

Section 16 Planning Application

Proposed House (Redevelopment Only)

Lot 110 in D.D. 219, Kei Pik Shan, Tai
Chung Hau, Sai Kung, New Territories

Planning Statement

Address:



Tel : 
Fax : 

Prepared by
Man Chi Consultants And Construction Ltd.

May 2024

EXECUTIVE SUMMARY

(In case of discrepancy between English and Chinese versions, English shall prevail)

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Proposed House (Redevelopment Only)** (hereinafter referred to as “the proposed use”) at Lot 110 in D.D. 219, Kei Pik Shan, Tai Chung Hau, Sai Kung, New Territories (hereinafter referred to “the application site”). The application site has an area of approximately 67.8m². The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.

The current application aims to put forth the proposed redevelopment of a New Territories Exempted House (NTEH) at the captioned land lot which was a House Lot according to the Block Crown Lease dated 27.3.1905 (hereinafter referred to as “the 1905 Crown Lease”) with gross floor area and plot ratio restrictions in not exceeding the original house or 65.04m² (3 storeys) as usual NTEH permitted.

The application site currently falls within an area zoned “Conversation Area” (“CA”) on the approved Pak Kong and Sha Kok Mei Outline Zoning Plan (OZP) No. S/SK-PK/11 exhibited for public inspection on 27.10.2006. As detailed in this Planning Statement, the proposed use is well justified on the grounds that:-

- (a) the land lot of the application site has long been subjected to a housing entitlement under the 1905 Crown Lease;*
- (b) the registered area of the original House Lot was 0.02 acre or 80.93m² in size according to the 1905 Crown Lease whilst the GFA of the proposed NTEH is only 48m² (1 storey) which is far less than that of the previous applications and the original house in order to minimise potential impacts of building development to the surrounding area;*
- (c) notwithstanding the fact that the application site falls within “CA” zone, the landscape and ecological value of the application site are not significant comparing to other parts of the “CA” zone as there is currently no tree and vegetation within the application site;*
- (d) the current application would not set an unfavourable precedent of development within “CA” zone due to its unique nature and the fact that there are only two lots with housing entitlement in the 1905 Crown Lease ; Moreover, the Survey Plan No. 147-SW-B from Lands Department dated February 1963 also indicated that the application site is a ruin site with relics of structure thereat;*
- (e) no significant adverse traffic impact is anticipated as the small development scale of the proposed use would only generate/attract very minimal traffic flow; In particular, the in-out of the proposed NTEH only relies on a small footpath leading to it;*
- (f) no significant adverse landscape and environmental impacts are anticipated due to the small scale of development with appropriate building design; and*
- (g) significant adverse drainage or sewage impacts are not anticipated as in-situ treatment facilities are proposed and the proposed septic tank will be in compliance with*

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*Environmental Protection Department's Practice Note for Professional Persons (ProPECC
PN 5/93) and will be built within the lot boundaries.*

In view of the above and the list of detailed planning justifications in this Planning Statement, it is sincerely hoped that the Board will give sympathetic consideration to approve the current application.

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行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「該申請」）作新界豁免管制屋宇（只作重建）（以下簡稱「擬議用途」）。該申請涉及地點位於新界西貢大涌口企壁山丈量約份第 219 約地段第 110 號（以下簡稱「申請地點」），申請地點面積約為 67.8 平方米。此規劃報告書提供該申請的背景及規劃理據以支持擬議用途作城規會考慮。

申請人有意於以上申請地點重建一座新界豁免管制屋宇，申請地點根據 1905 年 3 月 27 日頒布的集體官契（以下簡稱「1905 年的集體官契」）被劃為屋宇地段，擬議用途的總樓面面積及地積比率將不超過原有建築物或一般新界豁免管制屋宇的發展參數。

申請地點現時於 2006 年 10 月 27 日刊憲公佈之北港及沙角尾分區計劃大綱核准圖（編號：S/SK-PK/11）被劃為「自然保育區」地帶。此規劃報告書詳細闡述擬議用途的規劃理據，當中包括：-

- (一) 申請地點地段的原有屋宇建築物早已被 1905 年的集體官契確認及擁有建屋權；
- (二) 根據 1905 年的集體官契，原有建築物的面積為 0.02 英畝（即 80.93 平方米）。擬議用途的總樓面面積將不多於 48 平方米，遠遠少於先前的規劃申請和原有建築物的發展參數，藉此把擬議用途對附近環境的影響減至最低；
- (三) 雖然申請地點位於「自然保育區」地帶，但現時申請地點內並無樹木或植被，園境及生態價值比「自然保育區」地帶內的其他位置較低；
- (四) 不會成為不良先例，因申請地點的特殊背景和現時只有兩個地段根據 1905 年的集體官契擁有建屋權；此外，地政總署於 1963 年 2 月出版的第 147-SW-B 號測量圖亦顯示，申請地點當年是一處廢墟，並有遺留的結構；
- (五) 不會帶來嚴重的交通影響，皆因擬議用途規模較小，只會帶來極小的額外交通量；
- (六) 不會造成嚴重的園境和環境影響，皆因擬議用途規模較小並配合了適當的建築物設計；及
- (七) 不會造成嚴重的排水或污水問題，皆因該申請已提出充分的原址處理設施。擬議的化糞池亦會根據環保署的指引（ProPECC PN 5/93）在地段內建造。

鑑於以上各點及此規劃報告書內所提供的詳細規劃理據，懇請城規會從寬考慮擬議用途之規劃申請。

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1. INTRODUCTION

1.1 Purpose

1.1.1 Pursuant to section 16 of the Town Planning Ordinance (Cap. 131), this *Planning Statement* is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Proposed House (Redevelopment Only)** (hereinafter referred to as “the proposed use”) at Lot 110 in D.D. 219, Kei Pik Shan, Tai Chung Hau, Sai Kung, New Territories (hereinafter referred to “the application site”). The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board. The application site has a total area of approximately 67.8m². Its location is shown on **Figure 1** whilst **Figure 3** indicates relevant private lots which the application site involves.

1.1.2 Prepared on behalf of Master Art Limited (hereinafter referred to as “the Applicant”), *Man Chi Consultants and Construction Limited* has been commissioned to prepare and submit the current application on his behalf.

1.1.3 The application site currently falls within an area zoned “Conversation Area” (“CA”) on the approved Pak Kong and Sha Kok Mei Outline Zoning Plan (OZP) No. S/SK-PK/11 exhibited for public inspection on 27.10.2006 (hereinafter referred to as “the Current OZP”) (**Figure 4** refers). According to the Notes of the Current OZP, the proposed use is a Column 2 use. In this connection, the Applicant wishes to seek planning permission from the Board for the proposed use.

1.2 Background

1.2.1 Applicant’s lot to which the proposed use relates was governed by Block Crown Lease with a total registered area of 0.02 acres and general description for “house” purpose with no development restriction stipulated therein.

1.2.2 The structures or ruins of the original house could be identified on the aerial photos taken on 28.12.1956, 19.2.1963 and 16.1.1976 (**Illustrations 1 to 3** refer). Survey Sheet No. 147-SW-B from Lands Department (LandsD) dated February 1963 also indicated the ruin with relics of structure at the application site (**Figure 5** refers).

1.2.3 The aerial photo taken on 12.10.1990 which was also the date of gazetting the Interim Development Permission Area (IDPA) Plan shows that the application site had no tree and vegetation, having minimal landscape and ecological value. This site characteristic has perpetuated till now.

1.2.4 According to the information provided by the Applicant, the Applicant has reviewed the application site and survey plan together with the appointed surveyor. During this review, a suspected existing structure or ruin of the original house was identified on the application site. **Appendix I** provides an explanatory letter along with site photos.

1.3 Objectives

1.3.1 The current application strives to achieve the following objectives:-

- (a) To redevelop only one NTEH from the land lot with housing entitlement according to the 1905 Crown Lease;*
- (b) To induce no significant adverse environmental nor infrastructural impacts on its surroundings by providing adequate protection and mitigation measures.*

1.4 Structure of the Planning Statement

1.4.1 This Planning Statement is divided into 6 chapters. **Chapter 1** is the above introduction outlining the purpose and background of the current application. **Chapter 2** gives background details of the application site in terms of the current land-use characteristics and neighbouring developments. Planning context of the application site is reviewed in **Chapter 3** whilst **Chapter 4** provides details of the proposed use. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** summarizes the concluding remarks for the proposed use.

2. SITE PROFILE

2.1 Location and Current Condition of the Application Site

2.1.1 The application site is situated in Kei Pik Shan, Sai Kung. As shown on **Figures 1 and 2**, the application site is accessible via two footpaths which connect directly to an existing village track leading to Mang Kung Wo Road and Hiram's Highway. The application site is generally flat and is currently a piece of unpaved vacant land.

2.2 Surrounding Land-use Characteristics

2.2.1 Notwithstanding that the locality of the application site as a whole is natural in character, the immediate east of the application site is all at present being utilised for agricultural use with some temporary structures. In its immediate north, south and east are the woodlands. About 200m to the east of the application site are 2 two-storey village houses whilst the further east is a small-scale residential cluster together with the Kei Pik Shan Kwun Yam Tong (企壁山觀音堂).

3. PLANNING CONTEXT & LAND MATTERS

3.1 The Current OZP

3.1.1 The application site falls within an area zoned “CA” on the Current OZP (**Figure 4** refers). According to the Schedule of Uses for “CA” zone attached to the Notes of the Current OZP, the planning intention of “CA” zone is intended ‘to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Country Park from the adverse effects of development’.

3.2 Pak Kong IDPA Plan No. IDPA/SK-PK/1

3.2.1 The Pak Kong IDPA Plan No. IDPA/SK-PK/1 was gazette on 12.10.1990 whilst the application site fell within “Unspecified Use” area on this IDPA Plan. As indicated by the aerial photo No. A23178 taken on 12.10.1990, the application site was a piece of vacant land without any tree and vegetation immediately before the gazette of this IDPA Plan. This site characteristic has continued since it came into existence.

3.3 Previous Planning Application

3.3.1 The application site was subject to two previous applications (No. A/SK-PK/44 and 254) for the same use (i.e. Proposed House (Redevelopment Only)). The previous applications were rejected by Rural & New Territories Planning Committee on 2.5.1997 and 15.5.2020 respectively mainly on grounds of planning intention, access track and development intensity. In this current application, the Applicant is committed to significantly reduce the development parameters comparing to the previous applications in order to further reduce the impacts of the development on the surrounding areas (as detailed in **Section 4.1** and **Table 1**).

3.4 Interim Criteria for Consideration of Application for New Territories Exempted House (NTEH)/ Small House in New Territories

3.4.1 Despite the fact that the application site neither falls within an area zoned “Village Type Development” (“V”) nor within Village ‘Environs’ (‘VE’), criteria (c) under “(B) Assessment Criteria for Planning Application” of ‘Interim Criteria for Consideration of Application for New Territories Exempted House (NTEH)/Small House in New Territories’ stipulates that:-

*“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).”*

4. THE DEVELOPMENT PROPOSAL

4.1 Site Configuration, Layout & Operation

4.1.1 It is proposed to utilise the application site for the redevelopment of one 1-storey (4.115m) NTEH with a Gross Floor Area (GFA) of about 48m². **Appendices II and III** show the layout plan, elevation and illustration of the proposed development. As demonstrated at the elevation and illustration of the proposed development (**Appendix III** refers), the proposed development has adopted a traditional architectural design to respond to and blend in with the rural setting in the area. The major development parameters of the proposed use and the comparison of parameters between the previous application and the current application are encapsulated in **Table 1**.

Table 1: Comparison of Major Development Parameters between Previous and Current Applications

Major Proposed Development Parameters	Last Previous Application (No. A/SK-PK/254) (A)	Current Application (B)	Difference (B-A)
Location	Lot 110 in D.D. 219	Lot 110 in D.D. 219	No change
Site Area	About 67.8m ²	About 67.8m ²	No change
Applied Use	House (Redevelopment Only)	House (Redevelopment Only)	No change
Zoning	"CA"	"CA"	No change
GFA	About 120m ²	About 48m ²	-72m ² (-60%)
No. of Storey	2	1	-1 storey (-50%)
Height	Not more than 6.4m	Not more than 4.115m	- 2.285m (-36%)

4.2 Transport Consideration

4.2.1 The application site can be accessed via two footpaths which connect directly to an existing village track. (**Figure 2** refers) In view of the small development scale of the proposed use with an expected population of 2-3 residents, traffic generation and attraction of the proposed use is anticipated to be very minimal. Should the application be approved, the Applicant, who would also be the resident of the proposed use, would travel to and from the application site by taxi and on foot only. Thus, car parking space is not proposed in the current application.

4.2.2 During the construction period, works will be carried out by a "labour" intensive building method without large construction machinery. Manpower will be used for the transportation of concrete and building materials onto the application site via the existing footpath by trolley or wheelbarrow. With a view to minimising the impacts on the "CA" zone, it is proposed that concrete delivery will be achieved by the use of temporary concrete pump line and no concrete track will be permitted to travel over the existing footbridge to the east of the application site.

4.3 Environmental Consideration

- 4.3.1 It is well understood by the Applicant that the application site is located within the "CA" zone and he is fully committed to minimise the environmental impacts of the development. In order to minimise the associated environmental impacts, the proposed building foundation will remain as minimal as possible with an excavation area of about 48m² and 1m depth only. The excavated earth will be carefully stored in bags and then removed by trolley or wheelbarrow away from the application site. A registered Structure Engineer will also be commissioned to supervise the construction works in order to prevent nuisance onto the "CA" zone and to ensure the "CA" zone remains intact as far as possible.
- 4.3.2 During the construction stage, appropriate hoarding will be erected at the site boundary and bamboo scaffolding with canvas will be used as cover to protect the adjacent environment from nuisance of dust and noise. The Applicant will ensure all the construction works to be confined and restricted within the application site and appropriate mitigation measures will be adopted to reduce the associated nuisance.
- 4.3.3 With a view to minimising the impact onto the "CA" zone, the following mitigation measures will be implemented during the construction stage including (a) provision of chain-link fence covered with tarpaulin sheets surrounding the application site (using as temporary hoarding) to minimize nuisance of dust and noise; (b) provision of water spray to prevent dust; (c) using of hand-held machineries only; and (d) using of concrete pump for concrete delivery.

