

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:

- the Site is located adjacent to the entrance of a fenced residential development formed by a group of existing New Territories Exempted House of three storeys (about 8.23m). Given the scale and low-rise nature of the proposed 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 applied use is considered not incompatible with the surrounding environment due to the existing village/residential setting and its small-scale, significant landscape impact from the applied use is not anticipated.

3. Building Matters

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

- no objection to the application;
- all existing building works erected on unleased government land do not come under the control of the Buildings Ordinance (BO), and are not unauthorised for the purpose of the BO;
- there is no building record for the existing structure(s) at the Site; and
- other comments are detailed at **Appendix III**.

4. Fire Safety

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

- no in-principle objection to the application subject to fire service installations and water supplies for firefighting being provided to the satisfaction of the D of FS; and

- other comments are detailed at **Appendix III**.

5. Environment

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective; and
- other comments are detailed at **Appendix III**.

6. Water Supply

Comments of the Chief Engineer/Construction, Water Supplies Department:

- no objection to the application; and
- other comments are detailed at **Appendix III**.

7. Archaeological and Heritage Aspect

Comments of the Chief Heritage Executive (Antiquities and Monuments), Antiquities and Monuments Office:

- the Site falls within Ho Chung Site of Archaeological Interest. In view of the location, scope of works and according to the findings of the previous archaeological surveys in the surrounding area, there is no in-principle objection to the application; and
- other comments are detailed at **Appendix III**.

8. Other Departments

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

- Commissioner for Transport;
- Chief Highway Engineer/New Territories East, Highways Department;
- Chief Engineer/Mainland South, Drainage Services 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;
- 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) will need to apply to DLO/SK for a STW and a Short Term Tenancy 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 Chief Building Surveyor/New Territories East 2 & Rail, Buildings Department that for Unauthorized Building Works (UBW) erected on leased land, enforcement action may be taken by the Building Authority (BA) to effect the removal of the UBW in accordance with the policy for control of UBW 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 UBW. 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 constructed as an acceptance of any existing building works or UBW, if any, on the Site under the BO;
- (c) to note the comments of the Director of Fire Services (D of FS) that the applicant is advised to submit relevant layout plans incorporated with the proposed Fire Services Installation (FSIs) to D of FS for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI to be installed should be clearly marked on the layout plans. If the proposed structures are required to comply with the BO, detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (d) 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 the DEP. In particular, the applicant shall observe and comply with the Water Pollution Control Ordinance in handling and discharging the sewage arising from the proposed development;
- (e) to note the comments of the Chief Engineer/Construction, Water Supplies Department that:
 - (i) there are existing water mains that pass through the Site, which will be affected by the proposed development. The applicant shall comply with the following conditions:
 - (a) no development which requires resiting of water mains will be allowed;
 - (b) details of the site formation works shall be submitted to the Director of Water Services (DWS) for approval prior to commencements of works;

- (c) no structures shall be built or materials stored within 1.5 metres from the centre line(s) of water main(s). Free access shall be made available at all times for staff of the DWS or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - (d) no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s). No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the DWS. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;
 - (e) no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 metres around the cover of any valve or within a distance of 1 metre from any hydrant outlet;
 - (f) tree planting may be prohibited in the event that the DWS considers that there is any likelihood of damage being caused to water mains; and
- (ii) it is noted that the platform with bollards have been constructed on site. If the above-mentioned conditions cannot be complied with, the applicant shall accept that the constructed platform with bollards shall be removed upon maintenance works required for the water mains beneath the platform. All the cost incurred for removing and reinstating the platform shall be born by the applicant; and
- (f) 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.

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



A/SK-HC/345 DD 244 Ho Chung
04/09/2023 03:26

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

A/SK-HC/345

Lot 435 S.D ss.1 S.A (Part) in D.D. 244 and Adjoining Government Land, Ho Chung

Site area: About 11sq.m Includes Government Land of about 6sq.m

Zoning: "Agriculture"

Applied development: Guard Room / **Filling of Land**

Dear TPB Members,

Object to encroachment on Government Land. The developer should build the guard house within the perimeters of its development as appears to be the intention in the preceding footprint for the project.

Mary Mulvihill

2

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

230905-101603-29867

提交限期**Deadline for submission:**

05/09/2023

提交日期及時間**Date and time of submission:**

05/09/2023 10:16:03

有關的規劃申請編號**The application no. to which the comment relates:**

A/SK-HC/345

「提意見人」姓名/名稱**Name of person making this comment:**

小姐 Miss 李小姐

意見詳情**Details of the Comment :**

您好,我是西貢蠔涌村居民,近排發生多次爆竊案,因本人工作關係很多時候早出晚歸,擔心人生及治安安全,所以我支持A/SK-HC/345建設保安亭,謝謝!

3

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

參考編號

230905-104038-58383

Reference Number:

提交限期

Deadline for submission:

05/09/2023

提交日期及時間

Date and time of submission:

05/09/2023 10:40:38

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-HC/345

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss WAI MAN MOK

意見詳情

Details of the Comment :

Hi, This is Amy,

I live in Ho Chung Tsuen.

I am a domestic helper. Since there is no security guard in this place, I am often alone at home and worried about corruption cases. Therefore, I support having a security room to manage this living place so that we can live with safety.

