

2024年 5月 24日

此文件在 2024年 5月 24日 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 24 MAY 2024.
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 S 16-II 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Construction
of “New Territories Exempted House(s)”**
適用於只涉及興建「新界豁免管制屋宇」的建議

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

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form
填寫表格的一般指引及註解

- # “Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
 - & Please attach documentary proof 請夾附證明文件
 - ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill “NA” for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-SSH/158
	Date Received 收到日期	24 MAY 2024

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件(倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱
(<input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
HO CHING KAU 何秤九

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
T.H. & ASSOCIATES LIMITED 陳德慶測量有限公司

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)	Govt. Land in D.D. 209 Kei Ling Ha San Wai, Sai Kung North, New Territories. 新界, 西貢北, 企嶺下新圍. 大埔丈量約份第209約 政府土地. (Appendix A & Appendix B)
(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 checked="" type="checkbox"/> Gross floor area 總樓面面積 195.09 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	65.03 sq.m 平方米 <input 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 十四鄉分區計劃大綱圖 S/NE-SSH/11 (Appendix C)
(e) Land use zone(s) involved 涉及的土地用途地帶	V Zone & GB Zone 鄉村式發展及綠化地帶 (Appendix B)
(f) Current use(s) 現時用途	Vacant Land 土地空置 (Appendix D) (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

N A

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

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： N A

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

N A

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 CHING KAU 何秤九		
(b) 原居民所屬的原居鄉村 (如適用) The related indigenous village of the indigenous villager(s) (if applicable)	Villager of Kei Ling Ha San Wai 企嶺下新圍原居民.		
(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	ONE	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	N A		
	(Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable) (請在圖則上顯示, 並註明車位總數, 以及每個車位的長度和寬度及/或化糞池的位置 (如適用))		
(g) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 <input checked="" type="checkbox"/> No 否 <input type="checkbox"/>	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Access Road to Sai Sha Road (Appendix E) <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)	
(h) Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁至公共污水渠?	Yes 是 <input type="checkbox"/> No 否 <input checked="" type="checkbox"/>	(Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線) (Please indicate on plan the location of the proposed septic tank. 請用圖則顯示化糞池的位置) (Appendix G)	

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。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展計劃是否涉及右列的工程?</p>	<p>Yes 是 <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 20%;">Yes 會 <input type="checkbox"/></td> <td style="width: 20%;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p style="text-align: right;">(Appendix D)</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木, 請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p style="text-align: center;">N A</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	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"/>																													

