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

This document is received on 1 2 1 N 2022.

The Town Planning Board will formally acknowledge the fate of receipt of the application paly upon receipt of all the required information and documents.

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\*

<u>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</u> <u>的臨時用途/發展或該等臨時用途/發展的許可續期的建議\*</u>

\*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 <u>notice of application</u> 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: <a href="https://www.info.gov.hk/tpb/en/plan\_application/apply.html">https://www.info.gov.hk/tpb/en/plan\_application/apply.html</a>

申請人如欲在本地報章刊登<u>申請通知</u>,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	Application No. 申請編號	A/SK-PK/269
請勿填寫此欄	Date Received 收到日期	1.2 JAN 2022

- 1. 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。
- 2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <a href="http://www.info.gov.hk/tpb/">http://www.info.gov.hk/tpb/</a>. 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: <a href="http://www.info.gov.hk/tpb/">http://www.info.gov.hk/tpb/</a>)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 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。
- 3. 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
	riante of Explicant	一个时人又还"山""山"村

(□Mr. 先生 /□Mrs. 夫人 /□Miss 小姐 /□Ms. 女士 / Company 公司 /□Organisation 機構 )

Fruitful Realty Enterprises Limited (formerly known as H.K. Fruit Full Realty Enterprises Limited)

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

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)	Lots 1342 S.B RP (Part), 1342 S.C and 1342 RP (Part) in D.D. 221, Sha Kok Mei, 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	☑Site area 地盤面積 217 sq.m 平方米☑About 約 ☑Gross floor area 總樓面面積 2.3 sq.m 平方米☑About 約
(c)	Area of Government land included (if any) 所包括的政府土地面積(倘有)	N/A sq.m 平方米 □About 約

(d)	Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Apprôved Pak Kong and Sha Kok Mei Outline Zoning Plan No.: S/SK-PK/11			
(e)	Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" Zone			
(f)	Vacant  Current use(s) 現時用途  (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、機構或补區設施,讀在圖則上顯示,並註明用途及總樓面面積)				
4.	"Current Land Owner" of A	Application Site 申請地點的「現行土地	<b>推有人</b> 」		
1	是唯一的「現行土地擁有人」#&(	olease proceed to Part 6 and attach documentary proof o 請繼續填寫第 6 部分,並夾附業權證明文件)。 <sup>&amp;</sup> (please attach documentary proof of ownership).	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 G申請地點完全位於政府土地上(言	overnment land (please proceed to Part 6). 青繼續填寫第 6 部分)。			
5.	Statement on Owner's Cons 就土地擁有人的同意/通				
(a)	According to the record(s) of the Land Registry as at				
(b)		"current land owner(s)"#, 「現行土地擁有人」#的同意。			
	Details of consent of "current land owner(s)" bottained 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 (DD/MM/YYYY) 取得同意的日期 (日/月/年)				
	(Please use separate sheets if the space of any hox above is insufficient 切上列任何方格的空間不足,譜早頁説明)				

	<u></u>	通知名「現行土地擁有人」"。 
	No La	Do. of 'Current and Owner(s)' 現行土地擁 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)
	] has 已招	ase 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) taken reasonable steps to obtain consent of or give notification to owner(s): 采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:
	Rea:	sonable 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&
	Rea	isonable 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/互助委員會或管處,或有關的鄉事委員會&
	Othe	ers 其他
		others (please specify) 其他(請指明)
	-	
	-	
e: M In	lay inse: formati	ert more than one $\lceil \mathbf{v} \rfloor$ . ion should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the should be provided on the basis of each and every lot (if applicable) and the should be provided to the s
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6. Type(s) of Application	n 申請類別	
位於鄉郊地區土地上及 (For Renewal of Permission	/或建築物內進行為期不	uilding Not Exceeding 3 Years in Rural Areas 超過三年的臨時用途/發展 Development in Rural Areas, please proceed to Part (B))
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporar (New Territories Exe	y Private Garden and Pool for a Permitted House mpted House - Small House) for a Period of 3 Years
	(Please illustrate the details of	f 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 □ month(s) 個』	∃
(c) Development Schedule 發展		
Proposed uncovered land area	a 擬議露天十地面積	sq.m 🗹 About 約
Proposed covered land area #		N/A sq.m □About 約
Proposed number of building		
Proposed domestic floor area		N/A sq.m □About 約
Proposed non-domestic floor		
Proposed gross floor area 擬語		2.3 sq.m ☑About 約
		uctures (if applicable) 建築物/構築物的擬議高度及不同樓層
		e below is insufficient) (如以下空間不足,請另頁說明)
USE AREA	GFA	DEPTH
GARDEN 182.7m² (ABG POOL 32m² (ABOU PUMP ROOM 2.3m² (ABOU	OUT) N/A	N/A
	T) N/A	1.5m BELOW GROUND (ABOUT) 1.5m BELOW GROUND (ABOUT)
TOTAL N/A	T) N/A	
TOTAL N/A Proposed number of car parking	T) N/A JT) 2.3m² (ABOUT) 2.3m² (ABOUT)	1.5m BELOW GROUND (ABOUT)
Proposed number of car parking Private Car Parking Spaces 私家	T) N/A L.3m <sup>2</sup> (ABOUT) 2.3m <sup>2</sup> (ABOUT) spaces by types 不同種類傳 軍車位	1.5m BELOW GROUND (ABOUT)
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	Proposed operating hours 擬議營運時間 N/A				
I JWA.					
(d)	Any vehicular accest the site/subject buildi 是否有車路通往地有關建築物?	ng? 盤/	<ul> <li>☑ 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))</li> <li>Accessible from Tai Mong Tsai Road via a Local Access</li> <li>□ 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)</li> </ul>		
		No 否			
(e)	(If necessary, please u justifications/reasons 措施,否則請提供理	ise separate she for not provid	疑議 發 展 計 劃 的 影 響 ets to indicate the proposed measures to minimise possible adverse impacts or give ng such measures. 如需要的話,請另頁表示可盡量減少可能出現不良影響的		
(i)	Does the	Yes 是	Please provide details 請提供詳情		
	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?	No 否 【Z			
(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 □	(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)  □ Diversion of stream 河道改道 □ Filling of pond 填塘		
(iii)	Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	Landscape In Tree Felling Visual Impac	交通       Yes 會 □       No 不會 ☑         oly 對供水       Yes 會 □       No 不會 ☑         對排水       Yes 會 □       No 不會 ☑         斜坡       Yes 會 □       No 不會 ☑         opes 受斜坡影響       Yes 會 □       No 不會 ☑         pact 構成景觀影響       Yes 會 □       No 不會 ☑		

diameter 請註明國 幹直徑》	tate measure(s) to minimise the impact(s). For tree felling, please state the number, at breast height and species of the affected trees (if possible) 基量減少影響的措施。如涉及砍伐樹木,請說明受影響樹木的數目、及胸高度的樹及品種(倘可)  Temporary Useror Development in Rural Areas
	展的前可續期的影響。
(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	□ The permission does not have any approval condition 許可並沒有任何附帶條件 □ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 □ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件: □ Reason(s) for non-compliance: 仍未履行的原因: □ (Please use separate sheets if the space above is insufficient) (如以上空間不足,請另頁說明)
(f) Renewal period sought 要求的續期期間	□ year(s) 年

## 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)。

The applicant seeks to use Lots 1342 S.B RP (Part), 1342 S.C and 1342 RP (Part) in D.D. 221, Sha Kok Mei, Sai Kung, New Territories (The Site) for 'Proposed Temporary Private Garden and Pool for a Permitted House (New Territories Exempted House - Small House (NTEH - SH)) for a Period of 3 Years' (Plan 01). The Site is accessible from Tai Mong Tsai Road via a local access (Plan P01).

