

2025年 3月 3日
此文件已收到。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 3 MAR 2025.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-II
表格第 S16-II 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

適用於只涉及興建「新界豁免管制屋宇」的建議

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

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

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

- # “Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
 - & Please attach documentary proof 請夾附證明文件
 - ^ Please insert number where appropriate 請在適當地地方註明編號
- 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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/SK-HC/367
	Date Received 收到日期	3 MAR 2025

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

1. Name of Applicant 申請人姓名/名稱

(☒ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)
黃經倫 Wong Kin Lun、張嘉珩 Cheung Willaim Ka Hang、陳肇勳 Chan Siu Fan

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)
許軍兒 Hui Kwan Yee

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)	西貢南邊圍D.D.244 Lot Nos.439,440 RP,442RP
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 469.38 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 585.27 sq.m 平方米 <input type="checkbox"/> 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 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/SK-HC/12 蠔涌分區計劃大綱圖
(e) Land use zone(s) involved 涉及的土地用途地帶	AGR
(f) Current use(s) 現時用途	Vacant Land (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. “Current Land Owner” of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☒ is the sole “current land owner”^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the “current land owners”^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a “current land owner”[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of “current land owner(s)”[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of “current land owner(s)”[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of “current land owner(s)” [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

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

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Development Proposal 擬議發展計劃			
(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	黃經倫 Wong Kin Lun 張嘉珩 Cheung Willaim Ka Hang 陳肇勳 Chan Siu Fan		
(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)	黃經倫：糧船灣北丫 張嘉珩：西貢蠔涌 陳肇勳：糧船灣東丫		
(c) Proposed gross floor area 擬議總樓面面積	585.27 sq.m 平方米 <input type="checkbox"/> About 約		
(d) Proposed number of house(s) 擬議房屋幢數	3	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	NIL (Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable) (請在圖則上顯示，並註明車位總數，以及每個車位的長度和寬度及/或化糞池的位置 (如適用))		
(g) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	<input 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. 請用圖則顯示化糞池的位置)	

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

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

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

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 No 否 <input checked="" type="checkbox"/>																														
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"/> (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) <input type="checkbox"/> Diversion of stream 河道改道 <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 <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 <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 No 否 <input checked="" type="checkbox"/>																														
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

8. Justifications 理由

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

此三座小型屋宇申請其實早於2014年便已向 貴委員會提交過規劃許可申請，當時是四座屋宇一起申請並成功獲得批准，申請編號為A/SK-HC/238，惟於2020年一時大意忘記申請續期，早前接獲地政處信件要求申請人再向規劃署提出申請，方可以繼續進行小型屋宇審批程序。

懇請 貴委員會可以體恤申請人的小型屋宇申請已處理十年多時間，只因一時大意未有為規劃許可續期，為使申請人的小型屋宇可順利獲得批核，懇求 貴委員會可以批准是項申請。

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

許軍兒 Hui Kwan Yee

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

- 9 JAN 2025

(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	西貢南邊圍D.D.244 Lot Nos.439,440 RP,442RP	
Site area 地盤面積	469.38 (includes Government land of 包括政府土地	sq. m 平方米 <input type="checkbox"/> About 約 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/SK-HC/12	
Zoning 地帶	AGR	
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	585.27	sq.m 平方米 <input type="checkbox"/> About 約
(ii) Proposed No. of house(s) 擬議房屋幢數	3	
(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

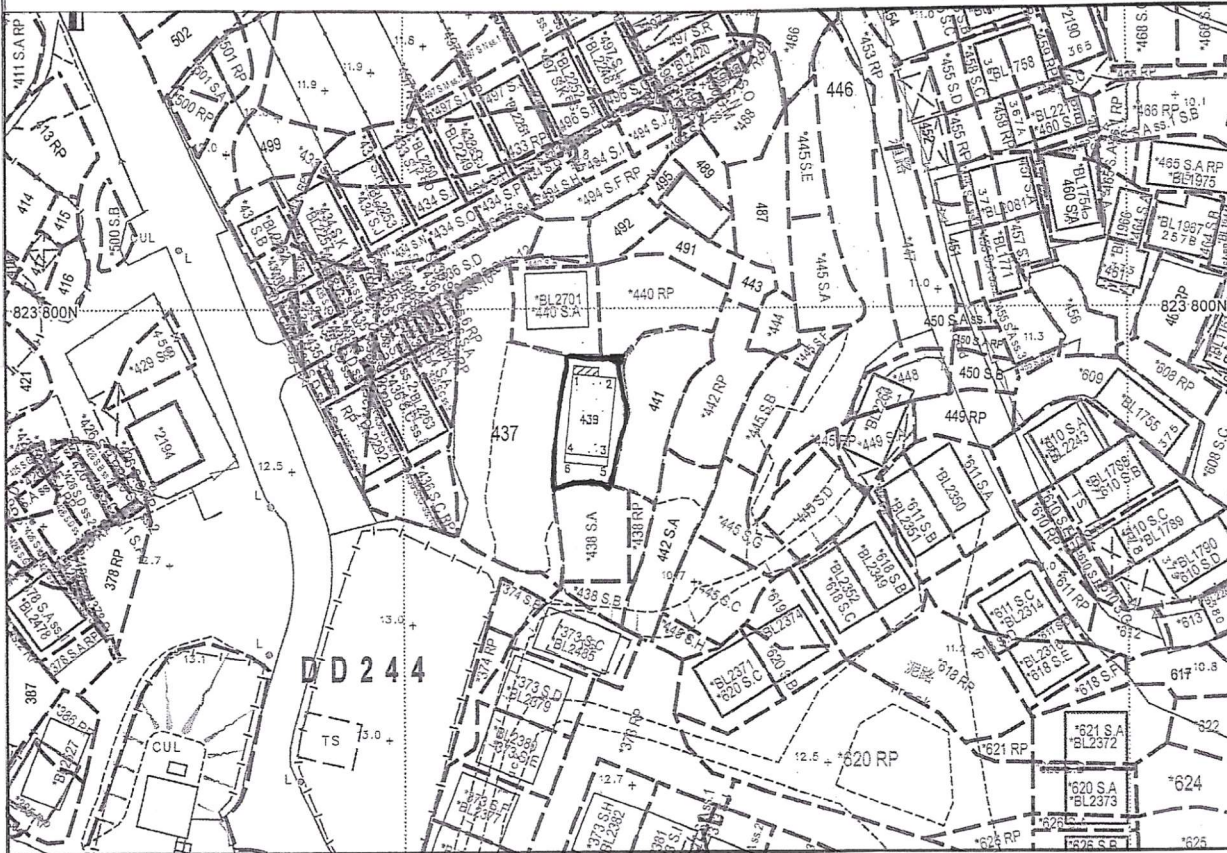
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Site Plan, Location Plan		
<hr/>		
Reports 報告書		
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"/>
<hr/>		
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

