

2024年 6月 1 日

Appendix I of

RNTPC Paper No. A/NE-LYT/832

此文件在 收到。城市規1
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。

11 JUN 2024

Form No. S16-II
表格第 S 16-II 號

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.

**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.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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-LYT/832
	Date Received 收到日期	11 JUN 2024

- 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)

LAU CHUN CHEONG 劉駿昌

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)

T.H. & ASSOCIATES LIMITED 陳德慶測量有限公司

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. 690 S.A in D.D. 83 Kwan Tei, District North, New Territories. 新界, 北區, 軍地. 北區丈量約份第83約 地段690號A分段. (Appendix A & Appendix B)
(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 149.0 sq.m 平方米 <input checked="" 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)	N A 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	Lung Yeuk Tau & Kwan Tei South Outline Zoning Plan 龍躍頭及軍地南分區計劃大綱圖 S/NE-LYT/19 (Appendix C)
(e) Land use zone(s) involved 涉及的土地用途地帶	AGR Zone 農業 (Appendix B)
(f) Current use(s) 現時用途	Vacant Land 土地空置 (Appendix D) (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

N A

- (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」[#]。 N A

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： N A

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）

N A

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)	LAU CHUN CHEONG 劉駿昌		
(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)	Villager of Kwan Tei 軍地原居民.		
(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	ONE	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	N A (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"/> (Appendix E)	
(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) (Appendix G)	

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

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

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

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?</p>	<p>Yes 是 <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p style="text-align: right;">(Appendix D)</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 style="text-align: center;">N A</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。

Appendix **F**

Plans to be Submitted

Appendix A Lot Index Plan—Lot No. 690 S.A in D.D. 83 and Division Plan

Appendix B Proposed Small House Plan

Appendix C Lung Yeuk Tau & Kwan Tei South Outline Zoning Plan—S/NE-LYT/19

Appendix D Aerial Photo of the Subject Site

Appendix E Location Plan

Appendix F Justification

Appendix G Location of Septic Tank

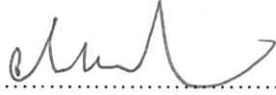
9. Declaration 聲明

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

MR CHAN TAK HING

Name in Block Letters
姓名（請以正楷填寫）

Managing Director

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

MRICS, RPS (LS) & ALS



on behalf of
代表

T.H. & ASSOCIATES LIMITED

陳德慶測量有限公司

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

Date 日期

20 MAY 2024

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄) N A
Location/address 位置／地址	Lot No. 690 S.A in D.D. 83 Kwan Tei, District North, New Territories. 新界，北區，軍地。 北區丈量約份第83約 地段690號A分段. (Appendix A)
Site area 地盤面積	149.0 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	O.Z.P. —S/NE-LYT/19 (Appendix C)
Zoning 地帶	AGR Zone 農業 (Appendix B)
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	ONE
(iii) Proposed building height/No. of storeys 建築物高度／層數	8.23 m 米 <input checked="" type="checkbox"/> (Not more than 不多於) Three 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 type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Lot Index Plan—Lot No. 690 S.A in D.D. 83, Proposed Small House Plan,</u>		
<u>O.Z.P—S/NE-LYT/19, Aerial Photo of the Subject Site, Location Plan</u>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" 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"/>
N A		

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。

地段索引圖 LOT INDEX PLAN

Appendix A



比例尺 SCALE 1:1000

米 10 0 10 20 30 40 50 米
metres

Locality : D. D. 83

Lot Index Plan No. : ags_S00000113328_0001

District Survey Office : Land Information Centre

Date : 17-Jun-2023

Reference No. : 3-SW-9A,3-SW-4C

LOCATION



SCALE 1:20000

Ref	Colour
B	BROWN
G	GREEN
I	INDIGO
O	ORANGE
P	PINK
R	RED
V	VIOLET
Y	YELLOW
GY	GREY
'L' Prefixes light shades of above	

