

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 5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。
5 FEB 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-HC/324
	Date Received 收到日期	5 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)

CHEUNG CHI YUN Charles (張子潤)

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)

LIT Ying-cheung, Edward (列應祥)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot No. 676 RP in DD 244 Ho Chung, Sai Kung, New Territories
(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 157.0 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 195.09 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) Nil 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-HC/11蠔涌分區計劃大綱圖
(e) Land use zone(s) involved 涉及的土地用途地帶	AGRICULTURE 農業
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

N.A.

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

(b) The applicant 申請人 –

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

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

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

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

N.A.

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

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

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

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）

N.A.

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Development Proposal 擬議發展計劃			
(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	CHEUNG CHI YUN Charles (張子潤)		
(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)	HO CHUNG, Sai Kung, New Territories 新界西貢 蠔涌		
(c) Proposed gross floor area 擬議總樓面面積195.09..... 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65.03..... sq.m 平方米	Proposed building height of each house 每幢房屋的擬議高度8.23 m 米
(f) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途	Location of the proposed septic tank shown on Figure 5 of the Planning Statement (Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable) (請在圖則上顯示，並註明車位總數，以及每個車位的長度和寬度及/或化糞池的位置 (如適用))		
(g) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Existing Village Footpath from Nam Pin Wai Road <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) Location of the proposed septic tank shown in Fig. 5 of the Planning Statement	

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? 擬議發展計劃是否涉及右列的工程?</p>	<p>Yes 是 <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 67.47 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 1.5 m 米 <input checked="" type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 67.47 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 1.5 m 米 <input checked="" type="checkbox"/> About 約</p> <p>No 否 <input type="checkbox"/></p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>Nil</p> <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>Nil.</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 Planning Statement.

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

LIT Ying-cheung, Edward (列應祥)

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

04.01.2021

(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。

Our Ref: (2) in MCCACL011/20
Date: 02.02.2021
The Secretary,
Town Planning Board,
15/F., North Point Government Offices,
333 Java Road, North Point, Hong Kong
(Attn: Ms NGAN)

Dear Ms NGAN,

**Re: Section 16 Planning Application for Propose House
(New Territories Exempted House-Small House)
On Lot No. 676RP in DD 244, at Ho Chung, Sai Kung, New Territories**

I refer to my letter dated 06.01.2021 concerning the above captioned subject.

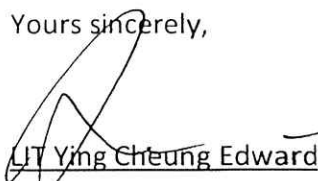
Due to spelling mistakes, I should be very grateful if you would correct some misspelled words in the Planning Statement. The details are as follows:-

- (a) The word "Zonal" in line 3 of Para 2 of the Executive Summary should read as "Zoning";
- (b) The word "Agricultural" in line 1 of Para. 4 of the Executive Summary should read as "Agriculture";
- (c) The word "Agricultural" in line 1 of Para. 4 (c) of the Executive Summary should read as "Agriculture"
- (d) The word "Zonal" in line 3 of Para 1.1.2 should read as "Zoning";
- (e) The word "Agricultural" in line 1 of Para. 1.1.5 should read as "Agriculture";
- (f) The word "Agricultural" in line 1 of Para. 1.3.4 should read as "Agriculture";
- (g) The word "Agricultural" in line 1 of Para. 3.1.1 should read as "Agriculture";
- (h) The word "Zonal" in line 4 of Para 6.1.2 should read as "Zoning";
- (i) The word "Agricultural" in line 1 of Para. 6.1.4 should read as "Agriculture"; and
- (j) The word "Agricultural" in line 1 of Para. 6.1.4 (c) should read as "Agriculture".

In addition, the excavation and filling of land will only confine to the locations of the NTEH and the septic tank/soakaway system.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact the undersigned at [REDACTED].

Yours sincerely,


LT Ying Cheung Edward

.c.c. Client

2021年 2月 5 日

此文件在 [REDACTED] 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 5 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.



Section 16 Planning Application

Proposed House (New Territories Exempted House-Small House) on Lot No. 676 RP in DD 244 at Ho Chung, Sai Kung, New Territories.

Planning Statement

Address:
1/F., Front Portion,
134, Cheung Sha Wan Road,
Shamsuipo, Kowloon.

Tel : (852) 92531700
Fax : (852) 24116565
Email: yclited@gmail.com

Prepared by
Man Chi Consultants And Construction Ltd.