Thank you so much.

Support: A/SK-HC/345

4

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

參考編號

230905-110257-61290

Reference Number:

提交限期

05/09/2023

Deadline for submission:

提交日期及時間

05/09/2023 11:02:57

Date and time of submission:

有關的規劃申請編號

A/SK-HC/345

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. 陳先生

Name of person making this comment:

意見詳情

Details of the Comment :

我非常支持A/SK-HC/345
我是蠔涌村村民陳先生呀
最近發生有賊人入屋爆竊
我地都人生茫茫
希望快D安排一個保安人員一個保亭室,巡邏下
咁大家就放心啦!!!
唔該,感謝晒

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

參考編號

Reference Number:

230905-160441-51312

提交限期

Deadline for submission:

05/09/2023

提交日期及時間

Date and time of submission:

05/09/2023 16:04:41

有關的規劃申請編號

The application no. to which the comment relates: A/SK-HC/345

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. WONG

意見詳情

Details of the Comment :

The presence of security guards can help protect properties from theft, vandalism, or unauthorized access. This can provide a sense of security to property owners and residents in this area.

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

參考編號

Reference Number:

230905-164355-32199

提交限期

Deadline for submission:

05/09/2023

提交日期及時間

Date and time of submission:

05/09/2023 16:43:55

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-HC/345

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 蔣先生

意見詳情

Details of the Comment :

我係蠔涌新村居民，住左20年。眼見呢區治安一年不如一年，近幾年已唔敢夜晚出街，見到聚皇府申請保安室，我作為同區居民當然支持啦，起好之後仲可以提高同區治安，話唔定帶動同區唔同地方都搞保安室，到時治安自然變好，支持！

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

參考編號

Reference Number:

230905-165205-61070

提交限期

Deadline for submission:

05/09/2023

提交日期及時間

Date and time of submission:

05/09/2023 16:52:05

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-HC/345

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. 沈女士

意見詳情

Details of the Comment :

我是蚝涌村居民，如果申请成功，对我们这条村的治安也会变好，我看到隔壁的御花园也有保安室，这边也有的话当然也好

8

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

參考編號

Reference Number:

230905-172828-06704

提交限期

Deadline for submission:

05/09/2023

提交日期及時間

Date and time of submission:

05/09/2023 17:28:28

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-HC/345

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 林女士

意見詳情

Details of the Comment :

呢區治安唔好，有保安室當然好過冇，支持！

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

參考編號
Reference Number: 230905-181439-61385

提交限期
Deadline for submission: 05/09/2023

提交日期及時間
Date and time of submission: 05/09/2023 18:14:39

有關的規劃申請編號
The application no. to which the comment relates: A/SK-HC/345

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. WONG

意見詳情
Details of the Comment :

I support the current applciaiton as follows:

1. Knowing that there is a dedicated security presence in the neighborhood can significantly enhance the sense of security among residents. It can create a safer environment, encourage community engagement, and foster a sense of belonging. People may feel more comfortable going about their daily activities, both during the day and at night.
2. The applied use is located in an area surrounded by housing development. The applied use can enhance overall living quality by providing a safer environment.
3. The applied use would not create negative impact on the environment.

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

參考編號
Reference Number: 230905-181929-78995

提交限期
Deadline for submission: 05/09/2023

提交日期及時間
Date and time of submission: 05/09/2023 18:19:29

有關的規劃申請編號
The application no. to which the comment relates: A/SK-HC/345

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. 王

意見詳情
Details of the Comment :

我支持申請
西貢一向多爆竊案，政府應該多重視居民人生安全

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

參考編號

Reference Number:

230905-202418-59834

提交限期

Deadline for submission:

05/09/2023

提交日期及時間

Date and time of submission:

05/09/2023 20:24:18

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-HC/345

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss 何寶兒

意見詳情

Details of the Comment :

1. 希望發展商業用地、有餐廳、有咖啡店
2. 希望可以發展酒店

2023年 8月 8日

Appendix I of RNTPC
Paper No. A/SK-HC/345

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。

8 AUG 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.

Form No. S16-III
表格第 S16-III 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 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

2302071 2/8 by hand

Form No. S16-III 表格第 S16-III 號

| | | |
|---------------------------------|-------------------------|--------------|
| For Official Use Only 請勿填寫此欄 | Application No. 申請編號 | A/SK-HC 1348 |
| | Date Received 收到日期 | 8 AUG 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 11 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 7.5 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) | 6 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, 位於鄉郊地區臨時用途/發展的規劃許可續期, 請在(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

