

2025年 1月 2 日

此文件在收到時，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 20 JAN 2025.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-II
表格第 S16-II 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Construction of
“New Territories Exempted House(s)”**

適用於只涉及興建「新界豁免管制屋宇」的建議

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.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

2500 126

16/1

By Post

Form No. SI6-II 表格第 SI6-II 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-LYT/844
	Date Received 收到日期	20 JAN 2025

- 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)

鄧志輝 Tang Chi Fai

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

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

許軍兒 Hui Kwan Yee

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 639S.C in D.D.83, Kwan Tei, Fanling, N.T.
(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 132.0 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 龍躍頭及軍地南分區計劃大綱圖
(e) Land use zone(s) involved 涉及的土地用途地帶	V & AGR
(f) Current use(s) 現時用途	Vacant Land (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

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>.....</p> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input 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。

早前曾就此地段之申請編號A/NE-LYT/603申請延期，惟接獲貴會通知指該申請已達至最長，可延長期限，不能再作延長，但由於北區地政處現時正在處理此座小型屋宇之批核程序當中，有關A/NE-LYT/603之規劃許可則將於二月到期，現時只能重新再次提交規劃許可申請，以避免地政處無法完成批核，懇請貴會體諒，重新批予申請人新的規劃許可。

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

.....
許軍兒 Hui Kwan Yee

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

..... - 9 JAN 2025 (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

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

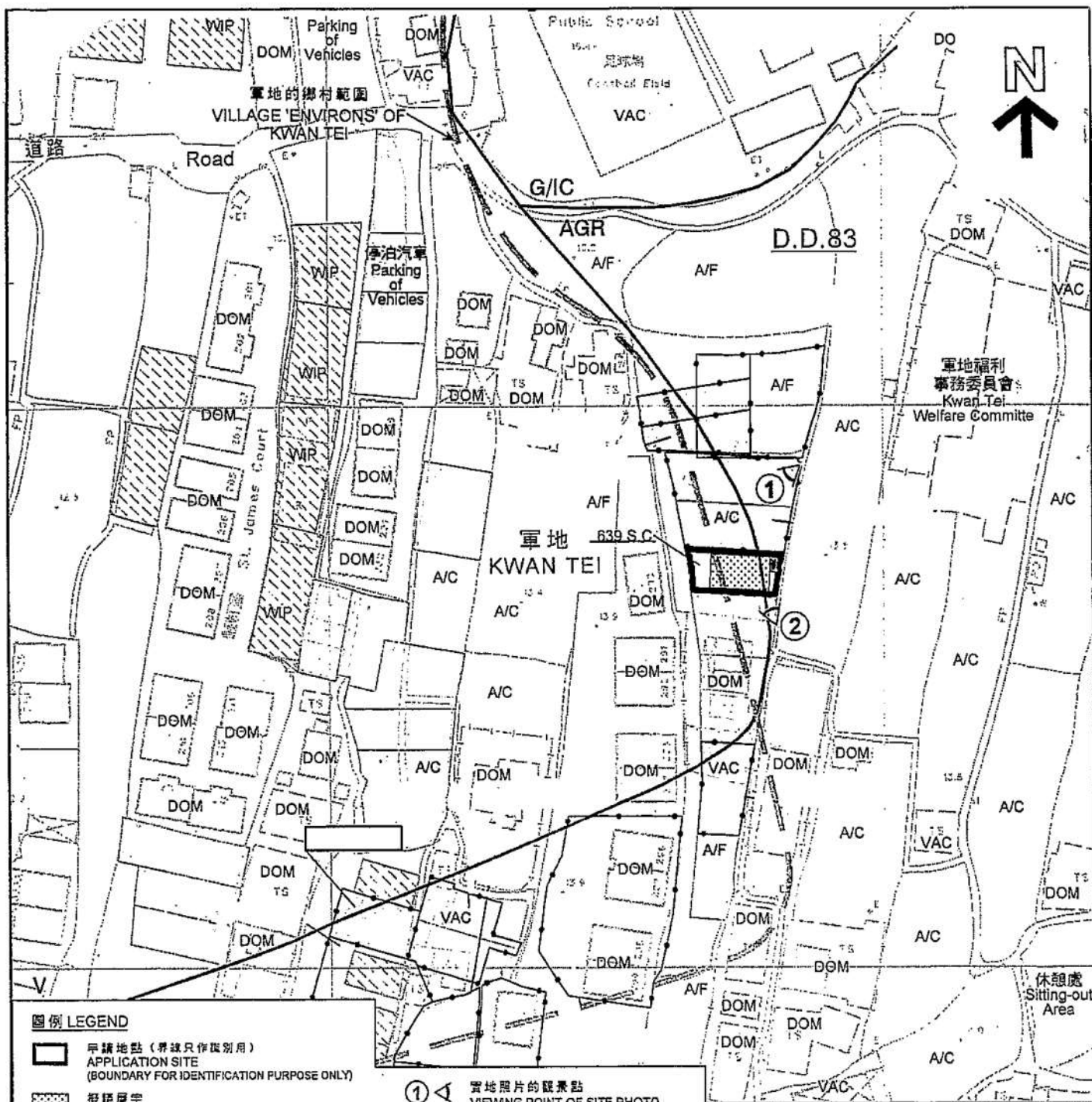
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot 639S.C in D.D.83,Kwan Tei,Fanling,N.T		
Site area 地盤面積	132.0	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 龍躍頭及軍地南分區計劃大綱圖		
Zoning 地帶	V & 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		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Site Plan, Location Plan		
<hr/>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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



