

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 Applications

Application No.	Uses/ Development	Date of Consideration
A/NE-LYT/327 ^{*2}	Proposed House (New Territories Exempted Houses - Small Houses)	28.4.2006
A/NE-LYT/550 ^{*2}	Proposed House (New Territories Exempted House - Small House)	17.10.2014
A/NE-LYT/579 ^{*1}	Proposed House (New Territories Exempted House - Small House)	6.11.2015
A/NE-LYT/709 ^{*2}	Proposed House (New Territories Exempted House - Small House)	6.9.2019

Remarks

^{*1}: Previous case of application no. A/NE-LYT/810

^{*2}: Previous case of application no. A/NE-LYT/811

**Similar S.16 Applications for Proposed House
(New Territories Exempted House - Small House)
within/partly within the “Agriculture” zone in the vicinity of the site
in the Lung Yeuk Tau and Kwan Tei Area**

Approved Applications

Application No.	Uses/ Development	Date of Consideration
A/NE-LYT/257 ^{*1}	Proposed 5 New Territories Exempted Houses (NTEHs) (Small Houses)	25.4.2003
A/NE-LYT/275 ^{*1}	Proposed New Territories Exempted House (NTEH) (Small House)	28.5.2004
A/NE-LYT/342	Proposed House (New Territories Exempted House (NTEH) - Small House)	3.11.2006
A/NE-LYT/343	Proposed House (New Territories Exempted House (NTEH) - Small House)	3.11.2006
A/NE-LYT/373	Proposed House (New Territories Exempted House - Small House)	9.5.2008
A/NE-LYT/374	Proposed House (New Territories Exempted House - Small House)	23.5.2008
A/NE-LYT/376	Proposed House (New Territories Exempted House (NTEH) - Small House)	6.6.2008
A/NE-LYT/378	Proposed 2 Houses (New Territories Exempted Houses (NTEHs) - Small Houses)	20.6.2008
A/NE-LYT/379	Proposed 5 Houses (New Territories Exempted Houses (NTEHs) - Small Houses)	1.8.2008
A/NE-LYT/451	Proposed House (New Territories Exempted House (NTEH) - Small House)	6.1.2012
A/NE-LYT/452	Proposed House (New Territories Exempted House (NTEH) - Small House)	6.1.2012
A/NE-LYT/463 ^{*2}	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/529 ^{*3}	Proposed House (New Territories Exempted House - Small House)	4.4.2014
A/NE-LYT/530 ^{*4}	Proposed House (New Territories Exempted House - Small House)	4.4.2014
A/NE-LYT/531 ^{*5}	Proposed House (New Territories Exempted House - Small House)	4.4.2014
A/NE-LYT/532 ^{*6}	Proposed House (New Territories Exempted House - Small House)	4.4.2014
A/NE-LYT/533 ^{*7}	Proposed House (New Territories Exempted House - Small House)	4.4.2014
A/NE-LYT/534 ^{*8}	Proposed House (New Territories Exempted House - Small House)	4.4.2014
A/NE-LYT/535 ^{*9}	Proposed House (New Territories Exempted House – Small House)	4.4.2014
A/NE-LYT/536 ^{*10}	Proposed House (New Territories Exempted House – Small House)	4.4.2014
A/NE-LYT/537 ^{*11}	Proposed House (New Territories Exempted House – Small House)	4.4.2014
A/NE-LYT/538	Proposed House (New Territories Exempted House - Small House)	25.4.2014
A/NE-LYT/539 ^{*12}	Proposed House (New Territories Exempted House - Small House)	25.4.2014

A/NE-LYT/540 ^{*13}	Proposed House (New Territories Exempted House - Small House)	9.5.2014
A/NE-LYT/580 ^{*14}	Proposed House (New Territories Exempted House - Small House)	6.11.2015
A/NE-LYT/581 ^{*15}	Proposed House (New Territories Exempted House – Small House)	6.11.2015
A/NE-LYT/584	Proposed House (New Territories Exempted House - Small House)	22.1.2016
A/NE-LYT/585	Proposed House (New Territories Exempted House - Small House)	22.1.2016
A/NE-LYT/589	Proposed House (New Territories Exempted House - Small House)	5.2.2016
A/NE-LYT/648	Proposed House (New Territories Exempted House - Small House)	18.5.2018
A/NE-LYT/649	Proposed House (New Territories Exempted House - Small House)	18.5.2018
A/NE-LYT/653 ^{*3}	Proposed House (New Territories Exempted House - Small House)	15.6.2018
A/NE-LYT/654 ^{*4}	Proposed House (New Territories Exempted House - Small House)	15.6.2018
A/NE-LYT/655 ^{*5}	Proposed House (New Territories Exempted House - Small House)	15.6.2018
A/NE-LYT/656 ^{*6}	Proposed House (New Territories Exempted House - Small House)	15.6.2018
A/NE-LYT/657 ^{*7}	Proposed House (New Territories Exempted House - Small House)	15.6.2018
A/NE-LYT/658 ^{*8}	Proposed House (New Territories Exempted House - Small House)	15.6.2018
A/NE-LYT/659 ^{*9}	Proposed House (New Territories Exempted House – Small House)	15.6.2018
A/NE-LYT/660 ^{*10}	Proposed House (New Territories Exempted House – Small House)	15.6.2018

A/NE-LYT/661 ^{*11}	Proposed House (New Territories Exempted House – Small House)	15.6.2018
A/NE-LYT/663 ^{*12}	Proposed House (New Territories Exempted House - Small House)	15.6.2018
A/NE-LYT/673 ^{*13}	Proposed House (New Territories Exempted House - Small House)	5.10.2018
A/NE-LYT/675	Proposed House (New Territories Exempted House - Small House)	19.10.2018
A/NE-LYT/676	Proposed House (New Territories Exempted House - Small House)	19.10.2018
A/NE-LYT/724 ^{*2}	Proposed House (New Territories Exempted House - Small House)	15.5.2020
A/NE-LYT/728	Proposed House (New Territories Exempted House - Small House)	1.9.2020
A/NE-LYT/729	Proposed House (New Territories Exempted House - Small House)	1.9.2020
A/NE-LYT/753 ^{*14}	Proposed House (New Territories Exempted House - Small House)	26.11.2021
A/NE-LYT/758	Proposed House (New Territories Exempted House - Small House)	4.3.2022
A/NE-LYT/759	Proposed House (New Territories Exempted House - Small House)	4.3.2022
A/NE-LYT/765 ^{*15}	Proposed House (New Territories Exempted House – Small House)	12.8.2022
A/NE-LYT/778 ^{*9}	Proposed House (New Territories Exempted House – Small House)	23.12.2022
A/NE-LYT/779 ^{*10}	Proposed House (New Territories Exempted House – Small House)	23.12.2022
A/NE-LYT/780 ^{*11}	Proposed House (New Territories Exempted House – Small House)	23.12.2022
A/NE-LYT/781 ^{*3}	Proposed House (New Territories Exempted House – Small House)	23.12.2022