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。

Appendix **F**

Plans to be Submitted

Appendix A Lot Index Plan—Govt. Land in D.D. 209

Appendix B Proposed Small House Plan

Appendix C Shap Sz Heung Outline Zoning Plan—S/NE-SSH/11

Appendix D Aerial Photo of the Subject Site

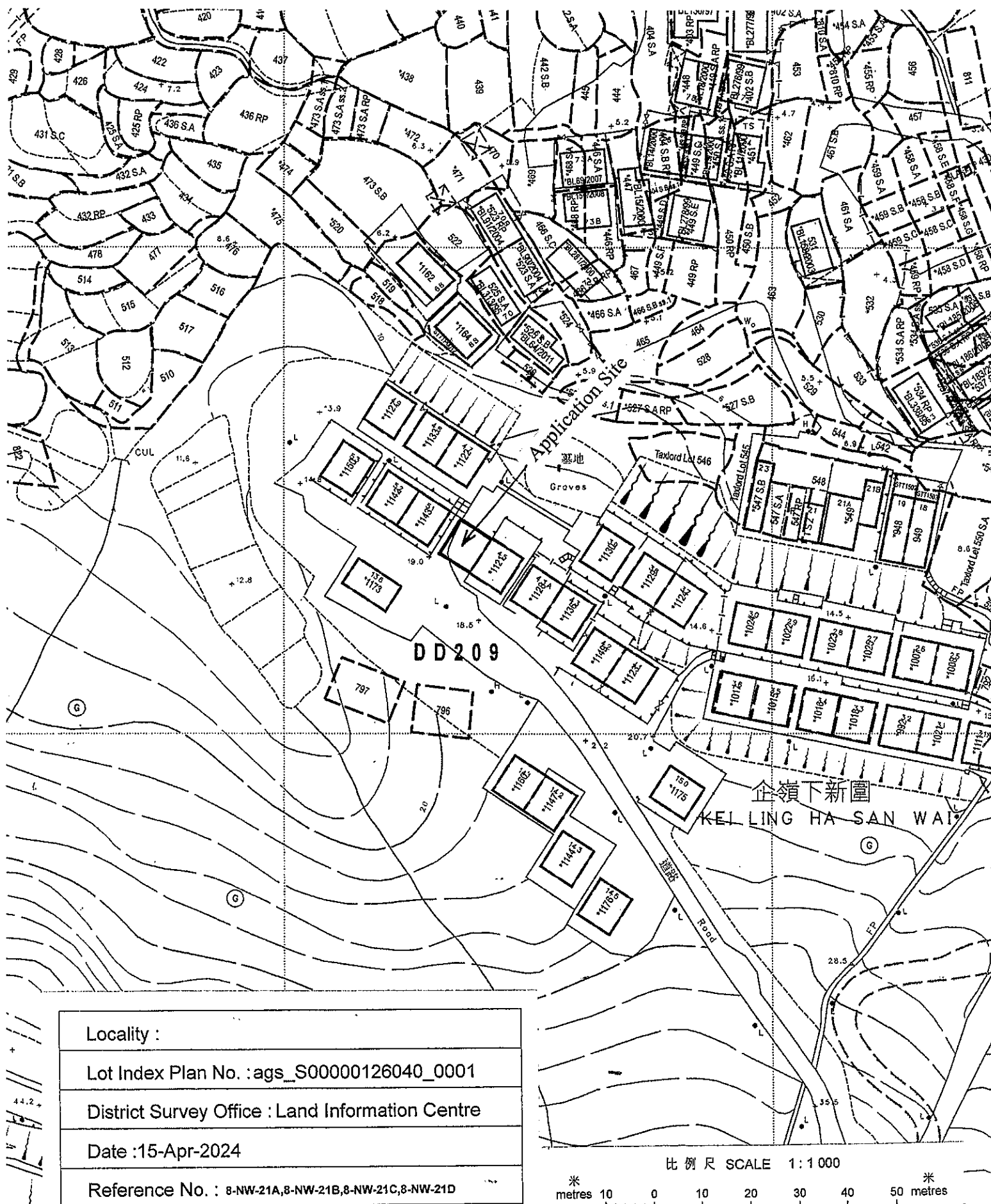
Appendix E Location Plan

Appendix F Justification

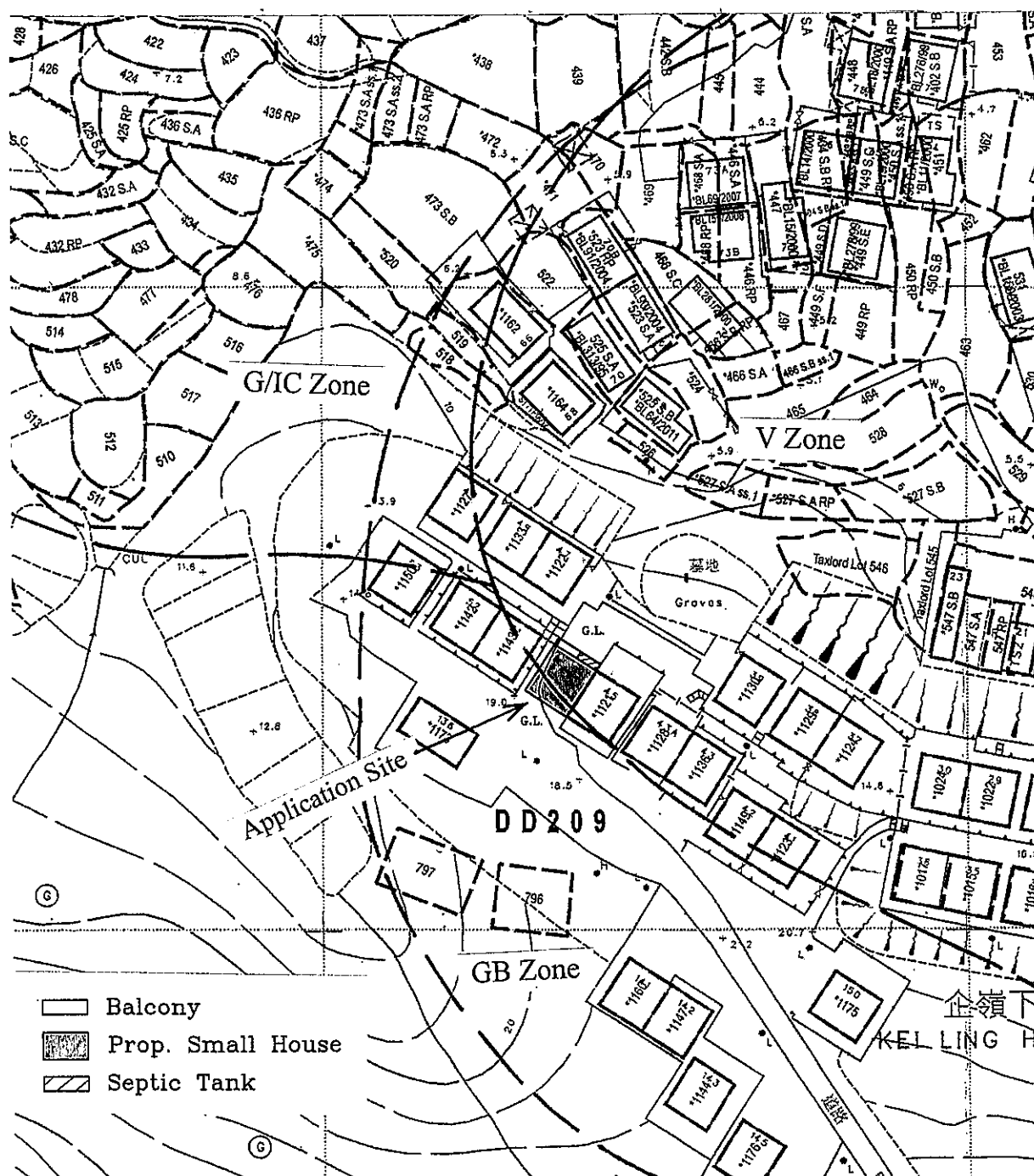
Appendix G Location of Septic Tank

地段索引圖 LOT INDEX PLAN

Appendix A

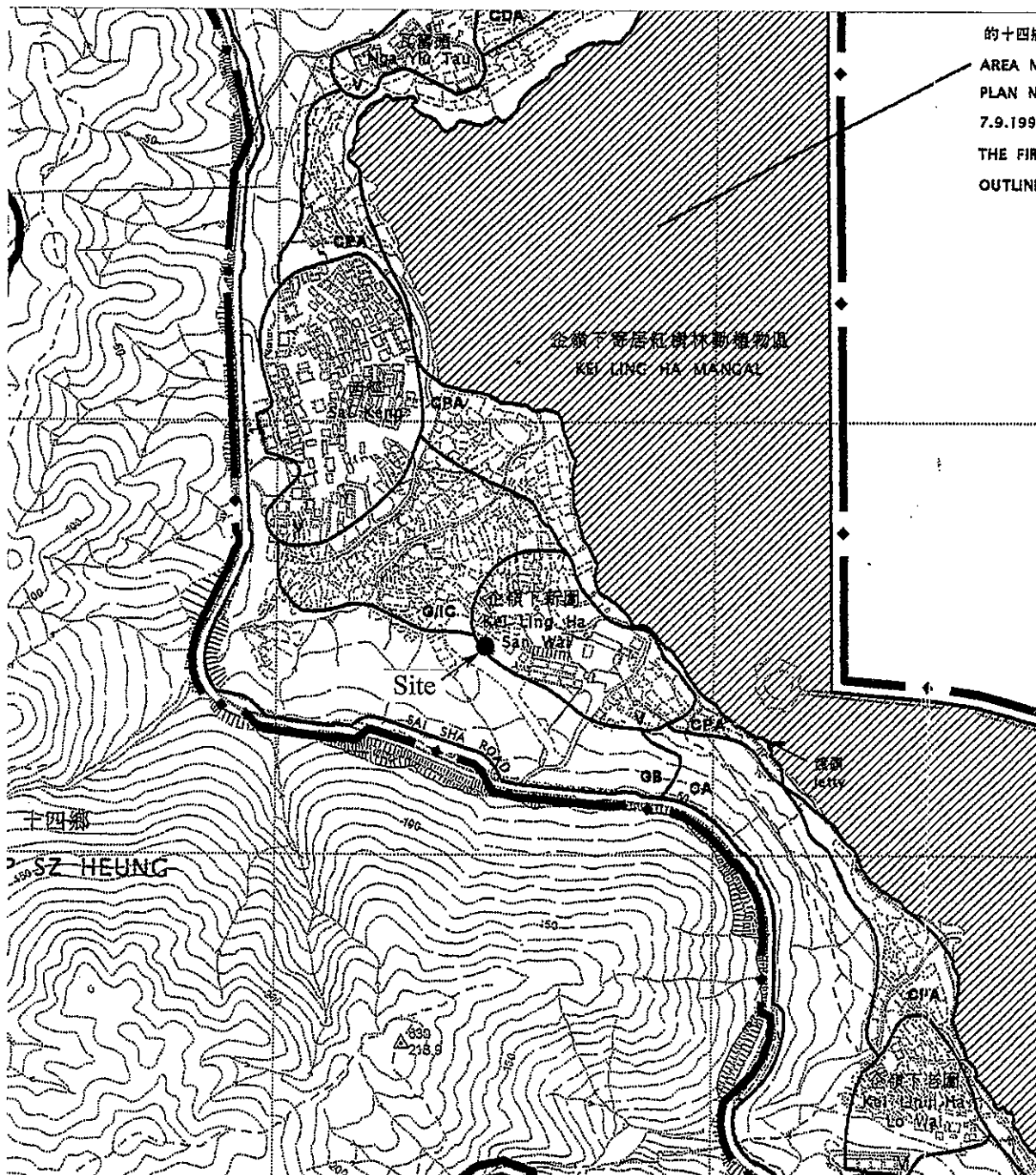


Proposed Small House Plan on Govt. Land in D.D. 209



EXTRACT PLAN

From O.Z.P. S/NE-SSH/11



