

**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/583	Proposed Houses (New Territories Exempted Houses - Small Houses)	18.12.2015

Rejected Application

Application No.	Uses/ Development	Date of Consideration	Rejection Reasons
A/NE-LYT/417	Proposed House (New Territories Exempted House - Small House)	19.3.2010	R1-R3

- 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’ 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 “Agriculture” zone. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.

**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/Developments	Date of Consideration
A/NE-LYT/238	Proposed New Territories Exempted House (NTEH) (Small House)	12.7.2002
A/NE-LYT/240	Proposed New Territories Exempted House (NTEH) (Small House)	13.9.2002
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/436	Proposed Five Houses (New Territories Exempted Houses (NTEHs) - Small Houses)	28.1.2011
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

Application No.	Uses/Developments	Date of Consideration
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/512 ^{*14}	Proposed 3 Houses (New Territories Exempted Houses - Small Houses)	5.7.2013
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 ^{*15}	Proposed 3 Houses (New Territories Exempted Houses - Small Houses)	22.8.2014
A/NE-LYT/557 ^{*16}	Proposed House (New Territories Exempted House - Small House)	16.1.2015
A/NE-LYT/592 ^{*17}	House (New Territories Exempted House - Small House)	10.6.2016
A/NE-LYT/600	Proposed House (New Territories Exempted House - Small House)	14.9.2016

Application No.	Uses/Developments	Date of Consideration
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/630	Proposed House (New Territories Exempted House - Small House)	23.6.2017
A/NE-LYT/638 ^{*14}	Proposed 3 Houses (New Territories Exempted Houses - Small Houses)	8.12.2017
A/NE-LYT/644	Proposed House (New Territories Exempted House - Small House)	26.1.2018

Application No.	Uses/Developments	Date of Consideration
A/NE-LYT/665 ^{*15}	Proposed House (New Territories Exempted House - Small House)	5.10.2018
A/NE-LYT/666 ^{*15}	Proposed House (New Territories Exempted House - Small House)	6.7.2018
A/NE-LYT/667 ^{*15}	Proposed House (New Territories Exempted House - Small House)	6.7.2018
A/NE-LYT/715	Proposed House (New Territories Exempted House - Small House)	29.11.2019
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 ^{*17}	Proposed House (New Territories Exempted House - Small House)	23.9.2022
A/NE-LYT/787 ^{*16}	Proposed Four Houses (New Territories Exempted Houses - Small Houses)	13.1.2023

Remarks

- *1: A/NE-LYT/473and A/NE-LYT/614 are the same site.
- *2: A/NE-LYT/474and A/NE-LYT/604 are the same site.
- *3: A/NE-LYT/475and A/NE-LYT/616 are the same site.
- *4: A/NE-LYT/476and A/NE-LYT/615 are the same site.
- *5: A/NE-LYT/478and A/NE-LYT/607 are the same site.
- *6: A/NE-LYT/479and A/NE-LYT/606 are the same site.
- *7: A/NE-LYT/480and A/NE-LYT/605 are the same site.
- *8: A/NE-LYT/481and A/NE-LYT/611 are the same site.
- *9: A/NE-LYT/482and A/NE-LYT/610 are the same site.
- *10: A/NE-LYT/483and A/NE-LYT/609 are the same site.
- *11: A/NE-LYT/484and A/NE-LYT/608 are the same site.
- *12: A/NE-LYT/485and A/NE-LYT/613 are the same site.

- *13: A/NE-LYT/486 and A/NE-LYT/612 are the same site.
- *14: A/NE-LYT/512 and A/NE-LYT/638 are the same site.
- *15: A/NE-LYT/565, A/NE-LYT/666 and A/NE-LYT/667 are portion of A/NE-LYT/545
- *16: A/NE-LYT/557 and A/NE-LYT/787 are the same site.
- *17: A/NE-LYT/592 and A/NE-LYT/769 are the same site.

Rejected Applications

Application No.	1. <u>Uses/Developments</u>	Date of Consideration	Rejection Reasons
A/NE-LYT/440	Proposed House (New Territories Exempted House (NTEH) - Small House)	20/05/2011 (reviewed on 9/9/2011)	R1,R2
A/NE-LYT/642	Proposed House (New Territories Exempted House - Small House)	22/12/2017	R3-R5

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 the New Territories in that the footprint of the proposed Small House fell entirely outside the village ‘environs’ and “V” zone of Kan Tau Tsuen.
- R2. Approval of the application, which did not comply with the Interim Criteria for Consideration of Application for NTEH/Small House in the New Territories, would set an undesirable precedent for other similar applications within the “Agriculture” (“AGR”) zone. The cumulative effect of approving such similar applications would cause adverse landscape impacts on the area.
- R3. The proposed development was not in line with the planning intention of the “AGR” zone in the Lung Yeuk Tau and Kwan Tei South area which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justification in the submission for a departure from the planning intention.
- R4. The proposed development did not comply with the Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories in that more than 50% of the footprint of the proposed Small House fell outside the village ‘environs’ and the “Village Type Development” (“V”) zone of Kan Tau Tsuen.
- R5. Land was still available within the “V” zone of Kan Tau Tsuen which was primarily intended for Small House development. It was considered more appropriate to concentrate the proposed

Small House development closed to the existing village cluster for more orderly development pattern, efficient use of land and provision of infrastructures and services.

Detailed Comments from Relevant Government Departments

1. Land Administration

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

- (a) Site 1 falls partly within the village ‘environs’ (‘VE’) of Kan Tau Tsuen, while Site 2 falls entirely within the ‘VE’ of Kan Tau Tsuen;
- (b) both applicants claimed themselves to be the indigenous villagers of Fanling, Fanling Heung. Their eligibilities for Small House grant have yet to be ascertained;
- (c) the Sites are not covered by any Modification of Tenancy/ Building Licence;
- (d) the Small House applications are still under processing; 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 only involves the construction of two Small House. She considers that the applications can be tolerated unless being rejected on other grounds; and
- (c) the local village access leading to the Site from Sha Tau Kok Road (Ma Mei Ha) is not managed by Transport Department. The applicant should seek comments from the responsible party.

