

此文件在 2024年 08月 7日 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 - 7 AUG 2024
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-II
表格第 S16-II 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

適用於只涉及興建「新界豁免管制屋宇」的建議

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2401914

5/8

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-TKL / 771
	Date Received 收到日期	-7 AUG 2024

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

1. Name of Applicant 申請人姓名/名稱

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

邱定邦 YAU ANDREW DEN BON

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)

DeSPACE (International) Limited

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)	Section B of Lot No. 1498A and Section C of Lot No. 1502 in D.D. 76, North, New Territories
(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 198.7 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 195.09 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N/A 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	Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL /14
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" and "Agriculture"
(f) Current use(s) 現時用途	Vacant (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」[#]遞送要求同意書[&]

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）	邱定邦 YAU ANDREW DEN BON		
(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)	HUNG LENG VILLAGE		
(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	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	Amenity Area (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 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)） Local track connecting to the Sha Tau Kok Road (Ma Mei Ha). <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 type="checkbox"/>	
(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)	

7. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

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

8. Justifications 理由

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

Please refer to the Supplementary Planning Statement.

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

LAM KWOK CHUN

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 No. 267

Others 其他

on behalf of
代表

構建（國際）有限公司 DeSPACE (International) Limited



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

Date 日期

05/08/2024

(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	Section B of Lot No. 1498A and Section C of Lot No. 1502 in D.D. 76, North, New Territories 新界北區丈量約份第76約地段第1498A號B分段及第1502號C分段		
Site area 地盤面積	198.7	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-TKL /14		
Zoning 地帶	"Village Type Development" and "Agriculture" "鄉村式發展" 及 "農業"		
Applied use/ development 申請用途/發展	New Territories Exempted House 新界豁免管制屋宇 <input checked="" type="checkbox"/> Small House 小型屋宇		
(i) Proposed Gross floor area 擬議總樓面面積	195.09	sq.m 平方米	<input checked="" type="checkbox"/> About 約
(ii) Proposed No. of house(s) 擬議房屋幢數	1		
(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)
	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 checked="" 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"/>
<hr/>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

SECTION 16 APPLICATION



FOR PROPOSED HOUSE (NEW
TERRITORIES EXEMPTED HOUSE
(NTEH) - SMALL HOUSE) IN
“AGRICULTURE” AND “VILLAGE
TYPE DEVELOPMENT” ZONES

APPROVED PINE CHE AND TA
KWU LING OUTLINE ZONING PLAN
NO. S/NE-TKL/14

LOT NOS. 1498A S.B AND 1502 S.C
HUNG LENG VILLAGE, FANLING,
NEW TERRITORIES

SUPPLEMENTARY PLANNING STATEMENT

Prepared For:
YAU ANDREW DEN BON
(邱定邦)

Prepared By:



DeSPACE (International) Limited

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EXECUTIVE SUMMARY

The Applicant, **YAU ANDREW DEN BON** (邱定邦), the indigenous villager of Hung Leng, currently seeks town planning permission from the Town Planning Board (the TPB) for Proposed House (New Territories Exempted House – Small House) (NTEH) in Lot Nos. 1498A S.B and 1502 S.C in D.D. 76 in Hung Leng, Fanling, New Territories.

The Proposed Small House by the indigenous villager under the present application is inextricably affiliated with the current Small House Policy and in full compliance with the criteria laid out in the relevant Town Planning Board Guideline.

The proposed Small House is anticipated to incur no significant impacts to the surrounding environment from landscape, transportation and engineering points of view. It is noteworthy that the Applicant has been suffering for **more than nine years** of lengthy waiting time for processing the Small House grant application. Further delay renders additional time and monetary costs to be burdened by the Applicant. As a matter of fact, 99.4m² of the total application area is zoned “V” and is able to contain a small house of 65.03m² in terms of the building footprint. A minor extension to the adjoining AGR Zone is to archive a similar building form with better user efficiency.

Given the exceptional background, the TPB is respectfully invited to approve the present application. Subject to the granting of planning permission from the TPB, the Applicant will duly observe all town planning approval conditions of the planning permission that may be imposed by the TPB.

行政摘要

申請人 **邱定邦** 為孔嶺村原居民，現尋求城市規劃委員會（下稱城規會）的批准，於申請用地興建一間供原居民使用的小型屋宇。

擬議的一間小型屋宇的主要用途，完全符合小型屋宇現行的政策以及申請用地的規劃意向。

擬議計劃對毗連的環境沒有重大的負面景觀、交通及工程影響。值得注意的是申請人已苦苦輪候小型屋宇申請**超過九年**。若此申請批核一再拖延，必為申請人招致更多不必要的時間和金錢損失。實際上，是次申請用地有約 **99.4** 平方米位於「鄉村式發展」區域，足夠容納建築物佔地面積約 **65.03** 平方米的小型屋宇。為提供更佳使用效益，擬議的小型屋宇有一小部份位於鄰近的「農業」用地。

基於上述的特殊背景及考量，我們懇請城規會批出規劃許可。若城規會批出規劃許可，申請人將遵守所有城市規劃委員會所訂明實施規劃許可的條件。

1. INTRODUCTION

1.1. Project Background

- 1.1.1. The Applicant, **YAU ANDREW DEN BON (邱定邦)**, the indigenous villager of the Recognized Village in Hung Leng, currently seeks town planning permission from the Town Planning Board (the TPB) for building ONE (1) Proposed House (New Territories Exempted House – Small House) at Lot 1498A S.B and 1502 S.C in D.D. 76 in Hung Leng, Fanling, New Territories (the Application Site) **(Figure 1)**.
- 1.1.2. The Application Site is located within an area designated as “Village Type Development” (“V”) and “Agriculture” (“AGR”) on the Approved Pine Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 (the OZP) **(Figure 2)** and is within the existing Hung Leng Village **(Figure 3)**.
- 1.1.3. The Application Site is a piece of private land located at Lot No. 1498A S.B and 1502 S.C in D.D. 76 in Hung Leng, Fanling, New Territories. According to the latest Land Registry Record, the Application Site is held under Block Government Lease. The lease was extended to June 2047 by virtue of the New Territories Leases (Extension) Ordinance 1988. The subject lots are currently vacant land which is generally flat and surrounded by Village House development to the north, to the west, and to the south. The proposal does not involve land filling and excavation.
- 1.1.4. The subject lots fall outside of the Village Environs (“VE”) of Hung Leng Village **(Figure 2)**, and over 90% of the building footprint of the proposed Small House falls within the “V” Zone of the OZP.

1.2. Purpose of Submission

- 1.2.1. **DeSPACE (International) Limited** is an Authorized Agent commissioned to act on behalf of the Applicant, **YAU ANDREW DEN BON (邱定邦)**, the indigenous villager of the recognized village in Hung Leng. The current planning application is to seek town planning permission from the TPB for building ONE (1) Proposed NTEH (Small House) at Lot 1498A S.B and 1502 S.C in D.D. 76 in Hung Leng, Fanling, New Territories.
- 1.2.2. According to the Notes, House (New Territories Exempted House only) is a Column 1 use in the “V” zone, while it is a Column 2 use as per the “AGR” zone. Column 2 use requires town planning permission from the TPB before implementation.
- 1.2.3. According to the latest Land Registry Record, the Applicant is the sole “current land owner” of the Application Site.

1.3. Report Structure

1.3.1. This Planning Statement is substantiated with the project background, the purpose of the submission, Small House application history, town planning context, the proposal and planning justifications for the proposed revised scheme.

1.3.2. It is divided into six chapters:

- Chapter 1: Introduces project background and purpose of the submission;
- Chapter 2: Reviews the Small House application history;
- Chapter 3: Specifies the town planning context and of particular relevancy to the current application;
- Chapter 4: Points out the key aspects of the proposal;
- Chapter 5: Lays out the planning justifications for the proposal;
- Chapter 6: Concludes salient points discussed in the present planning submission.