4.4 Drainage Consideration

- 4.4.1 Appropriate drainage facilities would be implemented by the Applicant to minimise the drainage impacts to the surroundings. The proposed drainage system will fall within Lot 111 in D.D. 219 and will not touch and affect the natural vegetation in the vicinity. The registered owner of Lot 111 in D.D. 219 has given an irrevocable consent to allow the Applicant to build/construct the stormwater discharge system including but not limited to surface channel, catch-pit onto his private lot by setting-back from his boundary fencing/wall. Details of the drainage proposal is demonstrated in **Appendix IV**. Should the current application be approved, the Applicant is committed to revise and further implement the drainage proposal by way of approval condition(s).

4.5 Sewerage Consideration

- 4.5.1 To ensure that no adverse sewage impact would be resulted from the proposed use, septic tank and soakaway system are proposed by the Applicant for the collection, treatment and disposal of sewage. The proposed septic tank and soakaway system will strictly comply with Environmental Protection Department's Practice Note for Professional Persons (ProPECC PN 5/93) and will be built within the lot boundaries to prevent any adverse impact on the surrounding area. Should the current application be approved, the Applicant is committed to submit and further implement the sewage proposal by way of approval condition(s).

5. PLANNING JUSTIFICATIONS

5.1 Long-established Housing Entitlement within the Application Site

5.1.1 The application site is an Old Schedule House Lot under Block Crown Lease issued in 1905 with a total registered area of 0.02 acres (about 80.93m²) and with a general description for “house” purpose with no development restriction stipulated therein. On 21.8.1979, the LandsD approved a previous rebuilding application to allow a 3-storey house to be built at the application site. The current application for the proposed use will enable the Applicant to legitimately execute the right of the already-established building status within the application site. The survey report of confirmation on building status and erection of house at Lot 110 in D.D. 219 and the documentary proof of approval letter of redevelopment application (in both English and Chinese) from Sai Kung District Office dated 21.8.1979 are attached as **Appendices V** and **VI** respectively.

5.1.2 The development intensity of the proposed use will not result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication in the gazette of the notice of the IDPA plan. As shown on **Illustrations 1 to 3**, the structures or ruins of the original house could be identified on the aerial photos taken on 28.12.1956, 19.2.1963 and 16.1.1976. Survey Sheet No. 147-SW-B from LandsD dated February 1963 also indicated the ruin with relics of structure at the application site (**Figure 5** refers). The Pak Kong IDPA Plan No. IDPA/SK-PK/1 was gazetted on 12.10.1990 whilst the application site fell within “Unspecified Use” area on this IDPA Plan. As indicated by the aerial photo No. A23178 taken on 12.10.1990, the application site was a piece of formed land without any tree and vegetation immediately before the gazette of this IDPA Plan. This site characteristic has continued since it came into existence.

5.2 Net Reduction in Redevelopment Intensity to the Previous Application

5.2.1 The application site is under the Block Crown Lease issued in 1905 with a class of “house” of 0.02 acre (about 80.93m²) in size. In comparing with the previously rejected planning application Nos. A/SK-PK/44 and 254 submitted in 1997 and 2019 respectively, the current application only involves about 48m² of the GFA which is far less than that of the previous applications and the issued Block Crown Lease. The already low and further decreased redevelopment intensity of the proposed house development compared to the previous application would not result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication in the gazette of the notice of the IDPA plan.

5.3 Relatively Low Landscape and Ecological Values within the Application Site

5.3.1 Notwithstanding the fact that the application site falls within “CA” zone, the landscape and ecological values of the application site are not significant comparing to other parts of the “CA” zone as the application site is currently vacant with no existing trees and plants of high-valued conservation. Besides, the application site does not fall within the area under other related environmental conservation

ordinances and has remained its site characteristics for more than 50 years.

- 5.3.2 It is also noted that the screening planting along the toe slopes could also act as a screen buffer which no adverse visual impact would be generated by the proposed development. A traditional architectural design has also adopted for the proposed development to respond to and blend in with the rural setting in the area as well as to mitigate any possible landscape and visual impacts from the proposed development. In view of the above, the proposed use with small scale in nature (i.e. one 1-storey block of NTEH) and appropriate building design (**Appendices II and III** refer) would not affect the landscape and ecological values at the application site and the surrounding environment.

5.4 Unique and Exceptional Merit rather than Being an Undesirable Precedent

- 5.4.1 The current application would not set an undesirable precedent of development within "CA" zone due to its unique nature, i.e. being granted housing entitlement before the gazettal of the IDPA plan, and the fact that there are only two lots with housing entitlement in the 1905 Block Crown Lease. The Survey Plan No. 147-SW-B from Lands Department dated February 1963 (**Figure 5**) also indicated that the application site is a ruin site with relics of structure thereat, validating the past existence of the house. Aerial Photos from 1956, 1963 and 1976 also showed the ruin on the application site at that time (**Illustrations 1 to 3**). Hence, due to its unique nature, approving the current application should therefore not entail the approval of other similar applications under any circumstances.
- 5.4.2 Instead, approval of the application should lead to an outcome of desirable precedent by virtue of the fact that flexibility and merits could be given by the Board and other Government departments concerned to legitimately and perpetually regularize the existing site conditions, by imposing proper planning controls or other relevant requirements over the application site thereafter.

5.5 No Adverse Traffic, Environmental, Drainage and Sewerage Impacts

- 5.5.1 As the proposed development is in relatively small-scale, the traffic generation and attraction of the proposed use is anticipated to be very minimal. The provision of car-parking space within the site is not required by the Applicant. The existing village track and footpaths connecting to the site would be sufficient to meet the future need of the Applicant. To ensure that no adverse drainage and sewage impacts would be resulted from the proposed development, drainage system, septic tank and soakaway system are proposed by the Applicant for the collection, treatment and disposal of stormwater and sewage. Appropriate environmental mitigation measures would be applied during the construction and operation stages to ensure that no adverse environmental and drainage impacts would be generated.

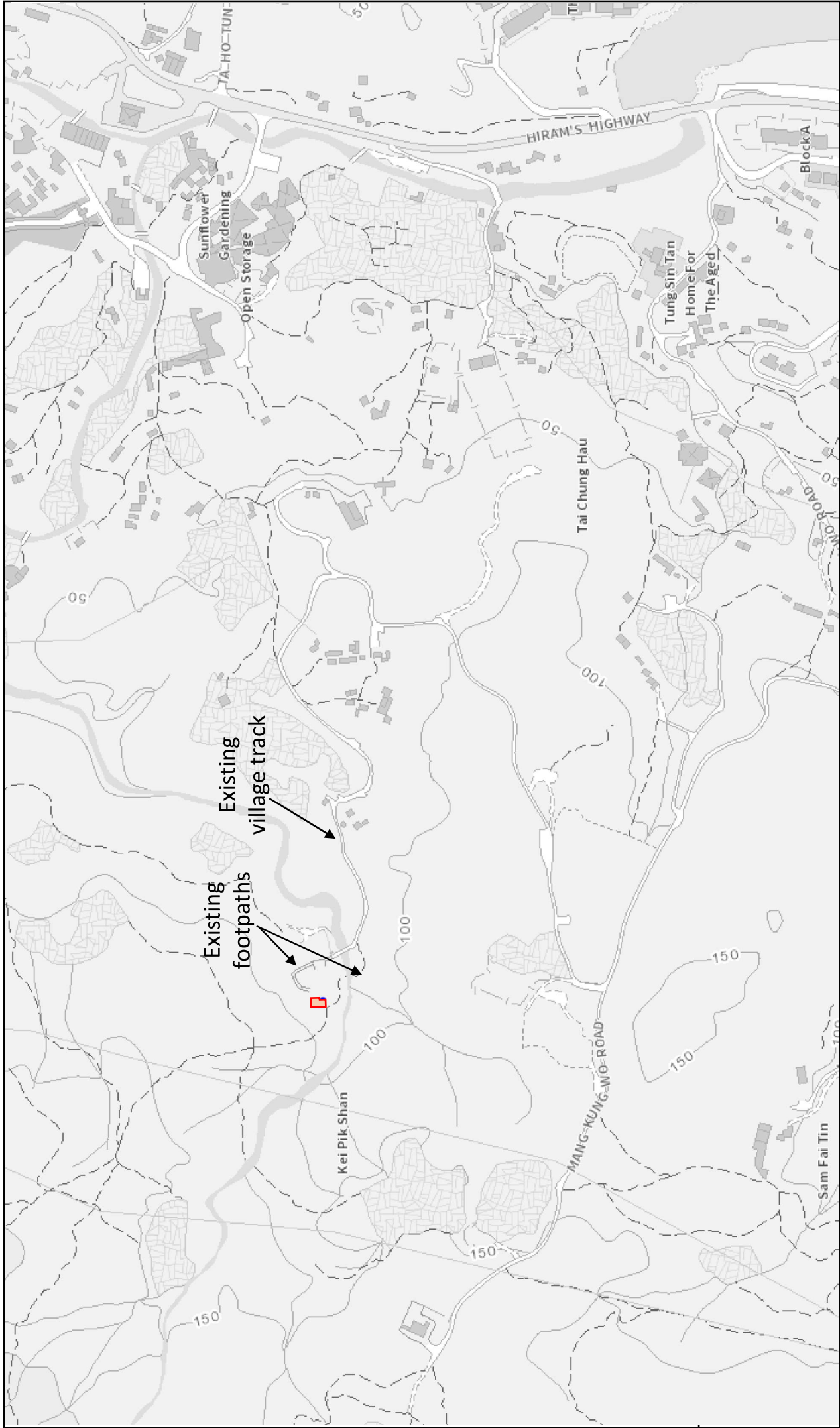
6. CONCLUSION

- 6.1.1 This Planning Statement is submitted to the Board in support of the current application for Proposed House (Redevelopment Only) at Lot 110 in D.D. 219, Kei Pik Shan, Tai Chung Hau, Sai Kung, New Territories. The application site has an area of approximately 67.8m². The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.
- 6.1.2 The current application aims to put forth the proposed use of an NTEH at the captioned land lot which was a House Lot according to the Block Crown Lease dated 27.3.1905 (hereinafter referred to as “the 1905 Crown Lease”) with a GFA and plot ratio not exceeding the original house.
- 6.1.3 The application site currently falls within an area zoned “CA” on the approved Pak Kong and Sha Kok Mei OZP No. S/SK-PK/11 exhibited for public inspection on 27.10.2006. As detailed in this Planning Statement, the proposed use is well justified on the grounds that:-
- (a) *the land lot of the application site has long been subjected to a housing entitlement under the 1905 Crown Lease;*
 - (b) *the registered area of the original House Lot was 0.02 acre or 80.93m² in size according to the 1905 Crown Lease and the surveyed area of the house is 67.9m² whilst the GFA of the proposed NTEH is only 48m² (1 storey) which is far less than that of the previous applications and the original house in order to minimise potential impacts of building development to the surrounding area;*
 - (c) *notwithstanding the fact that the application site falls within “CA” zone, the landscape and ecological value of the application site are not significant comparing to other parts of the “CA” zone as there is currently no tree and vegetation within the application site;*
 - (d) *the current application would not set an unfavourable precedent of development within “CA” zone due to its unique nature and the fact that there are only two lots with housing entitlement in the 1905 Crown Lease ; Moreover, the Survey Plan No. 147-SW-B from Lands Department dated February 1963 also indicated that the application site is a ruin site with relics of structure thereat;*
 - (e) *no significant adverse traffic impact is anticipated as the small development scale of the proposed use would only generate/attract very minimal traffic flow; In particular, the in-out of the proposed NTEH only relies on a small footpath leading to it;*
 - (f) *no significant adverse landscape and environmental impacts are anticipated due to the small scale of development with appropriate building design; and*
 - (g) *significant adverse drainage or sewage impacts are not anticipated as in-situ treatment facilities are proposed and the proposed septic tank will be in compliance with Environmental Protection Department’s Practice Note for Professional Persons (ProPECC PN 5/93) and will be built within the lot boundaries.*

- 6.1.4 In view of the above and the list of detailed planning justifications in this Planning Statement, it is sincerely hoped that the Board will give sympathetic consideration to approve the current application.

List of Figures

Figure 1	Location Plan
Figure 2	Access of the Application Site
Figure 3	Extract of Lot Index Plan No. ags_S00000021895_0001
Figure 4	Extract of Approved Pak Kong and Sha Kok Mei Outline Zoning Plan No. S/SK-PK/11
Figure 5	Extract of Survey Sheet No. 147-SW-B dated February 1963



Project:
 Section 16 Planning Application for Proposed House (Redevelopment) at
 Lot 110 in D.D. 219, Kei Pik Shan, Tai Chung Hau, Sai Kung, New
 Territories