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, vegetated areas, clusters of tree groups and Tan Shan River at the south. Compared the aerial photos in 2015 and 2022, there is no significant change in the landscape character surrounding the Site. Based on the site record, the Site is covered by self-seeded vegetation. Some trees of common species are observed within the Site. According to the application form, there is no change in the proposed layout. Further significant adverse impact on existing landscape resources within the site and the landscape character arising from the proposed use is not anticipated;
- (c) submission and implementation of the revised Landscape Proposal is recommended to be included.

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; and
- (b) the Site is in an area where no public sewerage connection is available. EPD should be consulted regarding the sewage treatment/disposal aspects for the proposed development and the provision of septic tank.

6. Nature Conservation and Agriculture

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

- (a) the Site falls within the “AGR” zone and is generally 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. As the Site possesses potential for agricultural rehabilitation, the application is not supported from an agricultural perspective; and
- (b) nevertheless, he has no comment on the planning application from nature conservation perspective.

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 applications in accordance with LandsD's record; and
- (b) the applicants are reminded to observe 'New Territories Exempted Houses – A Guide to Fire Safety Requirements' published by LandsD. Detailed fire safety requirements will be formulated upon receipt of formal application via LandsD.

8. District Officer's Comments

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

- he has consulted the locals regarding the applications. The Chairman, 1st Vice-Chairman and Vice-Chairman of Fanling District Rural Committee, the Chairman of Lung Shan Area Committee and the Resident Representative (RR) of Kan Tau Tsuen object the application mainly on the grounds of the applicants not being villagers of Kan Tau Tsuen and the proposed developments would cause traffic and drainage impacts on the surrounding areas. The Indigenous Inhabitant Representative (IIR) of Kan Tau Tsuen has no comment. 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 46 while the 10-year Small House demand forecast for the same village is 130. 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 4.4ha of land which is equivalent to 176 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/808

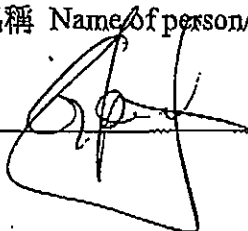
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

無意見

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

簽署 Signature



日期 Date 2023. 9. 20

2 to 4

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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P. 1-4.

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Details of the Comment (use separate sheet if necessary)

請看附頁資料

反對

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

簽署 Signature



日期 Date

3-10-2023



香港新界粉嶺區鄉事委員會
Hong Kong Fanling District Rural Committee

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p. 2 - 4

敬啟者：

貴處檔號：TPB/A/NE-LYT/808

新界粉嶺簡頭村丈量約份第76約地段第1587號B分段第6小分段A分段、
第1587號B分段第7小分段B分段、第1587號B分段第13小分段、
第1587號B分段第6小分段B分段及第1587號B分段第15小分段
申請用途：擬議屋宇(新界豁免管制屋宇 - 小型屋宇)
申請編號：A/NE-LYT/808

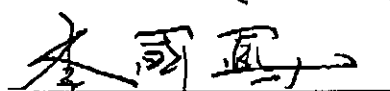
本會接獲簡頭村村民求助，強烈反對 上述申請，其理由：

- 1) 申請人非簡頭村原居民。
- 2) 申請位置太貼近行人小路，村民擔心日後會被申請人圍封這小路，
阻礙出入。

懇請 貴處審慎處理，考慮村民之反對理由。敬祈亮鑒，至感德便！

此致
規劃署沙田、大埔
及北區規劃專員

粉嶺區鄉事委員會主席


(李國鳳)



敬上

2023年10月3日



香港新界粉嶺區鄉事委員會
Hong Kong Fanling District Rural Committee

A. 3-4

敬啟者：

貴處檔號：TPB/A/NE-LYT/808

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此致
規劃署沙田、大埔
及北區規劃專員

粉嶺區鄉事委員會首副主席



劉永安
(劉永安)

敬上

2023年10月3日



香港新界粉嶺區鄉事委員會
Hong Kong Fanling District Rural Committee

P.4-4

4

敬啟者：

貴處檔號：TPB/A/NE-LYT/808

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此致
規劃署沙田、大埔
及北區規劃專員

粉嶺區鄉事委員會副主席



鄧志佳

(鄧志佳)

敬上

2023年10月3日

Recommended Advisory Clauses

- (a) to note the comments of the Commissioner for Transport that the local village access leading to the Site from Sha Tau Kok Road (Ma Mei Ha) is not managed by Transport Department. The applicants should seek comments from the responsible party;
- (b) to note the following comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):
 - (i) all existing flow paths as well as the run-off onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant 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 drain, channels and watercourses on or in the vicinity of the Site any time during or after the works;
 - (ii) surface channels should be provided along the perimeter of the lot to collect all the runoff generated from the Site or passing through the Site, and discharge the runoff collected to a proper discharge point. 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 with details to be agreed by DSD; and
 - (iii) the proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the lot owners at their own expense. For drainage works to be undertaken outside the lot boundary, the applicants should obtain prior consent and agreement from District Land Office/North and/or relevant private lot owners;
- (c) 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;
- (d) 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;
- (e) 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
- (f) approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicants are reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works.

2023年 8月 3 1日

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

This document is received on 31 AUG 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.

