

**APPLICATION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131)
FOR TEMPORARY PLANNING PERMISSION TO PERMIT PUBLIC VEHICLE PARK (EXCLUDING
CONTAINER VEHICLE) FOR A PERIOD OF 3 YEARS**

**VARIOUS LOTS IN DEMARCATION DISTRICT 244
AT HO CHUNG, SAI KUNG, NEW TERRITORIES
HONG KONG**

SUPPORTING PLANNING STATEMENT

JULY 2026

EXECUTIVE SUMMARY

This planning application is submitted to the Town Planning Board under Section 16 of the Town Planning Ordinance (Cap. 131) to seek approval for a Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years ("the Proposed Use") on various lots in Demarcation District 244 at Ho Chung. The Application Site covers a registered area of about 1.09 acres (i.e. about 4,411.07m²) and currently falls within an area zoned "Comprehensive Development Area", "Village Type Development", and "Road" on the Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11.

The Application Site and various lots adjacent to it are covered by planning approval no. A/SK-HC/340 and its approval conditions are in the process of being complied with. However, given the processing time needed to complete land exchange to commence development, this planning application seeks to prevent the site from being left idle in the short term and to alleviate the traffic conditions of Hiram's Highway.

This planning application for a Temporary Public Vehicle Park (Excluding Container Vehicle) will not cause the Applicants to delay in their compliance with the approval conditions of planning approval no. A/SK-HC/340 and/or impede the future comprehensive development of the site for residential use.

The application site is located in Ho Chung, Sai Kung and the Proposed Use is considered not incompatible with low density residential developments in its vicinity.

內容摘要

申請人是根據第 131 章《城市規劃條例》第 16 條向城市規劃委員會（「城規會」）提交規劃申請，在西貢蠔涌丈量約份第 244 約多個地段擬議臨時公眾停車場（貨櫃車除外）（為期 3 年）用作臨時公共車輛停車場用途（「本用途」）。申請地盤位於蠔涌分區計劃大綱核准圖編號 S/SK-HC/11 上的「綜合發展區」，「鄉村式發展」及「道路」地帶內，地盤面積約 1.09 英畝（即約 4,411.07 平方米）。

申請地盤及毗連多個地段已獲得規劃申請批准（申請編號 A/SK-HC/340），申請人現正處理其批准的附帶條件。然而，考慮到換地申請需要時間處理，在展開相關工程之前，希望在短期內都能有效利用土地資源，因此提交是次規劃申請，並且希望能緩解西貢公路的交通情況。

擬議臨時公共車輛停車場的規劃申請不會導致申請人延遲處理規劃申請批准（申請編號 A/SK-HC/340）的附帶條件，也不會妨礙該地盤未來用於住宅用途的綜合發展。申請地盤位於西貢蠔涌，臨時公共車輛停車場用途與其周邊的低密度住宅發展相容。

註：內容如有差異，應以英文版本為準。

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1 Introduction

On behalf of Menhill Limited & Regional Limited ("the Applicants"), this application is submitted by Knight Frank Petty Limited under section 16 of the Town Planning Ordinance (Cap. 131) for temporary planning permission to permit a Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years (the "Proposed Use") at Lot Nos. 1016 s.A, 1016 RP, 1017, 1018 s.A, 1018 RP, 1019 s.A, 1019 RP, 1020 s.B, 1020 RP, 1021 s.B, 1021 RP, 1022 RP, 1029, 1030 and 1031 all in Demarcation District 244 (together hereinafter referred to as the "Application Site") covering a registered area of about 1.09 acres (i.e. about 4,411.07m²). A Location Plan is enclosed at **Appendix A**. The extent of the Application Site is enclosed at **Appendix B**.

The Application Site and various lots adjacent to it ("Phase 2 Site") are covered by planning approval no. A/SK-HC/340 ("the Planning Approval"), which was approved by the Town Planning Board ("TPB") on 9 June 2023. A copy of the Planning Approval is at **Appendix C** and the scheme plans and Advisory Clauses extracted from RNTPC Paper No. A/SK-HC/340A are at **Appendix D**. The Planning Approval permits a proposed comprehensive residential development with minor relaxation of building height restriction.

To effect the development as permitted by the Planning Approval, an application for lease modification by way of land exchange to the Lands Department is necessary. Such application would typically take 3 years to process.

Rather than leaving the land vacant and to fully utilise its potential, the Applicants wish to operate a public vehicle park on the Application Site in tandem with their application for land exchange. The Applicants also wish to help alleviate the shortage of public vehicle parking spaces in the area and to alleviate the traffic situation on Hiram's Highway.

The TPB had previously approved application A/SK-HC/365 permitting the Proposed Use under section 16 of the Town Planning Ordinance on the 22 November 2024 ("the First TPP"), subject to various approval conditions.

Although the Applicants had genuine intention to proceed with the Proposed Use, due to commercial hardship and operational considerations, they were unable to meet the approval conditions by the required deadline. As such, the First TPP lapsed. The Applicant's have now entered into an agreement with an experienced car park operator to realise the Proposed Use should this application be approved. The Applicant's now see approval for the Proposed Use.

2 Application Site

The Application Site is located at Ho Chung New Village (**Appendix B**). It abuts and has direct access to Hiram's Highway via an existing ingress/egress. The site was previously used as a plant nursery but is now currently vacant.

For the avoidance of doubt, the Application Site covers only and fully Lot Nos. 1016 s.A, 1016 RP, 1017, 1018 s.A, 1018 RP, 1019 s.A, 1019 RP, 1020 s.B, 1020 RP, 1021 s.B, 1021 RP, 1022 RP, 1029, 1030 and 1031 all in Demarcation District 244. Any plans enclosed in this application are for identification purposes only and have not been prepared by Authorized Land Surveyor.

The area of the Application Site is determined by the area as registered under Block Government Lease and is determined by the Lands Department. Given no plot ratio implication for the Proposed Use, land survey of the area as measured at current date is not necessary.

3 Surrounding Environment

The surrounding environment is largely comprised of village houses and other residential developments, the development intensity of which are low-density in nature. Detailed characteristics are as follows:

To the North is a low-density residential development under construction;

To the West is Ho Chung New Village, a 'Recognized Village' under the New Territories Small House Policy;

To the South is vacant land also owned by the Applicant's with a low-density residential development on the opposite side of Nam Pin Wai Road; and

To the East is the newly upgraded Hiram's Highway, the Ho Chung River, a Social Welfare Facility and other low-density residential developments.

The Application Site is mainly located within the village environ of Ho Chung Village and is accessible from Hiram's Highway from the East and Nam Pin Wai Road from the South.

