

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE

(CAP.131)

2021年12月22日
此文件在 收到・城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

22 DEC 2021

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

適用於只涉及興建「新界豁免管制屋宇」的建議

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.info.gov.hk/tpb/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.info.gov.hk/tpb/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/I-TC/61
	Date Received 收到日期	22 DEC 2021

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>), 亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☒ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

梁觀喜 LEUNG KOON HEI

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

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable)
詳細地址/地點/丈量約份及地段號碼(如適用)

大嶼山東涌下嶺皮
DD3TC LOT 2567

(b) Site area and/or gross floor area involved
涉及的地盤面積及/或總樓面面積

☐ Site area 地盤面積 65.03 sq.m 平方米 ☐ About 約
☐ Gross floor area 總樓面面積 195.09 sq.m 平方米 ☐ About 約

(c) Area of Government land included (if any)
所包括的政府土地面積(倘有)

..... sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/I - TC TC / 24
(e) Land use zone(s) involved 涉及的土地用途地帶	GB
(f) Current use(s) 現時用途	VACANT (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☒ is the sole "current land owner" (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」 (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners" (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」 (請夾附業權證明文件)。
- ☐ is not a "current land owner".
並不是「現行土地擁有人」。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one "✓".

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Development Proposal 擬議發展計劃			
(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	梁觀喜		
(b) 原居民所屬的原居鄉村 (如適用) The related indigenous village of the indigenous villager(s) (if applicable)	東涌下嶺皮村		
(c) Proposed gross floor area 擬議總樓面面積	195.09 sq.m 平方米 <input checked="" type="checkbox"/> About 約		
(d) Proposed number of house(s) 擬議房屋幢數	1	Proposed number of storeys of each house 每幢房屋的擬議層數	3
(e) Proposed roofed over area of each house 每幢房屋的擬議上蓋面積	65.03 sq.m 平方米	Proposed building height of each house 每幢房屋的擬議高度	8.23 m 米
(f) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途	(Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable) (請在圖則上顯示，並註明車位總數，以及每個車位的長度和寬度及/或化糞池的位置 (如適用))		
(g) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 <input type="checkbox"/> No 否 <input checked="" type="checkbox"/>	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width). 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
(h) Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁至公共污水渠?	Yes 是 <input type="checkbox"/> No 否 <input checked="" type="checkbox"/>	(Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線) (Please indicate on plan the location of the proposed septic tank. 請用圖則顯示化糞池的位置)	

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

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

如需要的話，請另頁表示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。

<p>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?</p>	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?</p>	<p>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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible). 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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8. Justifications理由

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

- 1)本人是新界認可村落下嶺皮村的原居民，已跟據現行條例小型屋宇政策向離島地政處申請及批出該地段作為興建一座非工業用途的新界豁免管制屋宇。而上述地段亦由離島地政處經過專業審理，並已批發出有關屋宇的準許興建信(俗稱：開工紙)。
- 2)申請地點雖位於綠化地帶（G B），但與鄉村式用途地界近貼，附近鄉村式發展區的土地亦已不敷應用。
- 3)申請地段位於原有的鄉村村界範圍內及亦是本人唯一的土地。
- 4)本人就該屋宇於地政處申請審批，包括對於環境及週邊樹木已作出承諾，只會作出有限度修剪，同時該地段現今只有雜草及一些矮小灌木。
- 5)是次申請不會造成嚴重的排水及污水問題，因為該地段已由地政專員審發了能夠符合（香港法例第121章）建築物條例內的{建築工程}{平整地盤工程}{渠務工程}三份豁免證明書，而各施工項目，亦會有認可人士監督。
- 6)本人需要一個住處，解決現有家人居住問題。
- 7)本人就該地段亦已投放大量金錢和時間，由申請到現今想著可一家人有一個安穩的居所。
- 8)不會作出先例，因為有關地段附近已不再適合興建屋宇（斜坡）。

鑑於以上，本人懇請城規會各委員及有關部門人士准批此申請。

9. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board 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

梁觀喜
梁觀喜

☒ Applicant 申請人 / ☐ Authorised Agent 獲授權代理人

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

地段業權人

on behalf of
代表

☐ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

2021-12-1 (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board 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，就這宗申請提出任何要項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，或亦會向其他人披露，以作上述第1段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第486章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道333號北角政府合署15樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址	大山與山東涌下嶺皮村 LOT 2567	
Site area 地盤面積	65.03 (includes Government land of 包括政府土地	sq. m 平方米 <input checked="" type="checkbox"/> About 約 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/1-TC TC/24	
Zoning 地帶	GB	
Applied use/ development 申請用途/發展	New Territories Exempted House 新界豁免管制屋宇 <input checked="" type="checkbox"/> Small House 小型屋宇	
(i) Proposed Gross floor area 擬議總樓面面積	195.09	sq.m 平方米 <input checked="" type="checkbox"/> About 約
(ii) Proposed No. of house(s) 擬議房屋幢數	1	
(iii) Proposed building height/No. of storeys 建築物高度/層數	8.23	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
	3	Storeys(s) 層

