

2023年 4月 3 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。

This document is received on - 3 APR 2023
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-II
表格第 S16-II 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

適用於只涉及興建「新界豁免管制屋宇」的建議

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

2300775 16/2 by hand

Form No. S16-II 表格第 S16-II 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-SSH/148
	Date Received 收到日期	- 3 APR 2023

- 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)

Ho Lup Heng 何立恒

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)

Heng Fai Consulting Ltd.

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 in D.D. 209, Kei Ling Ha San Wai, Sai Kung (North), N.T..
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 65.03 sq.m 平方米 <input type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) 65.0 sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Shap Sz Heung Outline Zoning Plan S/NE-SSH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	Green Belt
(f) Current use(s) 現時用途	Vacant (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

NA

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

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

7. Impacts of Development Proposal 擬議發展計劃的影響																																
If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。																																
Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 No 否 <input checked="" type="checkbox"/>																															
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 <input type="checkbox"/> No 否 <input checked="" type="checkbox"/>	(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																														
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>		On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
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)																																

8. Justifications 理由

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

1. The applicant is an indigenous villager of Kei Ling Ha San Wai wishes to apply for planning permission to built a New Territories Exempted House (NTEH) under section 16 of the Town Planning Ordinance.
2. The application site is entirely located within the village environs of Kei Ling Ha San Wai but falling on land classified as "Green Belt". The centre of proposed house site is about 12 m away from the "V" zone on Shap Sz Heung Outline Zoning Plan S/NE-SSH/11.
3. The proposed development is considered compatible with the adjoining rural environment will be visually un-intrusive to the surrounding.
4. There is no ditches or stream course within 30 m from the application site. The proposed development will not cause any drainage impacts on the site and its surrounding area.
5. There is an unnamed vehicular access road at about 4 m from the site leading to Sai Sha Road.
6. DLO/TP issued the approval letter and the applicant had settled the premium and administration fee for the NTEH grant on government land in 2016.
7. TPB granted a planning permission on the subject site in 2012 (A/NE-SSH/84). Unfortunately, the applicant misunderstood the requirement of DLO/TP during his small house application and missed the deadline to apply for extension of the planning permission in 2016.
8. Similar re-application due to missed the deadline on application for extension of the planning permission (Application no. A/NE-SSH/125) was approved by the TPB in late 2018.

9. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature

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

簽署

Lui Tak Chun

Project Manager

Name in Block Letters

Position (if applicable)

姓名（請以正楷填寫）

職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ 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

Heng Fai Consulting Ltd.

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

Date 日期

16/03/2023

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

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

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

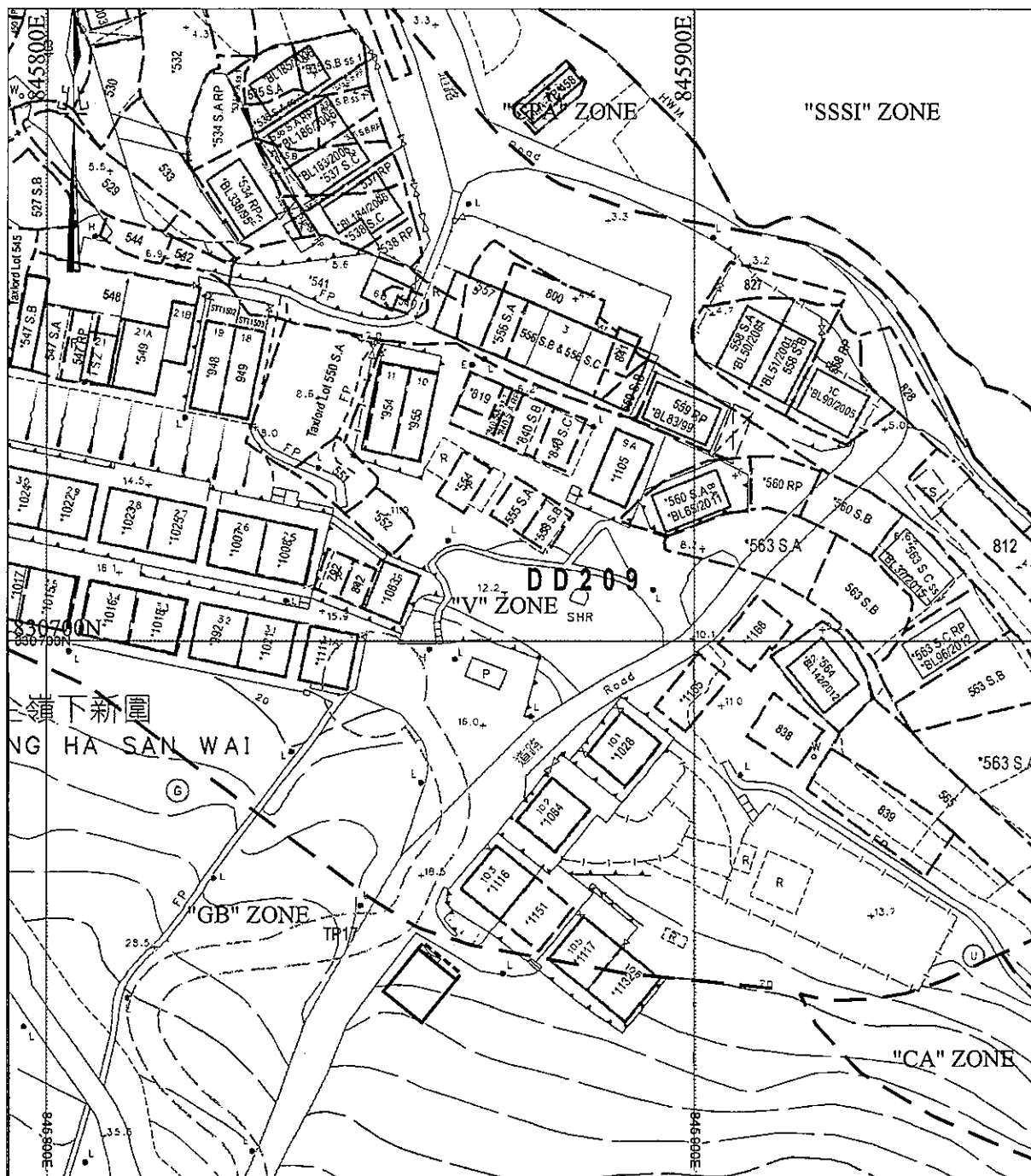
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Government Land in D.D. 209, Kei Ling Ha San Wai, Sai Kung (North), N.T..		
Site area 地盤面積	65.03 sq. m 平方米 <input type="checkbox"/> About 約 (includes Government land of 包括政府土地 65.03 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	Shap Sz Heung Outline Zoning Plan S/NE-SSH/11		
Zoning 地帶	Green Belt		
Applied use/ development 申請用途／發展	New Territories Exempted House 新界豁免管制屋宇 <input checked="" type="checkbox"/> Small House 小型屋宇		
(i) Proposed Gross floor area 擬議總樓面面積	195.09	sq.m 平方米	<input type="checkbox"/> About 約
(ii) Proposed No. of house(s) 擬議房屋幢數	1		
(iii) Proposed building height/No. of storeys 建築物高度／層數	8.23	m 米 <input type="checkbox"/> (Not more than 不多於)	
	3	Storeys(s) 層	

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

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
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 checked="" 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/>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領／理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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



REFERENCED LOT INDEX PLAN NO. 8NW-21D (21/06/2017)

APPLICANT : HO LUP HENG (何立恒)

LEGEND :

- EXTENT OF PROPOSED SMALL HOUSE (8.534m x 7.620m = 65.03m²)
- EXTENT OF BALCONIES & CANOPY OF PROPOSED SMALL HOUSE (PROJECTION = 1.22m)
- ⊗ PROPOSED LOCATION OF SEPTIC TANKS & SOAKAGE PIT (BENEATH BALCONY)

HENG FAI CONSULTING LIMITED

恒輝專業顧問有限公司

UNIT 1, 7/F, METROPOLE SQUARE, 2 ON YIU STREET, SHEK MUN, SHATIN, NEW TERRITORIES

電話 : 2887 6556
傳真 : 2887 6596

PROJECT:

ONE SMALL HOUSE ON GOVERNMENT LAND IN D.D. 209
KEI LING HA SAN WAI, SAI KUNG (NORTH), N.T.

TITLE: SMALL HOUSE PLAN

DWG. NO.: 15/95/H01A

SCALE: 1:1000

DATE: 16/03/2023



Planning Application for NTEH - Applicant Ho Lup Heng 04/04/2023 12:33

From: Heng Fai HFCL [REDACTED]

To: khlee@pland.gov.hk

File Ref:

History:

This message has been forwarded.

2 Attachments



Revised Page 2.pdf 160211 DLO Approval letter & paid demand note.pdf

Dear Sir,

Referring to the tele-conversation in this morning, we are pleased, on behalf of the applicant, to furnish you with following documents.

- i) Revised page 2 of application form;
- ii) Copies of approval letter from DLO/TP on the NTEH together with paid demand notes.

Regards,

Frank Lui (Tel. [REDACTED])

Heng Fai Consulting Ltd.

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.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)

Ho Lup Heng 何立恒

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)

Heng Fai Consulting Ltd.

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 in D.D. 209, Kei Ling Ha San Wai, Sai Kung (North), N.T..
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 65.03 sq.m 平方米 <input type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) 65.03 sq.m 平方米 <input type="checkbox"/> About 約

覆函請註明本署檔號

Please quote our reference in response to this letter:

電話 Tel: 2654 1363
圖文傳真 Fax: 2650 9896
電郵地址 Email: gendlotp@landsd.gov.hk
本署檔號 Our Ref: (77) in DLO/TP 120/TPT/64
來函檔號 Your Ref:



地政總署
大埔地政處
DISTRICT LANDS OFFICE,
TAI PO
LANDS DEPARTMENT

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

新界大埔汀角路一號大埔政府合署一樓
1/F., TAI PO GOVERNMENT OFFICES BUILDING,
1 TING KOK ROAD, TAI PO, N.T.
網址 Web Site : www.landsd.gov.hk

Mr. HO Lup Heng

By Recorded Delivery

11 FEB 2016

Dear Sir,

**Proposed Small House Development
Lot No. 1172 in D.D. 209
Kei Ling Ha San Wai Village, Sai Kung North, New Territories**

I am pleased to inform you that approval has been given to your application for construction of a house at Kei Ling Ha San Wai Village, Sai Kung North, New Territories on Lot No. 1172 in D.D. 209 by way of a Private Treaty Grant.

2. This approval is given subject to the conditions contained in the enclosed standard copy of Conditions of Grant and the following conditions:

- (a) Balconies and canopy shall be erected on north-eastern (A-B) side of the proposed house;
- (b) Septic tank and soakage pit system shall be constructed on north-eastern (A-B) side of the proposed house;
- (c) You are required to comply with the conditions set out in Town Planning Board's permission letter. The planning permission should still be valid at the time of execution of grant documents;
- (d) You have to submit a Natural Terrain Hazard Study (NTHS) and a geotechnical assessment report to the satisfaction of Geotechnical Engineering Office/Civil Engineering and Development Department (GEO/CEDD). The grant documents should only be executed upon positive comment from GEO/CEDD to the NTHS is received. You have to submit site formation plan to Buildings Department for approval if necessary;
- (e) A Site Formation clause will be imposed in the Conditions of Grant with the site level advised by District Survey Office/Tai Po or GEO/CEDD after approval in order to restrict the site formation level of the proposed Small House development;

- (f) The proposed development should have its own stormwater collection and discharge system to cater for the runoff generated within the subject site and overland flow from surrounding of the site. You are also required to maintain such systems properly and rectify the systems if they are found to be inadequate or ineffective during operation. You shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the systems;
- (g) Upon completion of the public sewerage system, Environmental Protection Department may require you to make proper sewer connection from your premises into the public sewer at your own cost;
- (h) You are advised that whether the proposed public sewerage system can be connected with the concerned small house depends on many factors such as level difference, presence of obstructions, land and space availability, etc. and there is no guarantee that public sewerage system can be provided to the connected small house;
- (i) You are advised that any underground/at-grade structures including floor tiles, septic tanks, boundary walls and fences, etc., which fall within the land resumption and clearance limits for the proposed sewerage works will likely be removed for the construction of the proposed sewerage works and the affected ground surface will then be reinstated with concrete only after completion of the construction works;
- (j) For provision of water supply to the small houses, you may need to extend your inside services to the nearest government water mains for connection. You shall resolve any land matters (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to Water Supplies Department's standards.
- (k) A village light cable is located within the subject site. If you consider that the diversion of this village light cable is required, you should submit an application to Chief Engineer/Lighting and District Office (Tai Po) at least 6 months in advance of implementation;
- (l) You are reminded to confine all construction works within the proposed site to avoid adverse impacts to the nearby vegetation;
- (m) You are advised to contact CLP Power Hong Kong Limited if the works would be carried out in the closed proximity of CLP's installation;
- (n) No side opening/protruding structures shall be permitted on south-eastern (B-C) side of the proposed house;
- (o) You are required to clear the site at your own cost;
- (p) The final position of the proposed small house shall be subject to survey;
- (q) You have to consider installing fire safety equipment for your own sake;
- (r) No push-out type windows and protruding structure below 1.8m will be allowed at ground floor of the house for maintaining clear access; and

- (s) You are acknowledged that there would be no provision of a right-of-way and you have to make your own arrangement for access to the lot.

3. If the terms and conditions of this document are acceptable to you please settle the attached Demand Notes Numbers [REDACTED] in payment of the premium and administrative fee for the grant before the due date and let me have the receipted Demand Notes as soon as possible. If you wish to have the conditions executed by an attorney you should also send me a formal Power of Attorney. I shall collect from you the registration fee chargeable by the Land Registry when the grant is ready for registration. Please sign the 'Warranty by the Applicant' enclosed and return it to me together with your letter of acceptance.

4. The approval of your application on these conditions is open for acceptance by you by payment of the premium and administrative fee only until **- 2 MAR 2016**, which is the final date for settlement of the attached Demand Notes. If payment is not made by that date the approval of your application will be deemed to have been withdrawn and you will be required to make a new application to my office if you wish to seek such approval in the future.

5. Please note that this offer is personal to you only and until the relevant legal documents to give effect to this approval are executed and registered in the relevant Land Registry, this letter is not binding upon Government in any way. The proposed land grant will be withdrawn in the event of the death of the prospective grantee prior to execution of legal documents and registration of the relevant legal documents in the Registry.

6. You are, therefore, advised not to commence any works or building construction until the relevant documents have been executed by you and the boundaries of the lot have been set out on the ground by staff of the District Survey Office.

7. All excavation, land-filling or related works on the surrounding government land is prohibited unless with my prior approval. Otherwise, land control action, including prosecution, will be instituted.

8. You shall be required to execute the relevant land grant, licence, surrender and/or other document personally. Government does not accept executive by an attorney except under special circumstances, such as you are abroad. If you wish to appoint an attorney, you should advise me the reasons and send me a formal Power of Attorney for consideration. Government reserves the right to reject execution by an attorney who is not a member of your family.

Yours faithfully,


(Ken CHEUNG)
for District Lands Officer, Tai Po

Acceptance Letter


Your File Ref.: () in DLO/TP 120/TPT/64


To : District Lands Officer, Tai Po

Proposed Small House Development
Lot No.1172 in D.D. 209
Kei Ling Ha San Wai Village, Sai Kung North, New Territories

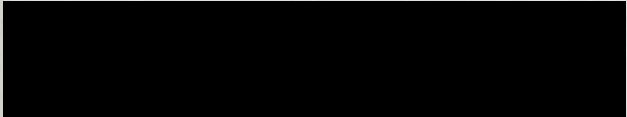
I accept the offer made in your offer letter dated **11 FEB 2016** and agree to all the terms as stated therein and enclose herewith for your retention a copy of the receipted Demand Note(s) for the settlement of the premium and administrative fee for the small house grant.

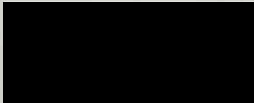
Dated the **25** day of **February** 2016



(Signed by HO Lup Heng)
Holder of HKID Card No. 

Name of Grantee : HO Lup Heng

Correspondence Address : 

Telephone Number : 

Name of Witness :

Signature :

Correspondence Address :

Telephone Number :

*Delete as appropriate

(for Pre-1898 Villagers)

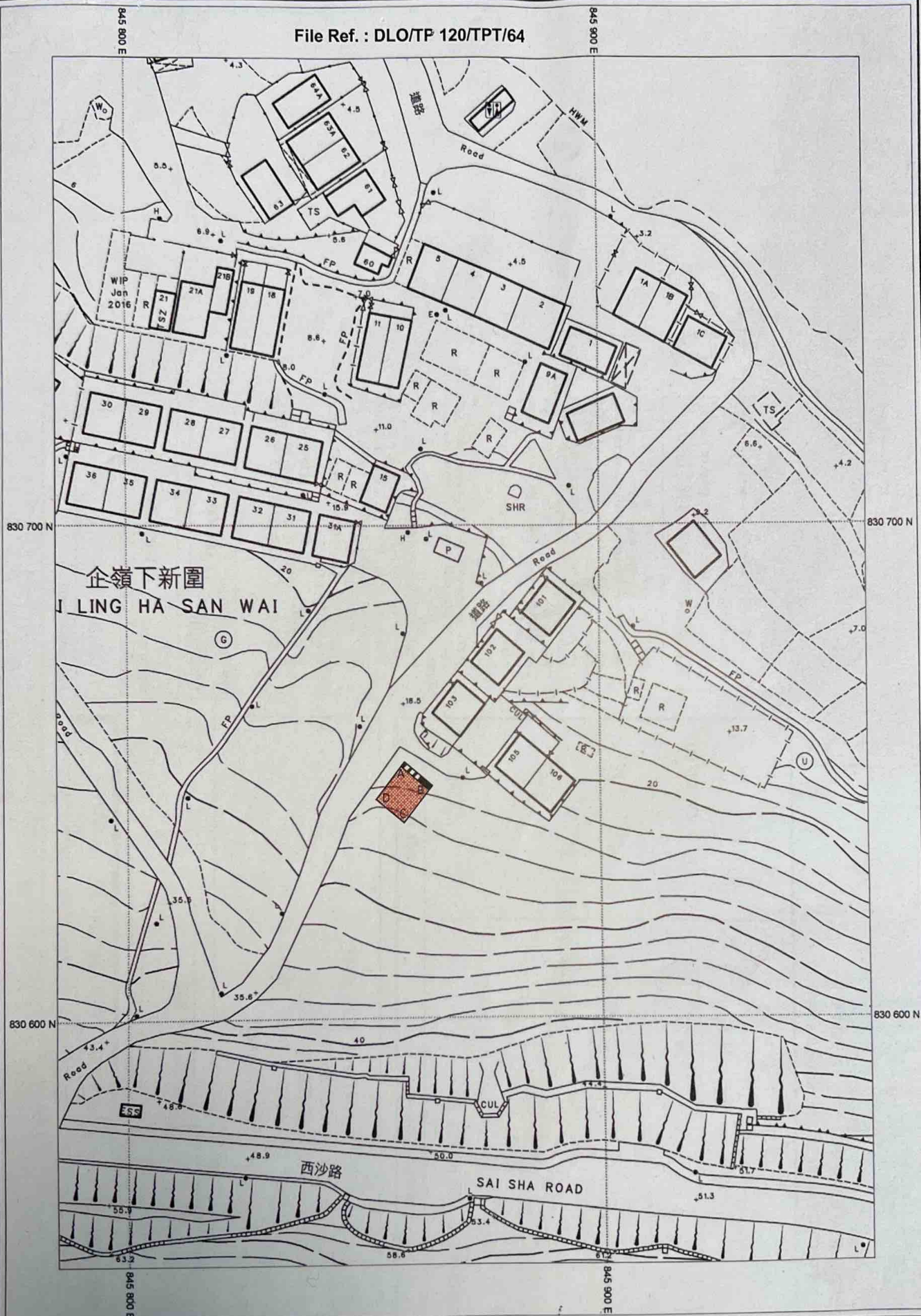
I, **HO Lup Heng**, holder of (HK Identity Card No. [REDACTED]) of Kei Ling Ha San Wai Village, Sai Kung North expressly warrant, represent and declare that:

- (i) I am a male person at least 18 years of age descended through the male line from a person who was in 1898 a resident of an established village in Hong Kong;
- (ii) I have not received a grant of any land, other than the Lot / building licence* to be granted to me, by way of private treaty grant, or restricted village auction or exchange at nil or concessionary premium, or a modification of a lease by way of a grant of any building licence free of or at concessionary premium;
- (iii) I have not acquired (except under the terms of a will, letters of administration or under the provisions of the New Territories Ordinance, Cap. 97), without the payment of additional premium to the Government, the ownership of any land previously granted by the Government by way of private treaty grant, restricted village auction, exchange or building licence at nil or concessionary premium to a person descended through the male line from a person who was in 1898 a resident of an established village in Hong Kong;
- (iv) I have never entered into any arrangements or agreement with any person or persons to transfer, alienate, dispose or otherwise deal with the Lot(s) or any part thereof or any interest therein or my rights in and over the Lot(s), including but not limited to the right to develop the Lot(s) or any parts thereof;
- (v) I have never made and have no intention of making any private arrangements for my rights under the Small House Policy to be sold to other individuals / a developer; and
- (vi) consequently I am qualified to receive the grant of the Lot/building licence* by way of private treaty from the Government / at a concessionary premium / free of premium*.

and agree that if I am found to be in breach of this warranty, representation and declaration, the Government shall exercise its right of re-entry referred to in the Licence Conditions/ Conditions of Grant* in respect of the Lot to be grated to me.

