

2022年 1月 28日

此文件在 收到 城市規劃委員會  
只合審核所有表格的資料及文件後才正式確認收到  
申請的日期。

28 JAN 2022

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

Form No. S16-II  
表格第 S16-II 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

適用於只涉及興建「新界豁免管制屋宇」的建議

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.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/337
	Date Received 收到日期	28 JAN 2022

- 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 CHUN MAN (張俊文)

## 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)

CHEER EXCEL ENGINEERING LIMITED

## 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	LOT NO. 552S.A IN D.D.244, HO CHUNG NEW VILLAGE, SAI KUNG, N.T.
(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 ..... 116.2 ..... sq.m 平方米 <input type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 ..... sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11
(e) Land use zone(s) involved 涉及的土地用途地帶	Agriculture (AGR)
(f) Current use(s) 現時用途	Vacant Land  (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)"<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）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

<b>6. Development Proposal 擬議發展計劃</b>			
(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	CHEUNG CHUN MAN (張俊文)		
(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 VILLAGE		
(c) Proposed gross floor area 擬議總樓面面積	.....195.09..... sq.m 平方米 <input type="checkbox"/> About 約		
(d) Proposed number of house(s) 擬議房屋幢數	1	Proposed number of storeys of each house 每幢房屋的擬議層數	3 Storeys
(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	Landscaping  (Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable) (請在圖則上顯示, 並註明車位總數, 以及每個車位的長度和寬度及/或化糞池的位置 (如適用))		
(g) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是          No 否	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))  ..... <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)  <input checked="" type="checkbox"/>	
(h) Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁至公共污水渠?	Yes 是 <input type="checkbox"/>       No 否 <input checked="" type="checkbox"/>	(Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線)       (Please indicate on plan the location of the proposed septic tank. 請用圖則顯示化糞池的位置)	

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

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

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

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

**8. Justifications 理由**

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

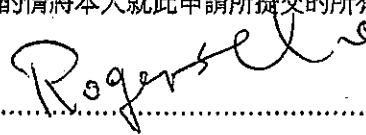
....The small house application not yet approved by District Lands Office, Sai Kung.....  
 Lands Department, so that applicant should seek the extention of permission for  
 carry on the captioned development.

**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

  
.....  
ROGER CHAN CHOI SHING

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

Name in Block Letters  
姓名（請以正楷填寫）

Project Manager.....  
Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 ..... MAIB, PEng(UK).....

on behalf of  
代表

.....CHEER EXCEL ENGINEERING LIMITED.....

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



Date 日期

12 JAN 2022

..... (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。



**Relevant Interim Criteria for Consideration of Application for  
New Territories Exempted House (NTEH)/Small House in New Territories**  
(Revised 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 Application at the Application Site**

**Approved Application**

<b>Application No.</b>	<b>Proposed Development</b>	<b>Date of Consideration</b>	<b>Approval Condition</b>
A/SK-HC/230	Proposed House (New Territories Exempted House - Small House)	7.3.2014	(a)

**Approval Condition**

(a) The submission and implementation of a landscape proposal

**Similar Planning Applications for  
Proposed House (New Territories Exempted House (NTEH) - Small House)  
Within/Straddling the Subject "Agriculture" Zone  
on the Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11**