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

2302416 318 by post

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE - LY7/808
	Date Received 收到日期	31 AUG 2023

- 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. PANG SEAN YUEN
2. PANG HEY CHIU 彭曦照

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)

TANG SAU FONG 鄧秀芳

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 Lots 1587S.Bss.6S.A, 1587S.Bss.7S.B, 1587S.Bss.13 2. DD76 Lots 1587S.Bss.6S.B, 1587S.Bss.15 KAN TAU TSUEN, FANLING 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 236.6 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 390.18 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	龍躍頭及軍地南分區計劃大綱圖 S/NE-LYT/19
(e) Land use zone(s) involved 涉及的土地用途地帶	農業
(f) Current use(s) 現時用途	空置土地 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- ☒ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Development Proposal 擬議發展計劃			
(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	1. PANG SEAN YUEN 2. PANG HEY CHIU 彭曦照		
(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)	粉嶺鄉粉嶺村		
(c) Proposed gross floor area 擬議總樓面面積	390.18 sq.m 平方米 About 約		
(d) Proposed number of house(s) 擬議房屋幢數	2	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>No 否 <input checked="" type="checkbox"/></p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?</p>	<p>Yes 是 <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

8. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.

現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

1 上述申請，其實是原有已獲批出小型屋宇規劃許可基礎上的重新申請(並不是新增小型屋宇的申請)。原因是地政部門審批小型屋宇需時輪候，申請人一直未獲得批准建屋牌照，而申請人城規會規劃許可申請續期權限次數，根據相關規劃指引也已用完，因此申請人需要再次就同一申請地點、重新向城規會申請規劃許可。申請人特別指出，他們的申請地段、屋型呎吋、屋角座標、地理地形、現場環境，現在跟以往均沒有任何改變。換句話說，是次申請一切狀況與城規會檔號：TPB/A/NE-LYT/583(LYT/583)批出規劃許可時一模一樣！申請人當時並獲得各部門接納批准規劃許可附帶條件，申請人現附上各部門當時接納(檔號：LYT/583)批准的規劃許可附帶條件報告予以城規會參考：

1.1 規劃署於2016年03月02日來函申請人表示，渠務署總工程師/ 新界北認為LYT/583所提交的排水建議書並沒有意見【附件(1)】，故申請人仍會照足相關要求。

1.2 規劃署於2016年02月26日來函申請人表示，總城市規劃師/ 城市設計及園境認為LYT/583所提交的美化環境建議可以接受【附件(2)】，故申請人仍會照足相關要求。

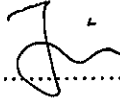
2 基於(1.1)及(1.2)因素，所以很容易可以斷定上述小型屋宇申請不會帶來任何不良影響，包括不會影響周邊環境、排水、污水接駁、消防、景觀及規劃意向！

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

TANG SAU FONG

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

31 AUG 2023

(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

- 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。
- 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。
- 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	1.DD76 Lots 1587S.Bss.6S.A, 1587S.Bss.7S.B, 1587S.Bss.13 2.DD76 Lots 1587S.Bss.6S.B, 1587S.Bss.15 KAN TAU TSUEN, FANLING 粉嶺簡頭村		
Site area 地盤面積	236.60	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	S/NE-LYT/19		
Zoning 地帶	農業		
Applied use/ development 申請用途／發展	New Territories Exempted House 新界豁免管制屋宇 <input checked="" type="checkbox"/> Small House 小型屋宇		
(i) Proposed Gross floor area 擬議總樓面面積	390.18	sq.m 平方米	About 約
(ii) Proposed No. of house(s) 擬議房屋幢數	2		
(iii) Proposed building height/No. of storeys 建築物高度／層數	8.23	m 米	<input type="checkbox"/> (Not more than 不多於)
	3	Storeys(s) 層	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

Chinese
中文

English
英文

Plans and Drawings 圖則及繪圖

- Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖 ☐ ☐
- 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） ☐ ☐

Reports 報告書

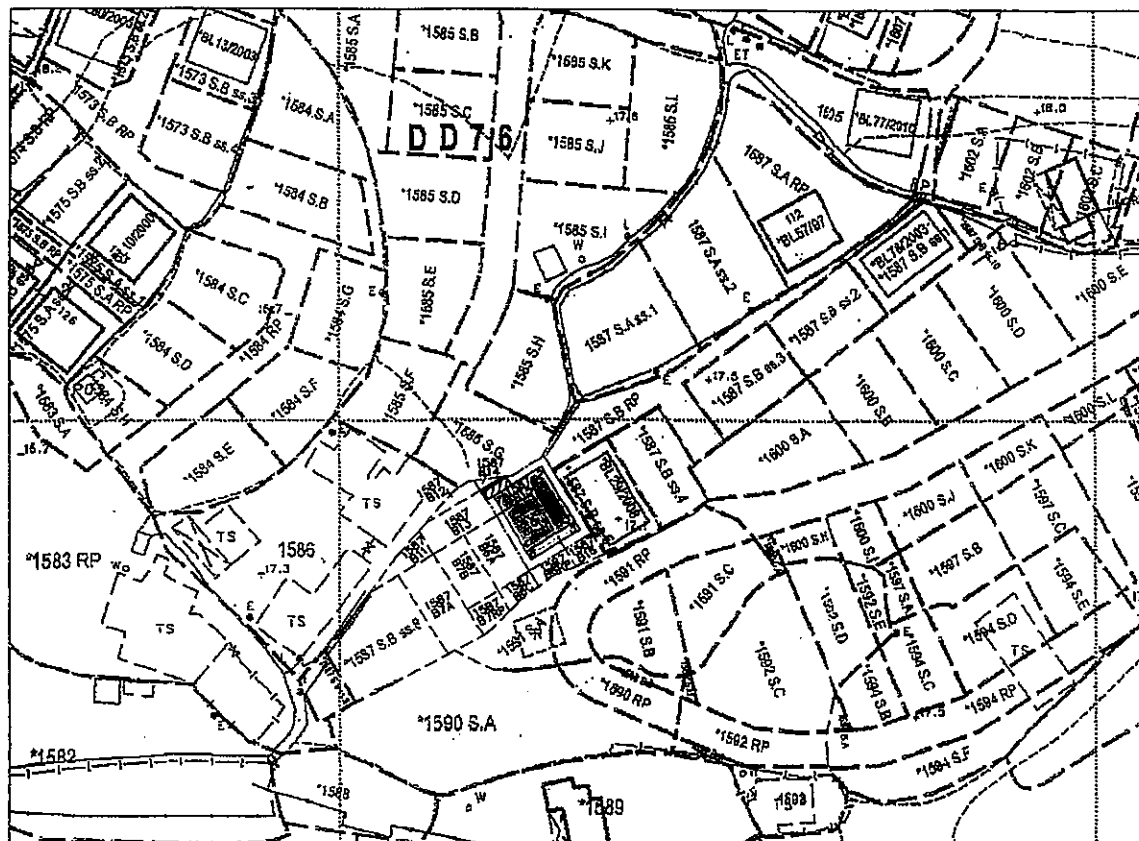
- Planning Statement/Justifications 規劃綱領/理據 ☐ ☐
- Environmental assessment (noise, air and/or water pollutions)
環境評估（噪音、空氣及／或水的污染） ☐ ☐
- Traffic impact assessment (on vehicles) 就車輛的交通影響評估 ☐ ☐
- Traffic impact assessment (on pedestrians) 就行人的交通影響評估 ☐ ☐
- Visual impact assessment 視覺影響評估 ☐ ☐
- Landscape 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 1587 S.B ss.6 S.B & 1587 S.B ss.15 in D.D. 76 Kan Tau Tsuen, North District