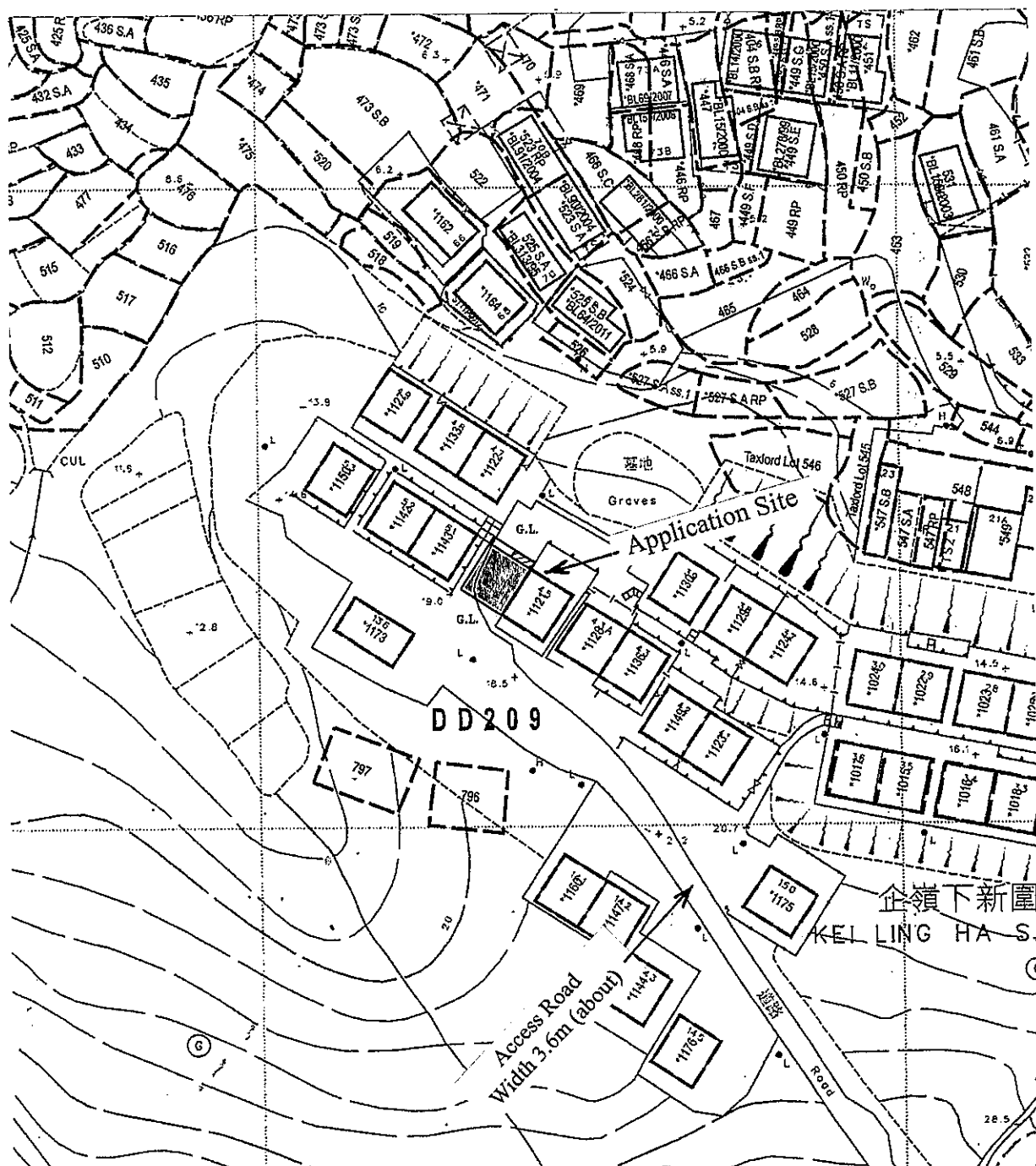
SCALE 1:7500

Photo No. E189126C dated 27/ 02/ 2023



LOCATION PLAN

From Survey Sheet No. 8-NW-21A/21B



SCALE 1:1000

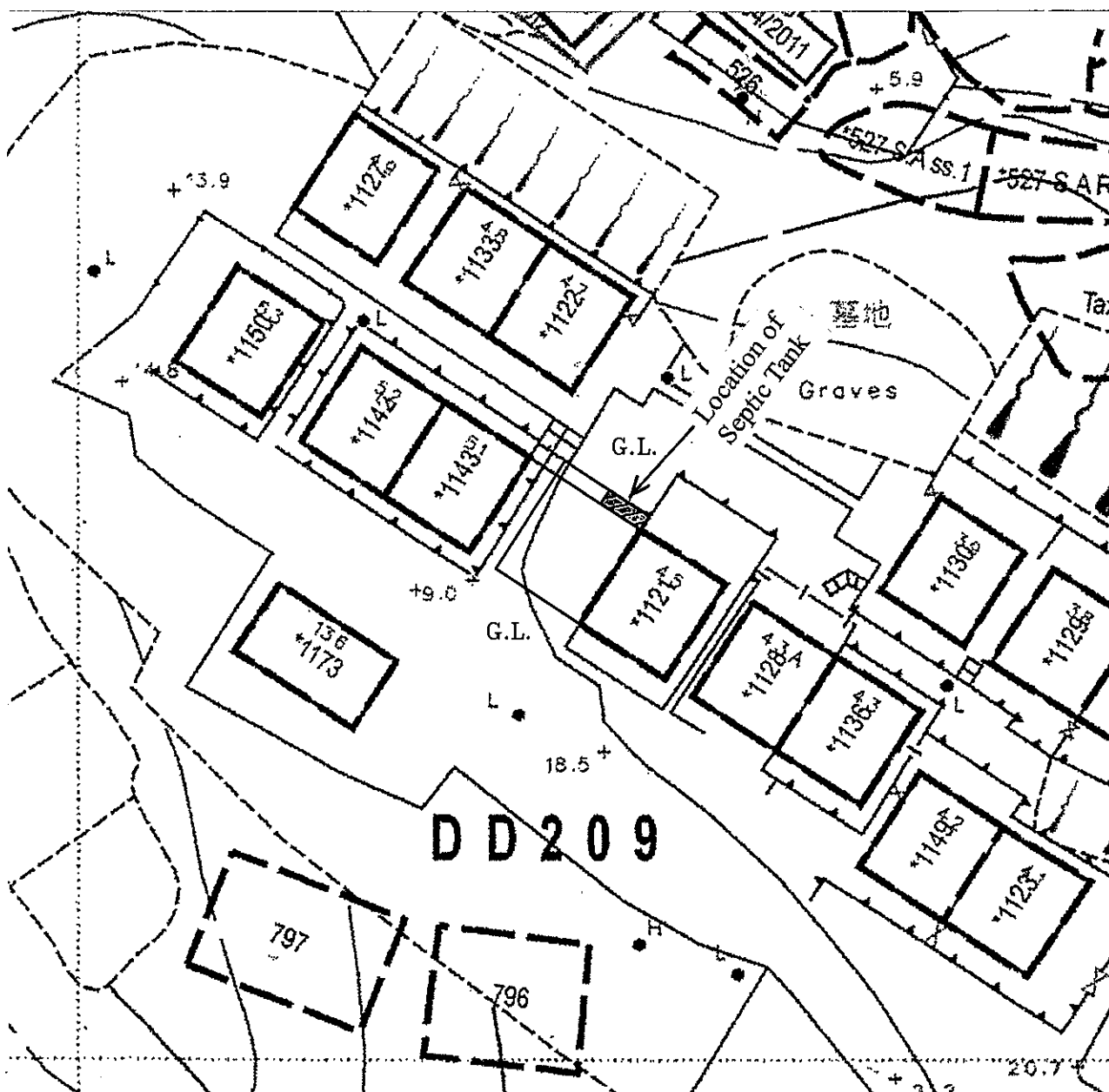
Justification
Small House on Govt. Land in D.D. 209

Appendix ^F.....

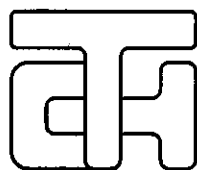
1. The applicant, Mr. Ho Ching Kau (何秤九) is an indigenous villager of Kei Ling Ha San Wai, Tai Po, who wishes to apply for permission to build a small house on Govt. Land under section 16 of the Town Planning Ordinance;
2. The application site is completely within the Village Environs (VE) of Kei Ling Ha San Wai. An area about 78% of the application site is within the village type development (V) zone of Kei Ling Ha San Wai and the remaining area falls on Green Belt (GB) zone on the Shap Sz Heung Outline Zoning Plan S/NE-SSH/11;
3. Govt. Land within the V zone of Kei Ling Ha San Wai is very limited and there is a high demand of small house application on Govt. Land. Therefore it is impossible to identify other Land which is situating completely within V zone;
4. The proposed small house is considered compatible with the rural environment and will be visually un-intrusive to the surrounding area;
5. No trees felling is required in the proposed small house development;
6. There is No ditches or stream courses within 30 metres of the subject site;
7. At present, there is an Access Road leading to the application site through Sai Sha Road (App. E);
8. The permission of the subject site had been granted under Section 16 of the Town Planning Ordinance (A/NE-SSH/102), applicant regrets that he did not take notice of the approval letter and missed the date to apply for an extension for the subject site;
9. Similar applications (application No. A/NE-SSH/37, A/NE-SSH/29-1, 3 S/H applications, A/NE-SSH/83-1, A/NE-SSH/40, A/NE-SSH/73 & A/NE-SSH/58) for small houses within Green Belt Zone were approved by the Board in the past.

