

Form No. S16-II  
表格第 S16-II 號

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

2022年12月6日

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

This document is received on 6 DEC 2022  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

**適用於只涉及興建「新界豁免管制屋宇」的建議**

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2202794 1/1 By HAND

Form No. S16-II 表格第 S16-II 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/SK-HC/341
	Date Received 收到日期	- 6 DEC 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 )

TSE KOK HOUNG 謝國雄

## 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 )

T.H. &amp; ASSOCIATES LIMITED 陳德慶測量有限公司

## 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. 679 RP in D.D. 244 Nam Pin Wai, Sai Kung, New Territories. 新界, 西貢, 南邊圍. 丈量約份第 244 約 地段 679 號餘段 (Appendix A & Appendix B)
(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 ..... 145.3 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 195.09 ..... sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... N A ..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Ho Chung Outline Zoning Plan 蠔涌分區計劃大綱圖 S/SK-HC/11 (Appendix C)
(e) Land use zone(s) involved 涉及的土地用途地帶	AGR Zone 農業 (Appendix B)
(f) Current use(s) 現時用途	Vacant Land 空置土地 (Appendix D) (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>。

(Appendix E)

- ☐ 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

NA

- (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)"#  
已通知 ..... 名「現行土地擁有人」#。 N A

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)  
其他（請指明）

N A

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號  
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



<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)	TSE KOK HOUNG 謝國雄		
(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)	Villager of Nam Pin Wai 南邊圍原居民		
(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	ONE	Proposed number of storeys of each house 每幢房屋的擬議層數	3
(e) Proposed roofed over area of each house 每幢房屋的擬議上蓋面積	...65.03... sq.m 平方米	Proposed building height of each house 每幢房屋的擬議高度	...8.23... m 米
(f) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途	NIL 無  (Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable) (請在圖則上顯示, 並註明車位總數, 以及每個車位的長度和寬度及/或化糞池的位置 (如適用))		
(g) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 <input checked="" type="checkbox"/>  No 否 <input type="checkbox"/>	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) ..... Nam Pin Wai Road 南邊圍路 ..... (Appendix F) <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)	
(h) Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁至公共污水渠?	Yes 是 <input type="checkbox"/>  No 否 <input checked="" type="checkbox"/>	(Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線)  (Please indicate on plan the location of the proposed septic tank. 請用圖則顯示化糞池的位置) (Appendix B)	

**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，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展計劃是否涉及右列的工程?</p>	<p>Yes 是 <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input 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>(Appendix D)</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 style="text-align: center;">N A</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"/>
On environment 對環境	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。

Appendix G

**Plans to be Submitted**

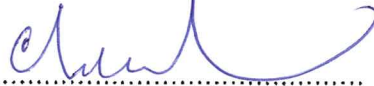
- |          |   |   |
|----------|---|---|
| Appendix | A | Lot Index Plan—Lot No. 679 RP in D.D. 244 |
| Appendix | B | Proposed Small House Plan                 |
| Appendix | C | Ho Chung Outline Zoning Plan—S/SK-HC/11   |
| Appendix | D | Aerial Photo of the Subject Site          |
| Appendix | E | Ownership of the Lot                      |
| Appendix | F | Location Plan                             |
| Appendix | G | Justification                             |

**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 this application 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

MR CHAN TAK HING

Name in Block Letters  
姓名（請以正楷填寫）

Managing Director

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

MRICS, RPS (LS) & ALS



on behalf of  
代表

T.H. & ASSOCIATES LIMITED

陳德慶測量有限公司

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

Date 日期

31 OCT 2022

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及  
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

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

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。



Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)  N A
Location/address 位置／地址	Lot No. 679 RP in D.D. 244 Nam Pin Wai, Sai Kung, New Territories. . 新界，西貢，南邊圍。 丈量約份 第 244 約 地段 679 號餘段 (Appendix A)
Site area 地盤面積	145.3 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	O.Z.P.—S/SK-HC/11 (Appendix C)
Zoning 地帶	AGR Zone 農業 (Appendix B)
Applied use/ development 申請用途／發展	New Territories Exempted House 新界豁免管制屋宇 <input checked="" type="checkbox"/> Small House 小型屋宇
(i) Proposed Gross floor area 擬議總樓面面積	195.09 sq. m 平方米 <input type="checkbox"/> About 約
(ii) Proposed No. of house(s) 擬議房屋幢數	ONE
(iii) Proposed building height/No. of storeys 建築物高度／層數	8.23 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)  Three Storeys(s) 層

