

Form No. S16-II  
表格第 S16-II 號

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

2021年 2月 2 日

此文件在\_\_\_\_\_收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

This document is received on 22 FEB 2021  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

適用於只涉及興建「新界豁免管制屋宇」的建議

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

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

# “Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill “NA” for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/SK-CWBN/63
	Date Received 收到日期	22 FEB 2021

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

### 1. Name of Applicant 申請人姓名/名稱

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

LAU KING FUNG (劉敬豐)

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

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

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼（如適用）	D.D. 238 Lot 158 S.C RP Pan Long Wan, Sai Kung
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	<input type="checkbox"/> Site area 地盤面積 91.5 .....sq.m 平方米 <input type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 182.7 .....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）	N/A ..... 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	S/SK-CWBN/6 - Clear Water Bay Peninsula North
(e) Land use zone(s) involved 涉及的土地用途地帶	Green Belt
(f) Current use(s) 現時用途	The Application Site is a piece of vacant land and overgrown with weeds  (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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。

☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於\_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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



<b>6. Development Proposal 擬議發展計劃</b>			
(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	LAU KING FUNG (劉敬豐)		
(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)	PAN LONG WAN VILLAGE (檳榔灣村)		
(c) Proposed gross floor area 擬議總樓面面積	182.7 ..... 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	60.9 ..... 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	No car park provided Proposed Septic Tank (1.22m x 3.60m) Ref. Plan: TS2677/158CRP/SH-D3 (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)) 村路 ..... <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)  Ref. Plan: TS2677/158CRP/SH-D3  (Please indicate on plan the location of the proposed septic tank. 請用圖則顯示化糞池的位置)	

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

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

如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p>																														
<p>No 否 <input checked="" type="checkbox"/></p>	<p>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 checked="" type="checkbox"/></td> <td>No 不會 <input 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 checked="" type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input checked="" type="checkbox"/></td> <td>No 不會 <input 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 type="checkbox"/></td> </tr> </table> <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>初步改善建議措施如下</p> <p>.....</p> <p>A對環境：將會清除有關土地上沒有生態價值的野生雜草。</p> <p>.....</p> <p>B對供水：將會接駁附近現有水務署供水系統。</p> <p>.....</p> <p>C對排水：將會設計做環保池。</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input checked="" type="checkbox"/>	No 不會 <input 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 checked="" type="checkbox"/>	No 不會 <input type="checkbox"/>	On drainage 對排水	Yes 會 <input checked="" type="checkbox"/>	No 不會 <input 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 type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input 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。

This Planning application is submitted on behalf of the land owner (the Applicant) of Lot 158 S.C RP, Pan Long Wan, Sai Kung, New Territories (the "Application Site") to the Town Planning Board (the "TPB") under section 16 of the Town Planning Ordinance. The Applicant seeks planning permission to build a New Territories Exempted House (NTEH) (Small House) (the "proposed development") at the Application Site.

The Application Site falls within "Green Belt" ("GB") zone on the Approved Clear Water Bay Peninsula North Outline Zoning Plan (OZP) No. S/SK-CWBN/6 gazetted on 13.12.2013. According to the Notes of the OZP, 'House (other than rebuilding of NTEH or replacement of Existing domestic building by NTEH permitted under the covering Notes)' is a Column 2 use, hence requires planning permission from the TPB.

The Application Site is a piece of vacant land and overgrown with weeds situated to the immediate northeast of the Pan Long Wan Village. The Application Site, with a site area of about 91.5 sq.m., is located in the village environment of Pan Long Wan. The Proposed 3 storey-NTEH has a built-over area about 60.9 sq.m. and a total gross floor area of about 182.7 sq.m., with a building height of not more than 8.23m. The footprint of the proposed NTEH falls entirely within the Village Environ ('VE') of the Pan Long Wan Village.

The major justification for the proposed development are:

- The proposed development is compatible with the village environment and it is a suitable development;
- the proposed Small House is entirely within the 'VE' of Pan Long Wan Village;
- the proposed development meets small house demand and upgrades the current abandoned land;
- the proposed development will have no adverse traffic and sewerage impacts on the surrounding area.

In view of the above justifications, we hope that the TPB will give sympathetic consideration to approve the planning application.

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**9. Declaration 聲明**

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

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.  
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署

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

Law King Fung  
LAU KING FUNG (劉敬豐)

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

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

14/12/2020

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

任何人在明知或故意的情況下，就這宗申請提出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**

- 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：  
  - 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
  - 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。
- 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。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。



**Gist of Application 申請摘要**

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
	A/SK-CWBN/63		
Location/address 位置/地址	D.D. 238 Lot 158 S.C RP Pan Long Wan, Sai Kung		
Site area 地盤面積	91.5	sq. m 平方米	<input type="checkbox"/> About 約
	<del>(includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)</del>		
Plan 圖則	S/SK-CWBN/6 - Clear Water Bay Peninsula North		
Zoning 地帶	Green Belt ("GB")		
Applied use/ development 申請用途/發展	New Territories Exempted House 新界豁免管制屋宇 <input checked="" type="checkbox"/> Small House 小型屋宇		
(i) Proposed Gross floor area 擬議總樓面面積	182.7	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	8.23m	<input checked="" type="checkbox"/> (Not more than 不多於)	m 米
	3-storey	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
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<b><u>Reports 報告書</u></b>		
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/>		

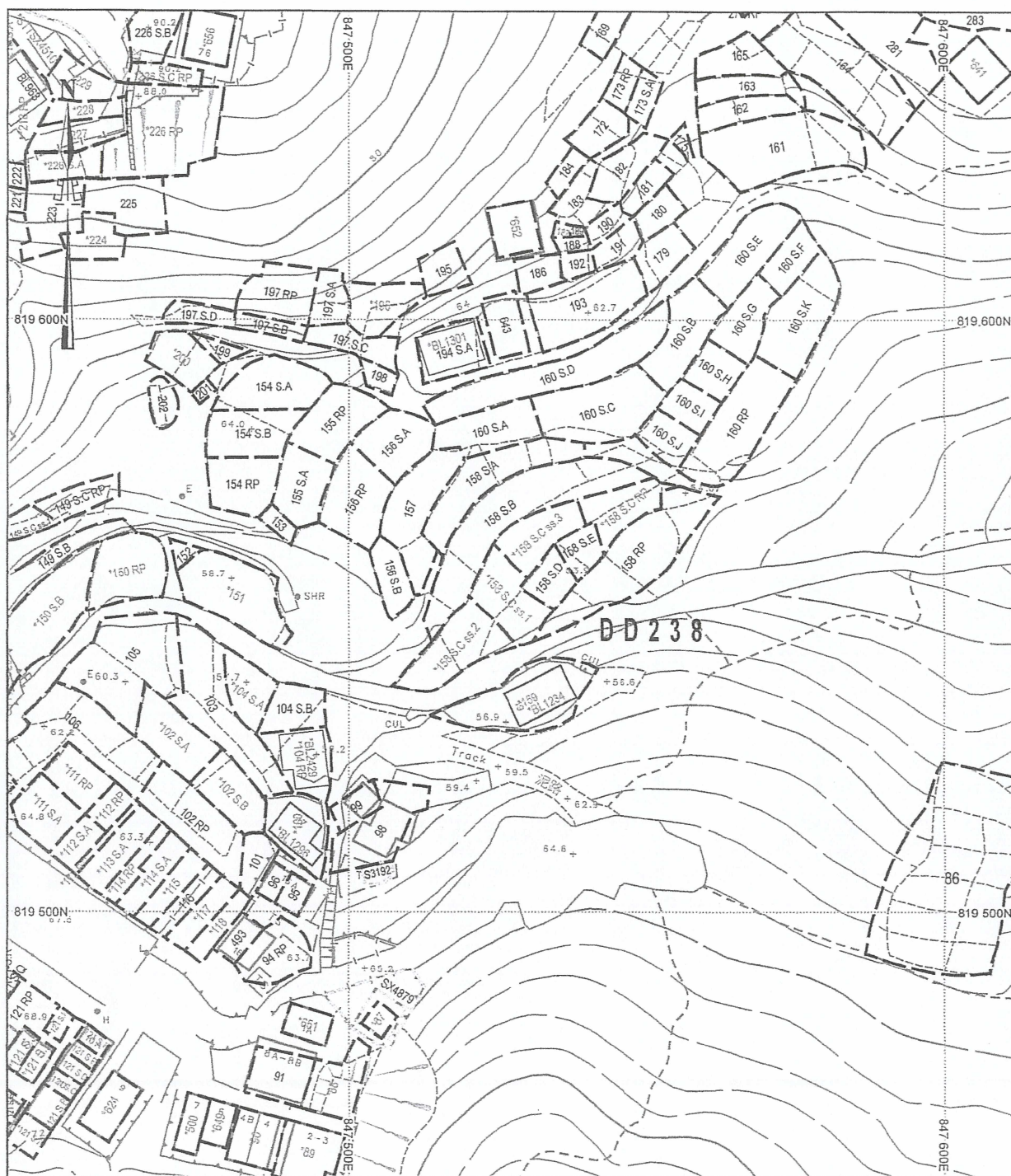
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

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。



# 地段索引圖 LOT INDEX PLAN



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

比例尺 SCALE 1:1000

米 metres 10 0 10 20 30 40 50 metres

Locality :