2. SMALL HOUSE APPLICATION HISTORY

- 2.1. The subject case is a long-time Small House application which has been potentially processed for **nine years**. On 13.7.2015, the Applicant made an application to the District Lands Office/North (DLO/N) for the construction of a House (NTEH – Small House). This is not a cross-village Small House application. The Applicant is an indigenous villager of the recognized Hung Leng Village.
- 2.2. On 28.7.2015, a letter from the DLO/N was received, informing the Applicant that the Small House application was one of the outstanding existing Small House applications in Hung Leng Village (**Appendix 1**).
- 2.3. On 10.4.2017, the DLO/N wrote to the Applicant and invited the Applicant to attend an interview and to lodge a Statutory Declaration in order to scrutinize the Applicant's eligibility with the relevant documents (**Appendix 2**).
- 2.4. The Application Site is solely owned by the Applicant but not involved in any Government Land.

3. TOWN PLANNING CONTEXT

3.1. Prevailing Town Planning Intention

3.1.1. According to the Notes of the OZP, “House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)” under “AGR” Zone falls into Column 2 use that may be permitted with or without conditions on application to the TPB. The “AGR” zone is not to prohibit Small House development but to establish planning control.

3.1.2. According to the *Interim Criteria for Consideration of Application for New Territories Exempted House (NTEH)/ Small House in New Territories* revised on 09.07.2007 (“the Interim Criteria”), favourable consideration may be given if more than 50% of the proposed NTEH/Small House footprint is located outside the “VE”:

- ✓ ***“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”.***

3.1.3. It is noteworthy that the TPB has adopted a more cautious approach in approving applications for Small House Development in August 2015. Amongst others, in considering whether there is a general shortage of land in meeting Small House demand, more weighting has been put on the number of outstanding Small House applications provided by LandsD. In this regard, it is considered more appropriate to concentrate the proposed Small House development within the “V” Zone for a more orderly development, efficient use of land and provision of infrastructures and services.

3.1.4. Inasmuch, with due respect to the said “more cautious approach”, the Subject Application proposes a “V” Zone area of 99.4m², together with an AGR-zone area of 99.3m², as the Application Area. The “V” Zone area is hypothetically big enough to contain a building footprint of 65.03m² for a typical Small House. However, with a normal practice to maintain a reasonable setback from the lot boundary and adopt a similar building form to achieve an orderly village development pattern, a minor extension of the building layout of only 6.15m² to the adjoining “AGR” Zone is considered justified from a town planning point of view.

3.2. Local Planning Context

- 3.2.1. The Application Site is currently vacant with some overgrown shrubs and grass at the west, and a hard-paved area at the east.
- 3.2.2. While the Application Site does not fall within the VE, over 90% of the building footprint of the proposed Small House falls within the “V” Zone under the OZP.
- 3.2.3. The non-built-up area of the Application Site is currently covered with common shrubs and herbs only. No rare/protected plant series and mature woodland is found within the Application Site.

4. THE PROPOSAL

Applicant YAU ANDREW DEN BON (邱定邦)

Site Lot Nos. 1498A S.B and 1502 S.C in Hung Leng, Fanling, New Territories

Lease Agricultural Lot held under Block Government Lease

Plan Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14

Zoning “Village Type Development” (About 50.03%) and “Agriculture” (About 49.97%)

Application Proposed House (New Territories Exempted House (NTEH) – Small House) Development

4.1. The details of the proposed Small House are as follows:

Main Features	Development Parameters
Total Site Area	198.7m ² (about)
Roofed-over Area	65.03m ²
Height	8.23m
Number of storeys	3
Total Gross Floor Area*	195.09m ² (about)
Plot Ratio*	0.98 (about)
Site Coverage*	32.73% (about)
Health and drainage	Provision of health and drainage facilities will be in full compliance with standard requirements

(*Excluding Balcony)

4.2. The building footprint of the proposed Small House on Lot 1498A S.B and 1502 S.C in D.D. 76 is illustrated by the Dimension Plan in **Appendix 3**.

5. PLANNING JUSTIFICATIONS

5.1. Planning Considerations and Assessments

5.1.1. The present planning application warrants sympathetic consideration as it is inextricably affiliated within the interim criteria for considering application for New Territories Exempted House (NTEH)/Small House Development

5.1.1.1. The proposed Small House development conforms to the Interim Criteria for Consideration of Application for New Territories Exempted House (NTEH)/ Small House in New Territories (“the Interim Criteria”) which was promulgated on 07.09.2007.

5.1.1.2. The Application is for a proposed Small House at the Site which falls mainly within “V” Zone (about 50.03%) with remaining portion within “AGR” Zone (about 49.97%) on the OZP. The planning intention of the “V” Zone is primarily intended for development of Small House by indigenous villagers whereas the planning intention of the “AGR” Zone is for agricultural purposes. The proposed development is not in line with the planning intention of the “AGR” Zone. Nevertheless, it is noted that the majority of the proposed Small House footprint (i.e. about 58.88m² or 90.54%) falls within “V” Zone. Only a minor portion of it (i.e. 6.15m² or 9.46%) encroaches onto the very fringe of the “AGR” Zone.

5.1.1.3. **Table 5.1** summarizes the Interim Criteria Assessment. The present planning application is systemically considered against the following assessment criteria to justify that the proposed Small House development give sufficient reason for sympathetic consideration.

Table 5.1 Interim Criteria Assessment for the Application Site

	Criteria	Yes	No	Remarks
1.	Within “V” Zone? - Footprint of the Small House - Application Site	90.54% 50.03%	9.46% 49.97%	<ul style="list-style-type: none"> About 50% of the site area fall within the “V” Zone. Remaining portion of the Small House footprint fall within “AGR” Zone (Figure 4). Over 90% of the footprint of the proposed House falls within the “V” Zone, with the remaining site area designated for private open space.
2.	Within “Village Environs” (“VE”)?			<ul style="list-style-type: none"> The Site and Footprint of the Small House fall entirely

	<ul style="list-style-type: none"> - Footprint of the Small House - Application Site 		100% 100%	outside the “VE” of Hung Leng Village.
3.	Sufficient land in “V” zone to satisfy outstanding Small House applications and 10-year Small House demand?	<u>Information to be provided by LandsD</u>		
4.	Compatible with the planning intention of the Planning Scheme Area <ul style="list-style-type: none"> - “V” Zone (50% of Site Area) - “AGR” Zone (50% of Site Area) 	✓	✓	<ul style="list-style-type: none"> • The land within “V” zone is primarily intended for development of Small House by indigenous villagers, which aligns with the development proposal • The “AGR” zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes.
5.	Compatible with surrounding area/development?	✓		<ul style="list-style-type: none"> • The Application Site is contiguous to the existing recognized villages and lots which were approved for Small House development, with the northern, western and southern sides already developed by Small Houses. • The surrounding areas are mainly comprised of clusters of village houses (Figure 5).
6.	Within Water Gathering Grounds (WGGs)?		✓	N/A
7.	Encroachment onto planned road networks and public works boundaries?		✓	<ul style="list-style-type: none"> • Vehicular access to the subject area is via Sha Tau Kok Road (Ma Mei Ha). There is an access connecting the subject lot with the Sha Tau Kok Road (Ma Mei Ha) (Figure 5). Accessibility of the subject lot is considered good and this lot is suitable for Small House development.
8.	Need for provision of fire services installations and emergency vehicular access (EVA)?		✓	<ul style="list-style-type: none"> • According to the ‘New Territories Exempted Houses – A Guide to Fire Safety Requirements’ published by the Lands Department in June 2006, the Application

				Site is situated within a cluster of nine houses or less, the provision of EVA is not required.
9	Traffic impact/Access?			<ul style="list-style-type: none"> The present planning application only involves the construction of one Small House. The additional traffic generated by the proposed development is not expected to be significant and thus, it is unlikely to set an undesirable precedent case for similar applications in the future. The cumulative adverse traffic impact is minimal. It is therefore considered that the subject planning application can be tolerated.
10	Drainage impact?		✓	<ul style="list-style-type: none"> There is no flooding patterns for the surrounding areas, and the proposed development will have no adverse drainage impacts to the Area.
11.	Environmental and Sewerage Impact?		✓	<ul style="list-style-type: none"> The Applicant will propose septic tank for the Small House. The septic tank will be designed up to Government standard.
12.	Landscape impacts?		✓	<ul style="list-style-type: none"> The Application Site is a piece of flat land that is currently vacant with no structures. Therefore, no mature trees will be felled to make way for the erection of the Small House.
13.	Location objections conveyed by DO?		✓	<ul style="list-style-type: none"> There are no local objections conveyed by the DO.