2016.

.....



一般繳款單
GENERAL DEMAND NOTE

香港特別行政區政府
THE GOVERNMENT OF THE HONG KONG SPECIAL ADMINISTRATIVE REGION

繳款單編號 Demand Note Number

發單部門 Demand Note Issuing Department

發單日期 Issue Date

[REDACTED]

District Lands Off./Tai Po - General

11/02/2016

查詢電話
Enquiry Tel:

26541297

部門檔號 Departmental Reference

120/TPT/64 SHG

到期繳款日

02/03/2016

Due Date :

應繳金額 (\$)

12,000.00

Amount Payable (\$) :

名稱 Name
地址 Address

HO LUP HENG

[REDACTED]

注意：

- 一 本繳款單應在上述指明到期日或之前全數繳付。如無註明到期繳款日，即此繳款單已到期繳付，請盡早繳交。有關繳款細則，請參閱此繳款單背頁。
- 二 郵寄付款將不獲發回收據，請保留此繳款單的上半部分作為記錄。
- 三 如欲查詢此繳款單的付款記錄，請致電「庫務署熱線」2845 8866 或瀏覽庫務署網頁：<http://www.tre.gov.hk>。如對繳款單上資料有疑問，請與發單部門聯絡。

Notes:

1. This demand note should be paid in full on or before the Due Date specified above. If no Due Date is specified, this demand is due on presentation. Please make payment as soon as possible. For payment instructions, please see overleaf.
2. No receipts will be issued for payments by post. Please retain the upper portion of this demand note for your records.
3. For any enquiries on the payment status of this demand note, please call "Treasury Hotline" on 2845 8866 or visit Treasury's website: <http://www.tre.gov.hk>. For any further enquiries about this demand note, please contact the issuing department.

逾期繳款或部份繳款均不予接納。

Payment made after the Due Date or partial payment will not be accepted.

繳款項目 Particulars	金額 Amount (\$)
ADMINISTRATIVE FEE RE LOT NO. 1172 IN D.D. 209	12,000.00
Total	12,000.00

以下機印所示金額，經已收訖。RECEIVED THE SUM IMPRINTED BELOW

111 19/02/16 [REDACTED] \$12,000.00 H

一般繳款單
GENERAL DEMAND NOTE

香港特別行政區政府
THE GOVERNMENT OF THE HONG KONG SPECIAL ADMINISTRATIVE REGION

繳款單編號 Demand Note Number

發單部門 Demand Note Issuing Department

發單日期 Issue Date

DLO - Tai Po - CWRP

11/02/2016

查詢電話

Enquiry Tel:

26541297

部門檔號 Departmental Reference

120/TPT/64 SHG

到期繳款日

02/03/2016

Due Date:

應繳金額 (\$)

57,710.00

Amount Payable (\$):

名稱 Name

HO LUP HENG

地址 Address

[REDACTED]

注意:

- 一. 本繳款單應在上述指明到期日或之前全數繳付。如無註明到期繳款日，即此繳款單已到期繳付，請盡早繳交。有關繳款細則，請參閱此繳款單背頁。
- 二. 郵寄付款將不獲發回收據，請保留此繳款單的上半部分作為記錄。
- 三. 如欲查詢此繳款單的付款記錄，請致電「庫務署熱線」2845 8866 或瀏覽庫務署網頁：<http://www.try.gov.hk>。如對繳款單上資料有疑問，請與發單部門聯絡。

Notes:

1. This demand note should be paid in full on or before the Due Date specified above. If no Due Date is specified, this demand is due on presentation. Please make payment as soon as possible. For payment instructions, please see overleaf.
2. No receipts will be issued for payments by post. Please retain the upper portion of this demand note for your records.
3. For any enquiries on the payment status of this demand note, please call "Treasury Hotline" on 2845 8866 or visit Treasury's website: <http://www.try.gov.hk>. For any further enquiries about this demand note, please contact the issuing department.

逾期繳款或部份繳款均不予接納。

Payment made after the Due Date or partial payment will not be accepted.

繳款項目 Particulars	金額 Amount (\$)
P.T.G. (SMALL HOUSE GRANTS)	57,710.00
RE LOT NO. 1172 IN D.D. 209	
Total	57,710.00

以下機印所示金額，經已收訖。RECEIVED THE SUM IMPRINTED BELOW

111 19/02/16 [REDACTED] \$57,710.00 H



Planning Application for NTEH - Applicant Ho Lup Heng 11/04/2023 09:52

From: Heng Fai HFCL [REDACTED]

To: khlee@pland.gov.hk

File Ref:

History:

This message has been forwarded.

1 Attachment



230411 H01B.pdf

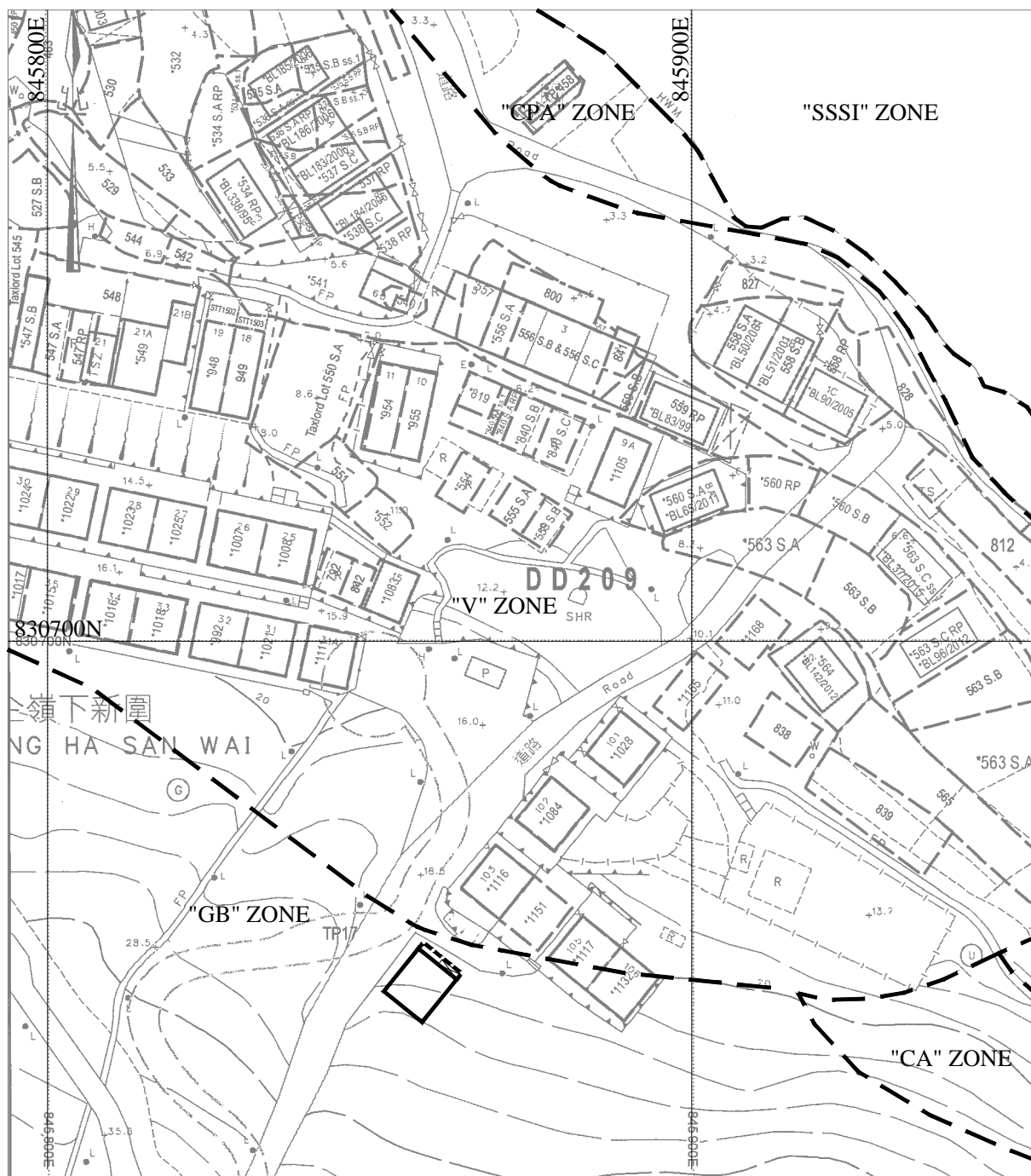
Dear Sir,

Referring to the tele-conversation on 04.Apr.2023, we are pleased, on behalf of the applicant, to furnish you with the revised Small House Plan (Dwg. No. 15/95/H01B, Date : 11/04/2023) updating proposed location of septic tank and soakage pit near northeast corner of the house in accordance with the house plan by DLO/TP..

Regards,

Frank Lui (Tel. [REDACTED])

Heng Fai Consulting Ltd.



REFERENCED LOT INDEX PLAN NO. 8NW-21D (21/06/2017)

APPLICANT : HO LUP HENG (何立恒)

LEGEND :

- EXTENT OF PROPOSED SMALL HOUSE (8.534m x 7.620m = 65.03m²)
- EXTENT OF BALCONIES & CANOPY OF PROPOSED SMALL HOUSE (PROJECTION = 1.22m)
- PROPOSED LOCATION OF SEPTIC TANKS & SOAKAGE PIT (BENEATH BALCONY)

HENG FAI CONSULTING LIMITED

恒輝專業顧問有限公司

UNIT 1, 7/F, METROPOLE SQUARE, 2 ON YIU STREET, SHEK MUN, SHATIN, NEW TERRITORIES

電話 : 2687 6556
傳真 : 2687 6596

PROJECT:

ONE SMALL HOUSE ON GOVERNMENT LAND IN D.D. 209
KEI LING HA SAN WAI, SAI KUNG (NORTH), N.T.

TITLE: SMALL HOUSE PLAN

DWG. NO.: 15/95/H01B

SCALE: 1:1000

DATE: 11/04/2023

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

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

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

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

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

Previous Application

Approved Application

Application No.	Use/Development	Date of Consideration
A/NE-SSH/84	Proposed House (New Territories Exempted House - Small House)	5.10.2012

**Similar Applications in the Vicinity of the Site
within the Same “Green Belt” Zone**

Approved Applications

Application No.	Use/ Development	Date of Consideration
A/NE-SSH/40	Proposed House (New Territories Exempted House - Small House)	17.12.2004
A/NE-SSH/45	Proposed House (New Territories Exempted House - Small House)	26.8.2005
A/NE-SSH/58	Proposed House (New Territories Exempted House - Small House)	24.8.2007
A/NE-SSH/81	Proposed House (New Territories Exempted House - Small House)	10.8.2012
A/NE-SSH/86	Proposed House (New Territories Exempted House - Small House)	6.9.2013
A/NE-SSH/87 ¹	Proposed House (New Territories Exempted House - Small House)	7.2.2014
A/NE-SSH/125 ¹	Proposed House (New Territories Exempted House - Small House)	16.11.2018

¹ Applications No. A/NE-SSH/87 and 125 cover the same site.

Detailed Comments from Relevant Government Departments

1. Land Administration

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

- the applicant is an indigenous villager of Kei Ling Ha San Wai of Sai Kung North Heung, as confirmed by the respective Indigenous Inhabitant Representative. His eligibility of Shall House grant was once ascertained at the time of issuing offer letter;
- the application site (the Site) is not covered by Modification of Tenancy or Building Licence;
- the Site is encroached by a GLA-TTP (STLA TP2610) which is allocated to Hone Affairs Department. The GLA expired on 31.7.2023;
- the Small House grant application by way of private treaty grant has been approved on 25.1.2016 subject to such terms and conditions as imposed by LandsD. Offer letter was issued on 11.2.2016 and was accepted on 25.2.2016. If and after planning permission has been given by the Town Planning Board, LandsD will continue to process the Small House grant application; and
- the Site falls wholly within the village ‘environs’ (‘VE’) of Kei Ling Ha San Wai.

2. Traffic

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

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

3. Environment

Comments of the Director of Environmental Protection (DEP):

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

4. Drainage

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

- no objection to the application; and

- if the application is approved, an approval condition requiring the submission and implementation of drainage proposal is recommended to ensure that the proposed development will not cause adverse drainage impact on the adjacent area.

5. Water Supplies

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

- no objection to the application; and
- the water mains in the vicinity cannot provide standard pedestal hydrant.

6. Landscape

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

- no objection to the application from the landscape planning perspective;
- the Site is located in an area of rural coastal plains landscape character comprising village houses to the north within “V” zone and woodland to the east, south and west;
- the proposed use is not incompatible with the landscape character of surrounding areas; and
- the Site is partially hard-paved and partially covered with groundcovers. Significant adverse impact on existing landscape resources arising from the proposed use is not anticipated.

7. Nature Conservation

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

- in view that the Site is covered with common plant species, he has no comment on the application from nature conservation perspective.

8. Fire Safety

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

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

9. Geotechnical

Comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD):

- the Site is overlooked by steep natural terrain and meets the alert criteria for a natural terrain hazard study (NTHS);

- it is noted in the revised Geotechnical Planning Review Report (GPRR) submitted by the applicant that the applicant has committed to undertake a NTHS and included a location plan showing the extent of the NTHS study area. In this regard, he has no further comment on the GPRR; and
- should the application be approved, an approval condition on the submission of a NTHS and implementation of the mitigation measures recommended therein, as part of the development, is required.

10. Demand and Supply of Small House Sites

According to DLO/TP, LandsD's record, the total number of outstanding Small House applications for Kei Ling Ha San Wai is 15, while the 10-year Small House demand forecast for concerned village is 16. Based on the latest estimate by Planning Department, about 1ha (or equivalent to about 40 Small House sites) of land is available within the "V" zones of Kei Ling Ha San Wai. Therefore, the land available can fully meet the future demand of 31 Small Houses (or equivalent to about 0.78ha of land).

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



A/NE-SSH/148 and 149 DD 209 Kei Ling Ha San Wai GB
15/05/2023 03:21

From:
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

A/NE-SSH/148 and 149

Government Land in D.D. 209, Kei Ling Ha San Wai, Sai Kung North

Site area : 65.03sq.m x 2 Government Land

Zoning: "Green Belt"

Applied development : 2 NET House

Dear TPB Members,

The lots are adjacent so the applications should be considered together.

Strong objections. Previous applications were withdrawn. This is Government Land, zoned GB, with no general shortage of land with the concerned "Village Type Development" ("V") zone to meet the Small House demand of the village

In addition it is obvious that access and septic tanks would encroach onto additional government land.

There is no justification to approve these applications.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 27 November 2017 2:12 AM CST
Subject: A/NE-SSH/112 and 113 DD 209 Kei Ling Ha San Wai GB

A/NE-SSH/112 and 113
Government land in D.D. 209, Kei Ling Ha San Wai, Sai Kung North
Zoning : "Green Belt"
Applied Development : 2 NET Houses

Dear TPB Members,

Despite strong objections from other departments PD's bias towards such plans held sway as usual so the lapsed applications were approved.

Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) advised that the site was overlooked by steep natural hillside and met the alert criteria requiring a Natural Terrain Hazard Study (NTHS). He would tender in-principle objection to the application unless the applicant was prepared to undertake a NTHS and to provide suitable mitigation measures as necessary. Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) had reservation on the application as the Site was located within "GB" zone and was mainly covered by self-seeded vegetation adjacent to a woodland in the south. Vegetation clearance and site formation works would likely extend beyond the application site boundary and might cause adverse landscape impact to the adjacent woodland vegetation.

No information was provided to demonstrate that the proposed development would have no adverse landscape impact.

Hopefully current TPB members are of a more enlightened mindset and will take into consideration the cumulative effect of such developments, removal of green cover, run off from septic tanks on slopes.

This is an opportunity to rectify previous errors in judgment.

The sites are government land, there is no encroachment on private rights. The applications should be rejected.

Mary Mulvihill

2

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KFBG's comments on four planning applications

16/05/2023 18:09

From: EAP KFBG <eap@kfbg.org>
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
File Ref:

3 attachments



230516 s16 KTN 910.pdf 230516 s16 SSH 148-149.pdf 230516 s16 TKO 128.pdf

Dear Sir/ Madam,

Attached please see our comments regarding FOUR applications. There are THREE pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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

16th May, 2023.

By email only

Dear Sir/ Madam,

Proposed House (New Territories Exempted House - Small House)
(A/NE-SSH/148) & (A/NE-SSH/149)

1. We refer to the captioned.
2. According to the Statutory Planning Portal 2 website, there are some approved applications for Small House in the Green Belt area of Kei Ling Ha San Wai, but there are also some rejected applications. The reasons to reject one of these Small House applications (i.e., A/NE-SSH/123; rejected in 2018) are shown below.

(a) 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 contain urban sprawl 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;

(b) the proposed development is not in line with the Town Planning Board Guidelines for Application for Development within “GB” zone under section 16 of the Town Planning Ordinance in that the proposed development will involve clearance of vegetation and generate adverse landscape impact to the area;

(c) the proposed development does not comply with the Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New

Territories in that it will cause adverse landscape impact on the surrounding areas and there is no general shortage of land in meeting the demand for Small House development in the “Village Type Development” (“V”) zone of Kei Ling Ha San Wai; and

(d) land is still available within the “V” zone of Kei Ling Ha San Wai which is primarily intended for Small House development. It is considered more appropriate to concentrate the proposed Small House development within the “V” zone for more orderly development pattern, efficient use of land and provision of infrastructure and services.

3. We also visited the locality recently and please see a photo showing the Green Belt (GB) area where the sites are located in **Figure 1**. We urge the Board to liaise with relevant authorities/ parties as to whether the application(s) would cause large-scale vegetation clearance and/ or even tree felling.
4. We urge the Board to consider whether any of the above reasons would be applicable to the present applications.
5. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



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

Figure 1. The GB area where the sites are located (approximately indicated by the arrow).



香港新界大埔林錦公路
Lam Kam Road, Tai Po, New Territories, Hong Kong
Email: eap@kfbg.org

F2 Seq 1

3

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KFBG's comments on one planning application

25/07/2023 23:31

From:

To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>

File Ref:

1 attachment



230725 s16 SSH 148-149.pdf

Dear Sir/ Madam,

Attached please see our comments regarding one application. There is one pdf file attached to this email. If you cannot see/ download/ open this file, please notify us through email.

Also, please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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

25th July, 2023.

By email only

Dear Sir/ Madam,

Proposed House (New Territories Exempted House - Small House)
(A/NE-SSH/148) & (A/NE-SSH/149)

1. We refer to the captioned.
2. According to the Statutory Planning Portal 2 website, there are some approved applications for Small House in the Green Belt area of Kei Ling Ha San Wai, but there are also some rejected applications. The reasons to reject one of these Small House applications (i.e., A/NE-SSH/123; rejected in 2018) are shown below.

(a) 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 contain urban sprawl 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;

(b) the proposed development is not in line with the Town Planning Board Guidelines for Application for Development within "GB" zone under section 16 of the Town Planning Ordinance in that the proposed development will involve clearance of vegetation and generate adverse landscape impact to the area;

(c) the proposed development does not comply with the Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New

Territories in that it will cause adverse landscape impact on the surrounding areas and there is no general shortage of land in meeting the demand for Small House development in the "Village Type Development" ("V") zone of Kei Ling Ha San Wai; and

(d) land is still available within the "V" zone of Kei Ling Ha San Wai which is primarily intended for Small House development. It is considered more appropriate to concentrate the proposed Small House development within the "V" zone for more orderly development pattern, efficient use of land and provision of infrastructure and services.

3. We urge the Board to liaise with relevant authorities/ parties as to whether the application(s) would cause large-scale vegetation clearance and/ or even tree felling, and to consider whether any of the above reasons for rejection would be applicable to the present applications.

5. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

F2 seg 2

4

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



KFBG's comments on seven planning applications

08/09/2023 15:26

From:

To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>

File Ref:

5 attachments



230908 s16 SSH 148-149.pdf



230908 s12a TYST 9-10c.pdf



230908 s16 NSW 314.pdf



230908 s17 NSW 293.pdf



230908 s16 TKLN 61.pdf

Dear Sir/ Madam,

Attached please see our comments regarding seven applications. There are five pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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

8th September, 2023.

By email only

Dear Sir/ Madam,

Proposed House (New Territories Exempted House - Small House)
(A/NE-SSH/148) & (A/NE-SSH/149)

1. We refer to the captioned.
2. According to the Statutory Planning Portal 2 website, there are some approved applications for Small House in the Green Belt area of Kei Ling Ha San Wai, but there are also some rejected applications. The reasons to reject one of these Small House applications (i.e., A/NE-SSH/123; rejected in 2018) are shown below.

(a) 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 contain urban sprawl 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;

(b) the proposed development is not in line with the Town Planning Board Guidelines for Application for Development within "GB" zone under section 16 of the Town Planning Ordinance in that the proposed development will involve clearance of vegetation and generate adverse landscape impact to the area;

(c) the proposed development does not comply with the Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New

Territories in that it will cause adverse landscape impact on the surrounding areas and there is no general shortage of land in meeting the demand for Small House development in the "Village Type Development" ("V") zone of Kei Ling Ha San Wai; and

(d) land is still available within the "V" zone of Kei Ling Ha San Wai which is primarily intended for Small House development. It is considered more appropriate to concentrate the proposed Small House development within the "V" zone for more orderly development pattern, efficient use of land and provision of infrastructure and services.

3. We urge the Board to liaise with relevant authorities/ parties as to whether the application(s) would cause large-scale vegetation clearance and/ or even tree felling, and to consider whether any of the above reasons for rejection would be applicable to the present applications.

5. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Tai Po, Lands Department that:
 - (i) there is no guarantee to the grant of right of way to the proposed Small House or approval of the emergency vehicular access thereto; and
 - (ii) as contained in the offer letter dated 11.2.2016, the applicant should submit a natural terrain hazard study (NTHS)/Geotechnical Assessment Report to Geotechnical Engineering Office of Civil Engineering and Development Department (GEO, CEDD) for consideration and approval before the execution of document for private treaty grant. The application should follow up the documents of GEO conveyed to him on 14.12.2017;
- (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 (ProPECC) 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 Chief Engineer/Construction, Water Supplies Department that for provision of water supply to the development, the applicant may need to extend his inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to the standard of Water Supplies Department;
- (d) to note the comments of the Director of Fire Services that the applicant is advised 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;
- (e) to note the comments of the Director of the Director of Electrical and Mechanical Services that:

Electricity Safety

- (i) in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned document 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. They 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 Regulation when carrying out works in the vicinity of the electricity supply lines;

Town Gas Safety

- (ii) there is a high pressure underground town gas transmission pipeline (running along Sai Sha Road) in the vicinity of the Site;
 - (iii) the project proponent/consultant/works contractor shall therefore liaise with The Hong Kong and China Gas Company Limited in respect of the exact locations of existing or planned gas pipes/gas installations in the vicinity of the Site and any required minimum set back distance away from them during the design and construction stages of development; and
 - (iv) the project proponent/consultant/works contractor is required to observe the Electrical and Mechanical Services Department's requirements on the "Avoidance of Damage to Gas Pipes 2nd Edition" for reference. The webpage address is:
[https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_\(Eng\).pdf](https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_(Eng).pdf); and
- (f) to note that the permission is only given to the development under application. If provision of an access road is required for the proposed development, the applicant should ensure that such access road (including any necessary filling/excavation of land) complies with the provisions of the relevant statutory plan and obtain planning permission from Town Planning Board where required before carrying out the road work.

HENG FAI CONSULTING LIMITED

恒輝專業顧問有限公司

Unit 1, 7/F, Metropole Square, 2 On Yiu Street, Shek Mun, Shatin, New Territories
新界沙田石門安耀街 2 號新都廣場 7 樓 1 室
Tel. 2687 6556 Fax. 2687 6596

Planning Department
14/F., Sha Tin Government Offices,
1 Sheung Wo Che Road,
Sha Tin, N.T.

COPY

Date : 23rd June 2023
Our Ref. : 15/96/L06
Your Ref. : TPB/A/NE-SSH/148
TPB/A/NE-SSH/149

For the attention of Ms. Candice Y.K. Lo (TP/CPE3 PD/STN)

Dear Sirs,

**New Territories Exempted Houses on Government Land
in D.D. 209, Kei Ling Ha San Wai Village, Sai Kung (North), N.T.
Small House Applicants: Ho Lup Heng and Ho Ho Kin Hang
Submission of Geotechnical Planning Review Report (Issue 1)**

We are pleased to submit herewith two copies of Geotechnical Planning Review Report (Issue 1) for your comment and approval.

Should you have any queries, please feel free to contact our Mr. T.M. Ho Tel. [REDACTED]

Yours faithfully,
For and on behalf of
HENG FAI CONSULTING LTD.


FRANK T. C. LUI
PROJECT MANAGER



Encl.

c.c. The Small House Applicants



**TWO NTEHS ON GOVERNMENT LAND
IN D.D. 209, KEI LING HA SAN WAI VILLAGE
SAI KUNG (NORTH), N.T.**

GEOTECHNICAL PLANNING REVIEW REPORT

APPLICATION NOS. TPB/A/NE-SSH/148 & 149

**APPLICANTS:
HO KIN HANG
HO LUP HENG**

ISSUE 1

Engineering Consultant : Heng Fai Consulting Ltd.



June 2023

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1. INTRODUCTION	1
2. BRIEF REVIEW OF GEOTECHNICAL CONDITIONS OF THE SITE	1
3. ASSESSMENT ON GEOTECHNICAL FEASIBILITY OF THE SITE	2
4. CONCLUSION	3
5. REFERENCES	3

FIGURES

Figure No. 1	Site Plan (Part Print of Scale 1:20000 Government Land Survey Plan – Sheet 8)
Figure No. 2	Site Plan (Part Print of Scale 1:1000 Governmrnt Land Survey Plan – Sheet 8NW-21B)
Figure No. 2A	Critical Section A – A
Figure No. 2B	Critical Section B – B
Figure No. 3	Geological Survey Plan (Part Print of Scale 1:20000 Geological Map – Sheet 8)
Figure No. 4	Slope Layout Plan obtained from GEOSIS
Figure No. 5	Part Print of Scale 1:5000 Natural Terrain Landslide Inventory Map No. 08NW-C obtained from GIU
Figure No. 6	Part Print of Scale 1:20000 Geotechnical Land Use Map No. GASP/20/IX/1
Figure No. 7	Part Print of Scale 1:20000 Generalized Limitations and Engineering Appraisal Map No. GASP/20/IX/15
Figure No. 8	Part Print of Scale 1:20000 Physical Constraints Map No. GASP/20/IX/6

APPENDICES

Appendix A	Referenced Documents
	- Lot Index Plan with markups of the positions of proposed NTEHs
	- Small House Plans for the proposed NTEHs
	- Extracts of Enhance Natural Terrain Landslide Inventory Map Sheet Report
Appendix B	Record Photographs

1. INTRODUCTION

- 1.1 This Geotechnical Planning Review Report (GPRR) is submitted being application for Town Planning Permission under Section 16 for two New Territories Exempted Houses (NTEHs) on Government Land in D.D. 209, Kei Ling Ha San Wai Village, Sai Kung (North), N.T..
- 1.2 This report was prepared in accordance with the requirements as stipulated in Annex GC28 A4 of GEO Circular No. 28 (Reference 5.1, Study and Mitigation of Natural Terrian Hazards, Revision A (GEO 2004)) and GEO Report No. 138 (Reference 5.2, Guidelines for Natural Terrain Hazard Studies, 2nd Edition (GEO 2016)).

2. BRIEF REVIEW OF GEOTECHNICAL CONDITIONS OF THE SITE

- 2.1 The proposed NTEHs are located in close proximity of the existing small houses on Lots 1116 and 1151. A vehicular access is running along the northwest boundary of the site. The area to the south of the site is a gentle sloping ground of about about 20°. A natural terrain is located to the south of the site. Further to the south of the site is Feature Nos. 8NW-C/F65 and 8NW-C/C43 and Sai Sha Road. The hill slope area above Sai Sha Road and Feature No. 8NW-C/C43 is also a natural terrain of about 130 m high. No sign of distress was observed on the site and surrounding areas during our site reconnaissance.
- 2.2 Lot Index Plan with markups showing the positions of the subject NTEHs together with their Small House Plans is contained in Appendix A. Location of the site is shown on Figure Nos. 1 and 2. General layout of the site and adjacent area are illustrated by Critical Sections A – A and B – B as shown on Figure Nos. 2A and 2B respectively. Record photographs showing general views of the area are contained in Appendix B.
- 2.3 Based on Critical Section A – A across the site on Figure No. 2A, the hillside within 100 m upslope of the site is above 15° and hence the site was considered within the influence zone of natural terrain in accordance with Section 2.3.2 of Reference 5.2.
- 2.4 Part print of the Hong Kong Geological Survey Sheet 8 is shown on Figure No. 3. It indicated that the site is located in the zone of undivided, mainly trachydacite and rhyolite lava. Debris Flow Deposits could also be found in the proximity of the site.
- 2.5 Figure No. 4 showing the Slope Layout Plan obtained from the GEO Slope Information System (GEOSIS). This figure indicating all registered geotechnical features found in proximity of the site. Feature Nos. 8NW-C/F65 and 8NW-C/C43 were located to the south of the site. Both of these features are maintained by the Highways Department (HyD). The portion of Feature No. 8NW-C/F65 that above the site is a 23° slope of about 10 m high whilst Feature No. 8NW-C/C43 is 50° and 8 m high.
- 2.6 The geotechnical conditions of the site area were briefly reviewed based on the available information from Enhanced Natural Terrain Landslide Inventory (ENTLI) and GASP Report IX (Reference 5.3, Geotechnical Area Studies Programme North West New Territories (GCO 1988)) and summarized in the following paragraphs.

- 2.7 No record of large-scale or deep-seated landslide could be found in proximity of the site and hillside area and the site was **NOT** subject to major past instability. Part print of Enhance Natural Terrain Landslide Inventory Plan No. 08NWC indicating locations and extents of Relict and Recent Landslides is shown on Figure No. 5. The ENTLI indicated that **NO** recent landslide could be identified within the Open Hillslope Catchment above the site. The closest relict landslide in the catchment above the site is ENTLI Nos. 08NWC 0250. It is found over 170 m to the south of the site with width less than 20 m and is insignificant to the subject site. Detailed information regarding this landslide is contained in Appendix A.
- 2.8 The Geotechnical Land Use Map contained in Reference 5.3 and extracted on Figure No. 6 indicated that the site is located between the Zones of Moderate and High Geotechnical Limitations. It infers the site is located in between the zone of flat to gentle sloping area with undisturbed terrain and the zone of steep slope.
- 2.9 The Generalized Limitations and Engineering Appraisal Map contained in Reference 5.3 and extracted on Figure No. 7 indicated that the site is located between the Zones of Potential and Constraints for Development.
- 2.10 The Physical Constraints Map contained in Reference 5.3 and extracted on Figure No. 8 indicated that the site is located at the boundary of the Zone of general Instability associated with predominantly insitu terrain.

3. ASSESSMENT ON GEOTECHNICAL FEASIBILITY OF THE SITE

- 3.1 Site formation works including construction of retaining walls to support a building platform to accommodate the subject NTEHs will be carried out. Detailed stability assessment, involving Ground Investigation Fieldworks (GIFWs), shall be carried out for the hill slope area behind the site and below HyD's Feature No. 8NW-C/F65. If the stability of this hill slope area is found not up to the current standard, slope upgrading works shall be included in the site formation submission for the building platform for BD approval.
- 3.2 Regarding the hill slope above Sai Sha Road that overlooking the site, no record of major past instability could be found. As illustrated by Figure No. 2A, this natural terrain is located at over 80 m to the south of the site with an angle of reach at about 30°, which is less than 35°, and hence the site does not meet condition (a) in Section 2.3.3 of Reference 5.2.
- 3.3 The site is within an angular elevation of 20° from this hill slope and at the same time within 50 m of ground slope above 15°. Hence, the site meets the Alert Criteria as stipulated in Section 2.3.4 of Reference 5.2. However, it should be noticed all existing village houses that located near the site, as illustrated by Figure Nos. 2A and 2B, Critical Sections A – A and B – B, also satisfy the Alert Criteria and have similar angular elevation to this hill slope at about 30°. These existing small houses should have comparable nature to our site and should also be affected by similar hazards. As such the site does not meet condition (b)(ii) in Section 2.3.3 of Reference 5.2.
- 3.4 Based on Paragraphs 3.2 and 3.3, the site does not satisfy the conditions for tendering an In-principle objection and we consider the requirement for Natural Terrain Hazard Study (NTHS) may not be imposed on the subject site as stipulated under Section 2.3.3 of Reference 5.2.

4. CONCLUSION

- 4.1 Detailed stability assessment shall be carried out for the hill slope area behind the site. If this hill slope area is found not up to the current stability standard, upgrading works shall be included in the site formation submission for the subject NTEHs for BD approval.
- 4.2 Regarding the hill slope above Sai Sha Road, as the site does not satisfy the In-principle objection criteria and we consider the requirement of NTHS may not be imposed on the subject site.

5. REFERENCES

- 5.1 GEO Circular No. 28 (Revision A), Study and Mitigation of Natural Terrian Hazards (GEO 2004).
- 5.2 GEO Report No. 138 (2nd Edition), Guidelines For Natual Terrain Hazard Studies (GEO 2016).
- 5.3 Geotechnical Area Studies Programme East New Territories GASP Report IX (GCO 1988)

End of Text

FIGURES

TWO NTEHS ON GOVERNMENT LAND IN D.D. 209, KEI LING HA SAN WAI VILLAGE SAI KUNG (NORTH), N.T.

SITE PLAN

Figure No.

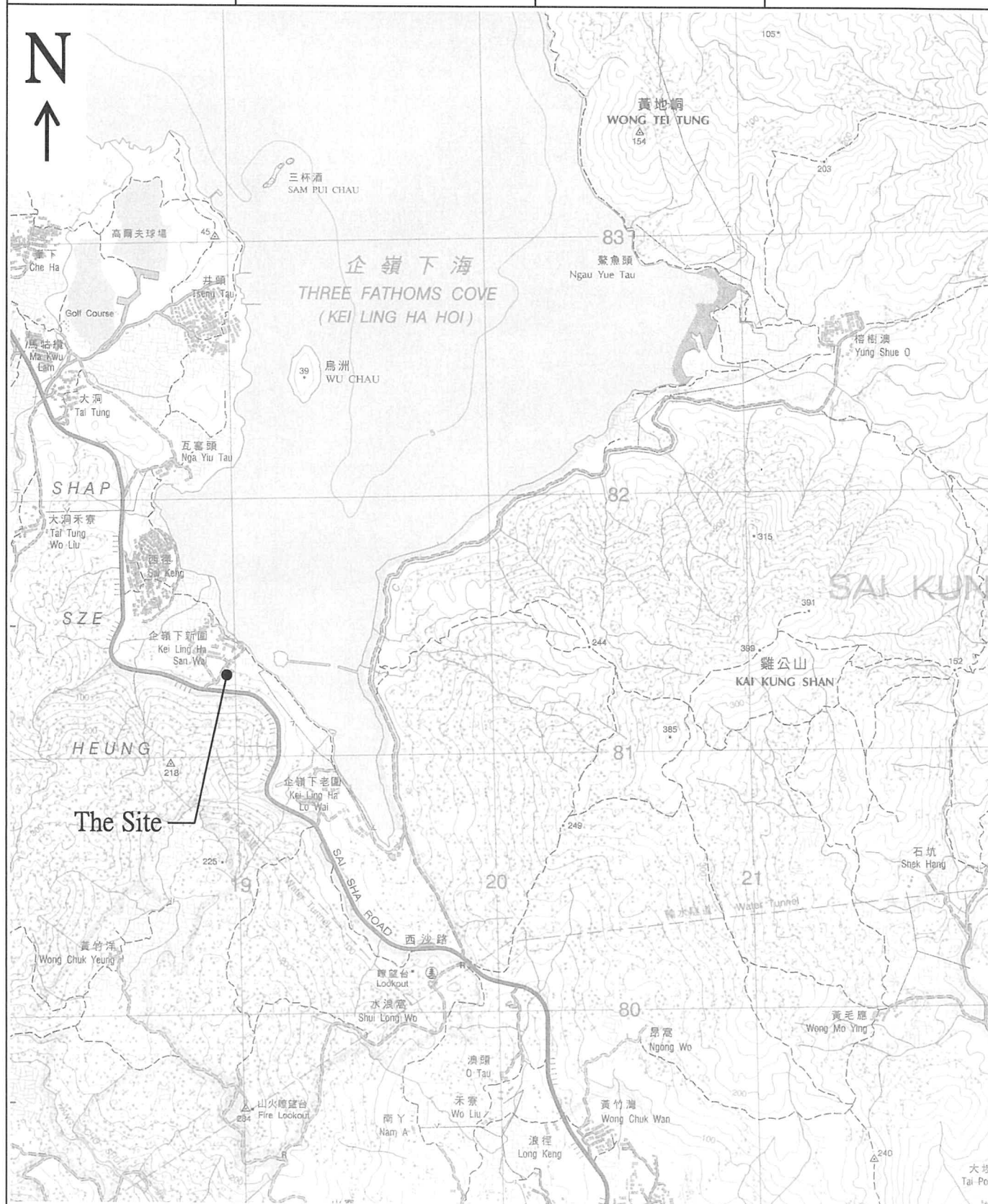
1

Map No.

Sheet 8 (Ed.16 2014)

Scale

1 : 20000



TWO NTEHS ON GOVERNMENT LAND IN D.D. 209
KEI LING HA SAN WAI VILLAGE, SAI KUNG (NORTH), N.T.

SITE PLAN

Map No.

8NW-21B

Dec. 2021

Scale

1:1000

Figure No.

2



TWO NTEHS ON GOVERNMENT LAND IN D.D. 209
KEI LING HA SAN WAI VILLAGE, SAI KUNG (NORTH), N.T.

SECTION

Map No.

8NW-21B

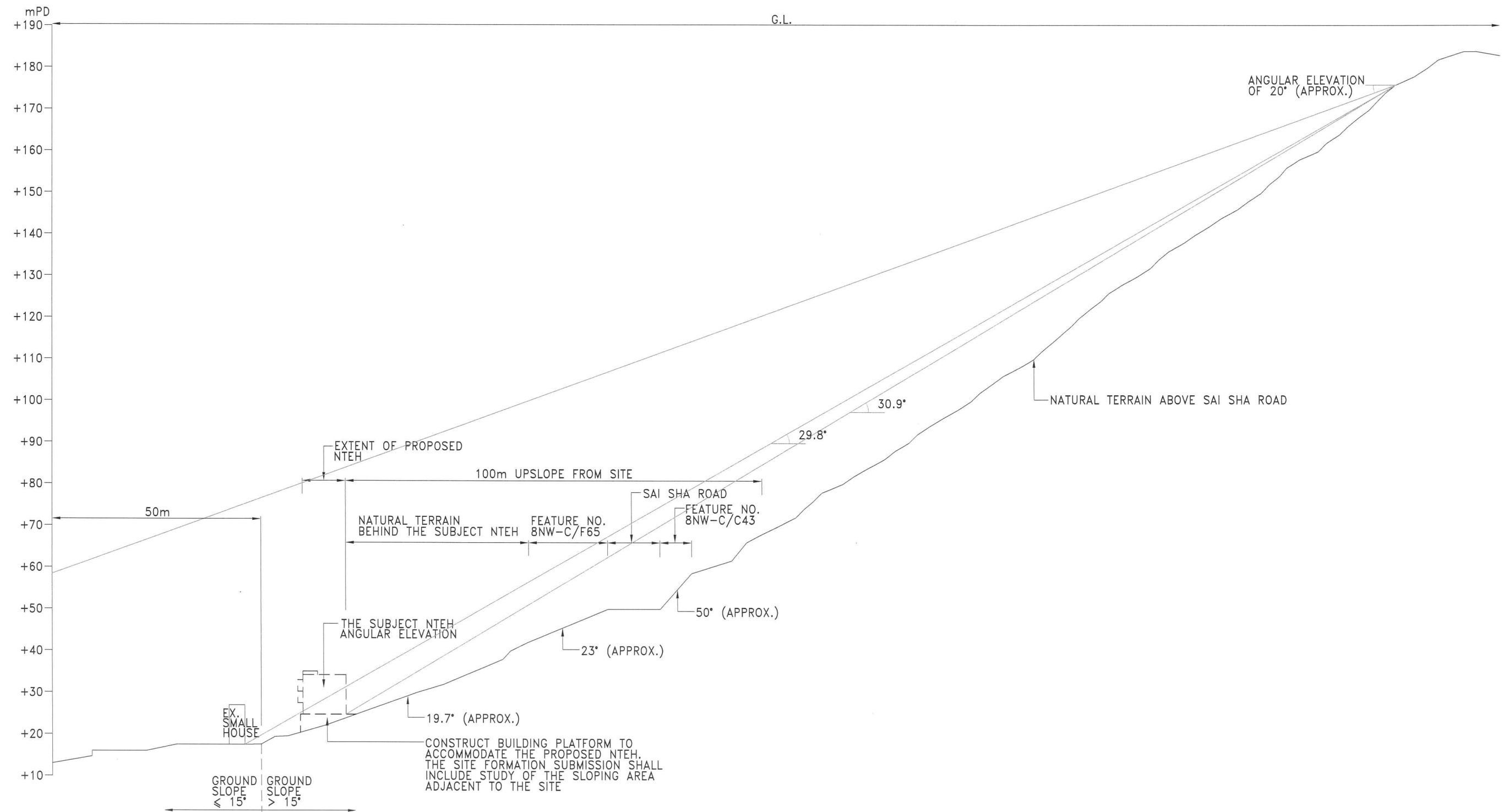
Dec. 2021

Scale

1:1000

Figure No.

