

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 12月 1 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。
10 DEC 2021

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

適用於只涉及興建「新界豁免管制屋宇」的建議

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/SK-CWBS/41
	Date Received 收到日期	10 DEC 2021

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

1. Name of Applicant 申請人姓名/名稱

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

劉振輝 LAU CHUN FAI

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)

陳達榮測量師行有限公司 TED CHAN & ASSOCIATES LIMITED

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 26 S.D & 27 S.B in D.D. 233, Leung Fai Tin, Sai Kung, NT. 新界西貢兩塊田村丈量約份第233約第26號D分段及27號B分段
(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 103 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 179.34 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	Approved Clear Water Bay Peninsula South Outline Zoning Plan No. S/SK-CWBS/2 清水灣半島南分區計劃大綱核准圖 編號 S/SK-CWBS/2
(e) Land use zone(s) involved 涉及的土地用途地帶	鄉村式發展 ("V") 及綠化地帶 ("GB")
(f) Current use(s) 現時用途	Vacant land 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)	劉振輝 LAU CHUN FAI		
(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)	下洋村 HA YEUNG		
(c) Proposed gross floor area 擬議總樓面面積	179.34 sq.m 平方米 <input checked="" type="checkbox"/> About 約		
(d) Proposed number of house(s) 擬議房屋幢數	1	Proposed number of storeys of each house 每幢房屋的擬議層數	3
(e) Proposed roofed over area of each house 每幢房屋的擬議上蓋面積	59.78 sq.m 平方米	Proposed building height of each house 每幢房屋的擬議高度	8.23 m 米
(f) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途	N/A (Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable) (請在圖則上顯示，並註明車位總數，以及每個車位的長度和寬度及/或化糞池的位置 (如適用))		
(g) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 <input checked="" type="checkbox"/> No 否 <input type="checkbox"/>	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Clear Water Bay Road 清水灣道 <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
(h) Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁至公共污水渠?	Yes 是 <input type="checkbox"/> No 否 <input checked="" type="checkbox"/>	(Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線) (Please indicate on plan the location of the proposed septic tank. 請用圖則顯示化糞池的位置)	

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

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

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

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>No 否 <input checked="" type="checkbox"/></p>																															
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?</p>	<p>Yes 是 <input type="checkbox"/></p> <p>No 否 <input checked="" type="checkbox"/></p>	<p>(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>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。

Please refer to attached Annex - Summary & Justification.

A. Summary

The Applicant is the indigenous villager of Ha Yeung Tsuen, Sai Kung. The Applicant had applied for the construction of a village house on his private lands (Lot no. 26 S.D 及 27 S.B in D.D.233, Leung Fai Tin, Sai Kung) from District Lands Office, Sai Kung but was advised that the application site is located outside the "Village" zone. The Applicant should obtain planning permission from the Town Planning Board prior to proceeding his application for village house. Please refer to Location Plan at **Appendix 1**

According to the approved Clear Water Bay Peninsula South Outline Zoning Plan No.S/SK-CWBS/2, portion of the proposed NTEH/Small House footprint is located with an area zoned Village "V", while the remaining portion of footprint is located within an area zoned Green Belt "GB".

However, all the private lands are within the village environs. Please refer to Village Environs Plan at **Appendix 2**.

The total site area of the Application Site is approximately 103m². The Applicant wishes to construct a 3-storey village house with each floor area of 59.78 m² and height of 8.23m. Please refer to Development Proposal Plan at **Appendix 3**. Since the application site is the only lands owned by the Applicant and the Application site falls wholly within the village environs, the Applicant submits an application together with all relevant information to the Town Planning Board for approval of this planning application.