5.1.2. A logical and spontaneous expansion of Village Type Development

5.1.2.1. The Application Site is deemed to be a logical and spontaneous expansion of Village Type Development ("V" Zone). The Application Site is close to the existing village proper of Hung Leng Village. It should be noted that one of the proposed Small House in application No. A/NE-TKL/313 was approved to be located outside the "VE" of Hung Leng Village and partly falls within the "AGR" Zone based on

the arguments. About 87.8% of the building footprint was located within the “V” Zone (Refer to **Table 5.2**).

- 5.1.2.2. In point of fact, the subject Application Site is contiguous to the “V” Zone of Hung Leng Village and immediately surrounded by other Small Houses by its northern, southern and western sides (**Figure 5**). The subject lots are flat areas of land. A new house can be easily erected on the land. Furthermore, there are no trees on the lots and there is an access connecting the Application Site with Sha Tau Kok Road (Ma Mei Ha). Making sense out of these grounds, coupled with the fact that the existing “V” Zone is saturated, it is feasible for a logical and spontaneous expansion of Village Type Development.
- 5.1.2.3. While the area of Application Site (about 99.4m²) falling within the “V” Zone adequately accommodates the proposed House, the building form of the proposed House remains a rectangular shape to best meet the Applicant’s needs, which over 90% of the building footprint remains in the “V” Zone.
- 5.1.3. Approval of this application would not be an undesirable “precedent” for other similar applications within the “AGR” Zone
 - 5.1.3.1. There are approved planning applications for Small Houses and fall within the “AGR” zone in the same OZP, namely, A/NE-TKL/231, A/NE-TKL/313, A/NE-TKL/470, A/NE-TKL/503, A/NE-TKL/637. Thus, the approval of this application based on favourable or sympathetic consideration would not set an undesirable precedent for other similar applications within the “AGR” Zone.
 - 5.1.3.2. Regarding to the Interim Criteria, the proposed Small House footprint falls entirely outside the “VE” of Hung Leng but about 90.54% of it falls within the “V” Zone. It should be noted that the Board has adopted a more cautious approach in approving applications for Small House Development in August 2015. Amongst others, in considering whether there is a general shortage of land in meeting Small House demand, more weighting has been put on the number of outstanding Small House applications provided by LandsD. In this regard, it is considered more appropriate to concentrate the proposed Small House development within the “V” Zone for a more orderly development, efficient use of land and provision of infrastructures and services.
 - 5.1.3.3. Nevertheless, the majority of the proposed Small House footprint (about 58.88m² or 90.54%) falls within “V” Zone. Only a minor portion of it (i.e. 6.15m² or 9.46%) encroaches onto the fringe of the “AGR” Zone. The Application Site is also surrounded by existing Village

House developments. In this regard, the proposed development will not significantly affect on the integrity of the “AGR” Zone. Therefore, it is unlikely that the approval of this application will form an undesirable precedent for similar applications leading to the proliferation of Small House developments into the “AGR” Zone. In view of the above, favourable consideration may be given to the current application.

5.1.4. The insignificant scale of the proposed Small House development would not render any adverse environmental impacts in the vicinity

5.1.4.1. Considering the fact that there is only one proposed Small House in the Application Site, the adverse impact to the environment is extremely limited and the cumulative effect of approving similar application would unlikely result in a general degradation of the rural environment.

5.1.4.2. Similar applications (Application nos. A/NE-TKL/138 and A/NE-TKL/211) to build 10 (ten) and 7 (seven) Small Houses in the same “AGR” Zone were approved with conditions on 16.06.2000 and 09.08.2002 respectively. In the present case, the Application Site only involves the building of one Small House. The scale of development is much smaller than that of Application Nos. A/NE-TKL/138 and A/NE-TKL/211. Therefore, the present planning application should be tolerated given the limited scale of the proposed Small House development.

5.1.4.3. The Site, currently vacant with no trees, is located at the eastern fringe of village proper of Hung Leng and is sandwiched between clusters of village houses to the north, west and south, and a hard-paved area to the east. The shrubs and herbs found on the Site are of common species, with no old and valuable trees nor trees of large size. Significant impact on the sensitive landscape resources arising from the proposed development is therefore not anticipated. Taken into account that the majority of the Site falls within “V” Zone, which is not a landscape sensitive zoning, the proposed development is not entirely incompatible with the surrounding environment. Significant changes or disturbances to the existing landscape character and resources arising from the proposed development were not anticipated.

5.1.5. Respect should be paid for the traditional rights of eligible indigenous male villagers to build Small Houses for their own use

5.1.5.1. The Applicant, as an indigenous villager, has a genuine need and strong intention to reside in the village and revive the village lifestyle.

The crux of the Small House policy lies in that the Small House being applied for should be genuine residence for the indigenous villager. He has plans to settle down and spend his lifetime in the recognized Hung Leng Village. He has a strong sense of home-belonging. He also has great aspirations for sustaining the development of his own village for their next generation. Inasmuch respect should be paid for the traditional rights indigenous villagers to build Small Houses for their own use.

5.1.6. The long waiting time for processing Small House grant applications renders the Applicant suffering both monetary and time cost

- 5.1.6.1. It has nearly been nine years since the Applicant has filed an application for building a Small House. The applicant deserves a sympathetic consideration from the TPB for such long waiting time. The longer the waiting time, the greater the monetary loss will be incurred due to inflated flat prices. The increasing waiting time for processing Small House grant applications renders the Applicant suffering grant monetary and time loss. Thus, the approval of the present application brooks no delay.
- 5.1.6.2. The Small House Application was submitted to the Lands Department on 13th July, 2015 whereas the “more cautious approach” was adopted by the TPB in August 2015. Without full knowledge of the “more cautious approach” by a lay Applicant, it is not until 2024 that the Applicant is reminded by DLO that a need for S16 town planning permission to proceed his Small House Application in the DLO. The Applicant has a long intention to build his Small House before the introduction of the “more cautious approach” and this warrants a sympathetic consideration by the TPB.

5.2. Similar Approved Applications

5.2.1. There have been **4 approved similar applications** to build the Small House out of the “V” Zone and outside the boundary of “VE”, namely A/NE-TKL/313, A/NE-LYT/682, A/NE-TK/708, and A/NE/KTS/513. The board paper and TPB meeting minutes of the application are reviewed. **Table 5.2** summarizes the key parameters for the proposed development:

Table 5.2 Key parameters for the development

Key parameters	Application No.				Subject Application
	A/NE-TKL/313 (Approved with condition(s) on 19.12.2008)	A/NE-LYT/682 (Approved with condition(s) on 04.01.2019)	A/NE-TK/708 (Approved with condition(s) on 09.07.2021)	A/NE-KTS/513 (Approved with condition(s) on 09.09.2022)	
1) Is the Application Site fall within the “V” Zone?	✓	✓ (34.3%)	✓ (78%)	✓ (51.6%)	✓ (about 50%)
2) Is the building footprint located within “VE”?	×	✓ (26.4%)	×	×	×
3) Is the building footprint fall within the “V” Zone?	✓ (87.8%)	✓ (55.1%)	✓ (93%)	✓ (63%)	✓ (about 90.5%)
4) Other OZP Zones involved for the proposed development	“AGR”	“AGR”	“REC”	“AGR”	“AGR”
5) Is the proposed House performing an Orderly Development Pattern with the Village?	Yes	Yes	Yes	Yes	Yes

5.2.2. The key considerations of the aforementioned applications from minutes of TPB are outlined as follows in **Table 5.3**:

Table 5.3 Highlights of TPB Minutes from TPB

Application No.	TPB Minutes
A/NE-TKL/313 (Approved with condition(s) on 19.12.2008)	<ul style="list-style-type: none"> The entire building footprint of the proposed NTEH/ Small House was located outside the “VE” of Hung Leng Village, not less than 50% of the proposed footprint (about 87.8%) fell within the “V” Zone and