Location Plan of Proposed Septic Tank on Government Land in D.D. 209

Appendix ^G



SCALE 1:500



T.H. & ASSOCIATES LIMITED
(陳 德 慶 測 量 有 限 公 司) -

Approved By

.....
T.H.CHAN (ALS, MHKIS, MRICS, RPS(LS))
Authorized Land Surveyor

Tel: 26577726 Fax: 26588757 e-mail: thchan_survey@yahoo.com

Survey Sheet No.: 8-NW-21A

Plan No.: TP/209/GL-S.tank

Date : 3/05/2024

9. Declaration 聲明

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

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

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

Signature

簽署

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

MR CHAN TAK HING

Name in Block Letters

姓名（請以正楷填寫）

Managing Director

Position (if applicable)

職位（如適用）

Professional Qualification(s)

專業資格

☒ Member 會員 / ☐ Fellow of 資深會員☐ HKIP 香港規劃師學會 /☐ HKIA 香港建築師學會 /☒ HKIS 香港測量師學會 /☐ HKIE 香港工程師學會 /☐ HKILA 香港園境師學會 /☐ HKIUD 香港城市設計學會☐ RPP 註冊專業規劃師

Others 其他

MRICS, RPS (LS) & ALS



on behalf of

代表

T.H. & ASSOCIATES LIMITED

陳德慶測量有限公司

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

Date 日期

30 APR 2024

(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) N A
Location/address 位置/地址	Government Land in D.D. 209 Kei Ling Ha San Wai, Sai Kung North, New Territories. 新界，西貢北，企嶺下新圍。 大埔丈量約份第209約 政府土地.
Site area 地盤面積	65.03 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 65.03 sq. m 平方米 <input checked="" type="checkbox"/> About 約) (Appendix A)
Plan 圖則	O.Z.P. —S/NE-SSH/11 (Appendix C)
Zoning 地帶	V Zone & GB Zone 鄉村式發展及綠化地帶 (Appendix B)
Applied use/ development 申 請用途/發展	New Territories Exempted House 新界豁免管制屋宇 <input checked="" type="checkbox"/> Small House 小型屋宇
(i) Proposed Gross floor area 擬議總樓面面積	195.09 sq.m 平方米 <input type="checkbox"/> About 約
(ii) Proposed No. of house(s) 擬議房屋幢數	ONE
(iii) Proposed building height/No. of storeys 建築物高度/層數	8.23 m 米 <input checked="" type="checkbox"/> (Not more than 不多於) Three 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
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Lot Index Plan—Government Land in D.D. 209, Proposed Small House Plan,</u>		
<u>O.Z.P—S/NF-SSH/11, Aerial Photo of the Subject Site, Location Plan</u>		
<u>& Location Plan of Septic Tank</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
N A		

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。

• TO : PLANNING DEPT.
ATTN: MS. LO
TEL : 2158 6043

SSH/158

16th September 2024

**Application for Certificate of Exemption for Site Formation for Village House
for Lot No. 1178 in D.D.209, Kei Ling Ha San Wai Village, Sai Kung North, N.T.**

Further to your letter dated 26 September 2022, we would like to submit the amended Geotechnical Assessment Report for Site Formation Works for the above-mentioned lot. Please find enclosed 7 copies of Site Formation Plans and 2 copies of Geotechnical Reports for your approval.

If you require any further information, please do not hesitate to contact me on

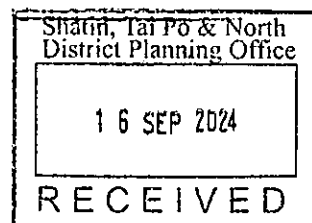
Yours faithfully

For & on behalf of Lloyds
Group Corporation Limited

Lui Wing Cheong

Lui Wing Cheong
Technical Director

Enc.



