

You have my contact particulars above and shall be pleased to elaborate further. I trust my letters will be brought to the attention of the Town Planning Board in their deliberations, especially as they relate to my concern that the "resort" aspect of Sai Kung be maintained.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'R. Fullerton', written in a cursive style.

Robert K.R. Fullerton (HKID [REDACTED])

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[REDACTED]

24th July 2023

The Secretary of the Town Planning Board,
15th Floor, North Point Government Offices,
333 Java Road,
North Point,
Hong Kong.

Dear Sir,

Objection to Planning Application No. Y/SK-SKT/4

I object to the proposal to construct two residential towers within the above-captioned Planning Application (namely "Tower 2" and "Tower 3" comprising, respectively, 10 storeys and 9 storeys).

- (1) The proposed heights are grossly excessive and breach the guidelines set out in the Planning Department's brief dated December 2007 in relation to the adjacent "**Comprehensive Development Area (1)**" located on the opposite side of Wai Man Road.
- (2) That planning brief imposes a design principle that a **building-free mountain backdrop** should be maintained as viewed from Sai Kung Hoi, and that a **stepped height building profile** should be adopted, with building heights descending from a maximum of 8 storeys in the north and to no more than 3 storeys in the south.
- (3) This is in reference to the CDA(1) site, which is an **inland site** on the opposite side of Wai Man Road. The subject application site is a **water-front site** and therefore a 3 storey height limit should be retained in keeping with the 8-3 descending storey limits imposed for CDA(1).
- (4) The proposed two towers contravene the intentions set out in **Sai Kung Town Outline Zoning Plan S/SK-SKT/6 dated June 2013**.
- (5) The subject application site is clearly zoned "**V**" in the OZP, which limits development to a maximum of 3 storeys. There is a guiding principle in the OZP to limit building heights on land which is close to the sea front. The adjacent site to the south, on which the **WM Hotel** has been constructed, had imposed upon it a **strict low height limit**, in keeping with the OZP intentions. (It is only a three storey hotel structure.) The subject site and the hotel site are adjacent water-

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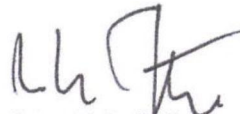
front sites, separated by a short access road know as Sha Ha Road. Both sites are water-front sites and there is no justification for a relaxation in height limits.

- (6) The applicants have not offered to renovate the **dilapidated state of the walkway** leaning down to the beach, not have they offered to contribute to a clean up of the **sewage discharge** on to the beach. Any approval to change the existing site usage should stipulate that such work should be carried out at the developer's expense.

It is clear from a cursory examination of the general development area that the two towers proposed in the subject Planning Application blatantly disregard the design requirements of both CDA(1) and the Sai Kung OZP.

Accordingly, this Planning Application should be rejected.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'R. K. Fullerton', written in a cursive style.

Robert K.R. Fullerton.