

Form No. S16-III
表格第 S16-III 號

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

2023年 3月 20日收到。城市規劃委員會
此文件在
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。

20 MAR 2023
This document is received on
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to Proposal Only Involving Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Renewal of Permission for such Temporary Use or Development*

適用於祇涉及位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議*

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.

*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展)及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:

https://www.info.gov.hk/tpb/en/plan_application/apply.html

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

https://www.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/SK-HC/343
	Date Received 收到日期	20 MAR 2023

- 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)

Wong Choi Ping 黃才平

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)

R-riches Property Consultants Limited 盈卓物業顧問有限公司

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 435 S.D ss1 S.A (Part) in D.D. 244 and Adjoining Government Land, Ho Chung, Sai Kung, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 4 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 4 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) 1 sq.m 平方米 <input checked="" 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 : S/SK-HC/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" zone
(f) Current use(s) 現時用途	Occupied by a vacant structure (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas
 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展
 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))
 (如屬位於鄉郊地區臨時用途/發展的規劃許可續期, 請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Security Guard Room for a Period of 3 Years and Associated Filling of Land (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)			
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年	3	Ⓢ	
	<input type="checkbox"/> month(s) 個月			
(c) Development Schedule 發展細節表				
Proposed uncovered land area 擬議露天土地面積	N/A	sq.m	<input type="checkbox"/> About 約	
Proposed covered land area 擬議有上蓋土地面積	4	sq.m	<input checked="" type="checkbox"/> About 約	
Proposed number of buildings/structures 擬議建築物/構築物數目	1			
Proposed domestic floor area 擬議住用樓面面積	N/A	sq.m	<input type="checkbox"/> About 約	
Proposed non-domestic floor area 擬議非住用樓面面積	4	sq.m	<input checked="" type="checkbox"/> About 約	
Proposed gross floor area 擬議總樓面面積	4	sq.m	<input checked="" type="checkbox"/> About 約	
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足, 請另頁說明)				
...	STRUCTURE	USE	COVERED AREA	GFA
...	B1	SECURITY GUARD ROOM	4 m ² (ABOUT)	4 m ² (ABOUT)
...				2.8 m (ABOUT)(1-STOREY)
...		TOTAL	4 m ² (ABOUT)	4 m ² (ABOUT)
Proposed number of car parking spaces by types 不同種類停車位的擬議數目				
Private Car Parking Spaces 私家車車位				N/A
Motorcycle Parking Spaces 電單車車位				N/A
Light Goods Vehicle Parking Spaces 輕型貨車泊車位				N/A
Medium Goods Vehicle Parking Spaces 中型貨車泊車位				N/A
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位				N/A
Others (Please Specify) 其他 (請列明)				N/A
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目				
Taxi Spaces 的士車位				N/A
Coach Spaces 旅遊巴士車位				N/A
Light Goods Vehicle Spaces 輕型貨車車位				N/A
Medium Goods Vehicle Spaces 中型貨車車位				N/A
Heavy Goods Vehicle Spaces 重型貨車車位				N/A
Others (Please Specify) 其他 (請列明)				N/A

Proposed operating hours 擬議營運時間
24 hours daily including public holiday

(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Nam Pin Wai Road via a local access <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 type="checkbox"/>																														
(e) 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。)																																
(i). Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <input checked="" type="checkbox"/>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 No 否	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 4 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.2 m 米 <input type="checkbox"/> About 約 <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 <input type="checkbox"/>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<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>		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"/>																														

	<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)</p> <p>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>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. 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。

Background

The applicant seeks permission from the Town Planning Board (the Board) to use Lot 435 S.D ss.1 S.A (Part) in D.D. 244 and Adjoining Government Land (GL), Ho Chung, Sai Kung, New Territories (the Site) for 'Proposed Temporary Security Guard Room for a Period of 3 Years and Associated Filling of Land (proposed development) (Plan 1).

The Site is located adjacent to the entrance of a fenced residential development formed by a group of New Territories Exempted Houses (NTEHs), i.e. Ho Chung New Village House Nos. 428A - 428L (Plan 1). The Site is currently occupied by an existing structure. The proposed development is intended to provide indoor workspace for caretaker to monitor the surrounding area for any illegal or suspicious activity, as well as to ensure the security and safety of the fenced residential development.