☒ year(s) 年 3
☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 3.5sq.m ☐ About 約
 Proposed covered land area 擬議有上蓋土地面積 7.5sq.m ☒ 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/Asq.m ☐ About 約
 Proposed non-domestic floor area 擬議非住用樓面面積 7.5sq.m ☒ About 約
 Proposed gross floor area 擬議總樓面面積 7.5sq.m ☒ 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 | BUILDING HEIGHT | |
|-----------|--|----------------------------|----------------------------|-------------------------|--|
| B1 | SECURITY GUARD ROOM LAVATORY AND PORCH | 7.5 m ² (ABOUT) | 7.5 m ² (ABOUT) | 2.8 m (ABOUT)(1-STOREY) | |
| TOTAL | | 7.5 m ² (ABOUT) | 7.5 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 | <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"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | No 否 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (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 | <input type="checkbox"/> Please provide details 請提供詳情 No 否 <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 | <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 11 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 No 否 <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"/> |
| 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"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | |
|--|--|
| | <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> |
|--|--|

| (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>.....</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. As robberies are often reported in the Sai Kung area (Appendix I), 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, 'caretakers' office' 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 11 sq.m, including 6 sq.m of GL (about)(Plan 3). The Site is operated 24-hour daily, including public holiday. The Site would be able to accommodate not more than 2 nos. of staff at the same time. One 1-storey structure is provided at the Site for security guard room, lavatory and porch with total GFA of 7.5 sqm (about)(Plan 4). 2 bollards are also erected on a hard-paved platform to support the operation of the development.

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.

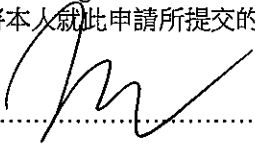
In view of the above, the Board is hereby respectfully recommended to approve the subject application for **'Proposed Temporary Security Guard Room for a Period of 3 Years and Associated Filling of Land'**.

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


.....
Michael WONG
.....

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

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

31/7/2023

..... (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。

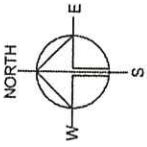
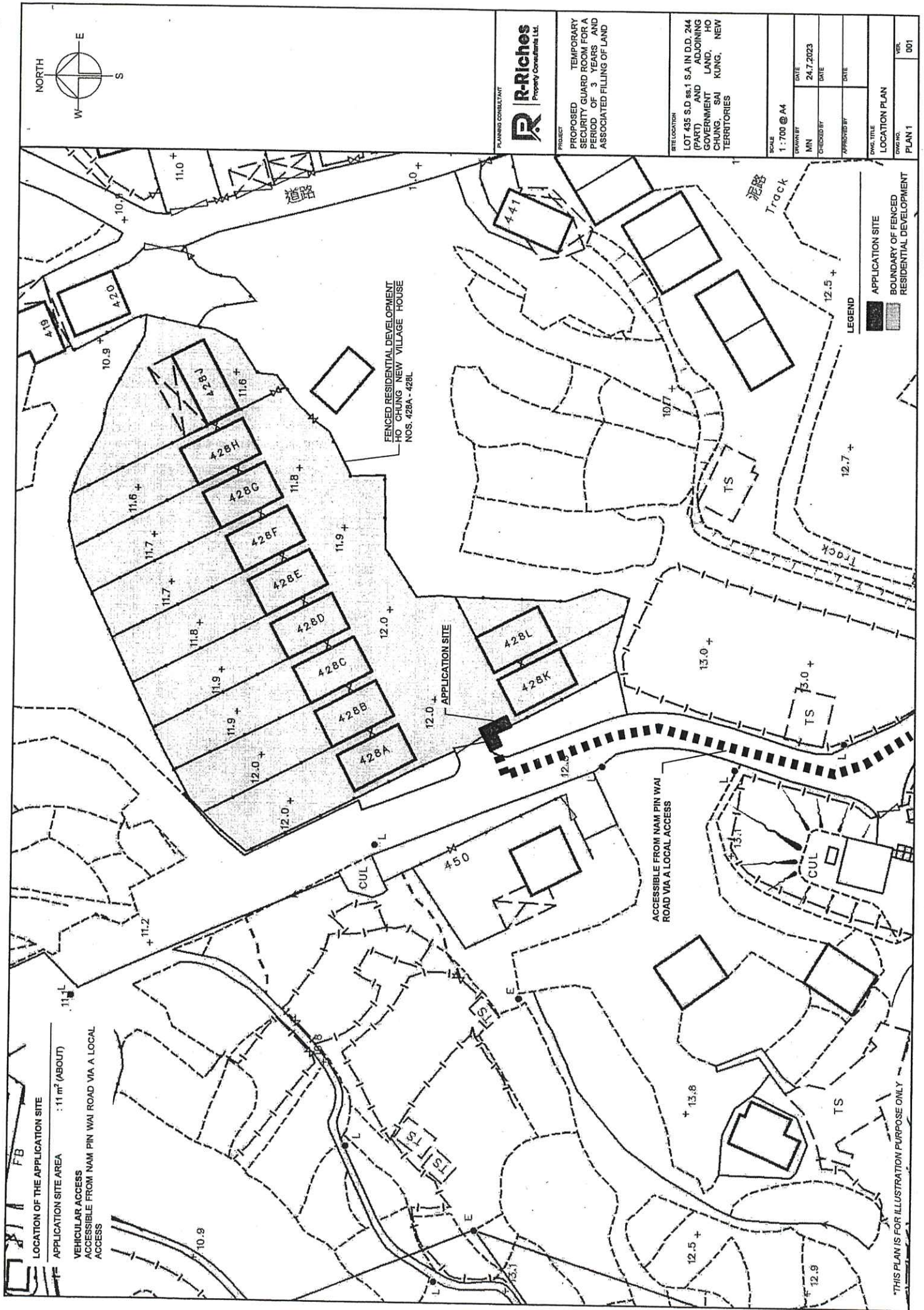
| | |
|--|--|
| Gist of Application 申請摘要 (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters 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) |
| Location/address 位置／地址 | Lot 435 S.D ss.1 S.A in D.D. 244 and Adjoining Government Land, Ho Chung, Sai Kung, New Territories |
| Site area 地盤面積 | 11 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 6 sq. m 平方米 <input checked="" type="checkbox"/> About 約) |
| Plan 圖則 | Approved Ho Chung Outline Zoning Plan No.: S/SK-HC/11 |
| Zoning 地帶 | "Agriculture" zone |
| Type of Application 申請類別 | <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ |
| Applied use/ development 申請用途/發展 | Proposed Temporary Security Guard Room for a Period of 3 Years and Associated Filling of Land |