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

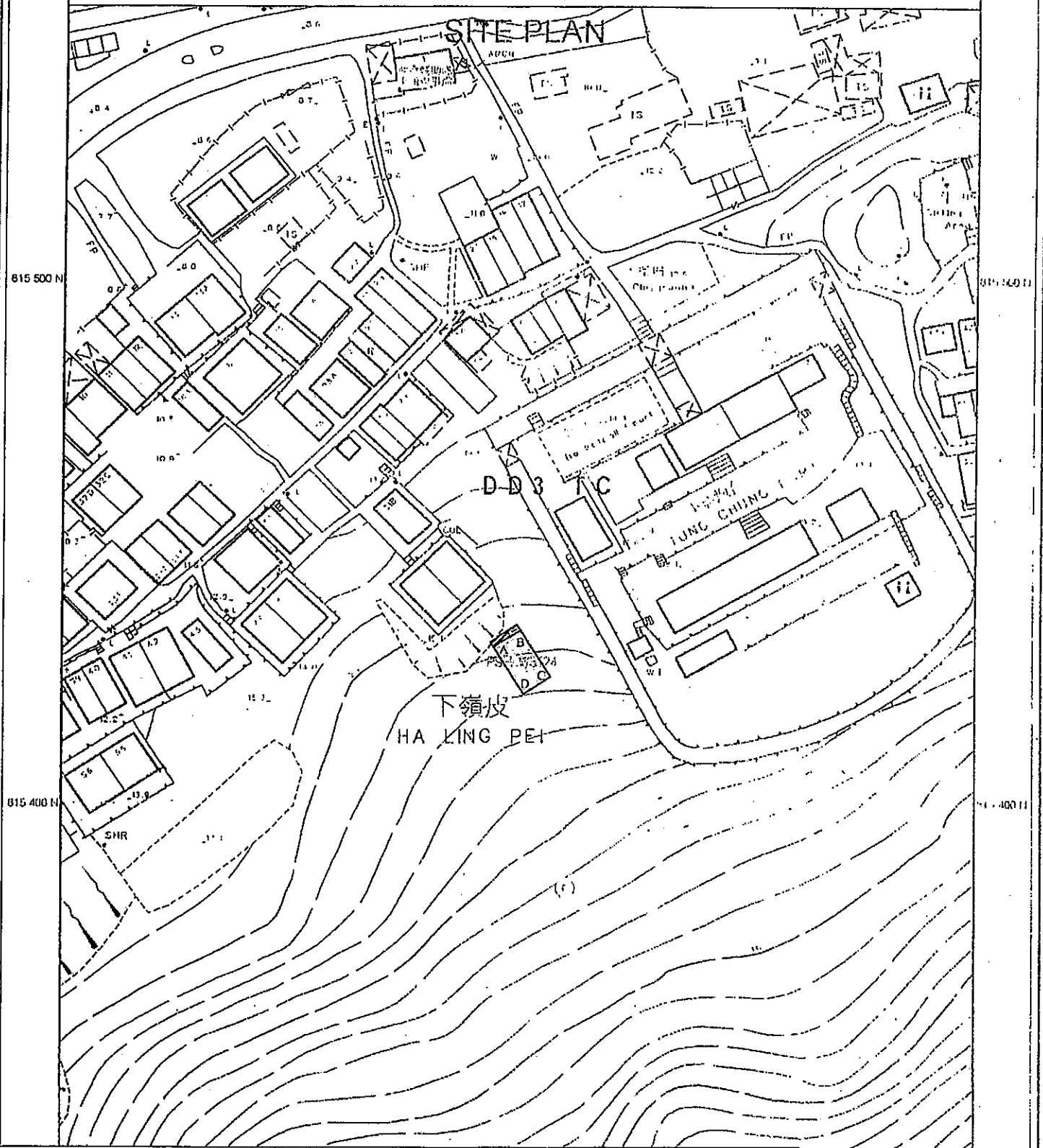
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional 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 type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input checked="" type="checkbox"/>	<input type="checkbox"/>
有關離島地政處發出的豁免證明書（俗稱：開工紙）。		
<hr/>		
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

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

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

位置圖及化糞池位置




Proposed Small House Grant by way of PTG on G.L. in D.D. 3 TC, Ha Ling Pei Village,
Tung Chung, Lantau Island



