

2025年 1月 22日

此文件在 2025年 1月 22日 收到，城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請。

This application was received on 22 JAN 2025.
The Council will formally acknowledge
this application only upon receipt
of all the required information and documents.

Form No. S16-II
表格第 S16-II 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Construction of
“New Territories Exempted House(s)”**

適用於只涉及興建「新界豁免管制屋宇」的建議

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

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

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/304
	Date Received 收到日期	22 JAN 2025

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

1. Name of Applicant 申請人姓名/名稱

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

Tse Kit Wang Solomon 謝杰宏

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)

Pang Hing Yeun 彭慶餘

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot Nos. 293 S.B ss.2 & 293 S.B RP in D.D. 221, Sha Kok Mei, Sai Kung, N.T. 新界沙角尾丈量約份第221約地段第293號B分段第2小分段及293號B分段餘段
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積130.55.....sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積195.09.....sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)NA..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/SK-PK/11 北港及沙角尾分區計劃大綱圖
(e) Land use zone(s) involved 涉及的土地用途地帶	Recreation 康樂
(f) Current use(s) 現時用途	Vacant 空置 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- others (please specify)
其他 (請指明)

Note: May insert more than one 「✓」.
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註: 可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

7. Impacts of Development Proposal 擬議發展計劃的影響																															
<p>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>																															
<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 <input type="checkbox"/> Please provide details 請提供詳情 No 否 <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?</p>	<p>Yes 是 <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</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>No 否 <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 style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">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>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>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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8. 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。

1. 本人是西貢沙角尾的原居民，根據現行的小型屋宇政策，本人有權獲批准興建小型屋宇。
2. 申請位置位于沙角尾的鄉村界線範圍內，。
3. 本人沒有其他土地，而申請位置是本人唯一可供申請小型屋宇的土地。
4. 沙角尾是一條雜姓原居民村，村內有多個姓氏的原居民，例如朱氏、謝氏、鄭氏、韋氏、潘氏、藍氏、張氏等等，因此鄉村式發展用地不足夠供給多個姓氏申請小型屋宇。
5. 沙角尾的鄉村式發展地帶與南山村連接，而沙角尾村範圍只去到西北面沙角尾村籃球場左右，因此真正屬於沙角尾鄉村式發展地帶實質並不太大，村內可供興建小型屋宇土地並不足夠應付村內六、七個姓氏的原居民申請興建小型屋宇。
6. 真正屬於沙角尾的鄉村式發展地帶約有160,000平方米，扣除老屋地帶、道路及已使用的建屋土地，能夠建屋的土地約淨餘三份一，因此並不足夠提供現時或將來建屋需求。
7. 申請位置附近亦有小型屋宇，因此申請位置與鄰近面貌互相協調。
8. 鄰近申請位置亦有成功申請個案，例如 A/SK-PK/181 及 A/SK-PK/192。
9. 申請地點之前我們曾經清理過雜草並進行測量，而申請位置並沒有樹木，因此不涉及樹。
10. 申請地點沒有車路到達，但由大網仔路步行到申請地點只需要3分鐘。
11. 申請位置只屬小型發展，相對影響比較少，對環境沒太大影響。
12. 本人定必遵從貴處及有關部門的意見，確保不會影響環境。

9. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

Applicant 申請人 / Authorised Agent 獲授權代理人

Pang Hing Yeun

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

10-12-2024 (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot Nos. 293 S.B ss.2 & 293 S.B RP in D.D. 221, Sha Kok Mei, Sai Kung, N.T. 新界沙角尾丈量約份第221約地段第293號B分段第2小分段及293號B分段餘段		
Site area 地盤面積	130.55	sq. m 平方米 <input checked="" type="checkbox"/> About 約	(includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/SK-PK/11 北港及沙角尾分區計劃大綱圖		
Zoning 地帶	Recreation 康樂		
Applied use/ development 申請用途/發展	New Territories Exempted House 新界豁免管制屋宇 <input checked="" type="checkbox"/> Small House 小型屋宇		
(i) Proposed Gross floor area 擬議總樓面面積	195.09	sq.m 平方米	<input type="checkbox"/> About 約
(ii) Proposed No. of house(s) 擬議房屋幢數	1		
(iii) Proposed building height/No. of storeys 建築物高度/層數	8.23		m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
	3		Storeys(s) 層