SCALE 1 : 400

METRES 10 0 10 20 30 40 METRES



註冊編號 MN:1601200350028 A3C

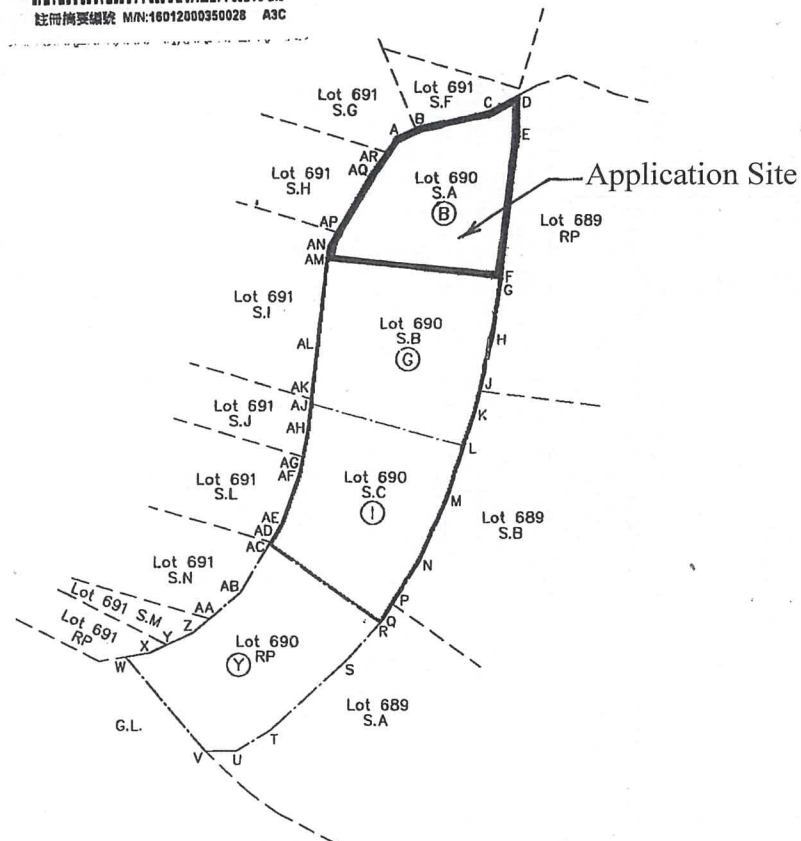


Table of Subdivisions

SECTION	AREA
LOT 690 S.A in D.D. 83 (Coloured brown)	149.0 m ² (About)
LOT 690 S.B in D.D. 83 (Coloured green)	177.4 m ² (About)
LOT 690 S.C in D.D. 83 (Coloured indigo)	164.2 m ² (About)
LOT 690 RP in D.D. 83 (Coloured yellow)	164.2 m ² (About)
Total Area	654.8 m ² (About)

LOT COORDINATES & DIMENSIONS

Boundary Point	Bearing In D.D. 83	Distance in metres	Northing	Easting
Lot 690 S.A	In D.D. 83			
A			840893.249	834716.683
B	64 55 00	1.642	840893.945	834718.170
C	77 13 50	6.324	840895.343	834724.338
D	60 55 20	2.624	840896.619	834726.631
E	180 49 22	3.037	840893.582	834726.588
F	185 50 56	11.743	840881.900	834725.391
AN	275 50 56	14.312	840883.358	834711.153
AP	5 53 50	1.049	840884.402	834711.261
AQ	30 06 50	1.323	840885.547	834711.925
AR	34 07 10	2.114	840892.019	834715.850
A	34 07 10	1.486	840893.249	834716.683

Lot 690 S.B in D.D. 83				
AM			840883.358	834711.153
F	95 50 56	14.312	840881.900	834725.391
G	185 50 56	0.804	840881.100	834725.309
H	187 38 10	3.988	840877.148	834724.779
J	193 32 15	4.558	840872.716	834723.712
K	193 32 15	1.610	840871.143	834723.333
L	197 21 04	2.964	840868.314	834722.449
AL	285 04 54	12.941	840871.681	834709.954
AK	5 49 00	0.377	840872.056	834709.992
AL	5 49 00	4.292	840876.326	834710.427
AM	5 53 50	7.070	840883.358	834711.153

Lot 690 S.C in D.D. 83				
AJ			840871.681	834709.954
L	105 04 54	12.941	840868.314	834722.449
M	197 21 04	4.455	840864.061	834721.121
N	203 40 17	5.472	840859.050	834718.924
P	211 24 08	4.106	840855.545	834716.785
Q	211 24 07	1.416	840854.337	834716.047
R	221 28 40	0.417	840854.024	834715.771
AC	304 45 41	11.041	840860.319	834706.700
AD	30 12 30	0.230	840860.518	834706.816
AE	30 12 30	1.778	840862.053	834707.710
AF	19 08 10	4.078	840865.906	834709.047
AG	10 37 10	1.524	840867.404	834709.328
AH	10 37 10	2.260	840869.625	834709.744
AJ	5 49 00	2.066	840871.681	834709.954

Lot 690 RP in D.D. 83				
AC			840860.319	834706.700
R	124 45 41	11.041	840854.024	834715.771
S	221 28 40	4.207	840850.872	834712.984
T	227 35 43	8.257	840845.304	834706.887
U	238 19 47	3.124	840843.664	834704.228
V	269 02 51	2.466	840843.623	834701.762
W	319 50 05	9.898	840851.187	834695.378
X	80 02 30	1.934	840851.522	834697.282
Y	64 46 10	1.539	840852.178	834698.675
Z	64 46 10	2.234	840853.130	834700.696
AA	48 32 50	1.769	840854.301	834702.021
AB	48 32 50	3.228	840856.438	834704.441
AC	30 12 30	4.490	840860.319	834706.700

I, Chan Tak Hing, an Authorized Land Surveyor registered under the Land Survey Ordinance (Cap. 473), hereby certify that this land boundary plan has been prepared from land boundary surveys that were carried out by me, or under my direct supervision, in conformity with the Code of Practice approved by the Land Survey Authority under the above Ordinance, and that this plan correctly represents that survey completed on the . 30th day of November 2015 . .

Dated this . 9th . day of . December . 2015 . .

