

2025年 9月 16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。

2025-09-16

This document is received on
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

2501868

18/8

By Hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/SK-HC/369
	Date Received 收到日期	2025-09-16

- 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)

CHEUNG Gary 張家建

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)

WONG KAM WAI 黃錦威

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)	Ho Chung, Sai Kung, N.T. 新界西貢蠔涌 Lot Nos. 378 SA ss 2 SA, 425 SC and 426 SG in D.D. 244
(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 96.3 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)	0 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	Ho Chung Outline Zoning Plan 蠔涌分區計劃大綱圖 S/S1C - HC/12
(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)。

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，或有關係的鄉事委員會[&]

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)	CHEUNG Gary 張家建		
(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)			
(c) Proposed gross floor area 擬議總樓面面積	195.09 sq.m 平方米 ☐ About 約		
(d) Proposed number of house(s) 擬議房屋幢數	01	Proposed number of storeys of each house 每幢房屋的擬議層數	03
(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	(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 ☒	☐ 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)) ☐ 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 ☐ No 否 ☒	(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 ☐ Please provide details 請提供詳情 No 否 ☒																														
Does the development proposal involve the operation on the right? 擬議發展計劃是否涉及右列的工程?	Yes 是 ☐ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約 No 否 ☒																														
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 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> </table> 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) 	On environment 對環境	Yes 會 ☐	No 不會 ☐	On traffic 對交通	Yes 會 ☐	No 不會 ☐	On water supply 對供水	Yes 會 ☐	No 不會 ☐	On drainage 對排水	Yes 會 ☐	No 不會 ☐	On slopes 對斜坡	Yes 會 ☐	No 不會 ☐	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☐	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☐	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☐	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☐	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☐
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Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☐																													

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。

申請人為西貢蟻涌村的原居民，於2017年8月22日向西貢地政處呈交興建小型屋宇申請表（地政檔號：DL01SK 20/SHL/17）申請建屋。

因西貢區可建小型屋宇的土地嚴重不足，而蟻涌村的V-ZONE土地早已經不敷應用，只餘“農業”用途土地可供原居民用作申請興建小型屋宇。

申請人覓地多年，才能於西貢蟻涌新村購入土地，即現時申請地段：Lot Nos. 378 SA ss 2 SA, 425 SC and 426 SG in D.D. 244。

因此懇請城市規劃委員會體諒及恩恤申請人，批准申請。

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

WONG KAM WAI

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

13/08/2025 (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	Ho Chung, Sai Kung N.T. 新界西貢蠔涌 Lot No. 378 SA55 2SA, 425 SC and 426 SG in D.D. 244		
Site area 地盤面積	96.3	sq. m 平方米	☐ About 約
	(includes Government land of 包括政府土地	sq. m 平方米	☐ About 約)
Plan 圖則	S/SK - HC/12		
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 ☒ 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	☒ About 約
(ii) Proposed No. of house(s) 擬議房屋幢數	01		
(iii) Proposed building height/No. of storeys 建築物高度/層數	8.23	m 米	☒ (Not more than 不多於)
	03	Storeys(s) 層	

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

Chinese **English**
中文 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	☐	☐
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他 (請註明)	☐	☒
<u>Proposed small house plan (with septic tank location)</u>		
<u>Lot Index Plan</u>		