Balcony
 Septic Tank

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

Side	Bearing ° ' "	Distance in Metres	Pt	Co-ordinate Data (1980 Datum)		Remarks
				N	E	
1 - 4	58 34 20	7.620	1	841590.069	835920.126	
2 - 3	148 34 20	8.534	2	841594.042	835926.628	
3 - 4	238 34 20	7.620	3	841586.761	835931.078	
4 - 1	328 34 20	8.534	4	841582.787	835924.576	
Co-ordinates of the balcony						
4 - 3	58 34 20	7.620	4	841582.787	835924.576	
3 - 5	148 34 20	1.220	3	841586.761	835931.078	
5 - 6	238 34 20	7.620	5	841585.720	835931.714	
6 - 4	328 34 20	1.220	6	841581.746	835925.212	



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 : 07 - 11 - 2014

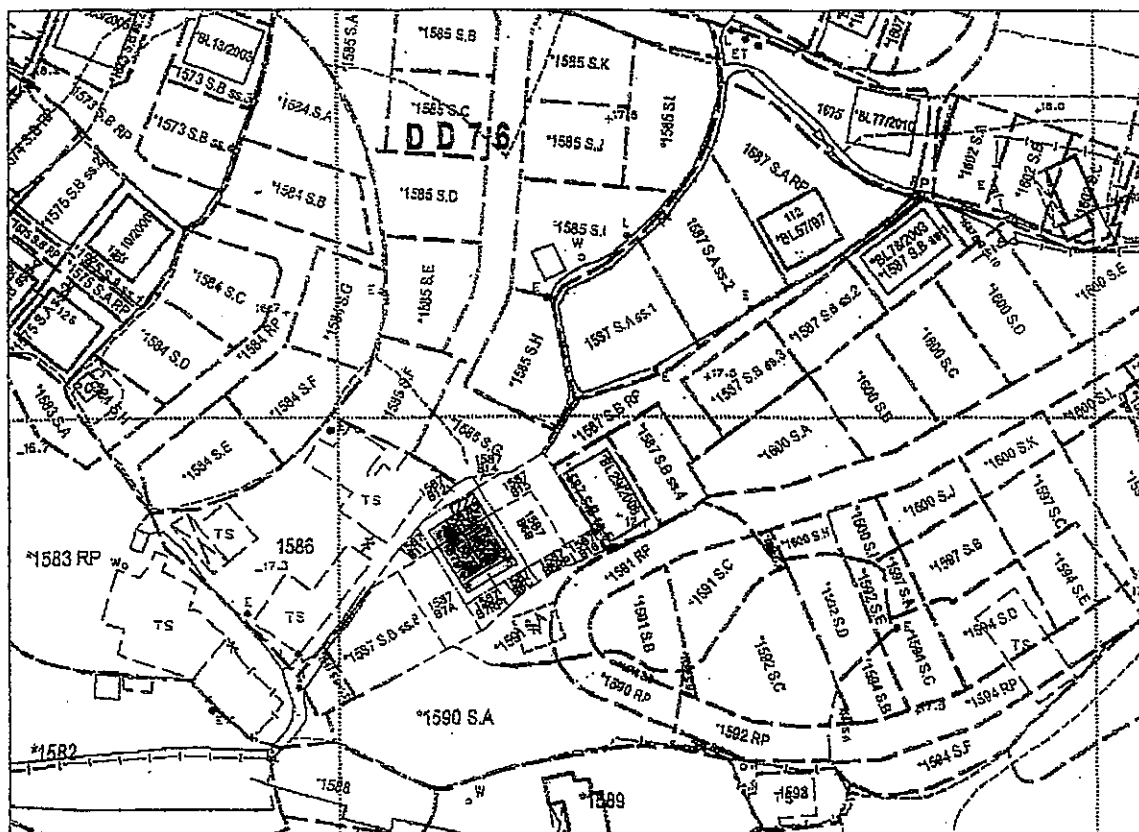
Tel: 26577726 Fax: 26588757 e-mail: thchan_survey@yahoo.com

