

2026年 1月 5日  
此文件在 收到。城市規劃委員會  
只會在此日期後才正式收到  
申請。

- 5 JAN 2026

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](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](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

250 2807

8/12

by Hand

Form No. S16-II 表格第 S16-II 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A / MOS / 132
	Date Received 收到日期	- 5 JAN 2026

- 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)

LEE Joshua 李子淇

### 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)

### 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)	SAI O VILLAGE, SAP SZE HEUNG, SAI KUNG NORTH GOVERNMENT LAND IN D.D.167
(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 ..... 65.03 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 195.09 ..... 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)	..... 65.03 ..... sq.m 平方米 <input checked="" 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	Approved Ma On Shan Outline Zoning Plan (OZP) No. S/MOS/28
(e) Land use zone(s) involved 涉及的土地用途地帶	GREEN BELT
(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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- 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

N/A

- (a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 -

- has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

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

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

- has notified ..... “current land owner(s)”<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

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

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

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

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

- sent request for consent to the “current land owner(s)” on \_\_\_\_\_ (DD/MM/YYYY)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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

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

Others 其他

- others (please specify)  
其他（請指明）

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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)	LEE Joshua		
(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)	VILLAGER OF SAI O VILLAGE		
(c) Proposed gross floor area 擬議總樓面面積	..... 195.09 ..... sq.m 平方米 <input type="checkbox"/> About 約		
(d) Proposed number of house(s) 擬議房屋幢數	1	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	SEPTIC TANK  (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 <input type="checkbox"/>	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) ..... <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)	
(h) Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁至公共污水渠?	No 否 <input checked="" type="checkbox"/>	<input 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)  <input checked="" type="checkbox"/> (Please indicate on plan the location of the proposed septic tank. 請用圖則顯示化糞池的位置)	



**8. Justifications 理由**

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

1. The applicant, Mr. Lee Joshua, had been given planning permission to build a small house under section 16 of the Town Planning Ordinance on 22 Dec 2017 (Ref. TPB/A/MOS/119) and renewal of the permission on 7 Oct 2021 (Ref. TPB/A/MOS/119-1). As the permission is due to expire on 9 Dec 2025, the Lands Department is still working on the approval of this case, the applicant wishes to apply for planning permission with the same details provided on TPB/A/MOS/119 and TPB/A/MOS/119-1.

2. The original proposed location of the septic tank was near by the retaining wall of house no.155 and 156, therefore the location had been revised and advised to the Lands Department on 27 Nov 2023 and to the Planning Department on 5 Dec 2023.

3. 100% of the proposed small house site is inside the Green Belt zone and within the Village Environs (VE) Sai O.

4. Seven similar applications (No. A/MOS/52,73,90,91,105,112 and 113) for small houses development within "VE" of Sai O were approved by the Board between 2001 and 2016.

5. Applicant wishes sympathetic consideration would be given to this application and permission would be granted.

**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

LEE, Joshua

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

8/12/2025

(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**

- 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。
- 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。
- 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	Government land in D.D.167, Sai O Village, Sai Kung North, N.T.		
Site area 地盤面積	65.03	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	65.03	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Ma On Shan Outline Zoning Plan (OZP) No. S/MOS/28		
Zoning 地帶	Green Belt (GB)		
Applied use/ development 申請用途/發展	New Territories Exempted House 新界豁免管制屋宇  <input checked="" type="checkbox"/> Small House 小型屋宇		
(i) Proposed Gross floor area 擬議總樓面面積	195.09	sq.m 平方米	<input type="checkbox"/> About 約
(ii) Proposed No. of house(s) 擬議房屋幢數	ONE		
(iii) Proposed building height/No. of storeys 建築物高度/層數	8.23		<input checked="" type="checkbox"/> (Not more than 不多於) m 米
	THREE		Storeys(s) 層

<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<b>Chinese</b> 中文	<b>English</b> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	N/A	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Lot Index Plan of D.D.167, Proposed Small House Site Plan,</b>		
<b>Location Plan and Location Plan of Septic Tank</b>		
<b><u>Reports 報告書</u></b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" 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	N/A	<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。