**Approved Applications**

	<b>Application No.</b>	<b>Proposed Development(s)</b>	<b>Zoning(s)</b>	<b>Date of Consideration</b>	<b>Approval Condition(s)</b>
1.	A/SK-HC/150	Proposed House (NTEH - Small House)	"AGR"	28.9.2007	(a), (b) and (c)
2.	A/SK-HC/151	Proposed Two Houses (NTEHs - Small Houses)	"AGR"	28.9.2007	(a), (b) and (c)
3.	A/SK-HC/153	Proposed Two Houses (NTEHs - Small Houses)	"AGR"	12.10.2007	(a) and (b)
4.	A/SK-HC/154	Proposed Two Houses (NTEHs - Small Houses)	"AGR"	2.11.2007	(a) and (c)
5.	A/SK-HC/155	Proposed Two Houses (NTEHs - Small Houses)	"AGR"	2.11.2007	(a) and (c)
6.	A/SK-HC/156	Proposed Two Houses (NTEHs - Small Houses)	"AGR"	16.11.2007	(c)
7.	A/SK-HC/158	Proposed Two Houses (NTEHs - Small Houses)	"AGR"	7.3.2008	(a), (b) and(c)
8.	A/SK-HC/159	Proposed House (NTEH - Small House)	"AGR"	7.3.2008	(a), (b) and(c)
9.	A/SK-HC/162	Proposed House (NTEH - Small House)	"AGR"	20.6.2008	(a), (b) and(c)
10.	A/SK-HC/164	Proposed House (NTEH - Small House)	"AGR"	19.9.2008	(b) and (c)
11.	A/SK-HC/166	Proposed House (NTEH - Small House)	"AGR"	7.11.2008	(a), (b) and (c)
12.	A/SK-HC/167	Proposed House (NTEH - Small House)	"AGR"	7.11.2008	(a), (b) and (c)
13.	A/SK-HC/171	Proposed House (NTEH - Small House)	"AGR"	6.11.2009	(b) and (c)
14.	A/SK-HC/172	Proposed House (NTEH - Small House)	"AGR"	6.11.2009	(b) and (c)
15.	A/SK-HC/173	Proposed House (NTEH - Small House)	"AGR"	20.11.2009	(b) and (c)
16.	A/SK-HC/179	Proposed House (NTEH - Small House)	"AGR"	23.4.2010	(b)
17.	A/SK-HC/183	Proposed House (NTEH - Small House)	"AGR"	12.11.2010	(b) and (c)
18.	A/SK-HC/184	Proposed House (NTEH - Small House)	"AGR"	24.9.2010	(b) and (c)

	<b>Application No.</b>	<b>Proposed Development(s)</b>	<b>Zoning(s)</b>	<b>Date of Consideration</b>	<b>Approval Condition(s)</b>
19.	A/SK-HC/194	Proposed House (NTEH - Small House)	"AGR"	8.7.2011	(b) and (c)
20.	A/SK-HC/195	Proposed House (NTEH - Small House)	"AGR"	8.7.2011	(b) and (c)
21.	A/SK-HC/196	Proposed House (NTEH - Small House)	"AGR"	8.7.2011	(b) and (c)
22.	A/SK-HC/198	Proposed House (NTEH - Small House)	"AGR"	5.8.2011	(b) and (c)
23.	A/SK-HC/199	Proposed House (NTEH - Small House)	"AGR"	5.8.2011	(b) and (c)
24.	A/SK-HC/200	Proposed House (NTEH - Small House)	"AGR" and "V"	5.8.2011	(b) and (c)
25.	A/SK-HC/201	Proposed House (NTEH - Small House)	"AGR"	19.8.2011	(b) and (c)
26.	A/SK-HC/202	Proposed House (NTEH - Small House)	"AGR"	19.8.2011	(b) and (c)
27.	A/SK-HC/203	Proposed House (NTEH - Small House)	"AGR"	2.9.2011	(b) and (c)
28.	A/SK-HC/206	Proposed House (NTEH - Small House)	"AGR"	20.1.2012	(b) and (c)
29.	A/SK-HC/207	Proposed House (NTEH - Small House)	"AGR"	10.2.2012	(b) and (c)
30.	A/SK-HC/208	Proposed Two Houses (NTEHs - Small Houses)	"AGR"	24.2.2012	(b) and (c)
31.	A/SK-HC/209	Proposed House (NTEH - Small House)	"AGR"	30.3.2012	(b) and (c)
32.	A/SK-HC/210	Proposed Two Houses (NTEHs - Small Houses)	"AGR"	20.4.2012	(b) and (c)
33.	A/SK-HC/211	Proposed House (NTEH - Small House)	"AGR"	18.5.2012	(b) and (c)
34.	A/SK-HC/212	Proposed House (NTEH - Small House)	"AGR"	18.5.2012	(b) and (c)
35.	A/SK-HC/214	Proposed House (NTEH - Small House)	"AGR"	1.6.2012	(b) and (c)
36.	A/SK-HC/215	Proposed House (NTEH - Small House)	"AGR"	1.6.2012	(b) and (c)
37.	A/SK-HC/217	Proposed House (NTEH - Small House)	"AGR"	7.9.2012	(b)
38.	A/SK-HC/218	Proposed House (NTEH - Small House)	"AGR"	21.9.2012	(b) and (c)
39.	A/SK-HC/222	Proposed House (NTEH - Small House)	"AGR" and "V"	8.2.2013	(c)
40.	A/SK-HC/228	Proposed House (NTEH - Small House)	"AGR"	3.1.2014	(c)