A/NE-LYT/782 ^{*4}	Proposed House (New Territories Exempted House – Small House)	23.12.2022
A/NE-LYT/783 ^{*5}	Proposed House (New Territories Exempted House – Small House)	23.12.2022
A/NE-LYT/784 ^{*6}	Proposed House (New Territories Exempted House – Small House)	23.12.2022
A/NE-LYT/785 ^{*7}	Proposed House (New Territories Exempted House – Small House)	23.12.2022
A/NE-LYT/786 ^{*8}	Proposed House (New Territories Exempted House – Small House)	23.12.2022
A/NE-LYT/799	Proposed House (New Territories Exempted House - Small House)	25.8.2023
A/NE-LYT/801	Proposed House (New Territories Exempted House - Small House)	25.8.2023
A/NE-LYT/802 ^{*2}	Proposed House (New Territories Exempted House - Small House)	25.8.2023

Remarks

- ^{*1}: The application no. A/NE-LYT/257 includes the site of application no. A/NE-LYT/275
- ^{*2}: The application nos. A/NE-LYT/463, A/NE-LYT/724 and A/NE-LYT/802 involve the same site
- ^{*3}: The application nos. A/NE-LYT/529, A/NE-LYT/653 and A/NE-LYT/781 involve the same site
- ^{*4}: The application nos. A/NE-LYT/530, A/NE-LYT/654 and A/NE-LYT/782 involve the same site
- ^{*5}: The application nos. A/NE-LYT/531, A/NE-LYT/655 and A/NE-LYT/783 involve the same site
- ^{*6}: The application nos. A/NE-LYT/532, A/NE-LYT/656 and A/NE-LYT/784 involve the same site
- ^{*7}: The application nos. A/NE-LYT/533, A/NE-LYT/657 and A/NE-LYT/785 involve the same site
- ^{*8}: The application nos. A/NE-LYT/534, A/NE-LYT/658 and A/NE-LYT/786 involve the same site
- ^{*9}: The application nos. A/NE-LYT/535, A/NE-LYT/659 and A/NE-LYT/778 involve the same site
- ^{*10}: The application nos. A/NE-LYT/536, A/NE-LYT/660 and A/NE-LYT/779 involve the same site
- ^{*11}: The application nos. A/NE-LYT/537, A/NE-LYT/661 and A/NE-LYT/780 involve the same site
- ^{*12}: The application nos. A/NE-LYT/539 and A/NE-LYT/663 involve the same site

*¹³: The application nos. A/NE-LYT/540 and A/NE-LYT/673 involve the same site

*¹⁴: The application nos. A/NE-LYT/580 and A/NE-LYT/753 involve the same site

*¹⁵: The application nos. A/NE-LYT/581 and A/NE-LYT/765 involve the same site

Detailed Comments from Relevant Government Departments

1. Land Administration

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

- (a) the Sites fall within the village environs of Ma Mei Ha Leng Tsui & Leng Pei Tsuen;
- (b) the applicants claimed themselves to be the indigenous villagers of Fanling, Fanling Heung. The eligibility of the applicant of application No. A/NE-LYT/810 for Small House concessionary grant has been ascertained while the eligibility of the applicant of application No. A/NE-LYT/811 is yet to be ascertained;
- (c) the subject lots are not covered by any Modification of Tenancy/Building Licence;
- (d) while the Small House application at the Site under planning application No. A/NE-LYT/811 is under processing, the Small House application at the Site under planning application No. A/NE-LYT/810 has been approved on 27.6.2019, its offer letter has also been issued on 29.4.2022 and the acceptance letter has been received on 6.5.2023. However, the building licence has yet to be executed; and
- (e) there is no “Fung Shui” area at Leng Pei Tsuen and Ma Mei Ha Leng Tsui.

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;
- (b) notwithstanding the above, the applications only involve the construction of one Small House on each Site and she considers that the applications can be tolerated on traffic grounds; and
- (c) the local village access leading to the Sites from Sha Tau Kok Road (Ma Mei Ha) is not managed by Transport Department.

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

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

3. Environment

Comments of the Director of Environmental Protection (DEP):

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

4. Landscape

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

- (a) she has no objection to the applications from the landscape planning perspective; and
- (b) the Sites are located in an area of rural inland plain landscape character comprising of village houses, vegetated areas and clusters of tree groups. Compared with aerial photos, there is no significant change in the landscape character surrounding the Sites. Based on the site inspection, the site under application No. A/NE-LYT/810 is mostly vacant, covered by wild grasses and some trees of common species are observed at the periphery of the site while the site under application No. A/NE-LYT/811 is hard paved with no existing trees. According to the Application Forms, there is no major change in the proposed layout. Significant adverse impact on the landscape character and the existing landscape resources within the Sites arising from the proposed use is not anticipated.

5. Drainage

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

- (a) he has no objection to the applications from the public drainage viewpoint;
- (b) the Sites are in an area where no DSD stormwater drain is available; and
- (c) ~~while there is no public sewerage connection available for application No. A/NE-LYT/810,~~ the ~~s~~**Sites under application No. A/NE-LYT/811** ~~is~~**are** within an area where connection to existing public sewerage network is available in the vicinity. Environmental Protection Department (EPD) should be consulted regarding the sewage treatment/disposal aspects of the proposed developments and the provision of septic tank.

6. Agriculture

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

Application No. A/NE-LYT/810

- (a) the Site falls within the “AGR” zone and is generally vacant. 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 proposed development is not supported from the agricultural perspective;
- (b) nevertheless, he has no comment on the planning application from nature conservation perspective; and

Application No. A/NE-LYT/811

- (c) given that the potential of the Site for agricultural rehabilitation is low and that approval from the Town Planning Board was given previously for similar applications on the subject site, he has no strong view against the application from agricultural and conservation perspectives.

7. Fire Safety

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

- (a) he has no in-principle objection to the applications provided that the applications would not encroach on any existing Emergency Vehicular Access (EVA) or planned EVA under 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. 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, the First Vice-Chairman and the Vice-Chairman of Fanling District Rural Committee object to the applications on the grounds that the applications would induce adverse drainage and traffic impacts on the surrounding areas. The Chairman of Lung Shan Area Committee has no comment on the applications. The incumbent North District Councilor of N18 Constituency, the Indigenous Inhabitant Representative and the Resident Representative of Leng Tsui have not replied HAD.

9. Demand and Supply of Small House Sites

According to DLO/N's records, the total number of outstanding Small House applications for Ma Mei Ha Leng Tsui and Leng Pei is 36 while the 10-year Small House demand forecast for the same village is 132. According to the latest estimate by PlanD, about 0.64 ha (equivalent to 25 Small House sites) of land are available within the "V" zone of Ma Mei Ha Leng Tsui and Leng Pei Tsuen for Small House development. There is insufficient land in the "V" zone of Ma Mei Ha Leng Tsui and Leng Pei Tsuen to meet the demand of land for Small House development (i.e. about 4.2 ha of land which is equivalent to 168 Small House sites).