December 2020

**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.

Previous Applications of the Site

Application No.	Location	Zoning	Date of Consideration	Decision of the RNTPC/TPB	Rejection Reasons
A/DPA/SK-HC/32 Proposed 3 Village-Type Houses	Lot 676 in D.D. 244, Ho Chung, Sai Kung	"Unspecified"	23.10.1992 (by RNTPC) 12.3.1993 (by TPB)	Rejected	(1), (4), (5), (6), (7)
A/SK-HC/26 Proposed Thirty 3-Storey New Territories Exempted Houses	Various Lots in D.D. 244, Ho Chung, Sai Kung	"AGR" & "V"	20.10.1995	Rejected	(2), (3), (7)

Rejection Reasons:

- (1) Not in line with the planning intention for the area which is to promote agricultural and small scale recreational uses.
- (2) Not in line with the planning intention of the "AGR" zone.
- (3) Overloading the existing transport infrastructure.
- (4) No proposals on vehicular access and car parking spaces.
- (5) No proposal on drainage facilities.
- (6) Insufficient information on the sewage disposal facilities.
- (7) Approval of the application would set an undesirable precedent.

Similar Planning Applications for Small Houses

Application No.	Location	Zoning	Date of Consideration	Decision of the RNTPC/TPB	Reasons for Rejection/ Approval Conditions
A/SK-HC/150 Proposed House (New Territories Exempted House- Small House)	Lots 448 and 449sA in D.D. 244, Ho Chung, Sai Kung	“AGR”	28.9.2007	Approved with conditions	(a) and (b)
A/SK-HC/151 Proposed Two Houses (New Territories Exempted Houses- Small Houses)	Lots 485 S.A and 485 S.B in D.D. 244, Ho Chung, Sai Kung	“AGR”	28.9.2007	Approved with conditions	(a) and (b)
A/SK-HC/153 Proposed Two Houses (New Territories Exempted Houses- Small Houses)	Lots 435 S.D ss.6, 436 S.C ss.8, 435 S.D RP and 436 S.C ss.7 in D.D. 244, Ho Chung, Sai Kung	“AGR”	12.10.2007	Approved with conditions	(b) and (c)
A/SK-HC/154 Proposed Two Houses (New Territories Exempted Houses- Small Houses)	Lots 373 S.H, 373 S.I and 627 S.A ss.1 in D.D. 244, Ho Chung, Sai Kung	“AGR”	2.11.2007	Approved with conditions	(a) and (b)
A/SK-HC/155 Proposed Two Houses (New Territories Exempted Houses- Small Houses)	Lots 373 S.J, 373 S.K, 373 S.L, 627 S.A ss.2, 627 S.A ss.3, and 627 S.C in D.D. 244, Ho Chung, Sai Kung	“AGR”	2.11.2007	Approved with conditions	(a) and (b)
A/SK-HC/156 Proposed Two Houses (New Territories Exempted Houses- Small Houses)	Lots 373 S.F and 373 S.G in D.D. 244, Ho Chung, Sai Kung	“AGR”	16.11.2007	Approved with condition	(a)
A/SK-HC/158 Proposed Two Houses (New Territories Exempted Houses- Small Houses)	Lots 373 S.D and 373 S.E in D.D. 244, Ho Chung, Sai Kung	“AGR”	7.3.2008	Approved with conditions	(a) to (c)
A/SK-HC/159 Proposed House (New Territories Exempted House- Small House)	Lots 627 S.A ss.4 and 627 S.D in D.D. 244, Ho Chung, Sai Kung	“AGR”	7.3.2008	Approved with conditions	(a) to (c)
A/SK-HC/162 Proposed House (New Territories Exempted House- Small House)	Lot 373 S.C in D.D. 244, Ho Chung, Sai Kung	“AGR”	20.6.2008	Approved with conditions	(a) to (c)

