

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。

30 JUN 2022

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

2201473 9/6 by hand

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/163
	Date Received 收到日期	30 JUN 2022

- 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 checked="" 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)
LIU WAI HEY

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)
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. 1512 S.C in D.D. 91 新界, 北區, 雞嶺. 北區丈量約份第 91 約 地段 1512 號 C 分段 (Appendix A & Appendix B)
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 138.4 ..... sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 195.09 ..... sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 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" (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」(請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners" (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」(請夾附業權證明文件)。
- ☐ is not a "current land owner".  
並不是「現行土地擁有人」。

(Appendix E)

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

#### 5. Statement on Owner's Consent/Notification

##### 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

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

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 WAI HEY		
(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 Heung 上水鄉原居民		
(c) Proposed gross floor area 擬議總樓面面積	.....195.09..... sq.m 平方米    About 約		
(d) Proposed number of house(s) 擬議房屋幢數	ONE	Proposed number of storeys of each house 每幢房屋的擬議層數	3
(e) Proposed roofed over area of each house 每幢房屋的擬議上蓋面積	.....65.03..... sq.m 平方米	Proposed building height of each house 每幢房屋的擬議高度	.....8.23..... m 米
(f) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途	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/或化粪池的位置 (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. 請用圖則顯示化粪池的位置)       (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，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 ..... ..... ..... No 否 <input checked="" type="checkbox"/>																														
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 <input type="checkbox"/> (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) <input type="checkbox"/> Diversion of stream 河道改道 <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 <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 <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 No 否 <input checked="" type="checkbox"/>																														
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<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>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)          請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p style="text-align: center;">N A</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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"/>																													

**8. Justifications 理由**

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

Appendix **G**

**Plans to be Submitted**


- |          |   |  |
|----------|---|--|
| Appendix | A | Lot Index Plan—Lot No. 1512 S.C in D.D. 91 |
| Appendix | B | Proposed Small House Plan                  |
| Appendix | C | Ping Kong Outline Zoning Plan—S/NE-PK/11   |
| Appendix | D | Aerial 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

LIU WAI HEY

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

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

Date 日期

27 MAY 2022

..... (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 available at the Planning Enquiry Counters of the Planning Department for general information.)

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)  N A
Location/address 位置/地址	Kai Leng, District North, New Territories. Lot No. 1512 S.C in D.D. 91 新界, 北區, 雞嶺. 北區丈量約份 第 91 約 地段 1512 號 C 分段 (Appendix A)
Site area 地盤面積	138.4 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 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

## Justification

Appendix <sup>G</sup>....

### Lot No. 1512 S.C in D.D. 91

1. I am Liu Wai Hey, an indigenous villager of Sheung Shui Heung, District North. I wish to apply for permission to build a small house under section 16 of the Town Planning Ordinance;
2. The application site entirely falls within the village environs boundary of Kai Leng Village. The centre of the proposed house site is about 90ms in average away from the V.T.D. Zone on the Ping Kong Outline Zoning Plan S/NE-PK/11;
3. Land supply within "V" zone of Kai Leng is very limited and there is a great demand of small house applications, therefore it is nearly impossible to purchase land such that the footprint of the proposed small house is completely falling inside the "V" zone;
4. The proposed development would not cause adverse environmental impacts, it does not involve tree felling and filling;
5. The proposed development is considered compatible with the rural environment and will be visually un-intrusive to the surrounding;
6. There is no ditches or stream course within 30 meters of the subject site;
7. There is no vehicular access leading to the subject site, it can be only accessed on foot. Therefore the proposed development would not cause adverse traffic impact to the surroundings;
8. The subject site had been granted permission under Section 16 of the T.P.O. (A/NE-PK/48-1 refers);
9. Similar applications A/NE-PK/44-1, A/NE-PK/47-1, A/NE-PK/95-1, A/NE-PK/94-1, A/NE-PK/152, A/NE-PK/49-1 and A/NE/PK/151 for small houses development within "VE" of Kai Leng Village were approved by the Town Planning Board in the past.