	<p>there was a general shortage of land in meeting the demand of Small House in the “V” Zone of the same village.</p> <ul style="list-style-type: none"> • The application site had been left abandoned and had a low potential for agricultural rehabilitation. • The proposed NTEH development was not incompatible with the adjacent village setting and surrounding environment of a rural character, and would have no adverse infrastructural impacts on the surrounding area. • WSD advised that the application site was located within flood pumping gathering ground; and the applicant should bear the cost of any necessary diversion works of an existing water main affected by the proposed development.
<p>A/NE-LYT/682 (Approved with condition(s) on 04.01.2019)</p>	<ul style="list-style-type: none"> • The Commissioner for Transport (C for T) had reservation on the application and considered that Small House development should be confined within the “V” zone as far as possible but given that the proposed development involved one Small House, it could be tolerated. • PlanD mentioned the site was not entirely incompatible with the surrounding rural landscape character dominated by village houses and active/fallow agricultural land. Significant changes or disturbances to the existing landscape character and resources arising from the proposed development were not anticipated. • While land available within the “V” Zone was insufficient to fully meet the future Small House demand, land was still available within the “V” Zone to meet the outstanding Small House applications. The site was close to the existing village proper of Kwan Tei Village and there were approved Small House applications nearby. • Members asked about the possibility to shift the proposed Small House further to the west so that more area would fall within the “V” Zone. STP/STN of PlanD responded that the adjoining site to the west was occupied by a temporary domestic structure and there was no room for shifting the proposed Small House to the west. • Members asked for the justification for approval of the application since less than 50% of the Site was within the “V” Zone. STP/STN of PlanD responded that according to the Interim Criteria for consideration of application for NTEH/Small House in New Territories, this application has more than 50% of the footprint of the proposed NTEH/Small House that fell within the “V” Zone and there was a shortage of land in meeting the demand for Small House development in “V” Zone, therefore, a favourable consideration could be given. • Members raised question about the scope for extending the village to the nearby “AGR” Zone. STP/STN of PlanD replied that the eastern boundary of the “VE” of Kwan Tei Village was largely within the “V” Zone, the scope for extending the village to the “AGR” Zone to the further east was limited.
<p>A/NE-TK/708 (Approved with condition(s) on 09.07.2021)</p>	<ul style="list-style-type: none"> • Members asked about the implications for a portion of the Application Site that fell within the “REC” Zone. In response, STP/STN of PlanD mentioned that only a minor portion (about 7% or about 29m²) encroached onto the fringe of the “REC” Zone, the proposed

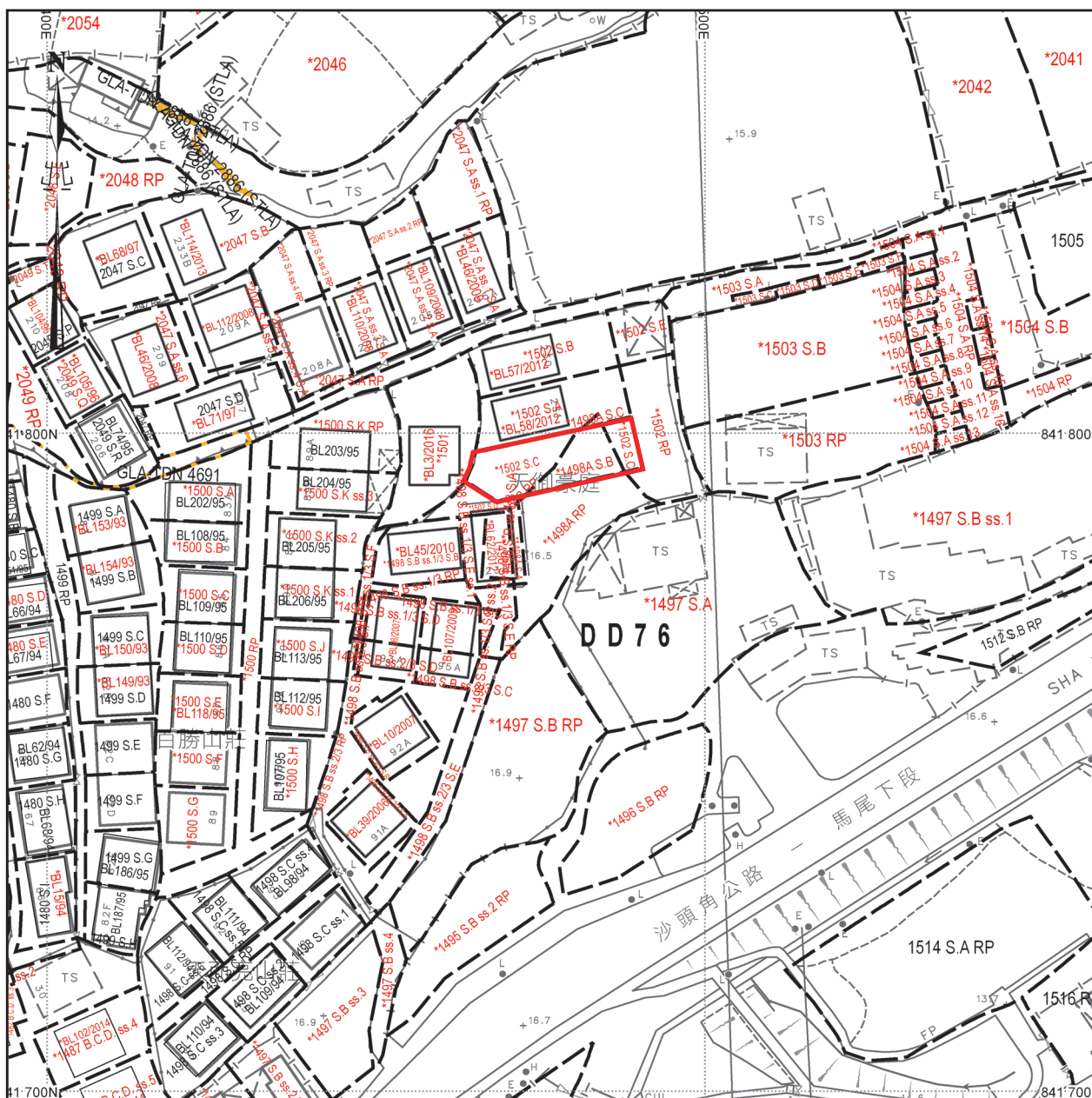
	<p>development would not significantly affect the integrity of the “REC” Zone.</p> <ul style="list-style-type: none"> • PlanD mentioned a more cautious approach in considering applications for Small House development has been adopted in recent years. Still, the Application Site was bounded by the existing clusters of village houses and only a minor portion of the proposed Small House footprint encroached onto the “REC” Zone, it was unlikely that approval of the application would form an undesirable precedent for similar applications leading to the proliferation of the Small House developments into the “REC” Zone.
--	--

5.2.3. The subject application is similar to the above-reviewed cases, including but not limited to:

- ✓ The Application Site is completely outside the “VE” of Hung Leng Village, but over 90% of the building footprint falls within the “V” Zone that aligns with the favourable consideration as mentioned in the Interim Criteria and the cautious approach;
- ✓ The Application Site is close to the existing village proper of Hung Leng Village and there are approved Small House applications nearby;
- ✓ The Application Site is left vacant with a low potential for agricultural rehabilitation;
- ✓ The Application Site is bounded by a cluster of village houses, and the development is not incompatible with the adjacent village setting;
- ✓ Significant changes or disturbances to the existing landscape character and resources arising from the proposed development are not anticipated;
- ✓ No “V” Zone land will be curved out and the spatial opportunities to extend the village to the “AGR” Zone to the further east is unavoidable;
- ✓ Only a minor portion of the building footprint encroaches into the “AGR” Zone, it is unlikely that the approval of application would form an undesirable precedent for similar applications;
- ✓ With a good view to retain a reasonable similar and orderly building form, the Application has a low possibility of shifting the proposed House further west into the “V” zone due to existing Houses surrounding the site; and
- ✓ The proposal of building 1 Small House would not cause infrastructural impacts to the surrounding area.

