

2021年 5月 1 4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 14 MAY 2021
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-II
表格第 S16-II 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

適用於只涉及興建「新界豁免管制屋宇」的建議

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

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

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

- # “Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill “NA” for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-PK/149
	Date Received 收到日期	14 MAY 2021

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

1. Name of Applicant 申請人姓名/名稱

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

LIU LAI WING 廖勵榮

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)	Kai Leng, District North, New Territories Lot No. 1585 S.A in D.D. 91 新界, 北區, 雞嶺 北區丈量約份 第 91 約 地段 1585 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	☒ Site area 地盤面積 103.3 sq.m 平方米 ☒ About 約 ☐ Gross floor area 總樓面面積 NIL sq.m 平方米 ☐ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	NIL sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Ping Kong Outline Zoning Plan 丙崗分區計劃大綱圖 S/NE-PK/11 (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」。

(Appendix E)

- ☐ 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 N A (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。

N A

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)	LIU LAI WING 廖勵榮		
(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 Sheung Shui Wai 上水圍原居村民		
(c) Proposed gross floor area 擬議總樓面面積	195.09 sq.m 平方米 ☒ 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	NIL (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	☐ 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)) ☐ 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) ☒ (Appendix F)	
(h) Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁至公共污水渠?	Yes 是 ☐ No 否 ☒	(Please indicate 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 B)	

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，請另頁表示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 ☐ Please provide details 請提供詳情 No 否 ☒																																
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 ☐ No 否 ☒	(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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約																															
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> </table> 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(尚可) N A 			On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒
On environment 對環境	Yes 會 ☐	No 不會 ☒																															
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Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒																															

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 **G**

Plans (Submitted)

Appendix	A	Lot Index Plan — Lot No. 1585 S.A in D.D. 91
Appendix	B	Proposed Small House Plan
Appendix	C	Ping Kong Outline Zoning Plan — S/NE-PK/11
Appendix	D	Photo of the Subject Site
Appendix	E	Ownership of the Lot
Appendix	F	Location Plan
Appendix	G	Justification

JustificationLot 1585 S.A in D.D. 91

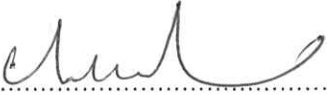
1. The applicant, Liu Lai Wing (廖勵榮), is an indigenous villager of Sheung Shui Wai, District North who wishes to apply permission to build a small house under section 16 of the Town Planning Ordinance;
2. The application site is entirely within the Village Environs ("VE") of Kai Leng village, District North. Centre of the proposed house site is about 58 meters in average away from the village type development "V" Zone on the Ping Kong Outline Zoning Plan S/NE-PK/11;
3. Land supply within the "V" zone of Kai Leng is very limited and there is a high demand of small house applications. Therefore, it is nearly impossible to purchase land such that the footprint of the proposed small house is completely falling inside the "V" zone;
4. The proposed development is considered compatible with the rural environment and will be visually un-intrusive to the surrounding;
5. Three trees will be fell down in this proposed small house development;
6. There is no stream course within 30 meters of the application site;
7. At present, there is no vehicular access leading to the application site. It can only be accessed on foot. Therefore, the development would not cause adverse traffic impact to the surrounding;
8. Planning Permission had been given to the applicant (Ref no. A/NE-PK/106) on 03/02/2017;
9. Similar applications (Application No. A/NE-PK/38, A/NE-PK/70, A/NE-PK/78 and A/NE-PK/105) for small house development within the "VE" of Kai Leng village were approved by the TPB in the past.

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 an application to the Board 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

Managing Director

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 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

23 APR 2021

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄) N A
Location/address 位置／地址	Kai Leng, District North, New Territories Lot No. 1585 S.A in D.D. 91 新界，北區，雞嶺 北區丈量約份 第 91 約 地段 1585 號 A 分段
Site area 地盤面積	103.3 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 N A sq. m 平方米 ☐ About 約)
Plan 圖則	S/NE-PK/11 (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 ☒ 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 ☒ 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 ☒ (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

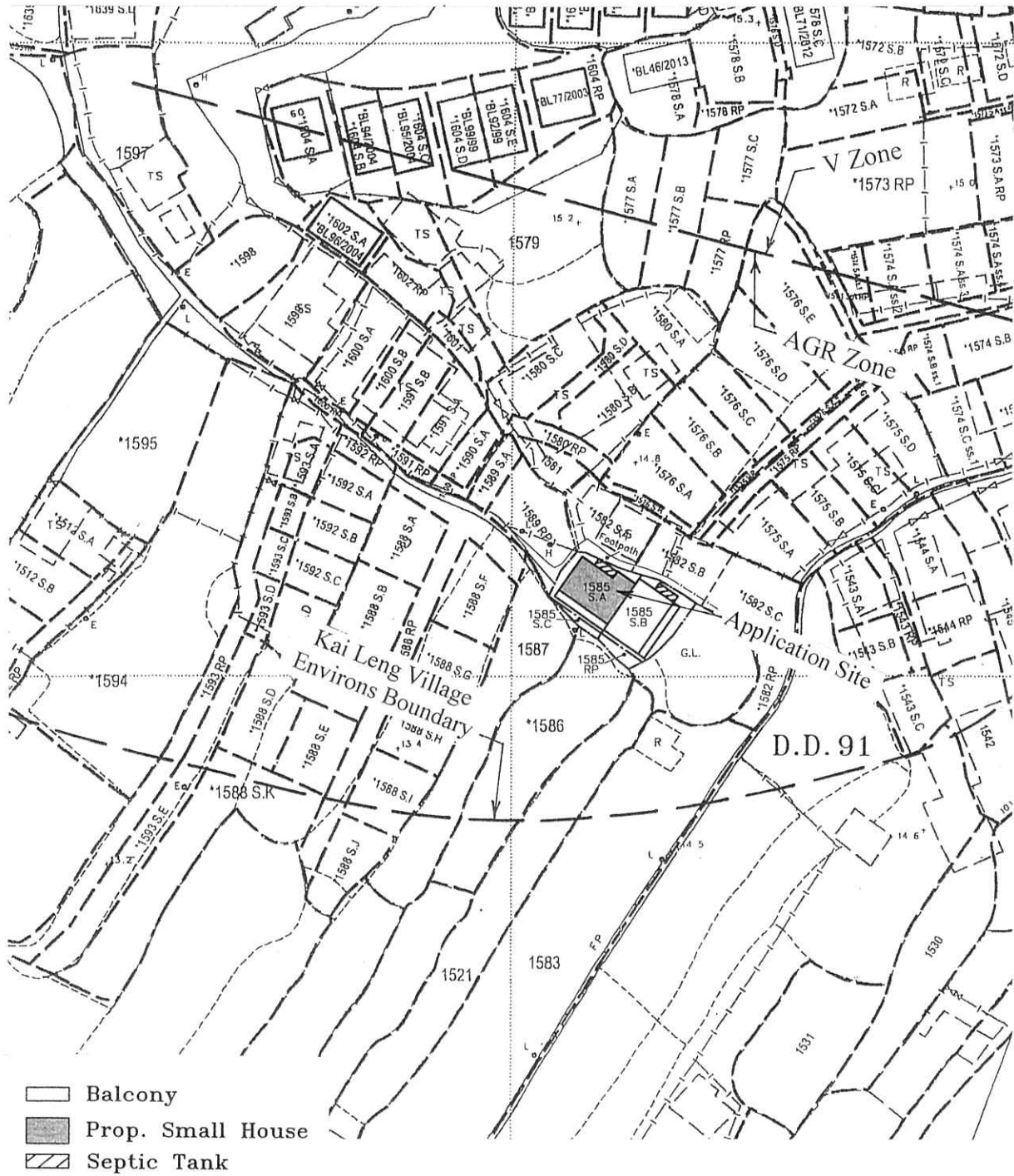
	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☐
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape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

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

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

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

Proposed Small House Plan of Lot No. 1585 S.A in D.D. 91



2021年 5月 1 7日

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

This document is received by the Urban Planning Committee
The Committee will only acknowledge the date of receipt of the application only upon receipt
of all the required information and documents.