Survey Sheet No: 3-SW-4B

Adopted Plan No: SRP/DN/008/0472/D1

PLAN No : DN/76/1587B6B-SH

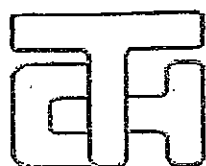
Dimension Plan of the Proposed Small House on Lots 1587 S.B ss.6 S.A, 1587 S.B ss.7 S.B & 1587 S.B ss.13 in D.D. 76 Kan Tau Tsuen, North District



Balcony
 Septic Tank

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

Side	Bearing ° ' "	Distance in Metres	Pt	Co-ordinate Data (1980 Datum)		Remarks
				N	E	
1 - 4	58 34 20	7.620	1	841585.053	835911.917	
2 - 3	148 34 20	8.534	2	841589.026	835918.419	
3 - 4	238 34 20	7.620	3	841581.744	835922.870	
4 - 1	328 34 20	8.534	4	841577.771	835916.368	
Co-ordinates of the balcony						
4 - 3	58 34 20	7.620	4	841577.771	835916.368	
3 - 5	148 34 20	1.220	3	841581.744	835922.870	
5 - 6	238 34 20	7.620	5	841580.703	835923.506	
6 - 4	328 34 20	1.220	6	841576.730	835917.004	



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 : 07 - 11 - 2014

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

Survey Sheet No: 3-SW-4B

Adopted Plan No: SRP/DN/008/0472/D1

PLAN No : DN/76/1587B6A-SH

規 劃 署

沙田、大埔及北區規劃處
新界沙田大埔路1號
沙田政府大樓13樓



Planning Department

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

來函編號 Your Reference
本署檔號 Our Reference TPB/A/NE-LYT/583
電話號碼 Tel. No.: 2158 6220
傳真機號碼 Fax No.: 2696 2377

郵寄函件

(經辦人:鄧秀芳女士)

鄧女士:

擬在劃為「農業」地帶的新界粉嶺簡頭村
第 76 約地段第 1587 號 B 分段第 6 小分段 A 分段、
第 1587 號 B 分段第 7 小分段 B 分段、第 1587 號 B 分段第 13 小分段、
第 1587 號 B 分段第 6 小分段 B 分段及第 1587 號 B 分段第 15 小分段
興建兩幢屋宇(新界豁免管制屋宇-小型屋宇)
(履行規劃申請編號 A/NE-LYT/583 的規劃許可附帶條件(b)及(c)項)

就標題所述的規劃申請，城市規劃委員會（城規會）在二零一五年十二月十八日批給規劃許可，並附有附帶條件。本署於二零一六年二月一日收到你提交排水建議。

渠務署總工程師/新界北(經辦人：余偉昌先生；電話:2300 1407) 在審閱過你提交的資料後表示沒有意見。然而，他提示申請人以下事項：

- (1) 申請人須確保有排水系統把落在擬建小型屋宇地點的雨水收集及排到合適的排放點。申請人須妥善維修保養該排水系統，如發現系統運作期間不足或欠妥，須自費作出補救；及
- (2) 申請人擬用來排放申請地點的雨水的「現有地面排水渠／河道」並非由渠務署負責維修保養。申請人須查明擬接駁到的現有排放地點屬何人擁有，並徵得擁有人的同意，才展開擬議接駁工程，並須通知本署有關情況。如該「現有地面排水渠／河道」是區內鄉村排水渠，便須徵詢北區民政事務專員的意見。

故此，有關規劃許可附帶條件（b）項經已部分履行。然而，你必須落實已獲批准的排水建議，而落實情況亦須符合渠務署署長或城規會的要求，才可完全履行規劃許可附帶條件（b）項。請你於排水工程完工後通知本署有關完成落實情況及提交照片紀錄（一式三份），以便安排視察落實情況。

如有其他查詢，請致電 2158 6229 與本署卓靜萍女士聯絡。

規劃署署長

（蘇震國



代行）

二零一六年三月二日

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會
城市規劃委員會秘書 收啟

郵遞致函

擬在劃為「農業」地帶的新界粉嶺簡頭村
第 76 約地段第 1587 號 B 分段第 6 小分段 A 分段、
第 1587 號 B 分段第 7 小分段 B 分段、第 1587 號 B 分段第 13 小分段、
第 1587 號 B 分段第 6 小分段 B 分段及第 1587 號 B 分段第 15 小分段
興建兩幢屋宇(新界豁免管制屋宇 - 小型屋宇)
(規劃申請編號 : TPB/A/NE-LYT/583)