Lot Index Plan No. : ags S00000065896 0001

District Survey Office : Lands Information Center

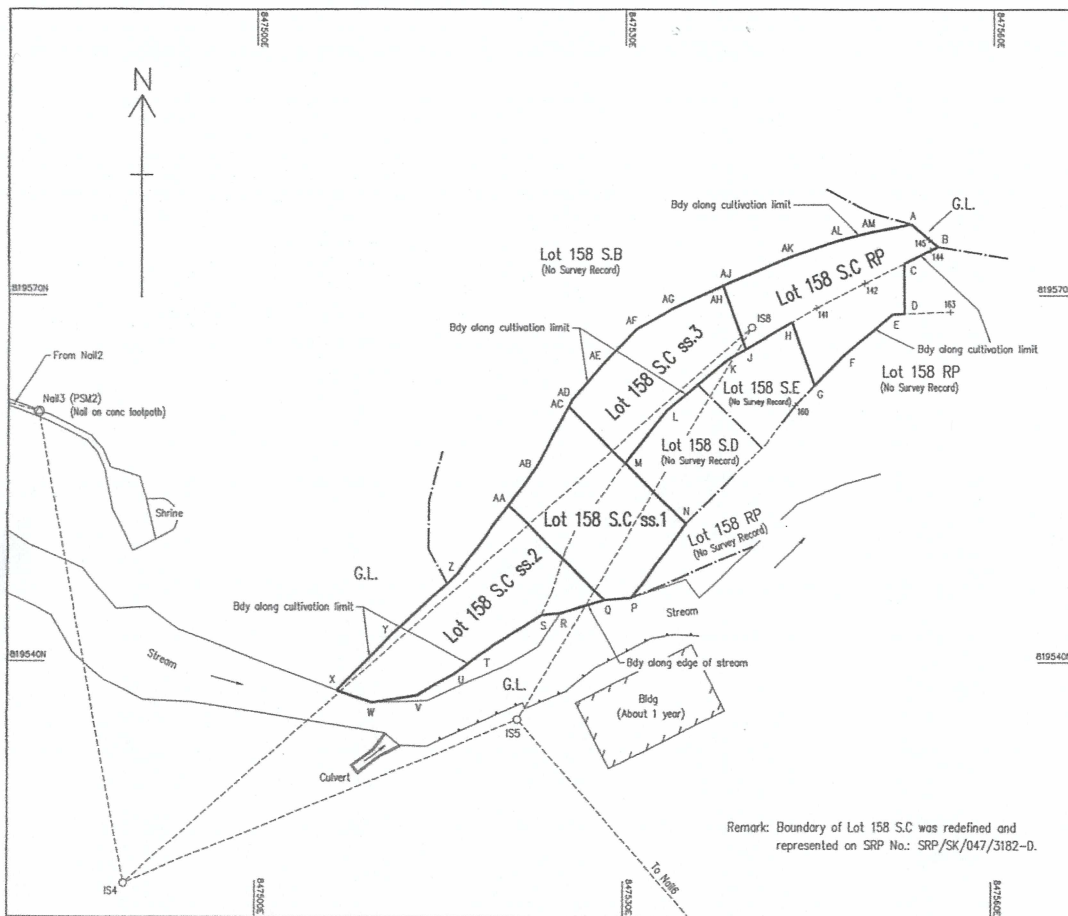
Date : 29-Jan-2021

Reference No. : 12-NW-17D

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© Copyright reserved - Hong Kong SAR Government  
SMO-P01 20210129142509 10

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。  
免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

**Explanatory notes:** This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.  
**Disclaimer:** The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.



TRAVERSE DIAGRAM  
Not to Scale

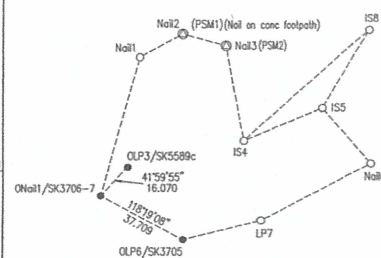


Table of Subdivisions

SECTION	AREA
LOT 158 S.C ss.1	116.9 m <sup>2</sup> (About)
LOT 158 S.C ss.2	128.5 m <sup>2</sup> (About)
LOT 158 S.C ss.3	94.7 m <sup>2</sup> (About)
LOT 158 S.C RP	111.1 m <sup>2</sup> (About)
<b>Total Area</b>	<b>451.2 m<sup>2</sup> (About)</b>

I, . . . TANG, Sze Kin . . . an Authorized Land Surveyor registered under the Land Survey Ordinance ( Cap. 473 ), hereby certify that this survey record plan has been prepared from land boundary surveys that were carried out by me, or under my direct supervision, in conformity with the Code of Practice approved by the Land Survey Authority under the above Ordinance, and that this plan correctly represents that survey completed on the . . 14 . . day of . . May . . 2012 . .

Dated this . . 6 . . day of . . July . . 2012 . .

25 MAY 2017

*[Signature]*  
Authorized Land Surveyor

Survey District : Sai Kung  
Date of Survey : May, 2012  
Scale: 1:300 Field Book: TS2629  
Survey Sheet : 12-NW-17D  
Ref. SRP No. : SRP/SK/047/3182-D

PLAN OF LOTS 158 S.C ss.1 to S.C ss.3 & S.C RP  
BEING SUBDIVISION OF LOT 158 S.C IN D.D. 238

FOR OFFICIAL USE

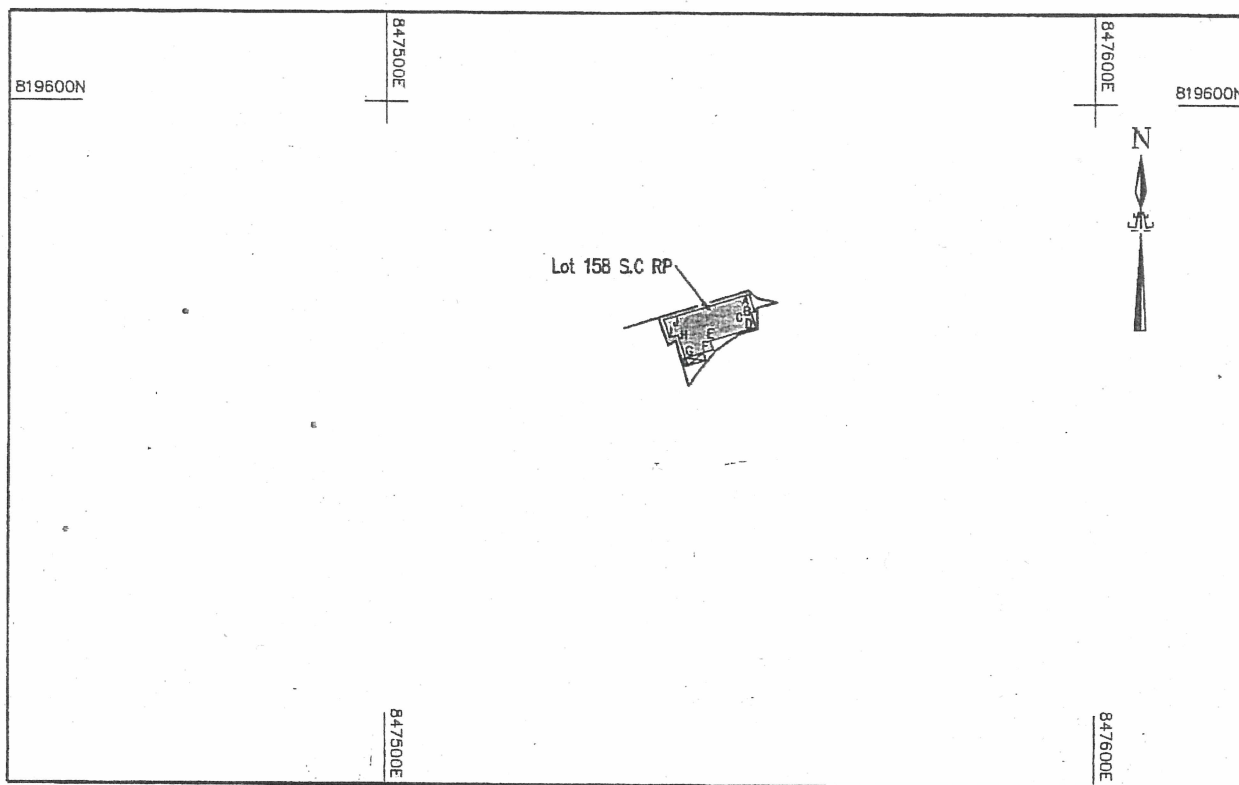
Deposited with the Land Survey Authority due to  
section 38(4) of the Land Survey Ordinance (Cap.473)  
Legislation Service, SMO, Lands Department

Survey Record Plan No.: SRP/SK/047/3194/D1 (1 of 2)



項目A

# PROPOSED SMALL HOUSE ON LOT No. 158 S.C RP IN D.D. 238

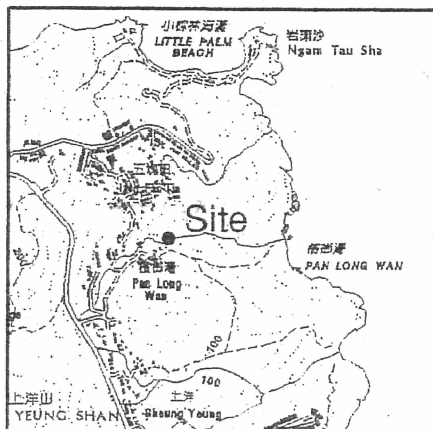


SCALE 1:1000

(Survey Sheet No.: 12-NW-17D)

COLOURED PINK AREA 60.9 SQUARE METRES (ABOUT)

## LOCATION PLAN



SCALE 1:20000

Side	Bearing ° ' "	Distance in metres	Point	Northing in metres	Easting in metres
A-B	162 25 26	2.604	A	819572.921	847551.145
B-C	252 25 23	0.561	B	819570.438	847551.931
C-D	162 25 26	2.191	C	819570.269	847551.396
D-E	252 25 26	6.663	D	819568.180	847552.058
E-F	162 25 27	1.272	E	819566.168	847545.706
F-G	252 25 26	3.974	F	819564.956	847546.090
G-H	342 25 26	3.361	G	819563.756	847542.302
H-I	252 25 26	1.262	H	819566.960	847541.287
I-J	342 25 26	2.706	I	819566.579	847540.084
J-A	72 25 26	12.459	J	819569.159	847539.267

### LEGENDS:



Proposed Small House (3-storey, 8.23m in height)



Proposed Balconies & Canopy (2.576m x 1.22m)