File no.: 87 CPT 2015

Applicant : LEUNG Koon Hei 梁觀喜

Legend:

-  Proposed Small House Site: Area $10.668\text{m} \times 6.096\text{m} = 65.03\text{m}^2$ (about)
-  Proposed Balcony: $6.096\text{m} \times 1.22\text{m}$
-  Proposed Location of Septic Tank

電話 Tel: 2852 4241
圖文傳真 Fax: 2850 5104
電郵地址 Email: gendlois@landsd.gov.hk
本署檔號 Our Ref.: (二二) in LD DLO/IS 87/CPT/2015 Pt.2
來函檔號 Your Ref.:



地政總署
離島地政處
DISTRICT LANDS OFFICE, ISLANDS
LANDS DEPARTMENT
香港統一碼頭道38號海港政府大樓十九樓
19/F., HARBOUR BUILDING,
38 PIER ROAD, HONG KONG

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

By Registered Mail

Mr. LEUNG Koon Hei (梁觀喜)

Dear Sir,

Development
Lot No. 2567 in Demarcation District No. 3 Tung Chung
Ha Ling Pei Village, Tung Chung, Lantau Island

I attach herewith Certificates of Exemption for Building Works / Site Formation Works / Drainage Works dated _____ in respect of the above development.

Please be informed that in the context of the Buildings Ordinance (Application to the New Territories) Ordinance, Chapter 121, the issue of a certificate for building works merely affords a statutory exemption from the provisions of the Buildings Ordinance, Chapter 123. It does not relieve you from obtaining any necessary approval under the New Grant No. 22377 or from complying with other relevant legislation for the development of the above lot, or from complying with the conditions in the New Grant No. 22377.

The erection of a structure without approval would constitute a breach of the New Grant No. 22377 which would give rise to a right of re-entry.

You are reminded to ensure that the site formation level of the above lot shall not be higher than +20.1mPD as undertaken by your consultant, Philip So & Associates Ltd., in the letter dated 15 November 2018 (see attached), and the maximum excavation depth for the site formation works shall be +19.1mPD.

You are also reminded that no building works, site formation works and drainage works shall commence until planning permission for village type development on the above lot has been obtained from the Town Planning Board.

Yours faithfully,

(Ms. C. M. LEUNG)
for District Lands Officer, Islands

Enc.

電話 Tel: 2852 4279
圖文傳真 Fax: 2850 5104
電郵地址 Email: gendlois@landsd.gov.hk
本署檔號 Our Ref.: (76) in LD DLO/IS 87/CPT/2015 Pt.2
來函檔號 Your Ref.:

地政總署
離島地政處
DISTRICT LANDS OFFICE, ISLANDS
LANDS DEPARTMENT
香港統一碼頭道38號海港政府大樓十八樓
19/F, HARBOUR BUILDING,
38 PIER ROAD, HONG KONG.

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

Mr. LEUNG Koon Hei (梁觀喜)

By Registered Service

Dear Sir,

**Certificate of Exemption in respect of Drainage Works
Lot No. 2567 in Demarcation District No. 3 Tung Chung
at Ha Ling Pei Village, Tung Chung, Lantau Island**

This Certificate of Exemption is given pursuant to Section 6(b) of the Buildings Ordinance (Application to the New Territories) Ordinance, Chapter 121 to exempt the building to be erected on the above lot from the provisions of the Buildings Ordinance, Chapter 123 and the regulations made thereunder in relation to drainage works, subject to:

- (a) compliance with the Drainage and Health Requirements for Village Type Houses at Annex I and the technical requirements as contained in the drawings EP 50/D1/5/01 and EP 50/D1/5/02 of ProPECC PN 5/93 of Environmental Protection Department at Annex II;
- (b) the septic tank and soakage pit system shall be constructed in the location as indicated on the plan at Annex III; and
- (c) No drainage works shall commence until planning permission for village type development has been obtained.

You are required to appoint an Authorized Person / Registered Structural Engineer/Registered Professional Engineer to monitor the construction of the septic tank and soakage pit system.

Upon completion of construction work of the septic tank and soakage pit system, the Authorized Person / Registered Structural Engineer / Registered Professional Engineer shall certify and submit to me a construction completion report as per the form at Annex IV.

You are required to construct the drainage works on the site strictly according to the drainage proposal submitted by your consultant (i.e. Philip So & Associates Ltd.) on 13 June 2018 as shown on the attached Drainage Design Report dated June 2018 and Drawing (Drawing No. 2567/D-01) at Annex V as agreed by the Drainage Services Department or any subsequent amendment as

may be approved by the Drainage Services Department at your own expenses and to complete the drainage works in all respects to the satisfaction of Drainage Services Department.