# 地段索引圖 LOT INDEX PLAN



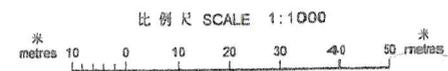
**免責聲明**  
 本圖則乃地段索引圖的複本，顯示地段界線的大概位置，包括根據政府撥地、臨時政府撥地、短期租約及政府土地租用牌照而臨時佔用土地的位置。臨時佔用土地的情況可憑藉短期通知出現或終止，因此應向有關的分區地政專員核證。本圖則所示的資料必須透過實地測量予以核實。當有更佳或新的地界證據時，地段索引圖可能會被修訂而無須事先通知。

**Disclaimer**  
 This plan is a copy of the lot index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allocations, Temporary Government Land Allocations, Short Term Tenancies and Government Land Licences. The temporary occupation of land may be created or terminated at short notice and should be confirmed with the District Lands Officer. The information shown on this plan **MUST** be verified by field survey. The lot index plan may be revised without prior notification as better or new boundary evidence becomes available.

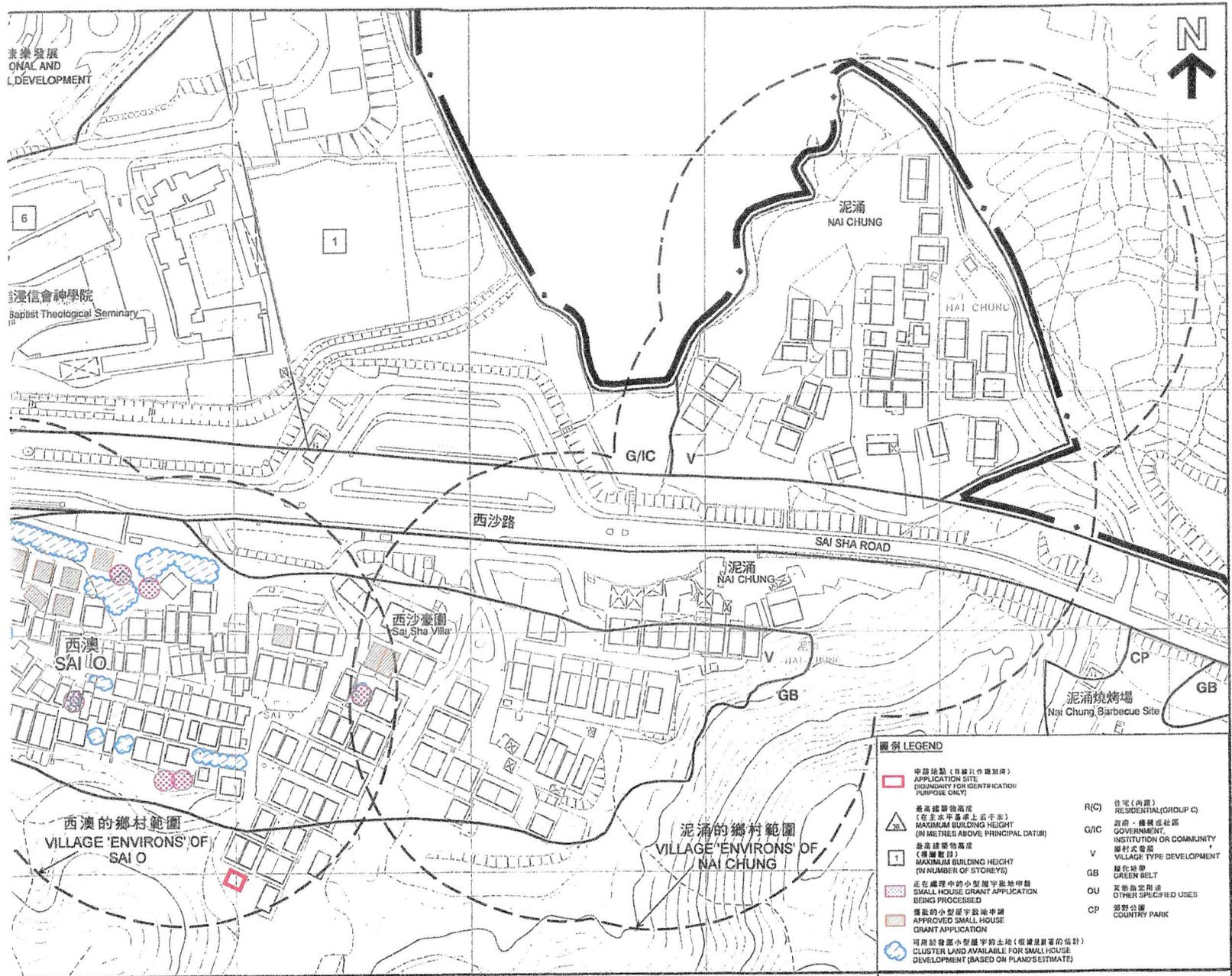


地政總署測繪處  
 Survey and Mapping Office  
 Lands Department

香港特別行政區政府 — 版權所有  
 © Copyright reserved — Hong Kong SAR Government

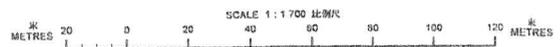


Locality : D.D.167
Lot Index Plan No. : TP0224062017
District Survey Office : Tai Po
Date : 12-Jun-2017
Reference No. : 7-NE-15C,7-NE-15D,7-NE-20A,7-NE-20B



平面圖 SITE PLAN

擬議屋宇(新界豁免管制屋宇-小型屋宇)  
 新界西貢北約西澳村文匯約份第167約政府土地  
 PROPOSED HOUSE (NEW TERRITORIES EXEMPTED HOUSE - SMALL HOUSE)  
 GOVERNMENT LAND IN D.D.167, SAI O VILLAGE, SAI KUNG NORTH, N.T.



規劃署  
 PLANNING DEPARTMENT