SITE PLAN ①

Dimension Plan of the Proposed Small House on Lot 439 in D.D. 244 Nam Pin Wai, Sai Kung



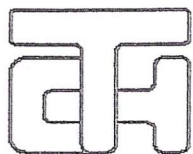
— Balcony

Coloured Pink Area 65.03 Square Metres (About)

— Septic Tank (3.6m x 1.2m)

Scale 1 : 1000

Side	Bearing ° ' "	Distance in Metres	Pt	Co-ordinate Data (1980 Datum)		Remarks
				N	E	
1 - 2	95 32 24	6.096	1	823791.170	843423.600	
2 - 3	185 32 24	10.668	2	823790.582	843429.668	
3 - 4	275 32 24	6.096	3	823779.964	843428.638	
4 - 1	5 32 24	10.668	4	823780.552	843422.570	
Co-ordinates of the balcony						
4 - 3	95 32 24	6.096	4	823780.552	843422.570	
3 - 5	185 32 24	1.220	3	823779.964	843428.638	
5 - 6	275 32 24	6.096	5	823778.749	843428.520	
6 - 4	5 32 24	1.220	6	823779.338	843422.453	



T.H. & ASSOCIATES LIMITED
(陳德慶測量有限公司)

Approved By

T.H.CHAN (ALS, MHKIS, MRICS, RPS(LS))

Tel: 26577726 Fax: 26588757 e-mail: thchan_survey@yahoo.com

Survey Sheet No: 11-NE-4B

Adopted Plan No:

PLAN No : SK/244/439-SH

SITE PLAN ②

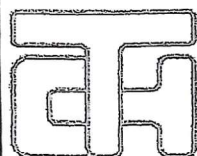
Dimension Plan of The Proposed Small House on Lot 440 RP in D.D. 244 Nam Pin Wai, Sai Kung



- Balcony
- Septic Tank

Coloured Pink Area 65.03 Square Metres (About)
Scale 1 : 1000

Side	Bearing ° ' "	Distance in Metres	Pt	Co-ordinate Data (1980 Datum)		Remarks
				N	E	
7 - 8	88 03 12	10.668	7	823804.117	843428.429	
8 - 9	178 03 12	6.096	8	823804.479	843439.090	
9 - 10	268 03 12	10.668	9	823798.387	843439.297	
10 - 7	358 03 12	6.096	10	823798.024	843428.636	
Co-ordinates of the balcony						
8 - 11	88 03 12	1.220	8	823804.479	843439.090	
11 - 12	178 03 12	6.096	11	823804.521	843440.310	
12 - 9	268 03 12	1.220	12	823798.428	843440.517	
9 - 8	358 03 12	6.096	9	823798.387	843439.297	



T.H. & ASSOCIATES LIMITED
(陳德慶測量有限公司)

