

Reference FSRSK/JANICE/03
Date 26 September 2025

By EMAIL only

The Secretary, Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road, North Point, HONG KONG

Dear Sir / Madam,

**SECTION 16 PLANNING APPLICATION
THE TOWN PLANNING ORDINANCE (CHAPTER 131)**

**MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION
FOR PROPOSED RESIDENTIAL REDEVELOPMENT
AT NO. 8 FUNG SAU ROAD, SAI KUNG
(TPB Ref: A/SK-TMT/85)**

This letter supercedes our letter dated 26 September 2025 (ref: FSRSK/JANICE/02) which was emailed to the TPB the same date.

We write with regards to the captioned Planning Application submitted to the Town Planning Board ("TPB") on 11 September 2025. We would like to make the following clarifications in response to comments received from Sai Kung & Islands District Planning Office on 25 September 2025:

- 1) The captioned Planning Application seeks planning permission for Minor Relaxation of Building Height Restriction for Permitted House Development.
- 2) The Total Gross Floor Area ("GFA") of approx. 776.49m² includes domestic portion only. The non-domestic GFA of approx. 554.29m² includes E&M Plant Rooms, Recreational facilities etc are exempted from GFA calculation under Buildings Ordinance.
- 3) The Total No. of Blocks is 3 which include House A, House B and 1 storey of Pavilion with a Building Height ("BH") of approx. 45.75mPD / approx. 3.25m at mean roof level; and underground E&M Plant Room facilities, which are exempted from GFA calculation under Buildings Ordinance.
- 4) The 1-storey Pavilion is counted in the domestic GFA calculation of the Proposed Residential Redevelopment.

Replacement pages of the Application Form and Table 4.1 of the Supplementary Planning Statement are attached for your consideration.

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ASSOCIATED COMPANIES :

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TOWNLAND CONSULTANTS (SHENZHEN) LIMITED (China)

TOWNLAND CONSULTANTS PVT. LIMITED (India)

PT TOWNLAND INTERNATIONAL (Indonesia)

HOWARD & SEDDON PARTNERSHIP (United Kingdom)



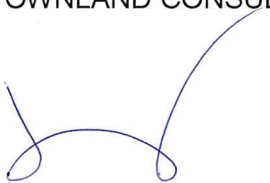
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Reference FSRSK/JANICE/03
Date 26 September 2025

The Secretary, Town Planning Board

Should there be any queries, please do not hesitate to contact the undersigned or Ms Janice Wong at 3557 3812.

Yours faithfully,
FOR AND ON BEHALF OF
TOWNLAND CONSULTANTS LIMITED



Delius Wong
Associate / Project & Quality Manager

DEL/JANICE

Enc Replacement Pages of Application Form
Replacement Page of Supplementary Planning Statement

cc Client / Team

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

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

1. Name of Applicant 申請人姓名/名稱

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

Fung Sau Property Company Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

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

Townland Consultants Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	No. 8 Fung Sau Road, Sai Kung Lot 285 S.A. RP, Lot 285 S.A. ss.1 and Lot 285 RP in D.D. 252
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2,588.30 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 776.49* sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N/A sq.m 平方米 <input type="checkbox"/> About 約

*Includes domestic portion only as non-domestic facilities of the Development is exempted from GFA calculation.

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction From 由 to 至
地積比率限制
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由% to 至 %
上蓋面積限制
- ☒ Building height restriction From 由9.....m 米 to 至12.5.....m 米
建築物高度限制 (at mean roof level)
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction From 由m to 至 m
非建築用地限制
- ☐ Others (please specify)
其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

Proposed Minor Relaxation of Building Height Restriction for
Proposed Residential Redevelopment

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積776.49*..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率0.3*.....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積40*..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	Domestic: 2, Pavilion: 1	
Proposed no. of storeys of each block 每座建築物的擬議層數	House A: 3 including 1 storey of carport; House B: 2; Pavilion: 1	
 storeys 層	
	<input type="checkbox"/> include 包括 storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括 storeys of basements 層地庫	
	House A & House B: 55.5mPD (at mean roof level)	
	Pavilion: 45.75mPD (at mean roof level)	
Proposed building height of each block 每座建築物的擬議高度 mPD 米 (主水平基準上)	<input checked="" type="checkbox"/> About 約
	House A: 12.5m; House B: 9m m 米	<input checked="" type="checkbox"/> About 約
	Pavilion: 3.25m (at mean roof level)	

*Includes domestic GFA, Plot Ratio or Site Coverage only as non-domestic facilities of the Development are exempted from GFA calculation.