Reports 報告書

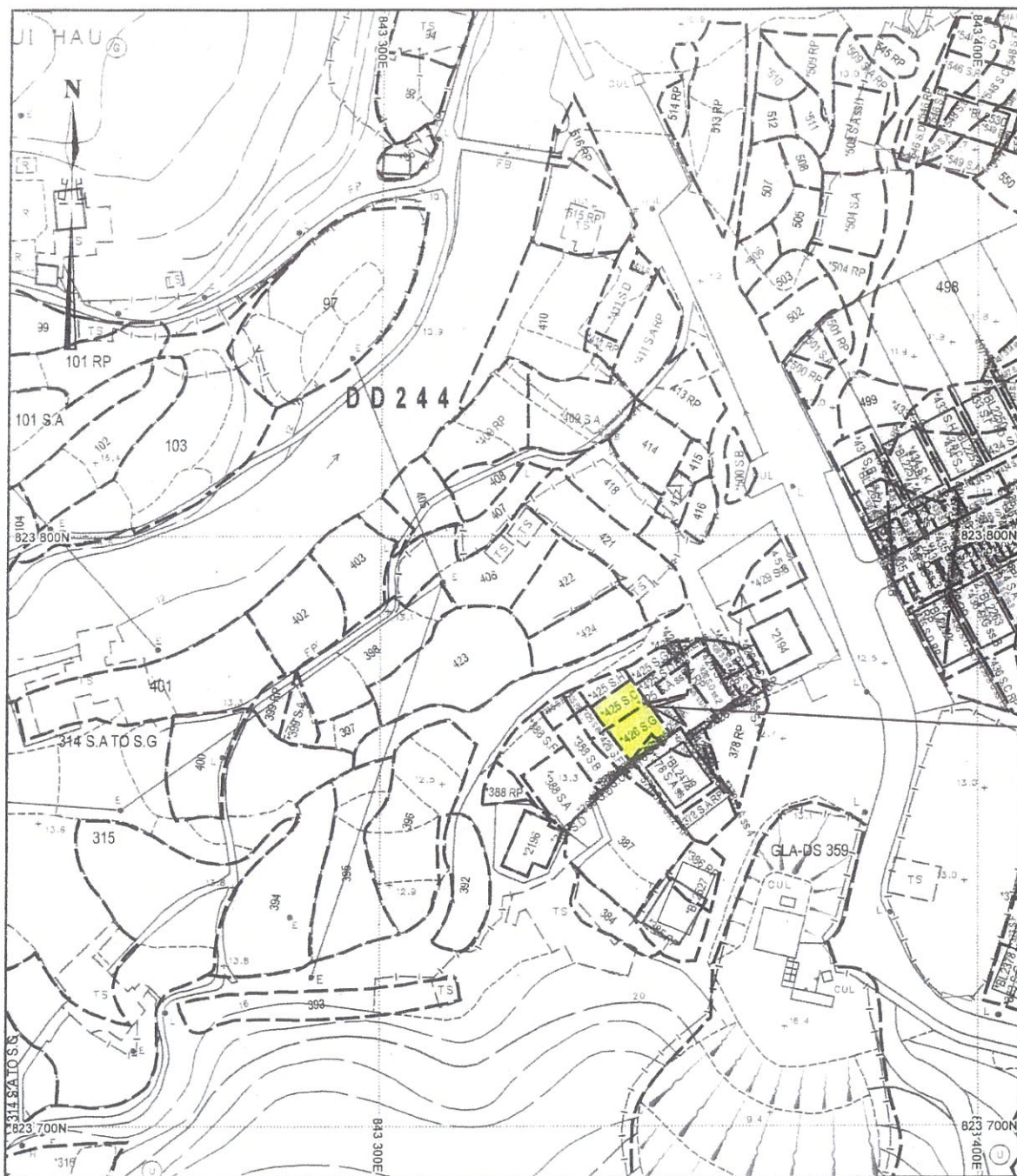
Planning Statement/Justifications 規劃綱領/理據	☐	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他 (請註明)	☐	☐