Authorized Land Surveyor

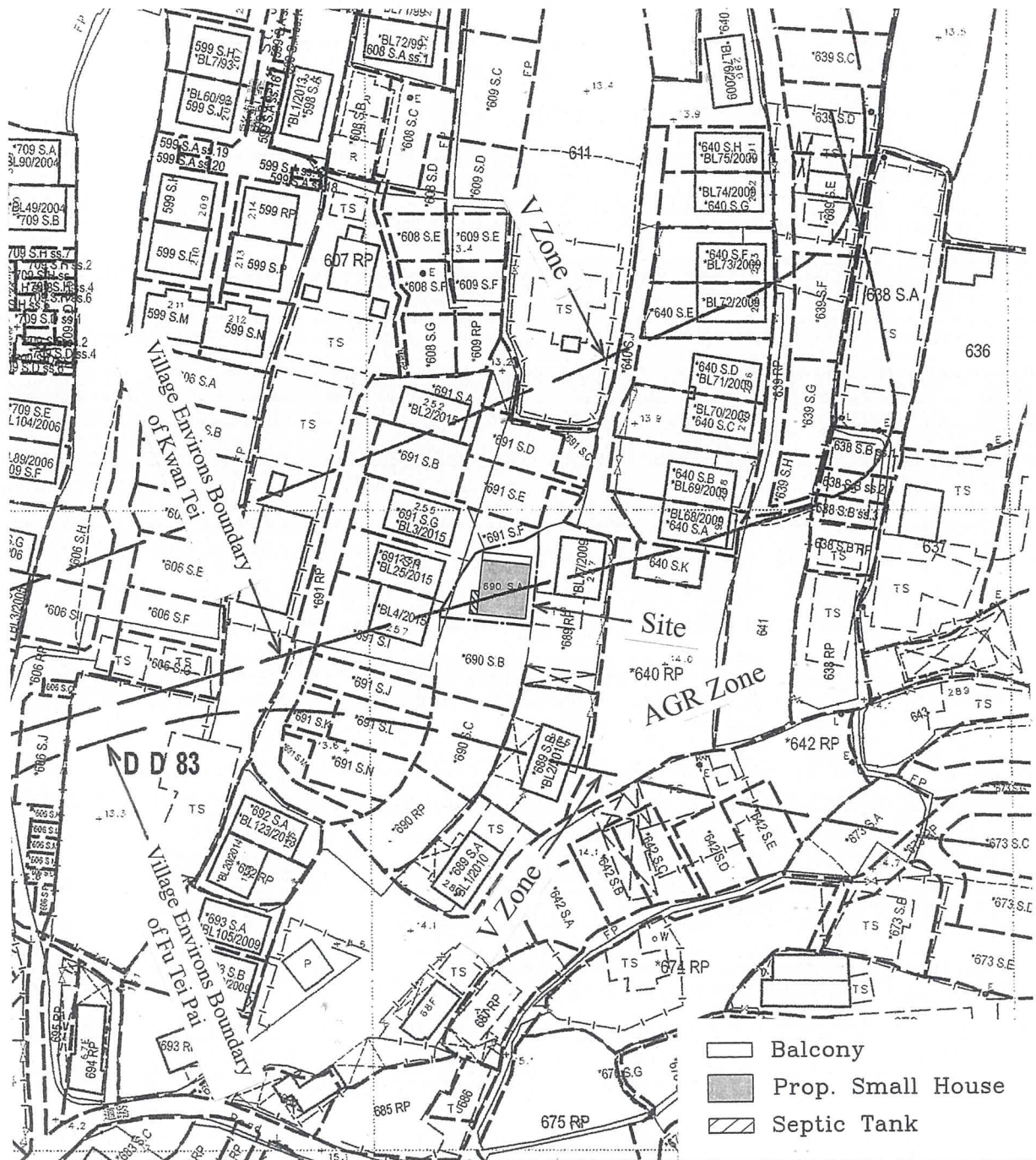
FOR OFFICIAL USE

Land Boundary Plan No. : LBP/DN/008/0540/D1

Survey District : North
Date of Survey : November 2015
Survey Sheet No. : 3-SW-4C, 3-SW-9A
Survey Record Plan No. : SRP/DN/008/0540/D1