| | | | |
|--|---|---|--|
| (i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率 | | sq.m 平方米 | Plot Ratio 地積比率 |
| | Domestic 住用 | N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| | Non-domestic 非住用 | 7.5 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | 0.68 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於 |
| (ii) No. of block 幢數 | Domestic 住用 | N/A | |
| | Non-domestic 非住用 | N/A | |
| (iii) Building height/No. of storeys 建築物高度／層數 | Domestic 住用 | N/A m 米 <input type="checkbox"/> (Not more than 不多於) | |
| | | N/A Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) | |
| | Non-domestic 非住用 | 2.8 (about) m 米 <input type="checkbox"/> (Not more than 不多於) | |
| | | 1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) | |
| (iv) Site coverage 上蓋面積 | 68 % <input checked="" type="checkbox"/> About 約 | | |
| (v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____ | | N/A |
| | Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____ | | N/A |

| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件 | | |
|---|--------------------------|-------------------------------------|
| | <u>Chinese</u> 中文 | <u>English</u> 英文 |
| Plans and Drawings 圖則及繪圖 | | |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖 | <input type="checkbox"/> | <input checked="" 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"/> |
| Plan showing the zoning of the site, Plan showing the land status of the site | | |
| <u>Location Plan</u> | | |
| Reports 報告書 | | |
| Planning Statement/Justifications 規劃綱領/理據 | <input type="checkbox"/> | <input 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。



PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

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

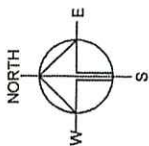
SCALE
1:700 @ A4

| DATE | DATE | DATE |
|-----------|------|------|
| 24.7.2023 | | |

DWG. TITLE
LOCATION PLAN

DWG. NO.
PLAN 1

VER.
001



ZONING OF THE APPLICATION SITE

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

APPLICATION SITE

AGR

LEGEND

APPLICATION SITE

PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

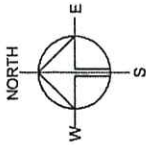
PROJECT
PROPOSED
TEMPORARY
SECURITY GUARD ROOM FOR A
PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND

SITE 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 : 800 @ A4
DRAWN BY
MN
DATE
24.7.2023
CHECKED BY
DATE
APPROVED BY
DATE

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

"THIS PLAN IS FOR ILLUSTRATION PURPOSE ONLY"



R-Riches
Property Consultants Ltd.