17 MAY 2021

Form No. S16-II
表格第 S16-II 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

適用於只涉及興建「新界豁免管制屋宇」的建議

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

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

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

- # “Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill “NA” for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a “✓” at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-PK/150
	Date Received 收到日期	17 MAY 2021

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

1. Name of Applicant 申請人姓名/名稱

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

LIU Kevin HOU WAH LIU 廖浩華

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)	Kai Leng, District North, New Territories Lot No. 1585 S.B in D.D. 91 新界, 北區, 雞嶺 北區丈量約份 第 91 約 地段 1585 號 B 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	☒ Site area 地盤面積 111.7 sq.m 平方米 ☒ About 約 ☐ Gross floor area 總樓面面積 NIL sq.m 平方米 ☐ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	 NIL sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Ping Kong Outline Zoning Plan 丙崗分區計劃大綱圖 S/NE-PK/11 (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」。

(Appendix E)

☐ 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 N A (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。

N A

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)	LIU Kevin HOU WAH LIU 廖浩華		
(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 Sheung Shui Wai 上水圍原居村民		
(c) Proposed gross floor area 擬議總樓面面積	195.09 sq.m 平方米 ☒ 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	NIL (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	☐ 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)) ☐ 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) ☒ (Appendix F)	
(h) Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁至公共污水渠?	Yes 是 ☐ No 否 ☒	(Please indicate 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 B)	

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，請另頁表示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 ☐ Please provide details 請提供詳情 No 否 ☒																														
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 ☐ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約 No 否 ☒																														
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> </table> (Appendix D) 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) N A 	On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒
On environment 對環境	Yes 會 ☐	No 不會 ☒																													
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Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒																													

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 ^G

Plans (Submitted)

Appendix	A	Lot Index Plan — Lot No. 1585 S.B in D.D. 91
Appendix	B	Proposed Small House Plan
Appendix	C	Ping Kong Outline Zoning Plan — S/NE-PK/11
Appendix	D	Photo of the Subject Site
Appendix	E	Ownership of the Lot
Appendix	F	Location Plan
Appendix	G	Justification

Justification

Appendix G

Lot 1585 S.B in D.D. 91

1. The applicant, Liu Kevin Hou Wah Liu (廖浩華), is an indigenous villager of Sheung Shui Wai, District North who wishes to apply permission to build a small house under section 16 of the Town Planning Ordinance;
2. The application site is entirely within the Village Environs ("VE") of Kai Leng village, District North. Centre of the proposed house site is about 62 meters in average away from the village type development "V" Zone on the Ping Kong Outline Zoning Plan S/NE-PK/11;
3. Land supply within the "V" zone of Kai Leng is very limited and there is a high demand of small house applications. Therefore, it is nearly impossible to purchase land such that the footprint of the proposed small house is completely falling inside the "V" zone;
4. The proposed development is considered compatible with the rural environment and will be visually un-intrusive to the surrounding;
5. Two trees will be fell down in this proposed small house development;
6. There is no stream course within 30 meters of the application site;
7. At present, there is no vehicular access leading to the application site. It can only be accessed on foot. Therefore, the development would not cause adverse traffic impact to the surrounding;
8. Planning Permission had been given to the applicant (Ref no. A/NE-PK/105) on 03/02/2017;
9. Similar applications (Application No. A/NE-PK/38, A/NE-PK/70, A/NE-PK/78 and A/NE-PK/106) for small house development within the "VE" of Kai Leng village were approved by the TPB in the past.

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 an application to the Board 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



MR CHAN TAK HING

Name in Block Letters
姓名（請以正楷填寫）

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

Managing Director

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 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

23 APR 2021

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
	N A		
Location/address 位置/地址	Kai Leng, District North, New Territories Lot No. 1585 S.B in D.D. 91 新界，北區，雞嶺 北區丈量約份 第 91 約 地段 1585 號 B 分段		
Site area 地盤面積	111.7 sq. m 平方米	☒ About 約	
	(includes Government land of 包括政府土地	N A sq. m 平方米	☐ About 約)
Plan 圖則	S/NE-PK/11 (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 ☒ 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	☒ 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 ☒ (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		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☐
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他 (請註明)	☐	☒
<u>Lot Index Plan, Proposed S/H plan, O.Z.P. - S/NE-PK/11,</u>		
<u>Photo of the Subject Site and Location Plan.</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他 (請註明)	☐	☐

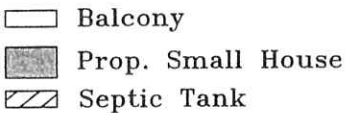
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號

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

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

Proposed Small House Plan of

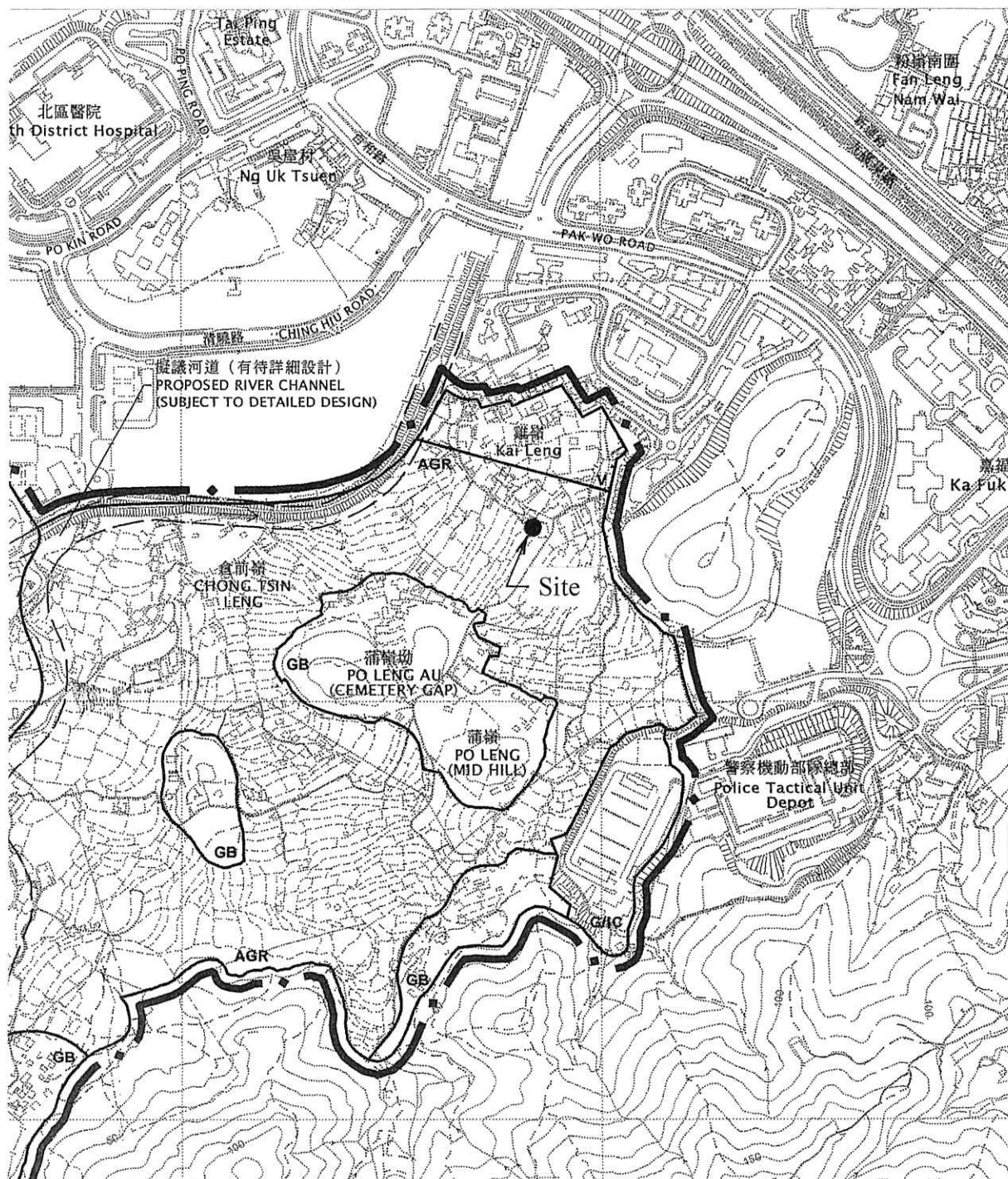
Lot No. 1585 S.B in D.D. 91



SCALE 1:1000

EXTRACT PLAN

From O.Z.P. S/NE-PK/11



SCALE 1:7500

2021年 5月 1 7日

此文件在 收到・城市規劃委員會
只會在收到所有相關的資料及文件後才正式確認收到
申請的日期。

This document is received on 17 MAY 2021
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-II
表格第 S16-II 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