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lot Index Plan—Lot 679 RP in D.D. 244, Proposed Small House Plan,		
O.Z.P.—S/SK-HC/11, Aerial Photo of the Subject Site and Location Plan.		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

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

# 地段索引圖 LOT INDEX PLAN

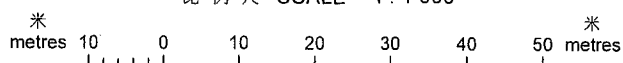
Appendix A



地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000



Locality : \_\_\_\_\_

Lot Index Plan No. : LIP1329567P

District Survey Office : DSOTP

Date : 10-Oct-2022

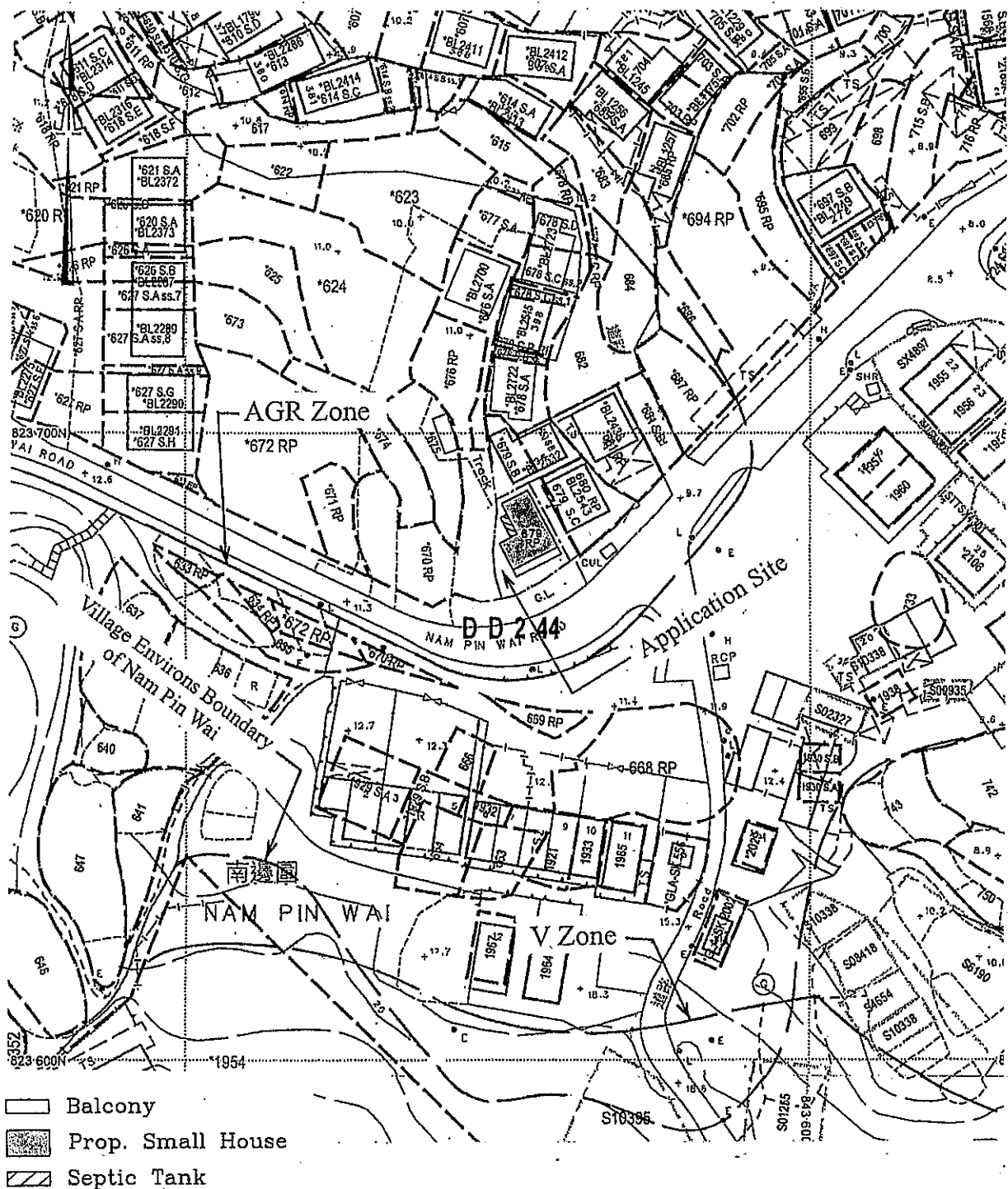
Reference No. : 11-NE-4B,11-NE-5A

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SMO-P01 20221010095147 10

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。  
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**Explanatory notes :** This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.  
**Disclaimer :** The Government shall not be responsible for any loss or damage