A. 申請摘要

申請人為新界西貢下洋村原居民，申請人曾向西貢地政處申請在位於新界西貢兩塊田 DD 233, Lot no. 26 S.D 及 27 S.B 私人土地上（見附件 1 位置圖）興建一座小型屋宇，但地政處回覆擬申請的小型屋宇地點雖然位於村界以內，但同時有部份位於“鄉村式發展”地帶外，建議申請人先取得城市規劃委員會的規劃許可，才繼續辦理有關申請。

根據城市規劃委員會發出之清水灣半島南分區計畫大綱核准圖 No. S/SK-CWBS/2，上述申請小型屋宇的覆蓋範圍部分座落於“鄉村式發展”（“V”）區域，及其餘覆蓋範圍座落於“綠化地帶”（“GB”）區域，但上述申請土地全部座落於鄉村範圍內（見附件 2 鄉村範圍圖）。

上述申請土地總面積約 103 平方米，申請人擬興建之小型屋宇為三層高，每層面積為 59.78 平方米（約 643 平方呎），高 8.23 米，（見附件 3 擬發展計劃的細節圖）。申請人因沒有其他的私人土地及申請土地全部座落於鄉村範圍內，所以申請人提交書面申請，希望獲得城規會批准申請人興建自己的小型屋宇。

8. Justifications

- (a) **The proposed NTEH is compatible with the surrounding area;**
申請小型屋宇的位置符合周邊環境用途；
- (b) **The proposed NTEH is wholly within the village environs “VE” of the Ha Yeung Village which is a recognized village;**
申請地點位於下洋村的鄉村村界範圍內，下洋村屬於認可鄉村；
- (c) **The site is accessible from Clear Water Bay Road and there are public transport (bus and mini-bus) serving the area;**
申請地點可經清水灣道到達，及有公眾交通工具如巴士、小巴使用；
- (d) **There is no mature trees located within the subject site;**
申請地點界內沒有大型樹本生長；
- (e) **Septic tank and soakaway pit will be adopted as sewage disposal;;**
因附近沒有政府污水渠接駁，所以污水處理將會採用化糞池系統；
- (f) **No car parking provision is provided within the development therefore no adverse traffic impact will be generated from the proposed NTEH developments;**
申請地點界內沒有多餘地方作泊車之用，所以對附近交通沒有產生任何影響；
- (g) **The piece of land is the only piece of land owned by the applicant who is an indigenous villager of Ha Yeung Village. The development of the proposed village house within village environs is to meet the housing need of indigenous villager.**
申請人為下洋村原居民及只擁有申請地點土地，沒有其他土地可以選擇作興建小型屋宇。在鄉村村界範圍內申請興建小型屋宇是符合政府批准原居民住屋要求。
- (h) **In the recent Chief Executive’s 2021 Policy Address, the Chief Executive had put forward that a further review to be conducted of the land zoned “Green Belt”. For the lower ecological value of land in “Green Belt” zone and especially those sites on steeper slopes, the development potential of these “Green Belt” sites could be further reviewed in such a way of providing extra**

land to meet the housing need of Hong Kong residents. The Applicant wish the Town Planning Board could approve his application with sympathetic consideration.

最近在行政長官 2021 年的施政報告亦有提到，考慮釋出部份綠化地帶土地，特別是「綠化地帶」的生態價值較郊野公園低，坡道較高和距離已建設地區較遠的用地，可進一步檢視「綠化地帶」的發展潛力，以解決香港居民住屋問題，申請人希望城規會運用酌情權批准有關申請。

- (i) **The Applicant can provide landscaping within his lot boundary in order to improve the greening effect to the environment.**

申請人可在界內範圍種植植物，以綠化環境，包括在屋宇的天台部份。

- (j) **The built-over area of the proposed NTEH is 59.78 m² which is smaller than the standard and ordinary area of 65.03 m², the applicant has considered reducing the impact on the surrounding greenery, balancing various requirements and reducing the standard size that can be applied for. We hope the TPB will understand the consideration above and approve the application.**

擬建之小型屋宇面積約 59.78 平方米，少於 65.03 平方米的最大允許面積，申請人希望盡量減少對周邊地區的影響，平衡各方面的要求而縮減本身可申請興建 700 呎的標準，希望城規會可諒解及批准有關申請。

- (k) **The proposed NTEH would not cause adverse impacts on environment, traffic, drainage, sewerage and landscape.**

擬申請的小型屋宇不會對環境、交通、排水、排污及景觀產生影響；

- (l) **The applicant is willing to accept reasonable requirements / approval conditions as stipulated by the Town Planning Board or other Government Departments;**

如獲城規會考慮批准有關申請，申請人願意接納城規會提出的合理要求或批准條款。

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

Eric CM Wong

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

Eric CM WONG

Name in Block Letters
姓名 (請以正楷填寫)

PROJECT MANAGER

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

TED CHAN & ASSOCIATES LTD.



