

2023年 7月 26日  
此文件在 收到 城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

This document is received on 26 JUL 2023.  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-II  
表格第 S16-II 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

適用於只涉及興建「新界豁免管制屋宇」的建議

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

2301817 3/7 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	A17C-KT-1948
	Date Received 收到日期	26 JUL 2023

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

## 1. Name of Applicant 申請人姓名/名稱

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

徐朗榮 CHUI LONG SAN

## 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 )

黃榮健 WONG WING KIN

## 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable)  
詳細地址/地點/丈量約份及地段號碼 (如適用)

LOT NO. 60 S.R. in D.D. 110  
丈量約份第 110 約地段 60 號 R 分段  
新界八鄉大坑埔村

(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 ..... 163.1 ..... sq.m 平方米 □ About 約  
□ Gross floor area 總樓面面積 ..... 195.09 ..... sq.m 平方米 □ About 約

(c) Area of Government land included (if any)  
所包括的政府土地面積 (倘有)

N/A ..... 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	KAM TIN NORTH - OUTLINE ZONING PLAN 錦田北分區計劃大綱圖 S/YL-KTN/10
(e) Land use zone(s) involved 涉及的土地用途地帶	AGRICULTURE 農業
(f) Current use(s) 現時用途	VACANT 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)。

N/A

## 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

N/A

- (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>。

N/A

Details of the "current land owner(s)" <sup>#</sup> 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)<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）

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)	徐朗榮 CHUI LONG SAN		
(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)	北區沙頭角鄉担水坑村 TAM SHUI HANG VILLAGE, SHATAUKOK HEUNG, NORTH DISTRICT		
(c) Proposed gross floor area 擬議總樓面面積	..... 195.09 ..... sq.m 平方米 <input type="checkbox"/> About 約		
(d) Proposed number of house(s) 擬議房屋幢數	一幢	Proposed number of storeys of each house 每幢房屋的擬議層數	3 層
(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	OPEN SPACE 空地 (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 <input checked="" type="checkbox"/>  No 否 <input type="checkbox"/>	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 元朗八鄉大江埔村江埔路(見附件2) <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)	
(h) Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁至公共污水渠?	Yes 是 <input type="checkbox"/>  No 否 <input checked="" type="checkbox"/>	(Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線) (Please indicate on plan the location of the proposed septic tank. 請用圖則顯示化粪池的位置)	

## 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。

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

## 8. Justifications 理由

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

1. 申請人徐朗榮的曾祖父名為徐甲福，他於上世紀1917/1920年間，從北區沙頭角鄉遷居於八鄉大江埔村，建屋宇，置良田，務農為生。根據上述因由，城市規劃委員會及元朗地政處，在過往三十多年間，已先後批准申請人家族6位男姓新界原居民，於申請人的曾祖父遺留給與他們的私人農地上，蓋建新界小型屋宇（註：其中一先例批准個案，便是位於申請地點附近的Lot NO. 60 S.F in D.D. 110 城規會申請編號：A/YL-KTN/361）。
2. 申請地點Lot NO. 60 S.F in D.D. 110，與上述6個成功申請獲批個案的建造屋宇地點，全部位於元朗地政處大江埔村村界範圍（VILLAGE ENVIRONS BOUNDARY "VEB"）之內，申請人家族新蓋建及重建的屋宇，皆集中在一起。因此，申請地點建造屋宇，絕不會導致附近環境的不配合現象產生。
3. 根據錦田北分區計劃大綱圖，S/YL-KTN/10的顯示，建屋地點座落於“農業”地帶範圍之內，申請興建小型屋宇，必須首先獲得城規會的批准。另外，申請人已於28/6/2023向元朗地政專員呈交興建新界小型屋宇申請表格。該申請表格現附錄此表格S16-II號以供參考（註：不包括附件）。
4. 根據地政總署新界小型屋宇政策，元朗地政專員須要處理上述申請（見附件I Proposed Building Licence Plan Lot NO. 60 S.F in D.D. 110），但因元朗區同類申請積壓，申請獲批可能需時五至六年。