4 Current & Previous Use

The Application Site is currently vacant and was previously occupied by some structures of ex-sauce processing factories and plant nursery which are now demolished.

5 Proposed Temporary Use

The Proposed Use includes 100 private car parking spaces, each with a dimension of 2.5 x 5.0 m. A detailed layout plan of the Proposed Use is enclosed at **Appendix E**.

As stated above, the main purpose of the Proposed Use is to prevent the land being left vacant as the Applicant's apply for a land exchange application through the Lands Department while concurrently alleviating the shortage of public vehicle parking spaces in the area and to alleviate the traffic situation on Hiram's Highway.

6 Statutory Town Planning

6.1 Statutory Planning Control

The Application Site is covered by Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11 and currently zoned 'Comprehensive Development Area' ("CDA"), 'Village Type Development' ("V"), and "Road". The vast majority of the Application Site is zoned CDA. 'Public Vehicle Park (excluding container vehicle)' is included under Column 2 of Schedule of Uses of both CDA and V zone and is thus a use which may be permitted with or without conditions on application to the TPB.

6.2 Planning Intention

CDA zone is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

In line with the planning intention, a planning application was submitted and approved for development of the area into a private residential development.

6.3 Previous Planning Applications Covering the Application Site

Application No.	Address	Applied Use	Decision
A/DPA/SK-HC/26	Various Lots in DD214 and DD244 in Ho Chung, Sai Kung, N.T.	Low-density Residential Development	Rejected/Not agreed (on 14/08/1992)
A/SK-HC/124*		Comprehensive Residential Development	Allowed/Allowed with condition(s) upon Appeal under S17B (on 16/07/2013)
A/SK-HC/124-1		Comprehensive Residential Development – Minor Amendment (S16A – Extension of Time)	Approved/Agreed (on 22/06/2017)
A/SK-HC/124-2		Comprehensive Residential Development – Minor Amendment (S16A)	Approved/Agreed (19/01/2022)
A/SK-HC/340		Proposed Comprehensive Residential Development with Minor Relaxation of Building Height Restriction at Phase 2 Site	Deferred (on 23/12/2022) Approved with condition(s) until 09/06/2027 (on 09/06/2023)
A/SK-HC/356		Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years	Approved with condition(s) on 22 November 2024

6.4 Planning Approval (A/SK-HC/340)

In general, CDA zones shall be developed as a whole. For this CDA site in particular, the development is to be developed in two phases. A S.16 Application for Phase 1 Site to the North of the Application Site

was approved on 16 July 2013. Subsequently, a land exchange application was submitted and then approved in 2021. Development for Phase 1 Site has commenced.

The Planning Approval was approved by the TPB on 9 June 2023, covering the Phase 2 Site includes within it, the Application Site and other adjacent lots for a 'Proposed Comprehensive Residential Development with Minor Relaxation of Building Height Restriction at Phase 2 Site'.

The Phase 2 Site is around 5,827.4m² (including about 761.1m² of government land) in size. The development as approved under the Planning Approval is for 22 houses, 8 of which will be 3-storey houses and 14 of which will be 6-storey houses with a plot ratio of not more than 0.75, a site coverage of not more than 25% and a total gross floor area of not more than 4,124.6m².

As part of the Planning Approval, the following conditions must be complied with by 9 June 2027, otherwise the permission shall cease to have effect:

- Submission and implementation of a revised Master Layout Plan;
- Submission and implementation of a revised Landscape Master Plan;
- Design and construction of the proposed road junction;
- Submission of a revised noise impact assessment and the implementation of the noise mitigation measures;
- Provision of water supplies for firefighting and fire service installations;
- Submission and implementation of a development programme indicating the timing and phasing of the comprehensive development; and
- Commencement of an approved development via lease modification by way of land exchange.

The above conditions are being or will be complied with. In support of the Applicant's intention to carry out the development in accordance with the Planning Approval, a land exchange application has already been submitted to District Lands Office/Sai Kung on 10 June 2026, with the applied use being one and the same as that stipulated under the Planning Approval.

7 Land Status

The lots which make the Application Site are Old Schedule Agricultural Lots held under Block Government Lease of Demarcation District 244. As per the High Court's ruling in 1983 on the Melhado Case, as there are no structures for the Proposed Use, no application for lease modification to the Lands Department is necessary.

As shown in **Appendix B**, the Application Site does not cover the entirety of the Phase 2 Site but is the largest contiguous area covered by private lots owned by the Applicant. The Application Site does not include any unallocated government land.

To effect the residential development as approved under the Planning Approval, an application for land exchange was already submitted to the Lands Department.

8 Justifications

8.1 Not Incompatible with the Surrounding Environment

Given the existence of public parking areas along Hiram's Highway and the non-polluting and non-noisome nature of the proposed temporary, the Proposed Use is not incompatible with the surrounding environment.

8.2 Will Not Affect Implementation of Approved Comprehensive Residential Development

The temporary nature of the Proposed Use would not jeopardise the long-term planning intention of the CDA zone for residential use with the provision of open space and other supporting facilities. Indeed, should the application for land exchange be expedited and completed prior to the lapsing of this planning approval to permit a temporary public vehicle park, it is the intention of the Applicants to begin development of the area in accordance with the Planning Approval immediately.

8.3 No Adverse Impact Caused to Local Traffic Conditions

Due to the recent upgrade of the roundabout at the intersection of Hiram's Highway and New Hiram's Highway, the impact to local traffic conditions, if any, is considered to be acceptable. Indeed, should those travelling into Sai Kung Town Centre, where that portion of Hiram's Highway has not yet been upgraded, be allowed to park their cars at the Application Site and transfer to other modes of public transportation, it could provide relief to local traffic conditions. In addition, an ingress/egress ramp already exists, connecting the Application Site to Hiram's Highway.

Overall, the amount of users of the Proposed Use is judged to be minimal and mostly for weekend visitors to the area or long term parking by villagers in the area.

Enclosed at **Appendix F** is a Traffic Impact Assessment which demonstrates the following:

- Queuing area is incorporated into the layout of the Proposed Use to ensure no backing up of vehicles waiting to enter the car park;
- Swept path analysis shows that private cars would be able to enter and leave the vehicular access with ease; and
- Trip generation of the Proposed Use and demonstration of no adverse impact.

8.4 Relief to Parking Space Shortfall in Short Term

Due to the soon to commence and necessary road widening works along Hiram's Highway, certain existing public parking spaces would cease to operate during the road works. The Proposed Use could offer some relief to this shortfall and allow travellers to Sai Kung Town Centre to park their vehicles and transfer to other modes of public transport such as minibus and bus.