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

Date 日期

26/11/2021

(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

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 deposited at the Planning Enquiry Counters of the Planning Department for general information.)

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址	Lot 26 S.D & 27 S.B in D.D. 233, LEUNG FAI TIN, SAI KUNG, NT 新界西貢兩塊田村丈量約份第233約第26號 D分段及27號B分段	
Site area 地盤面積	103 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)	
Plan 圖則	Approved Clear Water Bay Peninsula South Outline Zoning Plan No. S/SK-CWBS/2 清水灣半島南分區計劃大綱核准圖No. S/SK-CWBS/2	
Zoning 地帶	鄉村式發展("V")及綠化地帶("GB")	
Applied use/ development 申請用途/發展	New Territories Exempted House 新界豁免管制屋宇 <input checked="" type="checkbox"/> Small House 小型屋宇	
(i) Proposed Gross floor area 擬議總樓面面積	179.34 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	

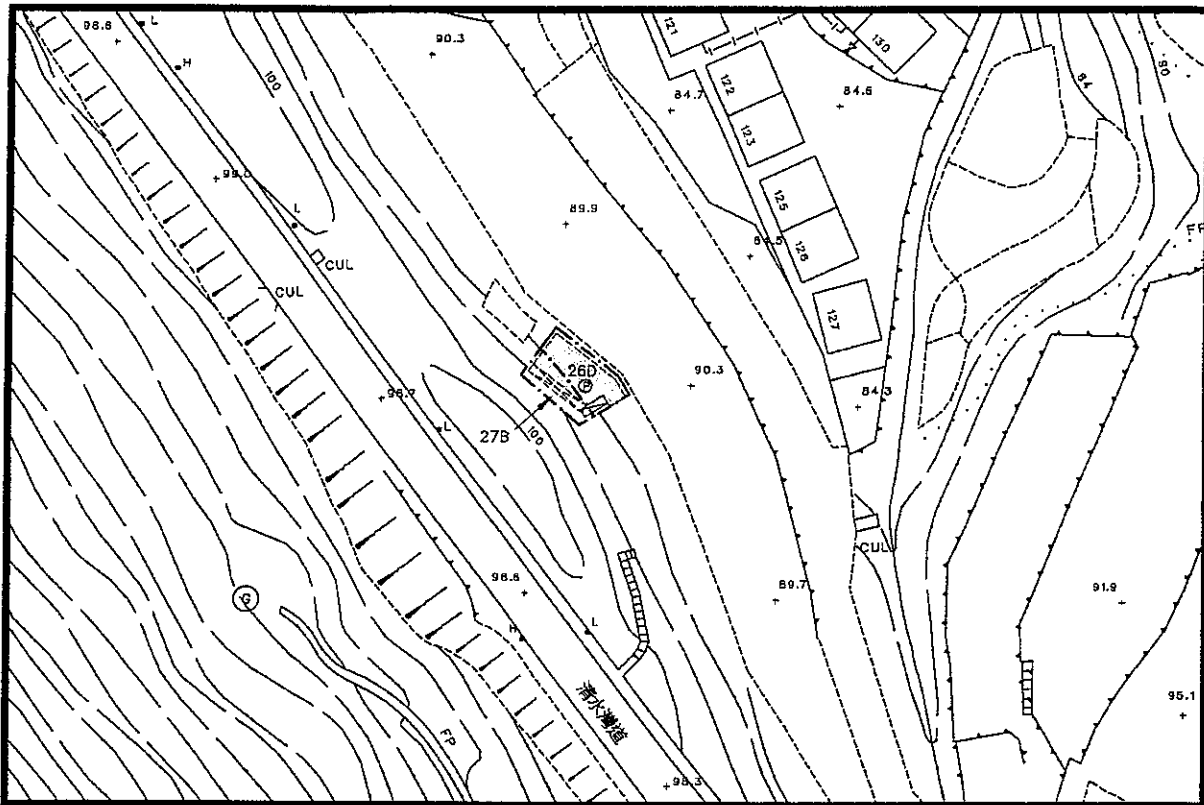
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<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"/>
SITE PLANS		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>