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。

地段索引圖 LOT INDEX PLAN



申請地點

地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000

metres 10 0 10 20 30 40 50 metres



Locality : _____

Lot Index Plan No. : ags_S00000145441_0001

District Survey Office : Lands Information Center

Date : 15-Jul-2025

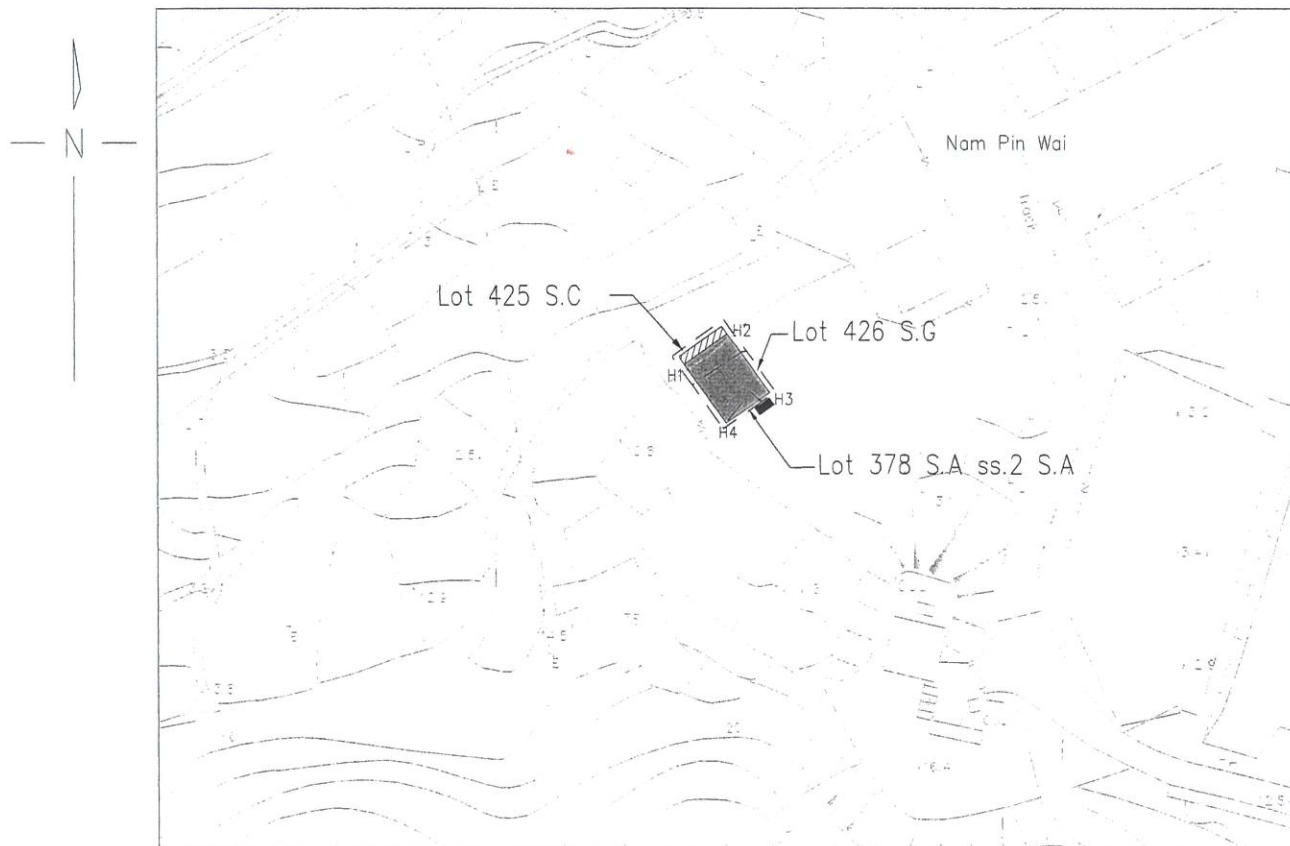
Reference No. : 11-NE-4B

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© Copyright reserved - Hong Kong SAR Government
SMO-P01 20250715155530 10

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。
免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

Explanatory notes: This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.
Disclaimer: The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.

PROPOSED SMALL HOUSE ON LOT NOS. 378 S.A ss.2 S.A, 425 S.C AND 426 S.G IN D.D.244



COLOURED PINK AREA 65.03 SQUARE METRES (ABOUT)

SCALE 1:1000



- PROPOSED SEPTIC TANK
- PROPOSED BALCONY
(Dimension: 6.89m X 1.22m)

SIDE	DISTANCE IN METRES	BEARING ° ' "	NORTHING	EASTING	POINT
H1-H2	6.886	54 27 44	823769.782	843336.995	H1
H2-H3	9.444	144 27 44	823773.785	843342.598	H2
H3-H4	6.886	234 27 44	823766.100	843348.087	H3
H4-H5	9.444	324 27 44	823762.097	843342.484	H4

LOCATION



SCALE 1:10 000

NOTE:

Survey District: Sai Kung

Survey Sheet No.: 11-NE-4B

Reference Plan No.: SRP/SK/060/1060/D1

Date: June 2015

The lot boundaries as
shown on this plan are for
identification purpose only.

PLAN No.: KEL/SK/060/378A2A_425C_426G_DD244/PSH



建地測量規劃及地理訊息系統有限公司
KELand Surveying, Planning & GIS Co. Ltd.

Authorized Land Surveyors

Flat B, 20/F, Chatham Commercial Building, No.399 Chatham Road North, Kowloon
Tel: 2765 5737 Fax: 2765 5722 Web: www.keland.com.hk E-mail: keland@btznetvigator.com

西貢蠔涌村信箋

致各尊敬的

城市規劃委員會委員：

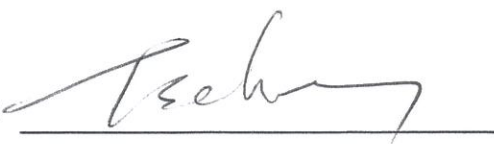
支持原居民的規劃許可申請（張家建）

本人張土勝乃西貢蠔涌村村代表，得悉原居民張家建正於 Lot No. 378S.A ss2.S.A, 425S.C & 426S.G in D.D. 244 申請興建一座小型屋宇，基於以下理由，本村支持上述申請：