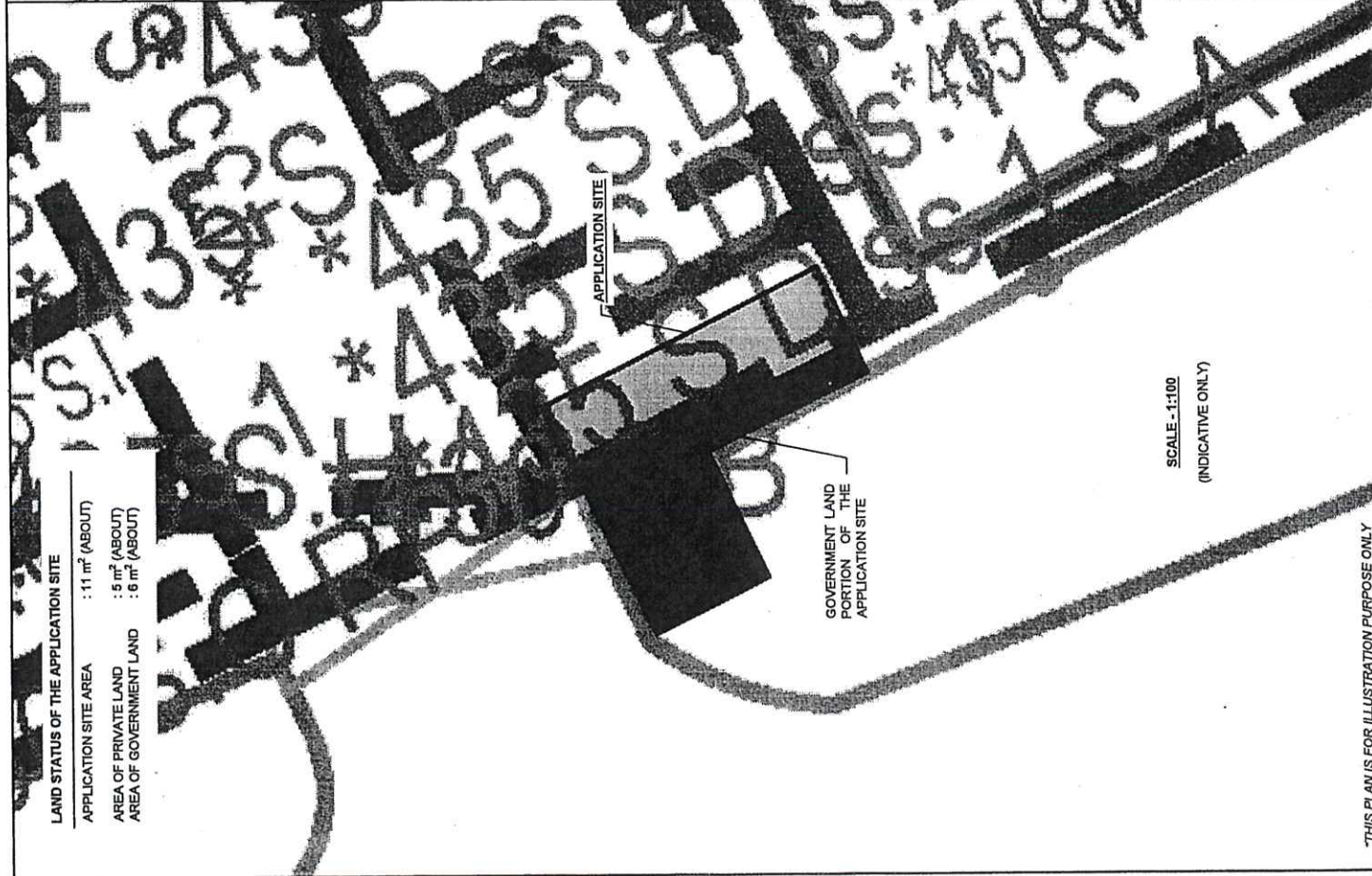
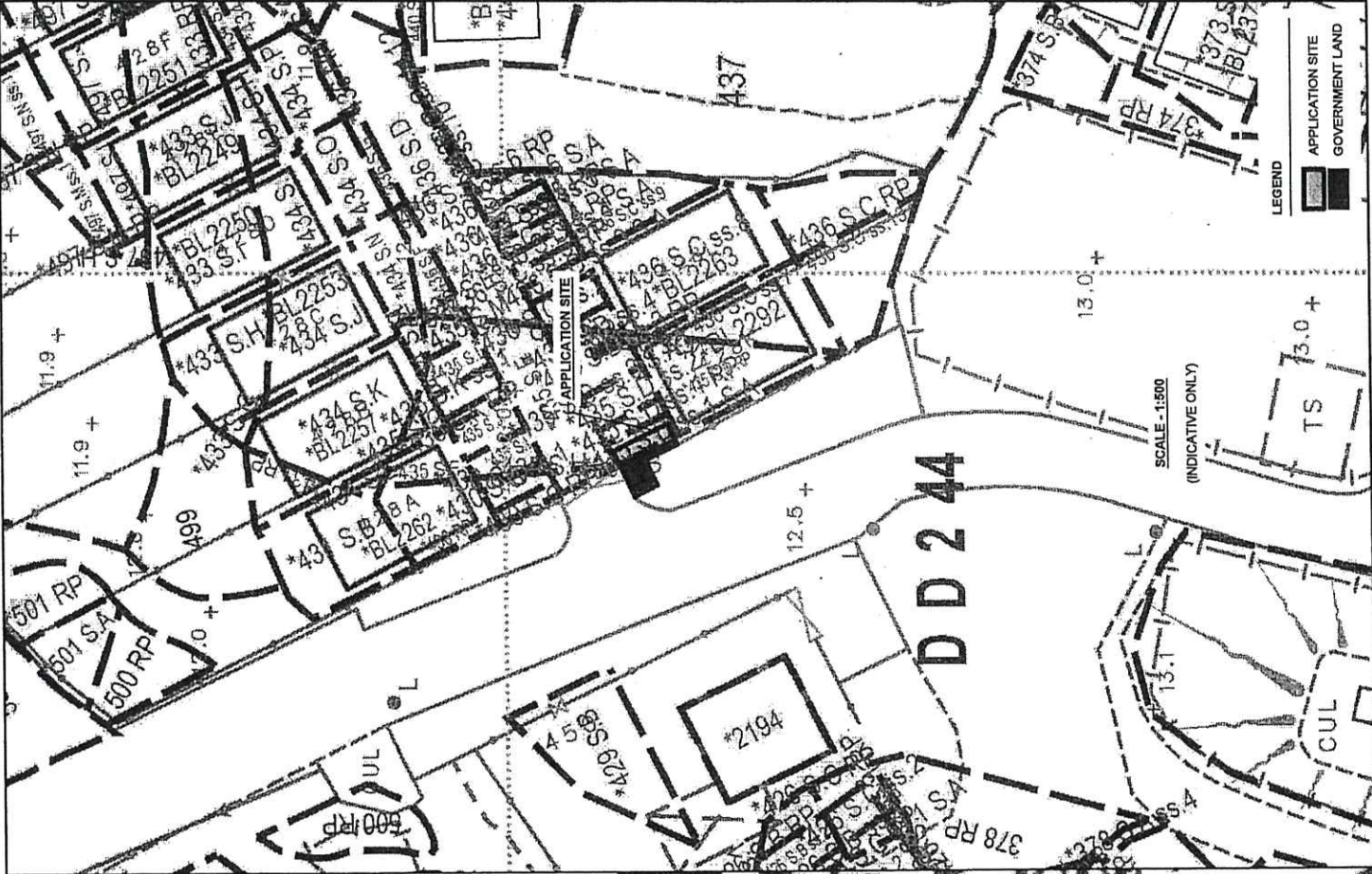
PLANNING CONSULTANT

