

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

2022年11月15日

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

15 NOV 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 required information and documents.

Applicable to proposals not involving or not only involving
適用於建議不涉及或不祇涉及：

- (i) Construction of "New Territories Exempted House"
興建「新界豁免管制屋宇」；
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas; and
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；及
- (iii) Renewal of permission for temporary use or development in rural areas
位於鄉郊地區的臨時用途或發展的許可續期

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

| | | |
|---------------------------------|-------------------------|-------------|
| For Official Use Only 請勿填寫此欄 | Application No. 申請編號 | A/SK-PK/279 |
| | Date Received 收到日期 | 15 NOV 2022 |

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會 (下稱「委員會」) 秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

Mr. Siu Hung 叶小紅

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)

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)

DD 220 152 RP (部分) 及相鄰之
政府土地

(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 46 sq.m 平方米 ☒ About 約
☒ Gross floor area 總樓面面積 1.68 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)

43 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 | 北港及沙南尾分區計劃大綱圖 S/SK-PK/11 |
| (e) Land use zone(s) involved 涉及的土地用途地帶 | 自然保育區 |
| (f) Current use(s) 現時用途 | 空置土地 (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"¹ (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」¹ (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"² (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」² (請夾附業權證明文件)。
- ☐ is not a "current land owner"³.
並不是「現行土地擁有人」³。
- ☐ 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)"⁴.
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」⁴。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"⁵.
已取得 名「現行土地擁有人」⁵ 的同意。

| Details of consent of "current land owner(s)" ⁵ obtained 取得「現行土地擁有人」 ⁵ 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

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☒ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☒ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☐ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

| | | | |
|--|--|------------------------------------|---|
| (a) Total floor area involved 涉及的總樓面面積 | sq.m 平方米 | | |
| (b) Proposed use(s)/development 擬議用途/發展 | (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) | | |
| (c) Number of storeys involved 涉及層數 | | Number of units involved 涉及單位數目 | |
| (d) Proposed floor area 擬議樓面面積 | Domestic part 住用部分 | | sq.m 平方米 <input type="checkbox"/> About 約 |
| | Non-domestic part 非住用部分 | | sq.m 平方米 <input type="checkbox"/> About 約 |
| | Total 總計 | | sq.m 平方米 <input type="checkbox"/> About 約 |
| (e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明) | Floor(s) 樓層 | Current use(s) 現時用途 | Proposed use(s) 擬議用途 |
| | | | |
| | | | |

(ii) For Type (ii) application 供第(ii)類申請

| | | | |
|---|---|-------------------|----------------------------------|
| (a) Operation involved 涉及工程 | <input type="checkbox"/> Diversion of stream 河道改道 | | |
| | <input type="checkbox"/> Filling of pond 填塘 | | |
| | Area of filling 填塘面積 | sq.m 平方米 | <input type="checkbox"/> About 約 |
| | Depth of filling 填塘深度 | m 米 | <input type="checkbox"/> About 約 |
| | <input checked="" type="checkbox"/> Filling of land 填土 | | |
| | Area of filling 填土面積 | 43 sq.m 平方米 | <input type="checkbox"/> About 約 |
| | Depth of filling 填土厚度 | 1 m 米 | <input type="checkbox"/> About 約 |
| | <input checked="" type="checkbox"/> Excavation of land 挖土 | | |
| | Area of excavation 挖土面積 | 43 sq.m 平方米 | <input type="checkbox"/> About 約 |
| | Depth of excavation 挖土深度 | 1 m 米 | <input type="checkbox"/> About 約 |
| (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) (請用圖則顯示有關土地、池塘界線, 以及河道改道、填塘、填土及/或挖土的範圍及/或範圍) | | | |
| (b) Intended use/development 有意進行的用途、發展 | 私人發展計劃的公用設施裝置 (電表房及鋪設電纜以作準許的農業用途) 和相關填土及挖土工程 | | |

