

Form No. S16-I  
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

2021年 3月 25日 收到。城市規劃委員會  
此文件在 25 MAR 2021  
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 25 MAR 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.

**Applicable to proposals not involving or not only involving:**  
適用於建議不涉及或不祇涉及:

- (i) **Construction of "New Territories Exempted House(s)"**  
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas; and**  
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas**  
位於鄉郊地區的臨時用途或發展的許可續期

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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



For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/SK-HC/327
	Date Received 收到日期	25 MAR 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)

**Vie Tranquille Garden Co. Limited 悠然園藝有限公司**  
**Elegant Garden Company Limited 雅智花園有限公司**

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

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

**Pang Hing Yeun 彭慶餘**

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼（如適用）	Lot No. 130 S.A (Part) and Lot No.130 RP (Part) in D.D. 247, Ho Chung, Sai Kung, New Territories 新界西貢蠔涌丈量約份第247約地段第130號A分段(部份)及130號餘段(部份)
(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 ..... 937.62 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 180 ..... 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）	..... 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	Green Belt 綠化地帶
(f) Current use(s) 現時用途	Vacant 空置土地  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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



- ☐ has notified ..... “current land owner(s)”<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

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

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

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

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

- ☐ sent request for consent to the “current land owner(s)” on \_\_\_\_\_ (DD/MM/YYYY)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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

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

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



**6. Type(s) of Application 申請類別**

- ☐ Type (i) Change of use within existing building or part thereof  
第(i)類 更改現有建築物或其部分內的用途
- ☒ Type (ii) ~~Diversion of stream~~ / excavation of land / ~~filling of land~~ / ~~filling of pond~~ as required under Notes of Statutory Plan(s)  
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project  
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)  
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☐ Type (v) Use / development other than (i) to (iii) above  
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置用途，請填妥於附件的表格。

**(i) For Type (i) application 供第(i)類申請**

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 .....		sq.m 平方米 □About 約
	Non-domestic part 非住用部分 .....		sq.m 平方米 □About 約
	Total 總計 .....		sq.m 平方米 □About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途



(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	<div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Diversion of stream 河道改道   <input type="checkbox"/> Filling of pond 填塘            Area of filling 填塘面積 ..... sq.m 平方米            Depth of filling 填塘深度 ..... m 米         </div> <div> <input type="checkbox"/> About 約   <input type="checkbox"/> About 約         </div> </div> <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Filling of land 填土            Area of filling 填土面積 ..... sq.m 平方米            Depth of filling 填土厚度 ..... m 米         </div> <div> <input type="checkbox"/> About 約   <input type="checkbox"/> About 約         </div> </div> <div style="display: flex; justify-content: space-between;"> <div> <input checked="" type="checkbox"/> Excavation of land 挖土            Area of excavation 挖土面積 ..... 442.5 ..... sq.m 平方米            Depth of excavation 挖土深度 ..... 1 ..... m 米         </div> <div> <input checked="" type="checkbox"/> About 約   <input checked="" type="checkbox"/> About 約         </div> </div> <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) (請用圖則顯示有關土地/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>
(b) Intended use/development 有意進行的用途/發展	<p><b>Proposed Excavation of land for permitted agricultural use (Green House)</b>  <b>擬議掘土作準許農業用途(溫室)</b></p>

(iii) For Type (iii) application 供第(iii)類申請													
(a) Nature and scale 性質及規模	<div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Public utility installation 公用事業設施裝置   <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置         </div> <div>           Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate            請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度         </div> </div> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%;">Name/type of installation 裝置名稱/種類</th> <th style="width: 17%;">Number of provision 數量</th> <th style="width: 50%;">Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											



**(iv) For Type (iv) application 供第(iv)類申請**

(a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –

請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 ..... to 至 .....
- ☐ Gross floor area restriction 總樓面面積限制 From 由 .....sq. m 平方米 to 至 .....sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由 .....% to 至 .....%
- ☐ Building height restriction 建築物高度限制  
From 由 .....m 米 to 至 ..... m 米  
From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由 .....m to 至 ..... m
- ☐ Others (please specify) 其他 (請註明) .....

**(v) For Type (v) application 供第(v)類申請**

(a) Proposed use(s)/development  
擬議用途/發展

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

**(b) Development Schedule 發展細節表**

- Proposed gross floor area (GFA) 擬議總樓面面積 ..... sq.m 平方米 ☐About 約
- Proposed plot ratio 擬議地積比率 ..... ☐About 約
- Proposed site coverage 擬議上蓋面積 ..... % ☐About 約
- Proposed no. of blocks 擬議座數 .....
- Proposed no. of storeys of each block 每座建築物的擬議層數 ..... storeys 層  
☐ include 包括 ..... storeys of basements 層地庫  
☐ exclude 不包括 ..... storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 ..... mPD 米(主水平基準上) ☐About 約  
..... m 米 ☐About 約



☐ Domestic part 住用部分GFA 總樓面面積 ..... sq. m 平方米 ☐ About 約

number of Units 單位數目 .....

average unit size 單位平均面積 .....sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目 .....

☐ Non-domestic part 非住用部分GFA 總樓面面積☐ eating place 食肆 ..... sq. m 平方米 ☐ About 約☐ hotel 酒店 ..... sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目) .....