The Site falls within area zoned as "Village Type Developement" ("V") on the Approved Pak Kong and Sha Kok Mei Outline Zoning Plan (OZP) No. S/SK-PK/11 (Plan 02). According to the Notes of the OZP, 'garden' and 'pool' are not a column 1 nor column 2 uses within the "V" zone, which requires permission from the Board. Since the application is only on a temporary basis, it will not jeopardize the long term planning intention of the "V" zone.

The Site occupied an area of 217 sq.m (about) of private land (Plan P03). The private garden and pool will not be opened to the general public. They are for the leisure use of the residents of the adjoining existing Small House at Lot 1342 S.A in D.D. 221. One pool with 32 sq.m and 1.5m in depth and a below ground pump room (2.3 sq.m) are provided at the Site (Plan P04). The remaining area are proposed as private garden of the adjoining small house.

The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department to minimize adverse environmental impacts and nuisance to the surrounding area. Discharges from the pool will be directed to existing stormwater drainage system. There will be no backwash process and no backwash effluent will be produced as filter of the pool will not be reused and will be replaced when necessary. The applicant will also comply with the requirements stipulated in Water Pollution Control Ordiance for any dischargie arising from the operation of the pool.

The private garden and pool are small in scale and the appied development is considered not incompatible with the sourruonding land uses, which are predominatly rural in nature with village houses and domestic structures. The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures will be provided after planning approval has been granted from the Board, i.e. submission of drainage and fire service installations proposals to mitigate any adverse impact arising from the proposed development.

In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Propose	ed
Temporary Private Garden and Pool for a Permitted House (NTEH - SH) for a Period of 3 Years'.	

8. Declaration 聲明		
	culars given in this application a 民申請提交的資料,據本人所知	re correct and true to the best of my knowledge and belief. ]及所信,均屬真實無誤。
such materials to the Board's	website for browsing and down	rials submitted in an application to the Board and/or to upload loading by the public free-of-charge at the Board's discretion. 計複製及/或上載至委員會網站,供公眾免費瀏覽或下載。  □ Applicant 申請人 / ☑ Authorised Agent 獲授權代理人
<b>簽署</b>	Jichael WONG	日 Applicant 中語人 / B Authorised Agent 受文権で生人
		•••••••••
1	me in Block Letters 名(請以正楷填寫)	Position (if applicable) 職位 (如適用)
Professional Qualification(s) 專業資格	<ul> <li>☐ Member 會員 / ☐ Fell</li> <li>☐ HKIP 香港規劃師學</li> <li>☐ HKIS 香港測量師學</li> <li>☐ HKILA 香港園境師</li> <li>☐ RPP 註冊專業規劃師</li> <li>Others 其他</li> </ul>	· 會 / □ HKIA 香港建築師學會 / 會 / □ HKIE 香港工程師學會 / 學會 / □ HKIUD 香港城市等計算金
on behalf of 代表	R-riches Property Co	
' ' ' -	公司 / 🗌 Organisation Name a	and Chop (if applicable) 機構名稱及蓋章(如適用)
Date 日期	12/11/2021	(DD/MM/YYYY 日/月/年)
	Rema	rk 備註

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

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

## Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance. 任何人在明知或故意的情况下,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。

<u>Form No. S16-III</u> 表格第 S16-III 號

## APPLICATION FOR PERMISSION UNDER SECTION 16 OF

## THE TOWN PLANNING ORDINANCE

(CAP.131)

2000年 1月 1 2月 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。 12 JAN 2022

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

根據《城市規劃條例

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\*

<u>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</u> 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 <u>notice of application</u> 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: <a href="https://www.info.gov.hk/tpb/en/plan\_application/apply.html">https://www.info.gov.hk/tpb/en/plan\_application/apply.html</a>

申請人如欲在本地報章刊登<u>申請通知</u>,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 请在適當的方格內上加上「 🗸 」號

For Official Use Only	Application No. 申請編號 Date Received 收到日期	. A(	SK-PK 12 JAN	270 2022	,	
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- 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。
- 2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <a href="http://www.info.gov.hk/tpb/">http://www.info.gov.hk/tpb/</a>. 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: <a href="http://www.info.gov.hk/tpb/">http://www.info.gov.hk/tpb/</a>),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 樓及新界沙田上禾栽路 1 號沙田政府合署 14 樓)索取。
- 3. 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 )
Fruitful Realty Enterprises Limited (formerly known as H.K. Fruit Full Realty Enterprises Limited)

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

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)	Lots 1342 S.B RP (Part), 1342 S.E RP (Part) and 1342 RP (Part) in D.D. 221, Sha Kok Mei, 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	☑Site area 地盤面積 241 sq.m 平方米☑About 約 ☑Gross floor area 總樓面面積 2.3 sq.m 平方米☑About 約
(c)	Area of Government land included (if any) 所包括的政府土地面積(倘有)	N/A sq.m 平方米 □About 約