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan & Proposed Building Licence & Survey Record Plan & Delineation of area of Sha Kok Mei		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>

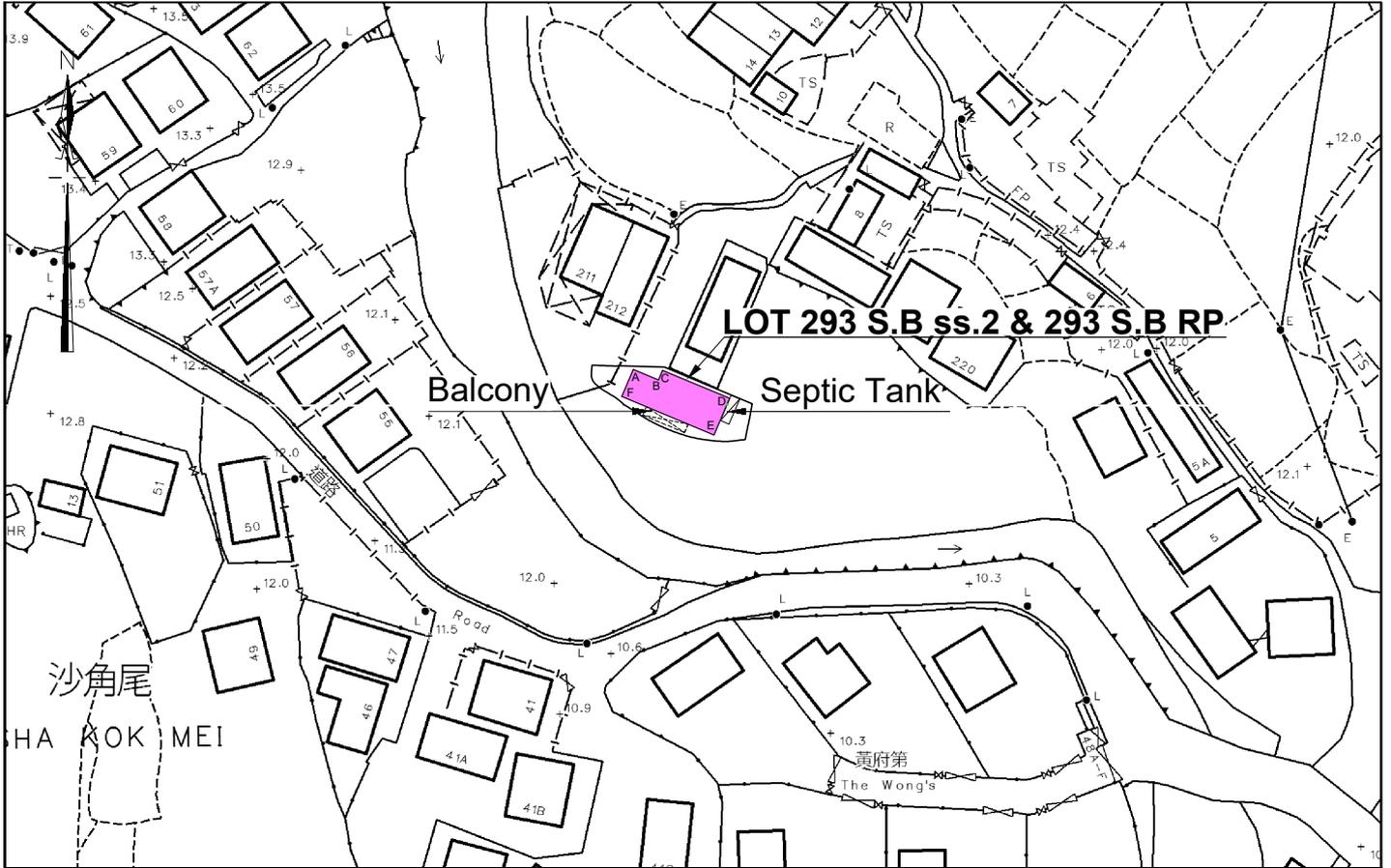
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

