

Previous Applications Covering the Application Site

Approved Applications

Application No.	Proposed Use(s)	Zoning	Date of Consideration	Approval Condition(s)
A/SK-HC/245	Temporary Private Garden for a Period of 3 Years	"V" & area shown as 'Road'	7.8.2015	(1) and (2)
A/SK-HC/298	Temporary Private Garden for a Period of 3 Years	"V" & area shown as 'Road'	17.8.2018	Nil

Approval Condition(s)

- (1) submission and implementation of landscape proposal; and
- (2) reinstatement of the application site to an amenity area upon expiry of the planning permission.

Similar Applications

Application No.	Location	Zoning	Date of Consideration	Decision of the RNTPC	Approval Condition
A/SK-HC/319 Temporary Private Garden for 3 Years	Lot 2063 (Part) in D.D. 244 and adjoining Government Land, Ho Chung New Village, Sai Kung	"V" & area shown as 'Road'	21.8.2020	Approved with condition	(a)
A/SK-HC/320 Temporary Private Garden for a Period of 3 Years	Lots 1067 RP (Part) and 1074 S.B (Part) in D.D. 244 and Adjoining Government Land, Ho Chung New Village, Sai Kung, New Territories	"V" & area shown as 'Road'	21.8.2020	Approved with condition	(a)
A/SK-HC/344 Renewal of Planning Approval (No. A/SK-HC/319) for Temporary Private Garden for 3 Years	Lot 2063 (Part) in D.D. 244 and Adjoining Government Land, Ho Chung New Village, Sai Kung	"V" & area shown as 'Road'	23.6.2023	Approved	Nil
A/SK-HC/346 Temporary Private Garden for 3 Years	Lot 1067 S.E in D.D. 244 and Adjoining Government Land, Ho Chung, Sai Kung, New Territories	"V" & area shown as 'Road'	12.1.2024	Approved	Nil
A/SK-HC/348 Temporary Private Garden for 3 Years	Lots 1067 RP (Part) and 1074 S.B (Part) in D.D. 244 and Adjoining Government Land, Ho Chung New Village, Sai Kung, New Territories	"V" & area shown as 'Road'	15.3.2024	Approved	Nil

Approval Condition:

- (a) Upon the expiry of the planning permission, the reinstatement of the application site to an amenity area

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Sai Kung, Lands Department (DLO/SK, LandsD):

- no objection to the application;
- the Government land (GL) in the application site (the Site) is covered by Short Term Tenancy No. SX3228 for the purpose of private garden;
- unlawful occupation of GL not covered by the planning application has been detected by DLO/SK. The GL adjoining the Site has been fenced off/ illegally occupied without permission. The GL being illegally occupied is not included in the planning application. The extent of the Site should be clarified. Any occupation of GL without Government's prior approval is an offence under Cap. 28. DLO/SK reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;
- the Site does not conflict with any active or planned projects;
- the Site is within the village environs of Ho Chung; and
- the Site does not encroach upon the emergency vehicular access in Ho Chung New Village.

2. Traffic

(a) Comments of the Commissioner for Transport:

- no objection to the application; and
- no plan/programme to implement a road and/or carry out road works at the Site.

(b) Comments of the Chief Highway Engineer/New Territories East, Highways Department:

- no comment on the application as the Site is outside the maintenance jurisdiction of the Highways Department; and
- no record at any implementation programme of any planned road at the Site.

3. District Officer's Comments

Comments of the District Officer (Sai Kung), Home Affairs Department:

- no comment on the application; and
- no works project or facilities of Sai Kung District Office will be affected by the application.