Application No.	Location	Zoning	Date of Consideration	Decision of the RNTPC/TPB	Reasons for Rejection/ Approval Conditions
A/SK-HC/164 Proposed House (New Territories Exempted House- Small House)	Lots 496 S.H and 497 S.R in D.D. 244, Ho Chung, Sai Kung	“AGR”	19.9.2008	Approved with conditions	(a) and (c)
A/SK-HC/165 Proposed House (New Territories Exempted House- Small House)	Lot 509 S.A ss.1 in D.D. 244, Ho Chung, Sai Kung	“AGR”	20.2.2009	Rejected	(3) and (4)
A/SK-HC/166 Proposed House (New Territories Exempted House- Small House)	Lots 378 S.A ss.1 and 426 S.A in D.D. 244, Ho Chung, Sai Kung	“AGR”	7.11.2008	Approved with conditions	(a) to (c)
A/SK-HC/167 Proposed House (New Territories Exempted House- Small House)	Lot 429 R.P and adjoining Government land in D.D. 244, Ho Chung, Sai Kung	“AGR”	7.11.2008	Approved with conditions	(a) to (c)
A/SK-HC/171 Proposed House (New Territories Exempted House- Small House)	Lots 385 R.P and 386 R.P in D.D. 244, Ho Chung, Sai Kung	“AGR”	6.11.2009	Approved with conditions	(a) and (c)
A/SK-HC/172 Proposed House (New Territories Exempted House- Small House)	Lots 563 S.A, 563 S.C and 564 R.P in D.D. 244, Ho Chung, Sai Kung	“AGR”	6.11.2009	Approved with conditions	(a) and (c)
A/SK-HC/173 Proposed House (New Territories Exempted House- Small House)	Lots 546 S.A, 546 R.P and adjoining Government land in D.D. 244, Ho Chung, Sai Kung	“AGR”	20.11.2009	Approved with conditions	(a) and (c)
A/SK-HC/174 Proposed House (New Territories Exempted House- Small House)	Lots 389 S.A, 390 S.A, 390 S.B and adjoining Government land in D.D. 244, Ho Chung, Sai Kung	“AGR”	18.12.2009	Rejected	(1), (3) and (4)
A/SK-HC/179 Proposed House (New Territories Exempted House- Small House)	Lots 389 S.A (part), 389 RP (part), 390 S.A (part), 390 S.B (part) and 390 RP and adjoining Government land in D.D. 244, Ho Chung, Sai Kung	“AGR”	23.4.2010	Approved with condition	(c)
A/SK-HC/183 Proposed House (New Territories Exempted House- Small House)	Lot 681 RP in D.D. 244, Ho Chung, Sai Kung	“AGR”	12.11.2010	Approved with conditions	(a) and (c)

Application No.	Location	Zoning	Date of Consideration	Decision of the RNTPC/TPB	Reasons for Rejection/ Approval Conditions
A/SK-HC/184 Proposed One New Territories Exempted House- Small House	Lot 482 in D.D. 244, Ho Chung, Sai Kung	“AGR”	24.9.2010	Approved with conditions	(a) and (c)
A/SK-HC/190 Proposed Two Houses (New Territories Exempted Houses- Small Houses)	Lot 409 in D.D. 244, Ho Chung, Sai Kung	“AGR”	6.5.2011	Rejected	(3)
A/SK-HC/194 Proposed House (New Territories Exempted House- Small House)	Lot 481 S.A ss.5 in D.D. 244, Ho Chung, Sai Kung	“AGR”	8.7.2011	Approved with conditions	(a) and (c)
A/SK-HC/195 Proposed House (New Territories Exempted House- Small House)	Lot 481 S.A ss.4 in D.D. 244, Ho Chung, Sai Kung	“AGR”	8.7.2011	Approved with conditions	(a) and (c)
A/SK-HC/196 Proposed House (New Territories Exempted House- Small House)	Lot 481 S.A ss.1 in D.D. 244, Ho Chung, Sai Kung	“AGR”	8.7.2011	Approved with conditions	(a) and (c)
A/SK-HC/198 Proposed House (New Territories Exempted House- Small House)	Lot 552 S.B in D.D. 244, Ho Chung, Sai Kung	“AGR”	5.8.2011	Approved with conditions	(a) and (c)
A/SK-HC/199 Proposed House (New Territories Exempted House- Small House)	Lot 556 S.A in D.D. 244, Ho Chung, Sai Kung	“AGR”	5.8.2011	Approved with conditions	(a) and (c)
A/SK-HC/200 Proposed House (New Territories Exempted House- Small House)	Lot 569 RP in D.D. 244, Ho Chung, Sai Kung	“AGR” & “V”	5.8.2011	Approved with conditions	(a) and (c)
A/SK-HC/201 Proposed House (New Territories Exempted House- Small House)	Lot 677 S.A in D.D. 244, Ho Chung, Sai Kung	“AGR”	19.8.2011	Approved with conditions	(b) and (c)
A/SK-HC/202 Proposed House (New Territories Exempted House- Small House)	Lots 552 S.D and 556 S.B in D.D. 244, Ho Chung, Sai Kung	“AGR”	19.8.2011	Approved with conditions	(a) and (c)
A/SK-HC/203 Proposed House (New Territories Exempted House- Small House)	Lots 425 S.A, 426 S.B ss.1, 426 S.C ss.1 and 426 S.D in D.D. 244, Ho Chung, Sai Kung	“AGR”	2.9.2011	Approved with conditions	(a) and (c)