(d)	Name and number of the r statutory plan(s) 有關法定圖則的名稱及編號	Outline Zoning Plan No.: S/SK-PK/11		
(e)	Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" Zone		
(f)	Current use(s) 現時用途	Vacant  (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、機構或补區設施,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 owne是唯一的「現行土地擁有人	" <sup>#&amp;</sup> (please proceed to Part 6 and attach documentary proof of ownership). 」 <sup>#&amp;</sup> (請繼續填寫第 6 部分,並夾附業權證明文件)。		
	is one of the "current land ow 是其中一名「現行土地擁有	ners" <sup># &amp;</sup> (please attach documentary proof of ownership). 人 <sub>」</sub> <sup>#&amp;</sup> (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			
		【/通知土地擁有人的陳述		
(a)	According to the record(s) of the Land Registry as at			
(b)		of"current land owner(s)" <sup>#</sup> . 名「現行土地擁有人」 <sup>#</sup> 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		
	Land Owner(s) Reg	number/address of premises as shown in the record of the Land istry where consent(s) has/have been obtained		
		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)		

					rent land owner(s)" 「現行土地擁有人			
		De	etails of the "cur	rrent land o	wner(s)" # notified	已獲通知	「現行土地擁有人」	的詳細資料
		La r	o. of 'Current and Owner(s)' 現行土地擁 人」數目	Land Reg	per/address of prem gistry where notifica 注冊處記錄已發出	ition(s) has/l		Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)
		(Ple	ase use separate si	heets if the s	space of any box abov	e is insufficie	mt. 如上列任何方格的空	空間不足,請另頁說明)
					obtain consent of or 擁有人的同意或向	_	, .	
		Rea	sonable Steps to	Obtain Co	onsent of Owner(s)	取得土地	擁有人的同意所採取!	的合理步驟
							n z擁有人」 <b>"</b> 郵遞要求[i	(DD/MM/YYYY)#& 司意書&
		Rea	sonable Steps to	Give Noti	ification to Owner(s	<u>) 向土地</u>	擁有人發出通知所採取	<b>仅的合理步驟</b>
					l newspapers on 日/月/年)在指定報		(DD/MM/YY ]登一次通知&	YY)*
			=	_	nent position on or r (DD/MM/YYYY)&	ear applicat	ion site/premises on	
			於	(	(日/月/年)在申請地	點/申請處	的成份近的顯明位置	計出關於該申請的通知&
			office(s) or rur	ral committ	tee on	(	DD/MM/YYYY)&	committee(s)/management
			於 處,或有關的			寄往相關的!	業主立案法團/業主委	美員會/互助委員會或管理
		Othe	ers 其他					
			others (please: 其他(請指明					
		-						
		_					THE B ASSOCIATION OF THE PROPERTY OF THE PROPE	
		-						
Note	Mav	inse	rt more than one	Γ./.				
註:	Info	rmati icatio	on should be pro n.	ovided on ti			-	ses (if any) in respect of the
	申請	人須	就申請涉及的包	<del>事一</del> 地段(	倘適用)及處所(	倘有)分別	提供資料	

6. Type(s) of Application	n 申請類別		
位於鄉郊地區土地上及	/或建築物內進行為期不	nilding Not Exceeding 3 Yea 超過三年的臨時用途/發展 evelopment in Rural Areas, ple	
	途/發展的規劃許可續期,		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary	Private Garden and Pool for mpted House - Small House)	
	(Please illustrate the details of	f the proposal on a layout plan) (請戶	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 □ month(s) 個月	3	
(c) Development Schedule 發展	<u> </u>		
Proposed uncovered land area	擬議露天土地面積	241	sq.m 🛮 About 約
Proposed covered land area 携	議有上蓋土地面積	N/A	sq.m □About 約
Proposed number of buildings	s/structures 擬議建築物/構	禁物數目1	
Proposed domestic floor area	擬議住用樓面面積	N/A	sq.m 口About 約
Proposed non-domestic floor	area 擬議非住用樓面面積	2.3	sq.m 🗹 About 約
Proposed gross floor area 擬語	義總樓面面積	2.3	sq.m 🗹 About 約
Proposed height and use(s) of dif 的擬議用途 (如適用) (Please us			
USE AREA	GFA	DEPTH	
GARDEN         206.7m² (AF           POOL         32m² (ABO)           PUMP ROOM         2.3m² (ABO)	JT) N/A	N/A 1.5m BELOW GROUND (ABOUT) 1.5m BELOW GROUND (ABOUT)	
. TOTAL N/A	2.3m² (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	,	
· Motorcycle Parking Spaces 電單			
Light Goods Vehicle Parking Spa Medium Goods Vehicle Parking			<u></u>
Heavy Goods Vehicle Parking Sp	•	***************************************	/
Others (Please Specify) 其他 (詞			/
Proposed number of loading/unlo	ading spaces 上落客貨車位	的擬議數目	
Taxi Spaces 的士車位			l
Coach Spaces 旅遊巴車位			
Light Goods Vehicle Spaces 輕型			l
Medium Goods Vehicle Spaces			<u>/</u>
Heavy Goods Vehicle Spaces 重			
Others (Please Specify) 其他 (詞	月グリリカ <i>)</i>		

_	osed operating hours #		
Ņ/A.			
.:			
(d)	Any vehicular acce the site/subject buildi 是否有車路通往地 有關建築物?	ng?	是
		No 酒	
(e)	(If necessary, please u justifications/reasons 措施,否則請提供理	ise separate sl for not provi	擬議發展計劃的影響 heets to indicate the proposed measures to minimise possible adverse impacts or give iding such measures. 如需要的話,請另頁表示可盡量減少可能出現不良影響的
(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 Yes 是	Please provide details 請提供詳情  (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) (請用地盤平面鳳顯示有關土地/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)
(ii)	Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	N. X	□ Diversion of stream 河道改道 □ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 □ About 約 Depth of filling 填塘深度 m 米 □ About 約 □ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 □ About 約 Depth of filling 填土直積 sq.m 平方米 □ About 約 □ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 □ About 約 Depth of excavation 挖土面積 sq.m 平方米 □ About 約 Depth of excavation 挖土面積 m 米 □ About 約
(iii)	Would the development proposal cause any adverse impacts? 接議發展計劃會否造成不良影	On environr On traffic # On water su On drainage On slopes # Affected by Landscape I Tree Felling Visual Impa	ment 對環境       Yes 會 □ No 不會 ☑         對交通       Yes 會 □ No 不會 ☑         upply 對供水       Yes 會 □ No 不會 ☑         e 對排水       Yes 會 □ No 不會 ☑

diameter 請註明基 幹直徑及	ate measure(s) to minimise the impact(s). For tree felling, please state the number, at breast height and species of the affected trees (if possible) 整量減少影響的措施。如涉及砍伐樹木,請說明受影響樹木的數目、及胸高度的樹枝品種(倘可)
(B) Renewal of Permission for 位於鄉郊地區臨時用途/發	Temporary Use or Development in Rural Areas 展的許可 <b>領</b> 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	□ The permission does not have any approval condition 許可並沒有任何附帶條件 □ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 □ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件: □ Reason(s) for non-compliance: 仍未履行的原因:
	(Please use separate sheets if the space above is insufficient) (如以上空間不足,請另頁說明)
(f) Renewal period sought 要求的續期期間	□ year(s) 年 □ month(s) 個月

## 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)。

The applicant seeks to use Lots 1342 S.B RP (Part), 1342 S.E RP (Part) and 1342 RP (Part) in D.D. 221, Sha Kok Mei, Sai Kung, New Territories (The Site) for 'Proposed Temporary Private Garden and Pool for a Permitted House (New Territories Exempted House - Small House (NTEH - SH)) for a Period of 3 Years' (Plan 01). The Site is accessible from Tai Mong Tsai Road via a local access (Plan P01).

