

RNTPC Paper No. Y/SK-SKT/4
For Consideration by the
Rural and New Town
Planning Committee
on 26.1.2024

**APPLICATION FOR AMENDMENT OF PLAN
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE**

APPLICATION NO. Y/SK-SKT/4

- Applicants** : Wisdom Glory Limited and Salechoice Properties Limited
represented by Arup Hong Kong Limited
- Application Site** : Various Lots in D.D. 221 and Adjoining Government Land, Sha Ha,
Sai Kung, New Territories
- Site Area** : About 12,689 m² (including about 1,995 m² of government land
(about 16%))
- Lease** : (a) Lots 51 s.A, 51 RP, 52 s.A, 52 s.B, 52 s.C, 52 s.D, 52 s.E and
52 RP in D.D. 221: Held under Old New Grant
(b) Remaining lots: Old Schedule Agricultural Lots held under
Block Government Lease
- Plan** : Approved Sai Kung Town Outline Zoning Plan (OZP)
No. S/SK-SKT/6
- Zoning** : “Village Type Development” (“V”)
[Restricted to a maximum building height (BH) of 3 storeys
(8.23m)]
- Proposed
Amendment** : To rezone the application site from “V” to “Residential (Group B)
6” (“R(B)6”) subject to a maximum plot ratio (PR) of 1.5 and a
maximum BH of 10 storeys (excluding basement)

1. The Proposal

- 1.1 The applicants propose to rezone the application site (the Site) (**Plan Z-1**) from “V” to “R(B)6” with a maximum PR of 1.5 and a maximum BH of 10 storeys (excluding basement) to facilitate a residential development. In addition to the maximum PR and BH restrictions, a requirement for provision of a public vehicle park (PVP) in “R(B)6” is proposed to be added in the remarks of “R(B)” zone while ‘PVP (excluding container vehicle)’ will be put under Column 1 as an always-permitted use for the “R(B)6” zone. Besides, the applicants also propose to incorporate the requirements of stepped BH profile of 3 to 10 storeys ascending from east to west, total number of parking spaces of the PVP and a

non-building area (NBA) and buffer area for a high-pressure underground town gas pipeline in the Explanatory Statement (ES) of the OZP. The proposed amendments to the Notes and the ES of the OZP for the “R(B)6” zone are attached at **Appendices IVa** and **IVb** respectively.

- 1.2 The Site is the subject of a previous section 12A application No. Y/SK-SKT/3 submitted by the same applicants which was rejected by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on 6.5.2022 (**Plans Z-1** and **Z-2a**). The area of application site under the current application is reduced (-514 m² or 4%) by removing the northern portion of the land zoned “V”. Details of the previous application are at paragraph 5 below.
- 1.3 According to the applicants’ information, about 10,559 m² of land (83.2% of the Site or 98.7% of private land) is owned by the applicants while about 135 m² of land (only 1.1% of the Site or 1.3% of private land) is owned by other parties. For the remaining 1,995 m² (15.7% of the Site) are two pieces of government land, one located near Sha Ha Road in the south and another in the middle of the Site (**Plan Z-2b**).
- 1.4 The applicants submitted an Indicative Scheme for residential development to support the proposed rezoning. According to the Indicative Scheme, the proposed residential development will have one 3-storey residential tower in the northern side and two 9 and 10-storey in the south-western side with 14 three-storey detached houses at the eastern waterfront side providing 168 flats in total, a clubhouse in the middle and a PVP of 120 parking spaces and ancillary carpark in the basement. The anticipated completion year of the proposed development is 2029. The master layout plan, floor plans, schematic sections, landscape master plan and landscape section are at **Drawings Z-1** to **Z-8**. A comparison of the key development parameters of the current submission and the previous rejected application is given in the following table:

	Previous Application (Y/SK-SKT/3) (a)	Current Application (Y/SK-SKT/4) (b)	Difference (b) – (a)
Site Area (about)	13,230m ²	12,689m ²	-541m ² (-4.1%)
Development Site Area (about)	13,230m ²	12,613m ² ^{Note 1}	-617m ² (-4.7%)
Gross Floor Area (GFA) (about)	17,198m ²	18,920m ² ^{Note 2}	+1,722m ² (+10.0%)
PR	Not more than 1.3	Not more than 1.5	+0.2 (+15.4%)
Site Coverage (SC)	Not more than 40%	Not more than 44%	+4%
No. of Blocks	27	18	-9 (-33.3%)
- Houses	24	14	-10 (-41.7%)
- Residential Towers	2	3	+1 (+50%)
- Clubhouse	1	1	No change

	Previous Application (Y/SK-SKT/3) (a)	Current Application (Y/SK-SKT/4) (b)	Difference (b) – (a)
BH			
- Houses	3 storeys (21.6mPD)	3 storeys (21.6mPD)	No change
- Residential Towers	Towers 1 & 2: 7 storeys (34.6mPD)	Tower 1: 3 storeys (20.6mPD) Tower 2: 10 storeys (45.1mPD) Tower 3: 9 storeys (41.6mPD)	-4 to + 3 storeys (-57.1% to +42.9%)
- Clubhouse	2 storeys (18.1mPD)	2 storeys (18.1mPD)	No change
No. of Units	154 (total) (14 in detached houses, 20 in semi-detached houses and 120 in residential towers)	168 (total) (14 in detached houses and 154 in residential towers)	14 (+9.1%)
Private Open Space	Not less than 490m ²	Not less than 488m ²	-2m ² (-0.4%)
No. of Parking Space in PVP	35	120	+85 (+242.9%)
- Private Car	35	100	+65 (+185.7%)
- Light Goods Vehicle	0	10	+10
- Coach	0	10	+10
No. of Ancillary Parking Space	124	134	+10 (+8.1%)
- Residential	112	117	+5 (+0.4%)
- Visitor	10	15	+5 (+50%)
- Motorcycle	2	2	No change
No. of Loading/Unloading Spaces	3	3	No change

Note 1: According to the applicants, an area of about 76m² at the southern edge of the Site is carved out from development to avoid high pressure underground town gas pipeline.

Note 2: The floor area of clubhouse and underground PVP are proposed to be exempted from GFA/PR/SC calculations under the Buildings Ordinance.

1.5 According to the Indicative Scheme, the proposed residential development is accessible from Sha Ha Road. A building setback of at least 7.5m from the site boundary along Wai Man Road is proposed while greenery is proposed along the site boundary. Building separations of 15m and 18m are proposed between the three residential towers. The proposed felling of 22 trees will be compensated by the planting of 133 new trees and the compensation ratio in terms of quantity and diameter at breast height will be 1:6.05 and 1:1.6 respectively (**Drawings Z-7 and Z-8**).

1.6 Majority of the Site is situated within the Sha Ha Site of Archaeological Interest (SAI) (**Plan Z-2a**) where important archaeological remains of the Neolithic period, Bronze Age, Ming and Qing Dynasties were yielded. In support of the application, the applicants submitted a Preliminary Archaeological Impact

Assessment (PAIA), which recommends a staged mitigation approach including archaeological survey followed by possible rescue excavation prior to construction phase and/or archaeological watching brief during construction. The applicants also propose to specify in the ES that any future development at the Site requires liaison with the Antiquities and Monuments Office (AMO) in carrying out archaeological survey prior to and during construction stage (**Appendix IVb**).

- 1.7 The applicants also submitted technical assessments for the Indicative Scheme, which include Tree Preservation and Landscape Proposals, Traffic Impact Assessment (TIA), Sewerage Impact Assessment (SIA), Drainage Impact Assessment (DIA), Environmental Noise Impact Assessment (NIA), Environmental Air Quality Impact Assessment (AQIA), Water Supply Impact Assessment (WSIA), Visual Impact Assessment (VIA) and Quantitative Risk Assessment (QRA).
- 1.8 In support of the application, the applicants have submitted the following documents:
- (a) Application form received on 6.7.2023 (**Appendix I**)
 - (b) Consolidated supplementary planning statement (**Appendix Ia**) (SPS) dated 17.1.2024¹

2. Justifications from the Applicants

The justifications put forth by the applicants in support of the application are detailed in Section 6 of SPS at **Appendix Ia**. They can be summarised as follows:

- (a) the proposal unleashes the development potential of the Site to meet the current housing need, which proactively responds to the government's policies and initiatives;
- (b) the demand for Small House development at the Site remains insignificant throughout the years. There is no Small House application being executed or processed as of today. Nonetheless, a portion of "V" zone to the north of the Site has been reserved for meeting the 10-year Small House demand forecast (i.e. 11 houses). Some indigenous villagers showed their support on the applicants' proposal as reflected in the minutes of the meeting attended by the Chairman of Sai Kung Rural Committee and Indigenous Inhabitant Representative (IIR) and Resident Representative of Sha Ha;
- (c) specific development constraints, i.e. the Sha Ha SAI and the high-pressure gas pipeline have been considered carefully in formulating the proposal. A staged mitigation approach regarding the Sha Ha SAI is proposed, and a minimum 20m buffer distance from the gas pipeline is proposed to comply with the relevant authority's requirement;

¹ A total of three previous FI submissions (received on 7.9.2023, 9.11.2023 and 20.12.2023) were received to respond to departmental comments with revised relevant technical assessments. The consolidated SPS in **Appendix Ia** supersedes the original and all FIs and hence not attached to this paper.

- (d) the proposed development intensity, building and landscape design are compatible with the surrounding environment. The stepped BH profile descending towards the waterfront, the permeable building disposition and landscape design are proposed to form a harmonious relationship with the surrounding context;
- (e) in addition to the provision of ancillary parking spaces, a 120-space PVP is proposed and could serve as a “park-and-ride” facility allowing visitors in Sai Kung to transfer to public transport to the outlying islands and rural areas; and
- (f) various technical assessments have been conducted to ascertain that the proposal is technically feasible and not generating any adverse impacts to surroundings.

3. Compliance with the Owner’s “Consent/Notification” Requirement

The applicants are two of the “current land owners”. In respect of the other “current land owners”, the applicants have complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31A) by publishing notices in local newspapers and posting notice in a prominent position on or near the Site. Detailed information would be deposited at the meeting for Members’ inspection. The “owner’s consent/notification” requirements set out in TPB PG-No. 31A are not applicable to the government land within the Site.

4. Background

- 4.1 The Site together with the adjoining land (about 1.8 ha) was first zoned “V” on the Sai Kung Town North Planning Area 4 Layout Plan No. L/SK-T4/1 adopted by the then Secretary for Planning, Environment and Lands on 9.2.1999. On the first Sai Kung Town OZP No. S/SK-SKT/1 gazetted on 4.3.2005, the Site together with the adjoining land was zoned “V”. The boundaries of the “V” zone are drawn up having regard to the existing village ‘environs’ (VE), outstanding Small House demand and various site constraints. There has been no change to that “V” zone on the OZP since then.
- 4.2 Based on the latest estimate by the Planning Department (PlanD), about 1.41 ha of land (equivalent to 56 Small House sites²) is available within the three “V” zones in Sha Ha, amongst which 1.25 ha (about 89%, equivalent to 50 Small House sites) falls within the Site.

5. Previous Application (Plans Z-1 and Z-2a)

The Site is the subject of a section 12A application (No. Y/SK-SKT/3) for rezoning from “V” to “R(B)6” by the same applicants covering a larger site with lower development intensity, which was rejected by the Committee on 6.5.2022 mainly on the grounds that there was no strong planning justification for rezoning the site from “V” to “R(B)6” and that the current “V” zone was considered appropriate and should be

² Assuming that 40 houses in 1 ha of land.

retained to reserve land for meeting the demand for Small House development; and that the applicants failed to demonstrate that the proposed rezoning would not have adverse archaeological impacts on the Sha Ha SAI.

6. Similar Application

There is no similar application involving rezoning of a site from “V” to other residential zoning on the OZP.

7. The Site and its Surrounding Areas (Plans Z-1, Z-2a and Z-2b, aerial photo on Plan Z-3 and site photos on Z-4a and Z-4b)

7.1 The Site is:

- (a) located in Sai Kung Town North and about 550m to the north of the old town centre ;
- (b) accessible from Sha Ha Road to its south, and Sha Ha Path and a local track from the north;
- (c) mainly occupied by temporary carparks and temporary structures;
- (d) falling within Sha Ha SAI; and
- (e) mostly within the ‘VE’ of Sha Ha.

7.2 The surrounding areas have the following characteristics:

- (a) to the immediate north are village houses of Sha Ha zoned “V”. To the further north, east and south are some recreational and tourism uses including New Beach Resort Hotel (5 storeys high), WM Hotel (3 storeys high over two levels of basements) and a strip of land at the waterfront occupied by Sha Ha Beach, a non-gazetted beach and some permanent and temporary structures mainly for eating place and water sports equipment rental uses³;
- (b) to the northwest across Tai Mong Tsai Road on a higher platform are low-rise and low-density residential developments along Chuk Yeung Road (Burlingame Garden and Hunlicar Garden) zoned “R(C)1” and “R(C)3” respectively subject to a maximum BH of 9m and 2 storeys over 1 storey of carport; and
- (c) to the west across Wai Man Road is a piece of land zoned “Comprehensive Development Area (1)” (“CDA(1)”) currently partly used for storage of

³ New Beach Resort Hotel is zoned “Other Specified Uses” (“OU”) annotated “Commercial and Tourism Related Uses (Including Hotel) (2)” subject to a maximum BH of 5 storeys (excluding basements), a maximum PR of 1.5 and a maximum SC of 30%, WM Hotel is zoned “OU(Commercial and Tourism Related Uses (Including Hotel) (1))” subject to a maximum BH of 3 storeys (excluding basements), a maximum PR of 1.5 and a maximum SC of 70% while the strip of land is zoned “OU(Beach Related Leisure Uses)” subject to a maximum BH of 2 storeys (excluding basements) and a maximum PR of 0.2 and “Open Space”.

construction materials and covered by a planning application (No. A/SK-SKT/28) for comprehensive residential development of a PR of 1.5 with minor relaxation of BH restriction (BHR) from 8 storeys to 10 storeys approved with conditions by the Committee on 14.1.2022. To the further south is The Mediterranean, an existing residential development zoned “CDA(2)” with a maximum PR of 1.5 and BH of 8 storeys.

8. Planning Intention

The “V” zone is intended 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.

9. Comments from Relevant Government Bureaux/Departments

9.1 The following government bureaux/departments have been consulted and their views on the application are summarised as follows:

Land Administration

9.1.1 Comments of the District Lands Officer/Sai Kung, Lands Department (DLO/SK, LandsD):

- (a) according to the information provided, the Site comprises a total of 234 private lots and adjoining government land with a total site area of about 12,689 m², among which the site area of adjoining government land accounts for about 1,995 m². His office cannot verify the respective site area of the Site and the government land involved at this stage. The applicants should make sure that the site area quoted in the submission is correct;
- (b) the Site is situated within the ‘VE’ of Sha Ha;
- (c) if the subject application is approved by the Board, the lot owners shall apply to his office for a land exchange to effect the proposal. Every application submitted to LandsD for non-Small House development in ‘VE’ and/or “V” zone overlapping with ‘VE’ will be considered on its own merits by LandsD 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 or disapproved by LandsD. If the application for land exchange is approved by LandsD, it will be subject to such terms and conditions as may be imposed by LandsD at its absolute discretion, including payment of premium and administrative fee;
- (d) the number of outstanding Small House application in Sha Ha is one, which falls within the “V” zones but outside the Site. The number

of Small House applications of Sha Ha received, approved and rejected by LandsD in the past 10 years are set out below:

Year	Received	Approved	Rejected
2013	0	0	0
2014	0	0	1
2015	0	0	17
2016	0	0	0
2017	0	0	0
2018	0	0	0
2019	0	0	0
2020	0	0	0
2021	0	0	12
2022	0	0	0
2023	0	0	0

- (e) there were 12 Small House applications approved within the Site but are now no longer valid;
- (f) since the first gazettal of the Sai Kung Town OZP in 2005, Certificates of Compliance have been issued to 5 completed New Territories Exempted Houses in the “V” zones of Sha Ha. The number of valid approved Small House developments in Sha Ha but not yet completed is 4;
- (g) the number of outstanding cross-village application for Small House development in other village in Sai Kung Heung submitted by indigenous villagers of Sha Ha is 1;
- (h) the 10-year Small House demand forecast of Sha Ha provided by IIR as at 6.1.2014 is 11. This figure has not been verified by his office. There is also no further updated figure available since 2014; and
- (i) other detailed comments are at **Appendix II**.

Traffic

9.1.2 Comments of the Commissioner for Transport (C for T):

- (a) no objection in-principle to the application subject to timely implementation of the Hiram’s Highway Improvement Stage 2 project prior to population intake of the proposed development;
- (b) with the timely implementation of the Hiram’s Highway Improvement Stage 2 project, the adverse traffic condition at Hiram’s Highway as well as the relevant junctions would be relieved to an acceptable level; and
- (c) no adverse comment on the proposed PVP at the Site.

9.1.3 Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);

- (a) the proposed driveway within the Site is connected to Sha Ha Road. The design and details of the driveway shall be submitted to the Transport Department and HyD for comment and approval; and
- (b) other detailed comments are at **Appendix II**.

9.1.4 Comments of the Chief Engineer 5/Major Works, Major Works Project Management Office, HyD (CE5/MW, MWPMO, HyD):

- (a) no adverse comment on the application; and
- (b) the Site is located near the Hiram's Highway Improvement Stage 2 project. The applicants should be reminded to consult and coordinate with the project office during design and construction.

Environment

9.1.5 Comments of the Director of Environmental Protection (DEP):

- (a) according to the AQIA, no industrial chimney is identified within 200m from the Site and sufficient buffer distance of at least 10m to the nearby roads (i.e. Wai Man Road, Tai Mong Tsai Road and Sha Ha Road) are to be provided. Besides, the applicants have confirmed that the design of the proposed underground PVP would follow Professional Persons Environmental Consultative Committee Practice Notes 2/96 such that the exhaust outlet of the proposed PVP would be suitably located and designed with proper mitigation measure. No adverse air quality impact is anticipated;
- (b) according to the NIA conducted, with the provision of suitable noise mitigation measure including provision of baffle-type acoustic window and enhanced acoustic balcony, all the residential flat would comply with the Hong Kong Planning Standards and Guidelines (HKPSG) noise planning standard of 70dB(A). Besides, the assessment has also confirmed that no fixed noise source is identified in the vicinity of the Site. No adverse noise impact is anticipated;
- (c) the sewage from the proposed development will be collected by the terminal manhole and discharged into the public sewer. The SIA conducted has demonstrated that the existing public sewer has sufficient capacity to collect the sewage generated from the proposed development. No adverse water quality and sewerage impact is anticipated;
- (d) the Site is currently serving as a hard-paved temporary carpark with no vehicle maintenance activities and no sign of chemical spills/oil stains was observed. Besides, no historic site use with industrial

activities were identified. No land contamination issue is anticipated; and

- (e) on the above basis and since no approval condition could be imposed to the subject application, there would be no objection to the subject application from environmental planning point of view provided that there is feasible mechanism under land title document to request for the submission of noise impact assessment and provision of noise mitigation measures identified therein to meet with HKPSG requirements to the satisfaction of DEP prior to the commencement of the development.

Archaeological and Heritage Aspects

9.1.6 Comments of the Chief Heritage Executive (Antiquities and Monuments), AMO, Development Bureau (CHE(AM), AMO):

no comment on the applicants' submission (including the PAIA) from the archaeological conservation perspective. In carrying out archaeological survey prior to and during construction stage for any future development at the Site, the project proponent should liaise with and seek agreement from AMO.

Urban Design and Landscape

9.1.7 Comments of the Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD):

Urban Design

- (a) according to the submission, design/mitigation measures, including a minimum 7.5m building setback from the Site boundary along Wai Man Road, provision of greenery for retaining walls/ site formation in areas fronting Wai Man Road and Sha Ha Road, and façade treatment, are proposed. The Indicative Scheme of the proposed development adopts a stepped height profile descending towards the waterfront and village cluster to the north. The proposed development, if developed according to the Indicative Scheme, is considered not incompatible with the existing/planned character of the area. In this regard, there is no comment on the Indicative Scheme;
- (b) while the applicants have proposed amendments to the ES of the OZP, it is uncertain whether there would be sufficient statutory control over the implementation of the proposed design/mitigation measures under the proposed "R(B)6" sub-zone, especially the stepped height profile with the low-rise houses along the seaside;
- (c) significant air ventilation impact is not anticipated;

Landscape

- (d) the Site is situated in an area of miscellaneous urban fringe landscape character predominated by scattered tree groups, open car park/ storage, village houses and a hotel development in the south as observed. The coastline of Sha Ha Beach is located to the east of the Site and an approved comprehensive residential development is located to the west. The proposed development is considered not incompatible with the surrounding landscape character due to the developed or planned context;
- (e) according to the submission, the Site is currently occupied by temporary open-air car parks and temporary structures, majority of the Site is hard paved. Total 22 existing trees are proposed to be felled for the proposed development, 133 new heavy standard trees will be planted within the development site, planting areas and open spaces not less than 488m² are proposed to fulfil the provision standard for estimated population of 488 people, facilities such as sitting courtyards, pool, and children's play area will be provided. Adequate landscape treatments are proposed to improve the overall landscape quality, significant landscape impact arising from the proposed development is not anticipated; and
- (f) other detailed comments are at **Appendix II**.

Drainage and Sewerage

9.1.8 Comments of the Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD):

no comments on the SIA and DIA reports for the subject application.

Water Supplies

9.1.9 Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- (a) no objection to the application; and
- (b) from waterworks supply planning point of view, there is no adverse comment on the application on the understanding that the total fresh water demand arising from the proposed residential development will not exceed the fresh water demand of original planned village development for the Site as advised in the WSIA; and
- (c) other detailed comments are at **Appendix II**.

Building Matters

9.1.10 Comments of the Chief Building Surveyor/New Territories East 2 and Rail, Buildings Department (CBS/NTE2 & Rail, BD):

- (a) no objection to the application;
- (b) the proposed site coverage of 44% under the Indicative Scheme will exceed the permitted domestic site coverage of 39% under the First Schedule of Building (Planning) Regulations for a Class A site with building height between 36m and 43m;
- (c) Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-2, HKPSG and C for T's advice will be referred to when determining exemption of GFA calculation for aboveground and underground carparking spaces at public and private carpark; and
- (d) other detailed comments are at **Appendix II**.

Fire Safety

9.1.11 Comments of the Director of Fire Services (D of FS):

- (a) no objection in principle to the proposal;
- (b) detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans; and
- (c) the emergency vehicular access provision shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the BD.

Risk Aspect

9.1.12 Comments of the Director of Electrical and Mechanical Services (DEMS):

the applicants have included an QRA in the submission, and the said QRA has incorporated his previous comments. In this connection, he has no comment from town gas safety point of view.

District Officer's Comments

9.1.13 Comments of the District Officer (Sai Kung), Home Affairs Department (DO(SK), HAD):

- (a) no comment on the application;
- (b) no works and project managed or maintained by her office near the Site will be affected; and
- (c) relevant safety standards should be met and guidelines stipulated by the relevant government department(s) should be conformed with.

9.2 The following government departments have no objection to/no comment on the application:

- (a) Director of Agriculture, Fisheries and Conservation;
- (b) Chief Engineer (Works), HAD;
- (c) Project Manager (East), East Development Office, Civil Engineering and Development Department (CEDD); and
- (d) Head of Geotechnical Engineering Office, CEDD.

10. Public Comments Received During Statutory Publication Periods

10.1 The application and the relevant FIs were published for public inspection. During the public inspection periods, a total of 417 public comments submitted by individuals, Sai Kung Planning Concern Front and Hong Kong and China Gas Company Limited (Towngas) were received. A full set of public comments received is deposited at the Board's Secretariat for Members' inspection.

10.2 Among the public comments, 381 support the application and provide general views (samples at **Appendices III-1 to III-6**). 36 public comments object to the application (samples at **Appendices III-7 to III-12**) including the one submitted by Sai Kung Planning Concern Front. The comment from Towngas (**Appendix III-6**) suggests the project proponent to consult their company in design stage and closely coordinate with their company during construction stage and provide protective measures.

10.3 The public comments are summarised below:

Supporting and General Views

- (a) the proposed residential development is compatible with surrounding low-density development and can fully utilise land resources to boost housing supply and control property prices;
- (b) good landscape treatment beautifies the area and improves the environment, hygiene and air ventilation;
- (c) the proposed PVP would enhance connectivity and help curb illegal parking;
- (d) development in Sai Kung could foster economic growth; and
- (e) more community and retail facilities can be provided near the Site.

Objecting Views

- (a) there is no strong planning justification for rezoning "V" to "R(B)6";
- (b) disrespectful to the original settlers of Sai Kung if the "V" zone is being rezoned;
- (c) the scale of the proposed development is excessive and deviates from the planning framework for Sai Kung Town;
- (d) lack of community facilities and transportation system to serve the increasing population in Sai Kung;
- (e) noise and air pollution would create nuisance to the local community during construction;
- (f) leading to the loss of the existing open-air car parking spaces; and

- (g) adverse visual, landscape and ecological impacts inflicted upon the nearby shoreline and sea.

11. Planning Considerations and Assessments

- 11.1 The application proposes to rezone the Site from “V” to “R(B)6” to facilitate a residential development. In addition to stipulate the maximum PR restriction of 1.5 and the maximum BHR of 10 storeys (excluding basement) on the Notes, the requirement for provision of a PVP in “R(B)6” is proposed to be added in the remarks of “R(B)” zone while ‘PVP (excluding container vehicle)’ will be put under Column 1 as an always-permitted use for the “R(B)6” zone. Besides, the applicants also propose to incorporate various requirements on stepped BH, NBA and PVP’s parking space numbers in the Explanatory Statement (ES) of the OZP. The proposed amendments to the Notes and ES proposed by the applicants are at **Appendices IVa** and **IVb** respectively.
- 11.2 According to the Indicative Scheme, the proposed residential development will have one 3-storey residential tower (21.6mPD) in the northern side and two 9 and 10-storeys in the south-western side (41.6 and 45.1mPD) with 14 three-storey detached houses (21.6mPD) at the eastern waterfront side providing 168 flats in total, a clubhouse in the middle and a PVP of 120 parking spaces and 134 ancillary carpark spaces in the basement.

Planning Intention and Small House Demand

- 11.3 The planning intention of the “V” zone is intended 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. However, since the designation of the Sha Ha “V” zones on the first Sai Kung Town OZP gazetted in 2005, only five Small Houses have been completed and four approved Small Houses not yet completed in the past 18 years, in spite of a fairly large area of land (about 1.8 ha) of the “V” zones. The planning intention of the “V” zone has not been fully materialised and the Site has been left vacant for over 30 years and being used for temporary uses such as carpark and occupied by temporary structures in recent years. In view of the above, the current application for rezoning part of the “V” zone should be assessed against the genuine need for Small House development in Sha Ha.
- 11.4 According to PlanD’s estimate, discounting the Site of about 1.3 ha, the available land in the remaining “V” zones in Sha Ha is about 0.16 ha which is equivalent to about 6 Small House sites. While the remaining land is insufficient to cater for the 10-year Small House demand forecast (i.e. 11) provided by the IIR of Sha Ha, the Board has been adopting a more cautious approach in assessment of Small House demand since August 2015 in that more weighting is put on the number of outstanding Small House applications. According to the DLO/SK, LandsD’s information, no Small House application has been received in the past 10 years in Sha Ha. There is currently only 1 outstanding Small House application being processed but the Small House site is outside the Site. There is also no valid approved Small House application at the Site. As such, the remaining land available for Small House development in the “V” zones of Sha Ha is still sufficient to cater for the outstanding Small House application. To

this end, the Site can be considered for rezoning to facilitate better use of the Site and help address acute shortfall of housing in the territory and public parking facilities in the district. DLO/SK, LandsD advises that if the application for rezoning is approved, the lot owners shall apply to his office for a land exchange to effect the proposal. Every application for non-Small House development in 'VE' and/or "V" zone overlapping with 'VE' will be considered on its own merits by LandsD 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 or disapproved by LandsD.

Land Use Compatibility, Urban Design and Landscape Aspects

- 11.5 According to the ES of the OZP, the vacant land in Sai Kung Town North has good potential to be further developed for a variety of mixed but compatible uses. The proposed residential use at the Site is considered compatible with the surrounding existing and planned medium-rise private residential development, village type development, leisure and medium-rise hotel developments. The proposed "R(B)6" zone is intended primarily for medium-density residential developments. The Site is situated at a transition from the vegetated mountain backdrop in the far north towards the low-rise development along the waterfront, and the medium-rise development in Sai Kung Town. In this transition setting, there are private residential developments zoned "CDA(1)" and "CDA(2)" and two hotel developments. The proposed maximum PR of 1.5 and the stepped BH profile from 3 to 10 storeys (maximum about 45mPD) ascending from east to west under the current application is considered not unacceptable taken into account the development scale in the vicinity, and is consistent to the PR and BH of the "CDA(1)" and "CDA(2)" zones, and other "R(B)" zones in Sai Kung Town of the same OZP.
- 11.6 CTP/UD&L, PlanD considers that the proposed development, if developed according to the Indicative Scheme adopting a stepped BH profile (**Drawings Z-5 and Z-6**), is not incompatible with the existing/planned character of the area. Should the Committee decide to agree to the application, it is recommended that the BH of residential towers (maximum 10 storeys) and houses (maximum 3 storeys) should be stipulated on the OZP to ensure that the stepped BH profile will be implemented in future development.
- 11.7 From landscape planning perspective, CTP/UD&L, PlanD advises that the proposed use is considered not entirely incompatible with the surrounding landscape character and adequate landscape treatments have been proposed in the Indicative Scheme to improve the overall landscape quality.

Parking Provision

- 11.8 Besides the ancillary parking facilities, the applicants propose to provide a 120-space PVP in the basement. C for T has no objection in-principle to the application and no adverse comment on the proposed PVP. The exact number of the public parking spaces should be determined and agreed by the relevant authority at the land exchange stage.

Archaeological and Heritage Aspects

11.9 The major part of the Site falls within Sha Ha SAI where important archaeological remains were yielded, and previous archaeological investigation confirmed that the Site has very high archaeological potentials. While the archaeological issue was considered not properly addressed in previous application, the applicants show efforts in the current application by conducting the PAIA which recommends a staged mitigation approach including archaeological survey followed by possible rescue excavation prior to construction phase and/or archaeological watching brief during construction. CHE(AM), AMO has no comment on the PAIA from archaeological conservation perspective. To ensure implementation, the requirements for liaison with and seeking agreement of AMO in carrying out archaeological survey prior to and during construction stage for any future development at the Site would be stipulated in the ES.

Other Technical Aspects

11.10 The applicants have submitted various technical assessments including TIA, Tree Preservation and Landscape Proposals, SIA, DIA, NIA, AQIA, WSIA and QRA in support of the application. Relevant departments including C for T, DEP, CE/MS, DSD, CE/C, WSD and DEMS have no in-principle objection to/adverse comment on to the application.

Previous Application

11.11 In response to the rejection ground of the Committee on the previous application (No. Y/SK-SKT/3) that land should be reserved for meeting the demand of Small House, the applicants now propose to retain an area of 541m² to the north of the Site as “V” zone. In relation to the adverse archaeological impact on the SHSAI, the applicants have showed efforts by submitting a PAIA and proposing staged mitigation measures on which AMO have no comment. The planning assessments in paragraphs 11.3 to 11.4 and 11.9 above are relevant.

Public Comments

11.12 There are 381 comments in support and providing general views of the application and 36 opposing comments received during the statutory publication periods of the application. The supporting comments are noted. Regarding the opposing grounds mainly on planning intention, development intensity and technical aspects, the departmental comments in paragraph 9 above and the planning assessments in paragraphs 11.1 to 11.11 above are relevant.

12. Planning Department's Views

12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments mentioned in paragraph 10, PlanD has no in-principle objection to the proposed rezoning of the Site from “V” to “R(B)6” subject to imposition of BHRs to ensure the stepped BH.

12.2 Should the Committee decide to agree/partially agree to the application, PlanD would work out the zoning boundaries, as well as the development parameters and restrictions to be set out in the Notes and/or ES for the Committee's agreement prior to gazetting under Section 5 of the Town Planning Ordinance upon reference back of the OZP.

12.3 Alternatively, should the Committee decide not to agree to the application, the following reason is suggested for Members' reference:

the application site falls within an area zoned "Village Type Development" ("V") and the village 'environs' of Sha Ha. There is no strong planning justification for rezoning the application site from "V" to "Residential (Group B)6" to make provision for non-Small House developments. The current "V" zone for the application site is considered appropriate and should be retained to reserve land for meeting the demand for Small House development and village expansion.

13. Decision Sought

13.1 The Committee is invited to consider the application and decide whether to agree, partially agree, or not to agree to the application.

13.2 Should the Committee decide not to agree to the application, Members are invited to advise what reason(s) for the decision should be given to the applicants.

14. Attachments

Appendix I	Application Form received on 6.7.2023
Appendix Ia	Consolidated SPS dated 17.1.2024
Appendix II	Detailed Comments from Government Departments
Appendices III-1 to III-12	Public Comments – Samples
Appendix IVa	Revised Notes for the "R(B)" Zone Proposed by the Applicants
Appendix IVb	Revised ES Proposed by the Applicants
Drawing Z-1	Master Layout Plan
Drawing Z-2	Ground Floor Layout Plan
Drawing Z-3	Basement 1 Layout Plan
Drawing Z-4	Basement 2 Layout Plan
Drawings Z-5 and Z-6	Schematic Sections
Drawing Z-7	Landscape Master Plan
Drawing Z-8	Landscape Section
Drawing Z-9	Small House Development Plan submitted by the Applicants
Drawings Z-10 to Z-13	Photomontages showing the Indicative Scheme at Selected Viewpoints
Plan Z-1	Location Plan
Plans Z-2a and Z-2b	Site Plans
Plan Z-3	Aerial Photo

Plans Z-4a and Z-4b

Site Photos

**PLANNING DEPARTMENT
JANUARY 2024**

2023年 7月 6日
此文件在 此到：城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 6 JUL 2023
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S12A
表格第 S12A 號

**APPLICATION FOR
AMENDMENT OF PLAN UNDER SECTION 12A OF
THE TOWN PLANNING ORDINANCE
(CAP.131)**

根據《城市規劃條例》(第131章)
第12A條遞交的修訂圖則申請

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.info.gov.hk/tpb/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.info.gov.hk/tpb/te/plan_application/apply.html

General Note and Annotation for the Form
填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2301702

21/6 by hand

Form No. S12A 表格第 S12A 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	Y/SK-SKT/4
	Date Received 收到日期	- 6 JUL 2023

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>), 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)

慧采有限公司 Wisdom Glory Limited & Salechoice Properties 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)

奧雅納香港有限公司 Arup Hong Kong Limited

3. Application Site 申請地點

(a) Whether the application directly relates to any specific site?
申請是否直接與某地點有關?Yes 是 ☒No 否 ☐ (Please proceed to Part 6 請繼續填寫第 6 部分)(b) 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)

Lots Nos. 9 S.C.R.P. (Part), 9 S.D., 11 R.P. (Part), 11 S.E. (Part), 11 S.F., 11 S.G., 11 S.H., 11 S.I., 14 S.A.R.P., 14 S.A. ss.1, 14 S.A. ss.2, 14 S.A. ss.3, 14 S.A. ss.4, 14 S.A. ss.5, 14 S.A. ss.6, 14 S.B.R.P., 14 S.B. ss.1, 14 S.B. ss.2, 14 S.B. ss.3, 14 S.B. ss.4, 15 R.P. (Part), 15 S.A. (Part), 15 S.B. (Part), 15 S.C., 15 S.D., 16 R.P., 16 S.A., 16 S.B., 16 S.C., 16 S.D., 16 S.E., 16 S.F., 16 S.G., 16 S.H., 16 S.I., 16 S.J., 17 S.A.R.P., 17 S.A. ss.1, 17 S.A. ss.2, 17 S.A. ss.3, 17 S.A. ss.4, 17 S.A. ss.5, 17 S.A. ss.6, 17 S.A. ss.7, 17 S.B.R.P., 17 S.B. ss.1, 17 S.B. ss.2, 19 S.A.R.P., 19 S.A. ss.1, 19 S.A. ss.2, 19 S.A. ss.3, 19 S.A. ss.4, 19 S.A. ss.5, 19 S.A. ss.6, 19 S.B.R.P., 19 S.B. ss.1, 19 S.B. ss.2, 19 S.B. ss.3, 19 S.B. ss.4, 19 S.B. ss.5, 19 S.B. ss.6, 19 S.C.R.P. (Part), 19 S.C. ss.1, 19 S.C. ss.2, 19 S.C. ss.3, 19 S.C. ss.4, 19 S.D.R.P. (Part), 19 S.D. ss.1, 19 S.D. ss.2, 19 S.D. ss.3, 19 S.D. ss.4, 19 S.D. ss.5 (Part), 20 R.P., 20 S.A., 20 S.B., 21 R.P., 21 S.A., 21 S.B., 21 S.C., 21 S.D., 23, 25 R.P., 25 S.A., 25 S.B., 25 S.C., 25 S.D., 25 S.E., 25 S.F., 25 S.G. (Part), 25 S.H., 26 R.P., 26 S.A., 26 S.B., 26 S.C., 26 S.D., 26 S.E., 26 S.F., 26 S.G., 26 S.H., 26 S.I., 26 S.J., 26 S.K., 26 S.L., 27 R.P., 27 S.A., 27 S.B., 27 S.C., 27 S.D., 28 R.P., 28 S.A., 28 S.B.R.P., 28 S.C.R.P., 29 S.A.R.P., 29 S.B.R.P., 30 S.A.R.P., 30 S.B.R.P., 30 S.C.R.P., 31 R.P., 31 S.A., 31 S.B., 31 S.C., 31 S.D., 31 S.E., 32 R.P., 32 S.A., 32 S.B., 32 S.C., 32 S.D., 32 S.E., 32 S.F., 32 S.G., 33 R.P., 33 S.A., 33 S.B., 33 S.C., 33 S.D., 33 S.E., 33 S.F., 33 S.G., 33 S.H., 33 S.I., 34 R.P., 34 S.A., 35 R.P., 35 S.A., 35 S.B., 36 S.A.R.P., 36 S.B.R.P., 36 S.C.R.P., 36 S.D.R.P., 37 S.A.R.P., 37 S.B.R.P., 39 S.A.R.P., 39 S.B.R.P., 39 S.C.R.P., 46 S.A.R.P., 46 S.B.R.P., 46 S.C.R.P., 47 S.A.R.P., 47 S.B.R.P., 47 S.C.R.P., 47 S.D.R.P., 47 S.E., 47 S.F., 47 S.G., 48 R.P., 48 S.A., 48 S.B., 48 S.C., 48 S.D., 48 S.E., 48 S.F., 48 S.G., 48 S.H., 48 S.I., 48 S.J., 48 S.K., 49 R.P., 49 S.A., 49 S.B., 49 S.C., 49 S.D., 49 S.E., 49 S.F., 50 R.P., 50 S.A., 50 S.B., 50 S.C., 50 S.D., 50 S.E., 50 S.F., 50 S.G., 50 S.H., 50 S.I., 50 S.J., 50 S.K., 50 S.L., 50 S.M., 50 S.N., 50 S.O., 50 S.P.R.P., 50 S.P. ss.1, 50 S.P. ss.2, 51 R.P., 51 S.A., 52 R.P., 52 S.A., 52 S.B., 52 S.C., 52 S.D., 52 S.E., 53 S.A.R.P., 53 S.B.R.P., 53 S.C.R.P., 53 S.D.R.P., 53 S.E., 53 S.F., 54 S.B.R.P., 54 S.C., 54 S.D., 54 S.E., 55 S.A.R.P., 55 S.B.R.P., 55 S.C., 55 S.D., 56 R.P., 56 S.A., 57 S.A.R.P., 57 S.B.R.P., 58 R.P., and 58 S.A.R.P. in D.D. 221, and adjoining Government Land, Sai Kung, Sha Ha, New Territories.

(c) Site Area 申請地點面積

12,689 sq.m 平方米 ☒ About 約

(d) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	1,995 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(e) Current use(s) 現時用途	<p>Temporary open-air carpark</p> <p>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)</p>

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☐ is the sole "current land owner"^{##} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{##} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☒ is one of the "current land owners"^{##} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{##} (請夾附業權證明文件)。
- ☐ is not a "current land owner"^{##}.
並不是「現行土地擁有人」^{##}。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at 25/05/2023 (DD/MM/YYYY), this application involves a total of 3 "current land owner(s)"^{##}.
根據土地註冊處截至 2023 年 5 月 25 日的記錄，這宗申請共牽涉 3 名「現行土地擁有人」^{##}。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"^{##}.
已取得 名「現行土地擁有人」^{##}的同意。

Details of consent of "current land owner(s)" ^{##} obtained 取得「現行土地擁有人」 ^{##} 同意的詳情		
No. of "Current Land Owner(s)" 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)。

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)"[#] on _____ (DD/MM/YYYY)
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☒ published notices in local newspapers[&] on 20/06/2023 (DD/MM/YYYY)
於 20/06/2023 (日/月/年)在指定報章就申請刊登一次通知[&]

- ☒ posted notice in a prominent position on or near application site/premises[&] on 19/06/2023 (DD/MM/YYYY)
於 19/06/2023 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]

- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee[&] on _____ (DD/MM/YYYY)
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關係的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Plan Proposed to be Amended 擬議修訂的圖則

(a) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Sai Kung Town Outline Zoning Plan No. S/SK-SKT/6
(b) Land use zone(s) involved (if applicable) 涉及的土地用途地帶(如適用)	"Village Type Development" ("V")

7. Proposed Amendments 擬議修訂

- (a) Propose to rezone the application site to the following zone(s)/use(s)
(May insert more than one 「✓」) (Please illustrate the details on plan)
建議將申請地點的用途地帶改劃作下列地帶 / 用途
(可在多於一個方格內加上「✓」號)(請在圖則顯示詳情)

<input type="checkbox"/> Comprehensive Development Area [] 綜合發展區 []	<input type="checkbox"/> Commercial [] 商業 []
<input checked="" type="checkbox"/> Residential (Group <input type="checkbox"/> A/ <input checked="" type="checkbox"/> B/ <input type="checkbox"/> C/ <input type="checkbox"/> D/ <input type="checkbox"/> E) [6] 住宅 (<input type="checkbox"/> 甲類/ <input checked="" type="checkbox"/> 乙類/ <input type="checkbox"/> 丙類/ <input type="checkbox"/> 丁類/ <input type="checkbox"/> 戊類) [6]	<input type="checkbox"/> Village Type Development [] 鄉村式發展 []
<input type="checkbox"/> Agriculture [] 農業 []	<input type="checkbox"/> Industrial [] 工業 []
<input type="checkbox"/> Industrial (Group D) [] 工業(丁類) []	<input type="checkbox"/> Open Storage [] 露天貯物 []
<input type="checkbox"/> Government, Institution or Community [] 政府、機構或社區 []	<input type="checkbox"/> Open Space [] 休憩用地 []
<input type="checkbox"/> Recreation [] 康樂 []	<input type="checkbox"/> Green Belt [] 綠化地帶 []
<input type="checkbox"/> Country Park [] 郊野公園 []	<input type="checkbox"/> Coastal Protection Area [] 海岸保護區 []
<input type="checkbox"/> Conservation Area [] 自然保育區 []	<input type="checkbox"/> Site of Special Scientific Interest [] 具特殊科學價值地點 []
<input type="checkbox"/> Other Specified Uses (<input type="checkbox"/> Business/ <input type="checkbox"/> Industrial Estate/ <input type="checkbox"/> Mixed Use/ <input type="checkbox"/> Rural Use/ <input type="checkbox"/> Petrol Filling Station/ <input type="checkbox"/> Others (please specify _____)) [] 其他指定用途 (<input type="checkbox"/> 商貿 / <input type="checkbox"/> 工業邨 / <input type="checkbox"/> 混合用途 / <input type="checkbox"/> 鄉郊用途 / <input type="checkbox"/> 加油站 / <input type="checkbox"/> 其他 (請註明: _____)) []	
<input type="checkbox"/> Road 道路	<input type="checkbox"/> Others (please specify _____) 其他 (請註明: _____)

Please insert subzone in [] as appropriate.
請於[]內註明支區, 如適用。

(b) Propose to amend the Notes of the Plan(s) 建議修訂圖則的《註釋》

☐ Covering Notes 《註釋》說明頁☒ Notes of the zone applicable to the Site 適用於申請地點土地用途地帶的《註釋》

Details of the proposed amendment(s) to the Notes of the Plan, where appropriate, are as follows:

(Please use separate sheets if the space below is insufficient)

建議修訂圖則的《註釋》的詳情，如適用：

(如下列空間不足，請另頁說明)

Please refer to the Supporting Planning Statement for details of the proposed amendment(s).

☒ Proposed Notes of Schedule of Uses of the zone attached
夾附對《註釋》的擬議修訂**8. Details of Proposed Amendment (if any) 擬議修訂詳情 (倘有)**☒ Particulars of development are included in the Appendix.

附錄包括一個擬議發展的細節。

☐ No specific development proposal is included in this application.

這宗申請並不包括任何指定的擬議發展計劃。

9. Justifications 理由The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要請另頁說明。

Please refer to the Supporting Planning Statement for justifications in support of the Application.

Area with horizontal dotted lines for text entry, crossed out by a diagonal line from the top-left to the bottom-right.



10. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

YEUNG WING SHAN, THERESA

Name in Block Letters
姓名（請以正楷填寫）

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Director

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☒ Fellow of 資深會員

專業資格

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他 MRTPI



on behalf of
代表

Arup Hong Kong Limited

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

21/06/2023

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

**APPLICATION FOR AMENDMENT OF PLAN UNDER
SECTION 12A OF THE TOWN PLANNING ORDINANCE (CAP. 131)**

根據城市規劃條例(第 131 章)第 12A 條遞交的修訂圖則申請

Development Proposal (only for indicative purpose)

擬議發展的發展計劃 (只作指示用途)

1. Development Proposal 擬議發展計劃

<input checked="" type="checkbox"/> Proposed Gross floor area (GFA) 擬議總樓面面積	..... 18,920 sq.m. 平方米	<input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed plot ratio 擬議地積比率	..... Not more than 1.5	<input type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed site coverage 擬議上蓋面積	..... Not more than 44 %	<input type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed number of blocks 擬議座數	Houses: 14, Residential Tower: 3, Clubhouse: 1	
<input checked="" type="checkbox"/> Proposed number of storeys of each block 每座建築物的擬議層數	Houses: 3 storeys, Residential Tower (Tower 1): 3 storeys, Residential Tower (Tower 2): 10 storeys, Residential Tower (Tower 3): 9 storeys, Clubhouse: 2 storeys	storeys 層
	<input type="checkbox"/> include 包括 storeys of basements 層地庫	
	<input checked="" type="checkbox"/> exclude 不包括 storeys of basements 層地庫 (exclude 1 storey of basements for Clubhouse)	
	Houses: +21.6mPD, Residential Tower (Tower 1): +20.6mPD, Residential Tower (Tower 2): +45.1mPD, m 米	<input type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed building height of each block 每座建築物的擬議高度	Residential Tower (Tower 3): +41.6mPD, Clubhouse: +18.1mPD, ... mPD 米(主水平基準上)	<input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積	..... 18,920 sq.m. 平方米	<input checked="" type="checkbox"/> About 約
number of units 單位數目	168 (14 nos. in Houses, and 154 nos. in Residential Towers 1-3)	
average unit size 單位平均面積	..... 114.5 sq.m. 平方米	<input checked="" type="checkbox"/> About 約
estimated number of residents 估計住客數目	..... 488	
<input checked="" type="checkbox"/> Non-domestic part 非住用部分		
<input type="checkbox"/> hotel 酒店	..... sq.m. 平方米	<input type="checkbox"/> About 約
	..... sq.m. 平方米	<input type="checkbox"/> About 約
	(please specify the number of rooms 請註明房間數目:	
<input type="checkbox"/> office 辦公室	..... sq.m. 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> shop and services/eating place 商店及服務行業/食肆	..... sq.m. 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施	(please specify the use(s) and concerned land area(s)/GFA(s)) (請註明用途及有關的地面面積/總樓面面積)	
<input checked="" type="checkbox"/> other(s)其他	(please specify the use(s) and concerned land area(s)/GFA(s)) (請註明用途及有關的地面面積/總樓面面積) Clubhouse (with floor area of about 939 sq.m., which is proposed to be exempted from GFA/PR/SC calculations)	
<input checked="" type="checkbox"/> Open space 休憩用地	(please specify land area(s)) (請註明面積)	
<input checked="" type="checkbox"/> private open space 私人休憩用地	..... 488 sq.m. 平方米	<input checked="" type="checkbox"/> Not less than 不少於
<input type="checkbox"/> public open space 公共休憩用地	..... sq.m. 平方米	<input type="checkbox"/> Not less than 不少於

<input checked="" type="checkbox"/> Transport-related facilities 與運輸有關的設施		
<input checked="" type="checkbox"/> parking spaces 停車位		
Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)	(please specify type(s) and number(s)) (請註明種類及數目) 132 (117 for residential parking and 15 for visitor parking) 2	
<input checked="" type="checkbox"/> loading/unloading spaces 上落客貨車位		
Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	(please specify type(s) and number(s)) (請註明種類及數目) 3	
<input type="checkbox"/> other transport-related facilities 其他與運輸有關的設施		
(please specify type(s) and number(s)) (請註明種類及數目)		
Use(s) of different floors (if applicable) 各樓層的用途(如適用)		
[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
Houses, Towers 1-3, Clubhouse	B1/F - B2/F	Basement Car Park (Public Vehicle Park at B2/F) / Loading & Unloading Bays / E&M / Clubhouse (B1/F)
Houses	G/F - 2/F	Residential Units
Tower 1	G/F	Covered landscape area / Lobby
Tower 2	1/F - 2/F	Residential Units
Tower 2	G/F	Covered landscape area / Lobby
Tower 2	1/F - 9/F	Residential Units
Tower 2	G/F	Covered landscape area / Lobby
Tower 2	1/F - 10/F	Residential Units
Proposed use(s) of uncovered area (if any) 露天地方(倘有)的擬議用途 Landscaped area/ greenery, open air clubhouse facilities (e.g. pool), vehicle access, EVA, etc.		
Any vehicular access to the site? 是否有車路通往地盤?		
Yes 是 <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明道路名稱(如適用)) Sha Ha Road		
<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)		
No 否 <input type="checkbox"/>		
For Development involving columbarium use, please complete the table in the Annex to this Appendix. 如發展涉及靈灰安置用途, 請填妥於此附件後附錄的表格。		

2. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Excavation of land 挖土 7,680.16 sq.m (B1/F); 5,325.24 sq.m (B2/F) Area of excavation 挖土面積 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 4.7 m 米 <input checked="" type="checkbox"/> About 約</p> <p><input type="checkbox"/></p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>No Sewerage Impact, No Archaeological Impact, and No Quantitative Risks</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>Please refer to the technical assessment reports attached in Appendices B to L of the Supporting Planning Statement for the details.</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. 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	Various Lots in D.D. 221 and Adjoining Government Land at Sha Ha, Sai Kung 新界西貢沙下丈量約份第221約內多個地段和毗連政府土地		
Site area 地盤面積	12,689	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	1,995	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Sai Kung Town Outline Zoning Plan No. S/SK-SKT/6 西貢市分區計劃大綱草圖編號 S/SK-SKT/6		
Zoning 地帶	"Village Type Development" 「鄉村式發展」		
Proposed Amendment(s) 擬議修訂	<input type="checkbox"/> Amend the Covering Notes of the Plan 修訂圖則《註釋》的說明頁 <input checked="" type="checkbox"/> Amend the Notes of the zone applicable to the site 修訂適用於申請地點土地用途地帶的《註釋》 <input checked="" type="checkbox"/> Rezone the application site from "Village Type Development" to "Residential (Group B)6" 把申請地點由「鄉村式發展」地帶改劃為「住宅(乙類)6」		
Development Parameters (for indicative purpose only) 發展參數(只作指示用途)			
(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	18,920 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.5 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	Houses 屋宇: 14 Residential Towers 住宅大樓: 3	
	Non-domestic 非住用	Clubhouse 會所: 1	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	<div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		Houses 屋宇: +21.6 Residential Tower 住宅大樓 (Tower 1): +20.6 Residential Tower 住宅大樓 (Tower 2): +45.1 mPD 米(主水平基準上) Residential Tower 住宅大樓 (Tower 3): +41.6 <input checked="" type="checkbox"/> (Not more than 不多於)	
		Houses 屋宇: 3 Residential Tower 住宅大樓 (Tower 1): 3 Residential Tower 住宅大樓 (Tower 2): 10 <input checked="" type="checkbox"/> (Not more than 不多於) Residential Tower 住宅大樓 (Tower 3): 9 <div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> Include 包括 <input checked="" type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 2 storeys of 層 <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
	Non-domestic 非住用	<div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		Clubhouse 會所: +18.1 mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)	
		Clubhouse 會所: 2 <div style="text-align: right;">Storeys(s) 層</div> <input checked="" type="checkbox"/> (Not more than 不多於) <input type="checkbox"/> Include 包括 <input checked="" type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 1 storey of 層 <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
Composite 綜合用途		<div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		<input checked="" type="checkbox"/> mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		<div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於) <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	Not more than 不多於 44 % <input type="checkbox"/> About 約		
(v) No. of units 單位數目	Houses 屋宇: 14 Residential Towers 住宅大樓: 154 Total 合共: 168		
(vi) Open space 休憩用地	Private 私人	488	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

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	254
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) Public Vehicle Park with 100 car parking spaces (including 2 for disabled), 10 LGV spaces, and 10 coach parking spaces)	132 2 120
	Total no. of vehicle loading/unloading bays/lays 上落客貨車位／停車處總數	3
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	 3

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

Reports 報告書

Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Water Supply Impact Assessment 供水影響評估, Land Contamination Assessment 土地污染評估,

Tree Preservation and Landscape Proposals 樹木保護及園境設計建議, Preliminary Archaeological Impact Assessment 初步考古影響評估報告

Note: May insert more than one 「✓」, 註：可在多於一個方格內加上「✓」號

ARUP

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Kowloon
Hong Kong

d +852 2268 3721
f +852 2779 8428
t +852 2528 3031

By Hand and Email (tpbpd@pland.gov.hk)

The Secretary
Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

17 January 2024

theresa.yeung@arup.com
www.arup.com

Dear Sir/Madam,

**Application for Amendment of Plan
Under Section 12A of the Town Planning Ordinance (Cap. 131) for
Proposed Residential Development at Various Lots in D.D. 221 and
Adjoining Government Land, Sha Ha, Sai Kung, New Territories
(Planning Application No. Y/SK-SKT/4)**

**Submission of Consolidated Set of Supporting Planning Statement and Submitted
Further Information**

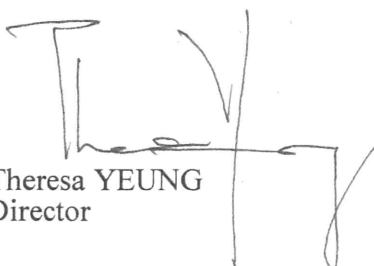
As requested by the Sai Kung & Islands District Planning Office of the Planning Department, we are pleased to submit 30 hard copies of the consolidated set of Final Supporting Planning Statement with Final Technical Assessments (**Attachment A**) and Further Information Submissions with Responses to Comments Tables (**Attachments B - D**) that have been accepted by the Town Planning Board (TPB) for your consideration.

Please note that the above only serve as a consolidated version of previous Further Information Submissions already accepted by the TPB and have not involved any new information/ findings of the technical assessments nor changes in the scheme, and thus should be exempted from the publication and recounting requirements.

We sincerely seek favourable consideration from the TPB to agree the captioned S12A Planning Application.

Should you have any queries, please contact the undersigned or our Ms Natalie Leung at 2268 3612 or our Mr Jason Wong at 2268 3711.

Yours faithfully


Theresa YEUNG
Director

Encl.

- 30 copies of Consolidated Set of Final Supporting Planning Statement with Final Technical Assessments (**Attachment A**) and Further Information Submissions with Responses to Comments Tables (**Attachments B - D**)

c.c.

- Client
- Sai Kung & Islands District Planning Office – Ms. KONG Sze Nga, Tammy (tsnkong@pland.gov.hk)
- Sai Kung & Islands District Planning Office – Mr. TAI Long Him, Matthew (mlhtai@pland.gov.hk)

Detailed Comments from Government Departments

Comments of the District Lands Officer/Sai Kung, Lands Department (DLO/SK, LandsD):

1. the application site (the Site) includes some unleased and unallocated government land and encroaches into the land held under a Short Term Tenancy ("STT") running on a quarterly basis granted to a third party not related to the applicants. As there is no guarantee that the encroached area of this STT could be made available for the subject development, the applicants may consider excising the encroached area from the Site. Besides, the inclusion of adjoining government land into the Site is not acceptable unless approval or consent is obtained from the Government. However, there is no guarantee that such application will be approved by the Government;
2. adjoining the Site, a STT (SX 1710) has been granted for the purpose of restaurant, swimming pool and such other recreational or entertainment activities and such ancillary facilities as may be approved by the DLO. Apart from that, no STT/waiver has been granted in the Site;
3. according to his records, most of the concerned private lots, save for Lots No. 51 s.A & RP and Lots No. 52 s.A, s.B, s.C, s.D, s.E & RP in D.D. 221, are Old Schedule agricultural lots held under Block Government Lease. In addition, Lots No. 51 s.A & RP and Lots No. 52 s.A, s.B, s.C, s.D, s.E & RP in D.D. 221 were held under Old New Grant. However, the land grant document cannot be traced either by his office or at the Land Registry; and
4. the Site falls within the limits of Sha Ha Site of Archaeological Interest and is a site with very high archaeological potential. Comments from the Antiquities and Monuments Office should be sought.

Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):

the applicants are required to take adequate precaution and exercise extreme care to avoid damage to public road/footpath. Any damage to public road/footpath so caused by the proposed works should be reinstated to the satisfaction of HyD at the applicants' own expense.

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

the applicants are reminded that approval of the application under Town Planning Ordinance does not imply approval of the site coverage of greenery requirements under PNAP APP-152 and/or under the lease. The site coverage of greenery calculation should be submitted to the Buildings Department (BD) for approval. Similarly for any proposed tree preservation/ removal scheme and compensatory planting proposal, the applicants should approach relevant authority direct to obtain necessary approval as appropriate.

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

the applicants shall submit the connection proposal and relevant information to WSD for consideration and agreement before the works commence.

Comments of the Chief Building Surveyor/New Territories East 2 and Rail, BD (CBS/NTE2 & Rail BD):

1. all unauthorised building works/structures, if any, should be removed according to the provisions of the Building Ordinance (BO);
2. before any new building works are carried out on leased land, prior approval and consent from the Building Authority (BA) should be obtained, otherwise they are unauthorized building works. Authorized Person must be appointed to coordinate all new building works in accordance with the BO;
3. the applicants should provide documentary proof of ownership or realistic prospect of control of the land forming the site when submitted new general building plans of any proposed new building;
4. every domestic building within the site shall be provided with an open space complying with the Second Schedule under Building (Planning) Regulations (B(P)R);
5. service lane should be provided in accordance with B(P)R 28;
6. emergency vehicular access (EVA) complying with B(P)R 41D shall be provided for all buildings in the site. The Fire Services Department's comment shall be sought regarding the 6m-wide EVA;
7. the buildings shall be designed to the satisfaction of the BA in such a manner as will facilitate the access to and use of the buildings and their facilities by persons with a disability in accordance with B(P)R 72;
8. the applicants' attention is also drawn to the policy on GFA concessions under PNAP APP-151 in particular the 10% overall cap on GFA concessions and, where appropriate, the SBD requirements under PNAP APP-152. JPN No. 1 & No. 2 shall be referred to regarding the criteria and conditions for exempting the balconies and utilities platforms from GFA and SC calculations;
9. unless WSD confirms that there is no water supply for flushing from the waterworks, the BA will not consider the application to obtain water from a well or other sources according to PNAP APP-4; and
10. detailed comments will be given during the submission stage of general building plans.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230724-195536-18953

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

24/07/2023 19:55:36

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Leung

意見詳情

Details of the Comment :

西貢沙下村旁邊的地方是荒廢十多件的農地，現時毫無經濟效益。按四周道路設計及四周已發展的項目觀察，該位置用來發展中低密度住宅最為合適，越早改變土地規劃用途，除帶來政府庫房收益外，亦能帶來周邊的經濟活動，產生協同效應。如未來發展能保育沿岸沙堤及大自然美境，提供多些公眾泊車位，該位置發展更加吸引區外人士到訪，帶來活躍的經濟活動。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230723-212627-39010

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

23/07/2023 21:26:27

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Tsang

意見詳情

Details of the Comment :

新改劃的申請能提供綠化，能促進周邊的視覺觀感和環境。且該發展規模於本區屬合理及發展有條理，能促進本區的長遠發展。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230723-213427-77865

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

23/07/2023 21:34:27

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Eric Tong

意見詳情

Details of the Comment :

I'm a Sai Kung native who have been residing here with my family for more than 40 years. This residential development initiative has greatly surprised me as there is finally a way out for that piece of abandoned land!

Rather than old style village houses without any backup services/facilities, I personally vote for modern residential units with club house facilities et cetera which can provide better living environment for enjoyment, and the most important thing, appreciation potential of the properties.

In short, I believe village type development is no longer a trend nor a need here and residential properties would definitely benefit the economic growth as well as relieving the housing needs of our local area or even to a greater extent Hong Kong.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230724-211521-96674

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

24/07/2023 21:15:21

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Queenie Kwan

意見詳情

Details of the Comment :

同意批准改劃為住宅地帶,既可改善社會對私營住宅供應的需求,又可針對停車位不足問題作改善,而且評估顯示這規劃不會對環境,污水處理,雨水排放產生影響,本人期待此項計劃盡快落成。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230720-221010-67871

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

20/07/2023 22:10:10

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Vincci Wong

意見詳情

Details of the Comment :

支持西貢市發展,發展新城市可帶旺社會經濟,改善就業率,生產總值也得以提升。對現今社會的建築業,零售業,飲食業大有裨益。了解規劃摘要及評估後分析此改建利多於弊,不但沒影響現有環境,還增添綠化。而且多了公眾停車位,改善道路違例泊車嚴重的情況。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230803-172308-14345

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

03/08/2023 17:23:08

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Edmond Fong for The Hong Kong and China Gas Company Limited

意見詳情

Details of the Comment :

Since our High-Pressure pipeline at the junction of Wai Man Road and Sha Ha Road is within the application site boundary of the proposed development, the project proponent is suggested to reconsider the site boundary. The project proponent is also required to conduct Quantitative Risk Assessment to evaluate the potential risk and determine the necessary mitigation measures if required, and should consult our company in design stage and closely coordinate with our company during construction stage and provide protective measures.



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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-

A handwritten signature in black ink, appearing to be 'H. H. H.' or similar.

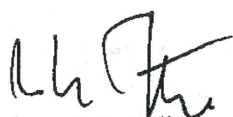
front sites, separated by a short access road know as Sha Ha Road. Both sites are water-front sites and there is no justification for a relaxation in height limits.

- (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,



Robert K.R. Fullerton.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230804-185609-13090

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

04/08/2023 18:56:09

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. LEE KAYHYANG

意見詳情

Details of the Comment :

I hereby put forward my objection to the above application on the grounds that this contravenes both the CDA (I) 2007 and the Sai Kung OZP 2013. Sai Kung roads are already pushed to the limit with the existing traffic on the roads. Such a large & unsightly 'mid rise' 8 storey (not including basement) development will increase the traffic even more both when in construction & after it is occupied. I notice that there have been traffic surveys held in the vicinity the past week which will not give a true reflection of how much traffic passes the area of the development nor the Sai Kung Town during usual usage. It is a known fact that June / July & August are the absolute peak time months for many SK residents to be on their summer / school term vacation & not driving on the roads. Building such a size development will have a detrimental impact on the fragile ecosystem and waters of Inner Port Shelter and Sai Kung Hoi. So much for Sai Kung being considered as Hong Kong's Back Garden. In addition, what do the emergency services department have to say about this development? Causing such traffic chaos will also have a serious impact on their service to the Sai Kung Community. The land in question is very clearly only allowed to have 3 storey / 8.23 Meter building height structures. Please stop allowing developers to build more 'out of character' constructions ruining our beautiful Sai Kung. Use the land for the general public to enjoy with community facilities.

Isn't the government supposed to be concerned with the well being & mental health of SK residents these days as well as all HK residents who frequent Sai Kung to get relief from already over-developed urban area.

Please ensure that all Sai Kung residents and Hong Kong residents by extension will be able to enjoy this Back Garden of Hong Kong of generations to come and preserve the community to be over-run and turned into just another over-developed areas in the interests of developers and property speculators

Hunlicar Garden,
6 Chuk Yeung Road,
Sai Kung, NT,
Hong Kong

237



Secretary,
The Town Planning Board,
15th Floor, North Point Government Offices,
333 Java Road,
North Point,
Hong Kong
July 25th, 2023

Dear Secretary of the Board,

Application Number Y/SK-SKT/4 in respect of Various Lots in D.D. 221 and Adjoining Government Land, Sha Ha, Sai Kung, New Territories to rezone the site from "Village Type Development" to "Residential (Group B) 6" and to amend the Notes of the zone applicable to the site

We write in respect of the captioned application and attach our previous letter dated April 21st 2021 (Pacific Sunshine Ltd/ Town Planning Board) setting out our objections to the Indicative Scheme at the Application Site.

Being long term residents and owners of 6 Chuk Yeung Road, Sai Kung we continue to feel concerned that the basic issues of building height and density are still not being addressed, nor has the revised scheme alleviated a number of the concerns which we expressed to you previously.

We therefore set out below our original and further objections to planning application Y/SK-SKT/4:

The first is the **major conflict with planning policy** which the application represents.

1. The development is in an area currently zoned "V" on the Sai Kung Outline Zoning Plan (OZP) which limits development to a **maximum** building height of 3 storeys and 8.23 metres.
2. Such building height is consistent with the guiding principles of the OZP to limit building heights on land that is close to the sea front. If the form of development within the V zone is to be changed to allow **luxury** residential development this should not result in a development that is any higher than the OZP intended for this waterfront site.
3. A consistent low rise development on waterfront land is both important from a visual perspective and in order to maintain the integrity of the key principles of the OZP. Moreover, the application site is a waterfront site in just the same way as the adjoining OU zone - "Commercial and Tourism related uses (including hotel)1".
4. The permitted development height for this OU zone is 3 storey (excluding basements). The height of the existing development on this site should be the absolute maximum permitted on the application site. The actual use of the land is not relevant to the principle of low rise development on waterfront sites.

5. The applicant has mistakenly adopted the planning guidelines for the CDA(1) zone. This CDA zone is **not** a waterfront site being separated from the waterfront by Wai Man Road. The Maximum building height for the CDA(1) zone is **8 storeys** excluding basements and whilst this may be **appropriate** for an **inland site** it is **not appropriate** for a **waterfront site**.

6. The argument that the applicant has made for a stepped development is **also misguided** because the stepped building height concept is applicable to large inland sites with building heights stepping down towards the waterfront. It is not applicable to waterfront sites such as the current V and OU zones.

7. **Wai Man Road** is the **dividing line** between **inland sites** where medium height developments are permitted and **waterfront sites** (sites that have a frontage to the pedestrian promenade) where the maximum building height is and should remain 3 storeys.

As to the application to rezone, we also note with concern:

8. According to the 6 existing R(B) zones on the Town Planning Board website, all have a maximum site coverage of 40%. To increase the applicant's coverage to 44% is **overdevelopment** and incompatible with the planning intention.

9. We reiterate that the application conflicts with the pattern of development intended for the area, ignoring the stepped height design proposed in the Outline Zoning Plan whereby the building storeys would reduce in height from the CDA/1 site, and were indeed to be kept low in height on the V Site so as to prevent a visually blocking effect along the long shoreline which extended to the Sai Kung Country Park.

10. Unfortunately, what continues to be pressed in the application is excessive in terms of building height, mass and form. It is a scheme that is visually damaging to the setting, creating a **wall effect** not just from Chuk Yeung Road but also to north, south, east and west, with 2 Towers of 9 and 10 storeys measuring 45:1 m and 45: 6 m, a third Tower of 20.6m in height plus 14 townhouses measuring 21:6 m that actually face the waterfront promenade and obstruct the magnificent views of both mountain and shoreline.

Therefore, any rezoning must still retain the **low rise** nature of the development on the whole of the V Site.

11. As to the development. We have argued before about the encroachment on privacy and the generation of noise, disturbance and pollution it will cause (especially during construction). But we wish to highlight four other points:

a. The introduction of a public car park with 120 car spaces is purely notional. It will do little to alleviate parking problems, unless there is an ombudsman to ensure parking fees are kept fair and in line with the market, and that parking is accessible to non- residents at all times. We have to ensure that luxury housing is not at the expense of good infrastructure.

The obverse of this would have been a Village or NTHE development providing significantly less numbers of private vehicle parking spaces and stress on the roads.

b. Towers 2 and 3 will dwarf, and be out of character with, the rural character and scale of the properties in the neighbourhood.. Nor do they have any architectural merit.

c. The application fails to engage with the surrounding environment. No attempt is made to re-activate the dilapidated condition of the promenade, or any connections from this luxury gated community to the adjoining low-rise coastal properties and outdoor open-air public spaces which still require good pedestrian circulation.

In short, the application contributes nothing to the "Garden of Hong Kong" concept or to the rural township.

d. The Landscaping Plan is superficial. Planting strips are no substitute and, the loss of important trees on the eastern and southern boundaries is significant.

11. Further, and following on from the recognition of the site's low rise development, plus the imposition of a maximum 4 storeys with a 40% site coverage, we propose there should be a **restriction on the maximum floor to floor height**. The current proposal for the Houses to have a floor to floor height of 4.5 metres would permit houses significantly higher than the Village Type houses permitted under the current zoning and can only encourage unauthorised building works with the construction of mezzanine floors.

12. For the proposed houses a maximum floor to floor height of 3.5 metres should be imposed and for the 4 storey blocks of flats, a maximum floor to floor height of 3.15 should be imposed.

13. In pointing to the need for a reduction in the application's building height, and therefore the density of the site, we also refer you to the district's overstretched transport links and its growing traffic congestion problems to which this scheme only adds.

In summary these are our objections for rejecting the planning application and our request instead that the site remains as a low rise development opportunity.

Naturally, the undersigned would be very happy to meet with your Office at your convenience to expand on any of these issues, or comment further should the Applicant respond, or endeavour to submit added information or justification for the proposed amendment.

He can be contacted on telephone number [REDACTED] or by email on [REDACTED]

I should be grateful for acknowledgement of receipt of this letter.

Yours truly, for and on behalf of

Pacific Sunshine Ltd.,

For and on behalf of
PACIFIC SUNSHINE LIMITED

.....
Authorised Signatory

Stephan G. Spurr (Mr.)

Director

cc Secretary for Planning and Environment

Office of the Chief Executive

Secretary of Housing and Transport.

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



反對(申請編號:Y/SK-SKT/4)規劃申請
04/08/2023 22:56

From: [REDACTED]
To: Tpbpd <tpbpd@pland.gov.hk>
File Ref: [REDACTED]

敬啟者:

本人為西貢居民，遷居於此已多年，近日得知有地產商申請（申請編號：Y/SK-SKT/4）就西貢沙下丈量約份第221約多個地段及毗連政府地改劃為「住宅(乙類)6」，現正式就此項申請提出反對。

反對原因如下:

1. 西貢的公共設施未能配合不斷增加的人口需求

雖然，匡湖居住附近的道路差不多完成擴建，但西貢的公共設施如圖書館/警處/消防/公共醫療設施，20多年來未能配合不斷增加的人口需求。

2. 加劇西貢交通擠塞

近年西貢塞車情況日見嚴重。自從西貢附近逸瓏園兩大型屋苑入伙後，每天由早上6:50開始西貢往九龍方向已出現長車龍，車龍尾在西貢消防局。下午5時多開始，由九龍往西貢方向在匡湖居已出現車龍。此外，早晚西貢往馬鞍山方向的阻塞情況亦日趨惡化，再加上沙下WM酒店已落成，在周日/假期早上8時至11時，下午4時至7時整個西貢市及來回市區的道路各處出現車龍，若再興建大型住宅必再加重西貢公路的交通負荷。

3. 保護香港市民的後花園，有助市民精神健康

西貢是香港市民的後花園，現今香港人的患上情緒病的人越來越多，到郊外走走可讓市民可以享受大自然，不用被石屎森林圍困，遠眺山景，舒緩壓力。若市民來到西貢也被大型屋邨棟棟高樓圍著，這對市民並非好事壓力如何舒緩？保護香港後花園，直接讓市民精神健康有改善，也間接減輕政府醫療開支。發展不是硬道理，不斷發展只會破壞環境令生態失衡。發展也需要平衡各方的需要，小市民的需要就更需要城規會各委員的保護。

4. 西貢的公共交通工具(小巴/巴士等)配套未能應付不斷增加的人口。

以上是本人反對地產商就西貢沙下丈量約份第221約多個地段及毗連政府地改劃為「住宅(乙類)6」申請的原因，希望有關部門認真審視，謹慎把關。

譚小姐

傳送自 Yahoo奇摩電子信箱 Android 版

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230804-053231-86154

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

04/08/2023 05:32:31

有關的規劃申請編號

The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

Sai Kung Planning Concern Front

意見詳情

Details of the Comment :

對規劃申請編號Y/SK-SKT/4 提出反對意見：

1. 違反規劃大綱藍圖制定鄉村地帶 V zone 規劃意向，破壞西貢市中心鄉郊城鎮的特色：此改劃申請違反規劃署於2007年12月位於惠民道的“綜合發展區”（CDA 1）的所訂的指引，更違反2013年6月西貢市區劃規劃大綱S/SK-SKT/6 OZP 的意向（planning intention）。申請內興建兩座住宅大廈的建議（即「第2座」及「第3座」，分別為10層及9層），高度嚴重過高，破壞西貢市中心鄉郊城鎮的獨有特色。
2. 欠缺景觀影響評估報告（LIA）及欠缺全面的視覺評估報告（VIA）：這申請破壞作為「西貢後花園」及「世界地質公園」暨「旅遊門廊」的形象，建築位於西貢海傍長廊顯眼位置，鄰為天然沙灘，卻未有提供景觀影響評估報告。至於其視覺評估報告有誤導之嫌，明顯沒有以從海的角度，往望向西貢市的近岸近距離拍攝作評估。
3. 加重西貢二級污水處理廠負擔：現在西貢污水處理廠仍處二級，168單位對本身已落後的污水設施，並鄰近CDA的住宅項目大量增加，必加重西貢市中心渠務風險和維修負擔，對西貢內海的水質更帶來負面影響，破壞旅遊經驗及形象
4. 涉16%政府土地，漠視公眾利益：申請人沒有提出翻新斜向海灘的行人路的破舊狀態，也沒有提出為清理排入海灘的污水作出貢獻。反之，申請土地中有16 %為政府土地，此乃公眾利益。若將土地以補地價方式為私人土地，即使發展商提供公眾停車場，但停車場費用將來全由私人發展商決定，恐怕將經營成本轉至市民身上。長遠來說，停車場可以以商業理由不受任何限制，不停增加收費為私人商業收益，對大眾來說得不償失，嚴重惡化市民生活質素。

鄉村式發展不應興建9-10層高的建築物，這申請完全無視分區規劃大綱草圖原則，其中申請內容嚴重惡化西貢鄉郊居住居民的生活質素。若獲批，必成為不良先例，使公眾誤解區內鄉村發展地帶（V zone）可隨意輕易修改，令鄉村發展亂象叢生，破壞環境，加重公眾負擔。

因此，城規會成員應拒絕此規劃申請。

關注西貢規劃陣線

聯絡人：何小姐

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230725-221545-35036

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

25/07/2023 22:15:45

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Wong

意見詳情

Details of the Comment :

I am writing to vehemently oppose Application No. Y/SK-SKT/4 as a concerned citizen on the following grounds:

1. On the shoreline from Sha Ha eastwards towards Tai Mong Tsai, there are no precedents set for Residential B zoned developments. All residential developments are zoned Residential (Group C), which stipulates a maximum building height of 9m and 2 storeys over 1 storey of carport, maximum site coverage from 20%-30%. Such development control parameters are in line with local character and far from the currently proposed 'towers'.
2. If this plot of land was developed as village houses or NTEHs, using a maximum site coverage of 30%, there would only be 58 houses built. According to the Hong Kong Planning Standard Guidelines, this will result in 58 private vehicle parking spaces, far from the proposed addition of 254 private vehicle spaces. In the Government's latest Public Transport Strategy Study in 2017, the hierarchy of roles in transportation places heavy emphasis on efficiency and function, with the private car being the least efficient and functional from a public perspective.
3. All Residential (Group B) developments within the OZP have a maximum site coverage of 40%. Why does this applicant believe it is special and should develop up to 44% site coverage?
4. The Government's policy of increasing housing supply in the New Territories is focused on New Territories North, namely NTN New Town, Man Kam To, San Tin / Lok Ma Chau as well as Kwu Tong North and Fanling North New Development Areas. In addition, urban regeneration has always been a consistent source with efforts of the Urban Renewal Authority. The Sha Ha area in Sai Kung does not fall under the categories of urban regeneration or a new town.
5. The Applicant's point on no Small Houses approved nor application in progress for the past 18 years does not equate to a need for rezoning into high density residential development. There are many factors that have contributed to this situation, some of which could have been borne by the Applicant himself.
6. There is no clear architectural merit to the 'wall' of towers proposed. Such buildings do not respect the local topographical nature and looks out of place within the idyllic scenery of Sai Kung.
7. Village Type Development zones are intended to respect the surroundings of the environment and ancestral uses. Any change to this is a great disrespect to the original settlers of Sai Kung and their descendants.

RESIDENTIAL (GROUP B)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat	Eating Place
Government Use (Police Reporting Centre, Post Office only)	Educational Institution
House	Government Refuse Collection Point
Library	Government Use (not elsewhere specified)
Public Vehicle Park (excluding container vehicle) (on land designated "R(B)6" only)	Hospital
Residential Institution	Hotel
School (in free-standing purpose- designed building only)	Institutional Use (not elsewhere specified)
Utility Installation for Private Project	Market
	Office
	Petrol Filling Station
	Place of Entertainment
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Recyclable Collection Centre
	Religious Institution
	Rural Committee/Village Office
	School (not elsewhere specified)
	Shop and Services
	Social Welfare Facility
	Training Centre

Planning Intention

This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

Remarks

- (a) On land designated "Residential (Group B)1", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 50,300m², a maximum site coverage of 40% and a maximum building height of 13 storeys (excluding basements), or the gross floor area, site coverage and height of the existing building, whichever is the greater.

(please see next page)

RESIDENTIAL (GROUP B) (cont'd)**Remarks (cont'd)**

- (b) On land designated "Residential (Group B)2", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 18,000m², a maximum site coverage of 40% and a maximum building height of 5 storeys (excluding basements), or the gross floor area, site coverage and height of the existing building, whichever is the greater.
- (c) On land designated "Residential (Group B)3", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 11,000m², a maximum site coverage of 40% and a maximum building height of 4 storeys (excluding basements), or the gross floor area, site coverage and height of the existing building, whichever is the greater.
- (d) On land designated "Residential (Group B)4", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 2, a maximum site coverage of 40% and a maximum building height of 8 storeys (excluding basements), or the plot ratio, site coverage and height of the existing building, whichever is the greater.
- (e) On land designated "Residential (Group B)5", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.4, a maximum site coverage of 40% and a maximum building height of 5 storeys (excluding basements), or the plot ratio, site coverage and height of the existing building, whichever is the greater.
- (f) *On land designated "Residential (Group B)6", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.5 and a maximum building height of 10 storeys (excluding basements), or the plot ratio, site coverage and height of the existing building, whichever is the greater. A public vehicle park shall be provided.*
- (g) In determining the maximum gross floor area/plot ratio/site coverage for the purposes of paragraphs (a) to (e) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker's office and caretaker's quarters, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (h) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area/plot ratio/site coverage/building height restrictions stated in paragraphs (a) to (e) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

approved MLP and it should be ensured that the nature and scale will be in keeping with the surrounding natural and rural landscape and land uses and will not exert adverse impacts on the limited road and other infrastructural provisions. A copy of the approved MLP will be made available for public inspection in the Land Registry pursuant to section 4A(3) of the Ordinance.

10.3 Residential (Group A) ("R(A)") : Total Area 2.29 ha

10.3.1 The planning intention of this zone is primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building. The existing composite buildings in the town centre are under this zoning, which can be divided into 2 sub-areas as follows:

- (a) Residential (Group A)1 ("R(A)1") – this includes the existing composite buildings to the north of Man Nin Street. Development/redevelopment in this sub-area should be subject to a maximum PR of 5 and BH of 12 storeys (excluding basements), or the PR and height of the existing building, whichever is the greater.
- (b) Residential (Group A)2 ("R(A)2") – this includes the existing composite buildings to the south of Man Nin Street and two sites to the north of Man Nin Street which are occupied by 6-storey buildings. Development/redevelopment in this sub-area should be subject to a maximum PR of 5 and BH of 6 storeys (excluding basements), or the PR and height of the existing building, whichever is the greater.

10.3.2 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the PR/BH restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

10.4 Residential (Group B) ("R(B)") : Total Area 6.62 ha

10.4.1 The planning intention of this zone is primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. This zone can be divided into 5 sub-areas as follows:

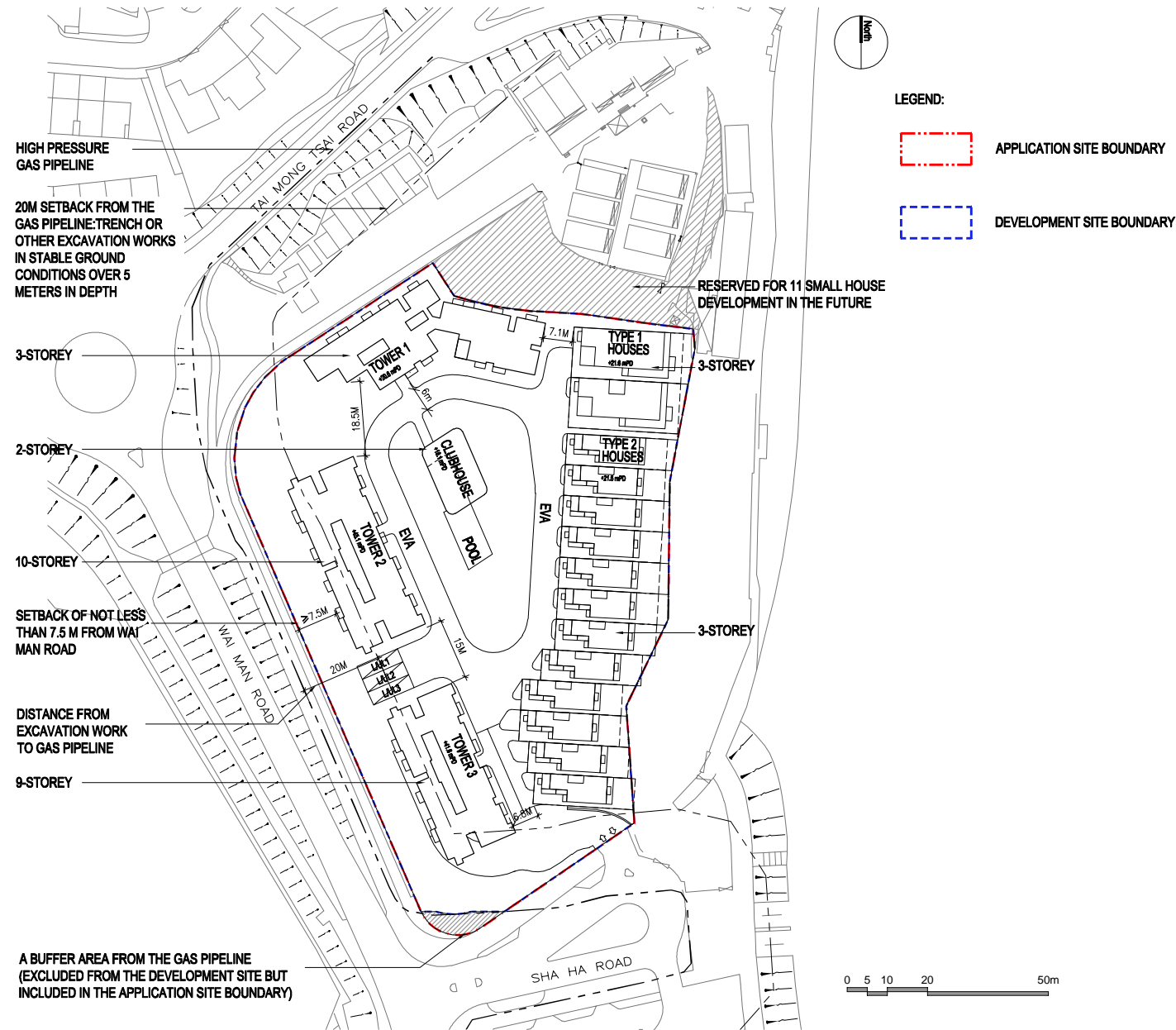
- (a) Residential (Group B)1 ("R(B)1") – this includes the Lakeside Garden which is an existing rural public housing estate developed by Hong Kong Housing Society. Development/redevelopment at this site should be subject to a maximum gross floor area (GFA) of 50,300m², site coverage (SC) of 40% and BH of 13 storeys (excluding basements).
- (b) Residential (Group B)2 ("R(B)2") – this includes the Tui Min Hoi Chuen which is an existing rural public housing estate developed

by Hong Kong Housing Society. Development/redevelopment at this site should be subject to a maximum GFA of 18,000m², SC of 40% and BH of 5 storeys (excluding basements).

- (c) Residential (Group B)3 ("R(B)3") – this includes the existing Man Yee Fishermen Housing Estate to the immediate east of Tui Min Hoi Chuen. Development/redevelopment at this site should be subject to a maximum GFA of 11,000m², SC of 40% and BH of 4 storeys (excluding basements).
- (d) Residential (Group B)4 ("R(B)4") – this includes a site at Hong Tsuen Road to the immediate northeast of Tui Min Hoi Electricity Substation. Development/redevelopment at this site should be subject to a maximum PR of 2, SC of 40% and BH of 8 storeys (excluding basements).
- (e) Residential (Group B)5 ("R(B)5") – this includes a site at Hong Kin Road to the immediate east of Sai Kung Outdoor Recreation Centre. Development/redevelopment at this site should be subject to a maximum PR of 1.4, SC of 40% and BH of 5 storeys (excluding basements).
- (f) Residential (Group B)6 ("R(B)6") – this include a site at Sha Ha Road to the immediate south of Burlingame Garden. Development/redevelopment at this site should be subject to a maximum PR of 1.5 and BH of 10 storeys (excluding basements). The following planning and design requirements shall also be complied:-
 - The proposed BH for the above ground structures adjoining to the existing Sha Ha Village houses to the north of the site shall not exceed 3 storeys (excluding basement levels).
 - Future developments in the site shall adopt stepped BH design, with no building structures exceeding 10 storeys (excluding basements), from the west of the sub-zone near Sha Ha Beach towards the east of the site.
 - A public vehicle park with not less than 120 parking spaces shall be provided.
 - A non-building zone is proposed at the southern corner facing Sha Ha Road to ensure future development would not encroach the high-pressure underground town gas transmission pipeline running along Wai Man Road, Sha Ha Road, and Tai Mong Tsai Road.
 - A minimum 20m buffer distance is required with the high-pressure underground town gas transmission pipeline and excavation works along Wai Man Road.
 - Any future development in the site requires liaison with the Antiquities and Monuments Office (AMO) in carrying out archaeological survey prior to and during construction stage.

10.4.2 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the GFA/PR/SC/BH restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

Master Layout Plan



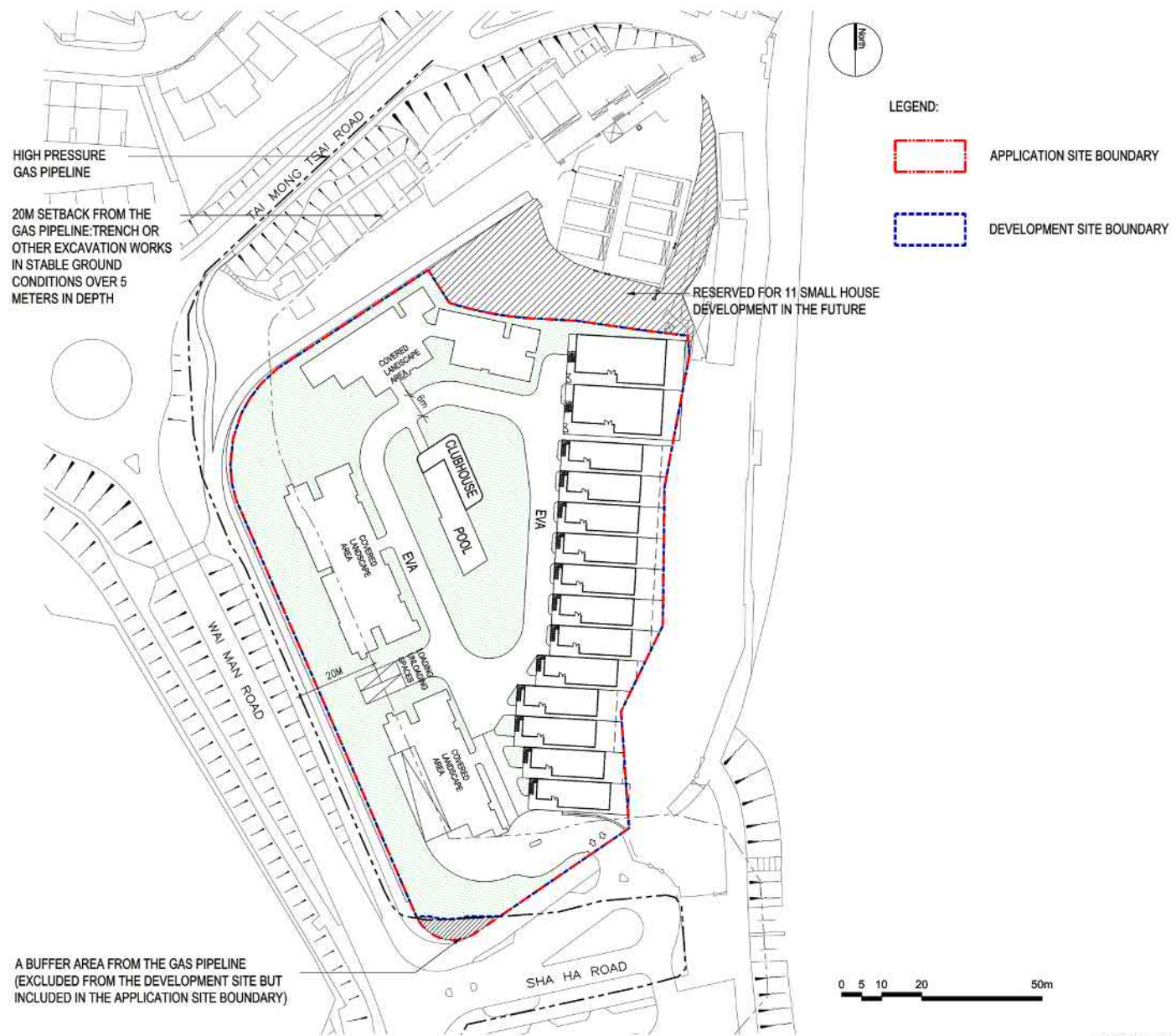
Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Residential Development at Various Lots in D.D. 221 and Adjoining Government Land, Sha Ha, Sai Kung, New Territories

Aedas

(資料來源：申請人於 07.09.2023 呈交的資料)
(Source : Applicant's Submission of 07.09.2023)

參考編號 REFERENCE No. Y/SK-SKT/4	繪圖 DRAWING Z-1
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G/F Layout Plan



Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Residential Development at Various Lots in D.D. 221 and Adjoining Government Land, Sha Ha, Sai Kung, New Territories

(資料來源：申請人於 06.07.2023 呈交的資料)
(Source : Applicant's Submission of 06.07.2023)

參考編號
REFERENCE No.
Y/SK-SKT/4

繪圖
DRAWING
Z-2

100%

Aedas

Basement 1 Layout Plan



Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Residential Development at Various Lots in D.D. 221 and Adjoining Government Land, Sha Ha, Sai Kung, New Territories

1:1000

Aedas

(資料來源：申請人於 06.07.2023 呈交的資料)
(Source : Applicant's Submission of 06.07.2023)

參考編號 REFERENCE No. Y/SK-SKT/4	繪圖 DRAWING Z-3
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Basement 2 Layout Plan



Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Residential Development at Various Lots in D.D. 221 and Adjoining Government Land, Sha Ha, Sai Kung, New Territories

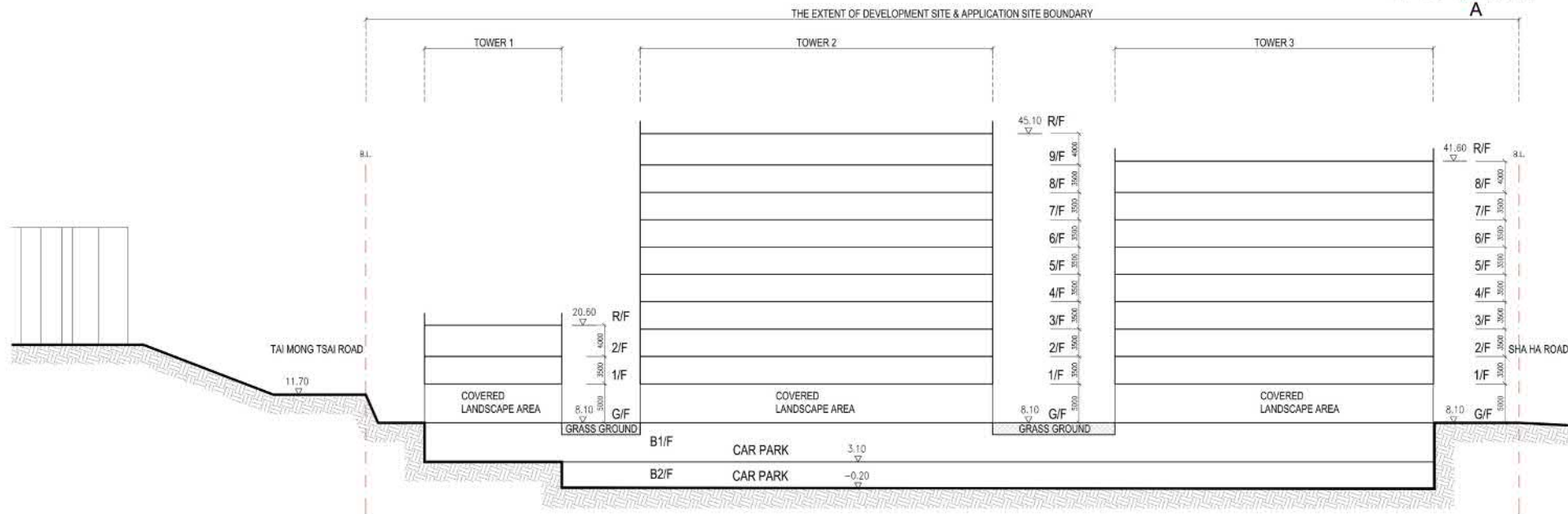
1:1000 @ A3

Aedas

(資料來源：申請人於 06.07.2023 呈交的資料)
(Source : Applicant's Submission of 06.07.2023)

參考編號 REFERENCE No. Y/SK-SKT/4	繪圖 DRAWING Z-4
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This figure is an aerial photograph of a residential area. Two observation points are marked with red dots and labeled 'A' and 'A''. Point 'A' is located at the bottom center of the image, near a road. Point 'A'' is located at the top left of the image, near a road. A red line connects the two points, passing through the residential area. The area contains several buildings, roads, and green spaces.