☐ office 辦公室 ..... sq. m 平方米 ☐ About 約☐ shop and services 商店及服務行業 ..... sq. m 平方米 ☐ About 約☐ Government, institution or community facilities (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)  
政府、機構或社區設施.....  
.....  
.....☐ other(s) 其他 (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積).....  
.....  
.....☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)☐ private open space 私人休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於☐ public open space 公眾休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

## (c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....

## (d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

.....

.....

.....

.....

.....



## 7. Anticipated Completion Time of the Development Proposal

擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

2022年6月

## 8. Vehicular Access Arrangement of the Development Proposal

## 擬議發展計劃的行車通道安排

Any vehicular access to the site/subject building?

是否有車路通往地盤／有關建築物？

Yes 是

☐ 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))

☐ 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)

No 否

☒

Any provision of parking space  
for the proposed use(s)?

是否有為擬議用途提供停車位？

Yes 是

☐ (Please specify type(s) and number(s) and illustrate on plan)

請註明種類及數目並於圖則上顯示)

Private Car Parking Spaces 私家車車位

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

Others (Please Specify) 其他 (請列明)

No 否

☒

Any provision of loading/unloading space for the proposed use(s)?

是否有為擬議用途提供上落客貨車位？

Yes 是

☐ (Please specify type(s) and number(s) and illustrate on plan)

請註明種類及數目並於圖則上顯示)

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

No 否

☒

## 9. 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。

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?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... ..... ..... .....			
	No 否	<input checked="" type="checkbox"/>			
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註: 如申請涉及第(ii)類申請, 請跳至下一條問題。)	Yes 是	<input checked="" 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)  <input type="checkbox"/> Diversion of stream 河道改道  <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  <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  <input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積.....442.5..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 .....1.....m 米 <input checked="" type="checkbox"/> About 約			
	No 否	<input type="checkbox"/>			
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	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"/> _____ _____				
	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) ..... ..... ..... ..... .....				



**10. Justifications 理由**

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

1. 我們公司專門種植花卉及蔬果，我們於西貢蠔涌近界咸村附近購買了一幅土地希望用作種植用途，根據規劃署的指引，綠化地帶內可於有附帶條件下申請興建農用構築物。
2. 申請位置擬興建兩個一層高，每個約90平方米，高約4.57米的溫室用作種植蔬果類植物，露天地方會鋪設草皮及種植一些果樹。
3. 該兩構築物，我們會用鋁材做支架，天花及外牆會採用木材及玻璃。
4. 我們會沿著申請位置外圍加設約1.8米高的戶外木作圍欄。
5. 我們種植的全部都是採用有機肥料，絕對不會影響環境。
6. 我們會於申請地點設立兩個環保流動廁所及水箱，並定期由吸糞公司去處理污水的問題。
7. 我們每星期都會處理垃圾，將所有垃圾運到垃圾站，確保不會影響環境衛生問題。
8. 申請位置原本於2016年獲得掘地許可(A/SK-HC/256)，及獲得相關部門批准於上述申請位置用作農業用途，及後因為人為疏忽導致遲遲未能開始工程，而現在因為構築物位置稍作修改及之前的規劃許可限期已過，因現在重新向貴處申請。
9. 由於申請位置附近有一個政府斜坡，為了安全起見，我們將其中一個構築物移位，將其移離斜坡10以外，確保有特定的安全距離。
10. 申請位置現只有一棵樹，其餘只是草叢，而該樹的位置沒有影響我們挖掘的位置及沒有影響構築物位置，我們會保留將其好好養植。
11. 我們定必遵從有關部門意見，確保不會破壞環境。

