

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。

- 7 OCT 2024

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

Form No. S16-II
表格第 S16-II 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

適用於只涉及興建「新界豁免管制屋宇」的建議

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

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

240 22 58

16/9 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-STK/27
	Date Received 收到日期	-7 OCT 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

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

Wong Hok Tak 黃鶴德

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)

Pang Hing Yeun 彭慶餘

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)	Lot No. 402 in D.D. 40 and adjoining Government Land, Shan Tsui, Sha Tau Kok, N.T. 新界沙頭角山咀丈量約份第40約地段第402號及毗鄰政府土地
(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 50.65 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 95.16 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) 18.93 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/NE-STK/2 沙頭角分區計劃大綱圖編號 2
(e) Land use zone(s) involved 涉及的土地用途地帶	Green Belt 綠化地帶
(f) Current use(s) 現時用途	Vacant 空置 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

(Please use separate sheets if the space of any box above is insufficient. 如上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)	Wong Hok Tak 黃鶴德		
(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)	Shan Tsui 山咀		
(c) Proposed gross floor area 擬議總樓面面積 95.16 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	...31.72... 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	Circulation Area and Septic Tank for the Rebuild House 重建屋宇的通道地方及化糞池 (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 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 checked="" 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。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?</p>	<p>Yes 是 <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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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。

1. 申請位置位于沙頭角山咀村，山咀村為過百年歷史的原居民村。
2. 本人為沙頭角山咀的原居民，申請位置是本人祖先遺留給後人的祖業。
3. 申請位置的舊屋已超過百年，現場還存在舊屋的痕跡。
4. 申請位置雖然位于綠化地帶，但重建屋宇可能在有附帶條件或無附帶條件下獲准的用途。
5. 申請地點之前我們曾經清理過雜草並進行測量，而申請位置並沒有樹木，因此不涉及樹。
6. 申請位置只屬小型發展，相對影響比較少，對環境沒太大影響。
7. 本人定必遵從貴處及有關部門的意見，確保不會影響環境。

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

Pang Hing Yeun

Name in Block Letters

姓名（請以正楷填寫）

Position (if applicable)

職位（如適用）

Professional Qualification(s)

專業資格

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

Others 其他

on behalf of

代表

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

Date 日期

10/09/2024

(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。

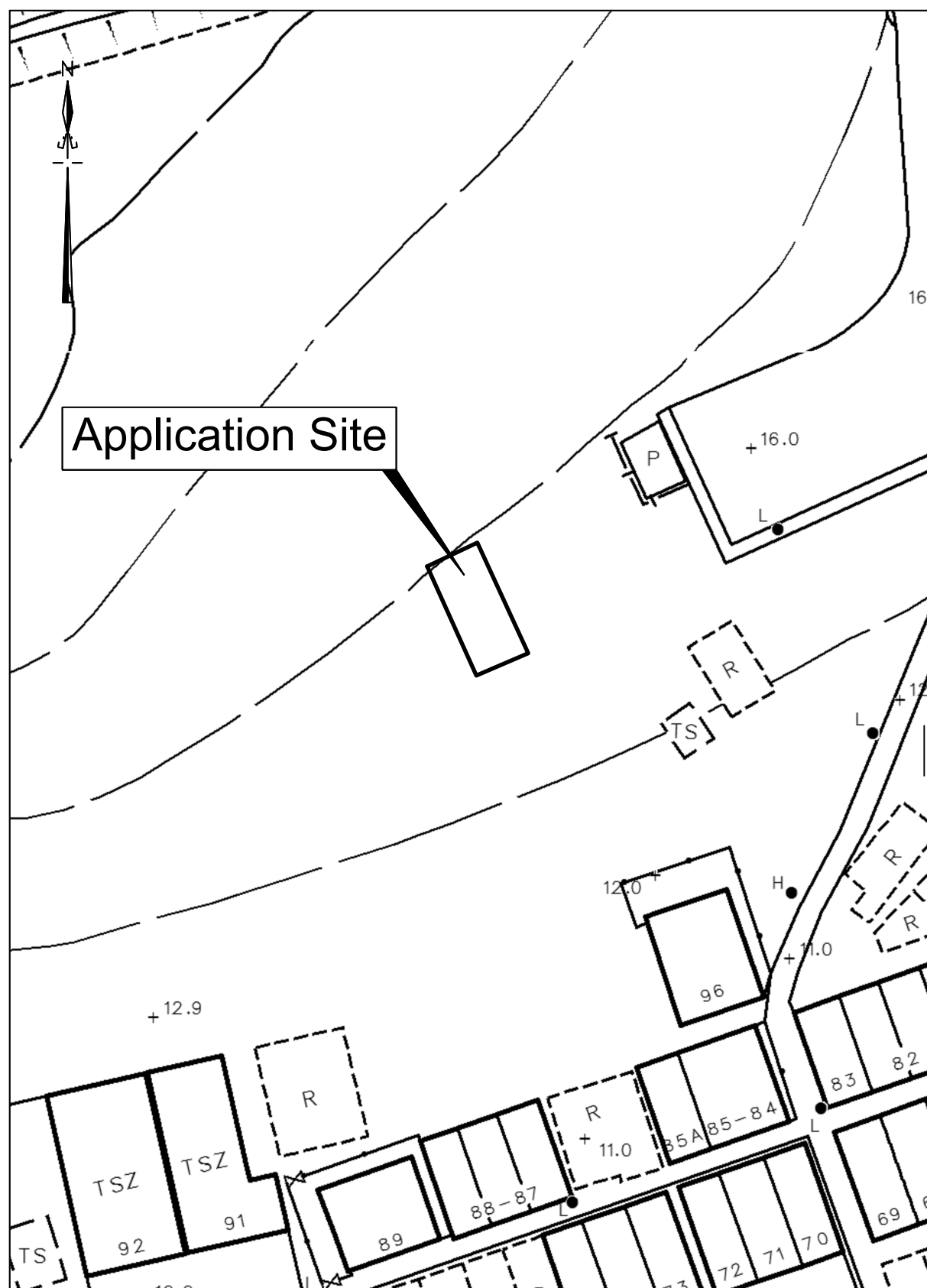
Gist of Application 申請摘要	
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送至相關諮詢人士、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	Lot No. 402 in D.D. 40 and adjoining Government Land, Shan Tsui, Sha Tau Kok, N.T. 新界沙頭角山咀丈量約份第40約地段第402號及毗鄰政府土地
Site area 地盤面積	50.65 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 18.93 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	S/NE-STK/2 沙頭角分區計劃大綱圖編號 2
Zoning 地帶	Green Belt 綠化地帶
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	95.16 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 checked="" 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		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input 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"/>
Location Plan & Proposed Redevelopment		
<hr/>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input 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。