**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

WONG WING KIN 黃榮健

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

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

Date 日期

30/6/2023

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

**Statement on Personal Data 個人資料的聲明**

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

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

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

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

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

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

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



## Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址	Lot NO. 60 S.R in D.D. 110 丈量約份第110約地段60號R分段 新界元朗大鄉大紅埔村 TAI KONG PO VILLAGE, Pat Heung, YUEN LONG, N.T.	
Site area 地盤面積	163.1 sq. m 平方米 <input 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	錦田北分區計劃大綱圖 KAM TIN NORTH - OUTLINE ZONING PLAN S/YL-KTN/10	
Zoning 地帶	AGRICULTURE 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 type="checkbox"/> About 約	
(ii) Proposed No. of house(s) 擬議房屋幢數	一幢	
(iii) Proposed building height/No. of storeys 建築物高度/層數	8.23 <input checked="" type="checkbox"/> (Not more than 不多於) m 米 3 Storeys(s) 層	

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

	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明):	<input type="checkbox"/>	<input type="checkbox"/>
(1) 擬議屋宇位置圖 Imposed Building Licence Plan prepared by Ted Chan & Associates Limited (Lot NO. 60 S.R in D.D. 110)		
(2) 現有的車路通往申請地點 - Lot 60 S.R in D.D. 110		
<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"/>
(3) 申請人於28/1/2023向元朗地政專員提交興建新界小型屋宇申請 表格副本(註=不包括附件)		

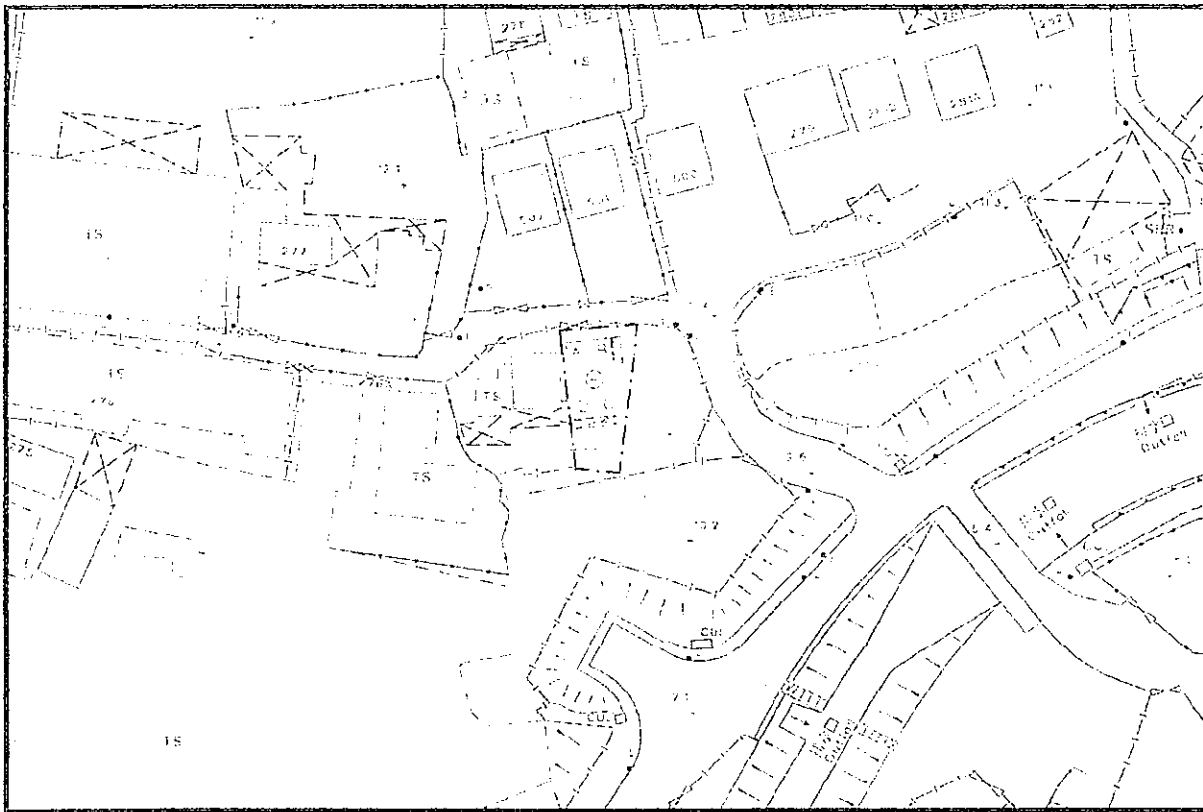
Note: May insert more than one '✓'. 註: 可在多於一個方格內加上 '✓' 號