Proposed Septic Tank & Soakage Pit

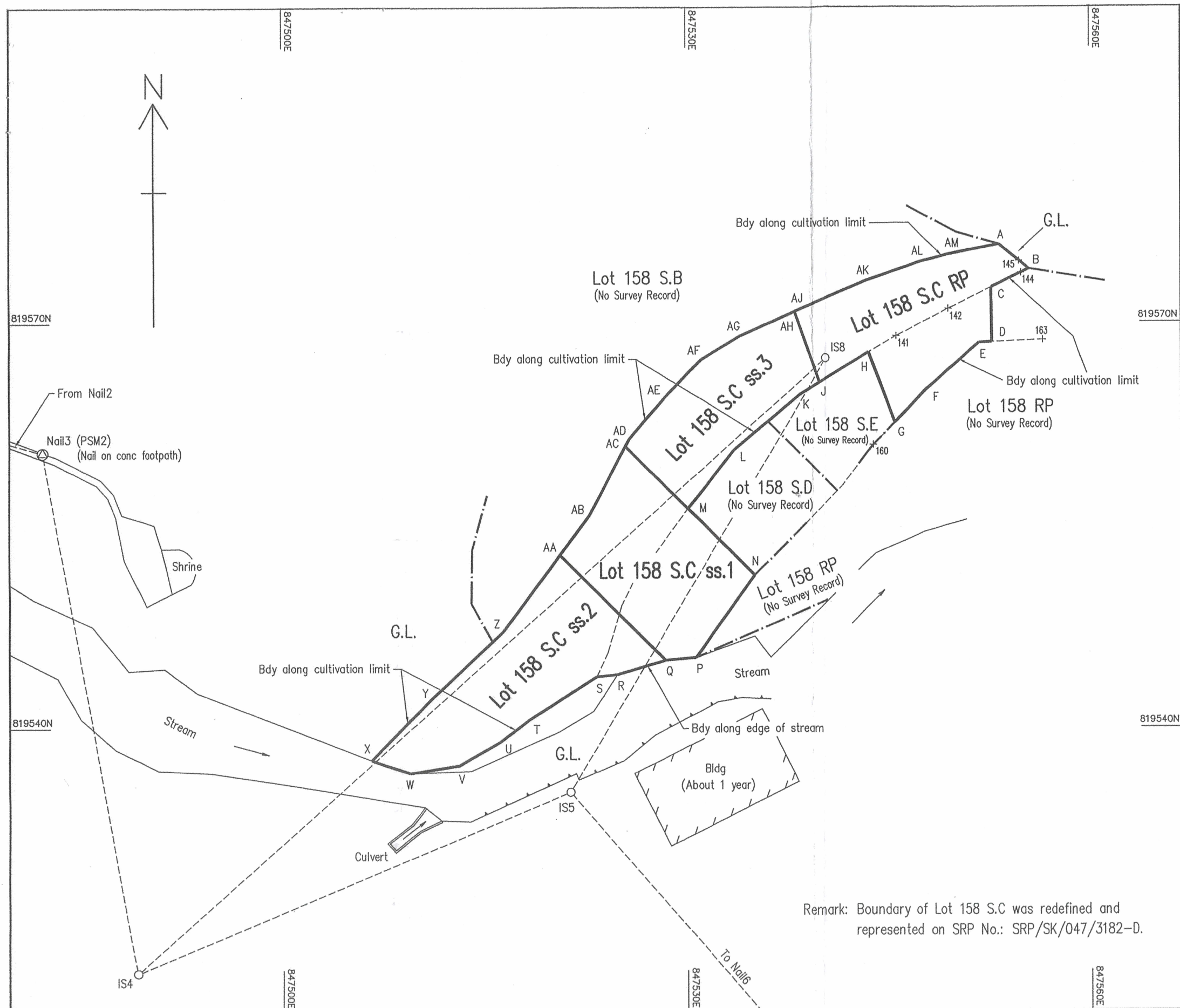
TriWeb Surveying Co.

Ref. SRP No.: SRP/SK/047/3194/D1

Plan No: TS2677/158CRP/SH-D3

Date: 26 February, 2021

Room 714, Technology Park, 18 On Lai Street, Sha Tin, N.T.  
Tel: 2638 1256 Fax: 8161 1610



TRAVERSE DIAGRAM  
Not to Scale

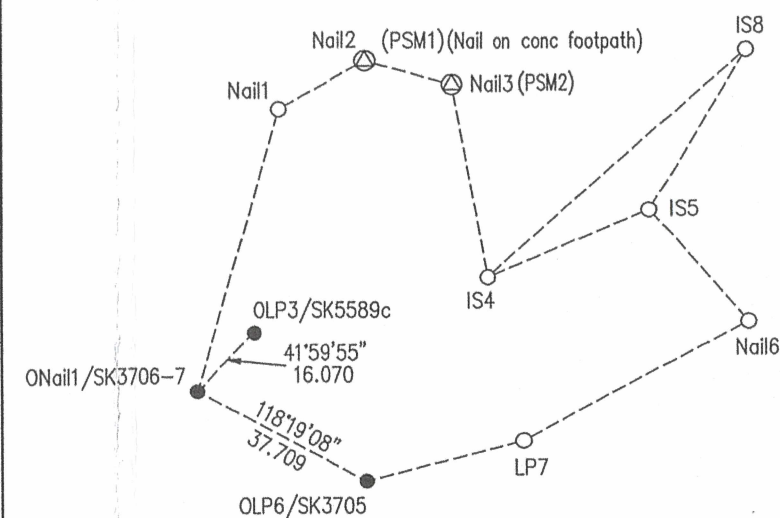


Table of Subdivisions

SECTION	AREA
LOT 158 S.C ss.1	116.9 m <sup>2</sup> (About)
LOT 158 S.C ss.2	128.5 m <sup>2</sup> (About)
LOT 158 S.C ss.3	94.7 m <sup>2</sup> (About)
LOT 158 S.C RP	111.1 m <sup>2</sup> (About)
<b>Total Area</b>	<b>451.2 m<sup>2</sup> (About)</b>

I, . . . . TANG, Sze Kin . . . . an Authorized Land Surveyor registered under the Land Survey Ordinance ( Cap. 473 ), hereby certify that this survey record plan has been prepared from land boundary surveys that were carried out by me, or under my direct supervision, in conformity with the Code of Practice approved by the Land Survey Authority under the above Ordinance, and that this plan correctly represents that survey completed on the . . 14. day of . . May. . 2012 . .

Dated this . . 6. day of . . July. . . 2012 . .

25 MAY 2017

Authorized Land Surveyor

Survey District : Sai Kung  
Date of Survey : May, 2012  
Scale: 1:300  
Survey Sheet : 12-NW-17D  
Ref. SRP No. : SRP/SK/047/3182-D

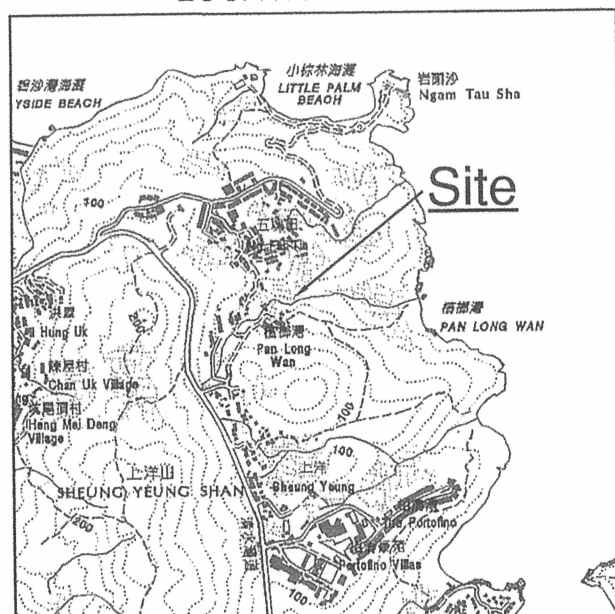
PLAN OF LOTS 158 S.C ss.1 to S.C ss.3 & S.C RP  
BEING SUBDIVISION OF LOT 158 S.C IN D.D. 238

FOR OFFICIAL USE  
Deposited with the Land Survey Authority due to section 30(4) of the Land Survey Ordinance (Cap.473)  
Legislation Section, SMO, Lands Department

Survey Record Plan No.: SRP/SK/047/3194/D1 (1 of 2)



# LOCATION PLAN

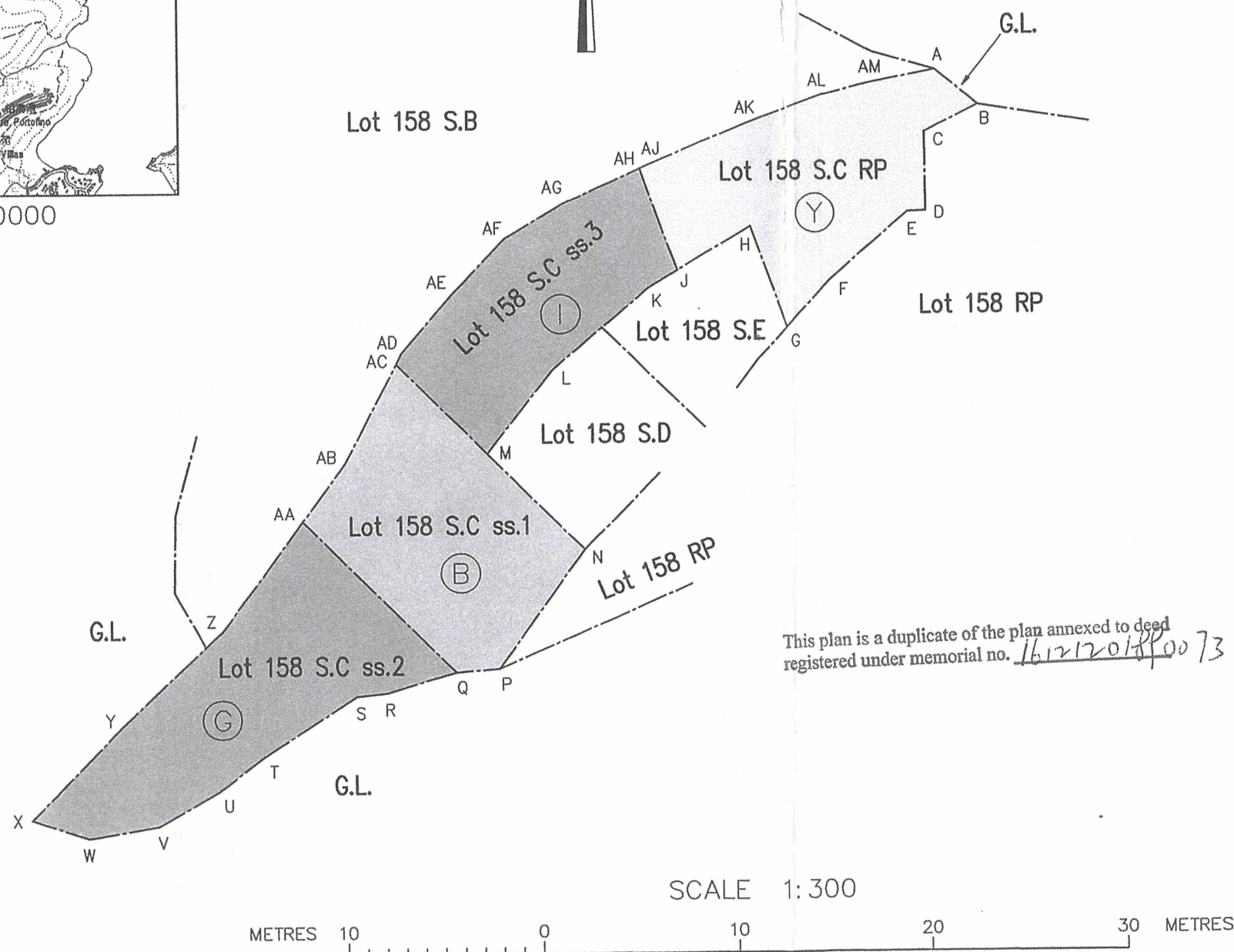


SCALE 1:20000

819570N

819540N

Ref	Colour
B	BROWN
G	GREEN
I	INDIGO
O	ORANGE
P	PINK
R	RED
V	VIOLET
Y	YELLOW
GY	GREY
'L' Prefixes light shades of above	



This plan is a duplicate of the plan annexed to deed registered under memorial no. 1612120180073

