

2023年 3月 1 5日

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

This document is received on 15 MAR 2023
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-II
表格第 S16-II 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

適用於只涉及興建「新界豁免管制屋宇」的建議

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

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

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

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

* Please attach documentary proof 請夾附證明文件

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

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

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

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

2300555

24/2

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-PK/178
	Date Received 收到日期	15 MAR 2023

- 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)

HAU Hiu Kui 侯曉駒

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)

Access Consulting Limited 惠實顧問有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot no. 1600 S.A RP in DD 91 Kai Leng Village, Sheung Shui, N.T. 新界上水雞嶺村 丈量約份第91約地段第1600號A分段餘段
(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 166 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) 0 sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/NE-PK/11
(e) Land use zone(s) involved 涉及的土地用途地帶	農業 AGR
(f) Current use(s) 現時用途	空置 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Development Proposal 擬議發展計劃			
(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	HAU Hiu Kui 侯曉駒		
(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)	上水 河上鄉		
(c) Proposed gross floor area 擬議總樓面面積	195.09 sq.m 平方米 <input type="checkbox"/> About 約		
(d) Proposed number of house(s) 擬議房屋幢數	1	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	花園 Garden (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 checked="" type="checkbox"/> No 否 <input type="checkbox"/>	<input checked="" 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)	
(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)	

9. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

Applicant 申請人 / Authorised Agent 獲授權代理人

LO Chung Yiu

Director

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) Member 會員 / Fellow of 資深會員

專業資格

HKIP 香港規劃師學會 /

HKIA 香港建築師學會 /

HKIS 香港測量師學會 /

HKIE 香港工程師學會 /

HKILA 香港園境師學會 /

HKIUD 香港城市設計學會

RPP 註冊專業規劃師

Others 其他

on behalf of
代表

Access Consulting Limited 惠實顧問有限公司



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

Date 日期

22 FEB 2023

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址	Lot no. 1600 S.A RP in DD 91 Kai Leng Village, Sheung Shui, N.T. 新界 上水 雞嶺村 丈量約份第91約 地段第1600號A分段餘段	
Site area 地盤面積	166 sq. m 平方米 <input checked="" type="checkbox"/> About 約	(includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/NE-PK/11	
Zoning 地帶	農業 AGR	
Applied use/ development 申請用途/發展	New Territories Exempted House 新界豁免管制屋宇 <input checked="" type="checkbox"/> Small House 小型屋宇	
(i) Proposed Gross floor area 擬議總樓面面積	195.09 sq.m 平方米 <input type="checkbox"/> About 約	
(ii) Proposed No. of house(s) 擬議房屋幢數	1	
(iii) Proposed building height/No. of storeys 建築物高度/層數	8.23	m 米 <input type="checkbox"/> (Not more than 不多於)
	3	Storeys(s) 層

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

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
1. 屋位定界圖 2. 地段索引圖 3. 分區計劃大綱核准圖		

