

2021年 7月 14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。

14 JUL 2021

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

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](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](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

50/TPB4

Form No. S16-II 表格第 S16-II 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-PK/154
	Date Received 收到日期	14 JUL 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	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input checked="" type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構	
MISS POON MO KUEN Joe 潘慕娟 (Power of Attorney of Liu Chi Lam 廖志林)	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構	
N A	
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. 1574 S.C ss1 in D.D. 91 新界, 北區, 雞嶺. 北區丈量約份第 91 約 地段 1574 號 C 分段第 1 小分段 (Appendix A & Appendix B)
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input type="checkbox"/> Site area 地盤面積 147.2 sq.m 平方米 <input type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 195.09 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	NIL sq.m 平方米 <input type="checkbox"/> About 約



(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	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”<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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”<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。

☐ is not a “current land owner”<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

(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)”<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 –

☐ has obtained consent(s) of ..... “current land owner(s)”<sup>#</sup>. N A  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of “current land owner(s)” <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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



<b>6. Development Proposal 擬議發展計劃</b>			
(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	LIU CHI LAM 廖志林		
(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 <input checked="" type="checkbox"/> About 約		
(d) Proposed number of house(s) 擬議房屋幢數	ONE	Proposed number of storeys of each house 每幢房屋的擬議層數	3
(e) Proposed roofed over area of each house 每幢房屋的擬議上蓋面積	...65.03... sq.m 平方米	Proposed building height of each house 每幢房屋的擬議高度	...8.23... m 米
(f) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途	Garden 花園  (Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable) (請在圖則上顯示, 並註明車位總數, 以及每個車位的長度和寬度及/或化糞池的位置 (如適用))		
(g) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是          No 否	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))  ..... <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)  <input checked="" type="checkbox"/> (Appendix 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 <input type="checkbox"/>       No 否 <input checked="" type="checkbox"/>	(Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線)       (Please indicate on plan the location of the proposed septic tank. 請用圖則顯示化糞池的位置)       (Appendix 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。

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



**8. Justifications 理由**

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

Appendix <sup>G</sup>

**Plans (Submitted)**

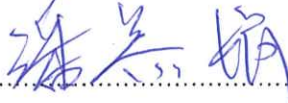
Appendix	A	Lot Index Plan—Lot No. 1574 S.C ss1 in D.D. 91
Appendix	B	Proposed Small House Plan
Appendix	C	Ping Kong Outline Zoning Plan—S/NE-PK/11
Appendix	D	Photo of the Subject Site
Appendix	E	Ownership of the Lot
Appendix	F	Location Plan
Appendix	G	Justification

**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

MISS POON MO KUEN Joe

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

- ☐ Member 會員 / ☐ Fellow of 資深會員
- ☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
- ☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
- ☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會
- ☐ RPP 註冊專業規劃師
- Others 其他 .....

on behalf of  
代表

~~On behalf of Applicant of LIU CHI LAM~~

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

Date 日期

7 JUN 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：  
(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及  
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.  
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。



Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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)
Location/address 位置/地址	Kai Leng, District North, New Territories. Lot No. 1574 S.C ss1 in D.D. 91 新界，北區，雞嶺。 北區丈量約份 第 91 約 地段 1574 號 C 分段第 1 小分段
Site area 地盤面積	147.2 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N A sq. m 平方米 <input type="checkbox"/> 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 <input checked="" type="checkbox"/> Small House 小型屋宇
(i) Proposed Gross floor area 擬議總樓面面積	195.09 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(ii) Proposed No. of house(s) 擬議房屋幢數	ONE
(iii) Proposed building height/No. of storeys 建築物高度/層數	8.23 m 米 <input checked="" type="checkbox"/> (Not more than 不多於) Three Storeys(s) 層

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

	<u>Chinese</u> 中文	<u>English</u> 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lot Index Plan (Lot 1574 S.C ss1 in D.D. 91), Proposed Small House Plan, O.Z.P.—S/NE-PK/11, Photo of the Subject Site & Location Plan.		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
N A		