0 5 10 15 25m

1500

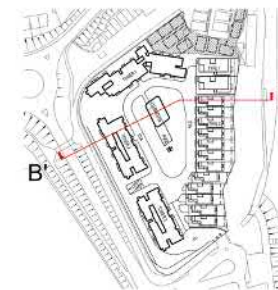
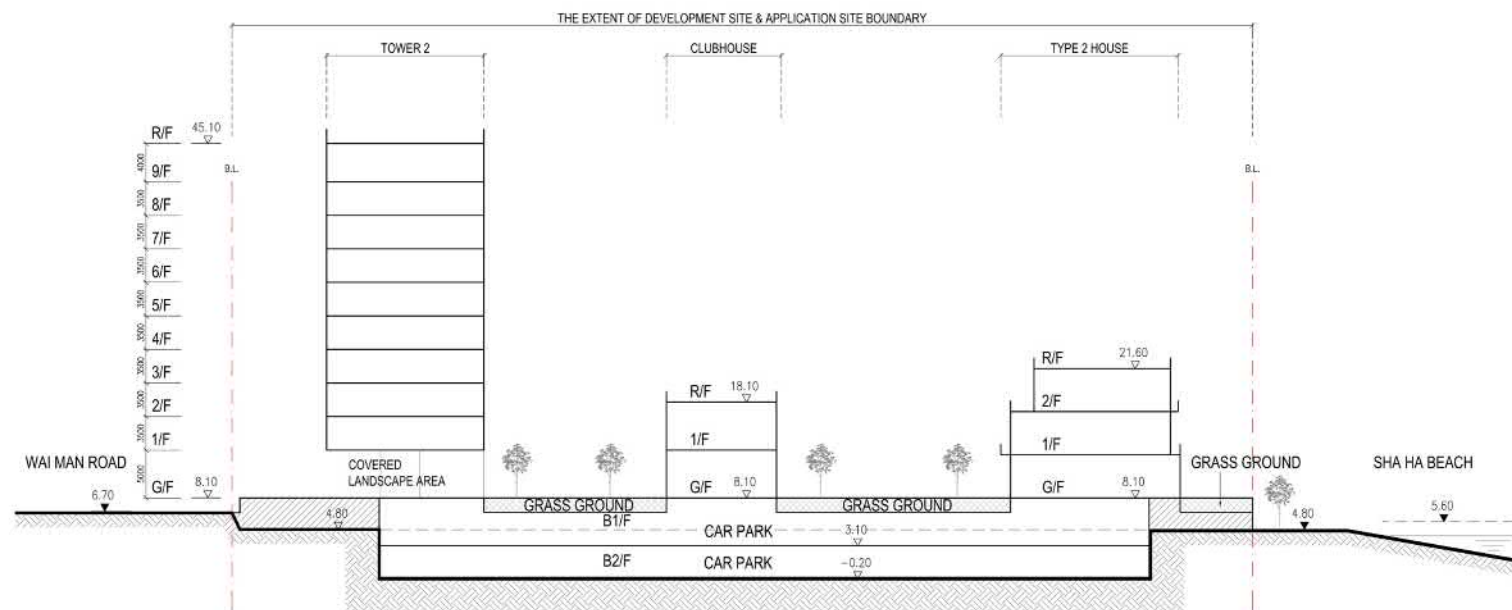
Aedas

+

參考編號
REFERENCE No.
Y/SK-SKT/4

繪圖
DRAWING
Z-5

Schematic Section



0 5 10 15 25m

1:500 @ A0

Aedas

Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Residential Development at Various Lots in D.D. 221 and Adjoining Government Land, Sha Ha, Sai Kung, New Territories

(資料來源：申請人於 06.07.2023 呈交的資料)
(Source : Applicant's Submission of 06.07.2023)

參考編號 REFERENCE No. Y/SK-SKT/4	繪圖 DRAWING Z-6
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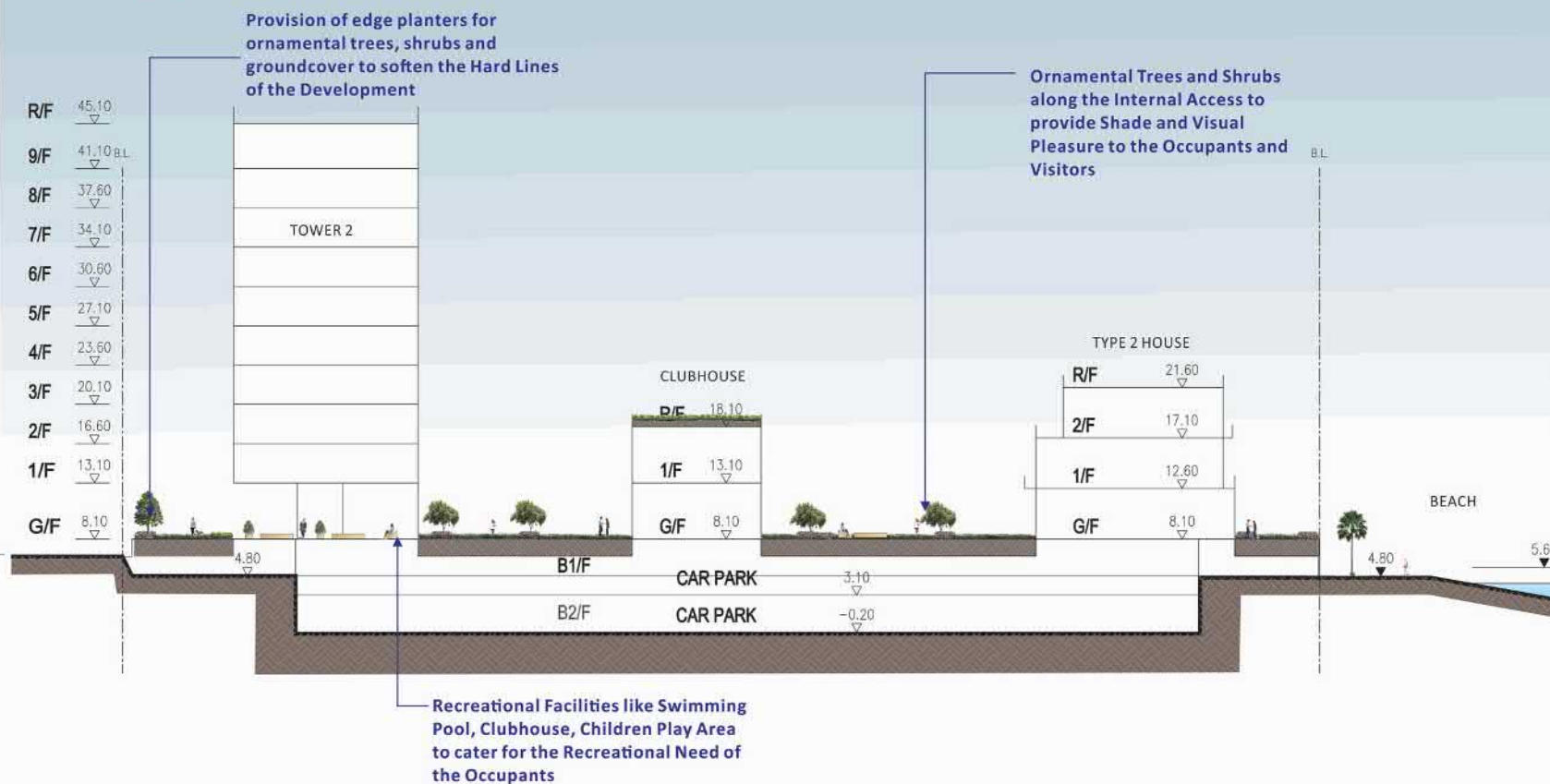
(資料來源：申請人於 06.07.2023 呈交的資料)
(Source : Applicant's Submission of 06.07.2023)

參考編號
REFERENCE No.
Y/SK-SKT/4

繪圖
DRAWING
Z-7



Key Plan



PROJECT :
APPLICATION FOR AMENDMENT OF
PLAN UNDER SECTION 12A OF THE
TOWN PLANNING ORDINANCE (CAP. 131)
FOR PROPOSED RESIDENTIAL
DEVELOPMENT AT VARIOUS LOTS IN
D.D. 221 AND ADJOINING GOVERNMENT
LAND, SHA HA, SAI KUNG,
NEW TERRITORIES

DRAWING TITLE :
LANDSCAPE SECTION

PROJECT No. : C2041

DRAWING No. : LD101

SCALE : 1:100

DATE OF ISSUE : SEP. 2022

CAD FILENAME : C2041-LD101

REV	DESCRIPTION	DATE
DESIGN BY :	TEL	
DRAWN BY :	CAD	
CHECKED BY :	TEL	
APPROVED BY :	TEL	

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LanDes

LANDES LIMITED
景藝設計有限公司

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TEL.: 2868 0980 FAX.: 2868 2203
香港灣仔羅便道5-11號
信和商業大廈17樓A室
電話: 2868 0980
傳真: 2868 2203

(資料來源：申請人於 06.07.2023 呈交的資料)
(Source : Applicant's Submission of 06.07.2023)

參考編號
REFERENCE No.
Y/SK-SKT/4

繪圖
DRAWING
Z-8



ARUP

Figure Title
Site Context & Constraints Map

Source
GeoInfo Map

Date
June 2023

Scale
As shown

Figure No.
1.2

(資料來源：申請人於 06.07.2023 呈交的資料)
(Source : Applicant's Submission of 06.07.2023)

參考編號
REFERENCE No.
Y/SK-SKT/4

繪圖
DRAWING
Z-9

Existing Condition



Indicative Scheme



Key Plan



Application Site

Development Site

Assessment Area
(3H = 37m x 3 = about 111m)

Viewing Point

ARUP

Viewing Point 1: Open-air Car Park adjacent to the New Beach Resort Hotel

Site Photo

Date Aug 2023

Scale As shown

Figure No.

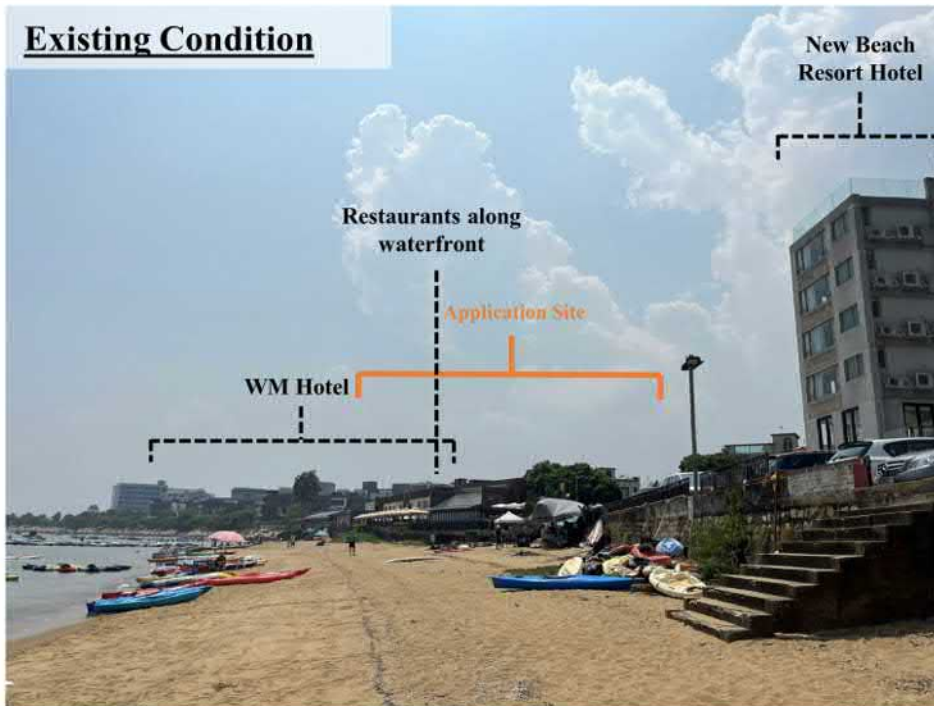
3

(資料來源：申請人於 07.09.2023 呈交的資料)
(Source : Applicant's Submission of 07.09.2023)

參考編號
REFERENCE No.
Y/SK-SKT/4

繪圖
DRAWING
Z-10

Existing Condition



Indicative Scheme

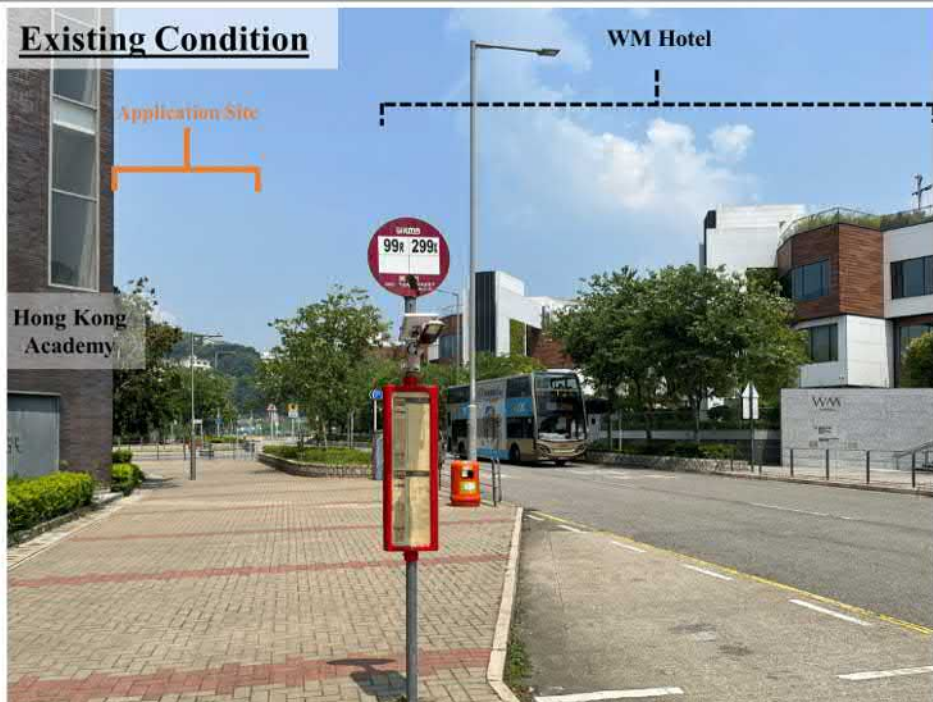


Key Plan

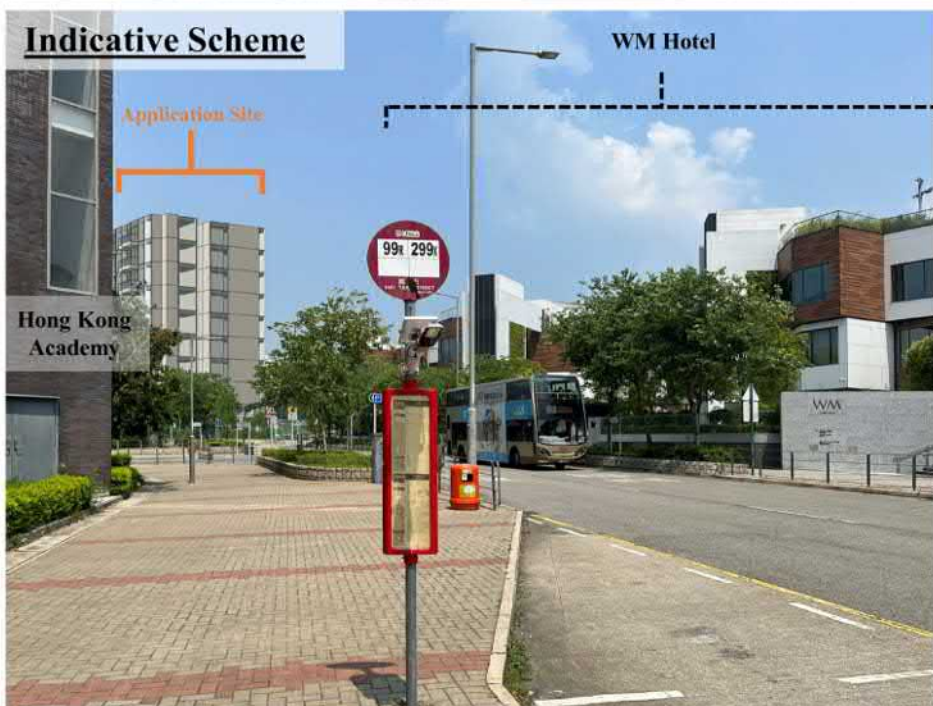
- Application Site
- Development Site
- Assessment Area
(3H = 37m x 3 = about 111m)
- ▶ Viewing Point



Existing Condition



Indicative Scheme



Key Plan



Application Site

Development Site

Assessment Area
(3H = 37m x 3 = about 111m)

Viewing Point

ARUP

Figure Title
**Viewing Point 3: Bus Stop at Wai Man Road
northbound near Hong Kong Academy**

Figure No.
Site Photo

Date
Aug 2023
Scale
As shown

Figure No.
5

(資料來源：申請人於 07.09.2023 呈交的資料)
(Source : Applicant's Submission of 07.09.2023)

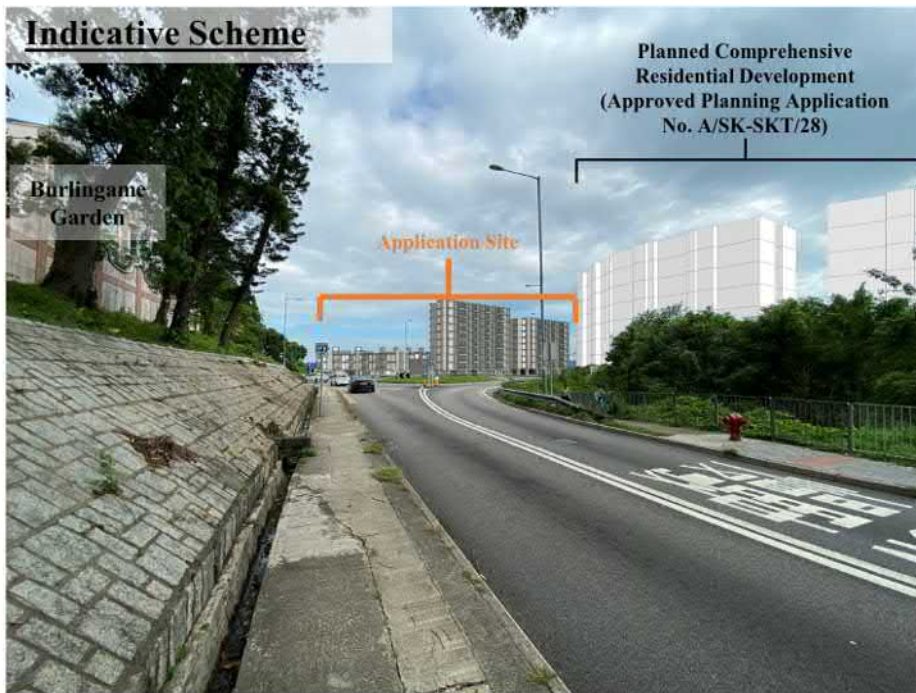
參考編號
REFERENCE No.
Y/SK-SKT/4

繪圖
DRAWING
Z-12

Existing Condition



Indicative Scheme



Key Plan



- Application Site
- Development Site
- Assessment Area
(3H = 37m x 3 = about 111m)
- ▶ Viewing Point

ARUP

Figure Title: **Viewing Point 4: Tai Mong Tsai Road eastbound near Burlingame Garden**

Source: Site Photo

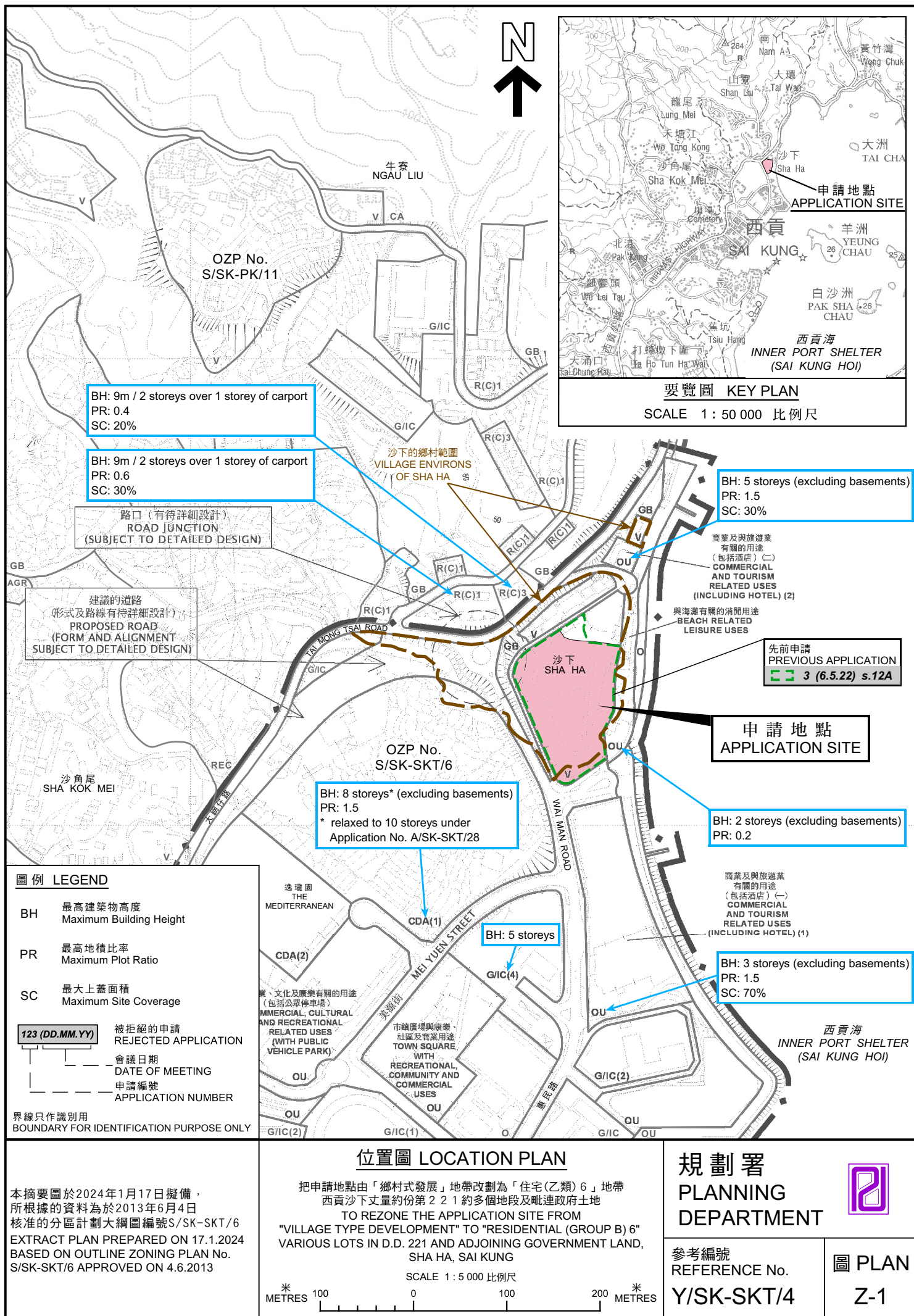
Date: **Aug 2023**
Scale: As shown

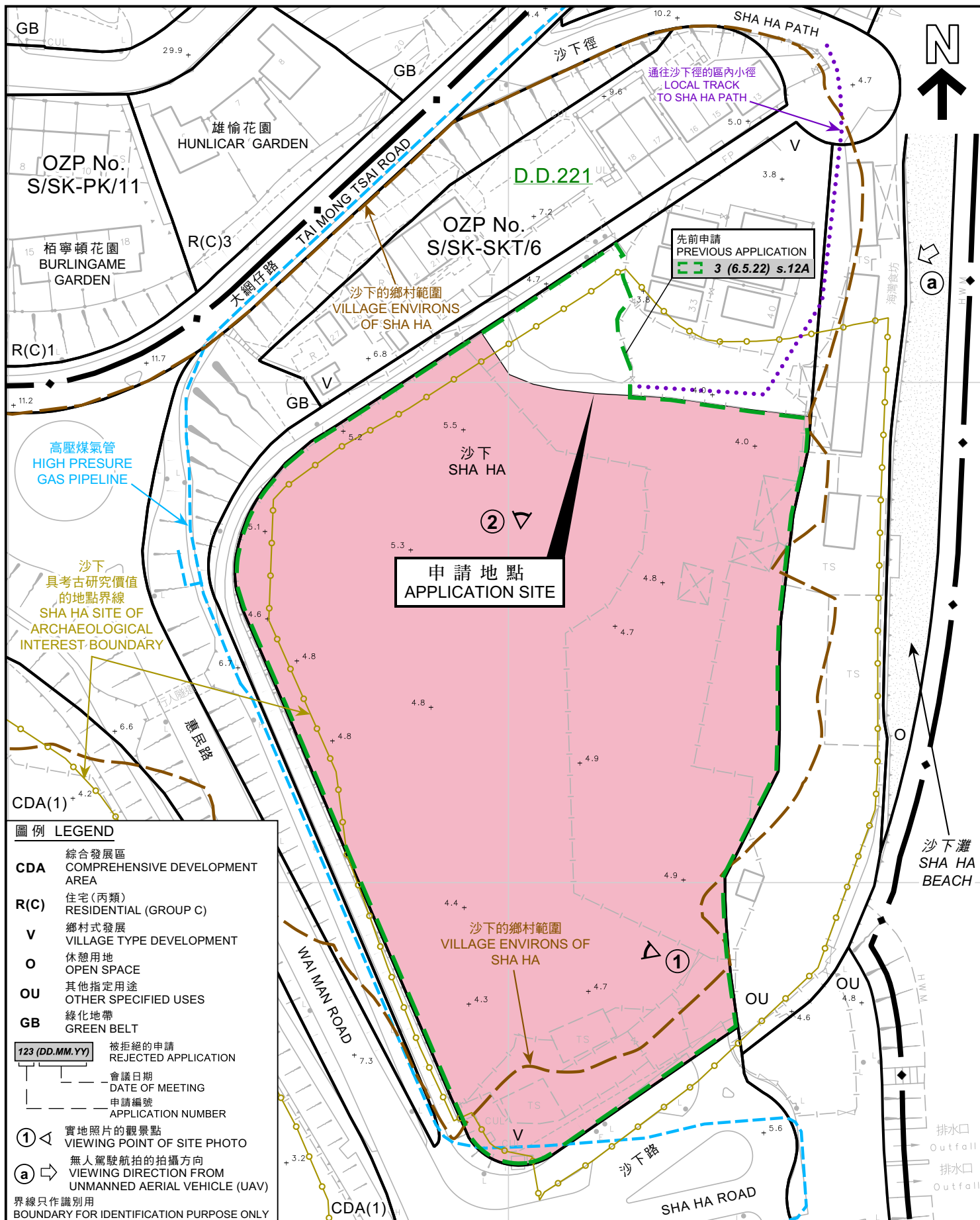
Figure No.: **6**

(資料來源：申請人於 07.09.2023 呈交的資料)
(Source : Applicant's Submission of 07.09.2023)

參考編號
REFERENCE No.
Y/SK-SKT/4

繪圖
DRAWING
Z-13





圖例 LEGEND

CDA 綜合發展區
COMPREHENSIVE DEVELOPMENT AREA

R(C) 住宅(丙類)
RESIDENTIAL (GROUP C)

V 鄉村式發展
VILLAGE TYPE DEVELOPMENT

O 休憩用地
OPEN SPACE

OU 其他指定用途
OTHER SPECIFIED USES

GB 綠化地帶
GREEN BELT

123 (DD.MM.YY) 被拒絕的申請
REJECTED APPLICATION

會議日期
DATE OF MEETING

申請編號
APPLICATION NUMBER

① 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

a 無人駕駛航拍的拍攝方向
VIEWING DIRECTION FROM UNMANNED AERIAL VEHICLE (UAV)

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

平面圖 SITE PLAN

把申請地點由「鄉村式發展」地帶改劃為「住宅(乙類)6」地帶
西貢沙下丈量約份第221約多個地段及毗連政府土地
TO REZONE THE APPLICATION SITE FROM
"VILLAGE TYPE DEVELOPMENT" TO "RESIDENTIAL (GROUP B) 6"
VARIOUS LOTS IN D.D. 221 AND ADJOINING GOVERNMENT LAND,
SHA HA, SAI KUNG

SCALE 1:1 000 比例尺
米 20 0 20 40 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/SK-SKT/4

圖 PLAN
Z-2a

本摘要圖於2024年1月17日擬備，
所根據的資料為測量圖編號
8-SW-6D和11B
EXTRACT PLAN PREPARED ON 17.1.2024
BASED ON SURVEY SHEETS No.
8-SW-6D & 11B



圖例 LEGEND

- CDA** 綜合發展區
COMPREHENSIVE DEVELOPMENT AREA
- R(C)** 住宅(丙類)
RESIDENTIAL (GROUP C)
- V** 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- O** 休憩用地
OPEN SPACE
- OU** 其他指定用途
OTHER SPECIFIED USES
- GB** 綠化地帶
GREEN BELT
- G.L.** 申請地點內的政府土地
GOVERNMENT LAND WITHIN THE SITE
- 申請地點內的舊批地段
OLD SCHEDULE LOT WITHIN THE SITE
- 申請地點內的舊新批地段
OLD NEW GRANT LOT WITHIN THE SITE
- 已批准的小型屋宇申請
APPROVED SMALL HOUSE APPLICATION

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

平面圖 SITE PLAN

把申請地點由「鄉村式發展」地帶改劃為「住宅(乙類)6」地帶
西貢沙下丈量約份第221約多個地段及毗連政府土地

TO REZONE THE APPLICATION SITE FROM
"VILLAGE TYPE DEVELOPMENT" TO "RESIDENTIAL (GROUP B) 6"
VARIOUS LOTS IN D.D. 221 AND ADJOINING GOVERNMENT LAND,
SHA HA, SAI KUNG

SCALE 1:1 000 比例尺

米 20 0 20 40 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/SK-SKT/4

圖 PLAN
Z-2b

本摘要圖於2024年1月9日擬備，
所根據的資料為測量圖編號
8-SW-6D和11B

EXTRACT PLAN PREPARED ON 9.1.2024
BASED ON SURVEY SHEETS No.
8-SW-6D & 11B



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2023年12月22日擬備，所根據的資料為地政總署於2022年4月8日拍得的航攝照片編號E161146C
EXTRACT PLAN PREPARED ON 22.12.2023
BASED ON AERIAL PHOTO No. E161146C
TAKEN ON 8.4.2022
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

把申請地點由「鄉村式發展」地帶改劃為「住宅(乙類)6」地帶
西貢沙下丈量約份第221約多個地段及毗連政府土地
TO REZONE THE APPLICATION SITE FROM
"VILLAGE TYPE DEVELOPMENT" TO "RESIDENTIAL (GROUP B) 6"
VARIOUS LOTS IN D.D. 221 AND ADJOINING GOVERNMENT LAND,
SHA HA, SAI KUNG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/SK-SKT/4

圖 PLAN
Z-3

1



2



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

把申請地點由「鄉村式發展」地帶改劃為「住宅(乙類)6」地帶
西貢沙下丈量約份第2 2 1 約多個地段及毗連政府土地
TO REZONE THE APPLICATION SITE FROM
"VILLAGE TYPE DEVELOPMENT" TO "RESIDENTIAL (GROUP B) 6"
VARIOUS LOTS IN D.D. 221 AND ADJOINING GOVERNMENT LAND,
SHA HA, SAI KUNG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/SK-SKT/4

圖 PLAN
Z-4a

本圖於2023年12月22日擬備，所根據的資料為攝於2023年12月14日的實地照片
PLAN PREPARED ON 22.12.2023
BASED ON SITE PHOTOS
TAKEN ON 14.12.2023

a



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

本圖於2023年12月22日擬備，所根據的資料為攝於2023年12月14日的無人駕駛航拍照片
PLAN PREPARED ON 22.12.2023 BASED ON UNMANNED AERIAL VEHICLE (UAV) PHOTO TAKEN ON 14.12.2023

把申請地點由「鄉村式發展」地帶改劃為「住宅(乙類)6」地帶
西貢沙下丈量約份第221約多個地段及毗連政府土地
TO REZONE THE APPLICATION SITE FROM "VILLAGE TYPE DEVELOPMENT" TO "RESIDENTIAL (GROUP B) 6"
VARIOUS LOTS IN D.D. 221 AND ADJOINING GOVERNMENT LAND, SHA HA, SAI KUNG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/SK-SKT/4

圖 PLAN
Z-4b

Sai Kung and Islands District

Agenda Item 3

Section 12A Application

[Open Meeting (Presentation and Question Sessions Only)]

Y/SK-SKT/4 Application for Amendment to the Approved Sai Kung Town Outline Zoning Plan No. S/SK-SKT/6, To rezone the application site from “Village Type Development” to “Residential (Group B) 6” and to amend the Notes of the zone applicable to the site, Various Lots in D.D. 221 and Adjoining Government Land, Sha Ha, Sai Kung
(RNTPC Paper No. Y/SK-SKT/4)

Presentation and Question Sessions

10. The following representatives from the Planning Department (PlanD) and the applicant’s representatives were invited to the meeting at this point:

PlanD

- | | |
|----------------------|---|
| Mr Walter W.N. Kwong | - District Planning Officer/Sai Kung and Islands (DPO/SKIs) |
| Ms Tammy S.N. Kong | - Senior Town Planner/Sai Kung and Islands (STP/SKIs) |
| Mr Matthew L.H. Tai | - Town Planner/Sai Kung and Islands (TP/SKIs) |

Applicant’s Representatives

- | | |
|--------------------------------|--------------------|
| Wisdom Glory Ltd. & Salechoice | - Mr Wai Kong Wong |
|--------------------------------|--------------------|

Properties Ltd.

Arup Hong Kong Ltd.

- Ms Theresa Wing Shan Yeung
- Mr Sek Hei Wong

Aedas Ltd.

- Mr Cart Lau
- Mr Vincent Lin

Landes Ltd.

- Mr Kwong Leung Lam

LLA Consultancy Ltd.

- Mr Siu Lung Ng

Westwood Hong & Associates Ltd. - Ms Kit Nga Wong

11. The Chairman extended a welcome and explained the procedures of the meeting. He then invited PlanD's representatives to brief Members on the background of the application.

12. With the aid of a PowerPoint Presentation, Ms Tammy S.N. Kong, STP/SKIs, briefed Members on the background of the application, the proposed rezoning of the application site (the Site) from "Village Type Development" ("V") to "Residential (Group B) 6" ("R(B)6") to facilitate a residential development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. PlanD had no in-principle objection to the application.

[Ms Clara K.W. U joined the meeting during the presentation of PlanD's representative.]

13. The Chairman then invited the applicant's representatives to elaborate on the application. With the aid of a PowerPoint presentation, Ms Theresa Wing Shan Yeung, the applicant's representative, made the following main points:

- (a) the Site being used as an open-air public vehicle park was located along the waterfront in Sai Kung Town North. To its south were the WM Hotel and Jockey Club Kau Sai Chau Public Golf Course's Public Car

Park which was zoned “Other Specified Uses” annotated “Commercial and Tourism Related Uses (with Public Vehicle Park)” planned to serve as a ‘Gateway Centre’ for commercial and tourism related uses;

- (b) the application was to rezone the Site from “V” to “R(B)6” to facilitate a residential development with 168 residential units. In addition to the 134 ancillary parking spaces, 120 public vehicle parking spaces (including 100 spaces for private cars, 10 spaces for light goods vehicle and 10 spaces for coach) would be provided. With a stepped building height (BH) profile of 3 to 10 storeys (excluding basements) ascending from the east to west of the Site and a plot ratio (PR) of 1.5, the proposed development was considered compatible with the surrounding developments. All relevant government departments had no objection to or adverse comments on the application;
- (c) it was proposed to revise the Notes of “R(B)” zone by incorporating ‘Public Vehicle Park (excluding container vehicles)’ as a Column 1 use and adding a new Remarks for “R(B)6” subzone to specify the maximum PR of 1.5, a maximum BH of 10 storeys (excluding basements) and the provision of a public vehicle park; and
- (d) the proposed public vehicle park, with number of parking spaces similar to the existing car park on site, could meet the need of on-street parking and at the same time, optimise utilisation of land resources and support tourism development in Sai Kung.

14. As the presentations of PlanD’s representative and the applicant’s representative were completed, the Chairman invited questions from Members.

The “V” Zone of Sha Ha and Small House Demand

15. The Chairman and some Members raised the following questions:

- (a) the extent of Sha Ha and the number of villagers living there;

- (b) whether there would be other sites reserved for Small House developments to compensate for the loss of land area of the “V” zone; and
- (c) land status of the remaining portion of the “V” zone and the number of Small Houses that could be built thereon.

16. In response, with the aid of some PowerPoint slides, Mr Walter W.N. Kwong, DPO/SKIs, made the following main points:

- (a) as mentioned in the comments of the Lands Department (LandsD) in paragraph 9.1.1 of the Paper, Sha Ha refers to the recognised village within the village ‘environs’ (‘VE’). There was no information in hand about the number of villagers living in Sha Ha;
- (b) the boundaries of the “V” zone were drawn up having regard to the existing ‘VE’ of Sha Ha, outstanding Small House demand and various site constraints. Under the existing Small House policy, Small House development should be confined within the ‘VE’ of Sha Ha, which comprised three “V” zones, including the Site, as shown on Plan Z-1a of the Paper. Should the application be agreed and the Site be developed for residential use, the eligible indigenous villagers of Sha Ha could only build Small House within the remaining portion of the “V” zone in Sha Ha or in other villages through cross-village application; and
- (c) the remaining portion of the “V” zone located to the north of the Site comprised government land and private land. According to PlanD’s estimate prevailingly adopted, one hectare of land was assumed to accommodate about 40 Small Houses, taking into account the need for access road, circulation space, local open space and other necessary supporting facilities. Hence, it is estimated that 6 Small Houses could be accommodated at the remaining portion of the “V” zone.

17. With reference to the said LandsD 's comments and the table setting out the number of Small House applications of Sha Ha received, approved and rejected by LandsD in the past 10 years, the Chairman and some Members raised the following questions:

- (a) the reason of having Small House applications rejected while there were no Small House applications received in recent 10 years;
- (b) the rejection grounds and the locations of the 12 Small House applications rejected in 2021; and
- (c) what the estimated demand for Small House was for Sha Ha.

18. In response, with the aid of some PowerPoint slides, Mr Walter W.N. Kwong, DPO/SKIs, made the following main points:

- (a) the table in paragraph 9.1.1(d) of the Paper indicated the number of Small House applications received, approved and rejected by LandsD in the past 10 years from 2013 to 2023. While there were no Small House applications received in the past 10 years, there were applications rejected by LandsD in certain years and it was understood that these rejected applications were received before 2013, which fell outside the time period indicated in the table;
- (b) 12 of the Small House applications were rejected by LandsD in 2021 due to the change of land ownership by that the land was no longer available for the respective applicants to build Small Houses. These 12 applications were located within the Site; and
- (c) in estimating the Small House demand, reference was made to both the information on outstanding Small House application and the 10-year Small House demand forecast provided by the Indigenous Inhabitant Representative (IIR) and more weighting would be given to the number of outstanding Small House applications under the more cautious approach adopted by the Board since August 2015. According to LandsD, there was one outstanding Small House application in Sha Ha

and the 10-year Small House demand forecast provided by IIR of Sha Ha was 11.

Applicant's Proposal to Address the Small House Demand

19. The Chairman and some Members raised the following questions:

- (a) noting that the applicant had reduced the area of the Site to allow for a larger area reserved as “V” zone, whether the remaining portion of the V” zone could be available to meet the Small House demand by the villagers as the land was mostly owned by the applicant;
- (b) noting that the Site was the last piece of land of considerable size available for Small House development for Sha Ha, and the villagers of the 12 Small House applications rejected by LandsD might apply for Small Houses again in future, whether the applicant had considered to increase the reserved area in the “V” zone to facilitate more Small house developments in future;
- (c) noting that the applicant had met with several village representatives and villagers of Sha Ha, whether they could represent the views of most of the villagers of Sha Ha and whether other villagers in Sha Ha had expressed any views on the rezoning proposal; and
- (d) whether the village representatives with whom the applicant had previously met were elected in the 2023 Village Representative Election thereby they could still represent the villagers of Sha Ha.

20. In response, Ms Theresa Wing Shan Yeung, the applicant's representative, made the following main points:

- (a) should the rezoning application be agreed by the Committee, the applicant would submit land exchange application to LandsD to consolidate the land ownership of the Site. The land owned by the applicant to the north of the Site (i.e. the remaining portion of the “V”

zone) would be surrendered to the Government in exchange for the government land within the Site. As such, the remaining portion would be reverted to the Government upon land exchange which would be available for Small House applications by the villagers under the prevailing Small House Policy. As compared with the previous application (i.e. No. Y/SK-SKT/3) submitted by the applicant, the site area under the current application was reduced by 541m², leaving more land area reserved for Small House development;

- (b) with reference to the indicative scheme as shown on Drawing Z-9 of the Paper, the remaining portion of the “V” zone could accommodate 11 Small Houses, which should be sufficient to meet the 10-year Small House demand forecast of Sha Ha. In addition, a meeting was held between the applicant and the Sai Kung Rural Committee (SKRC) in 2022. The Chairman of SKRC, the IIR and the Resident Representative (RRs) of Sha Ha and some villagers attended the meeting and expressed no objection to the rezoning proposal, having considered that the living environment of the area would be improved with the provision of an underground public vehicle park and at-grade greening;
- (c) the applicant had been keeping in close contact with the local villagers in Sha Ha. Earlier in 2020, the applicant had held a meeting with the SKRC at which the Chairman of SKRC supported the proposed residential development at the Site. It was also noted that among the 417 public comments on the application, none was submitted by the local villagers of Sha Ha; and
- (d) with reference to the relevant notes of meeting and the lists of Rural Committee and Rural Representatives, it was confirmed that the SKRC Chairman, IIRs and RRs the applicant had previously consulted in 2021 and 2022 were elected for the current term in the 2023 Rural Committee Election and Rural Representative Election. While the SKRC Chairman remained the same, the previous incumbent IIR of Sha Ha was elected as the RR while the previous incumbent RR was elected as the IIR.