2022年 6月 3 日

收到，城市規劃委員會  
只  
由  
30 JUN 2022  
The 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

2201472 9/6 by hand

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/164
	Date Received 收到日期	30 JUN 2022

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

## 1. Name of Applicant 申請人姓名/名稱

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

LIU WAI LUN

## 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)

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. 1512 S.D in D.D. 91 新界, 北區, 雞嶺. 北區丈量約份第 91 約 地段 1512 號 D 分段 (Appendix A & Appendix B)
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 140.4 ..... sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 195.09 ..... sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 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案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)  
其他(請指明)

N A

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

<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 LUN		
(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 Heung 上水鄉原居民		
(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，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

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



**8. Justifications 理由**

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

Appendix **G**

**Plans to be Submitted**


- |          |   |  |
|----------|---|--|
| Appendix | A | Lot Index Plan—Lot No. 1512 S.D in D.D. 91 |
| Appendix | B | Proposed Small House Plan                  |
| Appendix | C | Ping Kong Outline Zoning Plan—S/NE-PK/11   |
| Appendix | D | Aerial 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

LIU WAI LUN

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

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

Date 日期

27 MAY 2022

..... (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 available at the Planning Enquiry Counters of the Planning Department for general information.)

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)  N A
Location/address 位置/地址	Kai Leng, District North, New Territories. Lot No. 1512 S.D in D.D. 91 新界，北區，雞嶺。 北區丈量約份 第 91 約 地段 1512 號 D 分段 (Appendix A)
Site area 地盤面積	140.4 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 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	<input checked="" type="checkbox"/> 8.23 m 米 (Not more than 不多於)  Three Storeys(s) 層

## Justification

Appendix **G**

### Lot No. 1512 S.D in D.D. 91

1. I am Liu Wai Lun, an indigenous of Sheung Shui Heung, District North. I wish to apply for permission to build a small house under section 16 of the Town Planning Ordinance;
2. The application site is about 95% falling inside the village environs boundary of Kai Leng, District North. The centre of the proposed house site is about 98 metres in average away from the village type development zone on the Ping Kong Outline Zoning Plan S/NE-PK/11;
3. Land supply within "V" zone of Kai Leng is very limited and there is a great demand of small house applications, therefore it is nearly impossible to purchase land such that the footprint of the proposed small house is completely falling inside the "V" zone;
4. The proposed development would not cause adverse environmental impacts, it does not involve tree felling and filling;
5. The proposed development is considered compatible with the rural environment and will be visually un-intrusive to the surrounding;
6. There is no ditches or stream course within 30 meters of the subject site;
7. There is no vehicular access leading to the subject site, it can be only accessed on foot. Therefore the proposed development would not cause adverse traffic impact to the surroundings;
8. The subject site had been granted permission under Section 16 of the Town Planning Ordinance (A/NE-PK/49-1 refers);
9. Similar applications A/NE-PK/48-1, A/NE-PK/44-1, A/NE-PK/95-1, A/NE-PK/94-1, A/NE-PK/152 and A/NE/PK/151 for small houses development within "VE" of Kai Leng Village were approved by the Town Planning Board in the past.



**T.H. & ASSOCIATES LIMITED**

陳德慶測量有限公司

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

香港新界大埔舊墟街三十七號地下

Managing Director

T. H. CHAN 陳德慶

MHKIS, MRICS, RPS (LS), ALS

Tel 電話: 26577726 Fax 傳真: 26588757

E-mail 電郵: thchan\_survey@yahoo.com

Consultant

J. C. NG 吳佐材

MHKIS, MRICS, ALS

Your ref:

Our ref:

Date: 16<sup>th</sup> August, 2022.

The Secretary of Town Planning Board,

Dear Sir/Madam

Lot 1512 S.C in D.D. 91

Applicant: Liu Wai Hey

Ref.: A/NE-PK/163

We would like to inform you that we are on behalf of our client Mr. Liu Wai Hey to submit the following documents in respect of the comments raised by Lands Department on 11<sup>th</sup> August, 2022.