HAS

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

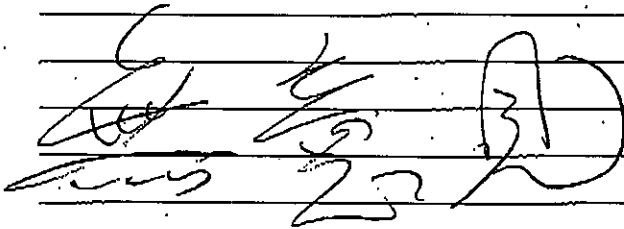
By e-mail : tpbpd@pland.gov.hk

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

A/NE-LYT/810

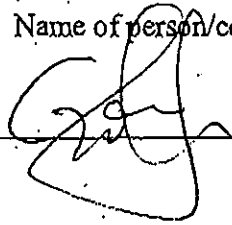
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



「提意見人」姓名/名稱 Name of person/company making this comment 12/5-34

簽署 Signature



日期 Date 2023.10.14

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

傳真：2877 0245 或 2522 8426

電郵：tphpd@pland.gov.hk

(1/4)

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有關的規劃申請編號 The application no. to which the comment relates**A/NE-LYT/810****意見詳情 (如有需要，請另頁說明)****Details of the Comment (use separate sheet if necessary)**

請看附頁反對資料

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

簽署 Signature



日期 Date

18-10-2023



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

2
2/4

敬啟者：

貴處檔號： TPB/A/NE-LYT/810
新界粉嶺馬尾下嶺咀丈量約份第76約地段第1769號
擬議屋宇(新界豁免管制屋宇 - 小型屋宇)
申請編號： A/NE-LYT/810

本會接獲該區村民對上述申請提出 反對 意見，其理由是：

- 1) 周邊渠務問題出現水浸仍待改善，堆積污水引至蚊患，現時村民已飽受蚊患之苦，日後將會更嚴重。
- 2) 引致車輛增多，村路狹窄，村路阻塞，嚴重滋擾及影響村民出入。

懇請 貴處理解村民之憂慮，考慮整體環境，慎重處理上述申請。

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18日

粉嶺區鄉事會

FDRC

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

3
3/4

敬啟者：

貴處檔號：TPB/A/NE-LYT/810

新界粉嶺馬尾下嶺咀丈量約份第76約地段第1769號

擬議屋宇(新界豁免管制屋宇 - 小型屋宇)

申請編號：A/NE-LYT/810

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- 2) 引致車輛增多，村路狹窄，村路阻塞，嚴重滋擾及影響村民出入。

懇請 貴處理解村民之憂慮，考慮整體環境，慎重處理上述申請。

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

敬上

(劉永安)

2023年10月18日

4



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

(4/4)

敬啟者：

貴處檔號：TPB/A/NE-LYT/810

新界粉嶺馬尾下嶺咀丈量約份第76約地段第1769號

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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

敬上

(鄧志佳)

2023年10月18日

HAS

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

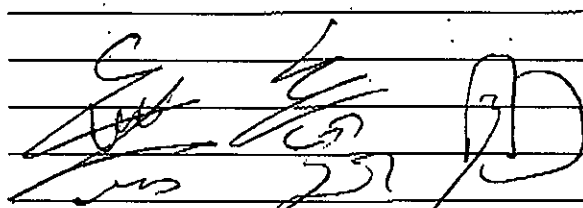
電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

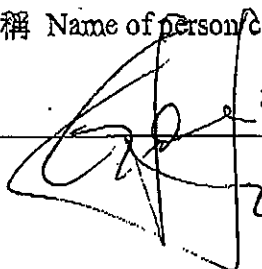
By Fax : 2877 0245 or 2522 8426

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/811****意見詳情 (如有需要，請另頁說明)****Details of the Comment (use separate sheet if necessary)**

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

侯志強

簽署 Signature**日期 Date** 2023.10.14

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

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

P.1 - 4.

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/811

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

請看附頁資料

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

簽署 Signature



日期 Date

18-10-2023



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

2
P-2-4

敬啟者：

貴處檔號： TPB/A/NE-LYT/811
新界粉嶺馬尾下橫咀丈量約份第76約地段第1776號
擬議屋宇(新界豁免管制屋宇 - 小型屋宇)
申請編號： A/NE-LYT/811

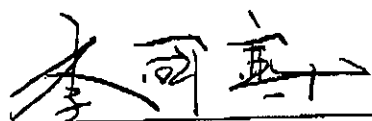
本會接獲該區村民對上述申請提出 反對 意見，其理由是：

- 1) 周邊渠務問題出現水浸仍待改善，堆積污水引至蚊患，現時村民已飽受蚊患之苦，日後將會更嚴重。
- 2) 引致車輛增多，村路狹窄，村路阻塞，嚴重滋擾及影響村民出入。

懇請 貴處理解村民之憂慮，考慮整體環境，慎重處理上述申請。

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18日



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

3
P-3 - 4

敬啟者：

貴處編號： TPB/A/NE-LYT/811
新界粉嶺馬尾下橫咀丈量約份第 76 約地段第 1776 號
擬議屋宇(新界豁免管制屋宇 - 小型屋宇)
申請編號： A/NE-LYT/811

本會接獲該區村民對上述申請提出 反對 意見，其理由是：

- 1) 周邊渠務問題出現水浸仍待改善，堆積污水引至蚊患，現時村民已飽受蚊患之苦，日後將會更嚴重。
- 2) 引致車輛增多，村路狹窄，村路阻塞，嚴重滋擾及影響村民出入。

懇請 貴處理解村民之憂慮，考慮整體環境，慎重處理上述申請。

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18日



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

4
P 4 - 4

敬啟者：

貴處檔號：TPB/A/NE-LYT/811
新界粉嶺馬尾下嶺咀丈量約份第76約地段第1776號
擬議屋宇(新界豁免管制屋宇 - 小型屋宇)
申請編號：A/NE-LYT/811

本會接獲該區村民對上述申請提出 反對 意見，其理由是：

- 1) 周邊渠務問題出現水浸仍待改善，堆積污水引至蚊患，現時村民已飽受蚊患之苦，日後將會更嚴重。
- 2) 引致車輛增多，村路狹窄，村路阻塞，嚴重滋擾及影響村民出入。

懇請 貴處理解村民之憂慮，考慮整體環境，慎重處理上述申請。

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)



敬上

2023年10月18日

城規會負責人：

A/NE-LYT/811

5

本人張偉雄

頌咀村原居民張錦勳

的儿子，不滿意新界粉嶺馬尾下頌咀大量約份第
76約地段1376號興建私人小型屋宇（丁屋）

理由如下：

①該地段於1998年由本村原居民張錦勳先生
業主（已故）已捐出給政府修公路用途。
現改變用途是違捐者意願。

②此地段是各村公路出入口及停車場。如修
建私人丁屋會影響消防車、救護車、警車
大型車輛出入及村民之安全。

隨信附上當年捐地簽押字据。

此致



頌咀村民：張偉雄

2023年10月18日

合約

1776号地段 面积0.3亩 概由政府修筑路旁^月位该地段
土地面积全部由陈2培名下捐出,特此证明。

1776号地段监立 陈2培

1998年1月8日

见证人: 李瑞坤

陈少荣

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 (CE/MN, DSD) that
 - (i) the Sites are in an area where no Drainage Services Department's stormwater drain available;
 - (ii) ~~while there is no public sewerage connection available for application No. A/NE-LYT/810,~~ the ~~s~~Sites ~~under application No. A/NE-LYT/811~~ ~~is~~are within an area where connection to existing public sewerage network is available in the vicinity. Should the applicants chooses to connect ~~their~~his proposed sewerage systems to DSD's networks, ~~they~~ shall furnish DSD with ~~their~~his connection proposal for agreement. After obtaining such agreement, the applicants shall submit a duly completed Form HBP1 with a cross cheque covering the technical audit fee and a plan showing the details of the proposed connection works to Mainland North Division of DSD for formal application for the required connection. Upon DSD's acceptance of the connection application, the applicants shall carry out proposed connection works in accordance with DSD Standard Drawings at the resources of the applicants; and
 - (iii) Environmental Protection Department should be consulted regarding the sewage treatment/disposal aspects of the proposed developments and the provision of septic tank;
- (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 applications 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 authority prior to commencement of the works.