2A



SECTION A - A

TWO NTEHS ON GOVERNMENT LAND IN D.D. 209
KEI LING HA SAN WAI VILLAGE, SAI KUNG (NORTH), N.T.

SECTION

Map No.

8NW-21B

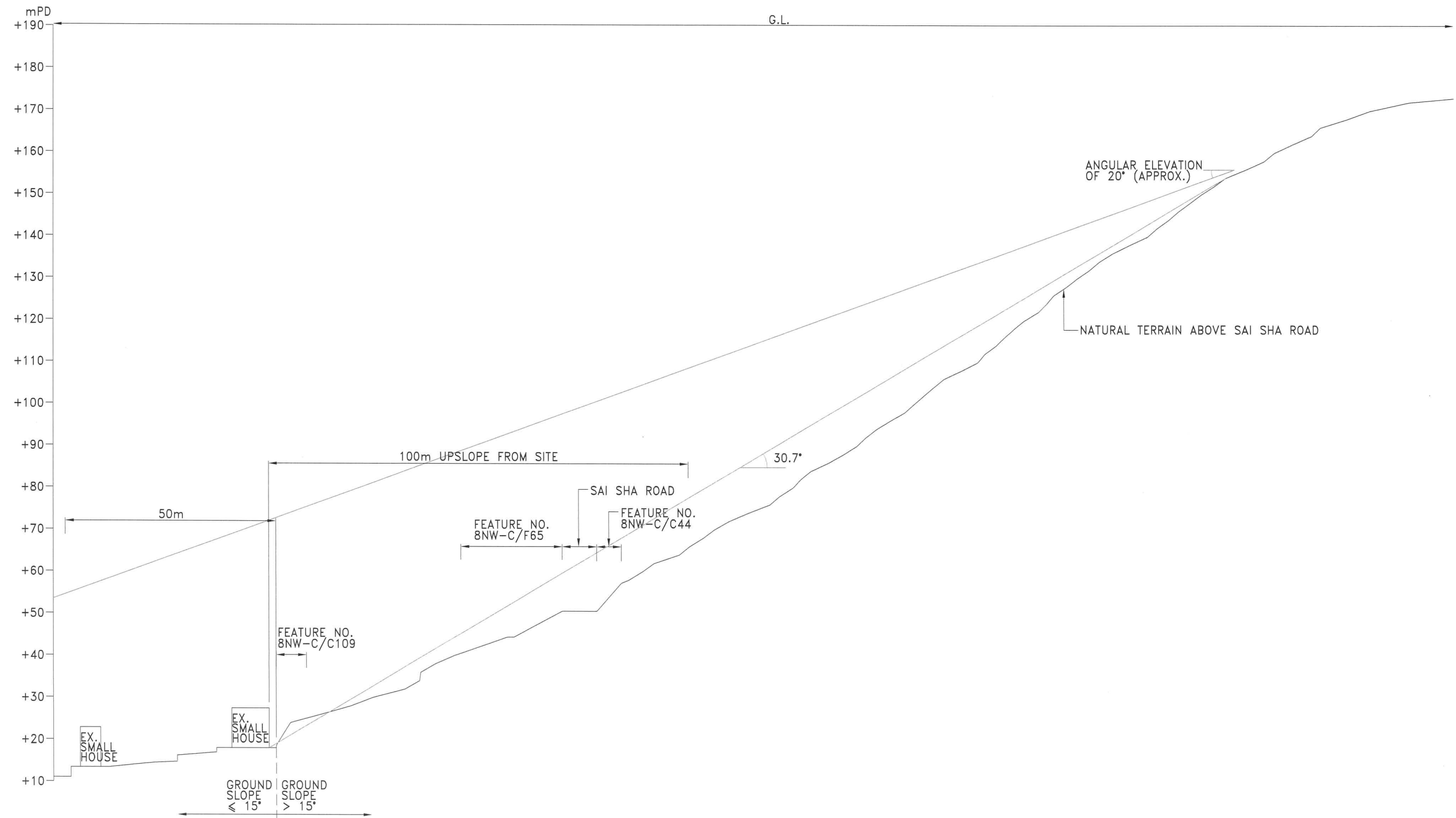
Dec. 2021

Scale

1:1000

Figure No.

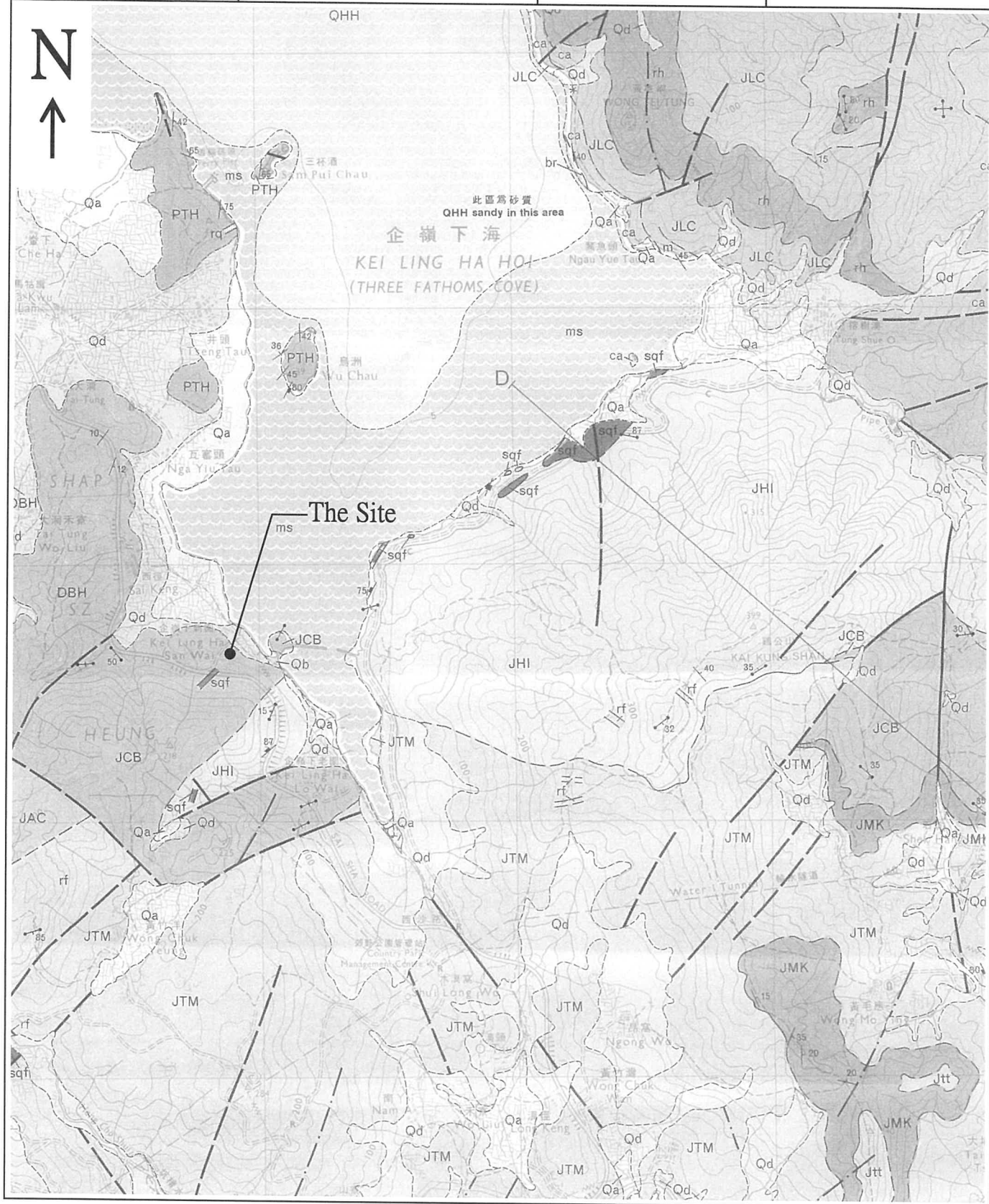
2B



SECTION B - B

**TWO NTEHS ON GOVERNMENT LAND
IN D.D. 209, KEI LING HA SAN WAI VILLAGE
SAI KUNG (NORTH), N.T.**

GEOLOGICAL SURVEY PLAN		Figure No.	3 (Sheet 1 of 2)
Map No.	Sheet 8 (Ed.1 1989)	Scale	1 : 20000



TWO NTEHS ON GOVERNMENT LAND IN D.D. 209, KEI LING HA SAN WAI VILLAGE SAI KUNG (NORTH), N.T.

GEOLOGICAL SURVEY PLAN

Figure No.

3 (Sheet 2 of 2)

Map No.

Sheet 8 (Ed.1 1989)

Scale

1 : 20000

SUPERFICIAL DEPOSITS 表土沉積

GENETIC CLASSIFICATION 成因類型		PRINCIPAL MATERIALS 主要物質成份	
第四系 QUATERNARY 全新統 HOLOCENE 更新統 PLEISTOCENE AND HOLOCENE 更新統 PLEISTOCENE 更新統 PLEISTOCENE	Fill	填土	填泥和廢物..... Natural earth and waste
	Beach deposits	海灘沉積	砂..... Sand
		Qb	中礫和漂礫..... Cobbles and boulders
		Qbb	
		QHH	主要為深灰色海相泥 (未分)..... Undivided, mainly dark grey marine mud
		ms	海相砂, 部份粉砂質..... Marine sand, part silty
	Alluvium	沖積物	分選性良好至中等的..... Clay/silt, sand and gravel; well-sorted to semi-sorted
	Debris flow deposits	坡積、洪積物	黏土 / 粉砂, 砂和礫石.....
	Talus (rockfall) deposits	岩屑 (岩崩) 堆積物	未分選的砂、礫至漂礫..... Unsorted sand, gravel, cobbles and boulders; clay/silt matrix
	Mixed debris flow and talus deposits	坡積、崩積物	礫石、中礫和漂礫..... Gravel, cobbles and boulders
		Qa	Qd和Qt的混合物..... Mixed Qd and Qt
		Qd	
		Qt	
		Qdt	
		QCK	紅色、黃色和灰色的黏土、粉砂、砂和礫石 (未分)..... Undivided; red, yellow and grey clay, silt, sand and gravel

SOLID GEOLOGY 基岩地質

SEDIMENTARY AND VOLCANIC ROCKS 沉積岩和火山岩

NAMED ROCK DIVISIONS 地層單位名稱		PRINCIPAL ROCK TYPES / CHARACTERS 主要岩石類型/特徵	
中生界 MESOZOIC 上侏羅統至下白堊統 UPPER JURASSIC TO LOWER CRETACEOUS 清水灣群 REPULSE BAY VOLCANIC GROUP	Long Harbour Formation	大灘海峽組	JLH 粗火山灰晶屑凝灰岩..... Coarse ash crystal tuff
	荔枝莊組 Lai Chi Chong Formation	JLC	沉凝灰岩 (未分)..... Undivided, mainly tuffite
		e	條紋斑雜岩..... Eutaxite
		rh	流紋岩..... Rhyolite
		m	泥岩和粉砂岩..... Mudstone and siltstone
		ca	粗火山灰凝灰岩..... Coarse ash tuff
		cg	礫岩..... Conglomerate
		br	外生角礫岩..... Epiclastic breccia
	High Island Formation	糧船灣洲組	JHI 主要為細火山灰凝灰岩 (未分)..... Undivided, mainly fine ash tuff
	清水灣組 Clear Water Bay Formation	JCB	主要為粗面英安質和流紋質熔岩 (未分)..... Undivided, mainly trachydacite and rhyolite lava
		JIn	沉凝灰岩和凝灰岩..... Tuffite and tuff
		Jtt	條紋斑雜岩..... Eutaxite
		cat	粗火山灰凝灰岩..... Coarse ash tuff
		t	沉凝灰岩..... Tuffite
		tb	凝灰角礫岩..... Tuff-breccia
	孟公屋組 Mang Kung Uk Formation	JMK	主要為凝灰質泥岩、粉砂岩和角礫岩 (未分)..... Undivided, mainly tuffaceous mudstone, siltstone and breccia
		r	流紋質熔岩..... Rhyolite lava
		fa	細火山灰凝灰岩..... Fine ash tuff

TWO NTEHS ON GOVERNMENT LAND IN D.D. 209, KEI LING HA SAN WAI VILLAGE SAI KUNG (NORTH), N.T.

SLOPE LAYOUT PLAN

Figure No.

4

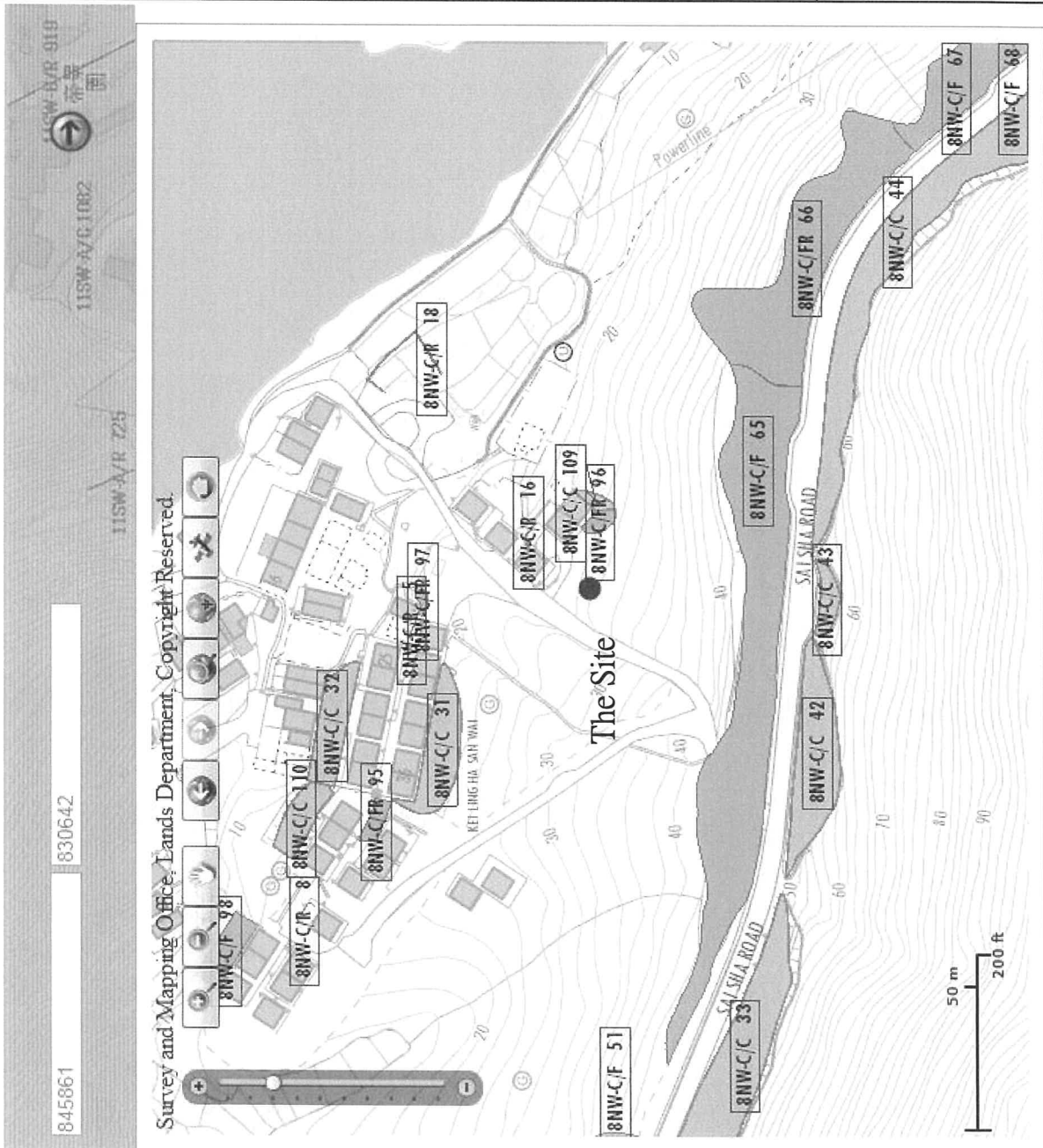
Map No.

-

Scale

N.T.S

Slope Information System



**HongKong
SlopeSafety**

Search By

- ☐ Building Name
- ☐ Street Address
- ☐ Slope Number
- ☐ Coordinates
- ☐ Lamp Post
- ☐ ENTLI
- ☐ HLC
- ☐ HP
- ☐ Boulder Fall Hazards
- ☐ Disclaimer

Application for
information from
the Government
Catalogue of Slopes
and Retaining
Walls

User Manual

TWO NTEHS ON GOVERNMENT LAND IN D.D. 209
KEI LING HA SAN WAI VILLAGE, SAI KUNG (NORTH), N.T.

NATURAL TERRAIN LANDSLIDE INVENTORY PLAN

Map No.

08NW-C

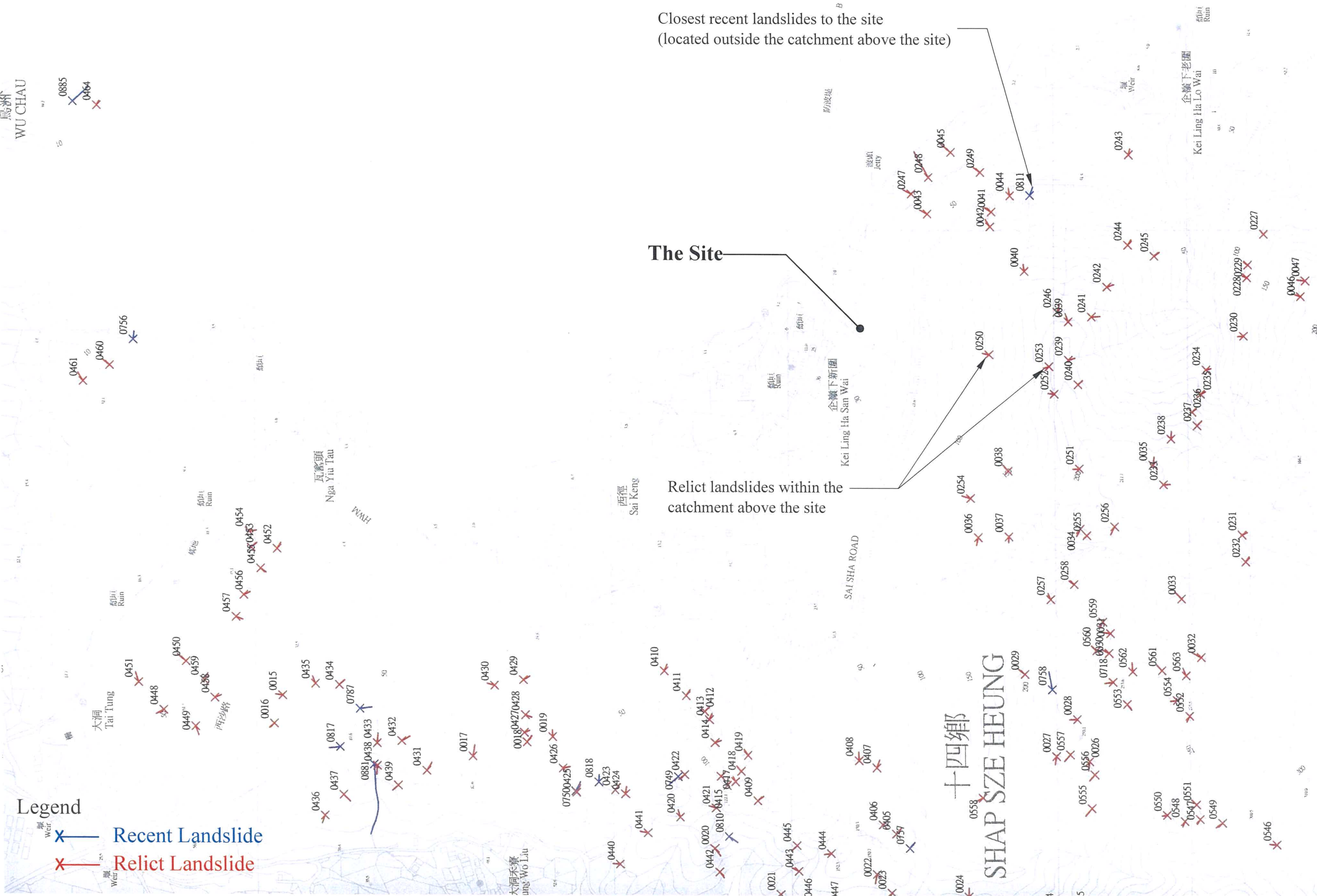
Year 2011

Scale

1 : 5000

Figure No.