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。

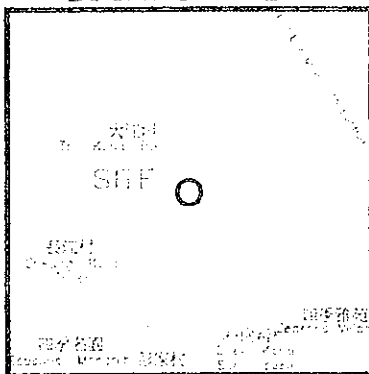
( 343 1/4 I )

# PROPOSED BUILDING LICENCE PLAN LOT No. 60 S.R IN D.D.110



SCALE 1:1000

## LOCATION PLAN



SCALE 1:20,000

PROPOSED BUILDING AREA : 65.03 SQUARE METRES (ABOUT)

Line	Bearing	Distance(M)	Northing	Easting	PL
A-B	83° 13' 36"	5.096	886 271 504	825 908 271	A
B-C	173° 33' 36"	1.222	886 271 538	825 908 279	B
C-D	1253° 33' 36"	1.222	886 271 567	825 908 275	C
D-A	333° 33' 36"	1.222	886 271 383	825 908 218	D

## Legends

- Septic Tank (4' x 12')
- Balcony (6.096m x 1.22m)
- (P) = Pink

Survey Sheet No. : 6 NL 8C

Plan No. TCYL7211/18

Date : October, 2021

陳達榮測量師行有限公司

TED CHAN & ASSOCIATES LIMITED

Authorized Land Surveyors



TED CHAN & ASSOCIATES LIMITED



黑色交叉斜線顯示圖 連取總署測繪處  
別內大工埔村江埔路其中一段  
路面通往申請地段約 605 呎  
面積 38118

Survey and Mapping Office, Lands Department

SCALE 1 1000

508

Locality

Lot Index Plan No : aqs S00000110195 0001

District Survey Office · Lands Information Center

Date 17-Apr-2023

Reference No. 6-NE-8C

**Explanatory notes:** This map shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the background. The land holdings as shown may include private, public government and stations, sports, tenancies and other permitted uses of land. It must be noted that: 1. The information shown on this map is subject to update without prior notification. 2. There may be the gap between an estate and the related changes taken place and 3. The graphical boundaries as shown are for identification purposes only and interpretation of their accuracy and reliability requires the advice from professional land surveyors.

**Disclaimer:** The Government shall not be responsible for any loss or damage, howsoever arising from the use of this map or the information correctness completeness timeliness accuracy.

路面最潮達6m, 最近地段的一部份  
也有大約3.5m:

(14314)

興建小型屋宇申請表  
(本綜合申請表共 8 頁)

致：元朗地政專員

第 I 部分

徐朗榮 (申請人姓名) 是新界 元朗 (區) 八鄉 (鄉) 大江埔 (村)  
的男性居民。我的曾祖父徐甲福為北區沙頭角担水坑原居民，  
於 1917/1920 年間移居大江埔村 (註：見附件，附證明資料)。因此，我  
是新界北區担水坑村原居民。  
擬建的小型屋宇將建於：政府土地 (近 ☐)

或

私人土地 ☒

(丈量約份第 110 約地段第 60 號 R 分段 號)

擬建的小型屋宇位於：新界 元朗 (區) 八 (鄉) 大江埔 (村)