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

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

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



# 地段索引圖 LOT INDEX PLAN

Appendix <sup>A</sup>



比例尺 SCALE 1:1000

米 10 0 10 20 30 40 50 metres

Locality : D.D.91

Lot Index Plan No. : LC20210506092852

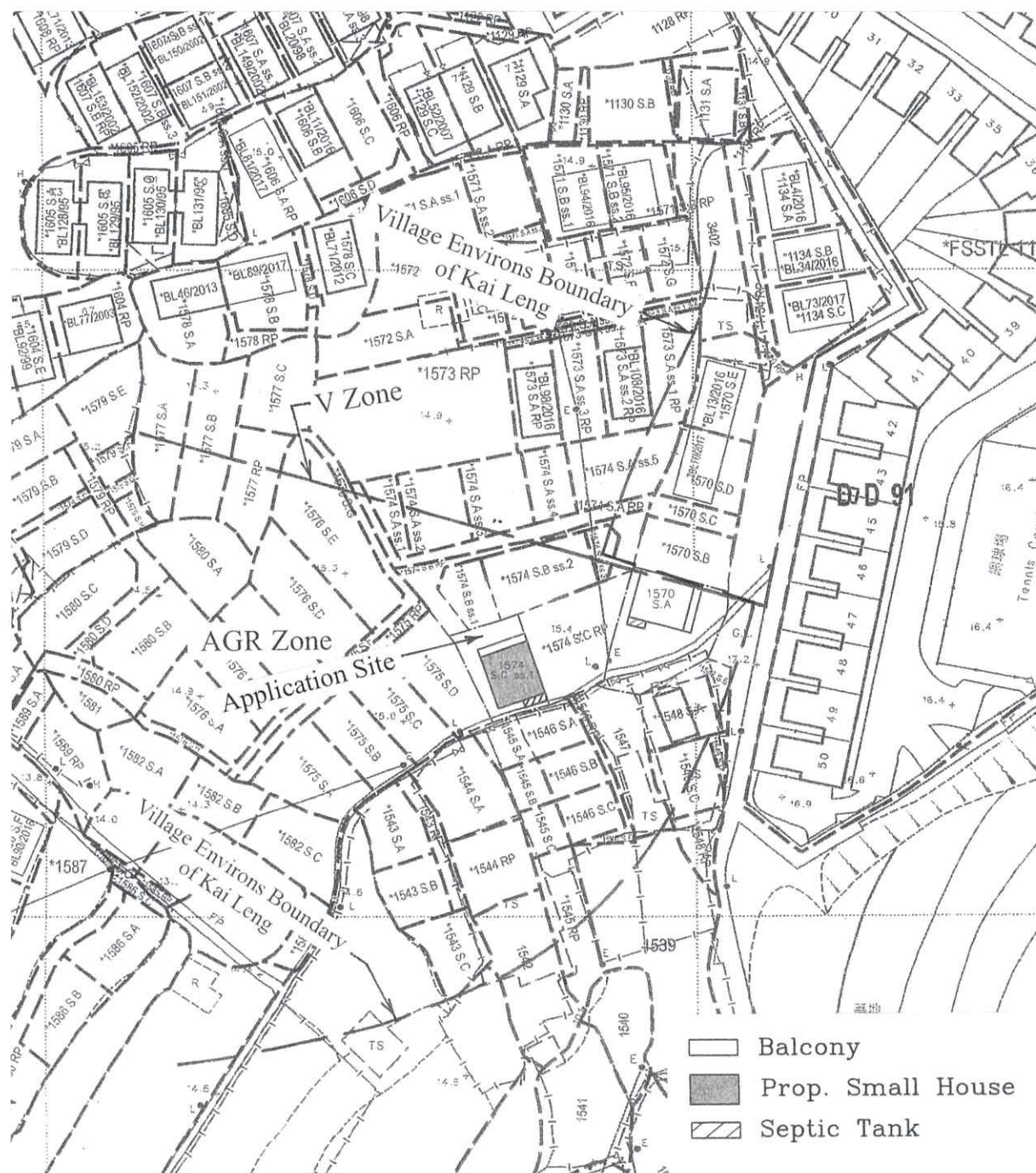
District Survey Office : Tai Po

Date :06-May-2021

Reference No. : 3-SW-11B,3-SW-12A



Proposed Small House on Lot 1574 S.C ss.1  
in D.D. 91

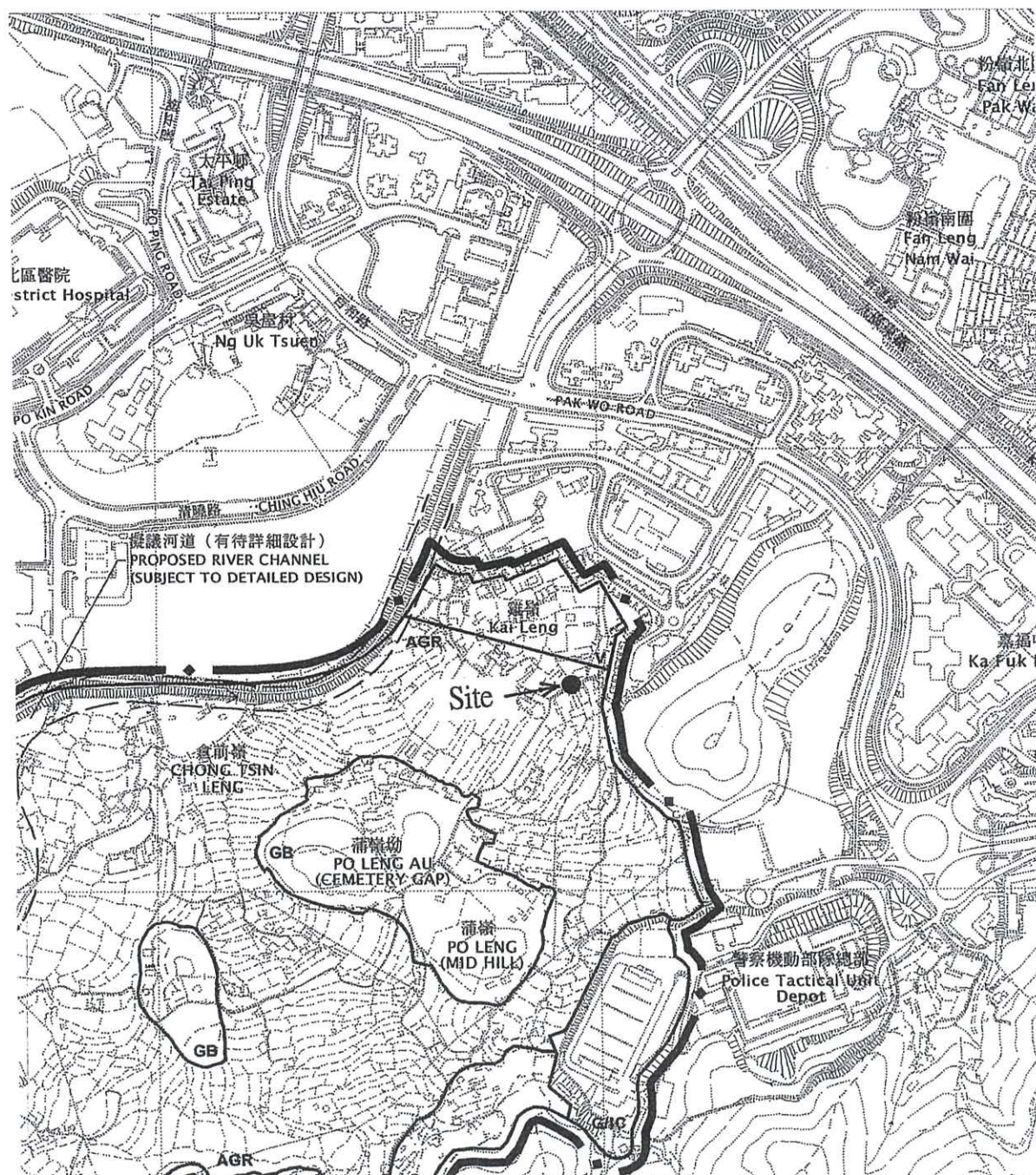


SCALE 1:1000



# EXTRACT PLAN

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



SCALE 1:7500

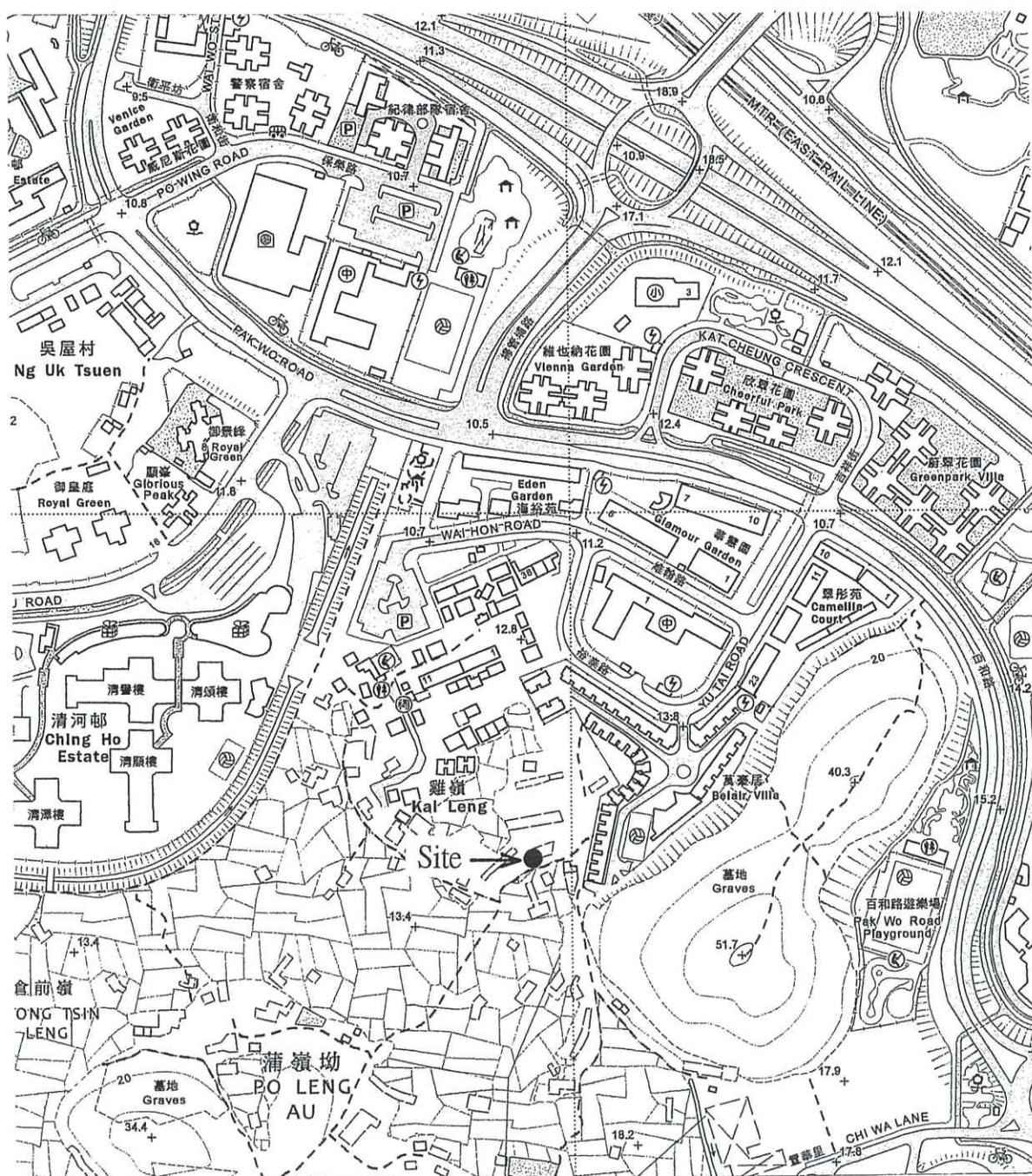






# EXTRACT PLAN

## From Survey Sheet No.3-SW-A



SCALE 1:5000

## Justifications

Appendix G

### Lot No. 1574 S.C ss1 in D.D. 91

1. The applicant, Mr. Liu Chi Lam (廖志林先生) is an indigenous villager of Sheung Shui Wai, District North who wishes to apply for 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. The proposed house is about 20 m. from the centre of the proposed S/H to the village type development "V" zone of the Kai Leng on the Ping Kong Outline Zoning Plan S/NE-PK/11;
3. Land supply within the "V" zone of Kai Leng Village is very limited and there is a great demand of S/H applications, therefore it is nearly impossible to purchase land such that the footprint of the proposed house site 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. The proposed development would not cause adverse environmental impacts. It does not involve tree felling and no filling is required;
6. There are no ditches 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 be only accessed on foot. The development would not cause any adverse traffic impact to the surroundings;
8. Similar applications (Application Nos. A/NE-PK/132, A/NE-PK/72-1, A/NE-PK/93-1, A/NE-PK/67-1, A/NE-PK/146 and A/NE-PK/35-1) for small house development within "VE" of Kai Leng Village were approved by Town Planning Board in the past;
- ~~9. Planning permission had been given to the applicant (A/NE-PK/36-1) on 07/06/2017.~~



- 6 MAY 2021

LEUNG KI HIN CONSTANCE

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

THIS POWER OF ATTORNEY is made the 13th day of January  
Two thousand and twenty one

By me

LIU CHI LAM ( 廖志林 ) care of [REDACTED],  
[REDACTED], Hong Kong (hereinafter called "the  
Donor").

W H E R E A S :-

1. I am the registered owner of ALL THAT piece or parcel of  
ground more particularly described in the Schedule hereto  
(hereinafter called "the said Lot").

2. I am desirous of appointing an attorney to act for me in all  
matters relating to the development and erection of a building on  
the said Lot or otherwise deal with the said Lot.