LOCATION PLAN



卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

1/F, Block A, Wo Tai Building, No. 2-24, Wo Tai Street,
Luen Wo Hui, Fanling, N.T.

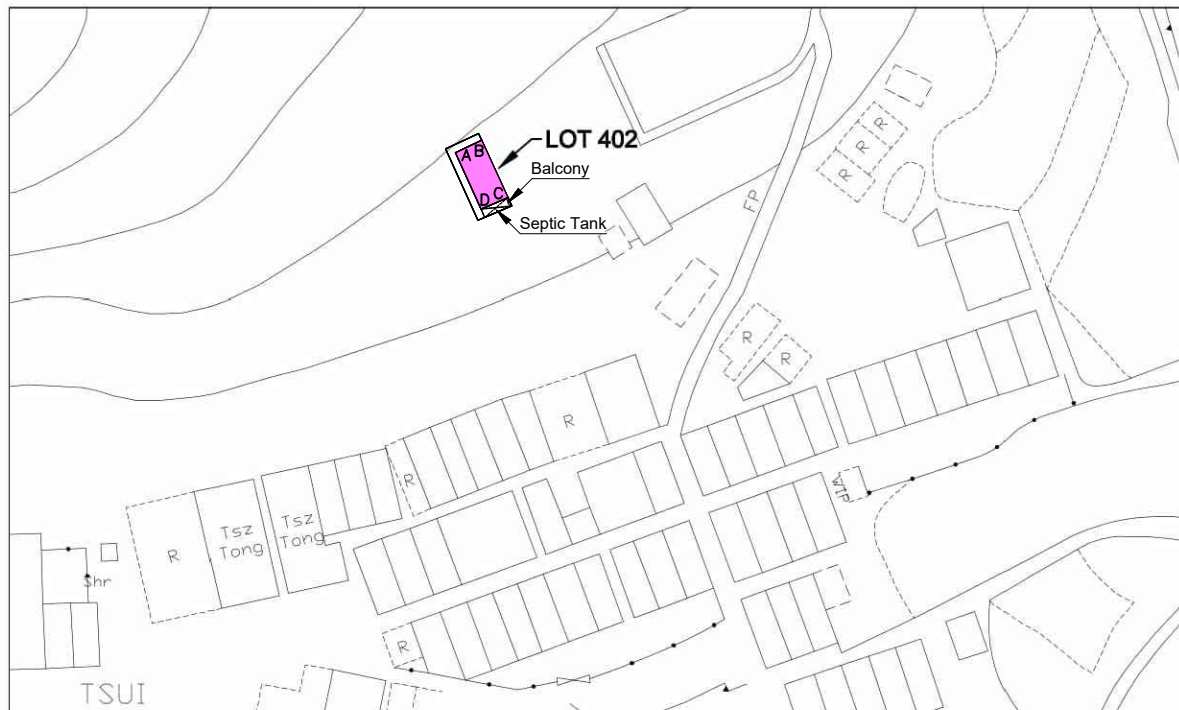
Telephone : [REDACTED] Mobile : [REDACTED] Fax : [REDACTED]
E-mail - [REDACTED]

Scale : 1 : 500

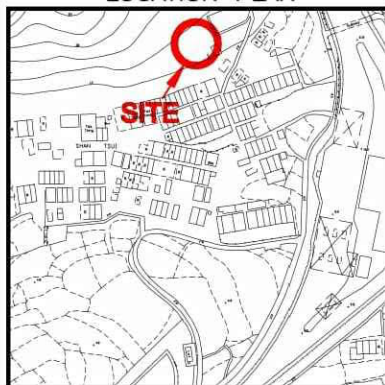
Survey Sheet No. : 3-NE-13A

Date : July 2024

PROPOSED RE-DEVELOPMENT OF LOT No. 402 IN D.D.40



LOCATION PLAN

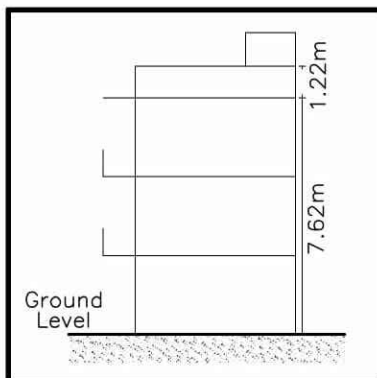


COLOURED PINK AREA : 31.7 SQUARE METRES (ABOUT)

