

2022年 10月 1 日

此文件在  
只於收到所有必要資料及文件後才正式確認收到  
申請。

10 OCT 2022

The Town Planning Board will formally acknowledge the receipt of an application only upon receipt of all the required information and documents.

Form No. S16-II  
表格第 S16-II 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

Applicable to Proposal Only Involving Construction of  
"New Territories Exempted House(s)"

適用於只涉及興建「新界豁免管制屋宇」的建議

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2202433

23/9

by post

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	AM-LKN/862
	Date Received 收到日期	10 OCT 2022

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

## 1. Name of Applicant 申請人姓名/名稱

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

鄧鐸英祖

司理: 鄧世傑

司理: 鄧世樂

## 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 )M&D Planning and Surveyors Consultant Limited  
現代規劃及測量顧問有限公司

## 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)

新界錦田北丈量約份第109約地段第672號B分段(部分)

(b) Site area and/or gross floor area involved  
涉及的地盤面積及/或總樓面面積☒ Site area 地盤面積 1400.26 sq.m 平方米 ☐ About 約☒ Gross floor area 總樓面面積 390.18 sq.m 平方米 ☐ About 約(c) Area of Government land included (if any)  
所包括的政府土地面積 (倘有)..... sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	錦田北分區計劃大綱核准圖編號 S/YL-KTN/9
(e) Land use zone(s) involved 涉及的土地用途地帶	農業地帶
(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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.  
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號。  
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

<b>6. Development Proposal 擬議發展計劃</b>			
(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	鄧創基 鄧柏良		
(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)	水頭村		
(c) Proposed gross floor area 擬議總樓面面積	390.18 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約		
(d) Proposed number of house(s) 擬議房屋幢數	2	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 (Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable) (請在圖則上顯示，並註明車位總數，以及每個車位的長度和寬度及/或化粪池的位置 (如適用))		
(g) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是          No 否	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) ..... <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input checked="" type="checkbox"/>	
(h) Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁至公共污水渠?	Yes 是 <input type="checkbox"/>          No 否 <input checked="" type="checkbox"/>	(Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線)          (Please indicate on plan the location of the proposed septic tank. 請用圖則顯示化粪池的位置)	

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

見附頁

**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

YIU SAI HOI

Planning Consultant

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of  
代表

M&D Planning and Surveyors Consultant Limited

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

Date 日期

22-9-2022

(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**

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



# Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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	新界錦田北丈量約份第109約地段第672號B分段(部分)		
Site area 地盤面積	1400.26	sq. m 平方米	<input 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	錦田北分區計劃大綱核准圖編號 S/YL-KTN/9		
Zoning 地帶	農業地帶		
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	390.18	sq.m 平方米	<input checked="" type="checkbox"/> About 約
(ii) Proposed No. of house(s) 擬議房屋幢數	2		
(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
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
<u>位置圖</u>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

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

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

### Justifications 理由 - 附頁

申請地點的面積約 1400.26 平方米,座落錦田北;現時為空置用途。擬議興建兩幢,每幢約 8.23 米高及上蓋面積約 65.03 平方米的新界豁免管制屋宇-小型屋宇。申請地段的土地用途主要為農業及小型屋宇之用途,周邊環境及景觀適合興建屋宇。此外,城規會過往亦批准多個在該地帶內的同類申請。

申請人均為水頭村鄧鐸英祖的司理及原居民,由於水頭村人口逐漸增加,可供村民申請興建屋宇之鄉村式發展土地已接近飽和,沒有足夠空間再興建,由於兒子逐漸長大,已經到了適婚年齡,他們計劃組織家庭,申請人於水頭村毗鄰位置擁有一幅已荒廢多年的農地,因此向城市規劃提出規劃許可申請,希望能解決他們住屋的問題。

申請位置之土地週邊沒有斜坡及有任何大型建設的工程,相信小型屋宇的興建不會對環境及居民造成影響及滋擾;申請位置將設置化糞池及污水處理系統作為樓宇落成後之排污的收集及處理;附近設有中電供電設施,可提供電力供應;另加裝消防滅火筒及煙霧感應器。