NOW THIS DEED WITNESSETH that I the said LIU CHI LAM ( 廖志林 ) hereby  
APPOINT POON MO KUEN JOE ( 潘慕娟 ) (Holder of Hong Kong Identity  
Card No. [REDACTED] care of [REDACTED]

[REDACTED] (hereinafter called "my  
Attorney") to be my true and lawful attorney to act for me and in  
my name or in the name of my Attorney generally or otherwise as  
occasion shall be or require from time to time and at any time or  
times during the continuance of these presents to do perform and  
effectuate all or any of the acts deeds matters and things as set  
out below :-

1. To apply to the District Lands Officer, North and/or the Town  
Planning Board and/or other relevant authorities concerned in my  
name and on my behalf for the grant of a Building Licence for erection  
of the proposed building on the said Lot and in my name enter into  
and execute such Building Licence or documents in lieu thereof with  
Government and sign undertakings in respect thereof or any memorials  
thereof for registration.

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

2. To surrender the said Lot or any part or parts thereof to the Government in exchange for the granting of a new lot or lots from the Government and in connection thereof in my name and on my behalf to sign execute such legal documents including but not limited to Agreement and Conditions of Exchange/Agreement and Conditions of Grant and the memorials thereof with the Government and to make such indemnity to the Government and/or statutory declaration in respect thereof if required.

3. To apply to the said District Lands Officer after the issuance of the certificate of compliance of the said Building Licence or Government Lease or documents in lieu thereof for modification of the terms of and in my name and on my behalf to execute any documents or deeds for effectuating the said modification and to pay any premium and/or fee therefor as the case may require.

4. To appoint a surveyor to carry out a survey of the said Lot and/or prepare a division plan for the division of the said Lot into such portions as the attorney may deem fit and to sign execute any Deed Poll(s) for the division of the said Lot.

5. To negotiate and agree with the said District Lands Officer or other relevant authorities or the owner(s) of the adjoining properties or such other persons as may be required for the rectification of the boundaries of the said Lot or part thereof and to sign and execute any Deed of Rectification of boundaries of the said Lot or part thereof and pay the requisite fee therefor.

6. To submit applications to the said District Lands Officer and/or other Government authorities concerned in relation to the development of the said Lot by erecting thereon a building or buildings complying with the terms and conditions contained in the said Building Licence or Government Lease or documents in lieu thereof and complying also with the provisions of all ordinances bye-laws and regulations relating to the building and sanitation which are



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or may at any time hereafter be enforceable in Hong Kong in general  
or in the New Territories in particular.

7. To apply to the said District Lands Officer for setting out  
the boundaries of the said Lot and to pay any administration fee  
or charges therefor.

8. To apply to the said District Lands Officer or any other  
Government authorities concerned for the grant of consent to form  
any private streets roads and lanes, if necessary.

9. (a) If the building to be erected cannot be completed within  
the stipulated period under the said Building Licence or Government  
Lease or documents in lieu thereof and as a result thereof penalty  
is imposed by the said District Lands Officer my Attorney shall  
on my behalf apply to the said District Lands Officer for extending  
the building covenant period and also to pay such amount of fine  
or premium as the said District Lands Officer may impose.

(b) In the event that the building erected on the said Lot does  
not comply with the conditions and covenants as stipulated in the  
said Building Licence or Government Lease or documents in lieu thereof  
my Attorney shall on my behalf apply to the said District Lands  
Officer or the Government authorities concerned for arranging such  
remedy (including modification of the said Building Licence or  
Government Lease or documents in lieu thereof or the rectification  
of the building licence plan) as may be required in the circumstances  
till the default or defaults in question is rectified and in  
connection therewith to execute sign seal and as my act and deed  
to deliver enter into acknowledge give perfect and do all such deed  
of rectification, modification letter, memorials and other  
instruments in writing acts matters and things as shall be requisite  
or deemed proper for or in relation to the said Lot or any part  
thereof.

10. In the event of any landslide subsidence falling away pine

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tree compensation of Fung Shui problem occurring at any time in the course of construction or site formation of the building or buildings my Attorney shall have the full authority to deal with the Government and/or any persons involved or damages or prejudiced and to pay or to acknowledge receipt such charges damages and indemnity in connection with the above matters.

11. (a) Upon completion of the building on the said Lot to apply to the said District Lands Officer for the issuance of the certificate of compliance and to arrange or sign any documents which may be incidental to the issuance of such certificate and also upon issuance of the said certificate of compliance to acknowledge receipt of the same on my behalf.

(b) To apply for the consent of the said District Lands Officer or other competent Government authority for consent to deal with the said Lot including but not limited to any assignment, mortgage, charge or letting on such terms and conditions as my Attorney shall think fit.

12. To join with the owners or occupiers of adjoining or neighbouring property or such other persons as may be necessary or advisable in the exercise of all or any of the powers where such powers can be more beneficially exercised by joining with the same and in all such cases to apportion any money to be received or expended and where such money is received to give a good discharge for any apportioned part and in connection therewith to execute sign seal and as my act and deed to deliver enter into acknowledge give perfect and do all such deed of mutual covenant and grant, management agreement, deeds, sub-deeds, supplemental deeds, covenants, memorials and other instruments in writing acts matters and things as shall be requisite or deemed proper for or in relation to the said Lot or any part thereof.

13. To register or cause to be registered this Power of Attorney



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with the requisite authorities or elsewhere as maybe necessary or desirable.

14. To carry into effect and perform all agreements entered into by me with any other person or persons in respect of the said Lot.

15. Generally to act as my Attorney for myself in relation to the said Lot in manner aforesaid in as fully and effectually a manner as I myself could do if personally present and I desire and direct that these presents shall be understood and construed in the fullest and most comprehensive sense.

16. It is hereby declared that notwithstanding anything to the contrary hereinbefore mentioned, this Power of Attorney shall not be construed as parting with possession of or disposing of the said Lot.

17. To substitute and appoint one or more person or persons for all or any or either of the purposes of these presents as often as my Attorney shall think necessary PROVIDED ALWAYS that any person so appointed shall possess all powers conferred hereby.

18. To appoint employ a competent person to supervise the building contractor in the construction of building to be erected on the said Lot and to appoint employ a Registered Structural Engineer (or Registered Professional Engineer) to monitor the construction of the critical structural elements of the said building.

19. The phrase "my Attorney" wherever used throughout these presents shall (if the context permits) mean and include the person specifically named and any substitute or substitutes.

AND I hereby declare that all and every receipts deeds matters and things which shall be by him my Attorney given made executed or done for the aforesaid purposes shall be as good valid and effectual to all intents and purposes whatsoever as if the same had been signed sealed and delivered given or made or done by me in my own proper person.

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

AND I hereby ratify and confirm and promise at all times to allow ratify and confirm all and whatsoever my Attorney shall lawfully do or cause to be done in and about the said Lot aforesaid by virtue hereof including anything which shall be done between the revocation of these presents by my death or in any other manner and notice of such revocation reaching my Attorney AND I hereby declare that as against me and persons claiming under me everything which my Attorney shall lawfully do or cause to be done in pursuance of these presents after such revocation as aforesaid shall be valid and effectually in favour of any person claiming the benefit thereof and acting in good faith who before the doing thereof shall not have express notice of such revocation AND I hereby agree to indemnify my Attorney against all costs charges expenses and losses which my Attorney may incur in the lawful execution of the powers hereby conferred upon my Attorney.

AND LASTLY I hereby declare that these presents shall continue in full force until notice or revocation of these presents shall be actually received by my Attorney.

AND IT IS HEREBY DECLARED that in these presents (if the context so permits or requires) words importing the singular number only shall include the plural number, and vice versa; words importing the masculine gender only shall include the feminine gender and the neuter gender.



I hereby certify that this copy is a true  
and complete copy of the corresponding  
page of the original

- 6 MAY 2021

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Messrs. Leung Kin & Co.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of ground registered in the Land  
Registry as SUBSECTION 1 OF SECTION C OF LOT NO.1574 IN DEMARCATION  
DISTRICT NO.91 Together with the messuages erections and buildings  
erected thereon (if any).

I hereby certify that this copy is a true  
and complete copy of the corresponding  
page of the original

- 6 MAY 2021

LEUNG KI HIN CONSTANCE  
Solicitor, Hong Kong SAR  
Messrs. Leung Kin & Co.

IN WITNESS whereof the Donor hereto has hereunto set his  
hand and seal the day and year first above written.

SIGNED SEALED AND DELIVERED )

by the Donor (Holder of )

Hong Kong Identity Card )

No. [REDACTED] in the )

presence of :- )

*Byun Ki*



*[Signature]*  
CHAN KAM WUN  
Clerk to Messrs. Leung Kin & Co.  
Solicitors, Hong Kong SAR

INTERPRETED by :-

*[Signature]*  
CHAN KAM WUN  
Clerk to Messrs. Leung Kin & Co.  
Solicitors, Hong Kong SAR

I hereby verify the signature of  
CHAN KAM WUN

LEUNG KI HIN CONSTANCE  
Solicitor, Hong Kong SAR  
Messrs. Leung Kin & Co.



Dated the 6th day of January 2021

I hereby certify that this copy  
is a true and complete copy  
of the original - 6 MAY 2021  
Dated

LEUNG KI HIN CONSTANCE

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

\*\*\*\*\*  
POWER OF ATTORNEY

I hereby certify that this copy is a true  
and complete copy of the corresponding  
page of the original - 6 MAY 2021

C  
LEUNG KI HIN CONSTANCE

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

\*\*\*\*\*  
MESSRS. LEUNG KIN & CO.,  
SOLICITORS,  
HONG KONG.