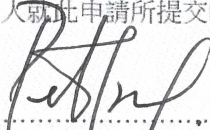


**11. Declaration 聲明**

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

Pang Hing Yeun

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

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

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

22-03-2021

(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。

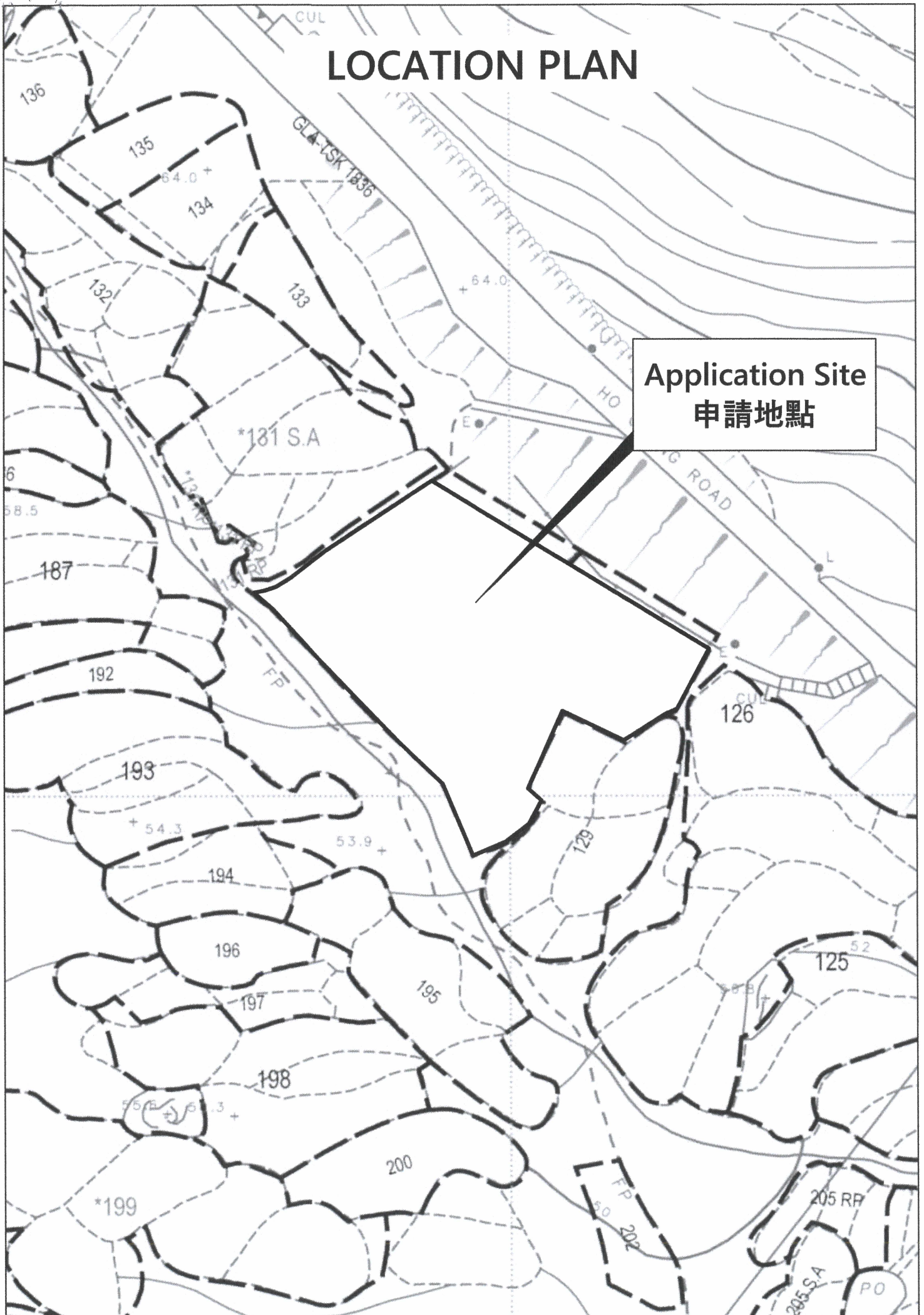
3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 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。