Approved By

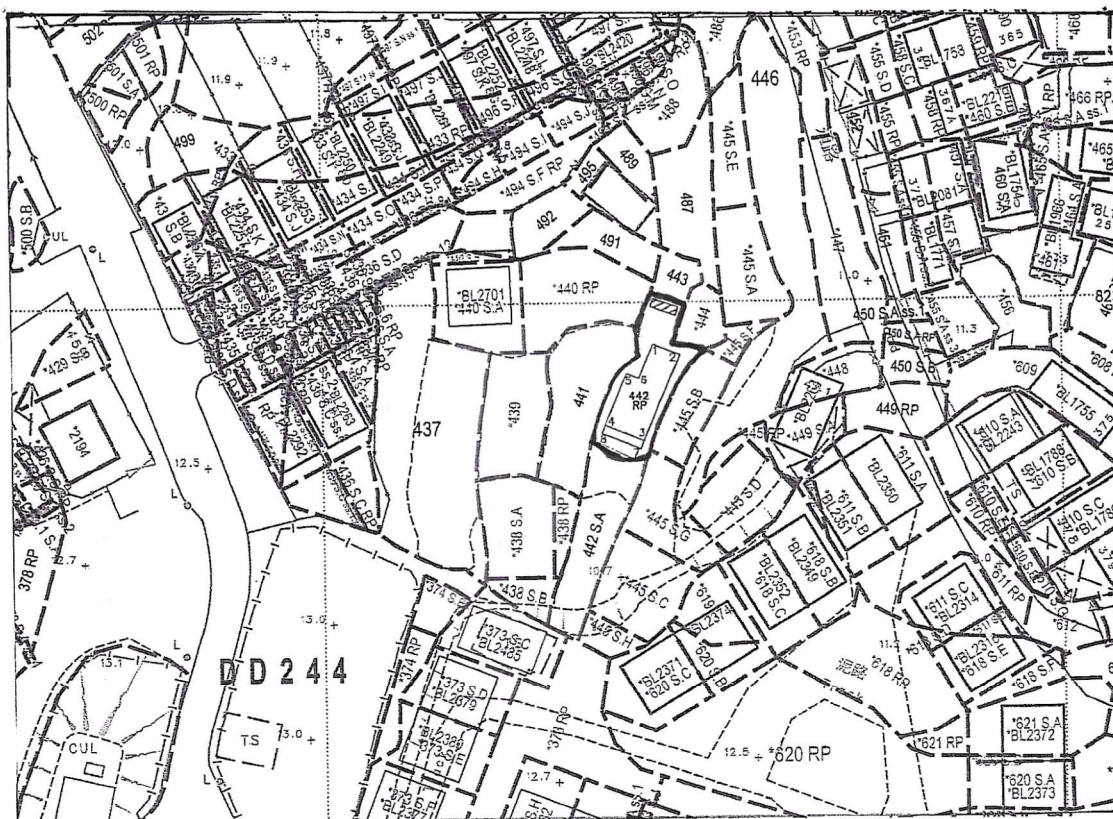
T.H.CHAN (ALS, MHKIS, MRICS, RPS(LS))

Survey Sheet No: 11-NE-4B

Adopted Plan No: SRP/SK/008/0230/D1

PLAN No : SK/244/440RP-SH

Dimension Plan of the Proposed Small House on Lot 442 RP in D.D. 244 Nam Pin Wai, Sai Kung



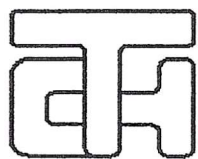
— Balcony

Coloured Pink Area 65.03 Square Metres (About)

— Septic Tank (3.6m x 1.2m)

Scale 1 : 1000

Side	Bearing ° ' "	Distance in Metres	Pt	Co-ordinate Data (1980 Datum)		Remarks
				N	E	
1 - 2	112 36 51	3.967	1	823794.179	843444.872	
2 - 3	202 36 51	12.874	2	823792.653	843448.535	
3 - 4	292 36 51	5.776	3	823780.769	843443.584	
4 - 5	22 36 51	7.715	4	823782.990	843438.252	
5 - 6	112 36 51	1.809	5	823790.112	843441.219	
6 - 1	22 36 51	5.159	6	823789.416	843442.889	
Co-ordinates of the balcony						
4 - 3	112 36 51	5.776	4	823782.990	843438.252	
3 - 7	202 36 51	1.220	3	823780.769	843443.584	
7 - 8	292 36 51	5.776	7	823779.642	843443.115	
8 - 4	22 36 51	1.220	8	823781.864	843437.783	



T.H. & ASSOCIATES LIMITED

(陳德慶測量有限公司)

Approved By

[Signature]
T.H.CHAN (ALS, MHKIS, MRICS, RPS(LS))