(iii) For Type (iii) application 供第(iii)類申請

| (a) Nature and scale 性質及規模 | <input type="checkbox"/> Public utility installation 公用事業設施裝置 | | |
|---|---|---------------------------|--|
| | <input checked="" type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 | | |
| | Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、寬度和高度 | | |
| | Name/type of installation 裝置名稱、種類 | Number of provision 數量 | Dimension of each installation/building/structure (m) (LxWxH) 每個裝置、建築物、構築物的尺寸(米)(長x闊x高) |
| | 電表房 | 1 | 1.4m x 1.2m x 2.1m |
| | 電纜 | 1 | 約 43 m 左右 |
| | | | |
| | | | |
| | | | |
| | | | |
| (Please illustrate on plan the layout of the installation. 請用圖則顯示裝置的布局) | | | |

(iv) For Type (iv) application 供第(iv)類申請

(a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –

請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至%
- ☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積 sq.m 平方米 ☐ About 約
- Proposed plot ratio 擬議地積比率 ☐ About 約
- Proposed site coverage 擬議上蓋面積 % ☐ About 約
- Proposed no. of blocks 擬議座數
- Proposed no. of storeys of each block 每座建築物的擬議層數 storeys 層
☐ include 包括 storeys of basements 層地庫
☐ exclude 不包括 storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上) ☐ About 約
..... m 米 ☐ About 約

☐ Domestic part 住用部分GFA 總樓面面積 sq. m 平方米 ☐ About 約

number of Units 單位數目

average unit size 單位平均面積 sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目

☐ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約☐ Government, institution or community facilities (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

政府、機構或社區設施

.....
.....
.....☐ other(s) 其他 (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積).....
.....
.....☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

| [Block number] [座數] | [Floor(s)] [層數] | [Proposed use(s)] [擬議用途] |
|------------------------|--------------------|-----------------------------|
| | | |
| | | |
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(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

.....

.....

.....

.....

.....

7. Anticipated Completion Time of the Development Proposal**擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

2023 年 5 月

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行人通道安排**

Any vehicular access to the site/subject building?

是否有車路通往地盤/有關建築物?

Yes 是

☒ 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))

徑棚下路

☐ 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)

No 否

Any provision of parking space for the proposed use(s)?

是否有為擬議用途提供停車位?

Yes 是

☐ (Please specify type(s) and number(s) and illustrate on plan)

請註明種類及數目並於圖則上顯示)

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)

No 否

☒

Any provision of loading/unloading space for the proposed use(s)?

是否有為擬議用途提供上落客貨車位?

Yes 是

☐ (Please specify type(s) and number(s) and illustrate on plan)

請註明種類及數目並於圖則上顯示)

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)

No 否

☐

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|--|--------------------------------|---|----------------|--------------------------------|---|---------------------|--------------------------------|---|-----------------|--------------------------------|---|---------------|--------------------------------|---|--------------------------|--------------------------------|---|-------------------------|--------------------------------|---|-------------------|--------------------------------|---|----------------------|--------------------------------|---|----------------------------------|--------------------------------|---|
| <p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p> | <p>Yes 是 No 否</p> | <p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p> | <p>Yes 是 No 否</p> | <p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/></p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p> | <table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> | On environment 對環境 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| On environment 對環境 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

10. 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。

敬啟者

本人即 Sia Hung 女，酷愛大自然，農作物，有機會復耕荒廢已久的農田，盡一份綿力，提供多点本地蔬菜。申請電力供應，方便農作物的灌溉等用途。

希望官員能早日批准！

謝謝各位官員！

申請人：Sia Hung

29/09/2022

11. 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

2P Sin Hung

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

2P Sin Hung

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

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

Date 日期

18 / 10 / 2022

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

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



Fw: a-sk-pk-279保充資料
17/11/2022 14:31

----- Forwarded by tpbpd/PLAND/HKSARG on 17/11/2022 14:25 -----

From: [REDACTED]
To: tpbpd@pland.gov.hk
Cc: rcstang@pland.gov.hk
Date: 17/11/2022 11:46
Subject: a-sk-pk-279保充資料