參考編號  
 REFERENCE No.  
 A/MOS/119

表發展  
 ONAL AND  
 L DEVELOPMENT

浸信會神學院  
 Baptist Theological Seminary

西沙路  
 SAI SHA ROAD

泥涌  
 NAI CHUNG

泥涌  
 NAI CHUNG

西沙圍  
 Sai Sha Villa

西澳  
 SAI O

西澳的鄉村範圍  
 VILLAGE 'ENVIRONS' OF  
 SAI O

泥涌的鄉村範圍  
 VILLAGE 'ENVIRONS' OF  
 NAI CHUNG

泥涌燒烤場  
 Nai Chung Barbecue Site



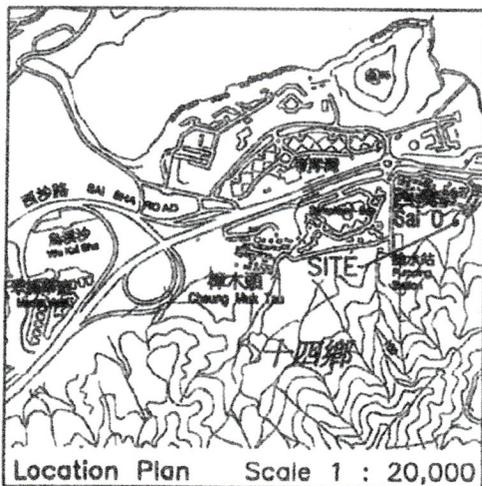
# Proposed Small House on Government Land - D.D. 167



Survey Sheet No.: 7-NE-20B

Scale 1 : 1,000

27 NOV 2023



## Sai O

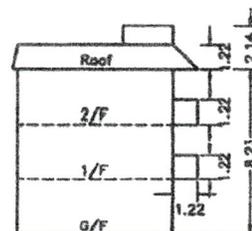
### Proposed Small House near Lot No. 1194

Proposed Small House Dimensions: (Area = 65.03 sqm)

From	To	Bearing (d-m-s)	Distance (m)	Pt.	N	E
A	B	115°00'40"	8.534	A	832202.718	844297.249
B	C	205°00'40"	7.620	B	832199.110	844304.983
C	D	295°00'40"	8.534	C	832192.204	844301.761
D	A	25°00'40"	7.620	D	832195.812	844294.027

Proposed Balcony Dimensions: (Area = 10.41 sqm)

From	To	Bearing (d-m-s)	Distance (m)	Pt.	N	E
E	F	115°00'40"	8.534	E	832203.823	844297.765
F	B	205°00'40"	1.220	F	832200.215	844305.499
B	A	295°00'40"	8.534	B	832199.110	844304.983
A	E	25°00'40"	1.220	A	832202.718	844297.249



**Relevant Revised Interim Criteria for Consideration of Application for  
New Territories Exempted House (NTEH)/Small House in New Territories**  
**( promulgated 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.