4. Other Departments

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

- Chief Engineer/Construction, Water Supplies Department;
- Chief Engineer/Mainland South, Drainage Services Department;
- Chief Engineer (Works), Home Affairs Department;

- Director of Agriculture, Fisheries and Conservation;
- Director of Environmental Protection;
- Director of Electrical and Mechanical Services;
- Director of Fire Services; and
- Project Manager (East), Civil Engineering and Development Department.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Sai Kung, Lands Department that the applicant shall cease the illegal occupation of Government land (GL) not covered by the subject planning application immediately. The Lands Department reserves the right to take land control action for any unlawful occupation of GL;
- (b) to note the comments of the Director of Electrical and Mechanical Services that:
- in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the application site (the Site);
 - the said parties concerned should be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines;
- (c) to note the comments of the Director of Environmental Protection that the applicant is advised to observe and comply with the Water Pollution Control Ordinance in handling and discharging the wastewater arising from the applied development;
- (d) to note the comments of the Chief Engineer/Mainland South, Drainage Services Department that adequate stormwater drainage collection should be provided in connection with the applied use to deal with the surface runoff of the Site or the same flowing onto the Site from the adjacent areas without causing any adverse drainage impacts or nuisance to the adjoining areas;
- (e) to note the comments of the Chief Engineer/Construction, Water Supplies Department (WSD) that
- the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection for the provision of water supply to the applied development. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD’s standards; and
 - if any uncharted water mains are affected, the applicant shall bear the cost of the necessary diversion works.

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 Regulated Areas, or Renewal of Permission for such Temporary Use or Development*

適用於祇涉及位於鄉郊地區或受規管地區土地上及/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.tpb.gov.hk/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.tpb.gov.hk/tc/plan_application/apply.html

此文件在 2024 年 3 月 5 日收到。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。

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

This document is received on 5 MAR 2024
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

2400544 26/2 b/ hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/SK-HC/351
	Date Received 收到日期	- 5 MAR 2024

- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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)

CHIU To Yin
趙陶然

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)

Goldrich Planners and Surveyors Limited
金潤規劃測量師行有限公司

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)	Government Land adjoining Lot No. 2072 in D.D. 244, 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 19.38 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) 19.38 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 No. S/SK-HC/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" ("V") and area shown as 'Road'
(f) Current use(s) 現時用途	Private Garden ancillary to an NTEH (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 or Regulated Areas 位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/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	Temporary Private Garden for a period of 3 years (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 19.38sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目
Proposed domestic floor area 擬議住用樓面面積sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積sq.m <input 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) Refer to Plan 3	
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 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)	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 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)	

Proposed operating hours 擬議營運時間 NA			
(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)) Nam Pin Wai Road via an access road	
	No 否	<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	<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 type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input 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 checked="" 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?	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>
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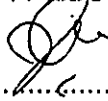
(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved 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>

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

LAU Tak Francis

Director

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

MRTPI, FRICS, RPS(GP)

Others 其他

on behalf of
代表

Goldrich Planners and Surveyors Limited



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

Date 日期

26/2/2024

(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。

GoldRich PLANNERS & SURVEYORS LTD.

金潤規劃測量師行有限公司

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香港新界元朗安樂路129號基達中心8樓 E室

Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Executive Summary

1. The application site is on Government Land adjoining Lot No. 2072 in D.D. 244, Ho Chung, Sai Kung, New Territories.
2. The site area is about 19.38 m², which falls entirely on Government Land.
3. The application site falls within an area partly zoned "Village Type Development" ("V") and partly shown as 'Road' on the Approved Ho Chung Outline Zoning Plan (OZP) No. S/SK-HC/11.
4. The applied use is 'Temporary Private Garden' for a period of 3 years. According to the covering Notes of the OZP, all uses or developments in any area shown as 'Road' require permission from the Board. Besides, temporary use or development of any land or building not exceeding a period of 3 years requires permission from the Board, notwithstanding that the use or development is not provided for in terms of the OZP.
5. The application is the subject of 2 previous approvals for the same applied use. The planning context of the adjacent areas has not been significantly altered.