21. To supplement, Mr. Walter W.N. Kwong, DPO/SKIs, remarked that no public comment was received from SKRC, the village representatives or the villagers of Sha Ha during the statutory publication period of the application.

Planning Considerations

22. A Member asked about the planning intention of the “V” zone and whether such intention was still valid for the Site given that most of the land within the “V” zone was now owned by the applicant and might not be available for the villagers for Small House development. In response, Mr. Walter W.N. Kwong, DPO/SKIs, said that the “V” zone was intended for village type development with a maximum BH of 3 storeys (8.23m). ‘House (New Territories Exempted House (NTEH) only)’ was a Column 1 use, whereas ‘Flat’ and other ‘House’ uses were Column 2 uses which required planning permission. Should the Site be rezoned to “R(B)6”, ‘Flat’ and ‘House’ including NTEH would be Column 1 uses subject to a maximum PR of 1.5 and maximum BH of 10 storeys (excluding basements). That said, while Small House development was still permissible within the Site, upon rezoning, the planning intention of the Site would be primarily for medium-density residential developments, which was different from that of “V” zone.

23. A Member asked whether there was similar application for rezoning a major portion of a “V” zone for residential use. In response, Mr. Walter W.N. Kwong, DPO/SKIs, said that although there was no such similar application in Sai Kung, there were two similar applications in Ping Shan (i.e. Application No. Y/YL-PS/6) and Fanling/Sheung Shui (i.e. Application No. Y/FSS/18) for rezoning part of the concerned “V” zones to residential zones which were agreed by the Board in 2023 and 2022 respectively. For the more recent application (No. Y/YL-PS/6), about 50% of the application site was zoned “V” and the remaining portion was zoned “Comprehensive Development Area” (“CDA”). For another application (No. Y/FSS/18), the whole application site was zoned “V”. Both application sites were situated outside ‘VE’.

24. Noting that the Site was surrounded by a “CDA” zone to its southwest and “Other Specified Uses” annotated ‘Commercial and Tourism Related Uses (Including Hotel)’ zones to its north and south, a Member asked whether the Site was considered more suitable

for commercial and tourism related use instead of residential development. In response, Mr Walter W.N. Kwong, DPO/SKIs, said that the “CDA” zone to the southwest of the Site was the subject of a planning application for comprehensive residential development approved by the Committee in 2022 and there were hotels as well as leisure and tourism facilities in operation in the vicinity of the Site. To supplement, Ms Theresa Wing Shan Yeung, the applicant’s representative, said that while there were many tourists visiting Sai Kung, the Site was proposed for residential development which could act as a buffer to minimise the potential disturbance caused to the villagers currently living in the “V” zones and to maintain their tranquil living environment.

25. As the applicant’s representatives had no further points to raise and there were no further questions from Members, the Chairman informed the applicant’s representatives that the hearing procedures for the application had been completed and the Committee would deliberate on the application in their absence and inform the applicant of the Committee’s decision in due course. The Chairman thanked the representatives from PlanD and the applicant’s representatives for attending the meeting. They left the meeting at this point.

Deliberation Session

26. In response to a Member’s question on whether the villagers who had sold their land to the private developer were still eligible for Small House applications, Mr Lawrence Chan, Assistant Director/Regional 3, LandsD, explained that there was no relationship between the indigenous villagers’ rights of building Small Houses and land ownership. Eligible indigenous villagers could apply for Small House development on their own lots or on Government land within their villages. Cross-village Small House applications were not common as there might be strong objections from the villagers of the receiving village.

27. Some Members held adverse views on the application as follows:

- (a) the Site was largely under the ownership of the applicant which might render the planning intention of primarily providing land for Small House development for the Site no longer effective;
- (b) there had never been a similar application for rezoning such a major

portion of a “V” zone, which was situated within ‘VE’, previously approved by the Board. Approval of the application might set an undesirable precedent for similar application of rezoning a sizable “V” zone for non-Small House developments through consolidation of land ownership;

- (c) while the Chairman of SKRC and village representatives of Sha Ha supported the rezoning proposal, it could not necessarily represent the views of all eligible indigenous villagers of Sha Ha who might apply for Small House development in future. If the Site was rezoned for residential development, the land available in the remaining portion of the “V” zone might not be sufficient to meet the Small House demand and to cater for future village expansion. This in turn would create the situation that these villagers would have to ask for building of Small Houses in area outside the “V” zone, such as in area zoned “Green Belt”;
- (d) the outstanding Small House applications and the 10-year Small House demand forecast provided by LandsD might not be able to reflect the genuine need for Small House development in Sha Ha. For the rejected Small House applications due to change of land ownership, the indigenous villagers, who were still eligible to apply for Small House grant, could re-submit their applications. In addition, there would be increasing number of eligible indigenous villagers when they reached the age eligible for Small House application; and
- (e) the applicant’s current proposal of reserving some 500m² of land as “V” zone, which could accommodate about 6 Small Houses according to PlanD’s estimation, could not demonstrate that the potential Small House demand could be met in the future given that the Site was the last piece of “V” zone of considerable size for Sha Ha.

28. On the other hand, few other Members had the following views from a different perspective:

- (a) whether there was a genuine need for such a large piece of “V” zone to

address the Small House demand or village expansion for Sha Ha;

- (b) while the actual demand for Small House development could hardly be ascertained, it was not unreasonable to expect that the government land within the Site (with a size of about 1,995m² which could accommodate about 8 Small Houses according to PlanD's estimation prevailingly adopted) could be reserved for Small House development; and
- (c) the Site, which had been left vacant for a long period of time, should be better utilised for development in an ordered and systematic manner given its reasonable size and readiness in availability from land utilisation viewpoint. As the private land within the Site was mainly owned by the applicant, it was unlikely that the Site would be developed for Small House even if it was kept as "V".

29. In response to a question from a Member, the Secretary explained that "V" zone was normally designated with reference to the 10-year Small House demand forecast provided by IIR, the number of outstanding Small House applications provide by LandsD, as well as the physical context and site constraints of the village concerned. A cautious approach had been adopted by the Board when considering planning applications since 2015 in that more weighting was put on the number of outstanding Small House application in estimating the Small House demand. In any case, the planning intention of the proposed "R(B)" zone was different from "V" zone in that it was not intended for development of Small Houses by indigenous villagers, and the application involved rezoning a major part of the only sizeable "V" zone for the village.

30. The Chairman supplemented that, apart from the host of factors mentioned above, consideration would also be given to designating "V" zone in indigenous villages to reflect the existing village clusters within the 'VE' and to adopt an incremental approach by first confining the "V" zone to the existing village settlements and then expanding outwards upon due consideration of all relevant planning considerations. For non-indigenous villages, the "V" zone was intended for provision of land for the retention of the existing village areas.

31. The Chairman remarked that while the Site was currently owned by the applicant, further change of land ownership in future could not be ruled out. For the current

application, Members might wish to consider if the planning intention of the “V” zone to provide land for Small House development for Sha Ha was still valid and if land remained was still enough to address the demand. Given the remaining area within the ‘VE’ of Sha Ha was mainly road and slope, the future Small House development would likely be concentrated mainly in the remaining area of the “V” zone, as suggested by the applicant, should the Site be rezoned for non-Small House development.

32. The Chairman concluded that while Members considered that the proposed residential development at the Site might not be unacceptable, there was still a need to reserve suitable land as “V” zone to address the potential demand for Small House development in Sha Ha. Hence, it was appropriate to retain the zoning of “V” for the Site, unless it could be demonstrated that the potential Small House demand could be met even if part of the “V” zone was rezoned for other uses. For rezoning of the “V” zone, adequate land must be retained to cater for the future Small House demand, and the reserved land should be of adequate size, e.g. at least should be more than the government land currently within the Site.

33. After deliberation, the Committee decided not to agree to the application for the following reasons:

“the application site falls within an area zoned “Village Type Development” (“V”) and the ‘village environs’ of Sha Ha. The subject “V” zone is the only sizeable “V” zone for Sha Ha. There is no strong planning justification for rezoning the application site from “V” to “Residential (Group B) 6” to make provision for non-Small House developments. The current “V” zone for the application site is considered appropriate and should be retained to reserve land for meeting the demand for Small House development and village expansion.”

[The meeting was adjourned for a 5-minute break.]

[Dr Conrad T.C. Wong, Mrs Vivian K. F. Cheung, Ms Clara K.W. U and Mr Paul Y.K. Au left the meeting at this point]

ARUP

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arup.com

By Hand and Email (tpbpd@pland.gov.hk)
11 September 2025

The Secretary
Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

Your ref TPB/Y/SK-SKT/4
Our ref 288077/00/WTY/MYNL/CMCK/05594

Dear Sir/Madam,

**Application for Amendment of Plan
Under Section 12A of the Town Planning Ordinance (Cap. 131) for
Proposed Residential Development at Various Lots in D.D. 221 and
Adjoining Government Land, Sha Ha, Sai Kung, New Territories
(Planning Application No. Y/SK-SKT/4)**

Reconsideration of S12A Planning Application

Thank you for the letter dated 11 July 2025 on the reconsideration of the captioned Planning Application.

On behalf of the Applicant, we are pleased to submit a Revised Master Layout Plan (MLP) (**Annex A**) with a reduced development site area. As referred to the RNTPC Paper No. Y/SK-SKT/4, the available land in the remaining "V" zones in Sha Ha is about 0.16 ha which is equivalent to about 6 Small House (SH) sites. Upon further review, the Applicant is willing to further reduce the development site area of 1,200 m² to accommodate about 5 SH (adopting PlanD's assumption of 40 houses in 1 ha of land). Together with the remaining "V" zones in Sha Ha, the retained 1,200 m² of land is sufficient for 11 Small Houses site for future Small House development. As the revised MLP only involves a reduction in GFA (removing 1,800 m²) without changing the plot ratio (i.e. PR of not more than 1.5) and the remaining building layout, findings from the submitted technical assessments are considered valid and the Proposed Amendment would not result in insurmountable impact to surroundings.

We sincerely hope that the Application could be reconsidered by the Board as soon as possible.

Should you have any queries, please contact the undersigned or our Ms. Catherine KWONG at [REDACTED].

Our ref

288077/00/WSY/MYNL/CMCK/05594

Date

11 September 2025

Yours faithfully,



Natalie Leung
Associate Town Planner

d +852 [REDACTED]
e [REDACTED]

Enc - 15 copies of Annex A

cc - Client

- District Planning Officer/ Sai Kung & Islands District Planning Office – Mr. KWONG Wang Ngai, Walter (wwnkwong@pland.gov.hk)
- Senior Town Planner/ Sai Kung & Islands District Planning Office – Ms. KONG Sze Nga, Tammy (tsnkong@pland.gov.hk)
- Town Planner/ Sai Kung & Islands District Planning Office – Mr. YIP Ho Yeung, Jackin (jhyyip@pland.gov.hk)

Annex 1

Revised Master Layout Plan



Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Residential Development at Various Lots in D.D. 221 and Adjoining Government Land, Sha Ha, Sai Kung, New Territories

By Hand and Email (tpbpd@pland.gov.hk)
15 September 2025

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arup.com

The Secretary
Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

Your ref TPB/Y/SK-SKT/4
Our ref 288077/00/WTY/MYNL/CMCK/05618

Dear Sir/Madam,

**Application for Amendment of Plan
Under Section 12A of the Town Planning Ordinance (Cap. 131) for
Proposed Residential Development at Various Lots in D.D. 221 and
Adjoining Government Land, Sha Ha, Sai Kung, New Territories
(Planning Application No. Y/SK-SKT/4)**

Reconsideration of S12A Planning Application

This letter serves to provide clarification regarding our correspondence submitted to the Town Planning Board on 11 September 2025 (reference: 288077/00/WTY/MYNL/CMCK/05594). In the event of any discrepancies between this letter and the letter dated 11 September 2025, the content as varied and supplemented herein shall prevail.

Thank you for the letter dated 11 July 2025 on the reconsideration of the captioned Planning Application.

We refer to the Judgment of The Honourable Mr Justice Coleman dated 21 May 2025 (“**Judgment**”). As stated in paragraph 26 of the Judgment, the Judge was of the view that the 10-year demand forecast for Small Houses in Sha Ha was an estimate of between 6 and 11 Small Houses. On behalf of the Applicants, we are pleased to submit a Revised Architectural Layout of the Indicative Scheme (**Annex A**) with a reduced development site area, and the Revised Development Parameters Table (**Annex B**).

As referred to the RNTPC Paper No. Y/SK-SKT/4, the available land in the remaining “V” zones in Sha Ha is about 0.16 hectares, which is equivalent to about 6 Small House sites. Upon further review, the Applicants are now proposing to further reduce the proposed development site area of 1,200 m² to accommodate about 5 Small House sites (adopting PlanD’s assumption of 40 houses in 1 hectare of land). When combined with the remaining “V” zones in Sha Ha, the retained area of 1,200 m² of land is sufficient for 11 Small House sites for future Small House development. As the revised MLP only involves a reduction in GFA (removing 1,800 m²) without changing the plot ratio (i.e. PR of not

Our ref

288077/00/WSY/MYNL/CMCK/05618

Date

15 September 2025

more than 1.5) and the remaining building layout, the findings from the submitted technical assessments are considered valid and the Proposed Amendment would not result in insurmountable impact to surroundings. Our proposal will inevitably address your concerns.

We sincerely hope that the Application could be reconsidered by the Board as soon as possible, based on the proposal outlined above.

Should you have any queries, please contact the undersigned or our Ms. Catherine KWONG at [REDACTED].

Yours faithfully,



Natalie Leung
Associate Town Planner

d +852 [REDACTED]
e [REDACTED]

Enc - 15 copies of Annexes A and B

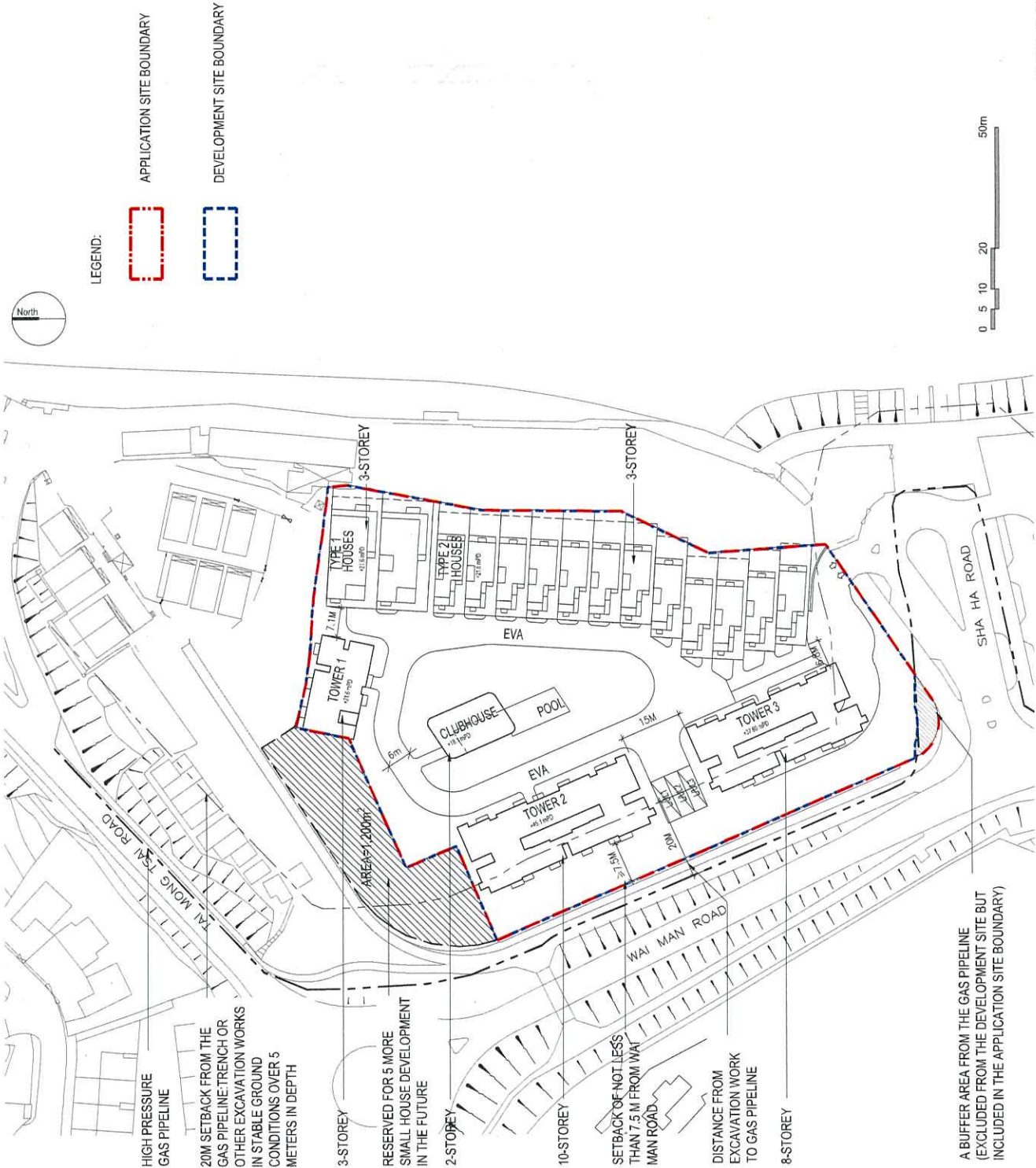
cc - Client

- District Planning Officer/ Sai Kung & Islands District Planning Office – Mr. KWONG Wang Ngai, Walter (wwnkwong@pland.gov.hk)
- Senior Town Planner/ Sai Kung & Islands District Planning Office – Ms. KONG Sze Nga, Tammy (tsnkong@pland.gov.hk)
- Town Planner/ Sai Kung & Islands District Planning Office – Mr. YIP Ho Yeung, Jackin (jhyyip@pland.gov.hk)

Annex A

Revised Architectural Layout of the Indicative Scheme

Master Layout Plan



1:1000 @ A3

Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Residential Development at Various Lots in D.D. 221 and Adjoining Government Land, Sha Ha, Sai Kung, New Territories

Aedas



By Hand and Email (tpbpd@pland.gov.hk)
17 September 2025

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The Secretary
Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

Your ref TPB/Y/SK-SKT/4
Our ref 288077/00/WTY/MYNL/CMCK/05621

Dear Sir/Madam,

**Application for Amendment of Plan
Under Section 12A of the Town Planning Ordinance (Cap. 131) for
Proposed Residential Development at Various Lots in D.D. 221 and
Adjoining Government Land, Sha Ha, Sai Kung, New Territories
(Planning Application No. Y/SK-SKT/4)**

Reconsideration of S12A Planning Application

We refer to the letter submitted to the Town Planning Board dated 11 September 2025 (reference: 288077/00/WTY/MYNL/CMCK/05594), which has been varied and supplemented by the letter dated 15 September 2025 (reference: 288077/00/WTY/MYNL/CMCK/05618) concerning the captioned Planning Application.

We are pleased to submit herewith a Replacement Page of the Revised Development Parameters Table (**Annex A**) for your consideration. The Replacement Page of the Revised Development Parameters Table (**Annex A**) shall supersede the Revised Development Parameters Table as submitted on 15 September 2025.

We sincerely hope that the Application could be reconsidered by the Board as soon as possible.

Should you have any queries, please contact the undersigned or our Ms. Catherine KWONG at [REDACTED].

Our ref

288077/00/WSTY/MYNL/CMCK/05621

Date

17 September 2025

Yours faithfully,



Natalie Leung
Associate Town Planner

d +852

e

Enc - 15 copies of Annex A

cc - Client

- District Planning Officer/ Sai Kung & Islands District Planning Office – Mr. KWONG Wang Ngai, Walter (wnkwong@pland.gov.hk)
- Senior Town Planner/ Sai Kung & Islands District Planning Office – Ms. KONG Sze Nga, Tammy (tsnkong@pland.gov.hk)
- Town Planner/ Sai Kung & Islands District Planning Office – Mr. YIP Ho Yeung, Jackin (jhyip@pland.gov.hk)

Annex A

Replacement Page of the Revised Development Parameters Table

Key Development Parameters of the Revised Indicative Scheme

Key Development Parameters	The Indicative Scheme
Application Site Area	About 11,489m ²
Development Site Area	About 11,413m ²
Domestic GFA [^]	About 17,120m ²
Plot Ratio	Not more than 1.5
Building Height (No. of Storeys)	Houses: 3 storeys (excluding basements) Residential Towers: - Tower 1: 3 storeys (excluding basements) - Tower 2: 10 storeys (excluding basements) - Tower 3: 8 storeys (excluding basements) Clubhouse: 2 storeys (excluding basements)
Site Coverage	Not more than 44%
No. of Blocks	Houses: 14 Residential Towers: 3 Clubhouse: 1
No. of Units	Total: 147 - Houses: 14 - Towers: 133
Average Unit Size	115.1m ²
Anticipated Population*	427
Private Open Space	Not less than 427m ²
Anticipated Completion Year	2029
Car Parking Spaces[#]	
Residential	76
Visitor	15
Motorcycles	2
Public Vehicle Park [#]	Total: 120 - Private Car: 100 (including 2 for disabled) - LGV: 10 - Coach: 10
Loading/ Unloading Spaces	3

Remark:

- [^]: Clubhouse floor area of about 856m² and PVP of 120 spaces are proposed to be exempted from GFA/PR/SC calculations
- *: A Person Per Occupied Flat (PPOF) of 2.9 is assumed based on the 2021 census of Sai Kung District
- #: Both ancillary car parking spaces and the public vehicle parking spaces will be provided at the basement levels

Government Departments' Detailed Comments

1. Land Administration

Comments of the District Lands Officer/Sai Kung, Lands Department (DLO/SK, LandsD):

- (a) the application site (the Site) includes some unleased and unallocated government land (GL) and a small portion of land held under a Short Term Tenancy (STT) known as STT No. SX1710 for the purpose of restaurant, swimming pool and such other recreational or entertainment activities and such ancillary facilities as may be approved by her office, which is let on quarterly basis to a third party not related to the applicants. As there is no guarantee that the area of this STT could be made available for the subject development, the applicants may consider excising it from the Site. Besides, the inclusion of adjoining GL into the Site is not acceptable unless approval or consent is obtained from the Government; and
- (b) most of the concerned private lots, save for Lots 23, 51 S.A and RP and 52 S.A, S.B, S.C, S.D, S.E and RP in D.D. 221, are held under Block Government lease of which Lots 20 S.A, S.B and RP and 23 in D.D. 221 are old scheduled building lots whereas the remaining lots are old schedule agricultural lots. Lots 51 S.A and RP and 52 S.A, S.B, S.C, S.D, S.E and RP in D.D. 221 are held under Old New Grant but their land grant documents cannot be traced either in her office or at the Land Registry.

2. Traffic

Comment of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):

The applicants are required to take adequate precaution and exercise extreme care to avoid damage to public road/footpath. Any damage to public road/footpath so caused by the proposed works should be reinstated to the satisfaction of HyD at the applicants' own expense.

3. Landscape

Comment of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) it is observed that some surveyed trees are outside the Site. The applicants are reminded that the surveyed tree(s) outside the Site is for our reference only. The applicants should seek comments and approval from the relevant authority on the tree works concerned and/or compensatory/replacement planting proposal, where appropriate; and
- (b) the applicants are reminded that approval of the application under Town Planning Ordinance (TPO) does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. The applicants should approach relevant authority/government department(s) direct to obtain necessary approval on tree works. Similarly, approval of the application under the TPO does not imply approval of site coverage of greenery requirements under PNAP APP-152 of the Buildings Department (BD) and/or under lease. The site coverage of greenery calculation should be submitted separately to BD for approval.

4. Water Supply

Comment of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

The applicants shall submit the connection proposal and relevant information to WSD for consideration and agreement before the works commence.

5. Building Matters

Comments of the Chief Building Surveyor/New Territories East 2 and Rail, Buildings Department (CBS/NTE2 & Rail, BD):

The applicants shall submit the connection proposal and relevant information to WSD for consideration and agreement before the works commence

- (a) all unauthorised building works/structures, if any, should be removed according to the provisions of the Building Ordinance (BO);
- (b) before any new building works are carried out on leased land, prior approval and consent from the Building Authority (BA) should be obtained, otherwise they are unauthorized building works. Authorized Person must be appointed to coordinate all new building works in accordance with the BO;
- (c) the applicants should provide documentary proof of ownership or realistic prospect of control of the land forming the site when submitted new general building plans of any proposed new building;
- (d) every domestic building within the site shall be provided with an open space complying with the Second Schedule under Building (Planning) Regulations (B(P)R);
- (e) service lane should be provided in accordance with B(P)R 28;
- (f) emergency vehicular access (EVA) complying with B(P)R 41D shall be provided for all buildings in the site. The Fire Services Department's comment shall be sought regarding the 6m-wide EVA;
- (g) the buildings shall be designed to the satisfaction of the BA in such a manner as will facilitate the access to and use of the buildings and their facilities by persons with a disability in accordance with B(P)R 72;
- (h) the applicants' attention is also drawn to the policy on GFA concessions under PNAP APP-151 in particular the 10% overall cap on GFA concessions and, where appropriate, the SBD requirements under PNAP APP-152. JPN No. 1 & No. 2 shall be referred to regarding the criteria and conditions for exempting the balconies and utilities platforms from GFA and SC calculations;
- (i) unless WSD confirms that there is no water supply for flushing from the waterworks, the BA will not consider the application to obtain water from a well or other sources according to PNAP APP-4; and
- (j) detailed comments will be given during the submission stage of general building plans.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230715-234231-45015

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

15/07/2023 23:42:31

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Chan

意見詳情

Details of the Comment :

I am writing to express my concerns and submit a public comment regarding the proposed planning application for various lots in D.D. 221 and adjoining government land in Sha Ha, Sai Kung, New Territories.

If the proposed change to residential use is approved, it will inevitably lead to an increased population in the area. With this in mind, it is imperative to recognize the immediate need for a comprehensive range of welfare facilities. Sai Kung currently suffers from a scarcity of such amenities, and this proposed location presents an excellent opportunity to address this deficiency adequately. There are not many new welfare facilities built for Sai Kung especially in remote areas.

Existing welfare facilities in Sai Kung fall short of the standards outlined in the Hong Kong Planning Standards and Guidelines. Thus, I strongly urge the relevant parties to seize this opportunity and incorporate a wide array of much-needed welfare facilities within the proposed development.

The provision of essential welfare facilities, such as elderly homes, child care centers, kindergartens, day care centers for the elderly, hostels for mentally handicapped people, and special child care centers, is crucial to meet the diverse needs of the community. These facilities play a pivotal role in supporting the well-being, development, and care of different age groups within the Sai Kung area.

Furthermore, the proposed location offers great convenience and accessibility, making it an ideal site for the inclusion of comprehensive welfare facilities. By incorporating these facilities, we can create a more inclusive and supportive community environment, ensuring that residents have access to essential services and fostering a better quality of life for all.

In conclusion, I urge the relevant parties to consider the pressing need for comprehensive welfare facilities in Sha Ha, Sai Kung. The proposed change in land use presents a unique opportunity to address the existing shortfall and meet the standards set forth in the Hong Kong Planning Standards and Guidelines. Let us prioritize the provision of welfare facilities, including elderly homes, child care centers, kindergartens, day care centers for the elderly, hostels for mentally handicapped individuals, and special child care centers, at this site.

2

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230718-024204-43088

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

18/07/2023 02:42:04

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Mr Choi

意見詳情

Details of the Comment :

The applicant make good use of the land and provide number of apartments and houses, is much more productive than being wasted for the past many years. We all support this detailed and thoughtful application.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230718-172246-59072

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

18/07/2023 17:22:46

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Gary Chow

意見詳情

Details of the Comment :

西貢沙下位置比較偏僻,改劃多次未能達至共識,旅遊業久久未能復甦,難以發展,附近人流不足,亦不會有商舖進駐該地,基本上除了發展住宅,沒有更好選擇,請盡快落成吧。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230718-173121-66091

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 18/07/2023 17:31:21

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Brain Chan

意見詳情
Details of the Comment :

設計很配合申請地點周遭環境發展,都是層數較少的平房,形成一個獨立統一的小社區。這個計劃很好。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230718-173356-04852

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

18/07/2023 17:33:56

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Edan Lee

意見詳情

Details of the Comment :**買賣及興建房屋可讓香港帶多龐大的收息,庫房增加,穩固香港經濟發展。**

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230718-173547-84668

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

18/07/2023 17:35:47

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Brenda Ching

意見詳情

Details of the Comment :

這一帶有很多同類形的荒廢土地,久久沒有發展,十分浪費.若發展商可以帶動這種新式住宅來到這區,既可綠化該區環境,同時亦令整體更美觀,十分支持.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230718-174202-09846

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

18/07/2023 17:42:02

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Chung

意見詳情

Details of the Comment :

優化周邊環境,屋苑有優質管理團隊,杜絕現有雜草及積水等問題。
如定期噴灑蚊油,可減少蚊蟲滋生。
屋苑設有完善渠務系統,配合附近雨水渠系統,有效防止水浸問題。
屋苑有大量公眾停車場,有效減少非法泊車。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230718-174408-18166

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 18/07/2023 17:44:08

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Poppy Chan

意見詳情
Details of the Comment :

設計概念不錯,期待落成,這類型住宅非常配合西貢發展.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230720-215255-41342

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

20/07/2023 21:52:55

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Kwong Ivan

意見詳情

Details of the Comment :

呢度現時係一塊爛地泊車場烏煙瘴氣，老樹雜草叢生既地方
如果重建後能夠增加更多綠化植物、樹木、花草
會改善到視覺之餘，亦改變空氣質素
有更多綠化規劃令環境更優美、賞心悅目
重建地方同時亦需要為下一代著想
我個人建議重建以綠化為目標，會對環境有正面影響幫助

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230720-215901-01796

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 20/07/2023 21:59:01

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Raymond Kam

意見詳情
Details of the Comment :

沿着改劃地點西側及北側的樓宇有若干空間預留，有助用作園林綠化用途，可提升區內影觀及視覺。後加的文件亦有保留此優點，我是支持的。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230720-220426-66764

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

20/07/2023 22:04:26

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 楊偉洲

意見詳情

Details of the Comment :**發展該地區興建住宅，可以減輕房屋供求問題，對西貢區樓市減壓，降低升幅。**

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230720-220656-02322

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

20/07/2023 22:06:56

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Heidi Ma

意見詳情

Details of the Comment :

贊同。這塊荒土都放置左很久了! 如果申請項目是低密度住宅同做足綠化工作的話, 也算是一件好事, 可以增加西貢的人流, 以後會有更多配套同措施放入西貢裏, 改善區內環境, 令西貢越變越好!

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230720-221010-67871

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 20/07/2023 22:10:10

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Vincci Wong

意見詳情
Details of the Comment :

支持西貢市發展,發展新城市可帶旺社會經濟,改善就業率,生產總值也得以提升。對現今社會的建築業,零售業,飲食業大有裨益。了解規劃摘要及評估後分析此改建利多於弊,不但沒影響現有環境,還增添綠化。而且多了公眾停車位,改善道路違例泊車嚴重的情況。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230720-221511-66453

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

20/07/2023 22:15:11

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Chan ching yee

意見詳情

Details of the Comment :

該改劃申請方案能夠落成的話,擬案的35個公眾停車位可有助舒緩西貢長期缺乏公眾停車位的問題,是支持的。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230720-221752-38128

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

20/07/2023 22:17:52

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Ballet chiang

意見詳情

Details of the Comment :

提供多方面完善的修訂後,相信是一個非常全面的規劃,期待改建盡快達成.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230720-222144-81607

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 20/07/2023 22:21:44

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Yannie Yu

意見詳情
Details of the Comment :

針沒有兩頭利，土地資源有限
我們不能一方面渴望有土地興建房屋
另一方面又不想放棄舊有環境概念
興建低密度,樓層較低住宅,已經是最完善的方案
十分支持

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230720-222538-20682

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 20/07/2023 22:25:38

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Hilson Lau

意見詳情
Details of the Comment :

建築物可遮擋大風時由沙灘吹入的沙塵,改善沿海一帶的空氣質素及環境污染.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230720-223414-39221

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

20/07/2023 22:34:14

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Chan Siu Chun

意見詳情

Details of the Comment :

住屋是香港市民面對最大的問題，現在已經向山上、離島、郊區發展，發展西貢不知問題在那裡。趕快動工吧!我們現在最迫切是房屋。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230720-223627-26779

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

20/07/2023 22:36:27

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. NY.CHEUNG

意見詳情

Details of the Comment :

我贊同該改建項目,興建住宅是我們暫時最迫切的需求.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230720-224054-88021

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

20/07/2023 22:40:54

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss SaSa Lin

意見詳情

Details of the Comment :

我喜歡這個項目的設計，規劃，可以在繁華和休閒之中取的平衡。
將新氣象注入西貢，令西貢更有活力。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230720-224514-48118

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

20/07/2023 22:45:14

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Demi Chau

意見詳情

Details of the Comment :

本身西貢有天然的地理環境適合發展低密度住宅,環境舒適,適合任何家庭居住,建議政府多配合交通及社區配套,令更多市民得益。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230720-224648-02662

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 20/07/2023 22:46:48

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Sophie Kam

意見詳情
Details of the Comment :

西貢因為欠缺管理,經常都有大型車輛及旅遊巴非法停泊在路邊,容易產生交通意外,改劃中停車場有多個公眾車位,屋苑又會對道路做出適量的管理,有效改善一直存在的道路問題。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230720-224756-96935

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

20/07/2023 22:47:56

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Nataile Yeung

意見詳情

Details of the Comment :

西貢比一般鄉郊,離島較貼近市區,在正常環境下,半小時已到達九龍,是一個非常值得發展,及有潛力的地區,望發展盡快落成.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230720-224923-15690

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

20/07/2023 22:49:23

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Hayden Kwok

意見詳情

Details of the Comment :

申請地點鄰近海邊,有著優美景色,附近亦有價值不菲的柏寧頓花園,雄愉花園等平房/獨立屋,該地環境舒適,適合不同類型的家庭前來居住,是一個優質的筍盤。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230721-082350-12497

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 21/07/2023 08:23:50

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Cecilia Chan

意見詳情
Details of the Comment :

同意批准改劃為住宅地帶,不浪費空置及未開發土地.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230721-085516-68769

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

21/07/2023 08:55:16

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Will Tsang

意見詳情

Details of the Comment :

希望進行改劃, 有助帶動年輕人口到西貢市, 提升西貢經濟。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230721-085846-12495

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

21/07/2023 08:58:46

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Phoebe Poon

意見詳情

Details of the Comment :**發展增加區內綠化土地, 有助改善氣候暖化 等環境問題。**

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230721-085939-39472

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 21/07/2023 08:59:39

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Wendy Lai

意見詳情
Details of the Comment :

西沙一向都好靚,好適合發展屋苑,若增加其他社區配套,會吸引大量市民前來居住。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230721-090145-47038

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 21/07/2023 09:01:45

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Venice Lam

意見詳情
Details of the Comment :

西沙擁有美麗的海岸線，亦有大量的戶外活動選擇，還有無數的行山路線以及精緻的沙灘，比較出名的有大浪灣以及清水灣一帶地區，適合好動人士居住。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230721-091140-50354

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 21/07/2023 09:11:40

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss 劉燕妙

意見詳情
Details of the Comment :

西貢的消閑活動多不勝數，例如有海濱週末市場和其他兒童活動。一到夏天，很多人會租小艇出海，香港人就最喜歡了。西貢的自然美景十分適合年輕人家庭居住，比在市區逛商場，或長期接觸電小產品好。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230721-091400-37442

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

21/07/2023 09:14:00

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Apple Ching

意見詳情

Details of the Comment :

西沙一帶有很多荒廢的土地,而且還有很多枯萎大樹,其實也潛在著一定的危險,假若掉下時有行人或車子經過後果不堪設想,同意政府將該地改劃,發展後有專人去管理或評估樹木結構,避免意外發生。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230721-091526-81319

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

21/07/2023 09:15:26

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Mavis Cheung

意見詳情

Details of the Comment :**項目發展完善,空間感十足,遠望無盡海境,是極高級享受。**

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230721-093443-47717

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 21/07/2023 09:34:43

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Ceci Hung

意見詳情
Details of the Comment :

塊地既對面已經係學校,所以好適合有小朋友的家庭居住,加上鄰近是沙灘和康樂設施,有足夠空間給她們走動走動。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230723-203515-27855

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

23/07/2023 20:35:15

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Bertha Lau

意見詳情

Details of the Comment :

我期待改劃後為西沙帶來新發展。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230723-203652-90014

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

23/07/2023 20:36:52

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Anita Cheung

意見詳情

Details of the Comment :

發展設計跟附近建築物很接近,都是樓層較矮的房子,令整個區域一體統一,提升整個環境的格調。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230723-204122-97441

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 23/07/2023 20:41:22

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Bunny Chan

意見詳情
Details of the Comment :

改劃中預設了120個公眾車位,讓前來遊玩的人可以停泊,而且西貢停車場一向不足,正正可以解決此問題。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230723-204639-54502

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 23/07/2023 20:46:39

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Edith Cheung

意見詳情
Details of the Comment :

西貢公路及西沙路發展就是為了方便西貢市的居住出入西貢，現進行將鄉村土地改劃成低密度住宅，正正可以令更多市民得益。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230723-205426-47209

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

23/07/2023 20:54:26

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Angela Hui

意見詳情

Details of the Comment :**改劃區域海景很美,望該地可以好好發展,迎成別樹一格的境點,令更多市民可以入住。**

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230723-205936-43614

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 23/07/2023 20:59:36

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Jo Leung

意見詳情
Details of the Comment :

該地現時非常荒蕪,人跡罕至,我贊成積極發展改劃,避免荒廢土地。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230723-211348-61346

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

23/07/2023 21:13:48

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Isabella Yip

意見詳情

Details of the Comment :

這裡附近都係是雜草,環境衛生很差,希望改劃後會有適當的管理。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230723-211927-75878

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 23/07/2023 21:19:27

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Loretta Wan

意見詳情
Details of the Comment :

申請項目之補地價可以為政府庫房增加收入, 一舉兩得。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230723-212203-77824

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

23/07/2023 21:22:03

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Joan Choi

意見詳情

Details of the Comment :**贊成將鄉村式發展土地用途改變, 解決荒廢用地, 帶來更大收益。**

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230723-212316-01227

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

23/07/2023 21:23:16

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Anthony Fung

意見詳情

Details of the Comment :**開發後屋苑會管制周邊道路非法泊車或不良使用土地的情況,改善西沙一帶的道路環境。**

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230723-212627-39010

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 23/07/2023 21:26:27

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Tsang

意見詳情
Details of the Comment :

新改劃的申請能提供綠化，能促進周邊的視覺觀感和環境。且該發展規模於本區屬合理及發展有條理，能促進本區的長遠發展。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230723-213427-77865

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

23/07/2023 21:34:27

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Eric Tong

意見詳情

Details of the Comment :

I'm a Sai Kung native who have been residing here with my family for more than 40 years. This residential development initiative has greatly surprised me as there is finally a way out for that piece of abandoned land!

Rather than old style village houses without any backup services/facilities, I personally vote for modern residential units with club house facilities et cetera which can provide better living environment for enjoyment, and the most important thing, appreciation potential of the properties.

In short, I believe village type development is no longer a trend nor a need here and residential properties would definitely benefit the economic growth as well as relieving the housing needs of our local area or even to a greater extent Hong Kong.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230723-214743-36504

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

23/07/2023 21:47:43

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Po Ka Hung

意見詳情

Details of the Comment :

西貢巴士服務早於1948年誕生，政府於七十年代進行填海工程，擴建西貢市中心，現有西貢公眾碼頭於八十年代落成啟用。基本上公眾交通服務只有巴士及專營小巴，由於西貢已有很多新的發展項目包括這個改劃，故本人強烈建議港鐵拓展伸延至西貢的服務，從而令到外來遊客更加容易直達目的地及更容易吸引年輕一輩進駐這區，促進生產力持續的發展。所以，我贊成西貢應有更多土地改劃，釋放更多土地。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230723-214921-70727

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

23/07/2023 21:49:21

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Catherine Pang

意見詳情

Details of the Comment :

果邊的道路成日都有好多非法泊車泊晒响度，無人管無人理，環境差之餘，又成日有人响度鬼鬼崇崇，治安都差埋...如果用黎發展，正正經經有D停車位，管理下果一區，起碼唔使浪費咗個地，可以好好運用資源。而且，該發展項目有大量公眾停車場提供。這是很好的設施。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230723-215808-73245

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 23/07/2023 21:58:08

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. Ho Wing See, Trace

意見詳情
Details of the Comment :

近兩年疫情關係政府資助各行業渡過難關支出龐大，贊成政府積極發展新土地增加收入，以填補支出。
新土地不但可以增加庫房收入，亦可增加房屋供應數量以舒緩人口稠密及房屋供應不足情況，更令荒廢已久的土地有效地得到運用。政府應加快配合改劃申請。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230723-220812-30626

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

23/07/2023 22:08:12

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Wai Man Ning

意見詳情

Details of the Comment :

香港地少人多,作為一個小市民,既然都唔夠屋住,但塊地又閒置了多年,實在浪費,那不就是有人無屋住,有屋無人住? 如果上址申請興建住宅項目,本人一定贊成,實在是市民福音.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230723-220918-42290

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

23/07/2023 22:09:18

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Choi

意見詳情

Details of the Comment :

該改劃申請地點位於兩幢酒店之間，東側有海灘消閒區用途規劃，和海灘資源，擬議改劃方案，是十分適合有正式規劃佈局的發展，協調更理順沿海的商業及旅遊活動的土地用途，絕對支持。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230723-221022-11277

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

23/07/2023 22:10:22

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss BoBo Cheung

意見詳情

Details of the Comment :

興建小型屋苑對西貢發現極大幫助,人流多,自然帶旺附近商舖,甚至引入更多商店,既可提高就業率,亦有利經濟發展。贊成落實改劃。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230723-221158-53080

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 23/07/2023 22:11:58

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Luke Ng

意見詳情
Details of the Comment :

西貢交通已一步步進行改善,改善目標是方便市民住在該區。現在配合政府改劃住宅是適合的,支持。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230723-221257-68054

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

23/07/2023 22:12:57

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Peggy chow

意見詳情

Details of the Comment :

我支持這個計劃的原因是希望見到西貢進步,期望交通,環境和社區發展都可以得到改善.
--

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230723-221437-09618

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

23/07/2023 22:14:37

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Zero Kong

意見詳情

Details of the Comment :

這個方案對發展西貢有太大的幫助,可提升區內發展同時帶動人流。
引入優質的環境與設施。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230723-221534-91503

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 23/07/2023 22:15:34

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Esther Yeung

意見詳情
Details of the Comment :

發展配套從來都係先有人流,再按人既需要進行改善,所以改善西貢最快的方法就係興建住宅,請加快落成.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230723-221626-64905

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

23/07/2023 22:16:26

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Edith Wong

意見詳情

Details of the Comment :**增加住屋供應有助降低樓市升幅,改善房屋供不應求的問題。**

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230723-221718-70825

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 23/07/2023 22:17:18

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Joan Lau

意見詳情
Details of the Comment :

其實該地應該有更好的發展機會，不應只用作停泊車輛，放置貨櫃。我覺得改劃是一個很好的選擇，香港房屋不足，土地也少，而且該地地理環境很好，非常適合居住。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230723-221810-57890

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

23/07/2023 22:18:10

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Hannah Kong

意見詳情

Details of the Comment :**早前去過附近酒店staycation,環境真係超靚,景色一流,所以我絕對同意改劃,期待發展。**

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230723-221904-71796

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

23/07/2023 22:19:04

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Anson Tse

意見詳情

Details of the Comment :

贊成將鄉村式發展土地用途改變成中等密度的住宅發展,可以令更多人入住這裡,效益更高。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230723-222011-27134

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

23/07/2023 22:20:11

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Kelly Wong

意見詳情

Details of the Comment :**樂意見到西貢改劃後的成果,期望發展更有系統,令這個區域有完善發展。**

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230723-222135-35185

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 23/07/2023 22:21:35

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Penny Wong

意見詳情
Details of the Comment :

只有積極發展才能令香港經濟再度起飛,不要固步自封,丁屋已經不適合現今社會發展,強烈支持改劃盡快實行。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230723-222224-50465

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

23/07/2023 22:22:24

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Emily Man

意見詳情

Details of the Comment :

西貢是香港其中一個最多外籍人士居住的地區之一。對於外籍人士而言，西貢其中一個賣點是有無敵大海景，以及輕鬆的居住環境，由其過去數年密度低住宅的供應增加，選擇又多了。贊成!