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

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

SCALE
1:100/500 @ A4
DRAWN BY
DATE
24.7.2023
CHECKED BY
DATE
APPROVED BY
DATE

DWG. TITLE
LAND STATUS OF THE SITE
PLAN 3
VER. 001



LAND STATUS OF THE APPLICATION SITE
APPLICATION SITE AREA : 11 m² (ABOUT)
AREA OF PRIVATE LAND : 5 m² (ABOUT)
AREA OF GOVERNMENT LAND : 6 m² (ABOUT)

GOVERNMENT LAND
PORTION OF THE
APPLICATION SITE

SCALE - 1:100
(INDICATIVE ONLY)

THIS PLAN IS FOR ILLUSTRATION PURPOSE ONLY

DEVELOPMENT PARAMETERS

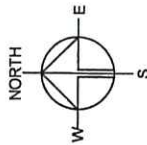
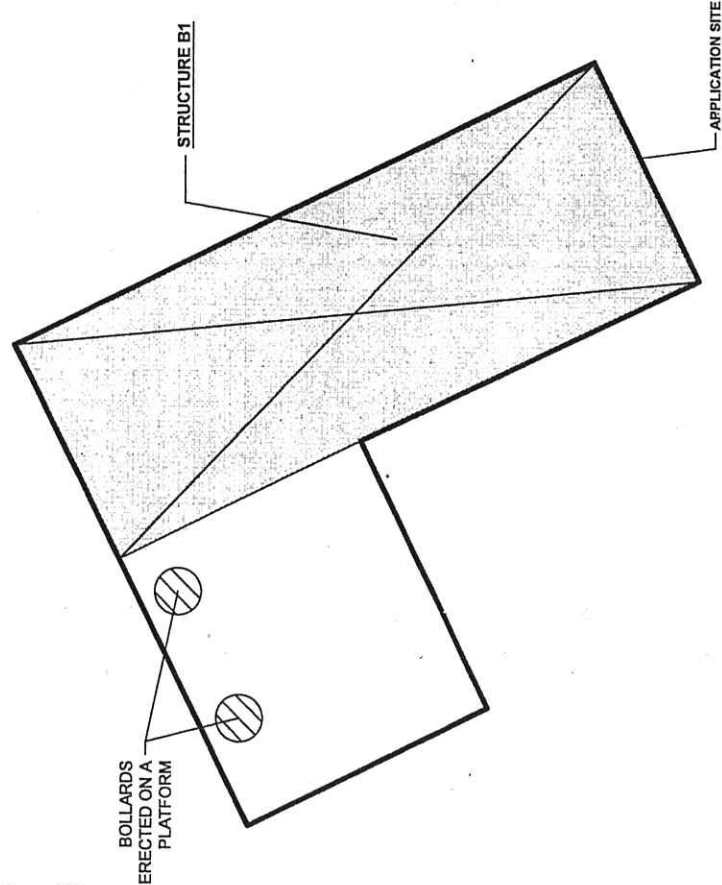
| | | |
|-----------------------|----------------------|---------|
| APPLICATION SITE AREA | : 11 m ² | (ABOUT) |
| COVERED AREA | : 7.5 m ² | (ABOUT) |
| UNCOVERED AREA | : 3.5 m ² | (ABOUT) |
| PLOT RATIO | : 0.68 | (ABOUT) |
| SITE COVERAGE | : 68 % | (ABOUT) |
| NO. OF STRUCTURE | : 1 | |
| DOMESTIC GFA | : NOT APPLICABLE | |
| NON-DOMESTIC GFA | : 7.5 m ² | (ABOUT) |
| TOTAL GFA | : 7.5 m ² | (ABOUT) |
| BUILDING HEIGHT | : 2.8 m | (ABOUT) |
| NO. OF STOREY | : 1 | |

DETAILS OF FILLING OF LAND

| | | |
|--------------------------|-------------------------------|---------|
| FILLING OF LAND AREA | : 11 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) | |

THE SITE HAS BEEN FILLED WITH CONCRETE. NO FURTHER FILLING WILL BE CARRIED OUT DURING THE PLANNING APPROVAL PERIOD.

| STRUCTURE | USE | COVERED AREA | GFA | BUILDING HEIGHT |
|-----------|--|----------------------------|----------------------------|--------------------------|
| B1 | SECURITY GUARD ROOM LAVATORY AND PORCH | 7.5 m ² (ABOUT) | 7.5 m ² (ABOUT) | 2.8 m (ABOUT) (1-STOREY) |
| TOTAL | | 7.5 m ² (ABOUT) | 7.5 m ² (ABOUT) | |



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

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

SCALE

1 : 50 @ A4

DRAWN BY

MN

DATE

24.7.2023

REVISOR BY

DATE

LEGEND

APPLICATION SITE

STRUCTURE

BOLLARD

DWG. TITLE

LAYOUT PLAN

DWG. NO.

