

KYF Redevelopment Project

**Of
Kam Yung Fat Lease Site,
D.D. 244, Nam Pin Wai,
Sai Kung, N.T.**

Project Summary

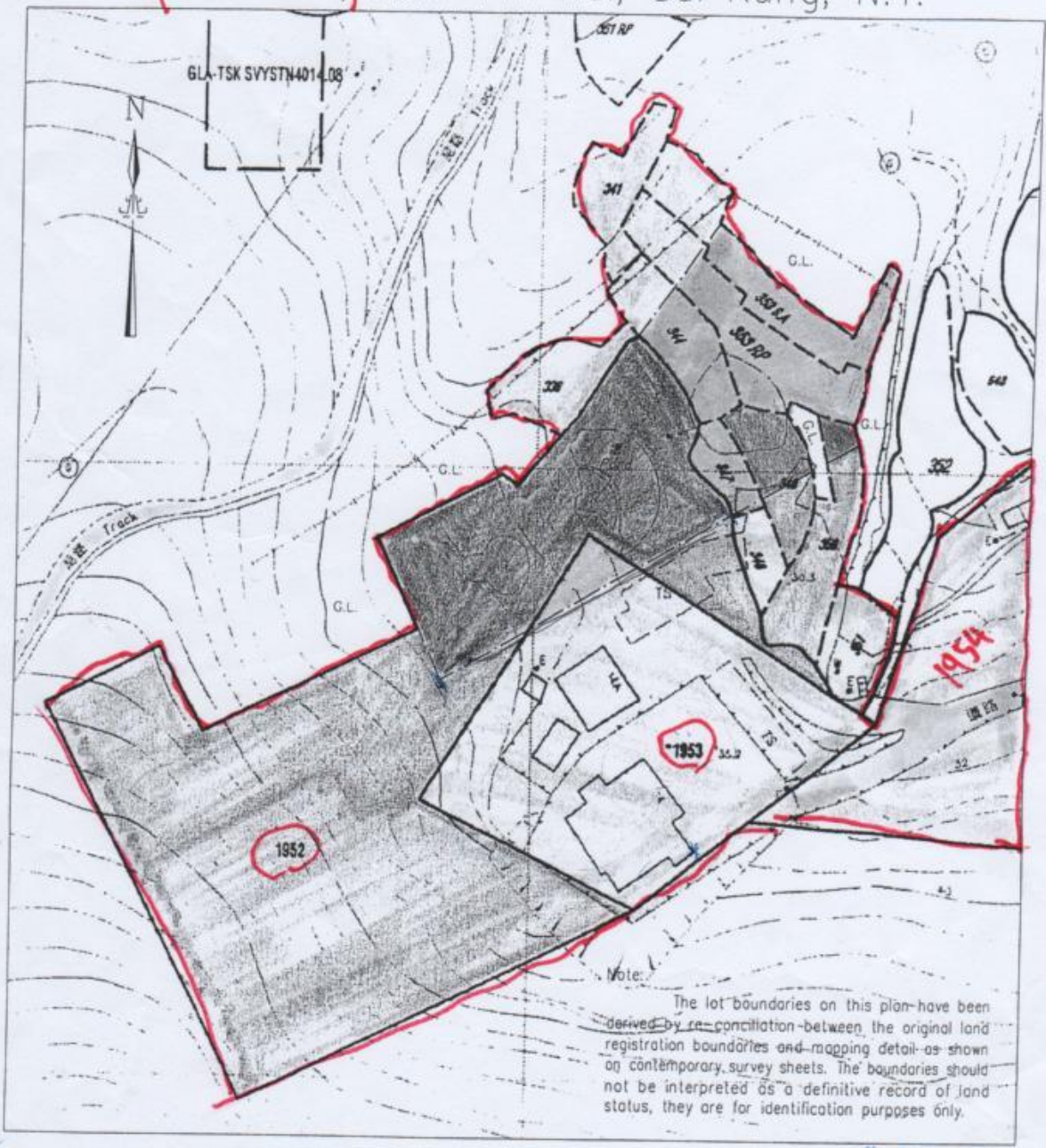
John Cheng
Director

Kevin Chan
Project Assistant

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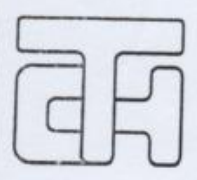
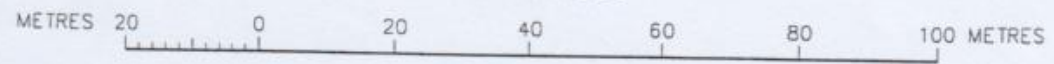
Kam Yung Fat Lease Site
 D.D. 244, Nam Pin Wai, Sai Kung, N.T.