Application No.	Location	Zoning	Date of Consideration	Decision of the RNTPC/TPB	Reasons for Rejection/ Approval Conditions
A/SK-HC/204 Proposed House (New Territories Exempted House- Small House)	Lot 504 S.A in D.D. 244, Ho Chung, Sai Kung	“AGR”	18.11.2011	Rejected	(2) and (3)
A/SK-HC/206 Proposed House (New Territories Exempted House- Small House)	Lots 678 S.B RP and 678 S.C ss.1 in DD 244, Ho Chung, Sai Kung	“AGR”	20.1.2012	Approved with conditions	(a) and (c)
A/SK-HC/207 Proposed House (New Territories Exempted House- Small House)	Lots 678 S.A and 678 S.B ss.1 in D.D. 244, Ho Chung, Sai Kung	“AGR”	10.2.2012	Approved with conditions	(a) and (c)
A/SK-HC/208 Proposed Two Houses (New Territories Exempted Houses- Small Houses)	Lots 546 S.F, 546 S.G, 548 S.C, 548 S.D and 549 S.C in D.D. 244, Ho Chung, Sai Kung	“AGR”	24.2.2012	Approved with conditions	(a) and (c)
A/SK-HC/209 Proposed House (New Territories Exempted House- Small House)	Lots 678 S.C ss.2 and 678 S.D in D.D. 244, Ho Chung, Sai Kung	“AGR”	30.3.2012	Approved with conditions	(a) and (c)
A/SK-HC/210 Proposed Two Houses (New Territories Exempted Houses- Small Houses)	Lots 546 S.D, 546 S.E, 548 S.A, 548 S.B, 549 S.A and 549 S.B in D.D. 244, Ho Chung, Sai Kung	“AGR”	20.4.2012	Approved with conditions	(a) and (c)
A/SK-HC/211 Proposed House (New Territories Exempted House- Small House)	Lots 679 S.C and 680 RP in D.D. 244, Ho Chung, Sai Kung	“AGR”	18.5.2012	Approved with conditions	(a) and (c)
A/SK-HC/212 Proposed House (New Territories Exempted House- Small House)	Lot 555 in D.D. 244, Ho Chung, Sai Kung	“AGR”	18.5.2012	Approved with conditions	(a) and (c)
A/SK-HC/214 Proposed House (New Territories Exempted House- Small House)	Lot 483 in D.D. 244, Ho Chung, Sai Kung	“AGR”	1.6.2012	Approved with conditions	(a) and (c)
A/SK-HC/215 Proposed House (New Territories Exempted House- Small House)	Lot 481 S.A ss.2 in D.D. 244, Ho Chung, Sai Kung	“AGR”	1.6.2012	Approved with conditions	(b) and (c)

Application No.	Location	Zoning	Date of Consideration	Decision of the RNTPC/TPB	Reasons for Rejection/ Approval Conditions
A/SK-HC/217 Proposed House (New Territories Exempted House- Small House)	Lots 548 RP (Part), 548 S.D (Part), 549 S.D (Part) and 549 RP (Part) and Adjoining Government Land in D.D. 244, Ho Chung, Sai Kung	“AGR”	7.9.2012	Approved with condition	(c)
A/SK-HC/218 Proposed House (New Territories Exempted House- Small House)	Lots 679 S.B and 680 S.B in D.D. 244, Ho Chung, Sai Kung	“AGR”	21.9.2012	Approved with conditions	(a) and (c)
A/SK-HC/222 Proposed House (New Territories Exempted House- Small House)	Lot 481 S.A. ss3 in D.D. 244, Ho Chung, Sai Kung	“AGR”	8.2.2013	Approved with condition	(a)
A/SK-HC/228 Proposed House (New Territories Exempted House- Small House)	Lot 554 S.A. in D.D. 244, Ho Chung, Sai Kung	“AGR”	3.1.2014	Approved with condition	(a)
A/SK-HC/229 Proposed House (New Territories Exempted House- Small House)	Lot 554 RP in D.D. 244, Ho Chung, Sai Kung	“AGR”	3.1.2014	Approved with condition	(a)
A/SK-HC/230 Proposed House (New Territories Exempted House- Small House)	Lot 552 S.A. in D.D. 244, Ho Chung, Sai Kung	“AGR”	7.3.2014	Approved with condition	(a)
A/SK-HC/237 Proposed House (New Territories Exempted House- Small House)	Government Land in D.D. 244, Ho Chung, Sai Kung	“AGR”	14.11.2014	Approved with conditions	(a) and (d)
A/SK-HC/238 Proposed House (New Territories Exempted House- Small House)	Lots No. 439, 440 S.A. 440 RP, 442 RP in D.D. 244, Nam Pin Wai, Sai Kung	“AGR”	12.12.2014	Approved with conditions	(a) and (d)
A/SK-HC/240 Proposed House (New Territories Exempted House- Small House)	Lots 378 S.A. ss.1 and 426 S.A. in D.D. 244, Ho Chung, Sai Kung	“AGR”	16.1.2015	Approved with conditions	(a) and (d)
A/SK-HC/243 Proposed House (New Territories Exempted House- Small House)	Lot No. 482 in D.D. 244, Ho Chung, Sai Kung	“AGR”	5.6.2015	Approved with conditions	(a) and (d)
A/SK-HC/246 Proposed House (New Territories Exempted House- Small House)	Lot No. 679 RP in D.D. 244, Nam Pin Wai, Sai Kung	“AGR”	21.8.2015	Approved with conditions	(a) and (d)