SCALE 1:300

METRES 10 0 10 20 30 METRES

Boundary Point	Bearing	Distance in metres	Northing	Easting
Lot 158 S.C RP in D.D. 238				
A			819575.759	847553.290
B	129 51 53	2.852	819573.931	847555.479
C	243 39 06	3.080	819572.564	847552.719
D	179 33 45	4.055	819568.509	847552.750
E	267 26 56	0.960	819568.466	847551.791
F	228 49 25	5.133	819565.087	847547.927
G	223 40 43	3.477	819562.573	847545.526
H	340 06 20	5.542	819567.784	847543.640
J	239 08 17	4.354	819565.550	847539.903
AH	340 16 03	5.574	819570.797	847538.021
AJ	65 43 36	0.337	819570.935	847538.328
AK	67 19 24	5.590	819573.091	847543.486
AL	70 42 31	4.101	819574.446	847547.357
AM	75 36 38	2.754	819575.130	847550.025
A	79 05 51	3.324	819575.759	847553.290

## LOT COORDINATES & DIMENSIONS

Boundary Point	Bearing	Distance in metres	Northing	Easting
Lot 158 S.C ss.1 in D.D. 238				
AC			819560.840	847525.447
N	134 55 36	13.539	819551.279	847535.033
P	215 55 19	7.520	819545.189	847530.621
Q	265 24 29	2.239	819545.010	847528.390
AA	314 55 36	11.027	819552.797	847520.582
AB	36 37 09	3.698	819555.765	847522.788
AC	27 39 06	5.729	819560.840	847525.447
Lot 158 S.C ss.2 in D.D. 238				
AA			819552.797	847520.582
Q	134 55 36	11.027	819545.010	847528.390
R	253 27 33	3.707	819543.954	847524.836
S	264 13 29	1.561	819543.797	847523.284
T	237 21 57	5.756	819540.693	847518.436
U	233 02 18	2.884	819538.959	847516.132
V	240 23 18	3.504	819537.227	847513.085
W	260 52 49	3.667	819536.646	847509.465
X	288 29 15	3.035	819537.609	847506.587
Y	44 27 55	6.509	819542.254	847511.146
Z	46 54 19	7.196	819547.170	847516.401
AA	36 37 09	7.011	819552.797	847520.582
Lot 158 S.C ss.3 in D.D. 238				
AH			819570.797	847538.021
J	160 16 03	5.574	819565.550	847539.903
K	239 08 17	1.788	819564.633	847538.368
L	229 55 58	6.394	819560.518	847533.475
M	218 18 14	5.477	819556.220	847530.080
AC	314 55 36	6.543	819560.840	847525.447
AD	27 39 06	0.629	819561.397	847525.739
AE	40 44 26	4.024	819564.446	847528.365
AF	43 50 02	3.906	819567.263	847531.070
AG	59 35 21	3.403	819568.986	847534.005
AH	65 43 36	4.405	819570.797	847538.021

## Table of Subdivisions

SECTION	AREA
LOT 158 S.C ss.1 (Coloured brown)	116.9 m <sup>2</sup> (About)
LOT 158 S.C ss.2 (Coloured green)	128.5 m <sup>2</sup> (About)
LOT 158 S.C ss.3 (Coloured indigo)	94.7 m <sup>2</sup> (About)
LOT 158 S.C RP (Coloured yellow)	111.1 m <sup>2</sup> (About)
<b>Total Area</b>	<b>451.2 m<sup>2</sup> (About)</b>

I, . . . . . TANG, Sze Kin . . . . . an Authorized Land Surveyor registered under the Land Survey Ordinance ( Cap. 473 ), hereby certify that this land boundary plan has been prepared from land boundary surveys that were carried out by me. or under my direct supervision, in conformity with the Code of Practice approved by the Land Survey Authority under the above Ordinance, and that this plan correctly represents that survey completed on the . . 14. day of . . May . . 2012 . .

Dated this . . 6. . day of . . July . . 2012 . .

25 MAY 2017

Authorized Land Surveyor

## FOR OFFICIAL USE

Deposited with the Land Survey Authority due to section 30(4) of the Land Survey Ordinance (Cap.473)  
Legislation Section, SMO, Lands Department

Land Boundary Plan No. : LBP/SK/047/3194/D1

Survey District : Sai Kung  
Date of Survey : May, 2012  
Survey Sheet No. : 12-NW-17D  
Survey Record Plan No. : SRP/SK/047/3194/D1

PLAN OF LOTS 158 S.C ss.1 to S.C ss.3 & S.C RP  
BEING SUBDIVISION OF LOT 158 S.C IN D.D. 238



## Notes:

## SUBJECT LOT COORDINATES &amp; DIMENSIONS:

Boundary Point	Bearing	Distance in metres	Northing	Easting
Lot 158 S.C ss. 1 in D.D. 238				
AC			819560.840	847525.447
N	134 55 36	13.539	819551.279	847535.033
P	215 55 19	7.520	819545.189	847530.621
Q	265 24 29	2.239	819545.010	847528.390
AA	314 55 36	11.027	819552.797	847520.582
AB	36 37 09	3.698	819555.765	847522.788
AC	27 39 06	5.729	819560.840	847525.447

## Lot 158 S.C ss. 2 in D.D. 238

AA			819552.797	847520.582
Q	134 55 36	11.027	819545.010	847528.390
R	253 27 33	3.707	819543.954	847524.836
S	264 13 29	1.561	819543.797	847523.284
T	237 21 57	5.756	819540.693	847518.436
U	233 02 18	2.884	819538.959	847516.132
V	240 23 18	3.504	819537.227	847513.085
W	260 52 49	3.667	819536.646	847509.465
X	288 29 15	3.035	819537.609	847506.587
Y	44 27 55	6.509	819542.254	847511.146
Z	46 54 19	7.196	819547.170	847516.401
AA	36 37 09	7.011	819552.797	847520.582

## Lot 158 S.C ss. 3 in D.D. 238

AH			819570.797	847538.021
J	160 16 03	5.574	819565.550	847539.903
K	239 08 17	1.788	819564.633	847538.368
L	229 55 58	6.394	819560.518	847533.475
M	218 18 14	5.477	819556.220	847530.080
AC	314 55 36	6.543	819560.840	847525.447
AD	27 39 06	0.629	819561.397	847525.739
AE	40 44 26	4.024	819564.446	847528.365
AF	43 50 02	3.906	819567.263	847531.070
AG	59 35 21	3.403	819568.986	847534.005
AH	65 43 36	4.405	819570.797	847538.021

## Lot 158 S.C RP in D.D. 238

A			819575.759	847553.290
B	129 51 53	2.852	819573.931	847555.479
C	243 39 06	3.080	819572.564	847552.719
D	179 33 45	4.055	819568.509	847552.750
E	267 26 56	0.960	819568.466	847551.791
F	228 49 25	5.133	819565.087	847547.927
G	223 40 43	3.477	819562.573	847545.526
H	340 06 20	5.542	819567.784	847543.640
J	239 08 17	4.354	819565.550	847539.903
AH	340 16 03	5.574	819570.797	847538.021
AJ	65 43 36	0.337	819570.935	847538.328
AK	67 19 24	5.590	819573.091	847543.486
AL	70 42 31	4.101	819574.446	847547.357
AM	75 36 38	2.754	819575.130	847550.025
A	79 05 51	3.324	819575.759	847553.290

## Notes:

## TRAVERSE:

Station	Bearing	Distance	N	E
ONail11/SK3706-7				
Nail1	15 43 21	58.726	819499.151	847431.840
Nail2 (PSM1)	61 05 46	19.783	819555.686	847447.756
Nail3 (PSM2)	105 46 10	17.826	819565.250	847465.075
IS4	169 41 20	39.208	819560.407	847482.231
IS5	67 19 17	34.779	819521.837	847489.250
Nail6	139 03 10	29.536	819535.250	847521.341
LP7	241 54 38	50.315	819512.944	847540.699
OLP6/SK3705	255 39 23	32.284	819489.259	847496.312
IS4			819481.264	847465.036
IS8	48 19 23	68.447	819521.837	847489.250
IS5	210 39 37	37.313	819567.348	847540.371
			819535.250	847521.341

## RADIATIONS:

## Surveyed Point

Fr. IS5	Bearing	Distance	N	E
To X	279 04 58	14.942	819535.250	847521.341
W	276 42 22	11.958	819537.609	847506.587
V	283 28 14	8.490	819536.646	847509.465
U	305 26 56	6.395	819537.227	847513.085
T	331 54 41	6.170	819538.959	847516.132
R	21 52 38	9.380	819540.693	847518.436
Q	35 50 13	12.039	819543.954	847524.836
P	43 02 09	13.598	819545.010	847528.390
S	12 48 10	8.765	819545.189	847530.621
Y	304 29 16	12.369	819543.797	847523.284
Z	337 29 11	12.904	819542.254	847511.146
AB	4 02 03	20.566	819547.170	847516.400
			819555.765	847522.788

## Fr. IS8

To M	222 45 41	15.157	819567.348	847540.371
L	225 16 30	9.706	819556.220	847530.080
K	216 25 17	3.373	819560.518	847533.475
141	72 46 17	5.527	819564.633	847538.368
142	68 20 24	9.866	819568.985	847545.649
144	66 34 09	15.843	819570.989	847549.540
145	63 27 45	16.082	819573.647	847554.907
A	56 55 57	15.416	819574.533	847554.758
AM	51 07 41	12.401	819575.759	847553.290
AL	44 32 51	9.960	819575.130	847550.025
AK	28 28 49	6.534	819574.446	847547.357
AJ	330 20 53	4.129	819573.091	847543.486
AG	284 26 02	6.573	819570.935	847538.328
AF	269 28 53	9.301	819568.986	847534.005
AE	256 24 47	12.351	819567.263	847531.070
AD	247 52 09	15.795	819564.446	847528.365
160	150 38 27	7.346	819561.397	847525.739
F	106 39 18	7.888	819560.945	847543.972
E	84 24 20	11.475	819565.087	847547.927
163	85 17 28	16.181	819568.466	847551.791
			819568.676	847556.497

I, . . . . . TANG, Sze Kin . . . . . an Authorized Land Surveyor registered under the Land Survey Ordinance ( Cap. 473 ), hereby certify that this survey record plan has been prepared from land boundary surveys that were carried out by me, or under my direct supervision, in conformity with the Code of Practice approved by the Land Survey Authority under the above Ordinance, and that this plan correctly represents that survey completed on the . . 14. day of . . May. . 2012 . .

Dated this . . 6. day of . . July. . . 2012 . .