以申請人名義註冊並位於其鄉村範圍內的土地的詳情：Lot 60 in D.D. 110 為申請人  
的曾祖父徐甲福移居大江埔村時購入的田產屋地。現經土地分案成為  
Lot 60 S.R. in D.D. 110。我父親，徐遠福，已於十多年前於 Lot 60 S.R. in D.D. 110 中  
建小型屋宇，並已獲貴處批核。

[附註：1. 根據新界小型屋宇政策，申請人應盡可能申請建屋牌照，以便在位  
於其鄉村範圍內的私人土地上興建小型屋宇。

2. 申請人不可與任何人士或多名人士訂定任何安排或協議，以轉移、讓  
與、處置或以其他方式處理其本人對有關地段的權利，包括但不限於依  
據政府批予的任何批約或批准發展有關地段的權利。此規定已納入相  
關批約／建屋牌照條款內。若發現承批人／建屋牌照持有人違反該條  
款，地政處將會採取執行契約條款行動。

3. 申請人可於分區測量處購買顯示地段界線大概位置的地段索引圖及  
(如有的話)顯示認可鄉村範圍界線的鄉村範圍界線圖。]



請在適當的方格內填上(✓)號

第 II 部分

申請人資料

- (i) 申請人\*香港身份證／  
護照上所示的中英文姓名 : (中文姓名: 徐朗榮)  
(英文姓名: CHAI LONG SAN)
- (ii) 別名(如有) :
- (iii) \*香港身份證／護照號碼 : [REDACTED]
- (iv) 出生日期 : 16-3-2003
- (v) 申請人的父親資料 : (中文姓名: 徐遠福)  
(英文姓名: CHUI YUEN FOOK)  
(香港身份證號碼: [REDACTED])
- (vi) 申請人的祖父資料 : (中文姓名: 徐佛)  
(英文姓名: TSUI FAT)  
(香港身份證號碼: [REDACTED])
- (vii) 申請人住址 : [REDACTED]
- (viii) 日間聯絡電話 : [REDACTED]

\*

刪去不適用者

### 第 III 部分

本人現申請\*免費建屋牌照/~~優惠條件批地~~，以便興建一間小型屋宇。倘本綜合申請表所載資料及要項有任何更改，本人承諾會通知有關的地政專員。為方便處理本人的申請，現夾附以下有關文件副本，以供查閱：

- ☒ 本人的\*香港身份證／護照及出生證明書；  
(附件II)
- ☒ 本人父親的香港身份證；  
(附件III)
- ☒ 本人祖父的香港身份證(如有)；以及  
(附件IV)
- ☒ 比例為 1:1 000 的測量圖；該圖顯示有關申請建屋的位置／地段、建議興建小型屋宇的尺寸、露台的方位，以及建議化糞池及滲水系統的位置。  
(附件V)

日期：20 23 年 6 月 28 日

徐朗榮

申請人簽署

(申請人姓名： 徐朗榮 )

\* 刪去不適用者

☐ 在適用的方格加上 (✓) 號

## 聲 明

本人 徐朗樂 為[\*香港身份證/護照(                      )號]  
的持有人，居於                      (地址)。

現謹以至誠鄭重聲明：

(a) 本人從未接受過香港特別行政區政府(下稱「政府」)批准：

(i) 以私人協約、限制條件鄉村拍賣、換地或建屋牌照等方式，以免地價或優惠地價批出任何土地；或

(ii) 因任何搬村或任何徵收/清理土地而根據政府的搬村條件獲給予任何鄉村遷置單位/遷置屋宇/建屋土地。

(b) (i) 本人從沒有在未向政府補繳地價的情況下，取得上文(a)(i)段所述的任何土地的業權(根據遺囑、遺產管理書的條款或《新界條例》的條文取得者除外)。

\* (ii) 本人是年滿 18 歲的男子，父系源自 1898 年時為香港新界一認可鄉村的居民，該認可鄉村為 北區沙頭角(鄉) 担水坑 (村)。本人仍曾或祖父，徐甲福，於 1917/1920 年間移居 大江埔村 (註：見附件有關證明資料)。

~~\*(ii) 本人是年滿 18 歲的男子，父系源自香港新界一認可鄉村(即                      (鄉)                      (村))，而他於建村時已為該村的居民。~~