5



TWO NTEHS ON GOVERNMENT LAND IN D.D. 209
KEI LING HA SAN WAI VILLAGE, SAI KUNG (NORTH), N.T.

GEOTECHNICAL LAND USE MAP

Map No.

GASP/20/IX/1

July 1988

Scale

1 : 20000

Figure No.

6

LEGEND

CLASS	CODE	GEOTECHNICAL LIMITATIONS	SUITABILITY FOR DEVELOPMENT	ENGINEERING COST FOR DEVELOPMENT	INTENSITY OF SITE INVESTIGATION REQUIRED
I		Low	High	Low	Normal
II		Moderate	Moderate	Normal	Normal
IIIS		Moderate	Moderate - Low	Normal - High	Normal
III		High	Low	High	Intensive
IV		Extreme	Probably Unsuitable	Very High	Very Intensive

General Features - terrain which is not classified within the GLUM system

- Waterbodies (streams, man-made channels, storage dams)
- Ponds
- Littoral Zone (generally subject to tidal action)
- Wave cut platform

230 Universal Transverse Mercator (UTM) Grid Reference

824 Hong Kong Metric Grid Reference



TWO NTEHS ON GOVERNMENT LAND IN D.D. 209 KEI LING HA SAN WAI VILLAGE, SAI KUNG (NORTH), N.T.

GENERALISED LIMITATIONS AND ENGINEERING APPRAISAL MAP

Figure No.

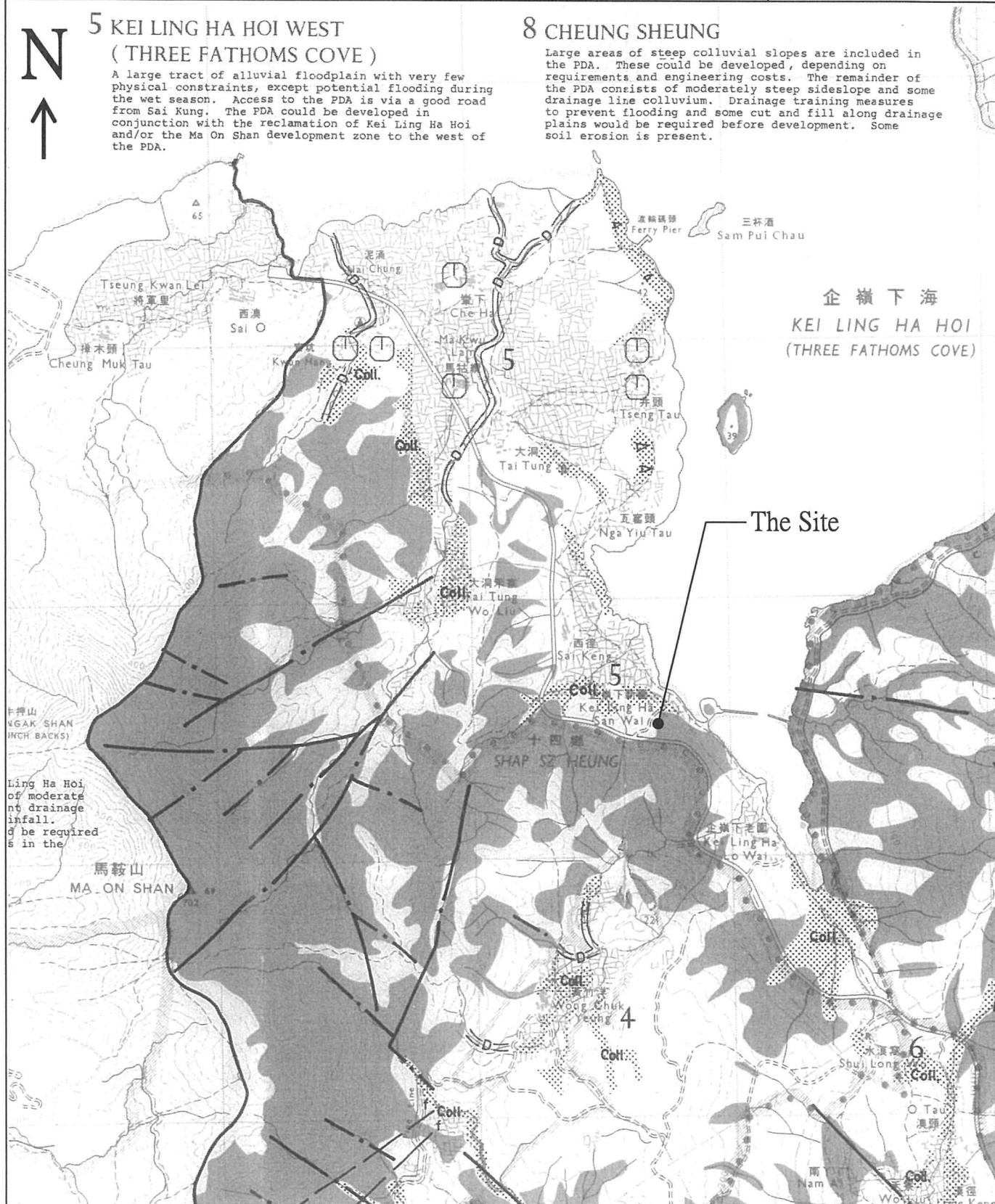
7 (Sheet 1 of 2)

Map No.

GASP/20/IX/15 (July 1988)

Scale

1 : 20000



TWO NTEHS ON GOVERNMENT LAND IN D.D. 209 KEI LING HA SAN WAI VILLAGE, SAI KUNG (NORTH), N.T.

GENERALISED LIMITATIONS AND ENGINEERING APPRAISAL MAP

Figure No.

7 (Sheet 2 of 2)

Map No.

GASP/20/IX/15 (July 1988)

Scale

N.T.S.

LEGEND

FEATURES OF ENGINEERING SIGNIFICANCE :

230	Universal Transverse Mercator (UTM) Grid Reference
a24	Hong Kong Metric Grid Reference
NOTE :	
i) Features are generally indicated only where of significance to identified potential development areas.	
ii) For explanation of significance of identified features, see Report Appendix A, Table A5, and Section 4.2.	
iii) Geological boundaries and photolineaments are shown in full on the ECM. Those lineaments indicated represent the surface expression of obvious structural discontinuities which affect the PDAs.	
Abbreviation :	
PDA	Potential Development Area

DEVELOPMENT PLANNING ZONES :







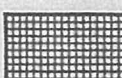
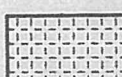
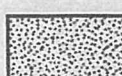



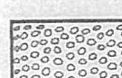
[]	Zone of potential for development (assessed in geotechnical terms)
[]	Zone of local geotechnical constraints (identified on PCM) within general PDA
[]	Zone of constraints for development (assessed principally in geotechnical terms)
[]	Zone of existing development, (based on principal use of GEOTCS grid unit)
• • • • •	Country Park boundary
— C —	Catchwater
NOTE :	
Numerals on map refer to relevant general planning/engineering notes	

TWO NTEHS ON GOVERNMENT LAND IN D.D. 209
KEI LING HA SAN WAI VILLAGE, SAI KUNG (NORTH), N.T.

PHYSICAL CONSTRAINTS MAP

Map No.	GASP/20/IX/6	July 1988	Scale	1 : 20000	Figure No.	8
---------	--------------	-----------	-------	-----------	------------	---

LEGEND

-  Colluvium
-  Zones of colluvium which are subject to overland flow and periodic inundation. Evidence of unusual groundwater regime (delineated as drainage plain on Landform Map).
-  Floodplain - subject to overland flow and regular inundation. Evidence of unusual groundwater regime (delineated as floodplain on Landform Map)
-  Zones of general instability associated with predominantly colluvial terrain
-  Zones of general instability associated with predominantly insitu terrain
-  Slopes on insitu terrain which are generally steeper than 30° (other than those delineated as colluvial or unstable)
-  Disturbed terrain - extensive cut and fill batters which generally exceed 30°
-  Instability on disturbed terrain
-  Waterbodies (streams, man-made channels, storage dams)
-  Ponds
-  Moderate or severe gully erosion (may be superimposed upon other constraints)
-  Littoral zone (generally subject to tidal action)
-  Wave cut platform

²30 Universal Transverse Mercator (UTM) Grid Reference

⁸24 Hong Kong Metric Grid Reference



APPENDIX A

REFERENCED DOCUMENTS

地段索引圖 LOT INDEX PLAN



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

比例尺 SCALE 1:1000
 米 10 0 10 20 30 40 50 米
 metres



Locality : TAI PO

Lot Index Plan No. : KD0097062017

District Survey Office : Kowloon

Date : 21-Jun-2017

Reference No. : 8-NW-21B

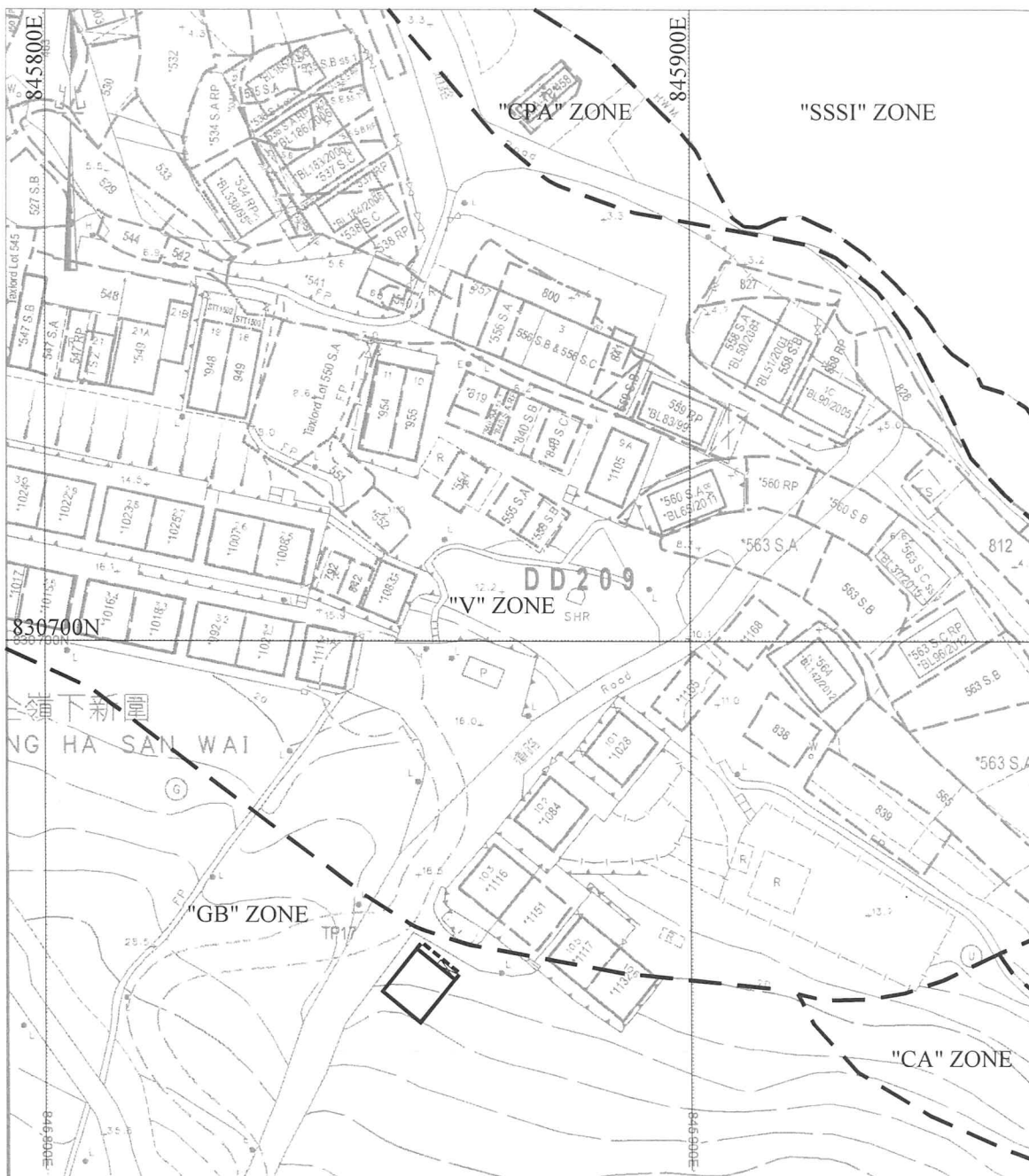
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 © Copyright reserved - Hong Kong SAR Government
 SMO-P01 20170621093936 10

免責聲明

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

Disclaimer


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



REFERENCED LOT INDEX PLAN NO. 8NW-21D (21/06/2017)

APPLICANT : HO LUP HENG (何立恒)

LEGEND :

- EXTENT OF PROPOSED SMALL HOUSE ($8.534\text{m} \times 7.620\text{m} = 65.03\text{m}^2$)
- EXTENT OF BALCONIES & CANOPY OF PROPOSED SMALL HOUSE (PROJECTION = 1.22m)
-  PROPOSED LOCATION OF SEPTIC TANKS & SOAKAGE PIT (BENEATH BALCONY)

HENG FAI CONSULTING LIMITED

恒輝專業顧問有限公司

UNIT 1, 7/F, METROPOLE SQUARE, 2 ON YIU STREET, SHEK MUN, SHATIN, NEW TERRITORIES

電話 : 2687 6556
傳真 : 2687 6596

PROJECT:

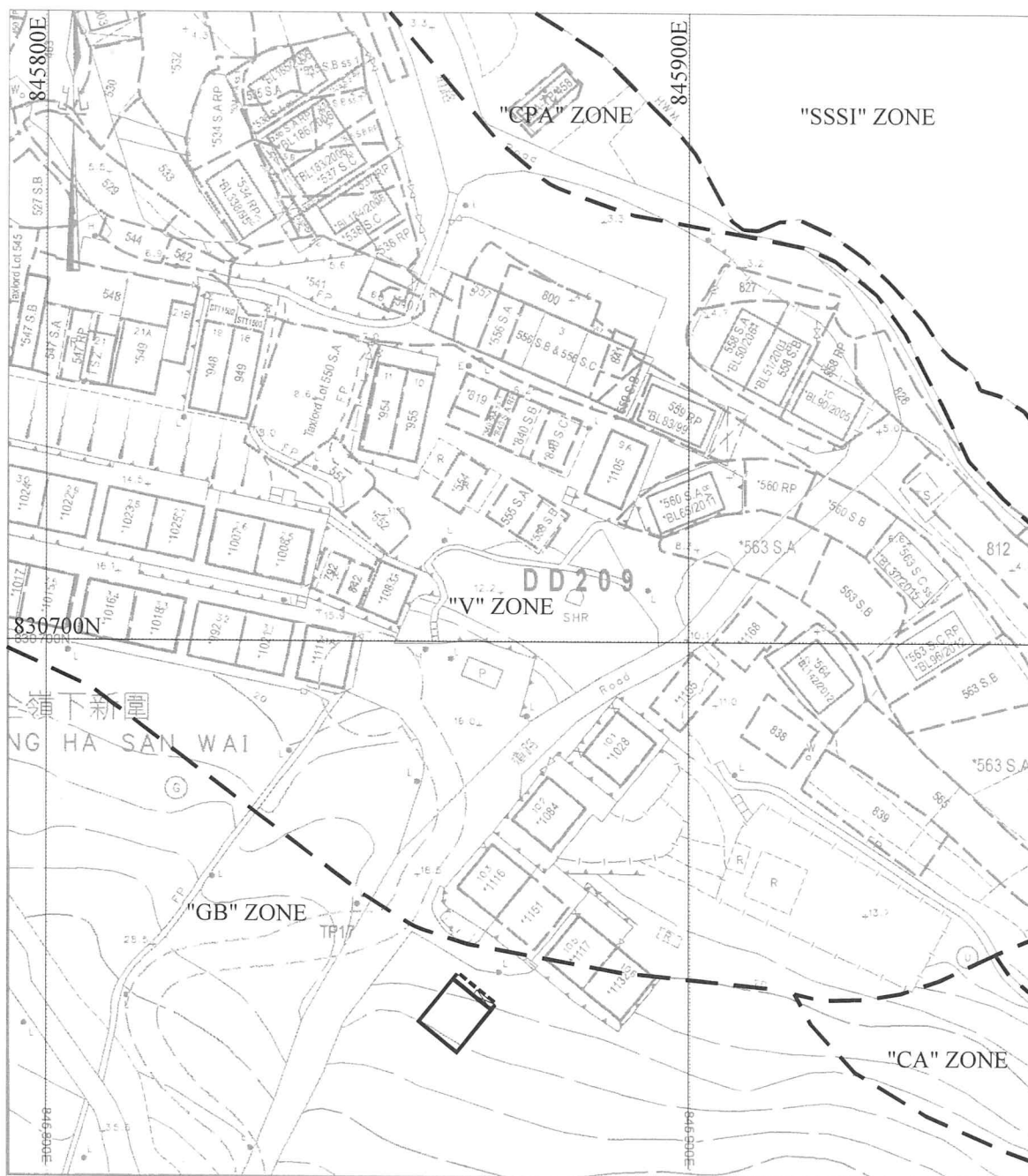
ONE SMALL HOUSE ON GOVERNMENT LAND IN D.D. 209
KEI LING HA SAN WAI, SAI KUNG (NORTH), N.T.

TITLE: SMALL HOUSE PLAN

DWG. NO.: 15/95/H01B


SCALE: 1:1000

DATE: 11/04/2023



REFERENCED LOT INDEX PLAN NO. 8NW-21D (21/06/2017) APPLICANT : HO TIMMY KIN HANG (何健恒)

LEGEND :

- EXTENT OF PROPOSED SMALL HOUSE (8.534m x 7.620m = 65.03m²)
- EXTENT OF BALCONIES & CANOPY OF PROPOSED SMALL HOUSE (PROJECTION = 1.22m)
-  PROPOSED LOCATION OF SEPTIC TANKS & SOAKAGE PIT (BENEATH BALCONY)

HENG FAI CONSULTING LIMITED
恒輝專業顧問有限公司

UNIT 1, 7/F, METROPOLE SQUARE, 2 ON YIU STREET, SHEK MUN, SHATIN, NEW TERRITORIES

電話 : 2687 6556
 傳真 : 2687 6596

PROJECT:

ONE SMALL HOUSE ON GOVERNMENT LAND IN D.D. 209
 KEI LING HA SAN WAI, SAI KUNG (NORTH), N.T.

