

Reference FSRSK/JANICE/05
Date 4 December 2025

By HAND and EMAIL

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)**

- Supplementary Information Paper -

We write with regards to the captioned Planning Application (TPB Ref: A/SK-TMT/85) submitted to the Town Planning Board ("**TPB**") on 11 September 2025. Various Departmental comments have been forwarded to the Applicant from the Sai Kung & Islands District Planning Office of Planning Department ("**PlanD**") including those by Transport Department ("**TD**"), Drainage Services Department ("**DSD**"), Environmental Protection Department ("**EPD**"), Geotechnical Engineering Office ("**GEO**") of Civil Engineering and Development Department ("**CEDD**"), Urban Design and Landscape ("**UD&L**") Section of PlanD and Lands Department ("**LandsD**"). Please refer to the Responses-to-Comments ("**R-to-C**") table in **Attachment 1** which has fully addressed the comments from the above-mentioned Government Departments. The R-to-C also summarises comments from the Public and responds accordingly.

Additionally, in response to the comments received from Government Departments, the Applicant has further reviewed and revised the Proposed Scheme to lower the overall Building Height ("**BH**") of the Proposed House A from 12.5m / 55.5mPD at mean roof level to 11.5m / 54.5mPD at mean roof level (the "**Revised Scheme**"). The overall BH is reduced by 1m due to lowering of Floor-to-Floor Height ("**FTFH**") at 1/F and 2/F. Other changes include the extent of the G/F layout from Proposed House A only to both Houses in order to utilise the carport at Existing House B and minimise filling of land while reducing the visual bulk visible on ground.

The Application now seeks the minor relaxation of BHR from 9m to 11.5m at the mean roof level (+27.78%) at both House A and House B. As a result of the revised design, both Houses in the Revised Scheme are now proposed as three (3) storeys including one (1) storey of carport. Please note that the maximum number of storeys remains unchanged from the submitted Application and complies with the statutory BHR in terms of storeys. The existing ground line indicated in the Architectural Plans have been rectified to include LG/F of the Existing House B. Please refer to **Attachment 2** for the revised

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Architectural Plans and the revised OZP Compliant Scheme in **Attachment 3** for details. Please note that to reflect the above changes and address the comments received, the following documents have been revised including Revised Supplementary Planning Statement ("**SPS**") in **Attachment 4**; Revised Landscape Proposal and Tree Preservation and Removal Proposal in **Attachment 5**; Geotechnical Planning Review Report ("**GPRR**") in **Attachment 6**; and Revised Photomontages in **Attachment 7**.

Please note that the information provided in this Supplementary Information Paper ("**SIP**") is for clarification purposes only. The proposed reduction of overall BH (an approx. decrease of 8%) will not constitute a material change to the S16 Planning Application.

We trust the information provided fully addresses the issues raised by the relevant Departments. Should there be any queries, please do not hesitate to contact the undersigned or Ms Janice Wong at [REDACTED]

Yours faithfully,
FOR AND ON BEHALF OF
TOWNLAND CONSULTANTS LIMITED


Delius Wong
Associate / Project & Quality Manager

DEL/JANICE

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cc Client / Team
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