Form No. S16-II
表格第 S16-II 號

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

2023年 9月 28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 **28 SEP 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.

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.tpb.gov.hk/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.tpb.gov.hk/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

2302434

11/9

by post

Form No. S16-II 表格第 S16-II 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-LYT/810
	Date Received 收到日期	28 SEP 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

彭景然 PANG KING YIN (With YIP TIN SANG as Power of Attorney)

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	LOT NO. 1769 IN D.D.76
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 121.4 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 195.09 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/NE-LYT/19
(e) Land use zone(s) involved 涉及的土地用途地帶	AGR
(f) Current use(s) 現時用途	花園 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Development Proposal 擬議發展計劃			
(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	彭景然 PANG KING YIN		
(b) 原居民所屬的原居鄉村 (如適用) The related indigenous village of the indigenous villager(s) (if applicable)	粉嶺圍		
(c) Proposed gross floor area 擬議總樓面面積	195.09 sq.m 平方米 <input type="checkbox"/> About 約		
(d) Proposed number of house(s) 擬議房屋幢數	1	Proposed number of storeys of each house 每幢房屋的擬議層數	3
(e) Proposed roofed over area of each house 每幢房屋的擬議上蓋面積	65.03 sq.m 平方米	Proposed building height of each house 每幢房屋的擬議高度	8.23 m 米
(f) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途	花園及行人通道 (Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable) (請在圖則上顯示, 並註明車位總數, 以及每個車位的長度和寬度及/或化糞池的位置 (如適用))		
(g) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 No 否	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input checked="" type="checkbox"/>	
(h) Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁至公共污水渠?	Yes 是 <input checked="" type="checkbox"/> No 否 <input type="checkbox"/>	(Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線) (Please indicate on plan the location of the proposed septic tank. 請用圖則顯示化糞池的位置)	

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

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

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

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>No 否 <input checked="" type="checkbox"/></p>																															
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?</p>	<p>Yes 是 <input type="checkbox"/></p> <p>No 否 <input checked="" type="checkbox"/></p>	<p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>		On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																														

8. Justifications 理由

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

..... 以前城規編號 A/NE-LYT/579, 由於過去4年地政署還沒批出小型屋宇牌照,
 所以才再次申請.

9. Declaration 聲明

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

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

Signature

簽署



Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)

專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of

代表

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

Date 日期

24-08-2023

(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

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	LOT NO. 1769 IN D.D.76
Site area 地盤面積	121.4 sq. m 平方米 <input type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/NE-LYT/19
Zoning 地帶	AGR
Applied use/ development 申請用途／發展	New Territories Exempted House 新界豁免管制屋宇 <input checked="" type="checkbox"/> Small House 小型屋宇
(i) Proposed Gross floor area 擬議總樓面面積	195.09 sq.m 平方米 <input type="checkbox"/> About 約
(ii) Proposed No. of house(s). 擬議房屋幢數	1
(iii) Proposed building height/No. of storeys 建築物高度／層數	8.23 m 米 <input type="checkbox"/> (Not more than 不多於)
	3 Storeys(s) 層

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

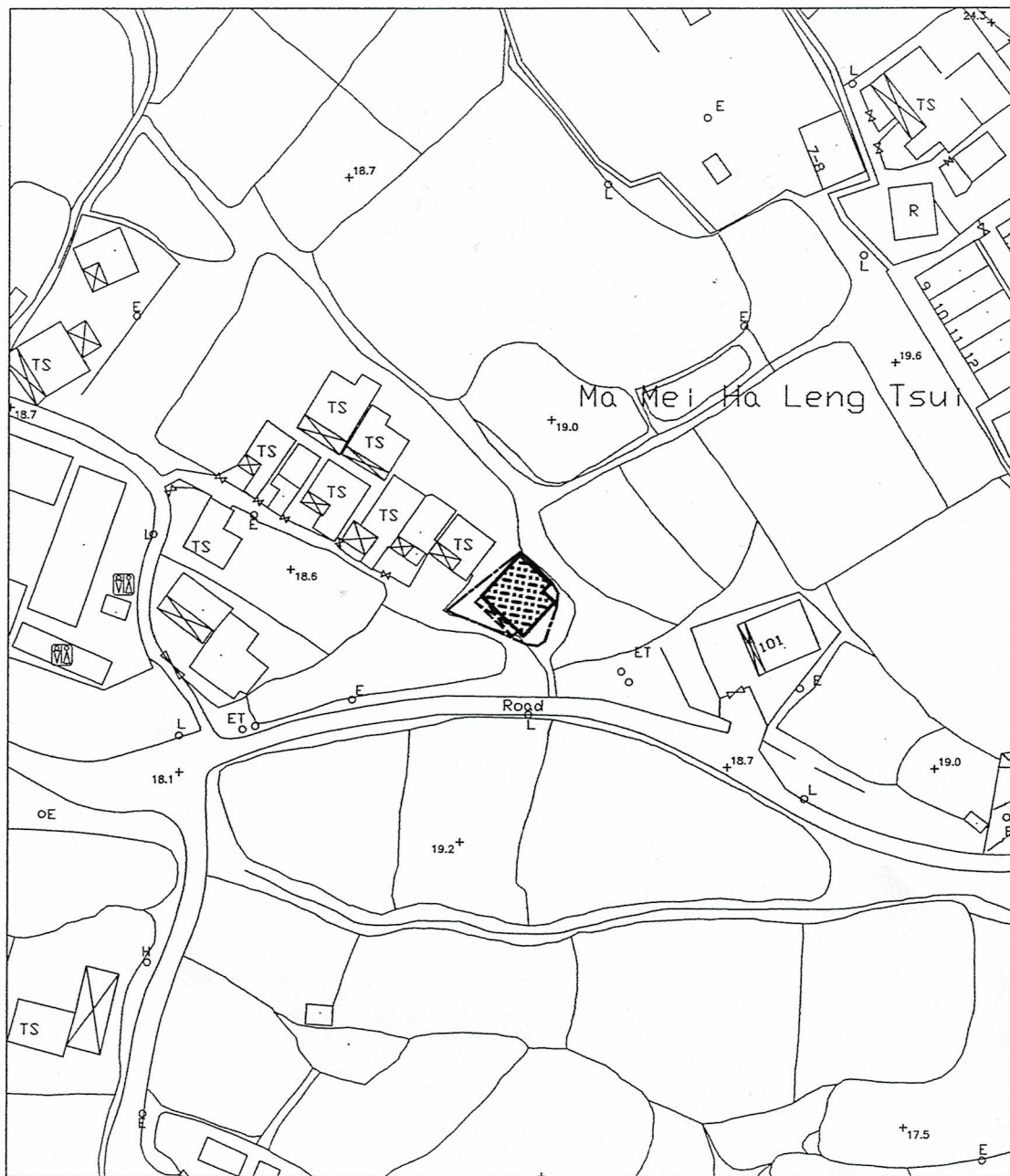
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input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