Application No.	Location	Zoning	Date of Consideration	Decision of the RNTPC/TPB	Reasons for Rejection/ Approval Conditions
A/SK-HC/254 Proposed House (New Territories Exempted House- Small House)	Lot 374 RP (Part) in D.D. 244 and Adjoining Government Land, Ho Chung, Sai Kung	“AGR”	8.1.2016	Approved with condition	(d)
A/SK-HC/255 Proposed House (New Territories Exempted House- Small House)	Lot 374 S.B (Part) in D.D. 244 and Adjoining Government Land, Ho Chung, Sai Kung	“AGR”	8.1.2016	Approved with condition	(d)
A/SK-HC/259 Proposed House (New Territories Exempted House- Small House)	Lots 378 S.A ss.2 S.A, 425 S.C and 426 S.G in D.D. 244, Ho Chung, Sai Kung	“AGR”	12.8.2016	Approved with condition	(d)
A/SK-HC/260 Proposed House (New Territories Exempted House- Small House)	Lots 388 S.B, 425 S.B and 426 S.F in D.D. 244, Ho Chung, Sai Kung	“AGR”	12.8.2016	Approved with condition	(d)
A/SK-HC/261 Proposed Three Houses (New Territories Exempted Houses- Small Houses)	Lots 425 S.A RP, 425 S.E, 426 S.B ss.1, 426 S.B ss.2, 426 S.C ss.1 S.A, 426 S.C ss.2, 426 S.D ss.2 and 426 S.E ss.1 in D.D. 244, Ho Chung, Sai Kung	“AGR”	12.8.2016	Approved with condition	(d)
A/SK-HC/263 Proposed House (New Territories Exempted House- Small House)	Lot 676 S.A in D.D. 244, Ho Chung, Sai Kung	“AGR”	30.9.2016	Approved with condition	(d)
A/SK-HC/267 Proposed Houses (New Territories Exempted Houses (NTEHs) – Small Houses)	Government Land in D.D. 244, Ho Chung, Sai Kung	“AGR”	12.5.2017	Approved with condition	(d)
A/SK-HC/268 Proposed Houses (New Territories Exempted Houses (NTEHs) – Small Houses)	Government Land in D.D. 244, Ho Chung, Sai Kung	“AGR”	12.5.2017	Approved with condition	(d)
A/SK-HC/270 Proposed House (New Territories Exempted House – Small House)	Lots 627 S.A ss4 and 627 S.D in D.D. 244, Ho Chung, Sai Kung	“AGR”	25.8.2017	Approved with condition	(d)
A/SK-HC/272 Proposed House (New Territories Exempted House – Small House)	Lots 546 S.D, 548 S.A and 549 S.A in D.D. 244, Ho Chung, Sai Kung, New Territories	“AGR”	27.10.2017	Approved with condition	(d)