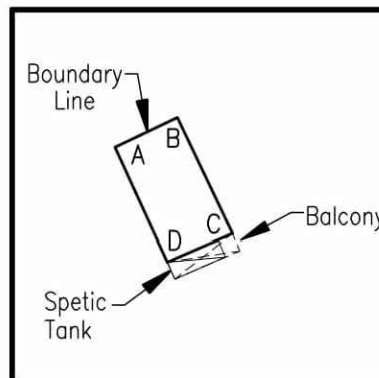
Line	Bearing	Distance(m)	Northing(m)	Easting(m)	Pt.
A-B	64° 43' 29"	3.813	845580.844	840908.706	A
B-C	155° 16' 03"	8.309	845582.472	840912.154	B
C-D	246° 44' 29"	3.886	845574.925	840915.630	C
D-A	335° 46' 17"	8.173	845573.391	840912.060	D

Legends:

- Septic Tank (3.658m x 1.219m)
- Balcony (3.886m x 1.219m)



Side View



Plan

Scale 1:1000

Survey Sheet No.: 3-NE-8C

Date: April 2020

Plan No. : CW/DN/402/40/RE/01

卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

1/F, Block A, Wo Tai Building, No. 2-24, Wo Tai Street,
Luen Wo Hui, Fanling, N.T.

Telephone : XXXXXXXXXX Mobile : XXXXXXXXXX Fax : XXXXXXXXXX

E-mail - XXXXXXXXXX

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

寄件者: pang hingyeun
寄件日期: 2024年11月14日星期四 16:53
收件者: William Shu Tai WONG/PLAND
主旨: Application No. A/NE-STK/27 - Proposed House (New Territories Exempted House - Small House) in "Green Belt" Zone, Lot 402 in D.D.40, Shan Tsui Village, Sha Tau Kok, New Territories

類別: Internet Email

Dear Mr Wong,

About the position of government land coloured orange (Point B to Point A to Point D), the position is intended for the construction of drainage channels or pipes, and it can also serve as a passageway.

The application site does not have road access. If we need to develop a road, we will definitely apply to the Town Planning Board.

Thank You !

Regards,
H.Y.Pang

從 [Outlook](#) 傳送

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

寄件者: pang hingyeun
寄件日期: 2024年11月29日星期五 11:28
收件者: William Shu Tai WONG/PLAND
主旨: A/NE-STK/27 (D.D. 40 Lot 402)
附件: P.9 D.D.40 Lot 402.pdf

類別: Internet Email

Dear Mr Wong,

Based on our understanding, the planning application for the subject lot is not for a small house.
We are now attaching the revised form for your record.
Thank You !

Regards,
H.Y.Pang

從 [Outlook](#)傳送

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	Lot No. 402 in D.D. 40 and adjoining Government Land, Shan Tsui, Sha Tau Kok, N.T. 新界沙頭角山咀丈量約份第40約地段第402號及毗鄰政府土地		
Site area 地盤面積	31.72	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	18.93	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	S/NE-STK/2 沙頭角分區計劃大綱圖編號 2		
Zoning 地帶	Green Belt 綠化地帶		
Applied use/ development 申請用途／發展	New Territories Exempted House 新界豁免管制屋宇 <input type="checkbox"/> Small House 小型屋宇		
(i) Proposed Gross floor area 擬議總樓面面積	95.16	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 checked="" type="checkbox"/> (Not more than 不多於)	
	3	Storeys(s) 層	

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

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

- (k) all other statutory or non-statutory requirements of relevant Government departments must be met. Depending on the specific land use zoning of the application site, other Town Planning Board guidelines should be observed, as appropriate.
- *i.e. the applicant can demonstrate that effluent discharge from the proposed development will be in compliance with the effluent standards as stipulated in the Water Pollution Control Ordinance Technical Memorandum.

**Extract of Town Planning Board Guidelines for Application for Development
within “GB” zone under Section 16 of the Town Planning Ordinance**

- (a) there is a general presumption against development in the “GB” zone;
- (b) an application for new development in “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 Houses with satisfactory sewage disposal facilities and access arrangements may be approved if the application sites are in close proximity to existing villages and in keeping with the surrounding uses, and where the development is to meet the demand from indigenous villagers;
- (d) 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 (G/IC) facilities in the general area;
- (g) the proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution; and
- (h) any proposed development on a slope or hillside should not adversely affect slope stability.