# Proposed Small House Plan of Lot No. 679 RP in D.D. 244



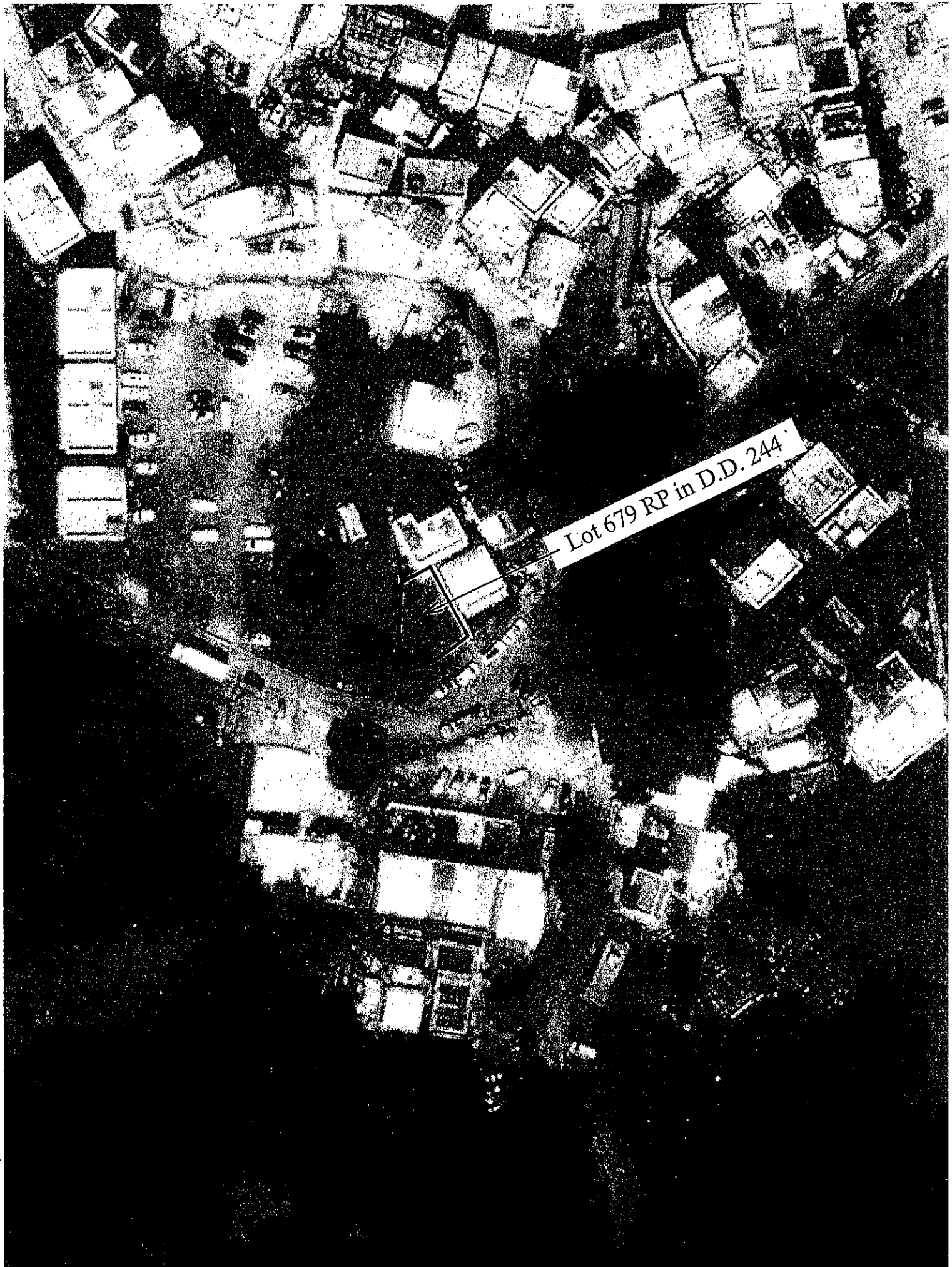


# EXTRACT PLAN

From O.Z.P. S/SK-HC/11

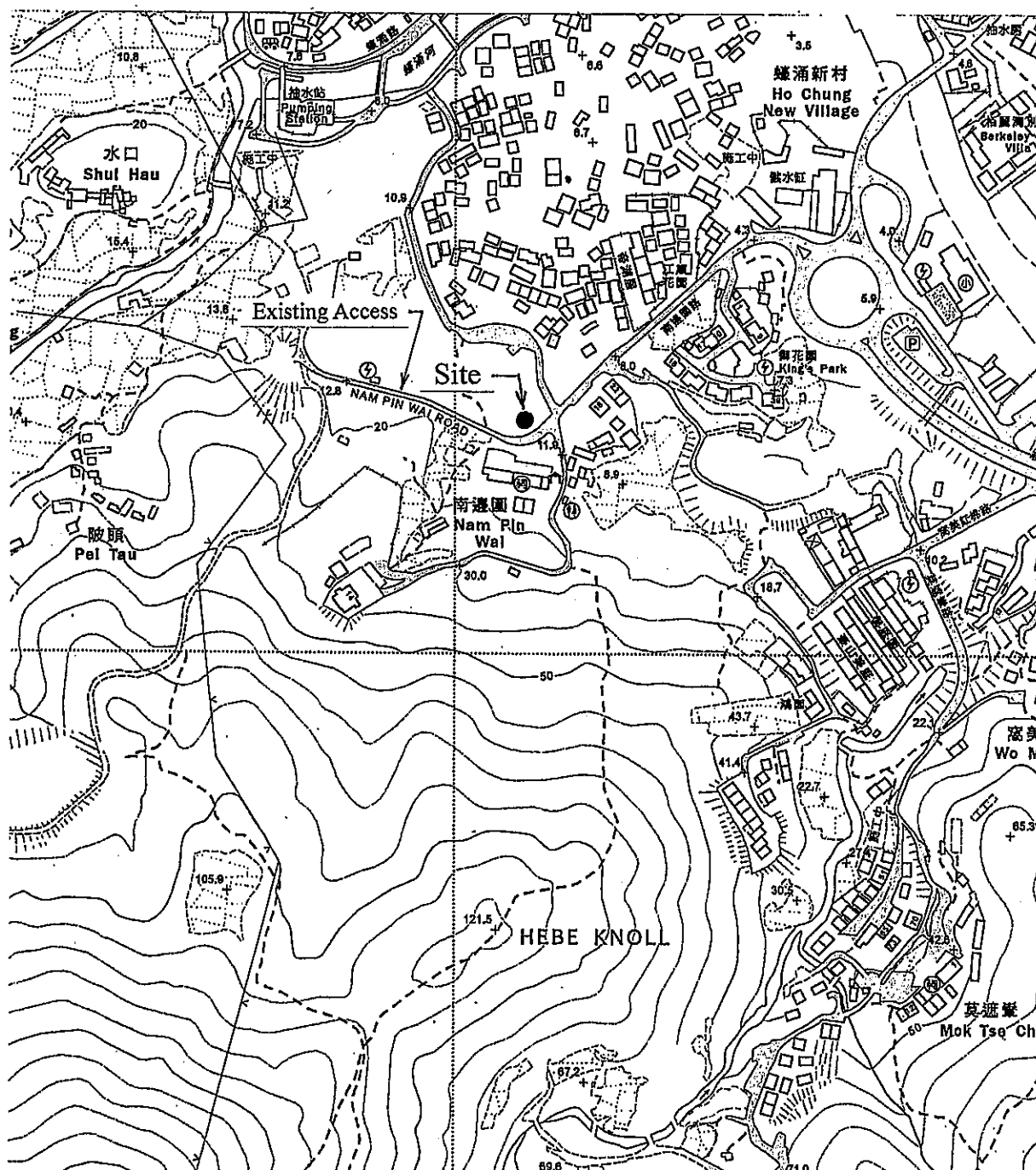


SCALE 1:7500



# LOCATION PLAN

## From Survey Sheet No. 11-NE-B



SCALE 1:5000

## Justification

Appendix <sup>G</sup>.....

### Lot 679 RP in D.D. 244

1. The applicant, Mr Tse Kok Houg (謝國雄) is an indigenous villager of Nam Pin Wai, Sai Kung who wishes to apply permission to build a Small House under section 16 of the Town Planning Ordinance;
2. The subject site is Fully within the village environs boundary (VE) of Nam Pin Wai. Centre of the proposed house site is about 23 meters in average away from the village type development "V Zone" on the Ho Chung Outline Zoning Plan S/SK-HC/11;
3. Land supply within "V Zone" of Nam Pin Wai is very limited and there is a high demand of small house applications. Therefore, it is impossible to purchase land such that the foot-print of the proposed small house is completely falling inside the "V Zone";
4. The proposed small house development is considered compatible with the rural environment and will be visually un-intrusive to the surrounding;
5. No tree felling is required in this proposed small house development;
6. No ditch or stream course is within 30 meters of the application site;