適用於只涉及興建「新界豁免管制屋宇」的建議

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

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

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

“Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-PR/157
	Date Received 收到日期	17 MAY 2021

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

1. Name of Applicant 申請人姓名/名稱

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

FUNG WAI HANG

馮偉恆

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)	Kai Leng, District North, New Territories. Lot No. 1594 S.E in D.D. 91 新界, 北區, 雞嶺. 北區丈量約份第 91 約 地段 1594 號 E 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	☒ Site area 地盤面積 149.1 sq.m 平方米 ☒ About 約 ☐ Gross floor area 總樓面面積 NIL sq.m 平方米 ☐ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	NIL sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Ping Kong Outline Zoning Plan 丙崗分區計劃大綱圖 S/NE-PK/11 (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」。

(Appendix E)

- ☐ 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 N A (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)". N A
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，或有關係的鄉事委員會&

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)	FUNG WAI HANG 馮偉恆		
(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 Liu Pok 料壘村村民		
(c) Proposed gross floor area 擬議總樓面面積	195.09..... sq.m 平方米 ☒ 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	NIL (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 ☒	☐ 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)) ☐ 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) ☒ (Appendix F)	
(h) Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁至公共污水渠?	Yes 是 ☐ No 否 ☒	(Please indicate 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 B)	

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，請另頁表示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 ☐ Please provide details 請提供詳情 No 否 ☒																														
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 ☐ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約 No 否 ☒																														
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> </table> (Appendix D) 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) N A 	On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒
On environment 對環境	Yes 會 ☐	No 不會 ☒																													
On traffic 對交通	Yes 會 ☐	No 不會 ☒																													
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Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒																													
Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒																													
Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒																													
Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒																													
Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒																													

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 G

Plans (Submitted)

Appendix	A	Lot Index Plan—Lot No. 1594 S.E in D.D. 91
Appendix	B	Proposed Small House Plan
Appendix	C	Ping Kong Outline Zoning Plan—S/NE-PK/11
Appendix	D	Photo of the Subject Site
Appendix	E	Ownership of the Lot
Appendix	F	Location Plan
Appendix	G	Justification

Lot 1594 S.E in D.D. 91

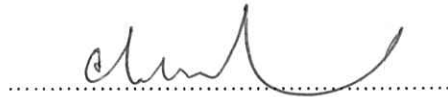
1. The applicant, Mr Fung Wai Hang (馮偉恆), an indigenous villager of Liu Pok District North, wishes to apply for planning permission to build a small house under section 16 of the Town Planning Ordinance;
2. The application site is entirely within the village environs ("VE") of Kai Leng, District North. Centre of the proposed house site is about 100 meters in average away from the village type development "V" Zone on the Ping Kong Outline Zoning Plan S/NE-PK/11;
3. Land supply within the "V" zone of Kai Leng is very limited and there is a high demand of small house applications. Therefore, it is nearly impossible to purchase land such that the footprint of the proposed small house is completely falling inside the "V" zone;
4. The proposed development is considered compatible with the adjoining rural environment and will be visually un-intrusive to the surrounding;
5. No tree felling is required in this proposed small house development;
6. There is no ditch or stream course within 30 meters 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. Planning Permission had been given to the applicant (Ref no. A/NE-PK/108) on 03/02/2017;
9. Similar applications (Application No. A/NE-PK/99, A/NE-PK/117 & A/NE-PK/124) for small house development within the "VE" of Kai Leng were approved by the TPB in the past.

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 an application to the Board 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



MR CHAN TAK HING

Name in Block Letters
姓名（請以正楷填寫）

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

Managing Director

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 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

23 APR 2021

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board 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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

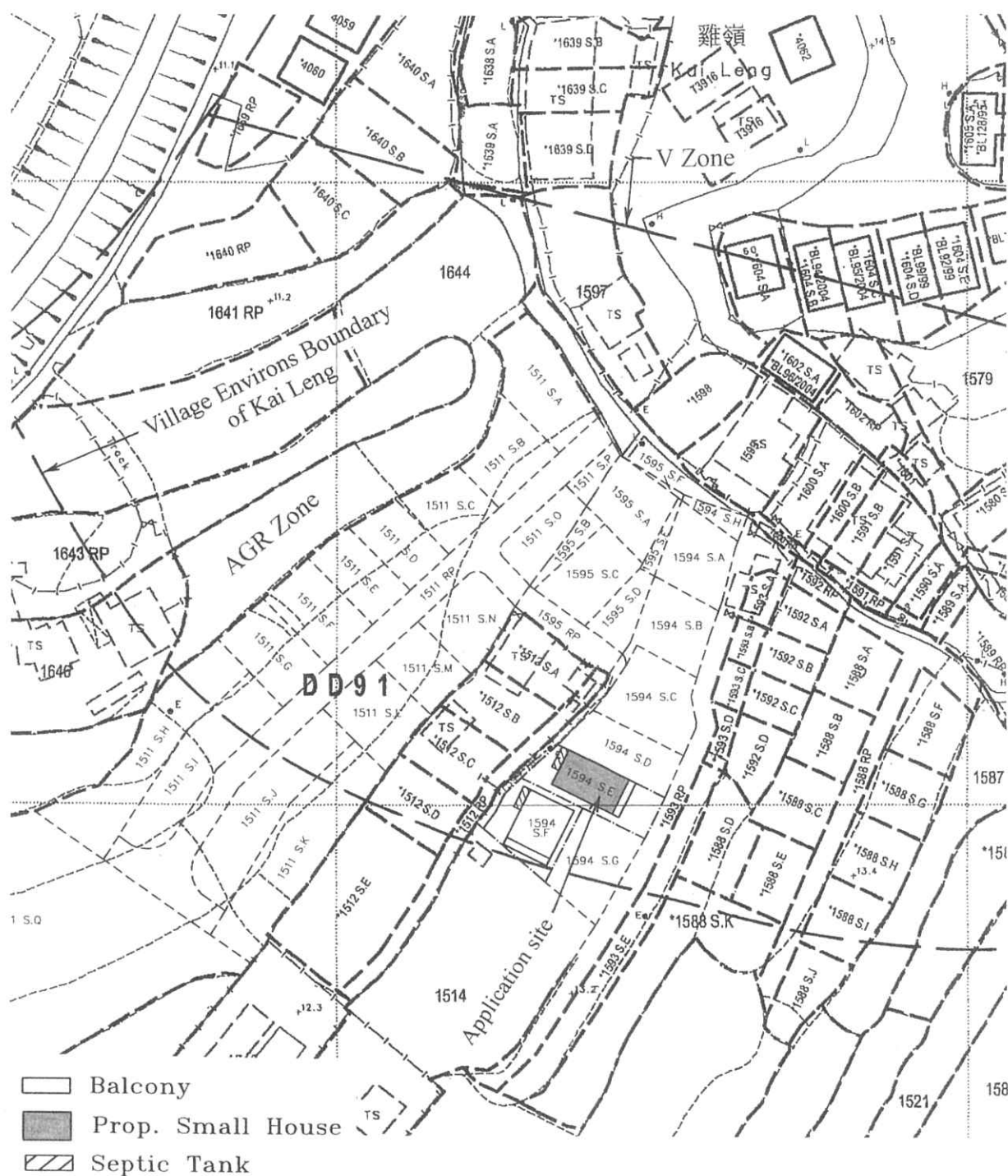
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄) N A
Location/address 位置／地址	Kai Leng, District North, New Territories. Lot No. 1594 S.E in D.D. 91 新界，北區，雞嶺。 北區丈量約份 第 91 約 地段 1594 號 E 分段
Site area 地盤面積	149.1 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 N A sq. m 平方米 ☐ About 約)
Plan 圖則	S/NE-PK/11 (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 ☒ 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 ☒ 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 (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		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☐
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他 (請註明)	☐	☒
<u>Lot Index Plan, Proposed S/H plan, O.Z.P. - S/NE-PK/II,</u>		
<u>Photo of the Subject Site and Location Plan.</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他 (請註明)	☐	☐
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