Reports 報告書

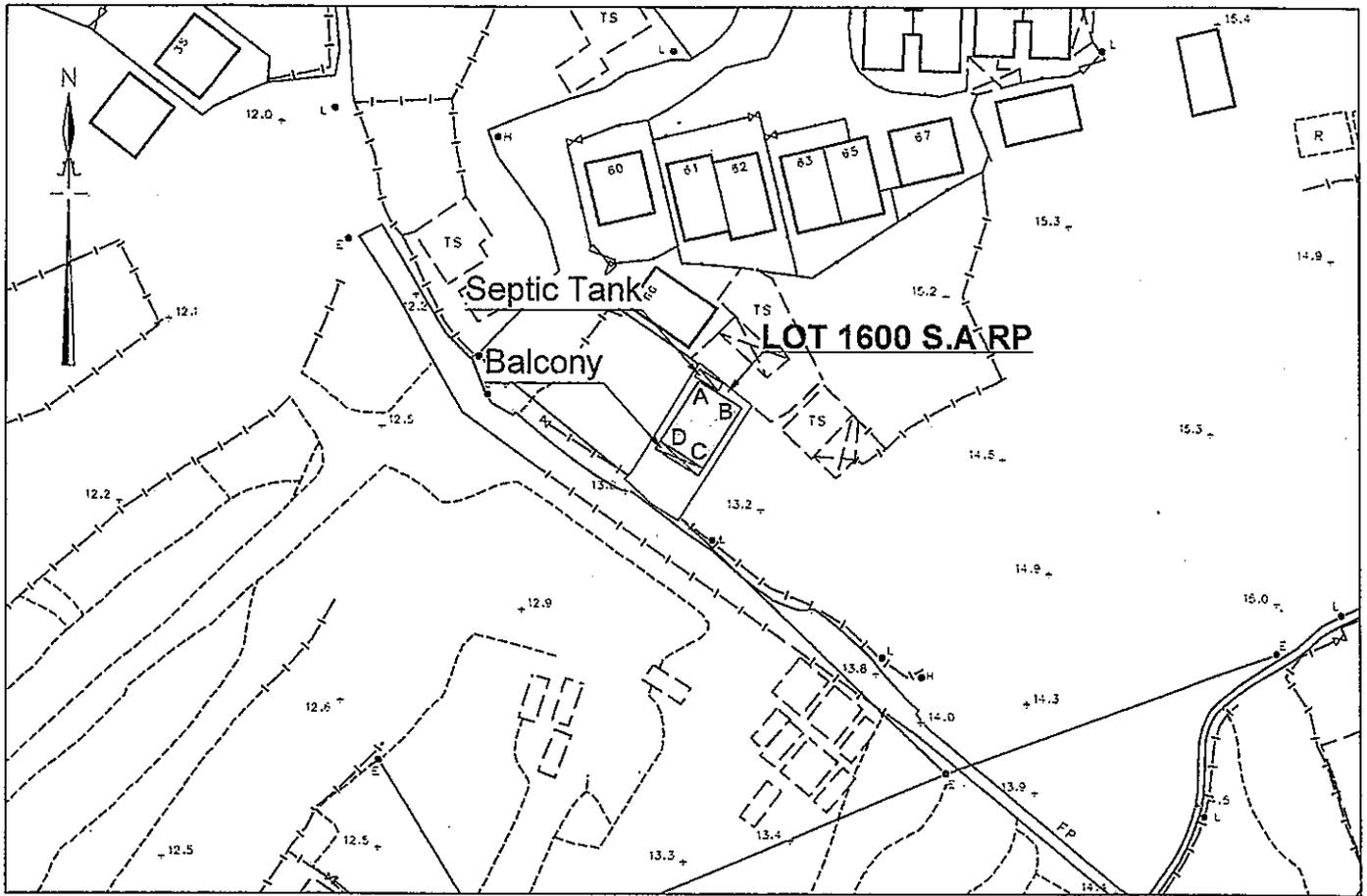
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

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

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

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

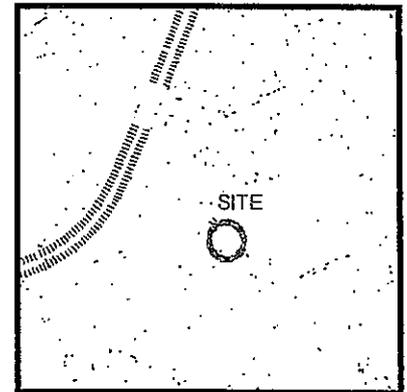
PROPOSED BUILDING LICENCE LOT No. 1600 S.A RP IN D.D. 91



COLORED PINK AREA = 65.03 SQUARE METRES (ABOUT)

Line	Bearing	Distance(M)	Nothing	Easting	Pt.
A-B	122° 24' 08"	6.750	839 260. 263	831 376. 929	A
B-C	212° 24' 08"	9.634	839 256. 646	831 382. 628	B
C-D	302° 24' 08"	6.750	839 248. 512	831 377. 466	C
D-A	32° 24' 08"	9.634	839 252. 129	831 371. 767	D

LOCATION PLAN



Remarks:

Please refer to SRP No. :
SRP/DN/054/0993/D1 for the Boundary
information of Lot No. 1600 S.A RP in D.D. 91

Approved By :

Legends:

- ▭ Septic Tank (3.658m x 1.219m)
- ▭ Balcony (6.750m x 1.219m)

Scale : 1:1000

Survey Sheet No. : 3-SW-11B

Date : February 2023

Plan No. : CW/DN/1600ARP/91/BL/01

WONG KIN

Registered Professional Surveyor

卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

1/F, Block A, Wo Tai Building, No. 2-24, Wo Tai Street, Luen Wo Hui,
Fanling, N.T.