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.

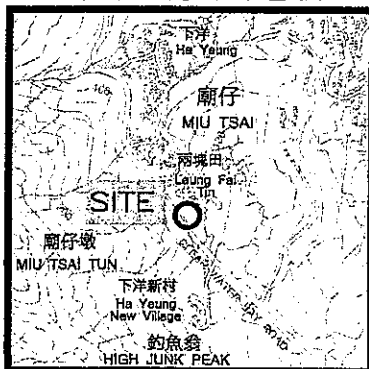
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

PROPOSED BUILDING LICENCE PLAN LOT Nos. 26 S.D & 27 S.B IN D.D. 233



SCALE 1:1000

LOCATION PLAN



SCALE 1 : 20 000

COLOURED PINK AREA : 59.78 SQUARE METRES (ABOUT)

Line	Bearing	Distance(M)	Northing	Easting	Pt.
A-B	37° 23' 00"	5.271	817 951.972	847 668.208	A
B-C	127° 23' 00"	10.473	817 956.160	847 671.408	B
C-D	148° 53' 10"	2.755	817 949.801	847 679.730	C
D-E	238° 53' 10"	2.600	817 947.443	847 681.153	D
E-F	328° 53' 10"	1.745	817 946.100	847 678.928	E
F-G	238° 53' 10"	2.668	817 947.594	847 678.026	F
G-A	307° 23' 00"	9.482	817 946.215	847 675.742	G

SITE AREA: 103.0 sq.m. (about)

Legends:

Septic Tank Under Balcony (4' x 12')

Balcony (9.482m x 1.22m)

= Pink

Survey Sheet No. : 12-NW-22D & 12-SW-2B

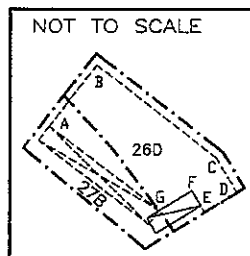
Plan No: TCHK5070/BL/04(A)

Date : October 2021

陳達榮測量師行有限公司

TED CHAN & ASSOCIATES LIMITED

Authorized Land Surveyors



Chan Tat Wing
Authorized Land Surveyor

香港西灣河興民街68號海天廣場1007室 1007 Marina House, 68 Hing Man Street, Sai Wan Ho, Hong Kong.

Tel: 2967 8862 Fax: 2967 1812

香港新界元朗青山道60號新基大廈一樓A室 1A, Sun Ga Bldg., 60 Castle Peak Rd., Yuen Long, N.T., Hong Kong.

Tel: 2478 6308 Fax: 2478 6428

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

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

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

TPB PG-NO. 10

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

(Important Note :

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

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

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

1. Introduction

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

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

2. Main Planning Criteria

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

drainage or aggravate flooding in the area.

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

**TOWN PLANNING BOARD
JULY 1991**

Similar Planning Application for Small House

Application No.	Location	Zoning	Date of Consideration	Decision of the RNTPC	Approval Conditions
A/SK-CWBS/8 Proposed House (New Territories Exempted Houses - Small House)	Lots 486A RP and 486D in D.D. 225 and Adjoining Government Land, Leung Fai Tin, Clear Water Bay, Sai Kung	“GB”, “V”	6.11.2009	Approved with conditions	(a) and (b)

Approval Conditions:

- (a) the submission of a Geotechnical Planning Review Report and implementation of the necessary geotechnical remedial works identified therein, in respect of the slopes adjacent to the application site;
and
- (b) the submission and provision of water supplies for fire fighting and fire service installations.