The Site falls within area zoned as "Village Type Developement" ("V") on the Approved Pak Kong and Sha Kok Mei Outline Zoning Plan (OZP) No. S/SK-PK/11 (Plan 02). According to the Notes of the OZP, 'garden' and 'pool' are not a column 1 nor column 2 uses within the "V" zone, which requires permission from the Board. Since the application is only on a temporary basis, it will not jeopardize the long term planning intention of the "V" zone.

The Site occupied an area of 241 sq.m (about) of private land (Plan P03). The private garden and pool will not be opened to the general public. They are for the leisure use of the residents of the adjoining existing Small House at Lot 1342 S.D in D.D. 221. One pool with 32 sq.m and 1.5m in depth and a below ground pump room (2.3 sq.m) are provided at the Site (Plan P04). The remaining area are proposed as private garden of the adjoining small house.

The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department to minimize adverse environmental impacts and nuisance to the surrounding area. Discharges from the pool will be directed to existing stormwater drainage system. There will be no backwash process and no backwash effluent will be produced as filter of the pool will not be reused and will be replaced when necessary. The applicant will also comply with the requirements stipulated in Water Pollultion Control Ordiance for any dischargie arising from the operation of the pool.

The private garden and pool are small in scale and the appied development is considered not incompatible with the sourruonding land uses, which are predominally rural in nature with village houses and domestic structures. The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures will be provided after planning approval has been granted from the Board, i.e. submission of drainage and fire service installations proposals to mitigate any adverse impact arising from the proposed development.

In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Private Garden and Pool for a Permitted House (NTEH - SH) for a Period of 3 Years'.

	Form No. S16-III 表格第 S16-III 號
8. Declaration 聲明	
I hereby declare that the particulars given in this application are correct and true to 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	o the best of my knowledge and belief. 無誤。
I hereby grant a permission to the Board to copy all the materials submitted in ar such materials to the Board's website for browsing and downloading by the public 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/或上載至多	ree-of-charge at the Board's discretion.
Signature □ Applicant 申請 簽署	f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)
☐ HKIS 香港測量師學會 / ☐ HKIE 著	香港建築師學會 / 香港工程師學會 / 香港城市市場會
on behalf of R-riches Property Consultants Limited	* (1)
☑ Company 公司 / □ Organisation Name and Chop (if applicat	ole)機構名稱及蓋章(如適用)
Date 日期 12/11/2021 (DD/MM/YYYY	日/月/年)
Remark 備註	
The materials submitted in an application to the Board and the Board's decision of public. Such materials would also be uploaded to the Board's website for browsing 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。資料亦會上載至委員會網頁供公眾免費瀏覽及下載。	g and free downloading by the public where

## 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

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。
- 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。

Form No. S16-III 表格第 S16-III 號

# APPLICATION FOR PERMISSION **UNDER SECTION 16 OF**

## THE TOWN PLANNING ORDINANCE

(CAP.131)

1 2 JAN 2022

根據《城市規劃條例》

The Town Planning Board will formally acknowledge the date of the application and sociuments.

This document is received on

第 16條遞交的許可

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SI6-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	Application No. 申請編號	Alsk-PK	271
請勿填寫此欄	Date Received 收到日期	12 JAN	2022

- 1. 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。
- 2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <a href="http://www.info.gov.hk/tpb/">http://www.info.gov.hk/tpb/</a>. 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: <a href="http://www.info.gov.hk/tpb/">http://www.info.gov.hk/tpb/</a>),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 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。
- 3. 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。

Name of Applicant 申請人姓名/名稱	•
Ir. 先生 /□Mrs. 夫人 /□Miss 小姐 /□Ms. 女士 /	l Company 公司 /□ Organisation 機構 )
uitfu! Realty Enterprisės Limited ( <i>formerly known</i> a	. U.V. Ervit Eull Booky Enterprison Limited
uittui Realty Enternrises Limited ( <i>tormeriy known a</i>	ic a k. Enin Eini Raami Eniaminices i inniem
dirat (Cally Effectphood Effiliated (Comony Miletin o	13 TI.N. TTURT dil Nouny Emorphisos Emmou
	25 T.N. Truit i an Noaky Emorphisos Emilion
Name of Authorised Agent (if applicable)	
Name of Authorised Agent (if applicable)	獲授權代理人姓名/名稱(如適用)
	獲授權代理人姓名/名稱(如適用)
Name of Authorised Agent (if applicable)	獲授權代理人姓名/名稱(如適用)

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)	Lots 1342 S.E RP (Part), 1342 S.G RP (Part) and 1342 RP (Part) in D.D. 221, Sha Kok Mei, 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	☑Site area 地盤面積 251 sq.m 平方米☑About 約 ☑Gross floor area 總樓面面積 2.3 sq.m 平方米☑About 約
(c)	Area of Government land included (if any) 所包括的政府土地面積(倘有)	N/A sq.m 平方米 □About 約

(d)	Name and number of the relat statutory plan(s) 有關法定圖則的名稱及編號	Approved Pak Kong and Sha Kok Mei Outline Zoning Plan No.: S/SK-PK/11			
(e)	Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" Zone			
(f)	Current use(s) 現時用途	Vacant  (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" o	Application Site 申請地點的「現行土地擁有人」			
The	applicant 申請人				
✓		(please proceed to Part 6 and attach documentary proof of ownership). (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 是其中一名「現行土地擁有人」	**			
	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 Con	sout/Notification			
<i>3</i> ,	就土地擁有人的同意的				
(a)	According to the record(s) of the Land Registry as at				
(b)	The applicant 申請人 -				
	has obtained consent(s) of	"current land owner(s)"#.			
	已取得	了現行土地擁有人」"的同意。			
	Details of consent of "curre	nt land owner(s)" * obtained 取得「現行土地擁有人」 * 同意的詳情			
	Land Owner(s) Registry	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)			
	(Please use separate sheets if th	space of any box above is insufficient. 如上列任何方格的空間不足,請另頁說明)			

		rrent land owner(s)" # notified  已獲通知「現行土地擁有人」#					
	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)				
			•				
_		heets if the space of any box above is insufficient. 如上列任何方格的经 e steps to obtain consent of or give notification to owner(s):	空間不足, 請另貝說明 <i>)</i>				
		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	的合理步驟				
	sent request for consent to the "current land owner(s)" on(DD/MM/YYYY) <sup>#&amp;</sup> 於(日/月/年)向每一名「現行土地擁有人」 <sup>#</sup> 郵遞要求同意書 <sup>&amp;</sup>						
	Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟						
	published notices in local newspapers on(DD/MM/YYYY)& 於(日/月/年)在指定報章就申請刊登一次通知&						
	-	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				
	sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on(DD/MM/YYYY) <sup>&amp;</sup> 於(日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理						
	處,或有關的鄉事委員會 <sup>&amp;</sup>						
	Others 其他						
	others (please specify) 其他(請指明)						
	-						

