

RNTPC Paper No. A/NE-TKP/2
For Consideration by the
Rural and New Town Planning
Committee on 13.3.2026

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

APPLICATION NO. A/NE-TKP/2

- Applicant** : Mr. James Herbert STEWART
- Site** : Government Land (GL) in D.D. 255, Pak Tam Au, Sai Kung North
- Site Area** : About 177m²
- Land Status** : GL
- Plan** : Approved To Kwa Peng and Pak Tam Au Outline Zoning Plan (OZP)
No. S/NE-TKP/2
- Zoning** : “Village Type Development” (“V”)
- Application** : Proposed Temporary Private Garden for a Period of Three Years

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed temporary private garden for a period of three years at the application site (the Site) falling within an area zoned “V” on the OZP (**Plan A-1**). The proposed temporary private garden entirely falls within GL immediately adjoining an existing house (New Territories Exempted House) which is always permitted within the “V” zone. However, according to the Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Town Planning Board (the Board). The Site is currently vacant, which is partly covered with grass and partly hard-paved (**Plans A-4a** and **A-4b**).
- 1.2 The Site is accessible via a local track leading to Pak Tam Road (**Plan A-2**). According to the applicant, the proposed use, which adjoins House No. 16 at Pak Tam Au owned by himself, comprises two prefabricated storage sheds with a height of not more than 2m and a total floor area of about 15m² (**Drawing A-1**). While the remaining area will serve as a garden area, there is no existing tree within the Site. To avoid adverse water quality impact, no fertilizer, pesticide or chemical will be used at the Site. The Site will be enclosed by fence/wall due to privacy and safety reasons. The layout plan and previous Short Term Tenancy (STT) plan submitted by the applicant are shown in **Drawings A-1** and **A-2** respectively.

- 1.3 The Site is the subject of a previous application No. A/NE-TKP/1 for the same use submitted by the same applicant as the current application, which was rejected by the Rural and New Town Planning Committee (the Committee) of the Board in 2025 (**Plans A-1** and **A-2**). Details of the previous application are set out in paragraph 4.1 below. Compared with the previous application, the current application involves smaller site area and total floor area, without provision of shading canopies and car parking spaces and additional filling of land.
- 1.4 In support of the application, the applicant has submitted the following documents:
- (a) Application Form with Supplementary Planning Statement (SPS) received on 14.1.2026 (**Appendix I**)
 - (b) Supplementary Information (SI) received on 19.1.2026 and 21.1.2026 respectively (**Appendix Ia**)
 - (c) Further Information (FI) received on 9.2.2026* (**Appendix Ib**)
 - (d) FI received on 13.2.2026* (**Appendix Ic**)
 - (e) FI received on 27.2.2026* (**Appendix Id**)
 - (f) FI received on 6.3.2026* (**Appendix Ie**)

**accepted and exempted from publication and recounting requirements*

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the Application Form, SPS, SI and FIs at **Appendices I to Ie**, as summarised below:

- (a) the proposed use could provide a reasonable area surrounding the adjoining House No. 16 to prevent often happened random access by people (i.e. hikers and people awaiting for buses), feral cattle and wild boars for privacy and safety sakes. It is for private enjoyment without involving commercial gardening, landscaping and similar activities;
- (b) the proposed use in temporary nature will not prejudice the long term planning intention of the “V” zone. While there is other flat land within the “V” zone suitable for village expansion, the Site is unlikely to be used for Small House development, since it (i) falls within GL and outside village ‘environs’ (‘VE’)¹; (ii) has limited access and is bordered by steep slope; and (iii) is located within upper indirect WGG (**Plan A-2**) subject to sewerage constraints. The Site is not planned for any alternative use in the foreseeable future. If there is any alternative use requiring the Site in the future, renewal application for the proposed use could simply be rejected after three years. Also, the Government could earn money by renting out the vacant GL and put the responsibilities of management and maintenance on the applicant;
- (c) the previous applications (No. A/DPA/NE-TKP/7 to 11 and 13) (**Plan A-2**) for proposed Small Houses within Pak Tam Au Village were rejected in 2012 as adverse impacts of water quality in the area may be resulted, whereas such

¹ The Site involves minor encroachment of about 12.6m² onto the ‘VE’ of Pak Tam Au (**Plans A-1** and **A-2**).

consideration is not applicable to the current application as no permanent development with adverse water quality impact is involved;

- (d) the Site was previously used as a private garden covered by a STT No. 751 with a much larger site area of about 380m² (**Drawing A-2**) from 1990 to 2014, which was voluntarily terminated by the previous owner of the adjoining House No. 16 due to physical and financial reasons. The general configuration of private garden and paved area adjoining the house were already established before the said STT. Moreover, the previous private garden was not covered by planning permission, as it existed prior to the Gazette of draft Development Permission Area (DPA) Plan in 2011². The applicant was informed by the Lands Department (LandsD) that planning permission would be needed before applying for a new STT (i.e. not reinstating of the previous STT), but his previous planning application was rejected by the Board;
- (e) there is a significant reduction in site area in comparison to the previous STT No. 751 and planning application No. A/NE-TKP/1 (**Plans A-1** and **A-2**), and the applicant is willing to further reduce the site area if the Board considers reasonable. While the proposed use at the Site meets all LandsD's basic requirements for STT, there are many renewed/transferred STT sites in Tai Po and Sai Kung with sizes in excess of 180m². In addition, the GL adjoining House No. 14 at Pak Tam Au is covered by a STT (i.e. STTTP0128) (**Plan A-2**) with a size of about 132m² for private garden use, whereas the GL adjoining House No. 15 at Pak Tam Au does not appear to be covered by any STT;
- (f) while the Site itself currently does not involve any unauthorised structure, the applicant has been actively rectifying the irregularities in relation to the adjoining House No. 16 to address the concerns from LandsD and the Buildings Department, which are not relevant to the current application;
- (g) the applicant has made submission (**Appendix Ic**) to demonstrate that formation, operation and maintenance arrangements of the proposed use will not result in any material increase in pollution effect within the upper indirect WGG. In particular, no additional sewage will be generated by the proposed use and the proposed prefabricated storage sheds will be made in environmentally friendly manner (i.e. water-tight and highly rust-resistant). With the absence of development works, there will be no physical alteration of the Site. As such, no adverse landscape, visual, environmental, ecological, drainage, traffic and infrastructural impacts are anticipated and natural light infiltration will not be affected due to the proposed use; and
- (h) since the proposal does not involve any additional hard paving and alteration of ground levels, the existing surface runoff conditions will not be materially changed. Also, there will be no new drainage works at the Site.

² According to the covering Notes of the OZP, no action is required to make the use of any land or building which was in existence immediately before the first publication in the Gazette of the notice of the draft DPA Plan on 7.1.2011 conform to the OZP, provided such use has continued since it came into existence.

3. **Compliance with the “Owner’s Consent/Notification” Requirements**

As the Site involves GL only, the “owner’s consent/notification” requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) are not applicable to the application.

4. **Previous Application**

4.1 The Site is the subject of a previous application No. A/NE-TKP/1 for the same use submitted by the same applicant as the current application (**Plans A-1 and A-2**), which was rejected by the Committee on 10.1.2025 for the reasons of not being in line with the planning intention of the “V” zone and having no strong justification in the submission for a departure from the planning intention; and being excessive in size and scale and out of proportion to the adjoining house and having no strong justification for utilising a large piece of land in the “V” zone for private garden use. As compared with the previous application, the current application involves smaller site area (i.e. from about 326m² to 177m², about -45.7%) and total floor area (i.e. from about 79m² to 15m², about -81%), without provision of shading canopies of about 67m² and two private car parking spaces and additional filling of land.

4.2 Details of the previous application are summarised at **Appendix II** and its location is shown on **Plans A-1 and A-2**.

5. **Similar Application**

There is no similar application for the same use within the same “V” zone in the vicinity of the Site in the past five years.

6. **The Site and Its Surrounding Areas (Plans A-1 to A-4b)**

6.1 The Site is:

- (a) currently vacant, which is partly covered with grass and partly hard-paved; and
- (b) accessible via a local track leading to Pak Tam Road.

6.2 The surrounding areas are predominantly rural in character comprising village houses, densely vegetated slopes, fallow agricultural land and unused land. To its southeast is a stream course and a small cluster of village houses at Pak Tam Au. To its west and further northeast are Sai Kung West Country Park and Sai Kung East Country Park respectively. To its north and south are densely vegetated slopes, fallow agricultural land and unused land.

7. Planning Intention

The planning intention of the “V” zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services.

8. Comments from Relevant Government Departments

All government departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments in the Recommended Advisory Clauses are provided at **Appendices III** and **IV** respectively.

9. Public Comments Received During Statutory Publication Period

On 23.1.2026, the application was published for public inspection. During the statutory public inspection period, five public comments were received (**Appendix V**). Among them, one comment from a local villager supports the application on the grounds of better management and improved environment of the village; sustainable use of land; and enhancing the well-being of local community. Another comment from an individual queries whether the GL has been reinstated after the previous rejected application; and expresses that many proposed gardens appear to be used as parking lots. The remaining three comments from local villagers object to the application mainly on the following grounds:

- (a) the efficiency of land resource utilisation is low, since private garden use could only serve few people, whereas public greenery and community sharing areas should be secured instead;
- (b) while only simple chain fence was erected in the private garden under the previous STT, the proposed storage sheds under the current application are excessive in size. It is difficult to obtain STT with the same site area as the previous one. In addition, the current proposal is lack of sufficient information (e.g. any intention of car parking, extent of enclosure by fence/wall and any modifications to the existing paved area). Potential impacts on topography/stability, destruction of natural environment, loss of greenery, pest breeding and blockage of sunlight caused by the proposed use are also anticipated;
- (c) since the Site is adjacent to the local track, more local conflicts would be arisen due to narrower vehicular access with public and fire safety concerns;
- (d) in absence of Drainage Impact Assessment, there would be increased adverse drainage impacts and risks of flooding. In particular, the renovation of House No. 16 previously involved alteration of existing drainage and provision of a new drainage channel without permission and excavation permit;

- (e) House No. 15 at Pak Tam Au (**Plan A-2**) is being affected by the renovation of House No. 16, including unnecessary noise and nuisance from green amenity facilities, dripping from pipes and solar panels, open septic tank pipe covered with plastic sack, walls with tunnelling effect and blockage of sunlight, utilities beyond own private land, solar panels affecting runoff, trespassing on other's private land by construction workers, etc.; and
- (f) although the applicant has responded the government departments' comments on the previous application No. A/NE-TKP/1 at the Site, public comments have not been addressed. Besides, there is non-compliance with laws, regulations and guidance.

10. Planning Considerations and Assessments

- 10.1 The application is for proposed temporary private garden for a period of three years at the Site falling within an area zoned "V" on the OZP (**Plan A-1**). Although the District Lands Officer/Tai Po (DLO/TP) of LandsD has no objection to the application and advises that there is no Small House application on the Site received so far, the proposed use is not in line with the planning intention of the "V" zone, which is primarily intended for development of Small Houses by indigenous villagers and to provide land considered suitable for village expansion. Taking into account the above and the planning assessments below, there is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.
- 10.2 The proposed use comprises two prefabricated storage sheds with a height of not more than 2m and a total floor area of about 15m² (**Drawing A-1**), and the Site will be enclosed by fence/wall. Though the applicant advises that the Site is proposed for temporary private garden serving privacy and safety purposes for the adjoining House No. 16 at Pak Tam Au, the occupation of GL of about 177m² (i.e. about 2.7 times larger than the footprint of a standard Small House, i.e. about 65.03m²) (**Plan A-2**) for private enjoyment is considered excessive and disproportionate in terms of size and scale. There is no strong justification in the submission for utilising a large piece of land in the "V" zone for the proposed use.
- 10.3 The Site adjoins House No. 16 at Pak Tam Au, with a small cluster of village houses to its southeast (**Plan A-2**). It is currently vacant, which is partly covered with grass and partly hard-paved (**Plans A-4a** and **A-4b**). The proposed use is not incompatible with the surrounding areas which are predominantly rural in character (**Plans A-2** and **A-3**). The Chief Town Planner/Urban Design and Landscape of Planning Department (PlanD) has no adverse comment on the application from landscape planning perspective, and considers that significant adverse landscape impact on existing landscape resources arising from the proposed use is not anticipated.
- 10.4 While the Site falls within the upper indirect WGG (**Plan A-2**), the Chief Engineer/Construction of Water Supplies Department has no objection to the application subject to imposition of an approval condition to request the applicant to follow and implement preventive, control and mitigation measures identified in the accepted risk assessment report on pollution or contamination to the upper

indirect WGG. Other concerned government departments consulted, including the Commissioner for Transport, Director of Environmental Protection, Chief Engineer/Mainland North of Drainage Services Department and Director of Fire Services have no objection to or no adverse comment on the application.

- 10.5 The Site is the subject of a previous application No. A/NE-TKP/1 for the same use submitted by the same applicant as the current application (**Plans A-1 and A-2**), which was rejected by the Committee in 2025 as detailed in paragraph 4.1 above. As compared with the previous application, the current application involves smaller site area and total floor area, without provision of shading canopies and car parking spaces and additional filling of land. However, the occupation of GL of about 177m² for the proposed private garden use under the current application is still considered excessive and disproportionate in terms of size and scale. The planning circumstances of the rejected previous application are similar to the current application. Rejecting the current application is in line with the Committee's previous decision.
- 10.6 Regarding the public comments as detailed in paragraph 9 above, the government departments' comments and the planning assessments above are relevant. For the concerns on the nuisance arising from the adjoining House No. 16 at Pak Tam Au, they are not relevant to the proposed use at the Site.

11. Planning Department's Views

- 11.1 Based on the assessments made in paragraph 10 and having taken into account the public comments in paragraph 9 above, PlanD does not support the application for the following reasons:
- (a) the proposed use is not in line with the planning intention of the "V" zone, which is to provide land primarily intended for development of Small Houses by indigenous villagers. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis; and
 - (b) the proposed use at the Site is excessive in size and scale, and is out of proportion to the adjoining house. There is no strong justification in the submission for utilising a large piece of land in the "V" zone for the proposed use.
- 11.2 Alternatively, should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of three years until 13.3.2029. The following approval conditions and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) the implementation of preventive, control and mitigation measures on pollution or contamination to the upper indirect WGG as identified in the accepted risk assessment report within 9 months from the date of planning

approval to the satisfaction of the Director of Water Supplies or of the Town Planning Board by 13.12.2026;

- (b) the proposed use should not cause any water pollution to the upper indirect WGG at any time during the planning approval period;
- (c) if the above planning condition (a) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (d) if the above planning condition (b) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice.

Advisory Clauses

The Recommended Advisory Clauses are at **Appendix IV**.

12. Decision Sought

- 12.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 12.2 Should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.
- 12.3 Alternatively, should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.

13. Attachments

Appendix I	Application Form with SPS received on 14.1.2026
Appendix Ia	SI received on 19.1.2026 and 21.1.2026 respectively
Appendix Ib	FI received on 9.2.2026
Appendix Ic	FI received on 13.2.2026
Appendix Id	FI received on 27.2.2026
Appendix Ie	FI received on 6.3.2026
Appendix II	Previous Application
Appendix III	Government Departments' General Comments
Appendix IV	Recommended Advisory Clauses
Appendix V	Public Comments
Drawing A-1	Layout Plan submitted by the Applicant
Drawing A-2	Previous STT Plan submitted by the Applicant
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and A-4b	Site Photos

**PLANNING DEPARTMENT
MARCH 2026**

2025/1/26 0JN

2026年 1月 1 4B

此文件在 2026年 1月 1 4B 收到。 城市規劃委員會
只可 申請

EPASS

This document is received on 14 JAN 2026
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

e-form No. S16-III
電子表格第 S16-III 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 Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas, or Renewal of Permission for such Temporary Use or Development*

適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議*

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.

*其他土地上及/或建築物內的臨時用途/發展(例如位於市區內的臨時用途或發展)及有關該等臨時用途/發展的許可續期，應使用表格第S16-I號。

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A / NE - TKP / 2
	Date Received 收到日期	14 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
Stewart James Herbert (Mr. 先生)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

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)	Government Land Adjoining Lot No. 369 in D.D. 255
(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 207 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 15 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	207 sq.m 平方米 <input type="checkbox"/> About 約

<p>(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號</p>	<p>To Kwa Peng and Pak Tam Au Outline Zoning Plan Number S/NE-TKP/2</p>
<p>(e) Land use zone(s) involved 涉及的土地用途地帶</p>	<p>Village Type Development</p>
<p>(f) Current use(s) 現時用途</p>	<p>Vacant land</p> <p>(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)</p>
<p>(g) Additional Information (if applicable) 附加資料 (如適用)</p>	<p>Please see the attached Planning Statement</p>

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 (日/月/年) 的記錄，這宗申請共牽涉 名「現行土地擁有人」#。

- (b) The applicant 申請人 –

- has obtained consent(s) of "current land owner(s)"#.

已取得 名「現行土地擁有人」#的同意。

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

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

- has notified "current land owner(s)"#

已通知 名「現行土地擁有人」#。

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

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

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

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

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

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

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

Others 其他

- others (please specify)
其他（請指明）
-

Note: May insert more than one 「✓」.
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註: 可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

<p>(a) Proposed use(s)/development 擬議用途/發展</p>	<p>Temporary Private Garden</p> <p>Please see the attached Planning Statement for more details.</p> <p>(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)</p>
<p>(b) Effective period of permission applied for 申請的許可有效期</p>	<p><input checked="" type="checkbox"/> year(s) 年 3</p> <p><input type="checkbox"/> month(s) 個月 </p>

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	192	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	15	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	2		
Proposed domestic floor area 擬議住用樓面面積		sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	15	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	15	sq.m	<input checked="" type="checkbox"/> About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

Prefabricated Storage Sheds (Garden Sheds) - Please see the attached Planning Statement

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位	_____
Motorcycle Parking Spaces 電單車車位	_____
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	_____
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	_____
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	_____
Others (Please Specify) 其他 (請列明)	_____

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位	_____
Coach Spaces 旅遊巴車位	_____
Light Goods Vehicle Spaces 輕型貨車車位	_____
Medium Goods Vehicle Spaces 中型貨車車位	_____
Heavy Goods Vehicle Spaces 重型貨車車位	_____
Others (Please Specify) 其他 (請列明)	_____

Proposed operating hours 擬議營運時間

n/a

(d) Any vehicular access to the site/subject building?
是否有車路通往地盤／有關建築物？

Yes 是

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))

Pak Tam Au Village Access Road

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)

No 否

(e) 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。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/>	Please provide details 請提供詳情
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/>	(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	0	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>Please see the attached Planning Statement</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ /
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	

<p>(e) Approval conditions 附帶條件</p>	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>_____</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>_____</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
<p>(f) Renewal period sought 要求的續期期間</p>	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. 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）。

Please see the attached Planning Statement.

8. Declaration 聲明 (Applicant 申請人 #1)

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 Signed with recognised e-signature
Signer: Stewart James Herbert Applicant 申請人 / Authorised Agent 獲授權代理人

Name
姓名

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

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。

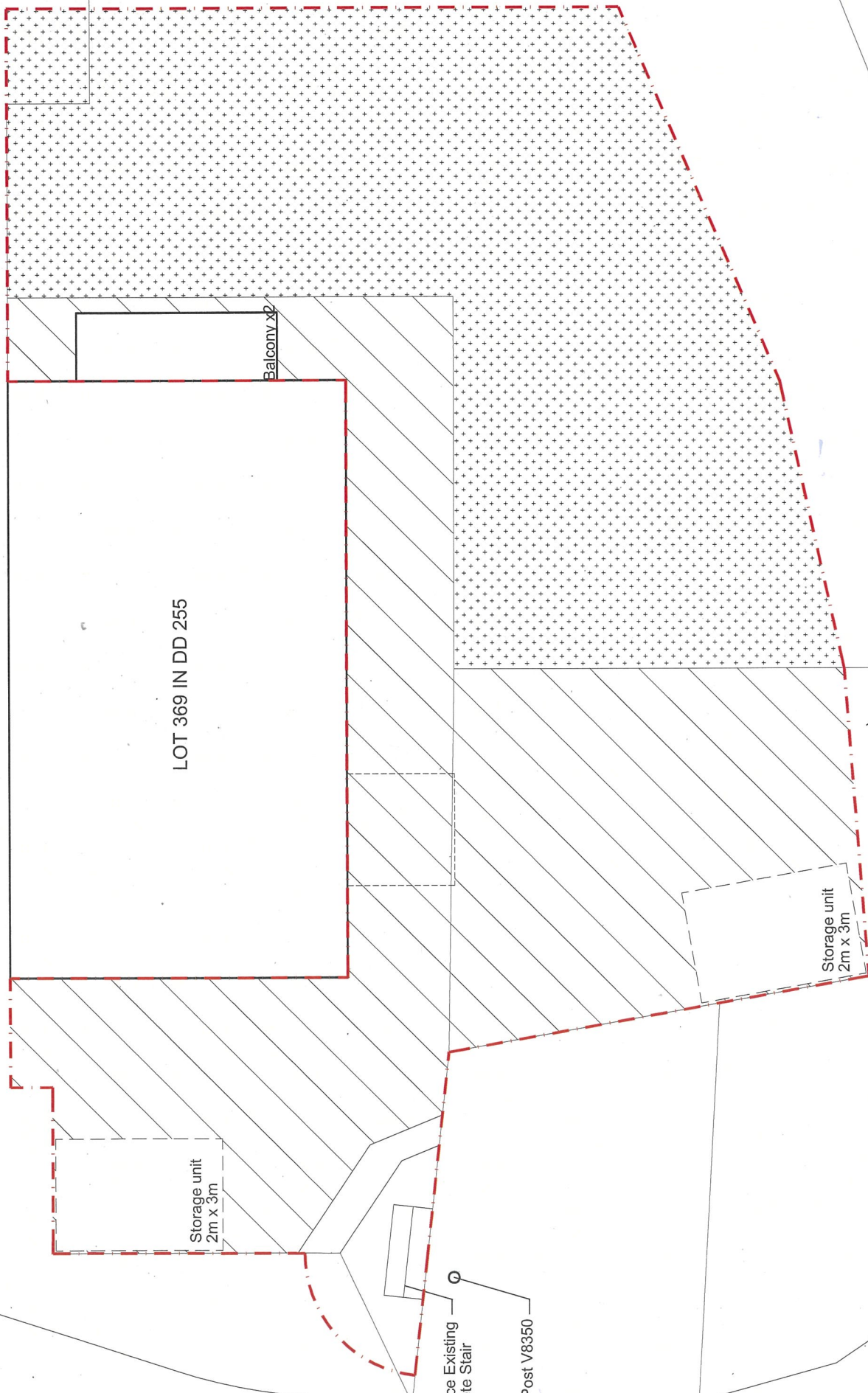
Gist of Application 申請摘要 (Please provide details in both English and Chinese as far as possible. This part will also be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the 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 Adjoining Lot No. 369 in D.D. 255		
Site area 地盤面積	207 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 207 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	To Kwa Peng and Pak Tam Au Outline Zoning Plan Number S/NE-TKP/2		
Zoning 地帶	Village Type Development		
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 _____ <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____		
Applied use/ development 申請用途/發展	Temporary Private Garden Please see the attached Planning Statement for more details.		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	15 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.068 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不 多於

(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	2	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積		6.8 %	<input checked="" type="checkbox"/> About 約
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 _____		
	Private Car Parking Spaces 私家車車位 _____	Motorcycle Parking Spaces 電單車車位 _____	
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____	Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____	
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____	Others (Please Specify) 其他 (請列明) _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數 _____		
	Taxi Spaces 的士車位 _____	Coach Spaces 旅遊巴車位 _____	
	Light Goods Vehicle Spaces 輕型貨車車位 _____	Medium Goods Vehicle Spaces 中型貨車車位 _____	
	Heavy Goods Vehicle Spaces 重型貨車車位 _____	Others (Please Specify) 其他 (請列明) _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
Reports 報告書		
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	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		

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。



LOT 369 IN DD 255

Balcony x2

Storage unit
2m x 3m

Storage unit
2m x 3m

Entrance Existing
Concrete Stair

Lamp Post V8350

+0mm Above Garden Land

- Legend
-  Existing Concrete Area
 -  Existing Green Area



NEW STT TOTAL : 207 m²

Section 16 Application

**Proposed Temporary Private Garden for a
Period of 3 Years on Government Land
Adjoining Lot No. 369 in D.D. 255**

November 2025

Contents

1. Introduction
2. The Application Site and Surrounding Area
3. Background
4. The Planning Context
5. Previous S. 16 Planning Applications for Village Houses Rejected in Pak Tam Au Village
6. Land Administration
7. Proposed Scheme
8. Issues raised by various government departments to the previous application
9. Planning assessment and Justification
10. Conclusion

1. Introduction

1.1 This planning statement is in support of a Section 16 Application under the Town Planning Ordinance. This application proposes a temporary private garden for a period of 3 years on Government Land adjoining Lot No. 369 in D.D. 255. The Application Site is zoned “Village Type Development” (“Village” Zone) on the To Kwa Peng and Pak Tam Au Outline Zoning Plan Number S/NE-TKP/2 (“OZP”).

2. The Application Site and Surrounding Area

Description of the Existing Application Site

2.1 The Application Site is the government land adjoining house number 16 Pak Tam Au (Lot 369 in D.D. 255). The Applicant is the owner of the village house at Number 16. The location of the Application Site is shown in Figure 1.

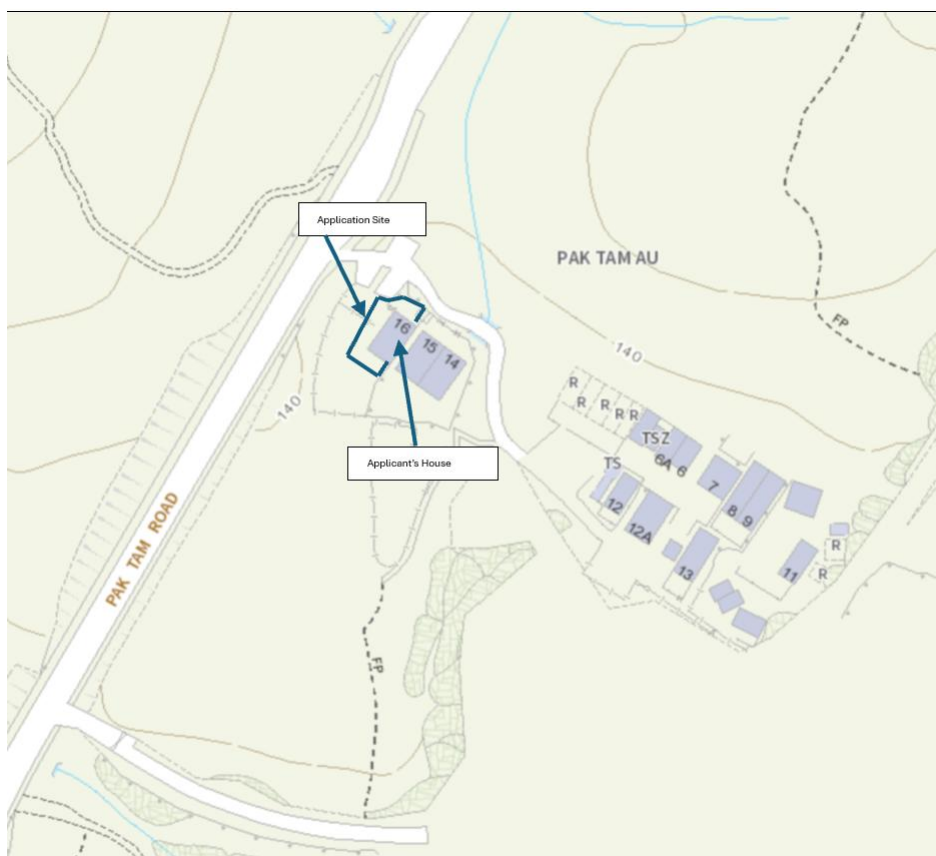


Figure 1: Location Plan

2.2 The Application Site was previously used as a garden, formerly STT No. 751, for the adjoining Lot No. 369 in D.D. 255 (16 Pak Tam Au). STT No.751 was granted in 1990 and was terminated by the tenant (the previous owner of 16 Pak Tam Au) in 2014 for both physical and financial reasons. As the land was previously used as a garden there is an area that has been cleared and most recently has been maintained by grazing feral cattle and wild boars. Around the edges of the cleared area is a natural rock wall and more dense vegetation and to the southwest of the Application Site is a steep slope down to Pak Tam Road. The proposal is to use a portion of the already cleared land for a garden, leaving the remaining cleared area, the rock wall and more dense vegetation as it is. Please see Photos 1-10 of the Application Site. The red dashed lines are only indicative approximations of the proposed temporary private garden boundary. Please refer to the Lot Plan and Site Plan for the exact boundary locations.



Photo 1: The photograph was taken inside the proposed temporary private garden, with the Pak Tam Au village access road to the left of the photograph. The boundary is below the raised area and above the steps which lead down from the access road to the formed platform at the same level as the house which is on the right of the photograph. The red line approximately indicates the boundary of the proposed temporary private garden.



Photo 2: The photograph was taken from the direction of the Pak Tam Au village access road, along the west side of the house. The red line approximately indicates the boundary of the proposed temporary private garden.



Photo 3: The photograph was taken inside the proposed temporary private garden from the front of the house, with the Pak Tam Au village access road to the right of the photograph. Steps lead down from the access road to the formed platform at the same level as the house. The house is to the left of the photograph. The level difference is indicated by the yellow arrows. The red line approximately indicates the boundary of the proposed temporary private garden which does not extend into the dense vegetation.



Photo 4: The photo was taken from the roof of the house at 16 Pak Tam Au, looking north-west over the proposed temporary private garden towards the junction of Pak Tam Road and Pak Tam Au Village access road. The red line approximately indicates the boundary of the proposed temporary private garden. The proposal is to have a reasonable garden area surrounding the house partially enclosed for safety and to prevent access by the feral cows and wild boars.



Photo 5: The photograph was taken from the ground floor of the house at 16 Pak Tam Au on 23 September 2025 looking toward the back of the house. Feral cows and wild boars are regularly seen in the proposed temporary private garden area. The red line approximately indicates the boundary of the proposed temporary private garden



Photo 6: The photograph was taken from the first floor of the house at 16 Pak Tam Au looking south-west across the proposed temporary private garden. The red line approximately indicates the boundary of the proposed temporary private garden.



Photo 7: The photograph was taken inside the proposed temporary private garden, looking to the south-east across the garden towards the adjacent houses. The fence is between the proposed temporary private garden of the house at 16 Pak Tam Au and the garden of the house at 15 Pak Tam Au. There is a potentially dangerous drop in the formation level of the site between Houses 16 and 15 of approximately 1.2 metres. Accordingly, the proposed temporary private garden would follow the retaining wall line between the two levels to just beyond the end of the fence. The red line approximately indicates the boundary of the proposed temporary private garden.



Photo 8: The photo was taken from the roof of the house at 16 Pak Tam Au, looking south over the proposed temporary private garden towards Sai Kung District. The red line approximately indicates the boundary of the proposed temporary private garden.



Photo 9: The photograph was taken from near Pak Tam Road showing the existing concreted strip. The red line approximately indicates the boundary of the proposed temporary private garden.



Photo 10: The photograph was taken from the south side of Application Site looking north toward the house. There is a fence on the right between the proposed temporary private garden of the house at 16 Pak Tam Au and the garden of the house at 15 Pak Tam Au. As noted above, there is a potentially dangerous drop in the formation level of the site between Houses 16 and 15 of approximately 1.2 metres. Accordingly, the proposed temporary private garden would follow the retaining wall line between the two levels to just beyond the end of the fence. The red line approximately indicates the boundary of the proposed temporary private garden

Description of the Surrounding Area

- 2.3 The Application Site is in the rural village of Pak Tam Au (Tai Po District), which is located within the Sai Kung East Country Park. The access to the site is via Pak Tam Road, residents may access the village by private vehicle with a Pak Tam Chung Barrier Permit. There is a bus stop at Pak Tam Au which is serviced by bus number 94 from the Sai Kung Bus Terminal, or mini-bus number 7 from Sai Kung, and bus number 96R from the Diamond Hill MTR station (on Sundays and Public Holidays).

2.4 Pak Tam Au is at the junction between Stages 2 and 3 of the Maclehoise Trail, as well as where one end of the Pak Tam Country Trail meets the road, making it a popular place to start and finish hikes. There is also the Pak Tam Au Campsite nearby which is operated by the Agriculture, Fisheries and Conservation Department.