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 application;
- (b) the subject lot is located on Lot Nos. 26 S.D and 27 S.B in D.D. 233. The lots are Old Schedule agricultural lots 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 Ha Yeung, Hang Hau which is a recognised village under the New Territories Small House Policy;
- (d) the Indigenous Inhabitant Representative (IIR) of Ha Yeung had been requested to provide a 10 year forecast for Small House demand at Ha Yeung for 2022 onwards, but no response was heard as at 30.12.2021. As last advised by the IIR of Ha Yeung as at 24.12.2016, the 10-year Small House demand forecast for the village is 60. It should be noted that the figure has not been verified by his office;
- (e) there are 19 outstanding Small House applications in Ha Yeung, all of which are within the “V” zone;
- (f) the applicant, LAU Chun Fai, has applied for a Small House grant on Lot Nos. 26 S.D and 27 S.B in D.D. 233. He has been certified as an indigenous villager of Ha Yeung by the IIR of Ha Yeung. Nonetheless, his Small House application was rejected by his office on 3.11.2021 upon advice by the District Planning Officer/Sai Kung and Islands that no planning permission for the proposed Small House/New Territories Exempted House development has been granted; 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. Meanwhile, vehicles parked at Government Lands in the vicinity are observed; and
- (b) notwithstanding the above, the application only involves development of one Small House and he considers that the application can be tolerated on traffic grounds.

3. **Environment and Sewerage**

Comments of the Director of Environmental Protection (DEP):

- (a) in view of the small scale of the proposed development, the application alone is unlikely to cause major pollution; and
- (b) it is noted that septic tank and soakaway system is proposed for treatment of sewage from the proposed house. Septic tank and soakaway system is an acceptable means for collection, treatment and disposal of the sewage provided that its design and construction follow the requirements of the Practice Note for Professional Person (ProPECC) PN 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department” and are duly certified by an Authorised Person (AP).

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 perspective;
- (b) with reference to the aerial photo of 2021 and site photos taken by the District Planning Office on 17.12.2021, it is observed that the application site is situated in an area of residential urban fringe landscape character predominated by villages, scrublands and woodlands. Tree group is located at the immediate south of the site boundary and served as a green buffer separating from vehicle road. The Site is currently vacant with a sand-paved path and some bushes, no tree or significant vegetation was observed in the Site. The “GB” zone is primarily intended to promote the conservation of the natural environment with a general presumption against development within this zone; and
- (c) with reference to the planning statement, no information in terms of landscape treatment proposal is provided for the application.

5. **Natural Conservation**

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

- (a) no strong view on the proposed Small House site;
- (b) the Site appears to be vacant and covered with common vegetation; and
- (c) noting that there is no vehicular access serving the Site, the applicant should advise how the construction materials would be transported to the Site.

6. **Drainage**

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

- (a) the Site is currently not covered by DSD public drainage networks. As the proposed drainage plan did not provide sufficient drainage details, on the condition that adequate

stormwater drainage collection and disposal facilities will be provided in connection with the proposed development to deal with the surface runoff of the Site and the same flowing onto the Site without causing any adverse impacts or nuisance to the adjoining areas, he has no objection in-principle to the application; and

- (b) as the Site is currently not covered by DSD public sewerage networks, views to sewage treatment/disposal should be sought from the Environmental Protection Department.

7. Building Matters

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

- (a) no comment under Buildings Ordinance;
- (b) all non-exempted ancillary site formation and/or communal drainage works are subject to compliance with Buildings Ordinance; and
- (c) AP must be appointed for the site formation and communal drainage works referred to (b) above.