1. 西貢區 V-zone 土地嚴重不足，各村所餘的幾乎全屬私人土地沒擁有土地的原居民絕不可能容易購入 V-Zone 私人土地申請興建小型屋宇，惟申請人幾經艱辛才購得上述土地，有望圓建屋及安居樂業的願望；
2. 申請地點旁邊有數拾座屋宇早年已獲貴會批准興建小型屋宇，是相同情況的個案，理應同樣對待獲批許可；
3. 申請對本村不構成負面影響。

基於上述理由，本村支持張家建的小型屋宇及規劃許可申請。

此上。

村代表簽署：
張土勝

日期：2021年 8月12日



地政總署
西貢地政處
DISTRICT LANDS OFFICE, SAI KUNG
LANDS DEPARTMENT

電話 Tel: 2791 7104
圖文傳真 Fax: 2792 0706
電郵地址 E-mail: gendlosk@landsd.gov.hk
本署檔號 Our Ref: (30) in DLO/SK 20/SHL/17
來函檔號 Your Ref:
覆函請註明本署檔號
Please quote our reference in response to this letter.

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

新界西貢親民街34號西貢政府合署三樓及四樓
3RD & 4TH FLOORS, SAI KUNG GOVERNMENT
OFFICES, 34 CHAN MAN STREET, SAI KUNG
NEW TERRITORIES
網址 Website: www.landsd.gov.hk

Mr. CHEUNG Gary

Date: - 7 JUL 2025

Dear Sir,

Application for Building Small House
Lot Nos. 378 S.A ss.2 S.A, 425 S.C and 426 S.G all in D.D. 244
Ho Chung, Sai Kung

I refer to the subject application.

The following observation requires further processing and you to response:-

- (i) As the subject site falls within an area zoned "Agriculture" on the approved Ho Chung Outline Zoning Plan No. S/SK-HC/11, you are required to ensure that the planning permission for the proposed small house development is still valid at the time of acceptance of the offer letter of the small house grant. It was noted that the permission under section 16 of the Town Planning Ordinance approved by the Town Planning Board (TPB) for this small house application was ceased after 12.8.2020. Therefore, your application is now suspended.

Please address the matter mentioned above. Otherwise, your small house application could not be further processed.

Should you have any enquiries on the above matter, please contact me.

Yours faithfully,



(S. L. CHAN)
for District Lands Officer/ Sai Kung

☐Urgent ☒Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

寄件者: KELand Info [REDACTED]
寄件日期: 2025年09月23日星期二 11:54
收件者: tpbpd/PLAND
副本: [REDACTED]
主旨: [Case No. A/SK-HC/369] - Submission of Revised Proposed Small House Plan
附件: Propose Small House_Lot378A2A_425C_426G-V2_signed.pdf
類別: Internet Email

[Case No. A/SK-HC/369]

Dear Sir/Madam,

We refer to the captioned case.

On behalf of the applicant, please find enclosed a revised Proposed Small House Plan dated 23 September 2025, which supersedes the original plan in the captioned application.

The revision involves relocating the proposed septic tank to a position beneath the balcony and within Lot 425 S.C in D.D.244.