6. Type(s) of Application	n 申請類別	•
	•	uilding Not Exceeding 3 Years in Rural Areas
		超過三年的臨時用途/發展
	on for Temporary Use or D 月途/發展的規劃許可續期,	evelopment in Rural Areas, please proceed to Part (B))
(メル)利はからがかなから回回時かり	7次5/3次/2次日37次2里15丁 17 粮更分77	两·桑荷(D)的灯)
	Proposed Temporary	y Private Garden and Pool for a Permitted House
(a) Proposed	(New Territories Exe	mpted House - Small House) for a Period of 3 Years
use(s)/development 擬議用途/發展		
·	(Please illustrate the details o	f the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of	☑ year(s) 年	3
permission applied for 申請的許可有效期	□ month(s) 個月	目
(c) <u>Development Schedule</u> 發展經		
Proposed uncovered land area	<u>,</u>	251sq.m ☑About 約
Proposed covered land area 携		N/Asq.m □About 約
Proposed number of buildings		
Proposed domestic floor area	•	N/A sq.m □About 紛
Proposed non-domestic floor		
Proposed gross floor area 擬語		2.3 sq.m ☑About 約
		uctures (if applicable) 建築物/構築物的擬議高度及不同樓層
	·	e below is insufficient) (如以下空間不足,請另頁說明)
USE AREA	GFA	DEPTH
GARDEN 216.7m² (ABC POOL 32m² (ABOU	OUT) N/A	N/A
POOL 32m² (ABOU PUMP ROOM 2.3m² (ABOU	T) N/A T) 2.3m² (ABOUT)	1.5m BELOW GROUND (ABOUT) 1.5m BELOW GROUND (ABOUT)
TOTAL N/A	2.3m <sup>2</sup> (ABOUT)	•
Proposed number of car parking	spaces by types 不同種類停	事車位的擬議數目
Private Car Parking Spaces 私家	車車位	1
Motorcycle Parking Spaces 電單		/
Light Goods Vehicle Parking Spa	aces 輕型貨車泊車位	
Medium Goods Vehicle Parking	Spaces 中型貨車泊車位	<u>/</u>
Heavy Goods Vehicle Parking St	paces 重型貨車泊車位	
Others (Please Specify) 其他 (記	<b>青列明)</b>	
Proposed number of loading/unlo	ading 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	型貨車車位	
Medium Goods Vehicle Spaces		
Heavy Goods Vehicle Spaces 重		1
Others (Please Specify) 其他 (語		

Prop	osed operating hours 揍	-		
		•••••		
(d)	Any vehicular accest the site/subject buildi 是否有車路通往地有關建築物?	ss to ng?	es 是	<ul> <li>✓ 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))</li> <li>Accessible from Tai Mong Tsai Road via a Local Access</li> <li>☐ 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)</li> </ul>
		N	o 否	
(e)				議發展計劃的影響
		for not pr	oviding	s to indicate the proposed measures to minimise possible adverse impacts or give g such measures. 如需要的話,請另頁表示可盡量減少可能出現不良影響的
(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		Please provide details 請提供詳情
(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	di (i	Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream (version, the extent of filling of land/pond(s) and/or excavation of land)  请用地盤平面岡顯示有關土地/池塘界線,以及河道改道、填塘、填土及/或挖土的細節及「或透園)  Diversion of stream 河道改道  Filling of pond 填塘  Area of filling 填塘面積
		No 否	<b>7</b> .	
(iii)	Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On traffic On water On drain On slope Affected Landscap Tree Fell Visual In	c 對交 r supply age 對 ss 對斜 by slop pe Impa ling 石 mpact	y 對供水 Yes 會 □ No 不會 ☑ 排水 Yes 會 □ No 不會 ☑

diameter 請註明盡 幹直徑及 	ate measure(s) to minimise the impact(s). For tree felling, please state the number, at breast height and species of the affected trees (if possible) 法国减少影響的措施。如涉及砍伐樹木,請說明受影響樹木的數目、及胸高度的樹及品種(倘可)  Temporary Use or Development in Rural Areas  展的許可續期
(a) Application number to which the permission relates 與許可有關的申請編號	<b>A</b> //
(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	□ The permission does not have any approval condition 許可並沒有任何附帶條件 □ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 □ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附带條件: □ Reason(s) for non-compliance: 仍未履行的原因: □ (Please use separate sheets if the space above is insufficient) (如以上空間不足,請另頁說明)
(f) Renewal period sought 要求的續期期間	

## 7. Justifications 理由

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

The applicant seeks to use Lots 1342 S.E RP (Part), 1342 S.G RP (Part) and 1342 RP (Part) in D.D. 221, Sha Kok Mei, Sai Kung, New Territories (The Site) for 'Proposed Temporary Private Garden and Pool for a Permitted House (New Territories Exempted House - Small House (NTEH - SH)) for a Period of 3 Years' (Plan 01). The Site is accessible from Tai Mong Tsai Road via a local access (Plan P01).

The Site falls within area zoned as "Village Type Developement" ("V") on the Approved Pak Kong and Sha Kok Mei Outline Zoning Plan (OZP) No. S/SK-PK/11 (Plan 02). According to the Notes of the OZP, 'garden' and 'pool' are not a column 1 nor column 2 uses within the "V" zone, which requires permission from the Board. Since the application is only on a temporary basis, it will not jeopardize the long term planning intention of the "V" zone.

The Site occupied an area of 251 sq.m (about) of private land (Plan P03). The private garden and pool will not be opened to the general public. They are for the leisure use of the residents of the adjoining existing Small House at Lot 1342 S.F in D.D. 221. One pool with 32 sq.m and 1.5m in depth and a below ground pump room (2.3 sq.m) are provided at the Site (Plan P04). The remaining area are proposed as private garden of the adjoining small house.

The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department to minimize adverse environmental impacts and nuisance to the surrounding area. Discharges from the pool will be directed to existing stormwater drainage system. There will be no backwash process and no backwash effluent will be produced as filter of the pool will not be reused and will be replaced when necessary. The applicant will also comply with the requirements stipulated in Water Pollultion Control Ordiance for any dischargie arising from the operation of the pool.

The private garden and pool are small in scale and the applied development is considered not incompatible with the sourruonding land uses, which are predominally rural in nature with village houses and domestic structures. The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures will be provided after planning approval has been granted from the Board, i.e. submission of drainage and fire service installations proposals to mitigate any adverse impact arising from the proposed development.

In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Private Garden and Pool for a Permitted House (NTEH - SH) for a Period of 3 Years'.