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230723-222406-62017

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

23/07/2023 22:24:06

有關的規劃申請編號

The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Eunis Kong

意見詳情

Details of the Comment :

我贊成改劃為密度較低屋苑，我本身有養寵物，而西貢是香港最適合養寵物的地區之一，除了美麗海景和草地，可以讓毛孩四處走動，西貢還有多個café和設有戶外座位的餐廳都歡迎毛孩。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230723-222516-52097

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

23/07/2023 22:25:16

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Christine Hui

意見詳情

Details of the Comment :

西貢是一個遠離城市繁囂之地，連接市區、旺角、彩虹及鑽石山主要有巴士及小巴。若發展商發展時效法逸瓏園，甚至會提供免費居民專車服務，來往坑口地鐵站，那就更加方便，亦可減少交通擠塞的情況。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230723-222651-17208

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

23/07/2023 22:26:51

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Bunny Wong

意見詳情

Details of the Comment :

興建房屋可創造大量就業職位，有助促進香港未來商業發展。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230723-222800-39330

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

23/07/2023 22:28:00

有關的規劃申請編號

The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Cindy Yim

意見詳情

Details of the Comment :

贊成西沙興建住宅，把香港人口重新分配，有利降低整體人口密度，紓緩市區人口密集的程度及所帶來的問題。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230723-222857-58971

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

23/07/2023 22:28:57

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Koyi Li

意見詳情

Details of the Comment :**提升香港房屋供應量，有助控制房價，滿足市民的住屋需求。**

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230723-222955-41536

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 23/07/2023 22:29:55

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Rachel Lai

意見詳情
Details of the Comment :

這是一個不錯的計劃,可提供住屋,又有大量的就業機會,而且該地非常適合發展房屋.支持

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230724-194202-76313

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

24/07/2023 19:42:02

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Gajsa Chong

意見詳情

Details of the Comment :

該地段已荒廢了一段很長的時間,如開發有關土地,可以大大減少大風時吹起的沙塵,減低污染.新提交的文件亦顯示該發展項目對西貢附近環境沒有不良影響.所以我支持這個項目.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230724-194926-96650

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

24/07/2023 19:49:26

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Kinki Chan

意見詳情

Details of the Comment :

支持批准該改劃申請會有助大大舒緩區內公眾停車位不足及改善區內交通問題。區內公眾停車位一向不足,此位置鄰近沙灘,每逢假日違例泊車處處,有損交通安全。如規劃落成可提供30個公眾車位,令荒廢的土地變得有意義。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230724-195214-51994

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 24/07/2023 19:52:14

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Kong Pui Ping

意見詳情
Details of the Comment :

增加區內綠化土地，有效改善土地發展。另外環境方面也得知改善，居民得到舒適的生活環境。種植樹木及栽花種草，也能達到淨化空氣，保護環境的作用。妥善的護理和保育也能提高居住環境的質素。亦有多元化的園境休憩空間不但賞心悅目對心理健康有莫大裨益。最好是統一鄰近BBQ場、食肆及沙灘一同發展，更有協同效力。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230724-195323-45517

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

24/07/2023 19:53:23

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Angel

意見詳情

Details of the Comment :

香港陸地面積第二大區域的西貢市，西貢碼頭泛指香港新界西貢市中心海邊的碼頭，面向西貢海，旁邊是海鮮街，巴士總站及海濱公園。鑒於現今鄰近市區大部份的住宅人口過度稠密，為可以減輕這個負擔，本人建議申請土地拓展及發展建住宅樓宇，得以舒緩壓力。由於西貢半島是香港的「後花園」的美稱，而西貢市中心更是遊人來往香港市區及西貢半島的重要中轉站，該處都已經活化多個公眾碼頭及梯台，以便街渡及遊艇停靠；當中較大型的是伸出海中的「西貢公眾碼頭」及「西貢新公眾碼頭」，在較早前有多方面的配合，政府部門更加應該，多給予資源發展空間於這個地區包括其周邊地方。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230724-195536-18953

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

24/07/2023 19:55:36

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Leung

意見詳情

Details of the Comment :

西貢沙下村旁邊的地方是荒廢十多件的農地，現時毫無經濟效益。按四周道路設計及四周已發展的項目觀察，該位置用來發展中低密度住宅最為合適，越早改變土地規劃用途，除帶來政府庫房收益外，亦能帶來周邊的經濟活動，產生協同效應。如未來發展能保育沿岸沙堤及大自然美境，提供多些公眾泊車位，該位置發展更加吸引區外人士到訪，帶來活躍的經濟活動。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230724-195712-52393

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 24/07/2023 19:57:12

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Rita Luk

意見詳情
Details of the Comment :

改劃可善用政府及私人土地, 不應將寶貴的地皮用作泊車及擺放貨櫃箱.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230724-195915-41823

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 24/07/2023 19:59:15

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Roy Yu

意見詳情
Details of the Comment :

西貢發展可改善道路交通情況, 特別是有助伸延港鐵入西貢和西貢公路發展。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230724-200112-98550

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 24/07/2023 20:01:12

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Peaky Chan

意見詳情
Details of the Comment :

其實西貢居民大部分都自給自足，假日大多會留在區內活動，所以若計劃能配合周遭社區配套發展，改劃是可行的。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230724-201830-10122

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

24/07/2023 20:18:30

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss GiGi Yeung

意見詳情

Details of the Comment :

希望成功改劃後，西貢公路延伸計劃和西沙路擴闊工程可依時盡快落成，改善交通擠塞問題。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230724-201930-27635

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 24/07/2023 20:19:30

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Hailey Cheung

意見詳情
Details of the Comment :

住慣西貢的，都不會搬出市區住，夜晚好靜，空氣又好，又方便，真的很適合人居住，希望會有更多同類型的屋苑發展。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230724-202213-58950

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 24/07/2023 20:22:13

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Cathy Ng

意見詳情
Details of the Comment :

西沙地理環境很好，揸車出沙田15分鐘，出馬鞍山8-9分鐘，出觀塘市中心30分鐘，交通都方便。
屋企近海，鍾意水上活動嘅，簡直一流。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230724-202339-78921

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 24/07/2023 20:23:39

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Hazel Lai

意見詳情
Details of the Comment :

其實真係唔係好介意假期多人，因為最多人都係市中心，星期六日踩單車仲有好多地方去，近年其實明顯少左旅客，除左交通唔方便，其實幾好住，希望發展住宅同時亦加急改善交通問題。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230724-202544-94663

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

24/07/2023 20:25:44

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Daisy Wong

意見詳情

Details of the Comment :

希望西沙改劃後，可將西貢市中心發展延伸到這裡，成為一個獨立的小社區，有齊基本的生活配套。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230724-202709-94509

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

24/07/2023 20:27:09

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Hilda Chau

意見詳情

Details of the Comment :

惠民路兩邊,兩幅大地皮一邊是停車場,另一邊側放置一大堆貨櫃,簡直浪費土地,應該發展是不發展,用一大堆費用去移山填海,維港也快將變成河了,寧願政府將資源放在更有用的地方,盡快改建吧!!

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230724-202845-28217

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 24/07/2023 20:28:45

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Angie Chui

意見詳情
Details of the Comment :

預視圖中建築高度不是太高,而且接近山邊,不會對附近景色做成太大影響。
而且適當高度有助阻隔風沙,減少環境污染。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230724-203013-35178

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

24/07/2023 20:30:13

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Mandy Wong

意見詳情

Details of the Comment :

希望進行改建，因為我不喜歡到處也是貨櫃，旅遊巴，廢車停泊路邊，阻塞交通。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230724-203206-92513

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 24/07/2023 20:32:06

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Suki Lam

意見詳情
Details of the Comment :

可以在美麗的海邊居住,相信是不少人的夢想,改劃後可增加機會,令更多人可欣賞這裡美麗的景色。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230724-203347-68658

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 24/07/2023 20:33:47

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss. KK Cheung

意見詳情
Details of the Comment :

其實附近近年已經有不少改劃,包括今年新落成的WH Hotel,相信西貢惠民路一帶也會急速發展,住宅興建這裡同樣可享受海景開闊無遮擋,一定吸引更多人到來居住。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230724-203631-50314

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 24/07/2023 20:36:31

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. 梁偉雄

意見詳情
Details of the Comment :

這環境非常適合我的退休生活,附近有天然美境,又貼近大自然,不會像市區那麼多人,願改劃成功。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230724-203841-28945

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

24/07/2023 20:38:41

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Kanna Cheng

意見詳情

Details of the Comment :

發展區域現在是荒廢的土地,一直被政策拖垮,希望政府盡快接納改劃方案,令更多市民得益。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230724-204125-84880

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 24/07/2023 20:41:25

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Cherry Hung

意見詳情
Details of the Comment :

發展樓宇可以提高更多工作機會,不論是建築業,銷售,市場推廣,物業管理,零售業都有龐大的影響,對現今社會有莫大得益。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230724-204224-52693

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

24/07/2023 20:42:24

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Vin Tang

意見詳情

Details of the Comment :

最欣賞改劃後居住和環境取得平衡的設計,夾雜了不少休閒空間,環境舒適。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230724-204320-20639

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 24/07/2023 20:43:20

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Phoebe Ng

意見詳情
Details of the Comment :

這是個非常理想的項目,可以享受一覽無際的海境,而且貼接大自然,又非常方便交通,期待項目來臨。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230724-204407-47707

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 24/07/2023 20:44:07

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Rac Lee

意見詳情
Details of the Comment :

贊成改劃,同時希望屋苑能設有園林區或綠化區供住客休憩散步,保留自然風貌,令人即時放鬆心情。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230724-204501-46653

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 24/07/2023 20:45:01

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Lilian Li

意見詳情
Details of the Comment :

西貢沙下交通連接緊密但遠離繁囂鬧市，附近的多條郊野山徑和沙灘能令人即時放鬆心情。無論大家庭或兩小口，都能住得舒適。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230724-204658-64288

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 24/07/2023 20:46:58

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Pinky Chau

意見詳情
Details of the Comment :

時下年青人喜歡戶外活動，同時喜歡郊遊。西貢是一個空氣清新可以令人心曠神怡的區域，如果變成住宅地區，吸引到很多不同的商家加入此區發展，如果同的坊間小食或小型手作店舖，甚至會吸引到不同多方面的教育機構加入此區，以不同的教學模式教導時下年青人培養更多不同的興趣。
創新及多元化的發展，必定吸引大量的年青人到西貢區消費及休憩，使此區人流興旺。加上如整合附近酒店、沙灘及海濱長廊一同發展，更相得益彰。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230724-204812-40773

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 24/07/2023 20:48:12

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Emma Tsang

意見詳情
Details of the Comment :

有助沙下發展, 使周邊環境更優美, 更完善

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230724-204903-13780

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 24/07/2023 20:49:03

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Karen Fung

意見詳情
Details of the Comment :

原有丁屋發展受惠的只是十多戶,改劃後將有利於一百五十多戶市民,而且此地已丟空數十年,可見丁屋需求已經缺乏,相反,住屋一直是香港主要問題,所以我非常贊成這改劃.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230724-204957-57234

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 24/07/2023 20:49:57

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Kiki Liu

意見詳情
Details of the Comment :

期待改劃帶領西貢有更好的發展,使一切更完善.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230724-205051-87314

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

24/07/2023 20:50:51

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Thomas Pang

意見詳情

Details of the Comment :

此地現時只是爛地停車場,毫無經濟效益,浪費用地,該改劃可增加政府收益,提升庫房,改善香港經濟.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230724-205146-95289

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

24/07/2023 20:51:46

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Wing Sze

意見詳情

Details of the Comment :**興建有大型的住宅有助改善渠道問題,避免大雨或雨量較高時,引起的水災問題.**

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230724-205301-44705

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 24/07/2023 20:53:01

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Angel Ng

意見詳情
Details of the Comment :

支持政府配合致力改地建屋，以增加並加快房屋供應。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230724-205417-40708

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

24/07/2023 20:54:17

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Yuki Chan

意見詳情

Details of the Comment :

建議發展房屋同時,可考慮更多社區環境的配套和交通設備,盡快引入港鐵及擴展西貢公路.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230724-205501-64192

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 24/07/2023 20:55:01

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Crystal Yip

意見詳情
Details of the Comment :

本身附近環境已經有學校及運動場,很適合年輕家庭,而且西貢市有很多美食和優閒設備配合屋苑,本人絕對贊成並期待此項計劃。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230724-205554-42685

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

24/07/2023 20:55:54

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Sara Wang

意見詳情

Details of the Comment :

丁屋發展只有利原居民,但大部分原居民已經離開該區,空置的地方較多,改劃後發展有利於住屋需求,綠化,環境美化及公眾停車位等.有顧及多方面的需求.較原有的丁屋發展更有優越.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230724-205650-20932

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 24/07/2023 20:56:50

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Joey Mo

意見詳情
Details of the Comment :

支持改劃住宅,建築發展可提供大量的就業機會,有助降低失業率.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230724-205759-35809

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

24/07/2023 20:57:59

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Tiffany Choy

意見詳情

Details of the Comment :

增加房屋供應,可降低樓價,更加容易置業。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230724-205941-94628

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

24/07/2023 20:59:41

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Francesa Yan

意見詳情

Details of the Comment :

低密度的房屋十分配合西貢一向給人休閒靜謐的感覺.建議多興建同類型的項目計劃。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230724-210115-90849

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

24/07/2023 21:01:15

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss. Chiu Pui San

意見詳情

Details of the Comment :

西貢沙下一向欠缺環境衛生的管理,之前亦有不少環保團體到沙灘或山上執垃圾,清潔海岸一帶,我相信開發新屋苑後對環境衛生一定有很好的幫助。增加人流後,不會再有廢棄、雜草叢生等問題。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230724-210230-95592

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

24/07/2023 21:02:30

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Kerry Wong

意見詳情

Details of the Comment :

西貢公路改善工程如箭在弦,工程完成後可改善道路設計,舒緩交通擠塞,配合西貢區發展,更適合居住,建議多興建住屋設施,帶旺人流。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230724-210335-12459

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 24/07/2023 21:03:35

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Brenda Lee

意見詳情
Details of the Comment :

附近有西貢海濱長廊,很適合小朋友活動,年輕人跑步,老人家散步,是一個任何年齡層也適合的居住環境。建議在這區多一點建設,提供質素。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230724-210428-75499

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 24/07/2023 21:04:28

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Chan

意見詳情
Details of the Comment :

贊成在這區興建住宅,同時希望可保持美麗海岸線,提高綠化地和環境質素,令西貢內外兼備。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230724-210550-76372

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 24/07/2023 21:05:50

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Louisa lam

意見詳情
Details of the Comment :

建議發展屋苑項目同時考慮綠化及社區休閒設施，提升該地環境質素，適合更多家庭遷進這區，活化該區經濟。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230724-210720-81085

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 24/07/2023 21:07:20

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Nicole Lee

意見詳情
Details of the Comment :

西貢空氣清新，閒逸安靜，發展同時保留自然風貌，望可搬到該區生活，親親大自然。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230724-210859-75760

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

24/07/2023 21:08:59

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Kho Kwok

意見詳情

Details of the Comment :

我個人十分贊同此規劃申請，將該地由鄉村式發展 改劃 為低密度住宅除了可以改善房屋供應問題，亦可保留原有環境觀感。西貢一向給人優美恬靜的感覺，太大型的高樓大廈絕不適合該區，同時鄉村式發展再不乎合現今社會的居住條件，相反此計劃剛剛好可以取其平衡，令西貢環境更加優美，所以我十分支持，謝謝。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230724-210958-40818

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

24/07/2023 21:09:58

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Hayley Chan

意見詳情

Details of the Comment :

這個計劃對西貢非常有利.西貢市人流主要集中在星期六日,平日人流較少,如這區興建住宿,可以帶動年輕人在該區居住,令西貢添加更多活力.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230724-211049-22814

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

24/07/2023 21:10:49

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Sandy Hon

意見詳情

Details of the Comment :

西貢甘靚,可以住係個度梗係好啦.以前淨係有丁屋權既人先可以住.佢地唔住就寧願吉左去,好可惜.所以我好支持改建.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230724-211146-00086

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

24/07/2023 21:11:46

有關的規劃申請編號

The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Him Wong

意見詳情

Details of the Comment :

其實西貢已經比其他地區發展得慢好多,好似將軍澳,屯門等新開發地區,不論道路設施,社區配套,都已經好完善,所以我非常贊成這開發.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230724-211237-43996

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

24/07/2023 21:12:37

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Man Yuen

意見詳情

Details of the Comment :

本人支持西貢沙下這個計劃，因為此區不像西貢市中心那麼多人，所以覺得層數小既小區好合適這裡，像愉景灣一樣，可給人好Chill 既感覺。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230724-211344-85306

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

24/07/2023 21:13:44

有關的規劃申請編號

The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Chan Po Lee

意見詳情

Details of the Comment :

我贊成此項目發展有以下原因:

- 1)此地域附近也有其他住宅,此項目可增加此區我連貫性。
- 2)盡早發展可令該民區生活越趨成熟。例如交通,公共設施等。
- 3)令環境更優美,不再是爛地或不統一的小屋設計。
- 4)相比丁屋,入住率更高,更多人受惠。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230724-211437-34158

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

24/07/2023 21:14:37

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Giselle Lo

意見詳情

Details of the Comment :

仔細睇過發展商的預視圖,覺得此規劃好好,矮樓唔影響觀感,綠化地又多,道路又寬闊,覺得這規劃好適合西貢.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230724-211521-96674

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 24/07/2023 21:15:21

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Queenie Kwan

意見詳情
Details of the Comment :

同意批准改劃為住宅地帶,既可改善社會對私營住宅供應的需求,又可針對停車位不足問題作改善,而且評估顯示這規劃不會對環境、污水處理、雨水排放產生影響,本人期待此項計劃盡快落成。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230724-211620-10701

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

24/07/2023 21:16:20

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Morris Chan

意見詳情

Details of the Comment :

支持批准該改劃有助申請有助改善該區的生活環境，有規模地發展，更可帶來優質的綠化，和有條理的空間發展。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230724-211721-49627

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

24/07/2023 21:17:21

有關的規劃申請編號

The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Wylie Chan

意見詳情

Details of the Comment :

贊成此改劃。申請地段隨時可供發展，並為房屋供應短缺作出貢獻。此外，發展亦不會對周圍環境帶來負面影響，可為居民及社區提供優質環境，是一個理想方案。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230724-211810-52036

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 24/07/2023 21:18:10

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Virginia Han

意見詳情
Details of the Comment :

其實西貢已經比其他地區發展得慢好多,好似將軍澳,屯門等新開發地區,不論道路設施,社區配套,都已經好完善,所以我非常贊成這開發.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230724-211932-92370

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

24/07/2023 21:19:32

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Tammy Yu

意見詳情

Details of the Comment :

由於鄰近海灘，遠離市區，居民能盡情享受大自然，陽光海灘和清新空氣等在市區找不到的元素，令身心更強壯。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230724-212052-42791

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

24/07/2023 21:20:52

有關的規劃申請編號

The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Galatea Chan

意見詳情

Details of the Comment :

望發展將西貢沙下打造為下一個愉景灣，改善成自給自足，擁有完善公共建設和社區設施的新市鎮。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230724-212202-95288

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

24/07/2023 21:22:02

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Diane Lam

意見詳情

Details of the Comment :

香港旅遊業在疫情底下難以維持，相反住宅需求持續急升，若此地發展成為綜合社區，相信是一個不錯的選擇。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230724-212239-10145

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

24/07/2023 21:22:39

有關的規劃申請編號

The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Crystal Or

意見詳情

Details of the Comment :

遠離密集的高樓大廈，到香港的後花園感受自然風光，也是別有一番風味。發展密度較低，坐落於西貢的海岸地帶，十分適合該區發展。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230724-212334-89608

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

24/07/2023 21:23:34

有關的規劃申請編號

The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Albee Chan

意見詳情

Details of the Comment :

地理位置優越，乘車至市區只需20至25分鐘，加上毗鄰海旁，集海洋的寧靜氣場與城市的繁華熱鬧於一身，若做到配套完善，最適合極欲洗滌工作疲累的小夫妻、需要自由奔跑釋放精力的孩子，甚至難得在戶外與主人樂伴同行的寵物。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230724-212434-03637

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

24/07/2023 21:24:34

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Ceci Wong

意見詳情

Details of the Comment :**發展西貢市可改善道路交通情況, 令市民容易到達西貢, 提升西貢市競爭力**

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230724-212531-58491

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

24/07/2023 21:25:31

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Joanne Ling

意見詳情

Details of the Comment :

希望發展商在發展住宅同時興建社區配套設施，日趨完善。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230724-212729-25846

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 24/07/2023 21:27:29

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Fiona Ng

意見詳情
Details of the Comment :

本人表示支持, 因為此「住宅(乙類)6」改劃申請, 對整體環境帶來更優美.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230725-203641-23273

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

25/07/2023 20:36:41

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Kiko Chung

意見詳情

Details of the Comment :

我贊成西貢市發展可減輕及舒緩其餘市區人口過於稠密的問題，近年鄰近西貢區的將軍澳發展十分蓬勃，人口急速增長，很多年輕的家庭遷入，大多注意健康及孩童成長發展。我覺得西貢市同樣適合此發展，政府可配合增加區內綠化，交通設備，社區配套，並優化西貢海濱長廊。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230725-203838-81623

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 25/07/2023 20:38:38

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Jessi Fung

意見詳情
Details of the Comment :

該區附近基本上也是住宅或酒店,此地更改規劃用途後會更統一,本人覺得非常合適!!

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230725-204351-25717

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 25/07/2023 20:43:51

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss WONG MEI YEE

意見詳情
Details of the Comment :

現今香港非常適合這種低密度的小型住宅,綠化地,住宅,公共空間,道路也十分平衡,對環境生態,居住質素也有良好影響,我覺得這項目是西貢發展將來的趨勢,這使西貢環境更加優美,所以我十分支持.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230725-205627-08731

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 25/07/2023 20:56:27

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Stone Chung

意見詳情
Details of the Comment :

這個計劃對西貢非常有利.西貢市人流主要集中在星期六日,平日人流較少,如這區興建住宿,可以帶動年輕人在該區居住,令西貢添加更多活力.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230725-205830-99418

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 25/07/2023 20:58:30

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Jarvix Leung

意見詳情
Details of the Comment :

這塊地荒廢了超過二十年以上,毫無建樹,建議盡快興建房屋,不要再浪費土地.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230725-210519-00764

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 25/07/2023 21:05:19

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Tania Mak

意見詳情
Details of the Comment :

發展項目跟海岸線有一定距離，不會影響天然環境。達至保育、保護和保留天然海岸線。這個計劃既可保持生態，又可有利房屋發展，是一個理想的項目。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230725-210806-09784

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

25/07/2023 21:08:06

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Winnie Tung

意見詳情

Details of the Comment :**發展項目飽覽無盡海境，住在這裡可以每日為生活充電，心曠神怡。**

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230725-211621-48592

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 25/07/2023 21:16:21

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Ron Lee

意見詳情
Details of the Comment :

改劃發展會新增人口帶來的零售商機，就足以刺激商舖租務市場增長，支持。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230725-211922-48654

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

25/07/2023 21:19:22

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Jay Fung

意見詳情

Details of the Comment :

興建房屋有助更多人置業，同時迎合現今普羅大眾家庭及年輕家庭的成員數目，切合社會對中小型單位的需求。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230725-212121-95078

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 25/07/2023 21:21:21

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Angel Tang

意見詳情
Details of the Comment :

發展社區可加快擴闊西沙路為雙線雙程行車的計劃，應付因發展項目而增加的交通流量，支持

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230725-212527-48960

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 25/07/2023 21:25:27

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Amy Chan

意見詳情
Details of the Comment :

以老人家為例,相對該區節奏較慢而且環境優美,可以觀賞海邊,十分適合老人家居住。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230725-212828-20935

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

25/07/2023 21:28:28

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Summer Lee

意見詳情

Details of the Comment :

十分喜歡陽光與沙灘,這個改劃對我而言相當吸引。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230725-212956-82540

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 25/07/2023 21:29:56

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Momo Lau

意見詳情
Details of the Comment :

日後單位將坐擁無敵海景，是一個非常吸引的項目。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230725-213135-71344

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 25/07/2023 21:31:35

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Alice Poon

意見詳情
Details of the Comment :

此改劃可配合政府增加房屋供應，及善用土地發展潛力的政策；同時為滿足社會住屋需求，希望為社區帶來更多增益。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230725-213239-03287

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

25/07/2023 21:32:39

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Kary Wong

意見詳情

Details of the Comment :

預視圖中有不少休閒空間可以讓小朋友安全地遊玩，樓宇間休憩地甚多。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230725-213344-39270

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 25/07/2023 21:33:44

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Alice Au

意見詳情
Details of the Comment :

根據政府顯示來年將會發展西貢公路第二期及西沙公路開拓後更容易直達西貢,改善交通問題後,適合更多人搬進這裏。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230725-213458-54874

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

25/07/2023 21:34:58

有關的規劃申請編號

The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Penny Lau

意見詳情

Details of the Comment :

把申請地點由「鄉村式發展」地帶改劃為「住宅(乙類)6」令此地點更優勝，不論環境，外觀也相對有改善。希望政府多多配合，令此改劃在西貢更完善。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230725-213549-44034

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 25/07/2023 21:35:49

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Shirley Lee

意見詳情
Details of the Comment :

了解過整個計劃的設計，計劃經修訂的停車位數目、地庫布局設計圖、噪音、排污、交通、供水影響都有新的評估報告更加完善，相信此改劃後更加配合西貢市發展，會帶來正面我影響。非常支持!!

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230725-213643-18555

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

25/07/2023 21:36:43

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Pak Kin Leung

意見詳情

Details of the Comment :

支持改建,此地段一直用途是鄉村式發展,但多年來一直也是爛地停車場,足以証明此地段不適合用作鄉村式發展,與其浪費土地,倒不如興建房屋,此改建可提供154個單位,停車位總數136個,其中有30個公眾停車位,2個上落客貨車位,我認為此舉可改善房屋不足及道路設備等問題,因此我贊成此規劃。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230725-213917-71758

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

25/07/2023 21:39:17

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Tommy Chan.

意見詳情

Details of the Comment :

有部份市民對沙灘,戶外活動一直都有興趣,一到假日就駕車或乘坐交通工具前往西貢區,因此引起交通嚴重擠塞,泊車位不足等問題,若果此處興建房屋,不但可以改善車位不足問題,還可以令這些市民遷往西貢,改善道路問題,所以我覺得非常合適.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230725-214017-45925

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

25/07/2023 21:40:17

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Alan Wu

意見詳情

Details of the Comment :

這是一個大型的發展項目,相信此項目對西貢發展一定有良好的影響,不論環境,外貌及管理,十分令人期待。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230725-214114-46854

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 25/07/2023 21:41:14

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Rachel Tong

意見詳情
Details of the Comment :

興建住宅房屋是一個非常不錯的選擇,非常適合該區.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230725-214240-50953

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 25/07/2023 21:42:40

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Chloe Yau

意見詳情
Details of the Comment :

其實本區本身已有同類型的住宅,因此這改劃令整區更加統一,非常適合.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230725-215111-20611

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

25/07/2023 21:51:11

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Meina Kwok

意見詳情

Details of the Comment :

興建住宅絕對比浪費用地好,香港開發土地不平衡.
市區住宅供不應求,同時較偏遠土地卻一直開置.
所以這改劃既可保持西貢優美環境,同時提供住宅用地.
非常有利西貢發展.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230725-215333-89624

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

25/07/2023 21:53:33

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. JOHNSON LAM

意見詳情

Details of the Comment :

興建及賣買房屋，可提高香港的收益和振興經濟
一呎地萬元起跳，可想而知土地有多值錢
所以開發這爛地變成房屋是長遠而有效益的方法
十分支持

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230725-215855-56786

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

25/07/2023 21:58:55

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Avis Lui

意見詳情

Details of the Comment :

人口不斷增加，房屋需求很大。現在香港有750多萬人，接近頂峰，所以政府要解決房屋問題和長遠的土地供應!這計劃令更多香港人有地方居住，還能吸收新鮮的空氣，一舉兩得。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230725-220340-21159

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 25/07/2023 22:03:40

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. kwok lun Li

意見詳情
Details of the Comment :

成日經過, 都覺得呢塊地好浪費, 而家係爛地泊車場, 周圍又多雜草, 又容易滋生蚊蟲, 所以我贊成改劃申請方案, 可以增加住屋數目之餘, 仲可以美化環境。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230725-220722-17179

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

25/07/2023 22:07:22

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Chan Hui Wai Eve

意見詳情

Details of the Comment :

香港土地問題嚴重，房屋問題急切需要解決。現在，城、鄉、郊、野之間發展密度差異亦愈來愈大，城市人口稠密，市民生活空間狹小，希望政府「打破劃地為牢的舊觀念」，增加房屋供應是全港市民福祉。所以我非常贊成西貢這改劃。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230725-220951-44444

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

25/07/2023 22:09:51

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Emmi Tang

意見詳情

Details of the Comment :

自疫情暴發後,大部分人已明白家人的健康是無價的。市區人口密集,相反西貢人口較少,空間質素佳,更適合小朋友居住,假日可以到郊外走走。接近大自然,看看西貢的美景。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230725-221250-54995

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 25/07/2023 22:12:50

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Melody Chow

意見詳情
Details of the Comment :

西貢交通便利,由九龍入西貢只需十分鐘,交通方便,令一邊則連接連接將軍澳,馬鞍山也是差不多時間,十分便利。環境一流,十分適合居住。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230725-221545-35036

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

25/07/2023 22:15:45

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Wong

意見詳情

Details of the Comment :

I am writing to vehemently oppose Application No. Y/SK-SKT/4 as a concerned citizen on the following grounds:

1. On the shoreline from Sha Ha eastwards towards Tai Mong Tsai, there are no precedents set for Residential B zoned developments. All residential developments are zoned Residential (Group C), which stipulates a maximum building height of 9m and 2 storeys over 1 storey of carport, maximum site coverage from 20%-30%. Such development control parameters are in line with local character and far from the currently proposed 'towers'.
2. If this plot of land was developed as village houses or NTEHs, using a maximum site coverage of 30%, there would only be 58 houses built. According to the Hong Kong Planning Standard Guidelines, this will result in 58 private vehicle parking spaces, far from the proposed addition of 254 private vehicle spaces. In the Government's latest Public Transport Strategy Study in 2017, the hierarchy of roles in transportation places heavy emphasis on efficiency and function, with the private car being the least efficient and functional from a public perspective.
3. All Residential (Group B) developments within the OZP have a maximum site coverage of 40%. Why does this applicant believe it is special and should develop up to 44% site coverage?
4. The Government's policy of increasing housing supply in the New Territories is focused on New Territories North, namely NTN New Town, Man Kam To, San Tin / Lok Ma Chau as well as Kwu Tong North and Fanling North New Development Areas. In addition, urban regeneration has always been a consistent source with efforts of the Urban Renewal Authority. The Sha Ha area in Sai Kung does not fall under the categories of urban regeneration or a new town.
5. The Applicant's point on no Small Houses approved nor application in progress for the past 18 years does not equate to a need for rezoning into high density residential development. There are many factors that have contributed to this situation, some of which could have been borne by the Applicant himself.
6. There is no clear architectural merit to the 'wall' of towers proposed. Such buildings do not respect the local topographical nature and looks out of place within the idyllic scenery of Sai Kung.
7. Village Type Development zones are intended to respect the surroundings of the environment and ancestral uses. Any change to this is a great disrespect to the original settlers of Sai Kung and their descendants.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230725-221734-27418

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

25/07/2023 22:17:34

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Ho

意見詳情

Details of the Comment :

1. The proposed development is excessive for the site which adjoins the waterfront. The previous zoning for "Village Type Development" limited the building height to 3 storeys with a maximum height of 27 feet. Any rezoning should maintain the low rise nature of the development on the whole of this waterfront site.
2. The proposed development is excessive. The proposed R(B)6 zone should limit development to a maximum of 40% and a maximum of 4 storeys. It creates a wall effect throughout the district that is against the intention of the OZP which envisaged a stepped development from the CDA (1) and the other sites adjoining Wai Mun Road to the low rise Village or V Zone within this area.
3. In addition to the imposition of a maximum 4 storeys there should also be a restriction of the maximum floor to floor height. The current proposal for the Houses to have a floor to floor height of 4.5 metres would permit houses significantly higher than the Village Type houses permitted under the current zoning and will encourage unauthorised building works with the construction of mezzanine floors.
4. For the proposed houses a maximum floor to floor height of 3.5 metres should be imposed and for the 4 storey blocks of flats, a maximum floor to floor height of 3.15 should be imposed.
5. The development will place undue strain on the traffic and road infrastructure.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230725-221756-39064

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 25/07/2023 22:17:56

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Abby Wong

意見詳情
Details of the Comment :

支持改劃方案, 如興建低密度住宅, 都會無咁大風, 防止塵土飛揚, 而且還可優化環境

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230725-222103-90524

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

25/07/2023 22:21:03

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Purple Ma

意見詳情

Details of the Comment :

睇左預視圖, 好支持這個改劃方案, 低密度住宅, 既可綠化環境, 又可提供大量公眾停車位, 非法泊車自然也會減少

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230725-222258-27143

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 25/07/2023 22:22:58

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Yen Cheung

意見詳情
Details of the Comment :

我贊成這地方發展為住宅,而且我會考慮入住. 因本人非常熱愛水上活動,對我而言十分方便.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230725-222358-14518

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

25/07/2023 22:23:58

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Andrew Ng

意見詳情

Details of the Comment :

批准該改劃申請不會影響本村的村屋發展,因為本村自身現有生活區內也有足夠村屋土地發展,村屋需求現已大大降低.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230725-222839-59818

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

25/07/2023 22:28:39

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Bonnie Lai

意見詳情

Details of the Comment :

該改劃報告詳盡,合理地可政府申請,妥善規劃,可防止政策濫用及丁屋經常興建完荒廢等問題

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230725-223006-06069

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

25/07/2023 22:30:06

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Peggy Tse

意見詳情

Details of the Comment :

現在有很多追求慢活的人,西貢正正切合這類人的需求,在大自然和繁華社會中取得平衡,確實是居住的好選擇。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230725-223104-63088

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

25/07/2023 22:31:04

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss. Christy Choy

意見詳情

Details of the Comment :

報告中計劃預算落成年份是2027-2028年，相信政府在該段時間期間，已就交通及西貢發展進行不少改善，可以跟改劃接洽，共同發展，令該地適合更多人居住。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230725-223613-22986

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

25/07/2023 22:36:13

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Helen Au

意見詳情

Details of the Comment :

整個地盤只有2棟 9-10層高房子,其餘15層都只是 3層高房子,空間感十足,不會對景觀,透風程度有太大影響,甚至可以優化西貢海濱長廊,十分期待。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230725-223719-71258

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

25/07/2023 22:37:19

有關的規劃申請編號

The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Joey Chan

意見詳情

Details of the Comment :

這一類住宅在近幾年十分流行,需求也不少,而且輪近海邊,相信一定大受歡迎。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230725-224011-54023

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 25/07/2023 22:40:11

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Elby Poon

意見詳情
Details of the Comment :

鄉村式發展已經不合時宜,舊有觀念會成為西貢發展的障礙.
發展樓層和密度較低的屋苑,不但可以保持環境優美,更可以提高現時西貢市的生活質素.
以現時條件來說,是一個不錯的選擇.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230725-224149-79367

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

25/07/2023 22:41:49

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Eddie Chan

意見詳情

Details of the Comment :

我贊成把申請地點由「鄉村式發展」地帶改劃為「住宅(乙類)6」.謝謝

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230726-095510-67934

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 26/07/2023 09:55:10

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Chan Wan Chi

意見詳情
Details of the Comment :

同意及讚成申請人為西貢區提供停車位，有助舒緩現時停車位不足夠情況，支持申請

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230726-213005-14384

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

26/07/2023 21:30:05

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Gi Gi Yeung

意見詳情

Details of the Comment :

本人有感香港寸金呎土，地價高昂，可開發的土地並不多，我絕對贊成開發西貢沙下發展項目。

西貢區本是一個環境優美，可供遊人玩樂及呼吸清新空氣的好地方。同時，由於位置鄰近本人所住的地域，每逢週末，我也會與家人到西貢區市內遊玩。家中有年紀老邁的長輩，也有年幼的小孩子，每逢假日當我們駕車前往的時候，也會遇到公眾車位不足的問題。如帶他們乘搭交通工具，可是需要攜帶的所需物品甚多，同時有些地段也不是鄰近巴士站或小巴站，如不駕車前往，實在十分不便。本人覺得政府如能善用未開發的土地，並將改建為公眾停車場，絕對可舒緩假日公眾車位嚴重不足，可減少周邊道路非法泊車的問題，改善道路交通情況。除了可解決荒廢土地，減少大風是帶來灰塵的污染，也可善用地球資源。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230726-213143-47698

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

26/07/2023 21:31:43

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss TANG MAN WAI

意見詳情

Details of the Comment :

批准該改劃申請有助改善該區的生活環境,透過規模化發展,帶來更優質的綠化,和有條理的發展空間。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230726-213326-33070

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

26/07/2023 21:33:26

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Ding Tsang

意見詳情

Details of the Comment :

贊成該改劃申請會促使政府盡快進行落成規劃已久的海灘消閒區發展計劃,活化土地,改善西貢交通問題,讓西貢市民及市區市民同樂。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230726-213432-41938

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

26/07/2023 21:34:32

有關的規劃申請編號

The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Cheung suet yee

意見詳情

Details of the Comment :

十分贊成此改劃申請，相對於高樓大廈，低密度住宅較為適合西貢區，一來可增加房屋供應，二來又跟周圍的景觀較為配合。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230726-213603-79624

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 26/07/2023 21:36:03

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Joe Mak

意見詳情
Details of the Comment :

這是一個不錯的方向去發展西貢社區.當有居民遷往該區,其他配套相對會加快落成.
可改善西貢現時問題.非常支持.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230726-213709-04386

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 26/07/2023 21:37:09

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Ceci Liu

意見詳情
Details of the Comment :

建議政府多發展西貢土地及交通,將人流引入西貢市,帶旺西貢一帶我經濟.
讓多點人認識西貢市的美麗.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230726-213815-08661

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 26/07/2023 21:38:15

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Sherry Chan

意見詳情
Details of the Comment :

現有鄉村式發展難以規管,經常有發生僭建問題而產生危險,
由政府監管發展商興建的屋苑,經過多方面考慮及改良,較為穩建.
亦相對統一,相信可在發展和保育中取得平衡.
我對發展方向表示支持.謝謝

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230726-213947-34603

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

26/07/2023 21:39:47

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Eve Chan

意見詳情

Details of the Comment :

設計除了是低密度樓宇外,還提供適量的園林綠化地,支持.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230726-214042-77441

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

26/07/2023 21:40:42

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Gatman Yau

意見詳情

Details of the Comment :

香港受疫症影響甚大,不論是旅遊業,經濟,失業率都大受影響,興建房屋可提高大量的生產力,而且發展社區亦可填補西貢受疫症影響導致旅客不足等問題,令更多本地市民重新認識西貢,帶動西貢經濟.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230726-214126-72997

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

26/07/2023 21:41:26

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Jenny Tang

意見詳情

Details of the Comment :**本人是西貢市居民,若此項建設可加快改善現時的道路及社區配套,我十分支持.**

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230726-214314-09231

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

26/07/2023 21:43:14

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Kaylee Chan

意見詳情

Details of the Comment :

興建房屋可減低大風時產生的灰塵,對環境有良好的影響.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230726-214442-68002

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

26/07/2023 21:44:42

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Jasmine Cheng

意見詳情

Details of the Comment :

贊成改劃方案,這裡本身附近環境比較偏僻,十分不方便,沒有一點基本生活配套,要買多一點東西也要出西貢市中心,希望改劃成功後,可以帶動活躍社區,促使更方便。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230726-214554-04497

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 26/07/2023 21:45:54

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Iris Ip

意見詳情
Details of the Comment :

申請土地範圍很大,只作停車場十分浪費,鄰近海邊土地本應價值連城,期待落成後痛一番新境象。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230726-214647-80530

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 26/07/2023 21:46:47

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Cody Tin

意見詳情
Details of the Comment :

希望這個改劃成功後可以令其他這類型的土地也陸陸續續發展,成為完善的社區。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230726-214819-60598

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

26/07/2023 21:48:19

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Vanessa Wong

意見詳情

Details of the Comment :

若果丁屋和低密度屋苑中間作選擇,我支持改劃為低密度屋苑,因為受惠者更多,而且可以政府帶來大筆收入。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230726-215041-54656

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

26/07/2023 21:50:41

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Jeanie Sit

意見詳情

Details of the Comment :

香港土地問題嚴重，房屋問題急切需要解決。若能有效增加住宅用地，紓緩本港的土地問題，比用作做停車場更加有價值。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230726-215133-98526

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

26/07/2023 21:51:33

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Mandy Tang

意見詳情

Details of the Comment :

希望將西貢一帶的土地興建成低密度住宅社區,可以用更優惠的價格搬到這裡,因為很喜歡這一帶的環境。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230726-215219-77594

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

26/07/2023 21:52:19

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Karen Yim

意見詳情

Details of the Comment :**我同意這個改劃,最好可以盡快安排鐵路直達西貢,令西貢交通更便利。**

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230726-215315-73529

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

26/07/2023 21:53:15

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Whitney Pak

意見詳情

Details of the Comment :

十分期待這個改劃的落成,慢慢令西貢變得熱鬧,更興旺。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230726-215405-31306

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 26/07/2023 21:54:05

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Suki Chuk

意見詳情
Details of the Comment :

其實西貢已經有不少沿海屋苑發展得非常成功,我非常期待這個計劃,不要浪費美麗的沿海景色。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230726-215506-91395

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 26/07/2023 21:55:06

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Lydia Wong

意見詳情
Details of the Comment :

希望政府同意規劃並有改善西貢交通及發展,令更多人遷住西貢。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230726-215605-48992

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

26/07/2023 21:56:05

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Janice Kan

意見詳情

Details of the Comment :

香港土地供應緊張，現時不論填海、市區重建均會遇到阻力，該地改劃方案相對更加可行，能有效增加住宅用地，紓緩本港土地問題。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230726-215657-08300

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

26/07/2023 21:56:57

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Lorraine

意見詳情

Details of the Comment :

房屋現正已經供不應求，如果能以一部分丁屋用地用作低密度住宅，利益更廣。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230726-215757-68857

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

26/07/2023 21:57:57

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Kate Lam

意見詳情

Details of the Comment :

揸車途經這裡經常發現空置的土地或屋子,十分浪費,贊成改劃,希望能改善這裡的環境。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230726-215900-40648

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

26/07/2023 21:59:00

有關的規劃申請編號

The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Joyce Ma

意見詳情

Details of the Comment :**期待西貢住屋發展的新藍圖,令更多人可能享受沙灘美境。**

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230726-215950-82776

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

26/07/2023 21:59:50

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Sonia Hui

意見詳情

Details of the Comment :

好喜歡西貢的人情味和美境,希望有機會搬到這裡。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230726-220104-25389

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 26/07/2023 22:01:04

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Mandy Sze

意見詳情
Details of the Comment :

發展西貢有效減低市區人煙稠密問題,將部分人口及經濟帶到西貢。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230726-220207-62043

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 26/07/2023 22:02:07

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Bella Chan

意見詳情
Details of the Comment :

善用價值較低的土地，增加土地供應，改善房屋問題，保證開發和環境兼顧，雙方得到平衡。是持續發展的良好方。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230726-220321-28574

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

26/07/2023 22:03:21

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Phoebe Mok

意見詳情

Details of the Comment :

我很嚮往在西貢恬靜的生活環境，很樂意遷往該區居住，同意落成。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230726-220427-91982

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

26/07/2023 22:04:27

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Jenny Wong

意見詳情

Details of the Comment :

荒廢的土地一來用作投資興建房屋，提升庫房，二來可以優化土地，提高人流。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230726-220549-79960

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

26/07/2023 22:05:49

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Elsa Yuen

意見詳情

Details of the Comment :

建議盡快落成計劃，不要再浪費土地。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230726-220714-37692

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

26/07/2023 22:07:14

有關的規劃申請編號

The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Kathy Kong

意見詳情

Details of the Comment :

有年輕家庭入住會令該區年齡層降低，不會令西貢一直老化，使更有生氣。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230726-220808-64588

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

26/07/2023 22:08:08

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Terry Ma

意見詳情

Details of the Comment :

西貢是一個十分有特式的小社區,若興建此類房屋會令這裡更有歐陸風格,十分有格調。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230726-221002-56759

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

26/07/2023 22:10:02

有關的規劃申請編號

The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Mary Shum

意見詳情

Details of the Comment :

計劃中預設了泊車位,可減少西貢非法泊車的問題,支持。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230726-221137-58631

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

26/07/2023 22:11:37

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Seline Chan

意見詳情

Details of the Comment :

希望改劃完成後,西貢會有一番新境象。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230726-221223-18910

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 26/07/2023 22:12:23

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Hoi Yi

意見詳情
Details of the Comment :

舊有渠務問題令該區夏季後經常有積水,滋生蚊患及細菌,重新建設後有效改善舊有渠務問題,令環境更佳。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230726-221310-75838

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

26/07/2023 22:13:10

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Christine Pang

意見詳情

Details of the Comment :

改劃中最吸引之處是樓宇之間不太密集,在7層和3層的樓房中有通風,可觀望海岸線,環境優美舒適。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230726-221552-87008

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

26/07/2023 22:15:52

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Karry Yip

意見詳情

Details of the Comment :**改劃付令房屋供應是港全港市民福祉，廣泛性更高。**

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230726-221747-41945

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 26/07/2023 22:17:47

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Sally Chan

意見詳情
Details of the Comment :

市區樓宇已經飽和，現在興建的房屋大多興建在山上或填海，要用的資金更加龐大，而且十分不方便，還要加強其他配套，若本身政府已有土地興建房屋，是一個不可多得的計劃，十分贊成。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230726-221838-15339

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 26/07/2023 22:18:38

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Ada Lo

意見詳情
Details of the Comment :

香港居住房屋樓價一直高企，原因是供求不相符，現在興建多一點房屋，有利於平穩樓價，令更多人容易上車。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230726-221936-55006

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 26/07/2023 22:19:36

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Connie Kwan

意見詳情
Details of the Comment :

西貢本身環境優美，空氣質素好，而且有大量休閒地，興建小型房屋，令更多家庭搬到這裏，享受優質的居住環境。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230726-222033-10342

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 26/07/2023 22:20:33

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Kennis Lee

意見詳情
Details of the Comment :

政府已一早計劃開發西貢公路，遲遲未實行因為受惠人不足，若果更多市民遷入這區，政府就會重視此計劃不會一拖再拖，建議盡快落成。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230726-222120-52303

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 26/07/2023 22:21:20

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Michelle Lee

意見詳情
Details of the Comment :

此計劃很配合周遭的環境發展，本身附近已經有兩所學校及其他社區配套，非常適合年輕一代來這裏組織家庭。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230726-222221-26093

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

26/07/2023 22:22:21

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Barbara Lung

意見詳情

Details of the Comment :

我最欣賞這個方案是在住屋環境，和大自然取得平衡，整個地盤當中有一半也是綠化地，有花草樹木，又可提升空氣質素，令環境更加優美。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230726-222304-94978

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

26/07/2023 22:23:04

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Zoe Tam

意見詳情

Details of the Comment :

希望在屋苑附近可以興建多一點社區設施，例如超市或公園或西餐廳等，更加適合市民居住，可以令該區自給自足。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230726-222356-25921

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

26/07/2023 22:23:56

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss BIANCA LEUNG

意見詳情

Details of the Comment :

已經有不少發展商先後在這數十年間，要求政府發展該區，但因為不同的因素一直拖延至今，而這塊地也白白浪費了20多年，旅遊沒有發展，丁屋居民也沒有在此區居住，應該盡快同意方案，不要再浪費土地。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230726-222509-35990

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

26/07/2023 22:25:09

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Minco lee

意見詳情

Details of the Comment :

我是贊成的，希望政府可盡快興建有市區入西貢的鐵路，令西貢交通不用這麼擠塞而且可以帶旺西貢的經濟。因為少了遊客，西貢市的經濟已大不如前。希望政府正視這個問題。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230726-222554-83914

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

26/07/2023 22:25:54

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Mavis Kan

意見詳情

Details of the Comment :

西貢沙下平日了無人煙，若在這區興建房屋，可以增加該區人口，發展成完善的社區。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230726-222652-92253

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

26/07/2023 22:26:52

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Cherry Ng

意見詳情

Details of the Comment :

興建住宅可增加政府地稅收入同時降低失業率振興建築工作，而且改劃後興建住宅比丁屋受惠的人更多，十分贊成。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230726-222745-16928

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

26/07/2023 22:27:45

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Carmen Ho

意見詳情

Details of the Comment :

該區若要發展，其實也只能興建房屋，丁屋居民大多遷離該區或已經移民，他們不會將此地用來發展旅遊，只有實力雄厚的發展商，才有機會將荒地變得有價值。若這個計劃不落成，相信該地會一直荒廢下去，毫無建樹。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230726-222838-95772

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

26/07/2023 22:28:38

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Alice Wan

意見詳情

Details of the Comment :

興建屋苑後，連帶附近交通，環境，民生設施都會有系統地重整，令設施更加完善，更適合市民居住或前來遊玩。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230726-222928-64687

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 26/07/2023 22:29:28

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Joanne Yan

意見詳情
Details of the Comment :

若興建小型房屋可以輕輕阻隔由大風刮起沙灘上的細沙，保持環境空氣質素，減少污染。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230726-223012-04604

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 26/07/2023 22:30:12

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Clara Kam

意見詳情
Details of the Comment :

香港房屋不足的根本原因是可發展用地供應短缺，建議政府接受這土地改劃發展。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230726-223116-72475

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

26/07/2023 22:31:16

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Kit Lee

意見詳情

Details of the Comment :

只要適當地配合，我贊成該地改劃成低密度住宅發展，可以在自然環境及房屋需求中取得平衡。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230726-223212-83551

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

26/07/2023 22:32:12

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Kiko Li

意見詳情

Details of the Comment :

香港人多車多，市區交通及人口已經到達飽和階段，適量地遷入西貢，可以令人口密度更加平均，是一個兩全其美嘅方法。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230726-223419-31488

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

26/07/2023 22:34:19

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. King Hon

意見詳情

Details of the Comment :

疫情問題,政府庫房疲憊,賣地,建築,賣買房屋都可有效增加庫房.建議政府多考慮發展

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230726-223503-09344

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

26/07/2023 22:35:03

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Mandy Law

意見詳情

Details of the Comment :

這一帶平地較多,適合住屋發展,贊成。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230726-223544-97927

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 26/07/2023 22:35:44

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Neko Tsang

意見詳情
Details of the Comment :

贊成政府多向發展西沙,最好可以延伸範圍擴大一點,引入多一點人流到這裡.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230726-223633-19771

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

26/07/2023 22:36:33

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Renee Chan

意見詳情

Details of the Comment :

見到發展商和政府已就開發問題作出多次修正,相信落成後會為西貢帶來新境象,期待項目發展.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230726-223724-01274

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

26/07/2023 22:37:24

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Clara Lai

意見詳情

Details of the Comment :

這是一個非常令人期待的項目,配合政府未來的發展,包括交通,人口轉移,優化環境,旅遊等.
項目使西貢環境更優秀,

反對信



致:城市規劃委員會

就有關(申請編號:Y/SK-SKT/4)西貢沙下丈量約份第 221 約多個地段及毗連政府土地，把申請地點由「鄉村式發展」地帶改劃為「住宅 (乙類)6」地帶及修訂適用於申請地點土地用途地帶。

我們就此作出強烈反對。

姓名: 林志樂

簽署:

姓名: 溫慶洲

簽署:

姓名: 廖駿霖

簽署:

姓名: 黃俊強

簽署:

姓名: 陳飛強

簽署:

日期:22/7/2023



Secretary,
The Town Planning Board,
15th Floor, North Point Government Offices,
333 Java Road,
North Point,
Hong Kong
July 25th, 2023

Dear Secretary of the Board,

Application Number Y/SK-SKT/4 in respect of Various Lots in D.D. 221 and Adjoining Government Land, Sha Ha, Sai Kung, New Territories to rezone the site from "Village Type Development" to "Residential (Group B) 6" and to amend the Notes of the zone applicable to the site

We write in respect of the captioned application and attach our previous letter dated April 21st 2021 (Pacific Sunshine Ltd/ Town Planning Board) setting out our objections to the Indicative Scheme at the Application Site.

