

2024年10月1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。

18 OCT 2024

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

Form No. S16-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.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

2402359
240244926/9
10/10

By Post

Form No. S16-II 表格第 S16-II 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/SK-TMT/82
	Date Received 收到日期	18 OCT 2024

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.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)

曾漢龍 TSANG HON LUNG

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)

安泰顧問有限公司 ON TIME CONSULTANTS LTD.

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)	新界西貢黃竹灣村第 25B 約 地段第 157 號餘段 (部份), 第 161 號 B 分段 + 第 161 號 C 分段。 Lot 157 R.P (PART), 161 S.B + 161 S.C in DD 258 HONG CHUK WAN VILLAGE, SHAI KUNG, N.T.
(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 147.20 sq.m 平方米 <input 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)	N.A. 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 - TMT/4
(e) Land use zone(s) involved 涉及的土地用途地帶	GIC LV
(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"[#] (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」[#] (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"[#] (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」[#] (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

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

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

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

6. Development Proposal 擬議發展計劃			
(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	曾漢龍		
(b) 原居民所屬的原居鄉村 (如適用) The related indigenous village of the indigenous villager(s) (if applicable)	大鵬村		
(c) Proposed gross floor area 擬議總樓面面積195.09..... sq.m 平方米 <input type="checkbox"/> About 約		
(d) Proposed number of house(s) 擬議房屋幢數	1	Proposed number of storeys of each house 每幢房屋的擬議層數	3
(e) Proposed roofed over area of each house 每幢房屋的擬議上蓋面積	65.03 sq.m 平方米	Proposed building height of each house 每幢房屋的擬議高度	8.23 m 米
(f) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途	通道及花園 (Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable) (請在圖則上顯示, 並註明車位總數, 以及每個車位的長度和寬度及/或化糞池的位置 (如適用))		
(g) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 No 否	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input checked="" type="checkbox"/>	
(h) Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁至公共污水渠?	Yes 是 <input type="checkbox"/> No 否 <input checked="" type="checkbox"/>	(Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線) (Please indicate on plan the location of the proposed septic tank. 請用圖則顯示化糞池的位置)	

7. 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 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>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 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"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

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。

附頁

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

CHANG YEE LING

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

安泰顧問有限公司



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

Date 日期

26/9/2024

(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	新界西貢黃竹灣村第258約地段第157号餘段(部份), 第161号B分段 + 第161号C分段。 Lot 157 R.P. (PART), 161 S.B + 161 S.C in DD258, LONG CHUK WAN VILLAGE, SHA KUNG, N.T.
Site area 地盤面積	147.20 sq.m 平方米 □ About 約 (includes Government land of 包括政府土地 / sq.m 平方米 □ About 約)
Plan 圖則	S/SK - TMT/4
Zoning 地帶	G1C + V
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 □ 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 □ (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
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input checked="" 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 type="checkbox"/>
<hr/>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領／理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<hr/>		
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。

8. 申請理由

本人於 2023 年 9 月 21 日收到地政處來信提及有關申請小型屋宇地段 DD258 Lot 157R.P.(part), 161B & 161C (以下簡稱:上述地段). 由於城規會批出條款由 2016 年 1 月 22 日至 2020 年 1 月 22 為止(貴處檔案編號: A/SK-TMT/55).

因此, 需要再重新遞交 SECTION 16 之申請.

就有關城規會檔案編號: A/SK-TMT/55 於 2016 年 1 月 22 日已批准上述地段之申請, 本人立刻通知地政處, 交由地政處部門繼續跟進申請興建小型屋宇之審批. 這段期間只好等待地政排隊處理跟進及批出, 加上這幾年黑暴社會運動事件, 以及疫情關係, 只好靜靜等待, 直至收到地政處來信才知道 SECTION 16 需要在限期內完成批准建屋, 本人亦不知需要延期申請.

因此, 本人現再次重新遞交 SECTION 16 給貴處, 敬請貴處體諒本人之誤解及加上社會各種問題影响政府人員之工作進度, 有勞再次批出申請及可繼續延續下去.

圖解, 另附圖 B-E

有關 DD258 Lot 157R.P.(part), 161S.B & 161S.C. 以下稱: 申請地段.