Application No.	Location	Zoning	Date of Consideration	Decision of the RNTPC/TPB	Reasons for Rejection/ Approval Conditions
A/SK-HC/273 Proposed House (New Territories Exempted House – Small House)	Lots 546 S.F, 546 S.G, 548 S.C, 548 S.D and 549 S.C in D.D. 244, Ho Chung, Sai Kung, New Territories	“AGR”	27.10.2017	Approved with condition	(d)
A/SK-HC/274 Proposed House (New Territories Exempted House – Small House)	Lots 548 RP (Part) in D.D. 244 and Adjoining Government Land, Ho Chung, Sai Kung, New Territories	“AGR”	27.10.2017	Approved with condition	(d)
A/SK-HC/275 Proposed House (New Territories Exempted House – Small House)	Lots 678 S.A and 678 S.B ss.1 in D.D. 244, Ho Chung, Sai Kung, New Territories	“AGR”	27.10.2017	Approved with condition	(d)
A/SK-HC/276 Proposed House (New Territories Exempted House – Small House)	Lots 425 S.A ss.1, 425 S.D, 426 S.D ss.1 and 426 S.H in D.D. 244, Ho Chung, Sai Kung, New Territories	“AGR”	27.10.2017	Approved with condition	(d)
A/SK-HC/277 Proposed House (New Territories Exempted House – Small House)	Lots 678 S.C ss.2 and 678 S.D in D.D. 244, Ho Chung, Sai Kung, New Territories	“AGR”	27.10.2017	Approved with conditions	(a) and (d)
A/SK-HC/280 Proposed House (New Territories Exempted House – Small House)	Lots 677 S.A in D.D. 244, Ho Chung, Sai Kung, New Territories	“AGR”	22.12.2017	Approved with condition	(d)
A/SK-HC/290 Proposed House (New Territories Exempted House – Small House)	Lots 407 and 408 in D.D. 244, Ho Chung, Sai Kung, New Territories	“AGR”	15.6.2018	Rejected	(1) to (3)
A/SK-HC/293 Proposed House (New Territories Exempted House – Small House)	Lot 445 S.A in D.D. 244, Ho Chung, Sai Kung, New Territories	“AGR”	6.7.2018	Approved with condition	(d)
A/SK-HC/294 Proposed House (New Territories Exempted House – Small House)	Lot 445 S.B in D.D. 244, Ho Chung, Sai Kung, New Territories	“AGR”	6.7.2018	Approved with condition	(d)
A/SK-HC/305 Proposed House (New Territories Exempted House (NTEH) – Small House)	Lot 629 R.P (Part) in D.D. 244 and adjoining Government Land, Ho Chung, Sai Kung, New Territories	“AGR”	17.5.2019	Approved with condition	(d)

Application No.	Location	Zoning	Date of Consideration	Decision of the RNTPC/TPB	Reasons for Rejection/ Approval Conditions
A/SK-HC/311 Proposed House (New Territories Exempted House (NTEH) – Small House)	Lot 445 S.D. in D.D. 244, Ho Chung, Sai Kung, New Territories	“AGR”	19.7.2019	Approved with condition	(d)
A/SK-HC/312 Proposed House (New Territories Exempted House (NTEH) – Small House)	Lot 481 S.A ss.5 in D.D. 244, Ho Chung, Sai Kung, New Territories	“AGR”	2.8.2019	Approved with condition	(d)
A/SK-HC/313 Proposed House (New Territories Exempted House (NTEH) – Small House)	Lot 481 S.A ss.4 in D.D. 244, Ho Chung, Sai Kung, New Territories	“AGR”	2.8.2019	Approved with condition	(d)
A/SK-HC/314 Proposed House (New Territories Exempted House (NTEH) – Small House)	Lot 481 S.A ss.1 in D.D. 244, Ho Chung, Sai Kung, New Territories	“AGR”	2.8.2019	Approved with condition	(d)
A/SK-HC/315 Proposed House (New Territories Exempted House (NTEH) – Small House)	Lot 569 R.P. in D.D. 244, Ho Chung, Sai Kung, New Territories	“AGR” & “V”	22.9.2019	Approved with condition	(d)
A/SK-HC/322 Proposed House (New Territories Exempted House (NTEH) – Small House)	Lot 388 S.A in D.D. 244, Ho Chung, Sai Kung, New Territories	“AGR”	6.11.2020	Approved with condition	(d)

Approval Conditions:

- (a) Submission and implementation of landscaping and tree preservation proposals
- (b) Submission of archaeological survey and undertaking rescue excavation
- (c) Provision of fire fighting access, water supplies and fire service installations
- (d) The provision of septic tank, as proposed by the applicant, at a satisfied location

Reasons for Rejection:

- (1) Not in line with the planning intention
- (2) Undesirable precedent
- (3) Adverse impact on water gathering grounds and streamcourse
- (4) Electrical safety and electricity supply reliability problems