REF : FL/15913/12/Sc(1)





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 JUL 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](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](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

Form No. S16-II 表格第 S16-II 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-PK/155
	Date Received 收到日期	14 JUL 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/mpb/>. 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/mpb/>)。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)

MISS POON MO KUEN Joe 潘慕娟

(Power of Attorney of Liu Wai Tung 廖偉東)

## 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)

NA

## 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. 1570 S.A in D.D. 91  
新界, 北區, 雞嶺.  
北區丈量約份第 91 約 地段 1570 號 A 分段

(Appendix A &amp; 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 ..... 251.0 ..... sq.m 平方米 □ About 約

□ Gross floor area 總樓面面積 ..... 195.09 ..... 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	V Zone & AGR Zone 鄉村式發展及農業 (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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

(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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>. N A  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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. 如上述任何方格的空間不足，請另頁說明)

- ☐ has notified ..... "current land owner(s)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。 N A

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

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



<b>6. Development Proposal 擬議發展計劃</b>			
(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	LIU WAI TUNG 廖偉東		
(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 <input checked="" type="checkbox"/> About 約		
(d) Proposed number of house(s) 擬議房屋幢數	ONE	Proposed number of storeys of each house 每幢房屋的擬議層數	3
(e) Proposed roofed over area of each house 每幢房屋的擬議上蓋面積	.....65.03..... sq.m 平方米	Proposed building height of each house 每幢房屋的擬議高度	.....8.23..... m 米
(f) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途	Garden 花園  (Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable) (請在圖則上顯示, 並註明車位總數, 以及每個車位的長度和寬度及/或化糞池的位置 (如適用))		
(g) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 <input type="checkbox"/>  No 否 <input checked="" type="checkbox"/>	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) ..... <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) ..... <input checked="" type="checkbox"/> (Appendix 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 <input type="checkbox"/>  No 否 <input checked="" type="checkbox"/>	(Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線) (Please indicate on plan the location of the proposed septic tank. 請用圖則顯示化糞池的位置) (Appendix B)	





**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。

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**Plans (Submitted)**

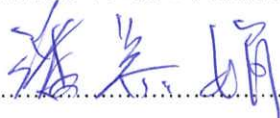
Appendix	A	Lot Index Plan—Lot No. 1570 S.A in D.D. 91
Appendix	B	Proposed Small House Plan
Appendix	C	Ping Kong Outline Zoning Plan—S/NE-PK/11
Appendix	D	Photo of the Subject Site
Appendix	E	Ownership of the Lot
Appendix	F	Location Plan
Appendix	G	Justification

**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

MISS POON MO KUEN Joe

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

~~on behalf of Applicant of Liu Wai Tung~~

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

Date 日期

7 JUN 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)		
Location/address 位置／地址	Kai Leng, District North, New Territories. Lot No. 1570 S.A in D.D. 91 新界，北區，雞嶺。 北區丈量約份 第 91 約 地段 1570 號 A 分段		
Site area 地盤面積	251.0	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	N A	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/NE-PK/11 (Appendix C)		
Zoning 地帶	V Zone & AGR Zone 鄉村式發展及農業 (Appendix B)		
Applied use/ development 申請用途／發展	New Territories Exempted House 新界豁免管制屋宇 <input checked="" type="checkbox"/> Small House 小型屋宇		
(i) Proposed Gross floor area 擬議總樓面面積	195.09	sq.m 平方米	<input checked="" type="checkbox"/> About 約
(ii) Proposed No. of house(s) 擬議房屋幢數	ONE		
(iii) Proposed building height/No. of storeys 建築物高度／層數	8.23 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)		
	Three Storeys(s) 層		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lot Index Plan (Lot 1570 S.A in D.D. 91), Proposed Small House Plan, O.Z.P.—S/NE-PK/11, Photo of the Subject Site and Location Plan.		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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



