

□ 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			
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	9. Decla	aration 聲明	
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 Position (if applicable) 姓名(請以正楷填寫) 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 香港國境師學會 / □ HKIUD 香港城市設計學會 □ RPP 註冊專業規劃師 Others 其他			
新軍兒 Hui Kwan Yee Name in Block Letters	to the Board	's website for browsing and downloading by the pu	blic free-of-charge at the Board's discretion.
Name in Block Letters 姓名(請以正楷填寫) 即位(如適用) Professional Qualification(s) 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	_	TEG H. K. V.	□ Applicant 申請人 / ☑ Authorised Agent 獲授權代理人
專業資格		Name in Block Letters 姓名(請以正楷填寫)	職位 (如適用)
on behalf of 代表	Professional 專業資格	☐ HKIP 香港規劃師學會☐ HKIS 香港測量師學會☐ HKILA 香港園境師學。☐ RPP 註冊專業規劃師	/ ☐ HKIA 香港建築師學會 / / ☐ HKIE 香港工程師學會 / 會/ ☐ HKIUD 香港城市設計學會
代表		Omers 34/E	
	on behalf of 代表		
□ Company 公司 / □ Organisation Name and Chop (if applicable) 機構名稱及蓋章(如適用)	<i>P</i> = 140	□ Company 公司 / □ Organisation Name and	Chop (if applicable) 機構名稱及蓋章(如適用)
Date 日期	Date 日期	2.1. MAR . 2023	(DD/MM/YYYY 日/月/年)
Remark 備註		Remark	借註

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况下,就這宗申請提出在任何要項上是虛假的陳述或資料,即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