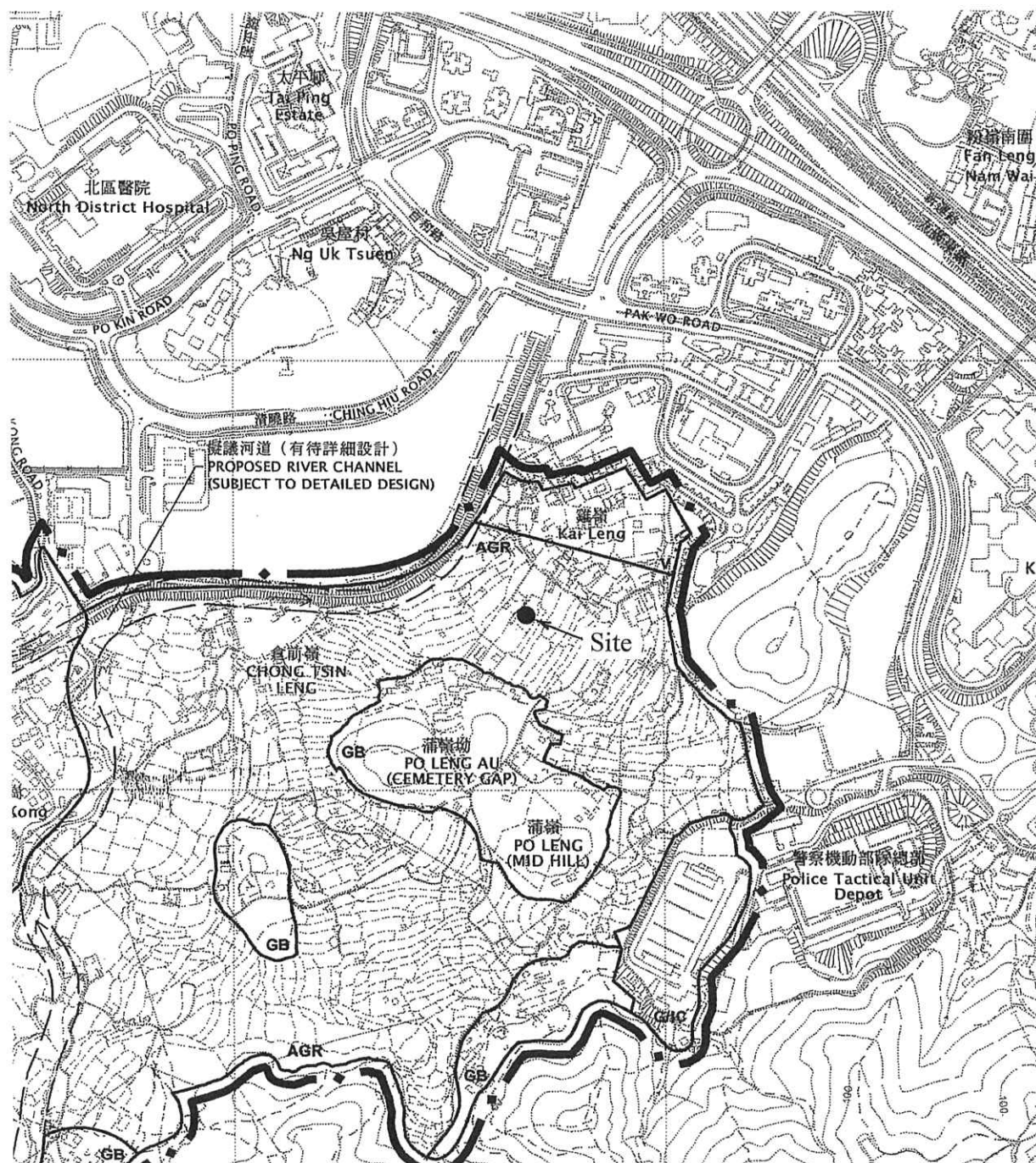
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

Proposed Small House Plan of Lot No. 1594 S.E in D.D. 91



EXTRACT PLAN

From O.Z.P. S/NE-PK/11



SCALE 1:7500

Relevant Interim Criteria for Consideration of
Application for 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 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
- (j) 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.

Appendix III of RNTPC
Paper No. A/NE-PK/149, 150&151

Previous s.16 Applications

Approved Applications

Applications No.	Uses/Developments	Date of Consideration	Approved Conditions
A/NE-PK/105 ^{*1}	Proposed New Territories Exempted House (NTEH) (Small House)	3.2.2017	A1 & A2
A/NE-PK/106 ^{*2}	Proposed New Territories Exempted House (NTEH) (Small House)	3.2.2017	A1 & A2
A/NE-PK/108 ^{*3}	Proposed New Territories Exempted House (NTEH) (Small House)	3.2.2017	A1, A2 & A3

Remarks:

*1: Previous Case for A/NE-PK/150

*2: Previous Case for A/NE-PK/149

*3: Previous Case for A/NE-PK/151

Approval Conditions

A1. The provision of septic tank

A2. The submission and implementation of drainage proposals

A3. The submission and implementation of landscape proposals

Appendix IV of RNTPC
Paper No. A/NE-PK/149, 150&151

**Similar s.16 Applications for Proposed House (NTEH – Small House)
in the vicinity of the Application Sites within / partly within the “Agriculture” zone
in the Ping Kong Area**

Approved Applications

Applications No.	Uses/Developments	Date of Consideration	Approved Conditions
A/NE-PK/17	Proposed New Territories Exempted House (NTEH) (Small House)	1.6.2001	A1, A2 & A3
A/NE-PK/20 ^{*1}	Proposed New Territories Exempted House (NTEH) (Small House)	25.1.2002	A1, A2 & A3
A/NE-PK/21 ^{*2}	Proposed New Territories Exempted House (NTEH) (Small House)	15.3.2002	A1, A2 & A3
A/NE-PK/23	Proposed New Territories Exempted House (NTEH) (Small House)	19.12.2003	A1, A2 & A3
A/NE-PK/25 ^{*2}	Proposed New Territories Exempted House (NTEH) (Small House)	23.9.2005	A1, A2 & A3
A/NE-PK/26 ^{*1}	Proposed New Territories Exempted House (NTEH) (Small House)	23.9.2005	A1, A2 & A3
A/NE-PK/29	Proposed House (New Territories Exempted House (NTEH) - Small House)	21.10.2011	A3, A4 & A5
A/NE-PK/30 ^{*3}	Proposed House (New Territories Exempted House (NTEH) - Small House)	18.5.2012	A3, A4 & A5
A/NE-PK/31 ^{*4}	Proposed House (New Territories Exempted House (NTEH) - Small House)	18.5.2012	A3, A4 & A5
A/NE-PK/32 ^{*5}	Proposed House (New Territories Exempted House (NTEH) - Small House)	18.5.2012	A3, A4 & A5
A/NE-PK/33 ^{*6}	Proposed House (New Territories Exempted House (NTEH) - Small House)	6.7.2012	A3, A4 & A5
A/NE-PK/34 ^{*7}	Proposed House (New Territories Exempted House (NTEH) - Small House)	6.7.2012	A3, A4 & A5
A/NE-PK/35	Proposed House (New Territories Exempted House (NTEH) - Small House)	11.1.2013	A3, A4, A5 & A6
A/NE-PK/36	Proposed House (New Territories Exempted House (NTEH) - Small House)	7.6.2013	A4, A6 & A7