Telephone : 26831600 Mobile :

Fax : 26831380

E-mail :



Statutory Planning Portal 2
R(A)

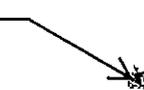
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The Site



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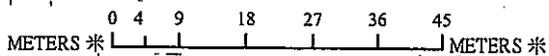
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8. Justifications 理由

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。

1. 申請人為新界原居民，故祇得一生人一次機會申請興建小型屋宇「俗稱丁屋」；
2. 申請地點空氣流通清新，樓宇建設亦不會太密集，對居民亦有好處；
3. 申請位置鄰近有休憩地方、道路及交通，適合建屋居住；
4. 擬建的申請可解決申請人的住屋問題；
5. 申請人會配合有關部門的要求規範。

**Relevant Revised Interim Criteria for Consideration of
Application for New Territories Exempted House (NTEH)/Small House in New
Territories
(promulgated on 7.9.2007)**

- (a) sympathetic consideration may be given if not less than 50% of the proposed NTEH/Small House footprint falls within the village 'environs' ('VE') of a 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) an application site involves more than one NTEH/Small House, application of the above criteria would be on individual NTEH/Small House basis;
- (f) the proposed development should not frustrate the planning intention of the particular zone in which the application site is located;
- (g) the proposed development should be compatible in terms of land use, scale, design and layout, with the surrounding area/development;
- (h) the proposed development should not encroach onto the planned road network and should not cause adverse traffic, environmental, landscape, drainage, sewerage and geotechnical impacts on the surrounding areas. Any such potential impacts should be mitigated to the satisfaction of relevant Government departments;
- (i) the proposed development, if located within water gathering grounds, should be able to be connected to existing or planned sewerage system in the area except under very special circumstances (e.g. the application site has a building status under the lease or the applicant can demonstrate that the water quality within water gathering grounds will not be affected by the proposed development^);

- (j) the provision of fire service installations and emergency vehicular access, if required, should be appropriate with the scale of the development and in compliance with relevant standards; and
 - (k) all other statutory or non-statutory requirements of relevant Government departments must be met. Depending on the specific land use zoning of the application site, other Town Planning Board guidelines should be observed, as appropriate.
- ^i.e. the applicant can demonstrate that effluent discharge from the proposed development will be in compliance with the effluent standards as stipulated in the Water Pollution Control Ordinance Technical Memorandum.

Appendix III of RNTPC
Paper No. A/NE-PK/178

Previous s.16 Application

Approved Application

Application No.	Uses/Developments	Date of Consideration
A/NE-PK/45	Proposed House (New Territories Exempted House (NTEH) - Small House)	13.12.2013

Similar S.16 Applications

Approved Applications

Application No.	Uses/ Development	Date of Consideration
A/NE-PK/17	Proposed House (New Territories Exempted House (NTEH) - Small House)	01.06.2001
A/NE-PK/20 ¹	Proposed House (New Territories Exempted House (NTEH) - Small House)	25.01.2002
A/NE-PK/21 ²	Proposed House (New Territories Exempted House (NTEH) - Small House)	15.03.2002
A/NE-PK/23	Proposed House (New Territories Exempted House (NTEH) - Small House)	19.12.2003
A/NE-PK/25 ²	Proposed House (New Territories Exempted House (NTEH) - Small House)	23.09.2005
A/NE-PK/26 ¹	Proposed House (New Territories Exempted House (NTEH) - Small House)	23.09.2005
A/NE-PK/29	Proposed House (New Territories Exempted House (NTEH) - Small House)	21.10.2011
A/NE-PK/30 ³	Proposed House (New Territories Exempted House (NTEH) - Small House)	18.05.2012
A/NE-PK/31 ⁴	Proposed House (New Territories Exempted House (NTEH) - Small House)	18.05.2012
A/NE-PK/32 ⁵	Proposed House (New Territories Exempted House (NTEH) - Small House)	18.05.2012