3. Background

History of the Application Site and Previous STT Submissions to LandsD

3.1 A previous STT (No. 751) was allocated to the Application Site from 1990 until 2014. It was terminated by the tenant (the previous owner of 16 Pak Tam Au) for both physical and financial reasons. The previous STT covered an area of 380 m², and the plan of the STT is shown in Figure 2.

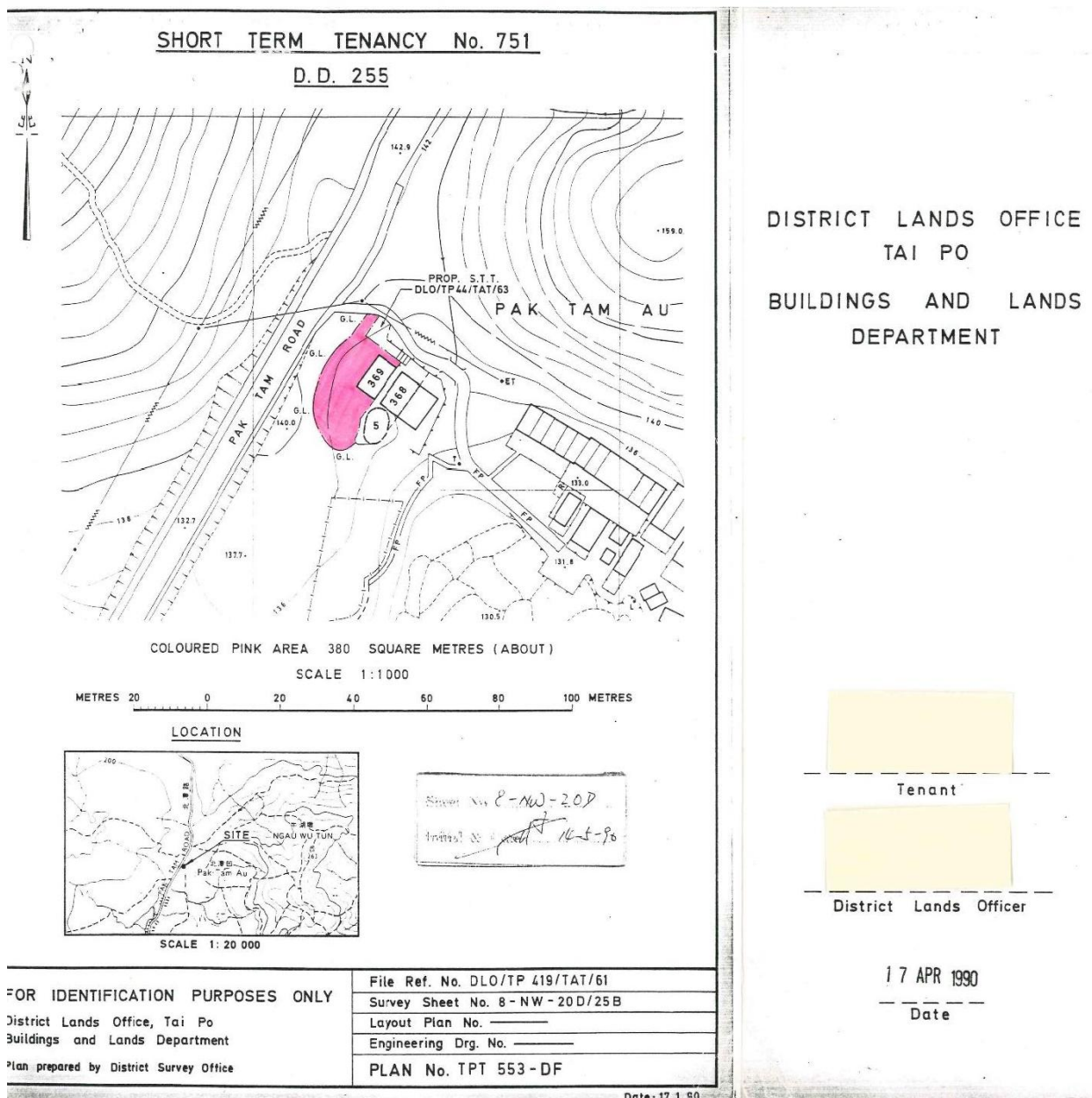


Figure 2: Previous STT No. 751 Plan

- 3.2 As there was a previous STT issued on the site, the Applicant was initially advised that it would be straight forward to have a similar sized STT granted. After a number of submissions to Lands Department for the STT, and following lengthy discussions, the Applicant was informed by Lands Department that he would need to apply for Planning Permission first before re-applying for the STT. It was quite clear from various discussions with representatives of the Lands Department that if the previous STT had not been voluntarily terminated by the previous tenant, that a new STT would almost assuredly have been granted to the Applicant without material change – i.e. at the former size of 380 m². However, as a result of the termination of the former STT by the former tenant, an application for Planning Permission was submitted on 2 July 2024 (with subsequent amendments) in order to obtain planning permission and to facilitate the granting of an STT by the Lands Department. The application in 2024 was submitted by Masterplan Limited on behalf of the owner.
- 3.3 The Town Planning Board (TPB), after giving consideration to the application, decided to reject the application and the reasons provided were that:
- “(a) the proposed use is not in line with the planning intention of the “Village Type Development” (“V”) zone, which is to provide land primarily intended for development of Small Houses by indigenous villagers. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis; and,
- (b) the proposed temporary private garden is excessive in size and scale, and is out of proportion to the adjoining house. There is no strong justification for utilising a large piece of land in the “V” zone for private garden use.”
- 3.4 The Applicant did not apply for a review of the decision of the TPB since no amendments were allowed to be made to take into consideration comments obtained from the TPB or various other government agencies during the process. This submission is in response to the directive from the TPB that if the applicant wants to materially modify the original proposal, “such proposal should be submitted to the TPB in the form of a fresh application under section 16 of the Ordinance.
- 3.5 The Applicant believes that this new proposal is a material modification of the proposal in 2024 and addresses all of the concerns of the TPB as well as all other government agencies that provided comments on the original proposal.

4. The Planning Context

- 4.1 The Application Site is zoned “Village Type Development” on the To Kwa Peng and Pak Tam Au Outline Zoning Plan Number S/NE-TKP/2. The Column 1 use is “House (New Territories Exempted House only)”. The “garden” use would be an ancillary use to the NTEH.

Planning Intention

- 4.2 The Planning Intention states:

“The planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.”

The Explanatory Statement

- 4.3 The relevant excerpts from the Explanatory Statement are included below:

“5. THE PLANNING SCHEME AREA”

*“5.3.1 The Pak Tam Au area, which **falls entirely within the upper indirect water gathering ground (WGG)**, is located along Pak Tam Road at the western edge of Sai Kung East Country Park about 500m to the south of the To Kwa Peng area. It is accessible by vehicle via Pak Tam Road and by walking trails connected to Sai Kung East Country Park. There are bus and minibus routes operating between Sai Kung Public Pier and Pak Tam Au.*

*5.3.2 With a scenic setting, **the area is rural in character comprising mainly fallow agricultural land at the centre surrounded by shrubs and woodland**. Pak Tam Au Village is a recognized village with a small cluster of village houses up to three storeys in height in fair to good condition. A short local track connects these houses with Pak Tam Road.*

5.3.3 The central part of the area comprises pockets of terraced fallow agricultural land overgrown with grass and shrubs surrounded to its north

and south by slopes covered with woodland and dense natural vegetation. The woodland forms part of the well-established vegetation in Sai Kung East Country Park. Some graves are found at the small hill at the south-western corner of the area. There is a partially trained stream running across the central portion of the area from the slope in the east towards the west.

5.3.4 The tranquil rural character and woodlands of Pak Tam Au has a high landscape value which complements the overall natural quality and the landscape beauty of the surrounding Sai Kung East and Sai Kung West Country Parks. The area, with a section of Maclehole Trail and Pak Tam Country Trail running across its northern and southern regions, is a popular spot for hikers.”

7. OPPORTUNITIES AND CONSTRAINTS

7.2.4 Landscape Character

“7.2.4.2 The enclosed, tranquil and rural character and woodlands of the Pak Tam Au area have high landscape value which complement the overall natural quality and the landscape beauty of the surrounding Sai Kung East and Sai Kung West Country Parks. Vegetation comprises Woodland and scrub on lower valley sides and the woodland forms part of well-established Vegetation in Sai Kung East Country Park. The recognized Pak Tam Au Village comprises pockets of terraced fallow agricultural lands surrounded by the vegetated slope with some areas already disturbed by vegetation clearance. The Pak Tam Au area is rated with “High” landscape value. The landscape comprises a juxtaposition of distinct landscape character areas. **Due to the high landscape sensitivity, the topography of the area and its distance away from other development, any large-scale development of the area should be avoided.**”

“7.2.6 Water Gathering Ground

The whole of the Pak Tam Au area is within the upper indirect WGG. To prevent contamination of waters which are designated for abstraction for potable water supply, any proposed development that will result in a material increase in pollution effect will not be encouraged.

7.2.7 Sewerage

There is no existing public sewer nor any committed/ planned sewerage project planned for the Area. At present, on-site discharge system such as septic tanks and soakaway pits are generally used in traditional villages. They would only satisfy the requirements of individual lots. Any increase in

population or number of visitors to the Area or further recreation/residential developments will require additional facilities.”

“8. GENERAL PLANNING INTENTION

8.1 *The Area forms an integral part of the natural system of the natural woodlands in the adjoining Sai Kung East Country Park with a wide spectrum of natural habitats including, inter alia, mature woodland, hillside shrubland, stream courses, estuarine mangrove and mudflat, etc., which support some rare/uncommon flora and fauna of the Area and should be preserved and protected. **The general planning intention of the Area is to protect its high conservation and landscape value which complements the overall naturalness and the landscape beauty of the surrounding Sai Kung East and Sai Kung West Country Parks.***

“9. LAND-USE ZONINGS

9.1 *“Village Type Development” (“V”)*

“9.1.5 *In accordance with the Environmental, Transport and Works Bureau’s Technical Circular (Works) No. 5/2005, under the current administrative practice, development proposals/submissions that may affect natural streams / rivers, the approving / processing authorities at various stages of the development should consult and collate comments from AFCD and relevant authorities and incorporate relevant comments/advice as conditions of approval wherever possible. Accordingly, the Lands Department (LandsD) when processing Small House grant applications in close proximity to existing stream courses, should consult concerned departments including AFCD and the Planning Department to ensure that all relevant departments would have adequate opportunity to review and comment on the applications.*

9.1.7 *There is neither existing nor proposed public sewer in the Area. **For Small House development, the design and construction of such systems need to comply with relevant standards and regulations, such as the Environmental Protection Department (EPD)’s Practice Note for Professional Person (ProPECC PN) 5/93, for the protection of the water quality of the Area.***

9.1.8 *In addition, the Pak Tam Au area also falls entirely within the upper indirect WGG. For any village type development within the “V” zone, it should be demonstrated that the water quality within WGG will not be affected by the proposals. **In general, the use of septic tank and soakaway systems for sewage treatment and disposal is considered***

as an unacceptable means for new village developments located in WGGs. There should be demonstrably effective means (*such as proper wastewater treatment plant*) to ensure that the effluent water quality is acceptable to concerned government departments.”

Water Gathering Ground Policy – Waterworks Ordinance

- 4.4 According to the Waterworks Ordinance, it is an offence for any person who pollutes water within a water gathering ground. The water from Pak Tam Au is fed into the High Island Reservoir. As a result, it is stipulated in paragraph 9.1.8 of the Explanatory Statement of the OZP that for Small House Development in Pak Tam Au a proper wastewater treatment plant would be required.

Existing Village House

- 4.5 The application is not for development, as the Applicant owns the existing village house. No additional sewerage will arise from the use of the area as a garden.

Temporary Use Clause

- 4.6 This application is being made because the proposed temporary use is greater than 3 years, as permissible under clause 11(C) in the Covering Notes of the OZP:

“11(C) Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.”

5. Previous s.16 Planning Applications for Village Houses Rejected in Pak Tam Au Village

- 5.1 Section 16 Applications, numbers A/DPA/NE-TKP/7, 8, 9, 10, 11 and 13, were made in 2012 for New Territories Exempted Houses (NTEH)- Small House, on Government Land in DD 255 Pak Tam Au. The application was rejected by the Rural and New Territories Planning Committee. The reasons given for rejection are stated below:

*“(a) the proposed development **did not comply** with the interim criteria for consideration of application for New Territories Exempted House/Small House in the New Territories **as the site was located within the Upper Indirect Water Gathering Grounds where public sewer was***

not available and the applicant failed to demonstrate that the proposal would not cause adverse water quality impact on the area; and (b) the approval of the application would set an undesirable precedent for other similar applications in the area, the cumulative impact of which would result in an adverse impact of the water quality in the area.

Section 17 Review Applications were made and also rejected as the Town Planning Board (“TPB”) members considered the reasons for rejection were reasonable. There was a S.17B Appeal to the Town Planning Appeal Board made in 2014, but this appeal was ultimately abandoned by the appellant.

The reasons for rejection in the above applications are not applicable to this current application. This application does not include any development therefore there would be no adverse impact on the water quality as a result of this private garden.

On the contrary, the proposed application would allow the government to earn money by renting land that would otherwise lay vacant and save money by not having to take care of said land.

- 5.2 A Section 16 Application, number TPB/A/NE-TKP/1, was made in 2024 for a proposed temporary private garden on Government Land adjoining Lot 369 in DD 255, Pak Tam Au. The application was rejected by the Town Planning Board (TPB). The reasons given for rejection are stated below:

“(a) the proposed use is not in line with the planning intention of the “Village Type Development” (“V”) zone, which is to provide land primarily intended for development of Small Houses by indigenous villagers. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis; and

(b) the proposed temporary private garden is excessive in size and scale, and is out of proportion to the adjoining house. There is no strong justification for utilising a large piece of land in the “V” zone for private garden use.”

A Section 17 Review Application was not made in the above case because no amendments were allowed to be made to take into consideration comments obtained from the TPB or various other government agencies during the process. This submission is in response to the directive from the TPB that if the applicant wants to materially modify the original proposal, “such proposal should be submitted to the TPB in the form of a fresh application under section 16 of the Ordinance.

The Applicant believes that this new proposal is a material modification of the proposal in 2024 and addresses all of the concerns of the TPB as well as all other government agencies that provided comments on the original proposal. **This modified Section 16 application seeks to address the concerns of various government agencies by, inter alia, significantly reducing the area of the proposed STT from 326 m² to 207 m², by reducing the covered area from about 67 m² to about 15 m² and by eliminating the request for car parks inside the proposed Site area.**

6. Land Administration

- 6.1 The temporary private garden is proposed for 207 m² of Government Land adjoining Lot No.369 in D.D.255 Pak Tam Au, Tai Po, New Territories.
- 6.4 The former STT No. 751 was terminated in 2014 by the tenant for physical and financial reasons and, solely because of the voluntary termination of the former STT, the DLO has confirmed that a transfer of the previous STT No. 751 will not be considered by the DLO. It was quite clear from various discussions with representatives of the Lands Department that if the previous STT had not be voluntarily terminated by the previous tenant, that a new STT would almost assuredly have been granted to the Applicant without material change – i.e. at the former size of 380 m².

7. The Proposed Scheme

7.1 The Proposed Scheme is for a garden of 207 m² as shown on **Figure 3** below and approximately indicated in **Photos 1-10** above. The garden would be for the sole use of the Applicant.

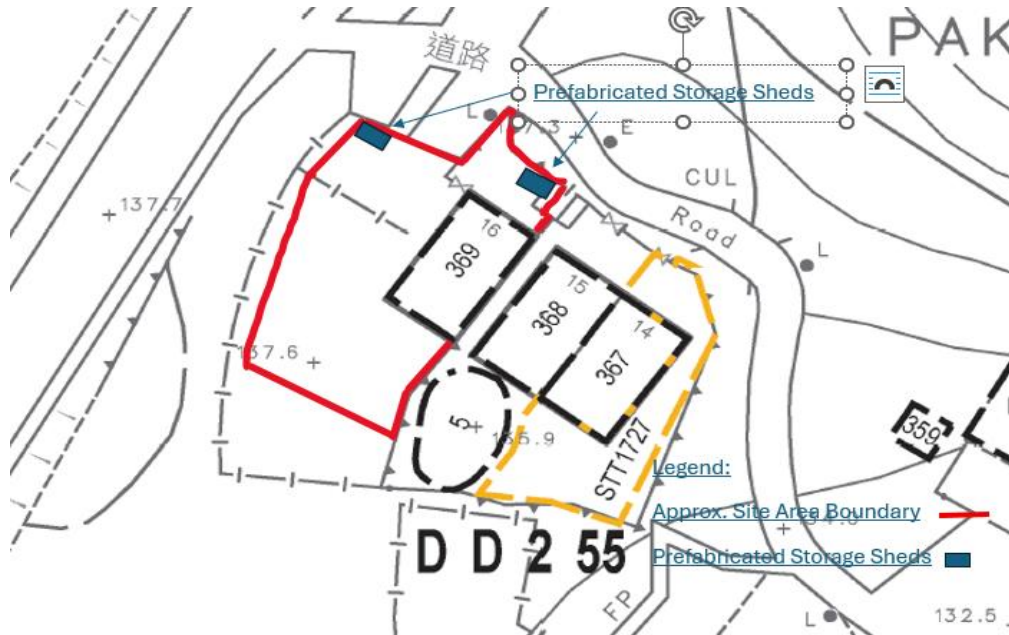


Figure 3: Boundary plan of the proposed temporary private garden, also showing the proposed location of two prefabricated storage sheds.

7.2 The plan in Figure 3 also shows the location of two prefabricated storage sheds covering approximately 15 m² in total and with an approximate height of 2.0 m. There is currently no provision for any canopies on the house. However, if any are added at a later date, they will be retractable canopies that comply with the Buildings Department green amenity provisions for NTEH / Small Houses.

7.3 A simple breakdown of the different areas shown in **Figure 3** is:

Garden Area	192 m ²
Prefabricated Storage Sheds	15 m ² (Height around 2.0 m)
TOTAL Area:	207 m ²

8. Issues raised by various government departments to the previous application

8.1 Planning Department Comments

8.1.1 In the minutes to the 757th meeting of RNTPC held on 10 January 2025, several questions were raised by Members in relation to the application and the Applicant believes some of the responses to said questions as noted in the minutes were incomplete, inaccurate and somewhat misleading. The Applicant would like to address the questions raised in the meeting and provide responses thereto.

8.1.2 The first question was: whether the previous STT (STT 751) granted by LandsD covering the Site from 1990 to 2014 was for private garden use. The response in the minutes was that: **the previous STT covering the Site granted by LandsD in April 1990 was for private garden use but was already terminated in 2014. Under the STT, any erection of structure required prior approval from LandsD and the Buildings Department. There was no record indicating approval had been obtained for the erection of a structure at the Site**". The comment about the termination was misleading because it did not specify that the STT was voluntarily terminated by the tenant, not LandsD, for physical and financial reasons, namely that the tenant was not well and could no longer afford to pay the ever-increasing rent on the STT. The comments about the structures on the property were irrelevant to the question and misleading because the only structure on the STT Site was the New Territories Exempted House (NTEH) / Small House that was already erected before STT 751 was granted. Since there were no other structures erected on the Site of the STT, of course there would be no record of any approvals.

8.1.3 The second question was whether the private garden use covered by the previous STT had obtained planning permission from the TPB. The response correctly pointed out that planning permission was not required for the previous garden use at the Site as the garden use was in existence prior to the gazettal of the draft DPA plan in 2011. The response also confirmed that because the STT had been terminated in 2014 [by the tenant], planning permission for the new garden was now required.

8.1.4 The third question was whether the area and configuration of the Site under application was sufficient for a New Territories Exempted House (NTEH) / Small House Development. The response was incomplete and misleading, stating simply that: **"the Site, which comprised about 326**

m² of government land, was sufficient for the construction of a NTEH / Small House.” This statement is accurate in that the erection of an NTEH requires approximately 70 m² so of course it would be “sufficient” to build an NTEH. However, the response is misleading because it does not address the suitability of the site for a new NTEH / Small House. A more accurate response would have been that the Site area was certainly large enough to build an NTEH / Small House but was completely unsuitable because ***the site was located within the Upper Indirect Water Gathering Grounds where public sewer was not available*** and such a development would never be allowed since it is stipulated in paragraph 9.1.8 of the Explanatory Statement of the OZP that for Small House Development in Pak Tam Au a proper waste water treatment plant would be required. Clearly it would be impossible to build a proper waste water treatment plant for one or two NTEH / Small Houses and since ***the use of septic tank and soakaway systems for sewage treatment and disposal is considered as an unacceptable means for new village developments located in WGGs, such restrictions would absolutely preclude the building of any new NTEH / Small Houses on the Site area.***

- 8.1.5 The fourth question related to two ancillary private car parking spaces that were proposed at the northern portion of the Site and also asked about a private car parked outside the Site as shown on Plan A-4 of the PD Paper. The response confirmed that two ancillary private car parking spaces had been proposed in the application. The response also referred to the private car parked outside the Site and noted that “there was no information available on its ownership”. Upon reviewing the referenced photo, I can confirm that the car was, at the time, and presumably still is, a car registered to the owner of House 15, Pak Tam Au. The reference to the two ancillary private car parking spaces is now redundant since the current application no longer provides for any ancillary car parking spaces on the Site.
- 8.1.6 The fifth question related to the “rationale for PlanD not supporting the proposed private garden use on a temporary basis for a period of 3 years since no Small House application had been received for the Site”. The response stated that “with reference to the approved planning applications for temporary private use garden on government land in the last 5 years, the site areas ranged from 20 m² to 180 m². The site area of about 326 m² for a private garden under the 2024 application was considered excessive, and more efficient use of government land resources should be considered”. This response is misleading in several ways. First, the response does not mention that, since the rules for new STT applications changed in 2011 with new applications thereafter

requiring planning permission, there have been many renewals of STT sites (reviewed approximately every five years) and many transfers of STT sites well in excess of 180 m² upon the sale of properties from an original owner/STT tenant to a new owner/STT tenant. Such renewals or transfers are negotiated and unilaterally approved, without obligation to do so, by the Lands Department. In fact, the Applicant was party to such a transfer of STT 1727 adjoining the property at Lot No. 367 in D.D. 255, namely 14 Pak Tam Au, which was transferred from the estate of the former owner to the Applicant as confirmed in a letter from LandsD dated 30 May 2016. In that case, the site area was 122 m². Such transfers were made at the sole discretion of the LandsD which, under the STT agreements, had the power to terminate the tenancy on one month's notice upon the transfer of ownership on the adjoining property. It was quite clear from various discussions with representatives of the Lands Department that if the previous STT No. 751 had not be voluntarily terminated by the previous tenant, that a new STT would almost assuredly have been granted to the Applicant without material change – i.e. at the former size of 380 m².

Attached as Appendix A to this Planning Statement is a partial list of STT sites in the Sai Kung and Tai Po districts that have been renewed (normally on a five-year basis resulting in an increase in the rental rate) and/or effectively transferred (under a new STT number) to a new property owner/STT tenant. The list shows a sample of 40 STT renewals or transfers from 2019 to 2025 and ranging in size from 4,040 m² down to 48 m². Of the renewals or transfers on this sample list, 17 are for STT sites greater than the current application size of 207 m². For reference, included on the list is SX1144 for 1015 m² which I believe may be in the process of being transferred following a sale of the adjoining property. Also included on the list is STTTP0128 for 132 m² which is the STT that replaced STT 1727 on the property at 14 Pak Tam Au that previously was for 122 m².

Secondly, the response suggests that a more efficient use of government land resources should be considered as an alternative to the proposed private garden. In this regard, it should be noted that the subject land has been used as a private garden since 1990 when the original STT was granted. This use only came after the existing structure was erected on Lot No. 369 in D.D. 255 and presumably the land lay vacant before that time. The response implies that a more efficient use for the land exists, but arguably, the only potential use for the land would be to build additional NTEH Small houses, but as noted above, that would not be allowed because ***the site was located within the Upper Indirect Water Gathering Grounds where public sewer was not available***. Arguably, there is no other more efficient use of the government land for the Planning Department to consider. Furthermore, if in the future some

alternative use was to be considered, the proposed STT could simply not be renewed at the expiration of the 3-year period.

In summary, use of the land as a temporary private garden is arguably the only and therefore the most efficient use for this land while simultaneously raising revenue, that would otherwise be lost, for the government.

- 8.1.7 There were several comments related to the previously proposed raised car parking area which are now redundant since the current application does not include any car parking areas, no land filling, no raised platforms and no level differences in the proposed temporary private garden.
- 8.1.8 There was a question about whether there was any proposed paving area that involves clearance of existing vegetation. In the current application there is no proposed paving area, so the question is now redundant.
- 8.1.8 There were also comments related to the covered area including the size of the proposed covered area, the form of the covered area (e.g. retractable canopies) and the height and width of the proposed covered area. These questions are now redundant since the current proposal does not include any covered area other than the two prefabricated storage sheds and that covered area is equal to approximately 15 m².

8.2 Lands Department Comments

- 8.2.1 The Lands Department commented that the applicant should clarify with the Town Planning Board the usage of the proposed covered area of 67 m² and whether it is fully enclosed or open sided. This comment is now redundant since the current proposal does include any covered area other than the two prefabricated storage sheds and the covered area related thereto is equal to approximately 15 m².
- 8.2.2 Included in Appendix III of RCTPC Paper No. A/NE-TKP/1A were several recommended advisory clauses from the Lands Department. The first comment was inaccurate and highly prejudicial to the application, stating that: “the Government Land (GL) within the Site has been illegally occupied by unauthorised structures without any permission. Any occupation of GL without Government’s prior approval is an offence under Cap. 28. Since there is illegal occupation of GL, regularization would not be considered according to the prevailing land policy. The illegal occupation of GL should be immediately ceased and the unauthorised structures should be removed. His office reserves the right to take necessary land control action against the illegal occupation of GL without further notice.” **In fact, there was then and never had been any part of the site “illegally occupied by unauthorised structures”.** The only

structure near the site was the house built on Lot 369 in D.D. 255 in 1990, before STT 751 was granted, and there were no outstanding LandsD letters issued in respect thereto.

- 8.2.3 The second comment included in the Appendix suggested that the applicant shall apply for an STT, which was irrelevant since it was established that it was instead necessary to apply for planning permission before applying for an STT.
- 8.2.4 The third comment stated that “there are unauthorized structures on the adjoining private Lot 369 in D.D. 255”. This comment presumably related to the renovated house and not the previous structure. In this regard, apparently following one of many complaints believed to have been initiated by the owner of the property at 15 Pak Tam Au (Lot 368 in D.D. 255), LandsD inspected Lot 369 and issued a letter dated 27 March 2025 to the Applicant.
- 8.2.5 With reference to the letter, the unspecified “unauthorized structures extended from the G/F” apparently refers to a short brick fence that was erected in place of a pre-existing steel fence and also a cabinet for holding two LPG gas tanks. The old and new fence were in place for safety reasons along the 1.2 metre drop from the property level of 16 Pak Tam Au to the property level of 15 Pak Tam Au and to provide privacy between the neighbors. The other structure referenced by the LandsD personnel to the Applicant was a cabinet holding two LPG gas tanks at the front of the house that is approximately 135 cm wide instead of only 100 cm wide. If the STT is granted, this fence and this cabinet would both be entirely within the STT site area applied for.
- 8.2.6 The other items mentioned in the letter from LandsD included: a “parapet or railing exceeding 1.22 metres in height on the outer edges on the balcony” on the first and second floors. These parapets or railings were built slightly higher than specified only on the east side facing the contiguous property at 15 Pak Tam Au to provide some privacy from a difficult and nosey neighbour and her cameras. These balconies are not enclosed and are outside bedrooms and the slightly higher railings on the east side only made it more difficult for the neighbour to view inside the rooms from her property.
- 8.2.7 The letter also referred to the “balcony at the Rooftop” which is in the process of being rectified following a letter dated 5 December 2025 received from the Buildings Department in which this was also mentioned. Discussions with the Buildings Department are underway and this issue and others raised by the Buildings Department in their letter are expected to be rectified and/or cleared with the Buildings Department soon.

8.2.8 The fourth comment from the LandsD related to a revision of the Site boundary to exclude a lamppost thereon and this has been done in the current application.

8.2.9 The final three comments from LandsD related to: trees on the GL not being interfered with; applying for an excavation permit; and, no guarantee to the granting of a right of way to the Site, all of which comments are noted by the Applicant. It should be noted that there are no trees on the GL that are included in the current application and that there is no planned excavation of the GL.

8.3 Transport Department Comments

8.3.1 The comments from the Transport Department related to the size of the proposed car parking spaces which are now redundant since the current application does not include any car parking areas.

8.4 Water Supplies Department Comments

8.4.1 There were numerous comments from WSD that mainly centered on the storage sheds and the car parking spaces that were included in the earlier application. In responses to WSD, it was explained that the storage sheds were expected to be prefabricated, “Japanese-styled” garden sheds that are made in an environmentally friendly manner and designed to be water-tight and highly rust resistant and are proposed to be placed on the existing concrete slab on the north side of the house. The sheds will be used as extra storage units for normal household items such as garden equipment, luggage, bicycles, etc.

8.4.2 The comments from WSD related to the car parking spaces are now redundant since the current application does not include any car parking spaces.

8.4.3 The WSD also made several other comments related to risks of contamination of the Water Gathering Grounds (WGG), discharge of effluents, solid waste disposal, chemicals used in the garden, oil leakage, effect on water courses, disposal of construction materials, etc. All such comments received from the WSD are well noted by the Applicant. However, the comments seem to relate to the building and maintenance of a new commercial garden or a new private garden, erecting new structures, waste disposal, excavations etc. on the government land covered by the application. In fact, nothing has changed as a result of the renovation of the existing house on the property. The private garden area has always been in existence (since 1990 as part of the former STT 751)

and the current application for planning approval will have no impact on the WGG regardless of whether the STT is granted or not.

8.5 Buildings Department

- 8.5.1 Following one of many complaints believed to have been initiated by the owner of the property at 15 Pak Tam Au (Lot 368 in D.D. 255), representatives of the Buildings Department inspected Lot 369 and issued a letter dated 5 December 2025 to the Applicant.
- 8.5.2 With reference to the letter, the first item listed was the “two structures installed with photovoltaic (PV) system on and over the roof and stairhood”. These solar panels were installed by a registered installer and are in full compliance with all Hong Kong regulations which actively promote the use of solar panels. The employees of the Buildings Department confirmed verbally that they had no issue with the solar panels per se. They said that the solar panels were mentioned in the letter because of the existence, in their view, of two other minor issues, namely, the “balustrade on and over the parapet on roof” and the “glass balustrade on and over the canopy on roof”. They confirmed verbally that if the latter two matters were resolved to their satisfaction that there would be no future issues with the solar panels. The Applicant is currently in discussions with the Buildings Department on how these two issues will be resolved to their satisfaction within the time specified in the letter.
- 8.5.3 The letter also mentioned a “structure on and over the ground” which they explained relates to the cabinet for two LPG gas cylinders also mentioned in the letter from LandsD. The representatives of the Buildings Department suggested a few acceptable alternatives to rectify this issue and the applicant is in discussions with them to make the necessary adjustments to their satisfaction. For instance, they said that they would not object to a wall being erected between House 15 and House 16 above the 1.2 metre difference in elevation of the two properties and then having the gas cylinders placed in a moveable container along the wall. A solution along these lines is being considered and will be presented to the Buildings Department within the specified time for response to their letter.
- 8.5.4 It is expected that we will be able to resolve all outstanding matters with LandsD and the Buildings Department with the planned modifications to the property in the coming few weeks.

8.6 Other Government Departments' General Comments

8.6.1 Included as Appendix II of RNTPC Paper No. A/NE-TKP/1A to the Town Planning Board, were a summary of the comments from various other government departments. The are summarized as follows:

Transport: no in-principle objection;

Environment: no objection to the application;

Drainage: approval on condition of the recommended submission and implementation of drainage proposal for the Site, which comment is redundant since there is no planned change to the drainage on the GL;

Water Supply: no objection to the application subject to relevant approval conditions to be imposed to ensure that the proposed garden would not cause material increase in pollution effect within upper indirect WGG. As noted above, the private garden is pre-existing and there would be no change at all to the impact of the GL on the WGG, regardless of whether planning approval and an STT is granted or not;

Fire Safety: no in-principle objections to the application subject to fire service installations and water supplies for firefighting being provided to his satisfaction. Advisory comments from the Director of Fire Services are noted, however, the current application for planning approval will have no impact on such advisory comments regardless of whether the STT is granted or not.

Building Matters: no objection to the application. Advisory comments from the Chief Building Surveyor are noted, however, the current application for planning approval will have no impact on such advisory comments regardless of whether the STT is granted or not.