Planning Context

The Site falls within an area zoned as "Agriculture" ("AGR") on the Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11 (Plan 2). According to the Notes of the OZP, 'Security Guard Room' is not a column 1 nor column 2 use within "AGR" zone, which requires permission from the Board.

As the application is only on a temporary basis and the applied use is to support the fenced residential development, approval of the application would not jeopardize the long term planning intention of "AGR" zone. The building height and scale of the existing structure are insignificant, it is considered not incompatible with the surrounding environment which is dominated by NTEHs.

Development Proposal

The Site is accessible from Nam Pin Wai Road via a local access (Plan 1). The Site occupied an area of 4 sq.m, including 1 sq.m of GL (about)(Plan 3). The Site is operated 24-hour daily, including public holiday. The Site would be able to accomodate not more than 2 nos. of staff at the same time.

The Site has been filled with not more than 0.2 m in depth for site formation of the existing structure, i.e. +12.0 mPD (about)(existing site level). Filling of concrete was required to provide a flat surface as site formation, therefore, the land filling work is considered necessary and has been kept to minimal. The applicant will implement good practice under ProPECC PN 5/93 when designing on-site drainage system within the Site.

The applicant will apply to LandsD for Short Term Wavier (STW) and Short Term Tenancy (STT) to regularize the existing structure for the proposed use and occupancy of GL. The existing structure would not be used for domestic use.

Conclusion

The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of fire service installations proposal to minimise adverse impact to the surrounding area after planning approval has been obtained from the Board.

In view of the above, the Board is hereby respectfully recommended to approve the subject application for 'Proposed Temporary Security Guard Room for a Period of 3 Years and Associated Filling of Land'.

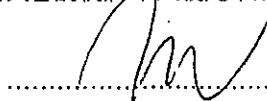
8. Declaration 聲明

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

Michael WONG

Name in Block Letters
姓名(請以正楷填寫)

Position (if applicable)
職位(如適用)

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

- ☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會
☐ RPP 註冊專業規劃師
 Others 其他

on behalf of
代表

R-Riches Property Consultants Limited



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

Date 日期

15/2/2023

(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：

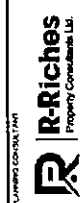
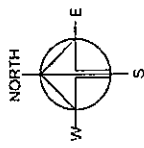
- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
 (b) facilitating communication between the applicant and the Secretary of 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。