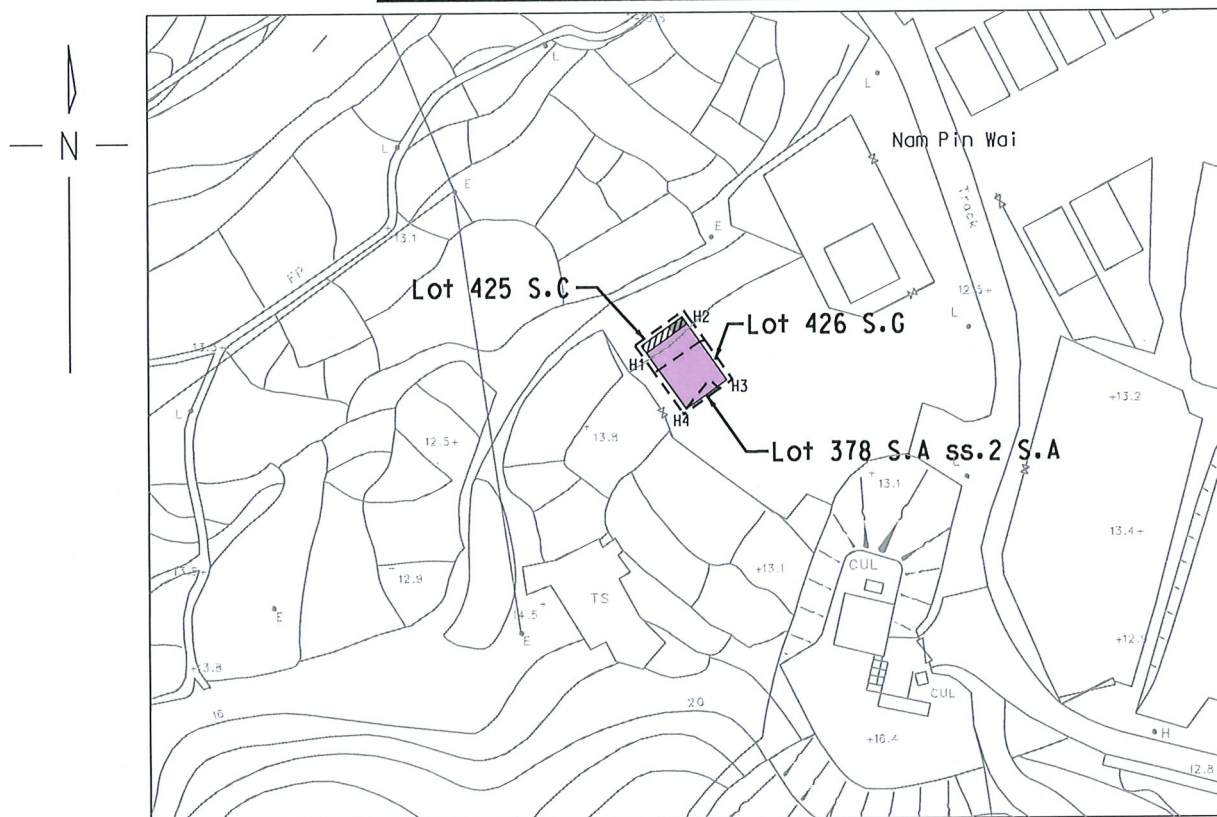
Should you have any enquiries on the matter, please contact the representative of the applicant, Mr. Danube Lo at [REDACTED].

Regards,

Circle Yuen

Director
KELand Surveying, Planning & GIS Co. Ltd.
Tel: [REDACTED]

PROPOSED SMALL HOUSE ON LOT NOS. 378 S.A ss.2 S.A, 425 S.C AND 426 S.G IN D.D.244



COLOURED PINK AREA 65.03 SQUARE METRES (ABOUT)

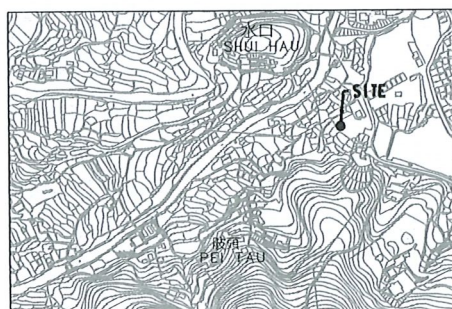
SCALE 1:1000



- PROPOSED SEPTIC TANK (UNDER BALCONY)
- PROPOSED BALCONY
(Dimension: 6.89m X 1.22m)

SIDE	DISTANCE IN METRES	BEARING ° ' "	NORTHING	EASTING	POINT
H1-H2	6.886	54 27 44	823769.782	843336.995	H1
H2-H3	9.444	144 27 44	823773.785	843342.598	H2
H3-H4	6.886	234 27 44	823766.100	843348.087	H3
H4-H5	9.444	324 27 44	823762.097	843342.484	H4

LOCATION



SCALE 1:10 000

Plan Approved by:

Signature

Sr Dr. Prof. Ching Siu-tong
FHKIS, FRICS, MIS(Aust), R.P.S.(LS), MCIArb, MSSI(Aust)
Authorized Land Surveyor



Survey District: Sai Kung
Survey Sheet No: 11-NE-4B
Reference Plan No.: SRP/SK/060/1060/D1
Date: 23 September 2025

NOTE:
The lot boundaries as shown on this plan are for identification purpose only.