Gist of Application 申請摘要			
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	No. 8 Fung Sau Road, Sai Kung Lot 285 S.A. RP, Lot 285 S.A. ss.1 and Lot 285 RP in D.D. 252 香港西貢鳳秀路 8 號 西貢丈量約份第252約地段第 285 號 A 分段餘段、第 285 號 A 分段第1小分段及第 285 號餘段		
Site area 地盤面積	2,588.30 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	Approved Tai Mong Tsai and Tsam Chuk Wan Outline Zoning Plan No. S/SK-TMT/4 大網仔及斬竹灣分區計劃大綱圖編號 S/SK-TMT/4		
Zoning 地帶	"Residential (Group C) 3" 住宅 (丙類) 3		
Applied use/ development 申請用途／發展	Proposed Minor Relaxation of Building Height Restriction for Proposed Residential Redevelopment 擬議略為放寬建築物高度限制住宅重建		
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	776.49 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.3 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	554.29 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.214 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	Domestic: 2, Pavilion 1	
	Non-domestic 非住用		
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	House A: 12.5m (mean roof level) m 米 House B: 9m Pavilion: 3.25m <input checked="" type="checkbox"/> (Not more than 不多於)
		House A & House B: 55.5 mPD 米(主水平基準上) Pavilion: 45.75 (mean roof level) <input checked="" type="checkbox"/> (Not more than 不多於)
		House A: 3 storeys including 1 storey of carport <input type="checkbox"/> (Not more than 不多於) House B: 2 storeys (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括) Pavilion: 1 storey <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	<input type="checkbox"/> (Not more than 不多於) m 米
		<input type="checkbox"/> (Not more than 不多於) mPD 米(主水平基準上)
		<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層 (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括) <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	<input type="checkbox"/> (Not more than 不多於) m 米
		<input type="checkbox"/> (Not more than 不多於) mPD 米(主水平基準上)
		<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層 (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括) <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	40* % <input checked="" type="checkbox"/> About 約	
(v) No. of units 單位數目	2	
(vi) Open space 休憩用地	Private 私人	227.38 sq.m 平方米 <input checked="" type="checkbox"/> Not less than 不少於
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

*Only domestic Site Coverage is included as non-domestic facilities of the Development is exempted from GFA calculation.

Table 4.1: Comparison of the Development Parameters

Development Parameters	OZP Compliant Scheme [a]	Approved GBPs (approved on 11.2.2010 and 27.9.1974) [b]	Proposed Scheme [c]
Application Site Area (m²)	Approx. 2,588.30		
Plot Ratio (PR)	Max. 0.3	Approx. 0.299855 (rounded up to 0.3)	Approx. 0.3 * ¹
Gross Floor Area (GFA) (m²)	N/A	Approx. 776.115	Approx. 776.49 * ¹
Site Coverage	Max. 40%	Approx. 14.95%	Approx. 40% * ¹
No. of Residential Blocks	N/A	2	2* ²
No. of Storeys	3 including 1 storey of carport	3 including 1 storey of carport	<u>House A:</u> 3 including 1 storey of carport <u>House B:</u> 2
Building Height (BH) in metres <u>Mean Roof Level (excluding roof structure)</u> House A House B <u>Highest Roof Level (including roof structure)</u> House A House B	Approx. 9m	Approx. 10.248m* ³ Approx. 10m* ⁴ Approx. 12.801m* ³ Approx. 12.8m* ⁴	Approx. 12.5m Approx. 9m Approx. 13m* ⁵ Approx. 9.5m* ⁵
BH in mPD <u>Mean Roof Level (excluding roof structure)</u> House A House B <u>Highest Roof Level (including roof structure)</u> House A House B	N/A	Approx. 48.958mPD* ³ Approx. 54.6mPD (flat roof) Approx. 51.511mPD* ³ Approx. 57.4mPD (flat roof)	Approx. 55.5mPD Approx. 56mPD* ³
No. of Ancillary Car Parking Spaces	N/A	House A: Unknown House B: 4	4 (including 1 disabled)

Remarks

*¹ The proposed PR, GFA and SC exclude non-domestic portion including E&M Plant Rooms, Recreational Facilities, etc. which are exempted from GFA calculation under PNAP APP2.

*² In addition to the two (2) residential blocks, one (1) ancillary pavilion with approx. 45.75mPD / approx. 3.25m at mean roof level is proposed in the Proposed Scheme.

*³ Based on the conversion from Approved GBP A (approved on 27.9.1974). According to Plan A-6 of RNTPC Paper No. A/SK-TMT/21 dated 23.9.2008, the absolute BH of House A is 11.58m without roof structure.

*⁴ House B is subject to an Approved S16 Planning Application (TPB Ref. A/SK-TMT/21) for the minor relaxation of BHR from 9m to 10m in Plot B in 2008, as detailed in Section 3.3 of the SPS.

*⁵ The highest roof level of the Proposed Scheme refers to the top ridge level of Houses A and B. The flat roof level of the lift shaft between House A and B is approx. 56.74mPD.