在申請地段南面相距約 6 米, 地政署及屋宇署已批准興建兩間小型屋宇(分別是 DD258 Lot157S.A & 157S.B,s.C), 小型屋宇護土牆地台亦已批准提升至+19.20. (BD 6/9056/10) 有關業主已興建完成. 因此, 申請地段若然建屋後與南面土地 (DD258 Lot157S.A & 157S.B,s.C) 相距高度只有 1.6 米, 並不會對附近環境有很大影响及改變.

申請地段東面, 與現有河流相距超越 15 米, 在新界村落也是普遍常見的合適距離, 況且渠務署已有嚴謹條例保護現有河道, 在地盤平整及建屋前亦需先向渠務署提交計劃及申請批准許可, 建屋後村民居住亦不會影响有關河道.

申請地段西面相距約 10 米是 Lot 67S.A,B,C,D & M, 屬私人土地, 此私人土地的地面已是+20.20.





若然貴署批准規劃許可後, 申請地段業主會向地政署申請建屋, 再按照既定條例, 由專業人仕設計圖則, 向渠務署, 屋宇署及有關部門申請許可, 滿足有關部門的要求及規定, 並將附近環境及設施優化.

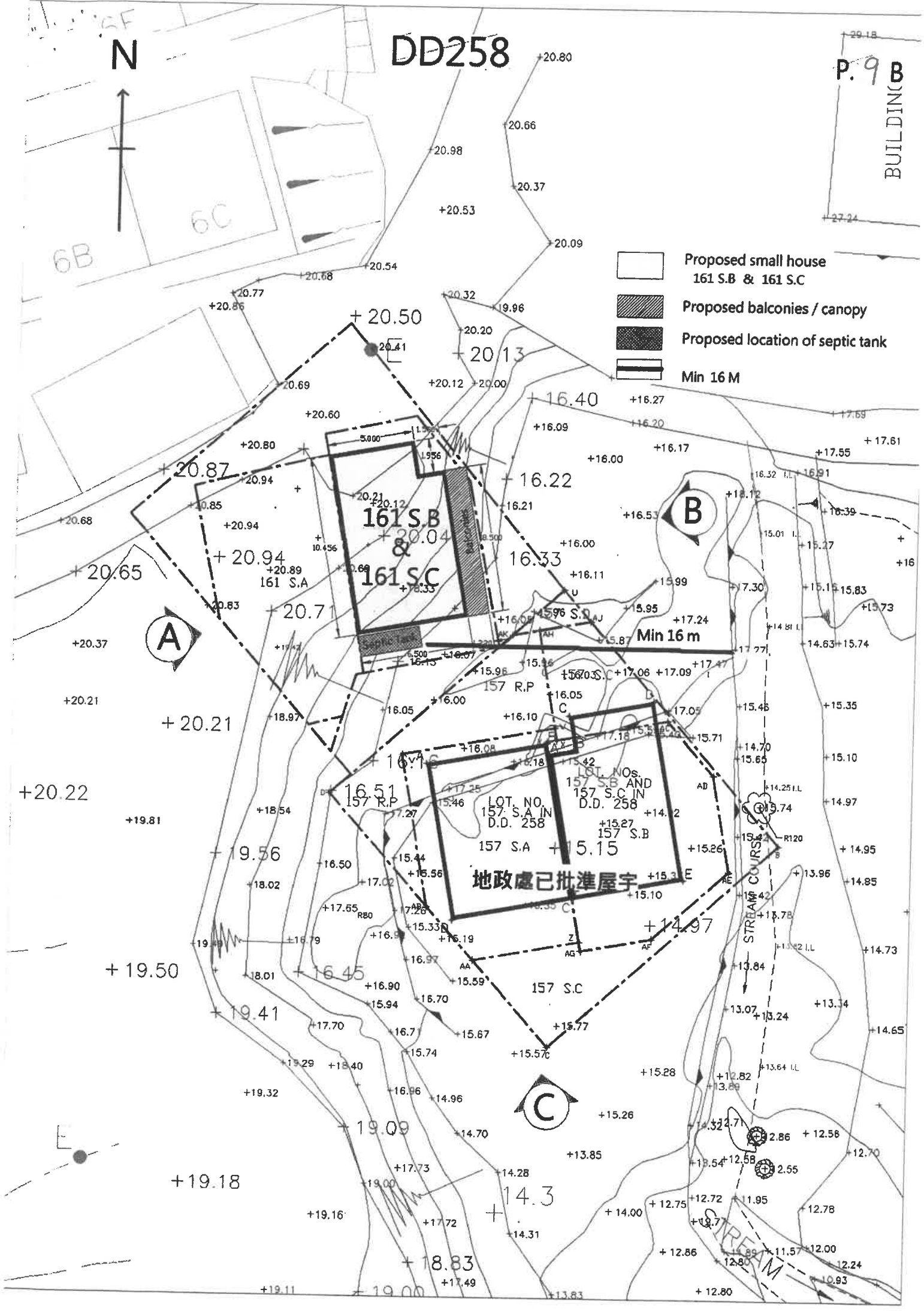