**Similar S.16 Application for Proposed House (New Territories Exempted House) in the
vicinity of the application site within “Green Belt” Zone
in the Sha Tau Kok in the Past Five Years**

Rejected Application

<u>Application No.</u>	<u>Uses/ Development</u>	<u>Date of Consideration</u>	<u>Rejection Reasons</u>
A/DPA/NE-STK/1	Proposed House (New Territories Exempted House (NTEH) - Small House)	13.7.2012 (on review)	R1-R3

Rejection Reasons

- R1. The proposed development was not in line with the planning intention of the "Green Belt"("GB") zone which was primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets and there was a general presumption against development within this zone;
- R2. The proposed development was not in line with the Town Planning Board Guidelines for 'Application for Development within Green Belt Zone under Section 16 of the Town Planning Ordinance' (TPB-PG No. 10) and the 'Interim Criteria for Assessing Planning Applications for NTEH/Small House Development in the New Territories' in that it would cause adverse landscape impacts on the surrounding area
- R3. The approval of the application would set an undesirable precedent for other similar applications within the "GB" zone. The cumulative effects of approving such applications would cause adverse landscape impacts on the surrounding area.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/NE-STK/27

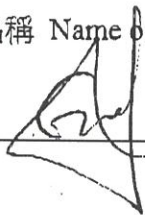
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

無意見

「提意見人」姓名/名稱 Name of person/company making this comment 侯志強

簽署 Signature



日期 Date 2024.10.17

From:
Sent: 2024-10-23 星期三 12:36:46
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: WWF submission on the application of proposed House (New Territories Exempted House – Small House) in “Green Belt” in Shan Tsui Village, Sha Tau Kok (A/NE-STK/27)
Attachment: s16A A_NE-STK_27 20241023_WWF.pdf

Dear Sir/Madam,

Please find WWF-Hong Kong's submission on the captioned application.
See attached file:

s16A A_NE-STK_27 20241023_WWF.pdf

Thank you for your attention.

Best regards,
Bonnie

Registered Name 註冊名稱: World Wide Fund For Nature Hong Kong 世界自然(香港)基金會 (Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司). This email (including any attachments) is intended for the use of the designated recipient(s) only, which may contain confidential, non-public, proprietary information, and/or be protected by the attorney-client or other privilege. Any unauthorized reading, distribution, copying, or other use of this communication is strictly prohibited and may be unlawful. Receipt by anyone other than the intended recipient(s) should not be deemed a waiver of any privilege or protection. If you are not the intended recipient or believe you have received this email in error, please notify the sender immediately and delete this email from your computer system. This email and any attachments are checked for viruses and other malicious software ("malware"). However, the sender does not warrant, represent, or guarantee in any way that this communication is free from malware or potentially damaging defects. The sender disclaims all liability for any errors, omissions, or damages arising out of or in connection with the use or reliance on the information contained in this email.



23 October 2024

Chairman and members

Town Planning Board

15/F North Point Government Offices,
333 Java Road, North Point, Hong Kong
(E-mail: tpbpd@pland.gov.hk)

By E-mail ONLY

Dear Sir/ Madam,

**Re: Proposed House (New Territories Exempted House – Small House) in
“Green Belt” in Shan Tsui Village in Sha Tau Kok (A/NE-STK/27)**

WWF would like to lodge an objection to the captioned proposal.

Application site falling within “Green Belt” (“GB”) zoning

The application site falls within an area zoned “Green Belt” (“GB”) under the approved Sha Tau Kok Outline Zoning Plan No. S/NE-STK/2, which the planning intention is *“primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.”* The latest satellite image (Fig 1) shows natural habitats covered with vegetation within the application site and the surrounding area. The proposed development is not in line with the planning intention of “GB”.

According to the Town Planning Board Guidelines No.10 for “Application for Development within the “GB” zone under section 16 of the town planning ordinance”, the development should not *“affect the existing natural landscape”*. In the absence of any assessments, the applicant failed to demonstrate that the proposed development would not surpass the site’s environmental acceptability.

together possible™

贊助人：中華人民共和國
香港特別行政區行政長官
李家超先生、大紫荊勳賢, SBS, PDSM
主 席：白丹尼先生
行政總裁：黃碧茵女士

核數師：中審眾環（香港）會計師事務所有限公司
公司秘書：嘉信秘書服務有限公司
義務司庫：匯豐銀行
註冊慈善機構

The Chief Executive, Hong Kong Special Administrative Region
People's Republic of China
Chairman: Mr Daniel R Bradshaw
CEO: Ms Nicole Wong

Company Secretary:
McCabe Secretarial Services Limited
Honorary Treasurer: HSBC
Registered Charity
(Incorporated With Limited Liability)

註冊名稱 Registered Name: 世界自然(香港)基金會 World Wide Fund For Nature Hong Kong
(於香港註冊成立的擔保有限公司 Incorporated in Hong Kong with limited liability by guarantee)

Undesirable precedent

Approval of this proposal would set an undesirable precedent for other similar applications, the cumulative effect of which would adversely impact the surrounding areas and affect the integrity of the "GB".

We would be grateful if our comments could be considered by the Town Planning Board.

Yours faithfully,
Ms. Bonnie LEUNG
Conservation Officer, Conservation Policy
WWF Hong Kong

Fig 1. Vegetation remained the major habitat of the site and the surrounding as of 3 August 2024
(Project site is indicated within the red boundary).



Source: Google Earth (Accessed on 23 October 2024)

From:
Sent: 2024-11-01 星期五 02:52:03
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-STK/27 DD 40 Shan Tsui Village

A/NE-STK/27

Lot 402 in D.D.40, Shan Tsui Village, Sha Tau Kok

Site area: About 50.65sq.m Includes Government Land of about 18.93sq.m

Zoning: "Green Belt"

Applied Use: NET House

Dear TPB,

26 withdrawn, back with the inclusion of Government Land that makes the plan even more objectionable.