6. CONCLUSION

- 6.1. The present planning application aims to seek planning permission from the Town Planning Board to allow the Applicant to build one proposed House (New Territories Exempted House – Small House).
- 6.2. This application is fully justified based on the following grounds:
 - ✓ The present planning application warrants favourable consideration as it is inextricably affiliated with the interim criteria for considering application for New Territories Exempted House (NTEH) / Small House Development.
 - ✓ A logical and spontaneous expansion of Village Type Development.
 - ✓ Approval of this application would not be an undesirable “precedent” for other similar applications within the “AGR” Zone.
 - ✓ The insignificant scale of the proposed Small House development would not render any adverse environmental impacts in the vicinity.
 - ✓ Respect should be paid for the traditional rights of eligible indigenous male villagers to build Small Houses for their own use.
- 6.3. Substantiated with the above planning justifications, we would be much obliged to extend thanks if the Members of the Town Planning Board could favourably consider the present planning application and approve the present Small House application with all possible expedition.



LEGEND



Application Site

DATE

August 2024

SCALE

1: 1,000
at A4

FIGURE NO.

Figure 1

FIGURE TITLE

Location Plan
(Extracted from the Lot Index No.
ags_S00000130625_0001)

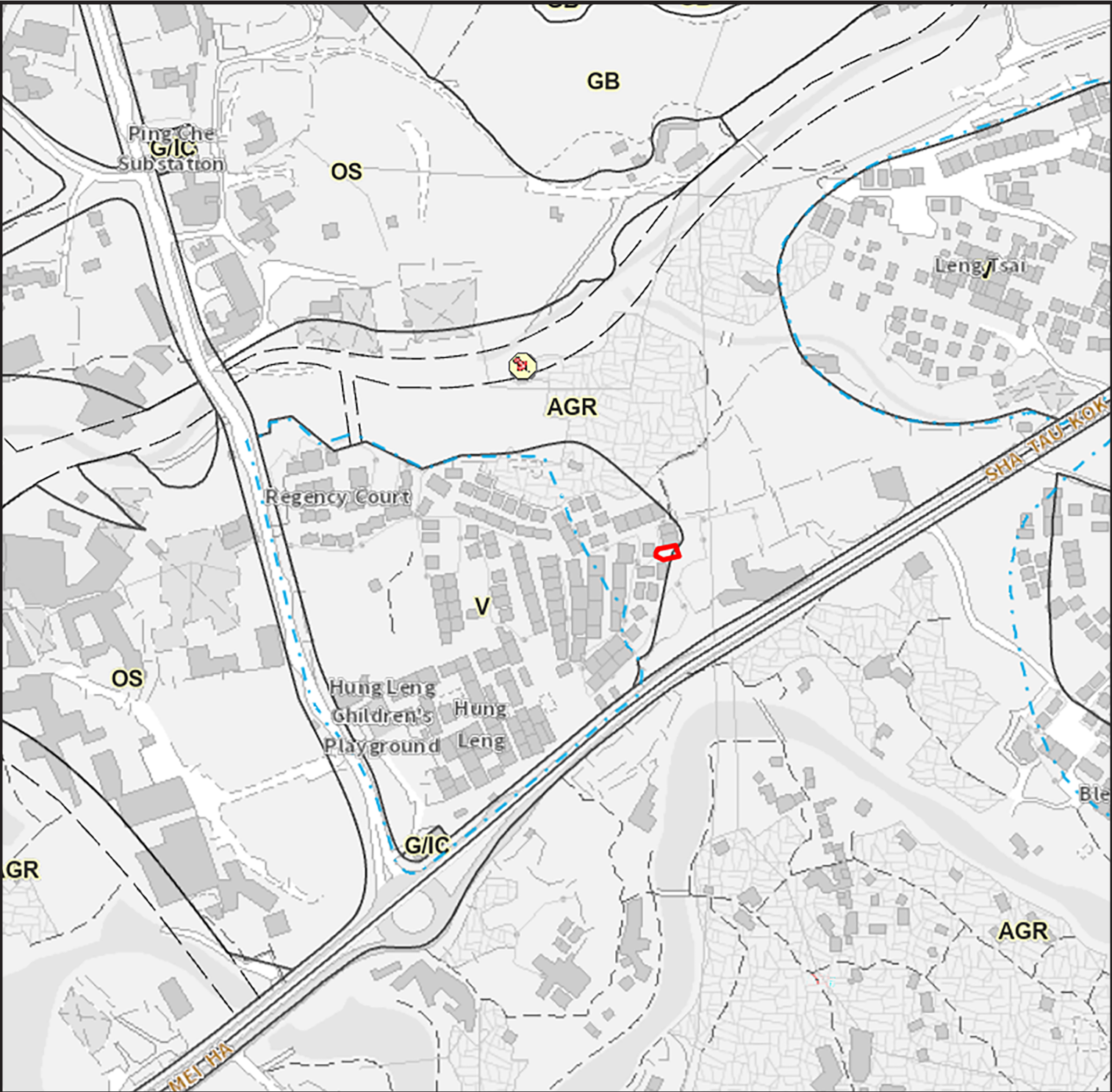
LOCATION




Lots 1498A S.B and
1502 S.C in D.D. 76,
Hung Leng, Fanling,
New Territories

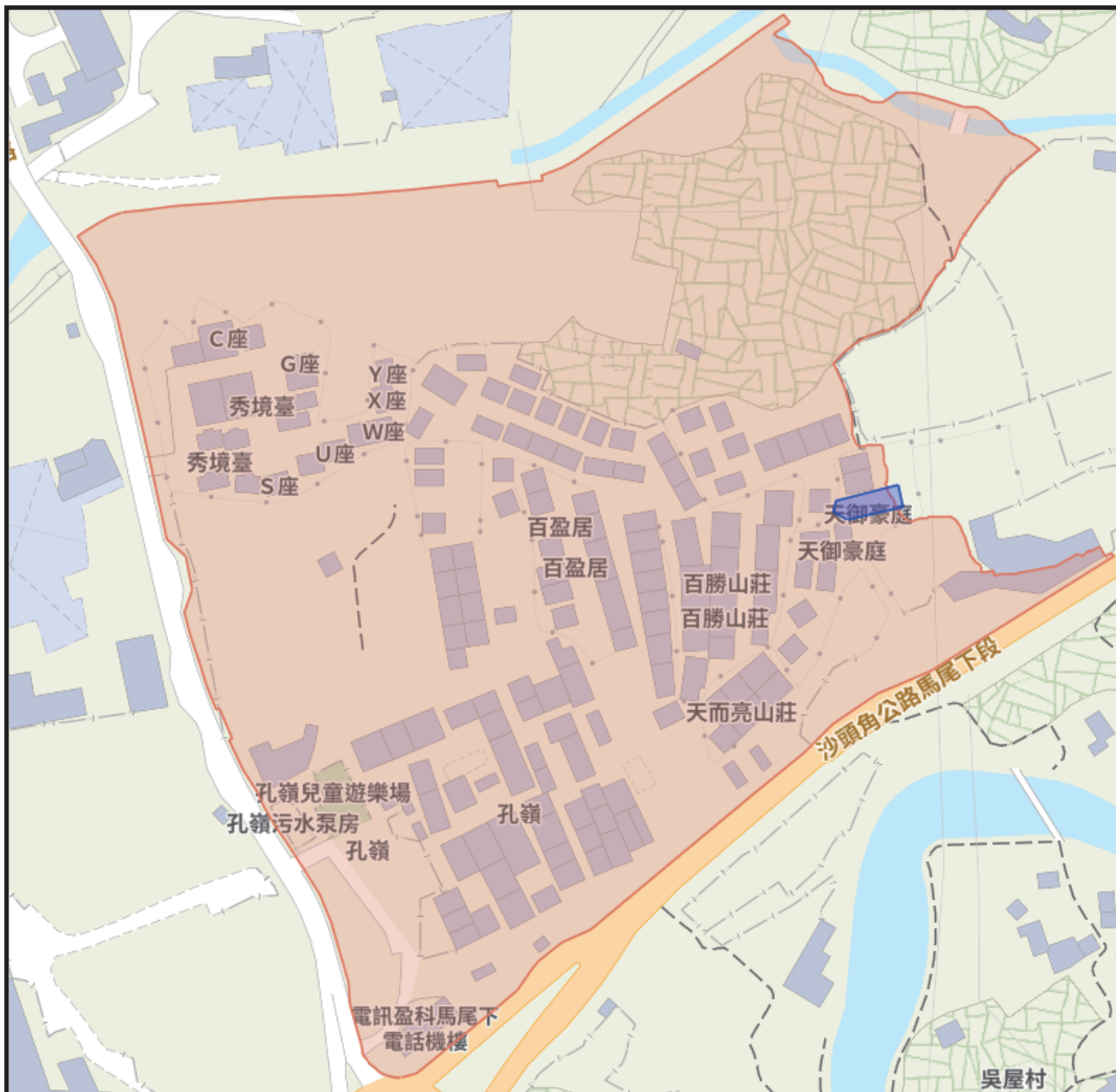
PREPARED BY:



DeSPACE (International) Limited



<p>LEGEND</p> <p> Application Site</p> <p> Boundary of Village Environs (VEs)</p>	<p>DATE</p> <p>August 2024</p>	<p>SCALE</p> <p>1: 5,000 at A4</p>	<p>FIGURE NO.</p> <p>Figure 2</p>
<p>FIGURE TITLE</p> <p>Outline Zoning Plan with Village Environs (VEs) (Extracted from Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14)</p>	<p>LOCATION</p> <p>Lots 1498A S.B and 1502 S.C in D.D. 76, Hung Leng, Fanling, New Territories</p>	<p>PREPARED BY:</p> <div data-bbox="1203 1957 1541 2074"> DeSPACE (International) Limited</div>	



LEGEND



Application Site



Delineation Area of
Existing Village of Hung Leng

DATE

August 2024

SCALE

1: 2,000
at A4

FIGURE NO.

Figure 3

FIGURE TITLE

Delineation Area of Existing Village of
Hung Leng
(Extracted from Plan No. VEB/2002/N/F-02 in Apr 2022
from Home Affairs Department)

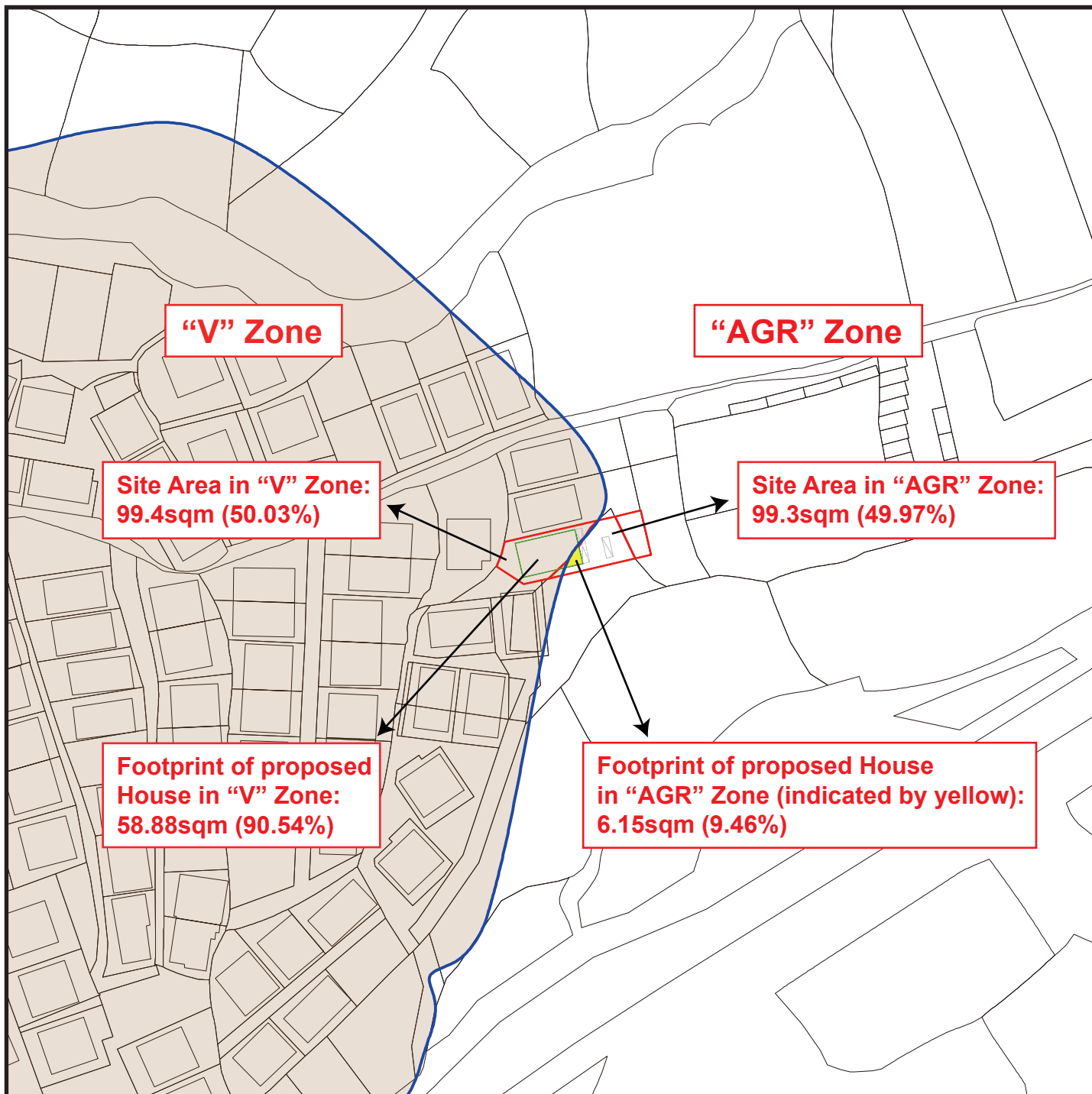
LOCATION

Lots 1498A S.B and
1502 S.C in D.D. 76,
Hung Leng, Fanling,
New Territories

PREPARED BY:








DeSPACE (International) Limited



LEGEND	DATE	SCALE	FIGURE NO.
<div data-bbox="97 1619 165 1675" data-label="Image"></div> Application Site <div data-bbox="97 1697 165 1753" data-label="Image"></div> Proposed House <div data-bbox="97 1776 165 1832" data-label="Image"></div> Area in "V" Zone <div data-bbox="480 1630 549 1664" data-label="Image"></div> Proposed Balcony <div data-bbox="480 1709 549 1742" data-label="Image"></div> Proposed Septic Tank	August 2024	1: 1,000 at A4	Figure 4
FIGURE TITLE	LOCATION	PREPARED BY:	
Proposed House under Outline Zoning Plan No. S/NE-TKL/14	Lots 1498A S.B and 1502 S.C in D.D. 76, Hung Leng, Fanling, New Territories	<div data-bbox="1201 1995 1278 2096" data-label="Image"></div> DeSPACE (International) Limited	



LEGEND

- | | | | |
|--|---------------------------|---|----------------------|
|  | Proposed House |  | Proposed Balcony |
|  | Application Site |  | Proposed Septic Tank |
|  | Existing Vehicular Access | | |

DATE

August 2024

FIGURE NO.