A/NE-PK/37 ^{*12}	Proposed House (New Territories Exempted House (NTEH) - Small House)	11.1.2013	A4, A5, A6 & A7
A/NE-PK/38	Proposed House (New Territories Exempted House (NTEH) - Small House)	22.11.2013	A4 & A7
A/NE-PK/39	Proposed House (New Territories Exempted House (NTEH) - Small House)	22.11.2013	A4, A6 & A7
A/NE-PK/40	Proposed House (New Territories Exempted House (NTEH) - Small House)	22.11.2013	A4, A6 & A7
A/NE-PK/41	Proposed House (New Territories Exempted House (NTEH) - Small House)	22.11.2013	A4 & A7
A/NE-PK/42	Proposed House (New Territories Exempted House (NTEH) - Small House)	22.11.2013	A4 & A7
A/NE-PK/44	Proposed House (New Territories Exempted House (NTEH) - Small House)	13.12.2013	A3 & A4
A/NE-PK/45	Proposed House (New Territories Exempted House (NTEH) - Small House)	13.12.2013	A3, A4 & A6
A/NE-PK/46	Proposed House (New Territories Exempted House (NTEH) - Small House)	13.12.2013	A3, A4 & A6
A/NE-PK/47	Proposed House (New Territories Exempted House (NTEH) - Small House)	9.5.2014	A3, A4 & A8
A/NE-PK/48	Proposed House (New Territories Exempted House (NTEH) - Small House)	9.5.2014	A3, A4 & A8
A/NE-PK/49	Proposed House (New Territories Exempted House (NTEH) - Small House)	9.5.2014	A3, A4 & A8
A/NE-PK/50	Proposed House (New Territories Exempted House (NTEH) - Small House)	23.5.2014	A3, A4 & A8
A/NE-PK/51	Proposed House (New Territories Exempted House (NTEH) - Small House)	23.5.2014	A3, A4 & A8
A/NE-PK/52 ^{*8}	Proposed House (New Territories Exempted House (NTEH) - Small House)	23.5.2014	A3, A4 & A8
A/NE-PK/53	Proposed House (New Territories Exempted House (NTEH) - Small House)	27.6.2014	A3, A4 & A8
A/NE-PK/54	Proposed House (New Territories Exempted House (NTEH) - Small House)	27.6.2014	A3, A4 & A8
A/NE-PK/55	Proposed House (New Territories Exempted House (NTEH) - Small House)	27.6.2014	A3, A4 & A8
A/NE-PK/56 ^{*9}	Proposed House (New Territories Exempted House (NTEH) - Small House)	27.6.2014	A3, A4 & A8

A/NE-PK/57	Proposed House (New Territories Exempted House (NTEH) - Small House)	27.6.2014	A3, A4 & A8
A/NE-PK/58	Proposed House (New Territories Exempted House (NTEH) - Small House)	27.6.2014	A3, A4 & A8
A/NE-PK/59	Proposed House (New Territories Exempted House (NTEH) - Small House)	8.8.2014	A3, A4 & A8
A/NE-PK/60	Proposed House (New Territories Exempted House (NTEH) - Small House)	8.8.2014	A3, A4 & A8
A/NE-PK/61	Proposed House (New Territories Exempted House (NTEH) - Small House)	8.8.2014	A3, A4 & A8
A/NE-PK/62	Proposed House (New Territories Exempted House (NTEH) - Small House)	8.8.2014	A3, A4 & A8
A/NE-PK/63	Proposed House (New Territories Exempted House (NTEH) - Small House)	12.9.2014	A3, A4 & A8
A/NE-PK/64	Proposed House (New Territories Exempted House (NTEH) - Small House)	12.9.2014	A3, A4 & A8
A/NE-PK/65	Proposed House (New Territories Exempted House (NTEH) - Small House)	12.9.2014	A3, A4 & A8
A/NE-PK/66	Proposed House (New Territories Exempted House (NTEH) - Small House)	12.9.2014	A3, A4 & A8
A/NE-PK/67	Proposed House (New Territories Exempted House (NTEH) - Small House)	28.11.2014	A3, A4 & A8
A/NE-PK/68	Proposed House (New Territories Exempted House (NTEH) - Small House)	12.12.2014	A3, A4 & A8
A/NE-PK/69	Proposed House (New Territories Exempted House - Small House)	16.1.2015	A3, A4 & A8
A/NE-PK/70	Proposed House (New Territories Exempted House - Small House)	16.1.2015	A3, A4 & A8
A/NE-PK/71	Proposed House (New Territories Exempted House - Small House)	6.2.2015	A3, A4 & A8
A/NE-PK/72	Proposed House (New Territories Exempted House - Small House)	6.2.2015	A3, A4 & A8
A/NE-PK/73	Proposed House (New Territories Exempted House - Small House)	6.2.2015	A3, A4 & A8
A/NE-PK/74	Proposed House (New Territories Exempted House - Small House)	6.2.2015	A3, A4 & A8
A/NE-PK/75	Proposed House (New Territories Exempted House - Small House)	8.1.2016	A3, A4 & A8

A/NE-PK/76	Proposed House (New Territories Exempted House - Small House)	22.1.2016	A3, A4 & A8
A/NE-PK/77 ^{*10}	Proposed New Territories Exempted House (NTEH) (Small House)	22.1.2016	A3, A4 & A8
A/NE-PK/78	Proposed House (New Territories Exempted House - Small House)	5.2.2016	A3, A4 & A8
A/NE-PK/82	Proposed House (New Territories Exempted House - Small House)	15.7.2016	A3, A4 & A8
A/NE-PK/83	Proposed House (New Territories Exempted House - Small House)	15.7.2016	A3, A4 & A8
A/NE-PK/84	Proposed House (New Territories Exempted House - Small House)	15.7.2016	A3, A4 & A8
A/NE-PK/85	Proposed House (New Territories Exempted House - Small House)	30.9.2016	A3, A4 & A8
A/NE-PK/86	Proposed House (New Territories Exempted House - Small House)	30.9.2016	A3, A4 & A8
A/NE-PK/87	Proposed House (New Territories Exempted House - Small House)	30.9.2016	A3, A4 & A8
A/NE-PK/89 ^{*3}	Proposed House (New Territories Exempted House - Small House)	23.12.2016	A3, A4 & A8
A/NE-PK/90 ^{*4}	Proposed House (New Territories Exempted House - Small House)	23.12.2016	A4 & A8
A/NE-PK/91 ^{*5}	Proposed House (New Territories Exempted House - Small House)	23.12.2016	A4 & A8
A/NE-PK/92 ^{*7}	Proposed House (New Territories Exempted House - Small House)	23.12.2016	A3, A4 & A8
A/NE-PK/93 ^{*6}	Proposed House (New Territories Exempted House - Small House)	23.12.2016	A3, A4 & A8
A/NE-PK/94	Proposed House (New Territories Exempted House - Small House)	23.12.2016	A4 & A8
A/NE-PK/95	Proposed House (New Territories Exempted House - Small House)	23.12.2016	A4 & A8
A/NE-PK/96	Proposed House (New Territories Exempted House - Small House)	23.12.2016	A4 & A8
A/NE-PK/97	Proposed House (New Territories Exempted House - Small House)	23.12.2016	A4 & A8
A/NE-PK/98	Proposed House (New Territories Exempted House - Small House)	13.1.2017	A4 & A8

A/NE-PK/99	Proposed House (New Territories Exempted House - Small House)	13.1.2017	A4 & A8
A/NE-PK/100	Proposed House (New Territories Exempted House - Small House)	13.1.2017	A3, A4 & A8
A/NE-PK/101	Proposed House (New Territories Exempted House - Small House)	13.1.2017	A4 & A8
A/NE-PK/102 ^{*11}	Proposed House (New Territories Exempted House - Small House)	13.1.2017	A4 & A8
A/NE-PK/103	Proposed House (New Territories Exempted House - Small House)	13.1.2017	A3, A4 & A8
A/NE-PK/104	Proposed House (New Territories Exempted House - Small House)	13.1.2017	A4 & A8
A/NE-PK/107	Proposed House (New Territories Exempted House - Small House)	3.2.2017	A4 & A8
A/NE-PK/109	Proposed House (New Territories Exempted House - Small House)	3.2.2017	A3, A4 & A8
A/NE-PK/110	Proposed House (New Territories Exempted House - Small House)	3.2.2017	A4 & A8
A/NE-PK/111	Proposed House (New Territories Exempted House - Small House)	17.2.2017	A3, A4 & A8
A/NE-PK/112	Proposed House (New Territories Exempted House - Small House)	17.2.2017	A3, A4 & A8
A/NE-PK/113	Proposed House (New Territories Exempted House - Small House)	3.3.2017	A4 & A8
A/NE-PK/115	Proposed House (New Territories Exempted House - Small House)	7.4.2017	A3, A4 & A8
A/NE-PK/116	Proposed House (New Territories Exempted House - Small House)	12.5.2017	A3, A4 & A8
A/NE-PK/117	Proposed House (New Territories Exempted House - Small House)	12.5.2017	A3, A4 & A8
A/NE-PK/118	Proposed House (New Territories Exempted House - Small House)	12.5.2017	A3, A4 & A8
A/NE-PK/119	Proposed House (New Territories Exempted House - Small House)	12.5.2017	A3, A4 & A8
A/NE-PK/120	Proposed House (New Territories Exempted House - Small House)	26.5.2017	A4 & A8
A/NE-PK/122	Proposed House (New Territories Exempted House - Small House)	23.6.2017	A4 & A8