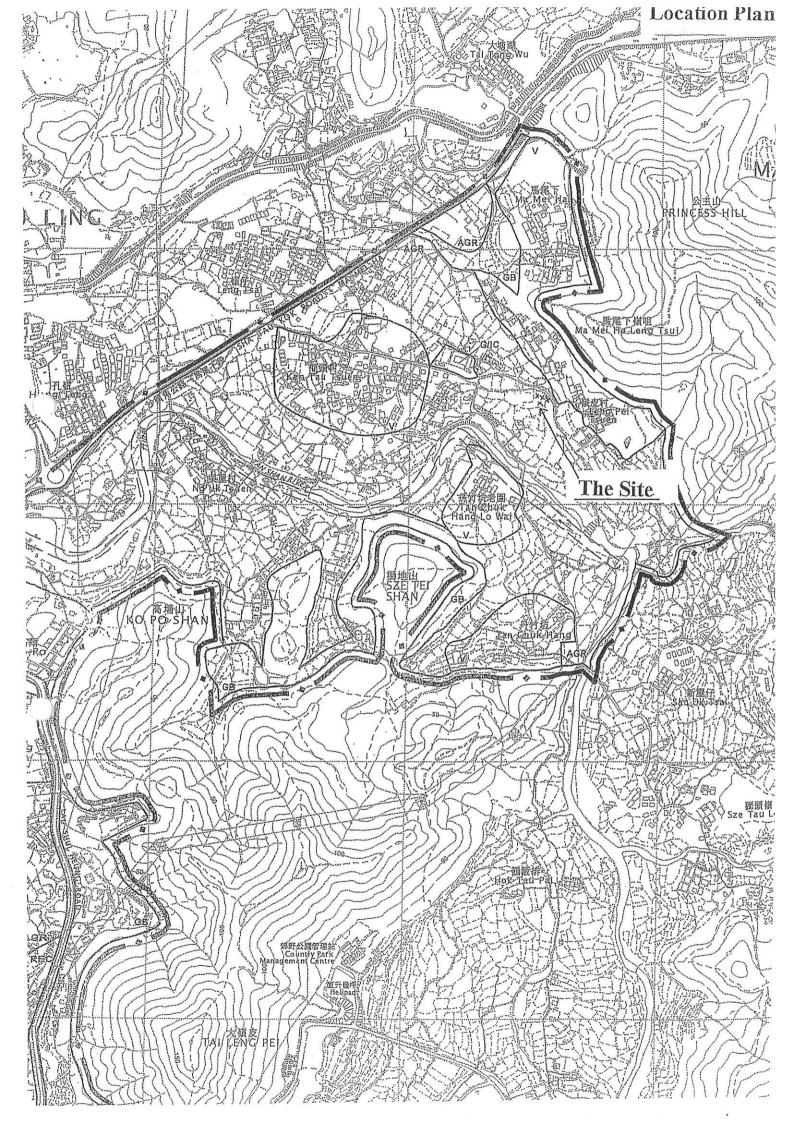
- 1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
 - 委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門,以根據《城市規劃條例》及相關的城市規 劃委員會規劃指引的規定作以下用途:
 - (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and 處理這宗申請,包括公布這宗申請供公眾查閱,同時公布申請人的姓名供公眾查閱;以及
 - (b) facilitating communication between the applicant and the Secretary of the Board/Government departments. 方便申請人與委員會秘書及政府部門之間進行聯絡。
- 2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above. 申請人就這宗申請提供的個人資料,或亦會向其他人士披露,以作上述第 1 段提及的用途。
- 3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong. 根據《個人資料(私隱)條例》(第 486 章)的規定,申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料,應向委員會秘書提出有關要求,其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Applica	tion	申請摘要			
consultees, uploaded available at the Plann (請盡量以英文及中)	to the ing Enc 文填寫 <u></u> 劃資料查	oth English and Chinese <u>as far as possible</u> . Thi Town Planning Board's Website for browsing and quiry Counters of the Planning Department for gene。此部分將會發送予相關諮詢人士、上載至城市經過處供一般參閱。)	free downloading ral information.	g by t	he public and
Application No. 申請編號	(For O	ficial Use Only) (請勿填寫此欄)			
Location/address 位置/地址	Lot 167 Fanling	76 S.D,1676S.E,1676S.F,1676S.G,1677S.F in D. I, New Territories	D. 76, Leng Pei	Tsuer),
Site area 地盤面積	573.3		sq. m 平方	7米口] About 約
	(includ	es Government land of包括政府土地	sq. m 平方	5米[□ About 約)
Plan 圖則	S/NE-	LYT/17			
Zoning 地帶	AGR		a		
Applied use/ development 申請用途/發展		Territories Exempted House 新界豁免	色管制屋宇		
(i) Proposed Gross area 擬議總樓面面		780.36 s	sq.m 平方米		About 約
(ii) Proposed No. o house(s) 擬議房屋幢數		4			
(iii) Proposed buildi height/No. of st 建築物高度/	oreys	8.23	□ (Not	more	m 米 than 不多於)
		3		S	torevs(s) 層

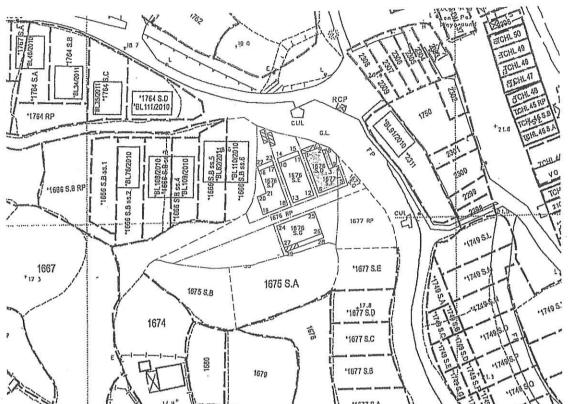
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖		
Block plan(s) 樓宇位置圖		
Floor plan(s) 樓宇平面圖		
Sectional plan(s) 截視圖		
Elevation(s) 立視圖		
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片		
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖		
Others (please specify) 其他(請註明) Site Plan, Location Plan		
	t i	
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據		
Environmental assessment (noise, air and/or water pollutions)		
環境評估(噪音、空氣及/或水的污染)		
Traffic impact assessment (on vehicles) 就車輛的交通影響評估		
Traffic impact assessment (on pedestrians) 就行人的交通影響評估		
Visual impact assessment 視覺影響評估		
Landscape impact assessment 景觀影響評估		
Tree Survey 樹木調查		
Geotechnical impact assessment 土力影響評估		
Drainage impact assessment 排水影響評估		
Sewerage impact assessment 排污影響評估		
Risk Assessment 風險評估		
Others (please specify) 其他 (請註明)		
·		
Note: May insert more than one 「 🗸 」. 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 Lots 1676 S.D & 1677 S.F in D.D. 76 Leng Pei Tsuen, North