**Relevant Extract of Town Planning Board Guidelines for  
Application for Development within Green Belt Zone  
under Section 16 of the Town Planning Ordinance  
( TPB-PG No. 10 )**

- (a) there is a general presumption against development (other than redevelopment) in the “Green Belt” (“GB”) zone;
- (b) an application for new development in a “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas;
- (c) applications for New Territories Exempted House (NTEH) with satisfactory sewage disposal facilities and access arrangements may be approved if the application sites are in close proximity to existing villages and in keeping with the surrounding uses, and where the development is to meet the demand from indigenous villagers;
- (d) the design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment;
- (e) the proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area;
- (f) the proposed development should not overstrain the overall provision of government, institution and community facilities in the general area;
- (g) the proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution; and
- (h) any proposed development on a slope or hillside should not adversely affect slope stability.

**Previous Application**

**Approved Application**

<b>Application No.</b>	<b>Proposed Use / Development</b>	<b>Zoning</b>	<b>Date of Consideration</b>
A/MOS/119	Proposed House (New Territories Exempted House (NTEH) - Small House)	“Green Belt”	8.12.2017 <sup>1</sup>

**Remarks**

- <sup>1</sup> The validity period of the planning permission was extended once until 8.12.2025 under Application No. A/MOS/119-1. Subsequently, the planning permission lapsed on 9.12.2025.

**Similar s.16 Applications  
New Territories Exempted Houses (Small Houses)  
in the vicinity within the same “Green Belt” (“GB”)  
and/ or adjoining “Village Type Development” (“V”) Zones on  
Ma On Shan Outline Zoning Plan**

**Approved Applications**

<b>Application No.</b>	<b>Proposed Use(s) / Development(s)</b>	<b>Zoning(s)</b>	<b>Date of Consideration</b>
A/MOS/52	Proposed 4 New Territories Exempted Houses (NTEHs) (Small Houses) <sup>1</sup>	“GB” and “V”	1.6.2001
A/MOS/73	Proposed 8 Houses (NTEH - Small Houses) <sup>1</sup>	“GB” and “V”	7.11.2008
A/MOS/90	Proposed House (NTEH - Small House)	“GB”	20.7.2012
A/MOS/91	Proposed House (NTEH - Small House)	“GB” and “V”	15.3.2013
A/MOS/105	Proposed House (NTEH - Small House)	“GB”	27.3.2015
A/MOS/112	Proposed House (NTEH - Small House)	“GB”	12.8.2016
A/MOS/113	Proposed House (NTEH - Small House)	“GB”	12.8.2016

**Remarks**

- <sup>1</sup> Two proposed NTEHs under Application No. A/MOS/73 are the subject of a previous application No. A/MOS/52.
- <sup>2</sup> The proposed NTEH under Application No. A/MOS/91 is the subject of two previous applications No. A/MOS/52 and 73.
- <sup>3</sup> The proposed NTEH under Application No. A/MOS/90 is the subject of a previous application No. A/MOS/73 with a different footprint.
- <sup>4</sup> The proposed NTEH under Application No. A/MOS/112 is the subject of a previous application No. A/MOS/73 with a different footprint.

## **Rejected Application**

<b>Application No.</b>	<b>Proposed Use / Development</b>	<b>Zoning</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
A/MOS/118	Proposed House (NTEH - Small House)	“GB”	8.9.2017	R1 – R4

### **Rejection Reasons**

- R1 The proposed development was not in line with the planning intention of the “Green Belt” (“GB”) zone, which was primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There was a general presumption against development within this zone. There was no strong planning justification in the submission for a departure from the planning intention.
- R2 The proposed development did not comply with the Interim Criteria for Consideration of Application for New Territories Exempted House/ Small House in New Territories in that the proposed development would cause adverse- landscape impacts on the surrounding areas.
- R3 The proposed development did not comply with the Town Planning Board Guidelines No. 10 for ‘Application for Development within “Green Belt” zone under section 16 of the Town Planning Ordinance’ in that the proposed development would involve clearance of vegetation and affect the existing natural landscape in the area.
- R4 The approval of the application would set an undesirable precedent for similar applications within the “GB” zone. The cumulative impacts of approving such applications would result in a general degradation of the actual environment and landscape quality of the area.