圖例 LEGEND

- 申請地點 (界線只作識別用)
 APPLICATION SITE
 (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- 擬議屋宇
 PROPOSED HOUSE
- 獲批的小型屋宇批地申請
 APPROVED SMALL HOUSE GRANT APPLICATION
- AGR 農業
 AGRICULTURE
- G/IC 政府、機構或社區
 GOVERNMENT, INSTITUTION OR
 COMMUNITY
- V 鄉村式發展
 VILLAGE TYPE DEVELOPMENT

① 實地照片的觀景點 VIEWING POINT OF SITE PHOTO

- A/C 常耕農地
 ACTIVE AGRICULTURAL LAND
- A/F 休耕農地
 FALLOW AGRICULTURAL LAND
- DOM 住用構築物
 DOMESTIC STRUCTURE

- VAC 空置
 VACANT
- WIP 工程在進行中
 WORK IN PROGRESS
- 化糞池
 SEPTIC TANK

平面圖 SITE PLAN

擬議屋宇(新界豁免管制屋宇-小型屋宇)
 新界粉嶺軍地村丈量約份第83約地段第639號C分段
 PROPOSED HOUSE
 (NEW TERRITORIES EXEMPTED HOUSE - SMALL HOUSE)
 LOT 639 S.C. IN D.D. 83,
 KWAN TEI VILLAGE, FANLING, N.T.