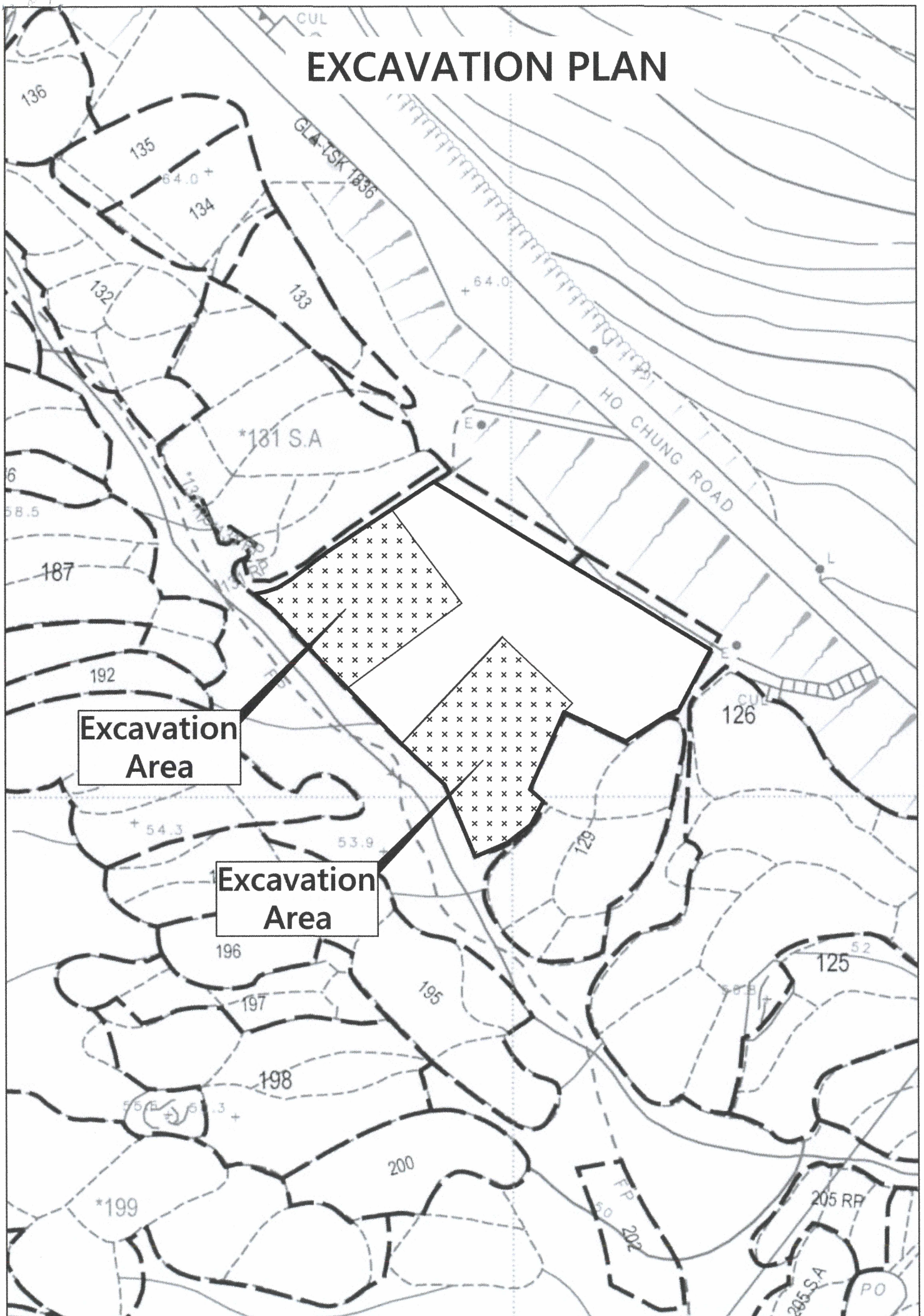
# LOCATION PLAN

Application Site  
申請地點



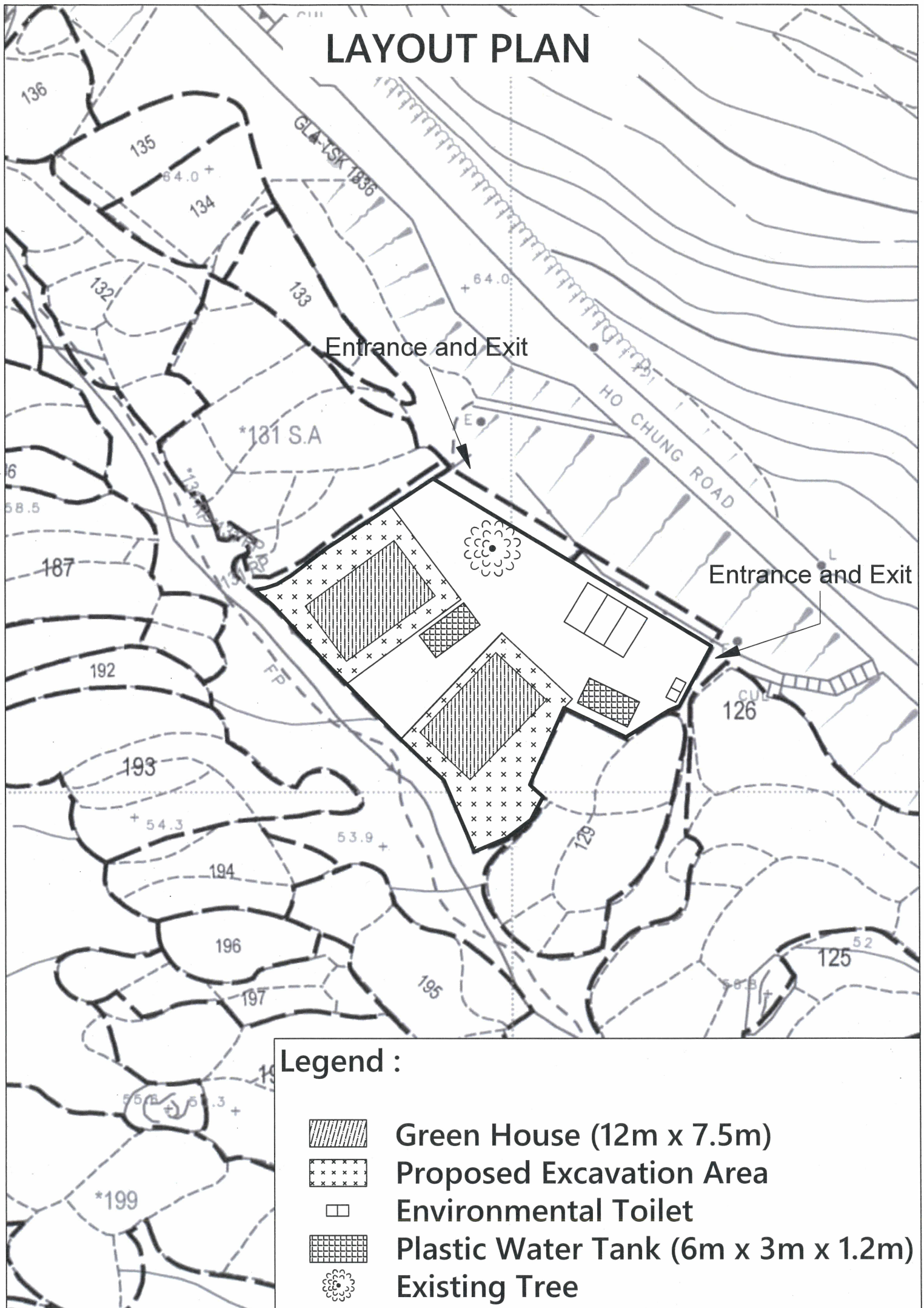


# EXCAVATION PLAN





# LAYOUT PLAN





轉寄: Planning Application A/SK-HC/327 - Proposed Excavation of Land for Permitted  
Agricultural Use (Green Houses) at Ho Chung, Sai Kung 21/09/2021 16:41

From: pang hingyeun <[REDACTED]>

To: "msywong@pland.gov.hk" <msywong@pland.gov.hk>, "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>

History:

This message has been forwarded.