行政摘要

1. 申請地點位於新界西貢蠔涌丈量約份第 244 約鄰近地段第 2072 號的政府土地。
2. 申請地點的面積約 19.38 平方米，申請範圍完全位於政府土地。
3. 申請地點在《蠔涌分區計劃大綱核准圖編號 S/SK-HC/11》上部分劃為「鄉村式發展」地帶及部分顯示為「道路」。
4. 申請用途為「臨時私人花園（為期 3 年）」。根據有關分區計劃大綱圖的《注釋》，在顯示為「道路」的地方，所有用途或發展必須向城市規劃委員會申請許可；而在任何土地或建築物進行為期不超過 3 年的臨時用途或發展，即使該分區計劃大綱圖的《注釋》對該用途沒有作出規定，也須向城市規劃委員會申請規劃許可。
5. 申請地點曾獲 2 次規劃許可作相同用途，毗連地區的規劃狀況並沒有重大改變。

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Ms. CHIU To Yin (“the Applicant”) in support of the planning application for ‘Temporary Private Garden’ for a period of 3 years (“the Development”) at Government Land adjoining Lot No. 2072 in D.D. 244, Ho Chung, Sai Kung, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 to 3)

2. The Site comprises Government Land adjoining a New Territories Exempted House (NTEH) on Lot No. 2072 in D.D. 244, Ho Chung, Sai Kung, New Territories. The Site is accessible from Nam Pin Wai Road via an access road.
3. The site area is about 19.38 m², which falls entirely on Government Land.
4. The Site is covered by Short Term Tenancy No. SX3228 for private garden purpose. The site area of the application was delineated with reference to the information provided by District Lands Office/Sai Kung (**Annex 1**).

Planning Context

5. The Site falls within an area partly zoned “Village Type Development” (“V”) and partly shown as ‘Road’ on the Approved Ho Chung Outline Zoning Plan (“the OZP”) No. S/SK-HC/11.
6. The planning intention of the “V” zone is to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services.
7. According to the covering Notes of the OZP, all uses or developments in any area shown as ‘Road’ require permission from the Board. Besides, temporary use or development of any land or building not exceeding a period of 3 years requires permission from the Board, notwithstanding that the use or development is not provided for in terms of the OZP.
8. Provided that the Development is temporary in nature, approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the Site.

No Adverse Impacts to the Surroundings

9. The applied use is considered not incompatible with surrounding land uses mainly comprising clusters of 3-storey village houses. Adverse visual and landscape impacts to the surrounding areas are not anticipated.

Previous Applications

10. The Site is the subject of 2 previous applications for private garden use, which were approved by the Rural and New Town Planning Committee ("the Committee") in 2015 and 2018:

Application No.	Applied Use	Date of Approval
A/SK-HC/245	Temporary House (Private Garden ancillary to NTEH) for a period of 3 years	7.8.2015
A/SK-HC/298	Temporary Private Garden for a period of 3 years	17.8.2018

11. The previous applications were approved by the Committee mainly on considerations that the development would not frustrate the long-term planning intention of the area shown as 'Road' and no significant adverse impacts were anticipated.
12. Compared with the last approval, the applied use and site area of the current application remain unchanged.
13. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the previous applications.

Similar Applications

14. There are 4 similar applications for private garden use involving 3 sites in the vicinity of the Site approved by the Committee in the past 5 years:




Application No.	Applied Use	Date of Approval
A/SK-HC/319*	Temporary Private Garden for a period of 3 years	21.8.2020
A/SK-HC/320	Temporary Private Garden for a period of 3 years	21.8.2020
A/SK-HC/344*	Renewal of Planning Approval for Temporary Private Garden for a period of 3 years	23.6.2023
A/SK-HC/346	Temporary Private Garden for a period of 3 years	12.1.2024