N

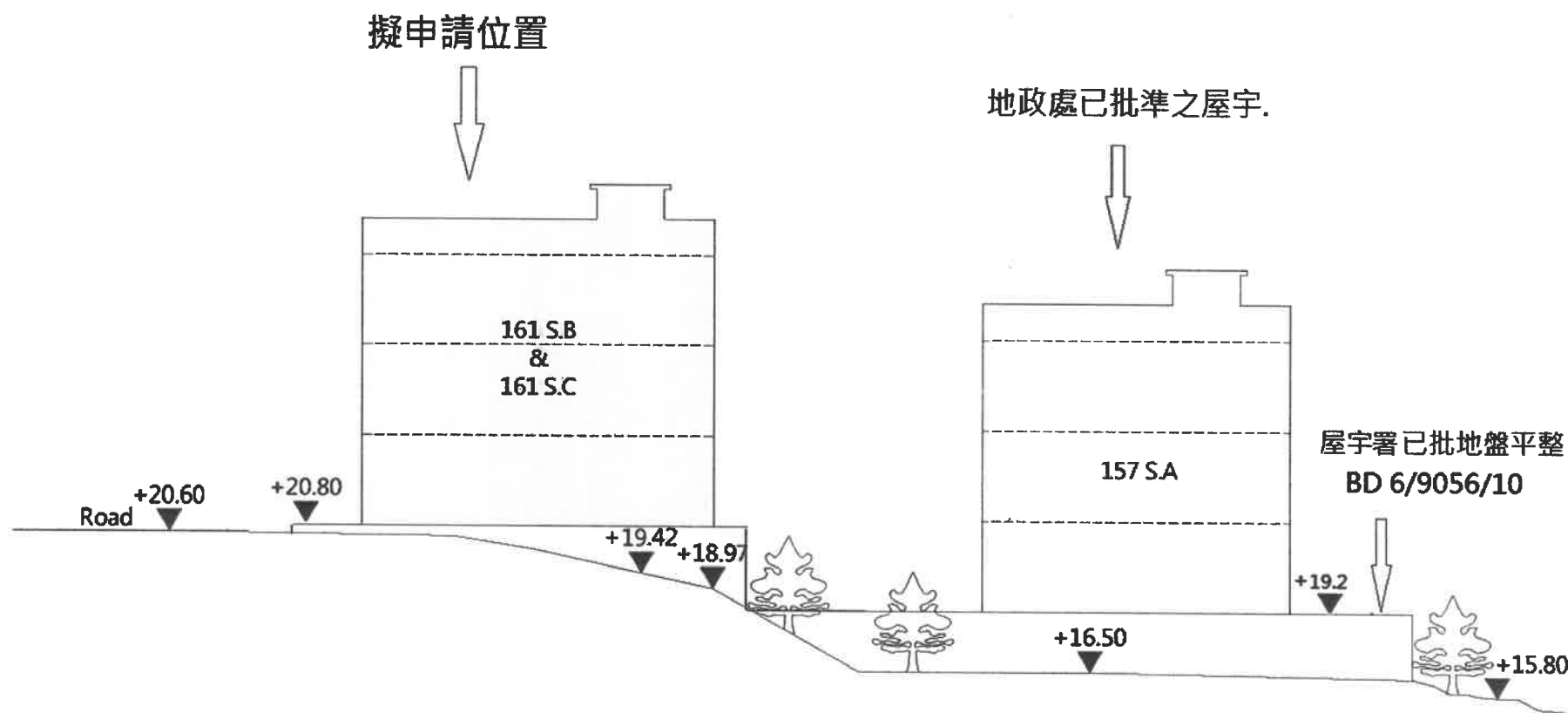
DD258

P. 9 B

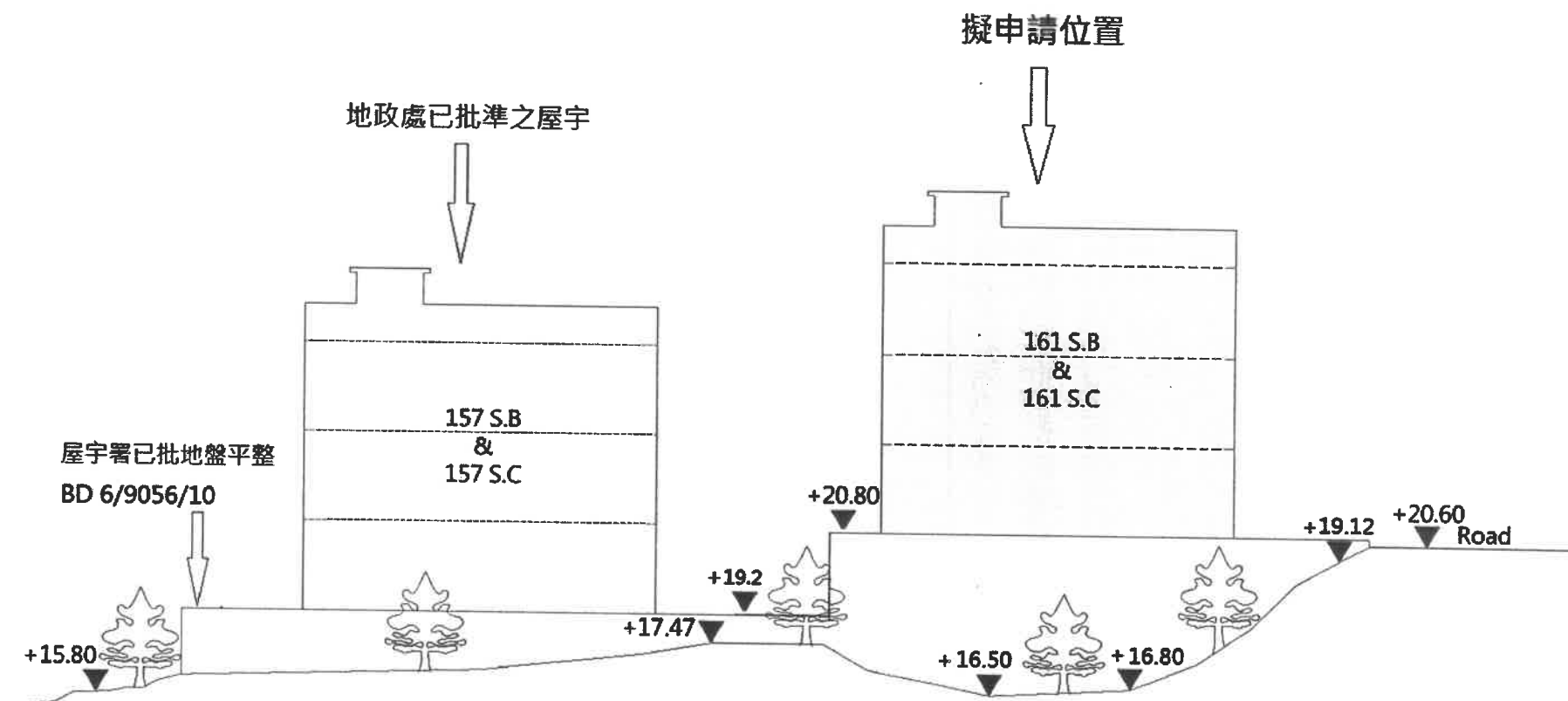
BUILDING

-  Proposed small house
161 S.B & 161 S.C
-  Proposed balconies / canopy
-  Proposed location of septic tank
-  Min 16 M