PROPOSED BUILDING LICENCE

LOT No. 293 S.B ss.2 & 293 S.B RP IN D.D. 221



COLORED PINK AREA = 65.03 SQUARE METRES (ABOUT)

Line	Bearing	Distance(M)	Nothing	Easting	Pt.
A-B	112° 49' 31"	3.627	827 604. 691	845 943. 916	A
B-C	22° 49' 31"	1.400	827 603. 284	845 947. 259	B
C-D	112° 49' 31"	9.600	827 604. 574	845 947. 803	C
D-E	202° 49' 31"	5.300	827 600. 849	845 956. 650	D
E-F	292° 49' 31"	13.228	827 595. 965	845 954. 594	E
F-A	22° 49' 31"	3.900	827 601. 097	845 942. 402	F

LOCATION PLAN



Legends:

- Septic Tank (3.658m x 1.219m)
- Balcony (6.000m x 1.219m)

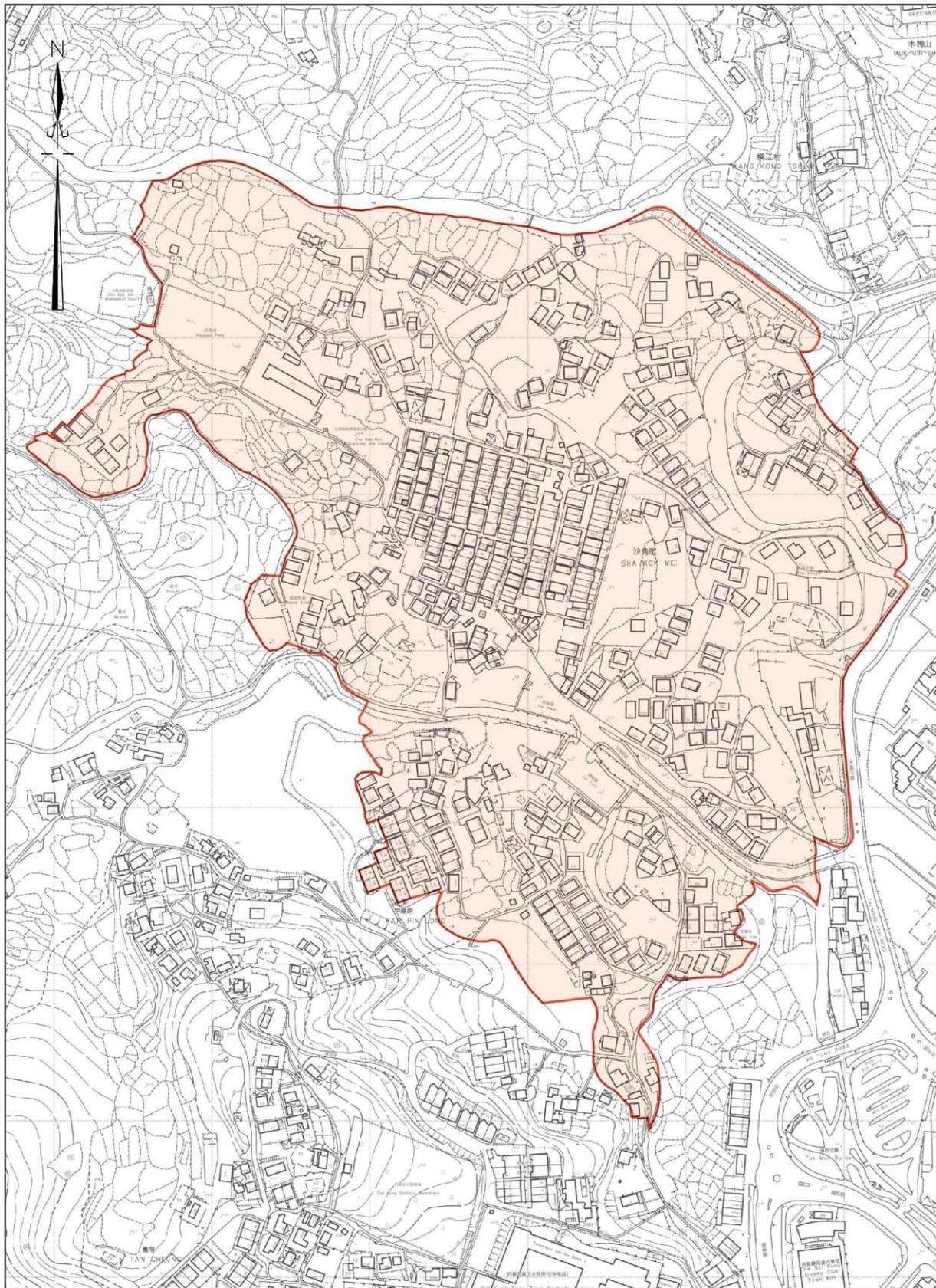
Scale : 1:1000

Survey Sheet No. : 8-SW-6D & 8-SW-11B

Date : June 2024

Plan No. : CW/SK/293B2/221/BL/02

DELINEATION OF AREA OF SHA KOK MEI



卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

1/F, Block A, Wo Tai Building, No. 2 - 24, Wo Tai Street, Luen Wo Hui, Fanling, N.T.
Telephone : [REDACTED] Mobile : [REDACTED] Fax : [REDACTED]
Email : [REDACTED]

Scale :
Not to scale

Date :
10-06-2024

Survey Sheet No. :
8-SW-6D
8-SW-11B

Figure No. :
LOP/01

**Relevant Interim Criteria for Consideration of Application for
New Territories Exempted House (NTEH)/Small House in New Territories**
(Revised on 7.9.2007)

- (a) sympathetic consideration may be given if not less than 50% of the proposed NTEH/Small House footprint falls within the village 'environs' ('VE') of a recognized village and there is a general shortage of land in meeting the demand for Small House development in the "Village Type Development" ("V") zone of the village;
- (b) if more than 50% of the proposed NTEH/Small House footprint is located outside the 'VE', favourable consideration could be given if not less than 50% of the proposed NTEH/Small House footprint falls within the "V" zone, provided that there is a general shortage of land in meeting the demand for Small House development in the "V" zone and the other criteria can be satisfied;
- (c) development of NTEH/Small House with more than 50% of the footprint outside both the 'VE' and the "V" zone would normally not be approved unless under very exceptional circumstances (e.g. the application site has a building status under the lease, or approving the application could help achieve certain planning objectives such as phasing out of obnoxious but legal existing uses);