LOT NO. 1178

in D.D. 209

Kei Ling Ha San Wai Village,

Sai Kung North

New Territories

Geotechnical Assessment Report

LLOYDS Group Corporation Ltd. (Architectual & Engineering Consultancy)

GEOTECHNICAL ASSESSMENT REPORT

for

EXEMPTED VILLAGE HOUSE

At

LOT NO. 1178 IN DD209

KEI LING HA SAN WEI

SAI KUNG NORTH, N.T.

Geotechnical Assessment Report


Au Si Kwong ALFRED
RP0779620

XI16

LLOYDS Group Corporation Ltd. (Architectual & Engineering Consultancy)



Application for the construction of Small House**Lot No. 1178 in D.D. 209****Kei Ling Ha San Wai Village, Sai Kung North, N.T.**

I refer to Geotechnical Assessment Report (GAR) and a Site Formation Plan for the captioned application.

2. I consider it as a new submission and our geotechnical comments are summarized below: -

(i) Please ask the applicant to clarify whether the GAR had been checked and duly endorsed by a qualified geotechnical engineer.

(ii) Appendix A of the GAR refers. It is noted that "Certificate of Compliance / Certificate of Supervision" had not been duly completed and signed.

(iii) Referring to the GAR and the Site Formation Plan, it stated that "*there is no slope within 10m outside the lot boundary steeper than 30 degrees or higher than 1.5m*". However, it deviates from the fact that there is a slope higher than 1.5m within the area 10m outside the lot boundary which had been reflected in Section A-A of the Site Formation Plan. It also deviates from the Ground Features Report as enclosed in your memo ref. (77) in LM(61) in DLO/TP 1/2013 dated 6 December 2016 for a small house application at the same location. The application does not meet the exemption criteria for site formation works set out in PNAP APP-56.

(iv) It is noted from the Site Formation Plan that the proposed site formation level is at +18.70mPD while the whole area of the lot is below +18.70mPD with a minimum spot level at +16.97mPD. Hence, there should be site formation works associated with the small house development to cater for such level difference. However, no details of site formation works were presented in the Site Formation Plan.

(v) In addition, based on the given information as presented in the Site Formation Plan, the required site formation works are anticipated to be higher than 1.5m. The conditions as stipulated in PNAP APP-56 for Certificate of Exemption for the site formation works with proposed site formation level at +18.70mPD could not be met.

(vi) The critical setting for the relationship between the proposed small house and the adjoining slope could not be fully covered in the sections as presented in the Site Formation Plan and the GAR.

Response on comments from GEO

- i) The GAR has been checked and endorsed by a qualified geotechnical engineer.
- ii) Certificate of Compliance / Certificate of Supervision has been signed.
- iii) Noted.
- iv) More details are provided in this submission. 500mm thk. raft foundation is proposed. Void between ground floor slab and raft foundation is enclosed by a short wall with height no than 1.48m is proposed.
- v) Noted.
- vi) Area in southeastern and northwestern side are owned, constructed and to be maintained by others. Area in southwestern side is a flat ground. Area in northeastern side is a slope with 24.3 degrees which is small than 27.6 degrees of the being investigated slope. More section like development of raft foundation and wall is added in Site Formation Plan.

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.

Appendix IV of RNTPC
Paper No. A/NE-SSH/158A

Previous s.16 Application

Approved Application

Application No.	Uses/Developments	Date of Consideration
A/NE-SSH/102	Proposed House (New Territories Exempted House (NTEH) - Small House)	10.06.2016

Similar S.16 Applications for Proposed House
(New Territories Exempted House - Small House) partly within the same “Village Type
Development” and/or “Green Belt” zones in the vicinity of the Site

Approved Applications

Application No.	Uses/ Development	Date of Consideration
A/NE-SSH/29	3 Houses (Small Houses)	16.05.2003
A/NE-SSH/40	Proposed House (New Territories Exempted House (NTEH) - Small House)	17.12.2004
A/NE-SSH/45	Proposed House (New Territories Exempted House (NTEH) - Small House)	26.08.2005
A/NE-SSH/58	Proposed House (New Territories Exempted House (NTEH) - Small House)	24.08.2007
A/NE-SSH/73	Proposed House (New Territories Exempted House (NTEH) - Small House)	27.08.2010
A/NE-SSH/81	Proposed House (New Territories Exempted House (NTEH) - Small House)	10.08.2012
A/NE-SSH/83	Proposed House (New Territories Exempted House (NTEH) - Small House)	24.08.2012
A/NE-SSH/84 ¹	Proposed House (New Territories Exempted House (NTEH) - Small House)	05.10.2012
A/NE-SSH/86	Proposed House (New Territories Exempted House (NTEH) - Small House)	06.09.2013
A/NE-SSH/87 ²	Proposed House (New Territories Exempted House	07.02.2014

¹ Applications No. A/NE-SSH/84 and 148 cover the same site.