Coloured Pink Area = 2438 Square Metres (About)

* = Surveyed.

SCALE 1:1000



T. H. & ASSOCIATES LTD.
 陳德慶測量有限公司

FOR IDENTIFICATION PURPOSES ONLY

Survey Sheet No: 11-NE-4B

Reference Plan No: -----

Plan No: SK/244/344-M

Chapter 1

Introduction

Introduction of Project

Project Title

KYF Redevelopment Project

Purpose and Nature of Project

The Project Site comprises various lots (1952, 1953, and 1954) in D.D. 244 near Nam Pin Wai, Sai Kung, N.T. It has an area of about 2438m². The above figure shows the site location and its environment.

The Project Site (lots 1953) is zoned “**Village Type Development**” (“VTD”) and “**Green Belt**” (“GB”) on the Ho Chung area, Outline Zoning Plan (OZP) No. S/SK-HC/9 (Subject OZP).

According to the Notes of the Subject OZP, the planning intention of the “VTD” zone is, in brief, to reflect existing recognized and other villages, and to provide land considered suitable for village expansion. Land within this zone is primarily intended for development of small houses by indigenous villagers. And VTD is divided into two Columns (*ref. to the following appendixes*). Our project is belonged to Column 2 “Uses that may be permitted with or without conditions on application to the Town Planning Board”.

According to the Notes of the Subject OZP, the planning intention of the “GB” zone is, in brief, primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to passive recreational outlets. There is a general presumption against development within this zone.

VILLAGE TYPE DEVELOPMENT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre, Post Office only) House (New Territories Exempted House only) On-Farm Domestic Structure Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Burial Ground Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) # House (not elsewhere specified) Institutional Use (not elsewhere specified) # Market Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation # Public Vehicle Park (excluding container vehicle) Religious Institution (not elsewhere specified) # Residential Institution # School # Shop and Services Social Welfare Facility # Utility Installation for Private Project

In addition, the following uses are always permitted on the ground floor of a New Territories Exempted House:

- Eating Place
- Library
- School
- Shop and Services

VILLAGE TYPE DEVELOPMENT (Cont'd)

Planning Intention

The planning intention of this zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (c) Any filling of ponds, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

GREEN BELT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Burial Ground Cable Car Route and Terminal Building Columbarium (within a Religious Institution or extension of existing Columbarium only) Crematorium (within a Religious Institution or extension of existing Crematorium only) Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Holiday Camp House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Petrol Filling Station Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution Rural Committee/Village Office School Service Reservoir Social Welfare Facility Utility Installation for Private Project

GREEN BELT (Cont'd)

Planning Intention

The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

Remarks

Any filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

Name of the Project Proponent

The Project Proponent is the Kam Yung Fat Company Limited., the registered owner of the Project Site.

Scale of Project

The Project Site falls within the "VTD" zone for village area with residential development occupying an area of about 6000ft, of which part of the site falls within the lots 1953.

According to the Notes of the Subject OZP, the Project Site is permitted to have a maximum building height of 3 storeys of 8.23m or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.

Contact Person

The following person may be contacted for enquiries concerning this Project:

Mr. John Cheng, Tel: 28209600; Mr. Kevin Chan, Tel. 92840634.

Chapter 2 Project Details

Redevelopment of Large House (Villa)

Redevelopment Time Table

The application process is expected to finish within 12 months. The construction work is expected to commence in 2011 and to complete for occupation before 2012.

Project Interface

Major project committed that the Project needs to interface with: Build a Wall at the boundary of lots 1953 and garden with grave.