- (d) application for NTEH/Small House with previous planning permission lapsed will be considered on its own merits. In general, proposed development which is not in line with the criteria would normally not be allowed. However, sympathetic consideration may be given if there are specific circumstances to justify the cases, such as the site is an infill site among existing NTEHs/Small Houses, the processing of the Small House grant is already at an advance stage;
- (e) if an application site involves more than one NTEH/Small House, application of the above criteria would be on individual NTEH/Small House basis;
- (f) the proposed development should not frustrate the planning intention of the particular zone in which the application site is located;
- (g) the proposed development should be compatible in terms of land use, scale, design and layout, with the surrounding area/development;
- (h) the proposed development should not encroach onto the planned road network and should not cause adverse traffic, environmental, landscape, drainage, sewerage and geotechnical impacts on the surrounding areas. Any such potential impacts should be mitigated to the satisfaction of relevant Government departments;
- (i) the proposed development, if located within water gathering grounds, should be able to be connected to existing or planned sewerage system in the area except under very special circumstances (e.g. the application site has a building status under the lease or the applicant can demonstrate that the water quality within water gathering grounds will not be affected by the proposed development^);

- (j) the provision of fire service installations and emergency vehicular access, if required, should be appropriate with the scale of the development and in compliance with relevant standards; and
 - (k) all other statutory or non-statutory requirements of relevant Government departments must be met. Depending on the specific land use zoning of the application site, other Town Planning Board guidelines should be observed, as appropriate.
- ^i.e. the applicant can demonstrate that effluent discharge from the proposed development will be in compliance with the effluent standards as stipulated in the Water Pollution Control Ordinance Technical Memorandum.