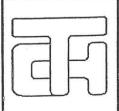


Balcony

Coloured Pink Area 65.03 Square Metres (About) Scale 1: 1000

PRO PECC PN5/93

Gida Bearing		Distance	D.	Co-ordinate Data (1980 Datum)		Remarks
Side	0 1 "	in Metres	Pt	N	· E	
1 - 2	70 32 53	4.570	1	841717.595	836259.238	
2 - 3	160 32 53	6.198	2	841719.117	836263.547	
3 - 4	70 32 53	2.750	3	841713.273	836265.611	
	160 32 53	5.014	4	841714.189	836268.204	
<u>4 - 5</u> 5 - 6	250 32 53	7.320	5	841709.461	836269.874	
6 - 1	340 32 53	11.212	6	841707.023	836262.972	
	es of the balco					
7 - 8	70 32 53	1.220	7	841718.213	836263.866	<u> </u>
	160 32 53	5.239	8	841718.620	836265.017	
8 - 9		1.220	9	841713.679	836266.761	
9 - 3	250 32 53 340 32 53	5.239	3	841713.273	836265.611	



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: 20 - 05 - 2013

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

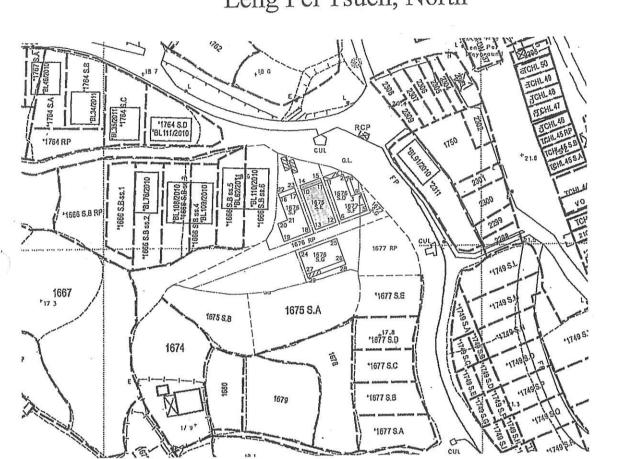
Survey Sheet No: 3-SW-5A

Adopted Plan No:

SRP/DN/008/0335/D1 SRP/DN/008/0339/D1

PLAN No: DN/76/1676D-SH

Dimension Plan of The Proposed Small House on Lot 1676 S.E in D.D. 76 Leng Pei Tsuen, North



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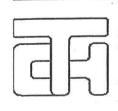
Balcony

Coloured Pink Area 65.03 Square Metres (About)

Septic Tank (3.6m x 1.2m)

Scale 1: 1000

Bearing		Distance	Pt	Co-ordinate Data (1980 Datum)		Remarks
Side	0 1 11 ~	in Metres	Ft	N	Е	
10 - 11	70 32 53	5.800	10	841715.164	836252.355	
11 - 12	160 32 53	11.212	11	841717.096	836257.823	
12 - 13	250 32 53	5.800	12	841706.524	836261.557	
13 - 10	340 32 53	11.212	13	841704.592	836256.088	
	es of the balco					
14 - 15	70 32 53	5.800	14	841716.315	836251.948	
15 - 11	160 32 53	1.220	15	841718.246	836257.417	
11 - 10	250 32 53	5.800	11	841717.096	836257.823	
10 - 14	340 32 53	1.220	10	841715.164	836252.355	



T.H. & ASSOCIATES LIMITED

(陳德慶測量有限公司)