A/NE-PK/33 ⁶	Proposed House (New Territories Exempted House (NTEH) - Small House)	06.07.2012
A/NE-PK/34 ⁷	Proposed House (New Territories Exempted House (NTEH) - Small House)	06.07.2012
A/NE-PK/35 ⁸	Proposed House (New Territories Exempted House (NTEH) - Small House)	11.01.2013
A/NE-PK/36 ⁹	Proposed House (New Territories Exempted House (NTEH) - Small House)	07.06.2013
A/NE-PK/37 ¹⁰	Proposed House (New Territories Exempted House (NTEH) - Small House)	11.01.2013
A/NE-PK/38 ¹¹	Proposed House (New Territories Exempted House (NTEH) - Small House)	22.11.2013
A/NE-PK/39 ¹²	Proposed House (New Territories Exempted House (NTEH) - Small House)	22.11.2013
A/NE-PK/40 ¹³	Proposed House (New Territories Exempted House (NTEH) - Small House)	22.11.2013
A/NE-PK/41 ¹⁴	Proposed House (New Territories Exempted House (NTEH) - Small House)	22.11.2013
A/NE-PK/42 ¹⁵	Proposed House (New Territories Exempted House (NTEH) - Small House)	22.11.2013
A/NE-PK/44 ¹⁶	Proposed House (New Territories Exempted House (NTEH) - Small House)	13.12.2013
A/NE-PK/46 ¹⁷	Proposed House (New Territories Exempted House (NTEH) - Small House)	13.12.2013
A/NE-PK/47	Proposed House (New Territories Exempted House (NTEH) - Small House)	09.05.2014

A/NE-PK/48 ¹⁸	Proposed House (New Territories Exempted House (NTEH) - Small House)	09.05.2014
A/NE-PK/49 ¹⁹	Proposed House (New Territories Exempted House (NTEH) - Small House)	09.05.2014
A/NE-PK/50 ²⁰	Proposed House (New Territories Exempted House (NTEH) - Small House)	23.05.2014
A/NE-PK/51 ²¹	Proposed House (New Territories Exempted House (NTEH) - Small House)	23.05.2014
A/NE-PK/52 ²²	Proposed House (New Territories Exempted House (NTEH) - Small House)	23.05.2014
A/NE-PK/53	Proposed House (New Territories Exempted House (NTEH) - Small House)	27.06.2014
A/NE-PK/54	Proposed House (New Territories Exempted House (NTEH) - Small House)	27.06.2014
A/NE-PK/55	Proposed House (New Territories Exempted House (NTEH) - Small House)	27.06.2014
A/NE-PK/56 ²³	Proposed House (New Territories Exempted House (NTEH) - Small House)	27.06.2014
A/NE-PK/57	Proposed House (New Territories Exempted House (NTEH) - Small House)	27.06.2014
A/NE-PK/58 ²⁴	Proposed House (New Territories Exempted House (NTEH) - Small House)	27.06.2014
A/NE-PK/59	Proposed House (New Territories Exempted House (NTEH) - Small House)	08.08.2014
A/NE-PK/60	Proposed House (New Territories Exempted House (NTEH) - Small House)	08.08.2014

A/NE-PK/61	Proposed House (New Territories Exempted House (NTEH) - Small House)	08.08.2014
A/NE-PK/62	Proposed House (New Territories Exempted House (NTEH) - Small House)	08.08.2014
A/NE-PK/63	Proposed House (New Territories Exempted House (NTEH) - Small House)	12.09.2014
A/NE-PK/64 ²⁵	Proposed House (New Territories Exempted House (NTEH) - Small House)	12.09.2014
A/NE-PK/65 ²⁶	Proposed House (New Territories Exempted House (NTEH) - Small House)	12.09.2014
A/NE-PK/66 ²⁷	Proposed House (New Territories Exempted House (NTEH) - Small House)	12.09.2014
A/NE-PK/67	Proposed House (New Territories Exempted House (NTEH) - Small House)	28.11.2014
A/NE-PK/68	Proposed House (New Territories Exempted House (NTEH) - Small House)	12.12.2014
A/NE-PK/69	Proposed House (New Territories Exempted House (NTEH) - Small House)	16.01.2015
A/NE-PK/70	Proposed House (New Territories Exempted House (NTEH) - Small House)	16.01.2015
A/NE-PK/71	Proposed House (New Territories Exempted House (NTEH) - Small House)	06.02.2015
A/NE-PK/72	Proposed House (New Territories Exempted House (NTEH) - Small House)	06.02.2015
A/NE-PK/73	Proposed House (New Territories Exempted House (NTEH) - Small House)	06.02.2015