25 MAY 2017

Authorized Land Surveyor

Survey District : Sai Kung  
Date of Survey : May, 2012  
Scale: 1:300 Field Book: TS2629  
Survey Sheet : 12-NW-17D  
Ref. SRP No. : SRP/SK/047/3182-D

# PLAN OF LOTS 158 S.C ss.1 to S.C ss.3 & S.C RP BEING SUBDIVISION OF LOT 158 S.C IN D.D. 238

## FOR OFFICIAL USE

Deposited with the Land Survey Authority due to  
section 30(4) of the Land Survey Ordinance (Cap.473)  
Legislation Section, SMO, Lands Department

Survey Record Plan No.: SRP/SK/047/3194/D1 (2 of 2)



項目B

Lot 158 S.C RP

+53.9

化粪池

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

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



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

TPB PG-NO. 10

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

(Important Note :

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

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

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

## 1. Introduction

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

## 2. Main Planning Criteria

- a. There is a general presumption against development (other than redevelopment) in a "GB" zone. In general the Board will only be prepared to approve applications for development in the context of requests to rezone to an appropriate use.
- b. An application for new development in a "GB" zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas. With the exception of New Territories Exempted Houses, a plot ratio up to 0.4 for residential development may be permitted.
- c. Applications for New Territories Exempted Houses with satisfactory sewage disposal



facilities and access arrangements may be approved if the application sites are in close proximity to existing villages and in keeping with the surrounding uses, and where the development is to meet the demand from indigenous villagers.

- d. Redevelopment of existing residential development will generally be permitted up to the intensity of the existing development.
- e. Applications for G/IC uses and public utility installations must demonstrate that the proposed development is essential and that no alternative sites are available. The plot ratio of the development site may exceed 0.4 so as to minimize the land to be allocated for G/IC uses.
- f. Passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration.
- g. The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment.
- h. The vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided.
- i. The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area.
- j. The proposed development must comply with the development controls and restrictions of areas designated as water gathering grounds.
- k. The proposed development should not overstrain the overall provision of G/IC facilities in the general area.
- l. The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.
- m. Any proposed development on a slope or hillside should not adversely affect slope stability.

**Similar Planning Applications for Small Houses**

<b>Application No.</b>	<b>Location</b>	<b>Zoning</b>	<b>Date of Consideration</b>	<b>Decision of the RNTPC/TPB</b>	<b>Reasons for Rejection/ Approval Conditions</b>
A/SK-CWBN/16 Proposed Three Houses (New Territories Exempted House (NTEH) - Small House)	Lots 416 S.A ss.1, 416 S.B, 416 S.C ss.1, 416 S.C RP, 416 RP, 417 S.A RP, 417 S.A ss.1, 417 S.A ss.2 S.A, 417 S.A ss.2 RP & 417 S.B & Adjoining Government Land in DD 238, Ng Fai Tin, Clear Water Bay, Sai Kung	"GB"	24.2.2012	Rejected	(a), (b), (c)
A/SK-CWBN/18 Proposed House (New Territories Exempted Houses (NTEH) - Small Houses)	Lots 416S.A ss.2 and 417S.C in DD 238 & Adjoining Government Land, Ng Fai Tin, Clear Water Bay, Sai Kung	"GB", "V"	17.6.2011	Rejected	(a), (b), (c)
A/SK-CWBN/25 Proposed 3 Houses (New Territories Exempted Houses- Small Houses)	Lots No. 416 A1, 416 B, 416 C1, 416 C RP, 416 RP, 417 A RP, 417 A1, 417 A2A, 417 A2 RP and 417 B in D.D. 238 and adjoining Government Land, Ng Fai Tin, Clear Water Bay, Sai Kung	"GB"	21.2.2014 (by RNTPC) 7.11.2014 (by TPB)	Rejected	(a), (b), (c)
A/SK-CWBN/56 Proposed House (New Territories Exempted Houses (NTEH) - Small Houses)	Lot 148 S.A ss.2 in D.D. 225, Sheung Yeung, Sai Kung, New Territories	"GB"	31.5.2019	Rejected	(a), (b), (c), (d)
A/SK-CWBN/57 Proposed 2 Houses (New Territories Exempted Houses - Small Houses), Sitting Out Area, Slope Stability Works and associated Excavation and Filling of Land	Lots 416 S.A ss.1, 416 S.B, 416 S.C ss.1, 416 S.C ss.2, 416 S.C RP, 416 RP, 417 S.A ss.1, 417 S.A ss.2 S.A, 417 S.A ss.2 S.B, 417 S.A ss.2 RP, 417 S.A RP & 417 S.B in D.D. 238 and Adjoining Government Land (Site A), and Lots 322 S.A, 322 RP and 416 S.A. RP in D.D. 238 (Site B), Ng Fai Tin,	"GB"	6.9.2019	Rejected	(a), (b), (c), (d)



Application No.	Location	Zoning	Date of Consideration	Decision of the RNTPC/TPB	Reasons for Rejection/ Approval Conditions
	Clear Water Bay, Sai Kung, New Territories				

**Reasons for Rejection:**

- (a) Not in line with the planning intention of “GB”
- (b) Not in line with the TPB-PG No. 10 and the Interim Criteria
- (c) Setting of an undesirable precedent
- (d) land is still available within the “Village Type Development” (“V”) zone

**Comments from Relevant Government Departments**

**1. Land Administration**

Comments of the District Lands Officer/Sai Kung, Lands Department (DLO/SK, LandsD):

- (a) no objection to the planning application;
- (b) the subject lot is an Old Schedule agricultural lot held under the Block Government Lease. No structure is allowed to be erected on the lot without prior approval from his office pursuant to the lease restriction;
- (c) the proposed Small House site falls completely within the village environs of Pan Long Wan, Hang Hau Heung which is a recognised village under the New Territories Small House Policy;
- (d) the Indigenous Inhabitant Representative (IIR) of Pan Long Wan had been requested to provide a 10 year forecast for Small House demand at Pan Long Wan Village for 2021 onwards, but no response was heard as at 30.3.2021. As last advised by the IIR of Pan Long Wan Village as at 11.4.2019, the 10-year Small House demand forecast for the village is 115. It should be noted that the figure has not been verified by his office;
- (e) the number of outstanding Small House applications in Pan Long Wan are 62 (including 53 Small House applications within “V” zone; while 9 of Small House applications outside the “V” zone);
- (f) the applicant, LAU King Fung, has applied for a Small House grant on Lot No. 158 S.C RP in D.D. 238. He has been certified as an indigenous villager of Pan Long Wan Village by the IIR of Pan Long Wan Village; and
- (g) notwithstanding the planning permission may be given, there is no guarantee that the Small House application will be approved. If the Small House application is approved, prior written permission should be obtained from relevant departments and his office before commencement of any works on the lot and adjoining government land (if any).

**2. Traffic**

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

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



### 3. Environment

Comments of the Director of Environmental Protection (DEP):

- (a) unable to support the application; and
- (b) septic tank and soakaway system is proposed at the southern portion of the Site for sewage treatment. The proposed location of the system is only about 10m away from the nearest stream, which does not meet the minimum clearance requirement stipulated in Appendix D of the Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject Comments by the Environmental Protection Department". Therefore, adverse water quality impact to the concerned stream is anticipated.

### 4. Landscape

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

- (a) reservation on the application from landscape planning point of view ;
- (b) according to the aerial photo of 2020 and the site photo, the Site is currently a vacant scrubland near "Conservation Area" with dense woodland to the east and a natural stream to the south. No existing tree is observed within the Site. Village settlements are observed to the north and southwest of the Site. The Site is located in an area of rural landscape character predominated by abandoned farmlands, woodlands and small houses. In view that the Site is located within an undisturbed "GB" zone and surrounded by lush vegetation, the proposed development is considered not entirely compatible with the landscape character of the surrounding area; and
- (c) moreover, there is no direct access road connecting to the Site and information on the proposed access road is not provided in the planning application, the potential adverse landscape impact to the existing landscape resources arising from the construction of an access road for the proposed development cannot be reasonably ascertained. Given that there is no similar application previously approved within the same "GB" zone, there is concern that approval of the planning application may encourage other similar applications to the vegetated "GB" zone. The cumulative impact of which would result in general degradation of the landscape quality of the surrounding environment of the "GB" zone.

### 5. Natural Conservation

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

- (a) reservation on the application at this stage; and
- (b) the Site is close to wooded areas. The applicant should provide further information regarding the potential impact of the proposed Small House development. It is noted from the Application Form that there is an existing village road for access. The applicant should indicate the existing access in the map and provide onsite photos to demonstrate that the Site is served by existing road access.

## 6. **Drainage**

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

- (a) as the Site is located at an open area with a nearby streamcourse, the relevant drainage proposal with relevant substantiations demonstrating that adequate stormwater drainage collection and disposal facilities would be provided to deal with the surface runoff of the Site or the same flowing on to the Site from the adjacent areas should be provided;
- (b) there is no public sewer connection available in the vicinity of the proposed development, views and comments from the DEP should be sought regarding the sewage disposal arrangement of the proposed development;
- (c) the applicant should be reminded to minimize the possible adverse environmental impacts on the existing streamcourse in the design and during construction. DEP and DAFC should be consulted on possible environmental and/or ecological impacts of the development. Furthermore, as natural watercourses in village areas are within the jurisdiction of Home Affairs Department (HAD) under ETWB TCW No. 14/2004, comments from HAD should be sought; and
- (d) should the application be approved, the applicant is required to submit and implement a drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

## 6. **Building Matters**

Comments of the Building Surveyor/NT East (2) & Rail, Buildings Department (CBS/NTE2 & Rail, BD):

all non-exempted ancillary site formation and/or communal drainage works are subject to compliance with Buildings Ordinance, and Authorized Person must be appointed for the aforesaid site formation and communal drainage works.

## 7. **Fire Safety**

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

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

## 9. **Water Supply**

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

- (a) no objection to the application; and
- (b) for provision of water supply to the development, the applicant may need to extend his inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the



provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards.

#### **10. Demand and Supply of Small House Sites**

According to DLO/SK, LandsD, the number of outstanding Small House applications in Pan Long Wan is about 62 while the 10-year SH demand forecast for the village is 115. According to the latest estimate by PlanD, it is estimated that about 2.15ha of land (equivalent to about 86 Small House sites) is available within the "V" zone of Pan Long Wan Village. While the land available in Pan Long Wan is insufficient to meet the future Small House demand for 177 Small House sites, land is available within the "V" zone to meet the outstanding 62 Small House applications.

tpbpd@pland.gov.hk

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寄件者: [REDACTED]  
寄件日期: 2021年03月08日星期一 17:06  
收件者: tpbpd@pland.gov.hk  
副本: Valerie Beylier  
主旨: Objection to A/SK-CWBN/63

5-1

To the Secretary of the Board,

Dear Sir

I refer to the planning application A/SK-CWBN/63 in DD238 lot 158 S.C RP in Pan long Wan Clear Water Bay Sai Kung New territories. I would like to object to the consideration of the application since:

(a) the proposed development is not in line with the planning intention of the "Green Belt" ("GB") zone which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl.

(b) the application has no detailed plan for traffic impact, tree survey, drainage, sewage, road access, carpark, fire road access. The impact and the disturbance will be enormous in a Green belt zone especially impacting the water source nearby.