Approved By

慶測量有限公司

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

Authorized Land Surveyor

Date: 20 - 05 - 2013

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

Survey Sheet No: 3-SW-5A

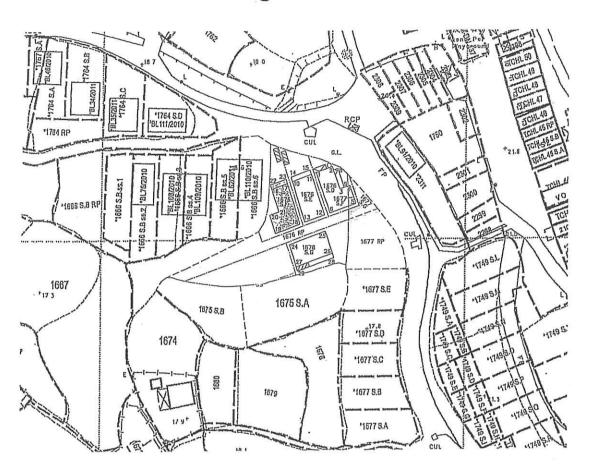
Adopted Plan No: SRP/DN/008/0335/D1

PLAN No: DN/76/1676E-SH

Dimension Plan of The Proposed Small House on Lot 1676 S.F in D.D. 76

Leng Pei Tsuen, North





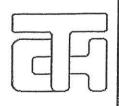
'Balcony

Coloured Pink Area 65.03 Square Metres (About)

Septic Tank (3.6m x 1.2m)

Scale 1: 1000

Bearing		aring Distance	Pt	Co-ordinate Data (1980 Datum)		Remarks
Side	0 1 11	in Metres	IL	N	E	
16-17	70 32 53	4.570	16	841713.143	836246.631	
17 - 18	160 32 53	11.212	17	841714.665	836250.940	
18 - 19	250 32 53	7.320	18	841704.093	836254.674	
19 - 20	340 32 53	5.014	19	841701.655	836247.772	
20 - 21	70 32 53	2.750	20	841706.383	836246.102	
21 - 16	340 32 53	6.198	21	841707.299	836248.695	* :
Co-ordinat	es of the balco	ony				
22 - 23	70 32 53	4.570	22	841714.293	836246.225	
23 - 17	160 32 53	1.220	23	841715.815	836250.534	4
17 - 16	250 32 53	4.570	17	841714.665	836250.940	
16 - 22	340 32 53	1.220	16	841713.143	836246.631	



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: 20 - 05 - 2013

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

Survey Sheet No: 3-SW-5A

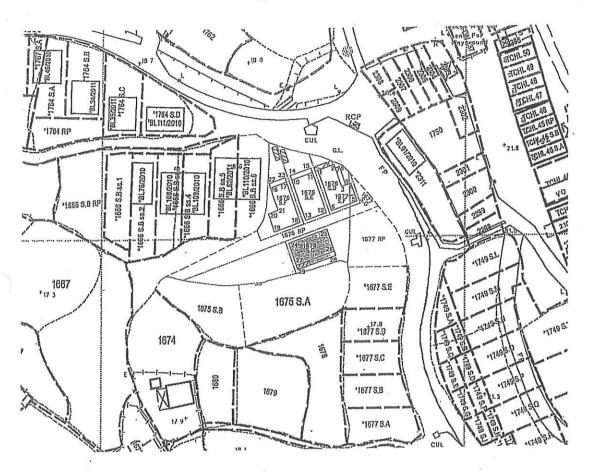
Adopted Plan No: SRP/DN/008/0335/D1

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PLAN No: DN/76/1676F-SH

Dimension Plan of The Proposed Small House on Lot 1676 S.G in D.D. 76 Leng Pei Tsuen, North





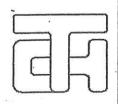
Balcony

Coloured Pink Area 65.03 Square Metres (About)

Septic Tank (3.6m x 1.2m)

Scale 1: 1000

Side Bearing		TD#	Co-ordinate Da	Remarks	
0 1 11		Pi	N	Е	
70 32 53		·24	841698.664		
		25	841702.217		
			841696.468		
			841692.916	836253.644	
		27	841692.916	836253.644	
			841696.468	836263.703	
			841695.318	836264.109	
				836254.050	
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T.H. & ASSOCIATES LIMITED

(陳德慶測量有限公司)

Approved By

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PLAN No: DN/76/1676G-SH