Being long term residents and owners of 6 Chuk Yeung Road, Sai Kung we continue to feel concerned that the basic issues of building height and density are still not being addressed, nor has the revised scheme alleviated a number of the concerns which we expressed to you previously.

We therefore set out below our original and further objections to planning application Y/SK-SKT/4:

The first is the **major conflict with planning policy** which the application represents.

1.The development is in an area currently zoned "V" on the Sai Kung Outline Zoning Plan (OZP) which limits development to a **maximum** building height of **3 storeys** and 8.23 metres.

2.Such building height is consistent with the guiding principles of the OZP to limit building heights on land that is close to the sea front. If the form of development within the V zone is to be changed to allow **luxury** residential development this should not result in a development that is any higher than the OZP intended for this waterfront site.

3.A consistent low rise development on waterfront land is both important from a visual perspective and in order to maintain the integrity of the key principles of the OZP. Moreover, the application site is a waterfront site in just the same way as the adjoining OU zone - "Commercial and Tourism related uses (including hotel)1".

4.The permitted development height for this OU zone is **3 storey** (excluding basements). The height of the existing development on this site should be the absolute maximum permitted on the application site. The actual use of the land is not relevant to the principle of low rise development on waterfront sites.

5. The applicant has mistakenly adopted the planning guidelines for the CDA(1) zone. This CDA zone is **not** a waterfront site being separated from the waterfront by Wai Man Road. The Maximum building height for the CDA(1) zone is **8 storeys** excluding basements and whilst this may be **appropriate** for an **inland site** it is **not appropriate** for a **waterfront site**.

6. The argument that the applicant has made for a stepped development is **also misguided** because the stepped building height concept is applicable to large inland sites with building heights stepping down towards the waterfront. It is not applicable to waterfront sites such as the current V and OU zones.

7. **Wai Man Road** is the **dividing line** between **inland sites** where medium height developments are permitted and **waterfront sites** (sites that have a frontage to the pedestrian promenade) where the maximum building height is and should remain 3 storeys.

As to the application to rezone, we also note with concern:

8. According to the 6 existing R(B) zones on the Town Planning Board website, all have a maximum site coverage of 40%. To increase the applicant's coverage to 44% is **overdevelopment** and incompatible with the planning intention.

9. We reiterate that the application conflicts with the pattern of development intended for the area, ignoring the stepped height design proposed in the Outline Zoning Plan whereby the building storeys would reduce in height from the CDA/1 site, and were indeed to be kept low in height on the V Site so as to prevent a visually blocking effect along the long shoreline which extended to the Sai Kung Country Park.

10. Unfortunately, what continues to be pressed in the application is excessive in terms of building height, mass and form. It is a scheme that is visually damaging to the setting, creating a **wall effect** not just from Chuk Yeung Road but also to north, south, east and west, with 2 Towers of 9 and 10 storeys measuring 45:1 m and 45: 6 m, a third Tower of 20.6m in height plus 14 townhouses measuring 21:6 m that actually face the waterfront promenade and obstruct the magnificent views of both mountain and shoreline.

Therefore, any rezoning must still retain the **low rise** nature of the development on the whole of the V Site.

11. As to the development. We have argued before about the encroachment on privacy and the generation of noise, disturbance and pollution it will cause (especially during construction). But we wish to highlight four other points:

a. The introduction of a public car park with 120 car spaces is purely notional. It will do little to alleviate parking problems, unless there is an ombudsman to ensure parking fees are kept fair and in line with the market, and that parking is accessible to non- residents at all times. We have to ensure that luxury housing is not at the expense of good infrastructure.

The obverse of this would have been a Village or NTHE development providing significantly less numbers of private vehicle parking spaces and stress on the roads.

b. Towers 2 and 3 will dwarf, and be out of character with, the rural character and scale of the properties in the neighbourhood.. Nor do they have any architectural merit.

c. The application fails to engage with the surrounding environment. No attempt is made to re-activate the dilapidated condition of the promenade, or any connections from this luxury gated community to the adjoining low-rise coastal properties and outdoor open-air public spaces which still require good pedestrian circulation.

In short, the application contributes nothing to the "Garden of Hong Kong" concept or to the rural township.

d. The Landscaping Plan is superficial. Planting strips are no substitute and, the loss of important trees on the eastern and southern boundaries is significant.

11. Further, and following on from the recognition of the site's low rise development, plus the imposition of a maximum 4 storeys with a 40% site coverage, we propose there should be a **restriction on the maximum floor to floor height**. The current proposal for the Houses to have a floor to floor height of 4.5 metres would permit houses significantly higher than the Village Type houses permitted under the current zoning and can only encourage unauthorised building works with the construction of mezzanine floors.

12. For the proposed houses a maximum floor to floor height of 3.5 metres should be imposed and for the 4 storey blocks of flats, a maximum floor to floor height of 3.15 should be imposed.

13. In pointing to the need for a reduction in the application's building height, and therefore the density of the site, we also refer you to the district's overstretched transport links and its growing traffic congestion problems to which this scheme only adds.

In summary these are our objections for rejecting the planning application and our request instead that the site remains as a low rise development opportunity.

Naturally, the undersigned would be very happy to meet with your Office at your convenience to expand on any of these issues, or comment further should the Applicant respond, or endeavour to submit added information or justification for the proposed amendment.

He can be contacted on telephone number [REDACTED] or by email on [REDACTED]

I should be grateful for acknowledgement of receipt of this letter.

Yours truly, for and on behalf of

Pacific Sunshine Ltd.,

For and on behalf of
PACIFIC SUNSHINE LIMITED

.....
Authorised Signatory

Stephan G. Spurr (Mr.)

Director

cc Secretary for Planning and Environment

Office of the Chief Executive

Secretary of Housing and Transport.

April 7th, 2021

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

Dear Sirs,

Development Proposal in Respect of Application No. Y/SK-SKT/3

We are writing in respect of the captioned as Owners and long term residents of 6 Chuk Yeung Road, directly affected by the proposed rezoning application from Village Type Development to Residential (Group B) 6 of the various lots in D.D. 221 and Adjoining Government Land, Sha

We have a number of a number of objections and concerns regarding the above application, principally relating to building heights and the development density or volume of said proposal:

1. Firstly, the amendment is not in line with the OZP which envisaged a stepped development from the CDA (1) Zone on Wai Man Road to the low rise Village or V Zone within this area—and certainly not the sudden introduction of two 7 storey apartment blocks that create a “wall” which destroys the frontal views from Chuk Yeung Road.
2. The principle was that zoning in this area should not exceed the height of a three storey village house (typically 8.23m high) throughout, thus creating a stepping down effect towards the shoreline and along the coast to the Country Park. However, the proposed development is excessive for the site which adjoins the waterfront. The previous zoning for “Village Type Development” limited the building height to 3 storeys with a maximum height of 27 feet. Any rezoning should maintain the low rise nature of the development on whole of this waterfront site.

Dear Sirs,

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Development Proposal in Respect of Application No. Y/SK-SKT/3

April 7th, 2021

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3. Whilst I do not object in principle to a rezoning to "Residential (Group B) as this form of development will ensure proper car parking another services and also ensure future management through a DMC, the proposed development is excessive. The proposed R(B)6 zone should limit development to a maximum of 40% and a maximum of 4 storeys.
4. In addition to the imposition of a maximum 4 storeys there should also be a restriction of the maximum floor to floor height. The current proposal for the Houses to have a floor to floor height of 4.5 metres would permit houses significantly higher than the Village Type houses permitted under the current zoning and will encourage unauthorised building works with the construction of mezzanine floors. For the proposed houses a maximum floor to floor height of 3.5 metres should be imposed and for the 4 storey blocks of flats, a maximum floor to floor height of 3.15 should be imposed.
5. From the cross section of the proposed development it seems that the car park is to be provided in the form of semi-basement which is in effect a podium. Any basement should be a full basement to remove any podium and to lower the overall development height.
6. What we have instead is a raised development that exploits the absence of an mPD restriction (surely a planning oversight?) with only a storey limit, that enables a developer to destroy the outlook intended by the OZP and exaggerate the heights of its buildings.
7. We therefore submit that the existing site level should be at ground not road level. Again, it should not be a semi basement akin to podium style developments as they are inappropriate to this area.
8. As shown, the heights afforded by the semi basement, create apartment blocks (34.6 m high) and town houses (21.6m high) that are considerably taller than the typical village house and in terms of mass dwarf the existing residential properties in the immediate vicinity.
9. On a personal note, the line of the townhouse rooftops will overlook our property and intrude upon our privacy, as well as creating noise nuisances and disturbances. Noise from rooftop social gatherings and BBQ's on such rooftops will be particularly acute and pervasive, and are greater and more intrusive than any other point on a building.
10. Though perhaps outside the ambit of this application, we question the future of the Sha Ha Beach BBQ site as it is integral to the application, and to linking cross pedestrian traffic across and around the entire site.
11. Will the BBQ site remain a 2 storey structure? Will residents in the new high rise project welcome the noise and lights of the Beach BBQ which is currently open on all three sides? Is the introduction of an acoustic wall to contain the noise and light pollution justified or double glazing so that this important community and tourist leisure amenity continues unabated?
12. What provision can the Planning Authority impose upon the Developer for improving the present dilapidated waterfront walkway crossing? Can a cycle track be introduced across

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Dear Sirs,

Development Proposal in Respect of Application No. Y/SK-SKT/3

April 7th, 2021

Page 3

the new site so that the many bicyclists who currently use it for crossing continue to do so?

13. Unfortunately, the development application fails to strike a balance among reasonable uses—visual, landscape, environmental conservation, recreational access, and the public spiritedness that was implicit in the OZP. What is presented here is a high class residential luxury gated community which is short on any ties to the community and blocks sight lines at street level. Pedestrians will be excluded. Boundary walls surround. A semi basement forms a wall. Planting strips will be no substitute for the present vegetation and trees. Noise impacts will increase. Traffic suffers. In short, it destroys the character and rural charms of the area.

14. Is there a proposal to conserve the magnificent trees on the north and southern borders of the site?

Finally, and most seriously, we are concerned the overall development intensity overloads an already stressed infrastructure and road system.

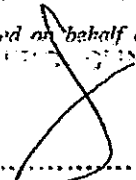
As we have just experienced over the Easter holiday, traffic conditions to Sai Kung Town, Hong Kong's "tourist gateway" are appalling, and with the loss of this open air car park, bound to degenerate further.

It therefore seems logical to additionally propose a moratorium on further private housing until the strategic road network and the surrounding community needs are in place to support a residential project of this kind.

The undersigned would be happy to meet with your Office at your convenience to discuss the situation further, and his contact number is 25257732 if you prefer to do this by telephone.

Your faithfully,

For and on behalf of
PACIFIC DEVELOPMENT LIMITED

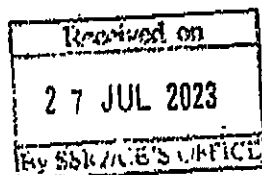

.....
Authorised

S.G. Spurr (Mr.)

Director

237 附力

Mr. Cheng Chung Wai, Daniel, JP,
Permanent Secretary, Chief Executive's Office,
Hong Kong Special Administrative Region,
People's Republic of China,
Tamar, Hong Kong.
July 25th, 2023
Dear Sir,



Application Number Y/SK-SKT/4 in respect of Various Lots in D.D. 221 and Adjoining Government Land, Sha Ha, Sai Kung, New Territories to rezone the site from "Village Type Development" to "Residential (Group B) 6" and to amend the Notes of the zone applicable to the site

I take the liberty of enclosing my letter of objection to the captioned planning application of today's date, together with previous correspondence.

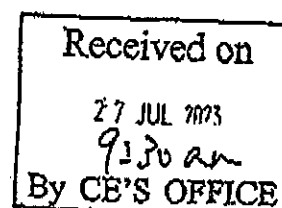
The application negatively affects the setting of Sai Kung, and does so in a way that it can not be said to be "Responding to the Changing Planning Circumstances" or is "Promoting Integration with the Surrounding Neighbourhood with Compatible Development Intensity, Stepped Building Profile, and Sensible Building Design."

As you will see from my letters to the Town Planning Board, I consider the application to be contrary to Hong Kong and local guidance. Most particularly, the application does not accord with the principles of good planning and may create an unfortunate precedent in terms of design matters and waterfront sites across the territory.

I raise the matter to your personal attention in the positive public spirit with which it is intended.

Yours truly,


Stephan Spurr (Mr.)





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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-

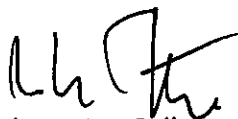
front sites, separated by a short access road know as Sha Ha Road. Both sites are water-front sites and there is no justification for a relaxation in height limits.

- (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,



Robert K.R. Fullerton.

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就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230802-005733-38487

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

02/08/2023 00:57:33

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Nora Yeung

意見詳情

Details of the Comment :

I object

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就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230802-081345-41631

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

02/08/2023 08:13:45

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 林岳賢

意見詳情

Details of the Comment :

With the traffic patterns and lack of public transportation options, this is a bad idea. A high density development in that location would be terrible. This is also a leisure and tourist area. Land is precious and should be used wisely to improve the quality of life for people living in the community. Also tall buildings on the waterfront is would be destructive to the views from the water. Sai Kung should be a natural refuge for all of Hong Kong.

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就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230802-111914-73950

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

02/08/2023 11:19:14

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. Patsy Wong

意見詳情

Details of the Comment :

We are the co-owners of [REDACTED]
ss is [REDACTED]

our email addre

We hereby object to this development project.

Baldwin K L Wong & Patsy K F Wong

2/8/2023

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230802-225012-49667

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

02/08/2023 22:50:12

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Charmaine Ho

意見詳情

Details of the Comment :

發展以人為本,環境舒適,綠化及建築物平均,恰到好處。是一個令人滿意的項目。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230802-225127-23640

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 02/08/2023 22:51:27

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Hazel Yeung

意見詳情
Details of the Comment :

改劃有美化該區環境，可配合鄰近旅遊及土地發展，優化西貢沙下。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230802-225747-63859

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

02/08/2023 22:57:47

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Peggy Chan

意見詳情

Details of the Comment :**發展計劃大大增加區內綠化土地, 可有效舒緩氣候暖化等環境問題。**

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230802-225857-86015

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

02/08/2023 22:58:57

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Rachel Ho

意見詳情

Details of the Comment :**支持改劃，防止丁屋政策濫用及經常興建完荒廢等問題。**

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230802-230041-48943

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

02/08/2023 23:00:41

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Leslie Lam

意見詳情

Details of the Comment :**改劃中設立停車場及擴闊道路,可改善西貢的交通問題,是一個理想的提案.**

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230802-230158-84729

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 02/08/2023 23:01:58

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Johnson Lam

意見詳情
Details of the Comment :

興建房屋是令土地效益增值最高最快的方法,好好利用土地,總比一直荒廢好.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230802-230314-72146

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 02/08/2023 23:03:14

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Cherry Luk

意見詳情
Details of the Comment :

西貢發展較其他地區緩慢,期待計劃盡快落成.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230802-230411-28355

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

02/08/2023 23:04:11

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Kit Chan

意見詳情

Details of the Comment :

可發展用地供應短缺,若利用已荒廢土地,一來可以用作土地發展,二來可以優化地方使人流更多。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230802-230527-62093

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 02/08/2023 23:05:27

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Maggie Tsui

意見詳情
Details of the Comment :

該地原本都是興建丁屋,假若改劃為低密度住宅會更加貼近市場需要,望政府可配合興建及優化附近環境.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230802-230638-10508

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

02/08/2023 23:06:38

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Jack Sin

意見詳情

Details of the Comment :

支持改劃，應尋求能達至共贏的方式，具體可參考其他地區的經驗，引入市場力量改造鄉村地區，更高效地利用土地。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230802-230743-72416

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 02/08/2023 23:07:43

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Kevin Law

意見詳情
Details of the Comment :

此計劃報告十分詳盡，不論交通，環境美化，規格也能兼顧。對西貢是一個很好的發展企劃。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230802-231108-87337

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

02/08/2023 23:11:08

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. David Wan

意見詳情

Details of the Comment :

可以為古老地區帶動多一點活力,不會因為欠缺發展,令環境老化.
年輕家庭進駐後,會令此區多點小朋友出生,對社區進步有莫大得益.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230802-231157-82621

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 02/08/2023 23:11:57

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Barry Yip

意見詳情
Details of the Comment :

發展鄰近有兩所學院,而且西貢四周其實已陸續發展社區,只有該地附近停滯不前,顯得十分突兀.若設計可配合西貢的發展風格,可令環境更加優美,是一個不錯的選擇.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230802-231259-77164

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 02/08/2023 23:12:59

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Chillian Tsang

意見詳情
Details of the Comment :

市區人口激增,相反西貢人口老化,要發展只有愈來愈困難,社區建設,培養才是解決問題的最佳方法.
引入住宅可增加西貢的人流,若有足夠人口發展港鐵,即可解決西貢長久以來的交通問題.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230802-231350-62746

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

02/08/2023 23:13:50

有關的規劃申請編號

The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Gerald Que

意見詳情

Details of the Comment :

西貢沙下可遠眺無邊界海境,理應是價值不菲的福地,但偏偏因丁屋,鄉村住宅等問題,令此地只能成為露天停車場,浪費發展的大好機會,十分可惜,希望政府可接納意見,盡快改建,謝謝.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230802-231517-67865

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 02/08/2023 23:15:17

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Eng Oei

意見詳情
Details of the Comment :

經過多番商討及改善,相信政府和發展商會有最完美的方案,期待發展落成.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230802-231624-37577

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

02/08/2023 23:16:24

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Icy Ng

意見詳情

Details of the Comment :

西貢公路改善工程第一期已經改善，隨即開始改善匡湖居至沙下以南之間的西貢公路、普通道及大網仔路。擬建的道路改善工程將會舒緩西貢區的交通擠塞情況及提高相關道路的安全。改善後，可引入多一點市民居住在西貢。此計劃很合適。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230802-231726-42656

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

02/08/2023 23:17:26

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Johnny Chan

意見詳情

Details of the Comment :

我個人認為西貢發展是事在必行的,保持現在只會令現有問題更加嚴重.建議政府加快腳步,配合發展,改善問題才是解決問題的最佳方案.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230802-231823-36666

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

02/08/2023 23:18:23

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Krystal Qu

意見詳情

Details of the Comment :

支持該項發展項目,有利西貢發展.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230802-231919-79556

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

02/08/2023 23:19:19

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Wayne Wong

意見詳情

Details of the Comment :

以環境及環保角度去看,這是一個很好的發展方向.
環境:有效管理此區的環境美觀,使此區更整潔舒適
環保:風起時吹起的風沙會影響空氣質素,適量的阻隔對環保有幫助.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230802-232012-24344

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

02/08/2023 23:20:12

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Tsang

意見詳情

Details of the Comment :**這個發展有考慮到公眾泊車位的問題,可舒緩西貢交通的需要.**

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230802-232133-44904

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 02/08/2023 23:21:33

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Sam Chan

意見詳情
Details of the Comment :

若興建旅客區,酒店只會令西貢交通環境更擠迫,相反屋苑的人流是限量的.反而對交通問題更有利.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230802-232227-89171

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

02/08/2023 23:22:27

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Shine Li

意見詳情

Details of the Comment :**建議興建房屋時多考慮綠化空間及樓宇之間的距離,美化這地方的環境.**

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230802-232322-91334

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

02/08/2023 23:23:22

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Stanley Li

意見詳情

Details of the Comment :

西沙一向人流較少,興建房屋有利發展,延伸市中心是不錯的選擇.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230802-232428-06677

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

02/08/2023 23:24:28

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Vincent Chan

意見詳情

Details of the Comment :

我覺得這個發展方案非常適合西沙,所以我贊成.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230802-232540-39344

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

02/08/2023 23:25:40

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Chole Ying

意見詳情

Details of the Comment :

在供應有限的發展土地上需維持有效的土地使用密度，理應善用土地資源，該地空閒了20多年，若興趣房屋後，可連帶周遭發展，使土地更有價值，更有優勢。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230802-232635-37278

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 02/08/2023 23:26:35

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Yoko Chan

意見詳情
Details of the Comment :

低密度住宅正正適合西貢發展，政府考慮密度時，通常會顧及交通和基礎設施容量、地區特色和現有發展密度等因素。若起大型高層住宅會令西貢消化不了過量人口，相對此類樓層少，密度低的住宅，較為適合，支持盡快落成。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230802-232744-09629

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

02/08/2023 23:27:44

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Rainbow Yuen

意見詳情

Details of the Comment :

我建議將西貢打造成罕有特色的低密度住宅,形成美化的小社區,有特色同時可保持環境優美,給人一種恬靜優閒的感覺,非常適合該區,建議政府批准盡快落成發展.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230802-232850-95140

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 02/08/2023 23:28:50

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Kong Wai Yan

意見詳情
Details of the Comment :

此區發展緩慢,雜草叢生,像是荒廢的空地,其實附近四周已有其他屋苑及市鎮,建議多開發這區,這區地理環境很好,避免浪費用地.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230802-233002-24847

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

02/08/2023 23:30:02

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Suki Kong

意見詳情

Details of the Comment :

附近有兩所中小學,基本設施配套已經很完善,附近又有海濱長廊,又可親近大自然,所以非常適合現在有小朋友的家庭居住.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230802-233108-59485

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 02/08/2023 23:31:08

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Angela Kwok

意見詳情
Details of the Comment :

該地現在是露天停車場及鐵皮屋既不美觀,效益又低,原有丁屋居民大多已遷離該區,所以我相當贊成申請地點由「鄉村式發展」地帶改劃為「住宅(乙類)6」,令該地更有價值.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230802-233226-68003

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 02/08/2023 23:32:26

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss May Ling

意見詳情
Details of the Comment :

我贊成西貢發展為住宅,現時市區人口已到達飽和的階段,開展新市區可令人口更平均.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230802-233326-86953

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 02/08/2023 23:33:26

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss YoYo Lam

意見詳情
Details of the Comment :

西貢交通發展一直都是社會討論的問題,若興建樓宇,將意味西貢人口增加,則有更多力量去談判,加快實施西貢公路及交通設施的發現,不應再一拖再拖.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230802-233434-91044

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 02/08/2023 23:34:34

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Kelsey Wu

意見詳情
Details of the Comment :

香港地少人多,小學生讀書一早讀過,與其要填海,將整個維多利亞海港填走,何不在已有的土地發展,發展樓宇利多於弊,可帶動社會經濟,又可增加房屋供應,是一個最完善的選擇.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230802-233541-81174

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

02/08/2023 23:35:41

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Carrie Cheung

意見詳情

Details of the Comment :**興建多一點房屋可減慢樓價升幅的速度,令更多年輕人更快上車,不用捱貴租,住劏房.**

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230802-233641-51685

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 02/08/2023 23:36:41

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Moody Sin

意見詳情
Details of the Comment :

西貢一向給人優遊自在的感覺,樓層較小的屋子非常適合該區,嚮住住屋跟大自然共融,期待項目發展.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230802-233749-06871

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 02/08/2023 23:37:49

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Chris Wong

意見詳情
Details of the Comment :

低密度的房屋,配合多間咖啡廳,更有歐陸風格,使西貢有煥然一新的感覺.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230802-233912-69353

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

02/08/2023 23:39:12

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Wilison Cheng

意見詳情

Details of the Comment :

環境優美可吸引更多來西貢,空地停車場到處都是雜草和廢棄物.若興建小型屋苑,保持環境和綠化,可令這個地方更加吸引.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230802-234056-17217

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 02/08/2023 23:40:56

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Peng Wang

意見詳情
Details of the Comment :

提供一百二十多個車位,可減低非法泊車等問題.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230802-234148-43970

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 02/08/2023 23:41:48

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Oscar Choi

意見詳情
Details of the Comment :

建議提供多一點社區設備,有利於更多人入住西貢,發展獨立社區,可自給自夠.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230802-234253-69635

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 02/08/2023 23:42:53

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Anthony Ko

意見詳情
Details of the Comment :

這地附近一帶也有不同類型住屋,若可提供更多社區設備,會令西貢更完善.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230802-234346-74875

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 02/08/2023 23:43:46

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Fanny Kwok

意見詳情
Details of the Comment :

對這個發展,我表示贊成,期待這發展來臨.倡旺西貢經濟.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230802-234439-95448

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 02/08/2023 23:44:39

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Kennis Ho

意見詳情
Details of the Comment :

要持續發展,一定要破舊立新,舊有地只是非法停車場,但興建房屋會令此地收益提升千萬倍,我贊成這計劃。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230802-234541-28835

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

02/08/2023 23:45:41

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Ryan Lee

意見詳情

Details of the Comment :**西貢公路工程一定令西貢交通問題得以改善,配合新屋苑發展,可大大帶旺西貢經濟.**

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230802-234651-67337

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

02/08/2023 23:46:51

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Vivian Tsang

意見詳情

Details of the Comment :

這個改建計劃興建上蓋面積不多於40%,可保持空間感及通風,而且有綠化環境,是個理想的方案。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230802-234741-09860

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 02/08/2023 23:47:41

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Queenie Ho

意見詳情
Details of the Comment :

西貢環境優美,適合有小朋友的小型家庭入住.而且惠民路本身已經有國際學校等配套,若大量學生遷入該屋苑,可改善西貢一向交通擠塞的問題。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230802-234832-47593

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 02/08/2023 23:48:32

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Neil Cheung

意見詳情
Details of the Comment :

我支持該項發展。西貢一向配套基建設施不足，若引入更多居民，一定可以令西貢加速發展。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230802-234931-63245

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

02/08/2023 23:49:31

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Cathy Cheung

意見詳情

Details of the Comment :

有屋苑管理環境可使周遭一帶有妥善管理,不會再堆積垃圾同積水,有效避免蚊蟲滋生和保持環境衛生.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230802-235018-42593

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 02/08/2023 23:50:18

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Mavis Li

意見詳情
Details of the Comment :

香港經濟在疫情底下一落千丈,很多投資者已撤離香港,難得有發展商發展香港物業,帶動勞工市場及增加政府庫房收益,應大力支持.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230802-235106-52045

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

02/08/2023 23:51:06

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Cathy Chong

意見詳情

Details of the Comment :**建議政府盡快安排港鐵延伸入西貢,令更多市民可以遷入西貢或旅客可以到西貢遊玩.**

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230802-235622-20765

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 02/08/2023 23:56:22

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss HEIDI LO

意見詳情
Details of the Comment :

此屋苑密度非常適合西貢, 12,613平方米當中, 只有15 幢3層獨立式屋宇; 1幢9層及1幢10層的分層樓宇. 可提供住屋需要, 又可保持西貢優美環境, 不會有密集的高樓大廈。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230803-115039-52100

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 03/08/2023 11:50:39

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 夫人 Mrs. Campbell

意見詳情
Details of the Comment :

I object to the above application on the grounds that it contravenes both CDA (I)-2007 and Sai Kung OZP 2013.
Traffic grid lock due to restricted road access , pollution as a result is not acceptable. The sewage control involved would have a detrimental impact on the fragile ecosystem and waters of inner port shelter and Sai Kung Hoi .
Hong Kong Tourism website describes Sai Kung as the ‘ back garden of Hong Kong ‘ unspoilt by urbanisation .

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

230803-144251-39142

Reference Number:

提交限期

04/08/2023

Deadline for submission:

提交日期及時間

03/08/2023 14:42:51

Date and time of submission:

有關的規劃申請編號

Y/SK-SKT/4

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. Giblin

Name of person making this comment:

意見詳情

Details of the Comment :

I hereby put forward my objection to the above application on the grounds that this contravenes both the CDA (1) 2007 and the Sai Kung OZP 2013. Sai Kung roads are already pushed to the limit with the existing traffic on the roads. Such a large & unsightly 'mid rise' 8 storey (not including basement) development will increase the traffic even more both when in construction & after it is occupied. I notice that there have been traffic surveys held in the vicinity the past week which will not give a true reflection of how much traffic passes the area of the development nor the Sai Kung Town during usual usage. It is a known fact that June / July & August are the absolute peak time months for many SK residents to be on their summer / school term vacation & not driving on the roads. Building such a size development will have a detrimental impact on the fragile ecosystem and waters of Inner Port Shelter and Sai Kung Hoi. So much for Sai Kung being considered as Hong Kong's Back Garden. In addition, what do the emergency services department have to say about this development ? Causing such traffic chaos will also have a serious impact on their service to the Sai Kung Community. The land in question is very clearly only allowed to have 3 storey / 8.23 Meter building height structures. Please stop allowing developers to build more 'out of character' constructions ruining our beautiful Sai Kung. Use the land for the general public to enjoy with community facilities. Isn't the government supposed to be concerned with the well being & mental health of SK residents these days.....

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230803-172308-14345

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 03/08/2023 17:23:08

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Edmond Fong for The Hong Kong and China Gas Company Limited

意見詳情
Details of the Comment :

Since our High-Pressure pipeline at the junction of Wai Man Road and Sha Ha Road is within the application site boundary of the proposed development, the project proponent is suggested to reconsider the site boundary. The project proponent is also required to conduct Quantitative Risk Assessment to evaluate the potential risk and determine the necessary mitigation measures if required, and should consult our company in design stage and closely coordinate with our company during construction stage and provide protective measures.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230803-173215-86193

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

03/08/2023 17:32:15

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LAW

意見詳情

Details of the Comment :

就有關申請由於是低密度、高質素住宅項目,將帶動沙下周邊發展,更可改善區內環境,吸引更多年輕人對搬到偏遠地區生活的興趣,改善房屋供應不足的問題。

另因西貢市發展,此項目可帶動政府改善道路交通情況,有助伸延港鐵發展入西貢提供交通服務。

就西貢沙下之新界區發展,必可改善市區人口過於稠密之問題,帶動西貢區經濟發展,為該區帶來新景象。

此外,此發展項目是將由原來鄉村式發展改為住宅發展項目,此舉可改善空地棄置或濫用丁權建屋等問題,為真正對住屋有需求的市民提供相應的住宅項目,從而改善本港丁權之問題。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230803-194838-11026

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 03/08/2023 19:48:38

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. Bertha luk

意見詳情
Details of the Comment :

由鄉村式發展改為住宅乙類用途，更加有規劃，可以有完善配套

可以有效增加西貢區新型住宅供應，令社區經濟發展蓬勃

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230803-195419-32916

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

03/08/2023 19:54:19

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Chan Hoi Lam

意見詳情

Details of the Comment :

我認為該發展項目能提供綠化地帶，有效提升整體環境質素，平衡生態環境。加上現在香港土地稀少，綠化面積相對減少，所以非常支持。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230803-195620-51948

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 03/08/2023 19:56:20

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. MS LEUNG

意見詳情
Details of the Comment :

申請人發展項目提供綠化地帶令環境美觀, 亦增加住房供應, 交通配套相對會發展完善一些, 帶動更多商業活動及就業機會

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230803-195936-94914

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

03/08/2023 19:59:36

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Shek

意見詳情

Details of the Comment :

都可行，多點建設，促進經濟發展

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230803-202911-88009

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 03/08/2023 20:29:11

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. CHANG PING WAH

意見詳情
Details of the Comment :

土皮由鄉村式發展改為住宅乙類用途，更加有規劃，可以有完善配套。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230803-203143-75455

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 03/08/2023 20:31:43

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Yeung Tsz Tung Christie

意見詳情
Details of the Comment :

申請人發展項目提供綠化地帶，令環境美觀。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230803-203507-94776

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

03/08/2023 20:35:07

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. Wong So Ting Cecilia

意見詳情

Details of the Comment :

善用土地資源，可以有完善配套。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230803-204444-80980

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

03/08/2023 20:44:44

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Wong

意見詳情

Details of the Comment :

可以提供多啲車位俾附近居民使用

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230803-202131-07567

提交限期
Deadline for submission: 04/08/2023

提交日期及時間
Date and time of submission: 03/08/2023 20:21:31

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Chang Man Tim

意見詳情
Details of the Comment :

可提供多類型住宅單位

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230803-222629-16958

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

03/08/2023 22:26:29

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Christine Leung

意見詳情

Details of the Comment :

提供多個公眾車位，解決假日公眾車位嚴重不足的問題

306 附加

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230803-223334-58647

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

03/08/2023 22:33:34

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Christine Leung

意見詳情

Details of the Comment :

能提供多個公眾車位，解決假日公眾車位嚴重不足的問題，能幫忙西貢區經濟發展有極大的幫助。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230803-223849-81522

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

03/08/2023 22:38:49

有關的規劃申請編號

The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Chung Hiu Laam

意見詳情

Details of the Comment :

支持方案

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230803-225606-74269

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

03/08/2023 22:56:06

有關的規劃申請編號

The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. W K Wong

意見詳情

Details of the Comment :

In order to be in line with current government policy, more residential unit should be provided, this piece of land which is unoccupied for a long period of time should be better utilised and allow to build more housing. The applicant's design is compromising with the current environment without affecting the neighbourhood. Also the land behind this land is also under development. Therefore, this land should be developed in the same time in order to disturb the neighbourhood in a less degree.

I am in support of this application.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230803-231559-95311

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

03/08/2023 23:15:59

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. WL TSANG

意見詳情

Details of the Comment :

本區的土地發展於現時的經濟狀況下能帶動一定的刺激,對整體香港的經濟發展更為有利。

申請位置優越,能吸引更多有質素的人才匯聚,更有利當區且不會對西貢區人流造成負荷,實屬雙贏之選。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230804-053231-86154

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

04/08/2023 05:32:31

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

Sai Kung Planning Concern Front

意見詳情

Details of the Comment :

對規劃申請編號Y/SK-SKT/4 提出反對意見：

1. 違反規劃大綱藍圖制定鄉村地帶 V zone 規劃意向，破壞西貢市中心鄉郊城鎮的特色：此改劃申請違反規劃署於2007年12月位於惠民道的“綜合發展區”（CDA 1）的所訂的指引，更違反2013年6月西貢市區劃規劃大綱S/SK-SKT/6 OZP 的意向（planning intention）。申請內興建兩座住宅大廈的建議（即「第2座」及「第3座」，分別為10層及9層），高度嚴重過高，破壞西貢市中心鄉郊城鎮的獨有特色。

2. 欠缺景觀影響評估報告（LIA）及 欠缺全面的視覺評估報告（VIA）：這申請破壞作為「西貢後花園」及「世界地質公園」暨「旅遊門廊」的形象，建築位於西貢海傍長廊顯眼位置，鄰為天然沙灘，卻未有提供景觀影響評估報告。至於其視覺評估報告有誤導之嫌，明顯沒有以從海的角度，往望向西貢市的近岸近距離拍攝作評估。

3. 加重西貢二級污水處理廠負擔：現在西貢污水處理廠仍處二級，168單位對本身已落後的污水設施，並鄰近CDA的住宅項目大量增加，必加重西貢市中心渠務風險和維修負擔，對西貢內海的水質更帶來負面影響，破壞旅遊經驗及形象

4. 涉16%政府土地，漠視公眾利益：申請人沒有提出翻新斜向海灘的行人路的破舊狀態，也沒有提出為清理排入海灘的污水作出貢獻。反之，申請土地中有16 %為政府土地，此乃公眾利益。若將土地以補地價方式為私人土地，即使發展商提供公眾停車場，但停車場費用將來全由私人發展商決定，恐怕將經營成本轉至市民身上。長遠來說，停車場可以以商業理由不受任何限制，不停增加收費為私人商業收益，對大眾來說得不償失，嚴重惡化市民生活質素。

鄉村式發展不應興建9-10層高的建築物，這申請完全無視分區規劃大綱草圖原則，其申請內容嚴重惡化西貢鄉郊居住居民的生活質素。若獲批，必成為不良先例，使公眾誤解區內鄉村發展地帶（V zone）可隨意輕易修改，令鄉村發展亂象叢生，破壞環境，加重公眾負擔。

因此，城規會成員應拒絕此規劃申請。

關注西貢規劃陣線

聯絡人：何小姐

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



Y/SK-SKT/4 Rezone DD 221 Sha Ha VTD

04/08/2023 03:22

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

Y/SK-SKT/4

Various Lots in D.D. 221 and Adjoining Government Land, Sha Ha, Sai Kung

Site Area: About 12,689sq.m Includes Government Land of about 1,995sq.m

Zoning: "VTD" 「

Proposed Amendment: Rezone to "Res (Group B) 6" / 3 Towers – 164 Units / 14 Villas / Clubhouse / PR 1.5 / 45 mPD / OS 488sq.m / 135 Vehicle Parking / 120 Public Vehicle Park

Dear TPB Members,

Application 3 was rejected:

“(a) the application site falls within an area zoned “Village Type Development” (“V”) and the ‘village environs’ of Sha Ha. There is no strong planning justification for rezoning the application site from “V” to “Res (Group B) 6” to make provision for non-Small House developments. The current “V” zone for the application site is considered appropriate and should be retained to reserve land for meeting the demand for Small House development and village expansion; and

(b) the applicants fail to demonstrate that the proposed rezoning would not have adverse archaeological impacts on the Sha Ha Site of Archaeological Interest.”

So in response the developer has come back with an even more ambitious plan with a significant increase in the number of units and the now overtaken by circumstances mantra of "Government's all along aspiration for increasing housing supply"

Now the territory is facing a glut in the supply of private residential units. Sales at new developments have limited response and the secondary market is recording single digit sales per week.

Preliminary Archaeological Impact Assessment mentioned but not provided.

No benefit to the community for the proposed ceding of almost 2,000sq.m of

Government Land.

311

No bicycle parking. The OS is mostly under cover of the towers and therefore not genuine.

Previous objections upheld.

Members should again reject the application.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 22 July 2021 3:01 AM CST
Subject: Re: Y/SK-SKT/3 Rezone DD 221 Sha Ha VTD

Dear TPB Members,

The various assessments provided are irrelevant when the applicant is contrary to stated government policies, includes government land and deprives the community of full enjoyment of a public beach and its environs.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Friday, February 5, 2021 4:16:48 AM
Subject: Y/SK-SKT/3 Rezone DD 221 Sha Ha VTD

Y/SK-SKT/3

Various Lots in D.D. 221 and adjoining Government Land, Sha Ha, Sai Kung
Site area : About 13,230sq.m includes Government land of about 1,989sq.m

Zoning : "VTD"

Proposed Amendment : Rezone to "Res (Group B)6" - 26 Houses / 2 blocks of Flats – 128 Units /

Clubhouse / 34.6mPD / OS 490sq.m / 136 Vehicle Parking

Dear TPB Members,

This is a very audacious application. The lots are zoned "V". NET house sites vary in size but taking an average of 150sq.m the lots would accommodate around 90 houses. Then there is the issue of additional height, even the proposed club house exceeds the maximum allowed.

As stipulated in the *Buildings Ordinance (Application to the New Territories) Ordinance* (Cap. 121), small houses must not contain more than three storeys and **exceed a height of 8.23 metres**, with a maximum roofed-over area not exceeding 700 sq ft.

The lots are adjacent to OU Government Land, planning intention Beach Related Leisure Use, as befits a strip of land bordering a very popular public beach. A gated community with some buildings of over 30mPD would have a drastic impact on the public enjoyment of views of the beach from nearby roads.

Then there is the zoning intention. NT villagers claim that every male has a right to build a small house.

Clearly the lots are intended to provide for both current and future demand of the local villagers. But they have been sold to developers. So if the lots are rezoned villagers some years down the road will demand that the government provide alternative land so that they can exercise their Ding rights. No data has been provided with regard to the Net House demand. This is clearly unacceptable to the rest of the community.

In addition almost 2,000sq.mts is government land. Google Maps show that the lots are used for brownfield parking site. There is no record that the parking has been approved by TPB. The government land would require a STT for such use. Members must question why no enforcement action has been taken.

As the villagers have sold "V" zoned land then the public land should be rezoned to community use, for instance recreational facilities that enhance the beach and recreational focus of the district.

The application is effectively a form of 'backdoor listing' to avoid the legal implications re the sale of Ding rights. However this is contrary to the Small House policy as laid out by then Secretary of Development Paul Chan at Legco Q&A in 2013. <https://www.info.gov.hk/gia/general/201310/30/P201310300373.htm>

Q: d) whether the Government will reconsider releasing some of the Village Type Development sites for other residential development uses; if it will, of the total area of the lands expected to be released; if not, the reasons for that;

A: Merely turning part of the land in a particular "V" zone to residential development with a relatively higher density is inappropriate in respect of planning, infrastructure and ancillary facilities.

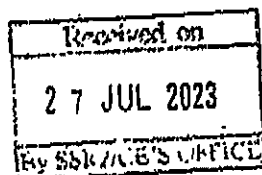
The location close to a public beach, the inadequacies of the local sewerage system and the well documented traffic issues are a prime consideration.

Members must reject this application.

Mary Mulvihill

237 附力

Mr. Cheng Chung Wai, Daniel, JP,
Permanent Secretary, Chief Executive's Office,
Hong Kong Special Administrative Region,
People's Republic of China,
Tamar, Hong Kong.
July 25th, 2023
Dear Sir,



Application Number Y/SK-SKT/4 in respect of Various Lots in D.D. 221 and Adjoining Government Land, Sha Ha, Sai Kung, New Territories to rezone the site from "Village Type Development" to "Residential (Group B) 6" and to amend the Notes of the zone applicable to the site

I take the liberty of enclosing my letter of objection to the captioned planning application of today's date, together with previous correspondence.

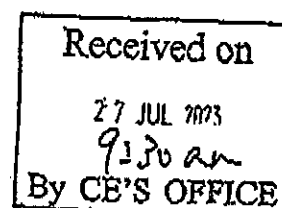
The application negatively affects the setting of Sai Kung, and does so in a way that it can not be said to be "Responding to the Changing Planning Circumstances" or is "Promoting Integration with the Surrounding Neighbourhood with Compatible Development Intensity, Stepped Building Profile, and Sensible Building Design."