米 20 0 20 40 米
 METRES SCALE 1:1 000 比例尺



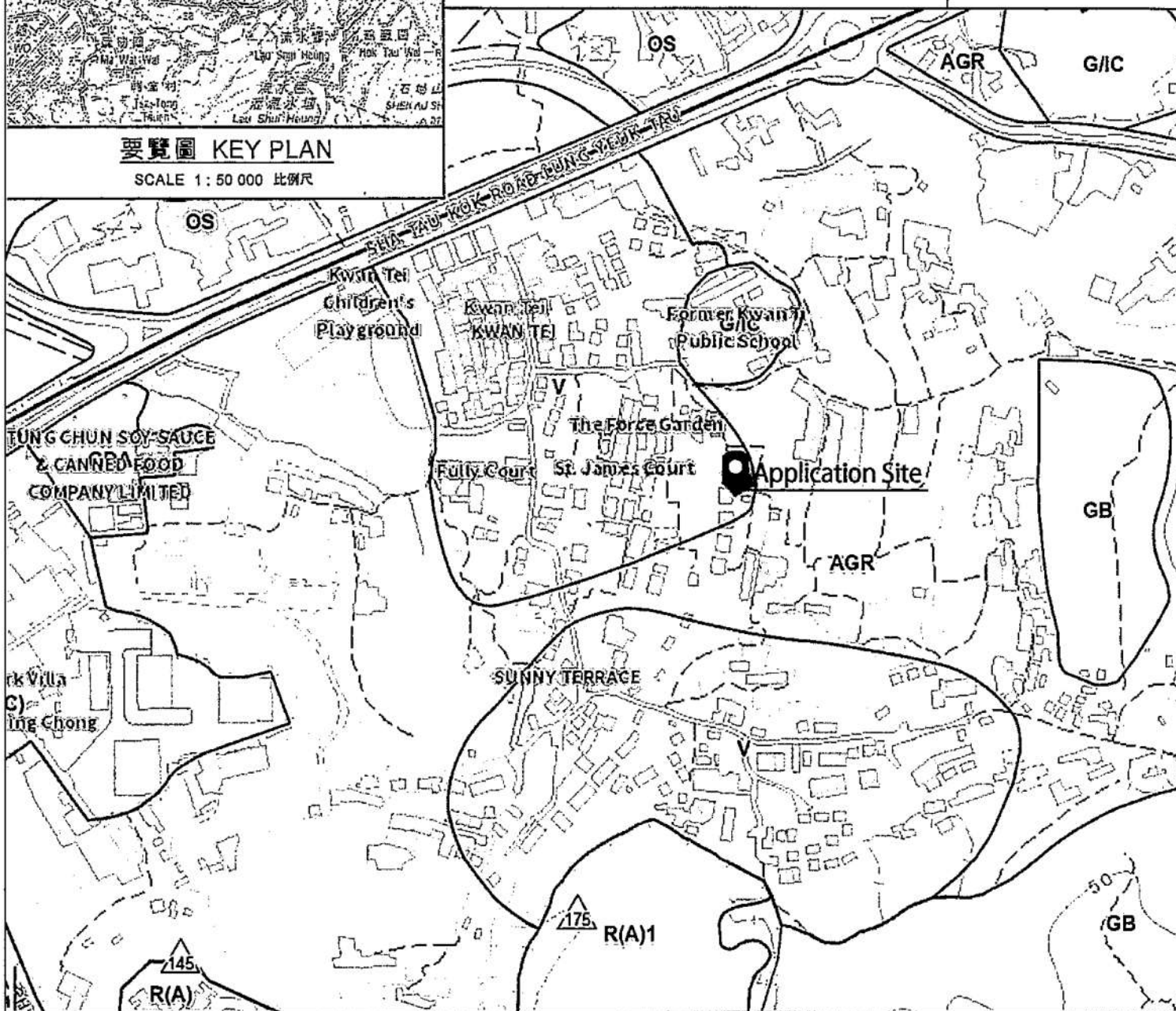
位置圖 LOCATION PLAN

擬議屋宇(新界豁免管制屋宇-小型屋宇)
 新界粉嶺軍地村丈量約份第83約地段第639號C分段
 PROPOSED HOUSE
 (NEW TERRITORIES EXEMPTED HOUSE - SMALL HOUSE)
 LOT 639 S.C IN D.D. 83,
 KWAN TEI VILLAGE, FANLING, N.T.



要覽圖 KEY PLAN

SCALE 1: 50 000 比例尺



SCALE 1: 7 500 比例尺
 100 0 100 200 300
 METRES METRES

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent

Copy ☐Confidential

Peter Pak Lun NGAN/PLAND

寄件者: Victor Hui
寄件日期: 2025年03月06日星期四 18:06
收件者: tpbpd/PLAND
副本: Peter Pak Lun NGAN/PLAND
主旨: A/NE-LYT/844 FI
附件: 2025-03-06 FI_2.pdf; 2025-03-06 FI.pdf; 2025-01-24.pdf

類別: Internet Email

敬啟者：

隨此付上有關標題申請編號之補充說明。

Best Regards,
Victor,Hui Kwan Yee

Address: 