Previous s.16 Application covering the Application Site

Application No. and Proposed Use	Date of Consideration	Decision of RNTPC	Approval Condition
A/SK-PK/293 Proposed House (New Territories Exempted House - Small House)	16.2.2024	Rejected/Not agreed	Nil

**Similar Planning Applications for
Proposed House (New Territories Exempted House (NTEH) - Small House)
Within the Same “Recreation” Zone
on the Approved Pak Kong and Sha Kok Mei Outline Zoning Plan No. S/SK-PK/11**

Approved Applications

	Application No.	Proposed Development(s)	Zoning	Date of Consideration	Approval Condition(s)
1.	A/SK-PK/4 ⁽¹⁾	3-storey Village-type House	“REC”	13.1.1995	(a), (b) and (g)
2.	A/SK-PK/6 ⁽¹⁾	3-storey Village-type House	“REC”	17.2.1995	(a), (b), (d), (e) and (g)
3.	A/SK-PK/7 ⁽¹⁾	3-storey Village-type House	“REC”	17.2.1995	(a), (b), (d), (e) and (g)
4.	A/SK-PK/10 ⁽¹⁾	3-storey Village-type House	“REC”	11.4.1995	(a), (b), (f) and (g)
5.	A/SK-PK/11 ⁽¹⁾	3-storey Village-type House	“REC”	11.4.1995	(a), (b), (f) and (g)
6.	A/SK-PK/12 ⁽¹⁾	3-storey Village-type House	“REC”	11.4.1995	(a), (b), (f) and (g)
7.	A/SK-PK/13 ⁽¹⁾	3-storey Village-type House	“REC”	11.4.1995	(a), (b), (f) and (g)
8.	A/SK-PK/58 ^{(1) (2)}	NTEH (Small House)	“REC”	19.12.1997	(a), (b) and (g)
9.	A/SK-PK/59 ^{(1) (3)}	NTEH (Small House)	“REC”	19.12.1997	(a), (b) and (g)
10.	A/SK-PK/181 ⁽²⁾	Proposed House (NTEH - Small House)	“REC”	14.1.2011	(a) to (c)
11.	A/SK-PK/192 ⁽³⁾	Proposed House (NTEH - Small House)	“REC”	10.2.2012	(a) to (c)

(1) Considered by the Rural and New Town Planning Committee prior to the first promulgation of the Interim Criteria in 2000.

(2) The applications No. A/SK-PK/58 and A/SK-PK/181 involve the same site.

(3) The applications No. A/SK-PK/59 and A/SK-PK/192 involve the same site.

Approval Conditions

- (a) The submission and implementation of the drainage proposal
- (b) The submission and implementation of landscape proposal with tree preservation plan
- (c) The provision of fire-fighting access, water supplies and fire service installations
- (d) The provision of noise mitigation measures
- (e) The submission and implementation of site formation proposal

- (f) The submission of the disposition of the proposed house
- (g) Permission shall cease to have effect unless prior to the given date either the development permitted is commenced or the permission is renewed

Rejected Applications

	Application No.	Proposed Development(s)	Zoning	Date of Consideration	Rejection Reason(s)
12.	A/SK-PK/113	Proposed Houses (NTEH - Small House)	“REC”	16.8.2002 (on review)	(1) to (3)
13.	A/SK-PK/119	Proposed House (NTEH - Small House)	“REC”	23.8.2002	(1) to (4)
14.	A/SK-PK/180	Proposed House (NTEH - Small House)	“REC”	14.1.2011	(1), (3) and (6)
15.	A/SK-PK/282	Proposed House (NTEH - Small House)	“REC”	23.2.2024 (on review)	(1) and (5)