(c) the proposed house on a Green Belt zone might set an undesirable precedent for similar applications within the "GB" zone on the Outline Zoning Plan. The cumulative effects of approving these requests would lead to adverse impacts on the natural environment, landscape character and traffic provision in the area.

Herewith we so submit for your consideration.

Yours sincerely,

Valerie Beylier  
[REDACTED]



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

參考編號

Reference Number:

210310-221116-21892

提交限期

Deadline for submission:

26/03/2021

5-2

提交日期及時間

Date and time of submission:

10/03/2021 22:11:16

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-CWBN/63

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. BOB

意見詳情

Details of the Comment :

Objections on this plan application (A/SK-CWBN/63)

I am very concerned about this plan application (A/SK-CWBN/63) LOT 158 S.C RP IN DD2 38 regarding the proposed house project in the 'green belt'.

The following objection to this application:

First, There is a long distance between the application site and the village, and there is no access or fire exit to reach.

Then, There are vacant houses nearby, the relevant houses are located in the 'green belt', No roads and fire emergency access planning and abandoned for several years.

Second, Due to insufficient planning for parking lots in the villages and full of cars, government land has been occupied for a long time.

Third, To change the green belt to build houses, the development must cut down the existing natural trees, affect the existing natural landscape, or break the surrounding environment landscape. And the "green belt" has important ecological value of rivers and streams. The construction and operation of houses will seriously pollute water quality and PLW beach and break the ecological environment.

Finally, I believe that this application will cause serious environmental damage and planning problems, so I oppose this plan application.

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

參考編號

Reference Number:

210309-181114-06949

5-3

提交限期

Deadline for submission:

26/03/2021

提交日期及時間

Date and time of submission:

09/03/2021 18:11:14

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-CWBN/63

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LEE YIN HO RYAN

意見詳情

Details of the Comment :

就清水灣道檳榔灣村申請興建小型房屋, 本人有以下建議:

1. 化糞池作為小型屋宇處理家居排泄物的必要設施, 請申請人於將來入伙後留意滲漏等現象, 以便污染附近環境及影響附近其他住戶。
2. 建築其間, 留意對附近環境及附近村民的影響。



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

參考編號

Reference Number:

210309-182956-19334

提交限期

Deadline for submission:

26/03/2021

5-4

提交日期及時間

Date and time of submission:

09/03/2021 18:29:56

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-CWBN/63

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss 陳嘉琳

意見詳情

Details of the Comment :

該地段為綠化地帶，不應建屋

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

參考編號

Reference Number:

210316-153456-76626

提交限期

Deadline for submission:

26/03/2021

5-5

提交日期及時間

Date and time of submission:

16/03/2021 15:34:56

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-CWBN/63

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LAU WAI SHING

意見詳情

Details of the Comment :

本人同意以上申請



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

參考編號

Reference Number:

210316-125800-81067

提交限期

Deadline for submission:

26/03/2021

5-6

提交日期及時間

Date and time of submission:

16/03/2021 12:58:00

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-CWBN/63

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LAU WAI CHUNG

意見詳情

Details of the Comment :

本人同意以上申請

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

參考編號

Reference Number:

210316-133847-04273

提交限期

Deadline for submission:

26/03/2021

5-7

提交日期及時間

Date and time of submission:

16/03/2021 13:38:47

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-CWBN/63

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LAU WAN MING

意見詳情

Details of the Comment :

本人同意以上申請



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

參考編號

Reference Number:

210316-135840-31471

提交限期

Deadline for submission:

26/03/2021

5-8

提交日期及時間

Date and time of submission:

16/03/2021 13:58:40

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-CWBN/63

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LAU MAN FUNG

意見詳情

Details of the Comment :

本人同意以上申請

## 針對是次規劃申請 (A/SK-CWBN/63) 提出若干反對意見

5-9

本人十分關注是次規劃申請 (A/SK-CWBN/63)，涉及發展 (西貢清水灣檳榔灣丈量約份第 238 約地段第 158 號 C 分段余段) 綠化地帶擬建屋宇項目。

本人針對這宗申請提出若干反對意見。

如下：



一、該地乃「綠化地帶」有豐富植被及野生動物出沒，改劃綠化帶建丁屋，進行有關發展必定砍伐現有天然樹木，影響現有天然景緻，或破壞周圍環境的景觀。有悖于「綠化地帶」的規劃意向主要是促進自然環境保育，以及防止市區式發展滲入該地帶。

二、該「綠化地帶」具有重要生態價值的河溪支流（詳情見附件紅色標識）匯入檳榔灣海域，小型屋宇的建造和運作會嚴重污染水質及破壞生態環境。

三、是次申請地點與現有鄉村有相當一段距離，并且無通路及消防通道到達。

四、DD238 隔離村落停車位因規劃不足，長期處於飽滿狀態。從而占用政府土地的現象比比皆是（詳情見附件）。

五、其中位於該處 50 米及 100 米位置已經有 9 個空置屋宇，有關屋宇處於綠化地帶無合適的排污設施及無道路、無消防應急通道規劃而荒廢，已空置若干年。（詳情見附件紅色標識）

六、近期發現有相關人員曾在該綠化地帶有進行植物被清除/填土工程地盤平整工程等，這是典型的「先破壞、後建設」。規劃署已出相關通知書（詳情見

5-9

附件)。地政總署應就有關行為進行廣泛調查，並把調查結果提交城規會考慮以阻嚇杜絕此等非法行為。

七、另外 PLW 村口及村內的告示欄均無貼示此通告。請相關部門予以實時跟進，以確保周遭居民已知悉此次規劃申請。有益于居民充分行使表達意見權保護我們賴以生存的綠色生態環境。

本人認為是次這宗申請將造成嚴重環境破壞和規劃問題，  
因此反對這項規劃申請。

懇請貴處慎重考慮該規劃申請。

十分感謝!!!

---

檳榔灣居民

郵箱: [REDACTED]



規 劃 署



Planning Department

Central Enforcement &  
Prosecution Section

Room 1315, 13/F  
Sha Tin Government Offices  
No. 1, Sheung Wo Che Road  
Sha Tin, N.T.

5-9

查詢熱線

查詢電話

(5) in CEP/E/SK-CWBN/55

查詢傳真

2158 6126

查詢電郵

2484 9997

電子郵址 E-mail:

ceppd@pland.gov.hk

《城市規劃條例》  
(香港法例第131章)

根據第23(1)條發出的通知書

致：

劉安  
(第238約地段195號的註冊業主)

劉潤華  
(第238約地段195號的註冊業主)

崔越常  
(第238約地段196號的註冊業主)

葉秀萍  
(第238約地段196號的註冊業主)

LOW KUM CHOY  
(第238約地段197號A分段的註冊業主)

信邦有限公司  
(第238約地段197號餘段的註冊業主)

鑑於：

- (1) 規劃署署長作為《城市規劃條例》(下稱「條例」)第 23 條所指的「監督」，認為在本通知書附表 1 所述的土地或處所(下稱「該地」)有或曾有違例發展。
- (2) 監督認為構成或曾構成違例發展的事項(下稱「有關事項」)指：進行本通知書附表 2 所述的工程作業。

現通知如下：監督現按照條例第 23(1)條的規定，限令你們須在二零二一年二月十七日該日或以前，中止附表 2 所述的有關事項(倘有關事項在該日或之前仍未中止)。

獲送達本通知書的人倘不遵照通知書的規定辦理，根據條例第 23(6)條的規定，即屬違法，罰則如下：

- (i) 首次定罪，可處罰款500,000元，以及倘有關人士在通知書指定限期過後仍不遵照規定辦理，則每日另處罰款50,000元；以及
- (ii) 第二次或其後再被定罪，可處罰款1,000,000元，以及倘有關人士在通知書指定限期過後仍不遵照規定辦理，則每日另處罰款100,000元。

規劃署署長

(廖懿珍女士



代行)

發出日期：二零二一年二月十日

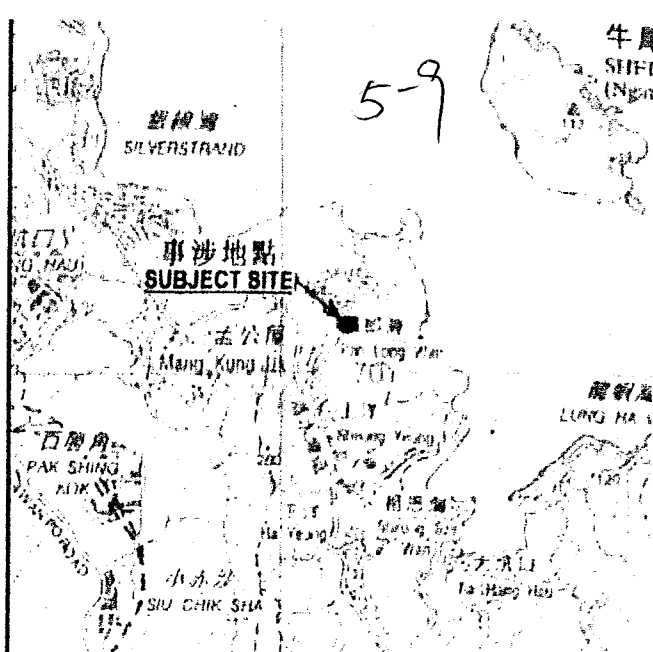
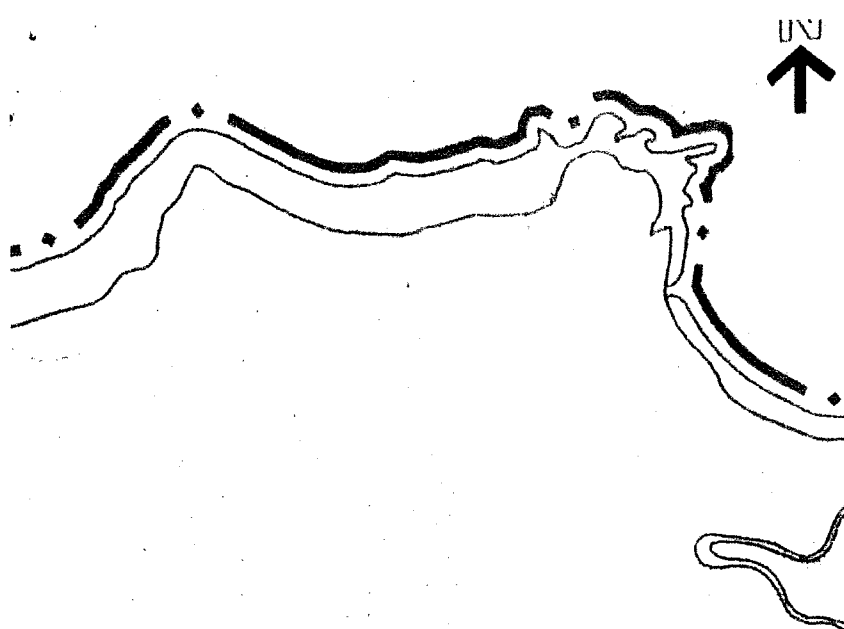
附表 1