Redevelopment procedures

- A basic draft of the new villa's design, including elevation, window and door arrangement, outlines and coverage area, have to be submitted for the application of the "Development proposal assessment" for the Planning Department (向規劃署入積申請). The development outline will be prepared by assigned Architect – which is introduced by Mr. Lui.
- Second stage will include the application for examine and approval from Lands Department (地政總署). Our project is not belonged to "Composite Application to build a Small House (smaller than 700ft) in the New Territories", thus we have to submit application to Planning Department for enquiry the planning authorization. The overall development plan will be prepared by assigned Surveyor.
- The Third stage will be the application of permit from Housing Department (屋宇署) about the construction regulation, details and plans for compliance with the law and refer them to other relevant Government departments for examination in their areas of concern.

Redevelopment reminders

- ✧ The regulation of division of deed should consult a lawyer. However, land officer – Mr. Cheung advised that premium might be paid 補地價 if the deed is divided.
- ✧ The limited height of villa is listed in the deed of land, according to the advice of land officer – Mr. Cheung.
- ✧ The wall at the boundary is authorized to build once there is no indication for banned construction of wall in the deed.

Rebuild of Squatter

Rebuilt Time Table

Rebuild of squatter (寮屋) should be put in “second-stage” work, after the set out of villa construction, which is suggested by the Squatter Admin. Officer – Mr. Tong.

Rebuild Constricts

There were two main registration process of squatter in history (1976 & 1982). All squatters are considered as “Temporary building”, and they are only allowed to be repaired with following 3 main principles:

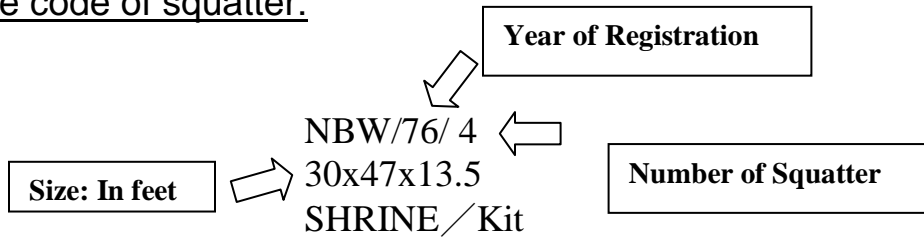
(i) Same materials (ii) same usage (iii) same size

Lands Departments would assign a senior staff to keep checking the repair process and “guarantee” all the squatters are repair under the ordinance.

In addition, Mr. Tong made a footnote that there are only few cases of Official squatter repair application in past 10 years.

Supplement notes of Squatter

The code of squatter:



NBW = the Registration Process done in Nam Pin Wai (南邊圍) in 1976

XNBW= the Registration Process done in 1982

Shrine = Religious purpose

Acc = accommodation

POR/CAN = canopy

Summary

It is not suggested to apply for repair of squatter officially. We may design the rebuilt of all squatters in second-stage development.

Chapter 3

Implementation

Processing Consideration

Before we are thinking of solution procedure to project we must fully understand the Law & regulation of the development and what we want to the project to do. We must carefully decide following at this stage:

- 1) What kind of surveyor is needed?
- 2) What kind of architect is needed?
- 3) What are the constraints and condition under which project has to operate?

The multifaceted role of various parties in the project

Role of various parties:

The project involves various parties in many characters. These various roles are:

1. Planning Department
2. Lands Department
3. Housing Department
4. Surveyor
5. Architect
6. Engineer

Planning Department:

The Planning Department is the department who guides the ***first stage application***, and processing of development proposal. In performing the planning issue of the project, Planning Department would assess development proposal and reply within 90 days. However, if our project is considered as “Services related to the work of Town Planning Board (TPB)”, the whole application process last for about 12 months. We are seeking advice from Planning Department whether our project is related to TPB.

Lands Department:

The Lands Department is the department who guides the ***second stage application***, and implementation and maintenance of a given system. In performing this project, we must get the permit/ approval from Lands Department.

Housing Department:

The Housing Department is the department who guides the ***third stage application***, including the construction details, regulations and permits. It controls all private building development in Hong Kong under the Buildings Ordinance and allied legislation. In performing the construction work, we must get the permit/ approval from Housing Department. In addition, They will check plans for compliance with the law and refer them to other relevant Government departments for examination in their areas of concern. This centralized processing system ensures that all statutory standards, safety and other requirements under law are met.