(c) 本人從未申請在其他鄉村興建小型屋宇或呈交超過一份申請。

\* (d) (i) 本人為丈量約份第 110 約地段第 60 號 R 分段 (下稱「該地段」) 的唯一合法註冊業權人，現擬於該地段上興建小型屋宇。

(ii) 就本人所知，本人從未就本人對該地段的業權或地段界線接獲任何申索或爭議的書面通知。

~~\*(d) 本人擬申請在政府土地上興建小型屋宇。~~

(e) 就本人所知，上述資料已詳盡無遺，而且真確無訛。本人明白，倘若本人作出虛假或不完全聲明，可能會令本人喪失獲准興建小型屋宇的資格，並/或可能遭政府檢控。

\*刪去不適用者



\*上述聲明的內容經本人以廣東話向聲明人宣讀，聲明人看似完全明白有關內容，並簽署於下。

\_\_\_\_\_  
\*申請人的律師／太平紳士／

獲元朗地政處授權的人士(監誓員)

本人謹憑藉《宣誓及聲明條例》衷誠作出此項鄭重聲明，並確信其為真實無訛。

\*此項聲明於二零\_\_\_\_年\_\_\_\_月\_\_\_\_日在香港 )  
特別行政區\_\_\_\_作出。 )

徐朗榮

(聲明人簽署)

\*此項聲明於二零\_\_\_\_年\_\_\_\_月\_\_\_\_日在香港 )  
特別行政區\_\_\_\_作出，並由任職\_\_\_\_ )  
的\_\_\_\_負責傳譯。此傳譯員亦已先行 )

\*聲明／以宗教式宣誓／以非宗教式宣誓，確認\*他 )  
／她已將本文件的內容向聲明人作出真實明確及清 )  
晰可聞的傳譯，並會將監誓員將為聲明人主持的聲 )  
明忠實向聲明人傳譯。 )

徐朗榮

(聲明人簽署)

\*本人為任職\_\_\_\_的\_\_\_\_，現謹\*以至誠鄭重聲明  
／宣誓聲言／現謹以至誠鄭重按非宗教式宣誓，本人諳熟英文及\_\_\_\_話  
／語。本人已將本文件的內容向聲明人\_\_\_\_作出真實明確及清晰可  
聞的傳譯，並會將監誓員將為聲明人主持的聲明忠實向\*他／她傳譯。

\*此項\*聲明／以宗教式宣誓／以非宗教式宣誓於 )  
二零\_\_\_\_年\_\_\_\_月\_\_\_\_日在香港特別行政區 )  
\_\_\_\_，及在本人面前作出。 )

(傳譯員簽署)

\_\_\_\_\_  
\*申請人的律師／太平紳士／

獲元朗地政處授權的人士(監誓員)

\*刪去不適用者

第 IV 部分

原居民代表／鄉事委員會主席或副主席的聲明

本人 徐杰維 為\*香港身份證／護照號碼 [REDACTED] 持  
有人，居於 [REDACTED] (地址)。本人為  
沙頭角 (鄉) 担水坑 (村) 的\*原居民代表／鄉事委員會主席／副主席，  
現謹以至誠鄭重聲明：

- (a) 徐朗榮 先生(申請人) (即\*香港身份證／護照號碼 [REDACTED]  
持有人) 為 北區沙頭角 (鄉) 担水坑 (村) 的原居村民。本人相信，  
申請人的父系祖先為 1898 年居於該村的居民。據現存記錄及資料，申請人  
的父親為 徐遠福，祖父為 徐偉。徐朗榮的曾祖父  
甲福 於 1917/1920 年間搬居八鄉大江埔村，購入田產屋地 約 60 畝 D.D. 140。
- (b) 本人已盡所知填報以上資料。本人明白，倘若本人作出虛假或不完全聲明，  
本人可能會遭香港特別行政區政府檢控。

本人謹憑藉《宣誓及聲明條例》衷誠作出此項鄭重聲明，並確信其為真實無  
訛。

此項聲明於二零\_\_\_\_年\_\_\_\_月\_\_\_\_日)  
在香港特別行政區\_\_\_\_及在本人)  
面前作出。)