Other Departments: The following departments had no objections or no comments on the previous application and since the current application is considerably smaller and does not include any car parking spaces, presumably they would have no comments on the current application: Director of Agriculture; Chief Town Planner/Urban Design and Landscape; Project Manager-North, Civil Engineering and Development Department; Head of Geotechnical Engineering Office; and, District Officer (Tai Po), Home Affairs Department.

9. Planning Assessment and Justification

Previous STT on the Application Site

- 9.1 Between 1990 and 2014 there was an STT (STT No. 751) on the same site. However, the previous STT covered a much larger area of 380 m² and the current application is only 207 m². Since the previous STT was terminated by the tenant in 2014 there has been no alternative use for the site. There does not appear to be any plan to use the Application Site for any other purpose in the foreseeable future.

Application Site Located Outside of Village Environs Boundary Plan

- 9.2 As the Land in the Application Site is all Government Land located outside of the Recognised Village Environs Boundary Plan (see **Figure 4**) it is unlikely that it will or ever could be used for NTEH Village Houses. We believe this area was likely excluded because it was not suitable for any additional NTEH Village Houses because it has limited access and borders on a steep slope down to Pak Tam Road. Also, as noted above, no NTEH / Small House would ever be allowed to be built on the property due to the sewage disposal issue since the site is located in a water gathering ground (WGG).

The “Village” Zone has Plenty of More Appropriate Land for Development

- 9.3 The Pak Tam Au “Village” zone is a large area, see **Figure 5**. There is plenty of land which is within both the “Village” zone and also the Recognised Village Environs Boundary for future expansion of the village. A substantial amount of land is flat grassland that would be much easier to develop additional NTEH village houses than the proposed Application Site, see **Figure 6 and Photos 11 and 12**.

2012 Applications for Village Houses in Pak Tam Au were Rejected by the TPB

- 9.4 As outlined in paragraphs 5.1. above, there were a number of applications for NTEH made in Pak Tam Au in 2012 (numbers A/DPA/NE-TKP/7, 8, 9, 10, 11 and 13) which were all rejected. The primary reason for the rejections was that the proposals involved the development of multiple NTEH village houses and that public sewer was not available and further that “the applicant failed to demonstrate that the proposal would not cause adverse water quality impact on the area”. **As noted above, the reasons for rejection in the above applications are not applicable to the application in 2024 by this applicant or this current application.** This application does not include any development therefore there would be no adverse impact on the water quality as a result of this private garden.

- 9.5 The rejection of the 2012 applications indicates that it is unlikely for a large number of NTEH village houses to be built in the foreseeable future in Pak Tam Au. This may change should public sewers be extended to the area, but there does not seem to be any timeline for that to occur.
- 9.6 And in any event, it is most likely that any new NTEH village houses would be build on the flat, cleared land to the east of the current village rather than near the Application Site which has limited access and borders on a steep slope down to Pak Tam Road.
- 9.7 Therefore, it is unlikely that granting the temporary private garden for the Application Site would be the limiting factor on the future development of the Pak Tam Au village. The granting of the temporary private garden would not create adverse water quality impact as it is only for garden use and does not involve any development.

Vegetation and Landscaping

- 9.8 All of the mature trees that were included in the previous STT 751 and in the previous application will now be outside of the proposed boundary. There would be no tree felling as a result of this temporary private garden.

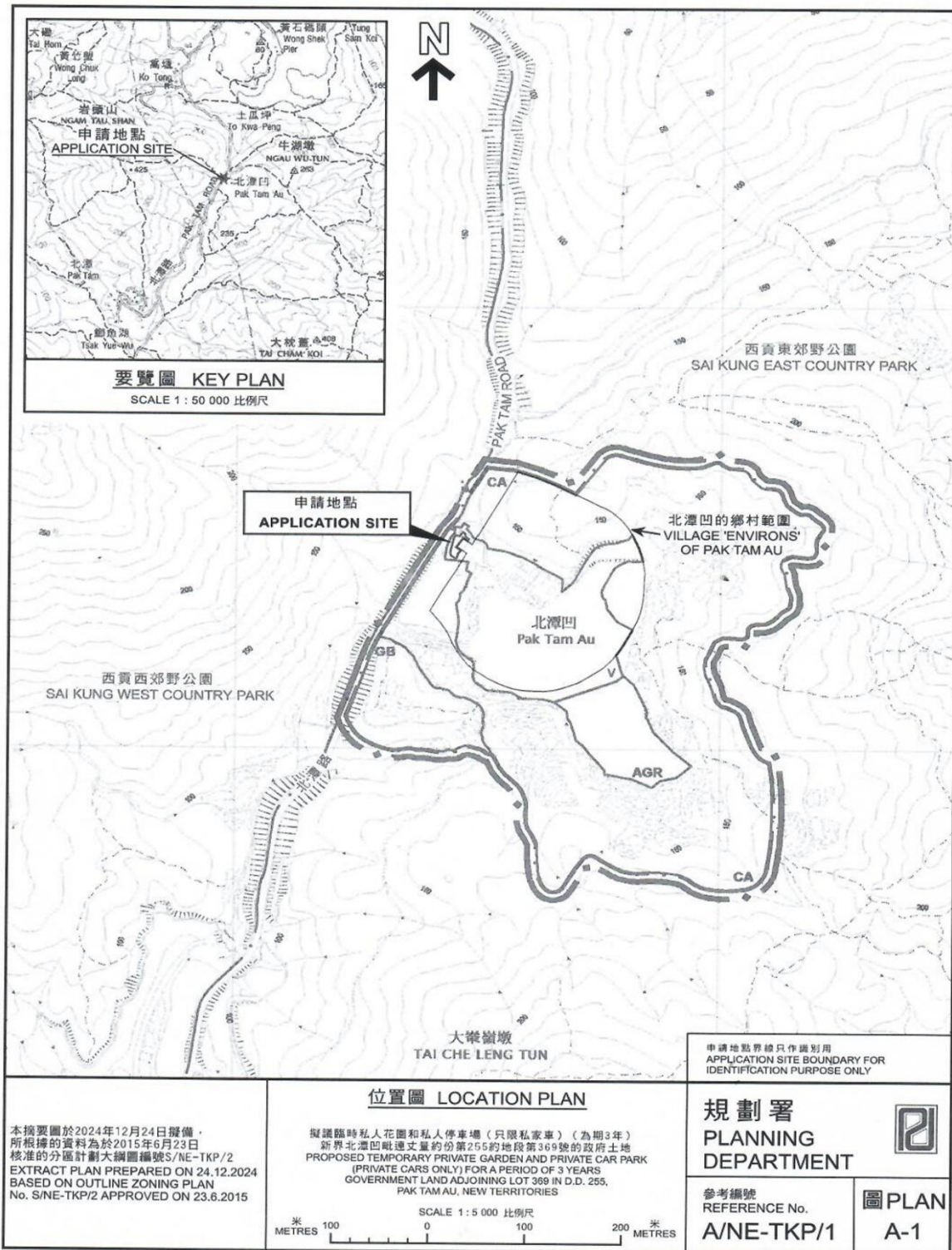


Figure 4: Recognised Village Environs Boundary Plan in Tai Po District (Plan No. TPM4762 – Dated 27/12/62). It is noted that the application Site is outside the Village Environs Boundary.

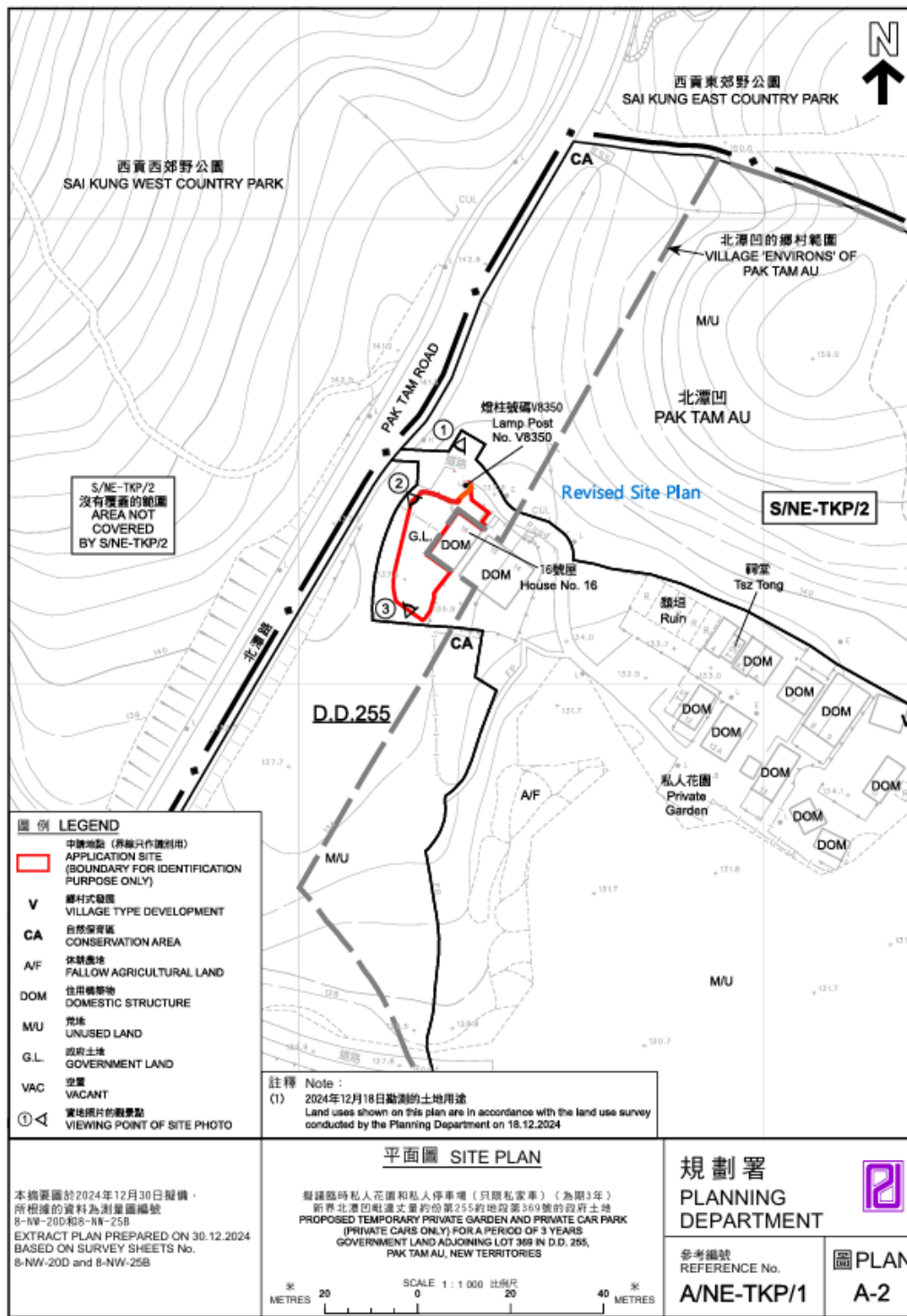


Figure 5: An excerpt of the To Kwa Peng and Pak Tam Au OZP No. S/NE-TKP/2, showing the large “Village” zone that has substantial areas of undeveloped land for future expansion.

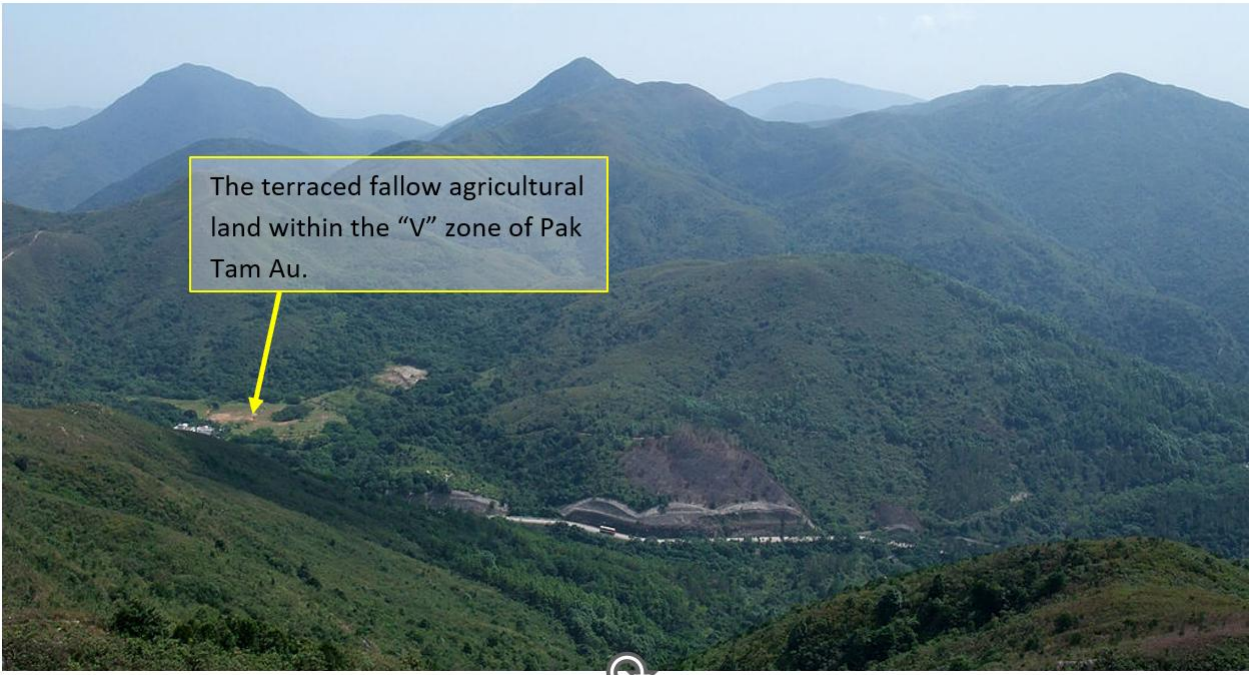


Photo 11: A photograph looking down towards Pak Tam Au, showing the large pockets of terraced fallow agricultural lands, that would be suitable for expansion of the Village, surrounded by the vegetated slope.

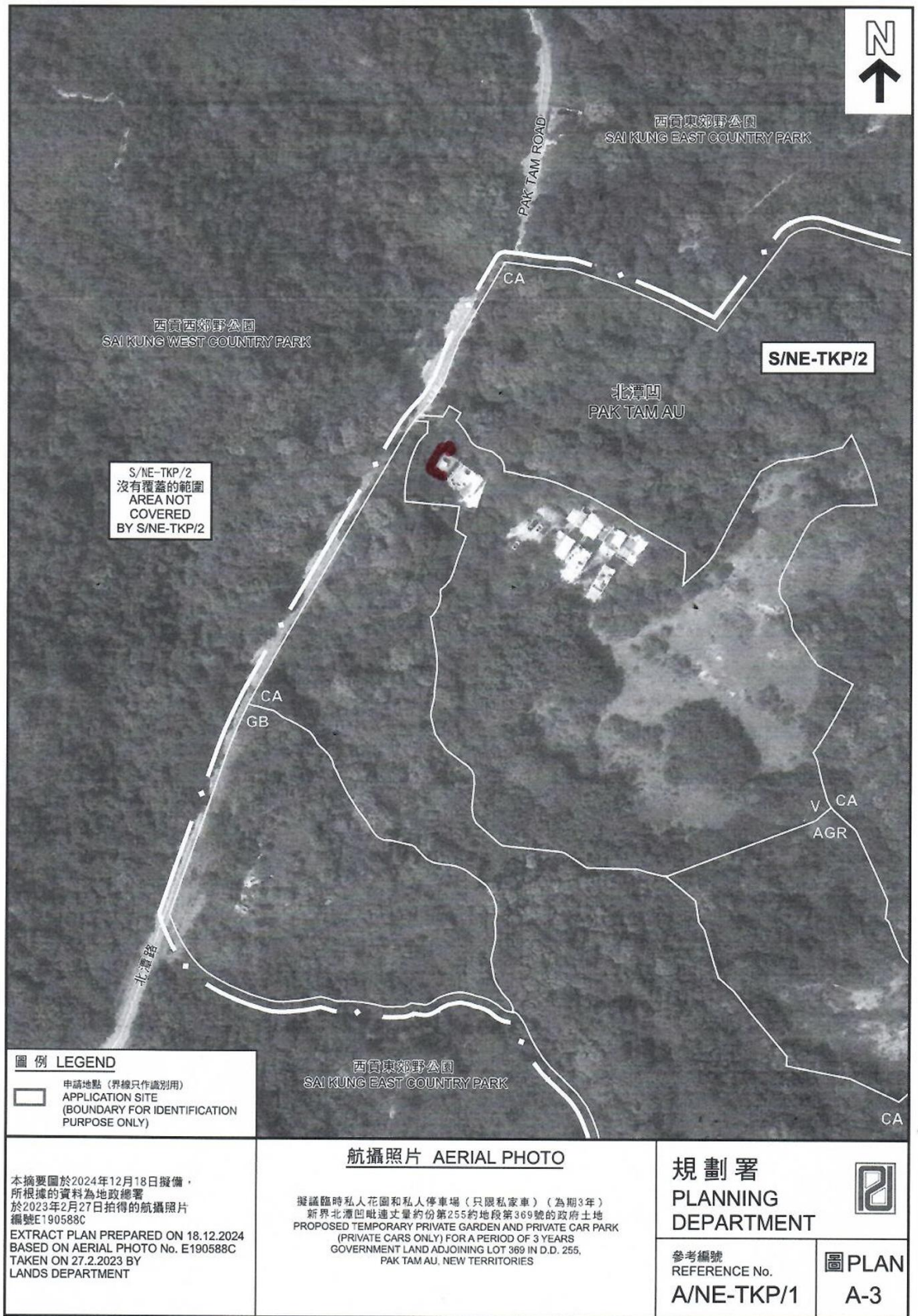


Figure 6: An aerial view of Pak Tam Au Village showing the large areas of developable land within the “Village” zone, which could be easily accessible with an extension of the existing village road.



Photo 12: A photo of the current situation at the large area of grasslands that would be suitable for NTEH Village house expansion. Taken from near the end of the existing village access road.

Other Houses in the Village have STTs for Garden Use

- 9.9 In the Pak Tam Au Village there are other NTEH Village Houses which have had STTs granted for garden use, including STT No. 1727 at 14 Pak Tam Au. This STT was granted to the Applicant in 2016 and covered 122 m². The site covered by this STT was granted to the Applicant after he purchased the house at 14 Pak Tam Au in 2015 and was subsequently granted to the current owner of the house at 14 Pak Tam Au after he bought the house in 2022. STT 1727 (and the new STT related to 14 Pak Tam Au – STTTP0128) and the other STTs in the area are within the Recognised Village Environs Boundary. This sets a precedent. As the Application Site is outside the Recognised Village Environs Boundary then it should be more appropriate to grant a temporary private garden use and an STT for 16 Pak Tam Au, than for those STTs already issued.

Three houses were completed circa 1990 in the upper part of Pak Tam Au Village. The original owners of the houses at 14 and 16 Pak Tam Au applied for and were granted STTs for private gardens. As noted above, the site of the original STT for 14 Pak Tam Au was granted to the Applicant in 2016 under STT 1727 and then

subsequently granted to the current owner of 14 Pak Tam Au in 2022 under STTTP0128 for 132 m². As noted above, the STT for 16 Pak Tam Au was voluntarily terminated by the former owner of 16 Pak Tam Au in 2014 and a portion of the government land related to that STT is the subject of this Application. There does not appear to have ever been any STT granted in relation to the government land used as a private garden around the house at 15 Pak Tam Au which was purchased by the current owner (jointly with Leonel Manuel Rodrigues) in 1991 and apparently occupied by the current owner from 1991 to the current date without any STT.

Increased Revenue Generated by Granting the STT and No Other Planned Uses for the Application Site

9.10 There would be revenue generated by granting the STT. Since there is no other planned use for the Application Site, and no negative impacts from granting the STT, it would seem that it would be better to have the site generating income on a STT. The Applicant would also be responsible for management and maintenance of the garden area.

DLO basic requirements for a STT application are all met

9.11 Lands Department have established some basic requirements for STT's which are outlined in the following table

Lands Department Basic Requirements	Proposed Application
The government land concerned cannot be leased out separately to other persons (except the Applicant) given its location, configuration, size and the like;	The land concerned cannot be leased out separately to other persons. This is due to: its location outside the "Village Environs Boundary Plan"; the difficulty of constructing another house there due to the Upper Indirect Water Gathering Grounds'; and septic tank and soakaway systems being considered unacceptable.
There are no other uses of the government land in the short term (or even no long-term uses have been identified);	No other uses of the government land have been identified – neither long nor short term uses.
The application is for non-domestic purposes; and	The application is for a non-domestic purpose of "Garden" use.

The uses under application are either always permitted under the relevant OZP or in respect of which an application can be made to the TPB.

This S.16 application is to satisfy this point.

The STT is for a Temporary Use that can be cancelled at any time

- 9.12 The STT is for a temporary use that can be cancelled at any time should another use arise.

Application Site is Considerably Smaller than the Previous STT

- 9.13 The Application Site is less than half the size of the previous STT (STT No. 751) which encompassed 380 m² and is considerably smaller than the previous submission from this Applicant which was for 326 m². The current area of 207 m² is within the size of several other private gardens approved by the government in the past five years. As such, the proposed temporary private garden would not appear to be excessive.

10. Conclusion

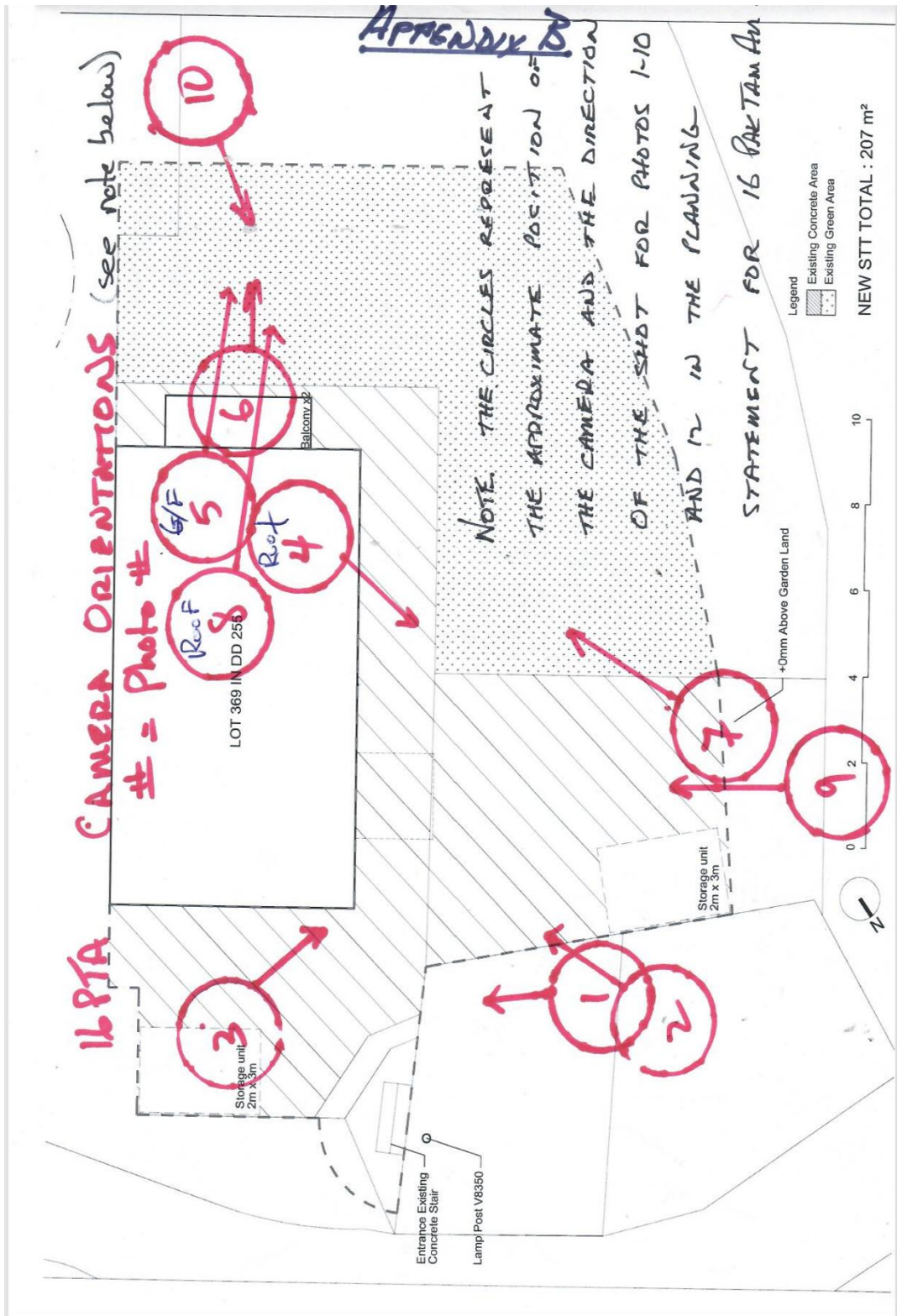
- 10.1 This application is effectively the rejuvenation of the previous STT that was in effect since 1990, but for a significantly smaller area. Except for the fact that the previous owner of Lot No. 369 in D.D. 255 voluntarily terminated the former STT 751 for physical and financial reasons in 2014, it is highly likely that the entire area of the previous STT would have been approved as a new STT for the Applicant by the Lands Department. It is hoped that the Town Planning Board will consider this amended application for a temporary private garden favourably.

APPENDIX A

STT and SX Grants in Sai Kung and Tai Po Districts					APPENDIX A		
<u>STT or SX Reference No.</u>	<u>Size of STT/SX (Sq. M.)</u>	<u>General Area</u>	<u>District</u>	<u>Start Date</u>	<u>Monthly Rental (HKD)</u>	<u>Lease Renewal Date</u>	<u>Monthly Rental/ sq. m.</u>
SX1312	4040.00	Tai Mong Tsai, Clover Lodge	SK	1991	28,850	Jan-2021	7.14
SX1144	1050.00	Tai Mong Tsai, David Tang (x)	SK	2015	5,946	Nov-2020	5.66
SX3918	904.50	Tai Mong Tsai, Lake View Villa	SK	2008	20,913	Jul-23	23.12
SX4271	893.30	Yan Yee Road	SK	2011	15,513	Aug-21	17.37
STTSK0324	614.70	Tai Mong Tsai, Chi Fai Path	SK	2020	16,363	Nov-2020	26.62
SX1953	570.00	Pak Tam Villas	SK	1994	7,120	Jun-2019	12.49
STT1416	494.00	Brookside-Ko Tong	TP	2006	9,630	Apr-2021	19.49
SX4027	465.00	Tai Mong Tsai	SK	2006	6,253	Nov-2021	13.45
SX4433	463.00	Tai Mong Tsai, Chi Fai Path	SK	2011	10,010	Jul-21	21.62
SX4094	424.30	Tai Mong Tsai, Chi Fai Path	SK	2009	8,143	Jul-19	19.19
STT1801	400.00	Uk Tau	TP	2011	7,006	Jun-2021	17.52
SX3917	330.70	Tai Mong Tsai, Lake View Villa	SK	2008	7,360	Jul-23	22.26
SX3987	308.50	Tai Mong Tsai, Chi Fai Path	SK	2007	6,923	Jan-23	22.44
SX2694	301.00	Pak Tam Villas	SK	2000	4,850	Jun-2019	16.11
STT1633	288.00	Tai Tan	TP	2009	5,723	Jun-2024	19.87
SX3919	263.50	Tai Mong Tsai, Chi Fai Path	SK	2008	6,703	Jun-23	25.44
SX3414	211.00	Tai Mong Tsai, Surf Villa	SK	2005	4,850	Jul-2020	22.99
SX5018	203.00	Tsak Yue Wu	SK	2015	5,946	Nov-2020	29.29
STT1842	198.00	Hoi Ha	TP	2018	3,466	Aug-2023	17.51
STTSK0270	187.00	Tsak Yue Wu	SK	2024	7,983	Apr-2024	42.69
SX4822	183.00	Tai Mong Tsai, Surf Villa	SK	2010	3,633	Jan-2020	19.85
SX4176	173.30	Tai Mong Tsai, Lake View Villa	SK	2010	4,270	Jun-20	24.64
SX4050	172.00	Yan Yee Road	SK	2010	3,206	May-20	18.64
SX4124	170.40	Tai Mong Tsai, Lake View Villa	SK	2010	3,720	Jan-20	21.83
SX4304	170.00	Tai Mong Tsai, Surf Villa	SK	2006	4,810	Jul-2021	28.29
STT1307	166.00	Brookside-Ko Tong	TP	2002	2,906	Dec-2022	17.51
SX3364	164.00	Tai Mong Tsai, Chi Fai Path	SK	2004	2,946	Nov-19	17.96
STT0870	155.00	Brookside-Ko Tong	TP	1991	2,713	Apr-2023	17.50
SX4018	151.00	Pak Tam Villas	TP	2006	2,530	Jan-2022	16.75
STT1682	148.00	Ko Tong Ha Yeung	TP	2010	2,590	Aug-2025	17.50
STTTP0128	132.00	Pak Tam Au	TP	2022	2,383	Jul-2022	18.05
SX3958	121.20	Tai Mong Tsai, Lake View Villa	SK	2008	2,296	Jan-23	18.94
SX4547	120.00	Pak Tam Villas	SK	2012	1,930	Oct-2022	16.08
STT1054	103.00	Brookside-Ko Tong	TP	1998	1,940	Jul-2021	18.83
STT1681	103.00	Brookside-Ko Tong	TP	2013	1,803	Jun-2023	17.50
STT1598	100.00	Brookside-Ko Tong	TP	2006	1,666	Oct-2021	16.66
SX4636	84.00	Tai Mong Tsai, Lake View Villa	SK	2014	1,316	Apr-19	15.67
STT1673	64.00	Brookside-Ko Tong	TP	2013	1,220	Aug-2023	19.06
STT0787	60.00	Brookside-Ko Tong	TP	1990	1,000	Jan-2022	16.67
STT1748	48.00	Brookside-Ko Tong	TP	2015	800	Nov-2020	16.67

APPENDIX B

The following drawing of the STT site plan sets out the approximate position of the cameras and the direction of the shot for the Photos 1-10 and Photo 12 included in this Planning Statement.



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Iris Tsoi Ying YIK/PLAND

寄件者: [REDACTED]
寄件日期: 2026年01月19日星期一 10:14
收件者: [REDACTED]
主旨: Planning Application-Ref. 20251126OJN-16 Pak Tam Au
附件: 177m2-revised on 2026-01-15.pdf; Application-amended
pages-2,6,12,13-2026-01-18.pdf; Planning Statement-amended
pages-21,22,25,27,31,39-2026-01-18.pdf

重要性: 高

類別: Internet Email

Dear Iris and Charlotte

Thank you for your calls last week. In response thereto, I am pleased to respond as follows:

1. As suggested, I have amended the site plan to reduce the size from 207m² to 177m² by moving the western boundary only. Please see the revised site plan showing the proposed revised STT area of 177m².
2. Following our discussions, I have retained the curved area of the site plan on the north-east side since it follows the pre-existing rock wall in the area and allows more flexible access to the property without interference from the lamp post.
3. As discussed, I confirm that the shape of the boundary shown in Figures 1 and 3 of the Planning Statement are only indicative of the site boundary and the site boundary in the attached revised site plan is what should be adopted for purposes of this Application.
4. Please note that I have not amended the red lines shown in Photos 1-10 in the Planning Statement and they are only indicative of the site boundary and the site boundary in the attached revised site plan is what should be adopted for purposes of this Application.
5. Please note that the revised site plan has amended the size of the two storage units to 2.5m x 3.0m to match the size mentioned in the Application and the Planning Statement. As discussed, it is expected that the two storage units would be placed approximately as shown on the site plan, but the final placement of the storage units (less than or equal to the agreed size) would not be a concern of the Planning Department.
6. There is an LPG cylinder storage box attached to the north-east corner of the house (see Photos 1 and 2 in the Planning Statement) and a short fence off the south-east corner of the house (see Photos 5, 6, 7 and 8 in the Planning Statement). The LPG cylinder storage box follows the shape of the pre-existing retaining wall between House 16 and 15. Its dimensions are: Height – 95cm; width – 1.26m; and, depth – 54cm (~0.65m³), marginally different from the Buildings Department suggested dimensions of: 1.2m (height); 1m (width) and 40cm (depth) (~.48 m³). The representatives of the Buildings Department with whom I spoke said they had no objection to the fence that is formed by the current structure above the retaining wall in this location (for safety reasons due to the 1.2 metre drop) and the only issue may be with the dimensions of the LPG cabinet itself. I am in discussions with the Buildings Department about whether the LPG cabinet meets the criteria of a Green and Amenity Facility under their guidelines and modifications will be made if deemed necessary. The fence at the south-east corner of the house replaced a pre-existing steel fence that protected from the potentially dangerous drop in the formation level of the sites between House 16 and 15 of approximately 1.2 metres.
7. Further to our discussion, and as noted in clause 9.8 of the Planning Statement, all of the mature trees that were included in STT 751 and in the previous application in 2024 will now be outside of the

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proposed boundary. As such, there would be no tree felling as a result of this temporary private garden. All of the current proposed site area is covered either by pre-existing concrete areas or pre-existing green areas, the latter of which requires no clearance of vegetation.