PLAN 4

VER.

001

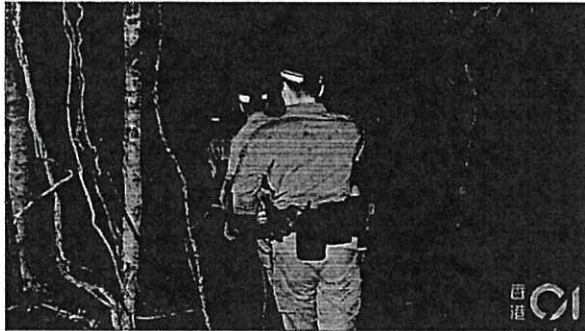
NO PARKING NOR LOADING / UNLOADING SPACE IS PROVIDED AT THE APPLICATION SITE

港聞 / 突發

清水灣道現爆竊賊蹤 沿山坡潛入屋苑 警方一連4日陸空巡查

撰文：左明星
 出刊：2023-06-27 21:48 更新：2023-06-27 21:48

5 0 0 ...



警方過去兩周（6月15日至26日）接獲多名市民報案，清水灣道一帶發生多宗爆竊及可疑人發現案件。匪徒會選址依山而建的屋苑，利用山坡叢林作為掩飾，待入黑後，趁戶主不為意或出外用膳時，賊人便沿山坡潛入屋苑進行爆竊。

將軍澳警區特遣隊主管高級督察陳展衡表示，警方自昨日起一連四日，進行反爆竊聯合行動。行動中，將軍澳警區特遣隊、鄉村巡邏隊、軍裝巡邏小隊、警犬隊、警民關係組、東九龍機動部隊、衝鋒隊、小型無人機小隊、政府飛行服務隊亦出動。警方又指，爆竊匪慣常犯案手法，刻意移開單位內的閉路電視，避開錄像，隨後潛入單位。



警方自昨日起一連四日，進行反爆竊聯合行動。（左明星攝）

熱門文章

查看更多 >



劉馬車疑襲網媒記者晚上到警署自首 涉襲擊致造成身體傷害罪被捕



土瓜灣灰鴿路「奶奶」走失 七旬翁難安寂拒入院盼人省重達



疑形跡可疑向一麻雀館收數 11雙徑證內地男涉非法集結被捕



珍惜生命 | 蘇冠聰18歲少年墮樓亡 家屬追份傷心須送院



雙非男童被連襲 | 男童37歲母昨來港被捕 暫控虐兒周一提堂



「蛋蛋俱樂部」網媒記者疑於荃新天地遭劉馬車拳打 浴血受傷送院



珍惜生命 | 雨衣及黃大仙分別發生墮樓案 兩人不治



深水埗15歲仔偷女同學門匙 趁外遊上門爆竊被攔截 竟刺傷男戶主

賊爆竊獨立屋敗逃 警陸空搜捕

2022-05-19 00:00



西貢清水灣道勝景別墅一幢獨立屋遭竊賊入屋企圖偷竊。

(星島日報報道) 西貢豪華屋苑發生企圖爆竊案，一名竊賊昨清晨撬門進入一獨立屋搜掠，幸機警外傭及時察覺異響發現，竊賊事敗落荒而逃，戶主幸保不失；警方接報後全力追緝竊賊，並展開反爆竊行動。

現場為西貢清水灣道勝景別墅，建有十六幢兩層高獨立屋。昨晨五時許，上址一幢獨立屋的外傭突聞異響，循聲查看赫見一名陌生男子在屋內搜掠，大驚下通知屋苑保安員報案。警員接報趕至，竊賊已逃去，警員攜同警犬在附近搜捕無果。戶主經點算後證實無損失，警方相信竊賊撬門入屋犯案，隨即根據屋苑及附近閉路電視錄影追緝竊賊。

將軍澳警區早前接報，指有數人徘徊在清水灣道一帶叢林和山坡，疑欲入屋爆竊，有見及此，該警區特遣隊、軍裝巡邏小隊、警犬隊聯同東九龍衝鋒隊、機動部隊等人員，昨起一連七日於清水灣道一帶進行「捲聲」反爆竊行動，包括巡邏、設路障、截查可疑車輛及乘客，政府飛行服務隊直升機亦進行巡邏，警民關係組人員則向附近居民派發傳單及防盜警鐘。

將軍澳警區特遣隊主管陳展衡督察表示，清水灣道過去一周內發生兩宗爆竊案，竊賊於凌晨一至五時利用山坡或叢林掩護，針對依山而建的豪宅撬門窗入內爆竊，其中一宗事主寓所設置了並不昂貴的防盜設施，因而令賊人退卻，呼籲市民安裝相關裝置。

疫情小反彈 無礙酒吧重開「飲勝」

工會感驚訝 冀「加到足」振士氣

虛擬貨幣店遭淋漆 還字「呃人血汗錢」

賊爆竊獨立屋敗逃 警陸空搜捕

老夫婦過馬路捱貨車撞受傷

來論|勿讓「零工經濟」成剝削勞工代名詞

日報港聞主頁

英京同時設立網店及門市旗艦店，享受專業服務
亦能於網店瀏覽各款人氣產品，立即選購。



東網

2023年7月31日 (一)
32°C

繁體 簡體

新聞

視頻

電子報·刊物

即時新聞

港澳
兩岸
國際
評論
產經

東方日報網頁

摺疊18

東方融資

分類廣告

廣告價目

版權收費

聯絡查詢

會員通訊

企業關係

免責聲明

△ 9y天價代售年報破億

麥模思：撤出美國轉投新興市場 關注港股全因...