TITLE: SMALL HOUSE PLAN

DWG. NO.: 15/96/H01A

SCALE: 1:1000

DATE: 11/04/2023

ENTLJ_No.	Group	Year	Prev. Year	Width	Source Gradient (Degree)	Cover	Crown Elevation (mPD)	Toe Elevation (mPD)	Elevation Difference (m)	Gully
08NWC0235E	Relict	1963	-	1	42.5	C	137	127	10	N
08NWC0236E	Relict	1963	-	1	44.5	C	156	149	7	N
08NWC0237E	Relict	1963	-	1	45	C	161	153	8	N
08NWC0238E	Relict	1963	-	1	29	C	182	174	8	N
08NWC0239E	Relict	1963	-	1	32.5	C	181	175	6	N
08NWC0240E	Relict	1963	-	1	29.5	C	185	179	6	N
08NWC0241E	Relict	1963	-	2	50.5	C	155	144	11	N
08NWC0242E	Relict	1963	-	1	37.5	C	135	128	7	N
08NWC0243E	Relict	1963	-	1	47	C	26	20	6	N
08NWC0244E	Relict	1963	-	1	29.5	C	95	89	6	N
08NWC0245E	Relict	1963	-	1	47.5	C	81	74	7	N
08NWC0246E	Relict	1963	-	1	37.5	C	161	157	4	N
08NWC0247E	Relict	1963	-	1	45.5	C	20	12	8	N
08NWC0248E	Relict	1963	-	2	36	C	21	3	18	N
08NWC0249E	Relict	1963	-	1	29.5	C	40	31	9	N
08NWC0250E	Relict	1963	-	1	45	D	113	107	6	N
08NWC0251E	Relict	1963	-	1	38.5	C	200	193	7	N
08NWC0252E	Relict	1963	-	1	47	D	181	175	6	N
08NWC0253E	Relict	1963	-	1	45	D	177	170	7	N
08NWC0254E	Relict	1963	-	1	42.5	C	129	120	9	N
08NWC0255E	Relict	1963	-	1	51	C	184	176	8	N
08NWC0256E	Relict	1963	-	1	37	C	200	192	8	N
08NWC0257E	Relict	1963	-	1	48	C	175	168	7	N
08NWC0258E	Relict	1963	-	1	34	D	185	176	9	N
08NWC0259E	Relict	1963	-	2	24	C	75	66	9	N
08NWC0260E	Relict	1963	-	2	40.5	C	160	149	11	N
08NWC0261E	Relict	1963	-	1	31.5	C	138	129	9	N
08NWC0262E	Relict	1963	-	1	36	C	79	69	10	N
08NWC0263E	Relict	1963	-	1	40.5	C	104	97	7	N
08NWC0264E	Relict	1963	-	1	36	C	123	118	5	N



APPENDIX B

RECORD PHOTOGRAPHS

**TWO NTEHS ON GOVERNMENT LAND
IN D.D. 209, KEI LING HA SAN WAI VILLAGE
SAI KUNG (NORTH), N.T.**

RECORD PHOTOGRAPH

Date Taken :

Dec 2016

Photo Ref.:

A1 & A2



General View of the Site (looking northeast)



General View of the Site (looking southeast)

Comments:

General view of the site

**TWO NTEHS ON GOVERNMENT LAND
IN D.D. 209, KEI LING HA SAN WAI VILLAGE
SAI KUNG (NORTH), N.T.**

RECORD PHOTOGRAPH

Date Taken :

14 Jun 2016

Photo Ref.:

A3

Sai Sha Road



Comments:

General view of Feature No. 8NW-C/F65

**TWO NTEHS ON GOVERNMENT LAND
IN D.D. 209, KEI LING HA SAN WAI VILLAGE
SAI KUNG (NORTH), N.T.**

RECORD PHOTOGRAPH

Date Taken :

14 Jun 2016

Photo Ref.:

A4



Comments:

General view of the catchwater along the toe of Feature No. 8NW-C/F65

HENG FAI CONSULTING LIMITED

恒輝專業顧問有限公司

Unit 1, 7/F, Metropole Square, 2 On Yiu Street, Shek Mun, Shatin, New Territories

新界沙田石門安耀街 2 號新都廣場 7 樓 1 室

Tel. 2687 6556 Fax. 2687 6596

Planning Department
14/F., Sha Tin Government Offices,
1 Sheung Wo Che Road,
Sha Tin, N.T.

Date : 4th August 2023
Our Ref. : 15/96/L07
Your Ref. : TPB/A/NE-SSH/148
TPB/A/NE-SSH/149

For the attention of Ms. Candice Y.K. Lo (TP/CPE3 PD/STN)

COPY

Dear Sirs,

**New Territories Exempted Houses on Government Land
in D.D. 209, Kei Ling Ha San Wai Village, Sai Kung (North), N.T.
Small House Applicants: Ho Lup Heng and Ho Ho Kin Hang
Submission of Geotechnical Planning Review Report (Issue 2)**

We refer to GEO comments on our Geotechnical Planning Review Report (GPRR) submitted on 23rd June 2023 and are pleased to submit herewith two copies of revised GPRR (Issue 2) for your comment and approval.

Please be advised that the attached revised GPRR concluded that Natural Terrain Hazard Study (NTHS) shall be carried out for the hillslopes behind the subject small houses and above Sai Sha Road. Our proposed extent for NTHS is shown on Figure Nos. 2 and 2A of the revised report.

Should you have any queries, please feel free to contact our Mr. T.M. Ho Tel. [REDACTED]

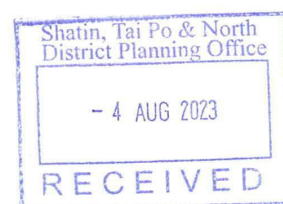
Yours faithfully,
For and on behalf of
HENG FAI CONSULTING LTD.


FRANK T. C. LUI
PROJECT MANAGER



Encl.

c.c. The Small House Applicants



**TWO NTEHS ON GOVERNMENT LAND
IN D.D. 209, KEI LING HA SAN WAI VILLAGE
SAI KUNG (NORTH), N.T.**

GEOTECHNICAL PLANNING REVIEW REPORT

APPLICATION NOS. TPB/A/NE-SSH/148 & 149

**APPLICANTS:
HO KIN HANG
HO LUP HENG**

ISSUE 2

Engineering Consultant : Heng Fai Consulting Ltd.



August 2023

CONTENT

	Page
1. INTRODUCTION	1
2. BRIEF REVIEW OF GEOTECHNICAL CONDITIONS OF THE SITE	1
3. ASSESSMENT ON GEOTECHNICAL FEASIBILITY OF THE SITE	2
4. CONCLUSION	3
5. REFERENCES	3

FIGURES

Figure No. 1	Site Plan (Part Print of Scale 1:20000 Government Land Survey Plan – Sheet 8)
Figure No. 2	Site Plan (Part Print of Scale 1:1000 Government Land Survey Plan – Sheet 8NW-21B)
Figure No. 2A	Critical Section A – A
Figure No. 3	Geological Survey Plan (Part Print of Scale 1:20000 Geological Map – Sheet 8)
Figure No. 4	Slope Layout Plan obtained from GEOSIS
Figure No. 5	Part Print of Scale 1:5000 Natural Terrain Landslide Inventory Map No. 08NW-C obtained from GIU
Figure No. 6	Part Print of Scale 1:20000 Geotechnical Land Use Map No. GASP/20/IX/1
Figure No. 7	Part Print of Scale 1:20000 Generalized Limitations and Engineering Appraisal Map No. GASP/20/IX/15
Figure No. 8	Part Print of Scale 1:20000 Physical Constraints Map No. GASP/20/IX/6

APPENDICES

Appendix A	Referenced Documents
	- Lot Index Plan with markups of the positions of proposed NTEHs
	- Small House Plans for the proposed NTEHs
	- Extracts of Enhance Natural Terrain Landslide Inventory Map Sheet Report
Appendix B	Record Photographs

1. INTRODUCTION

- 1.1 This Geotechnical Planning Review Report (GPRR) is submitted being application for Town Planning Permission under Section 16 for two New Territories Exempted Houses (NTEHs) on Government Land in D.D. 209, Kei Ling Ha San Wai Village, Sai Kung (North), N.T..
- 1.2 This report was prepared in accordance with the requirements as stipulated in Annex GC28 A4 of GEO Circular No. 28 (Reference 5.1, Study and Mitigation of Natural Terrian Hazards, Revision A (GEO 2004)) and GEO Report No. 138 (Reference 5.2, Guidelines for Natural Terrain Hazard Studies, 2nd Edition (GEO 2016)).

2. BRIEF REVIEW OF GEOTECHNICAL CONDITIONS OF THE SITE

- 2.1 The proposed NTEHs are situated on the hillslope area at about 11 m to the southwest of the existing small houses on Lots 1116 and 1151. The gradient of this hillslope area is about 20°. A vehicular access is running along the northwest boundary of the site. No sign of distress was observed on the site and surrounding areas during our site reconnaissance. Lot Index Plan with markups showing the positions of the subject NTEHs together with their Small House Plans is contained in Appendix A. Location of the site is shown on Figure Nos. 1 and 2.
- 2.2 Feature No. 8NW-C/F65 is located further uphill at 43 m to the south of the site. Sai Sha Road and Feature No. 8NW-C/C43 are located above Feature No. 8NW-C/F65. Both of the abovementioned features are maintained by the Highways Department (HyD). The portion of Feature No. 8NW-C/F65 that above the site is a 23° slope of about 10 m high whilst Feature No. 8NW-C/C43 is 50° and 8 m high. The hillslope area above Feature No. 8NW-C/C43 is a natural terrain of about 130 m high. General layout of the site and adjacent area are illustrated by Critical Section A – A as shown on Figure No. 2A. Record photographs showing general views of the area are contained in Appendix B.
- 2.3 Based on Critical Section A – A across the site on Figure No. 2A, the hillside within 100 m upslope of the site is above 15° and hence the site was considered within the influence zone of natural terrain in accordance with Section 2.3.2 of Reference 5.2.
- 2.4 Part print of the Hong Kong Geological Survey Sheet 8 is shown on Figure No. 3. It indicated that the site is located in the zone of undivided, mainly trachydacite and rhyolite lava. Debris Flow Deposits could also be found in the proximity of the site.
- 2.5 Figure No. 4 showing the Slope Layout Plan obtained from the GEO Slope Information System (GEOSIS). This figure indicating all registered geotechnical features found in proximity of the site. Three geotechnical features, Feature Nos. 8NW-C/R16, 8NW-C/FR96 and 8NW-C/C109 were identified in proximity of the site.
- 2.6 Feature No. 8NW-C/R16 is located at above 20 m to the northeast of the site. This feature was included in the BD approved site formation for Lot 1151 and completed on 11th November 2015 (BD Ref.: 6/9104/08). As the proposed NTEHs are far outside the crest influence zone of the feature and also separated from the feature by a building platform with existing small house, the subject development will not adversely affect or be affected by the feature.

- 2.7 Feature Nos. 8NW-C/FR96 and 8NW-C/C109 are located at about 11 m and 19 m to the east of the site respectively. The site topography indicated that the proposed NTEHs are not located at the crest areas nor the toe areas of these features and hence the subject development will not adversely affect or be affected by these features.
- 2.8 The geotechnical conditions of the site area were briefly reviewed based on the available information from Enhanced Natural Terrain Landslide Inventory (ENTLI) and GASP Report IX (Reference 5.3, Geotechnical Area Studies Programme North West New Territories (GCO 1988)) and summarized in the following paragraphs.
- 2.9 No record of large-scale or deep-seated landslide could be found in proximity of the site and hillside area and the site was **NOT** subject to major past instability. Part print of Enhance Natural Terrain Landslide Inventory Plan No. 08NWC indicating locations and extents of Relict and Recent Landslides is shown on Figure No. 5. The ENTLI indicated that **NO** recent landslide could be identified within the Open Hillslope Catchment above the site. The closest relict landslide in the catchment above the site is ENTLI Nos. 08NWC 0250. It is found over 170 m to the south of the site with width less than 20 m and is insignificant to the subject site. Detailed information regarding this landslide is contained in Appendix A.
- 2.10 The Geotechnical Land Use Map contained in Reference 5.3 and extracted on Figure No. 6 indicated that the site is located between the Zones of Moderate and High Geotechnical Limitations. It infers the site is located in between the zone of flat to gentle sloping area with undisturbed terrain and the zone of steep slope.
- 2.11 The Generalized Limitations and Engineering Appraisal Map contained in Reference 5.3 and extracted on Figure No. 7 indicated that the site is located between the Zones of Potential and Constraints for Development.
- 2.12 The Physical Constraints Map contained in Reference 5.3 and extracted on Figure No. 8 indicated that the site is located at the boundary of the Zone of general Instability associated with predominantly insitu terrain.

3. ASSESSMENT ON GEOTECHNICAL FEASIBILITY OF THE SITE

- 3.1 With reference to the above geotechnical conditions, the site is situated at the boundary of problematic area for development. As illustrated by Figure 2A, the site is within an angular elevation of 20° from the hillslope and at the same time within 50 m of ground slope above 15°, which satisfies the Alert Criteria as stipulated in Section 2.3.4 of Reference 5.2. The site has also been overlooking by the natural terrain further above Sai Sha Road with a steep angular elevation of about 30°, despite not exceeding 35°.
- 3.2 As illustrated by Figure No. 2A, the site may be affected by natural terrain hazards. We consider site formation submission to BD shall be carried out for the subject site. The submission shall include a Natural Terrain Hazard Study (NTHS) with Aerial Photograph Interpretation and detailed study of all hazard types as mentioned in Section 3.3 of Reference 5.2. The extent of the NTHS study area is shown on Figure Nos. 2 and 2A.

4. CONCLUSION

- 4.1 This GPRR is submitted being application for Town Planning Permission under Section 16 for two NTEHs on Government Land in D.D. 209, Kei Ling Ha San Wai Village, Sai Kung (North), N.T.. The report concluded that NTHS shall be carried out together with site formation submission upon planning permission of the subject small houses.

5. REFERENCES

- 5.1 GEO Circular No. 28 (Revision A), Study and Mitigation of Natural Terrian Hazards (GEO 2004).
- 5.2 GEO Report No. 138 (2nd Edition), Guidelines For Natual Terrain Hazard Studies (GEO 2016).
- 5.3 Geotechnical Area Studies Programme East New Territories GASP Report IX (GCO 1988)

End of Text

FIGURES

TWO NTEHS ON GOVERNMENT LAND IN D.D. 209, KEI LING HA SAN WAI VILLAGE SAI KUNG (NORTH), N.T.

SITE PLAN

Figure No.

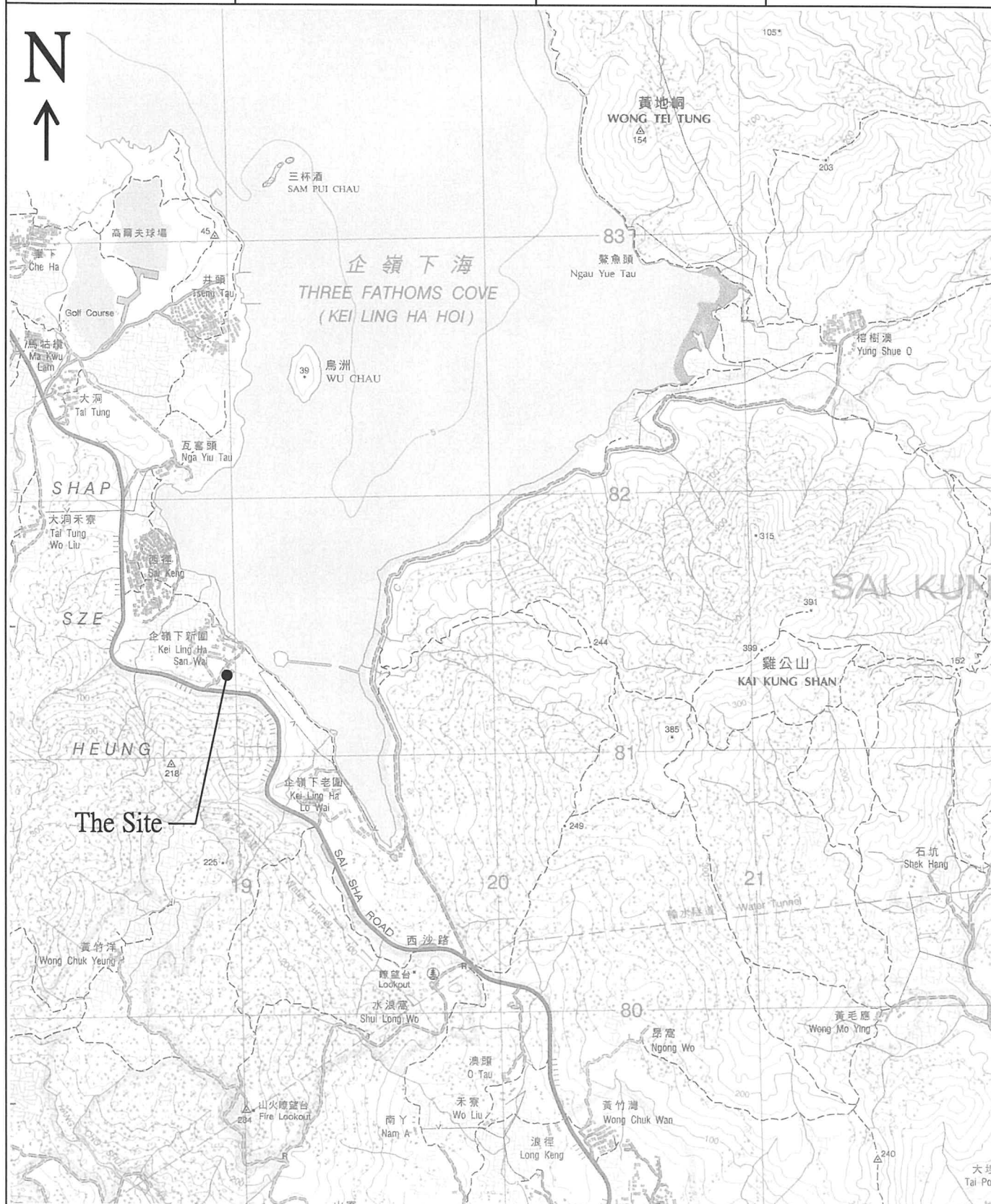
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Map No.

Sheet 8 (Ed.16 2014)

Scale

1 : 20000



TWO NTEHS ON GOVERNMENT LAND IN D.D. 209
KEI LING HA SAN WAI VILLAGE, SAI KUNG (NORTH), N.T.

SITE PLAN

Map No.

8NW-21B

Dec. 2021

Scale

1:1000

Figure No.

2



TWO NTEHS ON GOVERNMENT LAND IN D.D. 209
KEI LING HA SAN WAI VILLAGE, SAI KUNG (NORTH), N.T.

SECTION

Map No.

8NW-21B

Dec. 2021

Scale

1:1000

Figure No.