我們希望城規會及有關政府部門能從優考慮這宗規劃申請。

### 位置圖



申請位置

總集  
目錄

水尾

· 184 · 中国农村信用社

永強

郵公刊

國產

園村 洪武宮

力禁室害卒

一、休息處

便母孺

田邊城

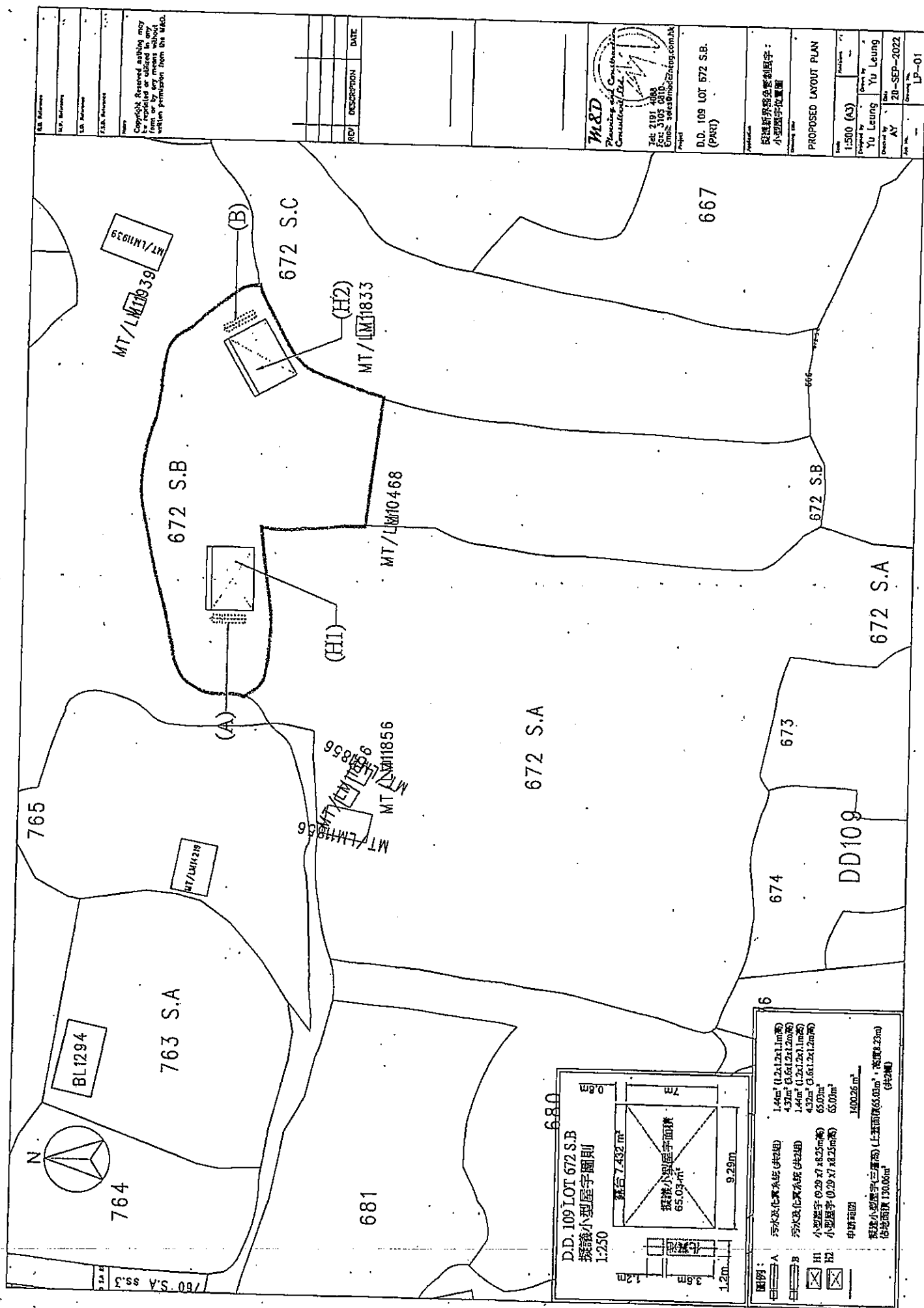
天安園

晉榮農莊

周玉二公告院

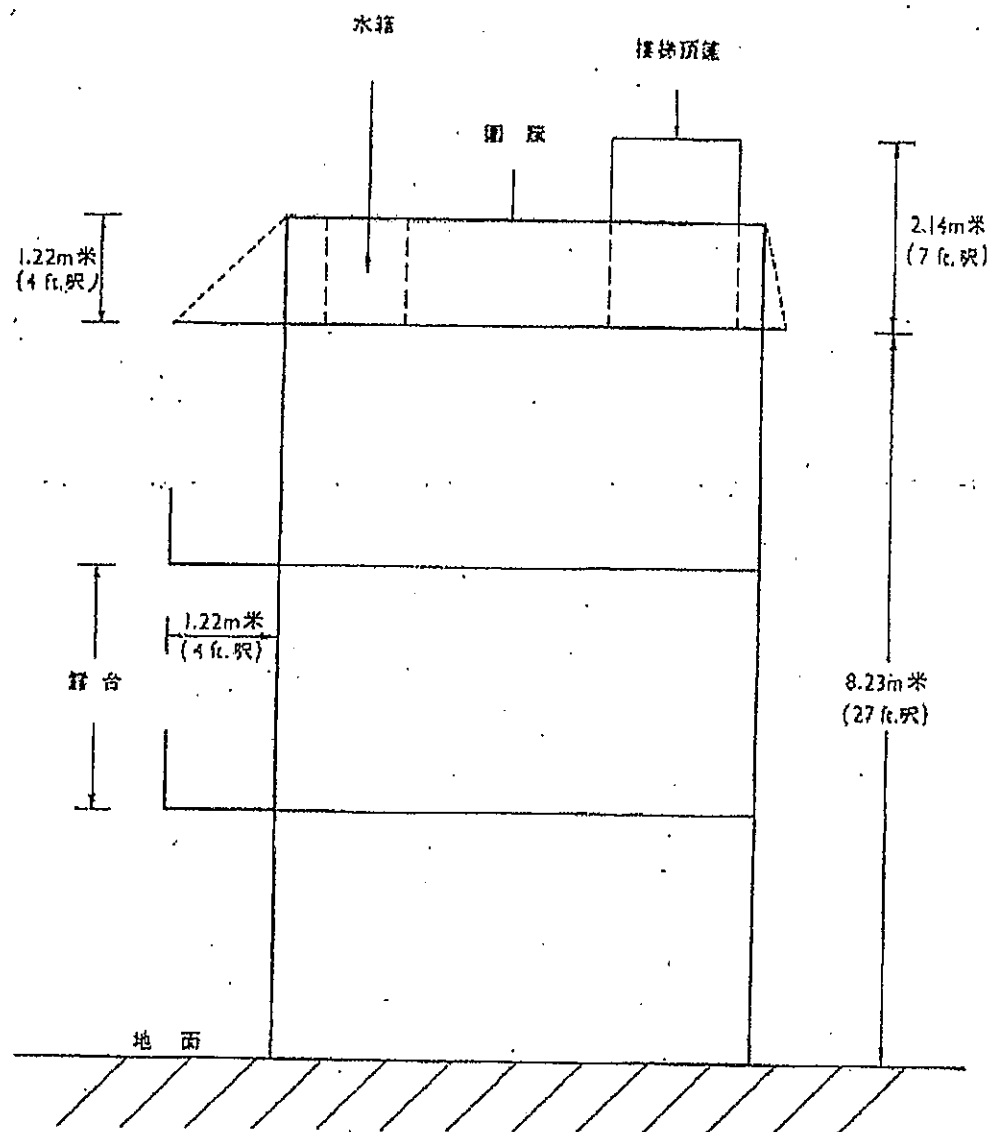
冰球

擬議 2 幢屋宇 (新界豁免管制屋宇) - 小型屋宇申請範圍



申請地段：新界錦田北丈量約份第109約地段第672號B分段(部分)  
擬議2幢屋宇(新界豁免管制屋宇 - 小型屋宇)之規劃許可申請

屋宇設計圖



Appendix Ia of RNTPC  
Paper No. A/YL-KTN/862

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規劃申請編號A/YL-KTN/862 (補充資料)  
05/12/2022 15:44