Consent to commence building works is required from the Building Authority before the works start and we will monitor sites with works in progress and inspect sites regularly, particularly at critical stages, for safety assurance and for compliance with statutory requirements under law. We also make final checks before issuing an occupation permit (入伙紙).

Surveyor:

The surveyor will be responsible to investigate the site coverage, value of redevelopment and the accurate total area of development. Surveyor will be responsible to perform a feasibility study. A feasibility analysis involves a detailed assessment of the need, value and practicality of a proposed redevelopment project, such as site investigation, development application.

Feasibility analysis will help us make inform and transparent decision at critical path during the developmental process to determine whether it is operationally, economically and technically realistic to produce with a particular course of action. A potential surveyor company (James Ng) is a general practice surveyor, who is qualified to handle project with over 700ft.

Architect:

Architects must work with user to identify the goals and shapes of new system. Architect first prepares a plan and according to that plan he develops a building. Architects also create several plans and develop or build system according to that plan.

Engineer:

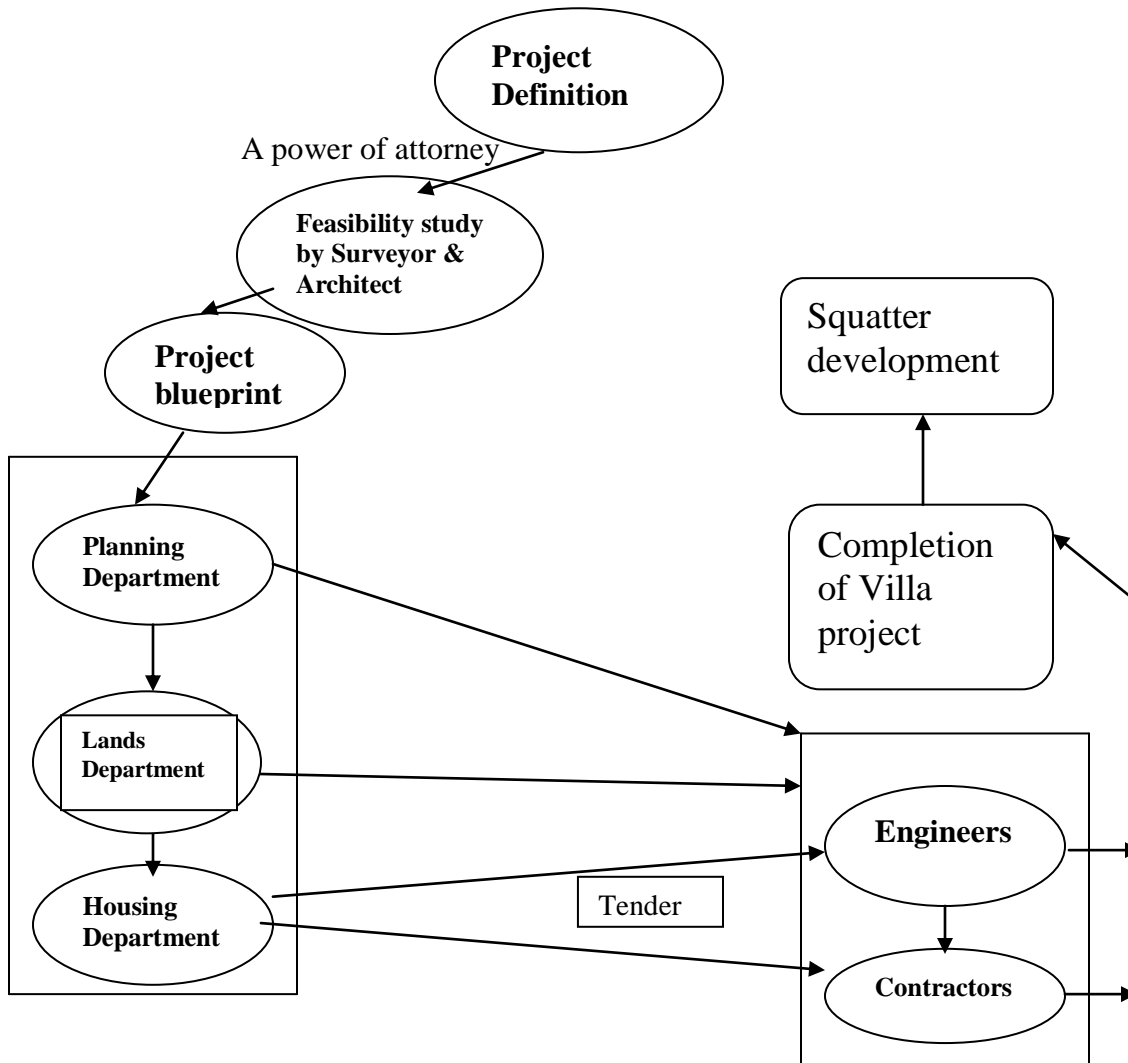
Any person who intends to carry out building works is required by law to appoint an authorized person, and where necessary a registered structural engineer