7. The subject site is abuttal to Nam Pin Wai Road on the south;
8. Similar applications (Application No. A/SK-HC/211, A/SK-HC/183, A/SK-HC/26, A/SK-HC/275, A/SK-HC/324, A/SK-HC/218, A/SK-HC/144 & A/SK-HC/145) for small house development within the "Agr" Zone of Nam Pin Wai were approved by the Board in the past;
9. The subject site had been granted permission under section 16 of the T.P.O. (A/SK-HC/246 refers).



**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(s)</b>
A/SK-HC/246	Proposed House (New Territories Exempted House - Small House)	21.8.2015	(a) and (b)

**Approval Conditions**

- (a) The submission and implementation of a landscape proposal
- (b) The provision of septic tank

**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)
19.	A/SK-HC/194	Proposed House (NTEH - Small House)	“AGR”	8.7.2011	(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>
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)
41.	A/SK-HC/229	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>
42.	A/SK-HC/230	Proposed House (NTEH - Small House)	“AGR”	7.3.2014	(c)
43.	A/SK-HC/237	Proposed House (NTEH - Small House)	“AGR”	14.11.2014	(c) and (d)
44.	A/SK-HC/238	Proposed Four Houses (NTEHs - Small Houses)	“AGR”	12.12.2014	(c) and (d)
45.	A/SK-HC/240	Proposed House (NTEH - Small House)	“AGR”	16.1.2015	(c) and (d)
46.	A/SK-HC/243	Proposed House (NTEH - Small House)	“AGR”	5.6.2015	(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)
63.	A/SK-HC/280	Proposed House (NTEH - Small House)	“AGR”	22.12.2017	(d)

	<b>Application No.</b>	<b>Proposed Development(s)</b>	<b>Zoning(s)</b>	<b>Date of Consideration</b>	<b>Approval Condition(s)</b>
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	-
78.	A/SK-HC/337	Proposed House (NTEH - Small House)	“AGR”	18.3.2022	-

#### Notes

- 8 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. 679 RP in D.D. 244 which is held under the Block Government Lease demised for agricultural use. No structure is allowed to be erected on the lot without prior approval from his office pursuant to the lease restriction;
- (c) the Site and the proposed Small House 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 received as at 3.1.2023. 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 45 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 six;
- (g) the applicant, Mr. TSE Kok-houng, 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. The concerned Small House application is under processing; and
- (h) 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:

- (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:

- (a) the application is not supported from 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**

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.