Title:
 Location Plan

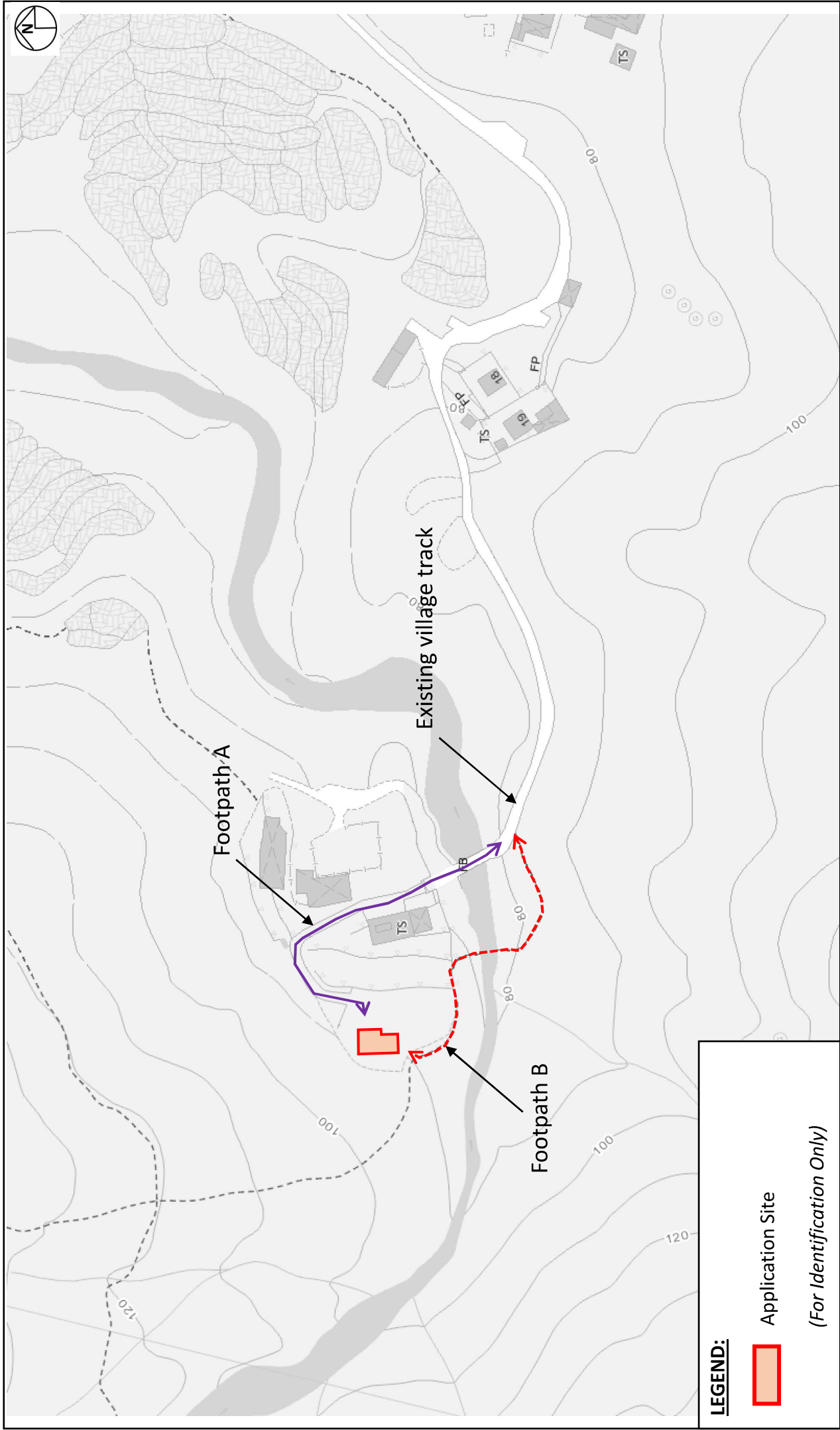
Figure:
 1

Scale:
 N/A

Date:
 May 2024

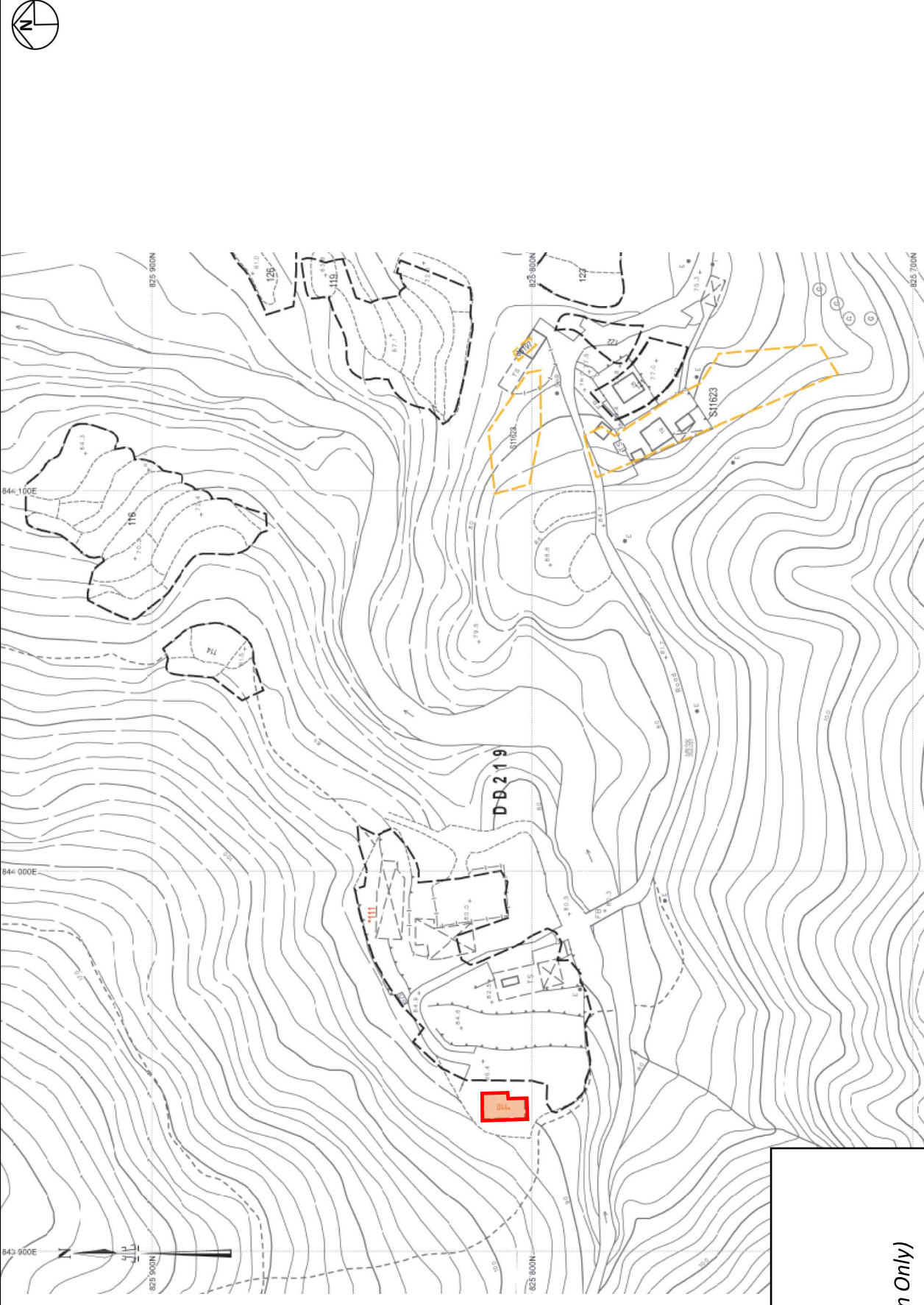


Ref.: ADCL/PLG-10253-R001/F001



<p>Project: Section 16 Planning Application for Proposed House (Redevelopment) at Lot 110 in D.D. 219, Kei Pik Shan, Tai Chung Hau, Sai Kung, New Territories</p>	<p>Title: Access of the Application Site</p>	<p>Figure: 2</p> <p>Scale: N/A</p> <p>Date: May 2024</p>	<p style="text-align: right;">Man Chi Consultants And Construction Limited</p>
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Ref.: ADCL/PLG-10253-R001/F002



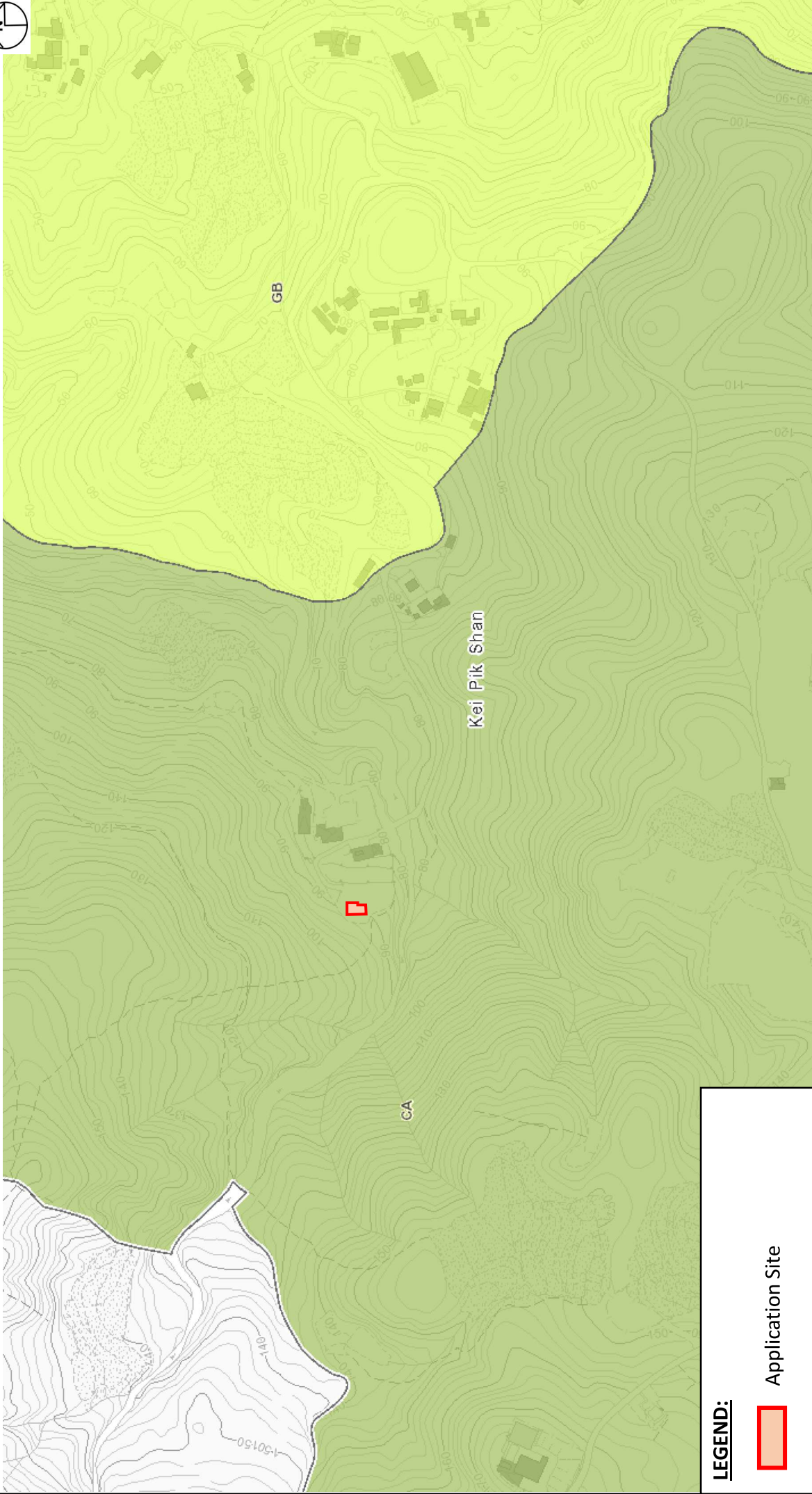
LEGEND:

Application Site


(For Identification Only)

<p>Project: Section 16 Planning Application for Proposed House (Redevelopment) at Lot 110 in D.D. 219, Kei Pik Shan, Tai Chung Hau, Sai Kung, New Territories</p>	<p>Title: Extract of Lot Index Plan No. ags_S00000021895_0001</p>	<p>Figure: 3</p> <p>Scale: N/A</p> <p>Date: May 2024</p>	<p style="text-align: right;">Man Chi Consultants And Construction Limited</p>
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Ref.: ADCL/PLG-10253-R001/F003



LEGEND:

 Application Site

(For Identification Only)

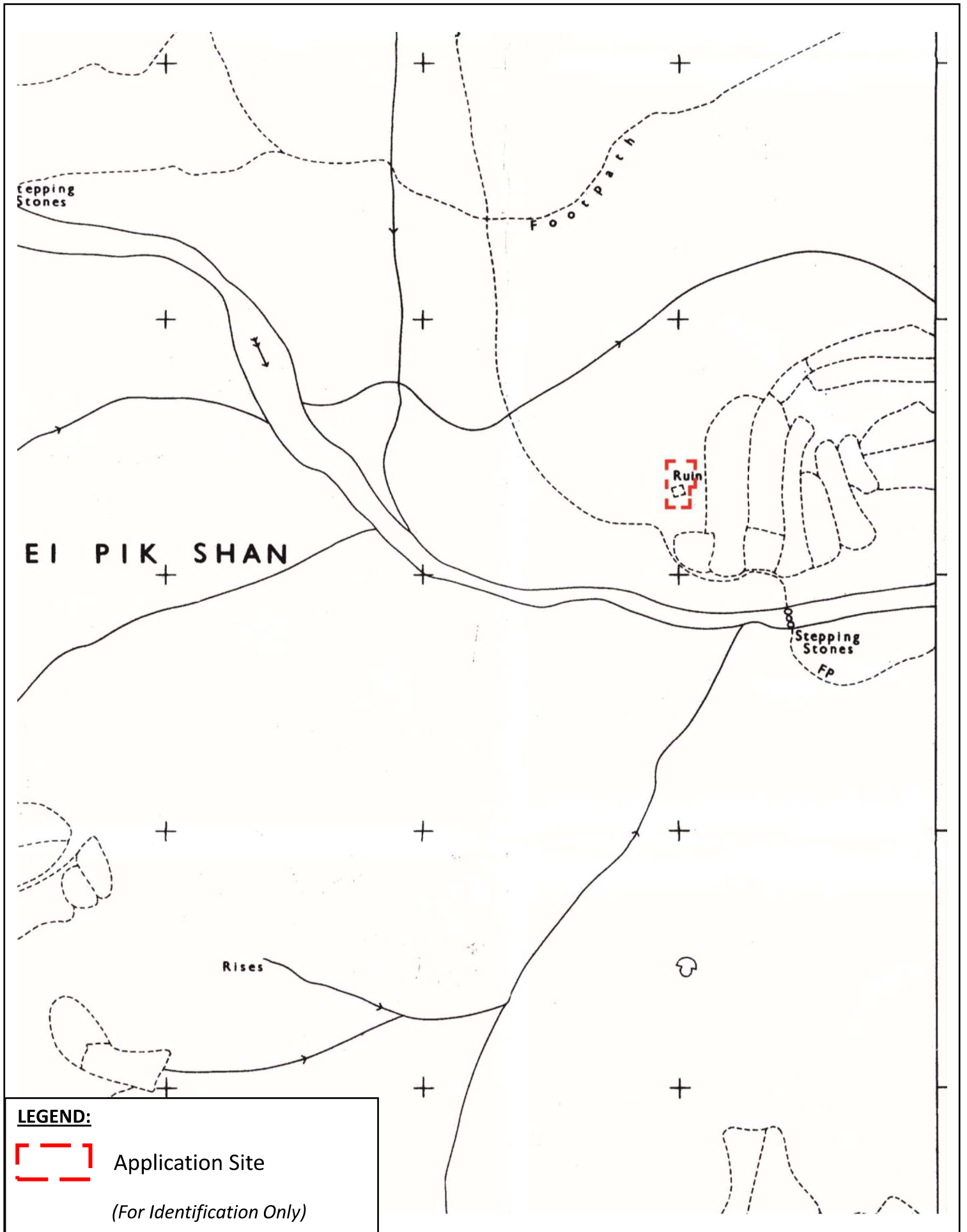
Project:
Section 16 Planning Application for Proposed House (Redevelopment) at Lot 110 in D.D. 219, Kei Pik Shan, Tai Chung Hau, Sai Kung, New Territories

Title:
Extract of Approved Pak Kong and Sha Kok Mei Outline Zoning Plan No. S/SK-PK/11

Figure:
4

Scale:
N/A

Date:
May 2024



LEGEND:



Application Site

(For Identification Only)

Project:

Section 16 Planning Application for Proposed House (Redevelopment) at Lot 110 in D.D. 219, Kei Pik Shan, Tai Chung Hau, Sai Kung, New Territories

Title:

Extract of Survey Sheet No. 147-SW-B dated February 1963

Illustration:

5

Scale:

N.A.