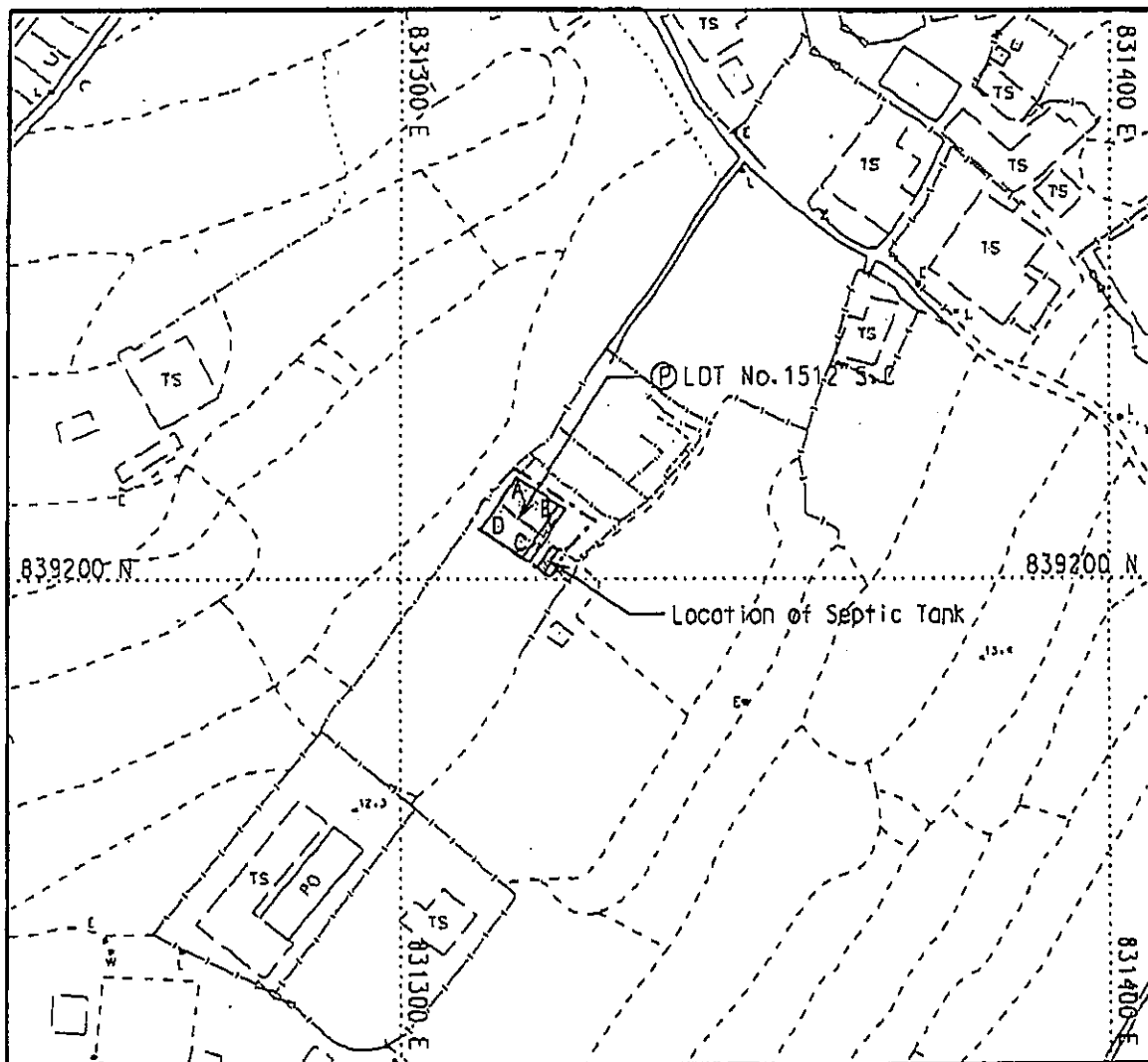
1. A copy of Authorization Letter is attached herewith for your notification, when we receive the True Signed Copy from Mr. Liu, we will send it to you by hand at once.
2. In regard to the "Septic Tank and Soakage Pit" of above Lot, the Revised Plan is annexed hereto for your necessary action, applicant confirms you that the Revised Plan is his final adoption.

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



T.H. & Associates Ltd.

# PROPOSED SMALL HOUSE LOT No.1512 S.C IN D.D.91



LOCATION PLAN



SCALE 1:20 000

Balcony

Proposed Position of Septic Tank

Ⓟ COLOURED PINK AREA = 65.03 m<sup>2</sup> (ABOUT)

SIDE	DISTANCE	BEARING	NORTHING	EASTING	PT.
A-B	7.112	123 ° 57 ' 49 "	839214.668	831316.630	A
B-C	9.144	213 ° 57 ' 49 "	839210.694	831322.528	B
C-D	7.112	303 ° 57 ' 49 "	839203.111	831317.420	C
D-A	9.144	33 ° 57 ' 49 "	839207.084	831311.521	D

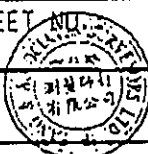
SURVEY DISTRICT:  
NORTH

REF SRP:  
SRP/DN/047/9269/D1

PLAN NO.:  
DN/047/9269C/91/1512C-SH2

SURVEY SHEET  
3-SW-11B

SCALE:  
1: 1 000



TANG &amp; ASSOCIATES SURVEYORS LTD

I, YONG SZE SIK, an Authorized Land Surveyor registered under the Land Survey Ordinance (Cap. 413), hereby certify that this land boundary plan has been prepared from land boundary surveys that were carried out by me, or under my direct supervision, in conformity with the Code of Practice approved by the Land Survey Authority under the above Ordinance, and that this plan correctly represents that survey completed on the 5th day of December, 2012.