Previous objections relevant and upheld.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 29 August 2024 3:35 AM HKT
Subject: A/NE-STK/26 DD 40 Shan Tsui Village

A/NE-STK/26

Lot 402 in D.D.40, Shan Tsui Village, Sha Tau Kok

Site area: About 31.72sq.m

Zoning: "Green Belt"

Applied Use: NET House

Dear TPB Members,

Strong Objections. Location is "GB" and some distance from the village cluster. The site is small so any development would inevitably encroach on surrounding land.

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Approval would encourage expansion of the village into "GB" while there are still lots available for NET house development within the village boundaries.

The application has no previous history of approvals and should be rejected.

Mary Mulvihill

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From:
Sent: 2024-11-04 星期一 18:46:46
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's comments on six planning applications
Attachment: 241104 s16 STK 27c.pdf; 241104 s16 HLH 77.pdf; 241104 s16 TKL 780.pdf; 241104 s16 KTN 1031 & 1033c.pdf; 241104 s16 KTN 1054.pdf

Dear Sir/ Madam,

Attached please see our comments regarding SIX 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)

4th November, 2024.

By email only

Dear Sir/ Madam,

Proposed House (New Territories Exempted House - Small House)
(A/NE-STK/27)

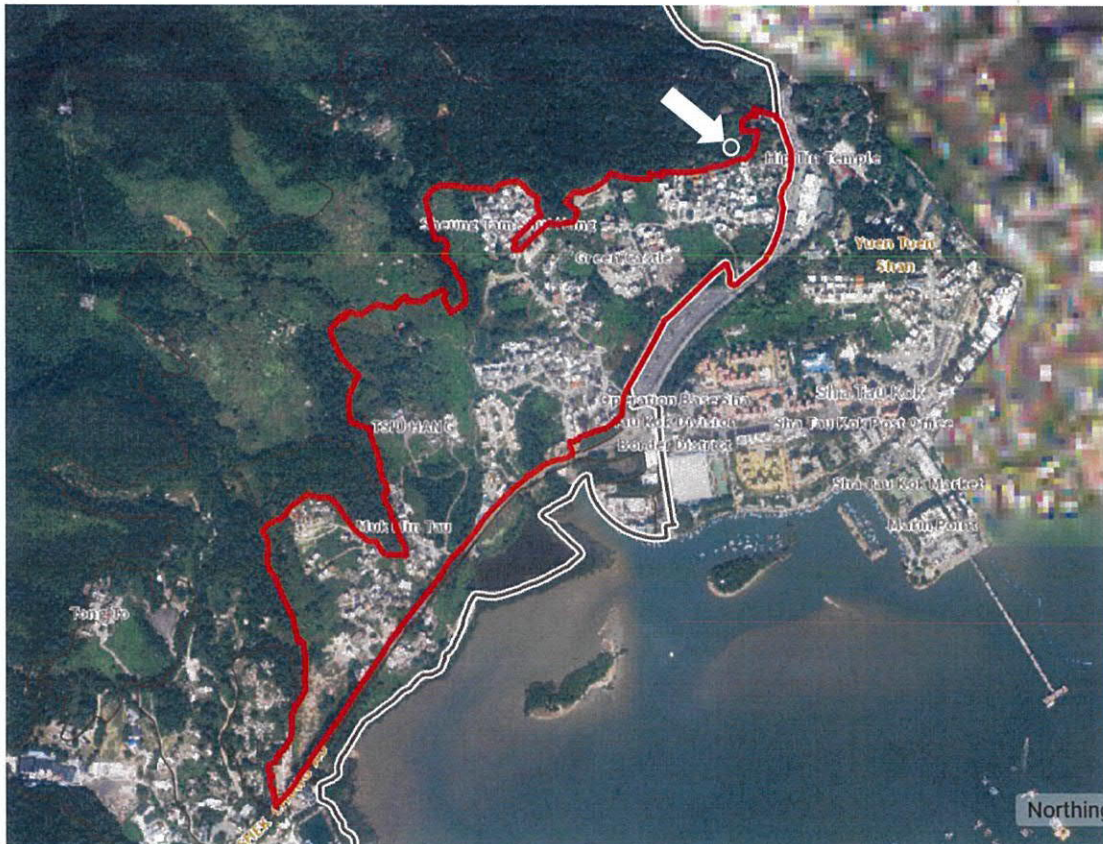
1. We refer to the captioned.
2. There is a rejected application for Small House (A/DPA/NE-STK/1) located nearby largely within the same Green Belt (GB) zone. The reasons for rejection (of the review application) are reproduced below:

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

(b) the proposed development was not in line with the Town Planning Board Guidelines for 'Application for Development within Green Belt Zone under Section 16 of the Town Planning Ordinance' (TPB-PG No. 10) and the 'Interim Criteria for Assessing Planning Applications for NTEH/Small House Development in the New Territories' in that it would cause adverse landscape impacts on the surrounding area; and

(c) the approval of the application would set an undesirable precedent for other similar applications within the "GB" zone. The cumulative effects of approving such applications would cause adverse landscape impacts on the surrounding area.

3. We also urge the Board to look at the below photo from the Town Planning Board Statutory Planning Portal 3, which shows the Village Type Development (V) zone (bounded by red line) nearby; locality of the area where the site is located is approximately indicated by the circle with arrow.



4. According to the Explanatory Statement of the Approved Sha Tau Kok OZP, this V zone is about **39.94 ha**¹. We urge the Board to liaise with relevant authorities as to whether this V zone has already been fully occupied and thus no more space for Small House development.