The Government of the Hong Kong Special Administrative Region reserves the right to revoke and cancel this Certificate of Exemption should there be any breach of these requirements and in that event you would be required formally to submit plans to the Building Authority under the terms of the Buildings Ordinance, Chapter 123 in respect of the drainage works.

Yours faithfully.



(K. F. LING)
District Lands Officer, Islands

Certificate No. IS/2503/LT/1/2018 (DW)

電話 Tel: 2852 4279
圖文傳真 Fax: 2850 5104
電郵地址 Email: gendlouis@landsd.gov.hk
本署檔號 Our Ref.: (74) in LD DLO/IS 87/CPT/2015 Pt.2
來函檔號 Your Ref.:



地政總署
離島地政處
DISTRICT LANDS OFFICE, ISLANDS
LANDS DEPARTMENT
香港統一碼頭道38號海港政府大樓十九樓
19/F., HARBOUR BUILDING,
38 PIER ROAD, HONG KONG.

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

By Registered Service

Mr. LEUNG Koon Hei (梁觀喜)

Dear Sir,

**Certificate of Exemption in respect of Site Formation Works
Lot No. 2567 in Demarcation District No. 3 Tung Chung
at Ha Ling Pei Village, Tung Chung, Lantau Island**

This Certificate of Exemption is given pursuant to Section 6(a) of the Buildings Ordinance (Application to the New Territories) Ordinance, Chapter 121 to exempt the building to be erected on the above lot from the provisions of the Buildings Ordinance, Chapter 123 and the regulations made thereunder in relation to site formation works subject to the following conditions:

- (a) No retaining walls or terrace walls higher than 1.5m shall be constructed. The combined height of retaining wall and slope constructed shall also not exceed 1.5m;
- (b) The retaining height to breadth ratio of retaining walls constructed shall not be greater than two. The retaining walls shall be constructed of masonry or concrete;
- (c) No slopes steeper than 30 degrees nor higher than 1.5m shall be constructed;
- (d) The site formation works shall be carried out in accordance with the details as shown in the Geotechnical Assessment Report (GAR) (Revision 1 dated July 2018) ("the GAR") which was submitted to the Geotechnical Engineering Office of the Civil Engineering and Development Department on 12 July 2018. In particular, the site formation level shall be +20.1mPD and the maximum excavation depth for the site formation works shall be +19.1mPD as shown in the GAR. When a change of the site conditions is found or a change of the proposed works is required, the Authorized Person/Registered Structural Engineer/Registered Geotechnical Engineer shall submit a revised GAR and associated plans to the District Lands Officer, Islands for approval; and

本信息及其任何附件只供收件人使用，而其中可能載有機密及／或屬法律特權的資料，敬請注意，未經許可，不得擅自披露或使用本信息。倘本信息誤傳給你，請立即通知本署，並刪除或銷毀本信息。本署絕不承擔因使用本信息而引致的任何法律責任。

This message and any attachment is intended for the use of the addressee only. It may contain information which is confidential and/or legally privileged. You are hereby notified that no unauthorised disclosure or use of this message is permitted. If you have received this message by mistake, please notify us immediately and delete or destroy this message, as appropriate. Any liability arising from the use of this information is excluded.

- (e) No site formation works shall commence until planning permission for village type development has been obtained.

The Government of the Hong Kong Special Administrative Region reserves the right to revoke and cancel this Certificate of Exemption in the event of any breach of the above conditions, in which case, you would be required formally to submit plans to the Building Authority under the terms of the Buildings Ordinance, Chapter 123 in respect of site formation works.

Yours faithfully,



(K. F. LING)
District Lands Officer, Islands

Certificate No. IS/2503/LT/1/2018 (SF)

**Relevant Revised Interim Criteria for Consideration of Application for
New Territories Exempted House (NTEH)/Small House in the New Territories
(promulgated on 7.9.2007)**