敬啟者：

本人鄧秀芳現代表上列地段申請人仕向 貴會提交排水建議報告。懇請 貴會轉達渠務署評估，並予以批准。

為方便在報告上表達，報告中的 H1 至 H2 分別代表每個申請人的申請地段，申請地段如下：

H1：即申請地段 DD76 Lot 1587S.Bss.6S.A, 1587S.Bss.7S.B & 1587S.Bss.13

H2：即申請地段 DD76 Lot 1587S.Bss.6S.B & 1587S.Bss.15

如有任何查詢請來電本人。謝謝垂注！

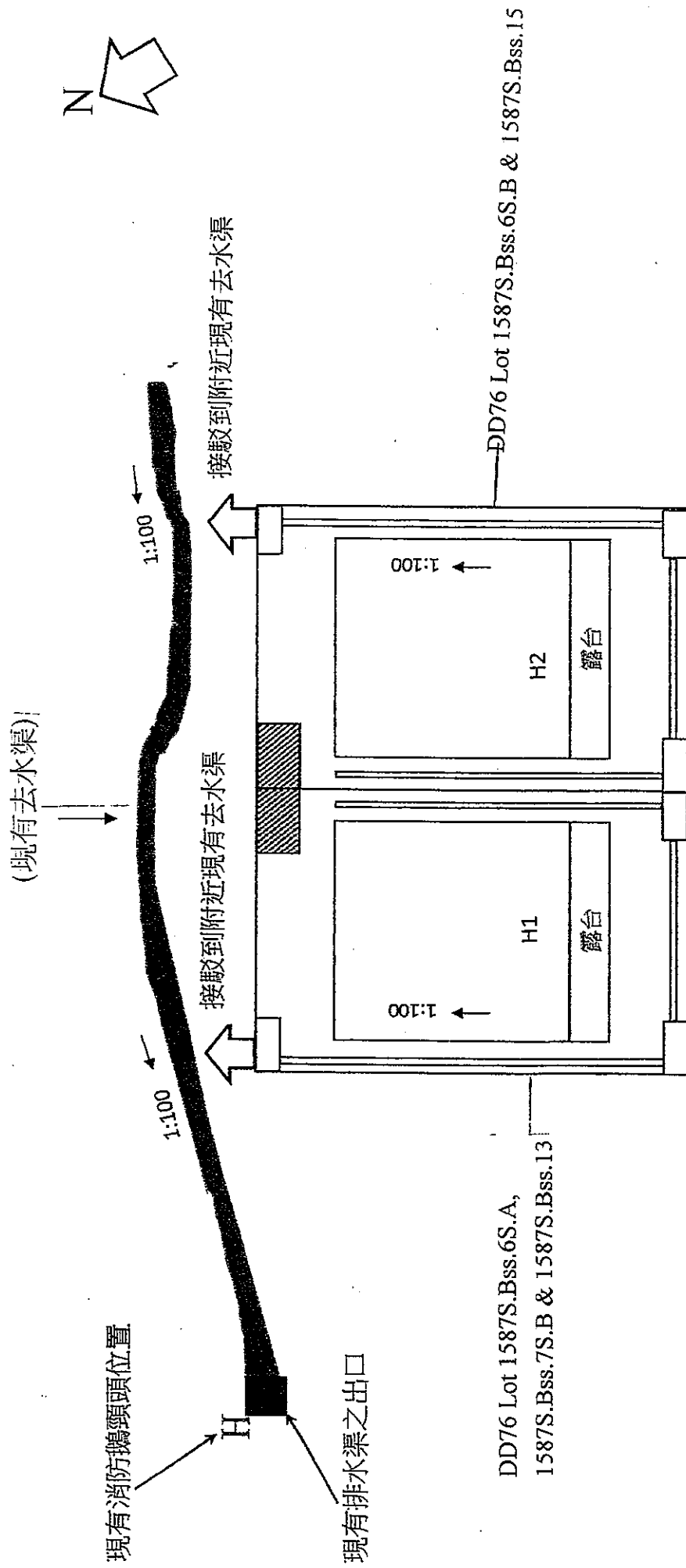


鄧秀芳 謹上

連附圖：排水建議報告

副本送：規劃署/ 沙田、大埔及北區規劃處 (郵遞致函)