From:

To: <llyduen@pland.gov.hk>

1 attachment



DD109 L672SB 行人通道位置圖.pdf

致：規劃署陳先生

擬議2幢屋宇（新界豁免管制屋宇 - 小型屋宇）  
之規劃許可申請

申請地段：新界錦田北丈量約份第109約地段第672號B分段

附上申請位置之行人通道位置圖，以作記錄

*Leo Wong*

Direct Line : +

Mobile / Whatsapp : +

Fax : -----

Email

Web site : \_\_\_\_\_







**Relevant Revised Interim Criteria for Assessing Planning Applications for**  
**NTEH/Small House Development in the New Territories**  
**( Revised 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<sup>^</sup>);
  - (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.
- <sup>^</sup>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.

Similar s.16 Applications within the same “AGR” Zone in the vicinity of the Site

Approved Application

<u>Application No.</u>	<u>Use/Development</u>	<u>Date of Consideration</u>
A/YL-KTN/380	Proposed House (New Territories Exempted House - Small House)	18.5.2012

Rejected Applications

	<u>Application No.</u>	<u>Use(s)/Development(s)</u>	<u>Date of Consideration</u>	<u>Rejection Reasons</u>
1.	A/YL-KTN/153*	Proposed New Territories Exempted House (NTEH) (Small House)	11.10.2002 [rejected on review on 14.2.2003]	1, 2, 3, 6
2.	A/YL-KTN/177	Proposed New Territories Exempted House (NTEH) (Small House)	15.8.2003	1, 2, 3, 6
3.	A/YL-KTN/265*	New Territories Exempted Houses (NTEH) (Small Houses)	23.3.2007	1, 2, 4, 9
4.	A/YL-KTN/284*	Proposed House (New Territories Exempted House - Small House)	1.2.2008	1, 2, 4, 5
5.	A/YL-KTN/285*	Proposed House (New Territories Exempted House - Small House)	1.2.2008	1, 2, 4, 5
6.	A/YL-KTN/286	Proposed House (New Territories Exempted House - Small House)	1.2.2008	1, 2, 4, 5
7.	A/YL-KTN/545	Proposed Five Houses (New Territories Exempted House - Small House)	23.12.2016	1, 2, 10
8.	A/YL-KTN/627*	Proposed House (New Territories Exempted House (NTEH) - Small House)	19.10.2018	1, 10

\* Straddle “V” and “AGR” zones

Rejection Reasons

1. not in line with the planning intention of the "AGR" zone and no strong justification had been given in the submission for a departure from such planning intention.
2. not comply with the "Interim Criteria for Consideration of Application for New Territories

Exempted House/Small House in New Territories".

3. no strong justification in the submission to demonstrate that land was not available within the "V" zone in the area for the proposed development.
4. insufficient information in the submission to demonstrate why suitable sites within the areas zoned "V" could not be made available for the proposed development.
5. the proposed development was incompatible with the surrounding rural area and there was insufficient information/technical assessment to demonstrate that it would not generate adverse landscape and ecological impacts.
6. the site is located away from the village cluster of Sha Po Tsuen/Shui Tau Tsuen and falls outside the 'VE' of the village. Village house development should be sited on land zoned "Village Type Development" ("V") to ensure orderly development and provision of facilities.
7. no similar applications have been approved in the immediate vicinity of the site, and the approval of the application would set an undesirable precedent within the "AGR" zone.
8. land is still available within the "V " zone of Shui Tau Tsuen, Shui Mei Tsuen and Kam Hing Wai where land is primarily intended for Small House development. It is considered more appropriate to concentrate the proposed Small House development close to the existing village cluster for orderly development pattern, efficient use of land and provision of infrastructure and services
9. the proposed development did not comply with the Interim Criteria in that it fell outside both the 'VE' and "V" zone.
10. the proposed development did not comply with the Interim Criteria in that there is no shortage of land in meeting the demand for Small House development in the "V" zone in general, and there is no exceptional circumstances that merit approval of the application.