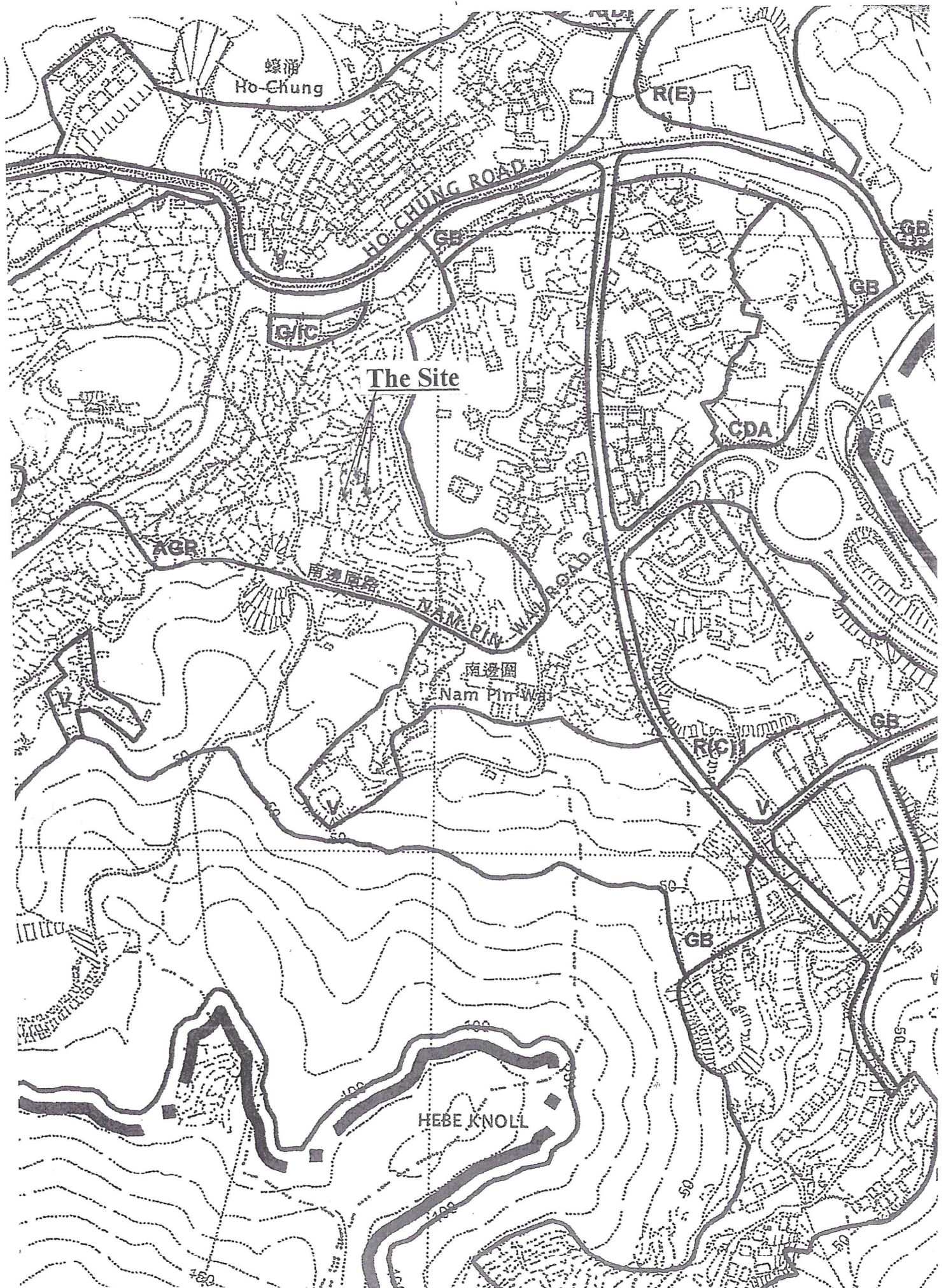
Tel: 26577726 Fax: 26588757 e-mail: thchan_survey@yahoo.com

Survey Sheet No: 11-NE-4B

Adopted Plan No:

PLAN No : SK/244/442RP-SH

位置圖 LOCATION PLAN



致：城市規劃委員會秘書

西貢蠔涌村
申請編號 A/SK-HC/367

本人為上述申請之代理人，現就 貴會轉介古物古蹟辦事處對相關申請之意見作回應，申請人已知悉並明瞭，承諾遵守部門之意見，並會於申請獲得批准後向地政處提交相關承諾契約（見附件）予地政處轉介部門，懇請 貴處轉介以上回應給予部門祝安！

代理人：



（ 許 軍 兒 ）

日期： 30 MAY 2025

聯絡地址：

聯絡電話：

No. 2019/CH/1承諾契約

本人 _____ (香港身份證號碼： _____)

(通訊地址： _____)

(聯絡電話號碼： _____)，於二〇____年____月____日向香港特別行政區政府（下稱「政府」）作出此承諾契約。

茲因

- A. 本人為座落於丈量約分第____約地段第____號小型屋宇地盤（下稱「該地盤」）的擁有人。
- B. 該地盤座落 具考古研究價值的地點的邊界範圍內。

本人特此向政府承諾遵守下列條文：

1. 由政府所批的該小型屋宇契約的日期起計的 6 個月內或由政府決定的其他時間內，以及在任何建築工程開展之前，本人須容許古物古蹟辦事處館長(考古)及/或任何由政府妥為授權的人士在任何合理時間下（及免除任何形式的費用）不受阻止地出入及停留於該地盤進行考古調查和發掘。本人及本人的代理人、僱員及承建商，在接獲政府以書面形式通知有關考古調查和發掘完成後，才可在該地盤開展建築工程。
2. 本人須在任何於該地盤的建築工程開展前不少於兩個星期前，以書面方式通知古物古蹟辦事處館長(考古)，以便政府及/或任何由政府妥為授權的人士視察和監察該地盤的地基挖掘工程。在建築工程進行期間，本人須容許前述館長及/或任何其他由政府妥為授權的人士在任何合理時間下（及免除任何形式的費用）不受阻止地出入及停留於該地盤進行前述的視察和監察。
3. 本人若在該地盤發現古物及古蹟條例(香港法例第 53 章)中所指的任何古物或假定古物，不論是否在建築工程進行期間，均須立即通知前述館長。
4. 除獲得政府的批准或指示外，本人在任何情況下均不得以任何形式丟棄、移走、拆除、阻礙、污損或干擾在本契約第 3 條中所指的任何古物或假定古物。
5. 不論是否在建築工程進行期間，本人將要為本人及本人的代理人、僱員及承辦商，對本契約第 3 條中所指的任何古物或假定古物，作出如本契約第 4 條中描述的行動、失責及疏忽行為，負上一切責任。