**Detailed Comments from Relevant Government Departments**

**1. Land Administration**

Comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD):

- the applicant, Mr. LEE Joshua (李子淇), is an indigenous villager of Sai O of Sai Kung North, as confirmed by the Indigenous Inhabitant Representative of the concerned village. However, his eligibility for a Small House grant has yet to be ascertained;
- the applicant submitted a Small House grant application for the application site (the Site) to his office on 18.9.2017, which the location of the septic tank was different from the current planning application. Circulation with relevant departments was completed, and the notice was posted;
- the applicant further submitted a Small House grant application for the Site to his office on 5.12.2023, which aligns with the proposed Small House layout in the current planning application including the revised location of the septic tank. The current Small House grant application submitted by the applicant is still under processing, and consultation of relevant government departments has been completed;
- the Site is not covered by Modification of Tenancy or Building Licence; and
- his advisory comments are at **Appendix VII**.

**2. Nature Conservation**

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

- no comment on the application from nature conservation perspective in view that the Site is currently vacant and adjacent to developed areas.

**3. Water Supplies**

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

- no objection to the application; and

- his advisory comments are at **Appendix VII**.

#### 4. **Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application in view of the small scale of the proposed Small House development; and
- his advisory comments are at **Appendix VII**.

#### 5. **Fire Safety**

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

- no in-principle objection to the application provided that the proposed Small House would not encroach on any existing or planned emergency vehicular access under application in accordance with LandsD's record; and
- his advisory comments are at **Appendix VII**.

#### 6. **Traffic**

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

- such type of development should be confined within the "Village Type Development" ("V") zone as far as possible. Although additional traffic generated by the proposed development is not expected to be significant, such type of development outside the "V" zone, if permitted, will set an undesirable precedent case for similar applications in the future. The resulting cumulative adverse traffic impact could be substantial; and
- notwithstanding the above, the subject application only involves development of one Small House and she considers that this application can be tolerated on traffic grounds.

#### 7. **Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no objection to the application from public drainage viewpoint; and

- her advisory comments are at **Appendix VII**.

## **8. Landscape**

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

- no adverse comment on the application from landscape planning perspective, noting that the Site is the subject of a previously approved application for the same development and the Site is already formed without vegetation; and
- her advisory comments are at **Appendix VII**.

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

According to DLO/TP, LandsD's record, the total number of outstanding Small House applications for Sai O and Nai Chung is 19, while the 10-year Small House demand forecast for the same villages is 137. Based on the latest estimate by PlanD, about 0.77 ha of land (or equivalent to about 31 Small House sites) is available within the "V" zones of Sai O Village and Nai Chung Village for Small House development. Therefore, the land available cannot fully meet the future demand of 156 Small Houses (or equivalent to about 3.9ha of land).

## **10. Other Departments**

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

- (a) District Officer (Tai Po), Home Affairs Department (DO(TP), HAD);
- (b) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- (c) Director of Electrical and Mechanical Services (DEMS);
- (d) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);  
and
- (e) Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD).

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that there is no guarantee at this stage that the Small House application would be approved. If the Small House application is approved by LandsD acting in the capacity as landlord at its sole discretion, such approval will be subject to such terms and conditions as may be imposed by LandsD. There is no guarantee to the grant of a right of way to the Small House concerned;
- (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 and his/her successor(s) 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 to WSD's standards;
- (c) to note the comments of the Director of Environmental Protection (DEP) that the design and construction of the proposed septic tank system should follow the requirements set out in the Professional Persons Environmental Consultative Committee Practice Notes 1/23, and are duly certified by an Authorized Person;
- (d) to note the comments of the Director of Fire Services (D of FS) that the applicant shall observe 'New Territories Exempted Houses – A Guide to fire Safety Requirements' administered by LandsD. Detailed fire safety requirements would be formulated upon receipt of formal application via LandsD;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - (i) there is no existing DSD maintained public drain available for connection in the area. The applicant shall submit and implement a drainage proposal for the Site at the Small House grant application stage to ensure that the development will not cause adverse drainage impact to the adjacent area;
  - (ii) the applicant should demonstrate he will provide stormwater collection and discharge system to nearby established drainage system or existing streamcourses having adequate flow capacity to cater for the runoff generated within the Site and overland flow from surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site; sufficient openings should be provided at the bottom of the boundary wall/fence to

allow surface runoff to pass through the Site if any boundary wall/fence are to be erected. Any existing flow path affected should be re-provided. The applicant should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicant is required to maintain the drainage system properly and modify the systems if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure of the systems; and