8.5 Drainage and Sewerage

The Application Site is currently paved and considered as impervious area. The Proposed Use will not change the amount of paved and unpaved area which in turn will affect the watercourse or drainage path of the Application Site. As such, the Proposed Use will not lead to any changes in runoff behaviour

and the overall drainage regime remains the same. The Proposed Use would not generate any discharge of sewage.

8.6 Maximising Land Use

It has long been the government's policy to maximise land use. While the Applicant proceeds to commence the Planning Approval and applies for the necessary land exchange, permitting the Proposed Use would mean that the land is not left vacant in the interim.

8.7 Experienced Operator

The Applicants have entered into an agreement with an experienced car park operator to realise the Proposed Use. The operator's experience would greatly speed up the fulfilment of approval conditions should this application be approved.

8.8 No Insurmountable Impacts

No insurmountable adverse environmental, traffic, water, and waste impacts are anticipated. Due to the nature of the Proposed Use, staff required for maintenance will be minimal.

9 **Conclusion**

It is the intention of the Applicants to develop the area in accordance with the Approved Planning Permission. However, as discussed above, a necessary application for land exchange to the Lands Department is being submitted to District Lands Office/Sai Kung but would likely take a number of years.

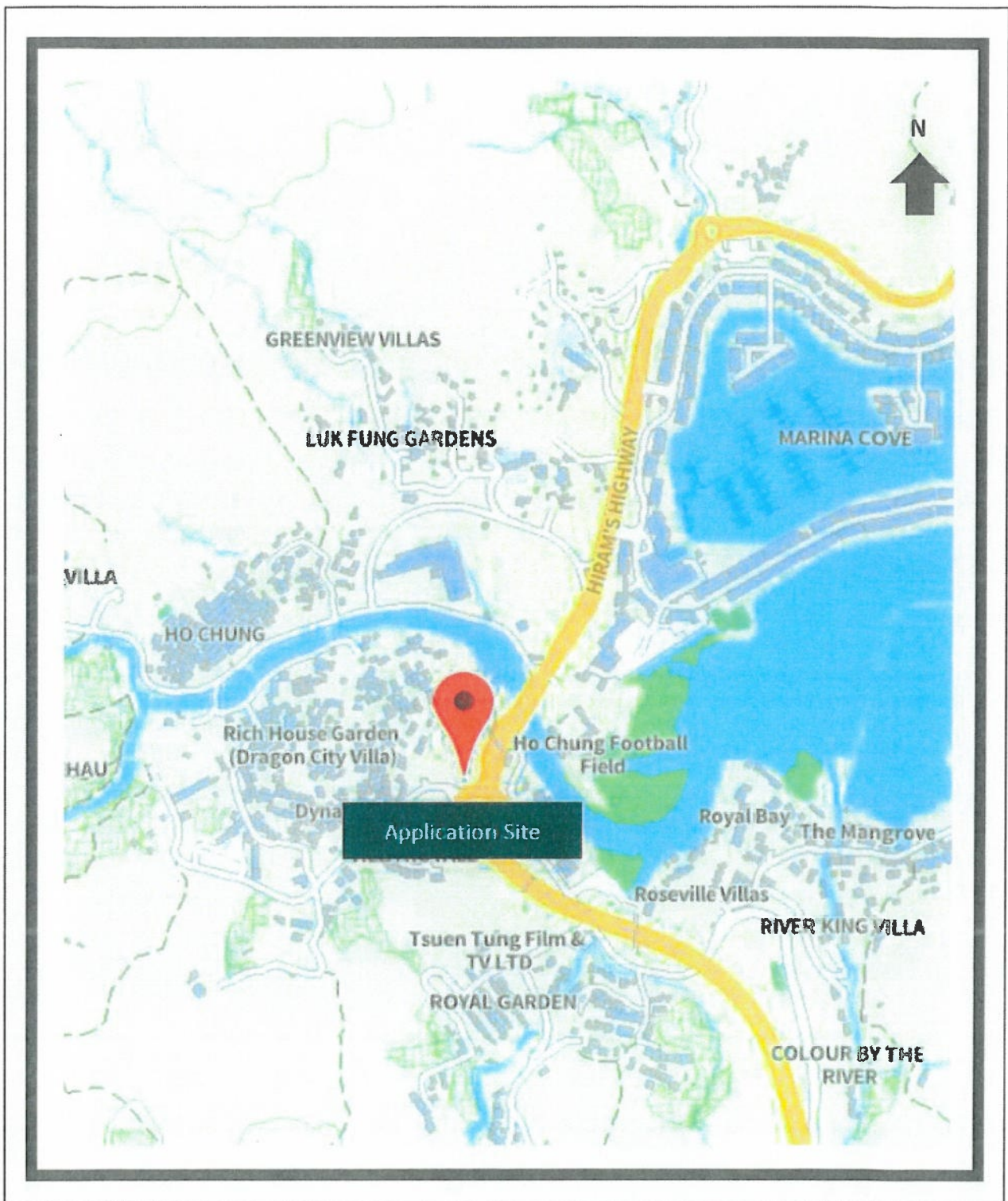
To prevent the Application Site from being left idle and unused for the next few years, to provide a temporary supply of public vehicle parking in the area, and to alleviate the traffic condition of Hiram's Highway, the Applicant's hope that the Board can look favourably on his application and grant approval for the Proposed Use. A favourable consideration to the current application made under section 16 of the Town Planning Ordinance (Cap. 131) is hereby sought.

10 **Attachments**

Appendix A	Location Plan
Appendix B	Application Site
Appendix C	TPB Approval Letter A/SK-HC/340 dated 23 June 2023
Appendix D	Extract from RNTPC Paper No. A/SK-HC/340A
Appendix E	Public Vehicle Park Layout Plan
Appendix F	Traffic Impact Assessment