PLAN No.: KEL/SK/060/378A2A 425C 426G DD244/PSH-v2

建地測量規劃及地理訊息系統有限公司
KELand Surveying, Planning & GIS Co. Ltd.
Authorized Land Surveyors
Flat B, 20/F, Chatham Commercial Building, No.399 Chatham Road North, Kowloon
Tel: 2765 5737 Fax: 2765 5722 Web: www.keland.com.hk E-mail: info@keland.com.hk

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: [REDACTED]
Sent: 2025-10-23 星期四 16:25:19
To: [REDACTED]
Subject: Re: Application No. A/SK-HC/369 - Proposed House (New Territories Exempted House (NTEH) - Small House) at Lots 378 S.A ss.2 S.A, 425 S.C and 426 S.G in D.D. 244, Ho Chung, Sai Kung

Dear Ms Chan

I refer to the EPD, DSD & AMO comments on your email yesterday; I would like to advise the following:

EDP

The applicant will re-locate the proposed septic tank and will update the proposed small house plan to you through the land surveyor as soon as possible for your transmission to EPD for their acceptance.

The applicant confirms to follow the requirements of EPD.

DSD

1. The applicant has proposed to adopt a septic tank and soakaway spit system for the disposal of the sewage from the proposed NTEH.
2. The applicant confirms to provide a surface channel to the application site to convey the surface runoff to the nearest discharge point.

AMO

1. The applicant confirms to notify AMO two weeks prior to the commencement of the construction works.
2. The applicant noted to sign a Deed of Undertaking for the archaeological work upon receipt of the Deed from AMO via DLO.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Your faithfully

Danube Lo

-

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: [REDACTED]
Sent: 2025-10-24 星期五 10:24:18
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [REDACTED]
Subject: Re: [Case No. A/SK-HC/369] - Submission of Revised Proposed Small House Plan
Attachment: Propose Small House_Lot378A2A_425C_426G-V3_signed.pdf

[Case No. A/SK-HC/369]

Dear Sir/Madam,

We refer to the captioned case.

On behalf of the applicant, please find enclosed a revised Proposed Small House Plan dated 24 October 2025.

This plan supersedes the previous version (dated 23 September 2025).

The revision involves relocating the proposed septic tank to a position beneath the western side of the balcony.

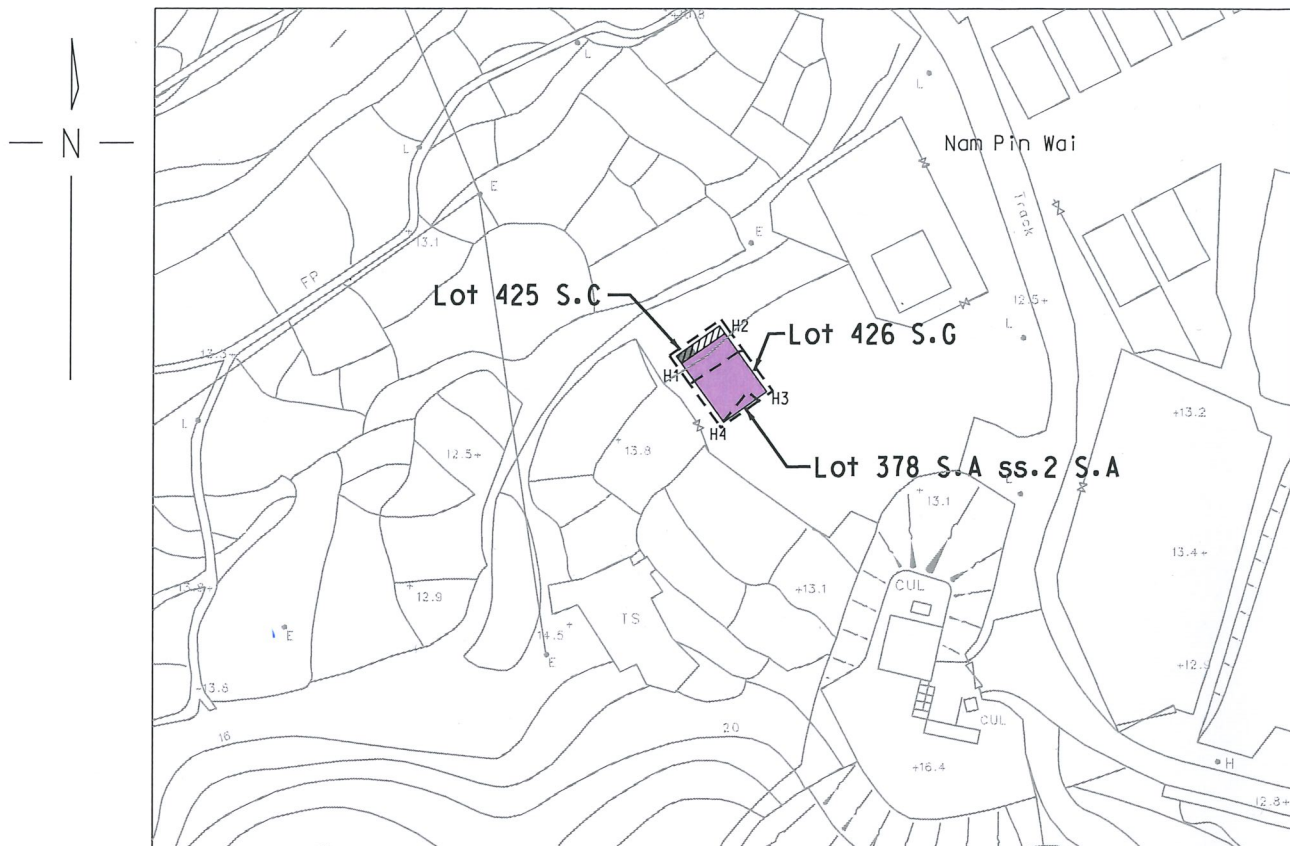
Should you have any enquiries on the matter, please contact the representative of the applicant, Mr. Danube Lo at [REDACTED]