6. 為免生疑問，本承諾契約的所有條款並不影響古物及古蹟條例(香港法例第53章)的任何條文。
7. 本人不會向政府、其職員及任何獲政府授權之人士就本契約第1及2條中所指的任何事項(下稱「該等事項」)，因該等事項而導致引起或與該等事項有關的對本人造成或可能造成的任何形式的損失、損害、滋擾或騷擾進行申索。本人承諾政府、其職員及任何獲政府授權之人士均不須承擔因該等事項而導致引起或與該等事項有關的任何損失、損害、滋擾或騷擾的責任。
8. 政府如蒙受本人就本契約作出或不作出的行為及本人違反本契約而引起或有關的任何性質的法律責任、申索、訴訟、要求或其他法律程序或損失或損害，本人須無論何時向政府作出彌償，並使政府持續得到十足的彌償。

由本人簽署、蓋章及遞送)
 姓名 _____)
 見證人 _____)
 (見證人香港身份證號碼： _____)

注意事項：

1. 在前述小型屋宇地盤內的古物及古代遺物受到古物及古蹟條例(香港法例第53章)的保護及規管。
2. 古物古蹟辦事處會負責在前述小型屋宇地盤內進行在本契約第1條中所指的考古調查和發掘及/或第2條中所指的視察和監察地基挖掘工程，並承擔有關費用。
3. 請將已填妥及簽署的承諾契約交回大埔地政處，以便轉交古物古蹟辦事處跟進。
4. 承諾人於本承諾契約提供的個人資料會用於處理其小型屋宇之申請個案及執行本承諾契約。
5. 承諾人如對此承諾契約有任何疑問，歡迎致電 2655 0826 與古物古蹟辦事處考古組職員聯絡。

**Relevant Interim Criteria for Consideration of Application for
New Territories Exempted House (NTEH)/Small House in 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) if an application site involves more than one NTEH/Small House, application of the above criteria would be on individual NTEH/Small House basis;
- (f) the proposed development should not frustrate the planning intention of the particular zone in which the application site is located;
- (g) the proposed development should be compatible in terms of land use, scale, design and layout, with the surrounding area/development;
- (h) the proposed development should not encroach onto the planned road network and should not cause adverse traffic, environmental, landscape, drainage, sewerage and geotechnical impacts on the surrounding areas. Any such potential impacts should be mitigated to the satisfaction of relevant Government departments;
- (i) the proposed development, if located within water gathering grounds, should be able to be connected to existing or planned sewerage system in the area except under very special circumstances (e.g. the application site has a building status under the lease or the applicant can demonstrate that the water quality within water gathering grounds will not be affected by the proposed development^);

- (j) the provision of fire service installations and emergency vehicular access, if required, should be appropriate with the scale of the development and in compliance with relevant standards; and
 - (k) all other statutory or non-statutory requirements of relevant Government departments must be met. Depending on the specific land use zoning of the application site, other Town Planning Board guidelines should be observed, as appropriate.
- ^i.e. the applicant can demonstrate that effluent discharge from the proposed development will be in compliance with the effluent standards as stipulated in the Water Pollution Control Ordinance Technical Memorandum.

Previous Applications at the Application Site

Approved Application

Application No.	Proposed Use	Date of Consideration	Approval Condition(s)
A/SK-HC/238	Proposed Houses (Four New Territories Exempted Houses – Small Houses)	12.12.2014	(1) and (2)

Approval Condition(s)

- (1) submission and implementation of landscape proposal; and
- (2) provision of septic tanks.

Rejected Application

Application No.	Proposed Use	Date of Consideration	Rejection Reason(s)
A/SK-HC/26	Thirty 3-Storey Village-Type Houses	20.10.1995	(a) to (c)

Rejection Reason(s)

- (a) being not in line with the planning intention of the “AGR” zone;
- (b) overloading the existing transport infrastructure; and
- (c) setting of undesirable precedent for other similar applications in the “AGR” zone.

**Similar Planning Applications for
Proposed House (New Territories Exempted House (NTEH) - Small House)
Within/Straddling the Subject “Agriculture” (“AGR”) Zone
on the Draft Ho Chung Outline Zoning Plan No. S/SK-HC/12**

Approved Applications

	Application No.	Proposed Development(s)	Zoning(s)	Date of Consideration	Approval Condition(s)
1.	A/SK-HC/150	Proposed House (NTEH - Small House)	“AGR”	28.9.2007	(a), (b) and (c)
2.	A/SK-HC/151	Proposed Two Houses (NTEHs - Small Houses)	“AGR”	28.9.2007	(a), (b) and (c)
3.	A/SK-HC/153	Proposed Two Houses (NTEHs - Small Houses)	“AGR”	12.10.2007	(a) and (b)
4.	A/SK-HC/154	Proposed Two Houses (NTEHs - Small Houses)	“AGR”	2.11.2007	(a) and (c)
5.	A/SK-HC/155	Proposed Two Houses (NTEHs - Small Houses)	“AGR”	2.11.2007	(a) and (c)
6.	A/SK-HC/156	Proposed Two Houses (NTEHs - Small Houses)	“AGR”	16.11.2007	(c)
7.	A/SK-HC/158	Proposed Two Houses (NTEHs - Small Houses)	“AGR”	7.3.2008	(a), (b) and (c)
8.	A/SK-HC/159	Proposed House (NTEH - Small House)	“AGR”	7.3.2008	(a), (b) and (c)
9.	A/SK-HC/162	Proposed House (NTEH - Small House)	“AGR”	20.6.2008	(a), (b) and (c)
10.	A/SK-HC/164	Proposed House (NTEH - Small House)	“AGR”	19.9.2008	(b) and (c)
11.	A/SK-HC/166	Proposed House (NTEH - Small House)	“AGR”	7.11.2008	(a), (b) and (c)
12.	A/SK-HC/167	Proposed House (NTEH - Small House)	“AGR”	7.11.2008	(a), (b) and (c)
13.	A/SK-HC/171	Proposed House (NTEH - Small House)	“AGR”	6.11.2009	(b) and (c)
14.	A/SK-HC/172	Proposed House (NTEH - Small House)	“AGR”	6.11.2009	(b) and (c)
15.	A/SK-HC/173	Proposed House (NTEH - Small House)	“AGR”	20.11.2009	(b) and (c)
16.	A/SK-HC/179	Proposed House (NTEH - Small House)	“AGR”	23.4.2010	(b)
17.	A/SK-HC/183	Proposed House (NTEH - Small House)	“AGR”	12.11.2010	(b) and (c)
18.	A/SK-HC/184	Proposed House (NTEH - Small House)	“AGR”	24.9.2010	(b) and (c)
19.	A/SK-HC/194	Proposed House (NTEH - Small House)	“AGR”	8.7.2011	(b) and (c)