# 地段索引圖 LOT INDEX PLAN

Appendix A



比例尺 SCALE 1:1000  
米 10 0 10 20 30 40 50 metres

Locality : D.D.91

Lot Index Plan No. : LC20210506092852

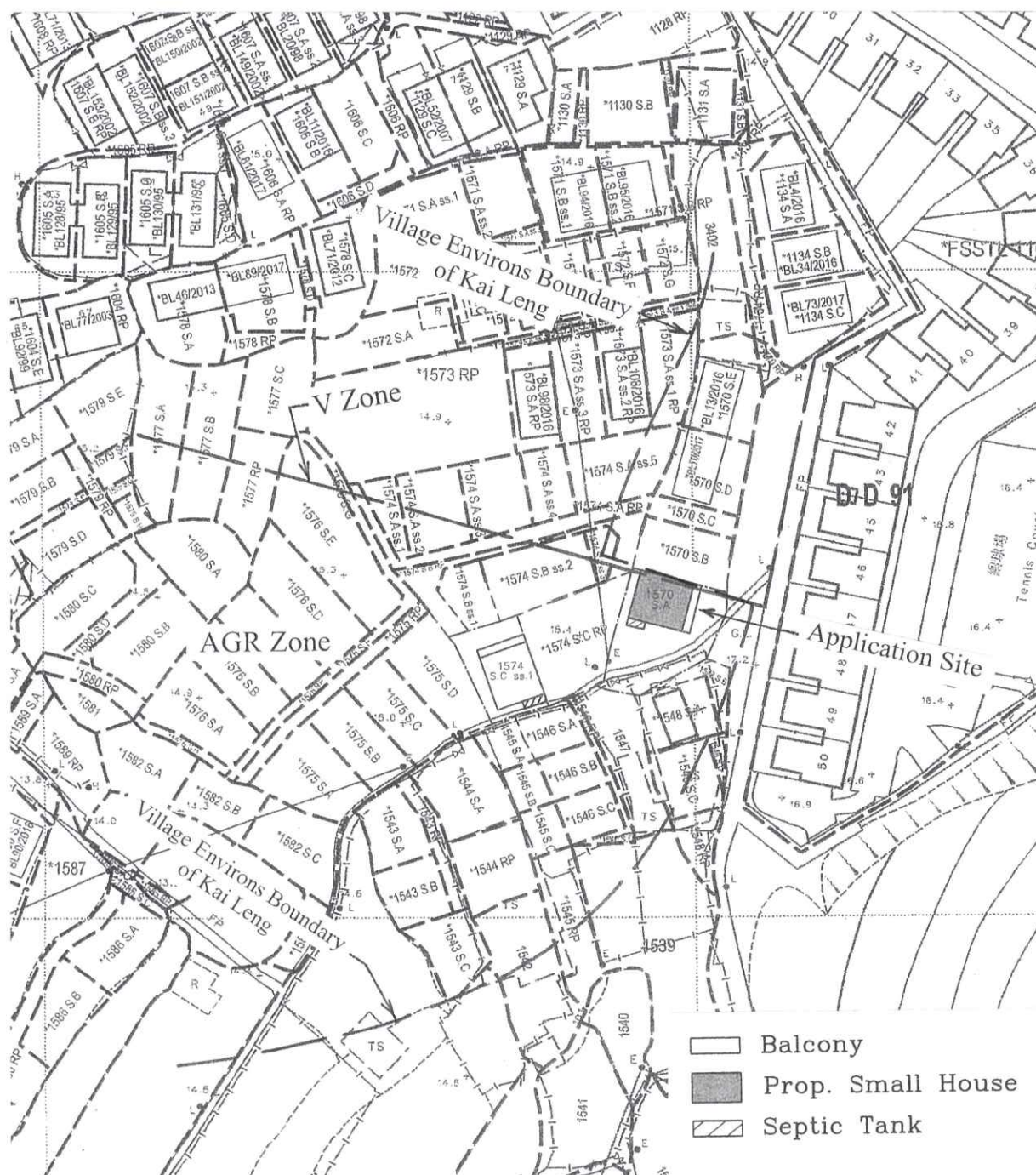
District Survey Office : Tai Po

Date :06-May-2021

Reference No. : 3-SW-11B,3-SW-12A



# Proposed Small House on Lot 1570 S.A in D.D. 91

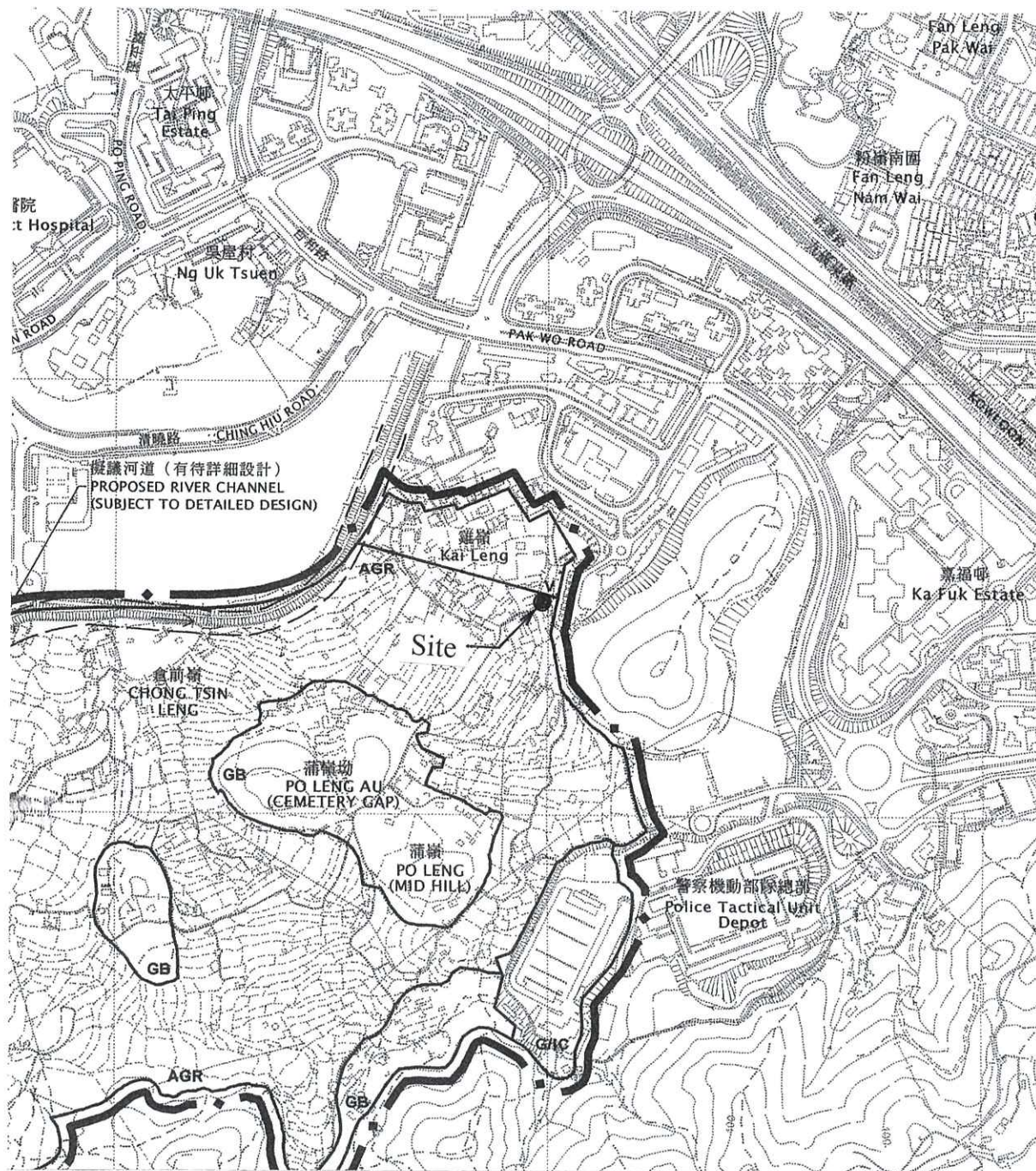


SCALE 1:1000



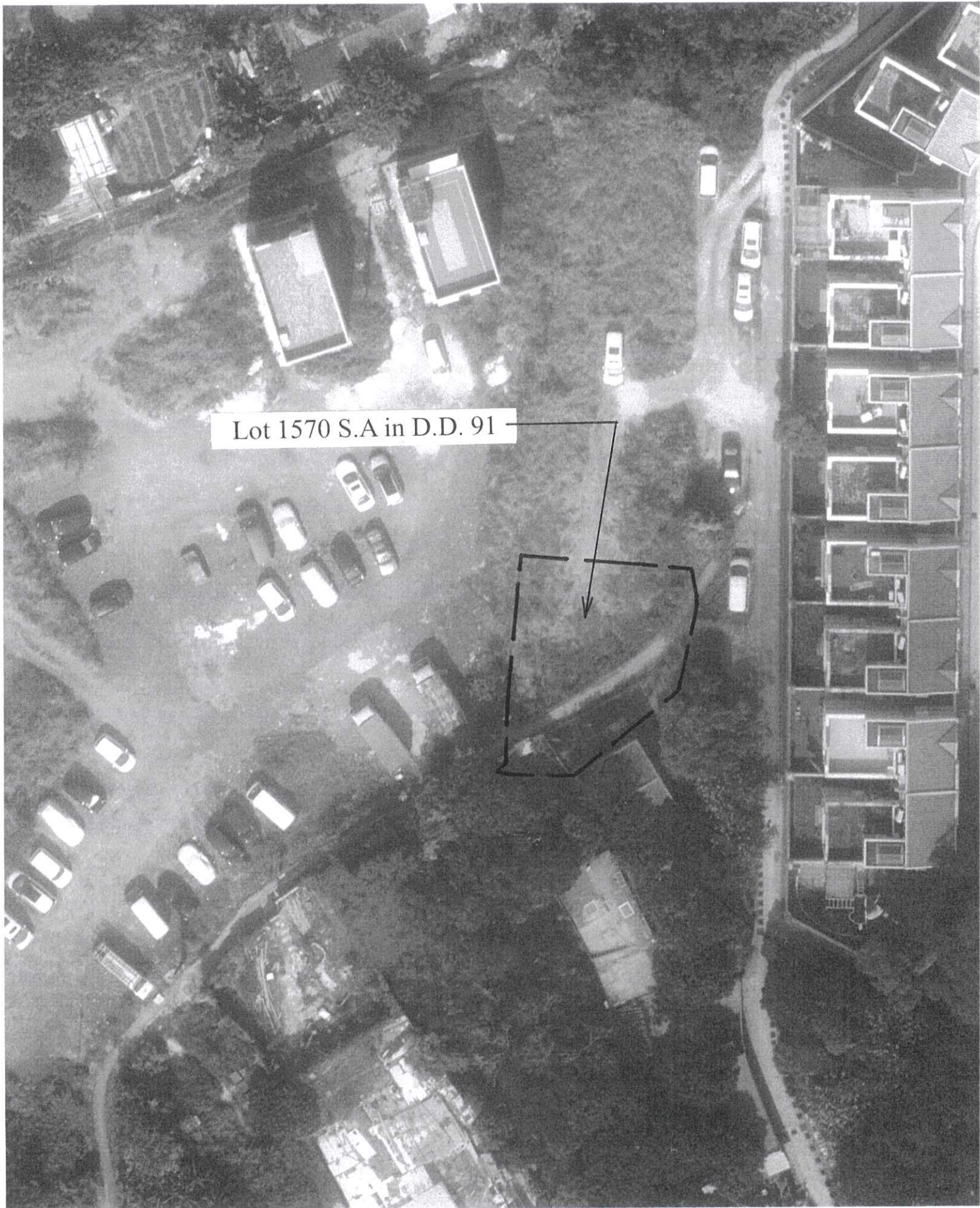
# LOCATION PLAN

## From Survey Sheet No. 3-SW-A



SCALE 1:5000

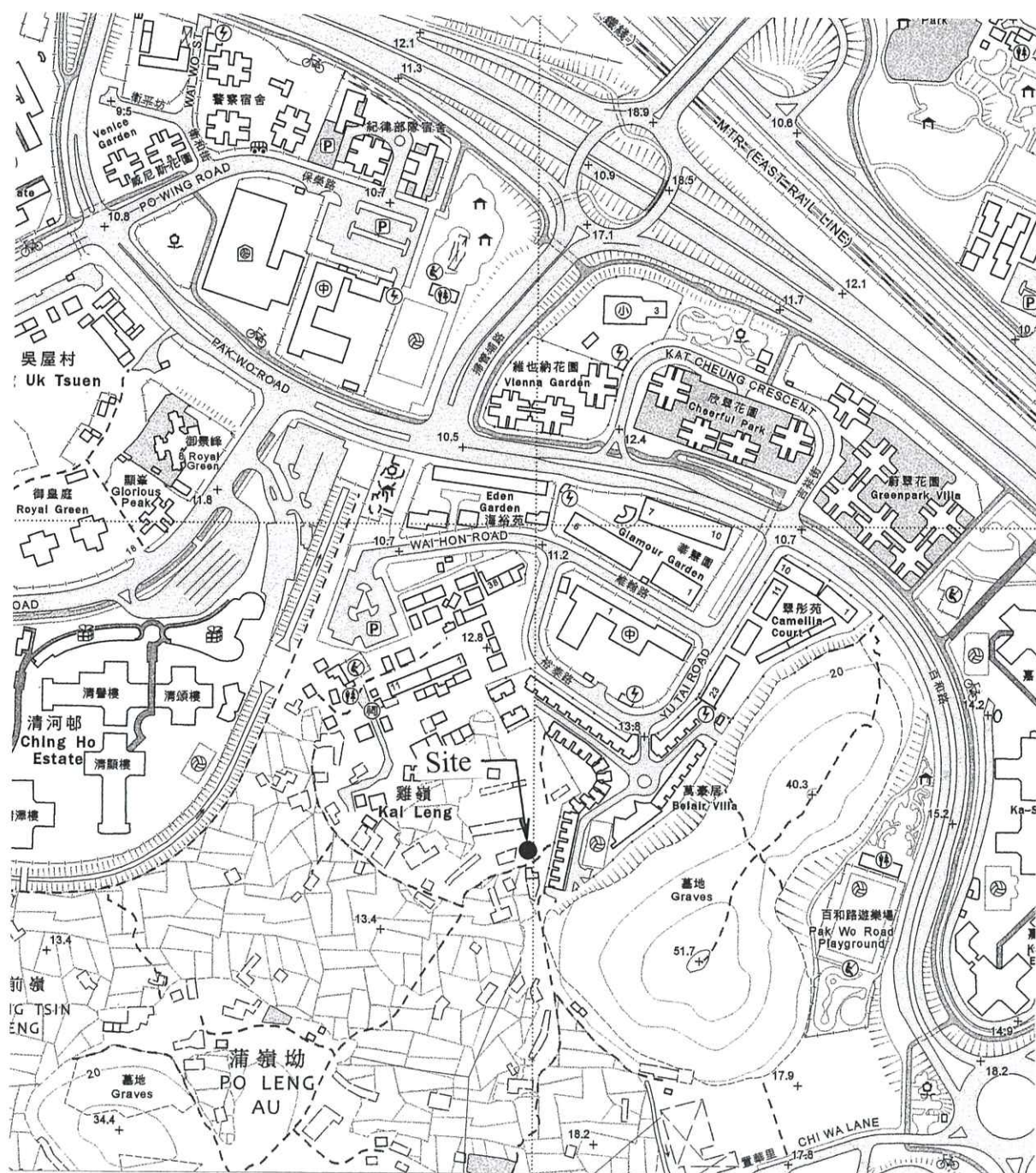






# EXTRACT PLAN

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



SCALE 1:7500

## Justifications

Appendix G

### Lot No. 1570 S.A in D.D. 91

1. The applicant, Mr. Liu Wai Tung (廖偉東先生) is an indigenous villager of Sheung Shui Wai, District North who wishes to apply for permission to build a small house under section 16 of the Town Planning Ordinance;
2. The application site entirely falls within village environs "VE" of Kai Leng Village, District North. The proposed house site is adjacent to the village type house development "V" zone of Kai Leng on Ping Kong Outline Zoning Plan S/NE-PK/11. 7% of the foot print of the proposed house site falls within "V" Zone and 93% is inside "AGR" Zone;
3. Land supply within the "V" zone of Kai Leng Village is very limited and there is a great demand of S/H applications, therefore it is nearly impossible to purchase land such that the footprint of the proposed house site 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. The proposed development would not cause adverse environmental impacts. It does not involve tree felling and no filling is required;
6. There is no ditches 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 be only accessed on foot. The development would not cause any adverse traffic impact to the surroundings;
- ~~8. Similar applications (Application Nos. A/NE-PK/138, A/NE-PK/132, A/NE-PK/36-1, A/NE-PK/146 and A/NE-PK/67-1) for small house development within "VE" of Kai Leng Village were approved by Town Planning Board in the past;~~
- ~~9. Planning permission had been given to the applicant (A/NE-PK/35-1) on 11/01/2017.~~



- 6 MAY 2021

LEUNG KI HIN CONSTANCE  
Solicitor, Hong Kong SAR  
Messrs. Leung Kin & Co.

THIS POWER OF ATTORNEY is made the 13th day of January  
Two thousand and twenty one

By me

LIU WAI TUNG ( 廖偉東 ) care of [REDACTED]

[REDACTED] (hereinafter called "the  
Donor").

W H E R E A S :-

1. I am the registered owner of ALL THAT piece or parcel of  
ground more particularly described in the Schedule hereto  
(hereinafter called "the said Lot").

2. I am desirous of appointing an attorney to act for me in all  
matters relating to the development and erection of a building on  
the said Lot or otherwise deal with the said Lot.

NOW THIS DEED WITNESSETH that I the said LIU WAI TUNG ( 廖偉東 )  
hereby APPOINT POON MO KUEN JOE ( 潘慕娟 ) (Holder of Hong Kong  
Identity Card No. [REDACTED])

[REDACTED] Hong Kong (hereinafter called  
"my Attorney") to be my true and lawful attorney to act for me and  
in my name or in the name of my Attorney generally or otherwise  
as occasion shall be or require from time to time and at any time  
or times during the continuance of these presents to do perform  
and effectuate all or any of the acts deeds matters and things as  
set out below :-

1. To apply to the District Lands Officer, North and/or the Town  
Planning Board and/or other relevant authorities concerned in my  
name and on my behalf for the grant of a Building Licence for erection  
of the proposed building on the said Lot and in my name enter into  
and execute such Building Licence or documents in lieu thereof with  
Government and sign undertakings in respect thereof or any memorials  
thereof for registration.

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

2. To surrender the said Lot or any part or parts thereof to the Government in exchange for the granting of a new lot or lots from the Government and in connection thereof in my name and on my behalf to sign execute such legal documents including but not limited to Agreement and Conditions of Exchange/Agreement and Conditions of Grant and the memorials thereof with the Government and to make such indemnity to the Government and/or statutory declaration in respect thereof if required.
3. To apply to the said District Lands Officer after the issuance of the certificate of compliance of the said Building Licence or Government Lease or documents in lieu thereof for modification of the terms of and in my name and on my behalf to execute any documents or deeds for effectuating the said modification and to pay any premium and/or fee therefor as the case may require.
4. To appoint a surveyor to carry out a survey of the said Lot and/or prepare a division plan for the division of the said Lot into such portions as the attorney may deem fit and to sign execute any Deed Poll(s) for the division of the said Lot.
5. To negotiate and agree with the said District Lands Officer or other relevant authorities or the owner(s) of the adjoining properties or such other persons as may be required for the rectification of the boundaries of the said Lot or part thereof and to sign and execute any Deed of Rectification of boundaries of the said Lot or part thereof and pay the requisite fee therefor.