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

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

Site Plan



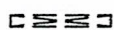
Survey Sheet No. 3-SW-5A

For Identification Only
(Scale 1:1000)

Legend



Proposed Small House (6.125m x 8.159m) + (2.259m x 6.669m)
Area = 65.03 sq.m (about)

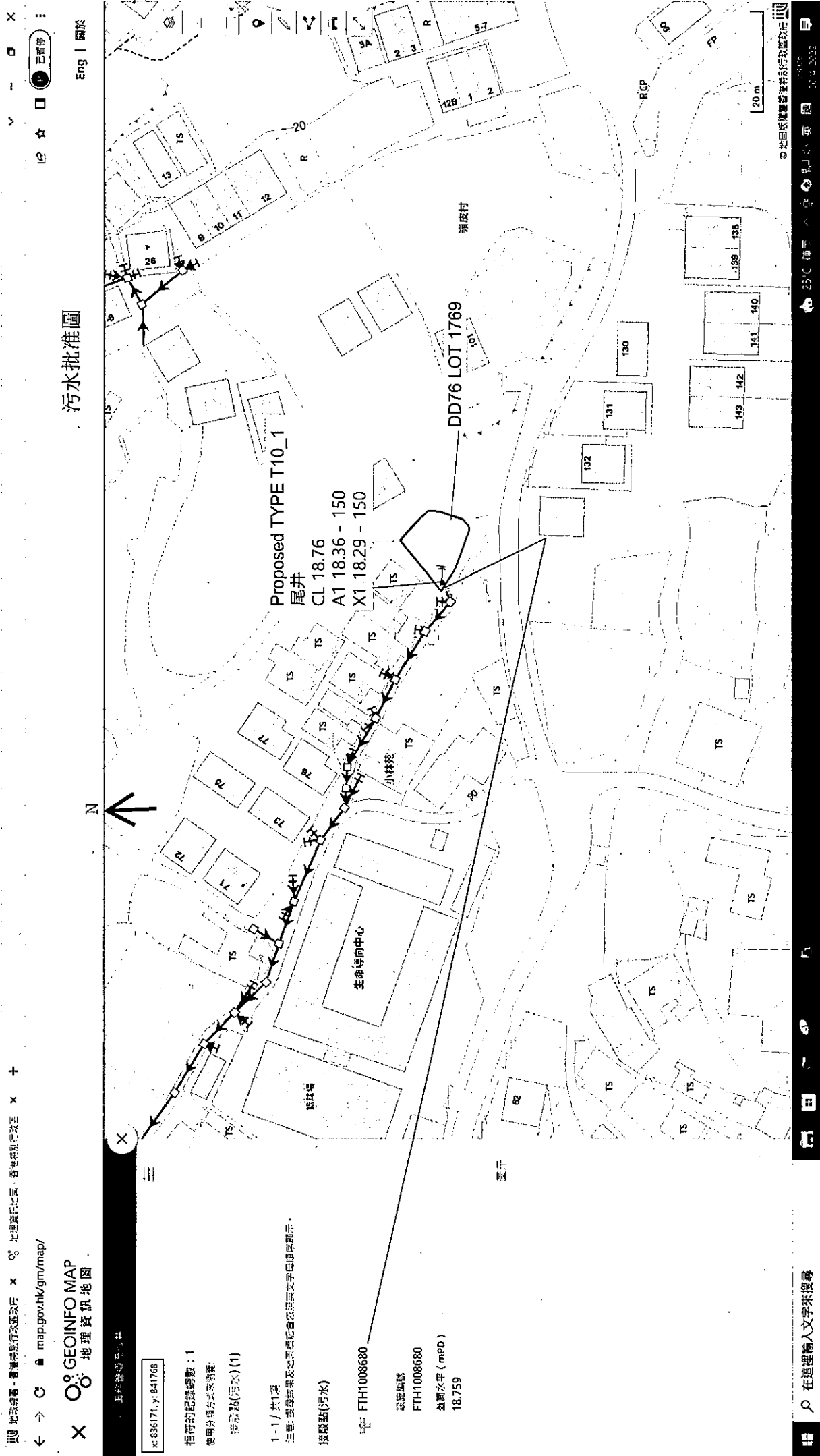


Proposed Balcony (7.267m x 1.220m)
Area = 8.87 sq.m (about)