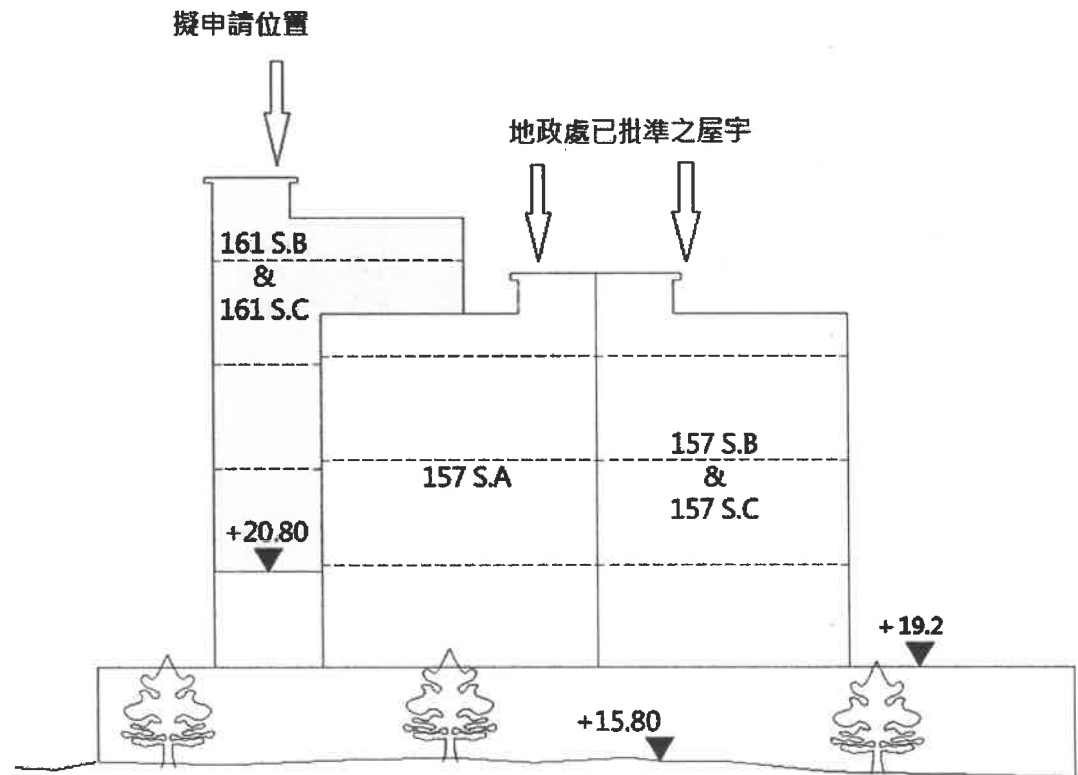




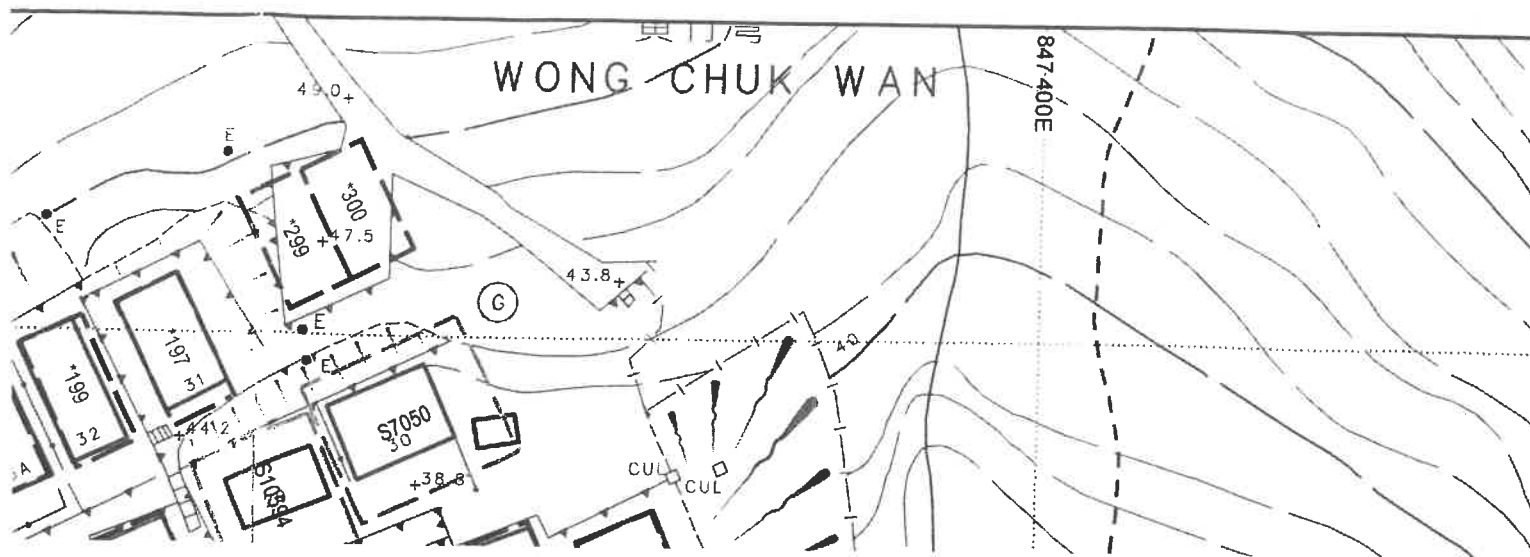
Elevation A



Elevation B



Elevation C



申請地點

第 258 約地段 157 號餘段(部分), 第 161 號 B 分段及
第 161 號 C 分段



**Relevant Interim Criteria for Consideration of Application for
New Territories Exempted House(NTEH)/Small House in New Territories
(promulgated 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.

**Relevant Extract of Town Planning Board Guidelines for
Application for Development/Redevelopment within "Government, Institution or
Community" Zone for Uses other than Government, Institution or Community Uses
under Section 16 of the Town Planning Ordinance
(TPB PG-No.16)**

- (a) In general, sites zoned “G/IC” are intended to be developed or redeveloped solely for GIC uses unless it can be established that the provision of GIC facilities would not be jeopardised and the concerned Government departments have no objection to releasing a particular “G/IC” site or a certain part of it for non-GIC uses. For applications for development/redevelopment for non-GIC uses within a “G/IC” site, the applicant should satisfactorily demonstrate the following:
 - (i) in the case of an undesignated “G/IC” site, the application site is no longer required to be reserved for any GIC uses; and
 - (ii) the proposed development/redevelopment would not adversely affect the provision of GIC facilities in the district on a long-term basis.
- (b) the proposed development should be compatible in land-use terms with the GIC uses on the site, if any, and with the surrounding areas;
- (c) the scale and intensity of the proposed development should be in keeping with that of the adjacent area;
- (d) The scale and design of the proposed development should have regard to the character and massing of the buildings in the surrounding areas and should not cause significant adverse visual impact on the townscape of the area.