傳真文件

傳真號碼：


致：城市規劃委員會秘書

補充說明

規劃申請編號：A/NE-LYT/844

本人為上述申請之代理人，早前曾向 貴會提交規劃許可申請，現特此致函聲明有關化糞池位置以最後提交之圖則為準，另外，申請人早於 2011 年已向 貴處提交小型屋宇申請，申請人的先祖於 1979 年由沙頭角吉澳村搬遷到粉嶺軍地村定居及生活至今，有關情況亦獲得原居民代表證實及認同，懇請 貴會明察。祝安！

代理人：



(許 軍 兒)

日期： -5 MAR 2025

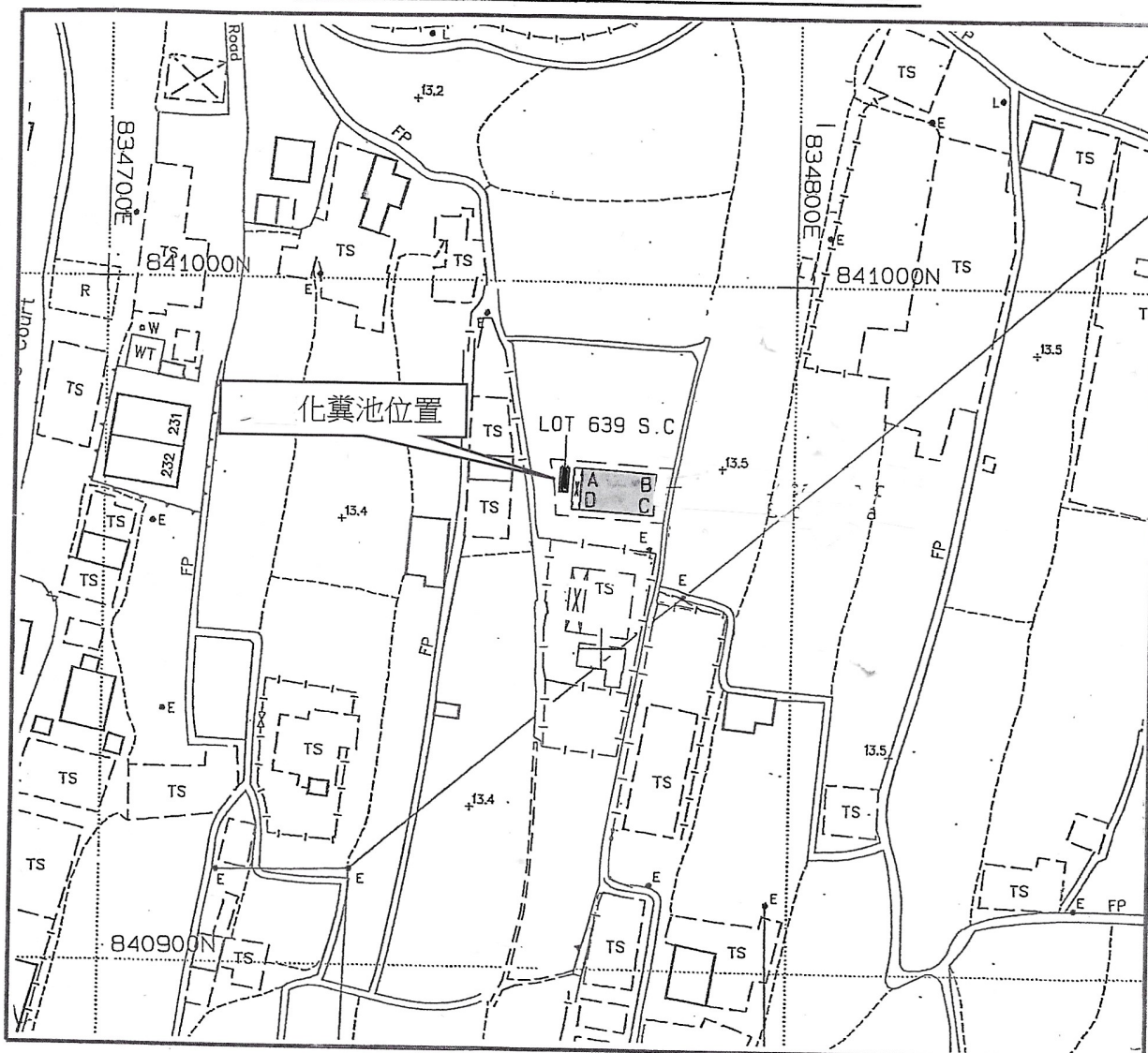
聯絡地址

聯絡電話

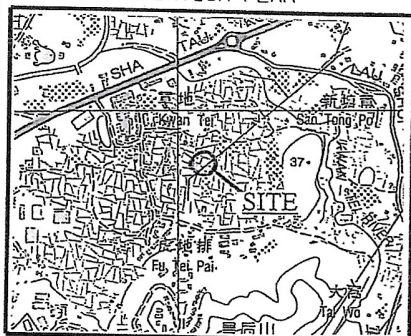
傳真號碼：

PROPOSED SMALL HOUSE

LOT No.639 S.C IN D.D.83



LOCATION PLAN



SCALE 1 : 20000



Balcony



Location of Septic Tank

Coloured Pink Area = 65.03 sq.m. (About)

SIDE	DISTANCE	BEARING	NORTHING	EASTING	PT.
A-B	10.668	93°22'03"	840973.695	834768.978	A
B-C	6.096	183°22'03"	840973.069	834779.628	B
C-D	10.668	273°22'03"	840966.983	834779.270	C
D-A	6.096	03°22'03"	840967.610	834768.620	D

Survey District.: North

Ref SRP :
SRP/DN/047/8296/ D2

Plan No.:
DN/047/8296C/83/639C-SH2

Survey Sheet No.: 3-SW-4C

Scale: 1 : 1000

TANG & ASSOCIATES SURVEYORS LTD



I, TANG SZE KIN, 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 22nd... day of Dec. 2010...