Appendix A

Location Plan

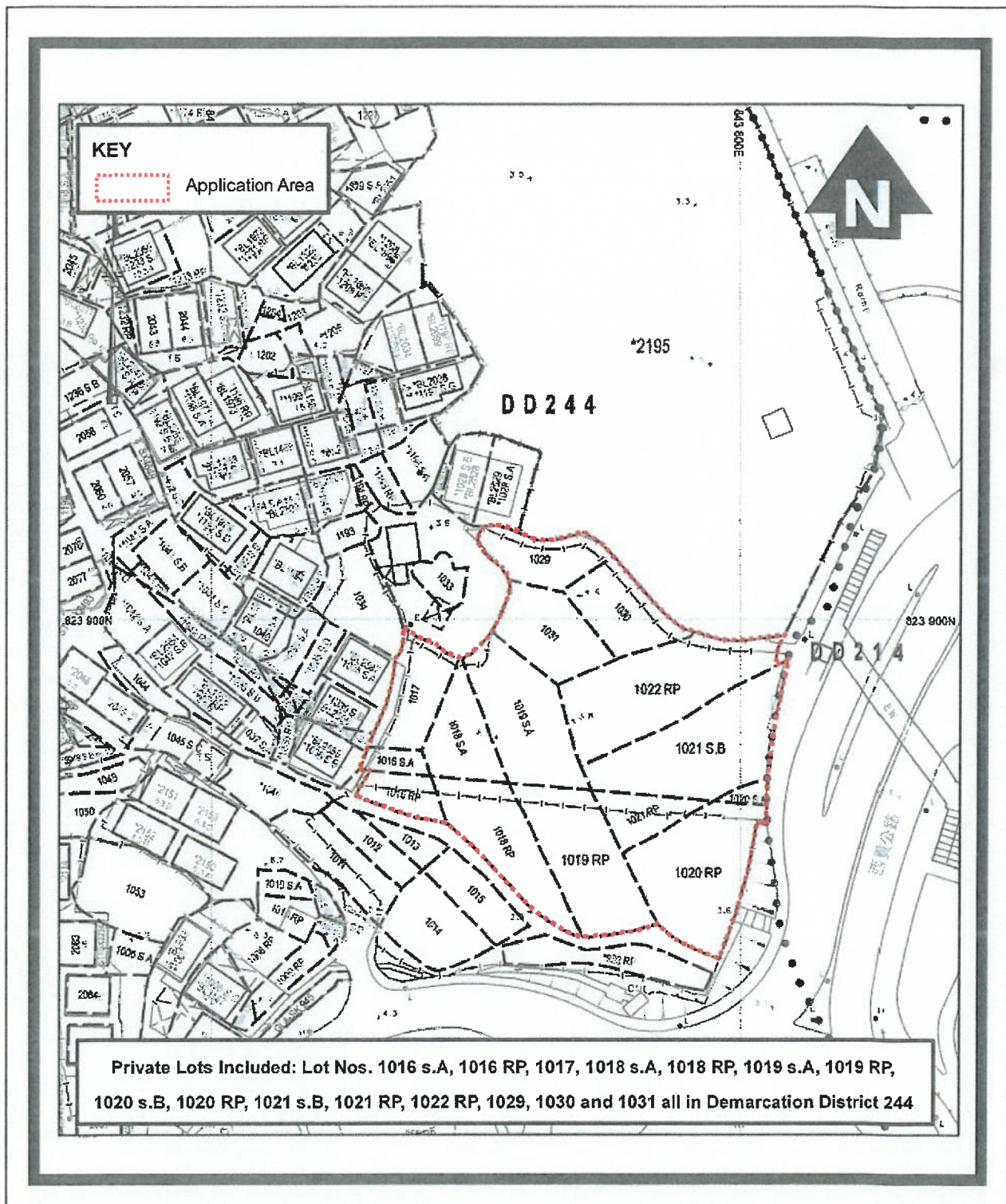


Location Plan

For Identification Purposes Only

Appendix B

Application Site



Application Site

For Identification Purposes Only
Basemap Source: Lands Department (2024)

Appendix C
TPB Approval Letter
A/SK-HC/340 dated
23 June 2023

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳真 Fax: 2877 0245 / 2522 8426

電話 Tel: 2231 4810

來函編號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/SK-HC/340

By Email

23 June 2023

(Attn.: Vincent Lau)

Dear Sir/Madam,

**Proposed Comprehensive Residential Development with
Minor Relaxation of Building Height Restriction at Phase 2 Site
in "Comprehensive Development Area" zone and area shown as 'Road',
Various Lots in D.D. 244 and Adjoining Government Land, Ho Chung, Sai Kung**

I refer to my letter to you dated 7.6.2023.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid until 2.6.2027, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The permission is subject to the following conditions :

- (a) the submission and implementation of a revised Master Layout Plan to take into account conditions (b) to (f) below, to the satisfaction of the Director of Planning or of the TPB;
- (b) the submission and implementation of a revised Landscape Master Plan to the satisfaction of the Director of Planning or of the TPB;
- (c) the design and construction of the proposed road junction to the satisfaction of the Commissioner for Transport or of the TPB;
- (d) the submission of a revised noise impact assessment and the implementation of the noise mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the TPB;
- (e) the provision of water supplies for firefighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB; and
- (f) the submission and implementation of a development programme indicating the timing and phasing of the comprehensive development to the satisfaction of the Director of Planning or of the TPB.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix V of the TPB Paper.

Regarding the determination on commencement of an approved development, please refer to TPB Guidelines No. 35D for details. If you wish to seek an extension of the validity of this permission, you may submit an application under 16A of the Town Planning Ordinance to the TPB no less than six weeks before its expiry. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider the application if the time limit for commencement of development specified in the permission has already expired at the time of consideration by the TPB. Please refer to the TPB Guidelines No. 35D and 36B for details. The Guidelines and application forms are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

For amendments to the approved development that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

The TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) is available at this link (https://www.info.gov.hk/tpb/en/meetings/RNTPC/Agenda/720_rnt_agenda.html) and the relevant extract of minutes of the TPB meeting held on 9.6.2023 is enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 14.7.2023). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Ms. Jane Kwan of Sai Kung & Islands District Planning Office at 2158 6162. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officer is attached herewith for your reference.

Yours faithfully,



(Leticia LEUNG)
for Secretary, Town Planning Board

List of Government Department Contacts

(Application No. A/SK-HC/340)

部門 Department	辦事處 Office	聯絡人姓名 Name of Contact Person	電話號碼 Telephone No.	傳真號碼 Facsimile No.
環境保護署 Environmental Protection Department	環境評估科 Environmental Assessment Division	李俊良先生 Mr. LI Chun Leung, Alan	2835 1114	2591 0558

Extracted from Confirmed Minutes of 720th Meeting of RNTPC held on 9.6.2023

Agenda Item 5

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SK-HC/340 Proposed Comprehensive Residential Development with Minor Relaxation of Building Height Restriction at Phase 2 Site in “Comprehensive Development Area” zone and area shown as ‘Road’, Various Lots in D.D. 244 and Adjoining Government Land, Ho Chung, Sai Kung
(RNTPC Paper No. A/SK-HC/340A)

Presentation and Question Sessions

22. With the aid of a PowerPoint presentation, Ms Jane W.L. Kwan, STP/SKIs, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

23. Two Members raised the following questions:

- (a) noting the public comments expressing concerns that the application site (the Site) would be served with proper vehicular access whereas the nearby village would not, whether there were differential treatment in the provision of vehicular access and whether public funds had been involved in the provision of vehicular access to the Site; and
- (b) whether the existing pedestrian access between Phases 1 and 2 of the “CDA” zone would be adversely affected by the proposed development as mentioned in the public comments.