- (a) sympathetic consideration may be given if not less than 50% of the proposed NTEH/Small House footprint falls within the village 'environs' ('VE') of a recognized village and there is a general shortage of land in meeting the demand for Small House development in the "Village Type Development" ("V") zone of the village;
- (b) if more than 50% of the proposed NTEH/Small House footprint is located outside the 'VE', favourable consideration could be given if not less than 50% of the proposed NTEH/Small House footprint falls within the "V" zone, provided that there is a general shortage of land in meeting the demand for Small House development in the "V" zone and the other criteria can be satisfied;
- (c) development of NTEH/Small House with more than 50% of the footprint outside both the 'VE' and the "V" zone would normally not be approved unless under very exceptional circumstances (e.g. the application site has a building status under the lease, or approving the application could help achieve certain planning objectives such as phasing out of obnoxious but legal existing uses);
- (d) application for NTEH/Small House with previous planning permission lapsed will be considered on its own merits. In general, proposed development which is not in line with the criteria would normally not be allowed. However, sympathetic consideration may be given if there are specific circumstances to justify the cases, such as the site is an infill site among existing NTEHs/Small Houses, the processing of the Small House grant is already at an advance stage;
- (e) if an application site involves more than one NTEH/Small House, application of the above criteria would be on individual NTEH/Small House basis;
- (f) the proposed development should not frustrate the planning intention of the particular zone in which the application site is located;
- (g) the proposed development should be compatible in terms of land use, scale, design and layout, with the surrounding area/development;
- (h) the proposed development should not encroach onto the planned road network and should not cause adverse traffic, environmental, landscape, drainage, sewerage and geotechnical impacts on the surrounding areas. Any such potential impacts should be mitigated to the satisfaction of relevant Government departments;
- (i) the proposed development, if located within water gathering grounds, should be able to be connected to existing or planned sewerage system in the area except under very special circumstances (e.g. the application site has a building status under the lease or the applicant can demonstrate that the water quality within water gathering grounds will not be affected by the proposed development^);

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

TPB PG-NO. 10

**TOWN PLANNING BOARD GUIDELINES FOR APPLICATION FOR
DEVELOPMENT WITHIN GREEN BELT ZONE
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

(Important Note :

The guidelines are intended for general reference only. The decision to approve or reject an application rests entirely with the Town Planning Board and will be based on individual merits and other specific considerations of each case.

Any enquiry on this pamphlet should be directed to the Planning Information and Technical Administration Unit of the Planning Department, 17th Floor, North Point Government Offices, 333 Java Road, Hong Kong - Tel. No. 2231 5000.

These guidelines are liable to revision without prior notice. The Town Planning Board will only make reference to the guidelines current at the date on which it considers an application.)

1. Introduction

- 1.1 The planning intention of the “Green Belt” (“GB”) zone is primarily to promote the conservation of the natural environment and to safeguard it from encroachment by urban-type developments.
- 1.2 The “GB” zone covers mainly slopes and hillsides, most of which is naturally vegetated. Some “GB” areas are also designated as Country Parks. Most of the land within the “GB” zone is Government land, although there are also small pockets of private land, generally near built-up areas.
- 1.3 The main purposes of the “GB” zone include the following :
 - a. to conserve existing landscape features, areas of scenic value and areas of recognised "fung shui" importance;
 - b. to define the outer limits of urbanized districts and to serve as a buffer between and within urban areas; and
 - c. to provide additional outlets for passive recreational uses.
- 1.4 To preserve the character and nature of the “GB” zone, the only uses which will always be permitted by the Town Planning Board (the Board) are compatible uses which are essential and for public purpose such as waterworks, water catchment areas, nature reserves, agriculture, forestry and certain passive recreational uses. Other uses, including government/institution/community (G/IC), residential development and public utility installations will require planning permission from the Board and each proposal will be assessed on its individual merits. Applications for development will

be considered by the Board according to the criteria set out below.

2. Main Planning Criteria

- a. There is a general presumption against development (other than redevelopment) in a "GB" zone. In general the Board will only be prepared to approve applications for development in the context of requests to rezone to an appropriate use.
- b. An application for new development in a "GB" zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas. With the exception of New Territories Exempted Houses, a plot ratio up to 0.4 for residential development may be permitted.
- c. Applications for New Territories Exempted Houses with satisfactory sewage disposal facilities and access arrangements may be approved if the application sites are in close proximity to existing villages and in keeping with the surrounding uses, and where the development is to meet the demand from indigenous villagers.
- d. Redevelopment of existing residential development will generally be permitted up to the intensity of the existing development.
- e. Applications for G/IC uses and public utility installations must demonstrate that the proposed development is essential and that no alternative sites are available. The plot ratio of the development site may exceed 0.4 so as to minimize the land to be allocated for G/IC uses.
- f. Passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration.
- g. The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment.
- h. The vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided.
- i. The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect

drainage or aggravate flooding in the area.

- j. The proposed development must comply with the development controls and restrictions of areas designated as water gathering grounds.
- k. The proposed development should not overstrain the overall provision of G/IC facilities in the general area.
- l. The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.
- m. Any proposed development on a slope or hillside should not adversely affect slope stability.