	<b>Application No.</b>	<b>Proposed Development(s)</b>	<b>Zoning(s)</b>	<b>Date of Consideration</b>	<b>Approval Condition(s)</b>
41.	A/SK-HC/229	Proposed House (NTEH - Small House)	"AGR"	3.1.2014	(c)
42.	A/SK-HC/237	Proposed House (NTEH - Small House)	"AGR"	14.11.2014	(b) and (d)
43.	A/SK-HC/238	Proposed Four Houses (NTEHs - Small Houses)	"AGR"	12.12.2014	(c) and (d)
44.	A/SK-HC/240	Proposed House (NTEH - Small House)	"AGR"	16.1.2015	(c) and (d)
45.	A/SK-HC/243	Proposed House (NTEH - Small House)	"AGR"	5.6.2015	(c) and (d)
46.	A/SK-HC/246	Proposed House (NTEH - Small House)	"AGR"	21.8.2015	(c) and (d)
47.	A/SK-HC/254	Proposed House (NTEH - Small House)	"AGR"	8.1.2016*	(d)
48.	A/SK-HC/255	Proposed House (NTEH - Small House)	"AGR"	8.1.2016*	(d)
49.	A/SK-HC/258	Proposed House (NTEH - Small House)	"AGR"	12.8.2016	(d)
50.	A/SK-HC/259	Proposed House (NTEH - Small House)	"AGR"	12.8.2016	(d)
51.	A/SK-HC/260	Proposed House (NTEH - Small House)	"AGR"	12.8.2016	(d)
52.	A/SK-HC/261	Proposed House (NTEH - Small House)	"AGR"	12.8.2016	(d)
53.	A/SK-HC/263	Proposed House (NTEH - Small House)	"AGR"	30.9.2016	(d)
54.	A/SK-HC/267	Proposed House (NTEH - Small House)	"AGR"	12.5.2017	(d)
55.	A/SK-HC/268	Proposed House (NTEH - Small House)	"AGR"	12.5.2017	(d)
56.	A/SK-HC/270	Proposed House (NTEH - Small House)	"AGR"	25.8.2017*	(c) and (d)
57.	A/SK-HC/272	Proposed House (NTEH - Small House)	"AGR"	27.10.2017*	(c) and (d)
58.	A/SK-HC/273	Proposed Two Houses (NTEHs - Small Houses)	"AGR"	27.10.2017*	(c) and (d)
59.	A/SK-HC/274	Proposed House (NTEH - Small House)	"AGR"	27.10.2017*	(c) and (d)
60.	A/SK-HC/275	Proposed House (NTEH - Small House)	"AGR"	27.10.2017	(d)
61.	A/SK-HC/276	Proposed House (NTEH - Small House)	"AGR"	27.10.2017*	(d)
62.	A/SK-HC/277	Proposed House (NTEH - Small House)	"AGR"	27.10.2017	(c) and (d)