24. In response, with the aid of some PowerPoint slides, Ms Jane W.L. Kwan, STP/SKIs, made the following main points:

- (a) under the Hiram's Highway Improvement Stage 1, vehicular ingress/egress points had been reserved to areas or local roads along the relevant section of Hiram's Highway including the Site. There were two existing vehicular accesses serving the Site and the nearby villages, i.e. Nam Pin Wai Road and Ho Chung Road, which further branched off to informal local tracks within the villages. The applicant proposed to construct a vehicular access connecting the Site and Nam Pin Wai Road. For nearby villages, improvement works on local road networks, if required, could be considered to be undertaken via local minor works managed by the Home Affairs Department; and
- (b) there were local concerns over the closure of an existing pedestrian access between Phase 1 and Phase 2 sites of the "CDA" zone. While private land dispute should be handled separately by the concerned parties, the applicants were advised to liaise with the local stakeholders to address their concerns regarding the pedestrian access.

[Dr C.H. Hau and Ms Clara K.W. U joined the meeting during the question and answer session.]

Deliberation Session

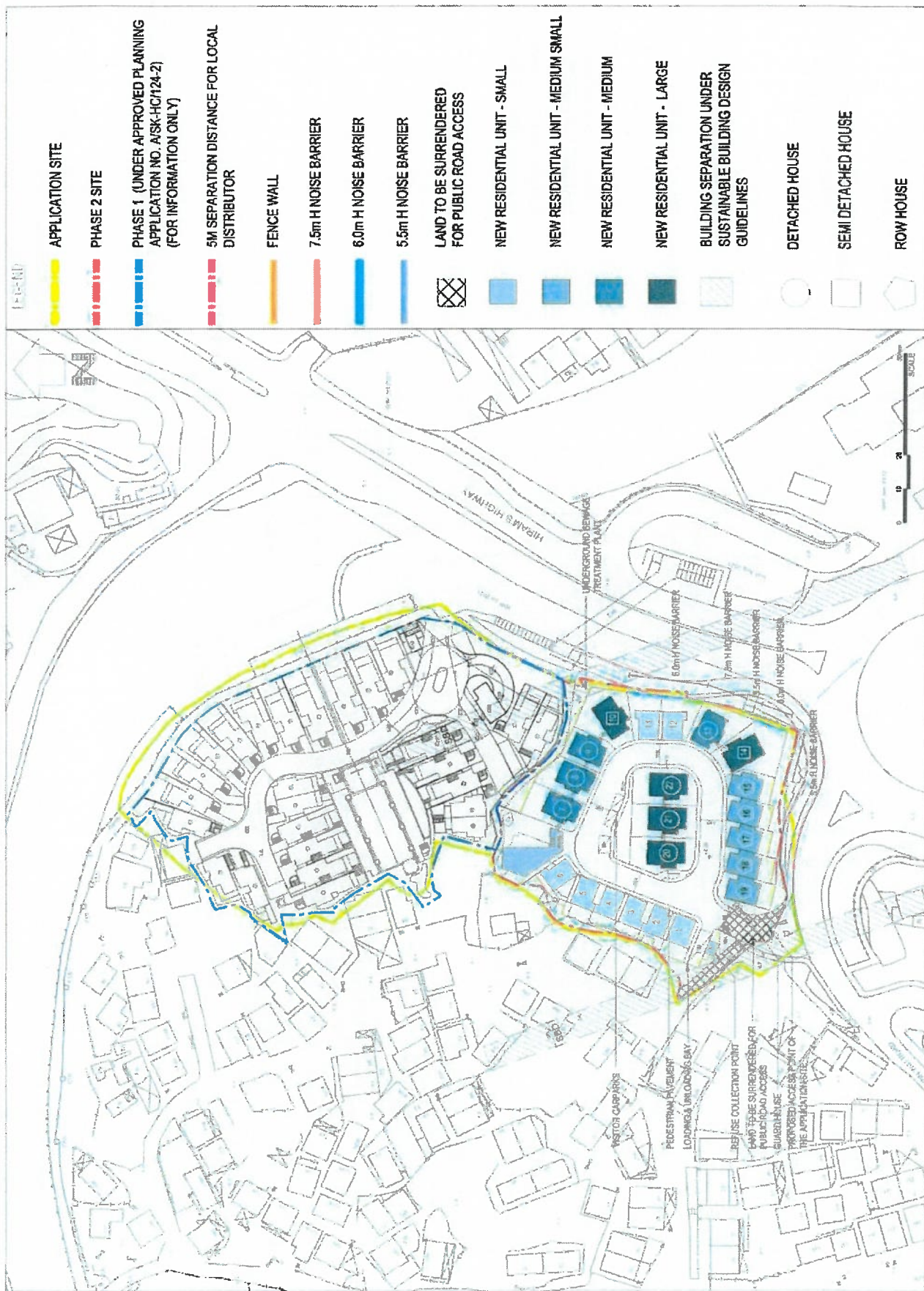
25. The Chairman recapitulated that the Site fell within an area zoned "CDA" which required the submission of a Master Layout Plan for approval by the Town Planning Board. Phase 1 development had commenced and the current application was for Phase 2 development. The proposed development parameters, including gross floor area and plot ratio, under the current application were generally in line with the restrictions stipulated for the "CDA" zone on the outline zoning plan, except that the building height (BH) with the adoption of 'split-level design', as proposed by the applicant, required a minor relaxation of the BH restriction from three storeys over one storey of carport to six storeys (in split levels) over one storey of carport. The Committee also noted that while there was a 100% increase in number of storeys due to the adoption of "split-level design", the absolute BH of the proposed houses remained as 12m as per the stipulated BH restriction for the Site.