**General Comments of Relevant Government Departments**

**Land Administration**

1. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):
  - the Site falls outside the Village Environ ('VE') of a recognized village;
  - according to his records, the Site is not covered by any modification of Tenancy/ Building Licence; and
  - as the subject lot entirely falls outside both 'VE' of a recognized village and 'V' zone which encircles a recognized village, Small House application under the Small House policy would not be considered, even if planning approval is given.

**Traffic**

2. Comments of the Commissioner for Transport (C for T):
  - he notes that the proposed development falls within the "AGR" zone whereas such type of development should normally be confined within the "V" zone as far as possible. Although additional traffic generated by the proposed development is not expected to be significant, such type of development outside 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.
  - notwithstanding the above, as the application involves the construction of two Small Houses, he considers that the application could be tolerated.
  - the access road leading to the Site from the Chi Ho Road is not managed by his department.
3. Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):
  - no objection to the application.

**Agriculture**

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

- the Site falls within the “AGR” zone and is under active cultivation. 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 proposed development is not supported from agricultural perspective; and
- no comment on the application from nature conservation perspective.

### **Environment**

#### 5. Comments of the Director of Environmental Protection (DEP):

- 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.

### **Landscape**

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

- she has some reservation on the application from landscape planning perspective;
- based on the site photos taken in October 2022, the Site is occupied by farmlands and active farming is observed. Some existing trees of common species are observed within the Site. Significant adverse impact on landscape resources within the site arising from the proposed use is not anticipated; and
- based on aerial photo of 2022, the Site is situated in an area of rural landscape character comprising of vacant lands, farmlands, ponds, scattered tree groups and village houses within the “V” zone in the west. Active farming is observed at the south of the Site. There is concern that approval of the application would alter the landscape character and degrade the landscape quality of the “AGR” zone.

### **Drainage**

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

- no objection in-principle to the proposed development from the public drainage point of view; and

- should the application be approved, approval condition on the submission and implementation of a drainage proposal for the proposed development to the satisfaction of the Director of Drainage Services or of the Board should be included.

### **Fire Safety**

#### 8. Comments of the Director of Fire Services (D of FS):

- no objection to the application; and
- the applicants are advised to observe “New Territories Exempted Houses – A Guide to Fire Safety Requirements” published by LandsD.

### **Building Matters**

#### 9. Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- noting that the building to be erected on the Site will be NTEH under the Buildings Ordinance (Application to the New Territories) Ordinance (Cap 121), DLO/YL should be in a better position to comment on the application; and
- in case DLO/YL decides not to issue the certificates of exemption for the site formation works and/or drainage works associated for the NTEH development, such works will require prior approval and consent under the Buildings Ordinance. In the circumstance, an Authorised Person (AP) should be appointed as the coordinator for the proposed works. The applicants may approach DLO/YL or seek AP’s advice for details.

### **District Officer’s Comments**

#### 10. Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

- he has not received any locals’ comment on the application and he has no particular comments on the application.

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

11. According to the DLO/YL, LandsD’s records, the total number of outstanding Small House applications of Shui Tau Tsuen, Shui Mei Tsuen and Kam Hing Wai are 119, while the 10-year Small House demand forecast for the same villages are 136. Based on the latest estimate by PlanD, about 8.025 ha of land (i.e. equivalent to about 321 Small House sites) are available within the “V” zone of the concerned villages. Therefore, there is no general shortage of land in the “V” zone of the concerned villages for meeting the future demand of 255 Small House (equivalent to about 6.375 ha of land).