TOWN PLANNING BOARD
JULY 1991

**Similar s.16 Applications for
New Territories Exempted House (NTEH)/Small House
within the same “GB” zone on the
Approved Tung Chung Town Centre Area Outline Zoning Plan No. S/I-TCTC/24**

Approved Applications

Nil

Rejected Applications

Application No.	Proposed Development	Date of Consideration	Zoning	Rejection Reasons
A/I-TCTC/55	Proposed House (New Territories Exempted House – Small House)	21.4.2017 (Review)	GB, V	R1, R2, R3
A/I-TCTC/57	Proposed House (New Territories Exempted House – Small House)	25.8.2017	GB, V	R1, R2, R3
A/I-TCTC/58	Proposed House (New Territories Exempted House – Small House)	27.10.2017	GB, V	R1, R2, R3

Rejected Reasons

- R1 the proposed development is not in line with the planning intention of the “Green Belt” (“GB”) zone which is primarily for defining the limits of urban and sub-urban development areas by natural features and to preserve the existing topography and natural vegetation at the fringe of the new town as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong planning justification in the submission for a departure from the planning intention;
- R2 land is still available within the “Village Type Development” (“V”) zone of Sheung Ling Pei, Ha Ling Pei, Wong Ka Wai and Lung Tseng Tau for Small House development. It is considered more appropriate to concentrate the proposed Small House within the “V” zone for orderly development pattern, efficient use of land and provision of infrastructures and services; and
- R3 the approval of the application would set an undesirable precedent for similar applications within the “GB” zone. The cumulative effect of approving such similar applications would result in the encroachment on the “GB” zone and a general degradation of the landscape character of the area.

Detailed Comments from Relevant Government Departments

1. Land Administration

Comments of District Lands Officer/Islands, Lands Department (DLO/Is, LandsD):

- (a) he has no objection on the application;
- (b) Lot 2567 in D.D. 3 TC (“the Lot”) demised for non-industrial use under New Grant No. 22377;
- (c) the application site (the Site) is within the boundary of common Village Environs (‘VE’) of Sheung Ling Pei Village, Ha Ling Pei Village, Wong Ka Wai Village and Lung Tseng Tau Village;
- (d) the outstanding Small House applications and 10-year forecast of Small House demand for the four villages are:

	Outstanding demand	10-year forecast	Total Small House demand
Sheung Ling Pei	47	80	127
Ha Ling Pei	15	6	21
Wong Ka Wai	25	33	80
Lung Tseng Tau		22	
Total	87	141	228

- (e) the applicant is confirmed an indigenous villager of Ha Ling Pei Village, who submitted the Small House application to his office in 1999. The applicant’s proposed location of Small House is the same as that of the Site, which was approved by his office in 2015.

2. Traffic

Comments of Commissioner for Transport (C for T):

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

3. **Building Matters**

Comments of Chief Building Surveyor/New Territories East 1 & Licence, Buildings Department (CBS/NTE1&L, BD):

- (a) no objection to the application; and
- (b) noting that the building to be erected on the Site is a NTEH under the Buildings Ordinance (Application to the New Territories) Ordinance (Cap 121) and the relevant Certificates of Exemption for building, drainage and site formation have been granted by DLO/Is, DLO/Is should be in a better position to comment on the application;

4. **Drainage**

Comments of Chief Engineer/Hong Kong and Islands, Drainage Services Department (CE/HK&I, DSD):

- (a) no in-principle objection to the application;
- (b) in view of the location of the Site is at the slope toe with a considerable large catchment of drainage, at a later stage of development, the applicant will be requested to conduct a drainage impact assessment showing its capability of dealing with the surface runoff of the Site and the same flowing onto the Site. The applicant shall check and ensure that the proposed drainage works and their downstream drainage systems have the adequate capacity and are in good conditions to accommodate the surface runoff collected from the Site and its upstream catchment. The applicant shall also effect any subsequent upgrading of these proposed works and the downstream drainage systems whenever necessary; and
- (c) if the application is approved, a condition should be included to request the applicant to submit and implement a drainage proposal for the Site to the satisfaction of the Director of Drainage Services to ensure that the proposed development will not cause adverse drainage and flooding impacts to the adjacent area.

5. **Sewerage**

Comments of Director of Environmental Protection (DEP):

- (a) no objection to the application;
- (b) in view of the small scale of the proposed development, the application alone is unlikely to cause major pollution; and
- (c) septic tank and soakaway system is an acceptable means for collection, treatment and disposal of the sewage provided that its design and construction follow the requirements of the Practice Note for Professional Person PN 5/93

“Drainage Plans subject to Comment by the Environmental Protection Department” and are duly certified by an Authorized Person.

6. **Water Supply**

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

- (a) no comment on the application; and
- (b) the Site is not within Water Gathering Ground.