8. Declaration 聲明	
I hereby declare that the particulars given in this application a 本人謹此聲明,本人就這宗申請提交的資料,據本人所知	
I hereby grant a permission to the Board to copy all the mater such materials to the Board's website for browsing and downl 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 Signature 簽署	
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)  專業資格  HKIP 香港規劃師學  HKIS 香港測量師學  HKILA 香港園境師學  RPP 註冊專業規劃師  Others 其他	會 / □ HKIA 香港建築師學會 / □ HKIE 香港工程師學會 / □ HKIUD 香港城市設計學會
on behalf of R-riches Property Cor代表	(高(物業庭園)器)
Date 日期 12/11/2021	(DD/MM/YYYY 日/月/年)

#### Remark 借許

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

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

#### Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance. 任何人在明知或故意的情况下,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。

Form No. S16-III 表格第 S16-III 號

# APPLICATION FOR PERMISSION UNDER SECTION 16 OF

## THE TOWN PLANNING ORDINANCE

(CAP.131)

2022年 1月 1 2日

根據《城市規劃條例》

The Town Planning Board will formally acknowledge the date of receipt of the application of all the receipt of all the regulated information and focuments.

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\*

<u>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</u> 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

Applicant who would like to publish the <u>notice of application</u> 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

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: <a href="https://www.info.gov.hk/tpb/en/plan\_application/apply.html">https://www.info.gov.hk/tpb/en/plan\_application/apply.html</a>

申請人如欲在本地報章刊登<u>申請通知</u>,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

展的許可續期,應使用表格第S16-I 號。

## 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

			$\overline{}$
For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/SK-PK/272	
	Date Received 收到日期	1 2 JAN 2022	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
   申請人須把填妥的申請表格及其他支持申請的文件(倘有),送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- 2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <a href="http://www.info.gov.hk/tpb/">http://www.info.gov.hk/tpb/</a>. 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: <a href="http://www.info.gov.hk/tpb/">http://www.info.gov.hk/tpb/</a>),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 樓及新界沙田上禾崙路 1 號沙田政府合署 14 樓)索取。
- 3. 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 )
	Fruitful Realty Enterprises	Limited (formerly known a	as H.K. Fruit Full Realty Enterprises Limited)
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 / 🗹	Í Company 公司 /□ Organisation 機構)
	R-riches Property Consulta	ants Limited	

3.	Application Site 申請地點	
(a)	Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 1342 S.I RP (Part), 1342 S.K RP (Part) and 1342 RP (Part) in D.D. 221, Sha Kok Mei, 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	☑Site area 地盤面積 258 sq.m 平方米☑About 約 ☑Gross floor area 總樓面面積 2.3 sq.m 平方米☑About 約
(c)	Area of Government land included (if any) 所包括的政府土地面積(倘有)	N/A sq.m 平方米 □About 約

(d)	Name and number of the statutory plan(s) 有關法定圖則的名稱及編	Outline Zoning Plan No.: S/SK-PK/11			
(e)	Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" Zone			
(f)	Current use(s) 現時用途	Vacant  (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,諧在圖則上顯示,並註明用途及總樓面面積)			
4.	"Current Land Owne	r" of Application Site 申請地點的「現行土地擁有人」			
The	applicant 申請人 -				
Ø	is the sole "current land own	er" <sup>#&amp;</sup> (please proceed to Part 6 and attach documentary proof of ownership). 人」 <sup>#&amp;</sup> (請繼續填寫第 6 部分,並夾附業權證明文件)。			
	is one of the "current land or 是其中一名「現行土地擁持	wners" <sup># &amp;</sup> (please attach documentary proof of ownership). 写人」 <sup>#&amp;</sup> (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)。				
	Statement on Owner's	Compant/Natification			
5.		意/通知土地擁有人的陳述			
(a)	application involves a total	ord(s) of the Land Registry as at			
(b)		) of"current land owner(s)" <sup>#</sup> . 名「現行土地擁有人」 <sup>#</sup> 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			
•	Land Owner(s) R	Date of consent obtained (DD/MM/YYYY) pt lik上地註冊處記錄已獲得同意的地段號碼/處所地址 (DI/F) (DI/F)			
ļ		ts if the space of any hox above is insufficient 如上列任何方核的空間不足,諸早百說明)			

		notified 通知		` '						
	De	Details of the "current land owner(s)" # notified 已獲通知「現行土地擁有人」 #的詳細資料								
	La	o. of 'Current ind Owner(s)' 現行土地擁 人」數目	Land Registry	address of prer y where notific 冊處記錄已發	cation(s) ha	s/have been g	given	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)		
		Ü								
	(Plea	ase use separate sl	heets if the space	of any box abo	ve is insuffi	cient. 如上列	任何方格的空	[間不足,請另頁說明 ]		
		taken reasonable 《取合理步驟以	_		_		` '			
	Rea	sonable Steps to						<del>.</del>		
		sent request fo 於	r consent to the	e "current land 月/年)向每一次	l owner(s)" 名「現行土	on 地擁有人」	"郵遞要求同	_ (DD/MM/YYYY) <sup>#&amp;</sup> 引意書 <sup>&amp;</sup>		
	Reas	sonable Steps to	Give Notifica	tion to Owner	(s) <u>向土</u> ‡	也擁有人發出	通知所採取	2的合理步驟		
		published notio						YY)*		
		posted notice i	n a prominent (DD/			ation site/pre	mises on			
		於	(日/)	月/年)在申請均	也點/申請	i處所或附近	的顯明位置	貼出關於該申請的通知&		
		office(s) or rur	al committee o (日/	n		(DD/MM/Y	YYY)&	committee(s)/management 員會/互助委員會或管理		
*	<u>Othe</u>	ers 其他								
		others (please : 其他(請指明	,							
	-									
	-		1 917				PROFESSION SEED MAY 1	44000		
	_									
Info	rmati	t more than one on should be pro	r√」. ovided on the b	asis of each ar	ıd every lot	(if applicable	and premis	es (if any) in respect of the		
appli 可在	icatio 多於	n. 一個方格內加」 就申請涉及的每	- 「ノ」號				-	•		