Regards,

Circle Yuen

Director
KELand Surveying, Planning & GIS Co. Ltd.
Tel: [REDACTED]

PROPOSED SMALL HOUSE ON LOT NOS. 378 S.A ss.2 S.A, 425 S.C AND 426 S.G IN D.D.244



COLOURED PINK AREA 65.03 SQUARE METRES (ABOUT)

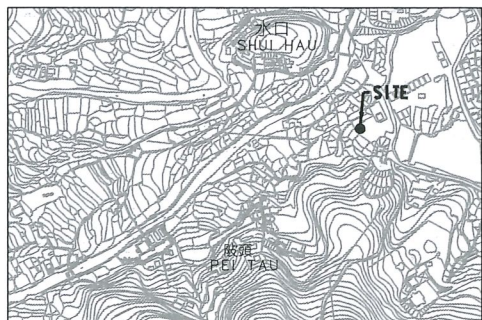
SCALE 1:1000



- PROPOSED SEPTIC TANK (UNDER BALCONY)
- PROPOSED BALCONY
(Dimension: 6.89m X 1.22m)

SIDE	DISTANCE IN METRES	BEARING ° ' "	NORTHING	EASTING	POINT
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H2-H3	9.444	144 27 44	823773.785	843342.598	H2
H3-H4	6.886	234 27 44	823766.100	843348.087	H3
H4-H5	9.444	324 27 44	823762.097	843342.484	H4

LOCATION



SCALE 1:10 000

Plan Approved by:

Signature

Sr Dr. Prof. Ching Siu-tong
FHKIS, FRICS, MIS(Aust), R.P.S.(LS), MCI Arb, MSS(Aust)
Authorized Land Surveyor



Survey District: Sai Kung
Survey Sheet No: 11-NE-4B
Reference Plan No.: SRP/SK/060/1060/D1
Date: 24 October 2025

NOTE:
The lot boundaries as
shown on this plan are for
identification purpose only.

PLAN No.: KEL/SK/060/378A2A 425C 426G DD244/PSH-v3



建地 測量規劃及地理訊息系統有限公司
KELand Surveying, Planning & GIS Co. Ltd.

Authorized Land Surveyors

Flat B, 20/F, Chatham Commercial Building, No.399 Chatham Road North, Kowloon
Tel: 2765 5737 Fax: 2765 5722 Web: www.keland.com.hk E-mail: info@keland.com.hk

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: [REDACTED]
Sent: 2025-10-24 星期五 16:24:00
To: [REDACTED]
Subject: Re: Application No. A/SK-HC/369 - Proposed House (New Territories Exempted House (NTEH) - Small House) at Lots 378 S.A ss.2 S.A, 425 S.C and 426 S.G in D.D. 244, Ho Chung, Sai Kung

Dear Ms Chan

I refer to the WSD comments on your email this morning.

The applicant has noted and confirmed the reminder of WSD.

Yours faithfully

Danube Lo

[REDACTED]
[REDACTED]

**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 Application at the Application Site

Approved Application

Application No.	Proposed Use	Date of Consideration	Approval Condition
A/SK-HC/259	Proposed House (New Territories Exempted House – Small House)	12.8.2016	(1)

Approval Condition

(1) provision of septic tank.