6. To submit applications to the said District Lands Officer and/or other Government authorities concerned in relation to the development of the said Lot by erecting thereon a building or buildings complying with the terms and conditions contained in the said Building Licence or Government Lease or documents in lieu thereof and complying also with the provisions of all ordinances bye-laws and regulations relating to the building and sanitation which are



- 6 MAY 2021

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or may at any time hereafter be enforceable in Hong Kong in general  
or in the New Territories in particular.

7. To apply to the said District Lands Officer for setting out  
the boundaries of the said Lot and to pay any administration fee  
or charges therefor.

8. To apply to the said District Lands Officer or any other  
Government authorities concerned for the grant of consent to form  
any private streets roads and lanes, if necessary.

9. (a) If the building to be erected cannot be completed within  
the stipulated period under the said Building Licence or Government  
Lease or documents in lieu thereof and as a result thereof penalty  
is imposed by the said District Lands Officer my Attorney shall  
on my behalf apply to the said District Lands Officer for extending  
the building covenant period and also to pay such amount of fine  
or premium as the said District Lands Officer may impose.

(b) In the event that the building erected on the said Lot does  
not comply with the conditions and covenants as stipulated in the  
said Building Licence or Government Lease or documents in lieu thereof  
my Attorney shall on my behalf apply to the said District Lands  
Officer or the Government authorities concerned for arranging such  
remedy (including modification of the said Building Licence or  
Government Lease or documents in lieu thereof or the rectification  
of the building licence plan) as may be required in the circumstances  
till the default or defaults in question is rectified and in  
connection therewith to execute sign seal and as my act and deed  
to deliver enter into acknowledge give perfect and do all such deed  
of rectification, modification letter, memorials and other  
instruments in writing acts matters and things as shall be requisite  
or deemed proper for or in relation to the said Lot or any part  
thereof.

10. In the event of any landslide subsidence falling away pine

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Messrs. Leung Kin & Co.

tree compensation of Fung Shui problem occurring at any time in the course of construction or site formation of the building or buildings my Attorney shall have the full authority to deal with the Government and/or any persons involved or damages or prejudiced and to pay or to acknowledge receipt such charges damages and indemnity in connection with the above matters.

11. (a) Upon completion of the building on the said Lot to apply to the said District Lands Officer for the issuance of the certificate of compliance and to arrange or sign any documents which may be incidental to the issuance of such certificate and also upon issuance of the said certificate of compliance to acknowledge receipt of the same on my behalf.

(b) To apply for the consent of the said District Lands Officer or other competent Government authority for consent to deal with the said Lot including but not limited to any assignment, mortgage, charge or letting on such terms and conditions as my Attorney shall think fit.

12. To join with the owners or occupiers of adjoining or neighbouring property or such other persons as may be necessary or advisable in the exercise of all or any of the powers where such powers can be more beneficially exercised by joining with the same and in all such cases to apportion any money to be received or expended and where such money is received to give a good discharge for any apportioned part and in connection therewith to execute sign seal and as my act and deed to deliver enter into acknowledge give perfect and do all such deed of mutual covenant and grant, management agreement, deeds, sub-deeds, supplemental deeds, covenants, memorials and other instruments in writing acts matters and things as shall be requisite or deemed proper for or in relation to the said Lot or any part thereof.

13. To register or cause to be registered this Power of Attorney



- 6 MAY 2021

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with the requisite authorities or elsewhere as maybe necessary or desirable.

14. To carry into effect and perform all agreements entered into by me with any other person or persons in respect of the said Lot.

15. Generally to act as my Attorney for myself in relation to the said Lot in manner aforesaid in as fully and effectually a manner as I myself could do if personally present and I desire and direct that these presents shall be understood and construed in the fullest and most comprehensive sense.