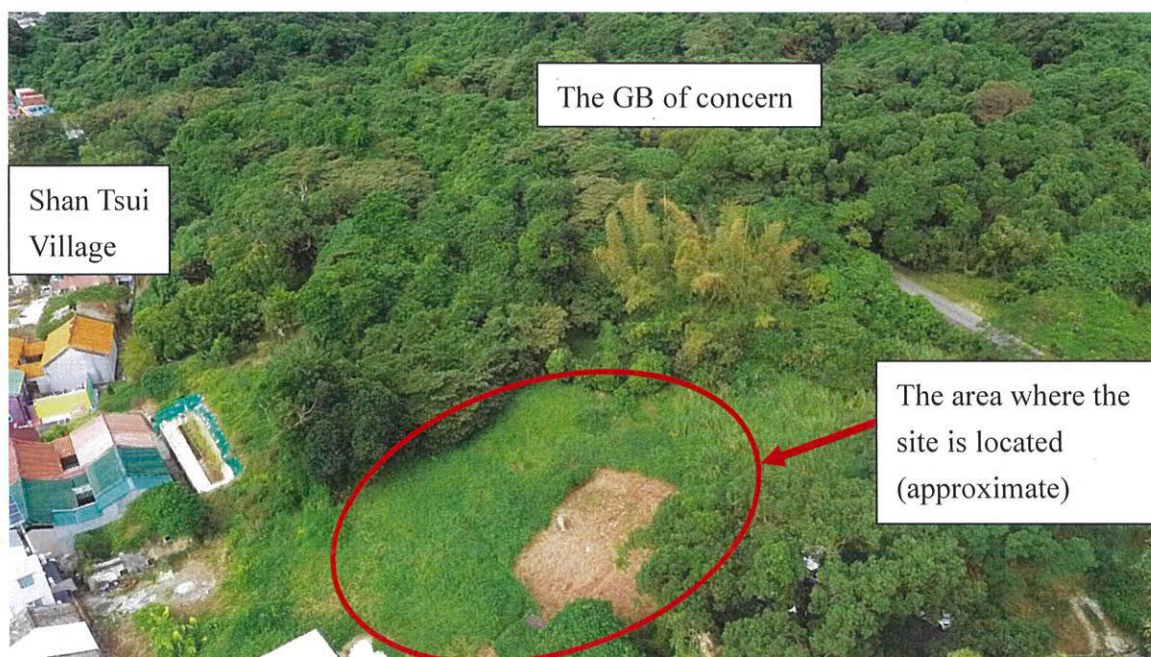
5. In the Explanatory Statement, the following is also mentioned:

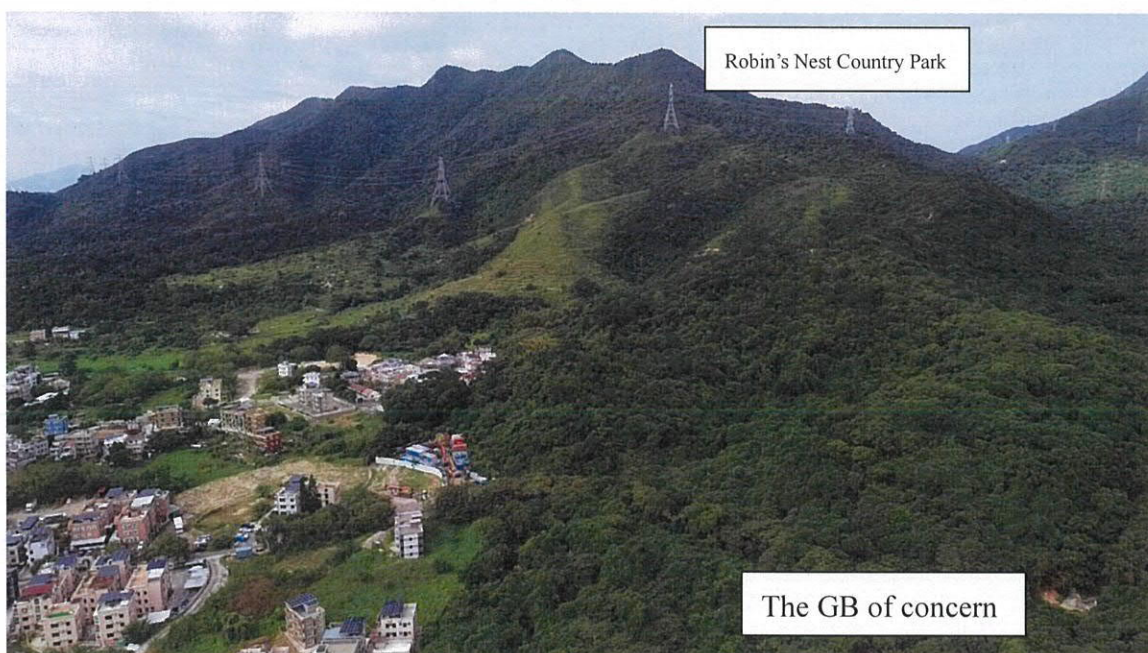
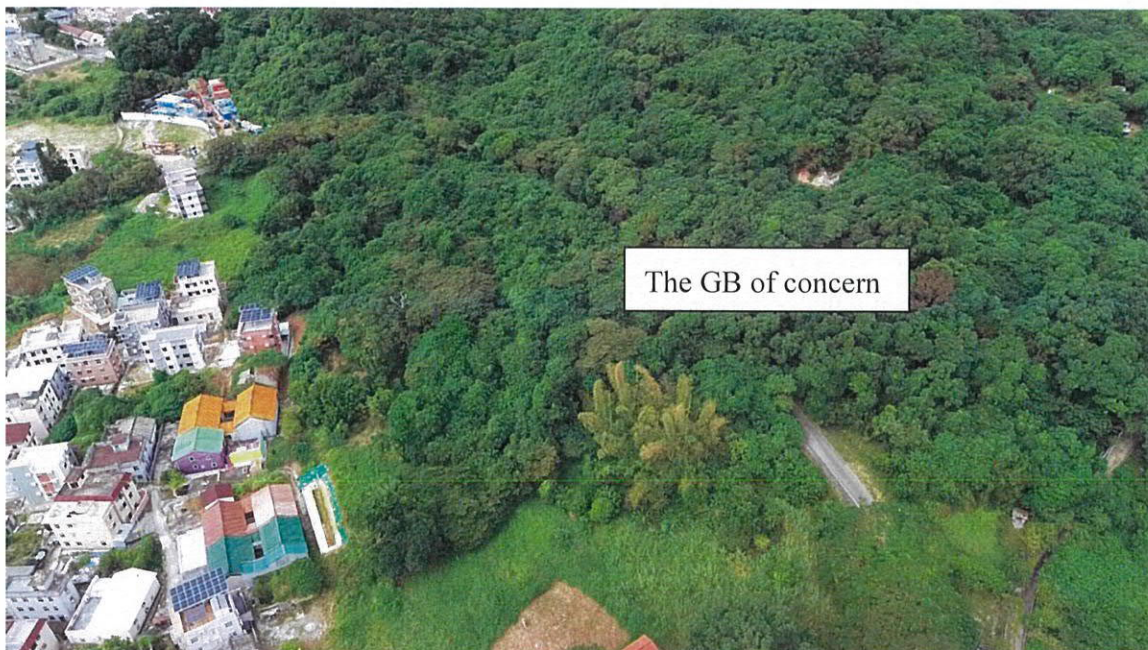
Large tracts of dense and undisturbed woodland and lowland forests can be found in the hillslopes in the Area. There are various types of habitats, including natural streams from Robin's Nest towards the coastal lowland in the east, mangrove and fishponds