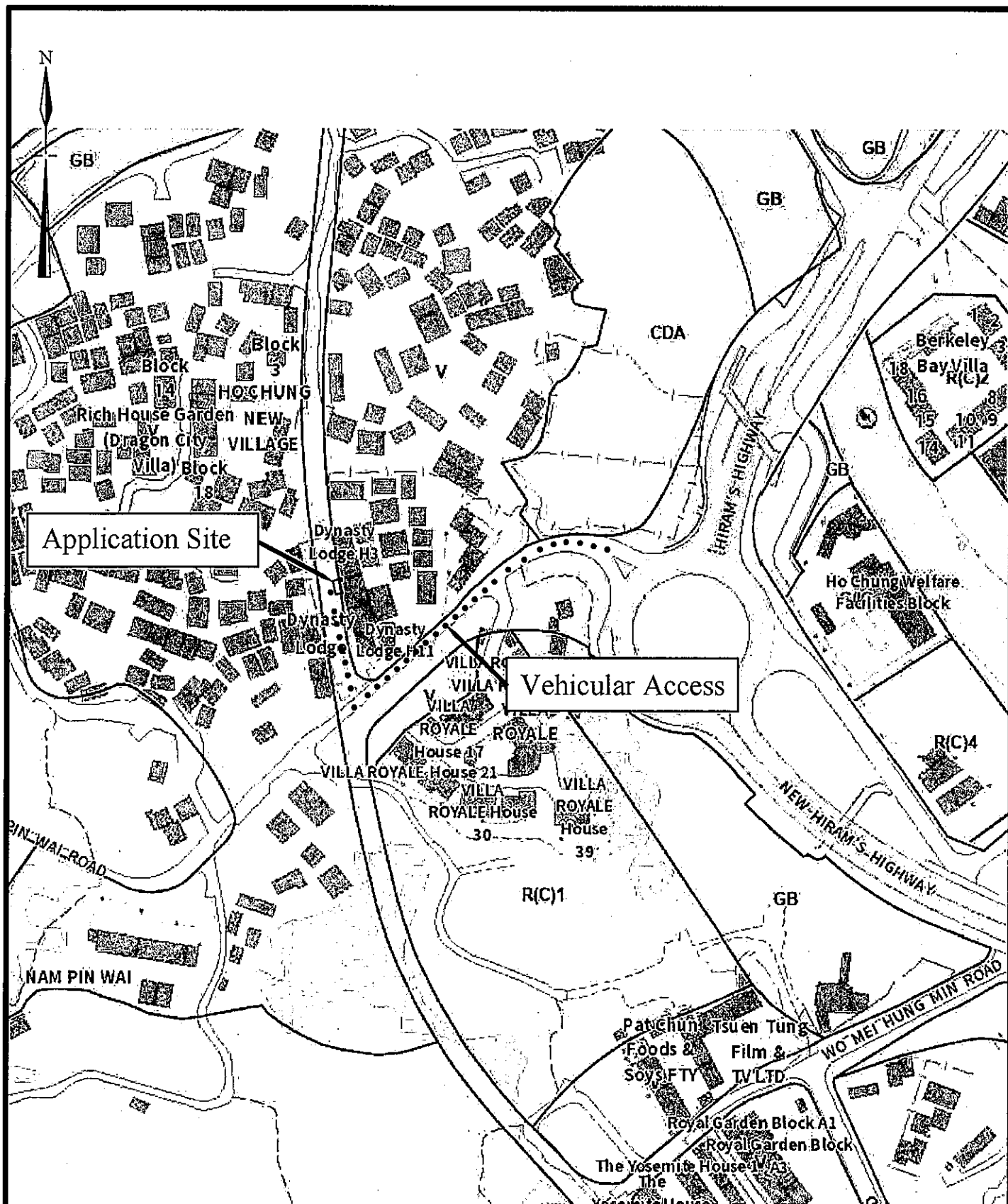
** Applications involving the same site*

15. The similar applications were approved by the Committee between 2020 and 2024 on considerations that temporary approval would not frustrate the long-term planning intention of the area shown as 'Road' and no significant adverse impacts were anticipated.
16. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the similar approved applications.