Dated this 12th day of May, 2013.

*[Signature]*  
Authorized Land Surveyor



**T.H. & ASSOCIATES LIMITED**

**陳德慶測量有限公司**

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

香港新界大埔普益街三十七號地下

**Appendix Id of RNTPC**  
**Paper No. A/NE-PK/163&164**

Managing Director

Consultant

T. H. CHAN 陳德慶

J. C. NG 吳佐材

MHKIS, MRICS, RPS (LS), ALS MHKIS, MRICS, ALS

Tel 電話: 26577726 Fax 傳真: 26588757

E-mail 電郵: thchan\_survey@yahoo.com

Your ref:

Our ref:

Date: 16<sup>th</sup> August, 2022.

The Secretary of Town Planning Board,  
Dear Sir/Madam

**Lot 1512 S.D in D.D. 91**

**Applicant: Liu Wai Lun**

**Ref.: A/NE-PK/164**

We would like to inform you that we are on behalf of our client Mr. Liu Wai Lun to submit the following documents in respect of the comments raised by Lands Department on 11<sup>th</sup> August, 2022.

1. A copy of Authorization Letter is attached herewith for your notification, when we receive the True Signed Copy from Mr. Liu, we will send it to you by hand at once.
2. In regard to the "Septic Tank and Soakage Pit" of above Lot, the Revised Plan is annexed hereto for your necessary action, applicant confirms you that the Revised Plan is his Final adoption.

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



T.H. & Associates Ltd.



T.H. & ASSOCIATES LIMITED

陳德慶測量有限公司

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

香港新界大埔普益街三十七號地下

Appendix Ie of RNTPC  
Paper No. A/NE-PK/163&164

Managing Director

Consultant

T. H. CHAN 陳德慶

J. C. NG 吳佐材

MHKIS, MRICS, RPS (LS), ALS MHKIS, MRICS, ALS

Tel 電話: 26577726 Fax 傳真: 26588757

E-mail 電郵: thchan\_survey@yahoo.com

Your ref:

Our ref:

Date: 18<sup>th</sup> August, 2022.

The Secretary of Town Planning Board,

Fax: 2877 0245

Dear Sir/ Madam,

Lot 1512 S.D in D.D. 91

Applicant: Liu Wai Lun

Ref: A/NE-PK/164

As informed by client's uncle this morning (18<sup>th</sup> August, 2022 8:50) that the applicant Mr. Liu Wai Lun made a mistake, the Revised Plan (DN/047/9269D/91/1512-D-SH2) of the Septic Tank and Soakage Pit HAD NOT BEEN submitted to D.L.O. for approval before by Mr. Liu.

We are on behalf of our client Mr. Liu to assure you that the Former Position of Septic Tank dated 9<sup>th</sup> June 2022 on his application is the Final Position.

Thank you for your kind attention and we are sorry for any convenience caused.



T.H. & Associates Ltd.



**Relevant Revised 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 Applications**

**Approved Applications**

<b>Applications No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>
A/NE-PK/48 <sup>*1</sup>	Proposed House (New Territories Exempted House - Small House)	9.5.2014
A/NE-PK/49 <sup>*2</sup>	Proposed House (New Territories Exempted House - Small House)	9.5.2014

Remarks:

\*1: Previous Case for A/NE-PK/163

\*2: Previous Case for A/NE-PK/164

**Similar Applications**

**Approved Applications**

<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>
A/NE-PK/17	Proposed House (New Territories Exempted House - Small House)	1.6.2001
A/NE-PK/20 <sup>*1</sup>	Proposed House (New Territories Exempted House - Small House)	25.1.2002
A/NE-PK/21 <sup>*2</sup>	Proposed House (New Territories Exempted House - Small House)	15.3.2002
A/NE-PK/23	Proposed House (New Territories Exempted House - Small House)	19.12.2003
A/NE-PK/25 <sup>*2</sup>	Proposed House (New Territories Exempted House - Small House)	23.9.2005
A/NE-PK/26 <sup>*1</sup>	Proposed House (New Territories Exempted House - Small House)	23.9.2005
A/NE-PK/29	Proposed House (New Territories Exempted House - Small House)	21.10.2011
A/NE-PK/30 <sup>*3</sup>	Proposed House (New Territories Exempted House - Small House)	18.5.2012
A/NE-PK/31 <sup>*4</sup>	Proposed House (New Territories Exempted House - Small House)	18.5.2012
A/NE-PK/32 <sup>*5</sup>	Proposed House (New Territories Exempted House - Small House)	18.5.2012
A/NE-PK/33 <sup>*6</sup>	Proposed House (New Territories Exempted House - Small House)	6.7.2012
A/NE-PK/34 <sup>*7</sup>	Proposed House (New Territories Exempted House - Small House)	6.7.2012
A/NE-PK/35 <sup>*19</sup>	Proposed House (New Territories Exempted House - Small House)	11.1.2013
A/NE-PK/36 <sup>*18</sup>	Proposed House (New Territories Exempted House - Small House)	7.6.2013
A/NE-PK/37 <sup>*12</sup>	Proposed House (New Territories Exempted House - Small House)	11.1.2013
A/NE-PK/38	Proposed House (New Territories Exempted House - Small House)	22.11.2013