¹ <https://www.ozp.tpb.gov.hk/api/Plan/PlanNote?planNo=S%2fNE-STK%2f2&lang=EN&ext=pdf&dType=in>

aligned at the edge of the Starling Inlet, and the Muk Min Tau Fung Shui Wood which are worthy of conservation. Future development of the Area would needs to take into account the area's ecological value and natural landscape characters. Prior consultation with relevant Government departments should be conducted if development proposals would affect places of ecological interest.¹

6. Indeed, the GB zone of concern (i.e., the GB near Shan Tsui Village) contains a large tract of dense and undisturbed woodland connected with the Robin's Nest Country Park. We urge the Board to look at the below aerial photos taken recently as well as the on-site photos shown in our previous submission for another application (A/NE-STK/26; withdrawn) for the same purpose covering the current site (in **Appendix 1**).





7. As shown from the photos, the GB of concern is well-wooded, forming a continuous belt with the woodland within the Robin's Nest Country Park.
8. We urge the Board to consider the potential cumulative impact of approving this application on the GB of concern, as the approval would set a precedent for other similar applications in this GB zone.

9. We urge the Board to reject this application as the proposed use is not in line with the planning intention of the GB zone.

10. Finally, we would like to remind that one of the action items under the Northern Metropolis Development Strategy (NMDS) announced by the government is as follows: *‘Work with Shenzhen to strengthen the ecological integration of the Wutong Mountain National Forest Park in Shenzhen and the proposed Robin’s Nest Country Park in Hong Kong, and jointly create the Wutong Mountain/Robin’s Nest/Pat Sin Leng Ecological Corridor under the principle of safeguarding the integrity and security of the administrative boundary between Hong Kong and Shenzhen, and draw up co-ordinated conservation measures and collaborative programmes.’*² According to a government press release in August 2024, the Hong Kong government and the Shenzhen government also signed a Cooperative Framework Agreement for the Enhancement of Wutong Mountain (Shenzhen) - Robin's Nest (Hong Kong) Ecological Corridor³.

11. In fact, our Country is also promoting the ‘Construction of Ecological Civilisation’, and this National Policy is also one of the Strategic Directions of NMDS². We seriously urge the Board to also consider whether the approval of this application would be in line with all the above, and whether the approval would jeopardise the ecological corridor aforementioned.

12. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

²<https://www.policyaddress.gov.hk/2021/eng/pdf/publications/Northern/Northern-Metropolis-Development-Strategy-Report.pdf>

³ <https://www.info.gov.hk/gia/general/202408/15/P2024081500528.htm?fontSize=1>

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

27th August, 2024.

By email only

Dear Sir/ Madam,

Proposed House (New Territories Exempted House - Small House)
(A/NE-STK/26)

1. We refer to the captioned.
2. There was an application also for Small House (A/DPA/NE-STK/1) largely within the same Green Belt (GB) zone, not too far from the current site; the review application of this application was rejected and the reasons are as follows:

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

(b) the proposed development was not in line with the Town Planning Board Guidelines for 'Application for Development within Green Belt Zone under Section 16 of the Town Planning Ordinance' (TPB-PG No. 10) and the 'Interim Criteria for Assessing Planning Applications for NTEH/Small House Development in the New Territories' in that it would cause adverse landscape impacts on the surrounding area; and

(c) the approval of the application would set an undesirable precedent for other similar applications within the "GB" zone. The cumulative effects of approving such applications would cause adverse landscape impacts on the surrounding area.