- (iii) the applicant shall resolve any conflict / disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying /upgrading existing ones in other private lots or on Government land (where required) outside the Site; and
- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that the Site is in close proximity to existing tree clusters. Approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works.

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

**tpbpd/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2026年02月03日星期二 14:19  
收件者: tpbpd/PLAND  
主旨: A/MOS/132 城市規劃委員會  
類別: Internet Email

城市規劃委員會

新建房屋 D.D.167 和房屋 161 之間，新建建築阻擋了現有的樓梯



D.D.167 + 161 新建築物阻住重要嘅緊急服務通道

D.D.167 + 161 新建築將堵塞重要的安全樓梯和消防逃生出口，從而阻礙從四面八方逃生

D.D.167 同 161 號屋之間，村後面嘅好陡嘅斜坡需要保持樓梯同樓梯夠闊，等老人家同殘疾人士可以入到屋企

謝謝  
童先

**tpbpd/PLAND**

---

寄件者: [REDACTED]  
寄件日期: 2026年02月01日星期日 20:25  
收件者: tpbpd/PLAND  
主旨: Town Planning Board Application A/MOS/132  
類別: Internet Email

To Town Planning Board

I see website new planning application no: A/MOS/132

The stairs between house 161 and D.D.167 (A/MOS/132) need to be wide and safely accessible up and down.

New buildings 161 and D.D.167 will block access.

Help make stairs and path easy access for elderly living around the area to access emergency services if needed & car.

Consider fire exit for safety on all 4 sides. Less danger and safe.

Make stairs wider & less steep for elderly for safety and emergency

From  
Lee

Urgent Return receipt Expand Group Restricted Prevent Copy

3

**tpbpd/PLAND**

---

寄件者: [REDACTED]  
寄件日期: 2026年02月03日星期二 2:25  
收件者: tpbpd/PLAND  
主旨: A/MOS/132 DD 167 Sai O Village GB  
類別: Internet Email

Dear TPB Members,

Strong Objections. Since the initial approval in 2017 there have been changes in policy with regard to containing small house development to the 'V' zone, in line with the original intention of the Small House Policy and development on "GB".

The application should be rejected in order to discourage unrestricted development outside the "V" zone.

Mary Mulvihill

---

**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Friday, 17 November 2017 1:59 AM HKT  
**Subject:** A/MOS/119 dd 167 Sai O Village

A/MOS/119  
Government land in D.D. 167, Sai O Village, Sai Kung North  
Site area : About 65.03m<sup>2</sup>  
Zoning : "Green Belt"  
Applied Development : Net House

Dear TPB Members,

The lot is behind V Zone on the buffer GB. The intention is obviously to open up the GB for further development.

Moreover the site is on government land, is small with no buffer zone and no allowance for access, etc. This type of bad planning should not be tolerated.

The proposed development is not in line with the planning intention of the "Green Belt" zone which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

The recent incidents of serious flooding in NT have demonstrated the folly of allowing extensive development on slopes.

Urgent Return receipt Expand Group Restricted Prevent Copy

Approval of the application would set an undesirable precedent for similar applications in the area. The cumulative effect of approving such applications would result in adverse impacts on the natural environment, infrastructure capacities and landscape character of the area.

Mary Mulvihill

(CONFIDENTIAL: For Town Planning Board use only)

4

Dear Town Planning Board

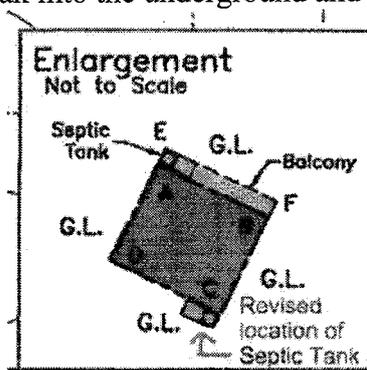
As a Residents of the area we have some feedback for Government Land in D.D. 167 Sai O Village, Sap Sze Heung, Sai Kung North

As there are no drainage plans on your website please take into consideration

- Run off water from the mountain & house drainage to the west of the proposed D.D. 167
- Build the house same level as house 155, 156, 157, 158 to avoid water drainage problems and hazard relating to overflow water & mosquito build up due to shade created by slopes & uneven water run off.