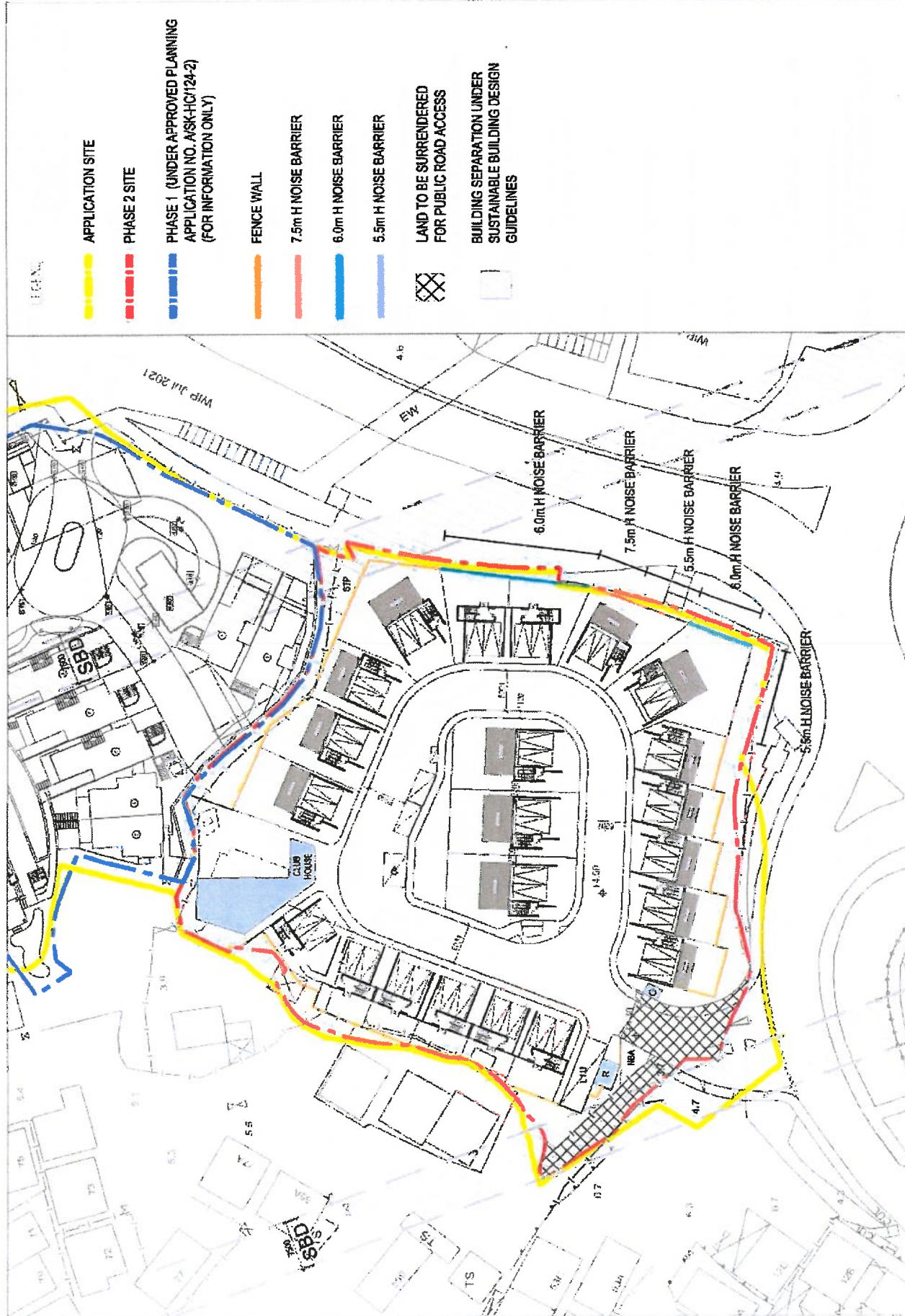
26. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board (TPB). The permission should be valid until 9.6.2027, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following conditions :

- “(a) the submission and implementation of a revised Master Layout Plan to take into account conditions (b) to (f) below, to the satisfaction of the Director of Planning or of the TPB;
- (b) the submission and implementation of a revised Landscape Master Plan to the satisfaction of the Director of Planning or of the TPB;
- (c) the design and construction of the proposed road junction to the satisfaction of the Commissioner for Transport or of the TPB;
- (d) the submission of a revised noise impact assessment and the implementation of the noise mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the TPB;
- (e) the provision of water supplies for firefighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB; and
- (f) the submission and implementation of a development programme indicating the timing and phasing of the comprehensive development to the satisfaction of the Director of Planning or of the TPB.”

27. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix V of the Paper.