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 Site is located on Lot No. 676 RP in D.D. 244 which is held under the Block Government Lease demised for agricultural use. No structure is allowed to be erected on the lot without prior approval from his Office pursuant to the lease restriction;
- (c) the Site and the proposed Small House (SH) footprint falls completely within the village environs of Ho Chung, Sai Kung Heung which is recognised village under the New Territories Small House policy;
- (d) as advised by the Indigenous Inhabitant Representative (IIR) of Ho Chung in early 2020, the 10-year SH demand forecast for the village was 480. It should be noted that the figure has not been verified by his Office;
- (e) the number of outstanding SH applications within and outside the “V” zone in Ho Chung are 52 and 51 respectively;
- (f) the applicant, CHEUNG Chi Yun, has applied for a SH grant by way of Free Building Licence at the Site. He has been certified as an indigenous villager of Ho Chung by the IIR of the village; and
- (g) notwithstanding that planning permission may be given, there is no guarantee that the SH application will be approved.

2. Traffic

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

- (a) there is reservation on the application and considers that such type of 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, such type of development outside the “V” zone, if permitted, will set an undesirable precedent case for similar applications in the future. The resulting cumulative adverse traffic impact could be substantial; and
- (b) notwithstanding the above, the application only involves development of a SH, she considers that the application can be tolerated on traffic grounds.

3. Agriculture

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

- (a) as the Site possesses a potential for agricultural rehabilitation, the application is not supported from agricultural point of view; and

- (b) the Site falls within “AGR” zone and it is currently abandoned land. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access are also available. The Site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc.

4. **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 Authorized Person (AP).

5. **Drainage**

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

- (a) provided that adequate stormwater drainage collection and disposal facilities would be provided in connection with the proposed use to deal with the surface runoff of the Site or the same flowing on to the Site from the adjacent areas without causing any adverse drainage impact to the areas or nuisance to the adjoining areas, he has no in-principle objection to the application from a drainage maintenance viewpoint; and
- (b) according to his record, the Site is within an area where neither stormwater nor sewerage connections maintained by his department is available in the vicinity at present. DEP’s comment on the proposed use of septic tank should be sought.

6. **Water Supply**

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

- (a) no objection to the application; and
- (b) for provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards.

7. **Landscape**

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

- (a) no objection to the application from landscape planning perspective; and
- (b) the Site is a vacant scrubland covered with weeds and shrubs. The Site is located in an area of settled valley landscape character predominated by small houses, farmlands, vacant lands and woodlands. The proposed development is considered not incompatible with the landscape character of the surrounding area. As there is no significant landscape resources within the Site, significant adverse landscape impact arising from the proposed development is not envisaged.

8. Building Matters

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

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

9. Fire Safety

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

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

10. Archaeological

Comments of the Executive Secretary (Antiquities and Monuments) of Antiquities and Monuments Office, Development Bureau (ES(AM) of AMO, DEVB):

- (a) no objection to the application from the built heritage and archaeological conservation perspective, having reviewed the location and the scope of works, and with respect to the findings of the previous archaeological work in the surrounding area;
- (b) the Site falls within the Ho Chung Site of Archaeological Interest; and
- (c) the applicant is required to inform AMO (Contact Person: Ms. Connie CHEUNG on 2721 1039) immediately in case of the discovery of antiquities or supposed antiquities in the Site in the course of excavation.

11. Demand and Supply of Small House Sites

According to DLO/SK, LandsD, the number of outstanding Small House applications in Ho Chung is 103 while the 10-year Small House Demand Forecast for Ho Chung is 480.

According to the latest estimate by PlanD, it is estimated that about 3.18 ha of land (equivalent to about 127 SH sites) is available within “V” zone of Ho Chung Village. Therefore, the land available in Ho Chung cannot fully meet the future Small House demand for 583 SH sites.

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

參考編號

Reference Number:

210225-102019-46221

提交限期

Deadline for submission:

09/03/2021

5-1

提交日期及時間

Date and time of submission:

25/02/2021 10:20:19

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-HC/324

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 何偉航

意見詳情

Details of the Comment:

新界西貢蠔涌丈量約份第 244 約地段第 676 號餘段

擬議屋宇 (新界豁免管制屋宇-小型屋宇)

(申請編號: A/SK-HC/324)

本席為當區民選區議員，對是項規劃申請A/SK-HC/324持以下意見：

該區缺乏污水及雨水排放系統

當區由1989年開始討論公共排污系統至今，依然未有具體硬件改善。渠務署於2018年規劃於窩美及蠔涌建設小型污水處理廠，及於附近村落鋪設公共喉管，而其中窩美一廠已於去年下半年開展工程，但由於排污能力所限，未能滿足蠔涌河以北區域，包括今次申請中的區域仍然未能遍及。而據知蠔涌一廠遇上反對意見，落成時間未明。事實上，當區水浸及排污問題嚴重，現時渠務公共設施未能滿足現有居民需要，雨季來臨時屬低窪地區必會受到嚴峻挑戰。