2016 年 1 月 28 日



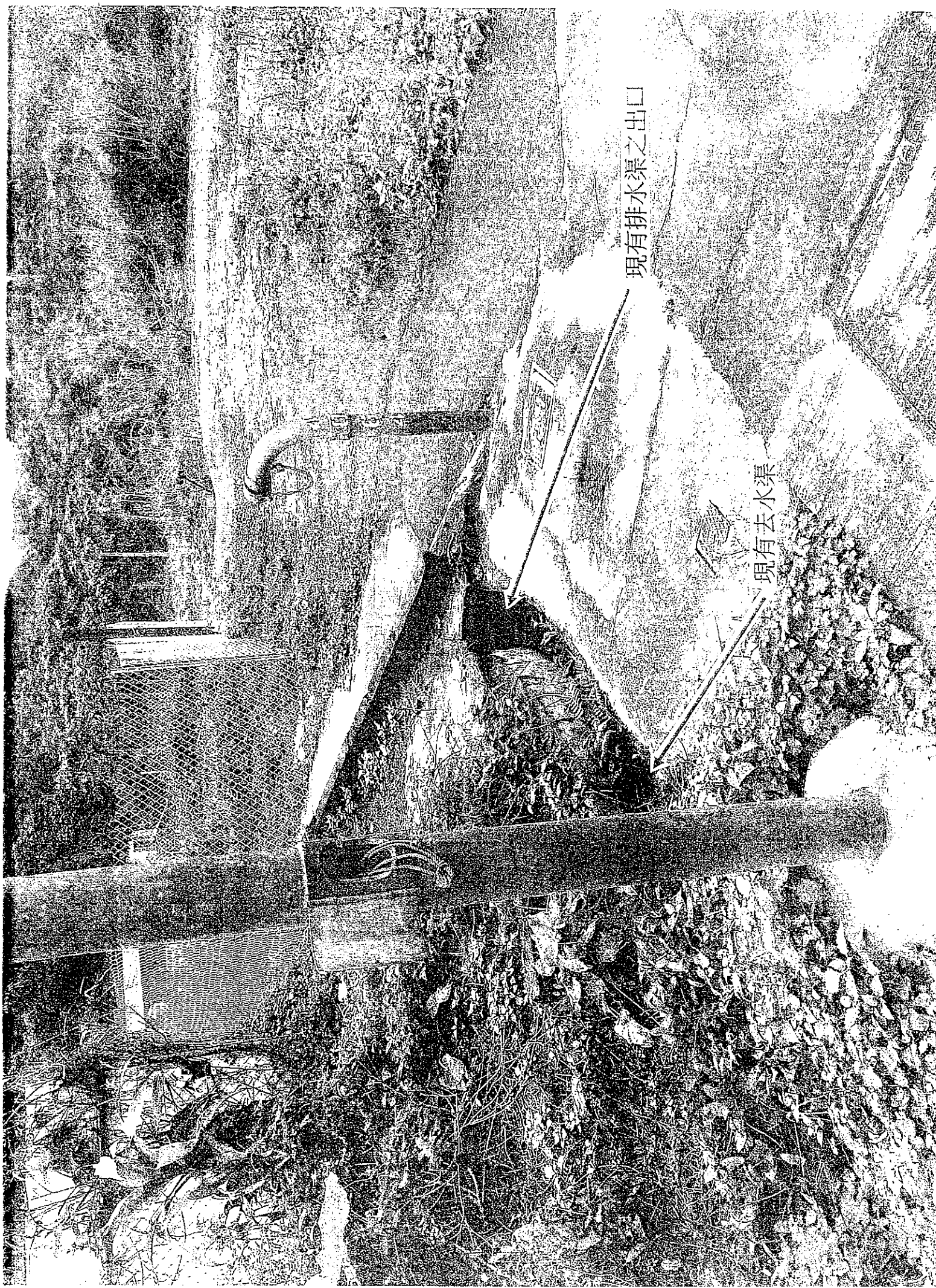
圖例

擬建有疏洞渠蓋之集水井明渠，並參照(figure 8.10-typical details of catchpits)規格建造。

擬建闊 150mm 斜度 \leftarrow 1: 100 之 U 型疏洞渠蓋之明渠，並參照(figure 8.11-typical U-channel details)規格建造。

現有排水渠出水口位置

化糞池



現有排水渠之出口

現有去水渠

規 劃 署

新界、沙田、西貢規劃處
 新界、沙田、西貢政府辦事處
 新界、沙田、西貢政府大樓



Planning Department

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

引伸編號 Your Reference
 本署編號 Our Reference TPB/A/NE-LYT/583
 電話號碼 Tel. No.: 2158 6220
 傳真號碼 Fax No.: 2696 2377

郵寄函件

(經辦人:鄧秀芳女士)

鄧女士:

擬在劃為「農業」地帶的新界粉嶺簡頭村
 第 76 約地段第 1587 號 B 分段第 6 小分段 A 分段、
 第 1587 號 B 分段第 7 小分段 B 分段、第 1587 號 B 分段第 13 小分段、
 第 1587 號 B 分段第 6 小分段 B 分段及第 1587 號 B 分段第 15 小分段
 興建兩幢屋宇(新界豁免管制屋宇-小型屋宇)
(履行規劃申請編號 A/NE-LYT/583 的規劃許可附帶條件(b)及(c)項)

就標題所述的規劃申請，城市規劃委員會（城規會）在二零一五年十二月十八日批給規劃許可，並附有附帶條件。本署於二零一六年一月十五日收到你提交有關保護樹木和美化環境的建議，並於二月一日收到你提交排水建議及經修訂的保護樹木和美化環境建議。

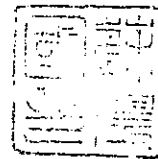
本署總城市規劃師/城市設計及園境（經辦人：陳雪儀女士；電話：2231 4852）審閱你所提交的經修訂後的保護樹木和美化環境建議後，認為從景觀的角度而言，有關的建議可以接受。她提醒申請人在完全落實有關保護樹木和美化環境建議後，須參閱規劃署專業人士作業備考第 1/2004 號的規定，可委聘一名註冊園境師，證明園景建議已完全落實，並提交一份自行核證完成規定事項證明書予規劃署。申請人亦可在完成落實有關保護樹木和美化環境建議後，通知本署，以便進行視察落實情況。

故此，有關提交及落實保護樹木和美化環境建議的規劃許可附帶條件(c)項經已部分履行。然而，你必須落實已獲批准的保護樹木和美化環境建議，而落實情況亦須符合規劃署署長或城規會的要求，才可完全履行規劃許可附帶條件(c)項。請你於保護樹木和美化環境工程完工後根據上文第二段的規定，委聘一名註冊園境師，審查並提交一份自行核證完成規定事項證明書予本署，或通知本署有關完成落實情況及提交照片紀錄（一式三份），以便安排視察落實情況。

至於你提交有關落實排水設施的資料以履行規劃許可附帶條件(b)項，我們將在收到有關部門的意見後回覆。如有其他查詢，請致電 2158 6229 與本署卓靜萍女士聯絡。

規劃署署長

(蘇震國



代行)

二零一六年二月二十六日

內部

總城市規劃師 / 城市規劃委員會 (1)

-備考

總城市規劃師 / 城市設計及園境

(經辦人：陳雪儀女士)

地盤檔案

CKS/WT/JC/jc

北角政府合署 15 樓
城市規劃委員會
城市規劃委員會秘書台啟

郵遞致函

擬在劃為「農業」地帶的新界粉嶺簡頭村
第 76 約地段第 1587 號 B 分段第 6 小分段 A 分段、
第 1587 號 B 分段第 7 小分段 B 分段、第 1587 號 B 分段第 13 小分段、
第 1587 號 B 分段第 6 小分段 B 分段、及第 1587 號 B 分段第 15 小分段
興建兩幢屋宇(新界豁免管制屋宇 – 小型屋宇)
(規劃申請編號：TPB/A/NE-LYT/583)