Date:

May 2024

List of Illustrations

Illustration 1	Extract of Aerial Photo No. F21_560-0026 taken on 28.12.1956
Illustration 2	Extract of Aerial Photo No. 1963-9670 taken on 19.2.1963
Illustration 3	Extract of Aerial Photo No. 12330 taken on 16.1.1976



LEGEND:



Application Site

(For Identification Only)

Project:

Section 16 Planning Application for Proposed House (Redevelopment) at Lot 110 in D.D. 219, Kei Pik Shan, Tai Chung Hau, Sai Kung, New Territories

Title:

Extract of Aerial Photo No. F21_560-0026 taken on 28.12.1956

Ref.: ADCL/PLG-10253-R001/1001

Illustration:

1

Scale:

N.A.

Date:

May 2024



LEGEND:



Application Site

(For Identification Only)

Project:

Section 16 Planning Application for Proposed House (Redevelopment Only) at Lot 110 in D.D. 219, Kei Pik Shan, Tai Chung Hau, Sai Kung, New Territories

Title:

Extract of Aerial Photo No. 1963-9670 taken on 19.2.1963

Illustration:

2

Scale:

N.A.

Date:

May 2024

Ref.: ADCL/PLG-10253-R001/I002



LEGEND:



Application Site

(For Identification Only)

Project:

Section 16 Planning Application for Proposed House (Redevelopment) at Lot 110 in D.D. 219, Kei Pik Shan, Tai Chung Hau, Sai Kung, New Territories

Title:

Extract of Aerial Photo No. 12330 taken on 16.1.1976

Illustration:

3

Scale:

N.A.

Date:

May 2024

List of Appendices

Appendix I	Explanatory Letter with Site Photos Provided by the Applicant
Appendix II	Layout Plan
Appendix III	Elevation and Illustration of the Proposed Development
Appendix IV	Drainage Proposal
Appendix V	Overlay of Demarcation District Control Sheet and Lot Index Plan of Lot 110 in D.D. 219
Appendix VI	Documentary Proof of Approval Letter of Redevelopment Application (in both English and Chinese) from Sai Kung District Office dated 21.8.1979

Appendix I

Explanatory Letter with Site Photos Provided by the Applicant

8th - may - 2024

敬啟者:

本人何德英, HOK ENG, 身份証號碼 [REDACTED], 由於家母喜歡大自然, 於十年前將我們的小房子賣掉, 買了現在位於西貢企壁山的一塊農地, 內有一個840呎的舊屋地, LOT 110. DD 219, (此屋地西貢地政處曾於一九七九年八月二十一日發出重建申請之批准). 於三年前委託朋友向貴委員會申請重建, 利用二分地申請700呎屋, 最後因為規模太大及未能溶入自然環境而未獲批准。

由於本人父親及弟早年因病去世, 一直以來只有本人和母親相依照顧, 看到家母寄居親戚家裡而遭冷言冷語而自己心中十分不忍, 故下是巨大決心為母親申請一間屬於自己的屋仔, 能待奉母親安享晚年來報答家母在三十幾歲父親离世後獨力工作撫養我長大成人之恩, 於是只好再次麻煩你們, 希望能夠批准一間叁幾佰呎的單層屋仔能以安身便心滿意足。(即根據香港政府 DP Control sheet between 1899 & 1905 顯示之屋位大小)。

於是我再找一些做測量師的朋友帮手再次測量并打算將規模縮細, 發現上一手測量師的位置不正確, 并在打鐵枝定位時發現有一個舊的類似遺蹟的青磚屋脚, 本人亦拍了照片給您們參考, 并懇請到現場鑑証為荷。

小弟現正帶着謙卑和期盼的心情, 請求處長及各位委員以您們智慧的眼光去審視本人有否拘慮言, 并請求給些恩恤批准, 本人及家母必是將感激良久, 終生難忘!

此致,

城市規劃委員會主席及各委員

何德英

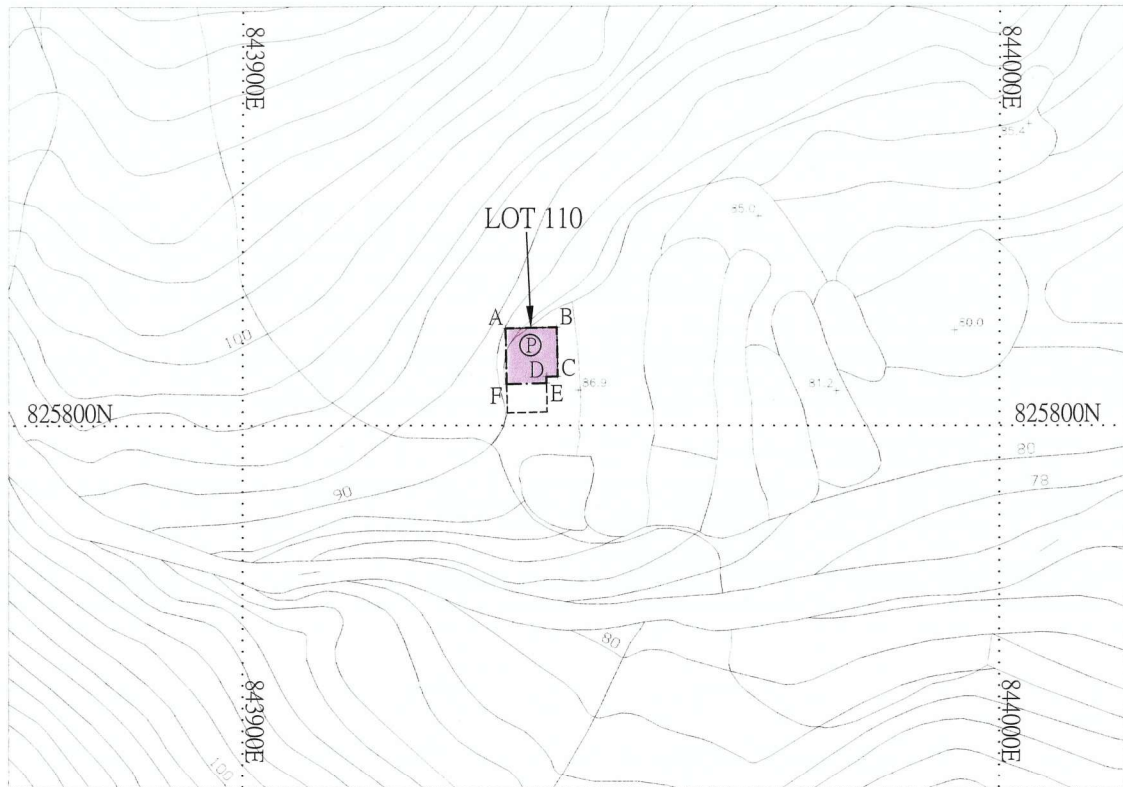




Appendix II

Layout Plan

DIMENSION PLAN OF
REDEVELOPMENT OF LOT 110 IN D.D.219



Ⓟ Coloured Pink Area: 48.0 sq.m. (About)

SIDE	DISTANCE	BEARING	NORTHING	EASTING	PT.
A-B	6.756	88° 40' 00"	825812.710	843934.656	A
B-C	6.445	178° 40' 00"	825812.867	843941.410	B
C-D	1.493	268° 40' 00"	825806.424	843941.560	C
D-E	0.850	178° 40' 00"	825806.389	843940.067	D
E-F	5.262	268° 40' 00"	825805.539	843940.087	E
F-A	7.295	358° 40' 00"	825805.417	843934.826	F

LOCATION PLAN




SCALE 1:5000

Survey District : Sai Kung
 Date : October, 2020
 Survey Sheet No. : 7-SE-20A / 20C
 Scale : 1:1000
 Plan No. : LBP/SK/002/219/110-SH

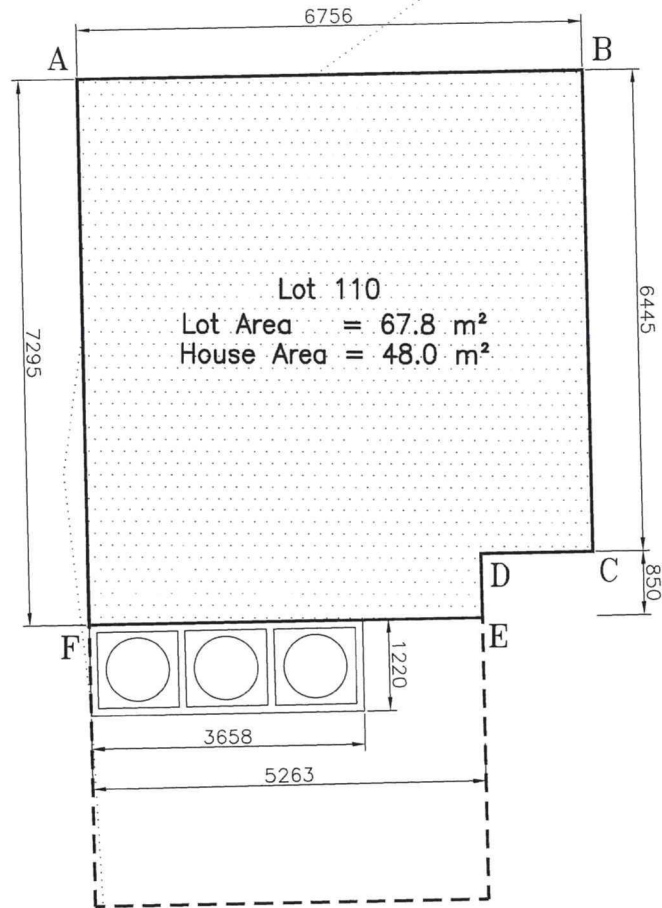
馬容江測量有限公司
HELICON MA SURVEYING LTD.

CHARTERED LAND SURVEYORS
 AUTHORIZED LAND SURVEYORS




 MA Yung-kong, Helicon
 Authorized Land Surveyor
 Date: 23rd October, 2020

HOUSE PROPOSAL OF LOT 110 IN D.D.219



+ 86.9

LEGEND:

 Septic Tank (12 ft x 4 ft)

馬容江測量有限公司
 HELICON MA SURVEYING LTD.
CHARTERED LAND SURVEYORS
 AUTHORIZED LAND SURVEYORS



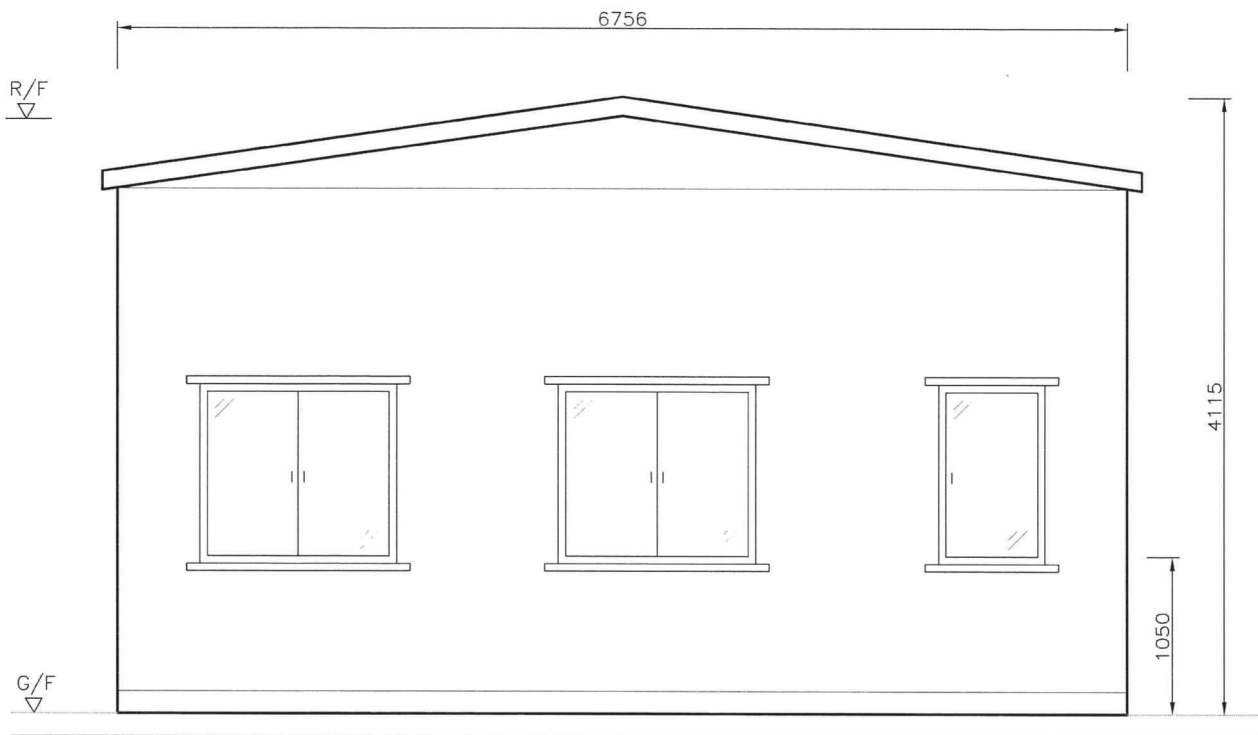
MA Yung-kong, Helicon
 Authorized Land Surveyor
 Date: 23rd October, 2020