THIS PLAN IS FOR ILLUSTRATION PURPOSE ONLY

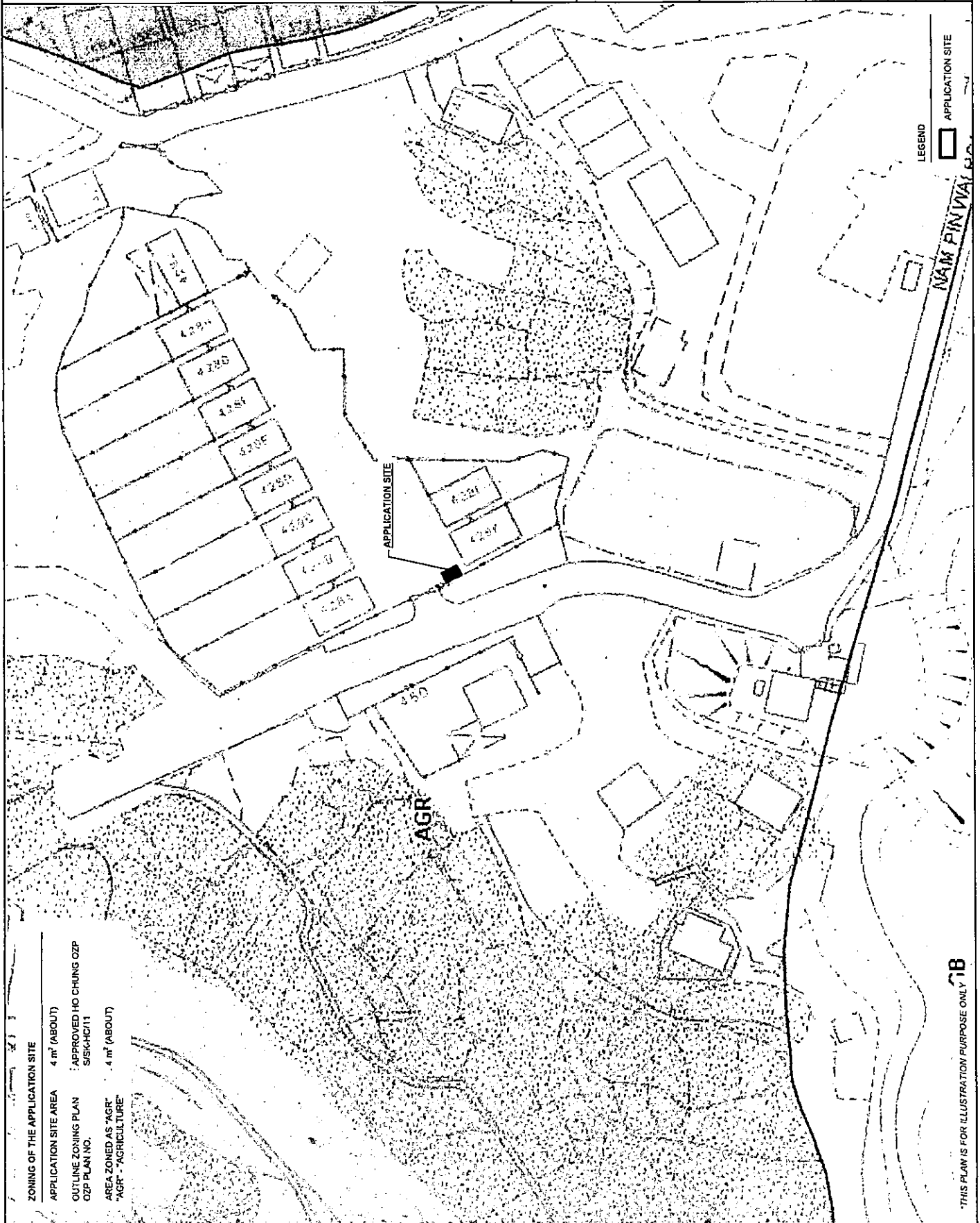


PROJECT
PROPOSED
SECURITY GUARD ROOM FOR A
PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND

SITE LOCATION
LOT 435 S.D. 95.1 S.A. IN D.D. 244
(PART) AND ADJOINING
GOVERNMENT LAND, HO
CHUNG, SAI KUNG, NEW
TERRITORIES

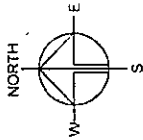
SCALE	1:800 @ A4
DRAWN BY	MM
CHECKED BY	
DATE	28.2.2023
DATE	
DATE	

DWG TITLE	ZONING OF THE SITE
DWG NO.	PLAN 2
VER.	001



ZONING OF THE APPLICATION SITE
APPLICATION SITE AREA 4 m² (ABOUT)
OUTLINE ZONING PLAN : APPROVED HO CHUNG OZP
OZP PLAN NO. S/SK-HC/11
AREA ZONED AS "AGR"
"AGR" - "AGRICULTURE"

LEGEND
☒ APPLICATION SITE



PLANNING CONSULTANT
R-Riches
 Property Consultants Ltd.

PROJECT
 PROPOSED
 TEMPORARY
 SECURITY GUARD ROOM FOR A
 PERIOD OF 3 YEARS AND
 ASSOCIATED FILLING OF LAND

LOCATION
 LOT 435 S.D. ss.1 S.A. IN D.D. 244
 (PART) AND ADJOINING
 GOVERNMENT LAND, HO
 CHUNG, SAI KUNG, NEW
 TERRITORIES

SCALE
 1:100 / 200 @ A4
 DATE
 28.2.2023
 DRAWN BY
 DATE
 CHECKED BY
 DATE

LAND STATUS OF THE SITE
 VEP
 PLAN 3
 081



LAND STATUS OF THE APPLICATION SITE
 APPLICATION SITE AREA : 4 m² (ABOUT)
 AREA OF PRIVATE LAND : 3 m² (ABOUT)
 AREA OF GOVERNMENT LAND : 1 m² (ABOUT)

GOVERNMENT LAND
 PORTION OF THE
 APPLICATION SITE

SCALE - 1:100
 (INDICATIVE ONLY)

LEGEND
 APPLICATION SITE
 GOVERNMENT LAND

*THIS PLAN IS FOR ILLUSTRATION PURPOSE ONLY

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	4 m ² (ABOUT)
COVERED AREA	4 m ² (ABOUT)
UNCOVERED AREA	NOT APPLICABLE
PLOT RATIO	1 (ABOUT)
SITE COVERAGE	100 % (ABOUT)
NO. OF STRUCTURE	1
DOMESTIC GFA	NOT APPLICABLE
NON-DOMESTIC GFA	4 m ² (ABOUT)
TOTAL GFA	4 m ² (ABOUT)
BUILDING HEIGHT	2.8 m (ABOUT)
NO. OF STOREY	1