8. 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. Geotechnical Engineering

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

- (a) the Site is overlooked by steep natural hillside and meets the alert criteria for a natural terrain hazard study (NTHS). The GEO would normally tender in-principle objection to the proposed Small House development unless the applicant is prepared to undertake a NTHS. The requirements of a NTHS could incur significant cost implication and render the development not economically viable. Therefore, the applicant may consider looking for an alternative site if practicable;
- (b) the maximum gradient across the Site from boundary to boundary is greater than 15 degrees; and
- (c) if the applicant considers that the development is economically viable and wishes to proceed with the development of the Site, the applicant is required to submit a Geotechnical Planning Review Report (GPRR) in support of the planning application. The GPRR should include a preliminary geotechnical review of the slopes and potential natural terrain hazards. The GPRR should also indicate the recommended extent of the

NTHS study area and a commitment to undertake a NTHS and provide any necessary mitigation measures as part of the development, and assess the geotechnical feasibility of the proposed development.

10. Demand and Supply of Small House Sites

According to DLO/SK, LandsD, the number of outstanding Small House applications in Ha Yeung is 19, while the 10-year Small House demand forecast for the village is 60 as advised by the IIR of Ha Yeung on 24.12.2016. According to the latest estimate by PlanD, it is estimated that about 3.1ha of land (equivalent to about 124 Small House sites) is available within the “V” zone of Ha Yeung. As such, there is no general shortage of land in the “V” zone for Small House development in Ha Yeung.

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

5-1

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/SK-CWBS/41

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

支持原居民建屋安居，有關申請部份申請位置在綠化地帶，
希望委員通過，使申請有足夠土地建屋，因與村界內的私家地相
連，應不會對綠化環境產生大影響。

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

簽署 Signature  日期 Date 21-12-2021

坑口鄉事委員會主席
劉啟康

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

211228-121010-13079

Reference Number:**提交限期**

07/01/2022

Deadline for submission:

5-2

提交日期及時間

28/12/2021 12:10:10

Date and time of submission:**有關的規劃申請編號**

A/SK-CWBS/41

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. Paul Zimmerman

Name of person making this comment:**意見詳情****Details of the Comment :**

OBJECT - The area is a green belt and has been subject unauthorised development including site formation and road building. Approvals would condone, reward and promote unauthorised land use behaviour.

tpbpd@pland.gov.hk

寄件者: mm1947 <mm1947@netvigator.com>
寄件日期: 2022年01月04日星期二 2:53
收件者: tpbpd
主旨: A/SK-CWBS/41 DD 233 Leung Fai Tin GB

5-3

A/SK-CWBS/41

Lots 26 S.D. and 27 S.B in D.D. 233, Leung Fai Tin, Sai Kung

Site area : About 103sq.m

Zoning : "Green Belt" and "VTD"

Applied development : NET House

Dear TPB Members,

Strong objections. Lots are almost 100% GB and not close to the village cluster. It is undesirable to have septic tank soakway on GB.

There is more than sufficient land within the V zone to accommodate demand for small houses.

Mary Mulvihill

致：城市規劃委員會
秘書處

5-4

關於：位於新界西貢兩塊田村DD233Lot26SD&27SB,
小型屋宇申請。(No. A/SK-CWBS/41)

本人劉玉平 HKID No. B70754816 為坑口鄉下洋村
的原居民代表，最近留意到張貼的告示，知悉村民
劉振輝在上址申請興建小型屋宇，因村內沒有其他
合適的土地，本人全力支持村民劉振輝的申請。

下洋村村代表：

劉玉平

2021年12月28日



5-5

致：城市規劃委員會 - 秘書處

關於：位於新界西貢兩塊田村 D.D.233 Lot 26 S.D & 27 S.B, 小型屋宇申請

本人 劉漢強 HKID No. 4657 , 為 下洋村 的原居民，最近留意到張貼的告示，知道村民 劉振輝在上址申請興建小型屋宇，本人全力支持 劉振輝先生的申請，以解決本村住屋需求。