A/NE-PK/74	Proposed House (New Territories Exempted House (NTEH) - Small House)	06.02.2015
A/NE-PK/75	Proposed House (New Territories Exempted House (NTEH) - Small House)	08.01.2016
A/NE-PK/76	Proposed House (New Territories Exempted House (NTEH) - Small House)	22.01.2016
A/NE-PK/77 ²⁸	Proposed House (New Territories Exempted House (NTEH) - Small House)	22.01.2016
A/NE-PK/78	Proposed House (New Territories Exempted House (NTEH) - Small House)	05.02.2016
A/NE-PK/82	Proposed House (New Territories Exempted House (NTEH) - Small House)	15.07.2016
A/NE-PK/83	Proposed House (New Territories Exempted House (NTEH) - Small House)	15.07.2016
A/NE-PK/84	Proposed House (New Territories Exempted House (NTEH) - Small House)	15.07.2016
A/NE-PK/85	Proposed House (New Territories Exempted House (NTEH) - Small House)	30.09.2016
A/NE-PK/86	Proposed House (New Territories Exempted House (NTEH) - Small House)	30.09.2016
A/NE-PK/87	Proposed House (New Territories Exempted House (NTEH) - Small House)	30.09.2016
A/NE-PK/89 ³	Proposed House (New Territories Exempted House (NTEH) - Small House)	23.12.2016
A/NE-PK/90 ⁴	Proposed House (New Territories Exempted House (NTEH) - Small House)	23.12.2016

A/NE-PK/91 ⁵	Proposed House (New Territories Exempted House (NTEH) - Small House)	23.12.2016
A/NE-PK/92 ⁷	Proposed House (New Territories Exempted House (NTEH) - Small House)	23.12.2016
A/NE-PK/93 ⁶	Proposed House (New Territories Exempted House (NTEH) - Small House)	23.12.2016
A/NE-PK/94	Proposed House (New Territories Exempted House (NTEH) - Small House)	23.12.2016
A/NE-PK/95	Proposed House (New Territories Exempted House (NTEH) - Small House)	23.12.2016
A/NE-PK/96	Proposed House (New Territories Exempted House (NTEH) - Small House)	23.12.2016
A/NE-PK/97	Proposed House (New Territories Exempted House (NTEH) - Small House)	23.12.2016
A/NE-PK/98	Proposed House (New Territories Exempted House (NTEH) - Small House)	13.01.2017
A/NE-PK/99	Proposed House (New Territories Exempted House (NTEH) - Small House)	13.01.2017
A/NE-PK/100	Proposed House (New Territories Exempted House (NTEH) - Small House)	13.01.2017
A/NE-PK/101	Proposed House (New Territories Exempted House (NTEH) - Small House)	13.01.2017
A/NE-PK/102 ²⁹	Proposed House (New Territories Exempted House (NTEH) - Small House)	13.01.2017
A/NE-PK/103	Proposed House (New Territories Exempted House (NTEH) - Small House)	13.01.2017

A/NE-PK/104	Proposed House (New Territories Exempted House (NTEH) - Small House)	13.01.2017
A/NE-PK/105 ³⁰	Proposed House (New Territories Exempted House (NTEH) - Small House)	03.02.2017
A/NE-PK/106 ³¹	Proposed House (New Territories Exempted House (NTEH) - Small House)	03.02.2017
A/NE-PK/107	Proposed House (New Territories Exempted House (NTEH) - Small House)	03.02.2017
A/NE-PK/108 ³²	Proposed House (New Territories Exempted House (NTEH) - Small House)	03.02.2017
A/NE-PK/109	Proposed House (New Territories Exempted House (NTEH) - Small House)	03.02.2017
A/NE-PK/110 ³³	Proposed House (New Territories Exempted House (NTEH) - Small House)	03.02.2017
A/NE-PK/111	Proposed House (New Territories Exempted House (NTEH) - Small House)	17.02.2017
A/NE-PK/112 ³⁴	Proposed House (New Territories Exempted House (NTEH) - Small House)	17.02.2017
A/NE-PK/113 ³⁵	Proposed House (New Territories Exempted House (NTEH) - Small House)	03.03.2017
A/NE-PK/115	Proposed House (New Territories Exempted House (NTEH) - Small House)	07.04.2017
A/NE-PK/116	Proposed House (New Territories Exempted House (NTEH) - Small House)	12.05.2017
A/NE-PK/117	Proposed House (New Territories Exempted House (NTEH) - Small House)	12.05.2017