8. A fence or wall will be erected around the proposed boundary if the site for the temporary private garden is approved.
9. As a result of the reduction in the proposed site size from 207m² to 177m², the figures in the Application have been revised accordingly. Attached to this email are the revised pages 2, 6, 12 and 13 of the Application. At this point, I have amended the figures by hand and initialled each amendment. Please let me know if you need me to go into the EPASS system and amend the Application online or if the attached will suffice.
10. I have also amended by hand the relevant pages of the Planning Statement affected by the change in the proposed site size from 207m² to 177m². Attached to this email are the revised pages 21, 22, 25, 27, 31 and 39 of the Planning Statement. (Page 27 was amended to correct the measurement of the width of the LGP cylinder storage box from 135cm to 126cm). At this point, I have amended the figures by hand and initialled each amendment. Please let me know if you need me to go into the EPASS system and amend the Planning Statement online or if the attached will suffice.

Please let me know if you have any more questions and comments and if you require any further information or clarification before submitting the application to the Town Planning Board.

Best regards

Jim

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Charlotte Tsz Wing WUN/PLAND

寄件者: [REDACTED]
寄件日期: 2026年01月19日星期一 20:53
收件者: [REDACTED]
主旨: RE: Planning Application-Ref. 20251126OJN-16 Pak Tam Au
附件: 20251126OJN-SitePlan-177m2-LPG added-2026-01-19.pdf; Application-amended pages-2,6,12,13-2026-01-18-v.2.pdf; Planning Statement-amended pages-21,22,25,27,31,39-2026-01-18-v.2.pdf

類別: Internet Email

Dear Iris and Charlotte

Further to my email below and the later phone call from Iris, I attach the following:

1. An amended site plan showing the location of the LPG cylinder storage box.
2. As a result of the inclusion of the LPG cylinder storage box, I have amended by hand the figures in the Application. Attached to this email are the revised pages 2, 6, 12 and 13 of the Application.
3. I have also amended by hand the relevant pages of the Planning Statement affected by the inclusion of the LPG cylinder storage box. Attached to this email are the revised pages 21, 22, 25, 27, 31 and 39 of the Planning Statement.
4. As discussed, I prefer to leave the wording “fence or wall” to allow some flexibility in enclosing different areas of the boundary.
5. I understand from the telephone call that you have calculated the size of the site to be slightly in excess of 177 m² but within your tolerance of 5%. As such, I prefer to not make any amendments to my application or Planning Statement.

Please let me know if you have any more questions and comments and if you require any further information or clarification before submitting the application to the Town Planning Board.

Best regards

Jim

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Charlotte Tsz Wing WUN/PLAND

寄件者: [REDACTED]
寄件日期: 2026年01月21日星期三 15:14
收件者: [REDACTED]
主旨: RE: Planning Application-Ref. 20251126OJN-16 Pak Tam Au
附件: 177m2-revised on 2026-01-15.pdf; Planning Statement-amended pages-21,22,25,27,31,39-2026-01-18.pdf; Application-amended pages-2,6,12,13-2026-01-18.pdf; Site Plan-177 m2-wo current LPG.pdf

重要性: 高

類別: Internet Email

Dear Iris and Charlotte

Further to my telephone to Charlotte a short while ago, I have had my meeting with the Buildings Department and made some decisions.

One decision that affects the Planning Application is that I now plan to remove the existing LPG Cylinder Storage Box and re-orient it along the front of the house so that it complies with the government's Green and Amenity Facilities in NTEH guidelines. Accordingly, I want to revert to the 15 m² of GFA and remove the 0.68 m² that represented the current LPG Cylinder Storage Box. I will ask my contractor to ensure that the new structure will comply with the guidelines which specify that: it be affixed to the external wall; made of concrete or metal; size not exceeding 1.2m (in height) x 1m (in width); and, with a projection not exceeding 0.4m. For your reference, it will rotated 90 degrees so that the back of the storage container rests against the front wall of the house. I have not been able to get ahold of the architect assistant who is helping with the drawings, so the revised structure does not show at all on the Site Plan. For your reference only, I have drawn it by hand on a separate version of the site plan, but I prefer to submit the Site Plan without my hand revisions.

Accordingly, I enclose the following:

1. The previous version of the Site Plan at 177 m² before the current LPG Cylinder Storage Unit was added to the Site Plan the GFA.
2. With reference to Clause 8.2.5 of the Planning Statement, I confirm my intention to remove and replace the current LPG Cylinder Storage Unit and replace it with one that complies with the Guidelines, as noted above.
3. As a result of the exclusion of the LPG cylinder storage box, I have reverted to the previous version of the Application. Attached to this email are the previous pages 2, 6, 12 and 13 of the Application.
4. I have also reverted to the previous amendments to the relevant pages of the Planning Statement affected by the exclusion of the current LPG cylinder storage box. Attached to this email are the previous pages 21, 22, 25, 27, 31 and 39 of the Planning Statement.

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Please let me know if you have any more questions and comments and if you require any further information or clarification before submitting the application to the Town Planning Board.

Best regards

Jim

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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
Stewart James Herbert (Mr. 先生)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

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)	Government Land Adjoining Lot No. 369 in D.D. 255
(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 207 177 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 15 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	207 177 sq.m 平方米 <input type="checkbox"/> About 約

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	192 162	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	15	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	2		
Proposed domestic floor area 擬議住用樓面面積		sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	15	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	15	sq.m	<input checked="" type="checkbox"/> About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足, 請另頁說明)

Prefabricated Storage Sheds (Garden Sheds) - Please see the attached Planning Statement

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位	-----
Motorcycle Parking Spaces 電單車車位	-----
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	-----
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	-----
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	-----
Others (Please Specify) 其他 (請列明)	-----

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位	-----
Coach Spaces 旅遊巴車位	-----
Light Goods Vehicle Spaces 輕型貨車車位	-----
Medium Goods Vehicle Spaces 中型貨車車位	-----
Heavy Goods Vehicle Spaces 重型貨車車位	-----
Others (Please Specify) 其他 (請列明)	-----

Proposed operating hours 擬議營運時間

n/a

(d) Any vehicular access to the site/subject building?
是否有車路通往地盤/
有關建築物?

Yes 是

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))

Pak Tam Au Village Access Road

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)

No 否

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will also 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 Adjoining Lot No. 369 in D.D. 255		
Site area 地盤面積	207 sq. m 平方米 <input checked="" type="checkbox"/> About 約 177 (includes Government land of 包括政府土地 177 207 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	To Kwa Peng and Pak Tam Au Outline Zoning Plan Number S/NE-TKP/2		
Zoning 地帶	Village Type Development		
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 _____ <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____		
Applied use/ development 申請用途/發展	Temporary Private Garden Please see the attached Planning Statement for more details.		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	15 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.068 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於

(ii) No. of blocks 幢數	Domestic 住用	
	Non-domestic 非住用	2
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
		<input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	2 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	8.5 8 % <input checked="" type="checkbox"/> About 約	
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 _____	
	Private Car Parking Spaces 私家車車位 _____	Motorcycle Parking Spaces 電單車車位 _____
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____	Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____	Others (Please Specify) 其他 (請列明) _____
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數 _____	
	Taxi Spaces 的士車位 _____	Coach Spaces 旅遊巴車位 _____
	Light Goods Vehicle Spaces 輕型貨車車位 _____	Medium Goods Vehicle Spaces 中型貨車車位 _____
	Heavy Goods Vehicle Spaces 重型貨車車位 _____	Others (Please Specify) 其他 (請列明) _____

The Applicant believes that this new proposal is a material modification of the proposal in 2024 and addresses all of the concerns of the TPB as well as all other government agencies that provided comments on the original proposal. **This modified Section 16 application seeks to address the concerns of various government agencies by, inter alia, significantly reducing the area of the proposed STT from 326 m² to 207 m², by reducing the covered area from about 67 m² to about 15 m² and by eliminating the request for car parks inside the proposed Site area.**

6. Land Administration

- 6.1 The temporary private garden is proposed for ¹⁷⁷~~207~~ m² of Government Land adjoining Lot No.369 in D.D.255 Pak Tam Au, Tai Po, New Territories.
- 6.4 The former STT No. 751 was terminated in 2014 by the tenant for physical and financial reasons and, solely because of the voluntary termination of the former STT, the DLO has confirmed that a transfer of the previous STT No. 751 will not be considered by the DLO. It was quite clear from various discussions with representatives of the Lands Department that if the previous STT had not be voluntarily terminated by the previous tenant, that a new STT would almost assuredly have been granted to the Applicant without material change – i.e. at the former size of 380 m².

7. The Proposed Scheme

- 7.1 The Proposed Scheme is for a garden of ¹⁷⁷207 m² as shown on **Figure 3** below and approximately indicated in **Photos 1-10** above. The garden would be for the sole use of the Applicant.

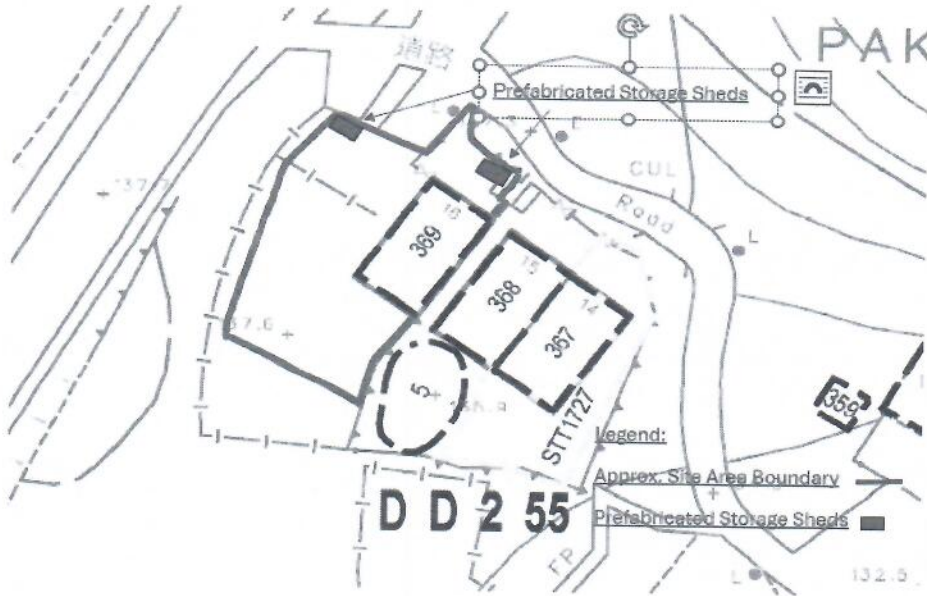


Figure 3: Boundary plan of the proposed temporary private garden, also showing the proposed location of two prefabricated storage sheds.

- 7.2 The plan in Figure 3 also shows the location of two prefabricated storage sheds covering approximately 15 m² in total and with an approximate height of 2.0 m. There is currently no provision for any canopies on the house. However, if any are added at a later date, they will be retractable canopies that comply with the Buildings Department green amenity provisions for NTEH / Small Houses.
- 7.3 A simple breakdown of the different areas shown in **Figure 3** is:

Garden Area	¹⁶² 162 m ²
Prefabricated Storage Sheds	15 m ² (Height around 2.0 m)
TOTAL Area:	¹⁷⁷ 177 m ²

requiring planning permission, there have been many renewals of STT sites (reviewed approximately every five years) and many transfers of STT sites well in excess of 180 m² upon the sale of properties from an original owner/STT tenant to a new owner/STT tenant. Such renewals or transfers are negotiated and unilaterally approved, without obligation to do so, by the Lands Department. In fact, the Applicant was party to such a transfer of STT 1727 adjoining the property at Lot No. 367 in D.D. 255, namely 14 Pak Tam Au, which was transferred from the estate of the former owner to the Applicant as confirmed in a letter from LandsD dated 30 May 2016. In that case, the site area was 122 m². Such transfers were made at the sole discretion of the LandsD which, under the STT agreements, had the power to terminate the tenancy on one month's notice upon the transfer of ownership on the adjoining property. It was quite clear from various discussions with representatives of the Lands Department that if the previous STT No. 751 had not be voluntarily terminated by the previous tenant, that a new STT would almost assuredly have been granted to the Applicant without material change – i.e. at the former size of 380 m².

Attached as Appendix A to this Planning Statement is a partial list of STT sites in the Sai Kung and Tai Po districts that have been renewed (normally on a five-year basis resulting in an increase in the rental rate) and/or effectively transferred (under a new STT number) to a new property owner/STT tenant. The list shows a sample of 40 STT renewals or transfers from 2019 to 2025 and ranging in size from 4,040 m² down to 48 m². Of the renewals or transfers on this sample list, ²¹17 are for STT sites greater than the current application size of ¹³⁷207 m². For reference, included on the list is SX1144 for 1015 m² which I believe may be in the process of being transferred following a sale of the adjoining property. Also included on the list is STTTP0128 for 132 m² which is the STT that replaced STT 1727 on the property at 14 Pak Tam Au that previously was for 122 m².

Secondly, the response suggests that a more efficient use of government land resources should be considered as an alternative to the proposed private garden. In this regard, it should be noted that the subject land has been used as a private garden since 1990 when the original STT was granted. This use only came after the existing structure was erected on Lot No. 369 in D.D. 255 and presumably the land lay vacant before that time. The response implies that a more efficient use for the land exists, but arguably, the only potential use for the land would be to build additional NTEH Small houses, but as noted above, that would not be allowed because **the site was located within the Upper Indirect Water Gathering Grounds where public sewer was not available**. Arguably, there is no other more efficient use of the government land for the Planning Department to consider. Furthermore, if in the future some

structure near the site was the house built on Lot 369 in D.D. 255 in 1990, before STT 751 was granted, and there were no outstanding LandsD letters issued in respect thereto.

- 8.2.3 The second comment included in the Appendix suggested that the applicant shall apply for an STT, which was irrelevant since it was established that it was instead necessary to apply for planning permission before applying for an STT.
- 8.2.4 The third comment stated that “there are unauthorized structures on the adjoining private Lot 369 in D.D. 255”. This comment presumably related to the renovated house and not the previous structure. In this regard, apparently following one of many complaints believed to have been initiated by the owner of the property at 15 Pak Tam Au (Lot 368 in D.D. 255), LandsD inspected Lot 369 and issued a letter dated 27 March 2025 to the Applicant.
- 8.2.5 With reference to the letter, the unspecified “unauthorized structures extended from the G/F” apparently refers to a short brick fence that was erected in place of a pre-existing steel fence and also a cabinet for holding two LPG gas tanks. The old and new fence were in place for safety reasons along the 1.2 metre drop from the property level of 16 Pak Tam Au to the property level of 15 Pak Tam Au and to provide privacy between the neighbors. The other structure referenced by the LandsD personnel to the Applicant was a cabinet holding two LPG gas tanks at the front of the house that is approximately ~~135~~¹²⁵ cm wide instead of only 100 cm wide. If the STT is granted, this fence and this cabinet would both be entirely within the STT site area applied for.
- 8.2.6 The other items mentioned in the letter from LandsD included: a “parapet or railing exceeding 1.22 metres in height on the outer edges on the balcony” on the first and second floors. These parapets or railings were built slightly higher than specified only on the east side facing the contiguous property at 15 Pak Tam Au to provide some privacy from a difficult and nosey neighbour and her cameras. These balconies are not enclosed and are outside bedrooms and the slightly higher railings on the east side only made it more difficult for the neighbour to view inside the rooms from her property.
- 8.2.7 The letter also referred to the “balcony at the Rooftop” which is in the process of being rectified following a letter dated 5 December 2025 received from the Buildings Department in which this was also mentioned. Discussions with the Buildings Department are underway and this issue and others raised by the Buildings Department in their letter are expected to be rectified and/or cleared with the Buildings Department soon.

9. Planning Assessment and Justification

Previous STT on the Application Site

- 9.1 Between 1990 and 2014 there was an STT (STT No. 751) on the same site. However, the previous STT covered a much larger area of 380 m² and the current application is only 207 m². Since the previous STT was terminated by the tenant in 2014 there has been no alternative use for the site. There does not appear to be any plan to use the Application Site for any other purpose in the foreseeable future.

Application Site Located Outside of Village Environs Boundary Plan

- 9.2 As the Land in the Application Site is all Government Land located outside of the Recognised Village Environs Boundary Plan (see **Figure 4**) it is unlikely that it will or ever could be used for NTEH Village Houses. We believe this area was likely excluded because it was not suitable for any additional NTEH Village Houses because it has limited access and borders on a steep slope down to Pak Tam Road. Also, as noted above, no NTEH / Small House would ever be allowed to be built on the property due to the sewage disposal issue since the site is located in a water gathering ground (WGG).

The “Village” Zone has Plenty of More Appropriate Land for Development

- 9.3 The Pak Tam Au “Village” zone is a large area, see **Figure 5**. There is plenty of land which is within both the “Village” zone and also the Recognised Village Environs Boundary for future expansion of the village. A substantial amount of land is flat grassland that would be much easier to develop additional NTEH village houses than the proposed Application Site, see **Figure 6 and Photos 11 and 12**.

2012 Applications for Village Houses in Pak Tam Au were Rejected by the TPB

- 9.4 As outlined in paragraphs 5.1. above, there were a number of applications for NTEH made in Pak Tam Au in 2012 (numbers A/DPA/NE-TKP/7, 8, 9, 10, 11 and 13) which were all rejected. The primary reason for the rejections was that the proposals involved the development of multiple NTEH village houses and that public sewer was not available and further that “the applicant failed to demonstrate that the proposal would not cause adverse water quality impact on the area”. **As noted above, the reasons for rejection in the above applications are not applicable to the application in 2024 by this applicant or this current application.** This application does not include any development therefore there would be no adverse impact on the water quality as a result of this private garden.

The uses under application are either always permitted under the relevant OZP or in respect of which an application can be made to the TPB.

This S.16 application is to satisfy this point.

The STT is for a Temporary Use that can be cancelled at any time

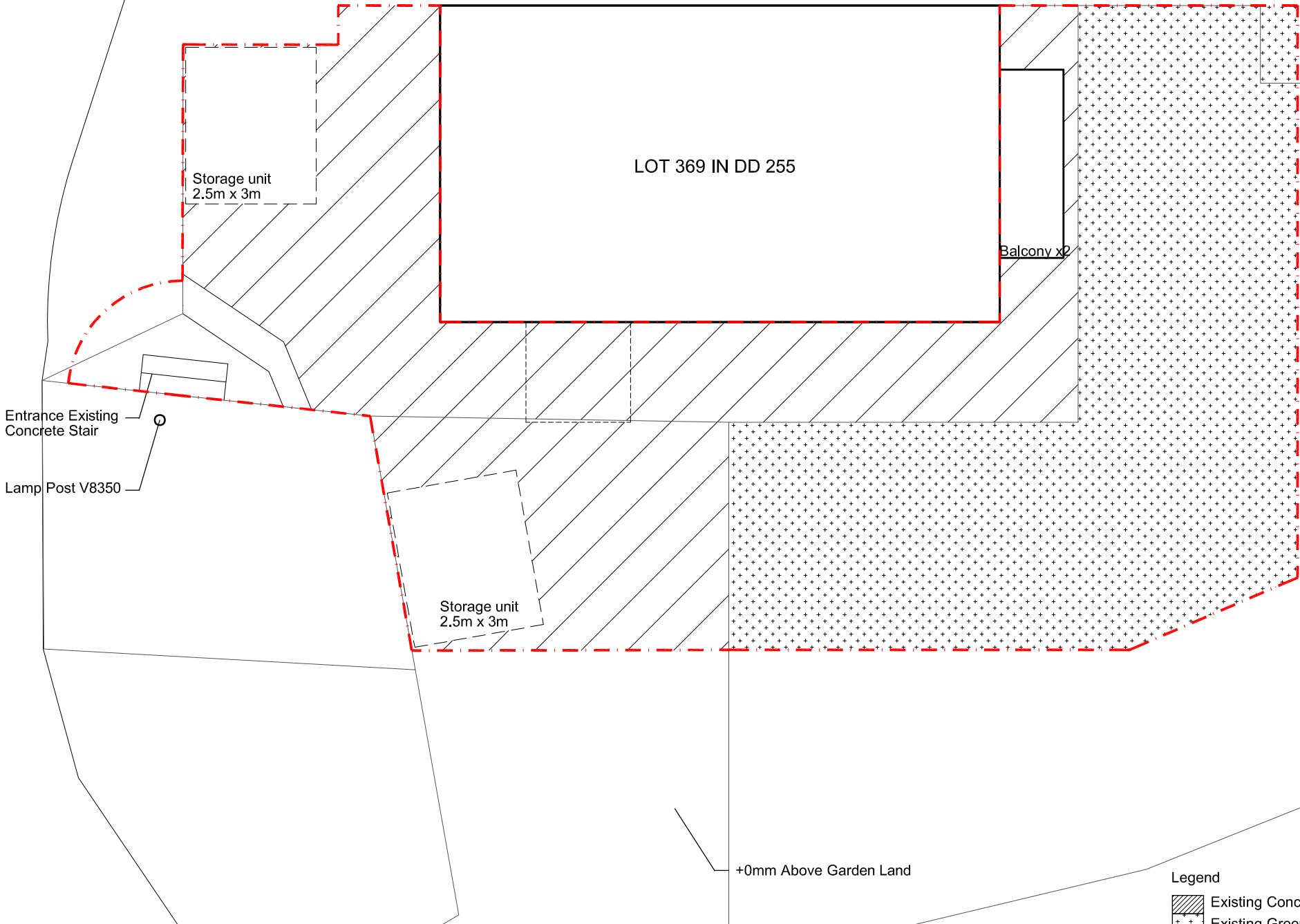
- 9.12 The STT is for a temporary use that can be cancelled at any time should another use arise.

Application Site is Considerably Smaller than the Previous STT



- 9.13 The Application Site is less than half the size of the previous STT (STT No. 751) which encompassed 380 m² and is considerably smaller than the previous submission from this Applicant which was for 326 m². The current area of ~~207~~¹⁷⁷ m² is within the size of several other private gardens approved by the government in the past five years. As such, the proposed temporary private garden would not appear to be excessive.

10. Conclusion

- 10.1 This application is effectively the rejuvenation of the previous STT that was in effect since 1990, but for a significantly smaller area. Except for the fact that the previous owner of Lot No. 369 in D.D. 255 voluntarily terminated the former STT 751 for physical and financial reasons in 2014, it is highly likely that the entire area of the previous STT would have been approved as a new STT for the Applicant by the Lands Department. It is hoped that the Town Planning Board will consider this amended application for a temporary private garden favourably.



Legend

-  Existing Concrete Area
-  Existing Green Area

NEW STT TOTAL : 177 m²

For reference only - not submission

Proposed revised location
of LPG Cylinder Storage Box
- complying w. Green & Amenity
Facility guidelines.
LOT 369 IN DD 255

Storage unit
2.5m x 3m

Balcony x2

Entrance Existing
Concrete Stair

Lamp Post V8350

Storage unit
2.5m x 3m

+0mm Above Garden Land

Legend

-  Existing Concrete Area
-  Existing Green Area

NEW STT TOTAL : 177 m²



Urgent Return receipt Expand Group Restricted Prevent Copy

Iris Tsoi Ying YIK/PLAND

主旨: Fw: Planning Application-Ref. 20251126OJN-16 Pak Tam Au
附件: 2026-02-06-Letter to TPB-Sec. 16 Planning Application No. A-NE-TKP2-signed.pdf

From: [REDACTED]
Sent: Saturday, February 7, 2026 3:41 PM
To: [REDACTED]
Subject: RE: Planning Application-Ref. 20251126OJN-16 Pak Tam Au

Dear Charlotte

Here is the signed version of the letter.

Regards

Jim

From: [REDACTED]
Sent: Friday, February 6, 2026 4:54 PM
To: [REDACTED]
Subject: RE: Planning Application-Ref. 20251126OJN-16 Pak Tam Au

Dear Charlotte

Please find attached my Further Information submission addressed to the TPB, for inclusion in Application No. A/NE-TKP/2.

Please let me know if you have any questions or comments.

Best regards

Jim

Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point
Hong Kong

By Email

Dear Sir / Madam,

**Re: Section 16 Application No. A/NE-TKP/2
Proposed Temporary Private Garden for a Period of Three Years on
Government Land Adjoining Lot No. 369 in D.D. 255, Pak Tam Au**

I refer to the above Section 16 application and to my telephone discussion with Ms Charlotte Wun on 28 January 2026. Pursuant to that discussion, I hereby submit the following Further Information (FI) for consideration by the Town Planning Board (TPB) to supplement the Planning Statement already submitted.

1. Public Exposure, Privacy and Safety Considerations

The Application Site is located in a particularly public and exposed setting, immediately adjoining Pak Tam Road, a public bus stop located approximately 50 metres from the house, and the junction of several popular hiking routes, including the MacLehose Trail.

As a result, members of the public frequently enter and traverse the surrounding Government Land immediately adjacent to the house. This occurs on a regular basis, particularly on weekends and public holidays, and includes hikers and persons waiting at the bus stop who often walk down towards the house out of curiosity.

On multiple occasions, individuals were observed walking immediately adjacent to the house and taking photographs or videos in the direction of the interior. On one recent occasion, a door to the house was opened by a member of the public, triggering the alarm system.

Having regard to this site context, the proposed temporary private garden would serve an important and practical function in defining a modest and clearly delineated curtilage immediately adjoining the house, thereby discouraging casual public intrusion and improving safety and privacy for current and future occupants.

The proposal does not involve any building development, site formation, land filling, excavation or intensification of land use. Rather, it seeks to formalise and manage an area that has historically functioned as garden space and is otherwise open to uncontrolled public access.

2. Presence of Feral Animals

The Application Site and surrounding cleared areas are regularly traversed by feral cattle and wild boars, which graze in the vicinity of the house. Their presence presents a genuine safety concern, particularly for children.

The proposed temporary private garden would assist in mitigating such safety risks by establishing a clearly defined boundary immediately around the dwelling, without giving rise to any adverse environmental or planning impacts.

3. Status of Lands Department and Buildings Department Matters

Following inspections by the Lands Department and the Buildings Department, certain items were identified for rectification, including two structures located on Government Land, namely:

- an LPG cylinder container; and,
- an approximately 6-metre-long wall erected from the south-east corner of the house intended to provide privacy and protection in view of the level difference of over 1.2 metres between the subject property and the adjoining lot.

I confirm that I will remove both of these structures in full, and arrangements are being made for their removal. These works are planned to be completed prior to the TPB meeting currently scheduled for 13 March 2026.

Other matters raised by the Lands Department and the Buildings Department in respect of the existing house structure are also being actively addressed, with rectification works underway or being finalised in consultation with the relevant departments.

For the avoidance of doubt, the subject Section 16 application does not seek to regularise any unauthorised structures, whether on private land or on Government Land.

4. Historical Photograph (circa 1988)

For reference, I attach a historical photograph of the property taken in or around 1988, prior to the granting of the former STT No. 751 in 1990.

The photograph was provided to me by the sister of the former owner of the property, who inherited the house upon her brother's passing. She retained historical photographs of the property and arranged for them to be passed to me via long-standing village contacts. Upon receipt of the photographs, I confirmed their delivery with her by text message and she acknowledged that the photographs had arrived.

The photograph shows that the general configuration of the garden and paved areas surrounding the house was already established prior to the original STT and has not been materially altered since then.

5. Reduced Scale of the Current Proposal

As detailed in the Planning Statement, the current application represents a significant reduction in scale compared with both:

- the former STT No. 751 (approximately 380 m²); and
- the applicant's previous Section 16 application in 2024 (approximately 326 m²).

The current proposed area has been reduced to approximately 177 m², reflecting a conscious effort to address the TPB's previous concerns regarding proportionality and efficient use of Government Land.

6. Planning Assessment and Conclusion

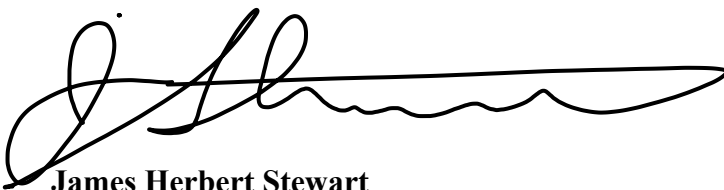
The proposed temporary private garden represents a modest, proportionate and non-developmental use of Government Land which:

- would not involve any building development, site formation, land filling or excavation;
- would not generate additional population, traffic, drainage demand or environmental load;
- would not give rise to adverse environmental, landscape, drainage, infrastructure or water quality impacts; and,
- is compatible with the existing rural village setting and surrounding uses.

Having regard to the highly public location of the site, the proposal would provide a clearly defined and limited curtilage to improve safety and privacy, without resulting in any material adverse planning implications.

I respectfully submit that the above Further Information, when read together with the Planning Statement, provides additional context and justification in support of the application.

Yours faithfully,



James Herbert Stewart
Owner of Lot No. 369 in D.D. 255
Pak Tam Au



Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

Charlotte Tsz Wing WUN/PLAND

寄件者: [REDACTED]
寄件日期: 2026年02月13日星期五 16:46
收件者: Charlotte Tsz Wing WUN/PLAND
副本: Shing Fung CHAIR/PLAND
主旨: RE: Application No. A/NE-TKP/2 - Departmental Comments
類別: Internet Email

Dear Ms. WUN

That is correct. The further information submitted today on 13 February supersedes what I submitted on 11 February for application No. A/NE-TKP/2.
for application No. A/NE-TKP/2.

Best Regards

James Stewart.

From: [REDACTED]
Sent: Friday, February 13, 2026 8:41 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Application No. A/NE-TKP/2 - Departmental Comments

Dear Sir/Madam,

Please advise whether the further information submitted via your email dated 13.2.2026 supersedes the further information submitted via your email dated 11.2.2026 for application No. A/NE-TKP/2.

Thank you.

Regards,
Charlotte WUN
TP/TP5
Sha Tin, Tai Po and North District Planning Office
Planning Department
Tel: 2158 6018

From: [REDACTED]
Sent: Friday, February 13, 2026 3:15 PM
To: [REDACTED]

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Cc: [REDACTED]

Subject: RE: Application No. A/NE-TKP/2 - Departmental Comments

Importance: High

Subject: A/NE-TKP/2 – Revised Format of Response to WSD Comments

Dear Ms. WUN,

Further to my submission dated 11 February 2026, I have reformatted the Applicant's response to the Water Supplies Department comments into an indented, point-by-point structure for ease of reference and clarity.

The content of the response remains unchanged. The revised version is intended only to improve readability.

If acceptable, I would be grateful if this reformatted version could be treated as the Applicant's response to the WSD comments and shared with the Water Supplies Department accordingly. I have also attached the unchanged 'No Material Increase Environmental Confirmation Statement' for ease of reference.

Thank you for your assistance.

Best regards,

James Stewart

From: [REDACTED]

Sent: Wednesday, February 11, 2026 7:46 PM

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: Application No. A/NE-TKP/2 - Departmental Comments

Subject: A/NE-TKP/2 – Further Information in Response to WSD Comments (TPB PG-No. 32B)

Dear Ms WUN,

I refer to Application No. A/NE-TKP/2 concerning the proposed temporary private garden at Government Land in D.D. 255, Pak Tam Au.

Further to your email forwarding the comments of the Water Supplies Department, please find attached the Applicant's detailed responses prepared in a side-by-side format addressing each comment.

This submission is made pursuant to TPB PG-No. 32B as further information in response to departmental comments. The enclosed responses provide clarification of the formation, operation and management

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of the proposed temporary private garden and confirm that there is no material increase in pollution effect within the Upper Indirect Water Gathering Grounds.

For the avoidance of doubt, the further information does not involve any:

- Change to the site boundary;
- Change to GFA, building height or development parameters;
- Intensification of use; or,
- Material change to the nature of the application.

A concise 'No Material Increase Environmental Confirmation Statement' is also enclosed for ease of reference in relation to the matter of material increase in pollution effect.

Please let me know if any further clarification is required.

Kind regards,

James Stewart

From: [REDACTED]
Sent: Wednesday, February 4, 2026 7:05 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: Application No. A/NE-TKP/2 - Departmental Comments

Dear Sir/Madam,

I refer to the planning application No. A/NE-TKP/2 for proposed temporary private garden for a period of three years at Government Land in D.D. 255, Pak Tam Au, Sai Kung North.