16. It is hereby declared that notwithstanding anything to the contrary hereinbefore mentioned, this Power of Attorney shall not be construed as parting with possession of or disposing of the said Lot.

17. To substitute and appoint one or more person or persons for all or any or either of the purposes of these presents as often as my Attorney shall think necessary PROVIDED ALWAYS that any person so appointed shall possess all powers conferred hereby.

18. To appoint employ a competent person to supervise the building contractor in the construction of building to be erected on the said Lot and to appoint employ a Registered Structural Engineer (or Registered Professional Engineer) to monitor the construction of the critical structural elements of the said building.

19. The phrase "my Attorney" wherever used throughout these presents shall (if the context permits) mean and include the person specifically named and any substitute or substitutes.

AND I hereby declare that all and every receipts deeds matters and things which shall be by him my Attorney given made executed or done for the aforesaid purposes shall be as good valid and effectual to all intents and purposes whatsoever as if the same had been signed sealed and delivered given or made or done by me in my own proper person.

- 6 MAY 2021

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Messrs. Leung Kin & Co.

AND I hereby ratify and confirm and promise at all times to allow ratify and confirm all and whatsoever my Attorney shall lawfully do or cause to be done in and about the said Lot aforesaid by virtue hereof including anything which shall be done between the revocation of these presents by my death or in any other manner and notice of such revocation reaching my Attorney AND I hereby declare that as against me and persons claiming under me everything which my Attorney shall lawfully do or cause to be done in pursuance of these presents after such revocation as aforesaid shall be valid and effectually in favour of any person claiming the benefit thereof and acting in good faith who before the doing thereof shall not have express notice of such revocation AND I hereby agree to indemnify my Attorney against all costs charges expenses and losses which my Attorney may incur in the lawful execution of the powers hereby conferred upon my Attorney.

AND LASTLY I hereby declare that these presents shall continue in full force until notice or revocation of these presents shall be actually received by my Attorney.

AND IT IS HEREBY DECLARED that in these presents (if the context so permits or requires) words importing the singular number only shall include the plural number, and vice versa; words importing the masculine gender only shall include the feminine gender and the neuter gender.



I hereby certify that this copy is a true  
and complete copy of the corresponding  
page of the original

- 6 MAY 2021

LEUNG KI HIN CONSTANCE

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

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of ground registered in the Land  
Registry as SECTION A OF LOT NO.1570 IN DEMARCATION DISTRICT NO.91  
Together with the messuages erections and buildings erected thereon  
(if any).

- 6 MAY 2021

LEUNG KI HIN CONSTANCE

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

IN WITNESS whereof the Donor hereto has hereunto set his hand and seal the day and year first above written.

SIGNED SEALED AND DELIVERED )

by the Donor (Holder of )

Hong Kong Identity Card )

No. [REDACTED] in the )

presence of :- )

*Wai Tung Lin*

*[Signature]*  
CHAN KAM WUN  
Clerk to Messrs. Leung Kin & Co.  
Solicitors, Hong Kong SAR

INTERPRETED by :-

*[Signature]*  
CHAN KAM WUN  
Clerk to Messrs. Leung Kin & Co.  
Solicitors, Hong Kong SAR

I hereby verify the signature of  
CHAN KAM WUN

LEUNG KI HIN CONSTANCE  
Solicitor, Hong Kong SAR  
Messrs. Leung Kin & Co.



Dated the 13th day of January 2021

I hereby certify that this copy  
is a true and complete copy  
of the original - 6 MAY 2021  
Dated

LEUNG KI HIN CONSTANCE  
Solicitor, Hong Kong SAR  
Messrs. Leung Kin & Co.

\*\*\*\*\*  
POWER OF ATTORNEY

I hereby certify that this copy is a true  
and complete copy of the corresponding  
page of the original - 6 MAY 2021

LEUNG KI HIN CONSTANCE  
Solicitor, Hong Kong SAR  
Messrs. Leung Kin & Co.

\*\*\*\*\*  
MESSRS. LEUNG KIN & CO.,  
SOLICITORS,  
HONG KONG.

REF : FL/15913/12/Sc(1)





**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.



**Previous s.16 Applications**

**Approved Applications**

<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>	<b>Approved Conditions</b>
A/NE-PK/35 <sup>*1</sup>	Proposed New Territories Exempted House (NTEH) (Small House)	11.1.2013	A1, A2, A3 & A4
A/NE-PK/36 <sup>*2</sup>	Proposed New Territories Exempted House (NTEH) (Small House)	7.6.2013	A1, A3 & A5

Remarks:

\*1: Previous Case for A/NE-PK/155

\*2: Previous Case for A/NE-PK/154

**Approval Conditions**

A1. The submission and implementation of drainage proposals

A2. The provision of fire-fighting access, water supplies for fire fighting and fire service installations

A3. The submission and implementation of proposal for water mains diversion

A4. The submission and implementation of landscape proposals

A5. The submission and implementation of tree preservation and landscape proposals





**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**

<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>	<b>Approved Conditions</b>
A/NE-PK/17	Proposed New Territories Exempted House (NTEH) (Small House)	1.6.2001	A1, A2 & A3
A/NE-PK/20 <sup>*1</sup>	Proposed New Territories Exempted House (NTEH) (Small House)	25.1.2002	A1, A2 & A3
A/NE-PK/21 <sup>*2</sup>	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 <sup>*2</sup>	Proposed New Territories Exempted House (NTEH) (Small House)	23.9.2005	A1, A2 & A3
A/NE-PK/26 <sup>*1</sup>	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 <sup>*3</sup>	Proposed House (New Territories Exempted House (NTEH) - Small House)	18.5.2012	A3, A4 & A5
A/NE-PK/31 <sup>*4</sup>	Proposed House (New Territories Exempted House (NTEH) - Small House)	18.5.2012	A3, A4 & A5
A/NE-PK/32 <sup>*5</sup>	Proposed House (New Territories Exempted House (NTEH) - Small House)	18.5.2012	A3, A4 & A5
A/NE-PK/33 <sup>*6</sup>	Proposed House (New Territories Exempted House (NTEH) - Small House)	6.7.2012	A3, A4 & A5
A/NE-PK/34 <sup>*7</sup>	Proposed House (New Territories Exempted House (NTEH) - Small House)	6.7.2012	A3, A4 & A5
A/NE-PK/37 <sup>*12</sup>	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 <sup>*8</sup>	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 <sup>*9</sup>	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 <sup>*10</sup>	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 <sup>*3</sup>	Proposed House (New Territories Exempted House - Small House)	23.12.2016	A3, A4 & A8
A/NE-PK/90 <sup>*4</sup>	Proposed House (New Territories Exempted House - Small House)	23.12.2016	A4 & A8
A/NE-PK/91 <sup>*5</sup>	Proposed House (New Territories Exempted House - Small House)	23.12.2016	A4 & A8
A/NE-PK/92 <sup>*7</sup>	Proposed House (New Territories Exempted House - Small House)	23.12.2016	A3, A4 & A8
A/NE-PK/93 <sup>*6</sup>	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 <sup>*11</sup>	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/105 <sup>*14</sup>	Proposed House (New Territories Exempted House - Small House)	3.2.2017	A4 & A8
A/NE-PK/106 <sup>*13</sup>	Proposed House (New Territories Exempted House - Small House)	3.2.2017	A4 & A8
A/NE-PK/107	Proposed House (New Territories Exempted House - Small House)	3.2.2017	A4 & A8
A/NE-PK/108 <sup>*15</sup>	Proposed House (New Territories Exempted House - Small House)	3.2.2017	A3, A4 & A8
A/NE-PK/109	Proposed House (New Territories Exempted House - Small House)	3.2.2017	A3, A4 & A8
A/NE-PK/110 <sup>*17</sup>	Proposed New Territories Exempted House (NTEH) (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 <sup>*16</sup>	Proposed New Territories Exempted House (NTEH) (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 <sup>*8</sup>	Proposed House (New Territories Exempted House - Small House)	4.5.2018	A3, A4 & A8
A/NE-PK/131 <sup>*9</sup>	Proposed House (New Territories Exempted House - Small House)	4.5.2018	A3, A4 & A8
A/NE-PK/132 <sup>*10</sup>	Proposed House (New Territories Exempted House - Small House)	18.5.2018	A3, A4 & A8
A/NE-PK/143 <sup>*11</sup>	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 <sup>*12</sup>	Proposed House (New Territories Exempted House - Small House)	26.2.2021	A4, A6 & A8
A/NE-PK/149 <sup>*13</sup>	Proposed House (New Territories Exempted House - Small House)	9.7.2021	A4, A6 & A8
A/NE-PK/150 <sup>*14</sup>	Proposed House (New Territories Exempted House - Small House)	9.7.2021	A4, A6 & A8
A/NE-PK/151 <sup>*15</sup>	Proposed House (New Territories Exempted House - Small House)	9.7.2021	A4 & A8
A/NE-PK/152 <sup>*16</sup>	Proposed House (New Territories Exempted House - Small House)	23.7.2021	A4 & A8
A/NE-PK/153 <sup>*17</sup>	Proposed House (New Territories Exempted House - Small House)	23.7.2021	A4 & 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.
- \*13: Applications No. A/NE-PK/106 and A/NE-PK/149 are at the same location.
- \*14: Applications No. A/NE-PK/105 and A/NE-PK/150 are at the same location.
- \*15: Applications No. A/NE-PK/108 and A/NE-PK/151 are at the same location.
- \*16: Applications No. A/NE-PK/112 and A/NE-PK/152 are at the same location.
- \*17: Applications No. A/NE-PK/110 and A/NE-PK/153 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 entirely within the ‘VE’ of Kai Leng;
- (b) the applicants claimed themselves as indigenous villagers of Sheung Shui Village. Their eligibilities for Small House concessionary grants have yet to be ascertained;
- (c) for Application No. A/NE-PK/154, the Site is covered by Modification of Tenancy (MOT) No. 38770 and Letter of Approval (LoA) No.5851. The MOT and LoA will be cancelled prior to the execution of grant documents. For Application No. A/NE-PK/155, the Site is covered by MOT No. 33568 and it will be cancelled prior to the execution of grant documents;
- (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 (2019 to 2028) for Kai Leng Village are 68 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/154 and 155 were made to his office on 25.6.2012 and 22.2.2012 respectively and are under processing.