A/NE-PK/123	Proposed House (New Territories Exempted House - Small House)	22.9.2017	A3, A4 & A8
A/NE-PK/124	Proposed House (New Territories Exempted House - Small House)	8.9.2017	A3, A4 & A8
A/NE-PK/125	Proposed House (New Territories Exempted House - Small House)	8.9.2017	A3, A4 & A8
A/NE-PK/126	Proposed House (New Territories Exempted House - Small House)	22.9.2017	A4 & A8
A/NE-PK/127	Proposed House (New Territories Exempted House - Small House)	22.9.2017	A4 & A8
A/NE-PK/130 ^{*8}	Proposed House (New Territories Exempted House - Small House)	4.5.2018	A3, A4 & A8
A/NE-PK/131 ^{*9}	Proposed House (New Territories Exempted House - Small House)	4.5.2018	A3, A4 & A8
A/NE-PK/132 ^{*10}	Proposed House (New Territories Exempted House - Small House)	18.5.2018	A3, A4 & A8
A/NE-PK/143 ^{*11}	Proposed House (New Territories Exempted House - Small House)	8.1.2021	A4 & A8
A/NE-PK/144	Proposed House (New Territories Exempted House - Small House)	5.2.2021	A4 & A8
A/NE-PK/146 ^{*12}	Proposed House (New Territories Exempted House - Small House)	26.2.2021	A4, A6 & A8

Remarks:

*1: Applications No. A/NE-PK/20 and A/NE-PK/26 are at the same location but with slightly different areas

*2: Applications No. A/NE-PK/21 and A/NE-PK/25 are at the same location but with slightly different areas.

*3: Applications No. A/NE-PK/30 and A/NE-PK/89 are at the same location.

*4: Applications No. A/NE-PK/31 and A/NE-PK/90 are at the same location.

*5: Applications No. A/NE-PK/32 and A/NE-PK/91 are at the same location.

*6: Applications No. A/NE-PK/33 and A/NE-PK/93 are at the same location.

*7: Applications No. A/NE-PK/34 and A/NE-PK/92 are at the same location.

*8: Applications No. A/NE-PK/52 and A/NE-PK/130 are at the same location.

*9: Applications No. A/NE-PK/56 and A/NE-PK/131 are at the same location.

*10: Applications No. A/NE-PK/77 and A/NE-PK/132 are at the same location.

*11: Applications No. A/NE-PK/102 and A/NE-PK/143 are at the same location.

*12: Applications No. A/NE-PK/37 and A/NE-PK/146 are at the same location.

Approval Conditions

- A1. The submission and/ or provision of drainage facilities
- A2. The provision of fire services installations
- A3. The submission and implementation of landscape proposals
- A4. The submission and implementation of drainage proposals
- A5. The provision of fire fighting access, water supplies for fire fighting and fire services installations
- A6. The submission and implementation of proposal for water mains diversion before the commencement of works
- A7. The submission and implementation of tree preservation and landscape proposals
- A8. The provision of septic tank

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 'VE' of Kai Leng;
- (b) the applicants claimed himself as indigenous villagers of Sheung Shui Village. Their eligibilities for Small House concessionary grant have yet to be ascertained;
- (c) the Sites are not covered by any Modification of Tenancy or Building Licence;
- (d) the Sites are held under Block Government Lease demised for agricultural use;
- (e) the number of outstanding Small House applications and the number of 10-year Small House demand forecast (2018 to 2027) for Kai Leng Village are 69 and 279 respectively. The figure of the 10-year Small House demand forecast was provided by the relevant Indigenous Inhabitant Representative; and
- (f) Small House applications at the Sites of A/NE-PK/149, 150 and 151 were made to his office on 3.7.2015, 19.10.2015 and 23.12.2015 respectively.

2. Traffic

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

- (a) in general, he has reservations on the applications. Such type of development should be confined within the "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 "V" zone, if permitted, will set an undesirable precedent case for similar applications in the future. The resulting cumulative adverse traffic impact could be substantial; and
- (b) notwithstanding the above, he considers that the applications involves the construction of limited number of Small House. He can be tolerated unless the applications being rejected on other grounds.

3. Agriculture

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

- (a) he does not support the applications from agricultural point of view; and
- (b) the Sites fall within "AGR" zone and are currently abandoned land partly cemented. Agricultural activities are active in the vicinity and agricultural infrastructures such as footpath and water sources are also available. The Sites can be used for

agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. The Sites possess potential for agricultural rehabilitation.

4. Environment

Comments of the Director of Environmental Protection (DEP):

- (a) in view of the small scale of the proposed development, the applications alone 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 Authorised Person.

5. 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;
- (b) according to aerial photo of 2020, the Sites are located in an area of rural inland plains landscape character comprising vegetated areas, farmlands and village houses. No significant and sensitive landscape resources is observed within the Sites. Hence, significant adverse impact on existing landscape resources arising from the proposed developments is not anticipated.
- (c) many applications surrounding and in close proximity to the Sites for NTEH development were approved by the Board. The proposed NTEHs under current applications are considered not entirely incompatible with the surrounding environment of the Sites;
- (d) the Sites are subjects of previous planning applications approved by the Board for the same use. Further impact on existing landscape resources within the Sites and its surroundings arising from these applications is not anticipated;
- (e) as there is no major public frontage along the site boundary, space within the Sites for meaningful landscaping, should the application be approved by the Board, it is considered not necessary to impose a landscaping condition as the effect of additional landscaping on enhancing the quality of public realm is not apparent; and
- (f) the applicant should be advised that the approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. They are reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works.

6. **Drainage and Sewerage**

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

- (a) he has no in-principle objection to the applications from public drainage viewpoint;
- (b) the Sites are in an area where no DSD stormwater drain is available. Should the applications be approved, a condition should be included to request the applicants to submit and implement a drainage proposal for the Sites to ensure that they will not cause adverse drainage impact to the adjacent area. The applicants should note that:
 - all existing flow paths as well as the run-off onto and passing through the Sites should be intercepted and disposed of via proper discharge points. The applicants shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow conditions of the existing drain, channels and water courses on or in the vicinity of the Sites any time during or after works;
 - surface channels should be provided along the perimeter of the lot to collect all the runoff generated from the Sites or passing through the Sites, and discharge the runoff collected to a proper discharge point. Where walls are erected or kerbs are laid along the boundary of the Sites, peripheral channels should be provided on both sides of the walls or kerbs with details to be agreed by DSD; and
 - the proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the lot owners at their expense. For drainage works to be undertaken outside the lot boundary, the applicants should obtain prior consents and agreement from DLO/N and/or relevant private lot owners.
- (c) the Sites are in an area where no public sewerage connection is available.

7. **Water Supply**

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

- (a) no objection to the applications;
- (b) for Application No. A/NE-PK/149 and 150, an existing water mains traversing the Sites will be affected and need to be diverted or protected. If diversion is required, existing water mains inside the subject lots are needed to be diverted outside the site boundary of the proposed developments to lie in Government land. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the grantees/applicants; and the applicants shall submit all the relevant proposals to his office for consideration and agreement before the works commence; and

- (c) for Application No. A/NE-PK/151, for provision of water supply to the proposed development, the applicant may need to extend his/her 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 his office's standard.