	<b>Application No.</b>	<b>Proposed Development(s)</b>	<b>Zoning(s)</b>	<b>Date of Consideration</b>	<b>Approval Condition(s)</b>
63.	A/SK-HC/280	Proposed House (NTEH - Small House)	"AGR"	22.12.2017	(d)
64.	A/SK-HC/293	Proposed House (NTEH - Small House)	"AGR"	6.7.2018	(d)
65.	A/SK-HC/294	Proposed House (NTEH - Small House)	"AGR"	6.7.2018	(d)
66.	A/SK-HC/305	Proposed House (NTEH - Small House)	"AGR"	17.5.2019	(d)
67.	A/SK-HC/311	Proposed House (NTEH - Small House)	"AGR"	19.7.2019	(d)
68.	A/SK-HC/312	Proposed House (NTEH - Small House)	"AGR"	2.8.2019	(d)
69.	A/SK-HC/313	Proposed House (NTEH - Small House)	"AGR"	2.8.2019	(d)
70.	A/SK-HC/314	Proposed House (NTEH - Small House)	"AGR"	2.8.2019	(d)
71.	A/SK-HC/315	Proposed House (NTEH - Small House)	"AGR" and "V"	20.9.2019	(d)
72.	A/SK-HC/322	Proposed House (NTEH - Small House)	"AGR"	6.11.2020	(d)
73.	A/SK-HC/324	Proposed House (NTEH - Small House)	"AGR"	26.3.2021	(d)
74.	A/SK-HC/325	Proposed House (NTEH - Small House)	"AGR"	24.9.2021	(d)
75.	A/SK-HC/331	Proposed House (NTEH - Small House)	"AGR"	24.9.2021	(d)
76.	A/SK-HC/334	Proposed House (NTEH - Small House)	"AGR"	18.2.2022	-
77.	A/SK-HC/335	Proposed House (NTEH - Small House)	"AGR"	18.2.2022	-

#### Notes

- 7 applications (marked with an asterisk (\*)) have valid Extension of Time approvals
- 32 applications (including 15 at sites covered by previously granted planning permissions) approved after the Board has adopted a more cautious approach to consider Small House applications since August 2015

#### Approval Conditions

- The submission of an archaeological survey before the commencement of any construction works and rescue excavation should be undertaken should archaeological remains be found
- The provision of fire-fighting access, water supplies for fire-fighting and fire service installations
- The submission and implementation of a landscape proposal
- The provision of septic tank as proposed by the applicant

### **Rejected Applications**

	<b>Application No.</b>	<b>Proposed Development(s)</b>	<b>Zoning</b>	<b>Date of Consideration</b>	<b>Rejection Reason(s)</b>
1.	A/SK-HC/165	Proposed House (NTEH - Small House)	"AGR"	20.2.2009	(1) and (2)
2.	A/SK-HC/174	Proposed House (NTEH - Small House)	"AGR"	18.12.2009	(1), (3) and (4)
3.	A/SK-HC/190	Proposed Two Houses (NTEHs - Small Houses)	"AGR"	6.5.2011	(1)
4.	A/SK-HC/204	Proposed House (NTEH - Small House)	"AGR"	18.11.2011	(1) and (5)
5.	A/SK-HC/290	Proposed House (NTEH - Small House)	"AGR"	15.6.2018	(1), (3) and (5)

### **Rejection Reasons**

- (1) The application does not comply with the Interim Criteria for Consideration of Application for NTEH/Small House in New Territories in that the applicant fails to demonstrate that the proposed development, located close to a stream course and/or within the water gathering ground, would not cause adverse impact on the water quality of the area.
- (2) 11kV high voltage overhead lines were located within the application site. There was insufficient information to demonstrate that alternative site(s) were available for diversion or replacement of the overhead power lines prior to granting planning approval. No feasible solution had been provided to address the concerns on electrical safety and electricity supply issues.
- (3) The proposed development is not in line with the planning intention of the "AGR" zone which is 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. There is no strong planning justification in the submission for a departure from such planning intention.
- (4) The cumulative impact of approving NTEH development in "AGR" zone might have adverse traffic impact on the local road network.
- (5) The approval of the application would set an undesirable precedent for other similar applications within the water gathering grounds in the "AGR" zone. The cumulative effect of approving such similar applications would result in a general degradation of the water quality of the area.