1 Attachment



GPRR 20210916.pdf

Dear Mr Wong,

Attached please find the revised GPRR for your record and reference.

Further to DPO's comment received on 13<sup>th</sup> September 2021, we are pleased to tabulate the following responses to DPO's comment for your issue a submission letter.

Item	Response to comment
(i)	The extent of "Unregistered Feature A/B" is indicated on figure 1 in this resubmission.
(ii)	The gradient of feature no. 7SE-D/F57 was revised in this resubmission.
(iii)	Noted.
(iv)	Noted.
(v)	The proposed minimum distance of the green house from the adjacent geotechnical feature is indicated in figure 1 to 3 in this resubmission.

Should you have any queries on the above matter, please feel free to contact me at Tel. [REDACTED].

Regards,  
H.Y.Pang



**GEOTECHNICAL PLANNING REVIEW REPORT**

**FOR PLANNING APPLICATION**

**AT LOT NO. 130 S.A AND 130 R.P. IN D.D.247  
HO CHUNG, SAI KUNG, N.T.**

**Prepared by : K S So & Associates Ltd.**

**Date : September 2021**

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**



Detailed comments of the Chief Engineer/Construction, Water Supplies Department (CE/Construction, WSD):

- (a) the following requirements should be applicable to the application when conducting the risk assessment report:
- (i) no discharge of effluent or foul water into adjoining land, storm water drain, channel, stream or river course is allowed. Such foul water or effluent shall be collected and disposed of outside Water Gathering Ground (WGG);
  - (ii) all solid waste and sludge arising from the development shall be disposed of properly outside WGG;
  - (iii) the use and storage of pesticides/herbicides, toxicants, chemical solvents, lavicidal oil, rodenticide, tar and petroleum oil are strictly prohibited in WGG;
  - (iv) no chemicals including fertilisers and detergents shall be used/stored without the prior approval from the Water Authority;
  - (v) oil leakage and spillage shall be prevented within WGG at all time;
  - (vi) the agricultural structure under the development shall be located away from any water courses as far as possible. Agricultural structures including but not limited to compost sheds and structures for storage of fertilisers and wastes shall be water-tight;
  - (vii) during the erection of the agricultural structure, no earth and other construction materials which may cause contamination to WGG are allowed to be stockpiled or stored on site. Furthermore, all excavated or filled surfaces shall be prevented within WGG. All construction spoils shall be contained and protected; and effluent containing spoils shall be disposed of after desiltation; and
- (b) the applicants shall follow the standard conditions of work during construction as per “Conditions for Working within Water Gathering Grounds” (**Annex A of Appendix V**), in particular conditions (j) to (m) regarding the operation and maintenance of the proposed portable toilets as appropriate.

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

- (a) according to the information provided, the Site is served by a vehicular access. Unless the said access is a specified street under the Building (Planning) Regulations (B(P)R) 18A(3), the development intensity of the Site under the Buildings Ordinance shall be determined by the Building Authority under B(P)R 19(3). It is noted that the proposed plot ratio and site coverage calculations have not been provided for consideration;
- (b) the means of obtaining access to the proposed building from a street including the land status of such access should be clarified to demonstrate compliance of B(P)R 5;
- (c) emergency vehicular access should be provided in accordance with B(P)R 41D; and
- (d) detailed comments will be given during general building plans submission stage.

tpbpd@pland.gov.hk

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寄件者: [REDACTED]  
寄件日期: 2021年04月24日星期六 4:53  
收件者: tpbpd  
主旨: A/SK-HC/327 DD 247 tIN IIU, Ho Chung GB

5-1

Dear TPB Members,

Regrettably your predecessors approved 256 back in 2016, but this approval is well out of time so application has to be considered as a fresh application.

Moreover it is unclear if the 1mt Excavation of Land is in addition to the previous 1mt. This is a Water Gathering Ground.

Buildings on GB are not appropriate.

Mary Mulvihill

---

**From:** [REDACTED]  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Monday, May 2, 2016 12:55:50 AM  
**Subject:** Fwd: A/SK-HC/256 Ho Chung

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Dear TPB Members.

No need to waste time on drainage, water supplies and other issues.

This application is totally inappropriate. Green Belt is zoned for passive recreation not for farming.

There are plenty of AG zoned sites that the applicant can take up farming on, is he has genuine intent.

This application must be rejected.

Mary Mulvihill

---

**From:** [REDACTED]  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Friday, January 22, 2016 12:57:20 AM  
**Subject:** A/SK-HC/256 Ho Chung

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A/SK-HC/256  
Lot No. 130 (Part) in D.D. 247, Ho Chung, Sai Kung  
Site area : About 819.7 m<sup>2</sup>  
Zoning : "Green Belt"  
Applied Use : Proposed Excavation of Land for Agricultural use

Dear TPB Members,

Am I missing something? GB is GB, Agriculture is another use.