A/NE-PK/118	Proposed House (New Territories Exempted House (NTEH) - Small House)	12.05.2017
A/NE-PK/119	Proposed House (New Territories Exempted House (NTEH) - Small House)	12.05.2017
A/NE-PK/120	Proposed House (New Territories Exempted House (NTEH) - Small House)	26.05.2017
A/NE-PK/122	Proposed House (New Territories Exempted House (NTEH) - Small House)	23.06.2017
A/NE-PK/123	Proposed House (New Territories Exempted House (NTEH) - Small House)	22.09.2017
A/NE-PK/124	Proposed House (New Territories Exempted House (NTEH) - Small House)	08.09.2017
A/NE-PK/125	Proposed House (New Territories Exempted House (NTEH) - Small House)	08.09.2017
A/NE-PK/126	Proposed House (New Territories Exempted House (NTEH) - Small House)	22.09.2017
A/NE-PK/127	Proposed House (New Territories Exempted House (NTEH) - Small House)	22.09.2017
A/NE-PK/130 ²²	Proposed House (New Territories Exempted House (NTEH) - Small House)	04.05.2018
A/NE-PK/131 ²³	Proposed House (New Territories Exempted House (NTEH) - Small House)	04.05.2018
A/NE-PK/132 ²⁸	Proposed House (New Territories Exempted House (NTEH) - Small House)	18.05.2018
A/NE-PK/143 ²⁹	Proposed House (New Territories Exempted House (NTEH) - Small House)	08.01.2021

A/NE-PK/144	Proposed House (New Territories Exempted House (NTEH) - Small House)	05.02.2021
A/NE-PK/146 ¹⁰	Proposed House (New Territories Exempted House (NTEH) - Small House)	26.02.2021
A/NE-PK/149 ³¹	Proposed House (New Territories Exempted House (NTEH) - Small House)	09.07.2021
A/NE-PK/150 ³⁰	Proposed House (New Territories Exempted House (NTEH) - Small House)	09.07.2021
A/NE-PK/151 ³²	Proposed House (New Territories Exempted House (NTEH) - Small House)	09.07.2021
A/NE-PK/152 ³⁴	Proposed House (New Territories Exempted House (NTEH) - Small House)	23.07.2021
A/NE-PK/153 ³³	Proposed House (New Territories Exempted House (NTEH) - Small House)	23.07.2021
A/NE-PK/154 ⁹	Proposed House (New Territories Exempted House (NTEH) - Small House)	10.09.2021
A/NE-PK/155 ⁸	Proposed House (New Territories Exempted House (NTEH) - Small House)	10.09.2021
A/NE-PK/157 ³⁵	Proposed House (New Territories Exempted House (NTEH) - Small House)	14.01.2022
A/NE-PK/158 ¹⁶	Proposed House (New Territories Exempted House (NTEH) - Small House)	14.01.2022
A/NE-PK/159 ¹³	Proposed House (New Territories Exempted House (NTEH) - Small House)	20.05.2022
A/NE-PK/160 ¹⁵	Proposed House (New Territories Exempted House (NTEH) - Small House)	20.05.2022

A/NE-PK/161 ¹⁴	Proposed House (New Territories Exempted House (NTEH) - Small House)	20.05.2022
A/NE-PK/163 ¹⁸	Proposed House (New Territories Exempted House (NTEH) - Small House)	26.08.2022
A/NE-PK/164 ¹⁹	Proposed House (New Territories Exempted House (NTEH) - Small House)	26.08.2022
A/NE-PK/165 ²⁰	Proposed House (New Territories Exempted House (NTEH) - Small House)	26.08.2022
A/NE-PK/166 ²¹	Proposed House (New Territories Exempted House (NTEH) - Small House)	26.08.2022
A/NE-PK/167 ¹¹	Proposed House (New Territories Exempted House (NTEH) - Small House)	09.09.2022
A/NE-PK/168 ¹²	Proposed House (New Territories Exempted House (NTEH) - Small House)	09.09.2022
A/NE-PK/170 ²⁴	Proposed House (New Territories Exempted House (NTEH) - Small House)	23.12.2022
A/NE-PK/171 ²⁶	Proposed House (New Territories Exempted House (NTEH) - Small House)	23.12.2022
A/NE-PK/172 ²⁷	Proposed House (New Territories Exempted House (NTEH) - Small House)	23.12.2022
A/NE-PK/176 ¹⁷	Proposed House (New Territories Exempted House (NTEH) - Small House)	3.3.2023
A/NE-PK/177 ²⁴	Proposed House (New Territories Exempted House (NTEH) - Small House)	21.4.2023

Remarks

¹: Application Nos. A/NE-PK/20 and A/NE-PK/26 are in the same site.