Appendix D
Extract from RNTPC
Paper No. A/SK-
HC/340A





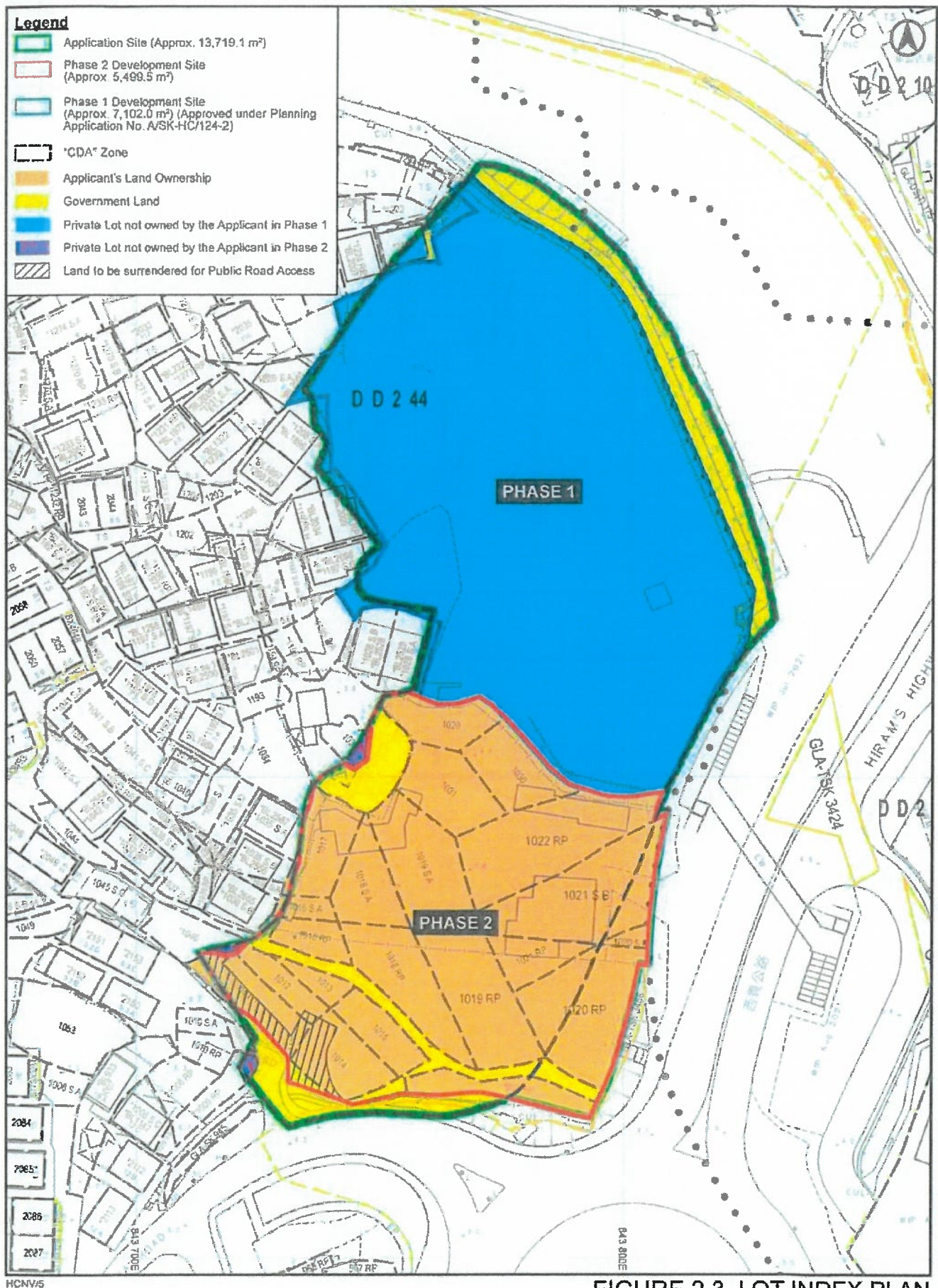
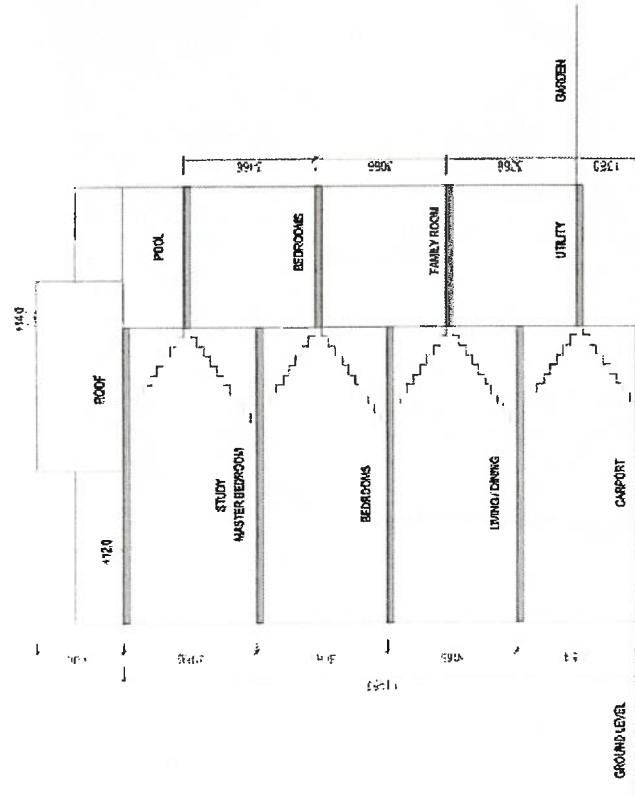


FIGURE 2.3 LOT INDEX PLAN
SCALE

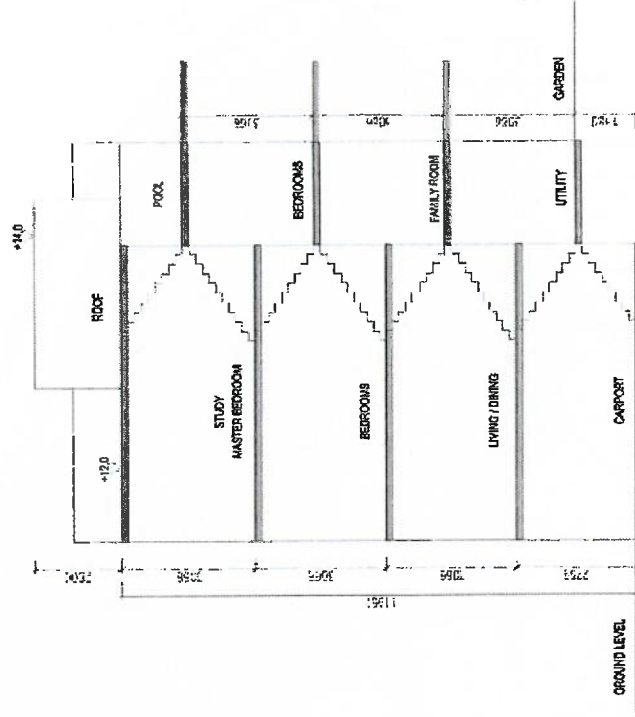
(資料來源：申請人於 01.06.2023 呈交的資料)
(Source : Applicant's Submission of 01.06.2023)