This is an isolated site at the heart of Green Belt in a country Park.



I strongly object to this application that is obviously no more than the preliminary step toward degrading the land in preparation for application for residential use.

The proposed development is not in line with the planning intention of the GB zoning for the area which is to conserve the natural physical features of the countryside and to provide passive recreational outlets. There is a general presumption against development within this zone.

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

The application does not comply with the Town Planning Board Guidelines for 'Application for Development within "GB" zone under section 16 of the Town Planning Ordinance' in that the proposed developments would affect the existing natural landscape.

Approval of the application would set an undesirable precedent for similar applications within the "GB" zone. The cumulative effect of approving such applications would result in a general degradation of the natural environment in the area.

Mary Mulvihill

---



香港新界葵涌葵昌路 8 號  
萬泰中心 15 樓  
15/F, Manhattan Centre  
8 Kwai Cheong Road  
Kwai Chung, N.T., Hong Kong

電話 Tel: +852 2526 1011  
傳真 Fax: +852 2845 2764  
wwf@wwf.org.hk  
wwf.org.hk

28 April 2021

**Chairman and members**

**Town Planning Board**

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

5-2

**By E-mail ONLY**

Dear Sir/Madam,

**RE: Proposed excavation of land for permitted agricultural use (green house) on  
"Green Belt" zone near Tin Liu, Ho Chung, Sai Kung (A/SK-HC/327)**

WWF would like to lodge our objection to the captioned application.

**Suspected "destroy first, apply later" case**

The captioned site falls within the "Green Belt" ("GB") zone of the approved Ho Chung Outline Zoning Plan (No. S/SK-HC/11). As per the aerial photos taken in July and November 2019 and April 2020, signs of vegetation clearance and land filling were observed at the application site. According to the Schedule of Uses of the aforesaid OZP, any filling or excavation of land in "GB" zone requires permission from the Town Planning Board in advance. As such, we consider that the Town Planning Board should investigate whether the captioned application is a "destroy first, apply later" case. If yes, we opine that the captioned application should be rejected so as to align with the Town Planning Board's approach to deter "destroy first, build later" activities<sup>1</sup>, and prevent legitimizing any unauthorized development. Otherwise, we worry that such approval would set an undesirable precedent for other landowners to legitimize unauthorized developments using similar approach, which would cause cumulative impacts to the "GB" zone of the locality.

<sup>1</sup> <https://www.info.gov.hk/gia/general/201107/04/P201107040265.htm>



**together possible**

贊助人：香港特別行政區行政長官  
林鄭月娥女士、大紫荊勳賢、GBS  
主席：白丹尼先生  
署理行政總裁：黃碧茵女士  
義務公司秘書：聯信秘書服務有限公司  
義務司庫：匯豐銀行  
註冊慈善機構

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

The Chief Executive of the HKSAR  
Chairman: Mr Daniel R Bradshaw  
Acting CEO: Ms Nicole Wong

Honorary Company Secretary:  
McCabe Secretarial Services Limited  
Honorary Treasurer: HSBC  
Registered Charity



**Adverse impact to the nearby natural stream**

The captioned application is located closely to a natural stream (Fig. 2). However, there is insufficient information from the applicant to demonstrate that the proposed development would not cause adverse impact to the stream. We worry that untreated sewage and excavated soil would enter the stream and cause adverse water quality impact. As such, we consider that the captioned application should be rejected.

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

Yours faithfully,



Andrew Chan

Senior Conservation Officer, Policy

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5-2

**Fig. 1 Landscape change can be observed at the application site between 2019 and 2020 (marked with red circle approximately) (Imagery source: Google Earth & Lands Department)**

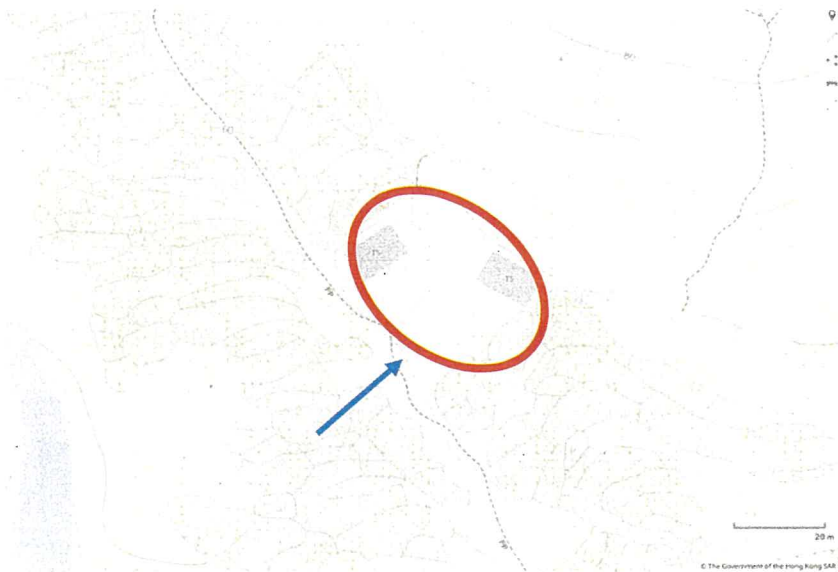




**Fig. 1 Landscape change can be observed at the application site between 2019 and 2020 (marked with red circle approximately) (Imagery source: Google Earth & Lands Department) (Cont.)**