**Recommended Advisory Clauses**

- (a) to note CHE/NTW, HyD's comments that HyD shall not be responsible for the maintenance of any access connecting the Site and Fan Kam Road. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (b) to note DEP's comments that septic tank and soakaway system is an acceptable means for collection, treatment and disposal of the sewage provided that its design and construction follow the requirements of the Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department " and are duly certified by an Authorized Person (AP);
- (c) to note D of FS's comments that the applicants should follow the "New Territories Exempted Houses – A Guide to Fire Safety Requirements" published by LandsD;
- (d) to note CE/C, WSD's comments that for provision of water supply to the proposed development, the applicants may need to extend his/ her inside services to the nearest suitable government water mains for connection. The applicants shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside service within the private lots to WSD's standard;
- (e) to note CBS/NTW, BD's comments that the applicants' attention is drawn to the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-56 regarding the exemption criteria for site formation works associated with the NTEH development; and
- (f) to note that the permission is only given to the proposed development under application. If provision of an access road is required for the proposed development, the applicants should ensure that such access road (including any necessary filling/excavation of land) complies with the provisions of the relevant statutory plan and obtain planning permission from the Town Planning Board where required before carrying out the road works.



就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

221020-163040-19539

提交限期

Deadline for submission:

08/11/2022

提交日期及時間

Date and time of submission:

20/10/2022 16:30:40

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTN/862

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

反對，住屋過於密集，引至附近交通阻塞，環境污染，增加引發火警危機，影響村民安全、生活質數及生態環境。

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



**A/YL-KTN/862 DD 109 near Kam Tin Country Club.**

08/11/2022 02:33

From:

To:

File Ref:

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

A/YL-KTN/862

Lot 672 S.B (Part) in D.D. 109, near Kam Tin Country Club, Kam Tin North

Site area: About 1,400.26sq.m

Zoning: "Agriculture"

Applied development: 2 Net Houses

Dear TPB Members,

Strong objections, the lot is close to an area of extensive cultivation and there are a number of ponds in the vicinity. In addition clearly well outside any village boundaries.

The proposed homes would be luxury villas and certainly not justified by any reference to addressing the housing shortage.

Going forward considerable tracts of Agriculture land will be rezoned to residential. In view of the desirability of maintaining a certain level of local production to combat emergency situation like those experienced in recent years, it is imperative that AG land outside the new town development plans be ring fenced.

Mary Mulvihill

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**s.16 A/YL-KTN/862**

04/11/2022 14:22

From: "Cynthia Tung (Conservation)" <  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
Cc: "Tobi Lau (Local Biodiversity)" <  
File Ref:

1 attachment



s16 A\_YL-KTN\_862\_2022 Nov(11)\_WWF.pdf

Dear Sir/Madam,

Please find WWF-Hong Kong's submission on the captioned rezoning application.

See attached file:

s16 A\_YL-KTN\_862\_2022 Nov(11)\_WWF

Thank you for your attention.

Yours faithfully,

Cynthia Tung

Registered Name 註冊名稱: World Wide Fund For Nature Hong Kong 世界自然(香港)基金會 (Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)





**40 YEARS**  
OF ACTION FOR NATURE

香港新界葵涌葵昌路 8 號  
萬泰中心 15 樓  
15/F, Manhattan Centre  
8 Kwai Cheong Road  
Kwai Chung, N.T., Hong Kong

電話 Tel: +852 2526 1011  
傳真 Fax: +852 2845 2764  
wwf@wwf.org.hk  
wwf.org.hk

4 November 2022

Chairman and members  
Town Planning Board  
15/F North Point Government Offices,  
333 Java Road, North Point, Hong Kong  
(E-mail: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

By E-mail ONLY

Dear Sir/Madam,

**Re: Proposed Houses (New Territories Exempted House – Small House) in  
“Agriculture” in Kam Tin North in Yuen Long (A/YL-KTN/862)**

WWF would like to lodge an objection to the captioned proposal.

**Planning intention of “Agriculture” (“AGR”) zoning**

The application site falls within an area zoned “Agriculture” (“AGR”), which is “*intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes*” (Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9). The latest images from Google Earth (Fig 1) show actively managed farmlands immediately next to the application site and in the greater vicinity. The captioned proposal is not in line with the planning intention of “AGR” zoning within which the application site falls.