A/NE-PK/39	Proposed House (New Territories Exempted House - Small House)	22.11.2013
A/NE-PK/40 <sup>*22</sup>	Proposed House (New Territories Exempted House - Small House)	22.11.2013
A/NE-PK/41 <sup>*23</sup>	Proposed House (New Territories Exempted House - Small House)	22.11.2013
A/NE-PK/42 <sup>*24</sup>	Proposed House (New Territories Exempted House - Small House)	22.11.2013
A/NE-PK/44 <sup>*20</sup>	Proposed House (New Territories Exempted House - Small House)	13.12.2013
A/NE-PK/45	Proposed House (New Territories Exempted House - Small House)	13.12.2013
A/NE-PK/46	Proposed House (New Territories Exempted House - Small House)	13.12.2013
A/NE-PK/47	Proposed House (New Territories Exempted House - Small House)	9.5.2014
A/NE-PK/50	Proposed House (New Territories Exempted House - Small House)	23.5.2014
A/NE-PK/51	Proposed House (New Territories Exempted House - Small House)	23.5.2014
A/NE-PK/52 <sup>*8</sup>	Proposed House (New Territories Exempted House - Small House)	23.5.2014
A/NE-PK/53	Proposed House (New Territories Exempted House - Small House)	27.6.2014
A/NE-PK/54	Proposed House (New Territories Exempted House - Small House)	27.6.2014
A/NE-PK/55	Proposed House (New Territories Exempted House - Small House)	27.6.2014
A/NE-PK/56 <sup>*9</sup>	Proposed House (New Territories Exempted House - Small House)	27.6.2014
A/NE-PK/57	Proposed House (New Territories Exempted House - Small House)	27.6.2014
A/NE-PK/58	Proposed House (New Territories Exempted House - Small House)	27.6.2014
A/NE-PK/59	Proposed House (New Territories Exempted House - Small House)	8.8.2014
A/NE-PK/60	Proposed House (New Territories Exempted House - Small House)	8.8.2014

A/NE-PK/61	Proposed House (New Territories Exempted House - Small House)	8.8.2014
A/NE-PK/62	Proposed House (New Territories Exempted House - Small House)	8.8.2014
A/NE-PK/63	Proposed House (New Territories Exempted House - Small House)	12.9.2014
A/NE-PK/64	Proposed House (New Territories Exempted House - Small House)	12.9.2014
A/NE-PK/65	Proposed House (New Territories Exempted House - Small House)	12.9.2014
A/NE-PK/66	Proposed House (New Territories Exempted House - Small House)	12.9.2014
A/NE-PK/67	Proposed House (New Territories Exempted House - Small House)	28.11.2014
A/NE-PK/68	Proposed House (New Territories Exempted House - Small House)	12.12.2014
A/NE-PK/69	Proposed House (New Territories Exempted House - Small House)	16.1.2015
A/NE-PK/70	Proposed House (New Territories Exempted House - Small House)	16.1.2015
A/NE-PK/71	Proposed House (New Territories Exempted House - Small House)	6.2.2015
A/NE-PK/72	Proposed House (New Territories Exempted House - Small House)	6.2.2015
A/NE-PK/73	Proposed House (New Territories Exempted House - Small House)	6.2.2015
A/NE-PK/74	Proposed House (New Territories Exempted House - Small House)	6.2.2015
A/NE-PK/75	Proposed House (New Territories Exempted House - Small House)	8.1.2016
A/NE-PK/76	Proposed House (New Territories Exempted House - Small House)	22.1.2016
A/NE-PK/77 <sup>*10</sup>	Proposed House (New Territories Exempted House - Small House)	22.1.2016
A/NE-PK/78	Proposed House (New Territories Exempted House - Small House)	5.2.2016
A/NE-PK/82	Proposed House (New Territories Exempted House - Small House)	15.7.2016