參考編號
REFERENCE No.
A/SK-HC/340

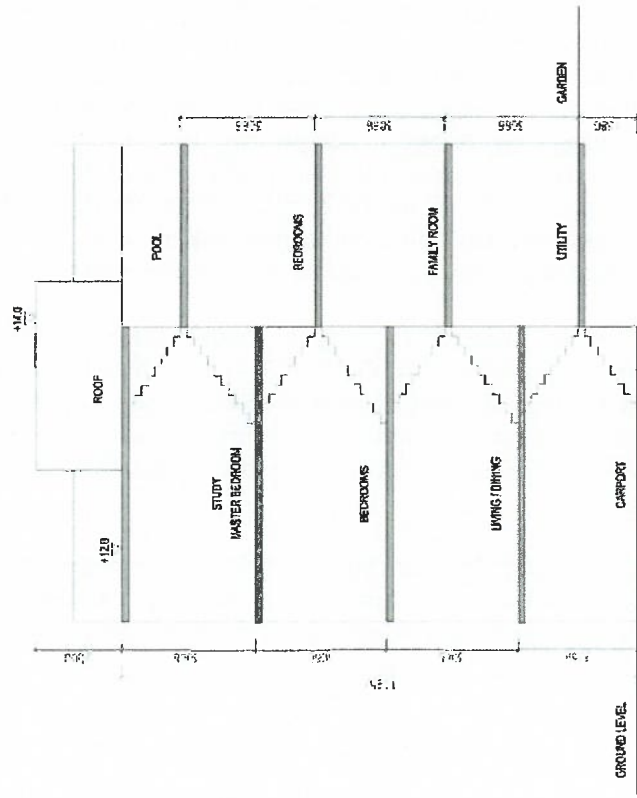
繪圖
DRAWING
A-3



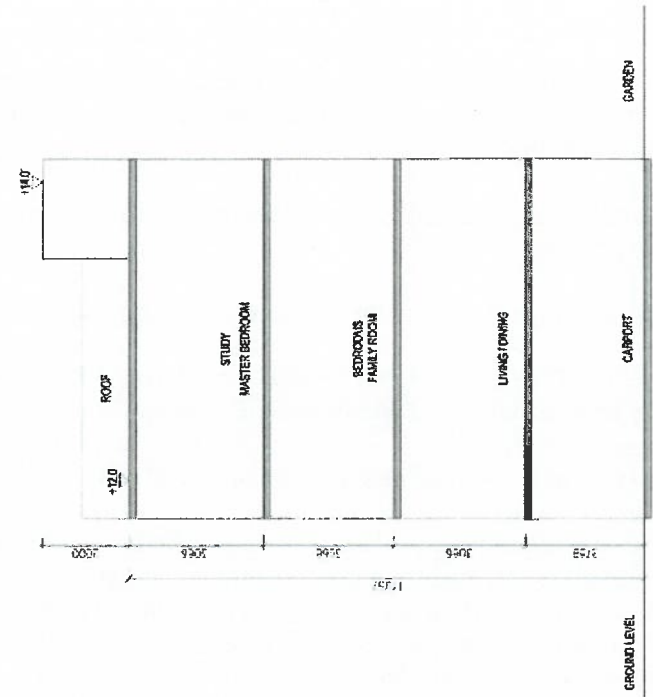
Medium-Large Unit (Split Level)



Medium-Small Unit (Split Level)



Large Unit (Split Level)



Small Unit

Advisory Clauses

- (a) the approved Master Layout Plan, together with a set of approval conditions, would be certified by the Chairman of the Town Planning Board and deposited in the Land Registry in accordance with section 4A(2) of the Town Planning Ordinance;
- (b) to incorporate the relevant approval conditions into the revised Master Layout Plan for deposition in the Land Registry as soon as possible;
- (c) to liaise with the local stakeholders to address their concerns regarding the pedestrian access;
- (d) to note the comments of the District Lands Officer/Sai Kung, Lands Department that the applicants should ensure all the site areas stated in the submission are correct. The applicants are also advised to explore including the whole Lot Nos. 1011, 1016 s.A and 1017 in D.D. 244 in Phase 2 Site. The applicants' proposal for surrender of their private lots for public road is subject to comments of the Transport Department and be reviewed by his department upon processing of land exchange for the development. Two areas of government land are proposed to be included in the Phase 2 development site boundary. The feasibility of such proposal would be considered by his department upon processing of the land exchange application for the proposed development. The lot owner should apply for a land exchange to effect the proposal. The lot owner is reminded that every application submitted to his department will be considered on its own merits by his department at its absolute discretion acting in its capacity as a landlord and there is no guarantee that the land exchange application will eventually be approved by his department. If the application for lands exchange is approved by his department, it will be subject to such terms and conditions as may be imposed by his department at its absolute discretion, including payment of premium and administrative fee;
- (e) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the Section 16 application under Town Planning Ordinance does not imply approval of the site coverage of greenery requirements under Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-152 and/or under the lease. The site coverage of greenery calculation should be submitted separately to the Buildings Department for approval. For any proposed tree preservation/removal scheme, the applicant shall approach relevant authority/government department(s) direct to obtain the necessary approval;
- (f) to note the comments of the Director of Environmental Protection that the comments on the environmental assessment at Appendix IV of the RNTPC paper should be addressed in the subsequent submission stage. Since the treated wastewater will be discharged into the nearby existing drainage system, the applicants are required to comply with relevant discharge standards of the "Technical Memorandum on Standards for Effluents Discharged into Drainage and Sewerage Systems, Inland and Coastal Waters";
- (g) to note the comments of the Chief Engineer/Mainland South, Drainage Services Department that the detailed design of the proposed drainage works and a temporary drainage management plan shall be submitted to his department for agreement prior to the commencement of construction works;

- (h) to note the comments of the Chief Engineer/Construction, Water Supplies Department that existing water mains are in close proximity to the Site and is likely to be affected. The applicants are required to either divert or protect the water mains found on site. If diversion is required, existing water mains inside the Site are needed to be diverted outside the Site boundary of the proposed development to lie in government land. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the applicants, and the applicants shall submit all the relevant proposal to his department for consideration and agreement before the works commence. If diversion is not required, the following conditions shall apply: (i) existing water mains are affected and no development which requires resiting of water mains will be allowed; (ii) details of site formation works shall be submitted to the Director of Water Supplies for approval prior to commencement of works; (iii) no structures shall be built or materials stored within 1.5m from the centre line(s) of water main(s). Free access shall be made at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works; (iv) no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s). No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the Director of Water Supplies. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe; (v) no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5m around the cover of any valve or within a distance of 1m from any hydrant outlet; (vi) tree planting may be prohibited in the event that the Director of Water Supplies considers that there is any likelihood of damage being caused to water mains;
- (i) to note the comments of the Director of Fire Services that the applicants should observe the requirements of emergency vehicular access as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the Buildings Department;
- (j) to note the comments of the Chief Building Surveyor/New Territories East 2 and Rail, Buildings Department that with reference to PNAP APP-2 and with regard to the 'split-level' designs for houses where the difference in level between adjoining floors is less than 1m, the adjacent floors may be regarded as same storey for the purposes of Building (Planning) Regulation. For greater differences in level, the Authorized Person should clarify with his department before embarking on the project. Occupation permit cannot be issued until the access point to the Site from Nam Pin Wai Road is completed. Unless it could be justified that the Site will abut on a specified street under Building (Planning) Regulation (B(P)R) 18A, otherwise the development intensity of the Site should be determined by the Building Authority under B(P)R 19(3). The Site shall be provided with service lane (if the proposed houses cannot comply with detached/ semi-detached building requirements in B(P)R) and emergency vehicular access in accordance with B(P)R 28 and 41(D) respective. The proposed noise barrier should comply with the requirements as stipulated in the Joint Practice Note No. 2. The existing access road serving Ho Chung New Village should be excluded from site area calculation. All building works are subject to compliance with the Buildings Ordinance (BO) and allied regulations. Before any building works are carried out on the Site, prior approval and consent from the Building Authority should be obtained. An Authorized Person must be appointed to coordinate all new building works in accordance with the BO. Formal submission under the BO is required for any proposed new works. Detailed comments under the BO will be provided at the building plan submission stage;

- (k) to note the comments of the Chief Heritage Executive (Antiquities and Monuments), Antiquities and Monuments Office that no disturbance should be made to Che Kung Temple, Sai Kung during the course of the proposed works. The applicants and their contractors are required to inform her office immediately when there are any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53) are unearthed during the course of the proposed works.

Appendix E
Public Vehicle Park
Layout Plan