Rejection Reasons

- (1) The proposed development is not in line with the planning intention of the “Recreation” (“REC”) zone which is for the development of recreational facilities or uses for the general public. Residential development would only be allowed if it is in support of the recreational use. There is no strong justification for a departure from the planning intention of the “REC” zone
- (2) Sufficient land for Small House developments has been reserved within the “Village Type Development” (“V”) zone for Sha Kok Mei Village. There is insufficient information in the submission to demonstrate that no suitable land within the “V” zone is available for Small House development
- (3) Approval of the proposed development would set an undesirable precedent for similar applications. The cumulative effect of approving such application would result in encroachment of the “REC” zone by development and adverse impacts on the environment, traffic and infrastructural provision in the area
- (4) Hiram’s Highway is currently operating near its design capacity. There is no information in the submission to demonstrate that the proposed development would not have adverse impact on the traffic in the area
- (5) Land is still available within the “V” zone of Sha Kok Mei for Small House development. It is considered more appropriate to concentrate the proposed Small House development within the “V” zone for more orderly development pattern, efficient use of land and provision of infrastructures and services
- (6) The application did not comply with the "Interim Criteria for Consideration of Application for NTEH/Small House in the New Territories" as the site fell entirely outside "Village Type Development" zone and village 'environs' of any recognized village

Comments from Relevant Government Departments

1. Land Administration

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

- (a) no objection to the application;
- (b) the subject site (the Site) is located on Lots 293 S.B ss.2 and 293 S.B RP (“the Lots”) which are held under the Block Government Lease demised for agricultural use. No structure is allowed to be erected on the Lots without prior approval from his office pursuant to the lease restriction;
- (c) the footprint of the proposed Small House and the Lots fall completely within the village ‘environs’ of Sha Kok Mei Village in Sai Kung Heung which is a recognised village under the New Territories Small House Policy;
- (d) the Indigenous Inhabitant Representative (IIR) of Sha Kok Mei Village did not provide the figure for the 10-year Small House demand forecast for the past ten years. The latest figure provided by the IIR as at 22.12.2008 was 260 cases;
- (e) the number of outstanding Small House applications in Sha Kok Mei falling within “Village Type Development” (“V”) zone and outside/straddling “V” zone are 44 and 8 respectively;
- (f) the number of approved Small House applications in Sha Kok Mei falling within “V” zone and outside/straddling “V” zone are 26 and 0 respectively;
- (g) the applicant, TSE Kit Wang Solomon, applied for a Small House grant by way of Exchange in August 2023 and he had been certified as an indigenous villager of Sha Kok Mei by the IIR of the village;
- (h) having noted the Town Planning Board’s rejection on the S.16 planning application in March 2024, his office also rejected the Small House application on 3.4.2024 as the applicant failed to obtain the required planning permission. No application is received by his office after their rejection; and
- (i) notwithstanding that planning permission may be given, there is no guarantee that the Small House application at the Site will be approved.

2. Traffic

Comments of the Commissioner for Transport:

- (a) New Territories Exempted House should be confined within the “V” zone as far as possible. Although additional traffic generated by the proposed development is not expected to be significant, such type of development outside the “V” zone, if permitted, will set an undesirable precedent case for similar applications in the future. The resulting cumulative adverse traffic impact could be substantial; and

- (b) notwithstanding the above, the subject application only involves development of one number of Small House and it is considered that this application can be tolerated on traffic grounds.

Comments of the Chief Highways Engineer/New Territories East, Highways Department:

As the access road leading to the Site falls outside the maintenance jurisdiction of his office, he has no comment on the subject application from highway maintenance point of view.

3. Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation:

in view that the Site is covered with common plant species, he has no comment on the application from nature conservation point of view.

4. Environment

Comments of the Director of Environmental Protection:

- (a) in view of the small scale of the proposed development, the application alone is unlikely to cause major pollution; and
- (b) the advisory comments are at **Appendix VII**.

5. Drainage and Sewerage

Comments of the Chief Engineer/Mainland South, Drainage Services Department (DSD):

- (a) no objection to the application; and
- (b) the advisory comments are at **Appendix VII**.