- 2: Application Nos. A/NE-PK/21 and A/NE-PK/25 are in the same site.
- 3: Application Nos. A/NE-PK/30 and A/NE-PK/89 are in the same site.
- 4: Application Nos. A/NE-PK/31 and A/NE-PK/90 are in the same site.
- 5: Application Nos. A/NE-PK/32 and A/NE-PK/91 are in the same site.
- 6: Application Nos. A/NE-PK/33 and A/NE-PK/93 are in the same site.
- 7: Application Nos. A/NE-PK/34 and A/NE-PK/92 are in the same site.
- 8: Application Nos. A/NE-PK/35 and A/NE-PK/155 are in the same site.
- 9: Application Nos. A/NE-PK/36 and A/NE-PK/154 are in the same site.
- 10: Application Nos. A/NE-PK/37 and A/NE-PK/146 are in the same site.
- 11: Application Nos. A/NE-PK/38 and A/NE-PK/167 are in the same site.
- 12: Application Nos. A/NE-PK/39 and A/NE-PK/168 are in the same site.
- 13: Application Nos. A/NE-PK/40 and A/NE-PK/159 are in the same site.
- 14: Application Nos. A/NE-PK/41 and A/NE-PK/161 are in the same site.
- 15: Application Nos. A/NE-PK/42 and A/NE-PK/160 are in the same site.
- 16: Application Nos. A/NE-PK/44 and A/NE-PK/158 are in the same site.
- 17: Application Nos. A/NE-PK/46 and A/NE-PK/176 are in the same site.
- 18: Application Nos. A/NE-PK/48 and A/NE-PK/163 are in the same site.
- 19: Application Nos. A/NE-PK/49 and A/NE-PK/164 are in the same site.
- 20: Application Nos. A/NE-PK/50 and A/NE-PK/165 are in the same site.
- 21: Application Nos. A/NE-PK/51 and A/NE-PK/166 are in the same site.
- 22: Application Nos. A/NE-PK/52 and A/NE-PK/130 are in the same site.
- 23: Application Nos. A/NE-PK/56 and A/NE-PK/131 are in the same site.
- 24: Application Nos. A/NE-PK/58 and A/NE-PK/177 are in the same site.
- 25: Application Nos. A/NE-PK/64 and A/NE-PK/170 are in the same site.
- 26: Application Nos. A/NE-PK/65 and A/NE-PK/171 are in the same site.
- 27: Application Nos. A/NE-PK/66 and A/NE-PK/172 are in the same site.
- 28: Application Nos. A/NE-PK/77 and A/NE-PK/132 are in the same site.

- 29: Application Nos. A/NE-PK/102 and A/NE-PK/143 are in the same site.
- 30: Application Nos. A/NE-PK/105 and A/NE-PK/150 are in the same site.
- 31: Application Nos. A/NE-PK/106 and A/NE-PK/149 are in the same site.
- 32: Application Nos. A/NE-PK/108 and A/NE-PK/151 are in the same site.
- 33: Application Nos. A/NE-PK/110 and A/NE-PK/153 are in the same site.
- 34: Application Nos. A/NE-PK/112 and A/NE-PK/152 are in the same site.
- 35: Application Nos. A/NE-PK/113 and A/NE-PK/157 are in the same site.

Detailed Comments from Relevant Government Departments

1. Land Administration

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

- (a) the application site (the Site) falls entirely within the village ‘environs’ (‘VE’) of Kai Leng Village;
- (b) the applicant is an indigenous villager of Ho Sheung Heung, Sheung Shui Heung. His eligibility for Small House grant has yet to be ascertained;
- (c) the Site is an old schedule agriculture lot held under Block Government Lease. The Small House grant application is still under processing;
- (d) the Site is currently not covered by Building Licence/Modification of Tenancy; and
- (e) the location of septic tank and soakage pit are not provided in the Small House grant application and the proposed Small House footprint and configuration are different from that as shown in the current application.