Dated this...8th...day of Mar., 2011

Authorized Land Surveyor

第 IV 部份

原居民代表／鄉事委員會主席或副主席的聲明

本人 劉永安，為*香港身份證／護照號碼 _____ 持有
人，居於 _____ (地址)。本
人為 粉嶺 (鄉) 軍地 * (村) 的*原居民代表／鄉事委員會主席
／副主席，現謹以至誠鄭重聲明：

(a) 鄧志輝 先生(申請人)(即*香港身份證／護照號碼 _____ 持
有人)為 沙頭角吉澳 (村) 的原居村民。本人相信，申請人的父系祖先為
1898 年居於該村的居民。據現存記錄及資料，申請人的父親
劉永安 為 鄧志輝，祖父為 鄧錫者 及 鄧光記 申請人的先祖於 1977 年
由沙頭角吉澳村搬遷到粉嶺 軍地 居住至今。

(b) 本人已盡所知填報以上資料。本人明白，倘若本人作出虛假或不完全聲明，
本人可能會遭香港特別行政區政府檢控。

本人謹憑藉《宣誓及聲明條例》衷誠作出此項鄭重聲明，並確信其為真實無
訛。

(此項聲明於二零 一 年 六 月 二十 日)

(在香港特別行政區 LEUNG KIN & CO.)

及本人面前作出。

劉永安

(聲明人簽署)

Leung Kin

LEUNG KIN
Solicitor, Hong Kong SAR
Messrs. Leung Kin & Co.

*申請人的律師／太平紳士／獲 _____

地政處授權的大士(監誓員) _____

* 刪去不適用者

**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/603	Proposed House (New Territories Exempted House – Small House)	3.2.2017

**Similar S.16 Applications for Proposed House
(New Territories Exempted House – Small House)
within the “Agriculture” zone in the vicinity of the Application Site
on the approved Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/19**