Authorized persons, registered structural engineers, registered geotechnical engineers and registered contractors have statutory responsibilities for coordinating, supervising and carrying out building works and submitting stability certificates and test reports. When breach of statutory provisions is identified, the Building Authority may order works to cease or to be remedied. Offenders are also liable to prosecution or disciplinary proceedings.

Chapter 4

Future Development

Critical Path Consideration



KYF Redevelopment Project (critical path)

Chapter 5

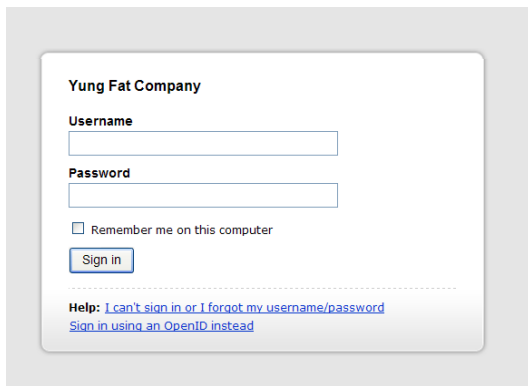
Reference and Links

This section gives you the reference of the WebPages required for the development of the project.

By this website we can get all the contacts of government bodies
http://tel.directory.gov.hk/0237000043_CHI.html

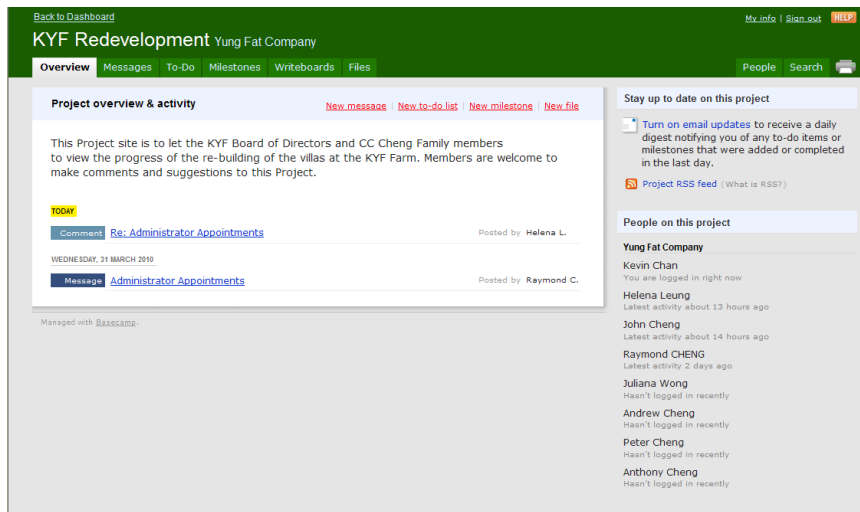
By this website we can get all the details of Land uses
www.ozp.tpb.gov.hk/default.aspx

Project Management system - Base Camp:



1. LOGIN FORM:

This form is used for typing the user name and password by using the Base camp. This will allow the user to work with 'KYF Redevelopment Project'.



2. MAIN WINDOW:

This is the main window of 'KYF Redevelopment Project'. From here you can perform all the operations and check all the information.