PLAN OF LOTS 690 S.A TO S.C & RP
BEING SUBDIVISION OF LOT 690 IN D.D. 83

Proposed- Small House Plan of Lot No. 690 S.A in D.D. 83



SCALE 1:1000

EXTRACT PLAN

From O.Z.P. S/NE-LYT/19

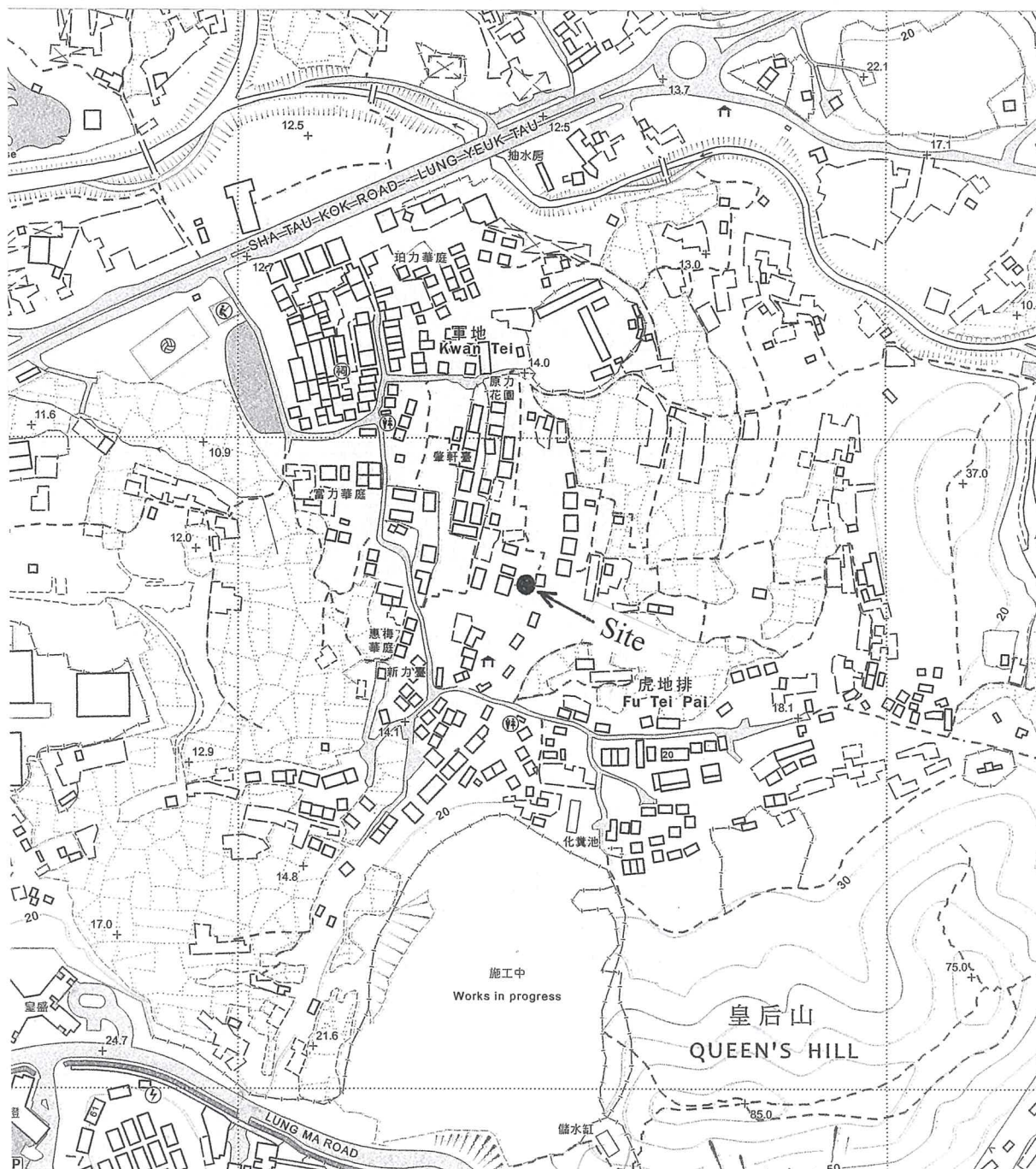


SCALE 1:7500



LOCATION PLAN

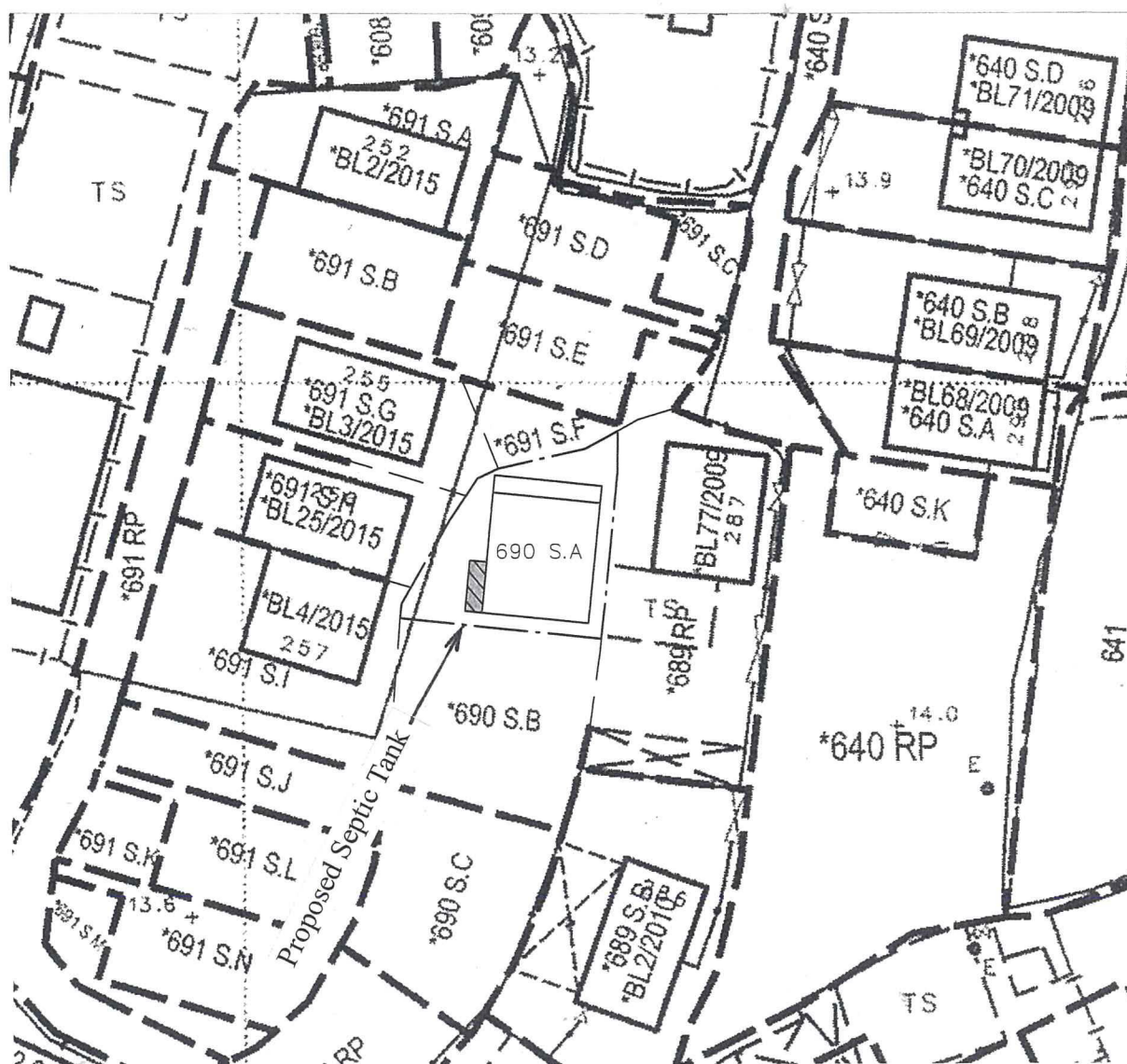
From Survey Sheet No. 3-SW-B



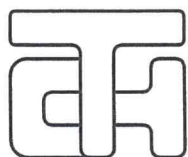
SCALE 1:5000

Location Plan of Proposed Septic Tank

Lot No. 690 S.A in D.D. 83



SCALE 1:500



T.H. & ASSOCIATES LIMITED
(陳 德 慶 測 量 有 限 公 司)