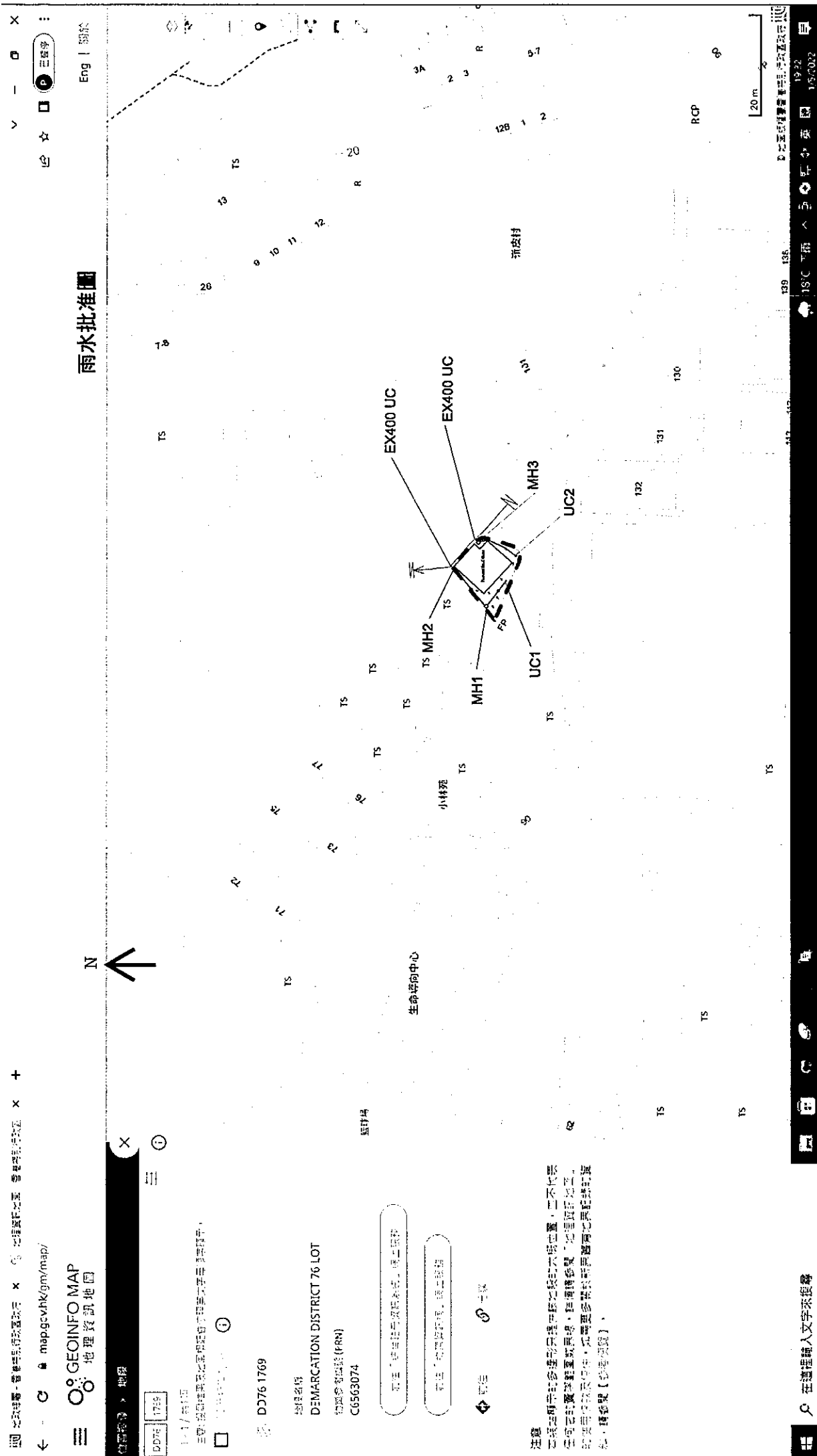
--- Lot Boundary

SCALE 1:1,000

METRES 10 0 10 20 30 40 50 METRES



Proposed Plan
d1



Catchment area
127.0 sq.m & Ground Level = + 18.8
DD76 LOT 1679

Proposed 天台雨水排放點:

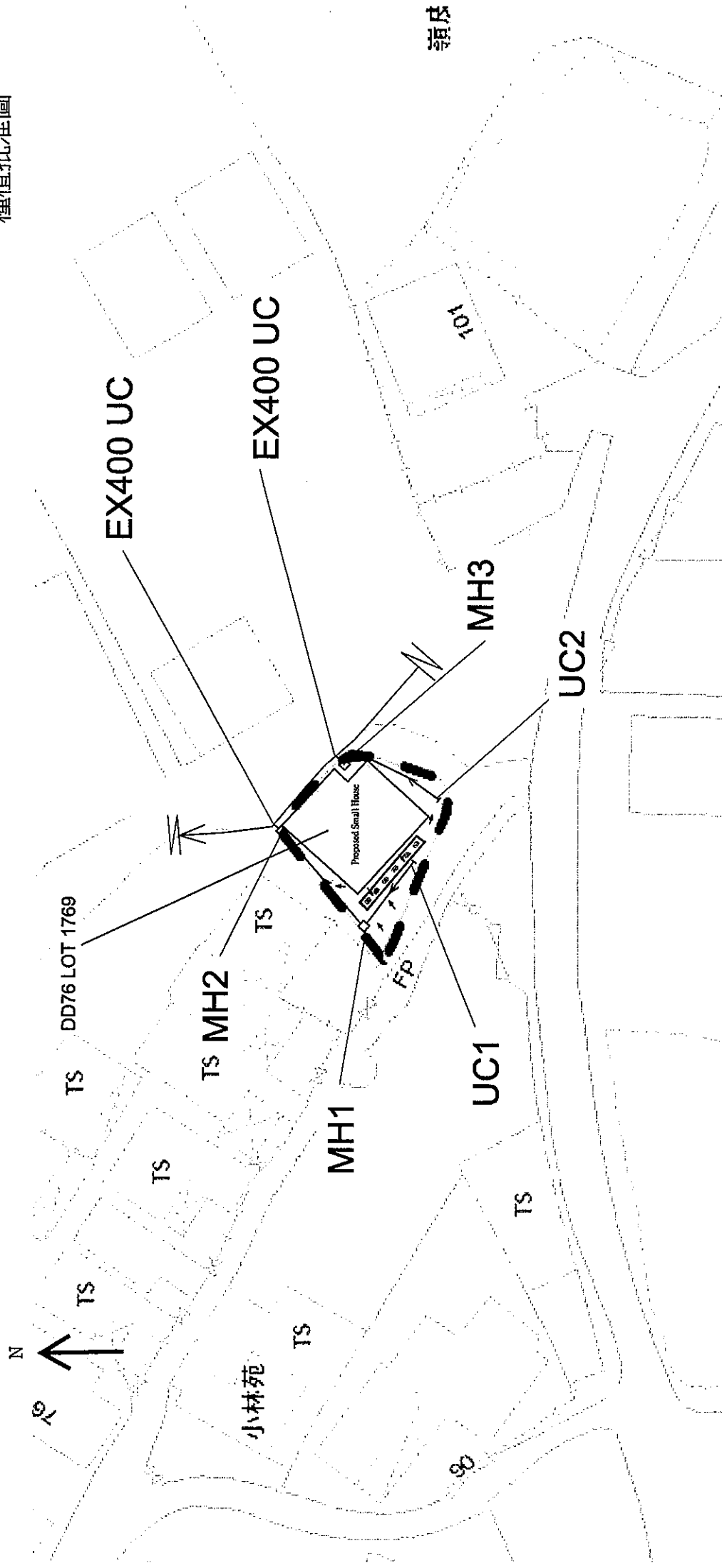
Scall house :
Proposed 225mm UC:
Fall :
Fall :
Fall :

EX 400 UC :
EX 500 / 1000UC :
Fall :
Fall :
Fall :

Proposed 225UC Plan

b3

種植批准圖



提議種植樹木：大紅花 5-8 棵

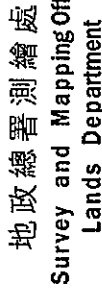
e1-2 種植圖

提議種植樹木：泥土ground level種植地方

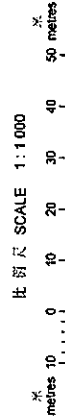


[illegible]

Explanatory notes : This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the background. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that; (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related cartographic taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor. **Disclaimer :** The Government shall not be responsible for any loss or damage whatsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.



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© Copyright reserved — Hong Kong SAR Government



Locality :	
Lot Index Plan No. :	ags_S000000086832_0001
District Survey Office :	Lands Information Center
Date :	
Reference No. :	S-SW-5A

Form No. S16-II
表格第 S16-II 號

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

2023年 9月 28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接收
申請的日期。

28 SEP 2023

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

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.tpb.gov.hk/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.tpb.gov.hk/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

2302435 11/9 by post

Form No. S16-II 表格第 S16-II 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-LYT/811
	Date Received 收到日期	28 SEP 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

彭鎮培

PANG CHUN PUI (With YIP TIN SANG as Power of Attorney)

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	LOT NO. 1776 IN D.D.76
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 121 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 195.09 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/NE-LYT/19
(e) Land use zone(s) involved 涉及的土地用途地帶	AGR & V
(f) Current use(s) 現時用途	花園 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Development Proposal 擬議發展計劃			
(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	彭鎮培 PANG CHUN PUI		
(b) 原居民所屬的原居鄉村 (如適用) The related indigenous village of the indigenous villager(s) (if applicable)	粉嶺圍		
(c) Proposed gross floor area 擬議總樓面面積	195.09 sq.m 平方米 <input type="checkbox"/> About 約		
(d) Proposed number of house(s) 擬議房屋幢數	1	Proposed number of storeys of each house 每幢房屋的擬議層數	3
(e) Proposed roofed over area of each house 每幢房屋的擬議上蓋面積	65.03 sq.m 平方米	Proposed building height of each house 每幢房屋的擬議高度	8.23 m 米
(f) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途	花園及行人通道 (Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable) (請在圖則上顯示, 並註明車位總數, 以及每個車位的長度和寬度及/或化糞池的位置 (如適用))		
(g) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 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。

Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 <input type="checkbox"/> Please provide details 請提供詳情	<p>.....</p> <p>.....</p> <p>.....</p>
No 否 <input checked="" type="checkbox"/>		
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 <input type="checkbox"/>	<p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land)</p> <p>(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</p> <p>Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約</p> <p>Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土</p> <p>Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約</p> <p>Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土</p> <p>Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約</p> <p>Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p>
No 否 <input checked="" type="checkbox"/>		
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<p>On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/></p> <p>.....</p> <p>.....</p>	<p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/></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)</p> <p>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>		

8. Justifications 理由

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

以前城規編號 A/NE-LYT/550，由於過去4年地政署還沒批出小型屋宇牌照，
所以才再次申請。

9. Declaration 聲明

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

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

Signature
簽署

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

.....
葉天生 YIP TIN SANG

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

Date 日期

30-08-2023

..... (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

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

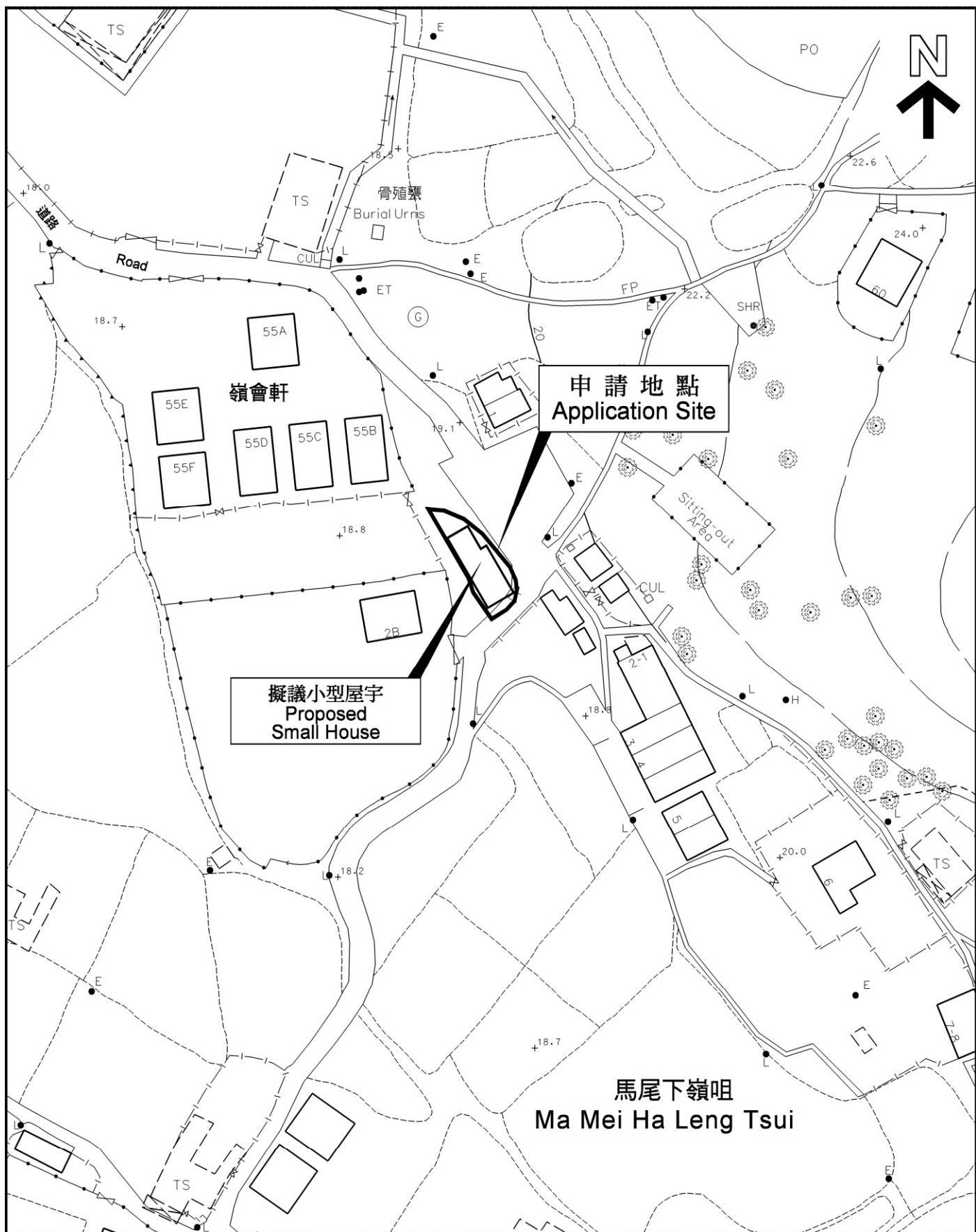
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	LOT NO. 1776 IN D.D.76
Site area 地盤面積	121 sq. m 平方米 <input type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/NE-LYT/19
Zoning 地帶	AGR & V
Applied use/ development 申請用途／發展	New Territories Exempted House 新界豁免管制屋宇 <input checked="" type="checkbox"/> Small House 小型屋宇
(i) Proposed Gross floor area 擬議總樓面面積	195.09 sq.m 平方米 <input type="checkbox"/> About 約
(ii) Proposed No. of house(s) 擬議房屋幢數	1
(iii) Proposed building height/No. of storeys 建築物高度／層數	8.23 m 米 <input type="checkbox"/> (Not more than 不多於)
	3 Storeys(s) 層