兩兩芯實無幾4年機會少 望洗牌重...

港澳版 > 新聞 > 港澳

西貢依山而建豪宅現賊蹤 警海陸巡邏反爆竊

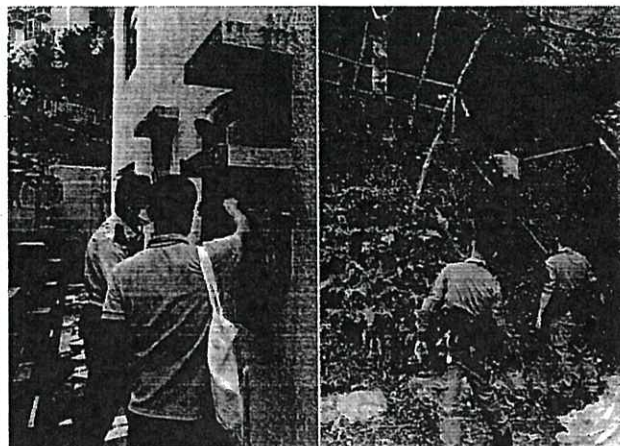
新聞觀看次數: 22.8k

2022年11月19日(六) 08:46更新
00:01建立

推介 15

分享

Tweet



警員在西貢一帶進行反爆竊行動。

1/5

西貢分區及將軍澳警區近日接獲多宗報案，指發現有人闖入綠涌及清水灣道一帶依山而建的單位進行爆竊等犯罪活動。有見及此，西貢分區軍裝巡邏小隊及鄉村巡邏隊、黃大仙警區郊區巡邏隊及警民關係組、將軍澳分區軍裝巡邏小隊及特巡隊、聯同東九龍總區衝鋒隊、機動部隊、水警東分區，昨日(18日)在西貢公路及清水灣道一帶進行代號「搖籃」的反爆竊行動。

其他熱爆話題：

破格呔聲新惡態

by www.hktyl.com/hktyl/zh/main/

即睇新發現



2

行動期間，警員於西貢公路及清水灣道一帶郊區地區進行反爆竊巡邏，並在不同時段沿上址一帶設置路障，截查可疑車輛及乘客。水警東分區則於海岸線一帶進行巡邏。在防罪方面，警民關係組向附近居民進行反爆竊宣傳及教育活動，包括向居民派發傳單、防盜警鐘、張貼宣傳海報及橫額等宣傳物品等，藉此提升居民的防盜意識。

警員亦鼓勵居民加強家居防盜措施，例如安裝市面上容易購買得到的防盜警鐘及設有即時通報功能的閉路電視系統等，偵察非法進入屋宇的擅進者，以便及早發現進行爆竊的匪徒。警方呼籲市民須時刻提高警覺，加強住宅保安防盜意識，鎖好門窗並慎防盜賊，亦要多留意居所附近的山坡有沒有可疑活動，如任何市民或外僑遇到可疑人，應立即向警方尋求協助。



請輸入搜尋字眼

搜尋

大事件

- 新冠肺炎
- 修例風波
- 酷刑聲請

您也可能喜歡這些文章

[廣告] 熱門話題
戒掉1習慣，居然穿回S
號！用萬寧買的「這個」...

[廣告] 輕鬆瘦身全紀錄
44歲只食能切掉脂肪的
「葛花」和「破」1個月...

譚詠麟半山豪宅意外曝光！
飽覽維港靚景兼有巨型魚缸

石籬邨2消防員遭腐蝕液濺傷
六旬自殘漢涉傷人被捕

車隊撞穿越羅布泊3死1失
蹤 傳失聯者伏屍沙漠

[廣告] 熱門話題
萬寧湧入爆買人潮「爆髮凝
露」生了10倍的頭髮！

[廣告] 輕鬆瘦身全紀錄
不用節食！44歲只食「葛
花」和「破」1個月就變...

沙田節開幕 城門河畔上演
無人機及煙火光影匯演

Recommended by

◎ 東網最高瀏覽

6 新一期居屋今起選表
市民心儀市區大單位 [港澳]

7 赤祿紋身男旺角墮樓亡
害所割房起火冒煙 [港澳]

8 涉案子留港自行返內地
母被控虐兒准保釋候9.11
再訊 [港澳]

9 慢性濕疹難治愈 專家
建議戒口護理兩大法 [港澳]

10 大潭道客貨車越線越
的士 來回線一度全封 [港澳]

0A-0C 東網 / 東方日報
988.118 粵語廣播

追蹤專頁 使用應用程式

感謝您瀏覽東網。請按入詳細閱讀本網所載之使用條款及細則和私隱政策聲明，並須確定您同意接受有關條款及
聲明的約束才可繼續瀏覽。

✓ 同意及關閉