[Signature]  
(聲明人簽署)

\*申請人的律師／太平紳士／  
獲 元朗 地政處授權的人士(監誓員)

\*刪去不適用者

致：元朗地政專員

《個人資料(私隱)條例》

申請人授權書  
(夾附於興建小型屋宇申請表)

申請興建小型屋宇  
查詢申請人的房屋福利及地產狀況

本人 徐朗榮 先生，\*香港身份證號碼 / 護照號碼為 [REDACTED]，  
現申請在新界 元朗 (區) 11 鄉 (鄉) 大江埔 (村)  
丈量約份第 110 約地段第 60 號分段 號的\*~~政府土地~~ / 私人土地上興建小型  
屋宇。

地政總署 元朗 地政專員在審理本人上述申請時，會使用本人  
於 2023 年      月      日興建小型屋宇申請表上所提供的個人資料。申請表上要求的任  
何個人資料，均屬自願提供。本人理解，倘提供的資訊不足，地政專員可能無法處理本人的申  
請。

本人現授權 元朗 地政專員向房屋署、土地註冊處或其他有關的政府部門及公營／私營  
機構披露本人在申請表上填報的個人資料，以便查證本人房屋福利的資料及處理是項申請。本人  
同時授權房屋署收集、存放、轉移本人的個人資料，以進行《個人資料(私隱)條例》所界  
定的核對程序，把本人就是項申請所提供的個人資料與房屋署、土地註冊處或其他有關的政府  
部門及公營／私營機構為其他目的而收集的個人資料作出轉移及比較（不論是否以人手方式進  
行），以供查證及核實有關資料。

本人進一步授權、指示及要求任何政府部門或其他團體向 元朗 地政專員提供其所需的  
任何及一切資料。

簽署：

徐朗榮

申請人姓名：

徐朗榮

日期：

28/6/2023

地址：

[REDACTED]

聯絡電話號碼：

[REDACTED]

\* 刪去不適用者

備註： 如屬申請在私人土地興建小型屋宇，本授權書僅在土地註冊處查核物業業權時適用。

## 附註

### 收集個人資料的目的

1. 地政總署會為審理擬在新界政府土地／私人土地興建小型屋宇的申請，使用本申請表所提供的個人資料。
2. 就是項申請所收集的個人資料，房屋署會存放於電腦系統，用以處理核對雙重房屋福利的資料。
3. 本申請表上的資料均為自願提供。倘你提供的資訊不足，本署可能無法處理你的申請。

### 資料承轉人類別

4. 本署可能會為是項申請及其後的小型屋宇發展，向其他政府決策局／部門、房屋署、土地註冊處及公用事業機構披露及轉移你在本申請表提供的個人資料，以確定你是否符合興建小型屋宇的申請資格。

### 查閱個人資料

5. 你有權根據《個人資料(私隱)條例》第18及第22條及附表1第6原則的規定，查閱和改正個人資料。查閱個人資料的權利包括有權獲得本申請表上個人資料的複本。

### 查詢

6. 查詢本申請表所收集的個人資料，包括提出查閱及改正要求，可致函：

香港北角渣華道333號  
北角政府合署21樓  
地政總署  
部門個人資料管制主任  
部門主任秘書

電話：

致: 城市規劃委員會

(Attn: 葉先生 [Tel. No. ....])

By: \_\_\_\_\_


Ref.: Yuen Tung KTN 948

17. 9. 2023

葉先生:

城規會大江埔村申請KTN 948 — Lot NO. 60 S.R.O.D. 110

繼早前電話談話 (Yk/wy) 內容, 現謹告知  
城規會申請人徐朗樂, 為大江埔村村民, 他居住的  
地址與他的通訊地址相同 —— 大江埔村 311

  
(黃偉健)

**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 “Agricultural” (“AGR”) Zone in the vicinity of the Site****Approved Applications**