3. We then urge the Board to look at some on-site photos below taken recently showing the general area where the current site is located (the photos also show the areas surrounding the site).





4. As shown, the area is largely vegetated, based on what we observed in our recent visit in August 2024.
5. We also want to remind the Board that the Robin Nest area has been recently designated as a Country Park. We consider the site and the concerned GB would also have some ecological connectivity with this Country Park. Approval of this application would set a precedent for similar applications in this GB. We urge the Board to seriously consider the potential cumulative impact of approving this application.
6. We urge the Board to reject this application as it is unlikely to be in line with the planning intention of the GB zone.
7. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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5

From:
Sent: 2024-11-05 星期二 08:00:00
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Comments on the Section 16 Application No. A/NE-STK/27
Attachment: TPB20241105(STK27).pdf

Dear Sir/Madam,

Please refer to the attachment for the captioned.

Yours faithfully,
Ng Hei Man (Mr.)
Campaign Manager
The Conservancy Association

T:

D:

F:

Registered Name 註冊名稱 : The Conservancy Association 長春社
(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)

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Since 1968

The Conservancy Association

5th November 2024

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

By e-mail: tpbpd@pland.gov.hk

Dear Sir/Madam,

Comments on the Section 16 Application No. A/NE-STK/27

The Conservancy Association (CA) OBJECTS to the captioned application.

1. Not in line with planning intention of Green Belt zone

According to the Approved Sha Tau Kok Outline Zoning Plan (OZP) No. S/NE-STK/2, the planning intention of Green Belt zone “*is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone*”. The proposed Small House development is far away from the existing village cluster. No residential development is located in the surrounding environment and the proposed small house would greatly alter the landscape character of the surrounding environment. This is not in line with the planning intention of Green Belt zone.

2. Not in line with Interim Criteria for Consideration of Applicatio for New Territories Exempted House (NTEH)/Small House in New Territories

By assessing the small house application against the Interim Criteria for Consideration of Applicatio for New Territories Exempted House (NTEH)/Small House in New Territories, we note that the project proponent fails to address the following issue:

- Sufficient land in Village Type Development zone available to meet outstanding small house demand



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The Conservancy Association

- Not compatible with planning intention of Green Belt zone (as stated above)
- Not compatible with surrounding environment (as stated above)
- Potential environmental and sewage impact: no sufficient details are available to justify how wastewater generated during construction and operation phase would be tackled.
- Potential landscape impact: tree felling and vegetation clearance would be inevitable and these would greatly affect landscape quality of the environment.

3. Undesirable precedent for similar application

This application, if approved, would set an undesirable precedent for other similar applications within the Green Belt zone. Development would further encroach into lands with conservation and landscape value, and cumulatively degrade overall quality of the environment. We opine that this application should not be given any sympathetic consideration.

Yours faithfully,
The Conservancy Association

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - (i) the application site (the Site) comprises the subject lot and adjoining Government Land (GL). The lot is an Old Schedule House Lot held under the Block Government Lease. No consent is given for inclusion of the GL (about 18.93m² mentioned in the Application Form) in the Site and no right-of-way is given to the subject lot. The applicant should be reminded that any occupation of GL without Government's prior approval is an offence; and
 - (ii) no GL will be included in the redevelopment proposal under the application for redevelopment of New Territories Exempted House being processed by her office except one septic tank (if approved) but not others as mentioned in the Application Form. Inclusive of GL in the Site should not be construed as implied consent from Government for occupation of GL;
- (b) to note the comments of the Commissioner for Transport (C for T) that the applicant should seek advice from relevant departments on the local village access leading to the Site from Shan Tsui Village Road as this road is not managed by Transport Department (TD);
- (c) to note the comments of the Chief Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) the proposed access arrangement of the Site should be commented and approved by TD;
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public road and drains; and
 - (iii) the access road connecting to the Site with the nearby public road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting to the Site;
- (d) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant should avoid impact on the nearby natural environment as far as practicable;
- (e) to note the comments of the Director of Fire Services that the applicant should observe 'New Territories Exempted Houses – A Guide to Fire Safety Requirements' which is administered by LandsD. Detailed fire safety requirements will be formulated upon receipt of formal application via LandsD;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) adequate stormwater drainage collection and disposal facilities shall be provided to deal with the surface runoff of the Site or the same flowing on to the Site from the adjacent areas;
 - (ii) the applicant should check and ensure that the existing drainage channel downstream to which the proposed connection will be made to have adequate capacity and satisfactory

condition to cater for the additional discharge from the Site. He should also ensure that the flow from the Site will not overload the existing drainage system; and

- (iii) the Site is in an area where public sewerage connection is not available. Environmental Protection Department should be consulted regarding the sewage impact assessments and sewage treatment/ disposal facilities for the proposed development;
- (g) to note the comments of the Director of Environmental Protection (DEP) 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 ProPECC PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” and are duly certified by an Authorized Person;
- (h) to note the comments of the Chief Engineer/ Construction, Water Supplies Department (CE/C, WSD) that for provision of water supply to the development, the applicant may need to extend his/her 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 WSD’s standards; and
- (i) 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 permissions from the Town Planning Board where required before carrying out the road works.