2A

The diagram is a cross-section labeled 'SECTION A - A' showing a terrain profile. The vertical axis on the left is labeled 'mPD' and ranges from +10 to +190 in increments of 10. A horizontal line at the top is labeled 'G.L.' (Ground Level). The profile shows a slope rising from left to right. Key features and labels include:

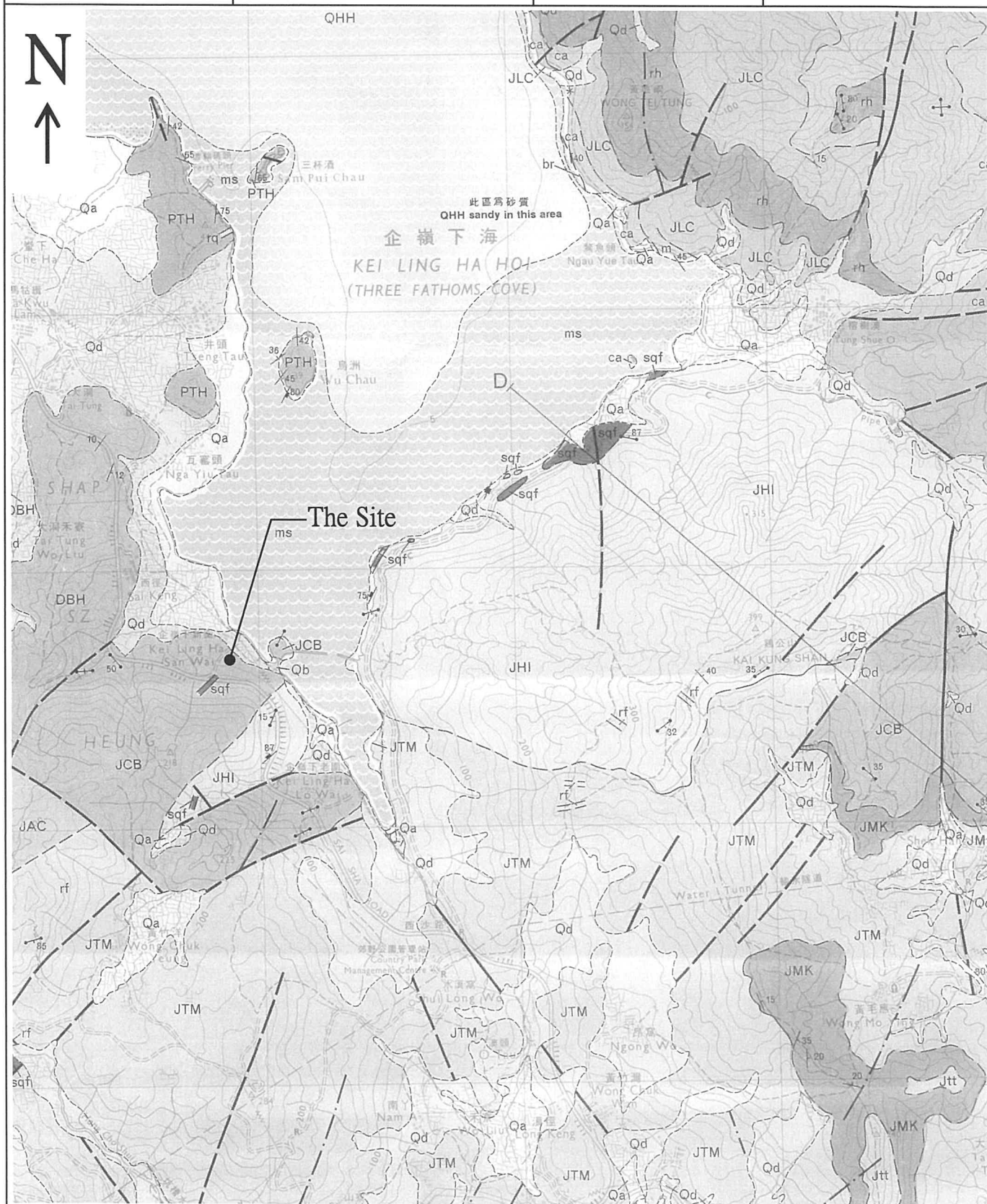
- EXTENT OF PROPOSED NTEH:** Indicated by a horizontal line segment on the slope.
- 100m UPSLOPE FROM SITE:** A horizontal dimension line indicating the distance from the site to the extent of the proposed NTEH.
- NATURAL TERRAIN BEHIND THE SUBJECT NTEH SHALL BE INCLUDED IN NATURAL TERRAIN HAZARD STUDY:** A label pointing to the area behind the proposed NTEH.
- SAI SHA ROAD:** A label pointing to a road feature on the slope.
- FEATURE NO. 8NW-C/F65:** A label pointing to a specific feature on the slope.
- FEATURE NO. 8NW-C/C43:** A label pointing to another feature on the slope.
- NATURAL TERRAIN ABOVE SAI SHA ROAD SHALL BE INCLUDED IN NATURAL TERRAIN HAZARD STUDY:** A label pointing to the area above the road.
- THE SUBJECT NTEH:** A label pointing to the specific NTEH feature on the slope.
- ANGULAR ELEVATION OF 30.9°:** A label indicating the angle of the slope at a specific point.
- 20° (APPROX.), 23° (APPROX.), 50° (APPROX.):** Labels indicating approximate slope angles at different points.
- BD APPROVED SITE FORMATION FOR LOT 1151 IN D.D. 209 COMPLETED ON 11 NOV 2015 (BD REF.:6/9104/08):** A label pointing to a site formation area.
- 8NW-C/R16:** A label pointing to a specific feature on the slope.
- GROUND SLOPE ≤ 15° / GROUND SLOPE > 15°:** Labels indicating ground slope conditions.
- CONSTRUCT BUILDING PLATFORM TO ACCOMMODATE THE PROPOSED NTEHS. THE SITE FORMATION SUBMISSION SHALL INCLUDE NATURAL TERRAIN HAZARD STUDY OF THE NATURAL TERRAIN ABOVE THE SITE:** A label providing instructions for the site formation.

SECTION A - A

SECTION A - A

**TWO NTEHS ON GOVERNMENT LAND
IN D.D. 209, KEI LING HA SAN WAI VILLAGE
SAI KUNG (NORTH), N.T.**

GEOLOGICAL SURVEY PLAN		Figure No.	3 (Sheet 1 of 2)
Map No.	Sheet 8 (Ed.1 1989)	Scale	1 : 20000



TWO NTEHS ON GOVERNMENT LAND IN D.D. 209, KEI LING HA SAN WAI VILLAGE SAI KUNG (NORTH), N.T.

GEOLOGICAL SURVEY PLAN

Figure No.

3 (Sheet 2 of 2)

Map No.

Sheet 8 (Ed.1 1989)

Scale

1 : 20000

SUPERFICIAL DEPOSITS 表土沉積

GENETIC CLASSIFICATION 成因類型		PRINCIPAL MATERIALS 主要物質成份	
第四系 QUATERNARY 全新統 HOLOCENE 更新統 PLEISTOCENE AND HOLOCENE 更新統 PLEISTOCENE 赤鱗角組 CHEK LAP KOK FORMATION	Fill	填土	填泥和廢物 Natural earth and waste
	Beach deposits	海灘沉積	砂 Sand
			中礫和漂礫 Cobbles and boulders
		QH	主要為深灰色海相泥 (未分) Undivided, mainly dark grey marine mud
		ms	海相砂, 部份粉砂質 Marine sand, part silty
	Alluvium	沖積物	分選性良好至中等的 Clay/silt, sand and gravel; well-sorted to semi-sorted
	Debris flow deposits	坡積、洪積物	未分選的砂、礫至漂礫 Unsorted sand, gravel, cobbles and boulders; clay/silt matrix
	Talus (rockfall) deposits	岩屑 (岩崩) 堆積物	礫石、中礫和漂礫 Gravel, cobbles and boulders
	Mixed debris flow and talus deposits	坡積、崩積物	Qd和Qt的混合物 Mixed Qd and Qt
		QCK	紅色、黃色和灰色的黏土、粉砂、砂和礫石 (未分) Undivided; red, yellow and grey clay, silt, sand and gravel

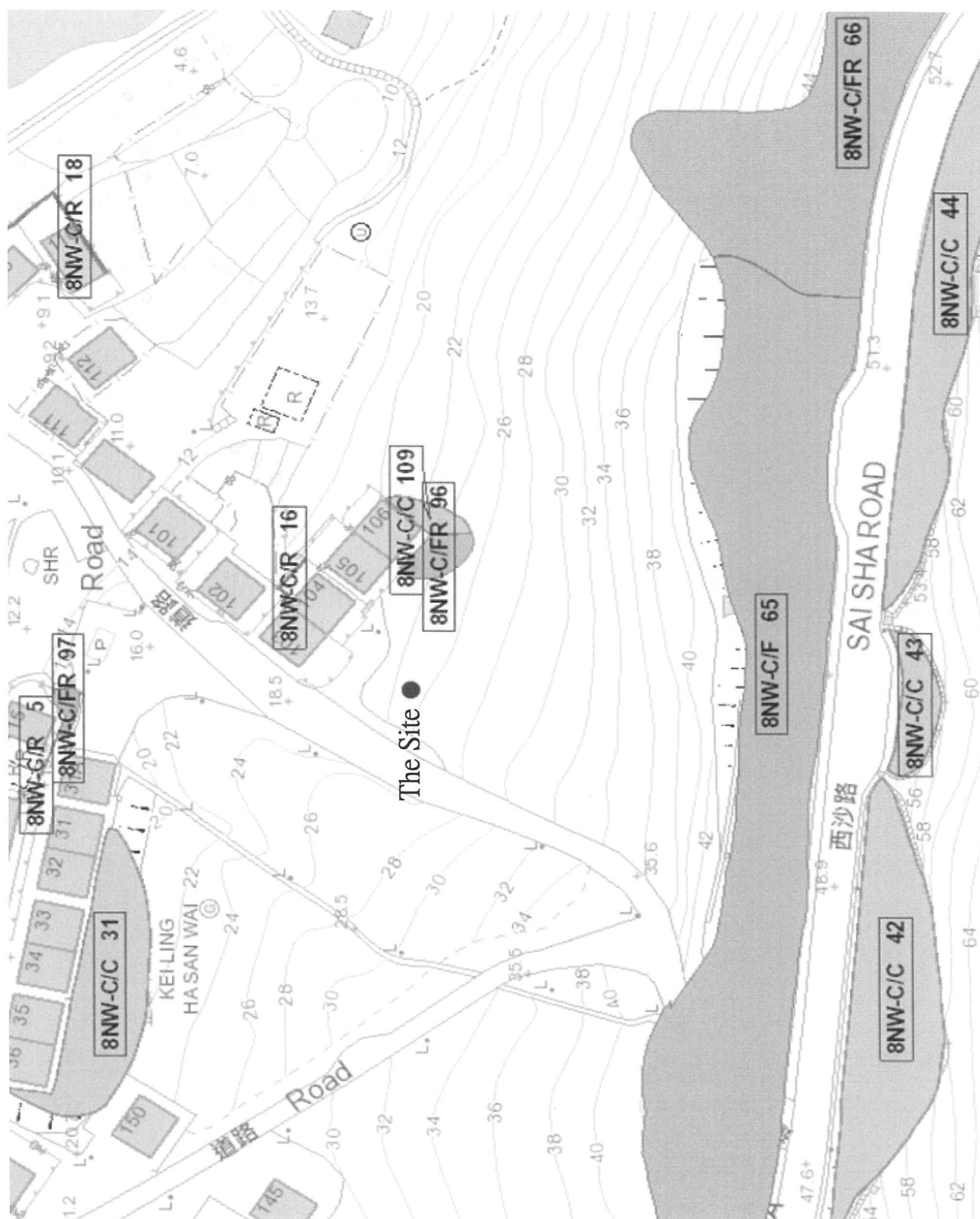
SOLID GEOLOGY 基岩地質

SEDIMENTARY AND VOLCANIC ROCKS 沉積岩和火山岩

NAMED ROCK DIVISIONS 地層單位名稱		PRINCIPAL ROCK TYPES/CHARACTERS 主要岩石類型/特徵	
中生界 MESOZOIC 上侏羅統至下白堊統 UPPER JURASSIC TO LOWER CRETACEOUS 清水灣群 REPULSE BAY VOLCANIC GROUP	Long Harbour Formation	大灘海峽組	JLH 粗火山灰晶屑凝灰岩 Coarse ash crystal tuff
	荔枝莊組 Lai Chi Chong Formation		JLC 沉凝灰岩 (未分) Undivided, mainly tuffite
			e 條紋斑雜岩 Eutaxite
			rh 流紋岩 Rhyolite
			m 泥岩和粉砂岩 Mudstone and siltstone
			ca 粗火山灰凝灰岩 Coarse ash tuff
			cg 礫岩 Conglomerate
			br 外生角礫岩 Epiclastic breccia
	High Island Formation	糧船灣洲組	JHI 主要為細火山灰凝灰岩 (未分) Undivided, mainly fine ash tuff
	清水灣組 Clear Water Bay Formation	自角礫岩化 Autobrecciated 爛泥灣段 Lan Nai Wan Member 太墩段 Tai Tun Member	JCB 主要為粗面英安質和流紋質熔岩 (未分) Undivided, mainly trachydacite and rhyolite lava
			Jln 沉凝灰岩和凝灰岩 Tuffite and tuff
			Jtt 條紋斑雜岩 Eutaxite
			cat 粗火山灰凝灰岩 Coarse ash tuff
			t 沉凝灰岩 Tuffite
			tb 凝灰角礫岩 Tuff-breccia
			JMK 主要為凝灰質泥岩、粉砂岩和角礫岩 (未分) Undivided, mainly tuffaceous mudstone, siltstone and breccia
	孟公屋組 Mang Kung Uk Formation		r 流紋質熔岩 Rhyolite lava
			fa 細火山灰凝灰岩 Fine ash tuff

**TWO NTEHS ON GOVERNMENT LAND
IN D.D. 209, KEI LING HA SAN WAI VILLAGE
SAI KUNG (NORTH), N.T.**

SLOPE LAYOUT PLAN		Figure No.	4
Map No.	-	Scale	N.T.S



TWO NTEHS ON GOVERNMENT LAND IN D.D. 209
KEI LING HA SAN WAI VILLAGE, SAI KUNG (NORTH), N.T.

NATURAL TERRAIN LANDSLIDE INVENTORY PLAN

Map No.

08NW-C

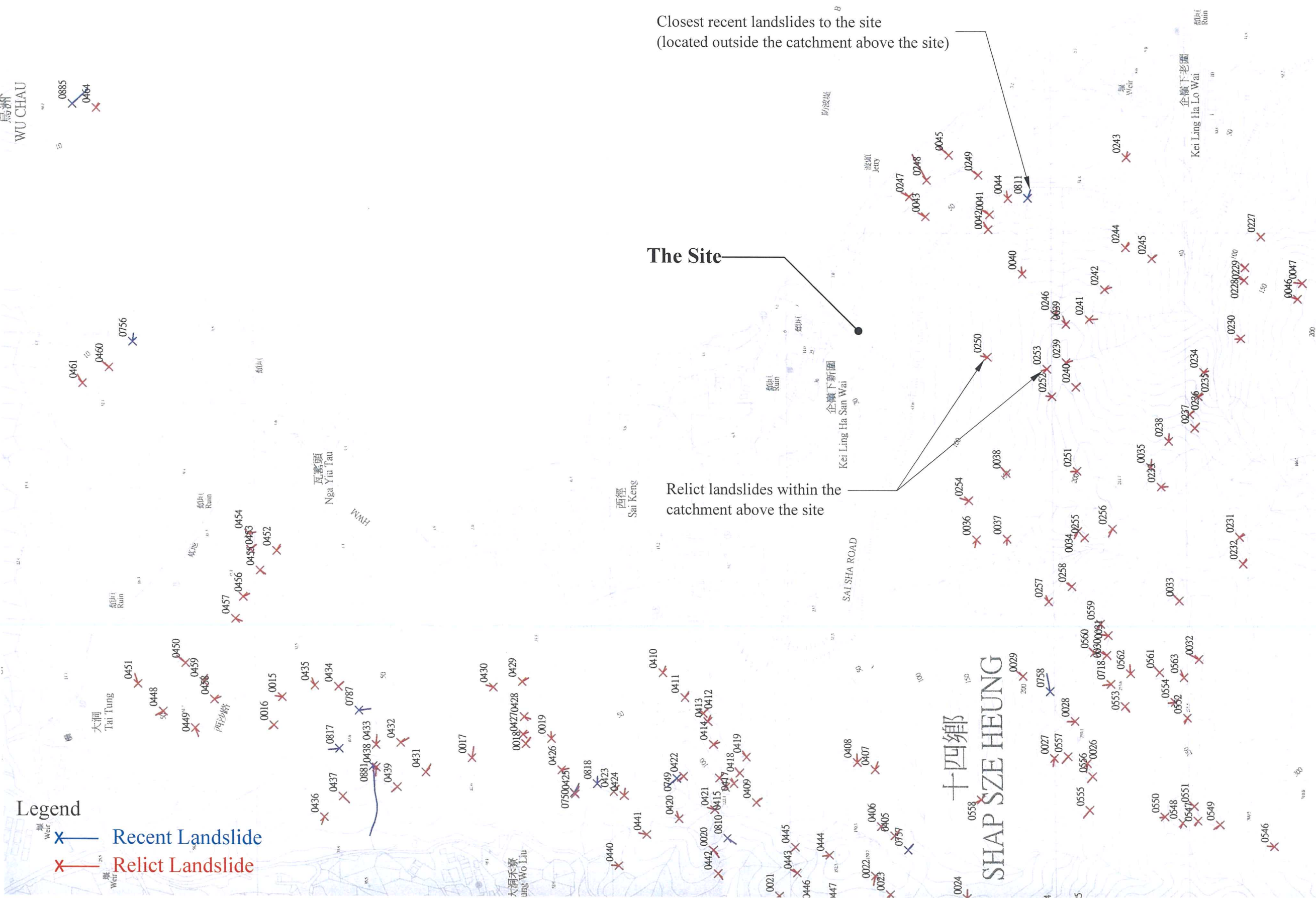
Year 2011

Scale

1 : 5000

Figure No.

5



TWO NTEHS ON GOVERNMENT LAND IN D.D. 209
KEI LING HA SAN WAI VILLAGE, SAI KUNG (NORTH), N.T.

GEOTECHNICAL LAND USE MAP

Map No.

GASP/20/IX/1

July 1988

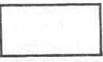
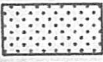

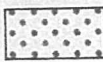

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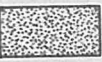


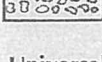
Figure No.

6

LEGEND

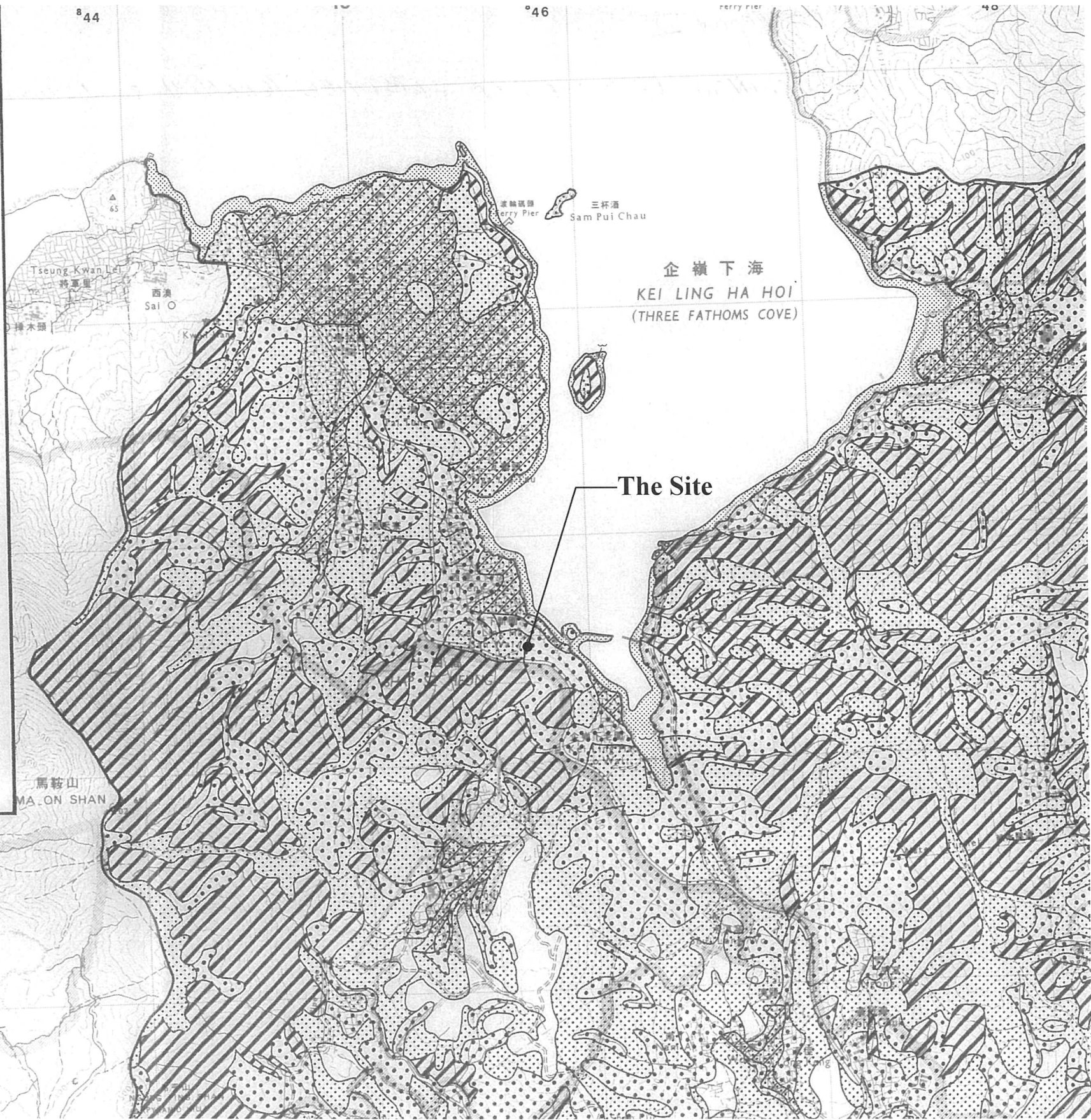
CLASS	CODE	GEOTECHNICAL LIMITATIONS	SUITABILITY FOR DEVELOPMENT	ENGINEERING COST FOR DEVELOPMENT	INTENSITY OF SITE INVESTIGATION REQUIRED
I		Low	High	Low	Normal
II		Moderate	Moderate	Normal	Normal
IIS		Moderate	Moderate - Low	Normal - High	Normal
III		High	Low	High	Intensive
IV		Extreme	Probably Unsuitable	Very High	Very Intensive

General Features - terrain which is not classified within the GLUM system

-  Waterbodies (streams, man-made channels, storage dams)
-  Ponds
-  Littoral Zone (generally subject to tidal action)
-  Wave cut platform