**2. Traffic**

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

- (a) 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 only involving the construction of one Small House on each site can be tolerated on traffic 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 paved vacant land. Agricultural activities are active in the vicinity and agricultural infrastructures such as road access and water sources are also available. The Sites can be used for agricultural activities such as 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 developments, 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) no objection to the applications from the landscape planning perspective;
- (b) according to aerial photo of 2021, the Sites are located in an area of rural inland plains landscape character surrounded by village houses, farmlands and clusters of trees. The Sites are vacant and paved with no significant landscape resource observed. 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. Also, the Sites are subjects of previous planning applications approved by the Board for the same proposed developments, further impact on the environment of the Sites and their surroundings arising from the applications is not anticipated; and
- (d) as there is no major public frontage along the site boundary, should the application be approved by the Board, it is considered not necessary to impose a landscape



condition as the effect of additional landscaping on enhancing the quality of public realm is not apparent.

## 6. **Drainage and Sewerage**

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

- (a) no 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/Construction, Water Supplies Department (CE/C, WSD):

- (a) no objection to the applications;
- (b) there are existing watermains inside the Sites, which will be affected. The applicants are required to either divert or protect the water mains found on the Sites;
- (c) if diversion is required, existing water mains inside the Sites are needed to be diverted outside the site boundary of the proposed development 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 grantee/applicants; and the applicants shall submit all the relevant proposal to WSD for consideration and agreement before the works commence; and

(d) if diversion is not required, the following conditions shall apply:

- existing water mains are affected as indicated on the site plan (attached) and no development which requires resting of water mains will be allowed;
- details of site formation works shall be submitted to the Director of Water Supplies (DWS) for approval prior to commencement of works;
- no structures shall be built or materials stored within 1.5 metres from the centre line(s) of water main(s) shown on the plan (attached). Free access shall be made available at all times for staff of the DWS or their contractor to carry out construction, inspection, operation, maintenance and repair works;
- no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown on the plan (attached). No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the DWS. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;
- no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 metres around cover of any valve or within a distance of 1 metre from any hydrant outlet; and
- tree planting may be prohibited in the event that the DWS considers that there is any likelihood of damage being caused to water mains.

## **8. Fire Safety**

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

- (a) 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):

The Chairman of Sheung Shui District Rural Committee, the Indigenous Inhabitant

Representative and the Resident Representative (RR) 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 68 while the 10-year Small House demand forecast for the same villages is 279. Based on the latest estimate by the Planning Department, about 0.64 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 8.68 ha which is equivalent to about 348 Small House sites).





**Appendix VI of RNTPC  
Paper No. A/NE-PK/154&155**

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

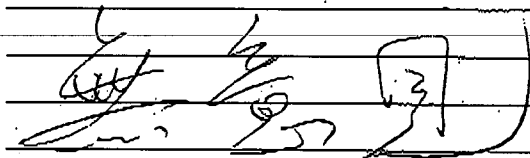
By e-mail : tpbpd@pland.gov.hk

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有關的規劃申請編號 The application no. to which the comment relates A/NE-PK/154

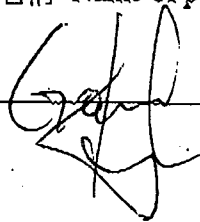
意見詳情 (如有需要，請另頁說明)

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 JUL 2021

tpbpd@pland.gov.hk

5-2

寄件者: EAP KFBG <eap@kfbg.org>  
寄件日期: 2021年08月13日星期五 11:50  
收件者: tpbpd@pland.gov.hk  
主旨: KFBG's comments on six planning applications  
附件: 210813 s16 KTS 502-503.pdf; 210813 s16 LYT 751.pdf; 210813 s16 PK 154-155.pdf; 210813 s16 CWBS 40.pdf

A/NE-PK/154

Dear Sir/ Madam,

Attached please see our comments regarding six applications. There are FOUR 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](mailto:tpbpd@pland.gov.hk))

13th August, 2021.

By email only

Dear Sir/ Madam,

**Proposed Houses (New Territories Exempted Houses - Small Houses)**  
**(A/NE-PK/154 & A/NE-PK/155)**

1. We refer to the captioned.
2. The application sites of A/NE-PK/154 and A/NE-PK/155 are entirely and largely within Agriculture (AGR) zone, respectively. 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

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

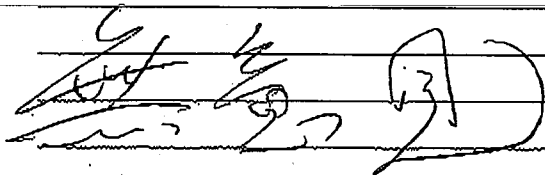
By e-mail : tpbpd@pland.gov.hk

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有關的規劃申請編號 The application no. to which the comment relates A/NE-PK/155

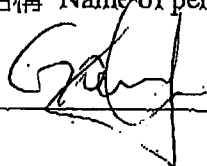
意見詳情 (如有需要，請另頁說明)

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 JUL 2021

5-2

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

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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/NP-PK/155

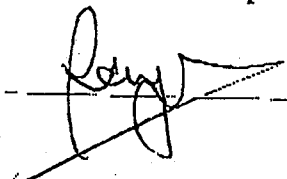
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

除以上申請沒有特別意見，只希望能夠我們的低密  
度屋苑在自裝太陽能板在天台的限制高度跟村屋  
一樣可以有2.5米高。

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

簽署 Signature



日期 Date

9/8/2021



tpbpd@pland.gov.hk

---

5-3

寄件者: [REDACTED]  
寄件日期: 2021年08月11日星期三 10:18  
收件者: tpbpd@pland.gov.hk  
主旨: Comments on Planning Application  
附件: PlanningDept.pdf

Dear Sir/ Madam,

Kindly find my comments on the Planning Meeting. Should you have any queries, please do not hesitate to contact me. Thanks!

Yours faithfully,  
CY Lau

---

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

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有關的規劃申請編號 The application no. to which the comment relates A/NE-PK/155

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本屋苑為獨立/半獨立屋私人屋苑，毗鄰新界圍村，不論高度和設計與村屋極為相似，且結構更為穩健。但因歷史因由，新界村屋多項建築申請均有特別優待。近年政府大力推行環保措施，其中一項為安裝太陽能光伏板，本屋苑各住戶均有意安裝，但因限制高度為1.5米而卻步，查村屋可以寬容至2.5米高度，而村屋結構不會較本屋苑獨立屋高質素，此舉明顯有不公平對待，而且亦在配合政府環保政策背道而馳，希望能放寬獨立屋或半獨立屋天台安裝太陽能板之的高度限制。

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

簽署 Signature



日期 Date 11-8-2021

tpbpd@pland.gov.hk

5-4

寄件者: EAP KFBG <eap@kfbg.org>  
寄件日期: 2021年08月13日星期五 11:50  
收件者: tpbpd@pland.gov.hk  
主旨: KFBG's comments on six planning applications  
附件: 210813 s16 KTS 502-503.pdf; 210813 s16 LYT 751.pdf; 210813 s16 PK 154-155.pdf; 210813 s16 CWBS 40.pdf

A/NE - PK/155

Dear Sir/ Madam,

Attached please see our comments regarding six applications. There are FOUR 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





嘉道理農場暨植物園公司  
Kadoorie Farm & Botanic Garden Corporation

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

13th August, 2021.

By email only

Dear Sir/ Madam,

**Proposed Houses (New Territories Exempted Houses - Small Houses)**  
**(A/NE-PK/154 & A/NE-PK/155)**

1. We refer to the captioned.
2. The application sites of A/NE-PK/154 and A/NE-PK/155 are entirely and largely within Agriculture (AGR) zone, respectively. 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 Chief Engineer/Mainland North, Drainage Services Department 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 the Chief Engineer/Construction, Water Supplies Department that the applicants are required to either divert or protect the existing water mains found on the Sites according to the details at paragraph 7 of **Appendix V**;
- (c) to note the comments of Director of Fire Services 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 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; and
- (e) to note that the permission is only given to the development under the applications. 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.