A/NE-PK/83	Proposed House (New Territories Exempted House - Small House)	15.7.2016
A/NE-PK/84	Proposed House (New Territories Exempted House - Small House)	15.7.2016
A/NE-PK/85	Proposed House (New Territories Exempted House - Small House)	30.9.2016
A/NE-PK/86	Proposed House (New Territories Exempted House - Small House)	30.9.2016
A/NE-PK/87	Proposed House (New Territories Exempted House - Small House)	30.9.2016
A/NE-PK/89 <sup>*3</sup>	Proposed House (New Territories Exempted House - Small House)	23.12.2016
A/NE-PK/90 <sup>*4</sup>	Proposed House (New Territories Exempted House - Small House)	23.12.2016
A/NE-PK/91 <sup>*5</sup>	Proposed House (New Territories Exempted House - Small House)	23.12.2016
A/NE-PK/92 <sup>*7</sup>	Proposed House (New Territories Exempted House - Small House)	23.12.2016
A/NE-PK/93 <sup>*6</sup>	Proposed House (New Territories Exempted House - Small House)	23.12.2016
A/NE-PK/94	Proposed House (New Territories Exempted House - Small House)	23.12.2016
A/NE-PK/95	Proposed House (New Territories Exempted House - Small House)	23.12.2016
A/NE-PK/96	Proposed House (New Territories Exempted House - Small House)	23.12.2016
A/NE-PK/97	Proposed House (New Territories Exempted House - Small House)	23.12.2016
A/NE-PK/98	Proposed House (New Territories Exempted House - Small House)	13.1.2017
A/NE-PK/99	Proposed House (New Territories Exempted House - Small House)	13.1.2017
A/NE-PK/100	Proposed House (New Territories Exempted House - Small House)	13.1.2017
A/NE-PK/101	Proposed House (New Territories Exempted House - Small House)	13.1.2017
A/NE-PK/102 <sup>*11</sup>	Proposed House (New Territories Exempted House - Small House)	13.1.2017

A/NE-PK/103	Proposed House (New Territories Exempted House - Small House)	13.1.2017
A/NE-PK/104	Proposed House (New Territories Exempted House - Small House)	13.1.2017
A/NE-PK/105 <sup>*14</sup>	Proposed House (New Territories Exempted House - Small House)	3.2.2017
A/NE-PK/106 <sup>*13</sup>	Proposed House (New Territories Exempted House - Small House)	3.2.2017
A/NE-PK/107	Proposed House (New Territories Exempted House - Small House)	3.2.2017
A/NE-PK/108 <sup>*15</sup>	Proposed House (New Territories Exempted House - Small House)	3.2.2017
A/NE-PK/109	Proposed House (New Territories Exempted House - Small House)	3.2.2017
A/NE-PK/110 <sup>*17</sup>	Proposed House (New Territories Exempted House - Small House)	3.2.2017
A/NE-PK/111	Proposed House (New Territories Exempted House - Small House)	17.2.2017
A/NE-PK/112 <sup>*16</sup>	Proposed House (New Territories Exempted House - Small House)	17.2.2017
A/NE-PK/113 <sup>*21</sup>	Proposed House (New Territories Exempted House - Small House)	3.3.2017
A/NE-PK/115	Proposed House (New Territories Exempted House - Small House)	7.4.2017
A/NE-PK/116	Proposed House (New Territories Exempted House - Small House)	12.5.2017
A/NE-PK/117	Proposed House (New Territories Exempted House - Small House)	12.5.2017
A/NE-PK/118	Proposed House (New Territories Exempted House - Small House)	12.5.2017
A/NE-PK/119	Proposed House (New Territories Exempted House - Small House)	12.5.2017
A/NE-PK/120	Proposed House (New Territories Exempted House - Small House)	26.5.2017
A/NE-PK/122	Proposed House (New Territories Exempted House - Small House)	23.6.2017
A/NE-PK/123	Proposed House (New Territories Exempted House - Small House)	22.9.2017