DETAILS OF FILLING OF LAND

FILLING OF LAND AREA	4 m ² (ABOUT)
FILLING RATIO	100%
MATERIAL OF FILLING	CONCRETE
DEPTH OF FILLING	NOT MORE THAN 0.2 m
PURPOSE OF FILLING	SITE FORMATION OF STRUCTURE
SITE LEVEL AFTER FILLING	+12.0 mPD (ABOUT)

STRUCTURE

USE

COVERED AREA

GFA

BUILDING HEIGHT

B1	SECURITY GUARD ROOM	4 m ² (ABOUT)	4 m ² (ABOUT)	2.8 m (ABOUT)
TOTAL		4 m ² (ABOUT)	4 m ² (ABOUT)	

STRUCTURE B1

APPLICATION SITE

LEGEND

☐

APPLICATION SITE

☒

STRUCTURE

NORTH

W

E

S

PLANNING CONSULTANT

R

R-Riches

Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY SECURITY GUARD ROOM FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 435 S.D. 53.1 S.A. IN D.D. 244 (PART) AND ADJOINING GOVERNMENT LAND, HO CHUNG, SAI KUNG, NEW TERRITORIES

SCALE

1 : 50 @ A4

DATE

28.2.2023

REVIEWED BY

DATE

APPROVED BY

DATE

DRAWN BY

DATE

LAYOUT PLAN

PLAN 4

VER

001

NO PARKING NOR LOADING / UNLOADING SPACE IS PROVIDED AT THE APPLICATION SITE



盈卓物業
顧問有限公司

Our Ref.: DD244 Lot 435 S.D ss.1 SA & GL
Your Ref.: TPB/A/SK-HC/343

The Secretary
Town Planning Board
15/F, North Point Government office
333 Java Road
North Point, Hong Kong

By Email

23 June 2023

Dear Sir,

1st Further Information

**Proposed Temporary Security Guard Room for a Period of 3 Years and Associated Filling of Land
in "Agriculture" Zone, Lot 435 S.D ss.1 S.A (Part) in D.D. 244 and
Adjoining Government Land, Ho Chung, Sai Kung, New Territories**

(S.16 Planning Application No. A/SK-HC/343)

We are writing to submit further information to provide clarification for the subject application, details are as follow:

- (i) A self-explanatory letter from the applicant is provided for your consideration (Appendix I).

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at (852) 2339 0884 / orpheuslee@r-riches.com.hk or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/SKI, PlanD

(Attn.: Mr. Matthew TAI

email: mlhtai@pland.gov.hk

)



香港新界錦田吉慶圍 236 號盈匯坊 D 座

Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, NT, HK



(852) 2339 0884



(852) 2323 3662



louistse@r-riches.com.hk

致城市規劃委員會：

關於擬議臨時護衛員室(為期 3 年)及相關填土工程之申請

規劃申請編號: A/SK-HC/343

本人為西貢蠔涌村村長溫世邦，本村於近年來不斷受爆竊及盜竊案滋擾，自 2010 年迄今，本村一共收到接近超過 50 宗爆竊及盜竊案的村民求助，數量之多反映該村有加強保安的迫切性。

自居民自費聘請保安員後，本村有關爆竊及盜竊案的情況明顯減少。因此，本村希望沿用現行保安措施，以保障居民的人生及財產安全。

上述規劃申請涉及西貢蠔涌村居民福祉，懇請貴署能夠理體恤民情，批准有關申請用途。敬頌。

鈞安

西貢蠔涌村村長 謹啟

A handwritten signature in black ink, appearing to be '溫世邦' (Wan Si Hong), written over a horizontal line.