Please find the comments from the Water Supplies Department (contact person: Ms. Maye NG; tel: 2152 5759) below for your consideration.

[See attachment "WSD_comments_to_applicant.pdf"]

If you intend to make responses to the comments or provide further information to supplement your application, please make reference to the relevant Town Planning Board Guidelines (TPB PG-No. 32B) which is available on the website of the Town Planning Board (https://www.tpb.gov.hk/en/forms/Guidelines/TPB_PG_32B.pdf).

Should you have any questions related to the comments above, please feel free to contact the relevant officer or the undersigned.

Thank you.

Regards,
Charlotte WUN
TP/TP5

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Sha Tin, Tai Po and North District Planning Office
Planning Department
Tel: 2158 6018

RESPONSE TO WATER SUPPLIES DEPARTMENT (WSD)

Application No.: A/NE-TKP/2

Proposed Temporary Private Garden (3 years)

Government Land in D.D. 255, Pak Tam Au

OZP: To Kwa Peng and Pak Tam Au Outline Zoning Plan

WSD Comment	Applicant's Response
<p>1. The application site for the proposed temporary private garden falls within the Upper Indirect Water Gathering Grounds (WGG). The site area is about 177 sq. metres, and the garden is located at a distance of more than 30 metres to the nearest watercourse. The Applicant proposes two single-storey structures for storage sheds. However, details on the operation and management of the garden have not been mentioned in the submission.</p>	<p>The Applicant confirms:</p> <p>Location</p> <ul style="list-style-type: none"> • The site is within the Upper Indirect WGG. • The site is located more than 30 metres from the nearest watercourse. <p>Nature of Proposal</p> <ul style="list-style-type: none"> • The proposal is for temporary private garden use only. • There is no new residential development. • There is no intensification of use. • The current application excludes any vehicle parking spaces within the proposed garden site. <p>Formation</p> <ul style="list-style-type: none"> • No excavation is proposed. • No land filling is proposed. • No alteration to ground levels is proposed. • No modification to existing drainage is proposed. • The two prefabricated storage sheds will sit on existing concrete hardstanding. <p>Operation</p> <ul style="list-style-type: none"> • The garden will be used solely as ancillary residential garden space. • No commercial use. • No additional sanitary facilities. • No increase in sewage generation. <p>Maintenance</p> <ul style="list-style-type: none"> • No fertilizers, pesticides or chemicals will be used. • Garden waste will be removed via municipal collection outside WGG. <p>The proposal does not alter the environmental baseline condition of the site.</p>

2. Based on the submission, there are risks of contamination to the WGG due to the formation, operation and management of the garden with ancillary facilities. In order to safeguard the raw water quality in WGG, the applicant shall provide a risk assessment report to prove and demonstrate to the satisfaction of the WSD that there is no material increase in pollution effect resulting from the proposed development. In particular, the applicant shall provide evidences and/or control measures to ensure that the following conditions are met:

The Applicant respectfully clarifies:

No Proposed Development

- There is no proposed development involving additional dwelling units.
- No plumbing.
- No sewage discharge.
- No land formation works.
- No drainage modification.
- No chemical storage.
- No vehicle parking within the proposed garden site.

Existing Septic System

- The existing house (constructed circa 1988) shares a septic tank system located at Lot 367 in D.D. 255.
- The system has remained unchanged since construction of the three nearby houses in 1988.
- No alteration to this system is proposed.

Accordingly:

- There is no increase in sewage load.
- No increase in effluent discharge.
- No pollution pathway.
- There is no material change in the pollution risk profile of the site.

A concise “No Material Increase Environmental Confirmation Statement” is enclosed in lieu of a full risk assessment report.

(1) No discharge of effluent or foul water into adjoining land, storm water drain, channel, stream or river course is allowed. Such foul water or effluent shall be collected and disposed of outside WGG.

Confirmed.

- The garden generates no wastewater.
- No new effluent discharge is proposed.
- The existing shared septic tank system at Lot 367 in D.D. 255 remains unchanged.

<p>(2) All solid waste and sludge arising from the proposed development shall be disposed of properly outside WGG.</p>	<p>Confirmed.</p> <ul style="list-style-type: none"> • There is no construction generating waste. • Only minor grass clippings and garden trimmings will arise. • These will be removed via municipal collection outside WGG. • No sludge or hazardous waste will arise.
<p>(3) The use and storage of pesticides, herbicides, toxicants, chemical solvents, larvicidal oil, rodenticide, tar and petroleum oil are strictly prohibited in WGG.</p>	<p>Confirmed.</p> <ul style="list-style-type: none"> • None of the above substances will be used or stored on site.
<p>(4) No chemicals including fertilizers and detergents shall be used/stored without the prior approval from the Water Authority.</p>	<p>Confirmed.</p> <ul style="list-style-type: none"> • No fertilizers or chemicals will be used or stored.
<p>(5) Oil leakage and spillage are not allowed within WGG at all times. Oil and grease decontamination kit such as absorbent pads shall be made available to decontaminate any possible oil leakage or spillage. Control measures including not allowing oil tanker to park inside the vehicle parking spaces shall be implemented to avoid oil leakage or spillage in the WGG.</p>	<p>The current application does not include any vehicle parking spaces within the proposed garden site.</p> <ul style="list-style-type: none"> • No oil tanker access is proposed. • No fuel storage is proposed. • No lubricants or mechanical works are proposed. <p>Accordingly, oil leakage or spillage does not arise under the current scheme.</p>

<p>(6) The garden, car park, storage sheds and their associated activities shall be located away from any water courses as far as possible. All garden structures shall be water-tight and properly maintained. Signage for alerting not to pollute WGG should be displayed.</p>	<p>The current application excludes any car park within the proposed garden site.</p> <ul style="list-style-type: none"> • The site is more than 30 metres from the nearest watercourse. • The prefabricated sheds are water-tight. • They sit on existing concrete hardstanding. • The Applicant has no objection to displaying signage reminding occupants not to pollute WGG.
<p>(7) During the formation of the garden and erection of the structures, no earth and other construction materials which may cause contamination to WGG are allowed to be stockpiled or stored on site. Furthermore, all excavated or filled surfaces shall be protected from erosion and siltation to any water courses shall be prevented within WGG. All construction spoils shall be contained and protected; and effluent containing spoils shall be disposed of after desiltation.</p>	<p>There will be no construction works involving earthworks.</p> <ul style="list-style-type: none"> • No excavation. • No filling. • No spoil generation. • No stockpiling. • No construction materials will be generated or stored on site. <p>The prefabricated sheds will be assembled above ground on existing concrete hardstanding only.</p> <p>Accordingly, erosion, siltation and spoil management issues do not arise.</p>
<p>3. In addition to the above requirements, the applicant please observe and follow the Conditions for Working within WGG during the formation of the garden in accordance with para. 15 of Appendix VI in D.I. No. 810 as appropriate.</p>	<p>Confirmed.</p> <ul style="list-style-type: none"> • The Applicant will comply with D.I. No. 810 as applicable. • As no earthworks are proposed, the conditions relating to excavation, silt traps and spoil removal are not triggered.

No Material Increase Environmental Confirmation Statement

Application No. A/NE-TKP/2

Government Land in D.D. 255, Pak Tam Au

1. Introduction

This statement confirms that the proposed temporary private garden will not result in any material increase in pollution effect within the Upper Indirect Water Gathering Grounds (WGG).

2. Existing Conditions

- Site previously used as a private garden under a Short Term Tenancy and remains physically formed.
- Land already formed.
- No ongoing earthworks.
- Existing drainage unchanged.
- Existing shared septic tank system located at Lot 367 in D.D. 255 (in operation since 1988).

3. Proposed Use

- Temporary private garden only.
- Two small prefabricated storage sheds on existing concrete hardstanding.
- No excavation or filling.
- No drainage alteration.
- No additional sanitary facilities.
- No vehicle parking within proposed garden site.
- No fertilizer, pesticide or chemical use.

4. Pollution Pathway Assessment

Potential Pathway	Change Proposed	Pollution Increase
Sewage Load	None	None
Effluent Discharge	None	None
Surface Runoff	None	None
Chemical Storage	None	None
Oil Storage	None	None
Soil Disturbance	None	None

5. Conclusion

The proposal does not introduce any new pollution source, discharge pathway, soil disturbance or intensification of use. Accordingly, it does not result in any material increase in pollution effect within the Upper Indirect WGG. Whether the planning application is approved or refused, the physical and environmental condition of the site remains unchanged.

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Charlotte Tsz Wing WUN/PLAND

寄件者: [REDACTED]
寄件日期: 2026年02月27日星期五 10:04
收件者: [REDACTED]
副本: [REDACTED]
主旨: RE: Application No. A/NE-TKP/2 - Further Information Submission
附件: A-NE-TKP-2_Response_to_Public_Comments_FI_27Feb2026.pdf
類別: Internet Email

Dear Ms WUN,

I refer to Application No. A/NE-TKP/2 concerning the proposed temporary private garden at Government Land adjoining Lot 369 in D.D. 255, Pak Tam Au.

Further to our recent discussion during your site visit, please find attached Further Information for submission to the Town Planning Board in advance of the scheduled meeting.

The Further Information comprises the Applicant's Response to Public Comments.

For completeness, the Applicant also confirms that a general contractor has been formally engaged to carry out rectification works pursuant to advice from the Lands Department and the Buildings Department. Rectification works have commenced and certain masonry structures constructed during earlier renovation works have already been removed. Remaining items are scheduled for completion in early March 2026.

This submission is made pursuant to TPB PG-No. 32B as Further Information in response to public and departmental comments.

For the avoidance of doubt, the Further Information does not involve any:

- Change to the site boundary;
- Change to GFA, building height or development parameters;
- Intensification of use; or
- Material change to the nature of the application.

Please let me know if any further clarification is required.

Yours sincerely,

James Stewart

RESPONSE TO PUBLIC COMMENTS

Application No. A/NE-TKP/2
Proposed Temporary Private Garden
Government Land Adjoining Lot 369 in DD 255
Pak Tam Au

1. Introduction

The Applicant has carefully reviewed the public comments received in respect of Application No. A/NE-TKP/2.

The application seeks planning permission for temporary use of Government land as a private garden for a period not exceeding three (3) years.

The proposal:

- Does not involve new buildings or permanent structures;
- Does not alter site levels or topography;
- Does not introduce additional building bulk;
- Does not involve excavation or new drainage works;
- Does not change the zoning of the site.

The following responses are provided for the Town Planning Board's consideration.

2. Site Area and Alleged Disproportion

A comment suggests that the proposed area is excessive or disproportionate.

The application site area is approximately 177 sq.m., which is materially smaller than the historical Short Term Tenancy area of approximately 380 sq.m.

The land has long been used and maintained as garden area associated with the adjoining residential house.

No parking, storage, commercial activity or intensified use is proposed. The proposal remains residential garden use in character and scale.

3. Government Land and Environment Concerns

Some comments raise general concerns regarding the use of Government land and possible environmental impacts.

The proposal:

- Is temporary in nature (not exceeding 3 years);
- Does not involve permanent development;
- Does not introduce new buildings or structures;
- Does not involve tree removal (there are no trees within the application site);
- Maintains the land as soft landscaped garden area.

No adverse environmental or ecological impacts have been identified by relevant Government departments.

4. Drainage and Flooding

Several comments refer to drainage and flooding.

For clarity:

- The application does not propose any new drainage works;
- The application does not increase site coverage;
- The application does not introduce additional hard paving;
- The application does not alter ground levels.

The paved area referred to in certain public comments has existed since the original development of the houses in or around 1988 and predates the Applicant's ownership. No extension or alteration of that paved area is proposed under this application. The area referenced is outside the application site.

The temporary garden use does not materially change existing runoff conditions.

Drainage matters, where relevant, fall under the jurisdiction of the appropriate Government departments and are not the subject of this planning application. No adverse departmental comments in relation to drainage have been received in respect of this application.

5. Boundary Treatment

The Planning Statement refers to boundary demarcation in order to clearly define the approved application boundary.

For avoidance of doubt:

- Certain masonry structures constructed during earlier renovation works have been removed following departmental advice;
- No continuous solid masonry boundary wall is proposed under this application;
- Any boundary demarcation currently contemplated for the purposes of defining the approved area would be lightweight in nature and subject to compliance with relevant Government requirements.

The purpose of any boundary demarcation is solely to define the approved area and would not give rise to adverse visual or environmental impacts.

6. Natural Light and Visual Impact

The proposal does not introduce new buildings or building bulk.

The land will remain as garden space.

Accordingly, no material impact on natural light or visual character would arise from the temporary use.

7. STT History and Land Administration

Some comments refer to historical Short Term Tenancy arrangements.

This application does not seek reinstatement of any previous tenancy.

Land administration matters are separate from the planning assessment and will be determined independently by the Lands Department in accordance with prevailing policy.

The Lands Department has indicated “No Objection / No Adverse Comment” in respect of this planning application.

8. Other Allegations

Certain comments refer to renovation works previously undertaken at the adjoining private lot.

These matters are not the subject of the present planning application.

For completeness, the Applicant has engaged a contractor to carry out rectification works in accordance with departmental advice. Relevant items are being addressed in coordination with the relevant authorities.

The present application concerns only the temporary use of Government land as private garden and does not seek approval for building works or other development.

9. Conclusion

The application seeks planning permission for a temporary private garden use for a period not exceeding three (3) years.

The proposal:

- Does not involve new buildings or permanent structures;
- Does not intensify development;
- Does not alter site levels;
- Does not materially affect drainage;
- Does not result in loss of trees;
- Is compatible with the surrounding residential environment.

The Applicant respectfully requests that the Town Planning Board consider the application on its planning merits and grant approval.

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Charlotte Tsz Wing WUN/PLAND

寄件者: [REDACTED]
寄件日期: 2026年03月06日星期五 14:13
收件者: [REDACTED]
副本: [REDACTED]
主旨: RE: Application No. A/NE-TKP/2 - Departmental Comments
附件: A-NE-TKP-2_Response_to_PlanD_Comments_FI_6 Mar 2026.pdf

重要性: 高

類別: Internet Email

Dear Ms WUN,

I refer to Application No. A/NE-TKP/2 concerning the proposed temporary private garden at Government Land adjoining Lot 369 in D.D. 255, Pak Tam Au.

Further to your email of 5 March 2026 providing the Planning Department's comments on the above application, please find attached Further Information for submission to the Town Planning Board in advance of the scheduled meeting.

This submission is made pursuant to TPB PG-No. 32B as Further Information in response to public and departmental comments.

For the avoidance of doubt, the Further Information does not involve any:

- Change to the site boundary;
- Change to GFA, building height or development parameters;
- Intensification of use; or
- Material change to the nature of the application.

Please let me know if any further clarification would be helpful.

Yours sincerely,
James Stewart

From: [REDACTED]
Sent: Thursday, March 5, 2026 5:26 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Application No. A/NE-TKP/2 - Departmental Comments

Dear Sir/Madam,

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

I refer to the planning application No. A/NE-TKP/2 for proposed temporary private garden for a period of three years at Government Land in D.D. 255, Pak Tam Au, Sai Kung North.

Please find the comments from Planning Department for your consideration.

- The application site falls entirely within an area zoned "Village Type Development" ("V") on approved To Kwa Peng and Pak Tam Au Outline Zoning Plan No. S/NE-TKP/2. The planning intention of the "V" zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. There is no strong planning justification in the submission for a departure from the planning intention of the "V" zone, even on a temporary basis.
- Although it is noted from the submission that the proposed use will be for gardening/landscaping and serve privacy and safety purposes for the adjoining House No. 16 at Pak Tam Au, the occupation of Government land of about 177m² (i.e. about 2.7 times larger than the footprint of a standard Small House, i.e. about 65.03m²) for private enjoyment is considered excessive and disproportionate in terms of size and scale. There is no strong justification for utilising a large piece of Government land within "V" zone for private garden use.

If you intend to make responses to the comments above or provide further information to supplement your application, please make reference to the relevant Town Planning Board Guidelines (TPB PG-No. 32B) which is available on the website of the Town Planning Board (https://www.tpb.gov.hk/en/forms/Guidelines/TPB_PG_32B.pdf).

Should you have any questions, please feel free to contact the undersigned.

Thank you.

Regards,
Charlotte WUN
TP/TP5
Sha Tin, Tai Po and North District Planning Office
Planning Department
Tel: 2158 6018

Further Information

Application No. A/NE-TKP/2

Proposed Temporary Private Garden for a Period of Three Years

Government Land in D.D.255, Pak Tam Au.

I refer to your email of 5 March 2026 providing the Planning Department's comments on the above application. The Applicant would like to provide the following clarification for the Town Planning Board's consideration in response to the Planning Department's comments.

1. Nature of the Proposed Temporary Private Garden

The proposed use is a simple private garden area ancillary to the existing village house at 16 Pak Tam Au. The use is intended solely for private enjoyment associated with the occupation of the adjoining house and does not involve any commercial gardening, landscaping or similar activities.

The proposal mainly involves enclosing a portion of the adjoining Government land with a fence to provide privacy and safety for the occupants of the house. The property is located adjacent to a public bus stop and several popular hiking routes, and there is frequent pedestrian activity in the immediate vicinity. The garden area would help provide a modest degree of privacy and protection from frequent intrusion by members of the public as well as feral cattle and wild boars commonly found in the area.

It is also relevant to note that the application site formed part of a much larger area of Government land (approximately 380 m²) that was previously leased under Short Term Tenancy No. 751 and used as a private garden from around 1990 until 2014. The tenancy was voluntarily terminated by the former tenant due to health and financial reasons. The current application involves a significantly smaller area. This historical use demonstrates that the land has previously been considered suitable for private garden use associated with the adjoining house.

2. Absence of Development Works or Environmental Impact

The proposal does not involve any development works, site formation, drainage works, paving, tree felling or other physical alteration of the site. The area already comprises existing concrete surfaces and grassed areas.

Accordingly, the proposed temporary use would not give rise to any adverse landscape, environmental, drainage, traffic or infrastructure impacts. The Applicant understands that the Lands Department has indicated that it has no objection and no adverse comment in respect of the application. The Applicant also understands from the Planning Department

that the Water Supplies Department has no objection to the proposal and that no other relevant government departments have raised objections.

3. Planning Intention of the “Village Type Development” Zone

The Applicant fully recognises that the primary planning intention of the “Village Type Development” (“V”) zone is to provide land primarily intended for development of Small Houses by indigenous villagers.

However, the application site is located outside the recognised Village Environs Boundary for Pak Tam Au and is also subject to environmental and physical constraints, including its location within the Water Gathering Ground and its proximity to the steep slope along Pak Tam Road. These constraints make the site unlikely to be suitable for Small House development in the foreseeable future.

In these circumstances, the proposed temporary garden use would not prejudice the long-term planning intention of the “V” zone.

4. Temporary and Reversible Use

The application is for a temporary period of three years only. Should the site be required for other planning purposes in the future, the temporary use could be easily discontinued and the land could readily revert to its current condition.

5. Site Area

The Applicant has already significantly reduced the proposed site area compared with the previous STT and an earlier proposal. Nevertheless, should the Town Planning Board consider that a further reduction in area would be appropriate, the Applicant would be willing to consider a smaller garden area surrounding the house that the Board considers reasonable.

6. Compliance with Other Government Departments

The Applicant has been actively addressing matters raised by the Lands Department and the Buildings Department in relation to the adjoining house. Rectification works have already been completed in respect of all items raised by the Lands Department. Works have also been undertaken to address the issues raised by the Buildings Department, and discussions with the Buildings Department are ongoing regarding their remaining matters.

These issues are being dealt with cooperatively and are unrelated to the proposed temporary garden use.

The Applicant respectfully hopes that the Town Planning Board will take the above clarification into account when considering the application.

Yours sincerely,

James Herbert Stewart

Previous Application

Rejected Application

Application No.	Proposed Use(s)/Development(s)	Date of Consideration	Rejection Reasons
A/NE-TKP/1	Proposed Temporary Private Garden for a Period of Three Years	10.1.2025	R1 and R2

Rejection Reasons

- R1. The proposed use was not in line with the planning intention of the “Village Type Development” (“V”) zone, which was to provide land primarily intended for development of Small Houses by indigenous villagers. There was no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.
- R2. The proposed use was excessive in size and scale, and was out of proportion to the adjoining house. There was no strong justification for utilising a large piece of land in the “V” zone for private garden use.

Government Departments' General Comments

1. Land Administration

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

- no objection to the application;
- the application site (the Site) is on unleased and unallocated Government Land (GL) in D.D. 255;
- portion of the Site has been illegally occupied by unauthorized structures which include a wall with concrete structures encompassing Liquefied Petroleum Gas cylinder and the fence wall projecting from the house. Land control action against the unauthorized structures has been taken by his office with issuance of warning letter. As regularization would not be considered according to the prevailing land policy, the lot owner should immediately cease the illegal occupation of GL and remove the unauthorized structures;
- subsequent to a meeting on 28.1.2026 between the applicant and the staff of his office, the applicant has written in to confirm he would remove those unauthorized structures/walls before the consideration by the Rural and New Town Planning Committee of the Town Planning Board. As any occupation of GL without Government's prior approval is an offence under Cap. 28, his office would keep in view the removal progress and reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;
- the irregularities, i.e. unauthorized structures on adjoining New Territories Exempted House erected on private Lot 369 in D.D. 255, have also been detected by his office. Lease enforcement action against above irregularities has been taken by his office with issuance of warning letter to the lot owner. The applicant/lot owner should immediately rectify the lease breaches;
- there is no Small House application on the Site received so far;
- there is no guarantee to the grant of a right of way to the Site or approval of the emergency vehicular access thereto; and
- his advisory comments are at **Appendix IV**.

2. Traffic

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

- the application only involves development of a temporary private garden for an existing village house and she considers that the application can be tolerated on traffic grounds.

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

- no adverse comment on the application; and
- his advisory comments are at **Appendix IV**.

3. **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;
- based on the aerial photo taken in 2025, the Site is located in an area of settled valley landscape character comprising woodland and village houses. The proposed use is considered not entirely incompatible with the surrounding environment; and
- with reference to the site photos taken on 23.1.2026, the Site is generally formed with no distinctive landscape resources. According to the planning statement, no tree felling is involved. Significant adverse landscape impact arising from this application is not anticipated.

4. **Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application subject to the Water Supplies Department (WSD)'s agreement;
- no environmental complaint in relation to the Site was received in the past three years; and
- his advisory comments are at **Appendix IV**.

5. **Drainage**

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

- no objection to the application from the public drainage point of view; and
- her advisory comments are at **Appendix IV**.

6. **Water Supply**

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

- no objection to the application subject to imposition of an approval condition to request the

applicant to follow and implement preventive, control and mitigation measures identified in the accepted risk assessment report on pollution or contamination to the upper indirect water gathering grounds. Additional mitigation measures may be required when the actual situation renders the initial submission/or undertaking inviable; and

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

7. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no objection to the application; and
- his advisory comments are at **Appendix IV**.

8. Other Departments

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

- Director of Agriculture, Fisheries and Conservation (DAFC);
- Director of Fire Services (D of FS);
- Project Manager/North, Civil Engineering and Development Department (PM/N, CEDD);
- Head of Geotechnical Engineering Office (H(GEO)), CEDD; and
- District Officer (Tai Po), Home Affairs Department (DO(TP), HAD).

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
- (i) portion of the application site (the Site) has been illegally occupied by unauthorized structures which include a wall with concrete structures encompassing Liquefied Petroleum Gas cylinder and the fence wall projecting from the house. Land control action against the unauthorized structures has been taken by his office with issuance of warning letter. As regularization would not be considered according to the prevailing land policy, the lot owner should immediately cease the illegal occupation of Government land (GL) and remove the unauthorized structures;
 - (ii) subsequent to a meeting on 28.1.2026 between the applicant and the staff of his office, the applicant has written in to confirm he would remove those unauthorized structures/walls before the consideration by the Rural and New Town Planning Committee of the Town Planning Board. As any occupation of GL without Government's prior approval is an offence under Cap. 28, his office would keep in view the removal progress and reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;
 - (iii) subject to removal of unauthorized structures and cease of illegal occupation of GL, the applicant shall apply to his office for a Short Term Tenancy (STT) to permit the occupation of the GL. The removal of unauthorized structures is a pre-requisite for his office to process the STT application. The application for STT will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STT, if approved, will be subject to such terms and conditions including the payment of rent and administrative fee as considered appropriate by his office. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
 - (iv) no trees on the GL should be interfered with unless with prior approval of his office or other relevant authority;
 - (v) the applicant shall apply from his office for an excavation permit before the commencement of any associated excavation works at GL, if applicable;
 - (vi) there is no guarantee to the grant of a right of way to the Site or approval of the emergency vehicular access (EVA) thereto; and
 - (vii) the irregularities, i.e. unauthorized structures on adjoining New Territories Exempted House erected on private Lot 369 in D.D. 255, have also been detected by his office. Lease enforcement action against above irregularities has been taken by his office with issuance of warning letter to the lot owner. The applicant/lot owner should immediately rectify the lease breaches;

- (b) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (ii) the access road connecting the Site with Pak Tam Road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site with Pak Tam Road;
- (c) to note the comments of the Director of Environmental Protection (DEP) that the applicant is reminded to follow the prior notification procedures under the Waste Disposal (Amendment) Ordinance 2013 if any depositing of construction waste on private land, and Professional Persons Environmental Consultative Committee Practice Notes PN 2/24 and 1/23 regarding drainage works;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the applicant is reminded to maintain all the drainage facilities on site in good condition and ensure that the proposed use would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. The applicant is required to rectify the drainage system at their own expense to the satisfaction of the government parties concerned if they are found to be inadequate or ineffective during operation; and
 - (ii) the applicant shall take extreme care when working in the vicinity of any existing drainage works in order not to disturb, interfere with or cause damage to them. Any blockage or damage to the said works due to the proposed use shall be made good at the applicant's cost;
- (e) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
 - (i) additional mitigation measures may be required when the actual situation renders the initial submission/or undertaking inviable
 - (ii) should pollution be detected in future due to proposed use, immediate remedial action to clear the pollution must be taken by the grantee/applicant;
 - (iii) no use of fertilisers or pesticides are allowed within the Site;
 - (iv) the private garden on GL shall be covered by STT or similar arrangement;
 - (v) no septic tank is allowed within the Site; and
 - (vi) the requirements stipulated in the Condition for Working within water gathering grounds (**Attachment 1**) shall be strictly complied with; and

- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that if STT is applied in the future, the applicant's attention is drawn to the following points:
- (i) before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System. Otherwise, they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (ii) the Site shall be provided with means of obtaining access thereto from a street and EVA in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (iii) the Site does not abut a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iv) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (vi) detailed checking under the BO will be carried out at building plan submission stage.

Conditions for Working within WGG

(a) Adequate measures shall be taken to ensure that no pollution or siltation happens to the gathering grounds. The whole of the foul water drainage during the construction period shall be conveyed by suitable means for proper discharge outside the gathering grounds.

(b) No earth, building materials, fuel, soil or toxic materials and other materials which may cause contamination to the gathering grounds are allowed to be stockpiled on site.

(c) All surplus spoils shall be protected and removed off the gathering grounds as soon as possible.

(d) Temporary drains with silt traps shall be constructed along the boundary of the site prior to the commencement of any earthworks and shall be properly maintained during the progress of the works.

(e) Regular cleaning of the silt traps shall be carried out to ensure that they function properly at all times.

(f) All excavated or filled surfaces, which are prone to erosion, shall be protected from erosion at all times.

(g) Facilities for washing the wheels of vehicles before leaving the site shall be provided. The effluent and washed off spoils from the wheels of vehicles shall be properly treated and disposed of e.g. connected to the temporary drains with silt traps.

(h) Any construction plant which may cause pollution to the gathering grounds due to leakage of oil or fuel shall be removed from the gathering grounds immediately.

(i) Any soil contaminated with fuel leaked from plant shall be removed off site and the voids arising from removal of contaminated soil shall be replaced by suitable material to the satisfaction of the Water Authority.

(j) Portable toilets of the closed chemical type may be provided on site subject to the approval of the Water Authority*/shall be provided on site to the satisfaction of the Water Authority*. The portable toilets and associated facilities shall be properly maintained to prevent pollution of water courses. Any portable toilets so provided shall be cleaned with waste collected at least 3 times per week or more frequent as required by the Water Authority. Sludge and waste water including cleanup water from the toilets shall be conveyed outside the gathering grounds for proper disposal. A portable toilet shall be kerbed on all sides and located at least 30 m away from any water course.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260211-143345-90234

提交限期
Deadline for submission: 13/02/2026

提交日期及時間
Date and time of submission: 11/02/2026 14:33:45

有關的規劃申請編號
The application no. to which the comment relates: A/NE-TKP/2

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. Chan Hoi Shuen

意見詳情
Details of the Comment :

We are the villagers of PTA, I am fully supportive of this application. We are happy with the proposal and believe it will bring better management and an improved environment for our village. This step will help ensure more sustainable use of the land and enhance the well-being of our community

4

Urgent Return receipt Expand Group Restricted Prevent Copy

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年02月11日星期三 2:02
收件者: tpbpd/PLAND
主旨: A/NE-TKP/2 DD 255 Pak Tam Au
類別: Internet Email

Dear TPB Members,

Application 1 rejected on 10 Jan 2025 for being excessively disproportionate to the house in scale.

Site Area now reduced to 177sq.m.

Has the trash been removed and the GL been reinstated?

Much of the proposed 'garden' appears to be a parking lot.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 4 October 2024 3:07 AM HKT
Subject: A/NE-TKP/1 DD 255 Pak Tam Au

A/NE-TKP/1

Government Land Adjoining Lot No. 369 in D.D. 255, Pak Tam Au, New Territories

Site area: About 326sq.m

Zoning: "Village Type Development"

Applied use: Private Garden / 2 Vehicle Parking

Dear TPB Members,

Applicant says 'Garden' but in actual fact proposes to develop a parking lot and construct some sheds.

Images show the adjoining gardens but there is no record of approval for what appears to be also Government Land.

Urgent Return receipt Expand Group Restricted Prevent Copy

Is this another Redhill scenario?

The images are shocking. Why was the previous holder of the STT allowed to move out without restoring the site? Why no enforcement taken against whoever has deposited discarded building materials, ladders, etc on what should now be vacated Government Land?

The area is designated WGG, Lands Dept has obviously been negligent in its management.

It would appear that this area is yet another where rampant abuse of government land has been tolerated and encouraged.

Mary Mulvihill

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年02月10日星期二 13:24
收件者: tpbpd/PLAND
主旨: 有關申請編號A/NE-TKP/2之意見
類別: Internet Email

敬啟者：

就有關(申請編號：A/NE-TKP/2)西貢北北潭凹丈量約份第 255 約的政府土地擬議臨時私人花園（為期 3 年）之意見反映。就規劃署提供的土地範圍本人作出反對，其理由如下：

一、土地資源利用效率低下

政府土地作為公共資源，應發揮最大公共效益。私人花園僅供少數人使用，導致土地利用效率低下，浪費寶貴的綠地資源。在城市土地日益緊張的情況下，更應優先保障公共綠地和社區共享空間。

二、可能引發水浸及排水問題

近年每次大雨，本村都有水浸問題。若將如此大範圍改為私人花園，因私人改造可能包括硬化地面、填平低窪處、擺設不透水設施等，會影響原有排水系統，增加雨季時水流不暢，從而加劇附近區域的水浸風險。此舉不僅危害私人花園本身，也可能對鄰近社區造成嚴重洪水威脅，影響公共安全。

三、影響社區和諧與公共安全

此公共空間鄰近本村主要道路出入口，如私有化改為花園後其圍欄或盆栽物品會引起車輛出入口收窄，極容易發生意外而產生鄰里間的矛盾，削弱社區凝聚力。私人花園的出入口及使用限制，可能影響公共安全及消防通道，對周邊居民生活造成不便。

基於以上理由，本人強烈反對將政府土地改作私人花園的申請，懇請相關部門審慎考量，維護公共利益與土地資源的合理利用，保障市民的權益。

此致
敬禮

意見人姓名 Kelly Yeung
日期 10/2/2026

致:

城市規劃委員會
本人是新界北潭凹村 [REDACTED] 原居民何潤楠

3

跟據上述丈量約份第255份的政府土地
申請編號為 A/NE-TKP/2

擬申請興建臨時私人花園事項,本人表事
強烈反對,理由是不希望破壞當村的環
景及它的自然生態,又會滋生蚊蟲

現附上你們貼出的通告,以作參考

謹此

簽署: 何潤楠

2026-2-1



規劃申請 PLANNING APPLICATION



申請編號 Application No.	A/NE-TKP/2
地點 Location (見下圖 See Plan Below)	西貢北潭圍丈量約份第255約的政府土地 Government Land in D.D. 255, Pak Tam Au, Sai Kung North
地帶及圖則 Zoning and Plan	鄉村式發展, "Village Type Development" 土瓜坪及北潭圍分區計劃大綱核准編號S/NE-TKP/2 Approved To Kwa Peng and Pak Tam Au Outline Zoning Plan No. S/NE-TKP/2
建議 Proposal	擬議臨時私人花園 (為期3年) Proposed Temporary Private Garden for a Period of 3 Years

任何人士均可就這宗申請提出意見。有關意見必須於2026年2月13日或之前,以專人送遞或郵遞(香港北角渣甸道333號北角政府合署15樓)·傳真(2877 0245或2522 8426)或電郵(ipbpd@pland.gov.hk)方式,向城市規劃委員會提出。
Any person may make comment on this application. The comment must be made to the Town Planning Board by hand or post (15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong), fax (2877 0245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk) on or before 13 Feb 2026.