7. **Nature Conservation**

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

the proposed Small House application was circulated by LandsD to his department in 2014. He notes that a few common trees near the southern boundary of the Site would be affected by the proposed Small House and has no comment on the application. The applicant is reminded to avoid/minimise causing any impacts on the nearby existing trees during the construction.

8. **Landscape and Urban Design and Visual Impact**

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

Landscape

- (a) the Site (about 65.03m²), located in Ha Ling Pei of Tung Chung, falls entirely within an area zoned “Green Belt” (“GB”) on the approved Tung Chung Town Centre Area OZP No. S/I-TCTC/24. The applicant seeks planning permission for the proposed house (NTEH - Small House). The Site is not the subject of any previous planning application. Similar planning applications No. A/I-TCTC/57 and A/I-TCTC/58 in the proximity of the subject site in the same “GB” zone were both rejected by the Town Planning Board (TPB) in 2017;
- (b) according to the aerial photo of 2021 and the site photos taken by our office on 6.11.2022, the Site is a vegetated slope at the fringe of a woodland. The Site is situated in an area of a rural settled valley landscape character surrounded by secondary woodlands within the “GB” zone, extended from Sheung Ling Pei Fung Shui woodland to its southeast in “CA” zone, with a declared monument Tung Chung Fort to its east in “G/IC” zone and village settlement to its north in “V” zone. In view that the proposed development would encroach onto the lushly vegetated area in “GB” zone, it is considered not entirely compatible with the landscape character of the surrounding area;

- (c) noting from the site inspection conducted and the proposed layout, the footprint of the proposed Small House appears in conflict with the existing trees including several young to semi-mature trees of common native woodland species and some whip to young trees of *Aquilaria sinensis* (土沉香), a rare and precious species and protected under cap. 586, within / adjoining the site boundary. In addition, the Site is located on a slope and there is no pedestrian access spotted connecting the Site to the nearest footpath. However, the proposed site formation works and access path to the Site, information of the existing trees and the proposed treatments are not provided by the applicant. The potential adverse impact on the existing landscape resources arising from the proposed development cannot be reasonably ascertained. As such, she has reservation on the planning application from landscape planning perspective;
- (d) the applicant should note that approval of the section 16 application by the TPB does not imply approval of the trees works such as pruning, transplanting and/or felling under lease. The applicant is reminded to approach relevant authority/ government department(s) direct to obtain necessary approval on tree works; and

Urban Design and Visual Impact

- (e) the application only involves a single Small House and the Site is at the fringe of an existing village cluster, it would unlikely induce significant adverse effects on the overall visual character in the area.

9. Fire Safety

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

- (a) he has no objection to the application; and
- (b) the applicant is reminded to observe 'New Territories Exempted Houses – A Guide to Fire Safety Requirements' published by LandsD. Detailed fire safety requirements will be formulated upon receipt of formal application referred by LandsD.

10. Others

Electricity Supply Safety

Comments of Director of Electrical and Mechanical Services (DEMS):

- (a) no particular comment on the application from electricity supply safety aspect; and
- (b) however, in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with the planning, designing, organising and supervising any activity near the underground cable or

overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. The applicant should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Electricity Supply Lines (Protection) Regulation when carrying out works in the vicinity of the electricity supply lines.

Heritage

Comments of Executive Secretary (Antiquities & Monuments), Antiquities and Monuments Office (AMO):

- (a) the Site is located in close proximity to the Tung Chung Fort, a declared monument under the Antiquities and Monuments Ordinance (Cap. 53). Based on the agreement on Small House applications at Sheung Ling Pei Village near the Declared Monument – Tung Chung Fort, made between LandsD and AMO in the meeting held on 5.5.2016, there should a buffer zone outside the monument boundary of Tung Chung Fort as far as possible, in order to minimise all the possible impacts on the Tung Chung Fort; and
- (b) any further information provided by the applicant, including but not limited to the change of location or indicating the further buffer distance of the proposed small house to Tung Chung Fort, should be submitted to AMO for further comment.

11. Demand and Supply of Small House Site

According to DLO/Is, LandsD’s records, the total number of outstanding Small House applications for the four villages (i.e. Sheung Ling Pei Village, Ha Ling Pei Village, Wong Ka Wai Village and Lung Tseng Tau Village) is 87 while the 10-year Small House demand forecast for the same villages is 141. The total demand for Small House sites is 228. Based on the latest estimate by the PlanD, about 3.44 ha (equivalent to about 137 Small House sites) of land are available within the common “V” zone of these four villages. There is insufficient land in the “V” zone of these four villages to fully meet the total demand of Small Houses (i.e. about 5.7 ha of land which is equivalent to about 228 Small House sites).