本席期望委員批出是項申請時，由於該區已有大量使用傳統化糞池的小型屋宇，而本席亦多次收到來自當區村民的意見，反映屋宇數量太多，地下水飽和，令化糞池排污能力逐漸下降，村內經常有污水滲漏問題，所以懇請委員們務必考慮當區的污水排放問題，並規定申請人必須依從政府部門及相關專業人士的意見，及需預留渠位及空間，接駁日後落成的蠔涌小型污水處理廠的公共渠口。

西貢區議員 何偉航

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年03月05日星期五 3:50
收件者: tpbpd
主旨: A/SK-HC/324 DD 244, Ho Chung, Sai Kung

5-2

A/SK-HC/324
Lot 676 RP in D.D. 244, Ho Chung, Sai Kung
Site area : About 157sq.m
Zoning : "Agriculture"
Applied development : NET House

Dear TPB Members,

Strong objections. Not only is there land available within the "Village Type Development" ("V") zone to meet the outstanding 104 Small House applications (2019), the board has also approved a number of 'private garden' applications for this village recently, indicating that there is in fact more than adequate "V" allocation for indigenous villagers to build a home.

Mary Mulvihill

創建 Designing Hong Kong 香港 .com

08 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

5-3

Proposed House (New Territories Exempted House - Small House) (Application No. A/SK-HC/324)

Dear Chairman and Members,

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

- The proposed area is zoned as "**Agriculture (AGR)**". The planning intention of this zone is primarily for retaining and safeguarding good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- **Land is still available** within the "V" zone of Ho Chung New Village and Nam Pin Wai which is primarily intended for Small House development. It is considered more appropriate to concentrate the proposed development with in 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 applicant fails to show in the drainage impact assessment and sewage impact assessment that the proposed development would not bring any adverse environmental impact to the surrounding areas.
- The approval of the application would set an undesirable precedent for other applications within the "Agriculture (AGR)" zone, and lead to a general degradation of the rural environment of the area.

Here we submit our concerns for your consideration.

Yours,
Designing Hong Kong Limited





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

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

5-4

8th March, 2021.

By email only

Dear Sir/ Madam,

Proposed House (New Territories Exempted House - Small House)
(A/SK-HC/324)

1. We refer to the captioned.
2. We object to the captioned application as the proposed use is unlikely to be in line with the planning intention of the Agriculture (AGR) zone, which is intended primarily to: *'retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes'*.
3. In the Planning Statement for this application, the 'current situation of the Application Site' is shown in 'Illustration 1'; as shown in the photo, the site is well-vegetated, and we consider, based on this photo, it is still arable.
4. In view of the above, we urge the Board to reject the application.
5. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



Advisory Clauses

- (a) to note the comments of the District Lands Officer/Sai Kung, Lands Department that notwithstanding that planning permission may be given, there is no guarantee that the Small House application will be approved;
- (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 Plan subject to Comment by the Environmental Protection Department" and are duly certified by an Authorised Person (AP);
- (c) to note the comments of the Chief Engineer/Mainland South, Drainage Services Department that the applicant should ensure adequate stormwater drainage collection and disposal facilities would be provided in connection with the proposed use to deal with the surface runoff of the Site or the same flowing on to the Site from the adjacent areas without causing any adverse drainage impact to the areas or nuisance to the adjoining areas;
- (d) to note the comments of the Chief Engineer/Construction, Water Supplies Department (WSD) that for provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards;
- (e) to note the comments of the Chief Building Surveyor/New Territories East (2) & Rail, Building Department that all non-exempted ancillary site formation and/or communal drainage works are subject to compliance with Buildings Ordinance, and AP must be appointed for the site formation and communal drainage works;
- (f) to note the comments of the Director of Fire Services that the applicant is reminded to observe 'New Territories Exempted Houses – A Guide to Fire Safety Requirements' published by Lands Department (LandsD). Detailed fire safety requirements will be formulated upon receipt of formal application referred by LandsD; and
- (g) to note the comments of the Executive Secretary (Antiquities and Monuments) of Antiquities and Monuments Office (AMO), Development Bureau that the applicant is required to inform AMO (Contact Person: Ms. Connie CHEUNG on 2721 1039) immediately in case of the discovery of antiquities or supposed antiquities in the Site in the course of excavation.