- End -

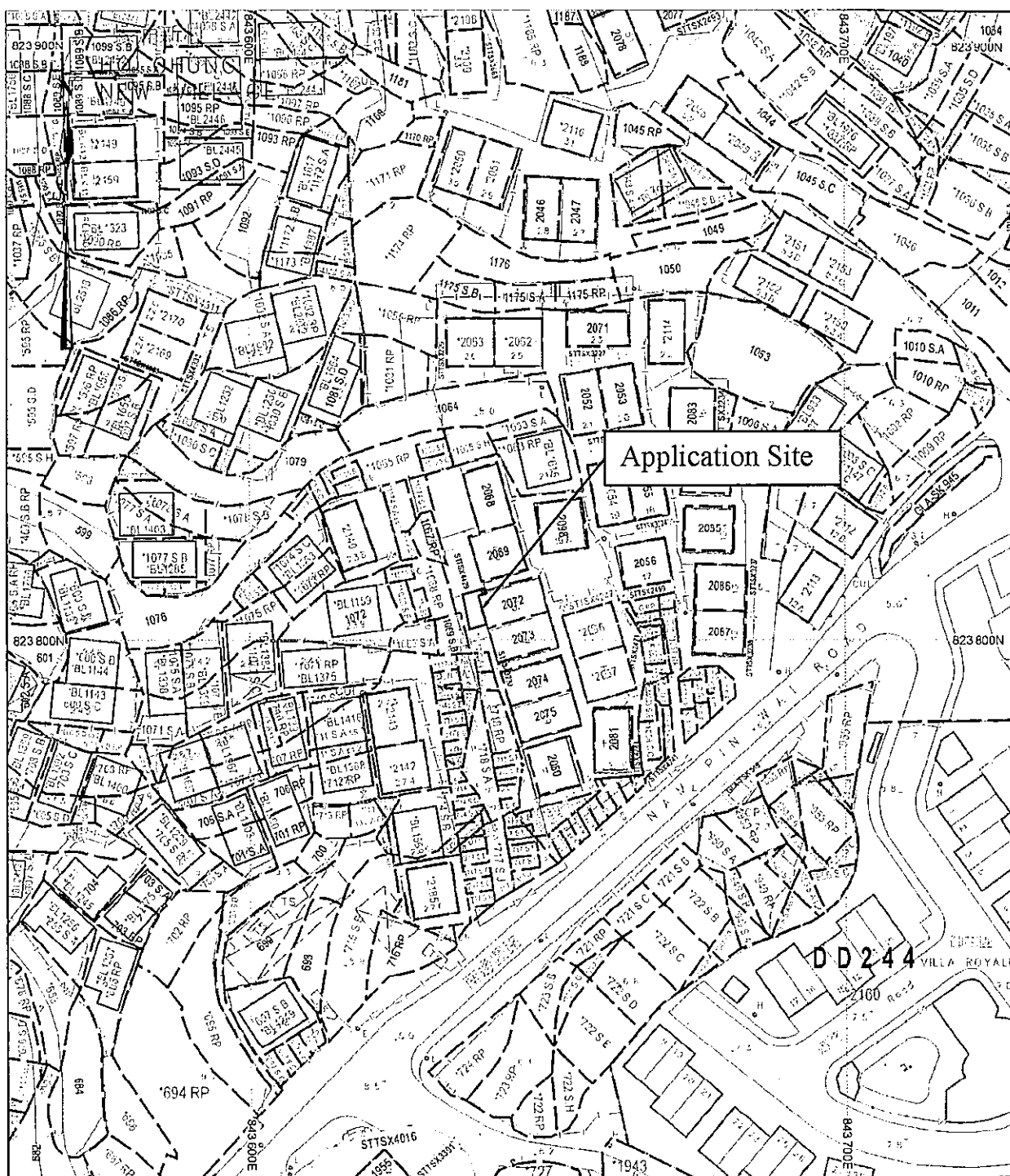
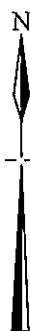


- 
Area of STT No. SX3228 (Odd shape: Approx. 19.38m², subject to survey)

Existing occupation area to be excluded

Emergency Vehicle Access ("EVA") in Ho Chung New Village



Extracted from the Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11

Not to Scale	Location Plan	Goldrich Planners & Surveyors Ltd.
February 2024	Government Land adjoining Lot 2072 in D.D. 244 Sai Kung, New Territories	Plan 1 (P 12138)