- (e) the proposed development should be sustainable in terms of the capacities of existing and planned infrastructure such as drainage, sewerage, roads, water supply and utilities in the locality and its surrounding areas;
- (f) the proposed development should not cause, directly or indirectly, the surrounding areas to be susceptible to adverse environmental impacts and should not be susceptible to adverse environmental impacts from pollution sources nearby including heavily trafficked road;
- (g) the proposed development should be sustainable in terms of the overall planned provision of open space and GIC facilities in the area; and
- (h) for “G/IC” sites covered by mature trees and vegetation or located in areas of high landscape or amenity value, the design and layout of the proposed development should be compatible and should blend in well with the surrounding areas. The proposed development should not involve extensive clearance of existing natural vegetation, adversely affect the existing natural landscape, or cause adverse visual impact on the natural environment in the surrounding areas.

Previous Applications at the Application Site

Agreed/Approved Applications

Application No.	Proposed Use	Date of Consideration	Approval Condition(s)
Y/SK-TMT/6 (s.12A)	To rezone part of the Site from “G/IC” to “V”	4.9.2015	N/A
A/SK-TMT/55 (s.16)	Proposed House (New Territories Exempted House – Small House)	22.1.2016	(1) and (2)

Approval Condition(s)

- (1) submission and implementation of landscape proposal; and
- (2) provision of septic tank

Comments from Relevant Government Departments

1. Land Administration

Comments of the District Lands Officer/Sai Kung, Lands Department:

- (a) no comment on the application;
- (b) the subject site involves pieces of private land namely Lot 157 RP, 161 S.B & 161 S.C, which are held under the Block Government Lease demised for agricultural use. No structure is allowed to be erected on the lot without prior approval from the Government pursuant to the lease restriction;
- (c) the Lots and the proposed Small House footprint fall within the village environs (“VE”) of Wong Chuk Wan (Including Ngong Wo) in Sai Kung Heung which is a recognized village under the New Territories Small House Policy;
- (d) there is no record on hand for the ten-year Small House demand forecast since the Indigenous Inhabitant Representative (IIR) of Wong Chuk Wan village did not provide the figure in the past ten years. Nevertheless, the IIR of Ngong Wo village (within Wong Chuk Wan VE) has in Dec 2023 provided the Small House demand for villager of Ngong Wo as 44 cases. However, this office is not in a position to verify the forecast figure. The Number of Outstanding Small House Applications (including the proposed Small House under application) in Wong Chuk Wan (including Ngong Wo) falling within “V” zone and outside/straddling “V” zone are 43 and 2 respectively. The Number of Approved Small House Applications in the past 5 years is 8;
- (e) the applicant has applied for a Small House grant by way of Free Building Licence at the subject Site and he has been certified as an indigenous villager of Tai No by the IIR of Tai No village;
- (f) Small House application on Lot 161 S.B in D.D.258 has been submitted by the applicant to his office on 25.4.2012 and the planning application was approved by the Rural and New Town Planning Committee with conditions on 22.1.2016 with the permission valid until 22.1.2020. However, the applicant did not submit the required documents including the Small House layout for the Small House application until 8.11.2018. This office is currently processing the application;
- (g) the Small House application has not been approved by this office. The layout and disposition of the proposed Small House might be subject to change;
- (h) if works are required to be conducted on the Government land adjoining the above lots, permission has to be sought from this office separately; and
- (i) notwithstanding the planning permission may be given, there is no guarantee that the Small House application at the subject Site will be approved by the Government.

2. Drainage

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

- (a) no in-principle objection to the application from drainage viewpoint;
- (b) the concerned G/IC site which was originally earmarked for the proposed sewage pumping station was no longer required as alternative site had been identified and is under construction; and
- (c) the advisory comments are at **Appendix VII**.

3. **Landscape**

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

- (a) with reference to site photos record dated 25.10.2024 and aerial photo in 2023, noting that the Site falls into a non-sensitive zoning of “Government, Institution or Community” (“G/IC”) and “Village Type Development” (“V”) zone, is currently vacant and covered by weeds, no significant landscape resources are observed;
- (b) as “no tree felling” is required as stated by the applicant, significant landscape impact arising from the applied use is not anticipated; and
- (c) the advisory comments are at **Appendix VII**.

4. **Traffic**

Comments of the Commissioner for Transport:

- (a) the proposed Small House development 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, the proposed SH development outside “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 application which only involves development of one SH can be tolerated on traffic grounds.

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

- (a) the existing track leading to the application site is outside Highways Department’s maintenance jurisdiction and he is not in a position to provide comment.

5. **Environment**

Comment of the Director of Environmental Protection:

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

6. **Nature Conservation**

Comment of the Director of Agriculture, Fisheries and Conservation:

no comment on the subject application as the Site is currently vacant

7. **District Officer's Comments**

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

- (a) the application has been circulated to Sai Kung Area Committee (SKAC) members and displayed at Home Affairs Enquiry Centre (Sai Kung). No adverse comment has been received by her office. Therefore, her office has no comment on the subject application; and
- (b) in consideration that flooding cases at Wong Chuk Wan Village were repeatedly reported by the media in September 2016 and May 2024, the applicant is reminded to take appropriate measures in lowering the flood risks in the vicinity.

8. **Fire Safety**

Comments of the Director of Fire Services:

- (a) no objection in-principle objection at this stage provided that provided that the proposed Small House would not encroach on any existing emergency vehicular access (EVA) or planned EVA under application in accordance with LandsD's record; and
- (b) the advisory comments are at **Appendix VII**.

9. **Geotechnical**

Comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department:

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

10. **Leisure and Cultural**

Comments of the Director of Leisure and Cultural Services (DLCS):

- (a) no comment on the planning application as no facilities under LCSD would be affected; and
- (b) LCSD has no plans to use the site for future facilities.

11. **Social Welfare**

Comments of the Director of Social Welfare:

As far as welfare facilities are concerned, there are no existing welfare facilities at the application site. Besides, given the small site area, provision of welfare facilities thereat may not be efficient. In this connection, SWD has no comment on the subject planning application.