詳情 Particulars

位置圖 Location Plan (只作識別用 for identification purpose only)

1. 這項申請《城市規劃條例》(下稱「條例」)第16條規定的申請。
This is an application made under section 16 of the Town Planning Ordinance (the Ordinance).

2. 公眾可在城市規劃委員會(下稱「委員會」)網頁中進行查詢,或入會委員會的網頁(http://www.ipb.gov.hk/tp/plan_application/A_NE_TKP_2.htm)或向秘書處查詢。
Until the application has been considered by the Town Planning Board (the Board), the application is available for public inspection on the Board's website (http://www.ipb.gov.hk/tp/plan_application/A_NE_TKP_2.htm) or scanning the QR code in this notice) and at the following locations.

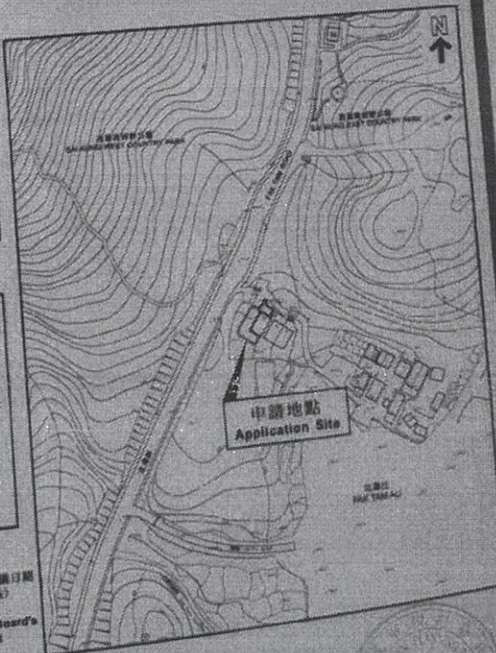
規劃查詢資料查詢處 Planning Enquiry Counters, Planning Department
(熱線 Hotline: 2231 5090)
香港北角渣甸道333號北角政府合署15樓
17/F, North Point Government Offices, 333 Java Road, North Point, H.K.
新界沙田上平路1號沙田政府合署14樓
14/F, Sha Tin Government Offices, 1 Shaung Wo Cha Road, Sha Tin, N.T.

3. 根據條例,所有向委員會提出的意見,均會供公眾查閱。
All comments made to the Board will be available for public inspection under the Ordinance.

個人資料聲明 Statement on Personal Data
本局會就任何提交或向本局的人員資料向政府及有關部門,以備轉傳及作其他用途。有關資料包括以下用途:
有關的申請資料將被編入有關的公眾資料,同時公佈有關人士(下稱「有關人士」)的姓名及公職名稱;以及
(b) 方便有關人士向委員會及政府部門之進行查詢。
The personal data submitted to the Board in any comment will be used by the Secretary of the Board and Government departments for the following purposes:
(a) the processing of this application, which includes making available the names of the person making the comment (hereafter known as "commenter") for public inspection when making available the comment for public inspection; and
(b) facilitating communication between the "commenter" and the Secretary of the Board/Government departments in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

重要提示 Important Notes

- (1) 申請書考慮的暫定會議日期已載於委員會的網頁(www.ipb.gov.hk/)。考慮有關申請的會議(進行會議的部分除外),會向公眾開放。如欲觀看會議,請親臨在會議日期前一天由電話(2231 5091)·傳真(2877 0245或2522 8426)或電郵(ipbpd@pland.gov.hk)向委員會秘書處查詢。座位先到先得,恕不另行通知。
The tentative date of the Board to consider the application has been uploaded to the Board's website (www.ipb.gov.hk/). The meeting for considering planning applications, except the deliberation parts, will be open to the public. For observation of the meeting, reservation of seat can be made with the Secretariat of the Board by telephone (2231 5091), fax (2877 0245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk) at least one day before the meeting. Seats will be allocated on a first-come-first-served basis.
- (2) 有關委員會考慮申請的文件,會在會議前於委員會秘書處及位於規劃處的規劃資料查詢處(查詢熱線:2231 5090),以及向會議當日存放於查詢處,以供公眾查閱。
The paper for consideration of the Board in relation to the application will be available for public inspection after hours to the Board Members at the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5090) and at the Public Viewing Room on the day of meeting.
- (3) 在委員會考慮申請,可撥電2231 4819或2231 4835查詢有關決定,或是在會議結束後,在委員會的網頁上查詢決定。
After the Board has considered the application, enquiry about the decision may be made at tel. no. 2231 4819 or 2231 4835 or the gist of the decision can be viewed at the Board's website after the meeting.



城市規劃委員會
2026年1月23日
Town Planning Board
23 Jan 2026

(任何人在未經委員會許可而刪去、篡改、毀壞或移走本通告,均可被視作刑事罪行。)
Any person who obliterated, defaced, destroys or removes this notice without the authorization of the Board may commit a criminal offence.

5

This is a “comment” on Section 16 Application No. A/NE-TKP/2
Proposed Temporary Private Garden for a period of 3 years on Government Land Adjoining
Lot No 369 in DD255

OBJECT TO THE APPLICATION No.A/NE-TKP/2

The proposed plan will have a **harmful impact** on me and my property.

Contents

- 1). Drainage
- 2) The Government’s View..... Comments on RNTPC Paper No. A/NE-TKP/1A
- 3) The STT System
- 4) Comments on the proposal No.A/NE-TKP/2
- 5) Greenery
- 6) Conclusion
- 7) Previous comment included and referenced, and to be taken into consideration together with this new comment.



1). DRAINAGE

The 3 houses NO14 Lot 367, No15 Lot 368, No16 Lot369 were built together. The drainage plan for the 3 houses would have been approved by the government when the houses were built.

In the renovation of No16, the drainage of the house has been **altered and added to**. The drains are buried in the ground. It is not known if the drains still slope in the directions that they were previously approved for, or if they have been altered.

The drainage set up of the newly tiled area surrounding 3 sides of house 16 is also unknown.

The drainage originally of the roof of House 16 was such that a portion of the roof area drained into the drain at the NE side,(the village lane side), and the other portion of the roof drained into the drain on the SW side,(the garden side of the house).

This has been changed. 100% of the roof now drains into the SW side. This means that 100% of the roof drains into one drain on the garden side of the property, which goes into my private land LOT 5.

Additionally, other areas have been added to this same drainage that did not exist before.

The solar panels have been added.

The overhanging solar panels have been added to this drainage.

Balconies have been added to this drainage.

The extended roof area over the balconies has been added to this drainage.

From my understanding, the balconies and the solar panels which overhang, are overhanging government land.

There is no permission for this.

There is no permission for the additions and alterations so far as the drainage situation is concerned.

When there is heavy rain, the drainage cannot contain the volume of water.

There is only permission for the drainage situation as it was originally approved by the government when these 3 houses were built.

Objection in writing has been made to NO16 by No15, but the objection has been ignored.

In my comment on the previous town planning application No A/NE-TKP/1 by the same person for land surrounding the same property, the drainage issue was addressed.

Please see pages 10-21 of my previous comment. (objection to application NO. A/NE-TKP/1).

2) THE GOVERNMENT'S VIEW

Some recommendations were made by the government in response to the town planning application No. A/NE-TKP/1

Referring to the government paper RNTPC Paper No. A/NE-TKP/1A.
For consideration by the Rural and New Town planning Committee on 10.1.2025

12. Planning Department's Views

Approval Conditions

- (a) The submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the director of drainage services or of the town planning board by 10.7.2025
- (b) In relation to (a) above, the implementation of the drainage proposal within 9 months from the date of the planning approval to the satisfaction of the director of drainage services or of the town planning board by 10.10 2025.
- (c) In relation to (b) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period.

(i) if the above planning condition (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice.

The planning application was rejected on 10.1.2025

Whilst understanding that the application was rejected, it is reasonable to assume that some regard should be given to the government's view, particularly as the subject land is GL.

Unfortunately on 19th February 2025, the situation at the site showed that the owner of House 16 was ignoring the above recommendations.

The photo below shows clear intent to further alter and add to the existing drainage.



The photo shows the bricks marked out to direct rain water to drainage.

A new and additional drainage channel was dug by the owner of No16 himself, with the assistance of a worker, on 19th March 2025. It was planned to be added to the drainage into No15 and Lot 5.

Here are the pictures







Please also note the picture below showing the construction materials for concrete, drainage covers and additional tiles for paving, on the far right.



The new drainage channel was filled in on the 22nd March! And all the construction materials were removed from the site.

There was a site visit by LandsD on 27th Mar 2025.

Given the town planning application procedure and the rejection of the application and the comments and advisory clauses, the applicant could have been in **no doubt** that the digging of a new and additional drainage channel **would create a very serious flood risk to the neighbouring house and private land.**

It was made clear that it was illegal to dig a channel in the government land without an excavation permit and that it would be illegal to lay additional concrete in and on the government land.

Appendix II of RNTPC Paper No.A/NE-TKP1A

Government Department General Comments

3. Drainage

An approval condition on submission and implementation of drainage proposal for the site is recommended to ensure that it will not cause adverse impact to the adjacent areas: and

2). Appendix III of RNTPC Paper No. A/NE-TKP/1A

Recommended Advisory Clauses

(vi) the applicant shall apply from his office for an excavation permit before the commencement of any associated excavation works at GL and

e (i) there is no existing DSD public storm drain.....The applicant should ensure that the proposed use would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areasetc.

(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 on other private lot(s) or on GL (where required) outside the site.

Clearly, given the actions of the intended creation of the new and additional drainage channel, the applicant has absolutely **no intention of resolving any conflicts or disagreements with the neighbour.**

In his new application/planning statement, he references in 8.6 that the drainage comment is redundant "since there is no planned change to the drainage on the GL"

This completely ignores the fact that changes have already been made without permission to the drainage.

Additionally it is noted that the applicant states..'no planned change', which could mean that a plan might change.

Given that the applicant **did plan** a change, no notice can be taken of the applicant's statement 'no planned change to the drainage on GL'.

Once again there is no drainage impact assessment.

The drainage is on my private land and affects my house and my private land. Any easement regarding Lot 5 was given/determined for the situation of the time when the houses and drainage were approved in the beginning.

The alterations and additions to the drainage of house 16 are NOT included in the easement.

The alterations and additions to the GL surrounding house 16 are NOT included.

Whilst the application states that some of the land will be left natural.....what guarantees are there?

It could be altered later.

Given that the owner dug an additional drainage channel, which would have flooded my property, but was thankfully rectified, presumably due to an impending visit by LandsD.....I need to ask the question.....Who is policing any grant of GL?

Will there be a guarantee that my property will not be negatively affected?

I have no confidence in any of the statements made by the applicant which affects me and my private property.

Additionally No16 pay no attention to any laws, guidance. They do not respect private property.

So where is the impact assessment for **Topography and Drainage?**

Please see 'Topography' page 21 in my previous comment.

3). THE STT SYSTEM

From my understanding of the situation.

The Lands department grants STT's for private garden use. They have some guidance in general, but conditions can be applied to take into consideration different situations.

The previous STT that existed at No16 STT No. 751 may have had special conditions.

There was never any blocking of natural light between 16 and 15.

There was never any fence, wall, barrier or planting of shrubs , bushes, and/or trees on the STT area, which blocked natural light into No15.

There was only ever the very simple fence , which was presumably put up by the original developer, and therefore existing, which projected approximately 16 feet from the house and was possibly less than 3 feet high.

It is my understanding that LandsD have a record of the previous STT, including any special conditions. However this STT has lapsed. **Despite the applicants repeated references to the previous STT No.751 it was terminated and cannot be rejuvenated.** This is what the government has decided.



There was one tree which was existing, the camphor wood tree which is now mature.

The very simple fence is shown on the right of the photo, which has been removed by the applicant.

There were no walls or any barrier on the previous STT site which interfered with the flow of natural light, wind or drainage. Only a simple chain link fence was erected, restricting animals from either getting in or out of the garden area. The simple chain link fence was around some of the STT area, **but not the border between 15 and 16.**

It seems logical to assume that the previous STT No.751 was subject to a condition stating that blocking of natural light was not allowed.



The photo shows a similar view today.

Referring to RNTPC Paper No. A/NE-TKP/1A

10. Public Comments Received During Statutory Publication Period

The town planning department considered the comments received and decided that most were relevant to the application, including:

- Adverse drainage impacts and flooding risk;
- Potential impacts on topography and stability of the site;
- Potential loss of greenery;
- Blockage of natural sunlight;

Presumably these points will also be considered relevant to the current town planning application.

From my understanding of today's situation regarding STT's.....

I am aware that the terms and conditions of STT's have changed from previous years.

I believe that there is an allowed maximum size for storage sheds on STTs.
The storage sheds in this application seem to be far in excess of the normally allowed maximum size.

I have been informed by Lands that today an STT may only be of a certain size, and that the size should relate to the size of the residential Lot. to which the STT relates.

I have been informed by Lands that for any grant of government land, the government will take into account any effect on neighbouring properties.

I have been informed by Lands that an STT must be free of objection.

There also seem to be conditions that the land applied for must be on the same site level as the residential property that is owned by the applicant.

From my understanding of the situation, this new town planning application No. A/NE-TKP/2 is to facilitate the granting of an STT by LandsD.

Referencing the above public comments that were considered relevant to the previous town planning application, the blocking of natural sunlight would be taken into consideration in a grant of GL.

This current application would block natural light into my property.

The already constructed walls block natural light into my property.

So to be clear, I object to the blocking of natural sunlight into my property.

It therefore seems logical to assume that the previous STT 751 was also not allowed to block the natural light into No15. Hence there was no blocking of natural light with the previous STT.

Given the considerations that Lands apply to the granting of STT's, I was informed by Lands, that the actions of No16 would be grounds for No15 objecting to any grant of government land in the STT system.

Whilst the location, noise and nuisance of the newly installed GAF on house 16 was deemed not relevant to the previous TP application, from my understanding this situation **this would be relevant** if this was an STT application.

I was informed by Lands that any STT application in this case would most likely be rejected.

It is not acceptable to apply for safety and security for your own property whilst at the same time requiring the neighbouring property to remain "free and accessible to all" essentially because of one's newly installed utilities. The owner of 16 has stated that his newly installed utilities are over government land so it stays open, however he is applying for a large piece of government land to have privacy and security for his own property and potential private profit.

Please see pages 26-34 of my previous comment.

.....

4). COMMENTS ON THE PROPOSAL APPLICATION No. A/NE-TKP/2

Page 4. 2.2

'Around the edges of the cleared area is a natural rock wall'

It appears this has been enhanced recently.
I expect LandsD to have some photos.

Page 7 Photo 4

"The proposal is to have a reasonable garden area surrounding the house partially enclosed for safety'

Is the garden area to be partially enclosed OR wholly enclosed.
It is very unclear.

Page 10 Photo 7

'The fence is between the proposed temporary private garden of the house at 16 Pak Tam Au and the garden of the house at 15 Pak Tam Au'

The photo shows a wall, not a fence.

This wall was constructed by trespassing on privately owned land which is the garden at No.15. It is my understanding that not only was there trespassing on private land, but also that this wall is illegal.

Please see pages 24 & 25 of my previous comment, which clearly shows a worker in my private garden.

Perhaps the applicant can explain how any extension of this wall is going to be constructed. Also what are the measurements of the proposed extension of the wall, which is described as a fence.

Page 12 Photo 9

"Showing the existing concreted strip'

What is the proposal here?

Is it to be left as is or will it be levelled or tiled.

Is there any proposed alteration to the drainage.
Will there be a wall?

Page 13 Photo 10

'There is a fence'
Once again, this is a wall.
How do they plan to extend it?

Page 15 3.2

'The applicant was initially advised that it would be straight forward to have a similar sized STT granted"

Many months prior to the sale of house 16, I contacted Lands and asked a simple question, regarding the possibility of an STT being granted of a similar size as before to house 16. The Lands officer answered without hesitation, that it would be very difficult to have a new STT on the same site, similar in size to what had previously existed. It was 31st Oct 2022 and I spoke with Mr. Kwok of DLO Tai Po.

My information shows that the town planning application was submitted on 28th Aug 2024, not on 2nd July 2024.

However as the STT no 751 **was terminated** I find no relevance to this information.

Page 15 3.5

"The applicant believes that this new proposal is a material modification of the proposal in 2024 and addresses all of the concerns of the TPB as well as all other government agencies that provided comments on the original proposal.'

The above statement may or may not be correct, however comments from the public have not been addressed. Particularly from the owner of the neighbouring property who is most affected.

The drainage situation has not been addressed. In fact, the owner of house 16, with the aid of a worker, dug a new and additional drainage channel. **There can have been no doubt that this action would cause actual harm to the neighbouring property. There can have been no doubt that this action was not legal.**

Page 21 5.2

'By eliminating the request for car parks inside the proposed site area'

Do they intend to park outside of the proposed site area?

Page 22 7. The proposed scheme

There are no measurements.

The storage sheds are not to scale.

The storage sheds seem very large.

From my understanding LandsD has rules regarding the maximum size of storage sheds.

Are the storage sheds fixed at the stated location, or is this flexible?

Further on in the paper, there are some emails... referring to page one, point 5 it states 'but the final placement of the storage units would not be a concern of the planning department'.

So where are they to be located, perhaps clarification is needed?

There is no information regarding the access.

Are there to be gates?

Are there to be additional steps?

Will the existing steps remain?

What is the plan for the boundary?

Is it a fence, is it a wall?

How high is a fence or wall going to be?

Furthermore, in the emails that are included. One dated 2026-01-19, 'As discussed, I prefer to leave the wording "fence or wall" to allow some flexibility in enclosing different areas of the boundary'. Perhaps clarification of "fence" and "wall" should be made.

What effect will a fence or wall have on the drainage of the surrounding area?

Will it affect the topography?

Regarding part of the paved areas shown in photo 2, photo 4, photo 9

Will this be left as it is?

Will it be levelled?

Will it be tiled?

What is the drainage plan for the site?

There are a lot of words in this application, some of which are repeated many times. But there is very little detail regarding what they actually plan to do with the land.

It is also noted that there is now no application for car parking spaces.

In the previous application NO. A/NE-TKP/1... there was a proposal to have 2 car parking places. One of which was outside this new proposed site and the other was in this proposed site area.

Page 24 8.1.5

'The reference to the two ancillary private car parking spaces is now redundant since the current application no longer provides for any ancillary car parking spaces on the site.'

From my understanding, the car parking spaces in the previous application were not ancillary.

Perhaps the applicant should state if they no longer plan to park a car?

Page 24.25 8.1.6

There are a lot of words here. However I believe it to be a fact that the previous STT 751, was voluntarily terminated by the previous owner of No16. Having been a close friend and neighbour of the previous owner, my recollection of the reasons for termination are not what is being stated here, but I do recall that the previous owner was of the understanding that it would not be possible to reapply for the terminated STT. So in my opinion it is irrelevant to keep repeating that if the previous STT had not been terminated then it would probably have been granted to the new owner.

Additionally, the comments made about other STTs, do not take into consideration the date of the original grant of the STT, or the varying zoning plans that the different localities are subject to.

Furthermore... 'the subject land has been used as a private garden since 1990 when the original STT was granted. This only came after the existing structure was erected on Lot No.369 and presumably the land lay vacant before that time.'

This means that the approved drainage plan for these houses covered only the houses and the small paved area of government land around each house. It did not cover additional vacant GL around the site. Therefore, from my understanding, any easement regarding Lot 5 covers only vacant natural GL.

Page 26 8.1.7

'Since the current application does not include any car parking areas'

Perhaps the applicant should state if they intend to park?

Page 26 8.2.1

Presumably LandsD will clarify these matters.

Page 27 8.2.4

'The third comment stated that "there are unauthorized structures on the adjoining private Lot 369 in DD255" This comment presumably related to the renovated house and not the previous structure. In this regard, apparently following one of many complaints believed to have been initiated by the owner of the property at 15 Pak Tam Au'.

During the initial stages of the renovation there was some email communication between the owners of these two neighbouring properties. Concerns were raised by 15 regarding some of the actions by 16. All of the concerns raised were dismissed by the owner of 16. Additionally he quoted a number of made up land rights, etc. Some of the claims that were made, I

checked and found them to be completely baseless. As the owner of 16 was continuing to dismiss all concerns, I wrote to the owner of 16 and stated that I would refer the matter to the government.

Lands and buildings department, being responsible for NTEH then took up my complaint.

The government departments have drawn their own conclusions in response to the actions of the owner of No.16 regarding renovations and interference with government land, of which only the owner of No.16 is responsible for.

The final written communication between the two owners was on 12th May 2024. Apparently the labour department had visited and the scaffolding at the site had been found to not meet standards, and would therefore need to be replaced. It is probable that BD has a check list, and it was BD that referred the case to the Labour Department. The email that was sent by the owner of 16 to 15, was accusatory and abusive, and based on no fact at all. In fact it seems to have been based on assumptions, all of which were untrue. The owner of 15 decided to cease communication with the owner of 16, and refer all related matters to the government. However, the owner of 16 has unfortunately subjected the owner of 15 to verbal abuse.

The owner of 15 has unfortunately had to further complain due to actions by 16 which left unchecked would have caused **actual damage** to property.

In such a situation, words are not acceptable, it's actions that matter. The action of digging an additional drainage channel was illegal and the effect of this would have been that I would have been flooded. This action cannot be negated. This action cannot be allowed to be repeated.

There needs to be a drainage plan for this application.

Page 27 8.2.5

One of these walls was built by sending a worker to trespass on privately owned land.

Page 27 8.2.7

The statement is biased and untrue

In fact it is the 'nosy neighbour' who is being filmed on her private land and inside her private house by the owner of House 16.

Page 28 8.2.9

'Comments are noted by the applicant'

However the applicant himself dug a new and additional drainage channel.

No trees on the GL.....a significant amount of greenery has already been removed.

'There is no planned excavation of the GL.'.....How do they plan then to install the storage sheds? One is planned for flat land, the other is planned to go on a slope.

Page 29 8.5.2

The solar panels do not drain correctly. From my understanding all the rainwater is supposed to go into the drain pipes.

Additionally, but not mentioned here there are other open pipes.

There is also an open septic tank pipe. It was cut during the renovation and a rag was stuffed in it. Is this in compliance with all Hong Kong regulations?

Page 29 8.5.4

'It is expected that we will be able to resolve all outstanding matters with Lands and the BD with the planned modifications to the property in the coming few weeks'

Why hasn't this work been done before the submission of this application?

Page 30 8.6.1

Drainage: approval on condition of the recommended submission and implementation of the drainage proposal for the site, which comment is redundant since there is no planned change to the drainage on GL'

This is NOT REDUNDANT. The drainage has already been changed without permission.

It states 'No planned change'. Plans can change. Given the digging of a new and additional drainage channel, I have no confidence in these statements.

Page 31 9.1

The previous STT was terminated.

Page 32 9.8

The applied site area has already been cleared.
Curiously, trees are dying close to the site area.

Page 37 9.9

There is ONE STT in Pak Tam Au Village. Therefore the applicant's statement is incorrect.

Page 38 9.9

House 15 owns land. There is the private Lot 5.

Page 38 9.10

'No negative impacts from granting the STT' There will be negative impact to House 15.

In the STT system the effect on the neighbouring property is taken into consideration. The location of the newly installed GAF, which is outside of the site area applied for, cause a significant amount of noise and nuisance. It also affects the privacy and security of my property.

The GL that the GAF have been installed over, is GL which is on the site level of House15. Therefore it can only be applied for by House 15. The owner of 16 has stated that it is GL and therefore stays open. It is normal domestic practice to have one's private utilities within the boundaries of one's own property. This is not a normal situation.

There is a note on BD website which states:

"For the avoidance of doubt, owner of the lot(s) should have a realistic prospect of control of the land or have the right to use the land on which the above said GAF is/are to be erected or installed. Authorisation or consent from owner of adjacent lot(s) should be obtained for GAF projecting from the Lot boundaries of the subject NTEH into the adjacent lot(s).'

From my understanding, House 16 has no reasonable prospect of control of the land underneath their GAF on the SE side of their house.

The land is on a different site level to their house.

Additionally STTs need to be free of objection.

House 15 has been repeatedly told by LandsD that the situation with the GAF would be valid grounds for an objection, and that LandsD would consider the objection and probably it would be grounds to reject the STT application.

Page 39 9.13

'The current area of 207sq m is within the size of several other private gardens approved by the government in the past five years. As such, the proposed temporary private garden would not appear to be excessive'.

Are any of these STTs actually NEW or are they actually continuing ones, like at No14 Pak Tam Au?

Page 39 10.1

The previous STT cannot be rejuvenated. So this is a NEW STT application.

.....

5). GREENERY

There has been significant clearance of greenery.

Greenery was cleared during the renovation period.

Greenery has also been cleared since work ceased on the renovation.

Greenery has been cleared some distance from the house.

I don't understand why this has happened, as from my understanding, it was only a house that should have been renovated.

Please see pages 35-39 of my previous comment.

5) TREE FELLING

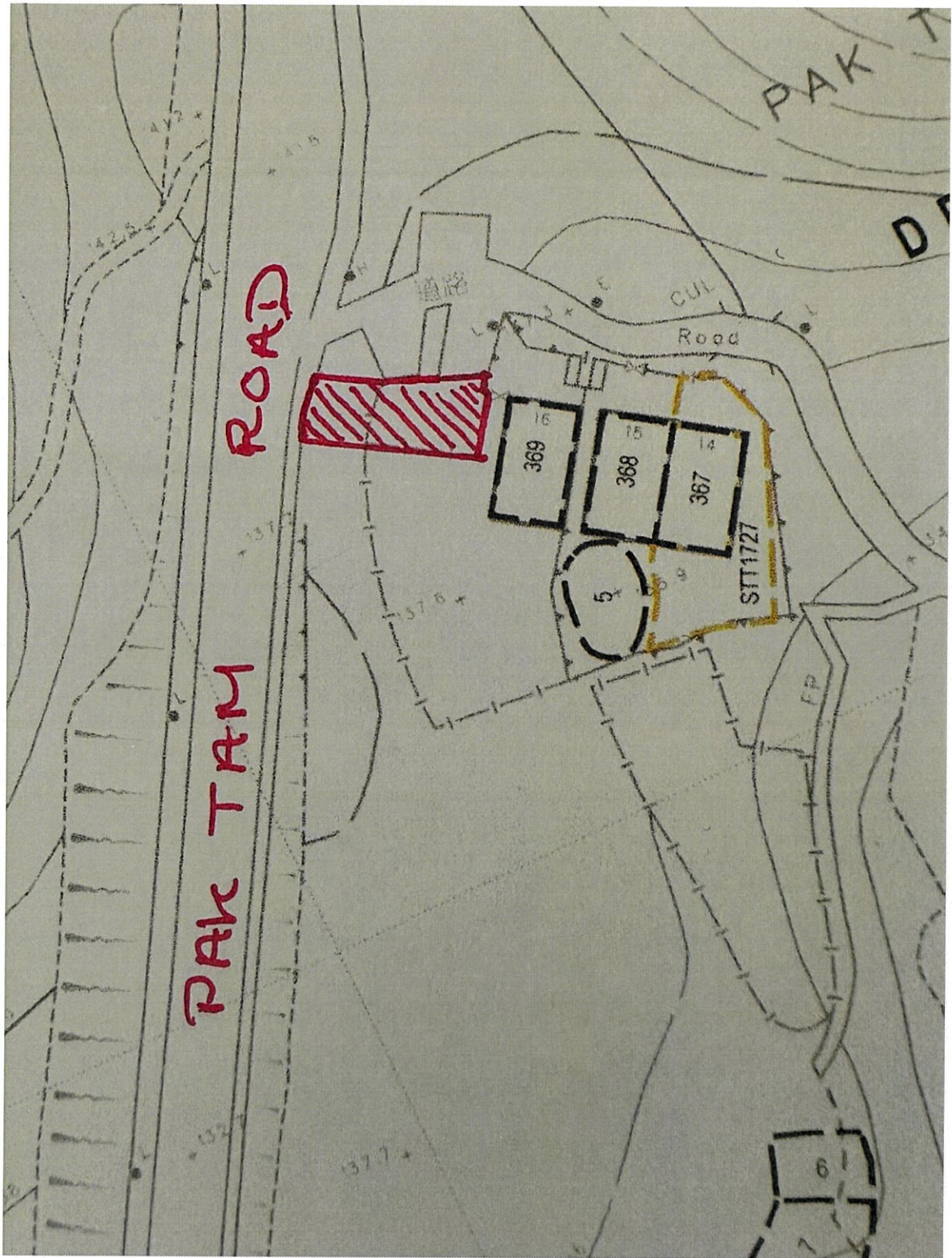
Of direct concern to me is the area marked in red on the Lot Index plan, see below.

I have reason to question if this area was part of the originally formed platform, and therefore part of the original approved drainage plan, for the 3 houses.

The area marked in red below was a green area until recently. There were trees and bushes growing. It was not one piece of bare concrete, as it is now.

Some of the concrete had broken up.

Please refer to the previous comment pictures 31,32,33,34.