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

Tel:

Fax:

e-mail:

Survey Sheet No.: 3-SW-4C&9A

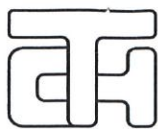
Plan No.: DN/83/690A-S.tank

Date: 13/05/2024

Justification
Lot No. 690 S.A in D.D. 83

Appendix ^F

1. The applicant, Mr. Lau Chun Cheong 劉駿昌, an indigenous villager of Kwan Tei, District North, wishes to apply for planning permission to build a small house under section 16 of the Town Planning Ordinance;
2. The application site falls wholly on the AGR Zone on the Lung Yeuk Tau & Kwan Tei South Outline Zoning Plan S/NE-LYT/19, 60% of the site area is inside the Village Environs Boundary of Kwan Tei, centre of the proposed house site is about 27 metres in average away from the VTD;
3. Land supply within "V" Zone of Kwan Tei & Fu Tei Pai is very limited and there is a high demand of small house applications. V Zone Land Owner is unwilling to release his property to others, therefore it is nearly impossible to purchase such land that the footprint of the proposed small house is completely falling inside the "V Zone";
4. The proposed S/H development is considered compatible with the adjoining rural environment and will be visually un-intrusive to the surrounding;
5. No trees felling is required in the proposed small house development;
6. There is NO ditches or stream courses within 30 metres of the subject site;
7. At present there is no vehicular access leading to the subject site, it can only be accessed on foot. Therefore, the development would not cause any adverse traffic impacts to the surrounding;
8. Site visit was carried out on 10/May/2024, it is found that the application site is almost enclosed by small houses/Building Licences which were inside the AGR Zone of Kwan Tei & Fu Tei Pai and under S.16 of Town Planning Ordinance approved by the Board in the past. Application No. as A/NE-LYT/499 for Lots 691 S.I, S.H & S.G, A/NE-LYT/517-2 for Lots 691 S.D, S.E & S.F, A/NE-LYT/390 for Lots 689 RP, 640 S.A, S.B, S.C & S.D, TPB/P/LEG/4/1 for Lot 690 S.C & 689 S.B was approved without Planning reference.
9. The permission of the subject site had been granted under S.16 of the T.P.O. (A/NE-LYT/599), applicant regrets that he did not take notice of the approval letter and missed the date to apply for an extension for his application.



T.H. & ASSOCIATES LIMITED

陳德慶測量有限公司

G/F, 37 Po Yick Street, Tai Po, N.T.

香港新界大埔普益街三十七號地下

**Appendix Ia of
RNTPC Paper No. A/NE-LYT/832**

Managing Director

T. H. CHAN 陳德慶

MHKIS, MRICS, RPS (LS), ALS

Tel 電話:

E-mail 電郵:

Consultant

J. C. NG 吳佐材

MHKIS, MRICS, ALS

傳真:

Your ref:

Our ref:

Date: 22nd July, 2024.

To: The Secretary of Town Planning Board,

Dear Sir/Madam

Re-Submission of Application Form Page 5 & App. F

A/NE-LYT/832

Lot 690 S.A in D.D. 83

With reference to the comments on item f Page 5 of Application Form S.16 and item 9 of Appendix F raised by Mr. Ngan (Tel: 2158 6094), the said items have been revised and up-dated copies of items are attached herewith for your retention.

Thank you for your kind attention, we are sorry for inconvenience caused.



T.H. & Associates Ltd.



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)	LAU CHUN CHEONG 劉駿昌		
(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)	Villager of Kwan Tei 軍地原居民.		
(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	ONE	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	Garden 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"/> (Appendix E)	
(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) (Appendix G)	

Justification
Lot No. 690 S.A in D.D. 83

1. The applicant, Mr. Lau Chun Cheong 劉駿昌, an indigenous villager of Kwan Tei, District North, wishes to apply for planning permission to build a small house under section 16 of the Town Planning Ordinance;
2. The application site falls wholly on the AGR Zone on the Lung Yeuk Tau & Kwan Tei South Outline Zoning Plan S/NE-LYT/19, 60% of the site area is inside the Village Environs Boundary of Kwan Tei, centre of the proposed house site is about 27 metres in average away from the VTD;
3. Land supply within "V" Zone of Kwan Tei & Fu Tei Pai is very limited and there is a high demand of small house applications. V Zone Land Owner is unwilling to release his property to others, therefore it is nearly impossible to purchase such land that the footprint of the proposed small house is completely falling inside the "V Zone";
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9. The permission of the subject site had been granted under S.16 by the Town Planning Board (A/NE-LYT/599), applicant confirms that his application is still under processing by D.L.O.



T.H. & ASSOCIATES LIMITED

陳德慶測量有限公司

G/F, 37 Po Yick Street, Tai Po, N.T.