6. Landscape

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

- (a) the Site is situated in an area of miscellaneous rural fringe landscape character predominated by houses and scrubland as observed from the aerial photo in 2023. A natural stream is located to the south of the Site. The proposed Small House is considered not incompatible with the surrounding landscape character due to the village setting in the vicinity; and
- (b) with reference to site photo record dated 4.2.2025, the Site is currently vacant overgrown with weeds and groundcover. No significant landscape resources are observed within

the Site. Also “no tree felling” is required according to Item 8 of the application form submitted by the applicant. Significant impact arising from the proposed development is not anticipated. He has no comment on the application from landscape planning perspective.

7. Fire Safety

Comments of the Director of Fire Services:

- (a) no objection in-principle to the application; and
- (b) the advisory comments are at **Appendix VII**.

8. District Officer’s Comments

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

- (a) no comment on the application;
- (b) no works project or facilities of Sai Kung District Office will be affected by the application; and
- (c) the application documents have been circulated to Sai Kung Area Committee members and displayed at Home Affairs Enquiry Centre (Sai Kung). No adverse comment has been received by his office.

9. Demand and Supply of Small House Sites

According to DLO/SK, LandsD, the number of outstanding Small House applications in Sha Kok Mei is 52, while there is no record on the 10-year Small House demand forecast as the IIR of Sha Kok Mei has not provided the figure in the past 10 years. According to the latest estimate by the PlanD, it is estimated that about 4.75 ha of land (equivalent to about 190 Small House sites) is available within the “V” zone of Sha Kok Mei. Therefore, there is sufficient land available in the “V” zone of Sha Kok Mei to meet the outstanding Small House applications for 52 Small House sites.

Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2025-02-16 星期日 04:20:23
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/SK-PK/304 DD 221 Sha Kok Mei Rec

Dear TPB Members,

293 rejected 16 Feb 2024

(a) the proposed development is not in line with the planning intention of the "Recreation" zone which is primarily for recreational developments for the use of the general public. There is no strong justification in the submission for a departure from the planning intention; and
(b) land is still available within the "Village Type Development" ("V") zone of Sha Kok Mei for Small House development. It is considered more appropriate to concentrate the proposed Small House development within the "V" zone for more orderly development pattern, efficient use of land and provision of infrastructures and services.

Back with a slightly increased footprint.

There can be no justification in such a short time frame for any change in decision.

Previous objections upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Sunday, 14 January 2024 4:26 AM HKT
Subject: A/SK-PK/293 DD 221 Sha Kok Mei Rec

A/SK-PK/293

Lot 293 S.B ss.2 in D.D. 221 and Adjoining Government Land, Sha Kok Mei, Sai Kung

Site area: About 124.2sq.m Includes Government Land of about 21.8sq.m

Zoning: "Recreation"

Applied development: NET House

Dear TPB Members,

Strong Objections. The lot has trees and vegetation and is a distance from the village environs.

The village has no playground or basketball court. Any development should cater for the recreational needs of the community.

Urgent Return receipt Expand Group Restricted Prevent Copy

There are many lots in the village given over to car parking that can be used for village house construction.

Mary Mulvihill

Recommended Advisory Clauses

- (a) to note the comments of the Director of Environmental Protection that septic tank and soakaway system is an acceptable means for collection, treatment and disposal of the sewage provided that its design and construction follow the requirements of the Practice Note for Professional Persons (ProPECC) PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” and are duly certified by an Authorised Person;
- (b) to note the comments of the Chief Engineer/Mainland South, Drainage Services Department that adequate stormwater drainage measures would be implemented to deal with the surface runoff of the Site or the same flowing onto the Site from the adjacent areas without causing any adverse drainage impact to the areas or nuisance to the adjoining areas; and
- (c) to note the comments of the Director of Fire Services that the applicant should observe the “New Territories Exempted Houses – A Guide to Fire Safety Requirements”, which is administered by the Lands Department (LandsD). Detailed fire safety requirements would be formulated upon receipt of formal application via the LandsD.