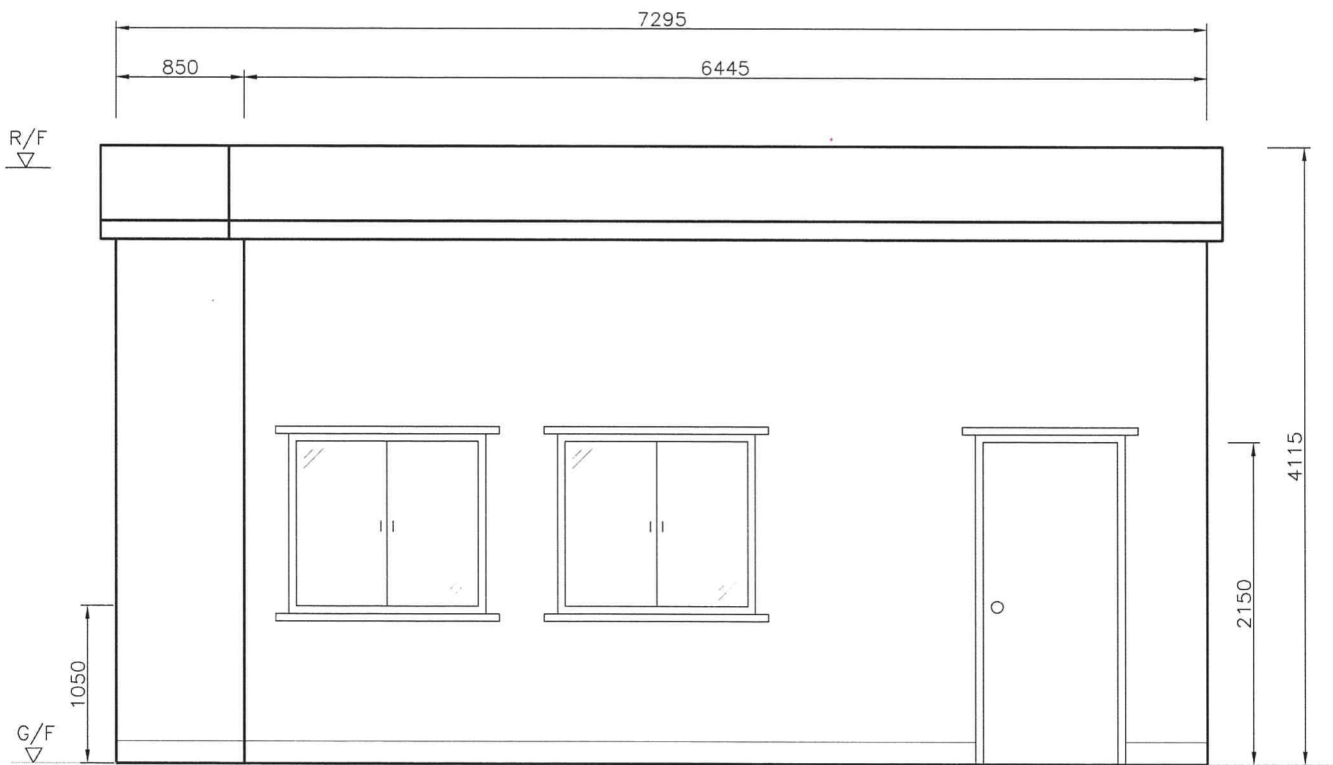
Drg. No. FIGURE 5
 Date : 19 July, 2021

Appendix III

Elevation and Illustration of the Proposed Development




Side View



Front View

2021-16-07 17:07 Pkcs

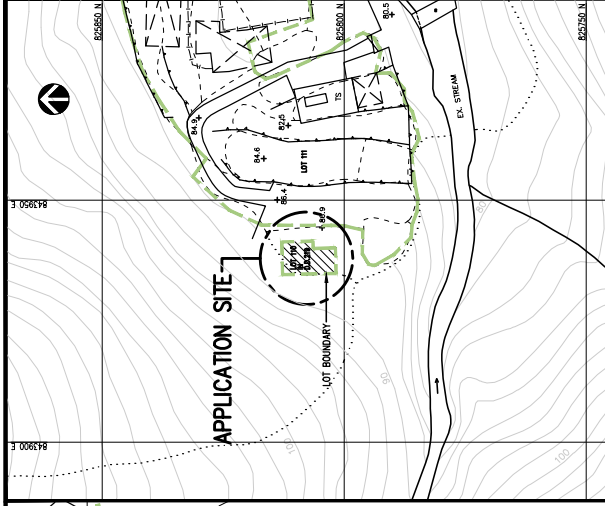
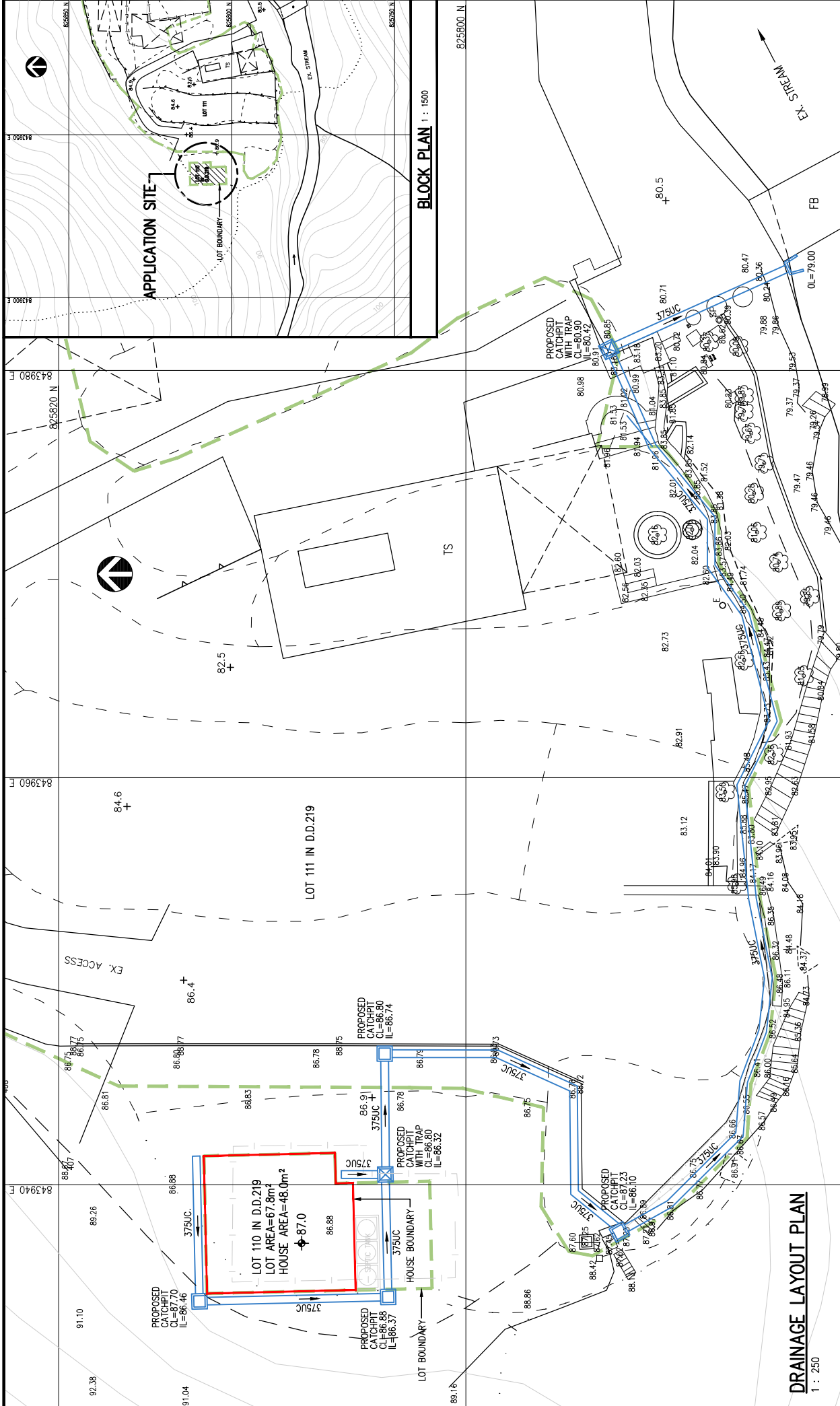
<p>Project: Section 16 Planning Application for Proposed House (Redevelopment) at Lot 110 in D.D. 219, Kei Pik Shan, Tai Chung Hau, Sai Kung, New Territories.</p>	<p>Title: Side View and Front View</p>	<p>Figure: 6</p> <p>Scale: 1:50</p> <p>Date: Jul 2021</p>	
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梦想家园
二〇一一年四月十八日 何晓英



Appendix IV

Drainage Proposal



BLOCK PLAN : 1 : 1500

DRAINAGE LAYOUT PLAN
1 : 250

LEGENDS


- - - PROPOSED 300 STEPPED CHANNEL WITH COVER
- - - LOT BOUNDARY LINE
- - - HOUSE BOUNDARY LINE
- +86.9 - EX. SPOT LEVEL (mPD)
- +87.0 - PROPOSED SITE FORMATION LEVEL (mPD)
- 150UC - PROPOSED 225 U-CHANNEL WITH COVER
- 300SC - PROPOSED 300 STEPPED CHANNEL WITH COVER
- 375UC - PROPOSED CATCHPIT
- 375UC + - PROPOSED CATCHPIT WITH TRAP
- CL=86.90 - PROPOSED COVERED LEVEL (mPD)
- IL=86.65 - PROPOSED INVERT LEVEL (mPD)
- OL=80.00 - PROPOSED OUTLET LEVEL (mPD)

PROJECT : PROPOSED 1-STOREY HOUSE AT LOT 110 IN D.D.219 SAI KUNG, N.T.

DWG. TITLE : DRAINAGE LAYOUT PLAN AND BLOCK PLAN

DATE : 09/02/2023 **SCALE :** 1 : 250 **DRG. NO. :** SK/D-01(d)

GEOTECHNICAL CONSULTANT :



FSA PHILIP SO & ASSOCIATES LTD.
CONSULTING CIVIL AND GEOTECHNICAL ENGINEERS

NOTES FOR CATCHPIT

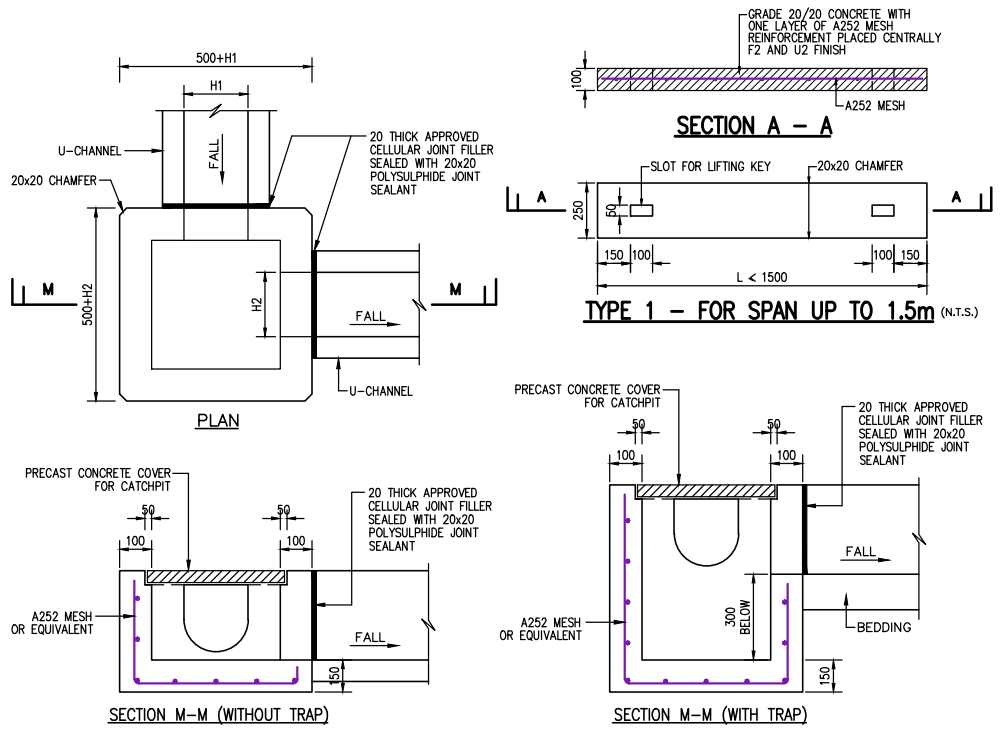
1. ALL CONCRETE SHALL BE GRADE 30D/20 AND COMPLY WITH CS1:2010 EXCEPT ITEM 7.1.
2. MINIMUM CONCRETE COVER SHALL BE 40mm.
3. ALL REINFORCEMENT (GRADE 500B) TO BE HIGH TENSILE DEFORMED BAR. ALL REINFORCEMENT SHALL COMPLY WITH CS2:2012. ALL WIRE MESH TO BS 4483:2005.
4. RUN OFF FROM THIS SITE SHALL BE PROPERLY TREATED AND CONVEYED TO THE PUBLIC DRAIN VIA CATCHPIT DURING THE SITE FORMATION WORKS.

NOTES FOR U-CHANNEL

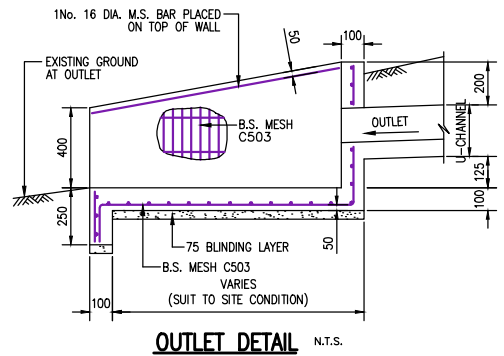
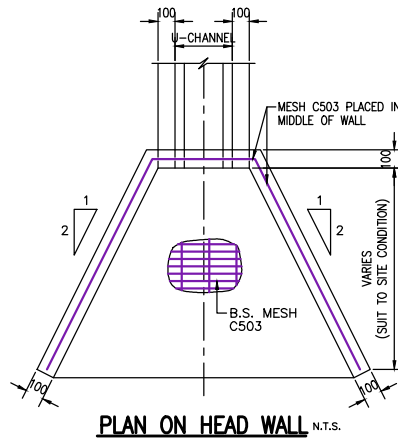
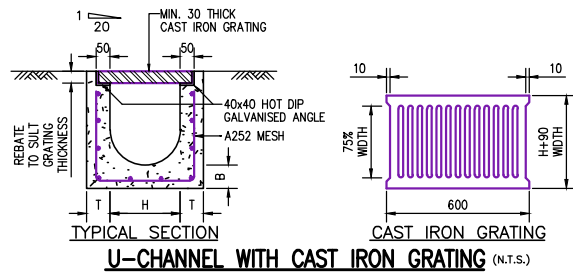
1. ALL DIMENSIONS ARE IN MILLIMETRES.
 2. FOR DIMENSIONS OF CHANNEL SEE TABLE.
- | NOMINAL SIZE H | T | B | REINFORCEMENT |
|----------------|----|-----|----------------------------|
| 150 ~ 375 | 80 | 100 | A252 MESH PLACED CENTRALLY |
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
 4. EXPANSION JOINTS SHALL BE PROVIDED AT A MAXIMUM SPACING OF 10 METRES.
 5. 750-900 CHANNELS ARE REINFORCED.
 6. X=20 UNLESS OTHERWISE SPECIFIED.
 7. ALL CONCRETE SHALL BE GRADE 30D/20.