<b><u>Application No.</u></b>	<b><u>Use(s)/Development(s)</u></b>	<b><u>Date of Consideration</u></b>
A/YL-KTN/217	Proposed Two NTEHs/ Small Houses	28.1.2005
A/YL-KTN/257	Proposed Three NTEHs/ Small House	29.9.2006
A/YL-KTN/269	Proposed NTEH/ Small House	2.2.2007
A/YL-KTN/296	Proposed Two NTEHs/ Small Houses	23.5.2008
A/YL-KTN/297	Proposed NTEH/ Small House	6.6.2008
A/YL-KTN/298	Proposed NTEH/ Small House	6.6.2008
A/YL-KTN/310	Proposed NTEH/ Small House	19.9.2008
A/YL-KTN/358	Proposed NTEH/ Small House	6.5.2011
A/YL-KTN/359	Proposed NTEH/ Small House	6.5.2011
A/YL-KTN/360	Proposed NTEH/ Small House	6.5.2011
A/YL-KTN/361	Proposed NTEH/ Small House	6.5.2011
A/YL-KTN/396	Proposed NTEH/ Small House	23.11.2012
A/YL-KTN/460	Proposed NTEH/ Small House	6.2.2015
A/YL-KTN/467	Proposed NTEH/ Small House	17.7.2015
A/YL-KTN/471	Proposed NTEH/ Small House	7.8.2015
A/YL-KTN/477	Proposed NTEH/ Small House	18.9.2015
A/YL-KTN/530	Proposed NTEH/ Small House	27.7.2016
A/YL-KTN/555	Proposed NTEH/ Small House	7.4.2017
A/YL-KTN/576	Proposed NTEH/ Small House	27.10.2017
A/YL-KTN/589	Proposed NTEH/ Small House	16.3.2018
A/YL-KTN/614	Proposed NTEH/ Small House	17.8.2018
A/YL-KTN/884	Proposed Four NTEHs/ Small Houses	3.3.2023

**Rejected Applications**

<b><u>Application No.</u></b>	<b><u>Use/Development</u></b>	<b><u>Date of Consideration</u></b>	<b><u>Rejection Reasons</u></b>
A/YL-KTN/228	Proposed Four NTEHs/ Small Houses	24.6.2005	(1) and (2)
A/YL-KTN/387	Proposed NTEH/ Small House	10.8.2012	(1) and (2)



### Rejection Reasons

1. The proposed development was not in line with the planning intention of the “AGR” zone for the area which was primarily to retain and safeguard good agricultural land for agricultural purpose and to retain fallow arable land with good potential for rehabilitation.
2. The application did not meet the Interim Criteria for assessing planning applications for New Territories Exempted House/Small House development. The applicant failed/ there was no information to demonstrate why suitable sites within areas zoned “Village Type Development” could not be made available for the proposed development.

**General Comments of Relevant Government Departments**

**1. Land Administration**

Comments of the District Lands Officer/Yuen Long, the Lands Department (DLO/YL, LandsD):

- no adverse comment on the application;
- the application site (the Site) falls within the ‘village environ boundary’ of Tai Kong Po;
- Tai Kong Po is a post-1898 recognised village and under existing Small House policy, cross-village Small House application from a post-1898 villager would not be considered. The villagers of Tai Kong Po can only build their Small Houses on land falling within the ‘village environ’ of Tai Kong Po as there is no “Village Type Development” (“V”) zone encircling Tai Kong Po; and
- according to his records, the Site is not covered by any modification of Tenancy or Building Licence.

**2. Traffic**

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

- he considers that the application can be tolerated as the application involves the construction of a Small House; and
- he notes that the proposed development falls within the “Agriculture” (“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.

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

- no adverse comment on the application.

**3. Agriculture and Nature Conservation**

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

- the Site falls within the “AGR” zone and is vacant. 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. As the Site possesses potential for agricultural rehabilitation, the proposed development is not supported from an agricultural perspective; and
- no comment on the application from nature conservation perspective.

#### 4. **Environment**

Comments of the Director of Environmental Protection (DEP):

- in view of the small scale of the proposed development, the application alone is unlikely cause major pollution; and
- 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 Authorised Person.