2. Agriculture

Comments of the Director of Agriculture, Fisheries and Conservation:

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

3. Traffic

Comments of the Commissioner for Transport:

- (a) Small House development should be confined within the “Village Type Development” (“V”) zone as far as possible. Although additional traffic generated by the proposed development is not expected to be significant, such type of development outside the “V” zone, if permitted, will set an undesirable precedent case for similar applications in the future. The resulting cumulative adverse traffic impact could be substantial; and
- (b) the application only involves development of one Small House could be tolerated on traffic grounds.

4. Environment

Comments of the Director of Environmental Protection:

- in view of small scale of the proposed development, the application alone is unlikely

to cause major pollution.

5. **Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- (a) no objection to the application from public drainage viewpoint;
- (b) the Site is in an area where no stormwater drain maintained by Drainage Services Department is available. If the application is approved, an approval condition requiring the submission and implementation of drainage proposal for the Site should be included to ensure that the proposed development will not cause adverse drainage impact on the adjacent area; and
- (c) the Site is within an area where no existing public sewerage connection is available.

6. **Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- (a) no objection to the application from the landscape planning perspective;
- (b) the Site is located in an area of rural inland plains landscape character comprising of tree clusters, vegetated areas and farmlands; and
- (c) the Site is vacant and covered with self-seeded vegetation. Significant adverse impact on the landscape character and existing landscape resources within the Site arising from the proposed use is not anticipated.

7. **Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the application provided that the proposed house would not encroach on any existing emergency vehicular access (EVA) or planned EVA under application in accordance with LandsD's record.

8. **Demand and Supply of Small House Sites**

According to DLO/N, LandsD's record, the total number of outstanding Small House applications for Kai Leng Village is 67, while the 10-year Small House demand forecast for concerned village is 279. Based on the latest estimate by Planning Department, about 0.68 ha (or equivalent to about 27 Small House sites) of land is available within the "V" zones of Kai Leng Village. Therefore, the land available cannot fully meet the future demand of 346 Small Houses (or equivalent to about 8.65 ha of land).

Recommended Advisory Clauses

- (a) 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 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;
- (b) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
- all existing flow paths as well as the run-off onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drain, channels and watercourses on or in the vicinity of the subject site any time during or after the works;
 - surface channels should be provided along the perimeter of the Site to collect all the runoff generated from the Site or passing through the Site, and discharge the runoff collected to a proper discharge point. Where walls are erected or kerbs are laid along the boundary of the Site, peripheral channels should be provided on both sides of the walls or kerbs with details to be agreed by Drainage Services Department; and
 - the proposed drainage works, whether within or outside the Site boundary, should be constructed and maintained by the applicant at his own expense. For drainage works to be undertaken outside the Site, the applicant should obtain prior consent and agreement from DLO/N of LandsD and/or relevant private lot owners.
- (c) to note the comments of the Director of Fire Services that the applicant is advised to observe ‘New Territories Exempted Houses – A Guide to Fire Safety Requirements’ published by LandsD. Detailed fire safety requirements will be formulated upon receipt of formal application referred by LandsD; and
- (d) to note that the permission is only given to the development under application. If provision of an access road is required for the proposed development, the applicant should ensure that such access road (including any necessary filling/excavation of land) complies with the provisions of the relevant statutory plan and obtain planning permission from Town Planning Board where required before carrying out the road work.

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A/NE-PK/178 dd 91 Kai Leng New Town

12/04/2023 02:13

From:

To: tpbpd <tpbpd@pland.gov.hk>

File Ref:

A/NE-PK/178

Lot 1600 S.A in D.D. 91, Kai Leng, Sheung Shui

Site area: About 166sq.m

Zoning: "Agriculture"

Applied development: NET House

Dear TPB Members,

It is quite shocking that the board has followed the recommendations of PlanD in approving dozens of small houses well outside the "V" zone of Kai Leng when there is still no sewerage system in place.

So much for Asia's World City, the land of The Septic Tank, a facility acceptable in a mountain village but certainly not appropriate for an urban environment.

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

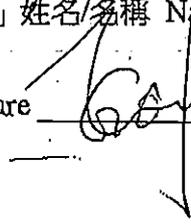
有關的規劃申請編號 The application no. to which the comment relates

A/NE-PK/178

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 2023. 3. 29