Figure 5

FIGURE TITLE

Aerial Photograph
with Vehicular Access Plan
(Extracted from the Aerial Photo No. E184592C
taken on 22.02.2023)

LOCATION

Lots 1498A S.B and
1502 S.C in D.D. 76,
Hung Leng, Fanling,
New Territories

PREPARED BY:



Appendix 1

**Letter from North District
Lands Office, Lands
Department dated 28.07.2015**

電話 Tel: 2675 1751
圖文傳真 Fax: 2675 9224
電郵地址 Email: DLON: 265/SHL/15
本署檔號 Our Ref:
來函檔號 Your Ref:

來函請註明本署檔號

Please quote our reference in your reply



地政總署
北區地政處
DISTRICT LANDS OFFICE, NORTH
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

新界粉嶺璧峰路三號北區政府合署六樓
6/F., NORTH DISTRICT GOVERNMENT OFFICES
3 PIK FUNG ROAD, FANLING, NEW TERRITORIES

網址 Website : www.landsd.gov.hk

邱定邦先生

邱先生：

申請興建小型屋宇

粉嶺鄉

孔嶺

村

丈量約份第 76 約地段第 1502C 號

本處已於 2015 年 7 月 13 日收到你的小型屋宇申請表格。

你的申請將會列入本處的小型屋宇申請名單內，而本處會按照接獲申請表日期次序處理，本處會另函通知你有關資料或情況。

如欲進一步查詢關於你的申請，請致電 2675 1751 與地政主任張偉綸先生聯絡。

北區地政專員

(伍聯英

代行)

2015 年 7 月 28 日

本信息及任何附件只供收件人使用，而其中可能載有機密及／或屬法律特權的資料。敬請注意，未經許可，不得擅自披露或使用本信息。倘本信息誤傳給你，請立即通知本署，並刪除或銷毀本信息。本署絕不承擔因使用本信息而引致的任何法律責任。

Appendix 2

**Letter from North District
Lands Office, Lands
Department dated 10.04.2017**



地政總署
北區地政處

DISTRICT LANDS OFFICE, NORTH
LANDS DEPARTMENT

電話 Tel: 2675 1751
圖文傳真 Fax: 2675 9224

電郵地址 Email:

本署檔號 Our Ref: (6) in DLON 265/SHL/15
來函檔號 Your Ref:

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

新界粉嶺璧峰路三號北區政府合署六樓
6/F., NORTH DISTRICT GOVERNMENT OFFICES
3 PIK FUNG ROAD, FANLING, NEW TERRITORIES

網址 Website : www.landso.gov.hk

來函請註明本署檔號

Please quote our reference in your reply



邱定邦先生

邱先生：

資料審核會面

申請興建小型屋宇

新界粉嶺鄉孔嶺村

丈量約份第 76 約地段第 1502 號 C 分段及第 1498A 號 B 分段

本信與上述地點的小型屋宇申請有關。

現致函邀請你於 2017 年 4 月 11 日上午 9 時 30 分親臨本處，與本信代行人會晤，辦理資料審核及有關的宣誓手續。屆時請攜同本信及下列文件，以供查閱：

- ☒ 你的香港身份證及出生證明書正本。
- ☒ 你的父親及祖父的香港身份證及出生證明書正本。
- ☐ 原居民代表/鄉事委員會主席或副主席的聲明。
- ☒ 其他：宗族世系/家系圖或家系表（如有）。

「資料審核會面」是處理上述申請的必須程序，倘若你未能於該日出席會晤，本處將不能繼續處理你的申請，故請在 2017 年 4 月 10 日或之前致電 2675 1706 與本處劉先生聯絡，以便更改會面日期，否則閣下的申請將會被取消，敬請留意。

北區地政專員

(張偉綸



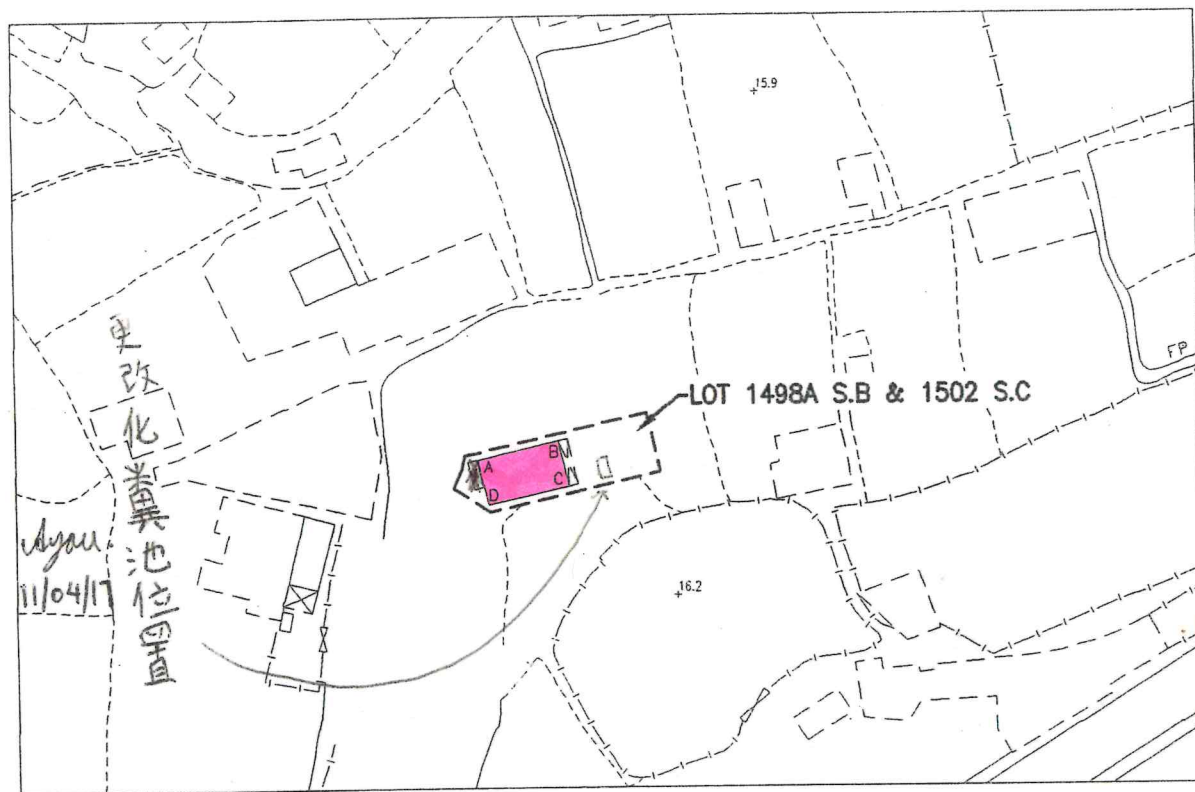
代行)

2017 年 4 月 10 日

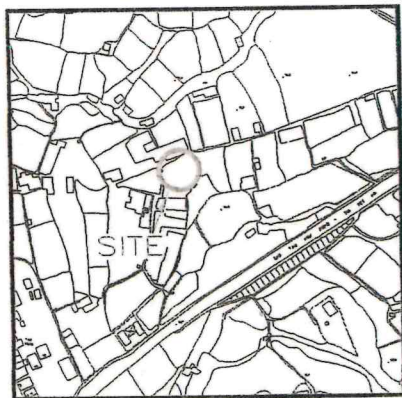
Appendix 3

Survey Plan

PROPOSED SMALL HOUSE IN LOT NOS. 1498A S.B & 1502 S.C IN D.D.76



LOCATION PLAN



SCALE 1 : 5000

COLOURED PINK AREA : 65.03 SQUARE METRES (ABOUT)

Line	Bearing	Distance(m)	Northing(m)	Easting(m)	Pt.
A-B	77° 00' 56"	10.668	841796.485	835466.787	A
B-C	167° 00' 56"	6.096	841798.882	835477.182	B
C-D	257° 00' 56"	10.668	841792.942	835478.551	C
D-A	347° 00' 56"	6.096	841790.545	835468.156	D

Remark:

Please refer to SRP Nos. SRP/DN/054/0005/D2 and SRP/DN/054/0008/D1 for boundary information of Lot Nos. 1502 S.C and 1498A S.B in D.D.76.

Legends:

- Septic Tank (1.219m x 3.658m)
- Balcony (6.096m x 1.220m)

Scale 1:1000

Survey Sheet No.: 3-SW-4B

Date: June 2009

Dated this 15th day of June 2009.....