### **5. Drainage and Sewerage**

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:

- (a) no objection to the application; and
- (b) standard pedestal hydrant cannot be provided in the vicinity of the Site.

## 7. **Landscape**

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

- (a) no adverse comment to the application from landscape planning perspective;
- (b) the Site is situated in an area of settled valleys landscape character predominated by village houses, open car park and scattered tree groups. The proposed Small House is considered not incompatible with the surrounding landscape character as well as village setting;
- (c) the Site is fenced off and currently vacant with grass and groundcover covered, and no significant landscape resource is observed within the Site. Since no tree felling is required in this proposed Small House development, significant adverse landscape impact is not anticipated; and
- (d) the applicant should note that approval of the subject application does not imply approval of tree works such as pruning, transplanting and/or felling under lease. The applicant is reminded to approach relevant authority/government department(s) to obtain necessary approval on tree works, where appropriate.

## 8. **Fire Safety**

Comments of the Director of Fire Services:

- (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.

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

According to DLO/SK, LandsD, the number of outstanding Small House applications in Ho Chung is 94, while the 10-year Small House demand forecast for the village is 480 as last 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 574 Small House sites.

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi

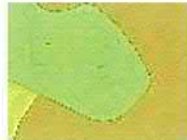


**Re: A/SK-HC/341**

15/12/2022 14:56

From: [REDACTED]  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
File Ref:

2 attachments



IMG\_3389 2[4].HEIC ac4e5693-54d4-475d-af66-47d48260b496[4].JPG

#### Attachements

**From:** [REDACTED]  
**Date:** Wednesday, 14 December 2022 at 12:40 PM  
**To:** "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
**Subject:** A/SK-HC/341

To whom it may concern,

We strongly oppose this application – there are already too many houses in construction, and so many empty one's – does the neighborhood need more ?

This is agricultural land, and should be kept as such – there are many birds and animals that call this land home.

The noise pollution, pollution of cement, dust, materials and trucks are already nuisance to neighbors –

We hope you consider this application carefully, and weight the pros and cons.

Thank you,

Simon Van Damme





# 規劃申請 PLANNING APPLICATION



青編號 Application No.	A/SK-HC/341
地點 Location 見下圖 See Plan Below	西貢蠔涌南邊圍丈量約份第244約地段第679號餘段 Lot No. 679 RP in D.D. 244, Nam Pin Wai, Ho Chung, Sai Kung
帶及圖則 Zoning and Plan	「農業」 "Agriculture" 蠔涌分區計劃大綱核准圖編號S/SK-HC/11 Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11
議 Proposal	擬議屋宇 (新界豁免管制屋宇-小型屋宇) Proposed House (New Territories Exempted House - Small House)

士均可就這宗申請提出意見。有關意見必須於2023年1月3日或之前，以專人送遞或郵遞（香港華道333號北角政府合署15樓）、傳真（2877 0245或2522 8426）或電郵（tpbpd@pland.gov.hk）向城市規劃委員會提出。

erson may make comment on this application. The comment must be made to the Town Planning by hand or post (15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong), 2877 0245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk) on or before 3 Jan 2023.

## 詳情 Particulars

《城市規劃條例》（下稱「條例」）第16條提出的申請。  
an application made under section 16 of the Town Planning Ordinance

在城規會就這宗申請作出考慮前，登入委員會的  
https://www.info.gov.hk/tpb/tc/plan\_application/A\_SK-HC\_341.html  
（本通告的二維碼）及到下列地點查閱這宗申請。  
the application has been considered by the Town Planning Board (the  
rd), the application is available for public inspection on the Board's website  
ps://www.info.gov.hk/tpb/en/plan\_application/A\_SK-HC\_341.html or scanning  
QR code in this Notice) and at the following locations.