**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 application site (the Site) is located on Lot No. 522 S.A 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 footprint fall completely within the ‘village environs’ (‘VE’) of Ho Chung in Sai Kung Heung which is a recognised village under the New Territories Small House Policy;
- (d) the Indigenous Inhabitant Representative (IIR) of Ho Chung village had been requested to provide a 10-year forecast for Small House demand for 2022 onwards, but no response was heard as of 24.2.2022. As last advised by the IIR of Ho Chung as at 4.2.2020, the 10-year Small House demand forecast for the village was 480 cases. However, his office is not in a position to verify the forecast;
- (e) the number of outstanding Small House applications (including the proposed Small House under application) falling within and outside the “Village Type Development” (“V”) zone in Ho Chung are 49 and 46 respectively;
- (f) the number of approved rebuilding cases within the ‘VE’ of Ho Chung and Nam Pin Wai but that the New Territories Exempted House has not yet been completed is 6;
- (g) the applicant, Mr. CHEUNG Chun Man, has applied for a Small House 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;
- (h) the subject Small House application is under processing; and
- (i) notwithstanding that the planning permission may be given, there is no guarantee that the Small House application at the Site will be approved.

**2. Traffic**

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

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

### 3. **Agriculture**

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

- (a) the application is not supported from the agricultural perspective as the Site possesses potential for agricultural rehabilitation; and
- (b) the Site falls within the "Agriculture" zone and is currently vacant. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The Site can be used for agricultural activities such as open-field cultivation, greenhouses and 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) 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) the Site is currently not covered by DSD's public drainage networks. The applicant should provide adequate stormwater drainage collection and disposal facilities in connection with the proposed development to deal with the surface runoff of the Site and the same flowing onto the Site without causing any adverse impacts or nuisance to the adjoining areas; and
- (b) the Site is currently not covered by DSD's public sewerage networks. The requirements related to sewage treatment or disposal are subject to the views of DEP.

### 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 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 the landscape planning perspective;
- (b) the Site is situated in an area of settled valleys landscape character predominated by village houses, car parking, scrublands, woodlands and a water channel located closely to the north of the Site. The Site is already paved. As there is no existing tree and significant vegetation observed within the Site, the proposed use is considered not incompatible with the landscape character of the surrounding environment. Significant adverse landscape impact arising from the proposed development is not anticipated.

## 8. **Building Matters**

Comments of the Building Surveyor/New Territories East (2) and 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) an 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 is reminded to observe the “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. **Demand and Supply of Small House Sites**

According to DLO/SK of LandsD, the number of outstanding Small House applications in Ho Chung is 95, while the 10-year Small House demand forecast for the village is 480 as advised by the IIR of Ho Chung village in 2020. According to the latest estimate by PlanD, it is estimated that about 3ha of land (equivalent to about 120 Small House sites) is available within the “V” zone of Ho Chung. Therefore, the land available in the “V” zone of Ho Chung cannot fully meet the future Small House demand for 575 Small House sites.

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Sai Kung, Lands Department (LandsD) that 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 Plans subject to Comment by the Environmental Protection Department" and are duly certified by an Authorized Person (AP);
- (c) to note the comments of the Chief Engineer/Mainland South, Drainage Services Department that the applicant should provide adequate stormwater drainage collection and disposal facilities in connection with the proposed development to deal with the surface runoff of the application site and the same flowing onto the application site without causing any adverse impacts 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 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) and Rail, Buildings Department that all non-exempted ancillary site formation and/or communal drainage works are subject to compliance with the Buildings Ordinance. An AP must be appointed for the aforesaid site formation and communal drainage works; and
- (f) to note the comments of the Director of Fire Services that the applicant should observe the "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.