6. Type(s) of Application	n 申請類別	
位於鄉郊地區土地上及 (For Renewal of Permission	/或建築物內進行為期不超	elopment in Rural Areas, please proceed to Part (B))
(a) Proposed use(s)/development 擬議用途/發展	(New Territories Exemp	Private Garden and Pool for a Permitted House oted House - Small House) for a Period of 3 Years 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 □ month(s) 個月	3
(c) Development Schedule 發展經	细節表	
Proposed uncovered land area	ı 擬議露天土地面積	
Proposed covered land area 携		N/A sq.m □About 約
•	s/structures 擬議建築物/構築	4
Proposed domestic floor area		·
Proposed non-domestic floor		2.3 sq.m ☑About 約
	•	2.3 sq.m ☑About 約
Proposed gross floor area 擬語		
		tures (if applicable) 建築物/構築物的擬議高度及不同樓/ elow is insufficient) (如以下空間不足,請另頁說明)
USE AREA	GFA	DEPTH
GARDEN         223m² (ABC)           POOL         32m² (ABC)           PUMP ROOM         2.3m² (ABC)	UT) N/A	N/A 1.5m BELOW GROUND (ABOUT) 1.5m BELOW GROUND (ABOUT)
TOTAL N/A	2.3m² (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	
Motorcycle Parking Spaces 電單	車車位	· 1
Light Goods Vehicle Parking Spa		
Medium Goods Vehicle Parking		
Heavy Goods Vehicle Parking Sp Others (Please Specify) 其他 (詞		
Others (Flease specify) 英他 (B	· H21334	
Proposed number of loading/unlo	pading spaces 上落客貨車位的	D操議數目
Taxi Spaces 的士車位		<u></u>
Coach Spaces 旅遊巴車位		
Light Goods Vehicle Spaces 輕	型貨車車位	
Medium Goods Vehicle Spaces		
Heavy Goods Vehicle Spaces 重		
Others (Please Specify) 其他 (記	<b>清列明)</b>	
•		

	疑議營運時	間	
. <b> </b>			
the site/subject buildi	ss to	es 是	<ul> <li>☑ There is an existing access. (please indicate the street name, where appropriate)         有一條現有車路。(講註明車路名稱(如適用))</li> <li>Accessible from Tai Mong Tsai Road via a Local Access</li> <li>□ 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)</li> </ul>
	. No	o 否 ·	
(If necessary, please u justifications/reasons	ise separate	e sheets oviding	議發展計劃的影響 s to indicate the proposed measures to minimise possible adverse impacts or give g such measures. 如需要的話,請另頁表示可盡量減少可能出現不良影響的
Does the	Yes 是	P	Please provide details 請提供詳情
development proposal involve alteration of existing building? 擬議發展計劃是 否包括現有建築	No 否		Tease provide details of the provide details
1/20日7亿大国儿(			Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream
	. July 1	div (訂)	iversion, 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)
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	No 否		□ Diversion of stream 河道改道 □ Filling of pond 填塘
	On enviro	l onment	
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On traffic On water On drains On slopes Affected Landscap Tree Fell Visual In	s 對交 supply age 對 s 對斜 by slop e Impa ing 矿 npact 村	通       Yes 會 □       No 不會 ☑         y 對供水       Yes 會 □       No 不會 ☑         排水       Yes 會 □       No 不會 ☑          坡       Yes 會 □       No 不會 ☑         pes 受斜坡影響       Yes 會 □       No 不會 ☑         act 構成景觀影響       Yes 會 □       No 不會 ☑         次伐樹木       Yes 會 □       No 不會 ☑
	Any vehicular acce the site/subject buildi是否有事路有關建築物?  Impacts of Developm (If necessary, please ujustifications/reasons 措施,否則請提供理Does the development proposal involve alteration of existing building? 擬議包括動?  Does the development proposal involve the operation on the right? 擬義有別的工程?  Would the development proposal involve the operation on the right? 擬流方列的工程?	Any vehicular access to the site/subject building? 是否有事路通往地盤/有關建築物?  Impacts of Development Propose (If necessary, please use separate justifications/reasons for not pro received by the development proposal involve alteration of existing building? 接議發展計劃是否包括現有建築物的改動?  Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?  Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?  No 否  No 否  No 否  On environ On traffic On water On drains on slopes Affected Landscap Tree Fell Visual Involve Invo	Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?  Impacts of Development Proposal 擬 (If necessary, please use separate sheet justifications/reasons for not providing 措施,否則請提供理據/理由。)  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  Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?  No 否  On environment On traffic 對交 On water supply On drainage 對 On slopes 對鈴 Affected by slop adverse impacts? 擬議發展計劃會 Tree Felling 不 You sual Impact in the site of the site of the supply on drainage 對 On slopes 對鈴 Affected by slop Landscape Impacts

diameter 請註明 幹直徑》	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)			
(B) Renewal of Permission for 位於鄉郊地區臨時用途/發	Temporary Use or Development in Rural Areas 展的許可 <b>領</b> 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	□ The permission does not have any approval condition 許可並沒有任何附帶條件 □ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 □ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件: □ Reason(s) for non-compliance: 仍未履行的原因: □ (Please use separate sheets if the space above is insufficient) (如以上空間不足,請另頁說明)			
(f) Renewal period sought 要求的續期期間	□ year(s) 年 □ month(s) 個月			

## 7. Justifications 理中

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

The applicant seeks to use Lots 1342 S.I RP (Part), 1342 S.K RP (Part) and 1342 RP (Part) in D.D. 221, Sha Kok Mei, Sai Kung, New Territories (The Site) for 'Proposed Temporary Private Garden and Pool for a Permitted House (New Territories Exempted House - Small House (NTEH - SH)) for a Period of 3 Years' (Plan 01). The Site is accessible from Tai Mong Tsai Road via a local access (Plan P01).

The Site falls within area zoned as "Village Type Developement" ("V") on the Approved Pak Kong and Sha Kok Mei Outline Zoning Plan (OZP) No. S/SK-PK/11 (Plan 02). According to the Notes of the OZP, 'garden' and 'pool' are not a column 1 nor column 2 uses within the "V" zone, which requires permission from the Board. Since the application is only on a temporary basis, it will not jeopardize the long term planning intention of the "V" zone.

The Site occupied an area of 251 sq.m (about) of private land (Plan P03). The private garden and pool will not be opened to the general public. They are for the leisure use of the residents of the adjoining existing Small House at Lot 1342 S.H in D.D. 221. One pool with 32 sq.m and 1.5m in depth and a below ground pump room (2.3 sq.m) are provided at the Site (Plan P04). The remaining area are proposed as private garden of the adjoining small house.

The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department to minimize adverse environmental impacts and nuisance to the surrounding area. Discharges from the pool will be directed to existing stormwater drainage system. There will be no backwash process and no backwash effluent will be produced as filter of the pool will not be reused and will be replaced when necessary. The applicant will also comply with the requirements stipulated in Water Pollultion Control Ordiance for any dischargie arising from the operation of the pool.

The private garden and pool are small in scale and the appied development is considered not incompatible with the sourruonding land uses, which are predominatly rural in nature with village houses and domestic structures. The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures will be provided after planning approval has been granted from the Board, i.e. submission of drainage and fire service installations proposals to mitigate any adverse impact arising from the proposed development.

In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Private Garden and Pool for a Permitted House (NTEH - SH) for a Period of 3 Years'.