According to Google Earth, the application site itself was also used as actively managed farmland until at least late 2020 (Fig 2) and should therefore have good potential for agricultural rehabilitation. Given that, as of 2020, less than 4% of land area in Hong Kong is used as agricultural land (i.e. land area that is arable, under permanent crops, under permanent pastures)<sup>1</sup>, it would be a pity for any further land zoned as “AGR” to be used for any purpose other than its planning intention.

<sup>1</sup> <https://data.worldbank.org/indicator/AG.LND.AGRI.ZS?locations=HK>

**together possible™**

贊助人：中華人民共和國  
香港特別行政區行政長官  
李家超先生、大紫荊勳章、SBS, PDSM  
主席：白丹尼先生  
行政總裁：黃碧嫻女士

義務秘書：香港立信德業會計師事務所有限公司  
義務公司秘書：嘉信秘書服務有限公司  
義務司庫：匯豐銀行  
註冊慈善機構

The Chief Executive, Hong Kong Special Administrative Region  
People's Republic of China  
Chairman: Mr Daniel R Bradshaw  
CEO: Ms Nicole Wong

Honorary Company Secretary:  
McCabe Secretarial Services Limited  
Honorary Treasurer: HSBC  
Registered Charity  
(Incorporated With Limited Liability)

註冊名稱 Registered Name: 世界自然基金會 World Wide Fund For Nature Hong Kong  
(於香港註冊成立的擔保有限公司 Incorporated in Hong Kong with limited liability by guarantee)

**Undesirable precedent**

Approval of this proposal would set an undesirable precedent for other similar rezoning applications, the cumulative effect of which would adversely impact the surrounding areas.

We would be grateful if our comments could be considered by the Town Planning Board and the captioned proposal rejected.

Yours faithfully,

Cynthia Tung

Policy Analyst, WWF-Hong Kong



Fig 1 Aerial view of application site and vicinity as of March 2022



Image source: Google Earth (Accessed on 1 November 2022)

Fig 2 Aerial view of application site and vicinity as of November 2020



Image source: Google Earth (Accessed on 1 November 2022)



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## KFBG's comments on five planning applications

08/11/2022 17:20

From: EAP KFBG <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
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4 attachments



221108 s12a TM 25 & 26.pdf 221108 s16 TT 575.pdf 221108 s16 KTS 940.pdf 221108 s16 KTN 862.pdf

Dear Sir/ Madam,

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

Thank You and Best Regards,

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

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

8th November, 2022.

By email only

Dear Sir/ Madam,

**Proposed Houses (New Territories Exempted House - Small House)**  
**(A/YL-KTN/862)**

1. We refer to the captioned.
2. We should have in many submissions shown to the Board that the Agriculture (AGR) zone under the Kam Tin North OZP still contains many active farmlands; indeed, some of the most active (and relatively extensive) agricultural areas in Hong Kong still exists under the Kam Tin North OZP.
3. Under the 2022 Policy Address, a publication called ‘Policy Measures’ has been issued and the following is mentioned in this document:

*‘Preserve quality farmland through designation of Agricultural Priority Areas to promote urban-rural integration and biodiversity, and turn such areas into active farming use through suitable measures.’<sup>1</sup>*

4. Then, we would like the Board to look at some on-site photos (**Figure 1**) showing the extensive and active farmlands in the general AGR-zoned area (i.e., next to Shui Tau and Shui Mei Villages) where the site is located.
5. We urge the Board to seriously consider the potential cumulative impacts of approving

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<sup>1</sup> <https://www.policyaddress.gov.hk/2022/public/pdf/measure/Policy-Measures-full-en.pdf>



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

this application on this AGR-zoned area as the approval would set a precedent for similar applications in this AGR zone. Also, we urge the Board to reject this application as the proposed use is not in line with the planning intention of the AGR zone.

6. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden



**Figure 1.** Extensive and active farmlands in the AGR-zoned area where the site is located.





Figure 1. Cont'd.



Figure 1. Cont'd.