Site area: 19.38m²

1 : 1000

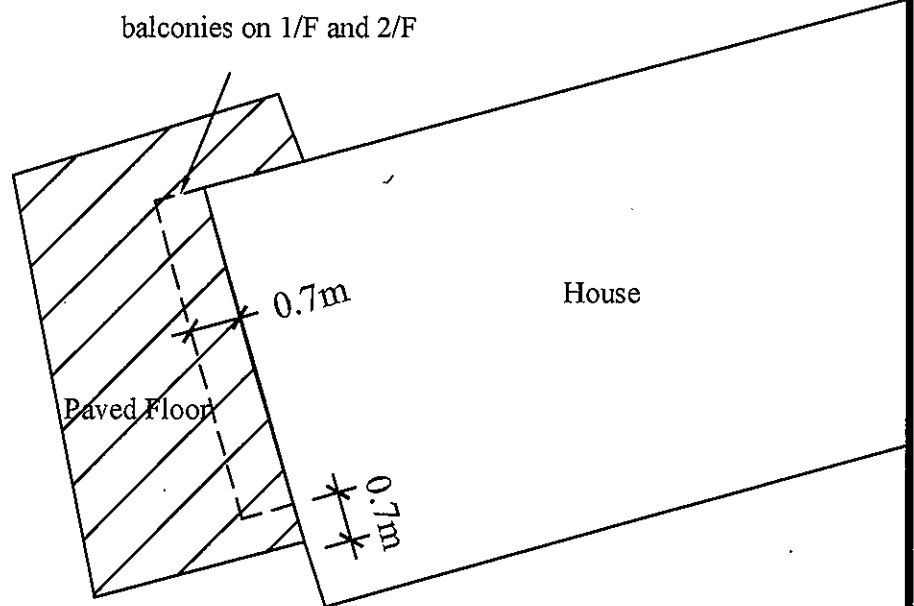
Lot Index Plan

Goldrich Planners &
Surveyors Ltd.

February 2024

Government Land adjoining Lot 2072 in D.D. 244
Sai Kung, New Territories

Plan 2
(P 12138)



Application Site

1 : 100

February 2024

Layout Plan

Government Land Adjoining Lot 2072
in D. D. 244
Sai Kung, New Territories

Goldrich Planners &
Surveyors Ltd.

Plan 3
(P 12138)

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K.

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Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Your Ref.: A/SK-HC/351

Our Ref.: P12138/TL24165

5 April 2024

The Secretary

Town Planning Board

15/F., North Point Government Offices

333 Java Road, North Point, Hong Kong

By Post and E-mail

tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information (FI)

**Temporary Private Garden for a Period of 3 Years in "Village Type Development" Zone
and Area shown as 'Road', Government Land Adjoining Lot No. 2072 in D.D. 244,**

Ho Chung, Sai Kung, New Territories

(Application No. A/SK-HC/351)

We write to submit FI in response to the departmental comment conveyed by the Planning Department (Contact person: Mr. Matthew TAI, Tel.: 2158 6174) via e-mail dated 2.4.2024 for the captioned application.

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.



Francis LAU

Encl.

C.C.

DPO/SKIs, PlanD

(Attn.: Mr. Matthew TAI)

By E-mail

Further Information for Planning Application No. A/SK-HC/351
Response-to-Comment

Comments from Lands Department received on 2.4.2024

Contact person: Ms. CHAN Po Lan (Tel.: 2792 5288)

I.	Comment	Response
1.	<p>The Government land adjoining the application site has been fenced off/ illegally occupied without permission. The Government land being illegally occupied is not included in the planning application. The applicant should clarify the extent of the application site. Any occupation of Government land without Government's prior approval is an offence under Cap. 28. This office reserves the rights to take necessary land control action against the illegal occupation of Government land without further notice.</p> <p>The applicant shall cease the illegal occupation of the Government land not covered by the subject planning application immediately. LandsD reserves the right to take land control action for any unlawful occupation of Government land.</p>	<p>Noted. The Applicant will rectify the irregularities by removing the existing fencing of the private garden to cease usage of the concerned portion of Government Land.</p>

- END -