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

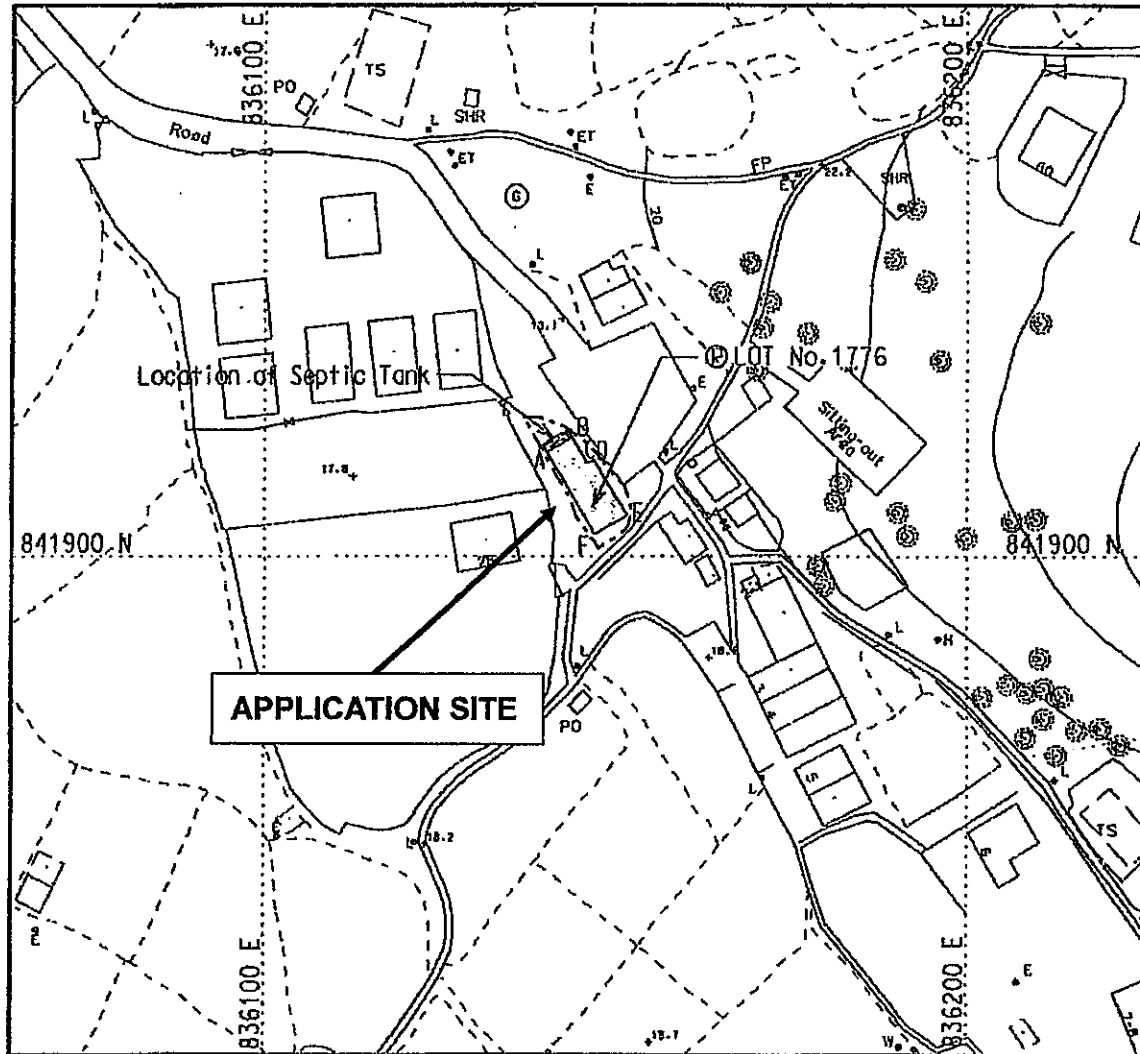
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



馬尾下嶺咀
Ma Mei Ha Leng Tsui

PROPOSED SMALL HOUSE PLAN

PROPOSED SMALL HOUSE LOT No.1776 IN D.D.76



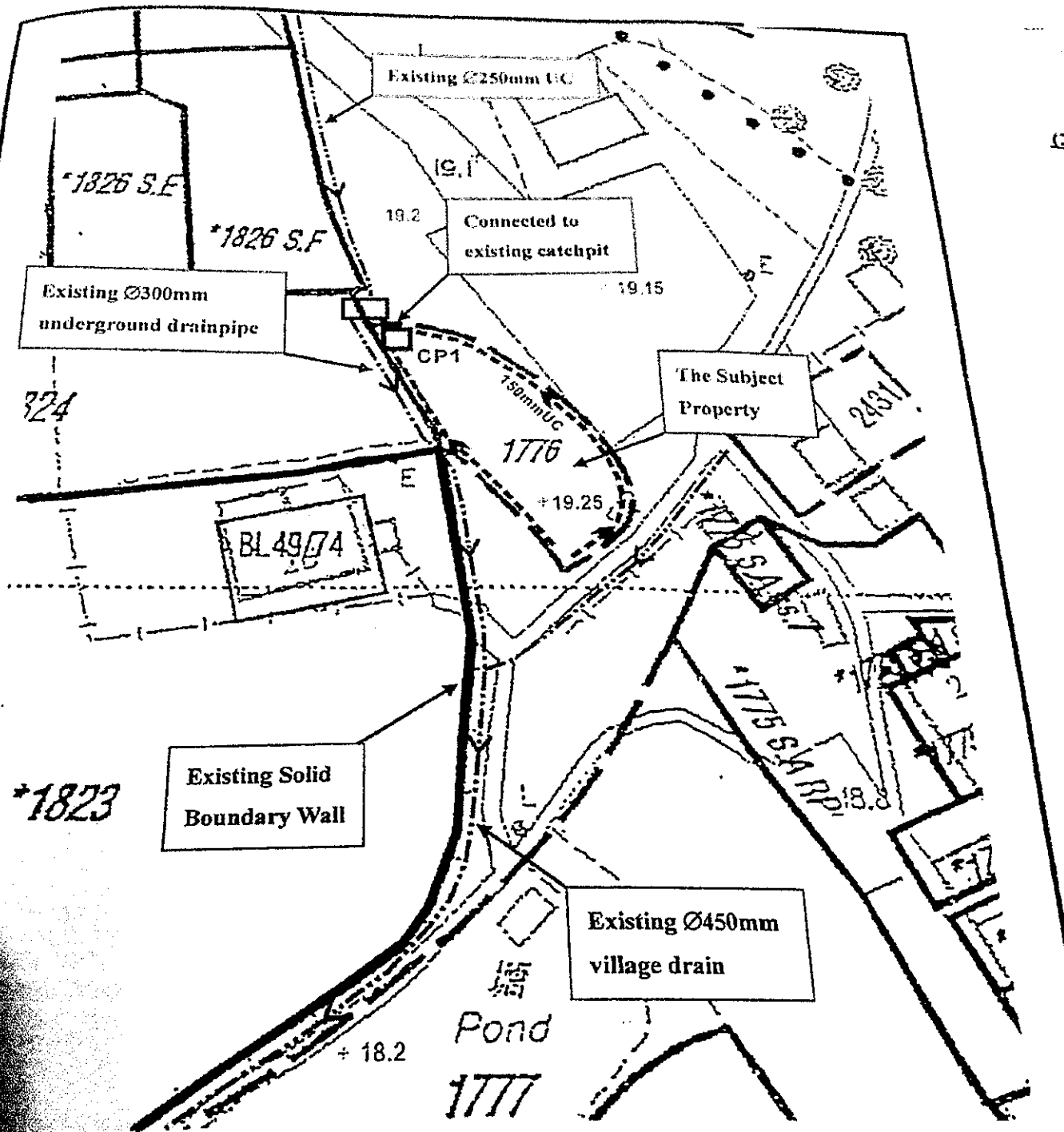
LOCATION PLAN



- Balcony
- Proposed Position of Septic Tank
- COLOURED PINK AREA = 65.03 m² (ABOUT)

SIDE	DISTANCE	BEARING	NORTHING	EASTING	PT.
A-B	4.136	59° 45' 40"	841914.697	836140.446	A
B-C	4.267	149° 45' 40"	841916.779	836144.019	B
C-D	1.046	59° 45' 40"	841913.093	836146.168	C
D-E	9.144	149° 45' 40"	841913.620	836147.071	D
E-F	5.182	239° 45' 40"	841905.720	836151.676	E
F-A	13.411	329° 45' 40"	841903.110	836147.199	F

NOT TO SCALE AND FOR IDENTIFICATION PURPOSE ONLY



Proposed 150mm U-channel with cast iron grating
 Catchpit with trap

DRAINAGE LAYOUT PLAN

LOT NO. 1776 IN D.D. 76,
 HA LENG TSUI, FANLING,
 TERRITORIES

MACRO & ASSOCIATES

TEL NO.: 2773 9883 FAX NO.: 2773 0