Approved Applications

Application No.	Uses/ Development	Date of Consideration
A/NE-LYT/390	Proposed Five Houses (New Territories Exempted Houses – Small Houses)	13.3.2009
A/NE-LYT/499	Proposed Three Houses (New Territories Exempted Houses – Small Houses)	1.3.2013
A/NE-LYT/510 ^[1]	Proposed House (New Territories Exempted House – Small House)	5.7.2013
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)	13.6.2014
A/NE-LYT/553 ^[3]	Proposed House (New Territories Exempted House – Small House)	12.12.2014
A/NE-LYT/587 ^[4]	Proposed House (New Territories Exempted House – Small House)	5.2.2016
A/NE-LYT/588 ^[5]	Proposed House (New Territories Exempted House – Small House)	5.2.2016
A/NE-LYT/599 ^[6]	Proposed House (New Territories Exempted House – Small House)	26.8.2016
A/NE-LYT/632 ^[1]	Proposed House (New Territories Exempted House – Small House)	8.9.2017
A/NE-LYT/682	Proposed House (New Territories Exempted House – Small House)	4.1.2019
A/NE-LYT/721 ^[3]	Proposed House (New Territories Exempted House – Small House)	26.5.2020
A/NE-LYT/722	Proposed House (New Territories Exempted House – Small House)	26.5.2020
A/NE-LYT/790 ^[4]	Proposed House (New Territories Exempted House – Small House)	3.2.2023
A/NE-LYT/791 ^[5]	Proposed House (New Territories Exempted House – Small House)	3.2.2023

Application No.	Uses/ Development	Date of Consideration
A/NE-LYT/809 ^[2]	Proposed Two Houses (New Territories Exempted Houses – Small Houses)	10.11.2023
A/NE-LYT/832 ^[6]	Proposed House (New Territories Exempted Houses – Small House)	2.8.2024

Remarks

- ^[1] Applications No. A/NE-LYT/510 and A/NE-LYT/632 are at the same location.
^[2] Applications No. A/NE-LYT/527 and A/NE-LYT/809 are at the same location.
^[3] Applications No. A/NE-LYT/533 and A/NE-LYT/721 are at the same location.
^[4] Applications No. A/NE-LYT/587 and A/NE-LYT/790 are at the same location.
^[5] Applications No. A/NE-LYT/588 and A/NE-LYT/791 are at the same location.
^[6] Applications No. A/NE-LYT/599 and A/NE-LYT/832 are at the same location.

Rejected Applications

Application No.	Uses/ Development	Date of Consideration	Rejection Reasons
A/NE-LYT/399	Proposed House (New Territories Exempted House - Small House)	4.9.2009	R1 to R3
A/NE-LYT/400 ^[7]	Proposed House (New Territories Exempted House - Small House)	4.9.2009	R1 to R3

Remarks

- ^[7] The site of Application No. A/NE-LYT/400 involves part of the site of approved Applications No. A/NE-LYT/587, A/NE-LYT/588, A/NE-LYT/790 and A/NE-LYT/791.

Rejection Reasons:

- R1 The proposed development did not comply with the Interim Criteria for assessing planning application for New Territories Exempted House (NTEH)/Small House development as the application sites fell outside the “Village Type Development” zone and ‘village environs’ of a recognised village. There were no exceptional circumstances to merit special consideration of the applications.
- R2 The proposed development under application was not in line with the planning intention of the “Agriculture” zone for the area which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation. There was no strong justification in the submission for a departure from the planning intention.
- R3 The approval of the application would set an undesirable precedent for other similar applications. The cumulative impacts of approving such applications would result in adverse traffic impact of the area.

Government Departments' General Comments

1. Land Administration

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

- the application site (the Site) partly falls within the village 'environs' ('VE') of Kwan Tei;
- the Small House application is under processing. The applicant claimed himself as an indigenous villager of Kat O, Sha Tau Kok Heung and settled in Kwan Tei, Fanling Heung in 1979. The eligibility of the applicant for Small House grant is yet to be ascertained; and
- the Site is an Old Schedule Agricultural Lot held under Block Government Lease.

2. Traffic

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

- no objection to the application from traffic engineering perspective;
- Small House developments should be confined within the "Village Type Development" ("V") zone as far as possible. Though 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 has to be reviewed on case-by-case basis in the future. Nevertheless, she considers that the application could be tolerated on traffic ground as it only involves the construction of one Small House; and
- her advisory comments are at **Appendix VI**.