As you will see from my letters to the Town Planning Board, I consider the application to be contrary to Hong Kong and local guidance. Most particularly, the application does not accord with the principles of good planning and may create an unfortunate precedent in terms of design matters and waterfront sites across the territory.

I raise the matter to your personal attention in the positive public spirit with which it is intended.

Yours truly,


Stephan Spurr (Mr.)



就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230804-185609-13090

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

04/08/2023 18:56:09

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. LEE KAYHYANG

意見詳情

Details of the Comment :

I hereby put forward my objection to the above application on the grounds that this contravenes both the CDA (1) 2007 and the Sai Kung OZP 2013. Sai Kung roads are already pushed to the limit with the existing traffic on the roads. Such a large & unsightly 'mid rise' 8 storey (not including basement) development will increase the traffic even more both when in construction & after it is occupied. I notice that there have been traffic surveys held in the vicinity the past week which will not give a true reflection of how much traffic passes the area of the development nor the Sai Kung Town during usual usage. It is a known fact that June / July & August are the absolute peak time months for many SK residents to be on their summer / school term vacation & not driving on the roads. Building such a size development will have a detrimental impact on the fragile ecosystem and waters of Inner Port Shelter and Sai Kung Hoi. So much for Sai Kung being considered as Hong Kong's Back Garden. In addition, what do the emergency services department have to say about this development? Causing such traffic chaos will also have a serious impact on their service to the Sai Kung Community. The land in question is very clearly only allowed to have 3 storey / 8.23 Meter building height structures. Please stop allowing developers to build more 'out of character' constructions ruining our beautiful Sai Kung. Use the land for the general public to enjoy with community facilities.

Isn't the government supposed to be concerned with the well being & mental health of SK residents these days as well as all HK residents who frequent Sai Kung to get relief from already over-developed urban area.

Please ensure that all Sai Kung residents and Hong Kong residents by extension will be able to enjoy this Back Garden of Hong Kong of generations to come and preserve the community to be over-run and turned into just another over-developed areas in the interests of developers and property speculators

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230804-190135-02250

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

04/08/2023 19:01:35

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. LEE KAYHYANG

意見詳情

Details of the Comment :

I hereby put forward my objection to the above application on the grounds that this contravenes both the CDA (1) 2007 and the Sai Kung OZP 2013. Sai Kung roads are already pushed to the limit with the existing traffic on the roads. Such a large & unsightly 'mid rise' 8 storey (not including basement) development will increase the traffic even more both when in construction & after it is occupied. I notice that there have been traffic surveys held in the vicinity the past week which will not give a true reflection of how much traffic passes the area of the development nor the Sai Kung Town during usual usage. It is a known fact that June / July & August are the absolute peak time months for many SK residents to be on their summer / school term vacation & not driving on the roads. Building such a size development will have a detrimental impact on the fragile ecosystem and waters of Inner Port Shelter and Sai Kung Hoi. So much for Sai Kung being considered as Hong Kong's Back Garden.

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Please stop allowing developers to build more 'out of character' constructions ruining our beautiful Sai Kung. Use the land for the general public to enjoy with community facilities.

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Please ensure that all Sai Kung residents and Hong Kong residents by extension will be able to enjoy this Back Garden of Hong Kong of generations to come and preserve the community to be over-run and turned into just another over-developed areas in the interests of developers and property speculators

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230804-213856-45375

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

04/08/2023 21:38:56

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. SM Darwin

意見詳情

Details of the Comment :

I strongly object to the proposal to conduct two residential towers of 10 and 9 storeys. The heights of these buildings are excessive and completely out of character for the area, where development is limited to a maximum of 3 storeys. The site is also adjacent to the sea and there should be a strict low height limit in keeping with the intentions of the Outline Zoning Plan.

This development will be a total eyesore and is not in keeping with the rural character of the environment. It is completely inappropriate. This Planning application contravenes both the Comprehensive Development Area and the Outline Zoning Plan and it should be summarily rejected.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230804-223245-52577

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

04/08/2023 22:32:45

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lee sung chi

意見詳情

Details of the Comment :

i am concerned about the building height and density of the mentioned construction site! the traf
fic is getting worse and worse in saikung recently, and if buildings are being built in the mention
ed area, it will just get worse, i do not want to take me 30 mins from my place to saikung town i
n which it takes 7 mins normally! disagree that residential building on that site!

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230804-224845-93762

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

04/08/2023 22:48:45

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Yume

意見詳情

Details of the Comment :

對規劃申請編號Y/SK-SKT/4 提出反對意見：

1. 違反規劃大綱藍圖制定鄉村地帶 V zone 規劃意向，破壞西貢市中心鄉郊城鎮的特色：此改劃申請違反規劃署於2007年12月位於惠民道的“綜合發展區”(CDA 1)的所訂的指引，更違反2013年6月西貢市區劃規劃大綱S/SK-SKT/6 OZP 的意向 (planning intention)。申請內興建兩座住宅大廈的建議（即「第2座」及「第3座」，分別為10層及9層），高度嚴重過高，破壞西貢市中心鄉郊城鎮的獨有特色。

2. 欠缺景觀影響評估報告 (LIA) 及 欠缺全面的視覺評估報告 (VIA)，破壞作為「西貢後花園」及「世界地質公園」暨「旅遊門廊」的形象：建築位於西貢海傍長廊顯眼位置，鄰為天然沙海灘，卻未有提供景觀影響評估報告。至於其視覺評估報告有誤導之嫌，明顯沒有以從海的角度，往望向西貢市的近岸距離拍攝作評估。

3. 加重西貢二級污水處理廠負擔：現在西貢污水處理廠仍處二級，本身已非常落後，加重西貢市中心渠務風險和維修負擔，對西貢內海的水質帶來負面影響。亦對造成嚴重海洋及空氣污染，西貢區內渠務本身使用很久，隨時有老化跡象，隨時會造成渠道阻塞，引起公眾安全。

4. 漠視公眾利益：申請人沒有提出翻新斜向海灘的行人路的破舊狀態，也沒有提出為清理排入海灘的污水作出貢獻。

5. 申請土地中有16 %為政府土地，此乃公眾利益。若將土地以補地價方式為私人土地，即使發展商提供公眾停車場，但停車場費用將來全由私人發展商決定，恐怕將經營成本轉至市民身上，長遠來說，停車場可以以商業理由不受任何限制，不停增加收費，對大眾來說得不償失，嚴重惡化生活質素。

鄉村式發展不應興建9-10層高的建築物，這申請完全無視分區規劃大綱草圖原則，其申請內容嚴重惡化西貢鄉郊居住居民的生活質素。若獲批，必為不良先例，使公眾誤解區內鄉村發展地帶 (V zone)可隨意輕易修改，令鄉村發展亂象叢生，加重公眾負擔。因此，城規會成員應拒絕此規劃申請。

西貢居民

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230804-225323-61686

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

04/08/2023 22:53:23

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. kathy li

意見詳情

Details of the Comment :

對規劃申請編號Y/SK-SKT/4 提出反對意見：

1. 違反規劃大綱藍圖制定鄉村地帶 V zone 規劃意向，破壞西貢市中心鄉郊城鎮的特色：此改劃申請違反規劃署於2007年12月位於惠民道的“綜合發展區”（CDA 1)的所訂的指引，更違反2013年6月西貢市區劃規劃大綱S/SK-SKT/6 OZP 的意向（planning intention）。申請內興建兩座住宅大廈的建議（即「第2座」及「第3座」，分別為10層及9層），高度嚴重過高，破壞西貢市中心鄉郊城鎮的獨有特色。

2. 欠缺景觀影響評估報告（LIA）及欠缺全面的視覺評估報告（VIA），破壞作為「西貢後花園」及「世界地質公園」暨「旅遊門廊」的形象：建築位於西貢海傍長廊顯眼位置，鄰為天然沙海灘，卻未有提供景觀影響評估報告。至於其視覺評估報告有誤導之嫌，明顯沒有以從海的角度，往望向西貢市的近岸距離拍攝作評估。

3. 加重西貢二級污水處理廠負擔：現在西貢污水處理廠仍處二級，本身已非常落後，加重西貢市中心渠務風險和維修負擔，對西貢內海的水質帶來負面影響。

4. 漠視公眾利益：申請人沒有提出翻新斜向海灘的行人路的破舊狀態，也沒有提出為清理排入海灘的污水作出貢獻。

5. 申請土地中有16 %為政府土地，此乃公眾利益。若將土地以補地價方式為私人土地，即使發展商提供公眾停車場，但停車場費用將來全由私人發展商決定，恐怕將經營成本轉至市民身上，長遠來說，停車場可以以商業理由不受任何限制，不停增加收費，對大眾來說得不償失，嚴重惡化生活質素。

鄉村式發展不應興建9-10層高的建築物，這申請完全無視分區規劃大綱草圖原則，其申請內容嚴重惡化西貢鄉郊居住居民的生活質素。若獲批，必為不良先例，使公眾誤解區內鄉村發展地帶（V zone)可隨意輕易修改，令鄉村發展亂象叢生，加重公眾負擔。因此，城規會成員應拒絕此規劃申請。

西貢居民

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230804-235023-07224

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

04/08/2023 23:50:23

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. 刘宝珠

意見詳情

Details of the Comment :

本人於沙下村政府土地上的搭建物經營租用水上活動用具多年，搭建物在今次規劃申請的範圍之內，但申請者全無商討賠償及搬遷費用，所以本人非常不滿，強烈反对這規劃申請。

現在及未來的房屋供應已非常充足，看現在的房屋出售情況已好清楚，根本不須要浪費2万多呎政府土地供房屋發展，破壞沙下村土地生態，嚴重影响沙下村一直獨有的水上活動發展中心面貌。反而須要利用政府土地幫助推擴西貢水上活動的發展，讓市民大眾有個好去處。

況且本村一直具有考古研究價值，不應收到嚴重破壞，希望專員根據這些理據，否決這申請，謝謝！

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230804-235409-53965

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

04/08/2023 23:54:09

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Renee

意見詳情

Details of the Comment :

對規劃申請編號Y/SK-SKT/4 提出反對意見：

1. 違反規劃大綱藍圖制定鄉村地帶 V zone 規劃意向，破壞西貢市中心鄉郊城鎮的特色：此改劃申請違反規劃署於2007年12月位於惠民道的“綜合發展區”（CDA 1）的所訂的指引，更違反2013年6月西貢市區劃規劃大綱S/SK-SKT/6 OZP 的意向（planning intention）。申請內興建兩座住宅大廈的建議（即「第2座」及「第3座」，分別為10層及9層），高度嚴重過高，破壞西貢市中心鄉郊城鎮的獨有特色。

2. 欠缺景觀影響評估報告（LIA）及欠缺全面的視覺評估報告（VIA），破壞作為「西貢後花園」及「世界地質公園」暨「旅遊門廊」的形象：建築位於西貢海傍長廊顯眼位置，鄰為天然沙海灘，卻未有提供景觀影響評估報告。至於其視覺評估報告有誤導之嫌，明顯沒有以從海的角度，往望向西貢市的近岸距離拍攝作評估。

3. 加重西貢二級污水處理廠負擔：現在西貢污水處理廠仍處二級，本身已非常落後，加重西貢市中心渠務風險和維修負擔，對西貢內海的水質帶來負面影響。

4. 漠視公眾利益：申請人沒有提出翻新斜向海灘的行人路的破舊狀態，也沒有提出為清理排入海灘的污水作出貢獻。

5. 申請土地中有16 %為政府土地，此乃公眾利益。若將土地以補地價方式為私人土地，即使發展商提供公眾停車場，但停車場費用將來全由私人發展商決定，恐怕將經營成本轉至市民身上，長遠來說，停車場可以以商業理由不受任何限制，不停增加收費，對大眾來說得不償失，嚴重惡化生活質素。

鄉村式發展不應興建9-10層高的建築物，這申請完全無視分區規劃大綱草圖原則，其申請內容嚴重惡化西貢鄉郊居住居民的生活質素。若獲批，必為不良先例，使公眾誤解區內鄉村發展地帶（V zone）可隨意輕易修改，令鄉村發展亂象叢生，加重公眾負擔。因此，城規會成員應拒絕此規劃申請。

西貢居民

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反對(申請編號:Y/SK-SKT/4)規劃申請

04/08/2023 22:56

From:

To:

Tpbpd <tpbpd@pland.gov.hk>

File Ref:

敬啟者:

本人為西貢居民，遷居於此已多年，近日得知有地產商申請（申請編號：Y/SK-SKT/4）就西貢沙下丈量約份第221約多個地段及毗連政府地改劃為「住宅(乙類)6」，現正式就此項申請提出反對。

反對原因如下:

1. 西貢的公共設施未能配合不斷增加的人口需求

雖然，匡湖居住附近的道路差不多完成擴建，但西貢的公共設施如圖書館/警處/消防/公共醫療設施，20多年來未能配合不斷增加的人口需求。

2. 加劇西貢交通擠塞

近年西貢塞車情況日見嚴重。自從西貢附近逸瓏園兩大型屋苑入伙後，每天由早上6:50開始西貢往九龍方向已出現長長車龍，車龍尾在西貢消防局。下午5時多開始，由九龍往西貢方向在匡湖居已出現車龍。此外，早晚西貢往馬鞍山方向的阻塞情況亦日趨惡化，再加上沙下WM酒店已落成，在周日/假期早上8時至11時，下午4時至7時整個西貢市及來回市區的道路各處出現車龍，若再興建大型住宅必再加重西貢公路的交通負荷。

3. 保護香港市民的后花園，有助市民精神健康

西貢是香港市民的后花園，現今香港人的患上情緒病的人越來越多，到郊外走走可讓市民可以享受大自然，不用被石屎森林圍困，遠眺山景，舒緩壓力。若市民來到西貢也被大型屋邨棟棟高樓圍著，這對市民並非好事壓力如何舒緩？保護香港后花園，直接讓市民精神健康有改善，也間接減輕政府醫療開支。發展不是硬道理，不斷發展只會破壞環境令生態失衡。發展也需要平衡就更需要城規會各委員的保護。

各方的需要，小市民的需要

4. 西貢的公共交通工具(小巴/巴士等)配套未能應付不斷增加的人口。

以上是本人反對地產商就西貢沙下丈量約份第221約多個地段及毗連政府地改劃為「住宅(乙類)6」申請的原因，希望有關部門認真審視，謹慎把關。

譚小姐

傳送自 Yahoo奇摩電子信箱 Android 版

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反對(申請編號:Y/SK-SKT/4)規劃申請
04/08/2023 23:26

From:

To:

File Ref:

tpbpd@pland.gov.hk

敬啟者:

本人為西貢居民，遷居於此已30多年，近日得知有地產商申請（申請編號：Y/SK-SKT/4）就西貢沙下丈量約份第221約多個地段及毗連政府地改劃為「住宅(乙類)6」，現正式就此項申請提出反對。

反對原因如下:

1. 西貢的公共設施未能配合不斷增加的人口需求

雖然，匡湖居住附近的道路完成擴建，但西貢的公共設施如圖書館/警處/消防/公共醫療設施，30多年來未能配合不斷增加的人口需求。

2. 加劇西貢交通擠塞

近年西貢塞車情況日見嚴重。自從西貢附近逸瓏園兩大型屋苑入伙後，每天由早上6:50開始西貢往九龍方向已出現長長車龍長長車龍，車龍尾在西貢消防局。下午5時多開始，由九龍往西貢方向在匡湖居已出現車龍。此外，早晚西貢往馬鞍山方向的阻塞情況亦日趨惡化，再加上沙下WM酒店已落成，在周日/假期早上8時至11時，下午4時至7時整個西貢市及來回市區的道路各處出現車龍，若再興建大型住宅必再加重西貢公路的交通負荷。

3. 保護香港市民的後花園，有助市民精神健康

西貢是香港市民的後花園，現今香港人患上情緒病的人越來越多，到郊外走走可讓市民可以享受大自然，不用被石屎森林圍困，遠眺山景，舒緩壓力。若市民來到西貢也被大型屋邨棟棟高樓圍著，這對市民並非好事壓力如何舒緩？

保護香港後花園，直接讓市民精神健康有改善，也間接減輕政府醫療開支。發展不是硬道理，不斷發展只會破壞環境令生態失衡。發展也需要平衡各方的需要，小市民的需要就更需要城規會各委員的保護。

4. 西貢的公共交通工具(小巴/巴士等)配套未能應付不斷增加的人口。

以上是本人反對地產商就西貢沙下丈量約份第221約多個地段及毗連政府地改劃為「住宅(乙類)6」申請的原因，希望有關部門認真審視，謹慎把關。

趙錦輝

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230925-153601-86156

提交限期

Deadline for submission:

06/10/2023

提交日期及時間

Date and time of submission:

25/09/2023 15:36:01

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Yung sai hei

意見詳情

Details of the Comment :

反對以上規劃。現時市中心交通已非常擠塞，路面亦已超負荷。沒有更新交通規劃如全線擴闊路面至雙線行車前，絕不應再加重交通負擔。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230925-173108-29938

提交限期
Deadline for submission: 06/10/2023

提交日期及時間
Date and time of submission: 25/09/2023 17:31:08

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 夫人 Mrs. Ho

意見詳情
Details of the Comment :

反對
交通負荷足以證明西貢太細容不下再度興建
4線5線10線又如何？一樣塞車塞人

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230925-232221-19883

提交限期

Deadline for submission:

06/10/2023

提交日期及時間

Date and time of submission:

25/09/2023 23:22:21

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Yip tin pui

意見詳情

Details of the Comment :

I object this proposal for the following reasons -

- 1/ Sai Kung already got serious traffic jam problem and this development will only increase the population and number of vehicles, thus worsen the traffic situation.
- 2/ this particular location is the spot with traffic congestion especially on weekends.
- 3/ Construction of high or middle- rise buildings at this waterfront location will damage the waterfront scenery and ruin the touristic spot in Sai kung. It will also block the views of the nearby housing.

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就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230926-005652-59425

提交限期

Deadline for submission:

06/10/2023

提交日期及時間

Date and time of submission:

26/09/2023 00:56:52

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Lam wai chun

意見詳情

Details of the Comment :

本人十分反對這地段再興建房屋，還要9層樓層 將西貢完全變質了·假日已經嚴重塞車阻塞 大部分西貢人都往 西沙方向外出 現在再起樓 人數已經不是西貢可負荷 請停止！謝謝

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230926-100843-40696

提交限期

Deadline for submission:

06/10/2023

提交日期及時間

Date and time of submission:

26/09/2023 10:08:43

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. LI

意見詳情

Details of the Comment :

不建議。一來破壞當區自然生態環境，例如牛及雀鳥棲息地，二來殲殺一個給公眾人士擺車的車場及艇會放艇的地方。三來興建的住宅完全幫不了真正有住屋迫切需要的人士。該區前身鄰近沙角尾臨時房屋區，建議應仿效現時上水的沙頭角邨(公屋)，興建不超過3~5層低密度公屋，及保留四週綠化帶，推廣environmental sustainability.

326

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230926-104306-25117

提交限期

Deadline for submission:

06/10/2023

提交日期及時間

Date and time of submission:

26/09/2023 10:43:06

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Sum Joey

意見詳情

Details of the Comment :

未改善到西貢區交通，請勿再起大型住宅項目

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230926-125650-24724

提交限期

Deadline for submission:

06/10/2023

提交日期及時間

Date and time of submission:

26/09/2023 12:56:50

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Fong Tsz Yan

意見詳情

Details of the Comment :

1. 西貢市交通經已飽和，問題日益嚴重，不僅假日，平日時段上下班時間居民為交通問題困擾，不同意再興建更多居住地，令西貢增加人流增加交通負擔。加上沙下處於通路旁，必定會影響交通，令居民進出受阻。
2. 沙下位於西貢市海邊，興建工程為居民帶來嘈音，環境污染。工程車出入將令西貢交通更嚴重，地盤就近海邊亦容易將污染物帶到海洋中，污染西貢海域。
3. 西貢市內已有足夠的居住地，供多過求，無必要再興建新居住地，此舉無疑是無視工程對區內居民的影響。

328

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230927-143747-23814

提交限期

Deadline for submission:

06/10/2023

提交日期及時間

Date and time of submission:

27/09/2023 14:37:47

有關的規劃申請編號

The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Tsoi Wing Sze

意見詳情

Details of the Comment :

反對興建如此大規模屋苑，樓高9層和10層，遮住左海岸線！出入西貢既交通亦負荷唔到咁大型住宅區！

Seq 2

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反對(申請編號:Y/SK-SKT/4)規劃申請
26/11/2023 18:41

From:

To:

File Ref:

Tpbpd <tpbpd@pland.gov.hk>

敬啟者:

本人為西貢居民，居於西貢30多年，近日得知有地產商申貢請（申請編號：Y/SK-SKT/4）就西貢沙下丈量約份第221約多個地段及毗連政府地改劃為「住宅(乙類)6」，現正式就此項申請提出反對。

反對原因如下:

1. 西貢的公共設施未能配合不斷增加的人口需求

雖然，匡湖居住附近的道路已完成擴建，但西貢的公共設施如圖書館、警處、消防、救護及公共醫療設施，30多年來未能配合不斷增加的人口需求。

2. 加劇西貢交通擠塞

近年西貢塞車情況日見嚴重。自從西貢附近逸瓏園兩大型屋苑入伙後，每天由早上6:50開始西貢往九龍方向已出現長長車龍，車龍尾在西貢消防局。下午5時多開始，由九龍往西貢方向在匡湖居已出現車龍。此外，在窩美及南邊圍及近馬鞍山附近的大洞、井頭、馬枯覽等已有大型屋苑興建中，可見早晚西貢往九龍及馬鞍山方向的阻塞情況亦日趨惡化，若再興建大型住宅必再加重西貢公路對外的交通負荷。

3. 保護香港市民的後花園，有助市民精神健康

西貢是香港市民的後花園，現今香港人的患上情緒病的人越來越多，到郊外走走可讓市民可以享受大自然，不用被石屎森林圍困，遠眺山景，舒緩壓力。若市民來到西貢也被大型屋邨棟棟高樓圍著，這對市民並非好事壓力如何舒緩？保護香港後花園，直接讓市民精神健康有改善，也間接減輕政府醫療開支。發展不是硬道理，不斷發展只會破壞環境令生態失衡。發展也需要平衡各方的需要，小市民的需要就更需要城規會各委員的保護。

4. 西貢的公共交通工具(小巴/巴士等)配套未能應付不斷增加的人口。

以上是本人反對地產商就西貢沙下丈量約份第221約多個地段及毗連政府地改劃為「住宅(乙類)6」申請的原因，希望有關部門認真審視，謹慎把關。

譚小姐

傳送自 Yahoo奇摩電子信箱 Android 版

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反對(申請編號:Y/SK-SKT/4)規劃申請
26/11/2023 22:03

From:

To: tpbpd@pland.gov.hk

File Ref:

敬啟者:

本人為西貢居民，最近得知有地產商申請（申請編號：Y/SK-SKT/4）就西貢沙下丈量約份第221約多個地段及毗連政府地改劃為「住宅(乙類)6」，現正式就此項申請提出反對。

反對原因如下:

1. 西貢的公共設施未能配合不斷增加的人口需求

雖然，匡湖居住附近的道路已完成擴建，但西貢的公共設施如圖書館、警處、消防、救護及公共醫療設施，30多年來未能配合不斷增加的人口需求。

2. 加劇西貢交通擠塞

近年西貢塞車情況日見嚴重。自從西貢附近逸瓏園兩大型屋苑入伙後，每天由早上6:50開始西貢往九龍方向已出現長長車龍，車龍尾在西貢消防局。下午5時多開始，由九龍往西貢方向在匡湖居已出現車龍。此外，在窩美及南邊圍及近馬鞍山附近的大洞、井頭、馬枯覽等已有大型屋苑興建中，可見早晚西貢往九龍及馬鞍山方向的阻塞情況亦日趨惡化，若再興建大型住宅必再加重西貢公路對外的交通負荷。

3. 保護香港市民的後花園，有助市民精神健康

西貢是香港市民的後花園，現今香港人的患上情緒病的人越來越多，到郊外走走可讓市民可以享受大自然，不用被石屎森林圍困，遠眺山景，舒緩壓力。若市民來到西貢也被大型屋邨棟棟高樓圍著，這對市民並非好事壓力如何舒緩？保護香港後花園，直接讓市民精神健康有改善，也間接減輕政府醫療開支。發展不是硬道理，不斷發展只會破壞環境令生態失衡。發展也需要平衡各方的需要，小市民的需要就更需要城規會各委員的保護。

4. 西貢的公共交通工具(小巴/巴士等)配套未能應付不斷增加的人口。

以上是本人反對地產商就西貢沙下丈量約份第221約多個地段及毗連政府地改劃為「住宅(乙類)6」申請的原因，希望有關部門認真審視，謹慎把關。

趙先生

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

231128-085613-53220

提交限期

Deadline for submission:

08/12/2023

提交日期及時間

Date and time of submission:

28/11/2023 08:56:13

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Eric Tong

意見詳情

Details of the Comment :

I'm a Sai Kung native who have been residing here with my family for more than 40 years. This residential development initiative has greatly surprised me as there is finally a way out for that piece of abandoned land!

Rather than old style village houses without any backup services/facilities, I personally vote for modern residential units with club house facilities et cetera which can provide better living environment for enjoyment, and the most important thing, appreciation potential of the properties.

In short, I believe village type development is no longer a trend nor a need here and residential properties would definitely benefit the economic growth as well as relieving the housing needs of our local area or even to a greater extent Hong Kong.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

231128-140706-78461

提交限期

Deadline for submission:

08/12/2023

提交日期及時間

Date and time of submission:

28/11/2023 14:07:06

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Avis Lui

意見詳情

Details of the Comment :

人口不斷增加，房屋需求很大。現在香港有750多萬人，接近頂峰，所以政府要解決房屋問題和長遠的土地供應!這計劃令更多香港人有地方居住，還能吸收新鮮的空氣，一舉兩得。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

231128-140601-09091

提交限期

Deadline for submission:

08/12/2023

提交日期及時間

Date and time of submission:

28/11/2023 14:06:01

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Chan Hui Wai Eve

意見詳情

Details of the Comment :

香港土地問題嚴重，房屋問題急切需要解決。現在，城、鄉、郊、野之間發展密度差異亦愈來愈大，城市人口稠密，市民生活空間狹小，希望政府「打破劃地為牢的舊觀念」，增加房屋供應是全港市民福祉。所以我非常贊成西貢這改劃。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

231128-140505-07052

提交限期

Deadline for submission:

08/12/2023

提交日期及時間

Date and time of submission:

28/11/2023 14:05:05

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Li Kwok Lun

意見詳情

Details of the Comment :

成日經過, 都覺得呢塊地好浪費, 而家係爛地泊車場, 周圍又多雜草, 又容易滋生蚊蟲, 所以我贊成改劃申請方案, 可以增加住屋數目之餘, 仲可以美化環境。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

231128-140322-13930

提交限期

Deadline for submission:

08/12/2023

提交日期及時間

Date and time of submission:

28/11/2023 14:03:22

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Purple Ma

意見詳情

Details of the Comment :

睇左預視圖, 好支持這個改劃方案, 低密度住宅, 既可綠化環境, 又可提供大量公眾停車位, 非法泊車自然也會減少

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 231128-140136-10907

提交限期
Deadline for submission: 08/12/2023

提交日期及時間
Date and time of submission: 28/11/2023 14:01:36

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. Abby Wong

意見詳情
Details of the Comment :

支持改劃方案, 如興建低密度住宅, 都會無咁大風, 防止塵土飛揚, 而且還可優化環境。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

231128-140012-53402

提交限期

Deadline for submission:

08/12/2023

提交日期及時間

Date and time of submission:

28/11/2023 14:00:12

有關的規劃申請編號

The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Alan Wu

意見詳情

Details of the Comment :

這是一個大型的發展項目,相信此項目對西貢發展一定有良好的影響,不論環境,外貌及管理,十分令人期待。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

231128-135835-61400

提交限期

Deadline for submission:

08/12/2023

提交日期及時間

Date and time of submission:

28/11/2023 13:58:35

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Tommy Chan

意見詳情

Details of the Comment :

有部份市民對沙灘,戶外活動一直都有興趣,一到假日就駕車或乘坐交通工具前往西貢區,因此引起交通嚴重擠塞,泊車位不足等問題,若果此處興建房屋,不但可以改善車位不足問題,還可以令這些市民遷往西貢,改善道路問題,所以我覺得非常合適.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

231128-135712-68212

提交限期

Deadline for submission:

08/12/2023

提交日期及時間

Date and time of submission:

28/11/2023 13:57:12

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Pak Kin Leung

意見詳情

Details of the Comment :

支持改建,此地段一直用途是鄉村式發展,但多年來一直也是爛地停車場,足以証明此地段不適合用作鄉村式發展,與其浪費土地,倒不如興建房屋,此改建可提供168個單位,停車位總數254個,其中有120個公眾停車位,3個上落客貨車位,我認為此舉可改善房屋不足及道路設備等問題,因此我贊成此規劃。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

231128-135433-25188

提交限期

Deadline for submission:

08/12/2023

提交日期及時間

Date and time of submission:

28/11/2023 13:54:33

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Shirley Lee

意見詳情

Details of the Comment :

了解過整個計劃的設計，計劃經修訂的停車位數目、地庫布局設計圖、噪音、排污、交通、供水影響都有新的評估報告更加完善，相信此改劃後更加配合西貢市發展，會帶來正面我影響。非常支持!!

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 231128-135241-07732

提交限期
Deadline for submission: 08/12/2023

提交日期及時間
Date and time of submission: 28/11/2023 13:52:41

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Penny Lau

意見詳情
Details of the Comment :

把申請地點由「鄉村式發展」地帶改劃為「住宅(乙類)6」令此地點更優勝，不論環境，外觀也相對有改善。希望政府多多配合，令此改劃在西貢更完善。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 231128-134148-52883

提交限期
Deadline for submission: 08/12/2023

提交日期及時間
Date and time of submission: 28/11/2023 13:41:48

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. Fiona Ng

意見詳情
Details of the Comment :

本人表示支持, 因為此「住宅 (乙類) 6」改劃申請, 對整體環境帶來更綠化效果.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 231128-133748-82567

提交限期
Deadline for submission: 08/12/2023

提交日期及時間
Date and time of submission: 28/11/2023 13:37:48

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Cheung suet yee

意見詳情
Details of the Comment :

十分贊成此改劃申請，相對於高樓大廈，低密度住宅較為適合西貢區，一來可增加房屋供應，二來又跟周圍的景觀較為配合。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

231128-121333-29433

提交限期

Deadline for submission:

08/12/2023

提交日期及時間

Date and time of submission:

28/11/2023 12:13:33

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Cheung suet yee

意見詳情

Details of the Comment :

十分贊成此改劃申請，相對於高樓大廈，低密度住宅較為適合西貢區，一來可增加房屋供應，二來又跟周圍的景觀較為配合。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

231128-121158-73269

提交限期

Deadline for submission:

08/12/2023

提交日期及時間

Date and time of submission:

28/11/2023 12:11:58

有關的規劃申請編號

The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Ding Tsang

意見詳情

Details of the Comment :

贊成該改劃申請會促使政府盡快進行落成規劃已久的海灘消閒區發展計劃,活化土地,改善西貢交通問題,讓西貢市民及市區市民同樂。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 231128-120922-35956

提交限期
Deadline for submission: 08/12/2023

提交日期及時間
Date and time of submission: 28/11/2023 12:09:22

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Man Wai Tang

意見詳情
Details of the Comment :

批准該改劃申請有助改善該區的生活環境,透過規模化發展,帶來更優質的綠化,和有條理的
發展空間。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

231128-120820-50879

提交限期

Deadline for submission:

08/12/2023

提交日期及時間

Date and time of submission:

28/11/2023 12:08:20

有關的規劃申請編號

The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Chan ching yee

意見詳情

Details of the Comment :

該改劃申請方案能夠落成的話,擬案中的120個公眾停車位可有助舒緩西貢長期缺乏公眾停車位的問題,是支持的。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

231128-120528-29889

提交限期

Deadline for submission:

08/12/2023

提交日期及時間

Date and time of submission:

28/11/2023 12:05:28

有關的規劃申請編號

The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Jarvix Leung

意見詳情

Details of the Comment :

這塊地荒廢了超過二十年以上,建議盡快興建房屋,不要再浪費土地.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

231128-120409-00596

提交限期

Deadline for submission:

08/12/2023

提交日期及時間

Date and time of submission:

28/11/2023 12:04:09

有關的規劃申請編號

The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Stone Chung

意見詳情

Details of the Comment :

這個計劃對西貢非常有利.西貢市人流主要集中在星期六日,平日人流較少,如這區興建住宿,可以帶動年輕人在該區居住,令西貢添加更多活力.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

231128-120148-84790

提交限期

Deadline for submission:

08/12/2023

提交日期及時間

Date and time of submission:

28/11/2023 12:01:48

有關的規劃申請編號

The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. WONG MEI YEE

意見詳情

Details of the Comment :

現今香港非常適合這種低密度的小型住宅,綠化地,住宅,公共空間,道路也十分平衡,對環境生態,居住質素也有良好影響,我覺得這項目是西貢發展將來的趨勢,這使西貢環境更加優美,所以我十分支持。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

231128-120015-44165

提交限期

Deadline for submission:

08/12/2023

提交日期及時間

Date and time of submission:

28/11/2023 12:00:15

有關的規劃申請編號

The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Kiko Chung

意見詳情

Details of the Comment :

我贊成西貢市發展可減輕及舒緩其餘市區人口過於稠密的問題，近年鄰近西貢區的將軍澳發展十分蓬勃，人口急速增長，很多年輕的家庭遷入，大多注意健康及孩童成長發展。我覺得西貢市同樣適合此發展，政府可配合增加區內綠化，交通設備，社區配套，並優化西貢海濱長廊。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 231128-115850-58471

提交限期
Deadline for submission: 08/12/2023

提交日期及時間
Date and time of submission: 28/11/2023 11:58:50

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. Jessi Fung

意見詳情
Details of the Comment :

該區附近基本上也是住宅或酒店,此地更改規劃用途後會更統一,本人覺得非常合適!!

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 231128-115450-31116

提交限期
Deadline for submission: 08/12/2023

提交日期及時間
Date and time of submission: 28/11/2023 11:54:50

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. Vincci Wong

意見詳情
Details of the Comment :

支持西貢市發展,發展新城市可帶旺社會經濟,改善就業率,生產總值也得以提升。對現今社會的建築業,零售業,飲食業大有裨益。了解規劃摘要及評估後分析此改建利多於弊,不但沒影響現有環境,還增添綠化。而且多了公眾停車位,改善道路違例泊車嚴重的情況。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

231128-115320-18694

提交限期

Deadline for submission:

08/12/2023

提交日期及時間

Date and time of submission:

28/11/2023 11:53:20

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Virginia Han

意見詳情

Details of the Comment :

其實西貢已經比其他地區發展得慢好多,好似將軍澳,屯門等新開發地區,不論道路設施,社區配套,都已經好完善,所以我非常贊成這開發.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 231128-115207-98646

提交限期
Deadline for submission: 08/12/2023

提交日期及時間
Date and time of submission: 28/11/2023 11:52:07

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. Wylie Chan

意見詳情
Details of the Comment :

贊成此改劃。申請地段隨時可供發展，並為房屋供應短缺作出貢獻。此外，發展亦不會對周圍環境帶來負面影響，可為居民及社區提供優質環境，是一個理想方案。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

231128-114902-83304

提交限期

Deadline for submission:

08/12/2023

提交日期及時間

Date and time of submission:

28/11/2023 11:49:02

有關的規劃申請編號

The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Morris Chan

意見詳情

Details of the Comment :

支持批准該改劃有助申請有助改善該區的生活環境，有規模地發展，更可帶來優質的綠化，和有條理的空間發展。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 231128-114636-11438

提交限期
Deadline for submission: 08/12/2023

提交日期及時間
Date and time of submission: 28/11/2023 11:46:36

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. Queenie Kwan

意見詳情
Details of the Comment :

同意批准改劃為住宅地帶,既可改善社會對私營住宅供應的需求,又可針對停車位不足問題作改善,而且評估顯示這規劃不會對環境、污水處理、土地污染產生影響,本人期待此項計劃盡快落成。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

231128-113921-35870

提交限期

Deadline for submission:

08/12/2023

提交日期及時間

Date and time of submission:

28/11/2023 11:39:21

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Giselle Lo

意見詳情

Details of the Comment :

仔細睇過發展商的預視圖,覺得此規劃好好,梯級式建築唔影響觀感,綠化地又多,道路又寬闊,覺得這規劃好適合西貢.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

231128-111152-95253

提交限期

Deadline for submission:

08/12/2023

提交日期及時間

Date and time of submission:

28/11/2023 11:11:52

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Chan Po Lee

意見詳情

Details of the Comment :

我贊成此項目發展有以下原因:

- 1)此地域附近也有其他住宅,此項目可增加此區我連貫性。
- 2)盡早發展可令該民區生活越趨成熟。例如交通,公共設施等。
- 3)令環境更優美,不再是爛地或不統一的小屋設計。
- 4)相比丁屋,入住率更高,更多人受惠。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 231128-111017-39585

提交限期
Deadline for submission: 08/12/2023

提交日期及時間
Date and time of submission: 28/11/2023 11:10:17

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Man Yuen

意見詳情
Details of the Comment :

本人支持西貢沙下這個計劃，因為此區不像西貢市中心那麼多人，所以覺得層數小既小區好合適這裡，像愉景灣一樣，可給人好Chill 既感覺。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 231128-110859-34492

提交限期
Deadline for submission: 08/12/2023

提交日期及時間
Date and time of submission: 28/11/2023 11:08:59

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Him Wong

意見詳情
Details of the Comment :

其實西貢已經比其他地區發展得慢好多,好似將軍澳,屯門等新開發地區,不論道路設施,社區配套,都已經好完善,所以我非常贊成這開發.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

231128-110749-49927

提交限期

Deadline for submission:

08/12/2023

提交日期及時間

Date and time of submission:

28/11/2023 11:07:49

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Sandy Hon

意見詳情

Details of the Comment :

西貢甘靚,可以住係個度梗係好啦.以前淨係有丁屋權既人先可以住.佢地唔住就寧願吉左去,好可惜.所以我好支持改建.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 231128-110643-97682

提交限期
Deadline for submission: 08/12/2023

提交日期及時間
Date and time of submission: 28/11/2023 11:06:43

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. Hayley Chan

意見詳情
Details of the Comment :

這個計劃對西貢非常有利.西貢市人流主要集中在星期六日,平日人流較少,如這區興建住宿,可以帶動年輕人在該區居住,令西貢添加更多活力.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

231128-110308-46609

提交限期

Deadline for submission:

08/12/2023

提交日期及時間

Date and time of submission:

28/11/2023 11:03:08

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Kho Kwok

意見詳情

Details of the Comment :

我個人十分贊同此規劃申請，將該地由鄉村式發展改劃為低密度住宅除了可以改善房屋供應問題，亦可保留原有環境觀感。西貢一向給人優美恬靜的感覺，太大型的高樓大廈絕不適合該區，該計劃既可保留村民需要，又可帶來新的居住環境，剛剛好可以取其平衡，令西貢環境更加優美，所以我十分支持，謝謝。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

231128-105939-93675

提交限期

Deadline for submission:

08/12/2023

提交日期及時間

Date and time of submission:

28/11/2023 10:59:39

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss GiGi Yeung

意見詳情

Details of the Comment :

本人有感香港寸金呎土，地價高昂，可開發的土地並不多，我絕對贊成開發西貢沙下發展項目。

西貢區本是一個環境優美，可供遊人玩樂及呼吸清新空氣的好地方。同時，由於位置鄰近本人所住的地域，每逢週末，我也會與家人到西貢區市內遊玩。家中有年紀老邁的長輩，也有年幼的小孩子，每逢假日當我們駕車前往的時候，也會遇到公眾車位不足的問題。如帶他們乘搭交通工具，可是需要攜帶的所需物品甚多，同時有些地段也不是鄰近巴士站或小巴站，如不駕車前往，實在十分不便。本人覺得政府如能善用未開發的土地，並將改建為公眾停車場，絕對可舒緩假日公眾車位嚴重不足，可減少周邊道路非法泊車的問題，改善道路交通情況。除了可解決荒廢土地，減少大風是帶來灰塵的污染，也可善用地球資源。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 231128-105822-93822

提交限期
Deadline for submission: 08/12/2023

提交日期及時間
Date and time of submission: 28/11/2023 10:58:22

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Chau Yan Ping

意見詳情
Details of the Comment :

時下年青人喜歡戶外活動，同時喜歡郊遊。西貢是一個空氣清新可以令人心曠神怡的區域，如果變成住宅地區，吸引到很多不同的商家加入此區發展，如果同的坊間小食或小型手作店舖，甚至會吸引到不同多方面的教育機構加入此區，以不同的教學模式教導時下年青人培養更多不同的興趣。創新及多元化的發展，必定吸引大量的年青人到西貢區消費及休憩，使此區人流興旺。加上如整合附近酒店、沙灘及海濱長廊一同發展，更相得益彰。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 231128-105655-58767

提交限期
Deadline for submission: 08/12/2023

提交日期及時間
Date and time of submission: 28/11/2023 10:56:55

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. Leung

意見詳情
Details of the Comment :

西貢沙下村旁邊的地方是荒廢十多件的農地，現時毫無經濟效益。按四周道路設計及四周已發展的項目觀察，該位置用來發展中低密度住宅最為合適，越早改變土地規劃用途，除帶來政府庫房收益外，亦能帶來周邊的經濟活動，產生協同效應。如未來發展能保育沿岸沙堤及大自然美境，提供多些公眾泊車位，該位置發展更加吸引區外人士到訪，帶來活躍的經濟活動。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 231128-105541-88121

提交限期
Deadline for submission: 08/12/2023

提交日期及時間
Date and time of submission: 28/11/2023 10:55:41

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Emily Chung

意見詳情
Details of the Comment :

優化周邊環境,屋苑有優質管理團隊,杜絕現有雜草及積水等問題。
如定期噴灑蚊油,可減少蚊蟲滋生。
屋苑設有完善渠務系統,配合附近雨水渠系統,有效防止水浸問題。
屋苑有大量公眾停車場,有效減少非法泊車。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

231128-105343-26451

提交限期

Deadline for submission:

08/12/2023

提交日期及時間

Date and time of submission:

28/11/2023 10:53:43

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Kinki Chan

意見詳情

Details of the Comment :

支持批准該改劃申請會有助大大舒緩區內公眾停車位不足及改善區內交通問題。區內公眾停車位一向不足,此位置鄰近沙灘,每逢假日違例泊車處處,有損交通安全。如規劃落成可提供120個公眾車位,令荒廢的土地變得有意義。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 231128-105221-14116

提交限期
Deadline for submission: 08/12/2023

提交日期及時間
Date and time of submission: 28/11/2023 10:52:21

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Angel

意見詳情
Details of the Comment :

香港陸地面積第二大區域的西貢市，西貢碼頭泛指香港新界西貢市中心海邊的碼頭，面向西貢海，旁邊是海鮮街，巴士總站及海濱公園。鑒於現今鄰近市區大部份的住宅人口過度稠密，為可以減輕這個負擔，本人建議申請土地拓展及發展建住宅樓宇，得以舒緩壓力。由於西貢半島是香港的「後花園」的美稱，而西貢市中心更是遊人來往香港市區及西貢半島的重要中轉站，該處都已經活化多個公眾碼頭及梯台，以便街渡及遊艇停靠；當中較大型的是伸出海中的「西貢公眾碼頭」及「西貢新公眾碼頭」，在較早前有多方面的配合，政府部門更加應該，多給予資源發展空間於這個地區包括其周邊地方。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 231128-095720-02802

提交限期
Deadline for submission: 08/12/2023

提交日期及時間
Date and time of submission: 28/11/2023 09:57:20

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Kong Pui Ping

意見詳情
Details of the Comment :

增加區內綠化土地，有效改善土地發展。另外環境方面也得知改善，居民得到舒適的生活環境。種植樹木及栽花種草，也能達到淨化空氣，保護環境的作用。妥善的護理和保育也能提高居住環境的質素。亦有多元化的園境休憩空間不但賞心悅目對心理健康有莫大裨益。最好是統一鄰近BBQ場、食肆及沙灘一同發展，更有協同效力。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

231128-095549-60991

提交限期

Deadline for submission:

08/12/2023

提交日期及時間

Date and time of submission:

28/11/2023 09:55:49

有關的規劃申請編號

The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Choi

意見詳情

Details of the Comment :

該改劃申請地點位於兩幢酒店之間，東側有海灘消閒區用途規劃，和海灘資源，擬議改劃方案，是十分適合有正式規劃佈局的發展，協調更理順沿海的商業及旅遊活動的土地用途，絕對支持。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 231128-095406-50021

提交限期
Deadline for submission: 08/12/2023

提交日期及時間
Date and time of submission: 28/11/2023 09:54:06

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. Wai Man Ning

意見詳情
Details of the Comment :

香港地少人多,作為一個小市民,既然都唔夠屋住,但塊地又閒置了多年,實在浪費,那不就是有人無屋住,有屋無人住? 如果上址申請興建住宅項目,本人一定贊成,實在是市民福音.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 231128-095240-99828

提交限期
Deadline for submission: 08/12/2023

提交日期及時間
Date and time of submission: 28/11/2023 09:52:40

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Heidi Ma

意見詳情
Details of the Comment :

贊同。這塊荒土都放置左很久了! 如果申請項目是低密度住宅同做足綠化工作的話, 也算是一件好事, 可以增加西貢的人流, 以後會有更多配套同措施放入西貢裏, 改善區內環境, 令西貢越變越好!