8. Fire Safety

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

- (a) he has no in-principle objection to the applications; and
- (b) the applicants are reminded to observe the 'New Territories Exempted Houses – A Guide to Fire Safety Requirements' published by the LandsD. Detailed fire safety requirements will be formulated upon receipt of formal applications referred by LandsD.

9. District Officer's Comments

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

He has consulted the locals. The concerned North District Council member, the Chairman of Sheung Shui District Rural Committee, the Indigenous Inhabitant Representative, the Resident Representative of Kai Leng and the Chairman of Fung Shui Area Committee have no comment on the applications.

10. Demand and Supply of Small House Sites

According to the DLO/N, LandsD's record, the total number of outstanding Small House applications for Kai Leng Village is 69 while the 10-year Small House demand forecast for the same villages is 279. Based on the latest estimate by the Planning Department, about 0.63 ha of land (or equivalent to about 25 Small House sites) are available within the "V" zone of Kai Leng Village for Small House development. There is insufficient land in the "V" zone of Kai Leng to meet the demand of land for Small House development (i.e about 8.7 ha which is equivalent to about 348 Small House sites).

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

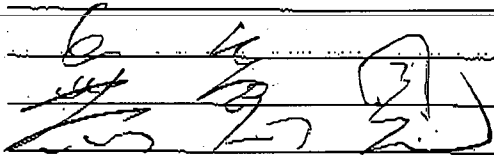
By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates A/NE-PK/149

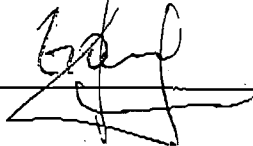
意見詳情 (如有需要，請另頁說明)

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

27 MAY 2021

5-2

tpbpd@pland.gov.hk

寄件者: EAP KFBG <eap@kfbg.org>
寄件日期: 2021年06月09日星期三 12:11
收件者: tpbpd@pland.gov.hk
主旨: KFBG's comments on five planning applications
附件: 210609 s12a KTS 7c.pdf; 210609 s16 KTN 769.pdf; 210609 s16 LK 137.pdf; 210609 s16 MUP 159.pdf; 210609 s16 PK 149.pdf

Dear Sir/ Madam,

Attached please see our comments regarding five applications. There are five pdf files attached to this email. If you cannot see/ download these files, please notify us through email.

Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

9th June, 2021.

By email only

Dear Sir/ Madam,

Proposed House (New Territories Exempted House - Small House)
(A/NE-PK/149)

1. We refer to the captioned.
2. The site is within Agriculture (AGR) zone. We object to this application as the proposed use is not in line with the planning intention of AGR zone. We urge the Board to reject this application.
3. We also urge the Board to investigate with relevant authorities as to whether the nearby Village Type Development zone still contains available space for Small House development.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

寄件者: Samuel Wong <samuel@designinghongkong.com>
寄件日期: 2021年06月09日星期三 18:21
收件者: tpbpd@pland.gov.hk
主旨: DHK's comment on A/NE-PK/149, A/NE-PK/150 and A/NE-PK/151
附件: 20210611 A_NE-PK_149-151 Kai Leng Small House in AGR.pdf

Dear Sir/Madam,

Our comment on the following application is attached:

1. A/NE-PK/149
2. A/NE-PK/150
3. A/NE-PK/151

Thank you for your attention.

Yours faithfully,

For and on behalf of Designing Hong Kong Limited

Samuel Wong | Project Officer

T: +852 3104 2767 | E: samuel@designinghongkong.com

創建 Designing Hong Kong 香港 .com

09 June 2021

Chairman and Members

Town Planning Board

15/F, North Point Government Offices

333 Java Road, North Point, Hong Kong

Fax: 2877 0245;

Email: tpbpd@pland.gov.hk

**Proposed House (New Territories Exempted House – Small House)
(Application No. A/NE-PK/149, A/NE-PK/150 and A/NE-PK/151)**

Dear Chairman and Members,

Designing Hong Kong Limited **objects** the captioned for the following reasons:

- The proposed area is zoned as "**Agriculture (AGR)**". The planning intention of this zone is primarily for retaining and safeguarding good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- **Land is still available** within the "V" zone of Kai Leng which are primarily intended for Small House development. It is considered more appropriate to concentrate the proposed development within the "V" zone for more orderly development pattern, efficient use of land and provision of infrastructure and services. There is no strong planning justification in the submission for a departure from the planning intention.
- The approval of the application would set an undesirable precedent for other applications within the "Agriculture (AGR)" zone, and lead to a general degradation of the rural environment of the area.

Here we submit our concerns for your consideration.

Yours,

Designing Hong Kong Limited

寄件者: [REDACTED]
寄件日期: 2021年06月11日星期五 3:01
收件者: tpbpd
主旨: A/NE-PK/149 DD 91 Kai Leng New Town

A/NE-PK/149
Lot 1585 S.A in D.D. 91, Kai Leng, Sheung Shui
Site area : About 103.3sq.m
Zoning : "Agriculture"
Applied development : NET House

Dear TPB Members,

Strong objections to yet more development on lots well within the AG zoning of this village. The 300sqft village limit for NET houses has long been breached. There is no condition in the Small House Policy that endorses the creation of new village clusters.

Most of the board members were appointed since 2017 and are required to make decisions with fresh eyes and in line with updated formula.

Septic Tanks, Audit Commission recommended they be phased out

Septic tanks 25 Jan 2019

https://www.info.gov.hk/tpb/en/meetings/TPB/Minutes/m1194tpb_e.pdf

65. Members noted that the requirement of sewerage connection was clearly stated in the HKPSG, and generally considered that the Board should follow the requirement in considering the current application. Mr Elvis W.K. Au, Deputy Director of Environmental Protection (1) of EPD, said that after the promulgation of the guideline on controlling effluent discharge in WGGs under Chapter 9 of the HKPSG, it had been the government policy to require new developments within WGGs to be connected to public sewers. The Government had also briefed the Board on the environmental and health risks arising from septic tank installation in the areas. In 2002, the Board revised the "Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories" which clearly stated that generally the Board only supported new Small House development in WGG if it was connected to the public sewerage system. Notwithstanding that existing buildings with septic tanks in unsewered areas were tolerated, the requirement for sewerage connection would help avoid worsening the water quality in WGGs. So far, EPD and WSD had consistently followed that requirement in handling similar cases

Mary Mulvihill

5-1

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

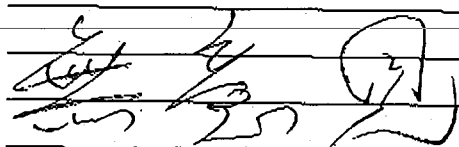
By Fax : 2877 0245 or 2522 8426

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-PK/150

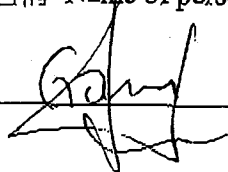
意見詳情 (如有需要，請另頁說明)

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

27 MAY 2021

寄件者: Samuel Wong <samuel@designinghongkong.com>
寄件日期: 2021年06月09日星期三 18:21
收件者: tpbpd@pland.gov.hk
主旨: DHK's comment on A/NE-PK/149, A/NE-PK/150 and A/NE-PK/151
附件: 20210611 A_NE-PK_149-151 Kai Leng Small House in AGR.pdf

Dear Sir/Madam,

Our comment on the following application is attached:

1. A/NE-PK/149
2. A/NE-PK/150
3. A/NE-PK/151

Thank you for your attention.

Yours faithfully,

For and on behalf of Designing Hong Kong Limited

Samuel Wong | Project Officer

T: +852 3104 2767 | E: samuel@designinghongkong.com

創建 Designing Hong Kong 香港 .com

09 June 2021
Chairman and Members
Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
Fax: 2877 0245;
Email: tpbpd@pland.gov.hk

**Proposed House (New Territories Exempted House – Small House)
(Application No. A/NE-PK/149, A/NE-PK/150 and A/NE-PK/151)**

Dear Chairman and Members,

Designing Hong Kong Limited **objects** the captioned for the following reasons:

- The proposed area is zoned as "**Agriculture (AGR)**". The planning intention of this zone is primarily for retaining and safeguarding good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
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- The approval of the application would set an undesirable precedent for other applications within the "Agriculture (AGR)" zone, and lead to a general degradation of the rural environment of the area.