香港新界大埔普益街三十七號地下

**Appendix Ib of
RNTPC Paper No. A/NE-LYT/832**

Managing Director

Consultant

T. H. CHAN 陳德慶

J. C. NG 吳佐材

MHKIS, MRICS, RPS (LS), ALS

MHKIS, MRICS, ALS

Tel 電話:

傳真

E-mail 電郵:

Your ref:

Our ref:

致: 城市規劃委員會主席既委員

傳真: 2877 0245

有關公眾諮詢反對意見

A/NE-LYT/832

Lot 690 S.A in D.D. 83

有關進出通道事宜，申請人劉駿昌重新提交意見書、附圖及業權資料等供參閱並代替 2024 年 7 月 23 日回應文件。(2024 年 7 月 23 日信件現已取消)

謝謝留意。



陳德慶測量有限公司

2024 年 7 月 25 日



致城市規劃委員會秘書：
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

有關的規劃申請編號：A/NE-LYT/832

新界北區軍地丈量約份第 83 約地段第 690 號 A 分段擬議屋宇（新界豁免管制屋宇 — 小型屋宇）

跟據申請內容，Appendix A 地段索引圖（見附件），由道路進入申請地段要經過：DD83 Lot693C、DD83 Lot690RP、DD83 Lot690C、DD83 Lot690B 的私人地外，其餘的全部都是政府土地的通道。

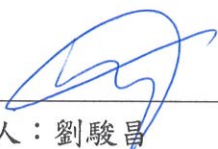
我們經上網查冊（見附件），得知 DD83 Lot693C 的業主是溫英強及溫洗金英，我們已聯絡業主。得到業主的口頭同意：我們可以使用該地段作為通道進出。

同時查冊內容亦有提及：DD83 Lot693C 作為通道，供公眾人仕進出使用。

DD83 Lot690RP 業主是我弟弟劉灝昌、
DD83 Lot690C 業主是我堂弟弟劉承昌、
DD83 Lot690B 業主是我爸爸劉勝華；這 3 個地段亦得到業主的口頭同意：我們可以使用該地段作為通道進出。

因此，日後不會存在：發生爭拗出入道路之使用權，禍及鄰邊居民！

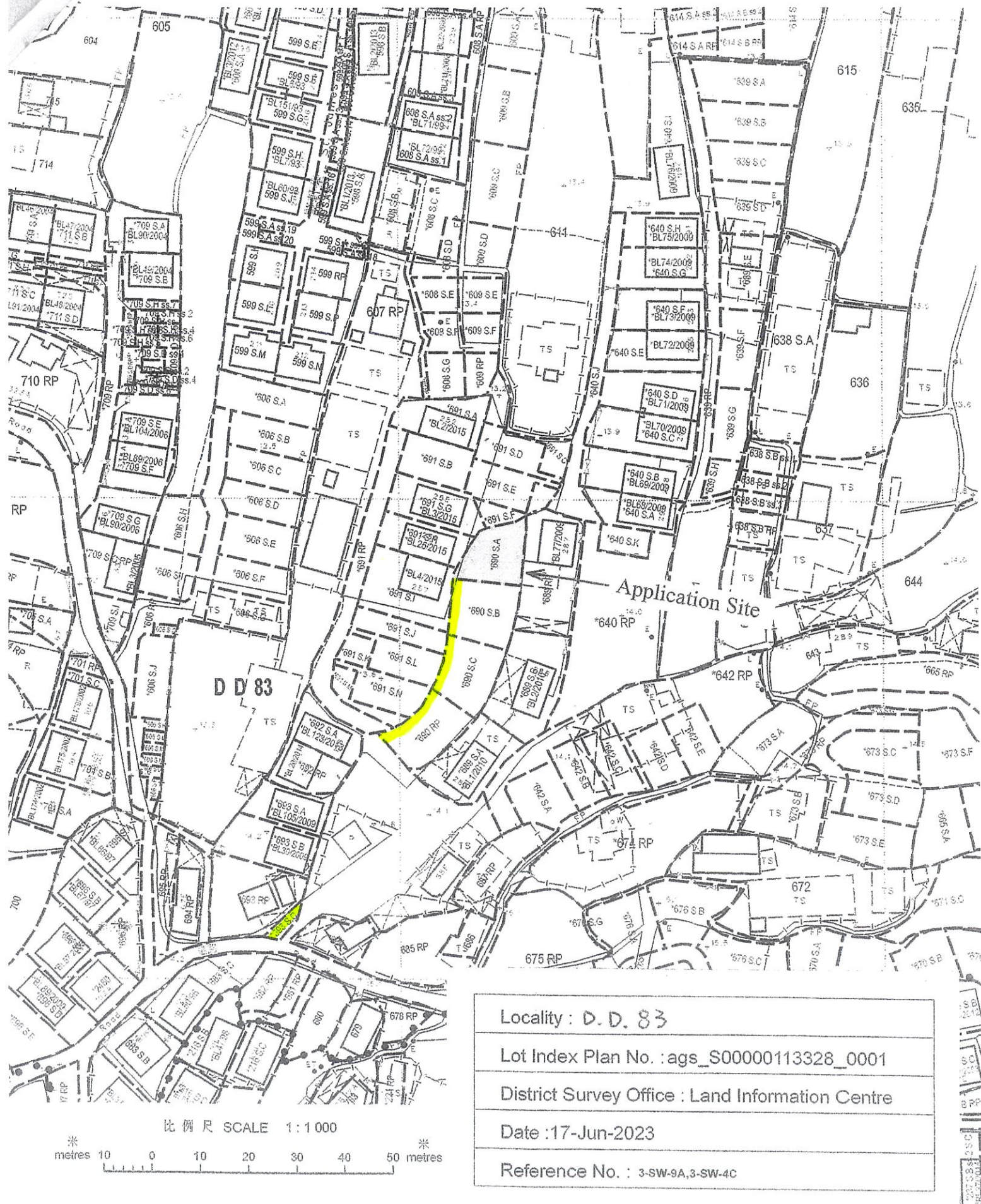
如有疑問，請致電： 或 。
謝謝！


申請人：劉駿昌

25/07/2024

地段索引圖 LOT INDEX PLAN

Appendix A





T.H. & ASSOCIATES LIMITED

陳德慶測量有限公司

G/F, 37 Po Yick Street, Tai Po, N.T.
香港新界大埔普益街三十七號地下

Managing Director

T. H. CHAN 陳德慶

MHKIS, MRICS, RPS (LS), ALS

Tel 電話:

E-mail 電郵:

Consultant

J. C. NG 吳佐材

MHKIS, MRICS, ALS

傳真:

Your ref:

Our ref:

Date: 26th July, 2024.