**Similar Planning Applications for
Proposed House (New Territories Exempted House (NTEH) - Small House)
Within/Straddling the Subject “Agriculture” (“AGR”) Zone
on the Approved Ho Chung Outline Zoning Plan No. S/SK-HC/13**

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/238	Proposed Four Houses (NTEHs - Small Houses)	“AGR”	12.12.2014	(c) and (d)
45.	A/SK-HC/240	Proposed House (NTEH - Small House)	“AGR”	16.1.2015	(c) and (d)
46.	A/SK-HC/243	Proposed House (NTEH - Small House)	“AGR”	5.6.2015	(c) and (d)
47.	A/SK-HC/246	Proposed House (NTEH - Small House)	“AGR”	21.8.2015	(c) and (d)
48.	A/SK-HC/254	Proposed House (NTEH - Small House)	“AGR”	8.1.2016	(d)
49.	A/SK-HC/255	Proposed House (NTEH - Small House)	“AGR”	8.1.2016	(d)
50.	A/SK-HC/258	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/367	Proposed Three Houses (NTEH - Small Houses)	“AGR”	4.7.2025	-
81.	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.

Government Departments' General Comments

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 44 within the "Village Type Development" ("V") zone and 29 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 3;
- (f) the applicant CHEUNG Gary was certified as indigenous villager by Indigenous Inhabitant Representative of Ho Chung in Sai Kung Heung;
- (g) the applicant has submitted application for Small house development on the lots to her office on 22.8.2017, which is currently being processed; and
- (h) the applicant is reminded that approval for S.16 application should not be construed as DLO's approval on the small house application. Every application submitted to LandsD will be considered on its own merits by LandsD acting in its capacity as a landlord and at its absolute discretion. If the application is approved by LandsD, it will be subject to such terms and conditions as maybe imposed by LandsD at its absolute discretion, including payment of premium and administrative fee.

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 House 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 one Small House can be tolerated on traffic grounds.

Comment of the Chief Highway Engineer/New Territories East, Highways Department (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. **Water Supply**

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- (a) the Site is located at the boundary of water gathering grounds. He has no objection to the proposed development provided that the following conditions are complied with:
 - i. All spoils arising from the site formation and building construction works shall be contained and protected to prevent all nearby water courses from being polluted or silting up;
 - ii. A septic tank and soakaway pit system shall be provided for foul effluent disposal. The whole system shall be properly maintained and desludged at a regular frequency. All sludge shall be carried away and disposed of outside the water gathering grounds;
 - iii. The applicant shall connect the whole of foul/sewage system to the public sewers when they become available;
 - iv. Since the proposed house itself is less than 30m from the nearest water course, it should be located as far away from the water course as possible; and
 - v. The whole of foul effluent shall be conveyed through cast iron pipes or other approved material with sealed joints and hatched boxes from the proposed house to the septic tank and soakaway pit system.

4. **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.

5. **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 2024, the Site is situated in an area of settled valleys landscape predominated by small houses, scrubland and tree groups. The proposed Small House development is considered not incompatible with the surrounding landscape character;
- (c) the Site is paved, no significant landscape resources/existing trees are observed within the Site; and
- (d) significant landscape impact arising from the application is not anticipated.

6. **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 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.

7. **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 (SAI). After reviewing the location, scope of the proposed works, and the findings of the previous archaeological surveys in the vicinity, CHE(AM), AMO, DEVB has no objection in principle to the application. The applicant is required to notify her office two weeks prior to the commencement of the construction works so as to facilitate AMO to conduct site inspection in the course of excavation. The applicant is required to sign a Deed of Undertaking for the archaeological work upon receipt of the Deed from AMO via DLO.

8. **Fire Safety**

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

No objection in-principle to the application provided that the proposed house would not encroach on any existing emergency vehicular access (EVA) or planned EVA under application in accordance with LandsD’s record.

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

According to DLO/SK, LandsD, the number of outstanding Small House applications in Ho Chung is 73, while the 10-year Small House demand forecast for the village is 480 as last advised by the IIR of Ho Chung in 31.12.2019. According to the latest estimate by PlanD, it is estimated that about 3.60ha of land (equivalent to about 144 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 553 Small House sites.

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 applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant 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.

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A/SK-HC/369

Lots 378 S.A ss.2 S.A, 425 S.C and 426 S.G in D.D. 244, Ho Chung, Sai Kung

Site area: 96.3sq.m

Zoning: "Agriculture"

Applied development: NET House

Dear TPB Members,

While there was approval for 259, that was back in 206 and no extension recorded.

The application must therefore be considered on its own merits and under the amended guidelines.

"land is still available within the "Village Type Development" ("V") zone of Ho Chung which is primarily for Small House development. It is 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."

There is now no justification for NET development on Agriculture zoning in the area.

Mary Mulvihill