5-1

From: [REDACTED]
Sent: Monday, January 10, 2022 3:35 PM
To: tpbpd@pland.gov.hk
Subject: 東涌綠化地帶擬建屋宇事宜異議

本人為大嶼山東涌下嶺皮村居民，現就申請編號：A/I-TCTC/61 提出異議，請城市規劃委員會解釋，為何是次申請會被接納？據本人所知，本村大量範圍已經被列入綠化地帶，同時亦有大量村民的丁地申請因而被受影響，為何此申請能夠通過？希望能夠收到合理的解釋。

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2022年01月10日星期一 15:35
收件者: tpbpd@pland.gov.hk
主旨: 東涌綠化地帶擬建屋宇事宜異議

5-2

本人為大嶼山東涌下嶺皮村居民，現就申請編號：A/I-TCTC/61 提出異議，請城市規劃委員會解釋，為何是次申請會被接納？據本人所知，本村大量範圍已經被列入綠化地帶，同時亦有大量村民的丁地申請因而被受影響，為何此申請能夠通過？希望能夠收到合理的解釋。

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2022年01月18日星期二 2:56
收件者: tpbpd
主旨: A/I-TCTC/61 DD 3 TC Ha Ling Pei Village GB

5-3

A/I-TCTC/61

Lot 2567 in D.D. 3 TC, Ha Ling Pei Village, Tung Chung

Site area : 65.03sq.m

Zoning : "Green Belt"

Applied development : NET House

Dear TPB Members,

Strong objections, not only is this outside the village cluster and on a GB slope, it would also open up the backdrop to the historic fort that is not only a Declared Monument, but also has a history dating back to the Sung Dynasty.

With Tung Chung's rapid development, it is essential that not only buildings of historical and cultural importance be protected but also that the surroundings. A study by the World Heritage Commission concluded that buffer zone regulation and maintenance is important, not only to highlight the central monument, but also to conserve the historic urban landscape and to link contemporary buildings to the urban historical context.

Approval of this application would set a most undesirable precedent.

Mary Mulvihill



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

5-4

19th January 2022.

By email only

Dear Sir/ Madam,

Proposed House (New Territories Exempted House - Small House)
(A/I-TCTC/61)

1. We refer to the captioned.
2. We urge the Board to reject this application as the proposed use is unlikely to be in line with the planning intention of Green Belt zone.
3. Also, we urge the Board to look at the map at the gist and investigate with relevant authorities as to whether there would be slope safety concern.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



Advisory Clauses

- (a) to note the comments of the Chief Engineer/Hong Kong and Islands, Drainage Services Department that the Site is at the slope toe with a considerable large catchment of drainage, and at a later stage of development, the applicant will be requested to conduct a drainage impact assessment showing its capability of dealing with the surface runoff of the Site and the same flowing on to the Site. The applicant shall check and ensure that the proposed drainage works and their downstream drainage systems have the adequate capacity and are in good conditions to accommodate the surface runoff collected from the application site and its upstream catchment. The applicant shall also effect any subsequent upgrading of these proposed works and the downstream drainage systems whenever necessary.
- (b) to note the comments of the Director of Environmental Protection that septic tank and soakaway system is an acceptable means for collection, treatment and disposal of the sewage provided that its design and construction follow the requirements of the Practice Note for Professional Person PN 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department” and are duly certified by an Authorized Person;
- (c) to note the comments of the Director of Fire Services that the applicant is reminded to observe ‘New Territories Exempted Houses – A Guide to Fire Safety Requirements’ published by Lands Department (LandsD). Detailed fire safety requirements will be formulated upon receipt of formal application referred by LandsD; and
- (d) to note the comments of the Director of Agriculture, Fisheries and Conservation that the applicant is reminded to avoid/minimise causing any impacts to the nearby existing trees during the construction;
- (e) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that the applicant should note that approval of the section 16 application by the Town Planning Board does not imply approval of the trees works such as pruning, transplanting and/or felling under lease. Applicant is reminded to approach relevant authority/ government department(s) direct to obtain necessary approval on tree works;
- (f) to note the comments of the Director of Electrical and Mechanical Services that for public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier for the requisition of cable plans (and overhead line alignment drawings where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. The applicant should observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Electricity Supply Lines (Protection) Regulation when carrying out works in the vicinity of the electricity supply lines; and

- (g) to note the comments of Executive Secretary (Antiquities & Monuments), Antiquities and Monuments Office (AMO) that there should a buffer zone outside the monument boundary of Tung Chung Fort as far as possible, in order to minimise all the possible impacts to the Tung Chung Fort. Any further information provided by the applicant, including but not limited to the change of location or indicating the further buffer distance of the proposed Small House to Tung Chung Fort, should be submitted to AMO for further comment.