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

231128-093024-15617

提交限期

Deadline for submission:

08/12/2023

提交日期及時間

Date and time of submission:

28/11/2023 09:30:24

有關的規劃申請編號

The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Catherine Pang

意見詳情

Details of the Comment :

果邊的道路成日都有好多非法泊車泊晒响度，無人管無人理，環境差之餘，又成日有人响度鬼鬼祟祟，治安都差埋...如果用黎發展，正正經經有D屋苑，停車位，管理下果一區，起碼唔使浪費咗個地，可以好好運用資源。而且，該發展項目有大量公眾停車場提供。這是很好的設施。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

231128-092855-83555

提交限期

Deadline for submission:

08/12/2023

提交日期及時間

Date and time of submission:

28/11/2023 09:28:55

有關的規劃申請編號

The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Bertha Luk

意見詳情

Details of the Comment :

香港住宅需求與日俱增，與其繼續荒廢已持續空置超過二十年的土地，倒不如用作住宅興建，以紓緩本地住宅供應。本人亦深信此舉對香港，尤其西貢當區的經濟發展大有幫助，達到"快贏"及"雙贏"的利民效果。作為西貢區居民，本人絕對贊成並期待此項計劃。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

231128-092558-57939

提交限期

Deadline for submission:

08/12/2023

提交日期及時間

Date and time of submission:

28/11/2023 09:25:58

有關的規劃申請編號

The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Po Ka Hung

意見詳情

Details of the Comment :

西貢巴士服務早於1948年誕生，政府於七十年代進行填海工程，擴建西貢市中心，現有西貢公眾碼頭於八十年代落成啟用。基本上公眾交通服務只有巴士及專營小巴，由於西貢已有很多新的發展項目包括這個改劃，故本人強烈建議港鐵拓展伸延至西貢的服務，從而令到外來遊客更加容易直達目的地及更容易吸引年輕一輩進駐這區，促進生產力持續的發展。所以，我贊成西貢應有更多土地改劃，釋放更多土地。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 231128-092444-66220

提交限期
Deadline for submission: 08/12/2023

提交日期及時間
Date and time of submission: 28/11/2023 09:24:44

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Tsang

意見詳情
Details of the Comment :

新改劃的申請能提供綠化及梯級式建築，能促進周邊的視覺觀感和環境。且該發展規模於本區屬合理及發展有條理，能促進本區的長遠發展。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

231128-092252-45964

提交限期

Deadline for submission:

08/12/2023

提交日期及時間

Date and time of submission:

28/11/2023 09:22:52

有關的規劃申請編號

The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 楊偉填

意見詳情

Details of the Comment :

發展該地區興建住宅，響應政府，增加房屋供應的政策，減輕房屋不足問題，對西貢區樓市減壓，降低升幅。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

231128-091933-97069

提交限期

Deadline for submission:

08/12/2023

提交日期及時間

Date and time of submission:

28/11/2023 09:19:33

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Gajsa Chong

意見詳情

Details of the Comment :

該地段已荒廢了一段很長的時間,如開發有關土地,可以大大減少大風時吹起的沙塵,減低污染.新提交的文件亦顯示該發展項目對西貢附近環境沒有不良影響. 我支持這個項目.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

231128-091317-03613

提交限期

Deadline for submission:

08/12/2023

提交日期及時間

Date and time of submission:

28/11/2023 09:13:17

有關的規劃申請編號

The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Raymond Kam

意見詳情

Details of the Comment :

沿着改劃地點西側及北側的樓宇有若干空間預留，有助用作園林綠化用途，可提升區內影觀及視覺。後加的文件亦有保留此優點，我是支持的。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

231128-091123-09819

提交限期

Deadline for submission:

08/12/2023

提交日期及時間

Date and time of submission:

28/11/2023 09:11:23

有關的規劃申請編號

The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Ivan Kwong

意見詳情

Details of the Comment :

呢度現時係一塊爛地泊車場烏煙瘴氣，老樹雜草叢生既地方
如果重建後能夠增加更多綠化植物、樹木、花草
會改善到視覺之餘，亦改變空氣質素
有更多綠化規劃令環境更優美、賞心悅目
重建地方同時亦需要為下一代著想
我個人建議重建以綠化為目標，會對環境有正面影響幫助

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

231129-114503-91656

提交限期

Deadline for submission:

08/12/2023

提交日期及時間

Date and time of submission:

29/11/2023 11:45:03

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Ceci Liu

意見詳情

Details of the Comment :

建議政府多發展西貢土地及交通,將人流引入西貢市,帶旺西貢一帶我經濟.
讓多點人認識西貢市的美麗.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 231129-114053-07589

提交限期
Deadline for submission: 08/12/2023

提交日期及時間
Date and time of submission: 29/11/2023 11:40:53

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Joe Mak

意見詳情
Details of the Comment :

這是一個不錯的方向去發展西貢社區.當有居民遷往該區,其他配套相對會加快落成.
可改善西貢現時問題.非常支持.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 231129-114001-55928

提交限期
Deadline for submission: 08/12/2023

提交日期及時間
Date and time of submission: 29/11/2023 11:40:01

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Elby Poon

意見詳情
Details of the Comment :

鄉村式發展已經不合時宜,舊有觀念會成為西貢發展的障礙.
發展樓層和密度較低的屋苑,不但可以保持環境優美,更可以提高現時西貢市的生活質素.
以現時條件來說,是一個不錯的選擇.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 231129-111801-93823

提交限期
Deadline for submission: 08/12/2023

提交日期及時間
Date and time of submission: 29/11/2023 11:18:01

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Eddie Chan

意見詳情
Details of the Comment :

我贊成把申請地點由「鄉村式發展」地帶改劃為「住宅(乙類)6」。謝謝

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

231129-111657-09617

提交限期

Deadline for submission:

08/12/2023

提交日期及時間

Date and time of submission:

29/11/2023 11:16:57

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Angel Ng

意見詳情

Details of the Comment :

支持政府配合致力改地建屋，以增加並加快房屋供應。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

231129-110658-09670

提交限期

Deadline for submission:

08/12/2023

提交日期及時間

Date and time of submission:

29/11/2023 11:06:58

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Yannie Yu

意見詳情

Details of the Comment :

針沒有兩頭利，土地資源有限
 我們不能一方面渴望有土地興建房屋
 另一方面又不想放棄舊有環境概念
 興建低密度、樓層較低住宅，已經是最完善的方案
 十分支持

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

231129-101519-58712

提交限期

Deadline for submission:

08/12/2023

提交日期及時間

Date and time of submission:

29/11/2023 10:15:19

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Wing Sze

意見詳情

Details of the Comment :**興建有大型的住宅有助改善渠道問題,避免大雨或雨量較高時,引起的水災問題.**

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 231129-101418-97360

提交限期
Deadline for submission: 08/12/2023

提交日期及時間
Date and time of submission: 29/11/2023 10:14:18

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Thomas Pang

意見詳情
Details of the Comment :

此地現時只是爛地停車場,毫無經濟效益,浪費用地,該改劃可增加政府收益,提升庫房,改善香港經濟.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 231129-100636-53937

提交限期
Deadline for submission: 08/12/2023

提交日期及時間
Date and time of submission: 29/11/2023 10:06:36

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Vin Tang

意見詳情
Details of the Comment :

最欣賞改劃後居住和環境取得平衡的設計,夾雜了不少休閒空間,環境舒適。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 231129-091555-38321

提交限期
Deadline for submission: 08/12/2023

提交日期及時間
Date and time of submission: 29/11/2023 09:15:55

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Kiki Liu

意見詳情
Details of the Comment :

期待改劃帶領西貢有更好的發展,使一切更完善.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 231129-091411-45270

提交限期
Deadline for submission: 08/12/2023

提交日期及時間
Date and time of submission: 29/11/2023 09:14:11

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. Karen Fung

意見詳情
Details of the Comment :

原有丁屋發展受惠的只是十多戶,改劃後將有利於一百六十多戶市民,而且此地已丟空數十年,可見丁屋需求已經缺乏,相反,住屋一直是香港主要問題,所以我非常贊成這改劃。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

231129-091308-39438

提交限期

Deadline for submission:

08/12/2023

提交日期及時間

Date and time of submission:

29/11/2023 09:13:08

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Emma Tsang

意見詳情

Details of the Comment :**有助沙下發展, 使周邊環境更優美, 更完善。**

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 231129-091152-50227

提交限期
Deadline for submission: 08/12/2023

提交日期及時間
Date and time of submission: 29/11/2023 09:11:52

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Ceci Wong

意見詳情
Details of the Comment :

發展西貢市可改善道路交通情況, 令市民容易到達西貢, 提升西貢市競爭力

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 231129-091053-17515

提交限期
Deadline for submission: 08/12/2023

提交日期及時間
Date and time of submission: 29/11/2023 09:10:53

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. Bonnie Lai

意見詳情
Details of the Comment :

該改劃報告詳盡,合理地可政府申請,妥善規劃,可防止政策濫用及丁屋經常興建完荒廢等問題

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 231129-090952-34923

提交限期
Deadline for submission: 08/12/2023

提交日期及時間
Date and time of submission: 29/11/2023 09:09:52

有關的規劃申請編號
The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Andrew Ng

意見詳情
Details of the Comment :

批准該改劃申請不會影響本村的村屋發展,因為本村自身現有生活區內也有足夠村屋土地發展,村屋需求現已大大降低.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

231129-090851-46171

提交限期

Deadline for submission:

08/12/2023

提交日期及時間

Date and time of submission:

29/11/2023 09:08:51

有關的規劃申請編號

The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Yen Cheung

意見詳情

Details of the Comment :

我贊成這地方發展為住宅,而且我會考慮入住. 因本人非常熱愛水上活動,對我而言十分方便.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

231129-090736-24799

提交限期

Deadline for submission:

08/12/2023

提交日期及時間

Date and time of submission:

29/11/2023 09:07:36

有關的規劃申請編號

The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Chloe Yau

意見詳情

Details of the Comment :

其實本區本身已有同類型的住宅,因此這改劃令整區更加統一,非常適合.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

231129-090552-97210

提交限期

Deadline for submission:

08/12/2023

提交日期及時間

Date and time of submission:

29/11/2023 09:05:52

有關的規劃申請編號

The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Rachel Tong

意見詳情

Details of the Comment :**興建住宅房屋是一個非常不錯的選擇,非常適合該區.**

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

231129-090446-53791

提交限期

Deadline for submission:

08/12/2023

提交日期及時間

Date and time of submission:

29/11/2023 09:04:46

有關的規劃申請編號

The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Ballet chiang

意見詳情

Details of the Comment :

提供多方面完善的修訂後,相信是一個非常全面的規劃,期待改建盡快達成.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

231128-175510-24015

提交限期

Deadline for submission:

08/12/2023

提交日期及時間

Date and time of submission:

28/11/2023 17:55:10

有關的規劃申請編號

The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Meina Kwok

意見詳情

Details of the Comment :

興建住宅絕對比浪費用地好,香港開發土地不平衡.
市區住宅供不應求,同時較偏遠既土地卻一直開置.
所以這改劃既可保持西貢優美環境,同時提供住宅用地.
非常有利西貢發展.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

231128-174949-92921

提交限期

Deadline for submission:

08/12/2023

提交日期及時間

Date and time of submission:

28/11/2023 17:49:49

有關的規劃申請編號

The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. JOHNSON LAM

意見詳情

Details of the Comment :

興建及賣買房屋，可提高香港的收益和振興經濟
一呎地萬元起跳，可想而知土地有多值錢
所以開發這爛地變成房屋是長遠而有效益的方法
十分支持

404

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

231130-085153-03155

提交限期

Deadline for submission:

08/12/2023

提交日期及時間

Date and time of submission:

30/11/2023 08:51:53

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Sherry Chan

意見詳情

Details of the Comment :

現有鄉村式發展難以規管,經常有發生僭建問題而產生危險,
由政府監管發展商興建的屋苑,經過多方面考慮及改良,較為穩建.
亦相對統一,相信可在發展和保育中取得平衡.
我對發展方向表示支持.謝謝

405

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

231130-085411-48019

提交限期

Deadline for submission:

08/12/2023

提交日期及時間

Date and time of submission:

30/11/2023 08:54:11

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Eve Chan

意見詳情

Details of the Comment :

設計除了是低密度樓宇外,還提供適量的園林綠化地,支持.

406

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

231130-090247-20459

提交限期

Deadline for submission:

08/12/2023

提交日期及時間

Date and time of submission:

30/11/2023 09:02:47

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Gatman Yau

意見詳情

Details of the Comment :

香港受疫症影響甚大,不論是旅遊業,經濟,失業率都大受影響,興建房屋可提高大量的生產力,而且發展社區亦可填補西貢受疫症影響導致旅客不足等問題,令更多本地市民重新認識西貢,帶動西貢經濟.

407

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

231201-095640-61953

提交限期**Deadline for submission:**

08/12/2023

提交日期及時間**Date and time of submission:**

01/12/2023 09:56:40

有關的規劃申請編號**The application no. to which the comment relates:**

Y/SK-SKT/4

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Choi

意見詳情**Details of the Comment :**

支持申請人的規劃及改變用途，可以善用土地資源，增加房屋供應，為區內提供停車位。

408

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

231201-100559-62083

提交限期**Deadline for submission:**

08/12/2023

提交日期及時間**Date and time of submission:**

01/12/2023 10:05:59

有關的規劃申請編號**The application no. to which the comment relates:**

Y/SK-SKT/4

「提意見人」姓名/名稱**Name of person making this comment:**

小姐 Miss Chan

意見詳情**Details of the Comment :**

I strongly support the applicants submission to provide more public parking to Sai Kung area. Look forward to a successful approval from Town Planning Board.

409

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

231204-122210-16239

提交限期

Deadline for submission:

08/12/2023

提交日期及時間

Date and time of submission:

04/12/2023 12:22:10

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Bertha Luk

意見詳情

Details of the Comment :

香港住宅需求與日俱增，與其繼續荒廢已持續空置超過二十年的土地，倒不如用作住宅興建，以

舒緩本地住宅供應。本人亦深信此舉對香港，尤其西貢當區的經濟發展大有幫助，達到"快

贏"及"雙贏"的利民效果。作為西貢區的居民，本人絕對贊成並期待此項計劃。

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



反對(申請編號:Y/SK-SKT/4)規劃申請
02/12/2023 22:36

From:

To:

File Ref:

tpbpd@pland.gov.hk

敬啟者:

本人為西貢居民，近日得知有地產商申買請（申請編號：Y/SK-SKT/4）就西貢沙下丈量約份第221約多個地段及毗連政府地改劃為「住宅(乙類)6」，現正式就此項申請提出反對。

反對原因如下:

1. 西貢的公共設施未能配合不斷增加的人口需求

雖然，匡湖居住附近的道路已完成擴建，但西貢的公共設施如圖書館、警處、消防、救護及公共醫療設施，30多年來未能配合不斷增加的人口需求。

2. 加劇西貢交通擠塞

近年西貢塞車情況日見嚴重。自從西貢附近逸瓏園兩大型屋苑入伙後，每天由早上6:50開始西貢往九龍方向已出現長長車龍，車龍尾在西貢消防局。下午5時多開始，由九龍往西貢方向在匡湖居已出現車龍。此外，在窩美及南邊圍及近馬鞍山附近的大洞、井頭、馬枯覽等已有大型屋苑興建中，可見早晚西貢往九龍及馬鞍山方向的阻塞情況亦日趨惡化，若再興建大型住宅必再加重西貢公路對外的交通負荷。

3. 保護香港市民的後花園，有助市民精神健康

西貢是香港市民的後花園，現今香港人的患上情緒病的人越來越多，到郊外走走可讓市民可以享受大自然，不用被石屎森林圍困，遠眺山景，舒緩壓力。若市民來到西貢也被大型屋邨棟棟高樓圍著，這對市民並非好事壓力如何舒緩？保護香港後花園，直接讓市民精神健康有改善，也間接減輕政府醫療開支。發展不是硬道理，不斷發展只會破壞環境令生態失衡。發展也需要平衡各方的需要，小市民的需要就更需要城規會各委員的保護。

4. 西貢的公共交通工具(小巴/巴士等)配套未能應付不斷增加的人口。

以上是本人反對地產商就西貢沙下丈量約份第221約多個地段及毗連政府地改劃為「住宅(乙類)6」申請的原因，希望有關部認真審視，謹慎把關。

陳先生

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Re: Y/SK-SKT/4 Rezone DD 221 Sha Ha VTD
03/12/2023 14:32

From:
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

Dear TPB Members,

While PlanD, and some TPB members, mention time and again that views are not protected apart from the handful of locations designated to retain the views to Victoria Peak and the ridgelines on the Kowloon side, and even these are considered expendable to facilitate the so called 'iconic' buildings, for districts like Sai Kung that are popular escapes for the community from the wall effect of urban areas, the impact of the towers on the enjoyment of the general community should be considered. Tall walls on the waterfront would certainly impact the views not only from residences but also those of commuters, pedestrians, cyclists and folk enjoying a walk around the area that should have an uninterrupted view of the scenic harbour.

Again any development on the site should be confined to low rise blocks as envisaged in the 'V' zoning.

Previous objections upheld.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 4 August 2023 3:22 AM HKT
Subject: Y/SK-SKT/4 Rezone DD 221 Sha Ha VTD

Y/SK-SKT/4

Various Lots in D.D. 221 and Adjoining Government Land, Sha Ha, Sai Kung

Site Area: About 12,689sq.m Includes Government Land of about 1,995sq.m

Zoning: "VTD" 「

Proposed Amendment: Rezone to "Res (Group B) 6" / 3 Towers – 164 Units / 14 Villas / Clubhouse / PR 1.5 / 45 mPD / OS 488sq.m / 135 Vehicle Parking / 120 Public Vehicle Park

Dear TPB Members,

Application 3 was rejected:

“(a) the application site falls within an area zoned “Village Type Development” (“V”) and the ‘village environs’ of Sha Ha. There is no strong planning justification for rezoning the application site from “V” to “Res (Group B) 6” to make provision for non-Small House developments. The current “V” zone for the application site is considered appropriate and should be retained to reserve land for meeting the demand for Small House development and village expansion; and

(b) the applicants fail to demonstrate that the proposed rezoning would not have adverse archaeological impacts on the Sha Ha Site of Archaeological Interest.”

So in response the developer has come back with an even more ambitious plan with a significant increase in the number of units and the now overtaken by circumstances mantra of "Government's all along aspiration for increasing housing supply"

Now the territory is facing a glut in the supply of private residential units. Sales at new developments have limited response and the secondary market is recording single digit sales per week.

Preliminary Archaeological Impact Assessment mentioned but not provided.

No benefit to the community for the proposed ceding of almost 2,000sq.m of Government Land.

No bicycle parking. The OS is mostly under cover of the towers and therefore not genuine.

Previous objections upheld.

Members should again reject the application.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Thursday, 22 July 2021 3:01 AM CST

Subject: Re: Y/SK-SKT/3 Rezone DD 221 Sha Ha VTD

Dear TPB Members,

The various assessments provided are irrelevant when the applicant is contrary to stated government policies, includes government land and deprives the community of full enjoyment of a public beach and its environs.

Mary Mulvihill

From:

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent: Friday, February 5, 2021 4:16:48 AM

Subject: Y/SK-SKT/3 Rezone DD 221 Sha Ha VTD

Y/SK-SKT/3

Various Lots in D.D. 221 and adjoining Government Land, Sha Ha, Sai Kung

Site area : About 13,230sq.m includes Government land of about 1,989sq.m

Zoning : "VTD"

Proposed Amendment : Rezone to "Res (Group B)6" - 26 Houses / 2 blocks of Flats – 128 Units /

Clubhouse / 34.6mPD / OS 490sq.m / 136 Vehicle Parking

Dear TPB Members,

This is a very audacious application. The lots are zoned "V". NET house sites vary in size but taking an average of 150sq.m the lots would accommodate around 90 houses. Then there is the issue of additional height, even the proposed club house exceeds the maximum allowed.

As stipulated in the *Buildings Ordinance (Application to the New Territories) Ordinance* (Cap. 121), small houses must not contain more than three storeys and **exceed a height of 8.23 metres**, with a maximum roofed-over area not exceeding 700 sq ft.

The lots are adjacent to OU Government Land, planning intention Beach Related Leisure Use, as befits a strip of land bordering a very popular public beach. A gated community with some buildings of over 30mPD would have a drastic impact on the public enjoyment of views of the beach from nearby roads.

Then there is the zoning intention. NT villagers claim that every male has a right to build a small house.

Clearly the lots are intended to provide for both current and future demand of the local villagers. But they have been sold to developers. So if the lots are rezoned villagers some years down the road will demand that the government provide alternative land so that they can exercise their Ding rights. No data has been provided with regard to the Net House demand. This is clearly unacceptable to the rest of the community.

In addition almost 2,000sq.mts is government land. Google Maps show that the lots are used for brownfield parking site. There is no record that the parking has been approved by TPB. The government land would require a STT for such use. Members must question why no enforcement action has been taken.

As the villagers have sold "V" zoned land then the public land should be rezoned to community use, for instance recreational facilities that enhance the beach and recreational focus of the district.

The application is effectively a form of 'backdoor listing' to avoid the legal implications re the sale of Ding rights. However this is contrary to the Small House policy as laid out by then Secretary of Development Paul Chan at Legco Q&A in 2013.

<https://www.info.gov.hk/gia/general/201310/30/P201310300373.htm>

Q: d) whether the Government will reconsider releasing some of the Village Type Development sites for other residential development uses; if it will, of the total area of the lands expected to be released; if not, the reasons for that;

A: Merely turning part of the land in a particular "V" zone to residential development with a relatively higher density is inappropriate in respect of planning, infrastructure and ancillary facilities.

The location close to a public beach, the inadequacies of the local sewerage system and the well documented traffic issues are a prime consideration.

Members must reject this application.

Mary Mulvihill

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反對(申請編號:Y/SK-SKT/4)規劃申請
04/12/2023 23:15

From:

To:

tpbpd@pland.gov.hk

File Ref:

敬啟者:

本人為西貢居民，近日得知有地產商申請（申請編號：Y/SK-SKT/4）就西貢沙下丈量約份第221約多個地段及毗連政府地改劃為「住宅(乙類)6」，現正式就此項申請提出反對。

反對原因如下:

1. 西貢的公共設施未能配合不斷增加的人口需求

雖然，匡湖居住附近的道路已完成擴建，但西貢的公共設施如圖書館、警處、消防、救護及公共醫療設施，30多年來未能配合不斷增加的人口需求。

2. 加劇西貢交通擠塞

近年西貢塞車情況日見嚴重。自從西貢附近逸瓏園兩大型屋苑入伙後，每天由早上6:50開始西貢往九龍方向已出現長長車龍，車龍尾在西貢消防局。下午5時多開始，由九龍往西貢方向在匡湖居已出現車龍。此外，在窩美及南邊圍及近馬鞍山附近的大洞、井頭、馬枯覽等已有大型屋苑興建中，可見早晚西貢往九龍及馬鞍山方向的阻塞情況亦日趨惡化，若再興建大型住宅必再加重西貢公路對外的交通負荷。

3. 保護香港市民的後花園，有助市民精神健康

西貢是香港市民的後花園，現今香港人的患上情緒病的人越來越多，到郊外走走可讓市民可以享受大自然，不用被石屎森林圍困，遠眺山景，舒緩壓力。若市民來到西貢也被大型屋邨棟棟高樓圍著，這對市民並非好事壓力如何舒緩？保護香港後花園，直接讓市民精神健康有改善，也間接減輕政府醫療開支。發展不是硬道理，不斷發展只會破壞環境令生態失衡增加更多極端天氣。發展也需要平衡各方的需要，小市民的需要就更需要城規會各委員的保護。

4. 西貢的公共交通工具(小巴/巴士等)配套未能應付不斷增加的人口。

西貢對外的公共交通工具以小巴及巴士為主，但小巴及巴士的班次，並未有因應西貢人口上升增加，每當返工及放工的繁忙時間，車站總是排滿人龍。

以上是本人反對地產商就西貢沙下丈量約份第221約多個地段及毗連政府地改劃為「住宅(乙類)6」申請的原因，希望有關部門認真審視，謹慎把關。

趙先生

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07/12/2023 22:44

From:

To:

Sent by:

File Ref:

tpbpd@pland.gov.hk

tpbpd@pland.gov.hk

敬啟者:

本人為西貢居民，最近得知有地產商申請（申請編號：Y/SK-SKT/4）就西貢沙下丈量約份第221約多個地段及毗連政府地改劃為「住宅(乙類)6」，現正式就此項申請提出反對。反對原因如下：

1. 西貢的公共設施未能配合不斷增加的人口需求 雖然，匡湖居住附近的道路已完成擴建，但西貢的公共設施 如圖書館、警處、消防、救護及公共醫療設施，30多年來未能配合不斷增加的人口需求。

2. 加劇西貢交通擠塞 近年西貢塞車情況日見嚴重。自從西貢附近逸瓏園兩大型屋苑入伙後，每天由早上6:50開始西貢往九龍方向已出現長長車龍，車龍尾在西貢消防局。下午5時多開始，由九龍往西貢方向在匡湖居已出現車龍。此外，在窩美及南邊圍及近馬鞍山附近的大洞、井頭、馬枯覽等已有大型屋苑興建中，可見早晚西貢往九龍及馬鞍山方向的阻塞情況亦日趨惡化，若再興建大型住宅必再加重西貢公路對外的交通負荷。

3. 保護香港市民的後花園，有助市民精神健康 西貢是香港市民的後花園，現今香港人的患上情緒病的人越來越多，到郊外走走可讓市民可以享受大自然，不用被石屎森林圍困，遠眺山景，舒緩壓力。若市民來到西貢也被大型屋邨棟棟高樓圍著，這對市民並非好事壓力如何舒緩？保護香港後花園，直接讓市民精神健康有改善，也間接減輕政府醫療開支。發展不是硬道理，不斷發展只會破壞環境令生態失衡。發展也需要平衡各方的需要，小市民的需要就更需要城規會各委員的保護。

4. 西貢的公共交通工具(小巴/巴士等)配套未能應付不斷增加的人口。

以上是本人反對地產商就西貢沙下丈量約份第221約多個地段及毗連政府地改劃為「住宅(乙類)6」申請的原因，希望有關部門認真審視，謹慎把關。

黃先生

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反對(申請編號:Y/SK-SKT/4)規劃申請
08/12/2023 00:49

From:

To:

Sent by:

File Ref:

tpbpd@pland.gov.hk

tpbpd@pland.gov.hk

敬啟者:

本人為西貢居民，最近得知有地產商申請（申請編號：Y/SK-SKT/4）就西貢沙下丈量約份第221約多個地段及毗連政府地改劃為「住宅(乙類)6」，現正式就此項申請提出反對。

反對原因如下:

1.西貢的公共設施未能配合不斷增加的人口需求

雖然，匡湖居住附近的道路已完成擴建，但西貢的公共設施如圖書館、警處、消防、救護及公共醫療設施，30多年來未能配合不斷增加的人口需求。

2.加劇西貢交通擠塞

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3.保護香港市民的後花園，有助市民精神健康

西貢是香港市民的後花園，現今香港人的患上情緒病的人越來越多，到郊外走走可讓市民可以享受大自然，不用被石屎森林圍困，遠眺山景，舒緩壓力。若市民來到西貢也被大型屋邨棟棟高樓圍著，這對市民並非好事壓力如何舒緩？保護香港後花園，直接讓市民精神健康有改善，也間接減輕政府醫療開支。發展不是硬道理，不斷發展只會破壞環境令生態失衡。發展也需要平衡各方的需要，小市民的需要就更需要城規會各委員的保護。

4.西貢的公共交通工具(小巴/巴士等)配套未能應付不斷增加的人口。

以上是本人反對地產商就西貢沙下丈量約份第221約多個地段及毗連政府地改劃為「住宅(乙類)6」申請的原因，希望有關部門認真審視，謹慎把關。

戴穎朗 先生

415

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

231208-154721-03706

提交限期**Deadline for submission:**

08/12/2023

提交日期及時間**Date and time of submission:**

08/12/2023 15:47:21

有關的規劃申請編號**The application no. to which the comment relates:**

Y/SK-SKT/4

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Wong Wai Kong

意見詳情**Details of the Comment :**

The supplementary information proves the development without adverse impact to the surrounding, thus i fully support the application.

416

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

231208-155244-85706

提交限期**Deadline for submission:**

08/12/2023

提交日期及時間**Date and time of submission:**

08/12/2023 15:52:44

有關的規劃申請編號**The application no. to which the comment relates:**

Y/SK-SKT/4

「提意見人」姓名/名稱**Name of person making this comment:**

小姐 Miss Pinky Chau

意見詳情**Details of the Comment :**

我支持上述申請。新起樓宇不是太高對周圍範圍沒有太大影響。而且可以提供更多居住單位，符合政府既定政策。

417

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

231208-155015-23900

提交限期**Deadline for submission:**

08/12/2023

提交日期及時間**Date and time of submission:**

08/12/2023 15:50:15

有關的規劃申請編號**The application no. to which the comment relates:**

Y/SK-SKT/4

「提意見人」姓名/名稱**Name of person making this comment:**

女士 Ms. Kelsie Ng

意見詳情**Details of the Comment :**

我支持今次申請。該快地已荒廢很久，沒有丁屋的需要。發展可以將西貢區美化得更好提供更多就業機會。

From:
Sent: 2025-10-01 星期三 15:36:32
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 反對：Y/SK-SKT/4

敬啟者：

本人為西貢居民，遷居於此已多年，近日得知有地產商申請（申請編號：Y/SK-SKT/4）就西貢沙下丈量約份第221約多個地段及毗連政府土地由「鄉村式發展」地帶改劃為「住宅(乙類)6」地帶，現正式就此項申請提出反對。

反對原因如下：

1. 西貢的公共設施未能配合不斷增加的人口需求

西貢的公共設施如圖書館/警處/消防/公共醫療設施，30多年來未能配合不斷增加的人口需求，這已影響西貢居民。例如：西貢的爆竊案上升。

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譚小姐

Yahoo Mail：輕鬆搜尋和整理郵件，助你解決問題

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From:

Sent:

2025-10-03 星期五 08:59:00

To:

tpbpd/PLAND <tpbpd@pland.gov.hk>

Subject:

反對：Y/SK-SKT/4 申請

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趙先生

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譚志雄

3/10/2025

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譚志雄

3/10/2025

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本人是西貢居民，現反對西貢大網仔路丈量約份第 221 約地段第 333 號 B 分段餘段、第 346 號、第 348 號餘段、第 349 號餘段及第 350 號，擬建臨時公眾停車場和食肆連附屬電動車充電設施之申請，原因如下：

1. 導致附近交通擠塞

該地段比較接近西貢墟迴旋處，在假日時，迴旋處多出現塞車，車龍龍尾很多時也在該地段附近，如再加上改建停車場及食肆，必會增加附近道路汽車流量，交通擠塞加劇。

2. 影響附近居民生活

該地段附近主要是民居，改建為停車場及食肆會帶來更多旅客及車輛出入，造成更多嘈音及影響附近衛生環境，影響居民生活。

3. 沙角尾村已有公共停車場，常有空置車位，公共停車場設施未有出現不足。

以上是本人反對(A/SK-PK/310)

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敬請城市規劃委員會體量小市民的需要，謝謝！

鍾志雄 3/10/2025



☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

tpbpd/PLAND

寄件者:
 寄件日期: 2025年10月07日星期二 15:43
 收件者: tpbpd/PLAND
 主旨: 反對: Y/SK-SKT/4
 類別: Internet Email

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趙先生

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251008-134417-26948

提交限期

Deadline for submission:

17/10/2025

提交日期及時間

Date and time of submission:

08/10/2025 13:44:17

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Karina

意見詳情

Details of the Comment :

This is absolutely horrific. The height of the towers proposed is too tall and not in keeping with the low rise nature of development in the area. The construction will severely impact local residents for an extended duration.

The area cannot cope with traffic flow as it is already on weekends / public holidays so the capacity of the area needs careful consideration. Low rise development max 3 stories as in keeping with other planning applications should be enforced.

Would also expect an EIA (environmental impact assessment) to be conducted due to its proximity to the coastal area.

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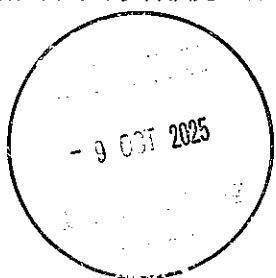
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2025
3/10

譚權

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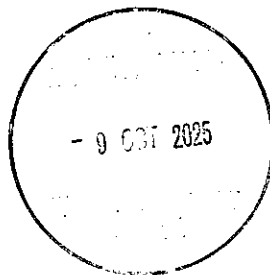
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5-10-25

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4/6

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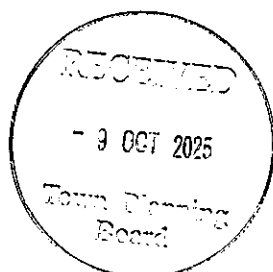
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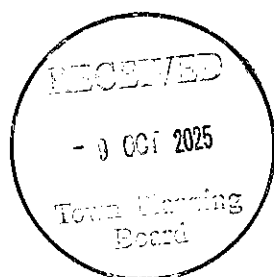
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CLAW CAY W 8/10/25

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西貢的公共設施如圖書館/警處/消防/公共醫療設施，30 多年來未能配合不斷增加的人口需求，這已影響西貢居民。例如：西貢的爆竊案上升。

2. 加劇西貢交通擠塞

自從西貢附近逸瓏園兩大型屋苑入伙後，每天由早上 7:00 至 9:00 開始西貢往九龍方向已出現長長車龍，車龍尾在西貢消防局。下午 5 時多開始，由九龍往西貢方向在匡湖居已出現車龍。

早晚西貢往馬鞍山方向的阻塞情況亦日趨惡化。

另外，南邊圍附近亦再有新住宅大廈落成外，早晚西貢往馬鞍山方向的阻塞情況亦日趨惡化。

再加上南邊圍附近亦有住宅大廈落成，若再興建大型住宅必再加重西貢公路的交通負荷。

3. 保護香港市民的後花園，有助市民精神健康

西貢是香港市民的後花園，現今香港人的患上情緒病的人越來越多，到郊外走走可讓市民可以享受大自然，不用被石屎森林圍困，遠眺山景，舒緩壓力。若市民來到西貢也被大型屋邨棟棟高樓圍著，這對市民並非好事壓力如何舒緩？

保護香港後花園，直接讓市民精神健康有改善，也間接減輕政府醫療開支。

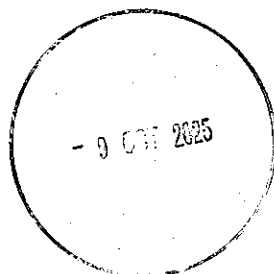
發展不是硬道理，不斷發展只會破壞環境令生態失衡。發展也需要平衡各方的需要，小市民的需要就更需要城規會各委員的保護。

4. 西貢的公共交通工具(小巴/巴士等)配套未能應付不斷增加的人口。

平日，每逢早上繁忙時間，沿着西貢公路的巴士/小巴站也有長人龍。黃昏放工時段，彩虹、鑽石山及坑口的小巴總站也大排長龍。

假日，乘搭公共交通也不太容易，因旅遊人士增多，居民假日下午出九龍也要排長龍。

以上是本人反對 Y/SK-SKT/4 地產商就西貢沙下丈量約份第 221 約多個地段及毗連政府土地由「鄉村式發展」地帶改劃為「住宅(乙類)6」地帶申請的原因，希望有關部門認真審視，謹慎把關。



Chau Sun Yuen Tsz

5-10-25

九

敬啟者:

本人近日得知有地產商申請（申請編號：Y/SK-SKT/4）就西貢沙下丈量約份第221 約多個地段及毗連政府土地由「鄉村式發展」地帶改劃為「住宅(乙類)6」地帶，現正式就此項申請提出反對。

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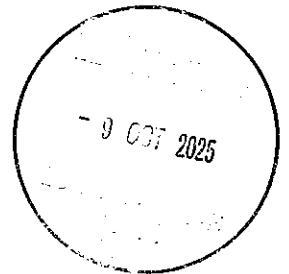
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W-c. 9/10/2025



就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251015-093020-69517

提交限期

Deadline for submission:

17/10/2025

提交日期及時間

Date and time of submission:

15/10/2025 09:30:20

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Spurr

意見詳情

Details of the Comment :

I object to the planning application which will destroy guiding principles of the OZP to limit building heights on land that is close to the sea front. The permitted development height for this OU zone is 3 storey (excluding basements). The height of the existing development on this site should be the absolute maximum permitted on the application site. The actual use of the land is not relevant to the principle of low rise development on waterfront sites. The three residential towers destroy the principle and create a wall effect which will be to the detriment of Sai Kung. They should not be permitted.

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tpbpd/PLAND

寄件者: [REDACTED]
 寄件日期: 2025年10月16日星期四 1:49
 收件者: tpbpd/PLAND
 主旨: Re: Y/SK-SKT/4 Rezone DD 221 Sha Ha VTD
 類別: Internet Email

Y/SK-SKT/4

Various Lots in D.D. 221 and Adjoining Government Land, Sha Ha, Sai Kung

Site Area: About 11,489sq.m (12,689sq.m) Includes Government Land of about 1,995 sq.m

Zoning: "VTD" 「

Proposed Amendment: Rezone to "Res (Group B) 6" / 3 Towers – 133 (164) Units / 14 Villas / Clubhouse / PR 1.5 / 45.1 mPD / OS 427 (488sq.m) / 91 Vehicle Parking / 120 Public Vehicle Park

Dear TPB Members,

So another deep pocket developer goes to JR and gets its way.

Slight reduction in footprint and number of units in order to leave a small portion of the site to accommodate 5 NET houses..

However the plan still provides NO COMMUNITY BENEFIT and still no bicycle parking despite the rural location and the height of the towers is incompatible with the location.

Previous objections relevant and upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Sunday, 3 December 2023 2:32 PM HKT
Subject: Re: Y/SK-SKT/4 Rezone DD 221 Sha Ha VTD

Dear TPB Members,

While PlanD, and some TPB members, mention time and again that views are not protected apart from the handful of locations designated to retain the views to Victoria Peak and the ridgelines on the Kowloon side, and even these are considered expendible to facilitate the so called 'iconic' buildings, for districts like Sai Kung that are popular escapes for the community from the wall effect

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of urban areas, the impact of the towers on the enjoyment of the general community should be considered. Tall walls on the waterfront would certainly impact the views not only from residences but also those of commuters, pedestrians, cyclists and folk enjoying a walk around the area that should have an uninterrupted view of the scenic harbour.

Again any development on the site should be confined to low rise blocks as envisaged in the 'V' zoning.

Previous objections upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 4 August 2023 3:22 AM HKT
Subject: Y/SK-SKT/4 Rezone DD 221 Sha Ha VTD

Y/SK-SKT/4

Various Lots in D.D. 221 and Adjoining Government Land, Sha Ha, Sai Kung

Site Area: About 12,689sq.m Includes Government Land of about 1,995sq.m

Zoning: "VTD" 「

Proposed Amendment: Rezone to "Res (Group B) 6" / 3 Towers – 164 Units / 14 Villas / Clubhouse / PR 1.5 / 45 mPD / OS 488sq.m / 135 Vehicle Parking / 120 Public Vehicle Park

Dear TPB Members,

Application 3 was rejected:

“(a) the application site falls within an area zoned “Village Type Development” (“V”) and the ‘village environs’ of Sha Ha. There is no strong planning justification for rezoning the application site from “V” to “Res (Group B) 6” to make provision for non-Small House developments. The current “V” zone for the application site is considered appropriate and should be retained to reserve land for meeting the demand for Small House development and village expansion; and

(b) the applicants fail to demonstrate that the proposed rezoning would not have adverse archaeological impacts on the Sha Ha Site of Archaeological Interest.”

So in response the developer has come back with an even more ambitious plan with a significant increase in the number of units and the now overtaken by circumstances mantra of "Government's all along aspiration for increasing housing supply"

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Now the territory is facing a glut in the supply of private residential units. Sales at new developments have limited response and the secondary market is recording single digit sales per week.

Preliminary Archaeological Impact Assessment mentioned but not provided.

No benefit to the community for the proposed ceding of almost 2,000sq.m of Government Land.

No bicycle parking. The OS is mostly under cover of the towers and therefore not genuine.

Previous objections upheld.

Members should again reject the application.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 22 July 2021 3:01 AM CST
Subject: Re: Y/SK-SKT/3 Rezone DD 221 Sha Ha VTD

Dear TPB Members,

The various assessments provided are irrelevant when the applicant is contrary to stated government policies, includes government land and deprives the community of full enjoyment of a public beach and its environs.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Friday, February 5, 2021 4:16:48 AM
Subject: Y/SK-SKT/3 Rezone DD 221 Sha Ha VTD

Y/SK-SKT/3

Various Lots in D.D. 221 and adjoining Government Land, Sha Ha, Sai Kung

Site area : About 13,230sq.m includes Government land of about 1,989sq.m

Zoning : "VTD"

Proposed Amendment : Rezone to "Res (Group B)6" - 26 Houses / 2 blocks of Flats – 128 Units
/

Clubhouse / 34.6mPD / OS 490sq.m / 136 Vehicle Parking

Dear TPB Members,

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This is a very audacious application. The lots are zoned "V". NET house sites vary in size but taking an average of 150sq.m the lots would accommodate around 90 houses. Then there is the issue of additional height, even the proposed club house exceeds the maximum allowed.

As stipulated in the *Buildings Ordinance (Application to the New Territories) Ordinance* (Cap. 121), small houses must not contain more than three storeys and **exceed a height of 8.23 metres**, with a maximum roofed-over area not exceeding 700 sq ft.

The lots are adjacent to OU Government Land, planning intention Beach Related Leisure Use, as befits a strip of land bordering a very popular public beach. A gated community with some buildings of over 30mPD would have a drastic impact on the public enjoyment of views of the beach from nearby roads.

Then there is the zoning intention. NT villagers claim that every male has a right to build a small house.

Clearly the lots are intended to provide for both current and future demand of the local villagers. But they have been sold to developers. So if the lots are rezoned villagers some years down the road will demand that the government provide alternative land so that they can exercise their Ding rights. No data has been provided with regard to the Net House demand. This is clearly unacceptable to the rest of the community.

In addition almost 2,000sq.mts is government land. Google Maps show that the lots are used for brownfield parking site. There is no record that the parking has been approved by TPB. The government land would require a STT for such use. Members must question why no enforcement action has been taken.

As the villagers have sold "V" zoned land then the public land should be rezoned to community use, for instance recreational facilities that enhance the beach and recreational focus of the district.

The application is effectively a form of 'backdoor listing' to avoid the legal implications re the sale of Ding rights. However this is contrary to the Small House policy as laid out by then Secretary of Development Paul Chan at Legco Q&A in 2013. <https://www.info.gov.hk/gia/general/201310/30/P201310300373.htm>

Q: d) whether the Government will reconsider releasing some of the Village Type Development sites for other residential development uses; if it will, of the total area of the lands expected to be released; if not, the reasons for that;

A: Merely turning part of the land in a particular "V" zone to residential development with a relatively higher density is inappropriate in respect of planning, infrastructure and ancillary facilities.

The location close to a public beach, the inadequacies of the local sewerage system and the well documented traffic issues are a prime consideration.

Members must reject this application.

Mary Mulvihill

tpbpd/PLAND

寄件者: [REDACTED]
 寄件日期: 2025年10月16日星期四 16:28
 收件者: tpbpd/PLAND
 主旨: 強烈反對西貢沙下發展
 類別: Internet Email

敬啟者:

本人為西貢居民，遷居於此已多年，近日得知有地產商申請（申請編號：Y/SK-SKT/4）就西貢沙下丈量約份第 221 約多個地段及毗連政府土地由「鄉村式發展」地帶改劃為「住宅(乙類)6」地帶，現正式就此項申請提出反對。

反對原因如下:

1. 西貢的公共設施未能配合不斷增加的人口需求

西貢的公共設施如圖書館/警處/消防/公共醫療設施，30 多年來未能配合不斷增加的人口需求，這已影響西貢居民。此外，本區近年爆竊案猖獗，區內警力則未有增加，爆竊問題依然嚴重，假如政府批准興建住宅項目，增加區內人口，非但大大加重本區公共設施的壓力，亦未能確保這些未來人口能得到他們所需的公共資源。

2. 加劇西貢交通擠塞

跟據本人每天的觀察，自從西貢附近逸瓏園兩大型屋苑入伙後，每天早上班前後，西貢往九龍方向必現長長車龍，一般車龍尾在西貢消防局附近，有時更塞至西貢墟回旋處。到下午 5 時前後，又會由九龍往西貢方向塞車，在匡湖居附近就會出現車龍。另一邊西貢公路方向，西貢往馬鞍山的阻塞情況亦日趨惡化。馬路上一有事故，區內交通則完全癱瘓。即使匡湖居路段完成擴闊工程，亦未有解決交通擠塞的問題，因為問題核心在於車輛增長，交通已經飽和。再加上南邊圍附近亦有住宅大廈落成，若再興建大型住宅必再加重西貢公路的交通負荷，嚴重影響居民日常通勤。

3. 西貢的公共交通工具(小巴/巴士等)配套趕不上需求

平日，每逢早上繁忙時間，沿着西貢公路的巴士/小巴站都會出現人龍。黃昏放工時段，彩虹、鑽石山及坑口的小巴總站也大排長龍。此情況在假日特別困擾。西貢旅客人數顯著增加，本地居民乘搭公共交通工具難上加難，假日下午出彩虹不但大排長龍，車程也由 25 分鐘增加至接近 1 小時。交通配套問題一日未改善/解決，再批准興建大型住宅項目只會火上加油，並不合理。

4. 不利沙下考古工作

西貢是香港市民的後花園，沙下亦是香港考古工作重要之地。根據古物古蹟辦事處資料所見，沙下考古遺址面積達三千餘平方米，文化層序清晰明確，出土大量新石器時代晚期（約公元前二千五百年至公元前一千五百年）及青銅器時代（約公元前一千五百年至公元前二百二十一年）的遺跡和遺物，尚有不少漢代和宋明時期的文化遺存。發現的遺跡不但有由柱洞構成的房基、石器製作場所的遺址，更確認多座墓葬，對於探索整個遺址的聚落形態和社會組織提供了重要的資料。遺址同時出土大量製作精美的石器，更有不少石料及毛坯等半製成品。由於出土的陶器層位關係明確，對研究本地史前文化編年提供了寶貴的資料。在該處大興土木，豈不將破壞重要的考古工作？

發展不是硬道理，盲目發展，漠視區內需求，並非維繫社區安穩之上策。發展也需要平衡各方的需要，小市民的需要就更需要城規會各委員的保護。

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此致

執事先生/小姐