A/NE-PK/124	Proposed House (New Territories Exempted House - Small House)	8.9.2017
A/NE-PK/125	Proposed House (New Territories Exempted House - Small House)	8.9.2017
A/NE-PK/126	Proposed House (New Territories Exempted House - Small House)	22.9.2017
A/NE-PK/127	Proposed House (New Territories Exempted House - Small House)	22.9.2017
A/NE-PK/130 <sup>*8</sup>	Proposed House (New Territories Exempted House - Small House)	4.5.2018
A/NE-PK/131 <sup>*9</sup>	Proposed House (New Territories Exempted House - Small House)	4.5.2018
A/NE-PK/132 <sup>*10</sup>	Proposed House (New Territories Exempted House - Small House)	18.5.2018
A/NE-PK/143 <sup>*11</sup>	Proposed House (New Territories Exempted House - Small House)	8.1.2021
A/NE-PK/144	Proposed House (New Territories Exempted House - Small House)	5.2.2021
A/NE-PK/146 <sup>*12</sup>	Proposed House (New Territories Exempted House - Small House)	26.2.2021
A/NE-PK/149 <sup>*13</sup>	Proposed House (New Territories Exempted House - Small House)	9.7.2021
A/NE-PK/150 <sup>*14</sup>	Proposed House (New Territories Exempted House - Small House)	9.7.2021
A/NE-PK/151 <sup>*15</sup>	Proposed House (New Territories Exempted House - Small House)	9.7.2021
A/NE-PK/152 <sup>*16</sup>	Proposed House (New Territories Exempted House - Small House)	23.7.2021
A/NE-PK/153 <sup>*17</sup>	Proposed House (New Territories Exempted House - Small House)	23.7.2021
A/NE-PK/154 <sup>*18</sup>	Proposed House (New Territories Exempted House - Small House)	10.9.2021
A/NE-PK/155 <sup>*19</sup>	Proposed House (New Territories Exempted House - Small House)	10.9.2021
A/NE-PK/157 <sup>*20</sup>	Proposed House (New Territories Exempted House - Small House)	14.1.2022
A/NE-PK/158 <sup>*21</sup>	Proposed House (New Territories Exempted House - Small House)	14.1.2022



A/NE-PK/159 <sup>*22</sup>	Proposed House (New Territories Exempted House - Small House)	20.5.2022
A/NE-PK/160 <sup>*23</sup>	Proposed House (New Territories Exempted House - Small House)	20.5.2022
A/NE-PK/161 <sup>*24</sup>	Proposed House (New Territories Exempted House - Small House)	20.5.2022

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.
- \*18: Applications No. A/NE-PK/36 and A/NE-PK/154 are at the same location.
- \*19: Applications No. A/NE-PK/35 and A/NE-PK/155 are at the same location.
- \*20: Applications No. A/NE-PK/44 and A/NE-PK/157 are at the same location.
- \*21: Applications No. A/NE-PK/113 and A/NE-PK/158 are at the same location.
- \*22: Applications No. A/NE-PK/40 and A/NE-PK/159 are at the same location.
- \*23: Applications No. A/NE-PK/41 and A/NE-PK/160 are at the same location.
- \*24: Applications No. A/NE-PK/42 and A/NE-PK/161 are at the same location.

**Detailed Comments from Relevant Government Departments**

**1. Land Administration**

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

- (a) the Site of No. A/NE-PK/163 falls entirely within the village ‘environs’ (‘VE’) of Kai Leng, while more than 50% of the Site of No. A/NE-PK/164 falls within the ‘VE’ of Kai Leng;
- (b) the applicants claimed themselves as indigenous villagers of Sheung Shui. Eligibility for Small House grant of the applicants under current applications has been ascertained;
- (c) the Sites are old schedule agricultural lots. Small House applications at both Sites were approved on 4.12.2020 and 19.3.2020 respectively;
- (d) the Sites are not covered by any Modification of Tenancy (MOT) or Building Licence;
- (e) the Sites are old schedule agricultural lots;
- (f) according to LandsD’s record, there is no “Fung Shui” area at Kai Leng; and
- (g) the proposed locations of septic tank and soakage pit under Applications No. A/NE-PK/163 and 164 are different and slightly deviate from their approved locations respectively.

**2. 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 abandoned. 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 open-field cultivation, greenhouses, plant nurseries, etc. The Sites possess potential for agricultural rehabilitation.

**3. Traffic**

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

- (a) such type of development should be confined within the “Village Type Development” (“V”) zone as far as possible. Although additional traffic generated by the proposed developments are 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 development of one Small House on each site can be tolerated on traffic grounds.

#### **4. Water Supply**

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

- (a) no objection to the applications; and
- (b) for provision of water supply to the development the applicants may need to extend the inside services to the nearest suitable government water mains for connection. The applicants shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards.

#### **5. Environment**

Comments of the Director of Environmental Protection (DEP):

- in view of the small scale of the proposed developments, the applications alone are unlikely to cause major pollution.

#### **6. Drainage**

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 applicant 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:
  - (i) 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;
  - (ii) surface channels should be provided along the perimeter of the lots 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

- (iii) the proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the lot owners at their own expense. For drainage works to be undertaken outside the lot boundary, the applicants should obtain prior consents and agreement from LandsD and/or relevant private lot owners; and
- (c) the Sites are in an area where no public sewerage connection is available.