2023 年 5 月 5 日

致城規會：

關於擬議臨時護衛員室(為期3年)及相關填土工程之申請

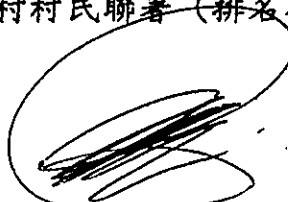

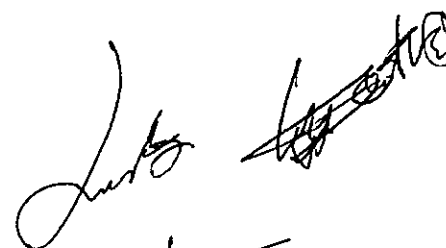
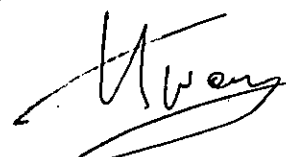

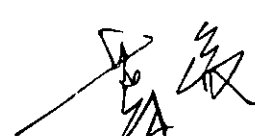




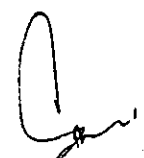

規劃申請編號：A/SK-HC/343

居民聯署信

我們是西貢蠔涌村村民，近年本村一直受到爆竊及盜竊案滋擾，對本村村民的性命財產帶來極大威脅。本村村民希望夾錢請保安，並在本村路口設立更亭，以加強保安。

後來知道保安更亭需要規劃許可，所以我們向規劃署提出申請。有關用途能夠保障居民人生及財產安全。希望貴署能夠理體察民情，批准有關用途。

西貢蠔涌村村民聯署(排名不分先後)

黃錦成            

Government Departments' General Comments

1. Agriculture

Comments of the Director of Agriculture, Fisheries and Conservation:

- no comment on the application as the application site (the Site) is completely developed and the potential for agricultural rehabilitation is low.

2. Urban Design and Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no adverse comment on the application from urban design and landscape planning perspectives;
- the Site is located adjacent to the entrance of a fenced residential development formed by group of existing New Territories Exempted House of three storeys (about 8.23m). Given the scale and low-rise nature of the temporary security guard room, it is considered not incompatible with the surrounding environment; and
- the Site is situated in an area of settled valleys landscape character predominated by village houses, farmlands, scrubland and tree groups. No vegetation is found within the Site as the Site is paved and occupied by an existing structure which is located adjacent to the entrance of a fenced residential development. The proposed use is considered not incompatible with the surrounding village setting and no significant landscape impact from the development is anticipated.

3. Building Matters

Comments of the Chief Building Surveyor/New Territories East 2 & Rail, Buildings Department:

- no objection to the application; and
- there is no building record for the existing structure(s) at the Site.

4. Other Departments

The following government departments have no objection to or no comment on the application:

- Director of Environmental Protection;
- Commissioner for Transport;
- Chief Highway Engineer/New Territories East, Highways Department;

- Chief Engineer/Mainland South, Drainage Services Department;
- Chief Engineer/Construction, Water Supplies Department;
- Project Manager (East), East Development Office, Civil Engineering and Development Department;
- Head of Geotechnical Engineering Office, Civil Engineering and Development Department;
- Director of Electrical and Mechanical Services;
- Chief Heritage Executive (Antiquities and Monuments), Antiquities and Monuments Office;
- Director of Fire Services;
- Commissioner of Police;
- Chief Engineer (Works), Home Affairs Department; and
- District Officer (Sai Kung), Home Affairs Department.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Sai Kung, Lands Department (DLO/SK, LandsD) that the lot owner(s) of the private lot without Short Term Waiver (STW) needs to apply to DLO/SK for a STW to permit the structures erected, and/or regularise any irregularities on site, if any. Besides, given the applied use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (b) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised to follow the latest “Code of Practice on Handling Environmental Aspects of Open Storage and other Temporary Uses” issued by DEP;
- (c) to note the comments of the Chief Building Surveyor/New Territories East 2 & Rail, Buildings Department that for Unauthorized Building Works (UBWs) erected on leased land, enforcement action may be taken by the Building Authority (BA) to effect the removal of the UBWs in accordance with the policy for control of UBWs in the future. Before any building works are carried out on the application site (the Site), prior approval and consent from the BA should be obtained, otherwise they are UBWs. An Authorized Person must be appointed to coordinate all new building works in accordance with the Buildings Ordinance (BO). Detailed comments under the BO will be provided at the building plan submission stage. Granting of the planning approval should not be construed as an acceptance of any existing building works, or UBWs, if any, on the Site under the BO; and
- (d) to note the comments of the Chief Heritage Executive (Antiquities and Monuments), Antiquities and Monuments Office (CHE(AM), AMO) that the applicant is required to inform AMO immediately when antiquities or supposed antiquities are discovered in the course of works.