新界西貢清水灣第 238 約地段 195 號、196 號、  
197 號 A 分段(部分)及 197 號餘段(部分)和毗鄰的政府土地

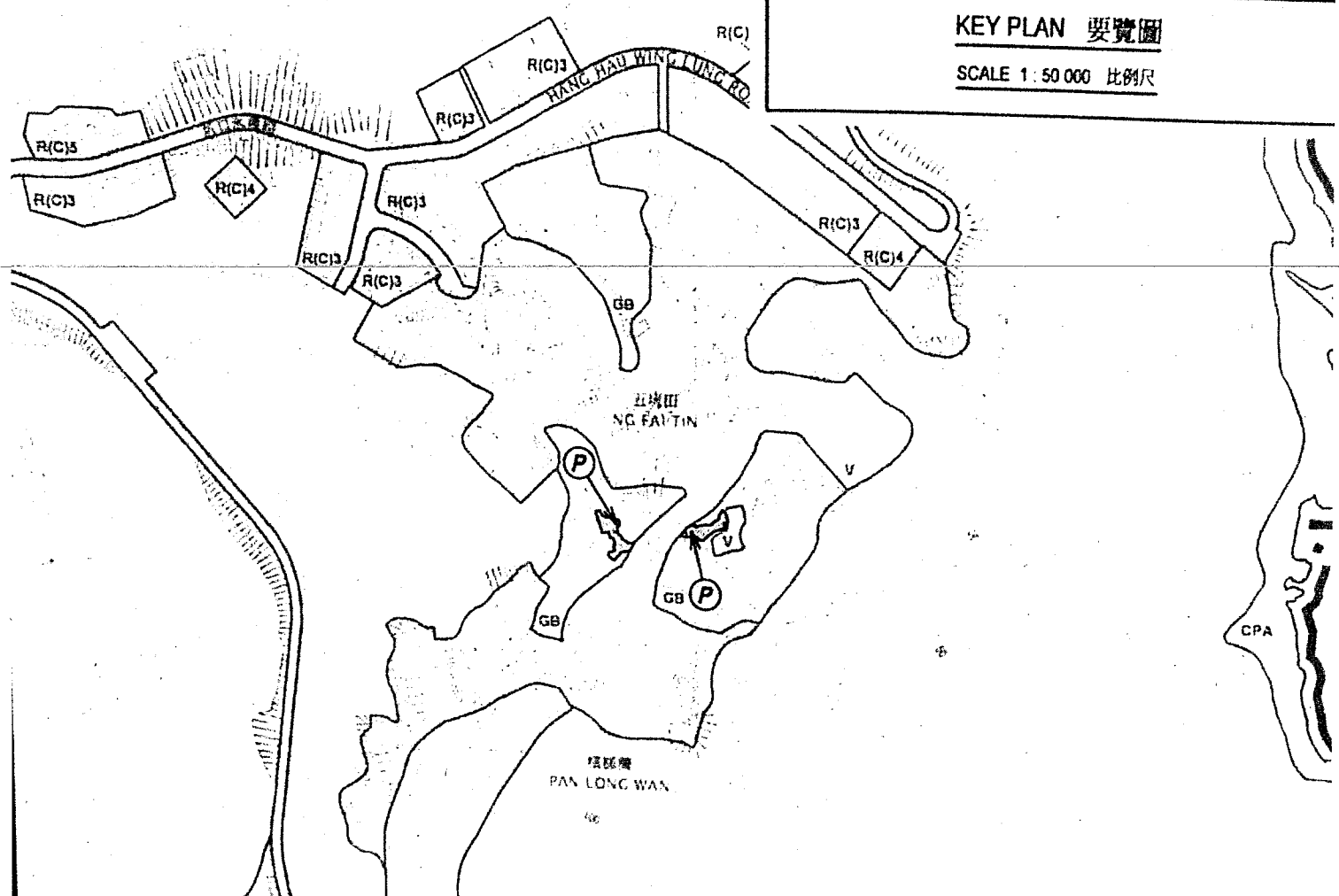
(即在附圖上以[粉紅色]標示的地點)

附表 2


1. 填土工程
2. 挖土工程




KEY PLAN 要覽圖  
SCALE 1:50 000 比例尺



**圖例 LEGEND**

 事涉地點(粉紅色標示)  
SUBJECT SITE (COLOURED PINK)

所涉及的土地用途地帶  
Land use zoning involved

 綠化地帶  
GREEN BELT

二零一一年二月四日根據分區計劃大綱圖  
編號S/SK CWBS/G製備的摘要圖  
EXTRACT PLAN PREPARED ON 4.2.2011  
BASED ON OUTLINE ZONING PLAN

違例發展位置圖  
LOCATION PLAN OF UNAUTHORIZED DEVELOPMENT  
丈量約份第238約  
的地段及毗鄰政府土地  
LOT(S) IN D.D. 238  
AND ADJOINING GOVT LAND

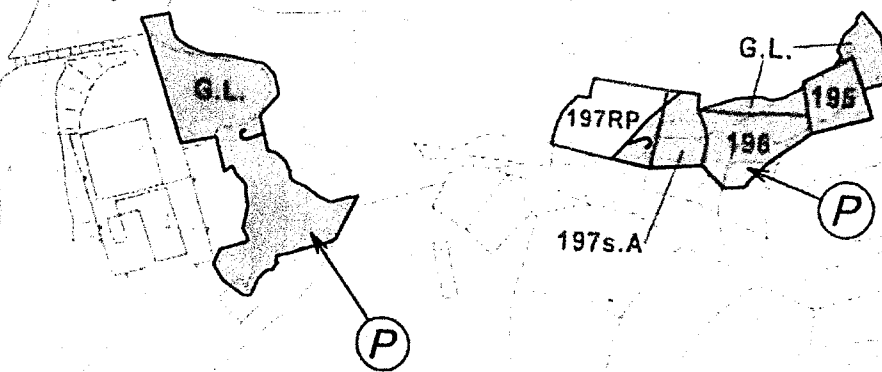
規劃署  
中央執行管制及檢控組  
PLANNING DEPARTMENT  
CENTRAL ENFORCEMENT






5-9

丈量約份第238約  
D.D.238



地段界線由地區測量處提供  
LOT BOUNDARY PROVIDED BY DISTRICT SURVEY OFFICE

**圖例 LEGEND**

-  事涉地點(粉紅色標示)  
SUBJECT SITE (COLOURED PINK)
- 196 地段編號  
LOT NUMBER
- 地段界線  
LOT BOUNDARY
- G.L. 政府土地  
GOVERNMENT LAND

二零二一年二月四日根據測量圖編號  
12-NW-17D製備的摘要圖

EXTRACT PLAN PREPARED ON 4.2.2021  
BASED ON SURVEY SHEET No(s)  
12-NW-17D

**違例發展場地圖  
SITE PLAN OF UNAUTHORIZED DEVELOPMENT**

丈量約份第238約  
的地段及毗鄰政府土地  
LOT(S) IN D.D.238  
AND ADJOINING GOVERNMENT LAND  
SCALE 1 : 1 000 此例尺

規劃署  
中央執行管制及檢控組  
PLANNING DEPARTMENT  
CENTRAL ENFORCEMENT &  
PROSECUTION SECTION





平面圖 SITE PLAN

本摘要圖於2021年3月1日擬備，  
所根據的資料為測量圖編號  
12-NW-17D  
EXTRACT PLAN PREPARED ON 1.3.2021  
BASED ON SURVEY SHEET No.  
12-NW-17D

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

參考編號  
REFERENCE No.  
AISK CAMP/62

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

參考編號

Reference Number:

210317-162814-27808

提交限期

Deadline for submission:

26/03/2021

5-10

提交日期及時間

Date and time of submission:

17/03/2021 16:28:14

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-CWBN/63

「提意見人」姓名/名稱

Name of person making this comment:

坑口鄉事委員會

意見詳情

Details of the Comment :

致：規劃署

鑑於坑口區檳榔灣可建小型屋宇的土地匱乏，本會支持有關村民在鄰近鄉村發展地帶的綠化地帶建屋安居，該規劃署的申請編號為A/SK-CWBN/63，申請在綠化地帶興建擬議屋宇（新界豁免管制屋宇-小型屋宇），申請地點是新界西貢清水灣檳榔灣丈量約份第 238 約地段第 158 號 C 分段餘段。

坑口鄉事委員會執行委員簽名：

主席：劉啟康

首副主席：成向文

副主席：劉運明

執行委員：陳培根 黃志雄 劉偉忠 曾志誠 梁耀威 俞玉明 李健安 劉偉章 溫少銘

2021 3月17日



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

參考編號

Reference Number:

210317-162833-23046

5-11

提交限期

Deadline for submission:

26/03/2021

提交日期及時間

Date and time of submission:

17/03/2021 16:28:33

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-CWBN/63

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Leung Yiu Wai

意見詳情

Details of the Comment :

絕對贊成！

大坑口村村代表

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

210319-132509-33533

**提交限期****Deadline for submission:**

26/03/2021

5-12

**提交日期及時間****Date and time of submission:**

19/03/2021 13:25:09

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

A/SK-CWBN/63

**「提意見人」姓名/名稱****Name of person making this comment:****意見詳情****Details of the Comment :**

I have some concerns regarding the application. If houses are allowed to be built in a "green belt" we would not have any jungle left in this area. That's what makes it special in this area i.e. the lush countryside where a lot of birds and other wild lives call home. In addition, why would a house application to be exempted from regulations just because it is a "small" one?

My other concern is that there is no road access to the site. Just this past week, a delivery truck damaged a wall that was along the way going to a house near that site via the only narrow path to that area. Many children play in the area. It is dangerous for big trucks and big scale building material to be transported to the site in many ways.

I would like to hear feedback from the Town Planning Board so I would understand the system and process better.

Thank you for the opportunity. I look forward to hearing from the Board soon.

寄件者: [REDACTED]  
寄件日期: 2021年03月22日星期一 3:31  
收件者: tpbpd  
主旨: A/SK-CWBN/63 DD 238 Pan Long Wan GB

5-13

Dear TPB Members,

Application 45 was withdrawn. This application has no justification.

Mary Mulvihill

---

**From:** [REDACTED]  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Wednesday, January 24, 2018 1:24:40 AM  
**Subject:** A/SK-CWBN/45 (b) DD 238 Pan Long Wan GB

A/SK-CWBN/45 (b)  
Lot 158 S.C RP in D.D. 238, Pan Long Wan, Sai Kung  
Site area : About 92.5m<sup>2</sup>  
Zoning : "Green Belt"  
Applied Use : NET House

Dear TPB Members,

The site is obviously outside the village cluster.