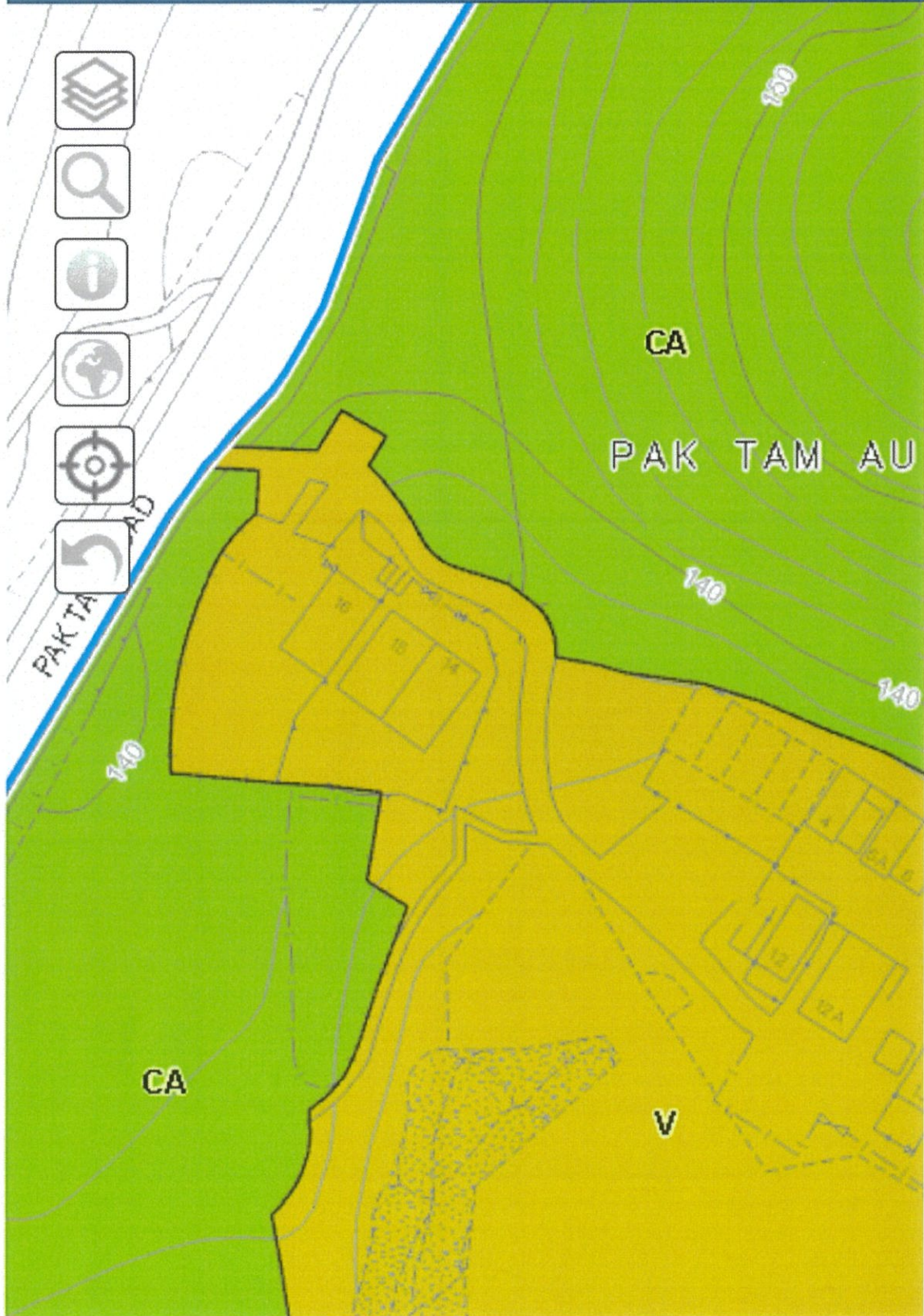


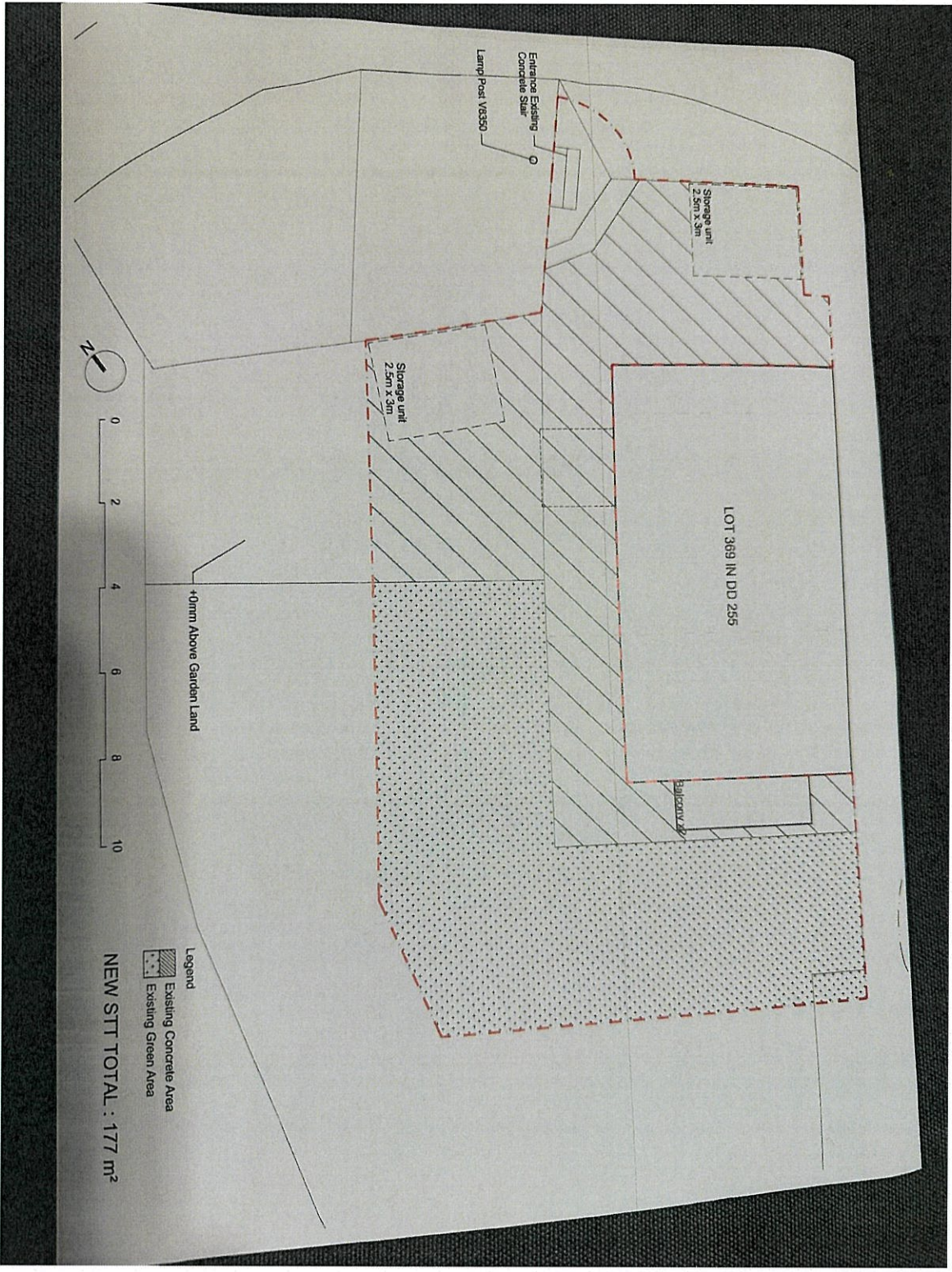
15:09



Back

Statutory Planning Portal 2







The above picture shows the concrete posts which exist today, in August 2022. House 16 can just be viewed through the greenery at the top of the photo.



The above and below photos show a comparable view today.



I will ask LandsD for clarification.

As the area is now bare concrete and the drainage has been altered, there is an effect on the drainage situation in general.

.....

6). SUMMARY

No easement for drainage

No drainage plan

Drainage of GL altered from the original.

Drainage of house altered from original

No topography assessment.

Flood risk.

Walls built without permission.

Trespassing on private land
Digging of additional drainage channel
Loss of greenery
No account taken of neighbour's comments.

Problems not fixed:

Blocking of natural light
Walls create a tunnelling effect
Unnecessary created noise and nuisance
Open pipes that drip
Solar panels that don't drain into drainage and drip
Wiggly pipe work that drips onto metal below
Open cut septic tank pipe, currently stuffed with a degrading plastic sack.

Etc, etc

Lack of information as to what they want to do with the GL
Storage Sheds are excessive in size

Non compliance of
Laws, Rules, Regulations, Guidances, No norms of behaviour.

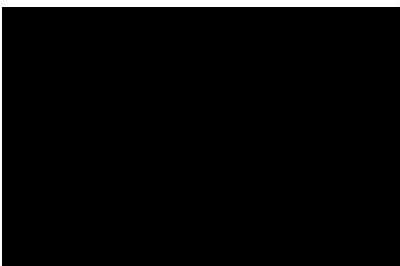
Asking for GL for privacy and Security, whilst also stating GL around neighbouring house needs to stay open.

AS SUCH I OBJECT TO THIS TOWN PLANNING APPLICATION NO.A/NE-TKP/2.

It would be HARMFUL to me.

I also object to any granting of an STT on this site.

TINA ELDRIDGE



This is a "comment" on section 16 application number A/NE-TKP/1
Proposed Temporary Private Garden for a period of 3 Years on Government Land Adjoining
Lot No369 in DD255

I OBJECT TO THE APPLICATION NO. A/NE-TKP/1

The proposed plan will have a **harmful impact** on me and my property.

Contents

1).Introduction and background information

STTs

Lot 5

2). Comments on the Proposal application No A/NE-TKP/1

3). Impacts of, and Objection to, the development proposal

Drainage

Topography

The Retaining Wall

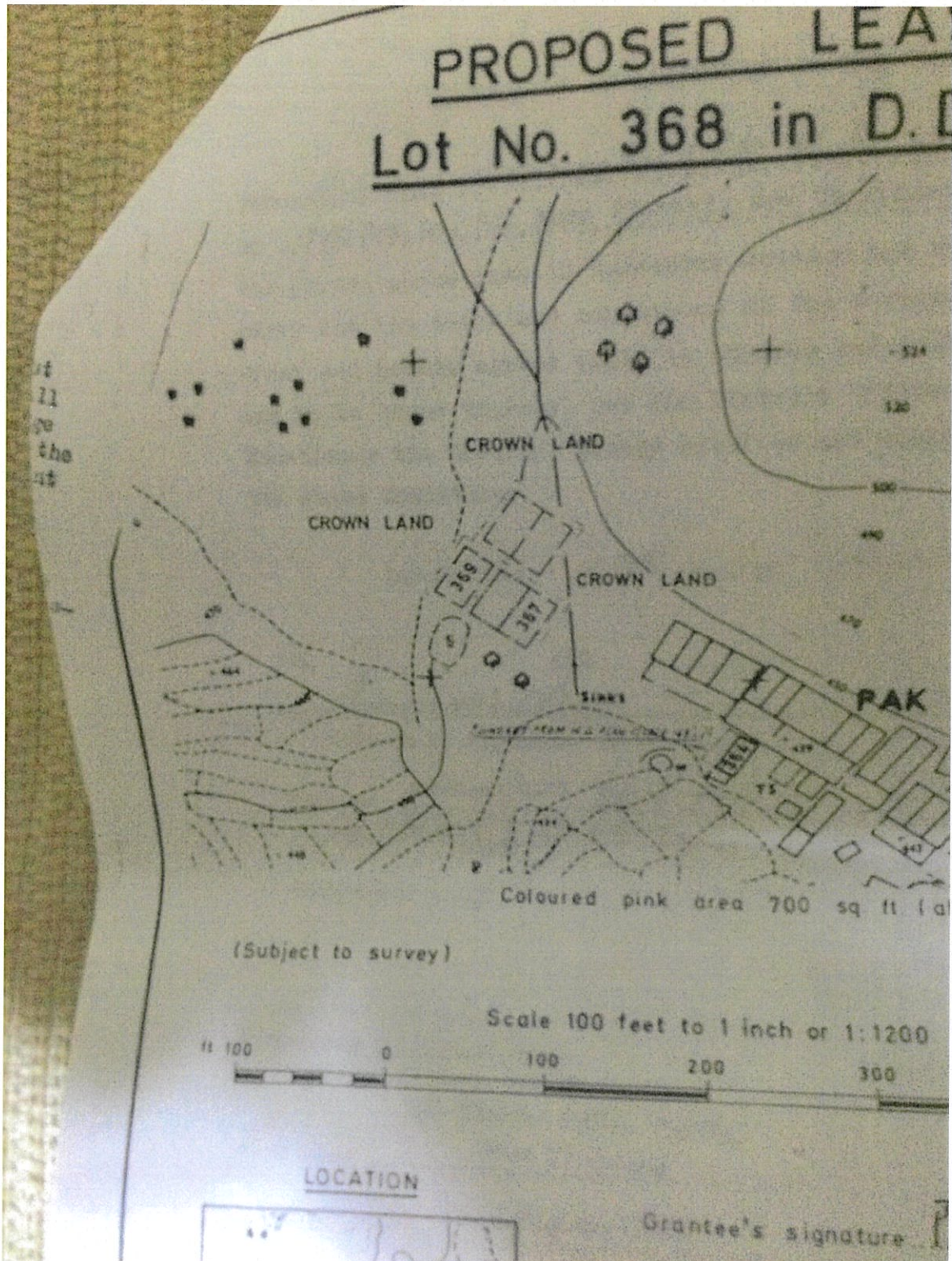
The Environment

- a) **Blocking of Natural Light**
- b) **GAF Noise and Nuisance**
- c) **The Created Nuisance**
- d) **Tranquillity**
- e) **Safety and Security**

Tree Felling

4). SUMMARY

1) Introduction and Background Information



I am the owner and occupier of Lot 368 House 15. The neighbouring property of the application site. I also own Lot 5. Whilst Lot 5 is 'subject to survey' it is generally taken to be

my garden. Picture 1 above shows the grant document of Lot 368 and the neighbouring property Lot 369 that the application refers to.

The three houses, Lot 367 NO14, Lot 368 NO15 and Lot 369 NO16 were built together by the same developer. Each house had a red tiled area around 3 sides of the property and there was a further concreted area, village lane side (which is NE), which provided the access to the properties. Around the red tiled patio area of each house there was an open drain.

Each house then enjoyed a green area on the other side to the lane, adjacent to Lot 5.

Between some of the green areas there were some very simple fences but nothing that interrupted the flow of wildlife, light, sound or natural drainage.



Picture 2 above shows the view from 15 to 14 in 1991



Picture 3 above shows the view from 15 to 16 in 2023

I bought the property together with my husband in 1991. After his death in 2010, I became the sole owner of NO15, lot 368 and Lot 5.

Since the time of purchase in 1991:

No14 has changed ownership on a number of occasions.

No16 has only recently changed ownership, due to the death of the original owner.

Prior to the sale of No16 I made an inquiry to DLO.

On 31st October 2022, I spoke with a Mr.Kwok of DLO Tai Po.

I enquired about the lapsed STT at No16. I was informed that it would be "very difficult" to reinstate or reapply for the STT from before. I was also informed that DLO would consider it excessive.

STT's

No14 has an STT which was enclosed by a very simple fence until a wall was erected in 2015.

No16 had an STT, which was bordered by a simple fence around some of the area, whilst the border between 15 and 16 remained mainly open. The STT was terminated by the owner after the death of his wife, which was many years ago.

No15 would very much like to have an STT. Applications so far have not been successful.

So for clarity, the whole site of the 3 houses, which were built together, remained as it was originally developed until 2015 when a wall was erected around the STT boundary of No14. The entire STT area, except for a very small flower bed, was paved/concreted, and the original drainage was buried.

Picture 4, below, shows the Lot Index Plan

LOT 5

The document showing the original grant of Lot 368 No15, shows Lot 5 in between Lot 368 and Lot 369, please see picture 1 above. The same location of Lot 5 is also shown in the original grant of Lot 369 NO16.

The current Lot index plan shows Lot 5 in a different location. See Picture 4

I cannot find an explanation for this discrepancy.

A survey has been conducted, however due to "issues", the survey has not been completed. Hence **Lot 5 remains "subject to survey"**

"Land ownership issues" in Pak Tam Au are mentioned in the Legislative Council Brief, zoning plan no S/NE-TKP/2. Please see below in Picture 5. Page 11, paragraph 14.



LEGISLATIVE COUNCIL BRIEF

Town Planning Ordinance
(Chapter 131)

APPROVED TO KWA PENG AND PAK TAM AU OUTLINE ZONING PLAN NO. S/NE-TKP/2

INTRODUCTION

At the meeting of the Executive Council on 23 June 2015, the Council **ADVISED** and the Chief Executive **ORDERED** that the draft To Kwa Peng and Pak Tam Au Outline Zoning Plan (OZP) No. S/NE-TKP/1A should be approved under section 9(1)(a) of the Town Planning Ordinance (the Ordinance). The Plan is now renumbered as No. S/NE-TKP/2.

THE DRAFT OZP

2. On 3 January 2014, the draft To Kwa Peng and Pak Tam Au OZP No. S/NE-TKP/1 (the Plan) was exhibited for public inspection under section 5 of the Ordinance.

REPRESENTATIONS AND COMMENTS

3. During the exhibition of the Plan, **7,689** representations were received opposing the Plan. In which, 362 representations submitted by the village representative (VR) of To Kwa Peng (R361) and individuals (R1 to R360 and R362) opposed the Plan mainly on the ground of inadequate "Village Type Development" ("V") zone in To Kwa Peng. The remaining 7,327 representations were submitted by green/concern groups including Friends of Sai Kung (R4238), Designing Hong Kong Limited (R4239), The Conservancy Association (R7681), Kadoorie Farm and Botanic Garden Corporation (R7682), World Wide Fund for Nature Hong Kong (R7684), Land Justice League (R7685), The Hong Kong Bird Watching Society (R7688) and Green Sense (R7689), and individuals. They raised objection to the Plan mainly on the grounds of excessive "V" zone and environmental concerns. On 11 April 2014, the representations were published for comment. During the first three weeks of the publication of the representations, **980** comments on the representations (comments) were received.

4. The main grounds and proposals, if any, of the representations and comments and the main points of the Board's responses and decisions are highlighted in the following paragraphs.

- 11 -

Grounds of Further Representations

Unjustified Small House demand

(a) the current "V" zone, which was based on the unjustified large number of Small House demand, was considered excessive;

Adverse impacts of Small House development on surrounding environment

(b) Pak Tam Au was characterised by its high ecological value. In particular, the ponds and watercourses provided habitats for wildlife and species of conservation concern. Excessive Small House development with the use of on-site STS systems would have adverse environmental impacts on the surrounding areas;

Further Representers' Proposals

(c) the "V" zone in Pak Tam Au was proposed to be further confined to the existing village settlement and sites of approved Small House grant applications; and

(d) the watercourses and the adjoining areas in Pak Tam Au were proposed to be designated as "CA".

14. There were other views not directly related to the proposed amendments, including opposition to the Board's decision of not expanding the "V" zone in To Kwa Peng, proposed expansion of the "V" zone in To Kwa Peng, proposed rezoning of the orchard in To Kwa Peng from "CA" to "AGR", proposed confinement of the "V" zone of To Kwa Peng, adverse environmental impacts in particular the use of on-site STS systems in To Kwa Peng, land ownership issues in To Kwa Peng and Pak Tam Au, proposed amendments to the Notes of the Plan mainly to prevent "destroy first, build later" activities or adverse environmental impacts, and proposed incorporation of the Area into country park.

The Board's Decision

15. On 14 April 2015, after giving consideration to the further representations, the Board decided not to uphold F1 to F30, F166 to F168 and F170 and considered that the Plan should be amended by the proposed amendments for the following reasons -

Designation of "V" and "AGR" zones

(a) an incremental approach had been consistently adopted in designating the "V" zone on OZPs for the CPAs with an aim to confining Small House development at suitable locations and to

Picture 5

2) Comments on the proposal. Application No. A/NE-TKP/1

Page 3, Photo 2

There should be clarification on what the red line indicates here, does the red line indicate any sort of physical barrier such as a wall and or gates? If there are to be gates, which way would they open?

Any physical barrier here may impact the parking of other vehicles in the other nearby car parking spaces due to the turning angle. There would possibly be an impact on all users of the village lane if there are to be gates which open into the village lane.

The lamppost, which is publicly maintained, is pictured as being within the proposed boundary. What will happen with that lamppost if this proposal goes through, changing the land it currently sits on from public land to land that is privately maintained?

The government uses lamppost numbers as a reference and indicator of location. What impact will there be to the public, who may use emergency services and other government departments that reference lamppost numbers?

Page 4, Photo 5

This photo indicates that the mature tree will be retained within the proposed boundary. The considerations of land either remaining natural or being paved over needs to be taken into consideration. If the land were to change and be paved over around the roots of the tree, it may have a negative effect on the tree and its root system and may become a danger. The proposed plan is unclear about the preservation of the tree.

Page 5, Photo 6

Pictured here is a recently erected wall, not a fence. This is an important distinction to make as the construction of a fence and a wall is very different, a fence is not made of concrete.

“The fence is between the proposed temporary private garden of House number 16 Pak Tam Au and the garden of House 15 Pak Tam Au.”

The wall pictured here (and referenced to as a fence not a wall) was only recently erected in June 2024 through trespassing on the privately owned Lot.5 whilst the owner (myself), was not present. (Please see picture 17 below).

Page 7 3.2

I phoned DLO on 31st October 2022 and spoke with a Mr. Kwok. This was before the sale of House 16.

I enquired about the lapsed STT at No16. I was informed that it would be “very difficult” to reinstate or reapply for the same STT as before. I was also informed that DLO would consider a STT, of the same size as before, as excessive.

Page 8 5.3.4

“The tranquil rural character” will be negatively impacted by the loss of a green area.

Whilst quoting from the zoning plan in great length, there is minimal information about the application plan.

Page 11 7.1

“would be fenced”

There is a difference between a wall and a fence. Fences generally do not impact natural drainage.

Indications are that there would be a wall not a fence, as walls have already been built either side of the property between 15 and 16.

Page 12. 7.3

The proposed scheme, as shown in figure 3, does not appear to be to scale.

The covered area of 67 m sq is larger than the size of a NTEH. (700 sq ft = 65.03sq m). There is no indication of how far this would extend from the Lot boundary.

Is the plan to cover the area horizontally, or would it also include covering it vertically, thereby extending the house? The plan is unclear.

Where will the rainwater go from this large covered area?

What is the construction material of this large covered area?

The illustrated covered area of ‘67 m sq, height around 2.56m’ which goes right up to the recently constructed boundary wall between 15 and 16, would block my natural light further and also further bounce the noise from the GAF and other installations to me and my property, negatively affecting the enjoyment of my property.

Page 13 8.7

The mature tree referenced has grown significantly since these houses were developed.

The area has always been a ‘natural’ area free from any paving; building walls and paving additional areas may impact tree roots.

‘There would be no tree felling’ is misleading as trees and vegetation have already been cleared from the area during the renovation. Hopefully no further clearance will take place as

it affects the 'overall naturalness and the landscape beauty'. (please see the references below pics 31-34).

Page 14

Figure 4 is dated 1962 which is a long time before these houses were built.

Page 17. 8.8

My internet search and enquiry shows only one STT in Pak Tam Au at No14.

Page 17.8.9

"no negative impacts from granting the STT"

There would be significant negative impacts to No15 and lot No.5 if this STT is granted. It should also be noted that concerns about "negative impact" have been repeatedly raised privately to the owner and contractor (with the architect also being on cc for all emails) of House 16 during the renovation period, but have been ignored.

"The Applicant would also be responsible for management and maintenance of the garden area".

Would the applicant become responsible for the retaining wall?

Page 18 9.1

The terms and conditions of STTs have changed, and the proposal for the site is vastly different to when the original STT was granted, and how the site was used, so it is not a rejuvenation.

Land policy has also changed over the years.

IMPACTS OF, and OBJECTION to, THE DEVELOPMENT PROPOSAL

1) DRAINAGE

The original drainage was formed when the site was developed and the drainage was approved by the government.

Drainage water flows from No16 to the lower site level of No 15, and then further to No14, before arriving at the stream.

During renovation of No14 a wall was built around the STT area and the drains were buried in the ground.

During the renovation of 16 the drainage has been **altered and added to**. The drains are buried in the ground. It is unclear if the buried drain pipes still travel in the same direction as before.

100% of the roof of No16 now drains directly into ONE drain, whereas previously it was split between the drains on either side of the property.

2 balconies from 16 have been added directly into the same drainage pipe.

The overhanging solar panels have been added to the same drainage pipe, increasing the area that drains into the garden side drain.

Additionally, the drainage pipe has been installed by NO16 along the wall between 15 and 16 which is **not on the house of No.16**. I did object to the contractor.

I raised concerns with DLO about the additions and alterations to the drainage in January 2024 via telephone conversations and emails. I also contacted DSD regarding the same issue, and they wrote that they would transfer to Lands D. I am waiting for a conclusive reply.

The application is for a site of 326 sq m. This is the size of 5 NTEH. If it were the case that houses were to be built on this site, then surely the government would require a drainage plan. Houses and an STT have the same effect on drainage, as an STT site may be paved.



Picture 6 shows the extended drain pipe

Objections have been made to No16 regarding their additions and alterations, but they have been dismissed.



Picture 7 shows the multiple uninstalled pipes

There are currently MULTIPLE uninstalled drainage pipes stored on government land around the renovation site of No16. See the picture above. This shows clear intention to add additional areas to the existing drainage. The existing drainage was not designed for

additional areas of land. It is noted in the application form for the proposed temporary private garden, that there is NO “DRAINAGE IMPACT ASSESSMENT”.

From my understanding the original approved drainage by the government does NOT INCLUDE areas outside of the original **built over** site formation. The drainage relates to the houses and the formed platform, meaning the patioed area, around the houses and is constructed according to the grant conditions.

Additional areas cannot now be added to the drainage. However it is clearly planned for. See the pictures below.





Picture 8 shows an additional drainage pipe, connecting to the existing drainage.

The previous STT at No16 DID NOT ADD any area to the drainage, it was left as natural land to drain naturally. The fence that existed around some of the boundary was constructed of metal posts and chain link fence, so there was no physical barrier which interfered with rain water runoff.

The terms and conditions of an STT have changed over the years. The holder of an STT today is allowed to pave the land and construct a boundary wall.

Concreted or paved land drains at a different rate to natural land.

A wall interrupts the flow of water.

According to scientists worldwide, events of extreme rainfall are likely to increase in the years to come.

Hong Kong Observatory website under 'our services' ...'climate change Hong Kong' states that 'Extreme precipitation events have become more frequent'.

The policy address of the Chief Executive in 2023 states " with global climate change intensifying, it is likely that we will experience extreme weather more often".

In recent years there has been flooding outside of my house, on a number of occasions.

These are some, not all, of the occasions:



Picture 9, 8th June 2022



Picture 10, 17th June 2023

Picture 11, 6th
September 2024



On 4th May 2024 my garden and patio were flooded and the drains could not cope with the volume of water arriving in the garden drain, which is the drain No.16 has added everything to. In all the time I have lived in my house, the garden and patio has never flooded like this before, but we have had similar rain events.









Pictures nos 12,13,14 and 15 above. 4th May 2024

This clearly shows that no additional area should be added to the existing drainage, as it would create a serious flood risk to my property.

Furthermore, the drainage is on my **private land** and I **OBJECT** to any additions.

A short video has been provided of this flooding event.

My property is NOT LOW LYING

The proposed private garden at No16 therefore would have a **harmful impact** on my property.

2) TOPOGRAPHY

There are slopes surrounding the proposed STT area. If the area is paved and a wall built all the way around, what impact does the change have on the surrounding area? What happens to the land adjacent to and underneath the wall and paving, particularly in extreme weather conditions?

The stability of the STT area could be impacted if the surrounding tree roots are impacted by paving.

The wall already built around the STT at No14 has clearly had an effect on the natural drainage of Lot 5. Please see the pictures above.

There is no impact assessment.

3) THE RETAINING WALL

The existing retaining wall, between 15 and 16 was presumably approved by the government, when the 3 houses were built.



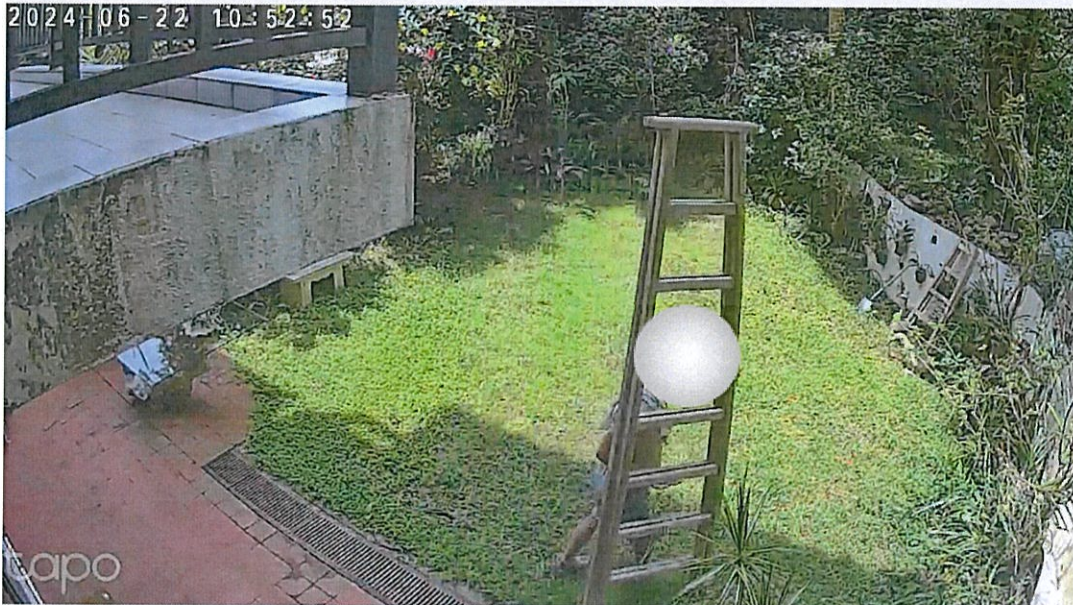
Picture 16 shows the wall between 15 and 16

A wall cannot be built on top of this wall, without accessing my private land. The wall, which has already been built on a portion of the retaining wall, was erected when I was away and a **worker trespassed multiple times on my private land. No permission to access my private land was requested.**

Additionally, at the same time, a mature firecracker vine was removed from my garden.



Garden

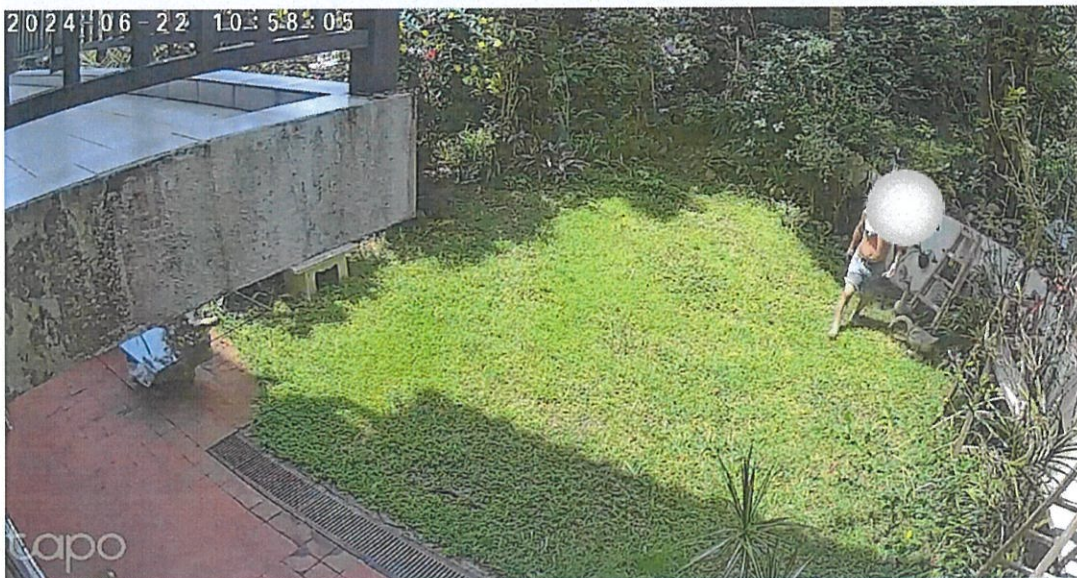


2024-06-22 14:00

22:07



Garden



2024-06-22 14:06

Picture 17 above shows images from my camera



Picture 18 shows the newly built wall



Picture 19 above shows the mature firecracker vine before

The firecracker vine was completely removed, whilst I was away.

4)THE ENVIRONMENT

a) BLOCKING OF NATURAL LIGHT

Building a wall around the application site will block natural light into my property and my garden, lot 5. As there is a site level difference, the effect would be significant.

The installed GAF block my natural light.

The high balcony walls block my natural light.

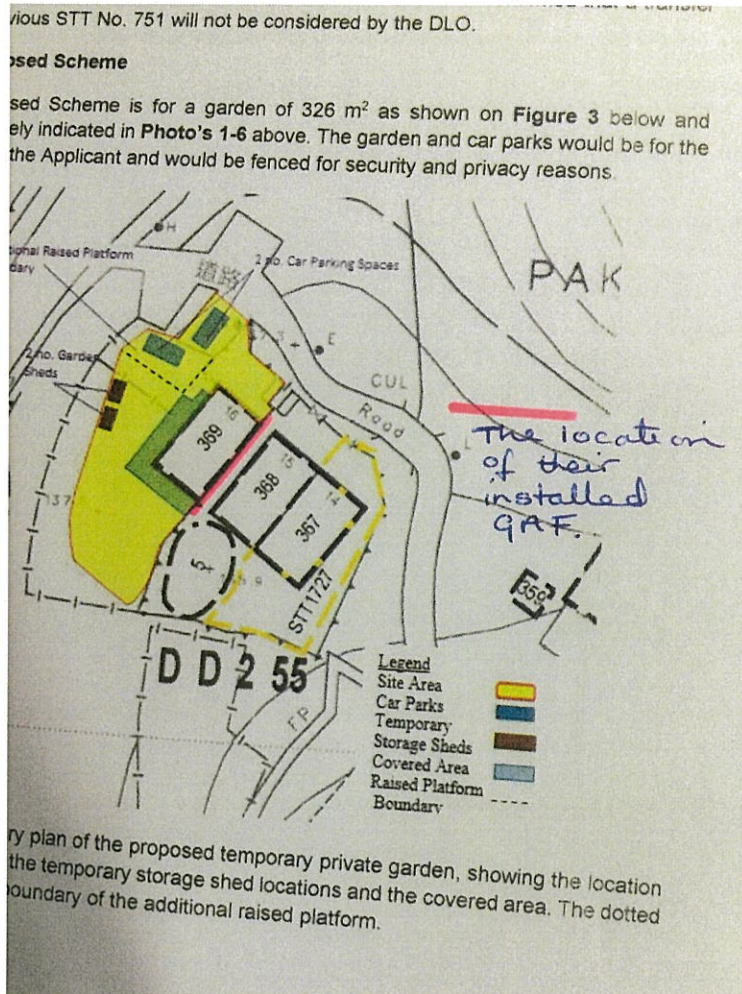
The recently built boundary walls block my natural light.