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

- no comment on the application from highways maintenance perspective; and
- his advisory comments are at **Appendix VI**.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- in view of the small scale of the proposed development, the application is unlikely to cause major pollution; and
- 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.

4. **Drainage**

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

- no objection to the application from public drainage perspective;
- the Site is in an area where public sewerage connection is not available; and
- her advisory comments are at **Appendix VI**.

5. **Fire Safety**

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

- no objection in principle to the application at this stage provided that the proposed Small House would not encroach on any existing Emergency Vehicular Access (EVA) or planned EVA under application in accordance with LandsD's record; and
- his advisory comments are at **Appendix VI**.

6. **Landscape**

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

- no adverse comment on the application from landscape planning perspective; and
- with reference to the aerial photo of 2023, the Site is located in an area of rural inland plain landscape character comprising farmlands, village houses, vegetated areas and scattered tree groups. Compared the aerial photos in 2023 and 2017, there is no significant change in the landscape character surrounding the Site. The Site is occupied by farmlands without existing trees. Significant adverse impact on the landscape character and the existing landscape resources within the Site arising from the proposed development is not anticipated.

7. **Agriculture**

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

- does not support the application from agricultural perspective as the Site possesses potential for agricultural rehabilitation; and
- the Site, which is generally under active cultivation, falls within an area mainly zoned "V" and partly zoned "Agriculture". 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.

8. Water Supplies

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- no objection to the application; and
- his advisory comments are at **Appendix VI**.

9. Electricity Supply Safety

Comments of the Director of Electrical and Mechanical Services (DEMS):

- no particular comment on the application from electricity supply safety perspective; and
- his advisory comments are at **Appendix VI**.

10. Demand and Supply of Small House Sites

According to the DLO/N, LandsD's records, the number of outstanding Small House applications for Kwan Tei is 39, while the 10-year Small House demand forecast is 110. According to the latest estimate by PlanD, about 2.48ha (equivalent to about 99 Small House sites) of land are available within the "V" zone of Kwan Tei for Small House development. There is insufficient land in the "V" zone of Kwan Tei to meet the future demand of land for Small House development (i.e. about 3.73ha of land which is equivalent to 149 Small House sites).

11. Other Departments

The following government departments have no objection to/no comment on the application:

- (a) District Officer (North), Home Affairs Department (DO(N), HAD); and
- (b) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD).

Recommended Advisory Clauses

- (a) to note the comments of the Commissioner of Transport (C for T) that the local village access leading to the application site (the Site) from Sha Tau Kok Road – Ma Mei Ha is not managed by the Transport Department (TD);
- (b) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) the proposed access arrangement of the Site should be commented and approved by TD;
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (iii) the access road connecting to the Site with the nearby public road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting to the Site;
- (c) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) adequate stormwater drainage collection and disposal facilities shall be provided to deal with the surface runoff of the Site or the same flowing on to the Site from the adjacent areas;
 - (ii) the applicant should check and ensure that the existing drainage channel downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Site. The applicant should also ensure that the flow from the Site will not overload the existing drainage system; and
 - (iii) the Site is in an area where public sewerage connection is not available. The Environmental Protection Department (EPD) should be consulted regarding the sewage treatment/disposal facilities for the proposed development;
- (d) to note the comments of the Director of Fire Services (D of FS) that the applicant should observe ‘New Territories Exempted Houses – A Guide to Fire Safety Requirements’ which is administrated by the Lands Department (LandsD). Detailed fire safety requirements will be formulated upon receipt of formal application via LandsD;
- (e) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
 - (i) for the provision of water supply to the proposed development, the applicant may need to extend his inside services to the nearest suitable government water mains for connection; and
 - (ii) 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 lots to WSD’s standard;

- (f) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that:
 - (i) in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans and overhead line alignment drawings, where applicable to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site; and
 - (ii) the applicant is also reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines; and
- (g) 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 permissions 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/844

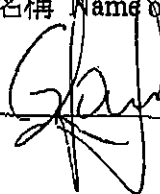
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

無意見

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

簽署 Signature



日期 Date

2025.12.6