12. Demand and Supply of Small House Sites

According to DLO/SK, LandsD, the number of outstanding Small House applications in Wong Chuk Wan (including Ngong Wo) is about 45 while the 10-year SH demand forecast¹ is 44. Based on the latest estimate by PlanD, about 3ha of land (equivalent to about 120 Small House sites) is available within the “V” zone of Wong Chuk Wan. Therefore, the land available can fully meet the future demand of 89 Small Houses (equivalent to about 2.23 ha of land).

¹ Only Indigenous Inhabitant Representative (IIR) of Ngong Wo has provided the figure for 10-year Small House demand forecast (44 cases) in December 2023 while the IIR of Wong Chuk Wan Village has not provided the relevant figure in the past ten years.

致城市規劃委員會

本人以及一眾黃竹灣村民，現強烈反對
某人申請 A/SK-TMT/82 Application NO.
西貢黃竹灣村258約地段第157餘段
第161號B分段及第161C分段。

以上地段多年前已有人申請，亦已曾反對多次。
為何再接受申請，申請人肯定不是本村人，為
求發展申請丁屋，不擇手段，謀取利益破壞
本村環境生態，現懇求公正

處理代辦



本人 LAU KIN CHIN

Sam Kin Chi

29-10-2024

致城市規劃委員會

本人以及一眾黃竹灣村民，現強烈反對
某人申請 A/SK - TmT / 82 Application NO.
西貢黃竹灣村 258 約地段第 157 餘段
第 161 號 B 分段及第 161 C 分段。

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求發展申請丁屋，不擇手段，謀取利益破壞
本村環境生態，現懇求公正

處理代辦



本人劉見光

li my u

28-10-24

致城市規劃委員會

本人以及一眾黃竹灣村民，現強烈反對
某人申請 A/SK - TmT / 82 Application NO.
西貢黃竹灣村 258 約地段第 157 餘段
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求發展申請丁屋，不擇手段，謀取利益破壞
本村環境生態，現懇求公正

處理代辦



黃竹灣村民 村
劉水生

29-10-2024

From: [REDACTED]
Sent: 2024-11-11 星期一 03:22:48
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject:

A/SK-TMT/82

Lots 157 RP (Part), 161 S.B and 161 S.C in D.D. 258, Wong Chuk Wan Village, Sai Kung

Site area: About 147.2sq.m

Zoning: "GIC" and "VTD"

Applied development: NET House

Dear TPB Members,

While approval was given for a similar plan in 2016, the application was not extended so it therefore lapsed in Jan 2020.

Although the application did not meet the Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in the New Territories, it was an exceptional case as part of the proposed Small House was zoned "G/IC" zone which was no longer required for government use.

No attempt was made to rezone the site to "V".

Almost a decade has passed since and times and community aspirations have changed dramatically.

There is now much more emphasis on a healthy life style, more sports and recreation.

This village has ZERO recreational facilities. In line with the pledges made by the administration to improve sports facilities and provide opportunities for all the community to participate in sports, then this GIC site should be used to provide a small sports ground to serve the villagers.

There is plenty of "v" zoned land that is just empty lots slathered in cement that can be used to fulfill any demand for NET houses. There is no justification to deprive the village of the only GIC zoned area.

It is time for fresh thinking and for a planning vision that provides a more holistic approach.

Application should be rejected.

Mary Mulvihill

Recommended Advisory Clauses

- (a) to note the comments of the Chief Engineer/Mainland South, Drainage Services Department that adequate stormwater drainage measures should be implemented to deal with the surface runoff of the captioned site or the same flowing on to the site from the adjacent areas without causing any adverse drainage impact to the areas or nuisance to the adjoining areas;
- (b) to note the comments of the Director of Fire Services to observe the 'New Territories Exempted Houses – A Guide to Fire Safety Requirements' which is administered by the Lands Department. Detailed fire safety requirements would be formulated upon receipt of formal application referred by the Lands Department;
- (c) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of s.16 application by the Town Planning Board does not imply approval of tree works such as pruning, transplanting and/ or felling under lease. Relevant authority/ government department(s) should be approached direct to obtain necessary approval on tree works, where appropriate;
- (d) to note the comments from the Head of Geotechnical Engineering Office, Civil Engineering and Development Department that there are suspected unauthorized slope works (USW) possibly within/adjacent to the lot, the applicant is required to take the suspected USW into consideration upon future site formation submission to the Buildings Department; and
- (e) to note the comments from 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 Person (ProPECC) PN 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department" and are duly certified by an Authorized Person (AP).