LEUNG Chi-yan, George
MIS.Aust MNZIS MHKIS MRICS RPS(LS) ACI Arb
Authorized Land Surveyor

Plan No. : GL0109/SH/09

GLand GLand Surveying, Planning & GIS Co. Ltd.
創領測量規劃及地理訊息系統有限公司

8B Kwong On Bank Mongkok Branch Building, Nos. 728-730 Nathan Road, Mongkok, Kowloon, Hong Kong
Telephone : 2544 8939 Facsimile : 2544 1669 E-mail : gland@biznetvigator.com

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

- (a) sympathetic consideration may be given if not less than 50% of the proposed NTEH/Small House footprint falls within the village 'environs' ('VE') of a 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 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

**Similar S.16 Applications for Proposed House
(New Territories Exempted House - Small House) partly within the same “Village Type
Development” and/or “Agriculture” zones in the vicinity of the Site
in the Ping Che and Ta Kwu Ling Area**

Approved Applications

Application No.	Uses/ Development	Date of Consideration
A/NE-TKL/313	Proposed House (New Territories Exempted House (NTEH) - Small House)	19.12.2008
A/NE-TKL/314	Proposed Replacement of Existing Domestic Buildings by a New Territories Exempted House	9.1.2009

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 outside the village ‘environ’ of Hung Leng;
- (b) the applicant claimed himself as an the indigenous villager of Hung Leng, Fanling Heung. The eligibility of the applicant for Small House grant has yet to be ascertained;
- (c) the Site is an Old Schedule Agricultural Lot held under Block Government Lease; and
- (d) the Small House application at the Site is under processing.

2. Traffic

Comments of the Commissioner for Transport:

- (a) she has reservation on the application;
- (b) 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 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;
- (c) notwithstanding the above, the application only involves the construction of one Small House. The application can be tolerated unless being rejected on other grounds; and
- (d) the local village access leading to the Site from Sha Tau Kok Road is not managed by the Transport Department (TD).

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

- (a) the proposed access arrangement of the Site should be commented and approved by TD;
- (b) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public road and drains; and
- (c) the access road connecting the Site with the nearby public road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting to the Site.

3. Environment

Comments of the Director of Environmental Protection:

- (a) in view of the small scale of the proposed development, the application is unlikely to cause major pollution; and
- (b) septic tank and soakaway system is an acceptable means for collection, treatment and disposal of the sewage provided that its design and construction follow the requirements of the ProPECC PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” and are duly certified by an Authorised Person.

4. Landscape

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

- (a) no objection to the application from the landscape planning perspective; and
- (b) based on the aerial photo of 2023, the Site is located in an area of miscellaneous rural fringe landscapes and rural inland plains landscape character comprising open storages, temporary structures, vegetated areas and tree clusters. Based on the site photos taken on 16.8.2024, the Site is partly hard-paved and partly vacant with no existing trees. Significant adverse impact on the landscape character and existing landscape resources within the Site arising from the proposed development is not anticipated.

5. Drainage

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

- (a) she has no objection to the application from the public drainage viewpoint;
- (b) the Site is in an area where public sewerage connection is not available. Environmental Protection Department should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed development; and
- (c) her advisory comments are set out at **Appendix V**.

6. Agriculture

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

- (a) he does not support the application from agricultural perspective as the Site possesses potential for agricultural rehabilitation; and
- (b) the Site falls within the “Agriculture” zone and is generally vacant. The agricultural activities are active in the vicinity, and agricultural infrastructure 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.

7. Fire Safety

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

- he has no in-principle objection to the application at this stage 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. District Officer's Comments

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

- consultations letters were issued to the Chairperson of Fanling District Rural Committee, the Chairperson of Lung Shan Area Committee, the Indigenous Inhabitant Representative and the Resident Representative of Hung Leng and the Indigenous Inhabitant Representative and the Resident Representative of Leng Tsai.

9. Demand and Supply of Small House Sites

According to DLO/N of LandsD's records, the total number of outstanding Small House applications for Hung Leng is 7 while the 10-year Small House demand forecast for the same village is 60. According to the latest estimate by PlanD, about 1.56 ha (equivalent to 62 Small House sites) of land are available within the "V" zones of Hung Leng for Small House development. There is insufficient land in the "V" zones of Hung Leng to meet the future demand of land for Small House development (i.e. about 1.68 ha of land which is equivalent to 67 Small House sites).

10. Other Department

The following government departments have no comments on the application:

- (a) Chief Engineer/Construction, Water Supplies Department; and
- (b) Project Manager (North), Civil Engineering and Development Department.

Recommended Advisory Clauses

- (a) to note the comments of the Chief Engineer/Mainland North of Drainage Services Department that:
 - (i) the applicant should construct drains, at his own cost, to collect runoff water generated on site to existing stream course in the vicinity. No water should be discharged to road;
 - (ii) the applicant should check and ensure that the existing drainage channel downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the subject lot. He should also ensure that the flow from the application site (the Site) will not overload the existing drainage system; and
 - (iii) the Site is in an area where public sewerage connection is not available. Environmental Protection Department should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed development;
- (b) to note the comments of the Director of Environmental Protection that septic tank and soakaway system is an acceptable means for collection, treatment and disposal of the sewage provided that its design and construction follow the requirements of the ProPECC PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” and are duly certified by an Authorised Person;
- (c) to note the comments of the Director of Fire Services that the applicant should observe ‘New Territories Exempted Houses – A Guide to Fire Safety Requirements’ which is administrated by the Lands Department (LandsD). Detailed fire safety requirements will be formulated upon receipt of formal application via LandsD;
- (d) to note the comments of the Commissioner of Transport that the local village access leading to the Site from Sha Tau Kok Road is not managed by the Transport Department (TD);
- (e) to note the comments of the Chief Highway Engineer/New Territories East of the Highways Department (CHE/NTE, HyD) that:
 - (i) the proposed access arrangement of the Site should be commented and approved by TD;
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public road and drains; and
 - (iii) the access road connecting the Site with the nearby public road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting to the Site;
- (f) to note the comments of the Chief Engineer/Construction of the Water Supplies Department (CE/C, WSD) that for provision of water supply to the development, the applicant may need to extend his inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD’s standard; and

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

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates
A/NE-TKL/771

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

沒有意見！

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

葉奕成

簽署 Signature

日期 Date

23-8-2004

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

2

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

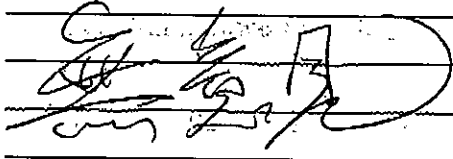
By e-mail : tpbpd@pland.gov.hk

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

A/NE-TKL/771

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 23 AUG 2024

From:
Sent: 2024-08-26 星期一 15:49:06
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Ref A/NE-TKL/771
Attachment: Reply slip to tpb - A_NE_TKL_771 (20240826).pdf

Dear Sir,

Please find attached our advice of no comment in relation to the above s16 planning application.
Thank you.

Regards,
Yau Wai Kwan and
Ip Shui Sang

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-TKL/771

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

無意見

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

邱為鈞
葉水生

簽署 Signature

葉水生

日期 Date

26.8.2024

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-TKL/772

意見詳情 (如有需要，請另頁說明)

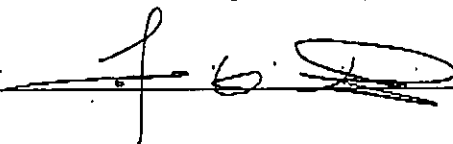
Details of the Comment (use separate sheet if necessary)

沒有意見！

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

葉美成

簽署 Signature



日期 Date

28-8-2024

From:
Sent: 2024-09-06 星期五 02:50:31
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-TKL/771 DD 76 Hung Leng, Fanling

A/NE-TKL/771

Lots 1498A S.B and 1502 S.C in D.D. 76, Hung Leng, Fanling

Site area: About 198.7sq.m

Zoning: "VTD" and "Agriculture"

Applied use: NET House

Dear TPB Members,

Objections, you recently approved a parking lot, 747, on nearby lots so there is "V" zone land available in the village for Net House development.

The village house zoning is intended to provide land for residences, there is no mention of parking lots in the original concept.

Mary Mulvihill