#### 5. **Landscape**

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

- no objection to the application from landscape planning perspective;
- the Site is located in a rural inland plains landscape character comprising village houses, vacant lands, temporary structures and scattered tree groups. The proposed development is not incompatible with the surrounding environment; and
- the Site is fenced off, partly hard paved and vacant. Some pot plants and existing trees of common species are observed in the south within the Site. According to the applicant, the proposed layout is not in conflict with the existing trees and no tree felling will be involved. Significant adverse impact on the existing landscape resources arising from the proposed development is not anticipated.

#### 6. **Drainage**

Comments of the Chief Engineer/Mainland North, the 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, an approval condition on submission and implementation of a drainage proposal for the proposed development to the satisfaction of the Director of Drainage Services or of the Town Planning Board (the Board) should be included.

## 7. **Fire Safety**

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

- no objection in principle to the application provided that the proposed houses would not encroach on any existing emergency vehicular access (EVA) or planned EVA under application in accordance with LandsD's record; and
- the applicant is reminded to observe "New Territories Exempted Houses – A Guide to Fire Safety Requirements", which is administered by the LandsD. Detail fire safety requirements would be formulated upon receipt of formal application via LandsD.

## 8. **District Officer's Comments**

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

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

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

According to the DLO/YL's records, the total number of outstanding Small House applications for Tai Kong Po is 9, while the 10-year Small House demand forecast for the same village is 10. Under existing Small House policy, cross-village Small House application from a villager of Tai Kong Po, being a post-1898 recognised village, would not be considered and the villagers of Tai Kong Po can only build their Small Houses on land falling within the 'village environ' of Tai Kong Po as there is no "V" zone encircling Tai Kong Po.



**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- LandsD would consider the Small House application acting in the capacity as the landlord at its sole discretion according to Small House Policy and there is no guarantee that such applications would be approved. It must be stressed that approval to Small House grant is not automatic even if the applicant has obtained planning permission; the grant is subject to all criteria being met and all relevant factors being considered. Any Small House application, if approved, would be subject to such terms and conditions, including, among others, the payment of premium and/or administrative fee as may be imposed by LandsD;
- (b) to note the comments of the Commissioner for Transport (C for T) that:
- the access road leading to the application site (the Site) from Kam Tai Road is not managed by his department;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- his department shall not be responsible for the maintenance of any access connecting the Site and Kong Po Road; and
  - adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains;
- (d) to note the comments of the Director of Environmental Protection (DEP) that:
- septic tank and soakaway system is an acceptable means for collection, treatment and disposal of the sewage provided that its design and construction follow the requirements of the Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" and are duly certified by an Authorised Person (AP);
- (e) to note the comments of the Director of Fire Services (D of FS) that:
- the applicant is reminded to observe "New Territories Exempted Houses – A Guide to Fire Safety Requirements", which is administered by the LandsD. Detail fire safety requirements would be formulated upon receipt of formal application via LandsD;
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- site formation works and drainage works for NTEHs are building works under the control of the Buildings Ordinance (BO). Before any new site formation and/or drainage works are to be carried out on the Site, the prior approval and consent of the Buildings Authority (BA) should be obtained, otherwise they are unauthorised building works. An AP should be appointed as the co-ordinator for the proposed site formation and/or drainage works in accordance with the BO; and
  - notwithstanding above, the Director of Lands may issue a certificate of exemption from prior approval and consent of the BA in respect of site formation works and/or drainage works in New Territories under the Building Ordinance (Application to the New Territories) Ordinance. The applicant may approach DLO/YL of LandsD or seek

AP's advice for details; 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.

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



**A/YL-KTN/948 DD 110 Tai Kong Po Tsuen**  
28/08/2023 03:51

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

A/YL-KTN/948

Lot 60 S.R in D.D. 110, Tai Kong Po Tsuen, Pat Heung

Site area: About 163.1sq.m

Zoning: "Agriculture"

Applied development : Net House

Dear TPB Members,

Objections. The lot is deep within the Agriculture zone. There appears to be no previous application – the OZP website links to history of sites has been removed, members may have access.

No justification to permit extension of village that does not appear to have 'V' designation???

There are organic farms operating in the district.

Mary Mulvihill