Form No. S16-III 表格第 S16-III 號
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 an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站,供公眾免費瀏覽或下載。
Signature □ Applicant 申請人 / ☑ Authorised Agent 獲授權代理人 簽署
Michael WONG
Name in Block Letters Position (if applicable) 姓名(請以正楷填寫) 職位 (如適用)
Professional Qualification(s)  專業資格    Member 會員 / Fellow of 資深會員   HKIP 香港規劃師學會 / HKIA 香港建築師學會 / HKIE 香港工程師學會 / HKIE 香港工程師學會 / HKILA 香港國境師學會 / HKIUD 香港城市等計學會   RPP 註冊專業規劃師 Others 其他
on behalf of R-riches Property Consultants Limited 代表
☑ Company 公司 / □ Organisation Name and Chop (if applicable) 機構名稱及蓋章(如適用)
Date 日期 12/11/2021 (DD/MM/YYYY 日/月/年)
Remark_備註
The materials submitted in an application to the Board and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.  委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下,有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。
與門外官工稅土女只自附及穴為外之及例是次「物
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。



Our Ref.: DD221 Lot 1342 S.B & VL

Your Refs.: TPB/A/SK-PK/269, 270, 271 and 272

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

Dear Sir,



By Email

24 February 2022

#### 1<sup>st</sup> Further Information

Proposed Temporary Private Gardens and Swimming Pools for a Period of 3 Years in "Village Type Development" Zone, Various Lots in D.D. 221, Sha Kok Mei, Sai Kung, New Territories

(S.16 Planning Applications Nos. A/SK-PK/269, 270, 271 and 272)

We are writing to submit further information to provide clarifications for the subject applications, details are as follows:

(i) The proposed pools are intended for leisure swimming purpose.

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at 2339 0884 or the undersigned at your convenience.

Yours faithfully,

For and on behalf of

**R-riches Property Consultants Limited** 

**Matthew NG** 

Planning and Development Manager

cc DPO/SKI, PlanD

(Attn.: Ms. Vicky MA

(Attn.: Mr. Roy TSANG

email: vlkma@pland.gov.hk

email: rctsang@pland.gov.hk



(852)

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☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&pub  A/SK-PK/269/270/271/272 Sha Kok Mei Swimming Pools 06/02/2022 02:54
From: To: tpbpd <tpbpd@pland.gov.hk> File Ref:</tpbpd@pland.gov.hk>
A/SK-PK/269
Lots 1342 S.B RP (Part), 1342 S.C and 1342 RP (Part) in D.D. 221, Sha Kok Mei, Sai Kung
Site area : About 217sq.m
Zoning: "VTD"
Applied development : Private Garden and Swimming Pool
A/SK-PK/270
Lots 1342 S.B RP (Part), 1342 S.E RP (Part) and 1342 RP (Part) in D.D. 221, Sha Kok Mei, Sai Kung
Site area : About 241sq.m
Zoning : "VTD"
Applied development : Private Garden and Swimming Pool
A/SK-PK/271
Lots 1342 S.E RP (Part), 1342 S.G RP (Part) and 1342 RP (Part) in D.D. 221, Sha Kok Mei, Sai Kung
Site area : About 251sq.m
Zoning : "VTD"
Applied development : Private Garden and Swimming Pool

A/SK-PK/272

Lots 1342 S.I RP (Part), 1342 S.K RP (Part) and 1342 RP (Part) in D.D. 221, Sha Kok Mei, Sai Kung

Site area: About 258sq.m

Zoning: "VTD"

Applied development: Private Garden and Swimming Pool

Dear TPB Members,

The lots are part of the same development.

Strong objections. It would appear that the amenities have already been developed and the applications are to legitimize them.

This is an indication that the Small House Policy has been abused and the outcome is a Villa development. SHP allows for the construction of 1 2,100sq.ft home, there is no mention of swimming pools and large gardens.

Members should inquire into the demand for NET houses in the 'village' and if the applicants are the original indigenous villagers who applied for the NET rights

Mary Mulvihill

## **Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Sai Kung, Lands Department (LandsD) that:
  - (i) the applicant should make sure that the site data quoted in the planning application is correct;
  - (ii) the lot owner shall apply to LandsD for a short term waiver for the application site to effect the proposal. However, there is no guarantee that such application will be approved by the Government. Such application, if eventually approved, will be subject to such terms and conditions including payment of waiver fees and administrative fees as the Government considers appropriate;
- (b) to note the comments of the Director of Environmental Protection that:
  - (i) the applicant should seek approval from the Drainage Services Department (DSD) for the handling of discharge and the application for licence under the Water Pollution Control Ordinance (WPCO). The discharge quality should meet the standards as listed on the WPCO licence:
  - (ii) the applicant should provide a minimum clearance distance of 7.5m between the proposed pool and the septic tank and soakaway system (if any). The applicant may refer to Professional Persons Environmental Consultative Committee Practice Note (ProPECC PN) 5/93 for details;
  - (iii) no effluent containing agrochemicals (if applied in the application site) will be allowed to enter the nearby water system according to the Technical Memorandum on Effluent Standards promulgated under the WPCO;
  - (iv) the applicant should follow ProPECC PN 1/94 for the handling and disposal of construction site discharges;
- (c) to note the comments of the Chief Engineer/Mainland South, DSD that the applicant should provide adequate stormwater drainage collection and disposal facilities in connection with the proposed development to deal with the surface runoff of the application site or the same flowing on to the application site from the adjacent areas as well as the disposal of pool water without causing any adverse drainage impacts or nuisance to the adjoining areas;
- (d) to note the comments of the Chief Building Surveyor/Hong Kong East and Heritage, Buildings Department that:
  - (i) before any new building works are carried out on leased land, prior approval and consent from the Building Authority (BA) should be obtained, otherwise they are unauthorised building works. An Authorised Person must be appointed to coordinate all new building works in accordance with the Buildings Ordinance (BO);
  - (ii) unless the application site abuts on a specified street complying with the requirements under the Building (Planning) Regulations (B(P)R) 18A(3) and not less than 4.5m wide, the development intensity of the application site, where applicable, shall be determined by the BA under B(P)R 19(3);

- (iii) the means of obtaining access to the application site from a street including the land status of the existing access road should be clarified to demonstrate compliance with B(P)R 5;
- (iv) detailed comments will be given during the general building plan submission stage;
- (e) to note the comments of the Director of Fire Services that:
  - (i) fire service installations (FSIs) are anticipated to be required considering the design/nature of the proposal. Therefore, the applicant is advised to submit the relevant layout plan incorporating the proposed FSIs to the Fire Services Department for approval. The layout plan should be drawn to scale and depicted with dimensions and nature of occupancy. The location of the proposed FSIs should be clearly marked on the layout plan; and
  - (ii) if the proposed development is required to comply with the BO, detailed fire service requirements will be formulated upon the receipt of formal submission of general building plan.