To: The Secretary of Town Planning Board,

Fax: 2877 0245 / 2522 8426

By Reg. Post

Dear Sir/Madam

URGENT

Submission of Letters of Consents

A/NE-LYT/832 (Lot 690 S.A in D.D. 83)

Re: Passage way leading to his application site

We would like you inform you that we are on behalf of applicant Lau Chun Cheong to submit herewith the Letters of Consents for your notification and retention.

Thank you for your kind attention.



T.H. & Associates Ltd.

c.c. Lau Chun Cheong

敬啟者：

道路使用權同意書

本人是新界北區軍地丈量約份第 83 約地段第 693 號 C 分段的註冊業主。

本人同意：公眾人士可以使用 DD83 Lot693C 作為通道進出。

溫洗金英

DD83 Lot693C 業主

溫洗金英

25/07/2024

COPY

敬啟者：

道路使用權同意書

本人是新界北區軍地丈量約份第 83 約地段第 693 號 C 分段的註冊業主。

本人同意：公眾人士可以使用 DD83 Lot693C 作為通道進出。



DD83 Lot693C 業主

溫英強

25/07/2024

敬啟者：

道路使用權同意書

本人是新界北區軍地丈量約份第 83 約地段第 690 號 RP 分段的註冊業主。

本人同意：公眾人士可以使用 DD83 Lot690RP 以西地界邊緣作為通道進出。



DD83 Lot690RP 業主

劉灝昌

25/07/2024

敬啟者：

道路使用權同意書

本人是新界北區軍地丈量約份第 83 約地段第 690 號 B 分段的註冊業主。

本人同意：公眾人士可以使用 DD83 Lot690B 以西地界邊緣作為通道進出。



DD83 Lot690B 業主

劉勝華

25/07/2024

敬啟者：

道路使用權同意書

本人是新界北區草地丈量約份第 83 約地段第 690 號 C 分段的註冊業主。

本人同意：公眾人士可以使用 DD83 Lot690C 以西地界邊緣作為通道進出。

Jeremy Law

DD83 Lot690C 業主

劉承昌

25/07/2024

**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 recognised 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 Application

Approved Application

Application No.	Uses/ Development	Date of Consideration
A/NE-LYT/599	Proposed House (New Territories Exempted House - Small House)	26/8/2016

Similar s.16 Applications for Proposed House (New Territories Exempted House – Small House) within/partly within the “Agriculture” zone, in the vicinity of the Application Site

Approved Application

Application No.	Uses/ Development	Date of Consideration
A/NE-LYT/288	Proposed House (New Territories Exempted House - Small House)	05/11/2004
A/NE-LYT/390	Proposed Five Houses (New Territories Exempted Houses - Small Houses)	13/03/2009
A/NE-LYT/499	Proposed Three Houses (New Territories Exempted Houses - Small Houses)	01/03/2013
A/NE-LYT/510* ¹	Proposed House (New Territories Exempted House - Small House)	05/07/2013
A/NE-LYT/517	Proposed Two Houses (New Territories Exempted Houses - Small Houses)	11/10/2013
A/NE-LYT/527* ²	Proposed Two Houses (New Territories Exempted Houses - Small Houses)	13/06/2014
A/NE-LYT/553* ³	Proposed House (New Territories Exempted House - Small House)	12/12/2014
A/NE-LYT/563* ⁴	Proposed House (New Territories Exempted House - Small House)	22/5/2015
A/NE-LYT/603	Proposed House (New Territories Exempted House - Small House)	03/02/2017
A/NE-LYT/632* ¹	Proposed House (New Territories Exempted House - Small House)	08/09/2017
A/NE-LYT/721* ³	Proposed House (New Territories Exempted House - Small House)	26/05/2020
A/NE-LYT/722	Proposed House (New Territories Exempted House - Small House)	26/05/2020
A/NE-LYT/732* ⁴	Proposed House (New Territories Exempted House - Small House)	23/10/2020
A/NE-LYT/809* ²	Proposed Two Houses (New Territories Exempted Houses - Small Houses)	10/11/2023

Remarks

- *¹: Applications No. A/NE-LYT/510 & A/NE-LYT/632 are at the same location.
- *²: Applications No. A/NE-LYT/527 & A/NE-LYT/809 are at the same location.
- *³: Applications No A/NE-LYT/553 & A/NE-LYT/721 are at the same location.
- *⁴: Applications No. A/NE-LYT/563 & A/NE-LYT/732 are at the same location.

Detailed Comments from Relevant Government Departments

1. Land Administration

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

- (a) majority of the application site (the Site) falls within the village ‘environs’ (‘VE’) of Kwan Tei;
- (b) the Small House application is under our processing. The applicant claimed himself as an indigenous villager of Kwan Tei, Fanling Heung. His eligibility for Small House grant is yet to be ascertained; and
- (c) the Site is an Old Schedule Agricultural Lot held under Block Government Lease.

2. Traffic

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

- (a) has reservation on the application. Such type of development should be confined within the “Village Type Development” (“V”) zone as far as possible. Although additional traffic generated by the proposed development is not expected to be significant, such type of development 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 construction of a Small House. It is considered that that the application can be tolerated unless it is rejected on other grounds; and
- (c) the local village access leading to the Site from Sha Tau Kok Road is not managed by the Transport Department.

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

- (a) no comment on the application from the highways maintenance point of view; 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 development, the application is unlikely to cause major pollution; and
- (b) septic tank and soakaway system are acceptable means for collection, treatment and disposal of the sewage provided that its design and construction follow the requirements

of the ProPECC PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” and are duly certified by an Authorised Person.