**Fig. 2 The natural stream (indicated as blue arrow) adjacent to the application site (marked as red circle approximately) (Map source: Geoinfo)**



# 創建 Designing Hong Kong 香港 .com

30 April 2021  
Chairman and Members  
Town Planning Board  
15/F, North Point Government Offices  
333 Java Road, North Point, Hong Kong  
Fax: 2877 0245;  
Email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

5-3

## Proposed Excavation of Land for Permitted Agricultural Use (Green House) (Application No. A/SK-HC/327)

Dear Chairman and Members,

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

- The proposed area is zoned as "**Green Belt (GB)**". The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- From the Google Earth's aerial image, the proposed site has been cleared without any previous planning approval. We concern the Town Planning Board may be rewarding an "**Destroy First, Development Later**" practice and **unauthorized development** here through the approval of captioned application.



February 2021





- The approval of the application would set an undesirable precedent for other applications within the "Green Belt (GB)" zone, and lead to a general degradation of the natural environment of the area.

Here we submit our concerns for your consideration.

Yours,  
**Designing Hong Kong Limited**



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)

seg 1

5-4

23rd September, 2021.

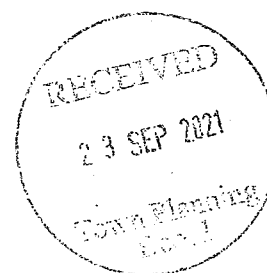
By email only

Dear Sir/ Madam,

**Proposed Excavation of Land for Permitted Agricultural Use (Green House)**  
**(A/SK-HC/327)**

1. We refer to the captioned.
2. Based on the information retrieved from the Planning Department on the same date of this submission, we note that there is an Enforcement Case (E/SK-HC/0148) partially covering the current application site.
3. We urge the Board to clarify the status of this case and the site history with relevant authorities first before making a decision regarding this application.
4. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden







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

seg 2

5-5

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

26th October, 2021.

By email only

Dear Sir/ Madam,

**Proposed Excavation of Land for Permitted Agricultural Use (Green House)**  
**(A/SK-HC/327)**

1. We refer to the captioned.
2. Based on the information retrieved from the Planning Department in October 2021, we note that there is an Enforcement Case (E/SK-HC/0148) partially covering the current application site.
3. We urge the Board to clarify the status of this case and the site history with relevant authorities first before making a decision regarding this application.
4. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden



tpbpd@pland.gov.hk

---

寄件者: [REDACTED]  
寄件日期: 2021年10月26日星期二 2:40  
收件者: tpbpd  
主旨: Re: A/SK-HC/327 DD 247 tIN IIU, Ho Chung GB

5-6

Dear TPB Members,

That a Geotechnical Report is required indicates that there are indeed issues.

In view of rising temperatures and changes in weather patterns when it comes to sensitive locations the board should err on the side of caution.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Saturday, April 24, 2021 4:53:18 AM  
**Subject:** A/SK-HC/327 DD 247 tIN IIU, Ho Chung GB

Dear TPB Members,

Regrettably your predecessors approved 256 back in 2016, but this approval is well out of time so application has to be considered as a fresh application.

Moreover it is unclear if the 1mt Excavation of Land is in addition to the previous 1mt. This is a Water Gathering Ground.

Buildings on GB are not appropriate.

Mary Mulvihill

---

**From:** [REDACTED]  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Monday, May 2, 2016 12:55:50 AM  
**Subject:** Fwd: A/SK-HC/256 Ho Chung

Dear TPB Members.

No need to waste time on drainage, water supplies and other issues.

This application is totally inappropriate. Green Belt is zoned for passive recreation not for farming.

There are plenty of AG zoned sites that the applicant can take up farming on, is he has genuine intent.

This application must be rejected.

Mary Mulvihill



**From:** [REDACTED]  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Friday, January 22, 2016 12:57:20 AM  
**Subject:** A/SK-HC/256 Ho Chung

5-6

A/SK-HC/256  
Lot No. 130 (Part) in D.D. 247, Ho Chung, Sai Kung  
Site area : About 819.7 m<sup>2</sup>  
Zoning : "Green Belt"  
Applied Use : Proposed Excavation of Land for Agricultural use

Dear TPB Members,

Am I missing something? GB is GB, Agriculture is another use.

This is an isolated site at the heart of Green Belt in a country Park.

I strongly object to this application that is obviously no more than the preliminary step toward degrading the land in preparation for application for residential use.

The proposed development is not in line with the planning intention of the GB zoning for the area which is to conserve the natural physical features of the countryside and to provide passive recreational outlets. There is a general presumption against development within this zone.

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

The application does not comply with the Town Planning Board Guidelines for 'Application for Development within "GB" zone under section 16 of the Town Planning Ordinance' in that the proposed developments would affect the existing natural landscape.

Approval of the application would set an undesirable precedent for similar applications within the "GB" zone. The cumulative effect of approving such applications would result in a general degradation of the natural environment in the area.

