

TPB Approval Letter dated 6 Feb 2015
(Application number A/SK-CWBS/17)

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

By Registered Post & Fax [REDACTED]

電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號
In reply please quote this ref.: TPB/A/SK-CWBS/17

6 February 2015

Vision Planning Consultants Ltd.
Unit C, 20/F, Seabright Plaza
9-23 Shell Street
North Point, Hong Kong
(Attn: Chan Kim On)

Dear Sir/Madam,

**Further Consideration of Proposed Filling and Excavation of Land for
Permitted Single Storey On-Farm Domestic Structure in "Green Belt" Zone,
Lot No. 30 (Part) in D.D. 233, East of Clear Water Bay Road, Sai Kung**

I refer to my letter to you dated 30.12.2014.

After giving consideration to the application, the Town Planning Board (the TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid until 16.1.2019; and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The permission is subject to the following condition :

- the submission and implementation of landscape proposal to the satisfaction of the Director of Planning or of the TPB.

The TPB also agreed to advise you of the following :

- (a) to note the comments of the Head of Geotechnical Engineering Office, the Civil Engineering and Development Department that you should submit necessary Geotechnical Submission (e.g. the design of the proposed works, the assessment of any slope and retaining walls affecting or be affected by the proposed development and the design of any necessary upgrading works) to the Buildings Department for approval;
- (b) to note the comments of the Chief Engineer/Mainland South, Drainage Services Department (DSD) that :
 - (i) adequate stormwater drainage facilities should be provided in association with the proposed works and no adverse drainage impact on the areas in the vicinity will be brought about by the proposed works;
 - (ii) you should check and ensure that the completed drainage works and the downstream drainage systems have adequate capacity and are in good condition to accommodate the associated runoff; and

- (iii) the site is within an area where neither stormwater nor sewerage connections maintained by DSD is available in the vicinity at present;
- (c) to note the comments of the Chief Engineer/Development (2), Water Supplies Department (WSD) that for provision of water supply to the development, you may need to extend the inside services to the nearest suitable government water mains for connection. You 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 standards;
- (d) to note the comments of the District Lands Officer/Sai Kung, Lands Department that you should submit an application to the Director of Agriculture, Fisheries and Conservation for erection of the on-farm structure exclusively for agricultural purpose or apply to his office for the Short Term Waiver for the commercial farming facilities at terms and conditions, including payment of waiver fee and administration fee, as his office may consider appropriate; and
- (e) to note the comments of the Commissioner for Transport that loading/unloading (L/UL) activities and any temporary occupation of Government land (GL) (including public roads) are governed by relevant legislations. Any such L/UL/temporary occupation of GL activities should be well planned ahead and in consultation with the concerned authorities.

If you wish to seek an extension of the validity of this permission, you may submit an application to the TPB for renewal of the permission no less than six weeks before its expiry. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for renewal of permission if the time limit for commencement of development specified in the permission has already expired at the time of consideration by the TPB. Please refer to the TPB Guidelines No. 35B and 36A for details. The Guidelines and application forms are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

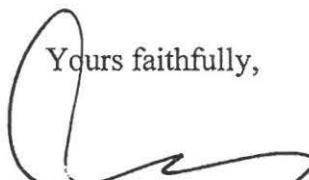
For amendments to the approved scheme that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36A for details.

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 16.1.2015 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 27.2.2015). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Mrs. Alice Mak of Sai Kung & Islands District Planning Office at 2158 6155.

Yours faithfully,

(Michael CHIU)
for Secretary, Town Planning Board

MC/DY/cl