劃署規劃資料查詢處 Planning Enquiry Counters, Planning Department  
熱線 Hotline: 2231 5000  
香港北角渣華道333號北角政府合署17樓  
17/F, North Point Government Offices, 333 Java Road, North Point, H.K.  
新界沙田上禾輋路1號沙田政府合署14樓  
14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, N.T.

根據條例，所有向委員會提出的意見，均會供公眾查閱。  
All comments made to the Board will be available for public inspection under the Ordinance.

### 個人資料聲明 Statement on Personal Data

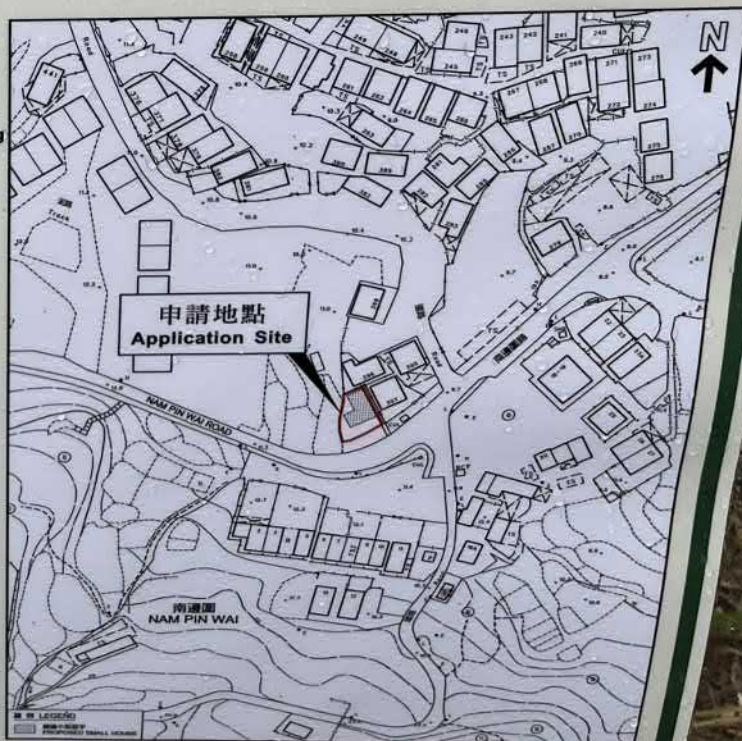
委員會就任何意見所收到的個人資料會交給委員會秘書及政府部門，以根據條例及相關的城市規劃委員會規例指引的規定作以下用途：  
(a) 處理這宗申請，包括公布有關意見供公眾查閱，同時公布提出意見人士（下稱「提意見人」）的姓名供公眾查閱；以及  
(b) 方便提意見人與委員會秘書及政府部門之間進行聯絡。  
The personal data submitted to the Board in any comment will be used by the Secretary of the Board and Government departments for the following purposes:  
(a) the processing of this application which includes making available the name of the person making the comment (hereafter known as "commenter") for public inspection when making available the comment for public inspection; and  
(b) facilitating communication between the "commenter" and the Secretary of the Board/Government departments  
In accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

### 重要提示 Important Notes:

- (1) 委員會考慮申請的暫定會議日期已上載於委員會的網頁(www.info.gov.hk/tpb/)。考慮規劃申請而舉行的會議（進行商議的部分除外），會向公眾開放。如欲觀看會議，請最遲在會議日期的一天前以電話(2231 5061)、傳真(2877 0245或2522 8426)或電郵(tpbpd@pland.gov.hk)向委員會秘書處預留座位。座位會按先到先得的原則分配。  
The tentative date of the Board to consider the application has been uploaded to the Board's website (www.info.gov.hk/tpb/). The meeting for considering planning applications, except the deliberation parts, will be open to the public. For observation of the meeting, reservation of seat can be made with the Secretariat of the Board by telephone (2231 5061), fax (2877 0245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk) at least one day before the meeting. Seats will be allocated on a first-come-first-served basis.
- (2) 供委員會考慮申請時參閱的文件，會在預先給委員會秘書處存放於規劃署的規劃資料查詢處（查詢熱線：2231 5000），以及在會議當日存放於會議轉播室，以供公眾查閱。  
The paper for consideration of the application will be available for public inspection at the Planning Department (Hotline: 2231 5000) and at the Public Viewing Room on the day of meeting.
- (3) 在委員會考慮申請後，可致電2231 4816或2231 4888查詢有關決定，或是在會議結束後，在委員會秘書處查詢。  
After the Board has considered the application, enquiry about the decision may be made by telephoning 2231 4816 or 2231 4888. The final decision can be viewed at the Secretariat of the Board.