The proposed covered area may also block my natural light. Its style of construction is unclear.

b) GREEN AND AMENITY FACILITIES, known as GAF, NOISE and NUISANCE

Multiple GAF have been installed on the wall of No16 adjacent to my property.

This is outside of the site area of the application.



The application shows that House 16 wouldn't be able to access their GAF from their own property.

It is normal domestic practice to have one's utilities within the boundary of your own property and not be sending people 'next door' to service one's domestic utilities, thereby disturbing your neighbour.



Picture 21 shows the 2 houses prior to renovation



Picture 22

The photo above shows the corridor between 15 and 16, house 16 being on the left hand side, prior to renovation



Picture 23 above shows a similar view after the renovation



location of Lot 5

Picture 24 shows the GAF from the



15, the village road side of the house

Picture 25 above shows the GAF from House

House 16 cannot apply for the land underneath their installed GAF and other installations, as the land is at a different site level to their house. House 16 claims that they “need unfettered access to the area to maintain and service House 16 as and when necessary “as it is government land.”

It is, however, the only access for my property House 15 and my private lot, and it is the site level of my house. I walk around this area many times everyday. I have applied for an STT for the area, however my application was interrupted.

Additionally, on building department’s website, regarding GAF and NTEH it states:

“For the avoidance of doubt, owner of the lot should have a realistic prospect of control of the land or have the right to use the land on which the above said GAF is/are to be erected or installed.”

The effect of this situation is that there would likely be an objection from No16, to me securing my property No15 in the form of an STT. (which I had applied for).

The permitted overhang, which they are using for their GAF installations, from the original grant gives no access to the land. The original aircons were window type aircons which would have been installed and serviced from inside the house, like many high rise apartments in Hong Kong. Many of the older style NTEH have an overhang all around, due to the design of the roofs.



Picture 26 shows a Hong Kong apartment block with air conditioners which are accessible from **inside** each unit. The aircons are housed in concrete.

The previous roof and aircon of house 16 required no access to the land between No15 and 16. House 16 did not claim any right to this land in the past decades. However, the newly installed GAF and other installations, cannot be accessed from inside the house of No16. The new owner of house16 claims that “as the land is government land it is essentially open to the public”.

The large piece of land that they are applying for is government land and open to the public. They wish to claim an historic right to an STT, but they do not wish to acknowledge a historic situation.

The government land between these 2 houses is on the site level of 15 and only goes to the private lot 5, so whilst there may be an alternative use for the large piece of government land around 16, it is extremely unlikely that there would be any alternative use for the small piece of government land around part of 15.

These GAF installations create significant noise to my property, house 15. Additionally, there is a hot air impact from 10 air conditioners. They are also visually polluting from inside and outside my house. The negative impact to me and my property cannot be overstated.

The water heater, which is not listed as a GAF, is installed metal on metal.

Please see the picture below.



Picture 27

The walls create a tunnelling effect, bouncing the noise of the GAF to house 15 and blocking the noise to house 16.

I therefore object to the walls that have already been built and object to the section 16 application, as more walls will negatively impact me further. I also object to the location of the installed GAF and other installations.

The covered area in the application proposal may also further bounce the noise to me, it's style and material are not clear.

For clarity I have objected to the owner regarding the installations.

c).THE CREATED NUISANCE

Please view the short videos that I have provided, they are a small sample but hopefully represent the situation clearly.

Videos 2&3 Created Nuisance Inside and Outside

Videos 4&5 Open Pipe and Dripping Solar Panels

Videos 6&7 Water Running Down the Wall

Video 8 Dripping Nuisance

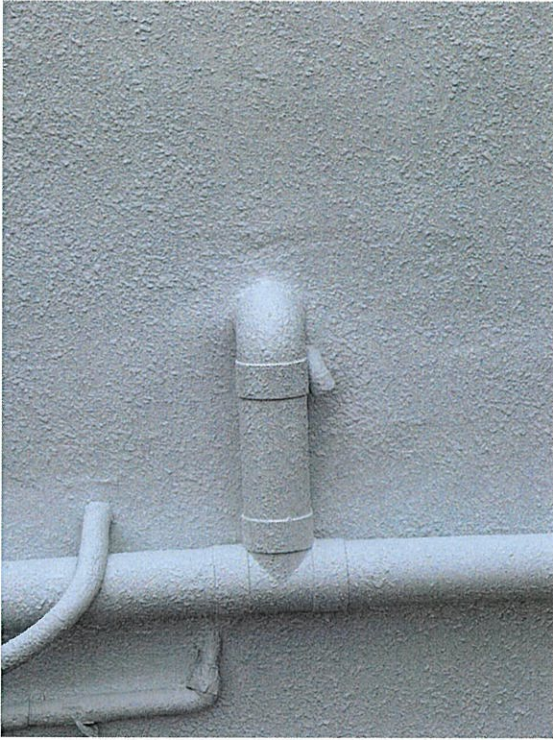
Video 9 Dripping in Sunshine

Rain water, and water during cleaning, runs down the wall of house 16 in various places.

The little open pipes, (there are 2 such pipes) please see the two pictures below, coming from the roof drip onto the metal below.



picture 28 above

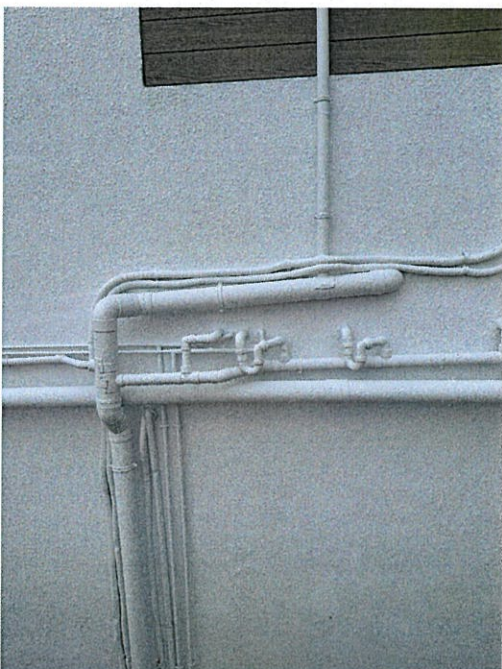


picture 29

The solar panels are not draining correctly and drip onto the metal below.

The hot water installation shows metal on metal as shown above, picture 30. It's auditory effect is currently unknown, as the gas has not yet been installed, and the property is uninhabited. However the water pipes can be heard inside my house.

There is an excessive amount of pipe work on the building adjacent to number 15 which all drips. The pipes go in every direction and drip onto the metal installations below.



Picture 30 shows a small sample of the pipe work

There is significant noise when there is rain, as a large amount of metal is exposed to the elements. In many thousands of HK apartments, the aircon is housed in a concrete box as in the apartment block pictured above. It was a similar situation with house 16 before the renovation.

The same owner and contractor managed to renovate House 14, the other neighbouring property to me, without such installations.

d) TRANQUILLITY

The zoning plan, no. 5.3.4, mentions the “tranquil rural character and woodlands of Pak Tam Au”. My house is located between the Fung shui wood and wooded conservation area.

The GAF interfere dramatically with the tranquillity of my environment, inside and outside my house. The GAF have been installed in a manner and style which create maximum disturbance to my property and my private lot.

The walls then create a tunnelling effect. The noise is therefore amplified to 15, whilst shielding No16. I therefore object to the newly built walls, and any more walls.

e) SAFETY AND SECURITY

No16 state in their application that they would like privacy and security for their property, at the same time requiring “unfettered access” to unallocated government land, to service their GAF.

No15 would like privacy, safety and security also.

5)TREE FELLING

The application states that there will be no tree felling.

During the renovation period there has been significant clearance of ‘greenery’ from the site.



picture 31 shows the view from the lapsed STT looking towards the car parking spaces before the renovation



picture 32 shows the view today from a very similar location



picture 33 shows the view from the lamppost to the lawned area



picture 34 shows almost the same view today

SUMMARY

Country Parks are an important resource for Hong Kong in terms of recreation and conservation. Many universities and individuals use the locality in question for study and research.

People choose to reside in the country park because they value peace and tranquillity, and interaction with nature in a natural setting. Residents do not expect to be affected by the daily life of their neighbours. In fact **no one, wherever they live**, wants to be disturbed by their neighbour inside their own home. The situation with the installations of No.16, is that No.15 is disturbed every time someone in 16 turns on a water tap, flushes a toilet, or turns on an air conditioner. During the hot summer months the air conditioning has been running continuously. Then there is the noise of water on metal whenever it rains and the additional predictable disturbance when any maintenance is required.

Installation of GAF is supposed to enhance an environment, not create a deliberate nuisance to a neighbour.

The drainage has been added to and altered, despite my objections, with the effect being that there is an increase in the volume of rain water going into the garden side drain which is on my private land. **If this application is approved my house and garden will be flooded.**

Additionally, there is the completely unreasonable concept that No 16 wishes to have a large piece of government land around their house for their private enjoyment, and would also like to have unfettered access to the government land which is the only access of the neighbouring house and Lot 5. Whilst old grant conditions are being claimed, there is no consideration for the original 'intention' or the original "situation".

The reality of the situation is that the land between 15 and 16 only leads to the house of 15 and Lot 5. It is not possible to go anywhere else. Lot 5 is still subject to survey.

If the application is granted, the negative effects on house 15 of the renovation of house 16, will be amplified and enhanced.

Whilst the application quotes at length from the zoning plan, it has no details of what would actually be done to the government land.

Granting this application will have a significant harmful impact on me and my property, in terms of:

Harmful Flood Risk

Geotechnical Risk

Adverse environmental impact due to noise and nuisance

Adverse visual impact due to blocking of natural light

Adverse landscape impact due to interference with my natural environment.

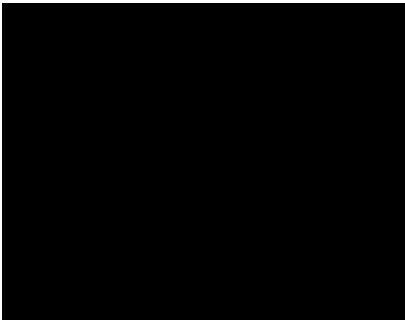
Additionally there is the interference of a public utility, the lamppost.

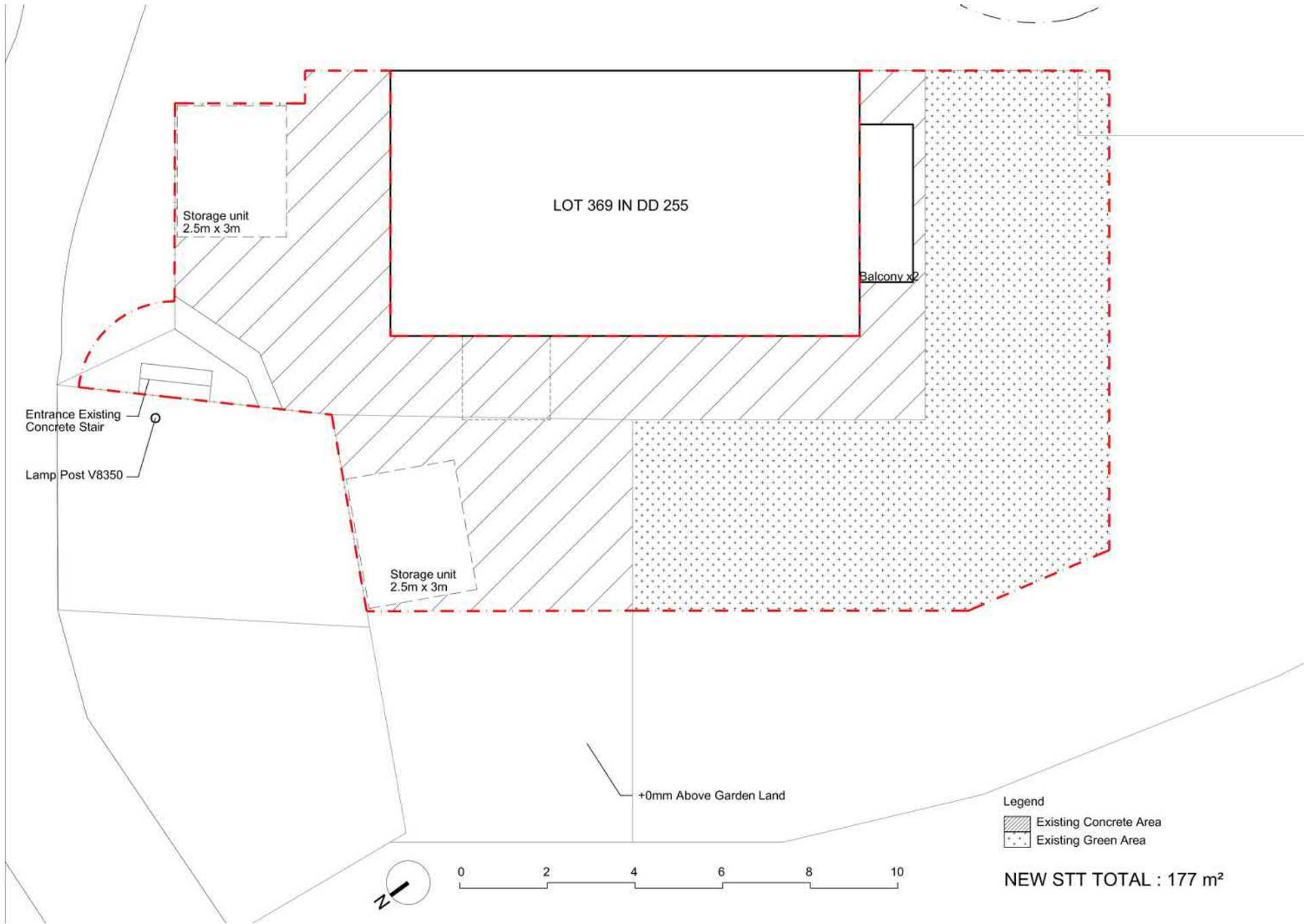
I have no choice but to **object to this application** in the strongest possible terms.

It should also be noted that concerns about negative impact have been raised privately to the owner and contractor of House 16, but have been ignored.

Should any further information or knowledge be required on the history of the situation, I am happy to share what I know since I was close to the previous owners of House 16 prior to their deaths. In fact, I am happy to supply any further information if required.

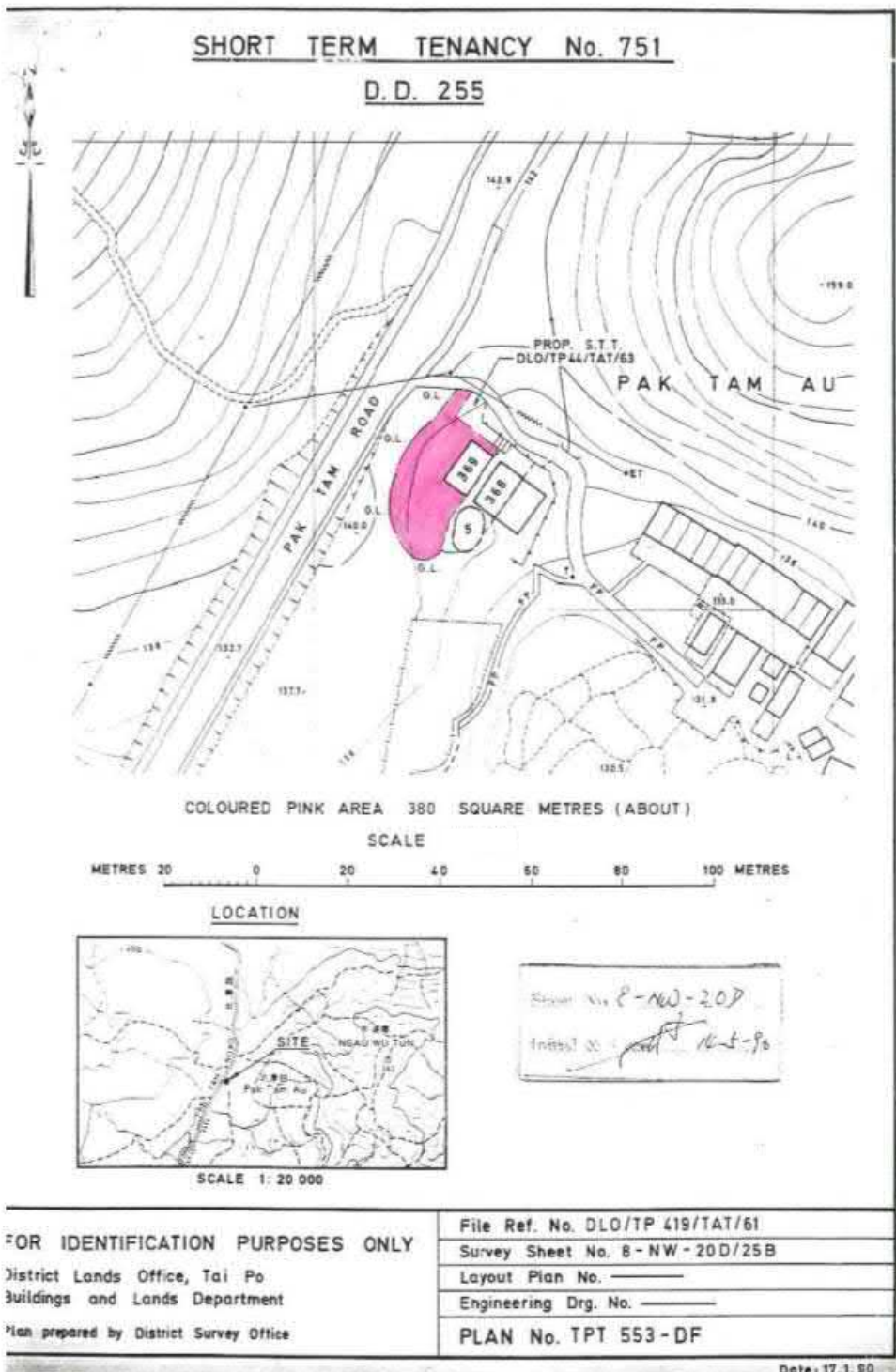
TINA ELDRIDGE





參考編號 REFERENCE No. A/NE-TKP/2	繪圖 DRAWING A-1
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(來源：申請人建議書)
 (SOURCE: APPLICANT'S SUBMISSION PLAN)



DISTRICT LANDS OFFICE
TAI PO
BUILDINGS AND LANDS
DEPARTMENT

Tenant

District Lands Officer

17 APR 1990

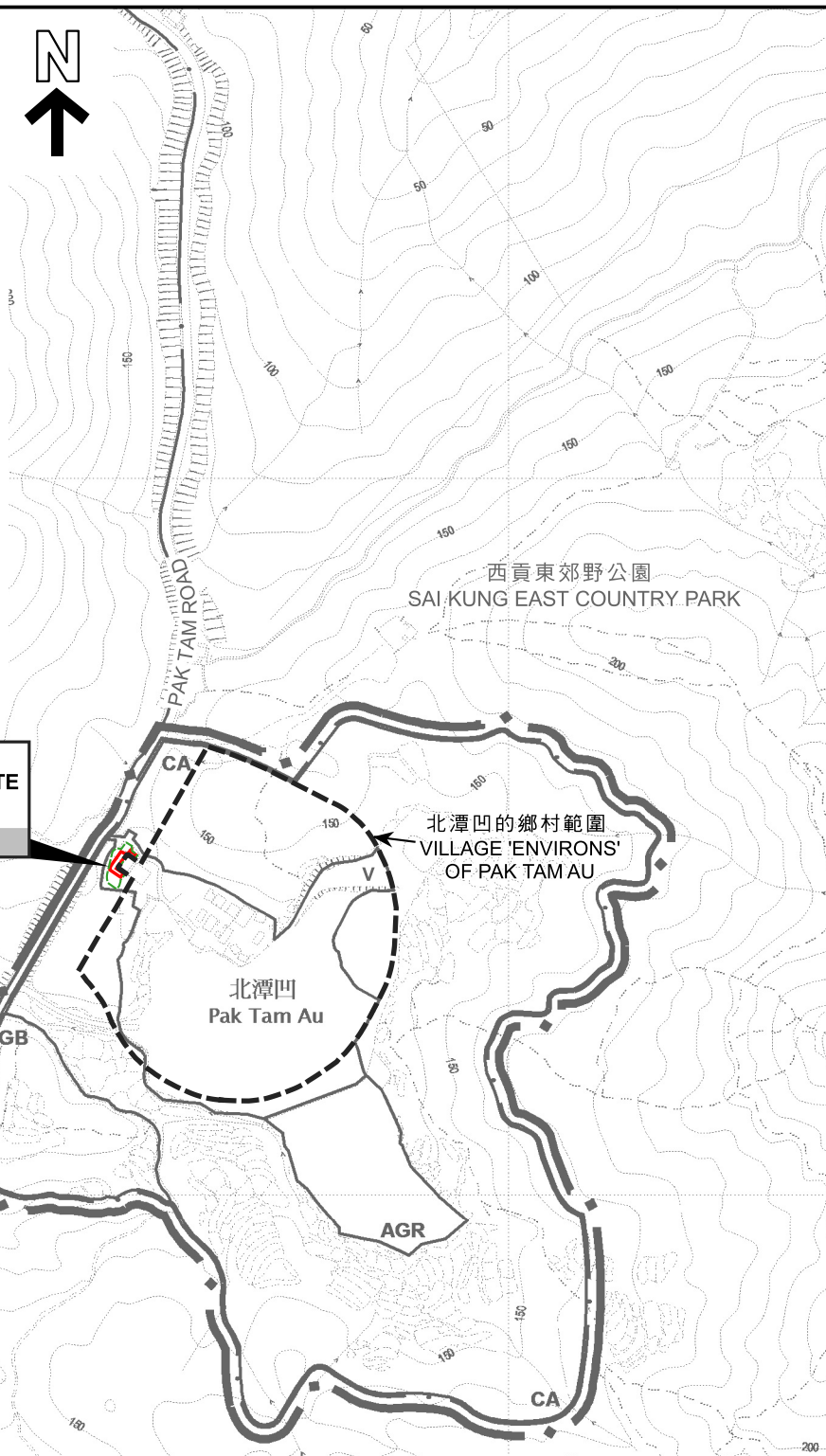
Date

Figure 2: Previous STT No. 751 Plan



要覽圖 KEY PLAN

SCALE 1 : 50 000 比例尺



申請地點
APPLICATION SITE
先前申請
PREVIOUS APPLICATION
1 (10.1.25)

北潭凹的鄉村範圍
VILLAGE 'ENVIRONS'
OF PAK TAM AU

圖例 LEGEND

- 1 (10.1.25) 被拒絕的申請
REJECTED APPLICATION
- 1 (10.1.25) 會議日期
DATE OF MEETING
- 1 (10.1.25) 申請編號
APPLICATION NUMBER

申請地點界限只作識別用
APPLICATION SITE BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

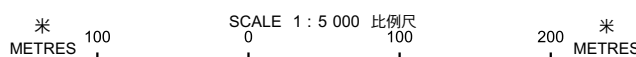
本摘要圖於2026年2月26日擬備，
所根據的資料為於2015年6月23日
核准的分區計劃大綱圖編號S/NE-TKP/2
EXTRACT PLAN PREPARED ON 26.2.2026
BASED ON OUTLINE ZONING PLAN
No. S/NE-TKP/2 APPROVED ON 23.6.2015

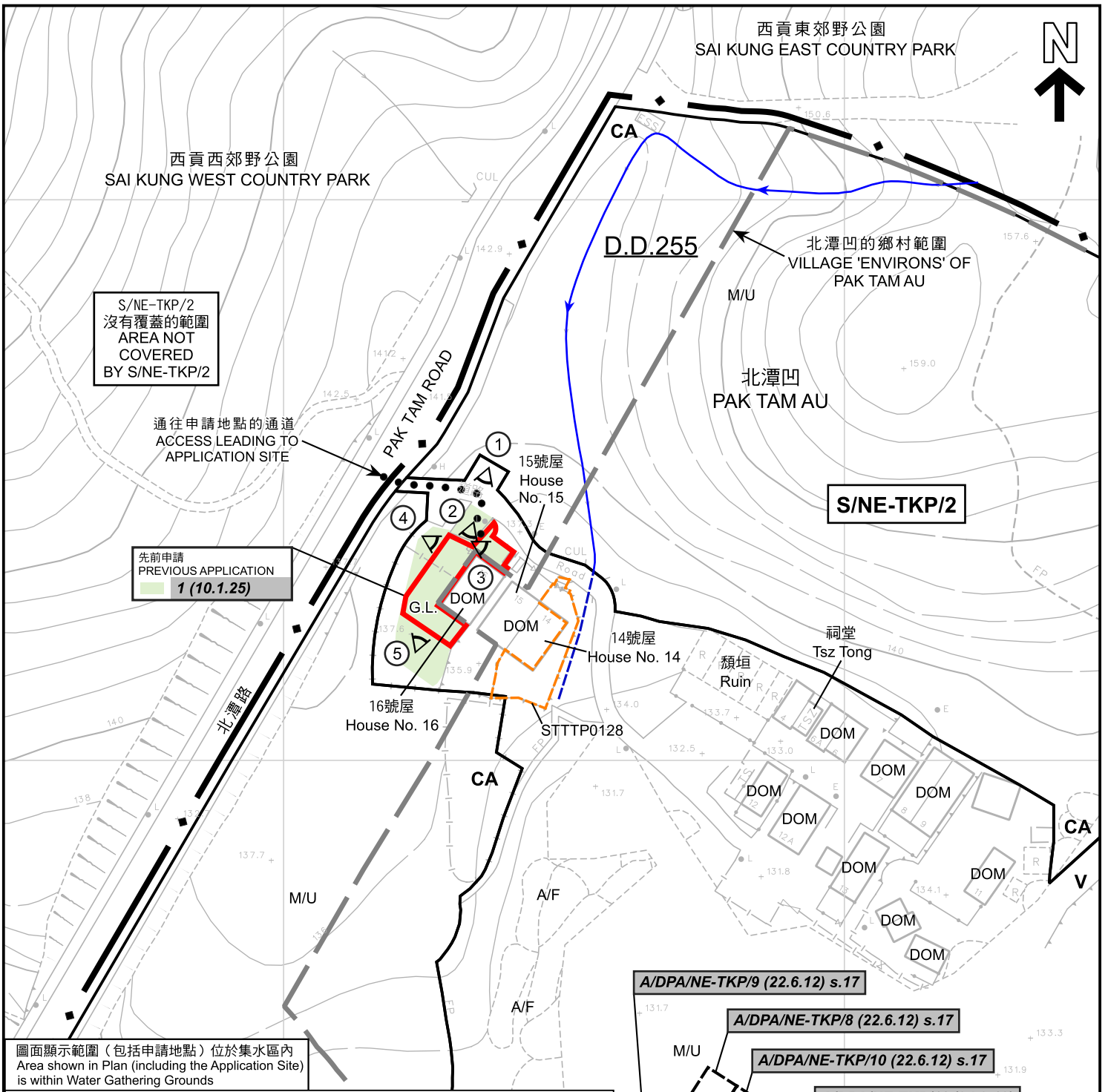
擬議臨時私人花園（為期3年）
西貢北北潭凹丈量約份第255約的政府土地
PROPOSED TEMPORARY PRIVATE GARDEN FOR A PERIOD OF 3 YEARS
GOVERNMENT LAND IN D.D. 255, PAK TAM AU, SAI KUNG NORTH

 **規劃署**
Planning Department

參考編號
REFERENCE No.
A/NE-TKP/2

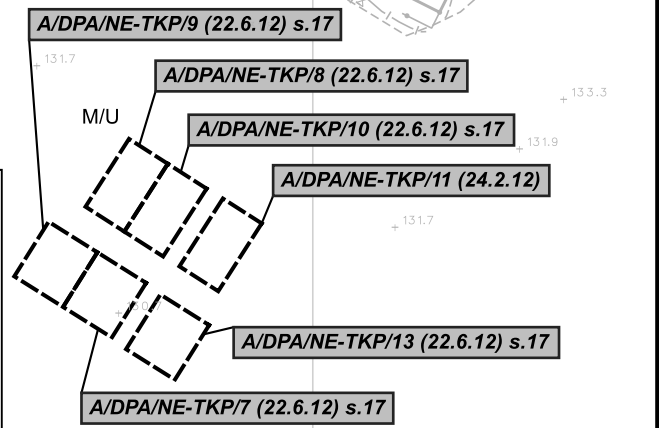
圖 PLAN
A-1





圖面顯示範圍（包括申請地點）位於集水區內
Area shown in Plan (including the Application Site) is within Water Gathering Grounds

圖例 LEGEND	
	申請地點（界線只作識別用） APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
V	鄉村式發展 VILLAGE TYPE DEVELOPMENT
CA	自然保育區 CONSERVATION AREA
A/F	休耕農地 FALLOW AGRICULTURAL LAND
DOM	住用構築物 DOMESTIC STRUCTURE
M/U	荒地 UNUSED LAND
G.L.	政府土地 GOVERNMENT LAND
	河道 STREAM COURSE
	實地照片的觀景點 VIEWING POINT OF SITE PHOTO
	被拒絕的申請 REJECTED APPLICATION
	會議日期 DATE OF MEETING
	申請編號 APPLICATION NUMBER



註釋 Notes :
2026年1月23日勘測的土地用途
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 23.1.2026

平面圖 SITE PLAN

本摘要圖於2026年2月26日擬備，
所根據的資料為測量圖編號
8-NW-20D和8-NW-25B
EXTRACT PLAN PREPARED ON 26.2.2026
BASED ON SURVEY SHEETS No.
8-NW-20D and 8-NW-25B

擬議臨時私人花園（為期3年）
西貢北北潭凹丈量約份第255約的政府土地
PROPOSED TEMPORARY PRIVATE GARDEN FOR A PERIOD OF 3 YEARS
GOVERNMENT LAND IN D.D. 255, PAK TAM AU, SAI KUNG NORTH

SCALE 1 : 1 000 比例尺
20 0 20 40 米 METRES

規劃署
Planning Department

參考編號
REFERENCE No.
A/NE-TKP/2

圖 PLAN
A-2



西貢東郊野公園
SAI KUNG EAST COUNTRY PARK

西貢西郊野公園
SAI KUNG WEST COUNTRY PARK

S/NE-TKP/2

北潭凹
PAK TAM AU

S/NE-TKP/2
沒有覆蓋的範圍
AREA NOT
COVERED
BY S/NE-TKP/2

北潭路

PAK TAM ROAD


CA

CA

CA
V

CA V

圖例 LEGEND

 申請地點 (界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

航攝照片 AERIAL PHOTO

本摘要圖於2026年2月25日擬備，
所根據的資料為地政總署
於TDOP系列的正射影像圖
EXTRACT PLAN PREPARED ON 25.2.2026
BASED ON ORTHOPHOTO IN TDOP SERIES
BY LANDS DEPARTMENT

擬議臨時私人花園 (為期3年)
西貢北北潭凹丈量約份第255約的政府土地
PROPOSED TEMPORARY PRIVATE GARDEN FOR A PERIOD OF 3 YEARS
GOVERNMENT LAND IN D.D. 255, PAK TAM AU, SAI KUNG NORTH



規劃署
Planning Department

參考編號
REFERENCE No.
A/NE-TKP/2

圖 PLAN
A-3



申請地點界線只作識別用
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2026年2月26日擬備，所根據的資料為攝於2026年1月23日的實地照片
PLAN PREPARED ON 26.2.2026 BASED ON SITE PHOTOS TAKEN ON 23.1.2026

擬議臨時私人花園（為期3年）
西貢北北潭凹丈量約份第255約的政府土地
PROPOSED TEMPORARY PRIVATE GARDEN FOR A PERIOD OF 3 YEARS
GOVERNMENT LAND IN D.D. 255, PAK TAM AU, SAI KUNG NORTH



規劃署
Planning Department

參考編號
REFERENCE No.
A/NE-TKP/2

圖 PLAN
A-4a



申請地點界線只作識別用
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2026年2月26日擬備，所根據的資料為攝於2026年1月23日的實地照片
PLAN PREPARED ON 26.2.2026 BASED ON SITE PHOTOS TAKEN ON 23.1.2026

擬議臨時私人花園（為期3年）
西貢北北潭凹丈量約份第255約的政府土地
PROPOSED TEMPORARY PRIVATE GARDEN FOR A PERIOD OF 3 YEARS
GOVERNMENT LAND IN D.D. 255, PAK TAM AU, SAI KUNG NORTH



規劃署
Planning Department

參考編號
REFERENCE No.
A/NE-TKP/2

圖 PLAN
A-4b