劉漢強

日期：2021 年 12 月 29 日



5-6

致：城市規劃委員會 - 秘書處

關於：位於新界西貢兩塊田村 D.D.233 Lot 26 S.D & 27 S.B, 小型屋宇申請 (A/SK-CWBS/41)

本人 劉耀文 HKID No. E959，為下洋村的原居民，最近留意到張貼的告示，知道村民 劉振輝在上址申請興建小型屋宇，本人全力支持 劉振輝先生的申請，以解決本村住屋需求。

劉耀文

日期：2021 年 12 月 31 日



5-7

致：城市規劃委員會 - 秘書處

關於：位於新界西貢兩塊田村 D.D.233 Lot 26 S.D & 27 S.B, 小型屋宇申請 (A/SK-CWBS/41)

本人 劉細其 HKID No. C 396，為下洋村的原居民，最近留意到張貼的告示，知道村民 劉振輝在上址申請興建小型屋宇，本人全力支持 劉振輝先生的申請，以解決本村住屋需求。

劉細其

日期：2021 年 12 月 31 日



5-8

致：城市規劃委員會 - 秘書處

關於：位於新界西貢兩塊田村 D.D.233 Lot 26 S.D & 27 S.B, 小型屋宇申請(A/sk-cwBS/41)

本人 劉觀球 HKID No. C 226，為 下洋村 的原居民，最近留意到張貼的告示，知道村民 劉振輝在上址申請興建小型屋宇，本人全力支持 劉振輝先生的申請，以解決本村住屋需求。

劉觀球

日期：2021 年 / 2 月 30 日



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

5-9

7th January 2022.

By email only

Dear Sir/ Madam,

Proposed House (New Territories Exempted House - Small House)
(A/SK-CWBS/41)

1. We refer to the captioned.
2. As shown in the gist, the application site is largely within the Green Belt (GB) zone; the proposed use is not in line with the planning intention of this zone. Also, we urge the Board to investigate with relevant authorities as to whether the nearby Village Type Development zone still contains space for Small House development.
3. We object to this application as the proposed use is not in line with the planning intention of the GB zone.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Sai Kung 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 Environmental Protection that septic tank and soakaway system is an acceptable means for collection, treatment and disposal of the sewage provided that its design and construction follow the requirements of the Practice Note for Professional Person (ProPECC) PN 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department” and are duly certified by an Authorised Person (AP);
- (c) to note the comments of the Director of Agriculture, Fisheries and Conservation that the applicant should advise how the construction materials would be transported to the Site, given that there is no vehicular access serving the Site;
- (d) to note the comments of the Chief Engineer/Mainland South, Drainage Services Department (DSD) that the Site is currently not covered by DSD public drainage networks. The applicant should provide adequate stormwater drainage collection and disposal facilities in connection with the proposed development to deal with the surface runoff of the Site and the same flowing onto the Site without causing any adverse impacts or nuisance to the adjoining areas;
- (e) to note the comments of the Chief Building Surveyor/New Territories East (2) and Rail, Buildings Department that all non-exempted ancillary site formation and/or communal drainage works are subject to compliance with Buildings Ordinance, and an AP must be appointed for the aforesaid site formation and communal drainage works;
- (f) to note the comments of the Director of Fire Services 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 the Lands Department;
- (g) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department that:
 - (i) the Site is overlooked by steep natural hillside and meets the alert criteria for a natural terrain hazard study (NTHS). The requirements of a NTHS could incur significant cost implication and render the development not economically viable. Therefore, the applicant may consider looking for an alternative site if practicable;
 - (ii) the maximum gradient across the Site from boundary to boundary is greater than 15 degrees; and
 - (iii) if the applicant considers that the development is economically viable and wishes to proceed with the development of the Site, the applicant is required to submit a Geotechnical Planning Review Report (GPRR) in support of the planning application. The GPRR should include a preliminary geotechnical review of the slopes and potential natural terrain hazards. The GPRR should also indicate the recommended extent of the NTHS study area and a commitment to undertake a NTHS and provide any necessary mitigation measures as part of the development, and assess the geotechnical feasibility of the proposed development.