敬啟者：

本人鄧秀芳現代表上列地段申請人仕向 貴會提交美化環境的建議報告。懇請 貴會轉達規劃署總城市規劃師/城市設計及園景評估，並予以批准。

為方便在報告上表達，報告中的 H1 至 H2 分別代表每個申請人的申請地段，申請地段如下：

H1：即申請地段 DD76 Lot 1587S.Bss.6S.A, 1587S.Bss.7S.B & 1587S.Bss.13

H2：即申請地段 DD76 Lot 1587S.Bss.6S.B & 1587S.Bss.15

如有任何查詢請來電本人。謝謝垂注！



鄧秀芳 謹上

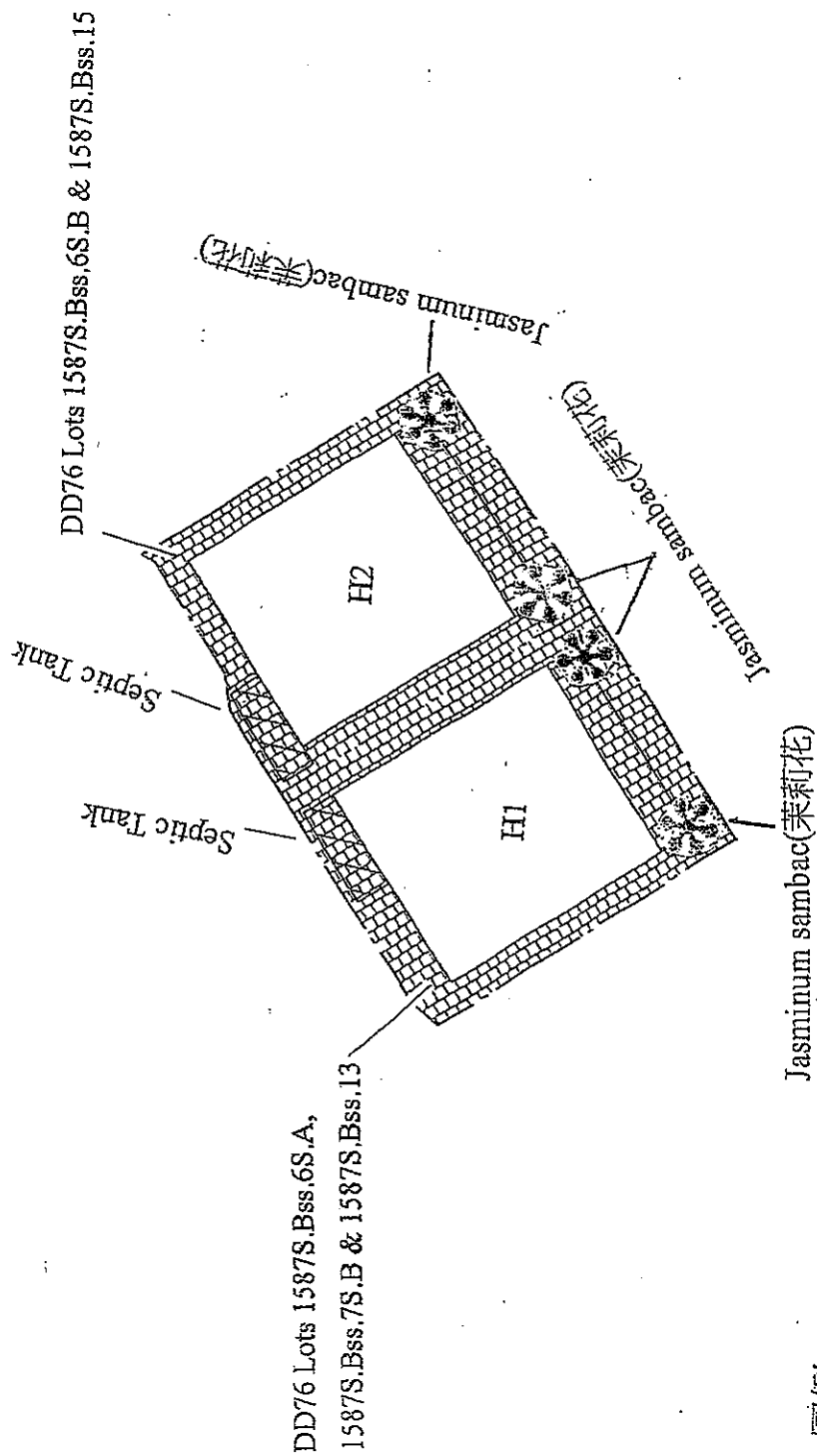
連附圖：美化環境建議報告

副本送：規劃署總城市規劃師/城市設計及園景(Attn: 陳小姐)




2016 年 1 月 28 日



NORTHE



圖例:

- 1) 種植品種名稱 : Jasminum sambac (茉莉花)
- 2) : 種植茉莉花位置及茉莉花會直接種在泥土內
- 3) 茉莉花規格 450mm (高) x 300mm (闊)
- 4)  將鋪設地台磚位置
- 5)  Septic Tank

PROJECT: (規劃申請編號: TPB/A/NE-LYT/583)	DRAWING TITLE:	SCALE:	DATE:	DWG NO:
KAN TAU TSUEN, FANLING, N.T. (H1: DD76 Lots 1587S.Bss.6S.A, 1587S.Bss.7S.B & 1587S.Bss.13) (H2: DD76 Lots 1587S.Bss.6S.B & 1587S.Bss.15)	LANDSCAPE MASTER PLAN	1:250	28 JAN 2016	MLP-H1&H2

貴署檔號： TP8/A/NE-LYT/808

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會
城市規劃委員會秘書 收

傳真檔號：

(共 1 頁)


敬啟者：

新界粉嶺崗頭村

DD76 Lots 1587B6A, 1587B7B, 1587B13, 1587B6, 1587B15

第 16 條規劃申請編號 A/NE-LYT/808

本人為上述申請代理人鄧秀芳。有關 貴會來電提及上述申請地段附近行人出入通道，申請人表示該通道同樣為申請人唯一能使用的出入通道。敬希 貴會存為記錄，謝謝垂注。


鄧秀芳

二零二三年十月十一日

聯絡地址：

聯絡電話：

副本送：規劃署/ 沙田、大埔及北區規劃署【Attn：張小姐】

(傳真致函：2696 2377)