	Application No.	Proposed Development(s)	Zoning(s)	Date of Consideration	Approval Condition(s)
20.	A/SK-HC/195	Proposed House (NTEH - Small House)	“AGR”	8.7.2011	(b) and (c)
21.	A/SK-HC/196	Proposed House (NTEH - Small House)	“AGR”	8.7.2011	(b) and (c)
22.	A/SK-HC/198	Proposed House (NTEH - Small House)	“AGR”	5.8.2011	(b) and (c)
23.	A/SK-HC/199	Proposed House (NTEH - Small House)	“AGR”	5.8.2011	(b) and (c)
24.	A/SK-HC/200	Proposed House (NTEH - Small House)	“AGR” and “V”	5.8.2011	(b) and (c)
25.	A/SK-HC/201	Proposed House (NTEH - Small House)	“AGR”	19.8.2011	(b) and (c)
26.	A/SK-HC/202	Proposed House (NTEH - Small House)	“AGR”	19.8.2011	(b) and (c)
27.	A/SK-HC/203	Proposed House (NTEH - Small House)	“AGR”	2.9.2011	(b) and (c)
28.	A/SK-HC/206	Proposed House (NTEH - Small House)	“AGR”	20.1.2012	(b) and (c)
29.	A/SK-HC/207	Proposed House (NTEH - Small House)	“AGR”	10.2.2012	(b) and (c)
30.	A/SK-HC/208	Proposed Two Houses (NTEHs - Small Houses)	“AGR”	24.2.2012	(b) and (c)
31.	A/SK-HC/209	Proposed House (NTEH - Small House)	“AGR”	30.3.2012	(b) and (c)
32.	A/SK-HC/210	Proposed Two Houses (NTEHs - Small Houses)	“AGR”	20.4.2012	(b) and (c)
33.	A/SK-HC/211	Proposed House (NTEH - Small House)	“AGR”	18.5.2012	(b) and (c)
34.	A/SK-HC/212	Proposed House (NTEH - Small House)	“AGR”	18.5.2012	(b) and (c)
35.	A/SK-HC/214	Proposed House (NTEH - Small House)	“AGR”	1.6.2012	(b) and (c)
36.	A/SK-HC/215	Proposed House (NTEH - Small House)	“AGR”	1.6.2012	(b) and (c)
37.	A/SK-HC/217	Proposed House (NTEH - Small House)	“AGR”	7.9.2012	(b)
38.	A/SK-HC/218	Proposed House (NTEH - Small House)	“AGR”	21.9.2012	(b) and (c)
39.	A/SK-HC/222	Proposed House (NTEH - Small House)	“AGR” and “V”	8.2.2013	(c)
40.	A/SK-HC/228	Proposed House (NTEH - Small House)	“AGR”	3.1.2014	(c)
41.	A/SK-HC/229	Proposed House (NTEH - Small House)	“AGR”	3.1.2014	(c)

	Application No.	Proposed Development(s)	Zoning(s)	Date of Consideration	Approval Condition(s)
42.	A/SK-HC/230	Proposed House (NTEH - Small House)	"AGR"	7.3.2014	(c)
43.	A/SK-HC/237	Proposed Four Houses (NTEHs - Small Houses)	"AGR"	14.11.2014	(c) and (d)
44.	A/SK-HC/240	Proposed House (NTEH - Small House)	"AGR"	16.1.2015	(c) and (d)
45.	A/SK-HC/243	Proposed House (NTEH - Small House)	"AGR"	5.6.2015	(c) and (d)
46.	A/SK-HC/246	Proposed House (NTEH - Small House)	"AGR"	21.8.2015	(c) and (d)
47.	A/SK-HC/254	Proposed House (NTEH - Small House)	"AGR"	8.1.2016	(d)
48.	A/SK-HC/255	Proposed House (NTEH - Small House)	"AGR"	8.1.2016	(d)
49.	A/SK-HC/258	Proposed House (NTEH - Small House)	"AGR"	12.8.2016	(d)
50.	A/SK-HC/259	Proposed House (NTEH - Small House)	"AGR"	12.8.2016	(d)
51.	A/SK-HC/260	Proposed House (NTEH - Small House)	"AGR"	12.8.2016	(d)
52.	A/SK-HC/261	Proposed House (NTEH - Small House)	"AGR"	12.8.2016	(d)
53.	A/SK-HC/263	Proposed House (NTEH - Small House)	"AGR"	30.9.2016	(d)
54.	A/SK-HC/267	Proposed House (NTEH - Small House)	"AGR"	12.5.2017	(d)
55.	A/SK-HC/268	Proposed House (NTEH - Small House)	"AGR"	12.5.2017	(d)
56.	A/SK-HC/270	Proposed House (NTEH - Small House)	"AGR"	25.8.2017	(c) and (d)
57.	A/SK-HC/272	Proposed House (NTEH - Small House)	"AGR"	27.10.2017	(c) and (d)
58.	A/SK-HC/273	Proposed Two Houses (NTEHs - Small Houses)	"AGR"	27.10.2017	(c) and (d)
59.	A/SK-HC/274	Proposed House (NTEH - Small House)	"AGR"	27.10.2017	(c) and (d)
60.	A/SK-HC/275	Proposed House (NTEH - Small House)	"AGR"	27.10.2017	(d)
61.	A/SK-HC/276	Proposed House (NTEH - Small House)	"AGR"	27.10.2017	(d)
62.	A/SK-HC/277	Proposed House (NTEH - Small House)	"AGR"	27.10.2017	(c) and (d)
63.	A/SK-HC/280	Proposed House (NTEH - Small House)	"AGR"	22.12.2017	(d)