農田位置在新界西貢徑棚下第220約地段152號A分段及152號
餘段



IMG_20221117_112011.jpg

(ii) For Type (ii) application 供第(ii)類申請

| | | | |
|---|--|----------------------------------|----------------------------------|
| (a) Operation involved 涉及工程 | <input type="checkbox"/> Diversion of stream 河道改道 | | |
| | <input type="checkbox"/> Filling of pond 填塘 | | |
| | Area of filling 填塘面積 | sq.m 平方米 | <input type="checkbox"/> About 約 |
| | Depth of filling 填塘深度 | m 米 | <input type="checkbox"/> About 約 |
| | <input checked="" type="checkbox"/> Filling of land 填土 | | |
| | Area of filling 填土面積 | <u>46</u> sq.m 平方米 | <input type="checkbox"/> About 約 |
| Depth of filling 填土厚度 | <u>1</u> m 米 | <input type="checkbox"/> About 約 | |
| <input checked="" type="checkbox"/> Excavation of land 挖土 | | | |
| Area of excavation 挖土面積 | <u>46</u> sq.m 平方米 | <input type="checkbox"/> About 約 | |
| Depth of excavation 挖土深度 | <u>1</u> m 米 | <input type="checkbox"/> About 約 | |
| <small>(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) (請用圖則顯示有關土地/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)</small> | | | |
| (b) Intended use development 有意進行的用途/發展 | 私人發展計劃的公用設施裝置 (電錶房及鋪設電纜, 以作準許的農業用途) 和相關填土及挖土工程 | | |

(iii) For Type (iii) application 供第(iii)類申請

| (a) Nature and scale 性質及規模 | <input type="checkbox"/> Public utility installation 公用事業設施裝置 | | | | | | | | | | | | |
|---|--|--------------------------------------|--|--|-----|---|--------------------|----|---|-----------|--|--|--|
| | <input checked="" type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 | | | | | | | | | | | | |
| | Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度 | | | | | | | | | | | | |
| | <table border="1"><thead><tr><th>Name/type of installation 裝置名稱/種類</th><th>Number of provision 數量</th><th>Dimension of each installation/ building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長x闊x高)</th></tr></thead><tbody><tr><td>電錶房</td><td>1</td><td>1.4m x 1.2m x 2.1m</td></tr><tr><td>電纜</td><td>1</td><td>約 43 m 左右</td></tr><tr><td></td><td></td><td></td></tr></tbody></table> | Name/type of installation 裝置名稱/種類 | Number of provision 數量 | Dimension of each installation/ building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長x闊x高) | 電錶房 | 1 | 1.4m x 1.2m x 2.1m | 電纜 | 1 | 約 43 m 左右 | | | |
| | Name/type of installation 裝置名稱/種類 | Number of provision 數量 | Dimension of each installation/ building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長x闊x高) | | | | | | | | | | |
| 電錶房 | 1 | 1.4m x 1.2m x 2.1m | | | | | | | | | | | |
| 電纜 | 1 | 約 43 m 左右 | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| <small>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</small> | | | | | | | | | | | | | |



Re: 申請編號A/SK-PK/279 - 擬議私人發展計劃的公用設施裝置（電錶房及地底電纜，以作准許的農業用途）和相關挖土工程20/12/2022 19:17

From: [REDACTED]

To: vlkma@pland.gov.hk

History:

This message has been forwarded.

你好

申請路段只有野草和野藤 並沒有樹木

謝謝

Previous S.16 Applications covering the Application Site

| | Application No. | Applied Use(s) | Date of Consideration | Decision of the RNTPC/TPB | Approval Conditions/Reasons for Rejection |
|----|-----------------|---|--|---------------------------|---|
| 1. | A/SK-PK/263 | Proposed Filling and Excavation of Land for Permitted Agricultural Use | 30.4.2021 | Rejected/Not agreed | (a) to (c) |
| 2. | A/SK-PK/266 | Proposed Filling and Excavation of Land (Installation of Electricity Meter and Water Meter, and for Permitted Agricultural Use) | The application was withdrawn by the applicant | N.A. | N.A. |

Reasons for Rejection:

- (a) Not in line with the planning intention of the "Conservation Area" ("CA") zone.
- (b) Fails to demonstrate that the proposed works would not have adverse environmental and landscape impacts on the surrounding area.
- (c) Approval of the application would set an undesirable precedent for similar applications within the "CA" zone.