NOTES FOR HEAD WALL

1. CONCRETE GRADE TO BE 20/20.
2. MINIMUM LAP LENGTH OF REINFORCEMENT SHOULD BE 40 x DIA. OF BAR.
3. ALL CONCRETE CHAMFERS TO BE 25x25mm.



TYPICAL DETAILS OF CATCHPIT JOINING U-CHANNEL (N.T.S.)



PROJECT : PROPOSED 1-STOREY HOUSE AT LOT 110 IN D.D.219 SAI KUNG, N.T.

DWG. TITLE : NOTES AND TYPICAL DETAILS

DATE : 19/07/2021 SCALE : N.T.S. DRG. NO. : SK/D-02(C)

GEOTECHNICAL CONSULTANT :

PSA PHILIP SO & ASSOCIATES LTD.
 CONSULTING CIVIL AND GEOTECHNICAL ENGINEERS

2021-07-16 16:32:22

Appendix V

Survey Report of Confirmation on Building Status and Erection of House at Lot
110 in D.D. 219

馬容江測量有限公司
HELICON MA SURVEYING LTD

Tel : [REDACTED] Fax : [REDACTED] Mobile : [REDACTED]
E-mail: [REDACTED]@gmail.com

Our Ref: DD219/110/sh
Date : 8 October, 2020.
Locality : Tun Village, Sai Kung, N.T.
Survey Sheet 7-SE-20C

To Whom It May Concern

Dear Sir/Madam,

**Confirmation on Building Status and Erection of House,
Lot 110 in D.D. 219, Sai Kung, New Territories**

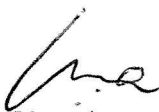
I, MA Yung-kong, Helicon, being a Member of The Royal Institution of Chartered Surveyors (MRICS) since 1975, Member of The Hong Kong Institute of Surveyors (MHKIS) since 1984 and Authorized Land Surveyor (ALS) since 1995, hereby confirm that, Lot 110 in D.D. 219 (hereinafter referred to as "the Lot") (please see part print of Lot Index Plan at **Appendix 1** attached) was an Old Schedule Lot registered in Block Crown Lease as "**House**" with an area of **0.02 acres** (please refer to **Appendix 2** and the Field Area Statement in **Appendix 3**).

Based upon the D.D. Control Sheet surveyed by Indian Surveyors between 1899 and 1905, it is evidenced that a **Village House was clearly marked based upon an Existing House erected on the Lot with an entrance at the eastern side** (please refer to **Appendix 4 and Appendix 4A**). The details of the said house can be further illustrated on the Enlarged D.D. Control Sheet (**Appendix 5** refers).

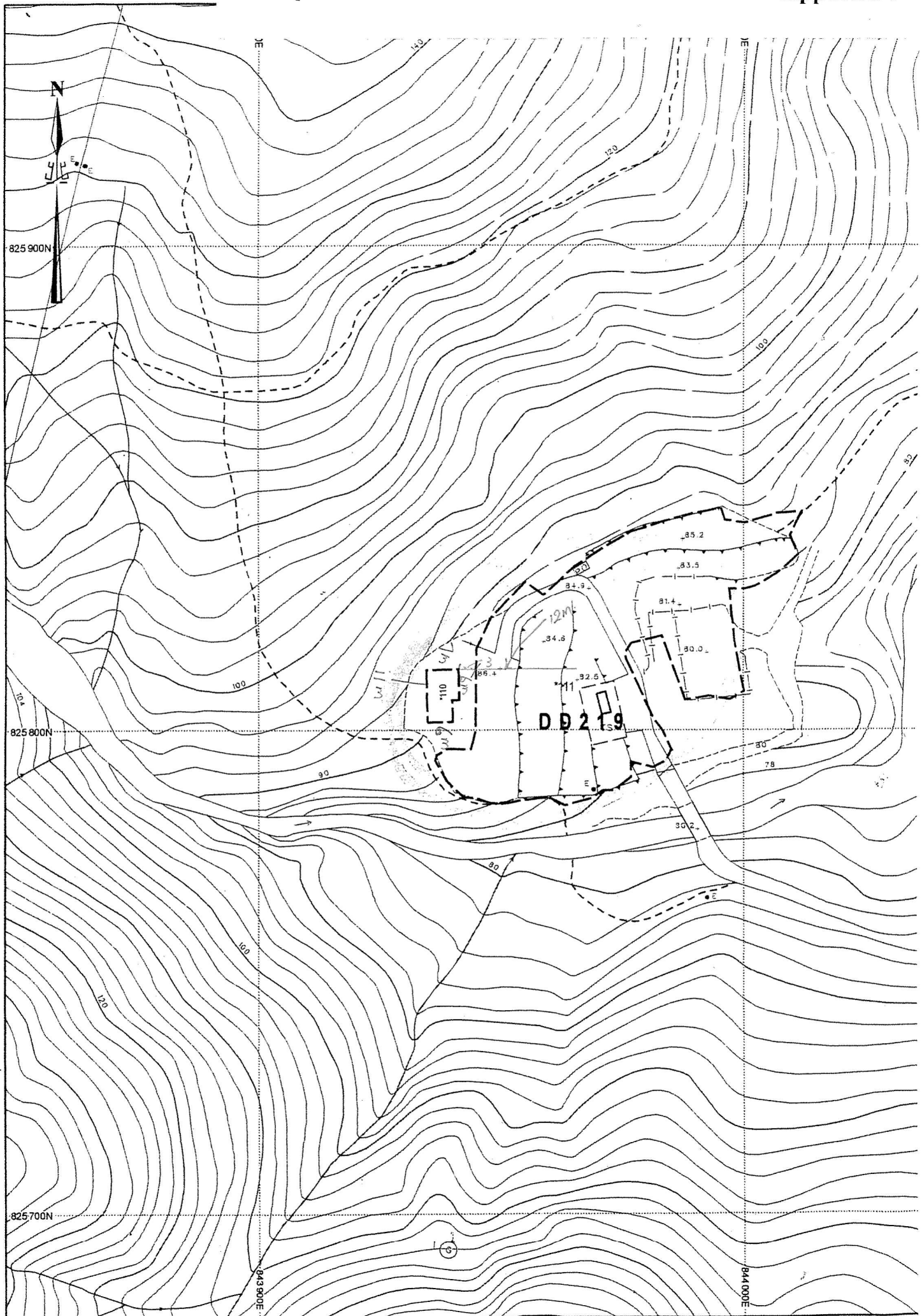
In further substantiating the above, an Aerial Photo taken in 1954 (please refer to **Appendix 6**) shows that a house was bona fide erected on the Lot and its size was comparably smaller than the one surveyed by Indian Surveyor and recorded on the D.D. Control Sheet. The aforesaid Existing House was also recorded as house ruins in Survey Sheet in 1963 (please refer to **Appendix 7**) and the partial ruined wall footings of the original house shown on 1963 aerial photo (**Appendix 8**).

In conclusion, the Lot is confirmed to have its building status and its historical background clearly evidenced a House was erected thereon. It is also reasonable to extrapolate the configuration of the boundary of the Lot is in accordance with the building footprint shown in the D.D. Control Sheet attached hereto.

Yours faithfully,



(MA Yung-kong, Helicon)
Authorized Land Surveyor
Encl.



SCHEDULE OF CROWN LESSEES.

DISTRICT No. 219

C. No.	Term of lease in years.	Area	Description of Lot	Name of Owners		Address	Crown Rent.	
				Chinese	Transliteration		Class	\$
108	75	12	Padi	鍾瑞琳	Chung Sui Lam	王竹山	2nd	24
109	"	76	"	"	Do	"	"	1 52
110	"	02	House	"	Do	"	"	50
111	"	03	Padi	"	Do	"	1st	1 80
111	"	01	Threshing floor	"	Do	"	"	16
114	"	08	Padi	"	Do	"	2nd	16
116	"	10	Padi	"	Do	"	1st	1 23
116	"	01	waste	"	Do	"	"	72
119	"	24	Padi	鍾集馨	Chung Kak {Fai}	"	"	15
121	"	05	"	"	Do	"	"	09
122	"	03	"	"	Do	"	"	15
123	"	15	"	"	Do	"	"	04
124	"	02	"	"	Do	"	2nd	1 52
126	"	01	waste	"	Do	"	1st	50
126	"	08	Padi	"	Do	"	"	01
127	"	01	shed	"	Do	"	"	08
128	"	01	Threshing floor	"	Do	"	3rd	22
129	"	04	Padi	駱金壽	Lok Kam Sau	北港	2nd	42
130	"	11	Padi & Bycatt	"	Do	"	"	67
131	"	152	Padi	駱煥廷	Lok Wan Ting	"	1st	42
131	"	11	waste & Bycatt	"	Do	"	"	33
133	"	14	Padi	劉振高祖	Lau Chan Ho So	檳榔灣	1st	24
134	"	11	"	劉崇喜司理	Lau Chung Si Li	"	"	33
134	"	11	"	鍾瑞元	Chung Sui Yuen	王竹山	"	24
134	"	11	"	鍾瑞發	Chung Sui Fat	"	"	33
135	"	08	Padi & waste	劉振高祖	Lau Chan Ho So	檳榔灣	"	96
135	"	08	"	劉崇喜司理	Lau Chung Si Li	"	"	70
136	"	11	Padi	鍾瑞元	Chung Sui Yuen	王竹山	"	03
136	"	11	"	鍾瑞發	Chung Sui Fat	"	"	50
138	"	22	"	"	Do	"	"	27
140	"	30	"	"	Do	"	"	46
141	"	03	Threshing floor	"	Do	"	3rd	50
142	"	01	shed	鍾昌發	Chung Chung Fat	王竹山	"	27
142	"	01	"	鍾恭福	Chung Kung Fook	"	"	46
144	"	09	Padi	劉振高祖	Lau Chan Ho So	檳榔灣	1st	27
144	"	09	"	劉崇喜司理	Lau Chung Si Li	"	"	46
145	"	06	wasp	鍾瑞元	Chung Sui Yuen	王竹山	2nd	46
145	"	17	Padi	鍾瑞發	Chung Sui Fat	"	"	

FIELD AREA STATEMENT.

37. M. Monah Sheet II Barrasa Demarcation District 219

Area in		Record if otherwise than Cultivated.	No. on Plan.	Area in		Record if otherwise than Cultivated.	No. on Plan.	Area in		Record if otherwise than Cultivated.	No. on Plan.	Area in		Record if otherwise than Cultivated.	No. on Plan.
Acres.	Dec.			Acres.	Dec.			Acres.	Dec.			Acres.	Dec.		
1	22	1st	5	03	1st	10	1	02	Fallow	C	15	02	Fallow	C	1
2	05	"	3	03	"	3	2	04	1st		2	04	1st		2
3	05	"	3	10	Fallow	C	3	09	"		3	09	"		3
4	02	C	4	03	"	C	4	07	"	2nd	4	07	"	2nd	4
5	03	1st	5	01	"	C	5	01	"	2nd	5	01	"	2nd	5
6	04	C	6	11	1st		6	20	Fallow	C	6	20	Fallow	C	6
7	02	C	7	06	"		7	26	"	C	7	26	"	C	7
8	06	C	8	08	"		8	06	"	C	8	06	"	C	8
9	01	Fallow	9	02	"		9	01	"	C	9	01	"	C	9
10	04	1st	6	12	"	11	10	104	Fallow	2nd	10	104	Fallow	2nd	10
11	08	"	1	03	"		11	39	Fallow	2nd	11	39	Fallow	2nd	11
12	01	2nd	3	01	Fallow	C	12	10	1st		12	10	1st		12
13	05	C	3	01	"	C	13	02	"		13	02	"		13
14	01	2nd	4	07	1st		14	139	"		14	139	"		14
15	01	C	5	06	"		15	12	"		15	12	"		15
16	01	C	6	01	2nd		16	14	"		16	14	"		16
17	02	C	6	01	"		17	02	Fallow	C	17	02	Fallow	C	17
18	01	C	7	01	"		18	18	"	C	18	18	"	C	18
19	02	C	9	03	C		19	121	2nd		19	121	2nd		19
20	02	Fallow	7	11	Fallow	C	20	09	1st		20	09	1st		20
21	02	"	7	11	House	2nd	21	19	"		21	19	"		21
22	01	C	3	39	"	2nd	22	01	Fallow	1st	22	01	Fallow	1st	22
23	03	2nd	3	09	Fallow	C	23	09	House	C	23	09	House	C	23
24	01	Fallow	4	26	Fallow	2nd	24	05	3rd		24	05	3rd		24
25	01	C	3	27	"		25	01	House	C	25	01	House	C	25
26	02	Fallow	6	04	Fallow	C	26	08	Floor	3rd	26	08	Floor	3rd	26
27	04	"	7	01	2nd		27	04	Fallow	C	27	04	Fallow	C	27
28	02	2nd	8	03	1st		28	05	1st		28	05	1st		28
29	10	1st	8	02	"		29	04	2nd		29	04	2nd		29
30	04	"	8	04	"	13	30	10	"	1st	18	10	"	1st	18
31	03	C	1	03	Fallow	C	31	01	Fallow	C	31	01	Fallow	C	31
32	121	2nd	3	07	1st		32	06	1st		32	06	1st		32
33	01	C	3	06	"		33	231	Fallow	C	33	231	Fallow	C	33
34	03	Fallow	4	04	"		34	14	1st		34	14	1st		34
35	01	C	5	04	"	C	35	04	"		35	04	"		35
36	04	1st	6	05	1st		36	04	"		36	04	"		36
37	28	"	7	02	"		37	07	"		37	07	"		37
38	08	House	8	07	"		38	01	Fallow	C	38	01	Fallow	C	38
39	21	Fallow	8	02	"	C	39	19	1st		39	19	1st		39
40	03	1st	9	03	"	C	40	03	Fallow	C	40	03	Fallow	C	40
41	03	Fallow	1	05	Fallow	C	41	06	"	C	41	06	"	C	41
42	04	1st	2	04	"	C	42	06	1st		42	06	1st		42
43	08	"	3	04	Fallow	C	43	13	Fallow	C	43	13	Fallow	C	43
44	02	"	4	04	"	C	44	05	1st		44	05	1st		44
45	04	Fallow	5	29	Fallow	C	45	05	"		45	05	"		45
46	04	Fallow	5	06	1st		46	12	"		46	12	"		46
47	03	1st	6	06	"		47	03	"		47	03	"		47
48	02	"	7	29	Fallow	1st	48	10	"		48	10	"		48
49	04	"	7	03	2nd		49	03	2nd		49	03	2nd		49
50	03	"	10	01	"		50	01	1st		50	01	1st		50
51	03	"	10	04	Fallow	C	51	02	"		51	02	"		51
Total															
341				474				1069				1079			