	Application No.	Proposed Development(s)	Zoning(s)	Date of Consideration	Approval Condition(s)
64.	A/SK-HC/293	Proposed House (NTEH - Small House)	“AGR”	6.7.2018	(d)
65.	A/SK-HC/294	Proposed House (NTEH - Small House)	“AGR”	6.7.2018	(d)
66.	A/SK-HC/305	Proposed House (NTEH - Small House)	“AGR”	17.5.2019	(d)
67.	A/SK-HC/311	Proposed House (NTEH - Small House)	“AGR”	19.7.2019	(d)
68.	A/SK-HC/312	Proposed House (NTEH - Small House)	“AGR”	2.8.2019	(d)
69.	A/SK-HC/313	Proposed House (NTEH - Small House)	“AGR”	2.8.2019	(d)
70.	A/SK-HC/314	Proposed House (NTEH - Small House)	“AGR”	2.8.2019	(d)
71.	A/SK-HC/315	Proposed House (NTEH - Small House)	“AGR” and “V”	20.9.2019	(d)
72.	A/SK-HC/322	Proposed House (NTEH - Small House)	“AGR”	6.11.2020	(d)
73.	A/SK-HC/324	Proposed House (NTEH - Small House)	“AGR”	26.3.2021	(d)
74.	A/SK-HC/325	Proposed House (NTEH - Small House)	“AGR”	24.9.2021	(d)
75.	A/SK-HC/331	Proposed House (NTEH - Small House)	“AGR”	24.9.2021	(d)
76.	A/SK-HC/334	Proposed House (NTEH - Small House)	“AGR”	18.2.2022	-
77.	A/SK-HC/335	Proposed House (NTEH - Small House)	“AGR”	18.2.2022	-
78.	A/SK-HC/337	Proposed House (NTEH - Small House)	“AGR”	18.3.2022	-
79.	A/SK-HC/341	Proposed House (NTEH - Small House)	“AGR”	14.7.2023	-
80.	A/SK-HC/368	Proposed House (NTEH - Small House)	“AGR”	2.5.2025	-

Approval Condition(s)

- (a) The submission of an archaeological survey before the commencement of any construction works and rescue excavation should be undertaken should archaeological remains be found
- (b) The provision of fire-fighting access, water supplies for fire-fighting and fire service installations
- (c) The submission and implementation of a landscape proposal
- (d) The provision of septic tank as proposed by the applicant

Rejected Applications

	Application No.	Proposed Development(s)	Zoning	Date of Consideration	Rejection Reason(s)
1.	A/SK-HC/165	Proposed House (NTEH - Small House)	"AGR"	20.2.2009	(1) and (2)
2.	A/SK-HC/174	Proposed House (NTEH - Small House)	"AGR"	18.12.2009	(1), (3) and (4)
3.	A/SK-HC/190	Proposed Two Houses (NTEHs - Small Houses)	"AGR"	6.5.2011	(1)
4.	A/SK-HC/204	Proposed House (NTEH - Small House)	"AGR"	18.11.2011	(1) and (5)
5.	A/SK-HC/290	Proposed House (NTEH - Small House)	"AGR"	15.6.2018	(1), (3) and (5)
6.	A/SK-HC/357	Proposed House (NTEH - Small House)	"AGR"	20.12.2024	(3) and (6)
7.	A/SK-HC/358	Proposed House (NTEH - Small House)	"AGR"	20.12.2024	(3) and (6)
8.	A/SK-HC/359	Proposed House (NTEH - Small House)	"AGR"	20.12.2024	(3) and (6)

Rejection Reason(s)

- (1) The application did not comply with the Interim Criteria for Consideration of Application for NTEH/Small House in New Territories in that the applicant fails to demonstrate that the proposed development, located close to a stream course and/or within the water gathering ground, would not cause adverse impact on the water quality of the area.
- (2) 11kV high voltage overhead lines were located within the application site. There was insufficient information to demonstrate that alternative site(s) were available for diversion or replacement of the overhead power lines prior to granting planning approval. No feasible solution had been provided to address the concerns on electrical safety and electricity supply issues.
- (3) The proposed development was not in line with the planning intention of the "AGR" zone which was to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justification in the submission for a departure from such planning intention.
- (4) The cumulative impact of approving NTEH development in "AGR" zone might have adverse traffic impact on the local road network.
- (5) The approval of the application would set an undesirable precedent for other similar applications within the water gathering grounds in the "AGR" zone. The cumulative effect of approving such similar applications would result in a general degradation of the water quality of the area.
- (6) Land was still available within the "Village Type Development" ("V") zone of Ho Chung which is primarily for Small House development. It was considered more appropriate to concentrate the proposed Small House developments within the "V" zone for more orderly development pattern, efficient use of land and provision of infrastructures and services.