² Applications No. A/NE-SSH/87 and 125 cover the same site.

	(NTEH) - Small House)	
A/NE-SSH/125 ²	Proposed House (New Territories Exempted House (NTEH) - Small House)	16.11.2018
A/NE-SSH/148 ¹	Proposed House (New Territories Exempted House (NTEH) - Small House)	22.09.2023

Rejected Applications

Application No.	Uses/ Development	Date of Consideration	Rejection Reasons
A/NE-SSH/116	Proposed House (New Territories Exempted House - Small House)	15.06.2018	R1 – R4
A/NE-SSH/123	Proposed House (New Territories Exempted House - Small House)	19.10.2018	R1 – R4

Remarks

*: The site of application No. A/NE-SSH/123 involves part of the site of rejected application No. A/NE-SSH/116

Rejection Reasons:

- R1 The proposed development is not in line with the planning intention of the “Green Belt” (“GB”) zone, which is primarily for defining the limits of urban and sub-urban development areas by natural features and to 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.
- R2 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 has involved clearance of vegetation and generated adverse landscape impact to the area.
- R3 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 would 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.
- R4 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.

Detailed Comments from Relevant Government Departments

1. Land Administration

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

- no objection to the application;
- the applicant is an indigenous villager of Kei Ling Ha San Wai of Sai Kung North, as confirmed by the respective Indigenous Inhabitant Representative. His eligibility of Shall House grant was once ascertained at the time of issuing offer letter in 2017;
- the Site is not covered by Modification of Tenancy or Building Licence;
- the Small House application by way of private treaty grant has been approved on 18.9.2017 subject to such terms and conditions as imposed by LandsD. Offer letter was issued on 27.9.2017 and was accepted on 9.10.2017. If and after planning permission has been given by the Town Planning Board, LandsD will continue to process the Small House application;
- there is no guarantee to the grant of a right of way to the Small House concerned or approval of the emergency vehicular access (EVA) thereto;
- according to her records, the Site would not encroach on any existing EVA or planned EVA; and
- the Site falls wholly within the village ‘environs’ (‘VE’) of Kei Ling Ha San Wai.

2. Nature Conservation

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

- in view that the Site is developed and surrounded by other developed area, he has no comment on the application from nature conservation perspective.

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. 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.

5. 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;
- based on the aerial photo of 2023, the Site is situated in an area of rural coastal plains landscape character surrounded by village houses, roads vegetated area and dense woodland. The proposed development is considered not incompatible with the landscape character of its surroundings; and
- according to the site photo taken in October 2024, the Site is vacant, mainly hard-paved with no significant landscape resource observed. Significant adverse impact on the existing landscape resources arising from the proposed use is not anticipated

6. Fire Safety

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

- no in-principle objection to the application at this stage provided that the proposed house would not encroach on any existing EVA or planned EVA under application in accordance with LandsD’s record.
- the applicant is reminded to observe “New Territories Exempted Houses – A Guide to fire Safety Requirements”, which is administered by LandsD. Detailed fire safety requirements would be formulated upon receipt of formal application via LandsD.

7. Geotechnical

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

- it appears that the maximum gradient across the Site is greater than 15 degrees. Hence, the criterion 1(i) of the GEO Advice Note for Planning Applications under Town Planning Ordinance (Cap. 131) is met. The applicant is required to submit a Geotechnical Planning and Review Report (GPRR) in support of the planning application;
- it is noted that the submitted GPRR is a revised GAR which was previously submitted to DLO/TP, LandsD for the issue of Certificate of Exemption for the site formation works for the proposed house at the Site; and

- his office has no geotechnical comment on the GPRR and the planning application.

8. 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 the Planning Department, about 0.95ha (or equivalent to about 37 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).

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) 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 27.9.2017, the applicant should submit a Geotechnical Assessment Report (GAR) 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 (PTG). The PTG will not be executed unless and until GEO, CEDD approves the GAR or the relevant site formation submission is approved by the Buildings Department. The applicant's response to GEO's comments as stated in the letter dated 26.9.2022 from the DLO/TP, LandsD is still outstanding;
- (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 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department" and are duly certified by an Authorized Person;
- (c) to note the comments of the Director of Fire Services that the applicant is reminded to observe 'New Territories Exempted Houses – A Guide to Fire Safety Requirements' published by LandsD. Detailed fire safety requirements will be formulated upon receipt of formal application via LandsD;
- (d) to note the comments of the Director of Electrical and Mechanical Services that 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;
- (e) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that the acceptance of the Geotechnical Planning Review Report (GPRR) should not be construed as the acceptance of the Geotechnical Assessment Report (GAR) for the issue of Certification of Exemption for the site formation works under Practice Notes for Authorized Persons (PNAP) APP-56.