## 位置圖 Location Plan

（只作識別用 for identification purpose only）



城市規劃委員會  
2022年12月13日  
Town Planning Board  
13 Dec 2022

「任何人在未經委員會許可而擅自、篡改、毀壞或移除此通告，均可構成刑事罪行。」  
[Any person who publishes, alters, destroys or removes this notice without the authorization of the Board may commit a criminal offence.]



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**A/SK-HC/341**

16/12/2022 19:07

From:

To:

File Ref:

[REDACTED]  
tpbpd@pland.gov.hk

Hi Sir or Madam,

I am writing in regards to the project in Nam Pin Wai to which I strongly oppose .

There are already too many construction projects in this area which is causing more rodent and vermine around .

Please reconsider and cancel this project .

Thank you

Jonas Zagury

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**A/SK-HC/341**  
16/12/2022 19:08

From: [REDACTED]  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
File Ref:

Dear whom it may concern,

I am a concerned citizen who opposes the intended construction of a property on the considered land in this village. This land has unique wildlife and regenerative properties which I myself and my neighbours benefit from immensely. Also there is too much construction in the area which is causing more rats and vermin for us owners.

I hope you will forbid this building from continuing and I thank you for your consideration.

Regard Guy\*

---

*Sent on the move by...*

Guy Parsonage [REDACTED]

Unless specifically indicated, this email does not constitute formal advice or a commitment by the sender or PwC. The information transmitted is intended only for the person or the entity to which it is addressed and may contain confidential and/or privileged materials. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, such information by persons or entities other than the intended recipient is prohibited. If you received this email in error, please contact the sender and delete the email together with any material attached (if any) from any device immediately.

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**A/SK-HC/341 DD 244 Nam Pin Wai**  
03/01/2023 02:05

From: [REDACTED]  
To: tpbpd <tpbpd@pland.gov.hk>  
File Ref:

Dear TPB Members,

246 Approved in 2015, valid until 21 Aug 2019, no record of extension of time. The application should therefore be considered as a fresh one and should be considered with regard to the escalation in development in the district.

There are still lots available for small house development in the village.

There is no justification to build outside the 'V' zone.

Mary Mulvihill

**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Sunday, 19 July 2015 10:38 PM CST  
**Subject:** A/SK-HC/246 Ho Chung

A/SK-HC/246  
Lot No. 679 RP in D.D. 244, Nam Pin Wai, Ho Chung

Site area : About 145.3 sq. m  
Zoning "Agriculture"  
Applied Use/Development: Small House

Dear TPB Members,

Application is for proposed house.

I urge TPB to reject this application to despoil Agricultural land yet again in line with its previous decisions. The application does not reflect the zoning and planning intention. It is an isolated site with no amenities. It is not within the VZ so there is no justification to grant application under the Small House policy.

Mary Mulvihill

**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;
- (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 Town Planner/Urban Design and Landscape, Planning Department that approval of the application does not imply approval of tree works such as pruning, transplanting and/or felling under lease. The applicant should approach relevant authority/government department(s) to obtain necessary approval on tree works, where appropriate;
- (e) to note the comments of the Chief Heritage Executive (Antiquities and Monuments) of the Antiquities and Monument Office, Development Bureau (CHE/AMO, DEVB) that the applicant is required to provide AMO sufficient time to conduct an archaeological survey and should archaeological remains be identified, appropriate measures to salvage the remains will be conducted by AMO prior to the commencement of any construction works. A Deed of Undertaking will be prepared for the applicant to sign in order to allow AMO to conduct the survey and excavation; 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.