規劃申請：TPB/A/SK-PK/279 提意見

致規劃委員會：

西貢南山村徑棚下路南山有機農莊仍葉小红女士和不少環保愛好人士，經過接近兩年時間的辛勤勞動，才把原本覆蓋土地上的亂石、野草和雜樹清除，慢慢的把一片荒野的山坡，改變為現今初步可種植蔬菜的有機農莊/田園，在過往一年已遂漸可以生產出冬瓜，南瓜，苦瓜，水瓜，芥菜，生菜.....等等農作物。

在這段難辛的日子裏，政府各部門不但沒有伸出緩手給予幫助，更誤信一些以小人之心猜度和別有用心的投訴人，處處加以刁難，令到農莊難以順利發展。

農業在香港本已是式微行業，艱辛而收入有限，難得有一群志同道合者一起參予。故希望貴處能給以大力協助、支持和教導，首先批准我們已申請了近一年的「電力申請」，以方便農林灌溉。



萬分感激！

西貢南山村村長：溫強

(原居民代表)

08/12/2022

規劃申請：TPB/A/SK-PK/279 提意見

致規劃委員會：

葉小红女士和部分環保義工人士，辛勤勞動，把原本長滿野草，雜樹（尤為植物殺手，薇金菊：很快可把整幅農地的植物覆蓋，令植物沒法生長，雜草蔓延）。慢慢的把荒廢農田，改變成可種植蔬菜的田園，已產生了冬瓜，南瓜，苦瓜，水瓜，芥菜，生菜.....

在香港從農業非常難辛，收入有限，希望貴處能批准我們農田電力申請，放便植物灌溉，等等。



何愛苓



萬分感激！

02/12/2022

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

參考編號

Reference Number:

221123-235111-27659

提交限期

Deadline for submission:

13/12/2022

提交日期及時間

Date and time of submission:

23/11/2022 23:51:11

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-PK/279

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. A

意見詳情

Details of the Comment :

Seems the land is not being utilized exclusively for agriculture, but rather entertainment. Several large groups visit on weekends with karaoke singing and food. Do not see much maintenance of the "agriculture" which is overgrown. Also believe there is use of the land beyond boundaries to the stream and other Bush areas.

2

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

221203-122544-41125

提交限期**Deadline for submission:**

13/12/2022

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

03/12/2022 12:25:44

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

A/SK-PK/279

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

先生 Mr. A

意見詳情**Details of the Comment :**

They are operating illegally as an entertainment venue with many visitors. There is food and drink. They are creating a littering nuisance that attracts wild boars and also parking nuisance on Keng Pang Ha Road. We doubt they are operating according to the terms of the site.

3

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

參考編號

Reference Number:

221208-114051-01524

提交限期

Deadline for submission:

13/12/2022

提交日期及時間

Date and time of submission:

08/12/2022 11:40:51

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-PK/279

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Jackie Chow

意見詳情

Details of the Comment :

1. 非農業土地用途

申請地段為提供電力去私人農地，唯該地明顯已於今年初起用作商業用途，包括參觀、住宿等。其裝飾已明顯反映該地用途非農業。以下為其宣傳資料：影片：<https://youtu.be/BMht-4hWEs>

若其電力申請被批准，可預計該地業主會繼續發展，嚴重影響當地環境、民生、交通及治安。

環境方面，他們曾把建築廢料(包括大量碎玻璃)丟棄在垃圾箱旁。唯那條路是車輛必經之路，也是不少遊人遛狗的路。即使與他們聯絡，也馬夫了事，令兩輛車爆軚。種植及使用沒有規管，也會污染水源及環境，例如沒有化糞池。

民生方式，由於多了遊人留宿，晚上發出很大聲浪(如唱Karaoke至凌晨)。

交通方面，週末會多了車輛停泊在村民泊車的地方，亦有車輛停在已經很窄的路邊，影響車輛掉頭及讓路。

治安方面，這裡警察巡邏沒有增加，但遊人增加。我們這條小村只有8戶，上幾個月卻有一戶被入屋爆竊，一戶被偷幾株羅漢松，一戶被偷花，都是多年未見的現象。

2. 佔用及破壞政府公地

該業主在開發其農地其間，為搬運材料在菠蘿斜路及徑棚下路之政府公地砍伐了大量樹木以夷平土地供大型車輛(如吊機)進入。即使地政處已樹立政府公地的牌及安裝石屎柱，他們也把這些裝置移走。

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Application A/SK-PK/279, Lot 152RP(Part) in DD220
07/12/2022 18:58

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

To Whom It May Concern,

I strongly object to the application for a meter room and unground cable under application A/SK-PK/279, Lot 152RP(Part) in DD220. This property is designated for agricultural use which the owner has been misusing the land. The owner of this property has built permanent structures, installed toilets with no proper disposal of waste(especially a problem with the Covid virus), installed showers, installed accommodation, hosted 4 hour karaoke sessions, prepared and served meals, illegally parked vehicles on the adjacent government land and dammed the near by stream for illegal water use. When the Hong Kong government installed concrete barriers and a large sign on the adjacent land designating government land, the owner of this property removed the barriers and the sign and built a road to their property. Clearly, the owner of this land and the applicant for the request for a meter room and underground cable for Agricultural Use has no respect for the Hong Kong government laws or the environment.