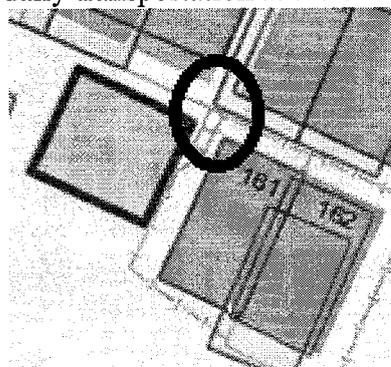
To avoid health & sanitary/waste leakage issues to other houses

- Build the septic tank at "C" or "D" South side of the building
- build the proposed house on the same ground level & height as house number 155 & 156 & 157 & 158 as to leak into the underground and not onto the below houses



The problem with access for daily life & emergency services

- Resolve the access problem before start of any new ground works. The stairway (circle in black) has been used for well over 10 years without problem. The recent building 161 you approved has made this stairway hard to access and with the new construction of D.D. 167 the access looks to be blocked in the maps on your website. This will mean blocked access with one less fire exit and one less route/access for emergency services when needed. Creating a safety hazard & danger to residence and needs to be addressed.
- Lack of access routes will be extra hazardous for residence of 155, 156, 157, 158 and nearby residence please make sure the stairway is clear and accessible going forward. With wide enough room & easy access for the disabled when getting to and from emergency vehicles & daily transportation at the back of the village when necessary.



Yours Sincerely,

A Resident of the Area

Date – 31 Jan 2026

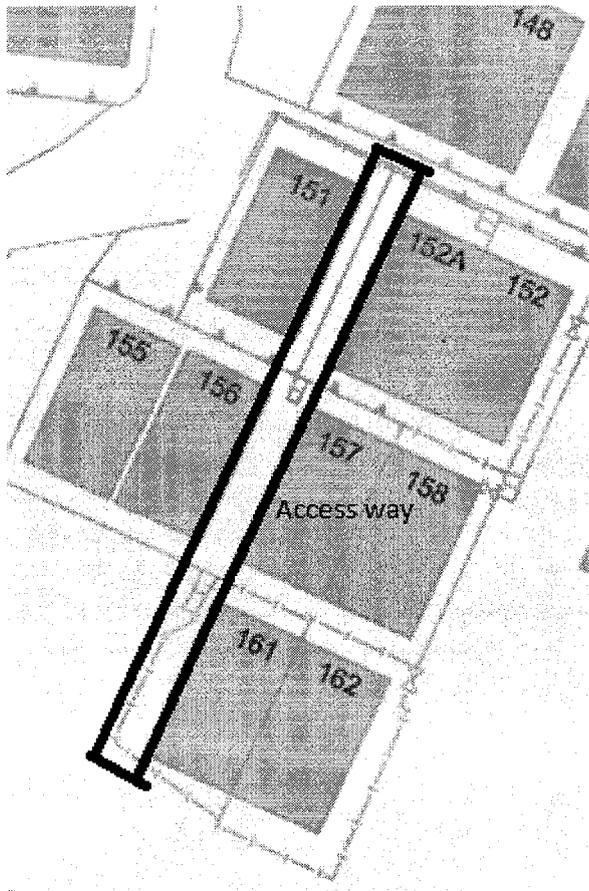
Reference Code - A/MOS/132

5

To Town Planning Board

As a public user of the pathway access located in the below map (black rectangle)  
With the recent changes in construction around the area this has become difficult to access to get around to the back of the village. Is this area public land or private land? As it is sometimes also blocked.

Accessibility is important to safely access the back of the village since there is a steep slope going towards the mountain and very dangerous if raining.



Please align & evenly level this pathway to become safer for the public & the elderly before any more new construction is to be built. This will improve fire exit & emergency services access as well as daily life walking around the village which at the back is very slopes.