Here we submit our concerns for your consideration.

Yours,
Designing Hong Kong Limited

寄件者: [REDACTED]
寄件日期: 2021年06月13日星期日 3:48
收件者: tpbpd
主旨: A/NE-PK/150 DD 91 Kai Leng New Town

A/NE-PK/150
Lot 1585 S.B in D.D. 91, Kai Leng, Sheung Shui
Site area : About 111.7sq.m
Zoning : "Agriculture"
Applied development : NET House

Dear TPB Members,

Strong objections to yet more development on lots well within the AG zoning of this village. The 300sqft village limit for NET houses has long been breached. There is no condition in the Small House Policy that endorses the creation of new village clusters.

Most of the board members were appointed since 2017 and are required to make decisions with fresh eyes and in line with updated formula.

Septic Tanks, Audit Commission recommended they be phased out
Septic tanks 25 Jan 2019
https://www.info.gov.hk/tpb/en/meetings/TPB/Minutes/m1194tpb_e.pdf

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Mary Mulvihill

寄件者: EAP KFBG <eap@kfbg.org>
寄件日期: 2021年06月15日星期二 10:26
收件者: tpbpd@pland.gov.hk
主旨: KFBG's comments on FOUR planning applications
附件: 210615 s16 PK 150-153.pdf

Dear Sir/ Madam,

Attached please see our comments regarding FOUR applications. There is one pdf file attached to this email. If you cannot see/ download this file, please notify us through email.

Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

15th June, 2021.

By email only

Dear Sir/ Madam,

Proposed Houses (New Territories Exempted Houses - Small Houses)
(A/NE-PK/150, A/NE-PK/151, A/NE-PK/152 and A/NE-PK/153)

1. We refer to the captioned.
2. The sites are within Agriculture (AGR) zone. We object to these applications as the proposed use is not in line with the planning intention of AGR zone. We urge the Board to reject these applications.
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4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

5-1

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

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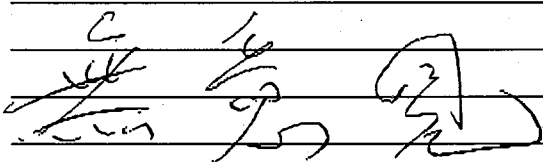
By Fax : 2877 0245 or 2522 8426

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-PK/151

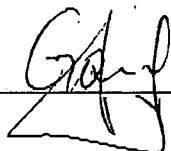
意見詳情 (如有需要，請另頁說明)

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

27 MAY 2021

寄件者: Samuel Wong <samuel@designinghongkong.com>
寄件日期: 2021年06月09日星期三 18:21
收件者: tpbpd@pland.gov.hk
主旨: DHK's comment on A/NE-PK/149, A/NE-PK/150 and A/NE-PK/151
附件: 20210611 A_NE-PK_149-151 Kai Leng Small House in AGR.pdf

Dear Sir/Madam,

Our comment on the following application is attached:

1. A/NE-PK/149
2. A/NE-PK/150
3. A/NE-PK/151

Thank you for your attention.

Yours faithfully,
For and on behalf of Designing Hong Kong Limited
Samuel Wong | Project Officer
T: +852 3104 2767 | E: samuel@designinghongkong.com

創建 Designing Hong Kong 香港 .com

09 June 2021

Chairman and Members

Town Planning Board

15/F, North Point Government Offices

333 Java Road, North Point, Hong Kong

Fax: 2877 0245;

Email: tpbpd@pland.gov.hk

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(Application No. A/NE-PK/149, A/NE-PK/150 and A/NE-PK/151)**

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- The approval of the application would set an undesirable precedent for other applications within the "Agriculture (AGR)" zone, and lead to a general degradation of the rural environment of the area.

Here we submit our concerns for your consideration.

Yours,

Designing Hong Kong Limited

寄件者: [REDACTED]
寄件日期: 2021年06月13日星期日 3:53
收件者: tpbpd
主旨: A/NE-PK/151 DD 91 Kai Leng New Town

A/NE-PK/151

Lot 1594 S.E in D.D. 91, Kai Leng, Sheung Shui
Site area : About 149.1sq.m
Zoning : "Agriculture"
Applied development : NET House

Dear TPB Members,

Strong objections to yet more development on lots well within the AG zoning of this village. The 300sqft village limit for NET houses has long been breached. There is no condition in the Small House Policy that endorses the creation of new village clusters.

Most of the board members were appointed since 2017 and are required to make decisions with fresh eyes and in line with updated formula.

Septic Tanks, Audit Commission recommended they be phased out

Septic tanks - 25 Jan 2019

https://www.info.gov.hk/tpb/en/meetings/TPB/Minutes/m1194tpb_e.pdf

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In addition the number of applications for KAI LENG NEW TOWN should raise suspicions that Ding Rights have been manipulated and a villa development is being launched. This was not the intention of the Small House Policy that has been abused to an incredible level.

Mary Mulvihill

tpbpd@pland.gov.hk

5-4

寄件者: EAP KFBG <eap@kfbg.org>
寄件日期: 2021年06月15日星期二 10:26
收件者: tpbpd@pland.gov.hk
主旨: KFBG's comments on FOUR planning applications
附件: 210615 s16 PK 150-153.pdf

Dear Sir/ Madam,

Attached please see our comments regarding FOUR applications. There is one pdf file attached to this email. If you cannot see/ download this file, please notify us through email.

Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

15th June, 2021.

By email only

Dear Sir/ Madam,

Proposed Houses (New Territories Exempted Houses - Small Houses)
(A/NE-PK/150, A/NE-PK/151, A/NE-PK/152 and A/NE-PK/153)

1. We refer to the captioned.
2. The sites are within Agriculture (AGR) zone. We object to these applications as the proposed use is not in line with the planning intention of AGR zone. We urge the Board to reject these applications.
3. We also urge the Board to investigate with relevant authorities as to whether the nearby Village Type Development zone still contains available space for Small House development.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Recommended Advisory Clauses

- (a) to note the comments of CE/MN, DSD that the Sites are in an area where no stormwater drain is available. The applicants should note that:
- all existing flow paths as well as the run-off onto and passing through the Sites should be intercepted and disposed of via proper discharge points. The applicants shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow conditions of the existing drain, channels and water courses on or in the vicinity of the Sites any time during or after works;
 - surface channels should be provided along the perimeter of the lot to collect all the runoff generated from the Sites or passing through the Sites, and discharge the runoff collected to a proper discharge point. Where walls are erected or kerbs are laid along the boundary of the Sites, peripheral channels should be provided on both sides of the walls or kerbs with details to be agreed by DSD; and
 - the proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the lot owners at their expense. For drainage works to be undertaken outside the lot boundary, the applicants should obtain prior consents and agreement from DLO/N and/or relevant private lot owners;
- (b) to note the comments of CE/C, WSD that:
- for Application No. A/NE-PK/149 and 150, an existing water mains traversing the Sites will be affected and need to be diverted or protected. If diversion is required, existing water mains inside the subject lots are needed to be diverted outside the site boundary of the proposed developments to lie in Government land. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the grantees/applicants; and the applicants shall submit all the relevant proposals to his office for consideration and agreement before the works commence; and
 - for Application No. A/NE-PK/151, for provision of water supply to the proposed development, the applicant may need to extend his/her 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 his office's standard;
- (c) to note the comments of D of FS that the applicants are reminded to observe the 'New Territories Exempted Houses – A Guide to Fire Safety Requirements' published by LandsD. Detailed fire safety requirements will be formulated upon receipt of formal applications referred by LandsD;
- (d) to note the comments of the Director of Environmental Protection (DEP) 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 Authorised Person;

- (e) to note the comment of CTP/UD&L, PlanD that the approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicants should seek approval for any proposed tree works from relevant departments prior to commencement of the works; 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 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 permission from the Town Planning Board where required before carrying out the road works.