I respectfully ask you not only to deny this application but investigate the misuse of the land and the abuse of the environment.

Kind regards,
Wendy Maize

5

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反對 Application No. A/SK-PK/279

09/12/2022 09:59

From:

To:

File Ref:

[REDACTED]
"tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>

敬啟者

本人是南山村居民，現反對以上述設施興建。上述所謂農莊，並非純粹作耕種用途。經常舉辦活動及聚會，包括提供聚餐食物，唱歌，宿營等節目。對居民造成嚴重噪音及環境污染。希望貴處能到上址作出詳細調查。謝謝。

Ms.lai

6

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Objection to Application No. A/SK-PK/279

09/12/2022 09:26

From:

To:

tpbpd@pland.gov.hk

File Ref:

Dear Sirs/Madams,

I am writing to object the captioned application because of the following concerns.

1. The "Permitted Agricultural Use" area is not solely being used for agricultural purposes. There were parties/gatherings held at that area every weekend which involved more than 10 people Dining and Karaoke over there.
2. The "Proposed Utility Installation" listed at "Proposal" will encourage the improper use of the "Permitted Agricultural Use" area which will increment the noise impact and air pollution impact to the public, the adjacent residents and the environment.
3. The construction works of "Proposed Utility Installation" listed at "Proposal" will cause noise impact and air pollution impact to the public, the adjacent residents and the environment.

Besides, I would like to know the usage of a "Permitted Agricultural Use" area, please provide relevant information/regulation for reference.

Thank you for your attention.

Regards,

Goldie Fung

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**Opposition to application A/SK-PK/279**

10/12/2022 19:00

From:

To:

File Ref:

[REDACTED]
tpbpd@pland.gov.hk

Dear friends,

I write to express my opposition to add utilities to a parcel of land on Lot SS220 in Sai Kung district near Keng Pang Ha village.

I have watched the owners of this land violate obvious government restrictions (by removing the usual "Government Land" signs that are put up to prevent development) and exceeding many other restrictions on their land.

I have personally been concerned about the owner's illegal use of water from a nearby stream. They created a dam so that they could run a pipe to their land.

I understand that there should be some flexibility in land use, but there is no doubt that the owners have plans that far exceed agricultural use. They have showers, toilets (not sure where the toilet refuse ends up) and sleeping arrangements.

By adding utilities, this property will become a nuisance and further exceed the purpose of agricultural land.

Please deny this application for A/SK-PK/279 at Lot 2RP DD220 near Keng Pang Ha.

Thank you

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A/SK-PK/279 DD 220 Keng Pang Ha, Sai Kung Conservation CLP

10/12/2022 02:56

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

A/SK-PK/279 CLP

Lot 152 RP (Part) in D.D. 220 and Adjoining Government Land, Keng Pang Ha, Sai Kung

Site area: About 46sq.m Includes Government Land of about 43sq.m

Zoning: "Conservation Area"

Applied development: Meter Room and Underground Cable / Excavation of Land

Dear TPB Members,

Strong objections. While the application purports to be for agricultural use, according to Google Maps this lot is covered in dense vegetation and trees.

A similar application was rejected on 9 Dec: A/SK-CWBS/42

The application is for proposed public utility installation and associated excavation of land within an area zoned "CA" zone on the OZP. The planning intention of the "CA" zone is to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes. There is a general presumption against development in this zone. **In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.**

According to the applicant, the proposed installation is for supplying electricity to an adjacent farm within the same "CA" zone. Although 'Agriculture Use' is always permitted within the "CA" zone, 'Public Utility Installation' and excavation of land within the "CA" zone require permission from the Board. The proposed installation with excavation of land, which will intrude into a densely vegetated slope, is not in line with the planning intention of the "CA" zone. **The applicant fails to demonstrate that the proposed installation with excavation of land is an essential infrastructure project with overriding public interest that warrants a departure from such planning intention**

The board should not facilitate any development that has the potential to impact CA zoning and CLP should be condemned for encouraging destruction of our natural

resources in its blind pursuit of additional revenue.