## **7. Landscape**

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

- (a) no objection to the applications from landscape planning perspective;
- (b) according to aerial photo of 2021, the Sites are located in an area of rural inland plains landscape character comprising farmlands, village houses, vegetated areas, clusters of trees and temporary structures. The Sites are covered by wild grasses with no significant sensitive landscape resource. Hence, significant adverse landscape impact arising from the proposed developments is not anticipated; and
- (c) many applications surrounding the Sites for the same use were approved by the Town Planning Board. The proposed Small Houses under current applications are considered not incompatible with the surrounding environment of the Sites.

## **8. Fire Safety**

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

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

## **9. Demand and Supply of Small House Sites**

According to the DLO/N, LandsD's record, the total number of outstanding Small House applications for Kai Leng Village is 69 while the 10-year Small House demand forecast is 279. Based on the latest estimate by PlanD, about 0.64 ha of land (or equivalent to about 25 Small House sites) are available within the "V" zone of Kai Leng. There is insufficient land in the "V" zone of Kai Leng to meet the demand of land for Small House development (i.e. about 8.7 ha which is equivalent to about 348 Small House sites).

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

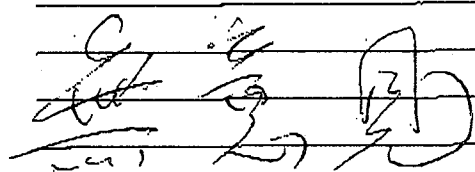
By e-mail : tpbpd@pland.gov.hk

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

A/NE-PK/163

意見詳情 (如有需要，請另頁說明)

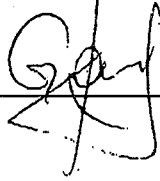
Details of the Comment (use separate sheet if necessary)



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

侯志強

簽署 Signature



日期 Date

2022. 7. 12

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



**A/NE-PK/163 DD 91 Kai Leng New Town**

27/07/2022 02:37

From:

To:

File Ref:

[Redacted]  
tpbpd <tpbpd@pland.gov.hk>

**A/NE-PK/163**

Lot 1512 S.C in D.D. 91, Kai Leng, Sheung Shui

Site area : About 138.4sq.m

Zoning: "Agriculture"

Applied development: Net House

Dear TPB Members,

Lapsed approvals and extensions of time should not be the criteria for rolling over approval.

The decision to develop AG land in the district into mass residential developments should be taken into consideration. These small houses are a most inefficient land use and perpetuate the use of septic tanks.

The application should be considered in light of current policy and objectives.

Mary Mulvihill

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

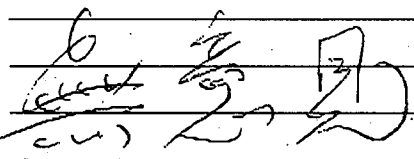
By e-mail : tpbpd@pland.gov.hk

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

A/NE-PK/164

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

2022.7.12

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



**A/NE-PK/164 DD 91 Kai Leng New Town**

27/07/2022 02:33

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

**A/NE-PK/164**

**Lot 1512 S.D in D.D. 91, Kai Leng, Sheung Shui**

**Site area : About 140.4sq.m**

**Zoning: "Agriculture"**

**Applied development: Net House**

Dear TPB Members,

Lapsed approvals and extensions of time should not be the criteria for rolling over approval.

The decision to develop AG land in the district into mass residential developments should be taken into consideration. These small houses are a most inefficient land use and perpetuate the use of septic tanks.

The application should be considered in light of current policy and objectives.

Mary Mulvihill



**Recommended Advisory Clauses**

- (a) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - (i) 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;
  - (ii) surface channels should be provided along the perimeter of the lots 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
  - (iii) 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 Lands Department (LandsD) and/or relevant private lot owners;
- (b) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
  - (i) for provision of water supply to the developments, the applicants may need to extend the inside services to the nearest suitable government water mains for connection; and
  - (ii) the applicants shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards;
- (c) to note the comments of the Director of Fire Services (D of FS) that the applicants are advised to observe '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 the LandsD;
- (d) to note the comments of the Director of Environmental Protection (DEP) that septic tank and soakaway system is an acceptable means for collection, treatment and disposal of the sewage provided that its design and construction follow the requirements of the Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" and are duly certified by an Authorized Person (AP); and

- (e) to note that the permission is only given to the development under applications. If provision of an access road is required for the proposed developments, the applicants should ensure that such access road (including any necessary filling/excavation of land) complies with the provisions of the relevant statutory plan and obtain planning permission from Town Planning Board where required before carrying out the road works.