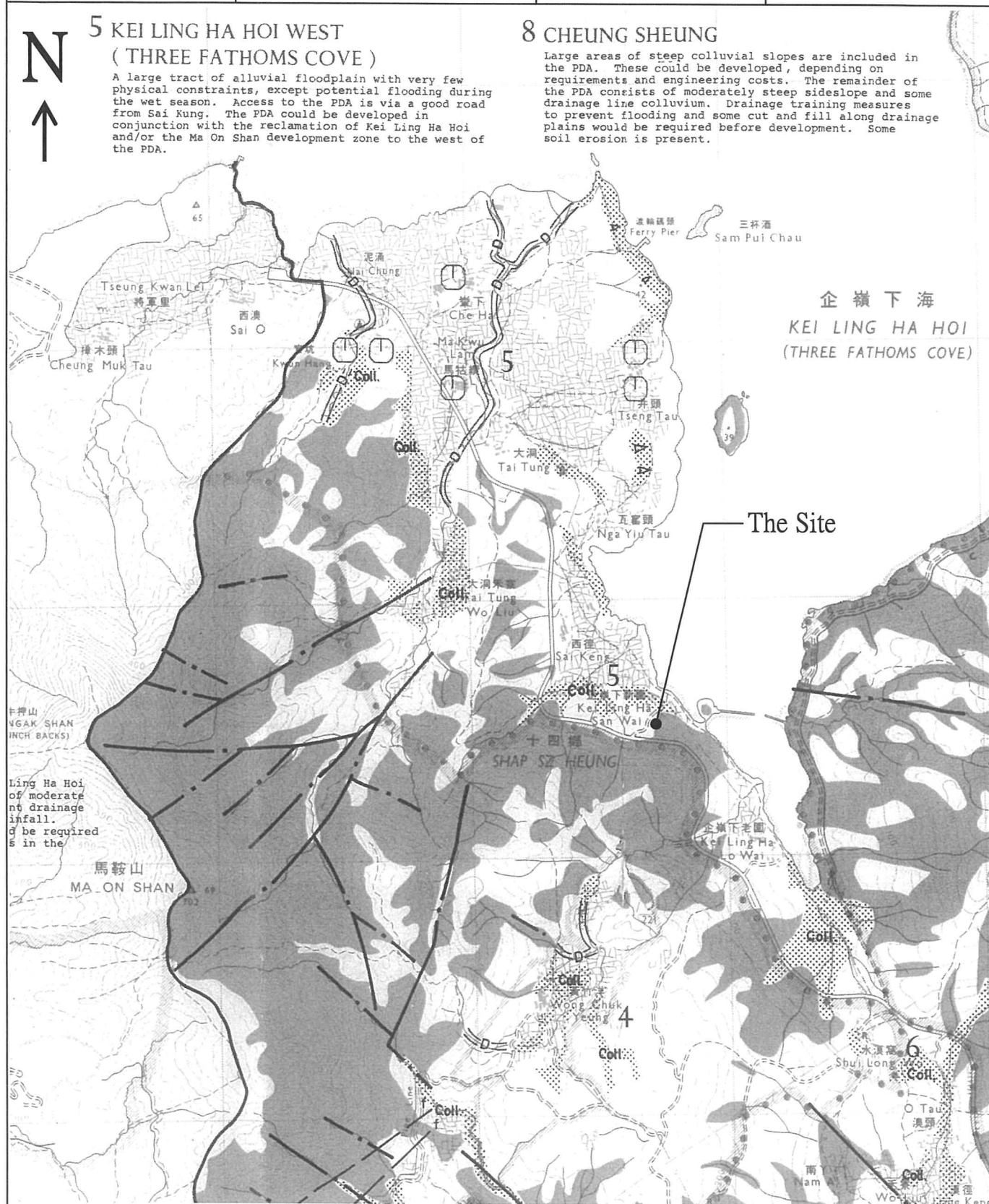
²30 Universal Transverse Mercator (UTM) Grid Reference

⁸24 Hong Kong Metric Grid Reference



**TWO NTEHS ON GOVERNMENT LAND IN D.D. 209
KEI LING HA SAN WAI VILLAGE, SAI KUNG (NORTH), N.T.**

GENERALISED LIMITATIONS AND ENGINEERING APPRAISAL MAP		Figure No.	7 (Sheet 1 of 2)
Map No.	GASP/20/IX/15 (July 1988)	Scale	1 : 20000



**TWO NTEHS ON GOVERNMENT LAND IN D.D. 209
KEI LING HA SAN WAI VILLAGE, SAI KUNG (NORTH), N.T.**

**GENERALISED LIMITATIONS AND
ENGINEERING APPRAISAL MAP**

Figure No.

7 (Sheet 2 of 2)

Map No.

GASP/20/IX/15 (July 1988)

Scale

N.T.S.

²30 Universal Transverse Mercator (UTM) Grid Reference

⁸24 Hong Kong Metric Grid Reference

NOTE :







- i) Features are generally indicated only where of significance to identified potential development areas.
- ii) For explanation of significance of identified features, see Report Appendix A, Table A5, and Section 4.2.
- iii) Geological boundaries and photolineaments are shown in full on the EGM. Those lineaments indicated represent the surface expression of obvious structural discontinuities which affect the PDAs.

Abbreviation :

PDA Potential Development Area

LEGEND









DEVELOPMENT PLANNING ZONES :

-  Zone of potential for development (assessed in geotechnical terms)
-  Zone of local geotechnical constraints (identified on PCM) within general PDA
-  Zone of constraints for development (assessed principally in geotechnical terms)
-  Zone of existing development, (based on principal use of GEOTECS grid unit)
-  Country Park boundary
-  Catchwater

NOTE :

Numerals on map refer to relevant general planning/engineering notes

FEATURES OF ENGINEERING SIGNIFICANCE :

-  Geological photolineament (from Allen & Stephens, 1971)
-  Geological photolineament (approximate)
-  Fault
-  Ridgeline
-  Drainage
-  Colluvium in PDA
-  Steeper slopes influencing area (orientation of symbols indicates downslope direction)
-  Instability influencing area

**TWO NTEHS ON GOVERNMENT LAND IN D.D. 209
KEI LING HA SAN WAI VILLAGE, SAI KUNG (NORTH), N.T.**

8

LEGEND

- | | |
|--|---|
| | Colluvium |
| | Zones of colluvium which are subject to overland flow and periodic inundation. Evidence of unusual groundwater regime (delineated as drainage plain on Landform Map). |
| | Floodplain - subject to overland flow and regular inundation. Evidence of unusual groundwater regime (delineated as floodplain on Landform Map) |
| | Zones of general instability associated with predominantly colluvial terrain |
| | Zones of general instability associated with predominantly insitu terrain |
| | Slopes on insitu terrain which are generally steeper than 30° (other than those delineated as colluvial or unstable) |
| | Disturbed terrain - extensive cut and fill batters which generally exceed 30° |
| | Instability on disturbed terrain |
| | Waterbodies (streams, man-made channels, storage dams) |
| | Ponds |
| | Moderate or severe gully erosion (may be superimposed upon other constraints) |
| | Littoral zone (generally subject to tidal action) |
| | Wave cut platform |

230 Universal Transverse Mercator (UTM) Grid Reference

⁸ 24 Hong Kong Metric Grid Reference



APPENDIX A

REFERENCED DOCUMENTS

地段索引圖 LOT INDEX PLAN



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

比例尺 SCALE 1:1000
 米 metres 10 0 10 20 30 40 50 metres



Locality : TAI PO

Lot Index Plan No. : KD0097062017

District Survey Office : Kowloon

Date : 21-Jun-2017

Reference No. : 8-NW-21B

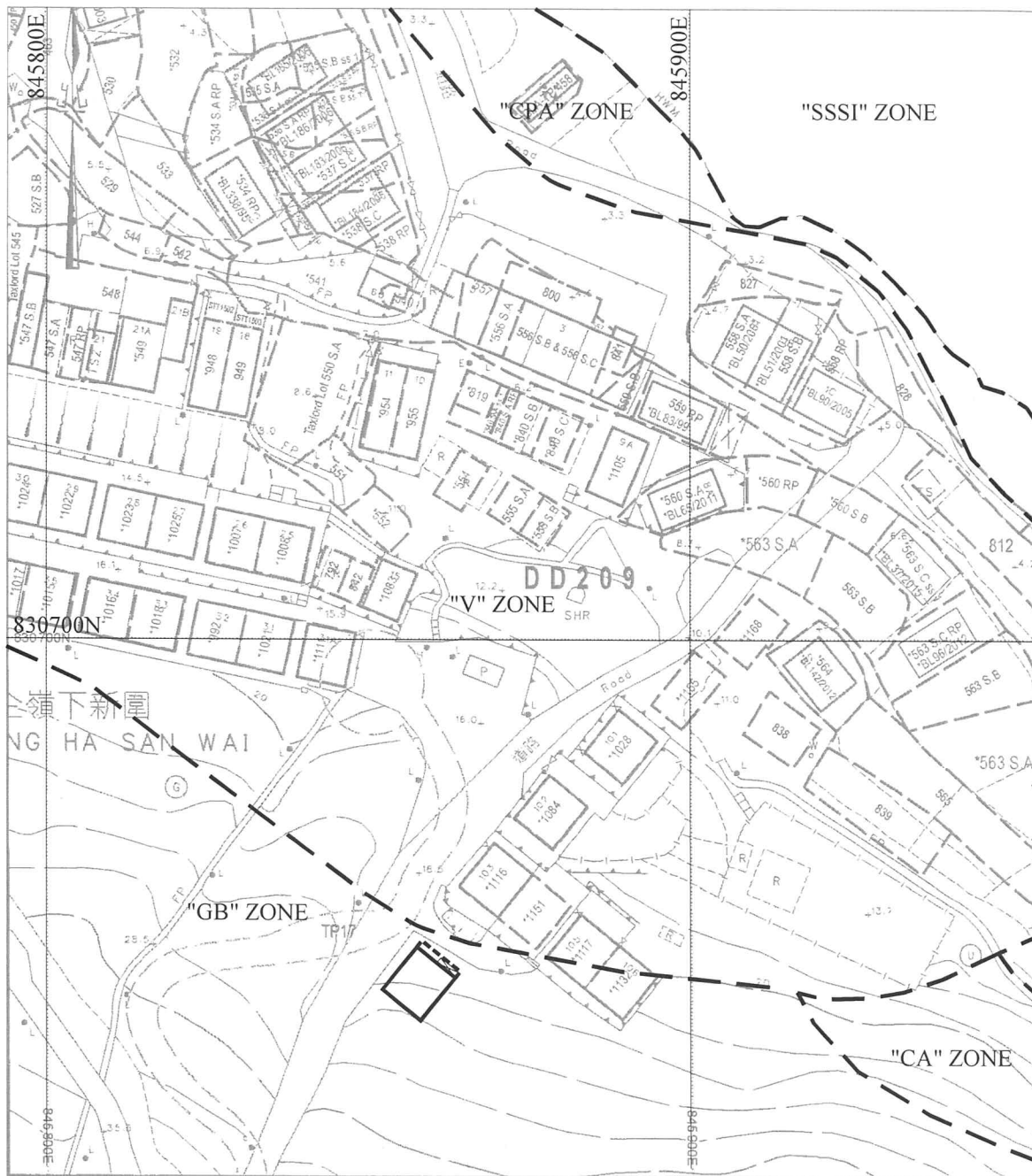
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 SMO-P01 20170621093936 10

免責聲明

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

Disclaimer

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



REFERENCED LOT INDEX PLAN NO. 8NW-21D (21/06/2017)

APPLICANT : HO LUP HENG (何立恒)

LEGEND :

- EXTENT OF PROPOSED SMALL HOUSE (8.534m x 7.620m = 65.03m²)
- EXTENT OF BALCONIES & CANOPY OF PROPOSED SMALL HOUSE (PROJECTION = 1.22m)
- PROPOSED LOCATION OF SEPTIC TANKS & SOAKAGE PIT (BENEATH BALCONY)

HENG FAI CONSULTING LIMITED

恒輝專業顧問有限公司

UNIT 1, 7/F, METROPOLE SQUARE, 2 ON YIU STREET, SHEK MUN, SHATIN, NEW TERRITORIES

電話 : 2687 6556
傳真 : 2687 6596

PROJECT:

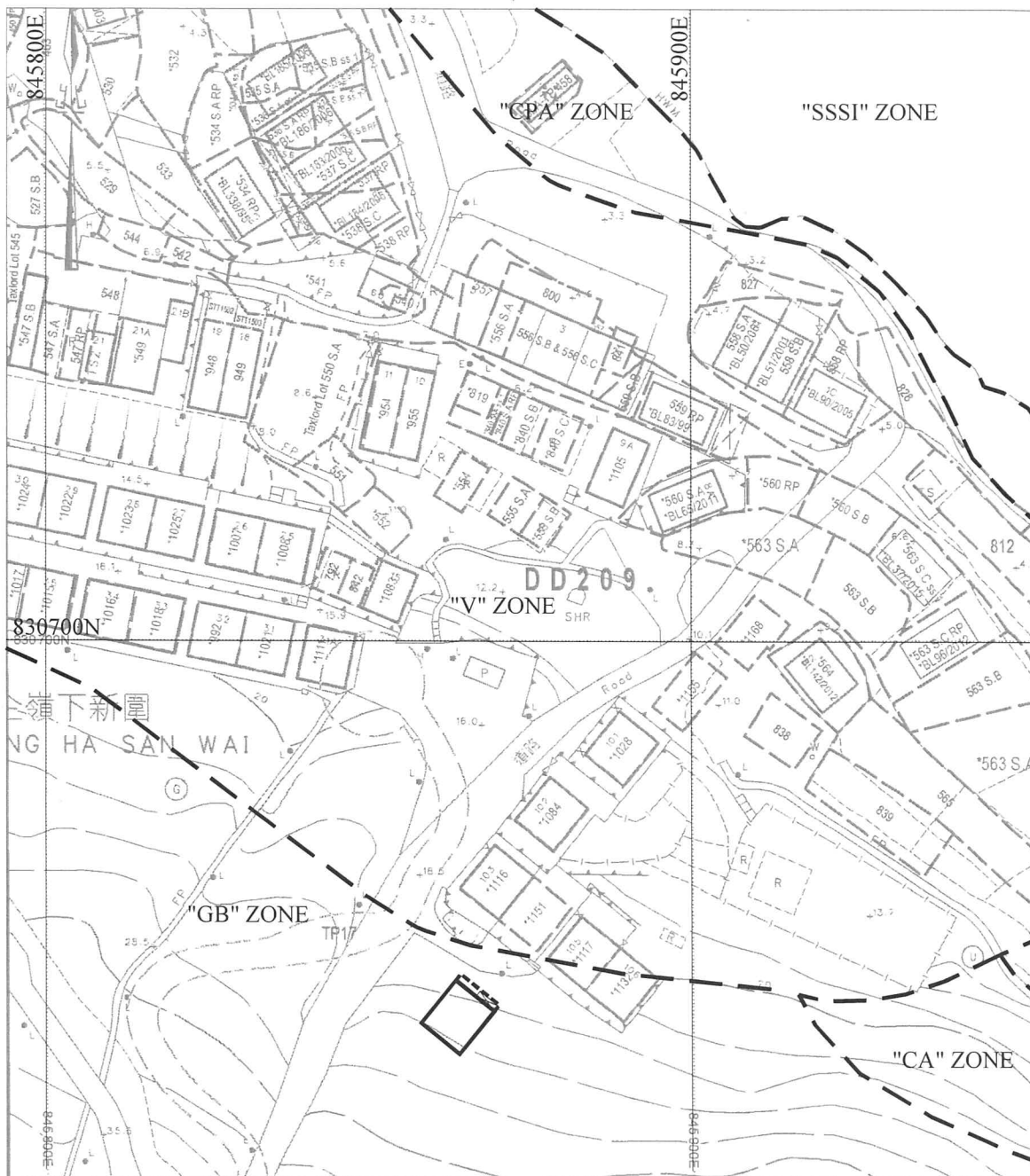
ONE SMALL HOUSE ON GOVERNMENT LAND IN D.D. 209
KEI LING HA SAN WAI, SAI KUNG (NORTH), N.T.

TITLE: SMALL HOUSE PLAN

DWG. NO.: 15/95/H01B


SCALE: 1:1000

DATE: 11/04/2023



REFERENCED LOT INDEX PLAN NO. 8NW-21D (21/06/2017) APPLICANT : HO TIMMY KIN HANG (何健恒)

LEGEND :

- EXTENT OF PROPOSED SMALL HOUSE (8.534m x 7.620m = 65.03m²)
- EXTENT OF BALCONIES & CANOPY OF PROPOSED SMALL HOUSE (PROJECTION = 1.22m)
-  PROPOSED LOCATION OF SEPTIC TANKS & SOAKAGE PIT (BENEATH BALCONY)

HENG FAI CONSULTING LIMITED
恒輝專業顧問有限公司

UNIT 1, 7/F, METROPOLE SQUARE, 2 ON YIU STREET, SHEK MUN, SHATIN, NEW TERRITORIES

電話 : 2687 6556
 傳真 : 2687 6596

PROJECT:

ONE SMALL HOUSE ON GOVERNMENT LAND IN D.D. 209
 KEI LING HA SAN WAI, SAI KUNG (NORTH), N.T.

TITLE: SMALL HOUSE PLAN

DWG. NO.: 15/96/H01A

SCALE: 1:1000

DATE: 11/04/2023

ENTLI_No.	Group	Year	Prev. Year	Width	Source Gradient (Degree)	Cover	Crown Elevation (mPD)	Toe Elevation (mPD)	Elevation Difference (m)	Gully
08NWC0235E	Relict	1963	-	1	42.5	C	137	127	10	N
08NWC0236E	Relict	1963	-	1	44.5	C	156	149	7	N
08NWC0237E	Relict	1963	-	1	45	C	161	153	8	N
08NWC0238E	Relict	1963	-	1	29	C	182	174	8	N
08NWC0239E	Relict	1963	-	1	32.5	C	181	175	6	N
08NWC0240E	Relict	1963	-	1	29.5	C	185	179	6	N
08NWC0241E	Relict	1963	-	2	50.5	C	155	144	11	N
08NWC0242E	Relict	1963	-	1	37.5	C	135	128	7	N
08NWC0243E	Relict	1963	-	1	47	C	26	20	6	N
08NWC0244E	Relict	1963	-	1	29.5	C	95	89	6	N
08NWC0245E	Relict	1963	-	1	47.5	C	81	74	7	N
08NWC0246E	Relict	1963	-	1	37.5	C	161	157	4	N
08NWC0247E	Relict	1963	-	1	45.5	C	20	12	8	N
08NWC0248E	Relict	1963	-	2	36	C	21	3	18	N
08NWC0249E	Relict	1963	-	1	29.5	C	40	31	9	N
08NWC0250E	Relict	1963	-	1	45	D	113	107	6	N
08NWC0251E	Relict	1963	-	1	38.5	C	200	193	7	N
08NWC0252E	Relict	1963	-	1	47	D	181	175	6	N
08NWC0253E	Relict	1963	-	1	45	D	177	170	7	N
08NWC0254E	Relict	1963	-	1	42.5	C	129	120	9	N
08NWC0255E	Relict	1963	-	1	51	C	184	176	8	N
08NWC0256E	Relict	1963	-	1	37	C	200	192	8	N
08NWC0257E	Relict	1963	-	1	48	C	175	168	7	N
08NWC0258E	Relict	1963	-	1	34	D	185	176	9	N
08NWC0259E	Relict	1963	-	2	24	C	75	66	9	N
08NWC0260E	Relict	1963	-	2	40.5	C	160	149	11	N
08NWC0261E	Relict	1963	-	1	31.5	C	138	129	9	N
08NWC0262E	Relict	1963	-	1	36	C	79	69	10	N
08NWC0263E	Relict	1963	-	1	40.5	C	104	97	7	N
08NWC0264E	Relict	1963	-	1	36	C	123	118	5	N

APPENDIX B

RECORD PHOTOGRAPHS

**TWO NTEHS ON GOVERNMENT LAND
IN D.D. 209, KEI LING HA SAN WAI VILLAGE
SAI KUNG (NORTH), N.T.**

RECORD PHOTOGRAPH

Date Taken :

Dec 2016

Photo Ref.:

A1 & A2



General View of the Site (looking northeast)



General View of the Site (looking southeast)

Comments:

General view of the site

**TWO NTEHS ON GOVERNMENT LAND
IN D.D. 209, KEI LING HA SAN WAI VILLAGE
SAI KUNG (NORTH), N.T.**

RECORD PHOTOGRAPH

Date Taken :

14 Jun 2016

Photo Ref.:

A3

Sai Sha Road



Comments:

General view of Feature No. 8NW-C/F65

**TWO NTEHS ON GOVERNMENT LAND
IN D.D. 209, KEI LING HA SAN WAI VILLAGE
SAI KUNG (NORTH), N.T.**

RECORD PHOTOGRAPH

Date Taken :

14 Jun 2016

Photo Ref.:

A4



Comments:

General view of the catchwater along the toe of Feature No. 8NW-C/F65