Mary Mulvihill

150

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

參考編號

Reference Number:

221212-193437-89865

提交限期

Deadline for submission:

13/12/2022

提交日期及時間

Date and time of submission:

12/12/2022 19:34:37

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-PK/279

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Lau Bo Ying

意見詳情

Details of the Comment :

The farm house has been operating illegally with visitors during both week days and week ends doing Karaoke and BBQ. They sing very loud and disturb the household living in the surrounding area. They throw rubbish in the area irresponsibly every where on the road without putting the rubbish in the bin. It imposes health Hazzard and attracts the wild boars to come for their food. They ask the visitors to park their cars all over the place blocking our road access for both passengers and cars. They removed the trees illegally to make a road for driving into the farm. We will report this to the news media as it is obvious that they are given a special treatment and have a privilege to run the business illegally and are allowed to cause so many problems to the residents nearby for more than a year. We demand actions from the government to stop their illegal operations and damage to our surroundings

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Sai Kung, Lands Department (LandsD) that:
 - (i) the applicant should rectify/regularize the lease breaches as demanded by LandsD;
 - (ii) any occupation of Government Land (GL) without Government's prior approval is not allowed;
 - (iii) should planning approval be given to the subject planning application, the owner of the lot without Short Term Waiver will need to apply to his office to permit the structure to be erected on site. Besides, given the proposed use is temporary in nature, only application for erection of temporary structure will be considered. As for the GL within the application site (the Site), the applicant has to immediately apply for a formal approval prior to the actual occupation of the GL. Application for any of the above will be considered by the LandsD acting in the capacity as landlord at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions as may be imposed by LandsD including the payment of rent or fee as considered appropriate; and
 - (iv) moreover, the grant of a right of way to the Site or approval of the Emergency Vehicular Access thereto is not guaranteed;
- (b) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that the applicant should note that approval of the section 16 application under the Town Planning Ordinance does not imply approval of tree works such as pruning, transplanting and/or felling under lease. The applicant is reminded to approach relevant authority / government department(s) to obtain necessary approval on tree works, where appropriate;
- (c) to note the comments of the Chief Engineer/Construction, Water Supplies Department (WSD) that the Site is within WSD's tunnel reserve. Thus, the applicant should comply with the following conditions for the proposed excavation works:-
 - (i) no blasting, drilling or piling shall be permitted on the Site;
 - (ii) no well shall be sunk on the Site;
 - (iii) the depth of any excavation shall not exceed 2m unless otherwise approved by WSD; and
 - (iv) in the event that as a result of arising out of any works on site or any part thereof any subsidence of the ground occurs at any time, the contractor shall indemnify the Government against all actions, claims and demand arising out of any damage or nuisance to private property caused by such subsidence;
- (d) 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, organizing and supervising any activity near the underground cable or overhead line under the mentioned application 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 concerned site. They should also 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; and

(e) to note the comments of the Director of Environmental Protection that:

- (i) according to their record, part of the Site was subject to a complaint in January 2021 concerning formation of an access road within the "Conservation Area". In this regard, although the application has not included any proposal for the construction of access road, the applicant should be reminded that all projects including new access roads, railways, sewers, sewage treatment facilities, earthworks, dredging works and other building works partly or wholly in an existing or gazetted proposed country park or special area, or a "CA" would constitute a Designated Project (DP) under Item Q.1, Part 1, Schedule 2 of the Environmental Impact Assessment Ordinance (EIAO), unless the proposed works fall within the exception list of Item Q.1. An Environmental Permit is required for the construction and operation of a DP. Please find below the link to "A Guide to the Environmental Impact Assessment Ordinance" for reference: <https://www.epd.gov.hk/eia/english/guid/index1.html>; and
- (ii) it is noted that the Site is located in close proximity (approx. 40m) to a natural stream. The applicant should implement appropriate pollution control measures during construction to minimise any potential environmental impact especially to avoid potential water quality impact to the stream. The recommended pollution control measures can be downloaded at: https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html