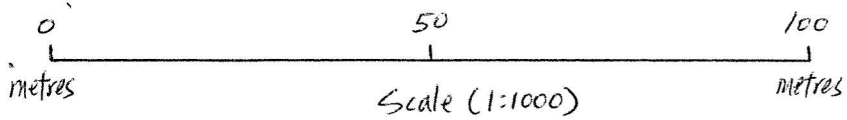
Computed by
Examined by

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Hong Kong SAR Government

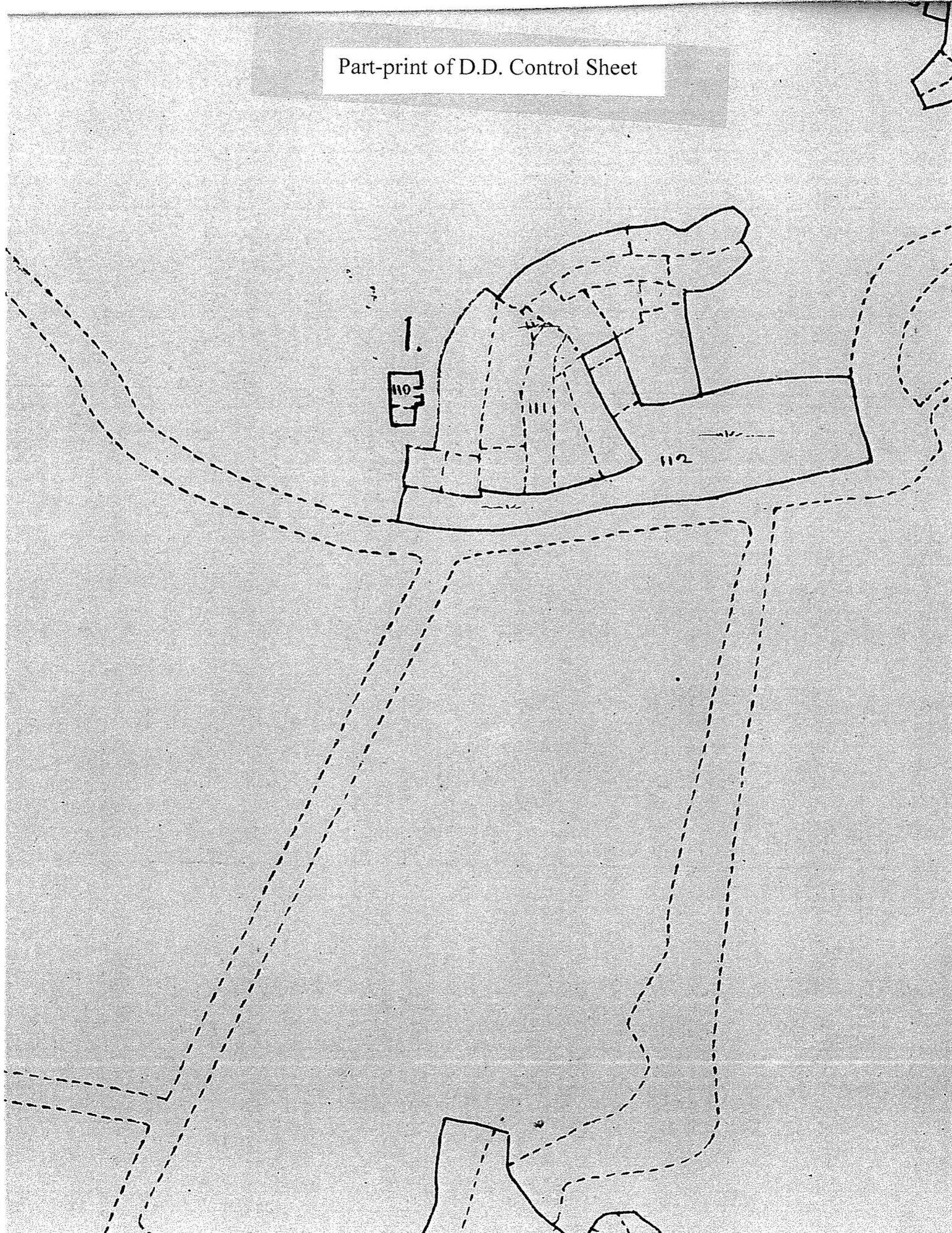
本圖則的資料只供參考，使用時應由專業土地測量師闡釋
The Information shown on this plan is for reference only and SHOULD BE interpreted by professional land surveyor

DD219

D.D. Control sheet

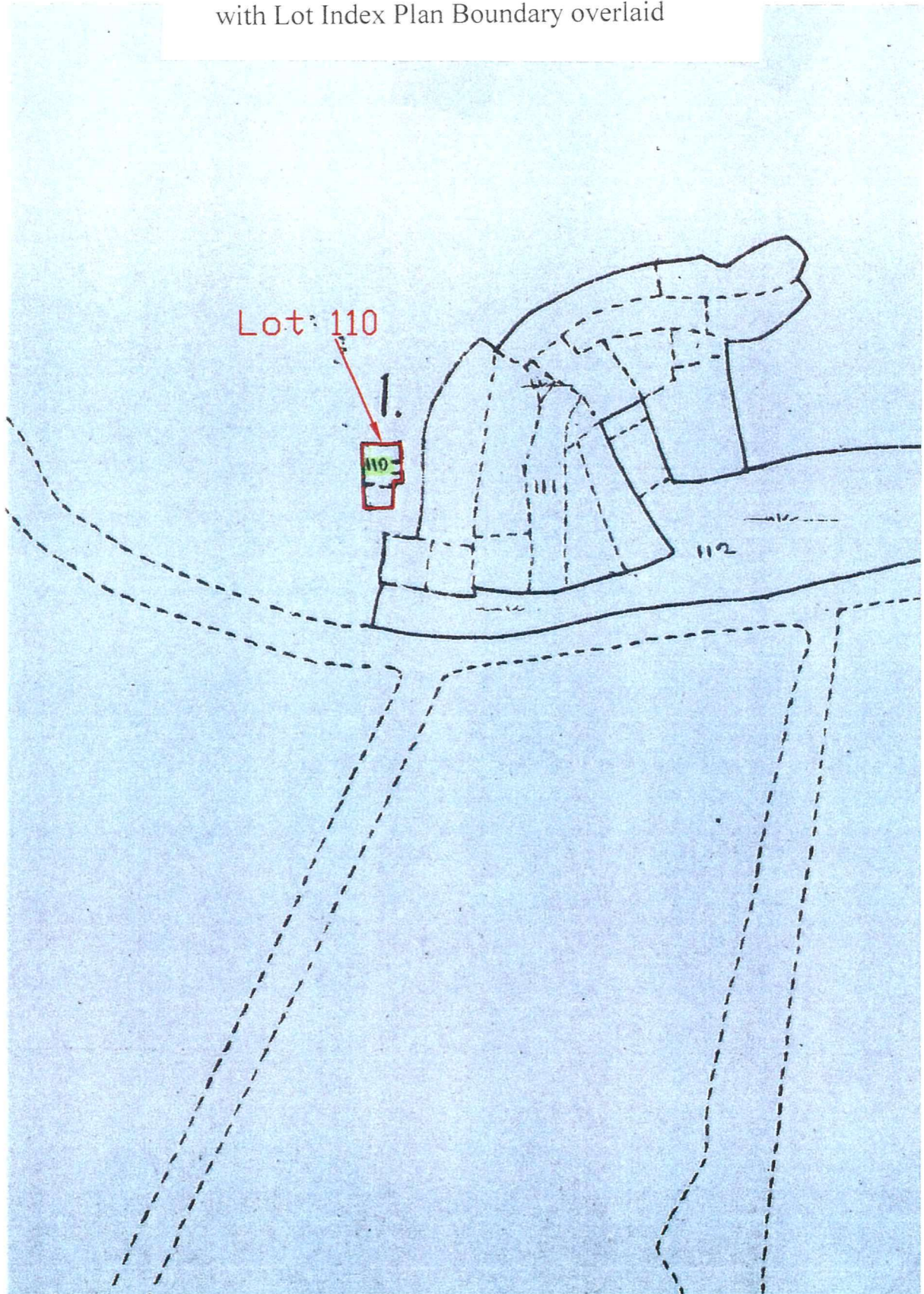


Part-print of D.D. Control Sheet



LAYOUT OF LOT 110 IN D.D.219

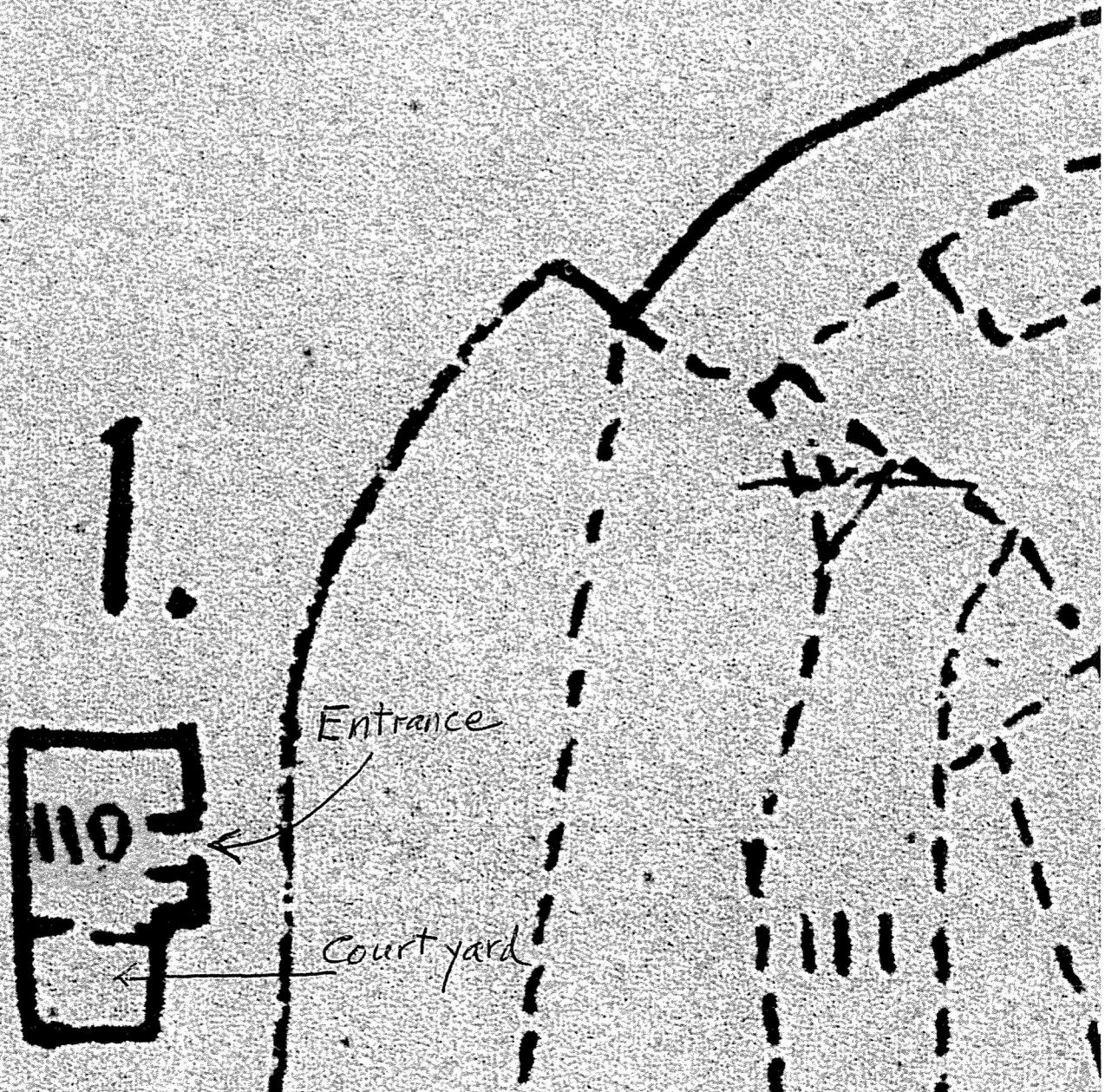
Part-print of D.D. Control Sheet
with Lot Index Plan Boundary overlaid



