

# **Supporting Planning Statement**

Planning Application under S16 of Town Planning Ordinance

For

Application: Filling of land and excavation of land work for permitted NTEH

At

Lot 2220 in D.D.3 TC, Tung Chung, Island, New Territories and  
Adjoining Government Land

Date: 02 March 2025

**Executive Summary**

This Supporting Planning Statement is to supplement the application for permission from Town Planning Board (the "TPB") under Section 16 of the Town Planning Ordinance for a

**Filling of land and excavation of land work for permitted NTEH** at Lot 2220 in D.D.3 TC, Tung Chung, Island, New Territories and Adjoining Government Land (the "Application Site"). The Application Site is located at Sheung Ling Pei, one of "Environ of a recognised village" and the application site for the rebuilding village house is located in village-type development zone. The application site area of village house is 40.4 sq.m and with the site formation is about 158.95 sq.m, falls within an area zoned "Village Type Development" ("V") and Green Belt under the Approved Tung Chung Town Centre Area Outline Zoning Plan (OZP) No. S/I-TCTC/24.

The applicant has exclusive ownership of Lot 2220 in D.D.3 TC, which is located in a Village-Type development zone and does not require a Town Planning Board to approve the planning application.

However, due to the slight slope (below 15 degrees slop) outside the application site, site formation works must be added to the requirements for village house rebuilding.

On July 19, 2022, the Buildings Department approved site formation works on the relevant land after the applicant applied as early as 2022. According to the Lands Department recommendation, planning permission should be obtained from the Town Planning Board. The applicant proposes village house rebuilding with site formation works to the Town Planning Board in Lot 2220 in D.D. 3 TC. According to the Buildings Department's construction guidelines and specifications, the village house belonging to Lot 2220 in D.D.3 TC will be rebuilt at the abovementioned application site and nearby areas. The relevant on-site drainage design has been widely approved and complies with regulations by the Buildings Department and Drainage Service Department.

The majority of the area involved is not in the Green Belt, but the surrounding areas are connected to Village Type Development Zone, and no agricultural activity is conducted there. The limited application area won't impact the original planning outline. The application can also be carried out within the permitted scope of the Village-Type development zone in the Outline Plan. At the same time, the Buildings Department has approved the relevant site formation works.

The major planning justification are summarized as follows: -

- Compatible with the Surroundings as a Village Type Development and Green Belt;
- Would not jeopardize the planning intention of the Village Type Development zone in long run;
- The NTEH is located within Private Lot 2220 and does not involve government land;
- Would Not Result in Undesirable Precedent Case;
- No Adverse Traffic Impact;
- No Adverse Visual Impact; and
- Satisfaction of the Requirements for a Geotechnical Planning Review Report by the Civil Engineering and Development Department and within the guidelines no need further submits of Geotechnical Planning Review Report.

Considering the planning justifications presented in this Planning Statement, we sincerely seek favorable consideration from the TPB to this planning application.

#### 行政摘要

(內文如有差異，應以英文版本為準)

本規劃許可申請尋求城市規劃委員會（「城規會」）批准於新界東涌丈量約份第 3 約地段第 2220 號及毗鄰政府土地（「申請地點」）作鄉村式屋宇重建。申請地點位於上嶺皮，地盤面積約 158.95 平方米（包括 40.4 平方米的鄉村式屋宇範圍），並處於東涌市中心地區分區計劃大綱核准圖編號 S/I-TCTC/24 範圍內被劃作「鄉村式發展」及「綠化」的用途地帶；擬議的「為核准的新界豁免管制屋宇進行地盤填土及挖掘工程」，由於申請範圍鄰近有輕微斜坡（低於 15 度），因此需要作出擋土牆工序。

申請人是批准於新界東涌丈量約份第 3 約地段第 2220 號（「申請地點」）的業權人，申請地點新界東涌丈量約份第 3 約地段第 2220 號本身屬於鄉村式發展範圍之內，理應不需要向城市規劃委員會作出申請，但由於申請地點嘅外圍有輕微低於 15 度嘅斜坡出現，按照舊屋重建要求需要增設擋土牆工序，申請人早於 2022 年已向屋宇署作出申請，並於 2022 年 7 月 19 日獲得屋宇署嘅批准於相關土地上（即申請地點）可以進行擋土牆工序施工。但由於地政處建議須向城市規劃委員會作出規劃許可所以申請人現向城市規劃委員會作出提出希望於上述申請地點及鄰近地方按照屋宇署嘅施工方針及規格進行擋土牆工序，以便興建本身屬於新界東涌丈量約份第 3 約地段第 2220 號的舊屋重建。

是次申請的主要規劃理據概括如下：

- 符合現有周邊環境用途;
- 擬議用途將不會阻礙用地作為「鄉村式發展」及「綠化」用途規劃意向;
- 新界豁免管制屋宇位於 Lot 2220 之內，不會涉及政府土地;
- 不會造成不良先例;
- 不會對交通造成不良影響;
- 不會對視覺造成不良影響; 及
- 符合土木工程拓展署對岩土規劃檢討報告的要求及指引，無須再提交岩土規劃檢討報告。

基於本規劃報告所闡述的的理據，我們懇請城規會對本規劃申請作出正面積極的考慮。