Mary Mulvihill

Advisory Clauses

- (a) to note the following comments of the District Lands Officer/Sai Kung, Lands Department:
  - (i) the applicants should obtain a Letter of Approval for erection of structure(s) exclusively for agricultural purposes or Short Term Waiver for erection of structure(s) for use other than agricultural purposes on the lots from his Office;
  - (ii) any use of government land adjoining the application site (the Site) should obtain prior approval from his Office;
  - (iii) there is no guarantee that the applications for (i) and (ii) above will be approved. Any approval, if given, will be subject to rent and administrative fee and other terms and conditions as may be considered appropriate by the Government;
- (b) to note the comments of the Director of Environmental Protection that the applicants are reminded that any use of fertilisers is subject to agreement by Water Supplies Department (WSD), as the authority of Water Gathering Ground; and that any wastewater discharge with fumigant or pesticide into the nearby watercourse is prohibited under the Water Pollution Control Ordinance;
- (c) to note the comments of the Chief Engineer/Construction, WSD that the applicants shall follow the standard conditions of work during construction as per "Conditions for Working within Water Gathering Grounds" (**Annex A**), in particular conditions (j) to (m) regarding the operation and maintenance of the proposed portable toilets as appropriate;
- (d) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that the proposed excavation area is larger than footprint of the greenhouse. The applicants should clarify if the concerned areas would be backfilled with appropriate materials, such as the excavated materials;
- (e) to note the comments of the Chief Engineer/Mainland South, Drainage Services Department that the applicants should ensure 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 or the same flowing on to the Site from the adjacent areas without causing any adverse drainage impacts or nuisance to the adjoining areas; and all the proposed works including site formation are situated at 3m away from the top of the bank of the nearby streamcourse;
- (f) to note the following comments of the Chief Building Surveyor/New Territories East (2) and Rail, Buildings Department:
  - (i) according to the information provided, the Site is served by a vehicular access. Unless the said access is a specified street under the Building (Planning) Regulations (B(P)R) 18A(3), the development intensity of the Site under the Buildings Ordinance shall be determined by the Building Authority under B(P)R 19(3). It is noted that the proposed plot ratio and site coverage calculations have not been provided for consideration;
  - (ii) the means of obtaining access to the proposed building from a street including the land status of such access should be clarified to demonstrate compliance of B(P)R 5;



- (iii) emergency vehicular access should be provided in accordance with B(P)R 41D;
- (iv) detailed comments will be given during general building plans submission stage; and
- (g) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department that the applicants are reminded to make necessary submissions to Lands Department and/or Buildings Department for approval if any existing slope could affect or be affected by the proposed works (if any) in accordance with the provisions of the Buildings Ordinance.

### Conditions for Working within Gathering Grounds

- (a) Adequate measures shall be taken to ensure that no pollution or siltation occurs to the gathering grounds.
- (b) No earth, building materials, fuel, oil or toxic materials and other materials which may cause contamination to the gathering grounds are allowed to be stockpiled or stored on site.
- (c) All surplus spoils shall be protected and removed off the gathering grounds as soon as possible.
- (d) Temporary drains with silt traps shall be constructed at the boundary of the site prior to the commencement of any earthworks and shall be properly maintained during the progress of the works.
- (e) Regular cleaning of the silt traps shall be carried out to ensure that they function properly at all time.
- (f) All excavated or filled surfaces which have the risk of erosion shall be protected from erosion at all time.
- (g) Facilities for washing the wheels of vehicles before leaving the site shall be provided.
- (h) Any construction plant which causes pollution to the gathering grounds due to leakage of oil or fuel shall be removed off site immediately.
- (i) Any soil contamination with fuel leaked from plant shall be removed off site and the voids arising from removal of contaminated soil shall be replaced by suitable material to the approval of the Director of Water Supplies.
- (j) Provision of temporary toilet facilities is to be subject to the approval of the Director of Water Supplies.
- (k) All waterworks access roads must be maintained unobstructed at all time.
- (l) Site formation plans including details of silt traps shall be submitted to WSD for approval prior to commencement of work.
- (m) No structure or temporary works shall be erected in the catchwaters without prior approval of WSD.
- (n) The Contractor shall be responsible for cleaning frequently any waterworks access roads and associated drainage works of mud and debris.



- (o) The Contractor shall limit the gross weight of the vehicles imposed on the waterworks access road to 5 tonnes and the axle load to 3 tonnes. He shall apply to WSD with details of his vehicles for using the access.
- (p) The approval for using the access may be withdrawn on written notice to the Contractor by WSD at their absolute discretion.
- (q) The Contractor shall recover immediately his vehicle which fell into the catchwater or stream bed or pay to the Government on demand the cost of recovery that may be necessary through the occurrence of any incident caused by the Contractor.
- (r) The Contractor shall carry out repair or reinstatement works to the satisfaction of WSD or pay to the Government on demand the cost of repair and reinstatement to any waterworks installations that shall or may be necessary at any time as a result of damage caused by the Contractor or others under his charge.
- (s) The Contractor shall enter and remain on and use the access at his own risk and he shall indemnify the Government against all claims, costs, damages and expense arising from the use of the access.
- (t) No excavation with depth more than 2m shall be permitted within 60m on plan from the centerline of WSD water tunnels without the prior approval of WSD.