Comments from Relevant Government Departments

1. Land Administration

Comments of the District Lands Officer/Sai Kung, Lands Department (DLO/SK, LandsD):

- (a) no objection to the application;
- (b) the Site is located within Ho Chung village ‘environs’ (‘VE’);
- (c) as last advised by the Indigenous Inhabitant Representative (IIR) of Ho Chung as at 31.12.2019, the 10-year Small House demand forecast for the village was 480 cases. However, her office is not in a position to verify the forecast;
- (d) the no. of outstanding Small House applications is 46 within the “Village Type Development” (“V”) zone and 38 straddling/outside the “V” zone in Ho Chung;
- (e) the no. of approved applications for rebuilding New Territories Exempted House (NTEH) within the ‘VEs’ of Ho Chung is 6;
- (f) the three applicants namely WONG Kin Lun, CHEUNG William Ka Hang and CHAN Siu Fan were certified as indigenous villagers by Indigenous Inhabitant Representatives of Pak A, Ho Chung and Tung A in Sai Kung Heung respectively;
- (g) the applicants have submitted applications for Small house development on the lots to her office, which are currently being processed; and
- (h) notwithstanding the planning permission may be given, there is no guarantee that the Small House applications at the Site will be approved by her office.

2. Traffic

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

- (a) the proposed Small House development should be confined within the “V” zone as far as possible. Although additional traffic generated by the proposed development is not expected to be significant, the proposed Small Houses development outside “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; and
- (b) notwithstanding the above, the application which only involves the development of three Small Houses can be tolerated on traffic grounds.

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

No comment on the application from highway maintenance point of view as the access road leading to the Site falls outside the maintenance jurisdiction of his office.

3. **Environment**

Comment of the Director of Environmental Protection (DEP):

In view of the small scale of the proposed development, the application alone is unlikely to cause major pollution.

4. **Landscape**

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

- (a) no comment to the application from landscape planning perspective;
- (b) as observed from the aerial photo of 2023, the Site is situated in an area of settled valleys landscape predominated by village houses and tree groups. The proposed three Small House developments are considered not incompatible with the surrounding landscape character;
- (c) the Site is currently vacant with overgrown, no significant landscape resources are observed within the Site; and
- (d) significant landscape impact arising from the application is not anticipated.

5. **Agriculture**

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

- (a) the application is not supported from agricultural perspective as the Site possesses potential for agricultural rehabilitation; and
- (b) the Site falls within the “Agriculture” zone and is generally abandoned. 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.

6. **Archaeology**

Comment of the Chief Heritage Executive (Antiquities and Monuments), Antiquities and Monuments Office, Development Bureau (CHE(AM), AMO, DEVB):

The Site falls within the Ho Chung Site of Archaeological Interest. After reviewing the locations, scope of proposed works and according to the findings of previous archaeological surveys in the surrounding areas, the applicants have committed to notify her office two weeks prior to the commencement of the construction works so as to facilitate the AMO to conduct site inspection in the course of excavation. The applicants have committed to sign a Deed of Undertaking for the archaeological work upon receipt of the Deed from AMO via District Lands Office.

7. **Fire Safety**

Comment 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.

8. **Demand and Supply of Small House Sites**

According to DLO/SK, LandsD, the number of outstanding Small House applications in Ho Chung is 84, while the 10-year Small House demand forecast for the village is 480 as last advised by the IIR of Ho Chung village in 31.12.2019. According to the latest estimate by PlanD, it is estimated that about 3.65ha of land (equivalent to about 146 Small House sites) is available within the "V" zone of Ho Chung. Therefore, the land available in the "V" zone of Ho Chung cannot fully meet the future Small House demand for 564 Small House sites.

9. **Other Departments**

The following government departments have no objection to or no comment on the application:

- Chief Engineer/Construction, Water Supplies Department;
- Chief Engineer/Mainland South, Drainage Services Department;
- Head of Geotechnical Engineering Office, Civil Engineering and Development Department;
- District Officer (Sai Kung), Home Affairs Department (DO(SK), HAD); and
- Chief Engineer (Works), HAD.

Recommended Advisory Clauses

- (a) to note the comments of the Director of Environmental Protection that septic tank and soakaway system is an acceptable means for collection, treatment and disposal of the sewage provided that its design and construction follow the requirements of the Practice Note for Professional Person (ProPECC) PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” and are duly certified by an Authorised Person;
- (b) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that for provision of water supply to the proposed development, the applicants may need to extend their 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 services within the private lots to WSD’s standards; and
- (c) to note the comments of the Director of Fire Services that the applicants should observe the “New Territories Exempted Houses – A Guide to Fire Safety Requirements”, which is administered by the Lands Department (LandsD). Detailed fire safety requirements will be formulated upon receipt of formal applications via LandsD.