The proposed development is not in line with the planning intention of the "Green Belt" ("GB") zone which is primarily for defining the limits of urban and sub-urban development areas by natural features and to preserve the existing topography and natural vegetation at the fringe of the new town as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

There is no strong planning justification in the submission for a departure from the planning intention.

Moreover houses with septic tanks should no longer be tolerated.

TPB should reject this application as approval would only encourage further degradation of the countryside.

Mary Mulvihill



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

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

A/SK-CWBN/63

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

請參閱附頁。

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

坑口鄉事委員會

簽署 Signature

日期 Date

17-3-2021



No. 1, Hang Hau Rd.,  
Clear Water Bay, N.T.  
Tel: 2719 8377  
2335 1133  
Fax: 2335 1688

# 坑口鄉事委員會

HANG HAU RURAL COMMITTEE

新 界  
清水灣坑口道壹號  
電話：2719 8377  
2335 1133  
傳真：2335 0986

5-14

致：規劃署

鑑於坑口區檳榔灣可建小型屋宇的土地匱乏，本會支持有關村民在鄰近鄉村發展地帶的綠化地帶建屋安居，該規劃署的申請編號為 A/SK-CWBN/63，申請在綠化地帶興建擬議屋宇（新界豁免管制屋宇-小型屋宇），申請地點是新界西貢清水灣檳榔灣丈量約份第 238 約地段第 158 號 C 分段餘段。

坑口鄉事委員會執行委員簽名：

陳培根 (執行委員陳培根  
將軍澳村代表)

黃志誠 (執行委員黃志誠  
水邊村代表)

劉偉忠 (執行委員劉偉忠  
檳榔灣村代表)

曾志誠 (執行委員曾志誠  
馬游塘村代表)

劉運明 (副主席劉運明  
檳榔灣村代表)

梁耀威 (執行委員梁耀威  
大坑口村代表)

俞玉明 (執行委員俞玉明  
孟公屋村代表)

李健安 (執行委員李健安  
馬游塘村代表)

成向文 (副主席成向文  
孟公屋村代表)

劉偉章 (執行委員劉偉章  
大環頭村代表)

溫少銘 (執行委員溫少銘  
大埔村代表)



2021 3月17日

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

參考編號

Reference Number:

210323-160349-72141

提交限期

Deadline for submission:

26/03/2021

5-15

提交日期及時間

Date and time of submission:

23/03/2021 16:03:49

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-CWBN/63

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LEO

意見詳情

Details of the Comment :

城市規劃委員會：

本人對此項申請提出反對意見。

該申請地點是綠化地帶，建小型屋宇必定破壞周圍樹木，會嚴重污染水質及生態環境。

該申請地點無通路及消防通道。

本人認為這項申請將造成嚴重環境破壞和規劃問題，因此反對這項規劃申請。

請城市規劃委員會慎重考慮該規劃申請。

謝謝

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

5-16

23rd March, 2021.

By email only

Dear Sir/ Madam,

**Proposed House (New Territories Exempted House - Small House)**  
**(A/SK-CWBN/63)**

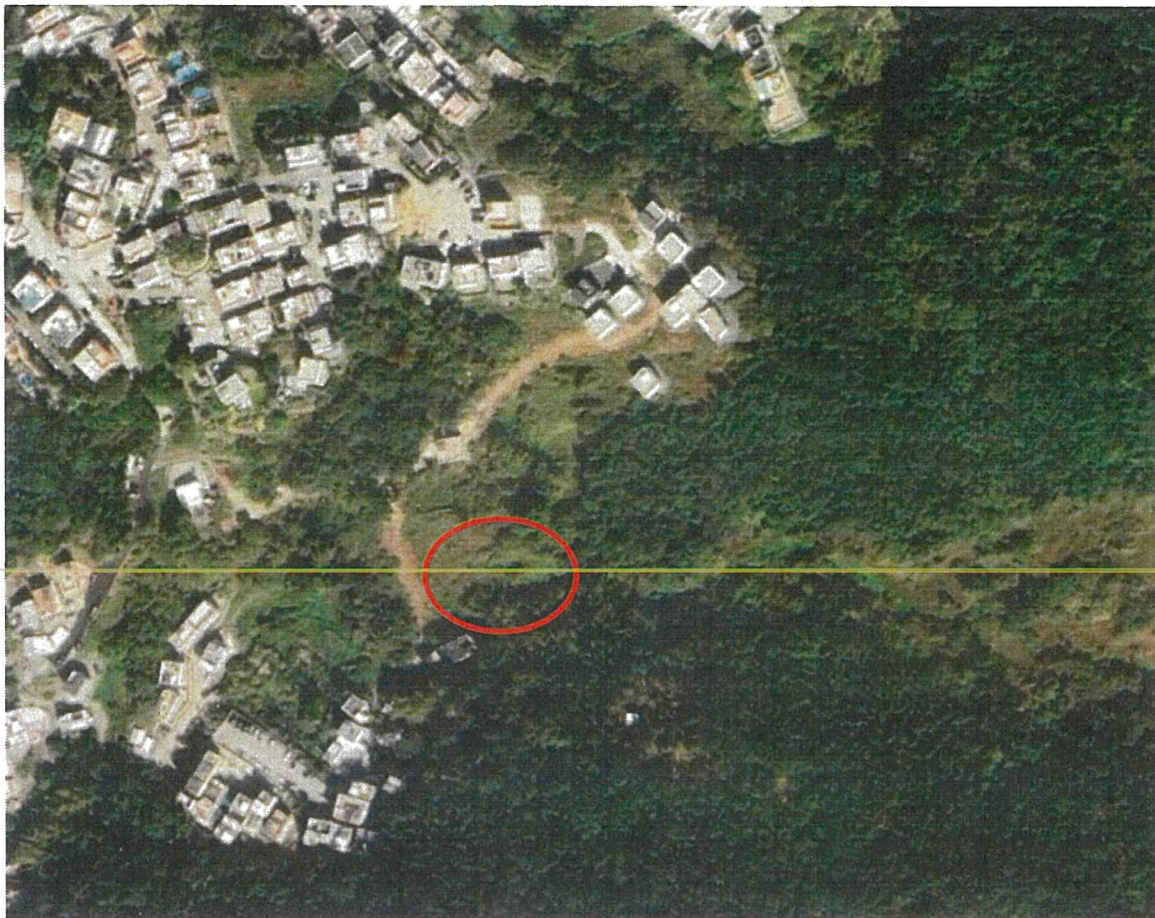
1. We refer to the captioned.
2. We urge the Board to look at an aerial photo taken in Feb 2021 showing the site and its surroundings (**Figure 1**).
3. We consider the proposed use is not in line with the planning intention of the Green Belt (GB) zone, which is '*primarily for defining the limits of 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.*'
4. We urge the Board to reject this application as it is not in line with the planning intention of GB zone. We also urge the Board to consider the potential cumulative impacts of approving this application on the GB zone as the approval will set a precedent for other similar applications in the locality.
5. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden





**Figure 1.** Aerial photo showing the site and its surroundings (approximately marked by the red circle).



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

參考編號

Reference Number:

210325-093204-32258

提交限期

Deadline for submission:

26/03/2021

5-17

提交日期及時間

Date and time of submission:

25/03/2021 09:32:04

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-CWBN/63

「提意見人」姓名/名稱

Name of person making this comment:

ANTONY

意見詳情

Details of the Comment :

本人就A/SK-CWBN/63擬建屋宇項目提出反對意見。  
該申請地點是綠化地帶，建設屋宇嚴重破壞該生態環境。  
該申請地點無通道規劃。  
該申請地點已有多幢荒蕪屋宇。

# 創建 Designing Hong Kong 香港 .com

26 March 2021

Chairman and Members

Town Planning Board

15/F, North Point Government Offices

333 Java Road, North Point, Hong Kong

Fax: 2877 0245;

Email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

5-18

## Proposed House (New Territories Exempted House - Small House) (Application No. A/SK-CWBN/63)

Dear Chairman and Members,

Designing Hong Kong Limited **objects** the captioned for the following reasons:

- The proposed area is zoned as "**Green Belt (GB)**". The planning intention of this 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.
- It is noted that an **enforcement notices** (Case No. E/SK-CWBN/048) has been issued for illegal land excavation and land filling on 16 October 2018. The approval of the application will further legitimize unauthorized use of land set an undesirable precedent to regularize unlawful activities through planning application.
- **Land is still available** within the "V" zone of Pan Long Wan, Ng Fai Tin and Sheung Yeung which is primarily intended for Small House development. It is considered more appropriate to concentrate the proposed development within the "V" zone for more orderly development pattern, efficient use of land and provision of infrastructure and services. There is no strong planning justification in the submission for a departure from the planning intention.
- The approval of the application would set an undesirable precedent for other applications within the "Green Belt (GB)" zone, and lead to a general degradation of the natural environment of the area.

Here we submit our concerns for your consideration.

Yours,

**Designing Hong Kong Limited**



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

參考編號

Reference Number:

210326-203333-93112

提交限期

Deadline for submission:

26/03/2021

5-19

提交日期及時間

Date and time of submission:

26/03/2021 20:33:33

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-CWBN/63

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Paul Zimmerman

意見詳情

Details of the Comment :

OBJECT - the site has been subject to ecological vandalism. Moreover, the area is designated as green belt to create a buffer between village development areas and to safeguard the rural nature of the environment.



Advisory Clauses

- (a) to note the comments of the District Lands Officer/Sai Kung (DLO/SK) that notwithstanding the planning permission may be given, there is no guarantee that the Small House application will be approved. If the Small House application is approved, prior written permission should be obtained from relevant departments and his office before commencement of any works on the lot and adjoining government land (if any);
- (b) to note the comments of the Director of Fire Services (D of FS) to observe the 'New Territories Exempted Houses – A Guide to Fire Safety Requirements' published by the Lands Department. Detailed fire safety requirements will be formulated upon receipt of formal application referred by Lands Department;
- (c) to note the comments of the Chief Building Surveyor/NTE2 & Rail, Buildings Department (CBS/NTE2&Rail, BD) that all non-exempted ancillary site formation and/or communal drainage works are subject to compliance with Buildings Ordinance, and Authorized Person must be appointed for the aforesaid site formation and communal drainage works;
- (d) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/Construction, WSD) that for provision of water supply to the development, the applicant may need to extend his inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards; and
- (e) to note the comments of the Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD) that as the Site is located at an open area with a nearby streamcourse, the relevant drainage proposal with relevant substantiations demonstrating that adequate stormwater drainage collection and disposal facilities would be provided to deal with the surface runoff of the Site or the same flowing on to the Site from the adjacent areas should be provided. As there is no public sewer connection available in the vicinity of the proposed development, possible adverse environmental impacts on the existing streamcourse should be minimized in the design and during construction.