4. Landscape

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

- (a) no objection to the application from landscape planning perspective; and
- (b) the Site is located in an area of rural inland plains landscape character comprising farmlands, village houses, clusters of tree groups, and vegetated areas. The proposed development under the subject application is considered not incompatible with its surrounding environment; and
- (c) the Site is covered by wild grasses with no sensitive landscape resources. Compared to the previous application (No. A/NE-LYT/599), there is no change on the development layout. Significant adverse impact on the landscape character and the existing landscape resources within the Site arising from the proposed development is not anticipated.

5. Drainage

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

- (a) no objection to the application from public drainage viewpoint; and
- (b) the Site is in an area where no public sewerage connection is available. Environmental Protection Department should be consulted regarding the sewage treatment/disposal aspects for the proposed development and the provision of septic tank.

6. Agriculture

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

- (a) does not support the application from agricultural perspective as the Site possesses potential for agricultural rehabilitation; and
- (b) the Site falls within the “Agriculture” zone and is generally abandoned. The agricultural activities are active in the vicinity and agricultural infrastructure such as road access and water source are also available. The Site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc.

7. Fire Safety

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

- (a) no in-principle objection to the application provided that the proposed Small House development would not encroach on any existing Emergency Vehicular Access (EVA) or planned EVA under applications in accordance with LandsD’s record; and

- (b) the applicant is 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 issued consultation letters to the Chairperson of Lung Shan Area Committee, the Indigenous Inhabitant Representative and the Resident Representative of Kwan Tei and Fu Tei Pai.

9. Demand and Supply of Small House Sites

According to DLO/N of LandsD’s records, the total number of outstanding Small House applications for Kwan Tei is 43 while the 10-year Small House demand forecast for the same village is 110. According to the latest estimate by PlanD, about 2.52 ha (equivalent to 100 Small House sites) of land are available within the “V” zone of Kwan Tei Village for Small House development. There is insufficient land in the “V” zone of Kwan Tei Village cluster to meet the demand of land for Small House development (i.e. about 3.83 ha of land which is equivalent to 153 Small House sites).

Recommended Advisory Clauses

- (a) to note the comments of the Commissioner for Transport and the Chief Highway Engineer/New Territories East, Highways Department that the local village access leading to the application site (the Site) from Sha Tau Kok Road is not managed by the Transport Department and Highways Department. The applicant 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) there is no DSD's stormwater system in the vicinity of the Site, the applicant shall provide adequate stormwater drainage collection and disposal facilities to deal with the surface runoff of the site or the same flowing on the site from the adjacent areas; and
 - (ii) all stormwater drainage facilities to be completed under the proposed development, whether within private lots or Government Lands, shall be solely maintained by the applicant and the successive owners of the proposed development at applicant's own resources;
- (c) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that for provision of water supply to the development, the applicant may need to extend his inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lot to the WSD's standards;
- (d) 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 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department" and are duly certified by an Authorised Person;
- (e) to note the comments of the Director of Fire Services that the applicant 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; and
- (f) to note that the permission is only given to the development under application. If provision of an access road is required for the proposed development, the applicant 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 permission from the Town Planning Board where required before carrying out the road works.

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

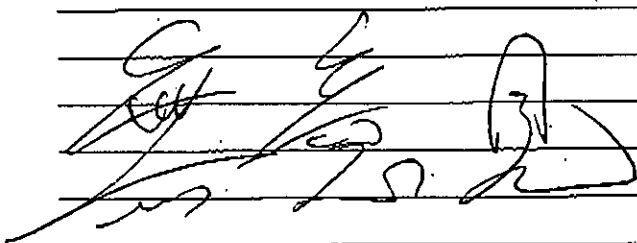
By Fax : 2877 0245 or 2522 8426

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/832

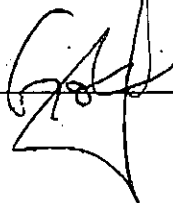
意見詳情 (如有需要，請另頁說明)

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 2024.6.21

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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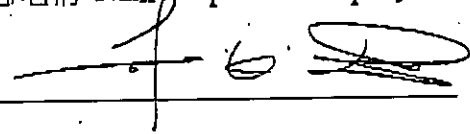
Details of the Comment (use separate sheet if necessary)

有意見

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

葉奕成 (龍山分區委員會主席)

簽署 Signature



日期 Date

20-6-2024

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

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

A/NE-LYT/832

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

請參閱附頁反對資料	

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

簽署 Signature



日期 Date

8-7-2024



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

3
P-14

敬啟者：

貴處檔號：TPB/A/NE-LYT-832
新界北區軍地丈量約份第83約地段第690號A分段
擬議屋宇（新界豁免管制屋宇 - 小型屋宇）
申請編號：A/NE-LYT/832

本會接獲該區村民 反對 上述申請，反對理由是：

周邊道路涉及私人土地，是否已獲道路使用權的同意書？否則，未來必會發生爭拗出入道路之使用權，禍及鄰近居民。

懇請 貴處理解村民之憂慮，審慎處理上述申請。

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

2024年7月8日



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

敬啟者：

貴處檔號：TPB/A/NE-LYT-832
新界北區軍地丈量約份第83約地段第690號A分段
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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

2024年7月8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

敬啟者：

貴處檔號：TPB/A/NE-LYT-832

新界北區軍地丈量約份第83約地段第690號A分段

擬議屋宇（新界豁免管制屋宇 - 小型屋宇）

申請編號：A/NE-LYT/832

本會接獲該區村民 反對 上述申請，反對理由是：

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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



敬上

(鄧志佳)

2024年7月8日