metres 10 0 10 20 30 40 50 metres

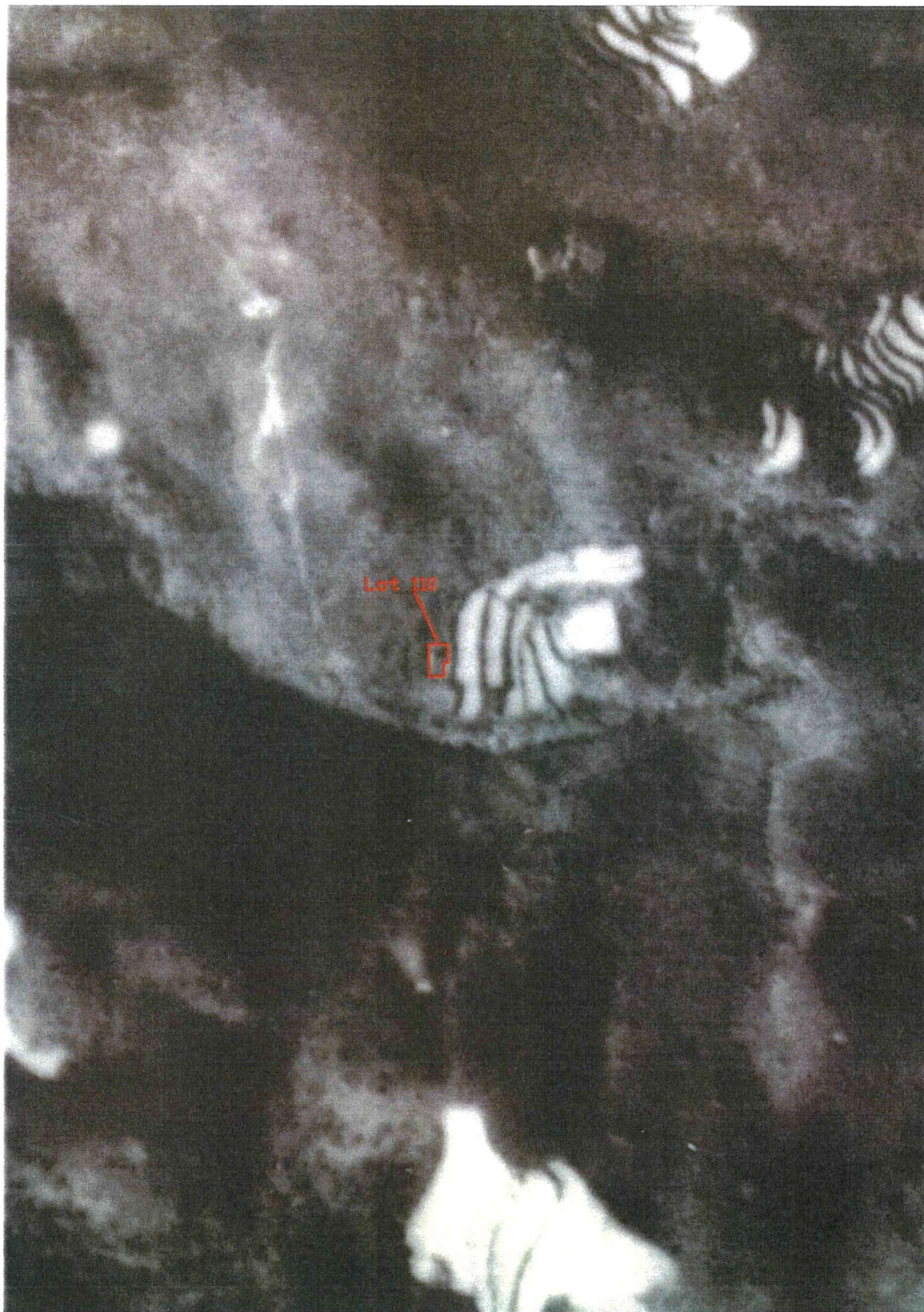
SCALE 1:1000

Scale 1:1000



LAYOUT OF LOT 110 IN D.D.219

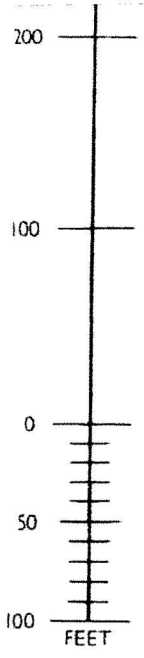
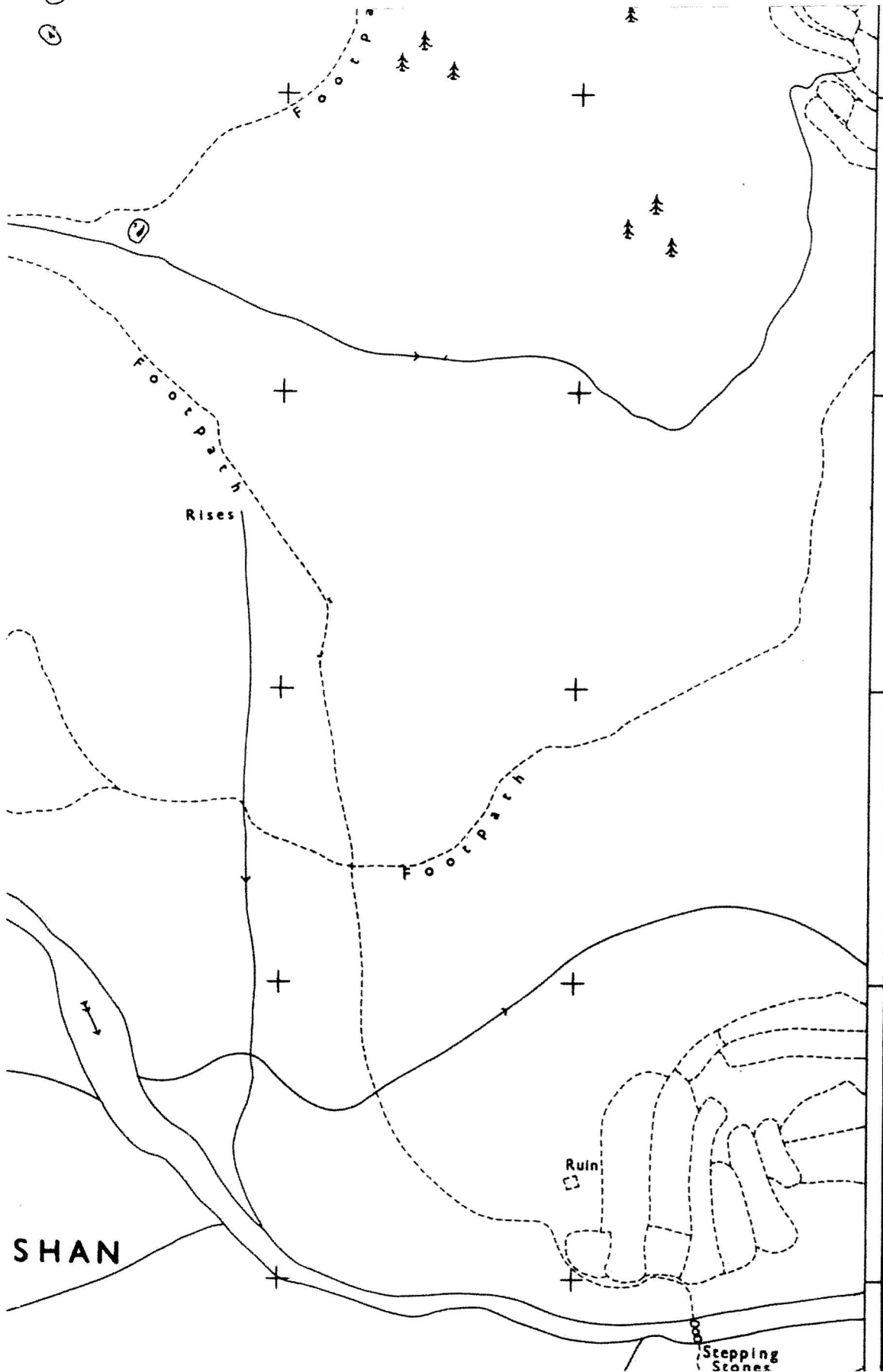
(Overlap Ref.0073 V/81A/RAF/552 18 Nov. 1954 Aerial Photo)



Scale 1:2000



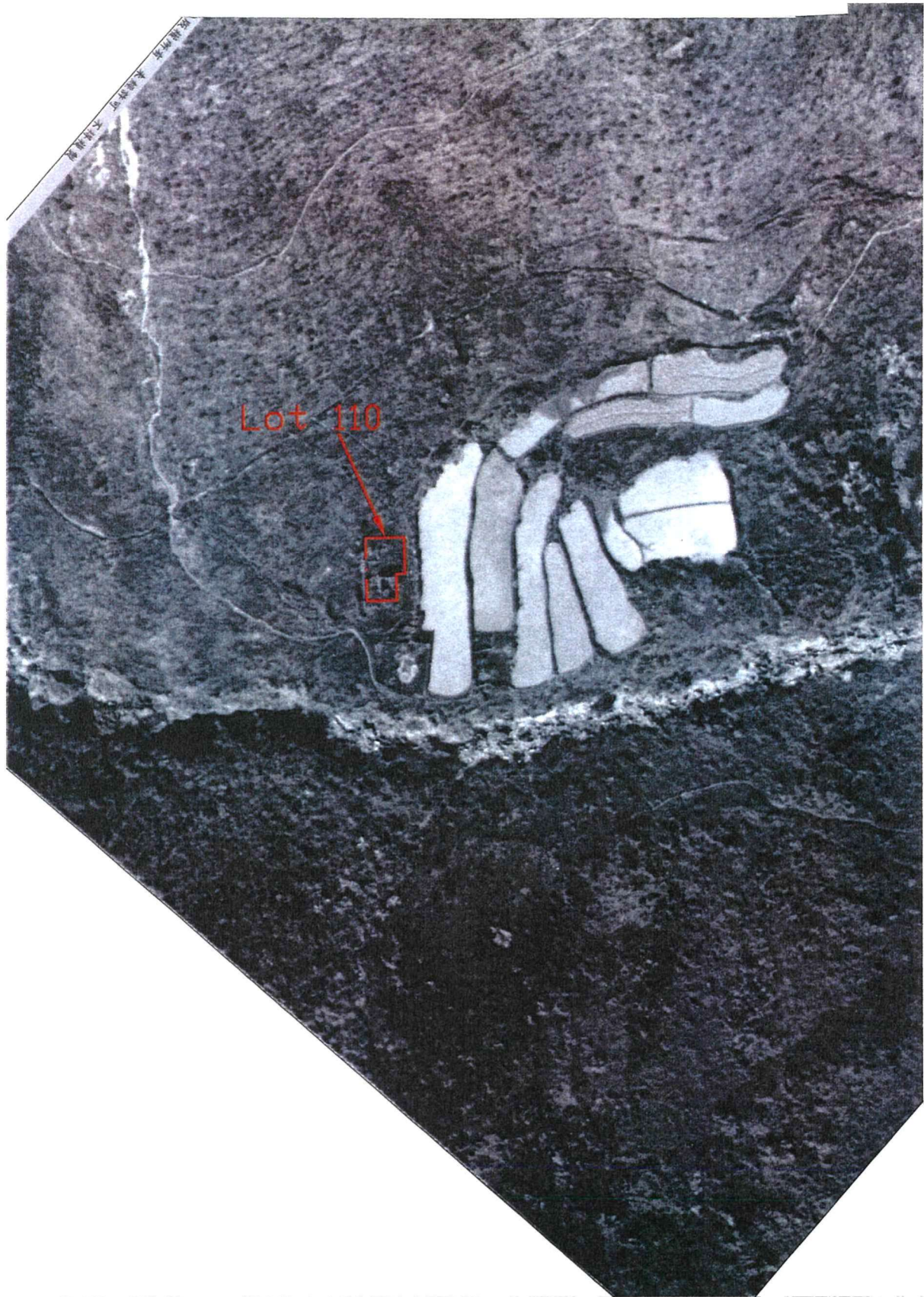
SCALE 1:2000



147-SE-A

LAYOUT OF LOT 110 IN D.D.219

1963 aerial photo showing ruined wall footings



metres 10 0 10 20 30 40 50 metres

SCALE 1:1000

Scale 1:1000

Appendix VI

Documentary Proof of Approval Letter of Redevelopment Application (in both
English and Chinese) from Sai Kung District Office dated 21.8.1979

CHAN KWOK WAI

Ref. : LNT: 12/131/79.....

11

English translation of the Chinese Letter at encl.:

Letter to : [Redacted]

Ref. No. : [Redacted]

Date : August 1979.

Subject : Application for redevelopment - Lot No. 110 in DD. 219

Text :

Dear Sir,

I refer to your letter dated 22nd February, 1979 and our subsequent interview on 25th July 1979, I wish to inform you that there is no objection to the proposed rebuilding work subject to strict observance of the conditions of the Block Crown Lease under which the above-captioned lot is held, as well as the following requirements :-

- i) No structure shall be erected on the Lot other than one building which shall not contain more than 3 storeys nor exceed 25 feet (7.62 m) in height and the maximum built-over area of the rebuilding shall not exceed 700 sq.ft. (65.04 m²) in area;
- ii) The building must be built entirely within the boundaries of the Lot with no protrusion of canopies or balconies over Crown Land and external staircase is not permissible;
- iii) No access road shall be formed;
- iv) No bulldozers shall be used for site formation works; and
- v) You should apply to this office for the Lot boundaries to be pegged out on ground before commencement of construction work.

Please take notice that failure to abide by the above requirements on your part may render your Lot liable to re-entry by the Crown.

Should you have any question, please do not hesitate to contact the undersigned during office hours.

Yours faithfully,

Certified True Copy

CHAN KWOK WAI
for District Lands Officer
Sai Kung

[Redacted Signature]
for District Officer, Sai Kung.

CT/lsty

2 6 AUG 2020

西貢理民府用箋

第
號
第
頁

申請重新發展一壹九約一壹〇號地段
敬啟者：

本年二月廿一日來函備悉。本人復於本
年七月廿五日會見台端。茲特函通知台端
建議中之重建工程，本人並無異議，惟台端
必須嚴格遵守上開地段所屬之集體官契規
約及下列各項規定：

- (一) 該地段上除建有一間樓高不逾三層，亦
不超過廿五呎（七點六二米）高之建築物
外，不得建有其他建築物。此建築物之

一九
年
月
日

26 AUG 2020

西貢民理府用箋

第 號 第 二 頁

最大上蓋面積則不得超過七百方呎（六
五點零四方米）。

(一) 該建築物必須全部建於地段界線之內
不得建有簷蓬或露台伸出官地之上亦
不得建有外梯。

(二) 不得整建通路。

(三) 地盤整建工程不得動用推土機。

(四) 於展開建築工程前，須向本署申請設

地標出地段界線。

若不遵守上述各項規定，則官地

一九 年 月 日

西貢理民府用箋

第 號 第 三 頁

段有被政府收回之虞。
倘有疑問，請在辦公時間內與本人聯
終為要。此致



西貢理民府



謹啟
代行

一九

七九年

八月

二十一日